

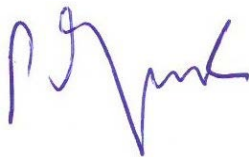
**From:** Peter Dymock  
**To:** [District Plan](#)  
**Cc:** [Merv & Jan Bird](#)  
**Subject:** Submission on PC 19 - MA & JA Bird  
**Date:** Friday, 22 July 2022 1:31:46 pm  
**Attachments:** [PC19 - Bird.pdf](#)

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Dear Sir/Madam

1. Please find attached a submission on PC19 on behalf of MA & JA Bird
2. Acknowledgement of receipt of this submission by return email would be appreciated

Yours faithfully



**Peter Dymock**

Senior Planner

**M 027 437 7910**

**E** [peter.dymock@ppgroup.co.nz](mailto:peter.dymock@ppgroup.co.nz)

Paterson Pitts Limited Partnership, trading as:

**PATERSONPITTSGROUP**

**Surveying • Planning • Engineering**

**Your Land Professionals**

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## Resource Management Act 1991

### Submission on Notified Proposed Plan Change to Central Otago District Plan

Clause 6 of Schedule 1, Resource Management Act 1991

#### (FORM 5)

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340

### Details of submitter

Name: MA & JM Bird

Postal address:

41 Manuherikia Road Alexandra 9320

*(Or alternative method of service under [section 352](#) of the Act)*

Phone: 024 737 4667

Email: [mervbird@xtra.co.nz](mailto:mervbird@xtra.co.nz)

Contact person: Peter Dymock Paterson Pitts Limited Partnership 0274 377910  
[peter.dymock@pppgroup.co.nz](mailto:peter.dymock@pppgroup.co.nz)

*(Name & designation, if applicable)*

This is a submission on proposed Plan Change 19 to the Central Otago District Plan (the proposal).

I am / am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (\*select one)

~~I / We am / am not (select one) directly affected by an effect of the subject matter of the submission that:~~

~~(a) adversely affects the environment; and~~

~~(b) does not relate to trade competition or the effects of trade competition.~~

~~\*Delete this paragraph if you are not a trade competitor.~~

The specific provisions of the proposal that my submission relates to are:

*(Give details, attach on separate page if necessary)*

See attached submission \_\_\_\_\_

**This submission is:**

(Attach on separate page if necessary) Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

See attached submission \_\_\_\_\_

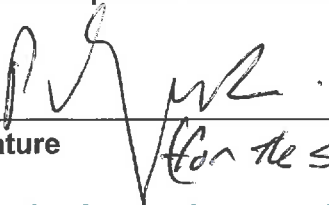
**I / We seek the following decision from the consent authority:**

(Give precise details, including the general nature of any conditions sought)

See attached submission \_\_\_\_\_

- I ~~support~~ / oppose the application OR ~~neither support nor oppose~~ (select one)
- I wish / ~~do not wish~~ to be heard in support of this submission (select one)
- ~~\*I / We will consider presenting a joint case if others make a similar submission~~  
\*Delete this paragraph if not applicable.

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

Signature  (for the Submitters)

Date 22 July 2022

**Submissions close at 4pm on Friday 2 September 2022**

Submissions can be emailed to [districtplan@codc.govt.nz](mailto:districtplan@codc.govt.nz)

**Note to person making submission:**

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that a least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language:

- *it is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.*



## PC 19 -Submission of MA & JM Bird

### **The specific provisions of the proposal that my submission relates to are :**

Mr & Mrs Bird own a property at 41 Manuherikia Road (SH85), Alexandra, being Pt Sec 81 Block VII Leaning Rock SD (1.5785ha), RT OT309/55. A copy of the title and a location plan are attached to this submission. Their property has been identified as "Future Growth – Large Lot" in PC 19. This means that another plan change will be required to re-zone their land, which will likely be years away.

Their site is currently zoned Rural Residential in the Operative District Plan (Map 2 attached), which effectively means it cannot be subdivided or developed for residential use as the required 2ha average lot size cannot be achieved.

