

**IN THE ENVIRONMENT COURT  
AT CHRISTCHURCH**

**I TE KŌTI TAIAO O AOTEAROA  
KI ŌTAUHAHI**

|                      |                                                                                                                                   |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Under</b>         | <b>ENV-2024-CHC-</b><br>The Resource Management Act<br>1991 (the <b>Act</b> )                                                     |
| <b>In the Matter</b> | of an appeal pursuant to clause<br>14 of schedule 1 of the Act,<br>concerning the Central Otago<br>District Plan – Plan Change 19 |
| <b>Between</b>       | <b>KEITH AND JEAN<br/>MACKENZIE<br/>Appellant</b>                                                                                 |
| <b>And</b>           | <b>CENTRAL OTAGO DISTRICT<br/>COUNCIL<br/>Respondent</b>                                                                          |

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**NOTICE OF APPEAL TO ENVIRONMENT COURT AGAINST DECISION  
ON PLAN CHANGE 19**

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**GALLOWAY COOK ALLAN LAWYERS**  
Bridget Irving/Hannah Perkin  
bridget.irving@gallowaycookallan.co.nz  
hannah.perkin@gallowaycookallan.co.nz

PO Box 143  
Dunedin 9054  
Ph: (03) 477 7312  
Fax: (03) 477 5564

**NOTICE OF APPEAL TO ENVIRONMENT COURT AGAINST DECISION  
ON PLAN CHANGE 19**

To: The Registrar

Environment Court

Christchurch Registry

1. Keith Alexander Mackenzie and Jean Elizabeth Mackenzie ("**the Mackenzies**") appeal against a decision of the Central Otago District Council Plan Change 19 (**PC19**).
2. The Mackenzies made submissions regarding the Decision:
  - (a) Keith Mackenzie: OS49
  - (b) Jean Mackenzie: OS48
3. The Mackenzies are not a trade competitor for the purposes of section 308D of the Resource Management Act 1991.
4. The Mackenzies received notice of the decision on 27 June 2024.
5. The decision was made by Central Otago District Council (**CODC**).
6. The part of the decision the Mackenzies are appealing is:
  - (a) The PC19 Hearing Panel's Report's section 5.4.2 which concluded that the minimum lot size for the Large Lot Residential Zone (**LLRZ**) to be 1500m<sup>2</sup>. The question of the appropriate minimum lot size for LLRZ in North Cromwell was further discussed at section 5.5.1 of the Decision.
7. The reasons for the appeal are:
  - (a) The Mackenzies own the property at 9 Roberts Drive in Cromwell (**Site**). The property is zoned LLRZ under PC19. The Site is 4381m<sup>2</sup>. Subdividing the Site consistent with the LLRZ subdivision rules in the Decision would result in two 2190m<sup>2</sup> lots. This would be an inefficient outcome. If the Site was subdivided

into three lots, the average lot size would be 1460m<sup>2</sup>. This would require a non-complying resource consent application.

- (b) The Central Otago District is experiencing rapid growth. To meet the expected demand, the efficient use of residential land is necessary. Well-planned management of residential land will prevent urban sprawl and have a positive effect on amenity. The Site and area surrounding it in North Cromwell is well located to enable further residential development to give effect to the provisions of the National Policy Statement for Urban Development 2020.
- (c) The Panel erred in determining the minimum site size as 1500m<sup>2</sup> for LLRZ. A minimum site density of 1000m<sup>2</sup> would be consistent with the LLRZ objectives and policies as it would result in a well-designed and well-connected urban area and an increase in potential housing capacity.
- (d) The Site is in North Cromwell. The density sought by the Mackenzies is not an anomaly for the area and would not decrease amenity. The Decision erred in concluding that a lower minimum density would adversely affect amenity values. Such an approach is inconsistent with the National Policy Statement for Urban Development 2020.
- (e) Reducing the minimum lot size for LLRZ is consistent with the objectives and policies for the zone. The lot sizes would allow for good quality on-site amenity and the amenity of adjacent sites would be maintained.
- (f) The Panel was wrong in finding that a reduced lot density for LLRZ would diminish the privacy enjoyed by residents.
- (g) Reducing the minimum lot size for the LLRZ gives effect to the relevant provisions of the National Policy Statement for Urban Development 2020.
- (h) Increasing the density of LLRZ is consistent with the Council's function and the purpose of the Resource Management Act 1991.

8. The Mackenzies seek the following relief:
  - (a) That the minimum site density in LLRZ is amended to 1000m<sup>2</sup>.  
The associated LLR zone and SUB rules and standards are amended to reflect a minimum site density of 1000m<sup>2</sup> within the LLR zone.
  - (b) Alternatively, the Site is identified as Large Lot Residential Zone Precinct 1.
9. The following documents are attached to this notice:
  - (a) A copy of the Jean Mackenzie's original submission;
  - (b) A copy of Keith Mackenzie's original submission
  - (c) A copy of the relevant decision; and
  - (d) A list of names and addresses of persons to be served with a copy of this notice.
10. This Notice of Appeal will be served on all parties who submitted on Plan Change 19.

Bridget Irving / Hannah Perkin

Solicitor for the Appellant

Date: 9 August 2024

Service details for Appellant:

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Attention | Bridget Irving / Hannah Perkin                                           |
| Address   | Gallaway Cook Allan Lawyers<br>123 Vogel Street, Level 2<br>DUNEDIN 9054 |
| Telephone | (03) 477 7312                                                            |
| Fax       | (03) 477 5564                                                            |

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Email (preferred) | bridget.irving@gallawaycookallan.co.nz<br>hannah.perkin@gallawaycookallan.co.nz |
|-------------------|---------------------------------------------------------------------------------|

### **Advice to Recipients of Copy of Notice**

#### *How to Become a Party to Proceedings*

You may be a party to the appeal if you made a submission on the matter of this appeal and you lodge a notice of your wish to be a party to the proceedings (in form 33) with the Environment Court, and serve copies on the other parties, within 15 working days after the period for lodging a notice of appeal ends. Your right to be a party to the proceedings in the Court may be limited by the trade competition provisions in section 274(1) and Part 11A of the Resource Management Act 1991.

You may apply to the Environment Court under section 281 of the Resource Management Act 1991 for a waiver of the above timing requirements (see form 38).

#### *How to Obtain Copies of Documents Relating to Appeal*

The copy of this notice served on you does not attach a copy of the relevant decision. These documents may be obtained, on request, from the Appellant.

