

TO: CODC Hearings administrator, Tarryn Lines, districtplan@codc.govt.nz

**BEFORE HEARING COMMISSIONERS
IN CROMWELL**

UNDER THE	Resource Management Act 1991 (" Act ")
IN THE MATTER OF	of Plan Change 19 Residential Chapter Provisions
BETWEEN	SUGARLOAF VINEYARDS LIMITED Submitter
AND	CENTRAL OTAGO DISTRICT COUNCIL Planning authority

**MEMORANDUM ON BEHALF OF SUGARLOAF VINEYARDS LIMITED:
ACCOMPANYING ADDITIONAL MATERIAL INVITED BY THE PANEL**

Chair: Deputy Mayor Gillespie

Commissioners: Councillors McPherson and Cooney

1. At the Stage 2 hearing of Sugarloaf's submission and evidence, the Panel invited (if not encouraged) Sugarloaf to provide some additional graphical material, to assist the Panel in understanding its site-specific relief in context of the wider Lowburn area, as well as the potential outcomes of other zoning sought by others.
2. Three additional plans are now attached/ accompanying this memorandum accordingly. Each plan has been "zoomed out" a little so more of Lowburn can be seen, with the further particulars/ features as follows:
 - (a) Drawing 901, "Site in context – Community Benefits". The key features shown include:
 - (i) the underlying Sugarloaf site at 1,500m² gross density;
 - (ii) connections over neighbouring north/south sites;
 - (iii) the QEII reserve and water race connections; and

- (iv) the 45th Parallel Track and connections east/west.
 - (b) Drawing 903, “1,500m² gross density” shows, as previously issued, the Sugarloaf site at this density (52 lots), but in its wider context. The average site area is ~950m².
 - (c) Drawing 904: “Precinct 2A with Potential Adjoining Development”. This shows the Sugarloaf site (as per Drawing 903), but with the neighbouring sites to the north (53 Lowburn) and south (5 Lowburn) with potential development at 3,000m² gross density. This density does not equate precisely with the 3000m² minimum lot size that would apply to those sites if rezoned to Precinct 2 (which, it is understood, is all that there is scope for in respect of 5 Lowburn, for example). However, the Panel has heard evidence from Sugarloaf’s experts that the cookie-cutter approach is not supported from an urban design perspective and so what is illustrated is something that would be considered “consentable” if that land were to be rezoned. The yield shown is 10 sites for 53 Lowburn and 27 for 5 Lowburn.
3. The material should otherwise be self-explanatory, but further assistance can be provided if the Panel did have any further questions arising.

DATED 1 June 2023



J D K Gardner-Hopkins
Project Manager for the Submitters