### **This submission is :**

The Bird's land directly adjoins the "Meyer" development which is currently zoned RRA (3) in the Operative District Plan and is proposed to be zoned "Large Lot (P1)" in PC 19.

Both zonings provide for a minimum lot size of 1000m<sup>2</sup>.

The Birds believe their site is a logical extension of the "Meyer" development which, given the shortage of housing in Alexandra, can be immediately developed and subdivided with no infrastructure or access issues.

The extract from Council GIS shows that their site has direct frontage onto Meyer Street and that water, wastewater, storm water, power and telecom services can readily be extended into their site.

The subdivision of their site will also not require access onto SH85. Closure of this access will likely result, which will improve the safety and efficiency of the State Highway. The extension of Meyer Street and services through their site to land further north of their site would form a condition of any subdivision consent granted by Council (as per proposed Rule SUB-R4.7 (v) of PC 19).

### **We seek the following decision from the consent authority :**

It is requested that PC 19 re-zone Pt Sec 81 Block VII Leaning Rock SD as **Large Lot Residential (Precinct 1)**, which is consistent with the immediately adjoining "Meyer" development and forms a logical extension to it .

#### **DUNEDIN:**

P.O. Box 5933,  
Dunedin 9058.

**T** 03 477 3245

#### **CHRISTCHURCH:**

P.O. Box 160094,  
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#### **ALEXANDRA:**

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Cromwell 9342.

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#### **QUEENSTOWN:**

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Queenstown 9349.

**T** 03 441 4715

#### **WANAKA:**

P.O. Box 283,  
Wanaka 9305.

**T** 03 443 0110

Documents attached to this submission :

- Form 5
- RT OT309/55
- Location Plan
- Map 2
- Plan of Access & Services

# GRIP TITLE INFORMATION PREVIEW

## Freehold



**Identifier** OT309/55  
**Land Registration District** Otago  
**Date Issued** 05 June 1942

### Prior References

[OT178/256](#)

**Estate** Fee Simple  
**Area:** 1.5785 hectares more or less  
**Legal Description** Part Section 81 Block VII Leaning Rock  
Survey District

### Registered Owners

Mervyn Alan Bird and Janice Margaret Bird

### Interests

878036 Transfer creating the following easements in gross - 15.3.1995 at 9:36 am

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Convey water	Part Section 81 Block VII Leaning Rock Survey District - herein	Black line Transfer 878036	The Manuherikia Irrigation Co-Operative Society Limited	