#### *Advice*

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

## 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: Jean Mackenzie

Postal address: 9 Roberts Drive, Cromwell  
(Or alternative method of service under [section 352](#) of the Act)

Phone: 021 1300 665

Email: K.jmackenzie@xtra.co.nz

Contact person: \_\_\_\_\_  
(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)

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**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.

I support the zone changes considered in plan Change 19 \_\_\_\_\_

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

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

To approve the application. \_\_\_\_\_

- 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.

JEMackenzie  
Signature

31-8-22  
Date

**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 at 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.

## 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: Keith Mackenzie

Postal address: 9 Roberts Drive Cromwell  
(Or alternative method of service under [section 352](#) of the Act)

Phone: 0276195538

Email: Keith@kmackenziebuilder.co.nz

Contact person: Keith Mackenzie  
(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)

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**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.

I support the zone changes considered in plan Change 19 \_\_\_\_\_

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

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

To approve the application. \_\_\_\_\_

- ~~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

31 - 8 - 2022  
Date

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- 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.

## Decision Extract

township, the site is able to be serviced by Councils Infrastructure, and it would assist in providing supply in an area where there is high demand.

155. Following the hearing of submissions Ms White in her reply considered that given the loss of the productive use of the land and the high level of amenity and character the community derive from the rural use of the site, and should the Panel agree to recommend that the Council consider growth options in Bannockburn further through a township-specific Spatial Planning exercise, then it would be appropriate to consider the Domain Road vineyard site as part of such a process, rather than rezoning it now.

### ***Panel Findings***

156. The Panel has considered the submissions received in relation to the proposed re-zoning of the Domain Road Vineyard and while the Panel considers that the Vineyard site is a logical extension of the township, as indicated by Ms White, this needs to be balanced against the loss of the productive use of the land and the high level of amenity and character the community derive from the rural use of the site.
157. The Panel finds that it would be more appropriate for the Domain Road Vineyard to remain rural at this time.

#### 5.4.2 Bannockburn Density/ Minimum Allotment

158. PC19 applies the LLRZ to Bannockburn Township, which results in a minimum density requirement of 2000m<sup>2</sup>. This was applied to be broadly consistent with the current zoning, which, while applying a lower minimum of 1500m<sup>2</sup>, requires an average of 2000m<sup>2</sup>.
159. The Panel heard continued support from some submitters for the proposed 2000m<sup>2</sup> minimum being applied, on the basis that this is considered consistent with character of the area.
160. Other submitters continue to support a lower minimum of 1000m<sup>2</sup> applying in Bannockburn. Some noting that there are already some sections in Bannockburn of this size, and it is therefore better to plan for this rather than allow it only on an ad hoc basis as it would assist in addressing the lack of supply to meet demand and provide for a more flexible range of densities at Bannockburn reflecting the pattern of development which has occurred to date in Bannockburn and provide for a more efficient use of land for housing.
161. While supporting a lower minimum lot size of 1000m<sup>2</sup>, Mr Barr in his evidence seeks that this is coupled with an average of 1500m<sup>2</sup> being applied. He considers that 1500m<sup>2</sup> is a better reflection of the development which has occurred to date and not detrimental to character of Bannockburn.
162. This was supported by Mr Milne, who states that the pattern of settlement in Bannockburn consists of large lot residential varying in size from 1500m<sup>2</sup> - 3000m<sup>2</sup> with some smaller 1000m<sup>2</sup> sections closer to town centre. He considers 1000m<sup>2</sup> min and

1500m<sup>2</sup> average to be in keeping with residential development within wider settlement area.

163. Evidence presented by Jake Woodward opposes increase in minimum allotment size in Bannockburn from 1500m<sup>2</sup> to 2000m<sup>2</sup>, rather supporting a minimum of 1500m<sup>2</sup> being applied given the variation in lot sizes below 2000m<sup>2</sup>. Mr Woodward does not consider that applying a 2000m<sup>2</sup> minimum is truly consistent with the existing amenity and character. He also considered that a lower minimum (i.e. beyond 1500m<sup>2</sup>) would result in a “fundamental shift in character over and above what presently characterises the immediate vicinity”, with vicinity in this context being the area near the submitter’s property.
164. Ms White in her reply noted that development at this lower level might, over time, result in a lower overall average lot size, but noted result in a perceptible shift in the character of the township.
165. The Panel notes the support for applying a 2000m<sup>2</sup> minimum but accepts that as the current framework allows for smaller lots of 1500m<sup>2</sup>, applying this as a minimum would still be consistent with the existing character of the Township.
166. We have considered a number of submissions in relation to the applicability of a reduction in minimum allotment size agree with Ms White’s view that while a minimum lot size of 1000m<sup>2</sup> would provide greater flexibility and more opportunity for infill, it could alter the character of the township, there is a different character between Pisa Moorings (where there is a 1000m<sup>2</sup> minimum lot size) and Bannockburn.
167. As noted earlier in this decision, while the NPS-UD includes direction in relation to providing sufficient development capacity, this is within a framework that overall seeks to ensure well-functioning urban environments that provide for community wellbeing.
168. The Panel has reached a view that it is entirely aligned with the NPS-UD to apply a lot size in Bannockburn that is consistent with the current amenity and character of the Township, which contributes to the variety of housing options across the wider District.

#### ***Panel Findings***

169. The Panel agrees that a reduction in the minimum allotment size to 1500m<sup>2</sup> would not be material in the context of Bannockburn, noting Ms Muir’s advice to Ms White in her reply that this level of development can be serviced in terms of existing infrastructure.
170. This is consistent with the minimum allotment of 1500m<sup>2</sup> provided for in the operative District Plan.
171. The panel notes that while the requests for a reduction in density were largely in the context of specific properties in the proposed LLRZ zoning in Bannockburn, the submissions and evidence submitted were related to the wider LLRZ.

172. Rather than create another bespoke Precinct that would apply to Bannockburn alone, Ms White has provided a recommendation that would apply to the whole LLRZ on the basis that there is sufficient scope to apply an amendment.

173. Ms Whites recommendation also includes a provision that there be only one residential activity on any allotment with an area of less than 1500m<sup>2</sup>. The Panel considers this to be an appropriate addition to performance standards to maintain an overall density.

