

**Craig Barr for Jones Family Trust and Searell Family Trust (#82), Cairine Macleod (#135), One Five Five Developments (#139), Pisa Village Development Limited & Pisa Moorings Vineyard Limited (#146) and Rowan and John Klevstul (#163):  
Summary of evidence, Stage one - text.**

**National Policy Statement Urban Development (NPS-UD)**

- 1.1 I consider the District qualifies as a tier 3 local authority in terms of the NPS-UD because its urban areas collectively will be part of a housing and labour market of at least 10,000 people. The 'CODC Growth Projections 2022' prepared by Rationale identify that the collective population of Cromwell, Pisa Moorings and Bannockburn will be 8,962 in 2024 and 11,444 in 2034. While the collective population of Alexandra, Clyde, Omakau, Ophir, Roxburgh, Roxburgh Village, Ettrick, Millers Flat, Ranfurly, Naseby and Patearoa will be 9,866 in 2024 and 11,332 in 2034. These townships are provided a residential zoning under PC19 (i.e they have an urban character) and collectively make up the District's urban environment. Taken separately in terms of the Cromwell area, and then the wider Vincent, Teviot and Maniototo areas they both are intended to have at least 10,000 people. Taken as a collective, the urban areas of the District already exceed 10,000 people.
- 1.2 I consider PC19 would better give effect to the NPS-UD and meet the purpose of the RMA by being responsive to requests for additional residential zoned land, providing for a more flexible range of residential densities, and through a clearer use of the residential design guidelines.

**Scheduled Activities**

- 1.3 It is not clear from the section 32 evaluation, s42A report and supporting documentation for PC 19 whether scheduled activities are proposed to be retained for the residential zones. I support the retention of the scheduled activity framework, including the continuation of existing Scheduled Activity #127 at Pisa Moorings and I have recommended a rule framework similar to the Operative District Plan.

**MRZ Design Guidelines, Comprehensive Residential Development and Related Policies**

- 1.4 I support the design guidelines notified as part of the PC19 information documentation being incorporated by reference to the District Plan. This will give the design guidelines more teeth, more certainty when using the design

guidelines as part of resource consent applications, reduce the potential for sub-optimal development outcomes in the MRZ, and overall better implement Objective MRZ-O2.

- 1.5 I also consider that it would create an uncertain District Plan administration regime and run foul of natural justice if the Council were able to amend the guidelines without the opportunity for input from the community which is afforded through the RMA Schedule 1 process, and then use those guidelines as a benchmark to achieve the objectives of the District Plan.

### **Earthworks**

- 1.6 I consider it a significant deficiency in the PC 19 framework that Rules LLRZ-R10, LRZ-R10 and MRZ-R11 refer to excavation only and not earthworks generally which would include filling.
- 1.7 I also consider that there should be a permitted activity rule which requires small scale earthworks (which do not engage the Otago Regional Council consent requirements) to minimise erosion and sediment runoff. This will ensure smaller scale earthworks activities manage potential erosion and sediment runoff, including to protect stormwater networks and the road carriageway.
- 1.8 I recommend some relatively simple amendments to the rules to manage earthworks as a general concept, fill and erosion and sediment management.

### **LLRZ Subdivision and Residential Density**

- 1.9 In the LLRZ at Bannockburn, I consider that a higher residential density of one lot/residential unit per 2000m<sup>2</sup> is more appropriate and would provide for a slightly more efficient density of housing while still retaining a large lot suburban character with ample room on each property for tree and amenity landscaping, separation between buildings and high levels of character.
- 1.10 I understand that this matter will also be considered in greater detail as part of the mapping hearing at the Stage 2 hearing in May.



**Craig Barr**  
**24 April 2023**