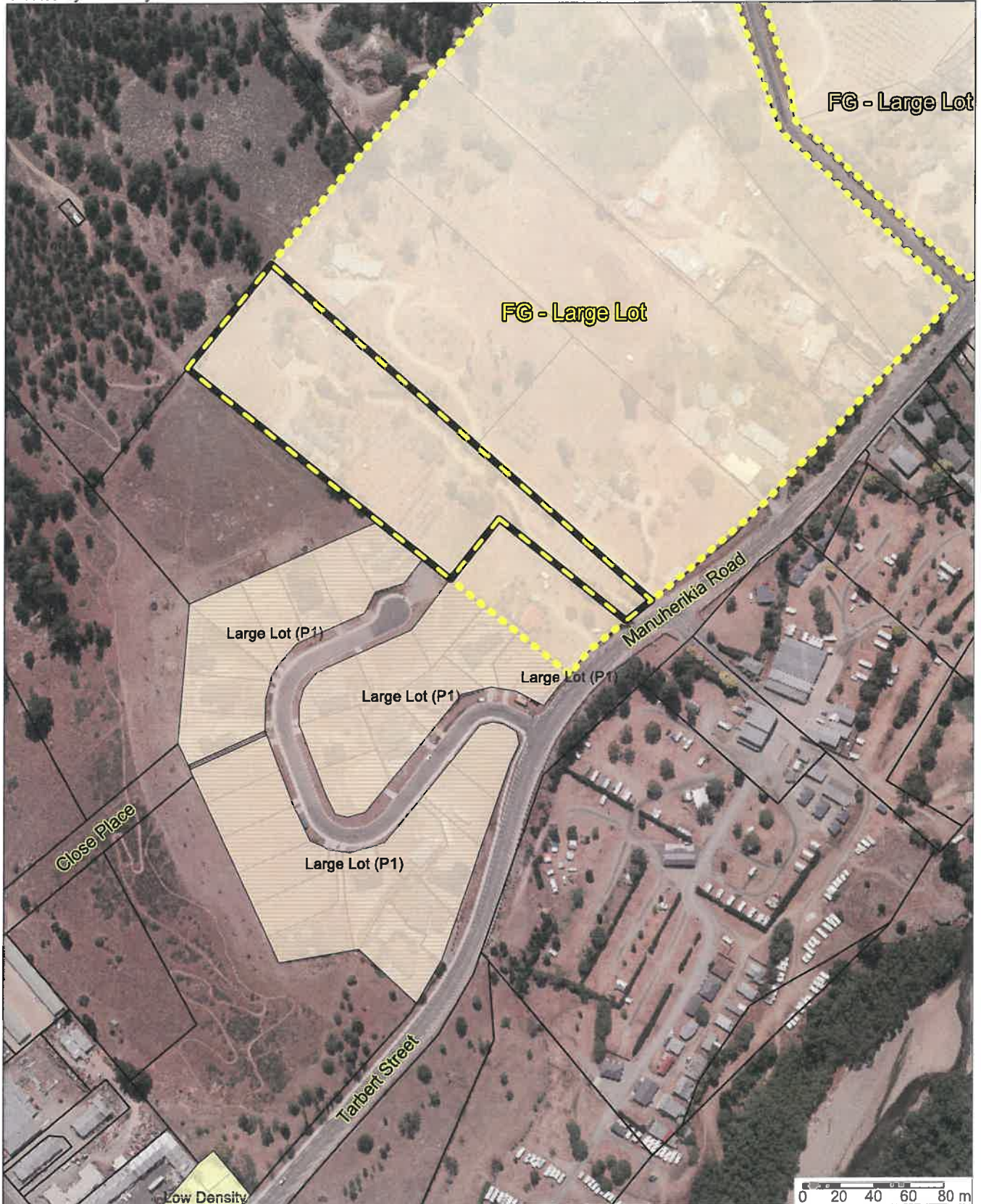
5698929.1 Mortgage to Bank of New Zealand - 19.8.2003 at 9:00 am

9138281.1 Variation of Mortgage 5698929.1 - 27.7.2012 at 2:22 pm

*Disclaimer: This preview provides an indication of the likely content of Record of Title OT309/55, it is not a substitute for an authoritative Record of Title. For an authoritative Record of Title of OT309/55 please contact Land Information New Zealand. This content of this preview has been generated using data sourced from LINZ Data Service on 15/07/2022.*