174. The Panel agrees with this recommendation and finds that it is appropriate to amend the density and subdivision standards as follows:

| <b>LLRZ-S1</b>                                                       | <b>Density</b>                                                                                                                                                                                                                                | <b>Activity Status where compliance not achieved:</b> |
|----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| <b>Large Lot Residential Zone (Excluding Precincts 1, 2 &amp; 3)</b> | <ol style="list-style-type: none"> <li>1. The minimum site area per residential unit is <del>2000</del>1500m<sup>2</sup>.<br/><u>or</u></li> <li>2. <u>On any site less than 1500m<sup>2</sup>, one residential unit per site.</u></li> </ol> | <b>NC</b>                                             |

Amend SUB-S1, as it relates to the LLRZ (outside precincts), as follows:

|                                                                      |                                                                                                                                                |           |
|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>Large Lot Residential Zone (excluding Precincts 1, 2 &amp; 3)</b> | <ol style="list-style-type: none"> <li>6. The minimum size of any allotment shall be no less than <del>2000</del>1500m<sup>2</sup>.</li> </ol> | <b>NC</b> |
|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------|

175. In terms of s32AA of the RMA, the Panel agrees with Ms Whites assessment that the change in density will still achieve LLRZ-O2, while being slightly more efficient through providing greater flexibility and variety in lot sizes across the zone.

## 5.5 PC 19 Proposed Zoning - Cromwell

### 5.5.1 North Cromwell

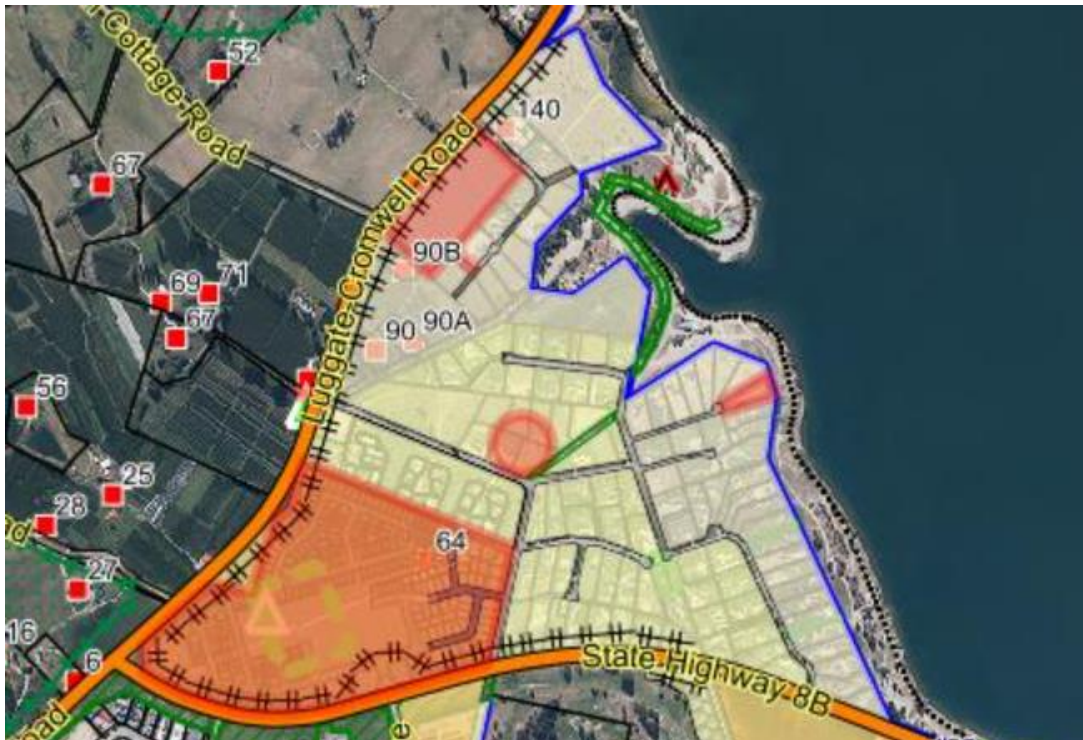


Figure 4 – North Cromwell

176. As noted in the s42A report (Stage 2) there were a significant number of submissions relating to the areas north of State Highway 8B proposed to be zoned LRZ and LLRZ, and a range of different outcomes sought. Submitters appearing at the hearing included those:

- a. Supporting application of LRZ across the area, on the basis that:
  - i. the 2000m<sup>2</sup> minimum under LLRZ would not allow for much infill, due to the position of current houses.
  - ii. 4000m<sup>2</sup> lots are wasteful, and setbacks can be applied in relation to lots adjoining nohoanga or lake
- b. Supporting 1000m<sup>2</sup>/1500m<sup>2</sup> applying in relation to a block on Shortcut Road.
- c. Supporting application of LLRZ (2000m<sup>2</sup> minimum).
- d. Supporting retention of operative plan approach (4000m<sup>2</sup> minimum), on the basis that:
  - iii. As development of this area is recent, the likelihood of additional yield from this area occurring may not be realised.
  - iv. It provides variety in housing options, with other areas providing higher density options.
  - v. the current zoning is in effect a rural residential zone, and this should be retained. The Spatial Plan does not recognise this area as being rural residential and was not subject to suitable engagement, nor did it consider other opportunities for urban growth.

