

IN THE ENVIRONMENT COURT AT CHRISTCHURCH

I TE KŌTI TAIAO O AOTEAROA KI ŌTAUTAHI

ENV-2024-CHC-073

UNDER the Resource Management Act 1991 (the Act)

IN THE MATTER of an appeal pursuant to clause 14 of schedule 1 of the Act,
concerning the Central Otago District Plan – Plan Change 19
(**PC19**)

BETWEEN **NORTH CROMWELL SOCIETY INCORPORATED**
Appellant

AND **CENTRAL OTAGO DISTRICT COUNCIL**
Respondent

AND **BRIAN DE GEEST** s 274 Party

SECTION 274 NOTICE ON BEHALF OF BRIAN DE GEEST

Christchurch
Solicitor acting: G J Cleary
Level 9, Anthony Harper Tower
62 Worcester Boulevard
PO Box 2646, Christchurch 8140
Tel +64 3 379 0920 | Fax +64 3 366 9277
gerard.cleary@ah.co.nz

**Anthony
Harper** 

To: The Registrar
Environment Court
Christchurch Registry

- 1 Brian De Geest wishes to be a party to the following proceeding: *North Cromwell Society Incorporated v Central Otago District Council*, ENV-2024-CHC-073.
- 2 Mr. De Geest made a submission on the subject matter of the proceedings and made a further submission in opposition to the North Cromwell Society Incorporated's submission on Plan Change 19.
- 3 Mr. De Geest is not a trade competitor for the purposes of section 308D of the Resource Management Act 1991.
- 4 Mr. De Geest is interested in all of the proceedings.
- 5 Mr. De Geest opposes the relief sought because:
- (a) While the Appeal focuses primarily on that area of North Cromwell previously zoned as Rural Residential Area 6 (RRA6), Figure 1 at paragraph 3 of the Appeal confirms that the Appeal affects land owned by Mr. De Geest;
 - (b) The relief sought is inconsistent with the relief sought in Mr. De Geest's own appeal on Plan Change 19;
 - (c) The North Cromwell area is suitable for a higher density of urban residential development than either the 1:4000m² or the alternative of 1:2000m² proposed by the Appellant.
 - (d) Seeking to limit further development because of an increase in traffic on Thelma Place on amenity grounds is insufficient justification. This is particularly the case for the De Geest land (Lot 1 DP 23948) where the only access available is via Thelma Place, access that was required to be provided at the time the development of Thelma Place occurred. Access is unavailable to the De Geest land from the adjacent Luggate-Cromwell (State Highway 6).
 - (e) The relief sought does not achieve the purpose of the Act or better enable the Council's exercise of its statutory functions.
- 6 Mr. De Geest agrees to participate in mediation or other alternative dispute resolution of the proceedings.

Date: 29 August 2024



G J Cleary

Solicitor for Brian De Geest

Address for service

Brian De Geest
c/- Anthony Harper
Level 9, Anthony Harper Tower
62 Worcester Boulevard
PO Box 2646, Christchurch 8140
Email: gerard.cleary@ah.co.nz
Ph: +64 3 3790920
M: 0212275500

Advice

If you have any questions about this notice, contact the Environment Court in Auckland, Wellington, or Christchurch.