# M & J Bird Location Plan

Created Date: 22/07/2022  
Created Time: 8:25 AM  
Created By: anonymous



Scale: 1:3000  
Original Sheet Size A4  
Projection: NZTM2000

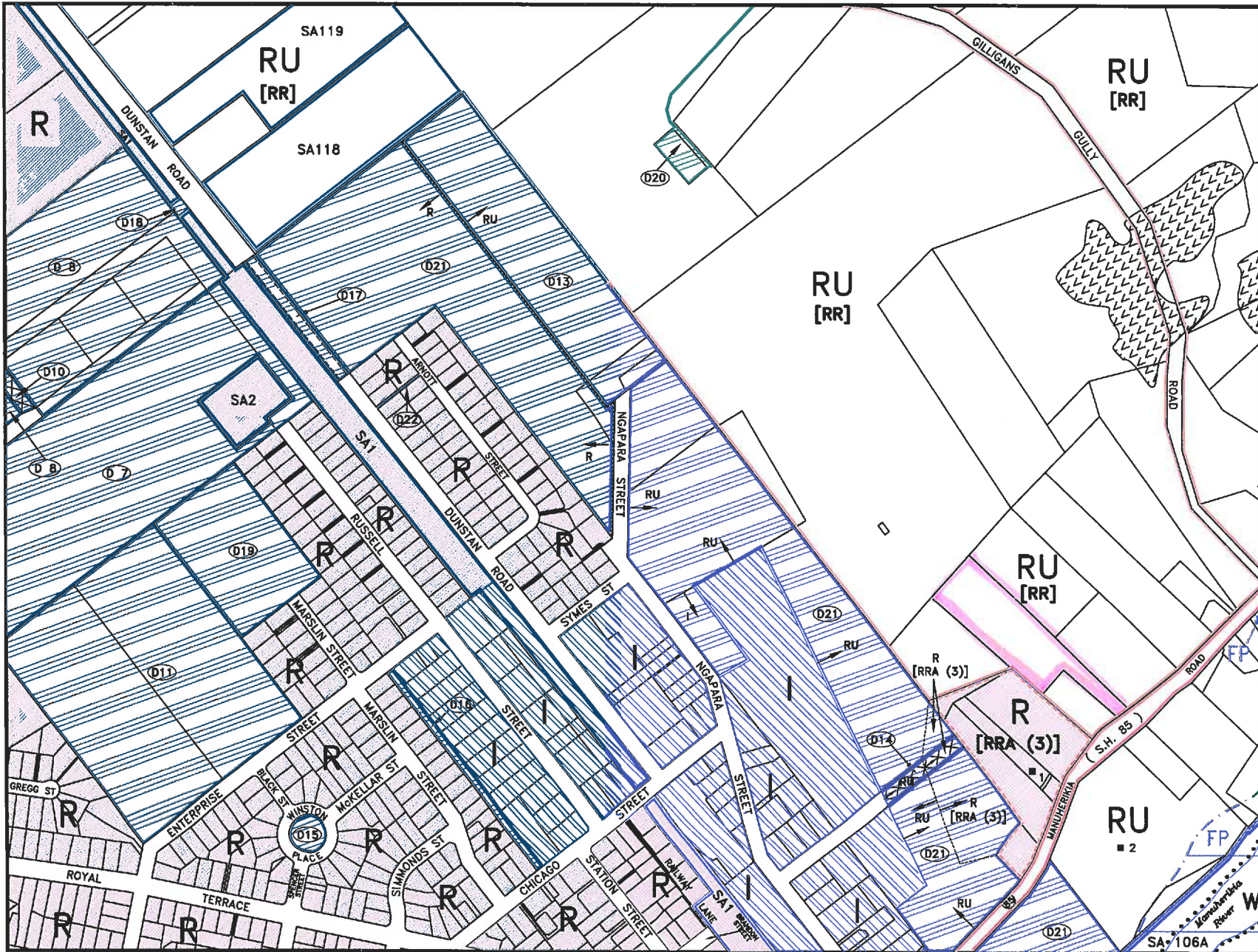
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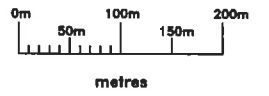
If the information is relied on in support of a resource consent it should be verified independently.





LOCATION CENTRAL OTAGO DISTRICT	ADJOINING MAPS 42	
	1	2
	43	43
	5	6

Scale 1: 5000  
( at A3 )



See LEGEND for key to map notations  
 Amended: 20 November 2009  
 11 May 2010  
 15 July 2013  
 11 December 2019

Publicly Notified : 18 July 1998  
 Amended by Decisions : 1 July 2000  
 Operative Date : 1 April 2008

CENTRAL OTAGO DISTRICT PLAN


# MAP 2

ALEXANDRA 2 of 6

# M & J Bird Access & Services

Created Date: 22/07/2022  
Created Time: 8:43 AM  
Created By: anonymous



 Scale: 1:1000  
Original Sheet Size A4  
Projection: NZTM2000

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