- vi. this is the only remaining RRA (6) zone within the Cromwell Urban boundary, with other areas with this zoning rezoned before they were developed.
  - vii. The rezoning does not align with Policy 7.2.3
  - viii. From a servicing perspective the area is treated as rural, smaller sections would create an expectation of urban services, and it is not clear how such services would be retrofitted for existing lots.
177. Mark Mitchell <sup>48</sup>seeks application of a precinct to a large portion of this area of North Cromwell (but not the Thelma Place area) applying a 1500m<sup>2</sup> minimum. This is supported by evidence prepared by Campbell Hills, who considers the practical application of different minimum lots sizes in this area. Based on an assessment of this area, Mr Hills considers that the LLRZ minimum density of 2000m<sup>2</sup> would not provide for particularly practical subdivision designs, given the location of existing development on developed sites, considering that a minimum of 1000m<sup>2</sup> would encourage “awkward” subdivision layouts, and that in combination with the site coverage, could compromise the character and amenity of this area.
178. Ms Rachel Law has provided planning evidence to support the requested MRZ zoning of land in the northwestern area of Cromwell (#51 - D & J Sew Hoy, Heritage Properties Ltd and #21 – Brian De Geest). Ms Law’s evidence notes that the McNulty Inlet is identified in the Cromwell Spatial Plan as a “Community Node”.
179. While some submitters may consider that the area has a ‘rural’ feel, the predominance of residential, not rural activities in this area also means it does not align with the ‘rural lifestyle zone’ under the National Planning Standards. The area is clearly a residential zone.
180. The Spatial Planning exercise involved significant community engagement, that specifically considered opportunities for growth, as outlined in the Spatial Plan document itself. Given the range of requests in terms of the zoning of this area, the question is what zone is most appropriate to apply to this area moving forwards, taking into account a range of factors including the Spatial Plan outcome.
181. The retention of the current minimum allotment size of 4000m<sup>2</sup> (by applying a LLRZ zoning and a new precinct applying a higher minimum allotment size) would retain this character and amenity. Having reconsidered the submissions, the Panel accepts that the existing density results in a particular character and level of amenity that is important to some residents in this area.
182. In the Stage 2 s42A report, Ms White did not make a recommendation on the zoning of this area, given the volume and disparity of submissions. She did however recommend that none of the area be zoned MRZ, and that a single zoning be applied to the area.
183. The Panel agrees with Ms White that the application of LLRZ, would provide for some infill opportunities, with a subtle change in the character, without compromising the current amenity levels, and that applying a LLRZ across the developed portions of this area would

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<sup>48</sup> Submitter #113

strike an appropriate balance between maintaining the predominance of open space over built form (LLRZ-O2(2)) while better aligning with the intent of the Spatial Plan to provide for additional development in this area.

184. The Panel notes there are some larger blocks within the area that are not developed, including those of Mr Mitchell, D & J Sew Hoy Heritage Properties, and De Geest. The Panel further notes that because they are larger properties, they could be more comprehensively developed at a higher density under the recommended approach to Comprehensive Residential Development. Ms White has also suggested that it may be appropriate to apply LLRZ Precinct 1 (1,000m<sup>2</sup> minimum) to these properties, because they would be able to be developed in a more integrated manner, rather than through infill.
185. While the development at this higher density would have a slightly different character to that of the overall area, the Panel agrees with Ms White that it would not undermine the character of the LLRZ areas (because it would apply only to discrete sites, rather than infill throughout the area) and would provide for more variety.
186. The Panel also agrees with Ms White that a different zoning being applied to larger undeveloped sites within these areas is appropriate and that LLRZ Precinct 1 is the equivalent of the current zoning of the De Geest site and aligns with the density sought by Mr Mitchell.
187. With respect to the MRZ sought by Ms Law<sup>49</sup>, the Panel does not consider that the proximity of these sites to the McNulty Inlet are sufficient to justify their rezoning to MRZ. The area is not within a walkable distance to either commercial areas or other key community facilities unlike MRZ identified in on the outskirts of Alexandra are proposed to be supported by addition of a new commercial area, and other MRZ areas towards edge of Cromwell township are located close to commercial areas. By contrast, the Spatial Plan does not propose commercial activity in the McNulty Inlet area.
188. With respect to the D & J Sew Hoy Heritage Properties site, the Panel accepts Ms Whites recommendation in her reply that applying MRZ on the basis that it is in similar proximity to the town centre, as other MRZ sites. The Panel agrees with Ms White that the Freeway Orchard site is both larger, allowing for a more comprehensive development, and that it is surrounded by LRZ. The D & J Sew Hoy Heritage Properties site is, by contrast, surrounded by a lower density of development, and application of MRZ would, in particular, leave Lakefield Estate as somewhat of an island in a higher density area.

### ***Panel Findings***

189. The Panel agrees with Ms White that MRZ is not appropriate in this area and that LLRZ (Precinct 1) is appropriate to be applied to the larger 'greenfield' sites (including the De Geest and Heritage Properties sites) providing for a higher level of development on these sites, and in addition, the Comprehensive Residential Development pathway would allow for development below the minimum allotment sizes otherwise applying, where it is undertaken in a comprehensive manner.

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<sup>49</sup> On behalf of submitters #21 and #51

190. Having considered the submissions, section 42A recommendations, evidence presented at the hearing and Ms Whites reply, the Panel is of the view that LLRZ should be applied to the areas north of State Highway 8B (excluding Wooing Tree), other than those areas identified in red in figure 5.

191. That the LLRZ (P1) is applied to the properties identified in red in figure 5.



Figure 5 – North Cromwell LLRZ (P1)

192. The Panel accepts the s32AA evaluation of Ms White, that the application of LLRZ across the developed parts of this area will assist in achieving the outcomes sought for LLRZ of a predominance of open space over built form, while also retaining good quality on-site amenity and amenity for adjoining sites. While this may result in a slight change in character, it will maintain the high level of amenity associated with the existing development lots in this area.

193. Providing for a greater level of density on undeveloped sites through application of LLRZ (P1) will provide greater opportunities for development in the remaining parts of this area, and while there will be a difference in character in these areas when compared to the overall area, the Panel is of the view that this aligns with the LLRZ objectives and will not detract from the amenity of the area as a whole.

194. There are some lost opportunity costs associated with the recommended approach, in that it will not provide for the level of development that was proposed in PC19, or anticipated in the Spatial Plan but the Panel has formed the view that these costs are outweighed by the benefits of retaining key aspects of amenity and character that are clearly highly valued by the community.

## 5.6 Zoning Requests – Alexandra

### 5.6.1 Centennial Ave / Clutha Street / Ashworth Street 'Block'

195. Hayden Lockhart<sup>50</sup> seeks that higher density is provided for in the LRZ area in the Centennial Ave / Clutha Street / Ashworth Street block (refer figure 6 below).



Figure 6 – Alexandra

196. The submitter notes that some sections in this area have already been subdivided, resulting in a mixed density in this area, and considers it would be “fairer and more visually appealing to work towards a similar density”, and consistent with the intent to have higher density closer to the centre of town.

### **Panel Findings**

197. The Panel is of the view that the decision to reduce the density in LRZ to 400m<sup>2</sup> as indicated earlier in this decision will go some way to addressing the concern of the submitter by allowing for infill of 800-1000m<sup>2</sup> sections.

