

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: Brian De Geest

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

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Contact person: Rachael Law, Paterson Pitts Group, Agent on behalf of submitter.
rachael.law@ppgroup.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

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 _____

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

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

See attached _____

- 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 Rachael Law, agent
on behalf of submitter

26/08/22

Date

Submissions close at 4pm on Friday 2 September 2022

Submissions can be emailed to 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.

De Geest – submission on Proposed Plan Change 19

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Submission:

The submitter is the landowner of Lot 1 DP 23948, SH6 and as one of the last large lakefront site in Cromwell they would like to develop it in a unique and innovative way to do it justice. Therefore, the submitter opposes PC19 in its entirety as it applies to their site (in both provisions and zoning).

Reason for submission:

The site's current zoning is RRA(3) under the Operative District Plan, which allows for:

- Minimum lot size of 1000m², in general accordance with schedule in 19.19. Maximum yield of 21 allotments.

The proposed site zoning under Proposed Plan Change 19 (PC19) zoning is LLRZ, with a 30m building line restriction off SH6.

- Minimum lot size of 2000m² (elevates to Non Complying).
- Deletes the schedule in 19.19.

Overall, the PC19 proposed zoning significantly limits the development potential of the exceptional site (being the last lakefront site in Cromwell). The submitter is opposed to the rezoning of the site from RRA(3) to LLRZ.

Specific Relief sought:

Amend the mapping related to the subject site (Lot 1 DP 23948, SH6), and amend the provisions (including any consequential amendments or amendments which result in the same effect sought) as follows:

Notified Provision	Relief sought	Reasons
Mapping	Mapping change: Rezoned the site known legally as Lot 1 DP 23948 from Large Lot Residential Zone (LLRZ) to Medium Density Residential Zone (MRZ).	The site is currently zoned RRA(3) with a minimum lot size of 1000m ² . The proposed LLRZ zone would allow minimum lot size of

Notified Provision	Relief sought	Reasons
		<p>2000m². With a 15m lake setback and a 30m State Highway setback through a building line restriction. These restrictions result in very little area for any actual development on the site.</p> <p>The MRZ zoning would enable the site owner more options for potential development of the site to take the best opportunity of the unique site.</p> <p>PC19 has resulted in MRZ zoning separated from other areas of MRZ zoning or a town centre with examples of this in Cromwell and notably in the north-western end of Alexandra. This relief sought is therefore consistent with Council's approach to rezoning through PC19.</p>
Mapping	<p>Mapping change: 30m building line restriction setback from SH - delete from planning maps.</p>	<p>In conjunction with new standard MRZ-S5 Setback from road boundary – Within 80m of the sealed edge of a State Highway – the issue associated with this original 30m setback is covered and this building line is now rendered unnecessary.</p>
<p>MRZ-R11 Excavation</p> <p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any extraction of material shall not exceed 1m in depth within 2m of any site boundary; and 2. The maximum volume or area of land excavated within any site in any 12-month period does not exceed 200m² per site. 	<p>Amend 2. To remove reference to volume as below:</p> <ol style="list-style-type: none"> 2. The maximum volume or area of land excavated within any site in any 12-month period does not exceed 200m² per site 	<p>Not possible to have a m² amount as a volume.</p>

Notified Provision	Relief sought	Reasons
<p>MRZ-R13 Retirement villages</p> <p>Activity Status: RDIS</p> <p>Where the activity complies with the following rule requirements: MRZ-S2 to MRZ-S6.</p>	<p>Amend standard. Remove requirement to comply with MRZ-S4 Building coverage.</p> <p>MRZ-R13 Retirement villages</p> <p>Activity Status: RDIS</p> <p>Where the activity complies with the following rule requirements: <u>MRZ-S2, MRZ-S3, MRZ-S5 and to MRZ-S6.</u></p>	<p>Given that in most designs retirement villages are much denser in development from usual developments, and considering that requiring compliance with S2, S3, S5 and S6 will protect the character and amenity of the zone when experienced from outside of the site, the compliance with S4 for a retirement village would be unreasonable.</p>
<p>MRZ-S4 Building coverage</p> <p>The building coverage of the net area of any site must not exceed 40%.</p>	<p>Amend standard. Seek that the building coverage is changed from 40% to 60%.</p> <p>MRZ-S4 Building coverage</p> <p>The building coverage of the net area of any site must not exceed <u>460%</u>.</p>	<p>Given the small lot sizes allowed in the zone, the net building coverage needs to be correspondingly higher to be able to allow for reasonable sized buildings on these sites, especially considering this standard relates to net site area and not site area.</p>
<p>MRZ-S6 Setback from internal boundary</p> <p>Any building or structure shall be setback a minimum of:</p> <ol style="list-style-type: none"> 1. 1m from any internal boundary (except that this does not apply to common walls along a site boundary, or to an uncovered deck less than 1m in height); and 2. 15m from the margin of any lake. 	<p>Amend point 2.</p> <p>Seek that the phrase 'margin of any lake' is clearly defined.</p> <p>Seek that the margin is shortened from 15m to 7m.</p> <p>MRZ-S6 Setback from internal boundary</p> <p>Any building or structure shall be setback a minimum of:</p> <ol style="list-style-type: none"> 2. <u>157</u>m from the margin of any lake. 	<p>The definition of 'margin of any lake' will ensure that this is beyond personal interpretation. A standard needs to be readily comprehensible. It needs to be measurable and cannot involve discretion, interpretation or room for doubt. Currently with no definition for 'margin of any lake' MRZ-S6.2 does not meet the requirements for a standard.</p> <p>The change to MRZ-S6.2 allows for this unique site to create a space that is suitable for the last lake front site in Cromwell.</p>

Brian de Geest PC19 Rezoning

Created Date: 13/07/2022
Created Time: 10:47 AM
Created By: anonymous



Scale: 1:2500
Original Sheet Size A4
Projection: NZTM2000
Bounds: 1300603.96970677,5007162.28909114
1301440.97226483,5007625.74656226

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