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<sup>50</sup> Submitter #42

# List of persons to be served

Central Otago District Council

districtplan@codc.govt.nz

| No.    | Submitter Name                                                                      | Email                                               |
|--------|-------------------------------------------------------------------------------------|-----------------------------------------------------|
| 19-1   | MA and JM Bird                                                                      | mervbird@xtra.co.nz                                 |
| 19-2   | John Weking                                                                         | john.weking@gmail.com                               |
| 19-3   | John (Snow) Hamilton                                                                | snowham@slingshot.co.nz                             |
| 19-4   | Deborah Glenis Reece                                                                | debbiereece63@gmail.com                             |
| 19-5   | Colin James Reece                                                                   | colinreece58@gmail.com                              |
| 19-6   | Deborah & Colin Reece                                                               | debbiereece63@gmail.com, colinreece58@gmail.com     |
| 19-7   | Russell Ibbolton                                                                    | rwibbotson@gmail.com, workstation@bosservices.co.nz |
| 19-8   | Richard & Wendy Byrne                                                               | wendyandrichardbyrne@gmail.com                      |
| 19-9   | Waka Kotahi NZ Transport Agency                                                     | gemma.kean@nzta.govt.nz                             |
| 19-10  | Johan (Johnny) van Baaren & Brenda Dawn Hesson                                      | bhesson07@gmail.com                                 |
| 19-11  | Geoffrey James & Margaret Anee Pye                                                  | geoffpye53@hotmail.com                              |
| 19-12  | National Public Health Service - Southern                                           | tom.scott@southernhb.govt.nz                        |
| 19-13  | Peter & Leanne Robinson                                                             | ceo@nomg.co.nz                                      |
| 19-14  | Paul & Angela Jacobson - Judge Rock                                                 | wines@judgerock.co.nz                               |
| 19-15  | Deborah & Neville Kershaw; Howard Anderson; Colleen & Russell Parker; Chris Pickard | nevillekershaw@xtra.co.nz                           |
| 19-16  | John Lister                                                                         | bjnelister@gmail.com                                |
| 19-17  | Stuart Heal                                                                         | stuart@heals.co.nz                                  |
| 19-18  | Neroli McRae                                                                        | neroli.mcrae@gmail.com                              |
| 19-19  | Jame & Gillian Watt                                                                 | james.b.watt53@gmail.com                            |
| 19-20  | Stephen & Lorene Smith                                                              | haljam@xtra.co.nz                                   |
| 19-21  | Brian De Geest                                                                      | brian@degeest.com                                   |
| 19-22  | Judith Horrell                                                                      | horrellhouse@gmail.com                              |
| 19-23  | Andrew James Wilkinson                                                              | andy@mishasvineyard.com                             |
| 19-24  | Leanne Downie                                                                       | dam.buster@me.com                                   |
| 19-25  | Jan Hopcroft                                                                        | jmhopcroft1@gmail.com                               |
| 19-26  | Fulton Hogan Limited                                                                | environment.centralotago@fultonhogan.com            |
| 19-27  | Gordon & Jenn McGregor                                                              | gkmcgregor@gmail.com                                |
| 19-28  | Simon Thwaites                                                                      | simon@silverskies.co.nz                             |
| 19-29  | Ralph Allen & Jostina Riedstra                                                      | ralphallen@orcon.net.nz                             |
| 19-30  | Freeway Orchards                                                                    | rachael.law@ppgroup.co.nz                           |
| 19-31  | Goldfields Partnership                                                              | rachael.law@ppgroup.co.nz                           |
| 19-32  | Molyneux Lifestyle Village Limited                                                  | rachael.law@ppgroup.co.nz                           |
| 19-33  | Mary & Graeme Stewart                                                               | rachael.law@ppgroup.co.nz                           |
| 19-34  | Gordon Stewart                                                                      | bannockburn452@gmail.com                            |
| 19-35  | Bernard and Clare Lynch                                                             | bernard.lynch183@outlook.com                        |
| 19-36  | N R Murray                                                                          | nigelinnz@hotmail.com                               |
| 19-37  | Anthony Lawrence                                                                    | tonylawrence@outlook.co.nz                          |
| 19-38  | Lyall Hopcroft                                                                      | lyall.jan2@gmail.com                                |
| 19-39  | Yvonne Maxwell                                                                      | roddyvonne@gmail.com                                |
| 19-40  | Roddy Maxwell                                                                       | roddyvonne@gmail.com                                |
| 19-41  | David George                                                                        | dafydd22@gmail.com                                  |
| 19-42  | Hayden Lockhart                                                                     | Lockhart.hayden@gmail.com                           |
| 19-43  | Rosemarie Carroll                                                                   | rosemarie.carroll@westpac.co.nz                     |
| 19-44  | Phil Murray & Lynne Stewart                                                         | philh.murray@xtra.co.nz                             |
| 19-45  | Antony P Lingard                                                                    | Not Supplied                                        |
| 19-46  | Charles & Nicola Hughes                                                             | charliehugs76@gmail.com                             |
| 19-47  | Roger Evans Family Trust                                                            | roger.evans@stafford.co.nz                          |
| 19-48  | Jean MacKenzie                                                                      | k.jmackenzie@xtra.co.nz                             |
| 19-49  | Keith MacKenzie                                                                     | keith@kmackenziebuilder.co.nz                       |
| 19-50  | John Walker                                                                         | jbwalker@xtra.co.nz                                 |
| 19-51  | D & J Sew Hoy, Heritage Properties Ltd                                              | rachael.law@ppgroup.co.nz                           |
| 19-52  | Perkins Miller Family Trust                                                         | harvey@peopleandplaces.co.nz                        |
| 19-53  | David Stark                                                                         | davidstark@meadstark.co.nz                          |
| 19-54  | North Cromwell Society Incorporated                                                 | Ben@cuee.nz                                         |
| 19-55  | Robert David (Bob) Scott                                                            | bobsco111@xtra.co.nz                                |
| 19-56  | Meirion (Mike) & Celia Davies                                                       | mikecelia@yahoo.com                                 |
| 19-57  | Barbara Walker                                                                      | jbwalker@xtra.co.nz                                 |
| 19-58  | Jo Robinson                                                                         | jo.hillview@gmail.com                               |
| 19-59  | Paul Robertson                                                                      | paul@design4detail.nz                               |
| 19-60  | Ministry of Education                                                               | sara.hodgson@beca.com                               |
| 19-61  | Foodstuffs (South Island) Properties Ltd - Alexandra NW                             | alex.booker@al.nz                                   |
| 19-62  | Foodstuffs (South Island) Properties Ltd - Cromwell NW                              | alex.booker@al.nz                                   |
| 19-63  | Julene Anderson                                                                     | julene.maree@hotmail.com                            |
| 19-64  | Kenneth Charles Dickie                                                              | kennethcdickie@gmail.com                            |
| 19-65  | Ian Anderson                                                                        | ian.anderson@hotmail.com                            |
| 19-66  | Trevor Deaker & Mark Borrie                                                         | trevandmark@gmail.com                               |
| 19-67  | Bruce Anderson                                                                      | brucespack@gmail.com                                |
| 19-68  | Karen Anderson                                                                      | bandy@xtra.co.nz                                    |
| 19-69  | The Van Der Velden Family Trust                                                     | henryvandervelden@outlook.com                       |
| 19-70  | James Dicey                                                                         | james@dicey.nz                                      |
| 19-71  | Bridgid Anne & Jason David Short                                                    | shortsff@xtra.co.nz                                 |
| 19-72  | Robyn & Lindsay Crooks                                                              | lrcrooks2@gmail.com                                 |
| 19-73  | Samuel Paardekooper                                                                 | Sampaardekooper@gmail.com                           |
| 19-74  | Mason & Julie Stretch                                                               | kapatotoro@outlook.com                              |
| 19-75  | Residents for Responsible Development of Cromwell (R4RDC)                           | T.Tinworth@xtra.co.nz                               |
| 19-76  | John Sutton                                                                         | john.allisonsutton@xtra.co.nz                       |
| 19-77  | Derek Shaw                                                                          | dbandrachel@gmail.com                               |
| 19-78  | Astrid Geneblaza                                                                    | astrid.geneblaza@gmail.com                          |
| 19-79  | Wooring Tree Development Partnerships Limited 9WTDPL)                               | john.duthie@tattico.co.nz                           |
| 19-80  | Matt & Sonia Conway                                                                 | mattconwaynz@gmail.com                              |
| 19-81  | John Elliot                                                                         | jake@jakewoodward.co.nz                             |
| 19-82  | Jones Family Trust and Searell Family Trust                                         | Craig@townplanning.co.nz                            |
| 19-83  | A F King and Sons Ltd                                                               | maddy@southernplanning.co.nz                        |
| 19-84  | Dr Wendy Bamford and Mr Graham Bamford                                              | wbamford@xtra.co.nz                                 |
| 19-85  | Niall & Julie Watson                                                                | njwatsonnz@gmail.com                                |
| 19-86  | David Olds                                                                          | david.olds@aderant.com                              |
| 19-87  | Mike & Keren Wright                                                                 | wrightnz168@gmail.com                               |
| 19-88  | GZR Property Investment Ltd                                                         | jake@jakewoodward.co.nz                             |
| 19-89  | Horticulture New Zealand                                                            | leanne.roberts@hortnz.co.nz                         |
| 19-90  | Graeme Pont                                                                         | pontygj@gmail.com                                   |
| 19-91  | Judy and John Hamilton                                                              | snowham@slingshot.co.nz                             |
| 19-92  | Peter and Ngaire Grellet                                                            | grellet@xtra.co.nz                                  |
| 19-93  | Sean Dent                                                                           | sean@southernplanning.co.nz                         |
| 19-94  | Crossbar Trust                                                                      | sean@southernplanning.co.nz                         |
| 19-95  | Shamrock Hut Ltd                                                                    | sean@southernplanning.co.nz                         |
| 19-96  | NTP Development Holdings Ltd                                                        | sean@southernplanning.co.nz                         |
| 19-97  | Jim and Diane Walton et al                                                          | jwwdhw@gmial.com                                    |
| 19-98  | John and Mary Fletcher                                                              | stewart@fletcherconsulting.co.nz                    |
| 19-99  | Maddy Albertson                                                                     | albertsonmaddy@gmail.com                            |
| 19-100 | Nita Smith and Kieran Parsons                                                       | nita.j.smith@gmail.com, kieranparsons6@gmail.com    |
| 19-101 | Geoffrey Owen and Ingrid Janice Poole                                               | poolefam@xtra.co.nz                                 |
| 19-102 | Alfred Lustenberger                                                                 | flustenberger@yahoo.com                             |
| 19-103 | Suz Allison                                                                         | suznlloyd@xtra.co.nz                                |
| 19-104 | Britta Sonntag                                                                      | britta_huwald@hotmail.com                           |
| 19-105 | Jill Marshall                                                                       | landjmarshall72@gmail.com                           |
| 19-106 | Richard & Robyn Madden                                                              | richardandrobymadden@gmail.com                      |
| 19-107 | Annetta & Ross Cowie                                                                | Ross-Annetta@xtra.co.nz                             |
| 19-108 | Michael Rooney                                                                      | Not supplied                                        |
| 19-109 | Louise Joyce                                                                        | lojo.rico@xtra.co.nz                                |
| 19-110 | Murray McLennan                                                                     | murraymclennan67@gmail.com                          |
| 19-111 | Central Otago District Council                                                      | ann.rogers@codc.govt.nz                             |
| 19-112 | Heritage New Zealand Pouhere Taonga                                                 | fdavies@heritage.org.nz                             |
| 19-113 | Mark Mitchell                                                                       | mtmgeo@outlook.com                                  |
| 19-114 | Fire and Emergency New Zealand (Fire and Emergency)                                 | Fleur.rohleder@beca.com                             |
| 19-115 | Donna Hall                                                                          | donna@donnahall.nz                                  |
| 19-116 | Billie Marsh                                                                        | billee@xtra.co.nz                                   |

26 Domain Road, Cromwell

66 Young Lane Alexandra

|             |                                                                      |                                                            |
|-------------|----------------------------------------------------------------------|------------------------------------------------------------|
| 19-117      | Graeme Crosbie                                                       | info@domainroad.co.nz                                      |
| 19-118      | Lakefield Estate Unincorporated Residents Group                      | lawson_otatara@xtra.co.nz                                  |
| 19-119      | Jack Longton and Karen Lilian Searle                                 | jack@tiqyah.co.nz                                          |
| 19-120      | Robyn Jane Fluksova and Jindrich Fluksa                              | jrfuksa@yahoo.co.nz                                        |
| 19-121      | Gary Anderson                                                        | gary@garyanderson.co.nz                                    |
| 19-122      | Aimee Cornforth                                                      | aimeecomforth80@gmail.com                                  |
| 19-123      | Lowburn Viticulture Ltd                                              | jake@jakewoodward.co.nz                                    |
| 19-124      | Cromwell Motorsport Part Trust Ltd                                   | matt@landpro.co.nz                                         |
| 19-125      | Keyrouz Holdings Limited                                             | matt@landpro.co.nz                                         |
| 19-126      | Christine and James Page and MB and RA Cromwell Ltd                  | matt@landpro.co.nz                                         |
| 19-127      | Harold Kruse Davidson                                                | matt@landpro.co.nz                                         |
| 19-128      | Transpower New Zealand Ltd                                           | environment.policy@transpower.co.nz                        |
| 19-129      | John and Barbara Walker                                              | jwalker@xtra.co.nz                                         |
| 19-130      | Aidan and Philippa Helm                                              | piphelm@gmail.com                                          |
| 19-131      | Lois D Gill                                                          | loisg@xtra.co.nz                                           |
| 19-132      | Johnathan Brass                                                      | johnathan.brass@gmail.com                                  |
| 19-133      | John Morton as trustee for J and DM Morton Family Trust              | johnhaph55@gmail.com                                       |
| 19-134      | Ros and Peter Herbison                                               | rospete@xtra.co.nz                                         |
| 19-135      | Cairine Heather MacLeod                                              | campbell@chasurveyors.co.nz                                |
| 19-136      | Lawrence O'Callaghan                                                 | lawrence@tinyterror.co.nz                                  |
| 19-137      | R S (Bob) Perriam                                                    | matt@chasurveyors.co.nz                                    |
| 19-138      | Wakefield Estates Limited                                            | matt@chasurveyors.co.nz                                    |
| 19-139      | Shanon Garden                                                        | shanon@navigateproperty.co.nz                              |
| 19-140      | Bannockburn Responsible Development Inc.                             | james@dicey.nz                                             |
| 19-141      | Dr Chris Cameron and Ms Carolyn Patchett                             | chris.cameron@pdp.co.nz                                    |
| 19-142      | Lakeside Christian Centre                                            | della@landpro.co.nz                                        |
| 19-143      | Koraki Limited and ScottScott Limited                                | klscott@outlook.co.nz                                      |
| 19-144      | Wally Sanford                                                        | mrwallysanford@gmail.com                                   |
| 19-145      | Thyme Care Properties Ltd                                            | nbulling@pggwrightson.co.nz, rachael.law@ppgroup.co.nz     |
| 19-146      | Pisa Moorings Developments Ltd & Pisa Village Developments Ltd       | campbell@chasurveyors.co.nz                                |
| 19-147      | Stephen Davies                                                       | steve.d@xtra.co.nz                                         |
| 19-148      | CHP Developments Limited                                             | info@landpro.co.nz                                         |
| 19-149      | Kathryn Adams                                                        | katadamsnz@gmail.com                                       |
| 19-150      | Landpro Limited                                                      | walt@landpro.co.nz                                         |
| 19-151      | The House Movers Section of the New Zealand Haulage Association Inc. | stuart@stuartryan.co.nz                                    |
| 19-152      | Susan Margaret Walsh                                                 | susanmwals6@gmail.com                                      |
| 19-153      | Fraser James Sinclair & Kelly Michelle Checketts                     | frasersin@gmail.com                                        |
| 19-154      | Professor Jennifer Dixon                                             | jennydixon017@gmail.com                                    |
| 19-155      | Hannah Reader                                                        | hannah.reader@hotmail.com                                  |
| 19-156      | Werner Murray                                                        | carolynwerner@mac.com                                      |
| 19-157      | Susan Woodard and David Barkman                                      | suepink1@yahoo.co.nz                                       |
| 19-158      | Retirement Villages Ass of NZ INC                                    | Luke.hinchey@chapmantripp.com; alice.hall@chapmantripp.com |
| 19-159      | Rocky Glen Ltd c/- Lewis McGregor                                    | rockyglenalexandra@gmail.com                               |
| 19-160      | Ryman Healthcare Limited                                             | luke.hinchey@chapmantripp.com                              |
| 19-161      | Topp Property Investments 2015 Ltd                                   | wmurray@propertygroup.co.nz                                |
| 19-162      | Sugarloaf Vineyards Ltd                                              | wmurray@propertygroup.co.nz                                |
| 19-163      | John and Rowan Klevstul and Rubicon Hall Road Ltd                    | office@townplanning.co.nz                                  |
| 19-164      | Fulton Hogan Limited                                                 | carey@vivianespie.co.nz                                    |
| 19-165      | Paterson Pitts Group (Cromwell)                                      | rachael.law@ppgroup.co.nz                                  |
| 19-166      | Christian Paul Jordan                                                | christianpauljordan@hotmail.com                            |
| LATE 19-167 | Holly Townsend                                                       | townsendholly@gmail.com                                    |
| LATE 19-168 | Carey J Weaver                                                       | careli@xtra.co.nz                                          |
| LATE 19-169 | NZ Motor Caravan Ass                                                 | james@nzmc.org.nz                                          |
| 19-170      | Hokonui Runanga                                                      | Courtney.Bennett@hokonuirunanga.org.nz                     |
| 19-171      | Fin White                                                            |                                                            |

## Further Submissions

|        |                                                              |                                 |
|--------|--------------------------------------------------------------|---------------------------------|
| 19-172 | Brian De Geest                                               | brian@degeest.com               |
| 19-173 | Goldfields Partnership                                       | pjsewhoy@gmail.com              |
| 19-174 | Werner Murray                                                | carolynwerner@mac.com           |
| 19-175 | Russell Fowler and Sue Dawson                                | russ.sue2002@gmail.com          |
| 19-176 | Freeway Orchards Partnership                                 | davidstark@meadstark.co.nz      |
| 19-177 | Phil Shipton                                                 | phil.shipton@ppgroup.co.nz      |
| 19-178 | Waka Kotahi NZ                                               | helen.dempster@nzta.govt.nz     |
| 19-179 | D & J Sew Hoy Heritage Investments Ltd                       | donald@glacierinvestments.co.nz |
| 19-180 | JW & DH Walton, J Hay/ A Robinson, R/B/S MacFadgen, A McLean | jwwdhw@gmail.com                |
| 19-181 | Julene Anderson                                              | julene.maree@hotmail.com        |
| 19-182 | Steven Gourley                                               | kidfree@xtra.co.nz              |
| 19-183 | Rowan Klevstul                                               | rowanklevstul@gmail.com         |
| 19-184 | Rowan Klevstul                                               | rowanklevstul@gmail.com         |
| 19-185 | Julene Anderson                                              | julene.maree@hotmail.com        |
| 19-186 | Julene Anderson                                              | julene.maree@hotmail.com        |
| 19-187 | Julene Anderson                                              | julene.maree@hotmail.com        |
| 19-188 | Matt Brierley                                                | mattb@southernltn.co.nz         |
| 19-189 | Rowan Klevstul                                               | rowanklevstul@gmail.com         |
| 19-190 | Ian Dustin and Dustin Famistly trust                         | iaandustin14@gmail.com          |
| 19-191 | Julene Anderson                                              | julene.maree@hotmail.com        |
| 19-192 | Julene Anderson                                              | julene.maree@hotmail.com        |
| 19-193 | Niall & Julie Watson                                         | njwatsonnz@gmail.com            |
| 19-194 | Julene Anderson                                              | julene.maree@hotmail.com        |
| 19-195 | Julene Anderson                                              | julene.maree@hotmail.com        |
| 19-196 | (f) Fay Holdom & Alison O'Neil trustees of JW & AE           | fayontour@gmail.com             |
| 19-197 | Koraki Limited                                               | klscott@outlook.com             |
| 19-198 | Wooring Tree Development Partnerships Ltd                    | john.duthie@tattico.co.nz       |
| 19-199 | Wooring Tree Development Partnerships Ltd                    | john.duthie@tattico.co.nz       |
| 19-200 | Wooring Tree Development Partnerships Ltd                    | john.duthie@tattico.co.nz       |
| 19-201 | Wooring Tree Development Partnerships Ltd                    | john.duthie@tattico.co.nz       |
| 19-202 | Graeme Crosbie                                               | info@domainroad.co.nz           |
| 19-203 | Perkins Miller Family Trust                                  | harvey@peopleandplaces.co.nz    |
| 19-204 | Wooring Tree Development Partnerships Ltd                    | john.duthie@tattico.co.nz       |
| 19-205 | Wooring Tree Development Partnerships Ltd                    | john.duthie@tattico.co.nz       |
| 19-206 | Wooring Tree Development Partnerships Ltd                    | john.duthie@tattico.co.nz       |
| 19-207 | Wooring Tree Development Partnerships Ltd                    | john.duthie@tattico.co.nz       |
| 19-208 | Wooring Tree Development Partnerships Ltd                    | john.duthie@tattico.co.nz       |
| 19-209 | Wooring Tree Development Partnerships Ltd                    | john.duthie@tattico.co.nz       |
| 19-210 | Wooring Tree Development Partnerships Ltd                    | john.duthie@tattico.co.nz       |
| 19-211 | Wooring Tree Development Partnerships Ltd                    | john.duthie@tattico.co.nz       |
| 19-212 | Wally Sanford                                                | mrwallysanford@gmail.com        |
| 19-213 | Julene Anderson                                              | julene.maree@hotmail.com        |
| 19-214 | Julene Anderson                                              | julene.maree@hotmail.com        |
| 19-215 | Julene Anderson                                              | julene.maree@hotmail.com        |
| 19-216 | CHP Developments Limited                                     | jksearle@xtra.co.nz             |
| 19-217 | DJ Jones & N R Seareel Family trusts                         | craig@townplanning.co.nz        |
| 19-218 | Keyrouz Holdings Ltd                                         | glen@thegate.nz                 |
| 19-219 | Stephen Davies                                               | steve.d@xtra.co.nz              |
| 19-220 | CHP Developments Limited                                     | jksearle@xtra.co.nz             |
| 19-221 | Annetta & Ross Cowie                                         | ross-annetta@xtra.co.nz         |
| 19-222 | Lakeside Christian Centre                                    | alister.j@xtra.co.nz            |
| 19-223 | Pisa Moorings Vineyard and Village Developments              | craig@waveformplanning.co.nz    |
| 19-224 | Pisa Moorings Vineyard and Village Developments              | craig@waveformplanning.co.nz    |
| 19-225 | Stephen Davies                                               | steve.d@xtra.co.nz              |
| 19-226 | Anthony Lawrence                                             | tonylawrence@outlook.co.nz      |
| 19-227 | Wakefield Estate Ltd                                         | bob.perriam@gmail.com           |
| 19-228 | Julene Anderson                                              | julene.maree@hotmail.com        |
| 19-229 | Christine and James Page and MB and RA Cromwell Ltd          | murray@mcarthurridge.co.nz      |
| 19-230 | Julene Anderson                                              | julene.maree@hotmail.com        |
| 19-231 | Charles and Nicola Hughes                                    | charliehugs76@gmail.com         |

|        |                                         |                                |
|--------|-----------------------------------------|--------------------------------|
| 19-232 | Heritage New Zealand                    | fdavies@heritage.org.nz        |
| 19-233 | Julene Anderson                         | julene.maree@hotmail.com       |
| 19-234 | Bannockburn Responsible Development Inc | james@dicey.nz                 |
| 19-235 | James Dicey                             | james@dicey.nz                 |
| 19-236 | The Van Der Velden Family Trust         | heneryvandervelden@outlook.com |
| 19-237 | DJ Jones & N R Seareel Family trusts    | craig@townplanning.co.nz       |
| 19-238 | DJ Jones & N R Seareel Family trusts    | craig@townplanning.co.nz       |
| 19-239 | DJ Jones & N R Seareel Family trusts    | craig@townplanning.co.nz       |
| 19-240 | Geoff McPhee                            | geoff@mcpheecromwell.co.nz     |
| 19-241 | One Five Five Developments              | shanon.garden@gmail.com        |
| 19-242 | Cole Lions Broken hive mead             | cole@brokenhive.com            |
| 19-243 | Cole Lions Broken hive mead             | cole@brokenhive.com            |
| 19-244 | Kruse Davidson                          | krusedavidson@hotmail.com      |
| 19-245 | Cromwell Motorsport Part Trust Ltd      | josie@highlands.co.nz          |
| 19-246 | Kathryn Adams                           | katadamsnz@gmail.com           |
| 19-247 | Landpro Limited                         | walt@landpro.co.nz             |
| 19-248 | Kenneth Dickie                          | kennethcdickie@gmail.com       |