

FORM 5

SUBMISSION ON NOTIFIED PLAN CHANGE 19 OF THE CENTRAL OTAGO DISTRICT
PLAN

CLAUSE 6 of Schedule 1, Resource Management Act 1991

To:

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

Submitter Details:

The Van Der Velden Family Trust
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100 Kawarau Gorge Road, Cromwell

Site Details:

Lots 1, 2, 3, 4 and 5DP 420009



1. This is a submission on proposed Plan Change 19 (PC19) of the Central Otago District Plan.
2. We could not gain an advantage in trade competition through this submission.
3. The specific provisions that this submission relates to are:
 - 3.1. All aspects of PC19 which relates to the **Large Lot (Precinct 3) Residential Zone** including, but not limited to, the District Planning Maps, the Objectives, Policies and Rules as it relates to the proposed Low Density Residential Zone.
 - 3.2. We **support** the provision of Rule LLRZ-R10 which seeks for retirement villages as a restricted discretionary activity.
4. The submission is:
 - 4.1. We seek that the **Large Lot (Precinct 3) Residential Zone** be extended to incorporate the Site as identified in Figure 1 below:

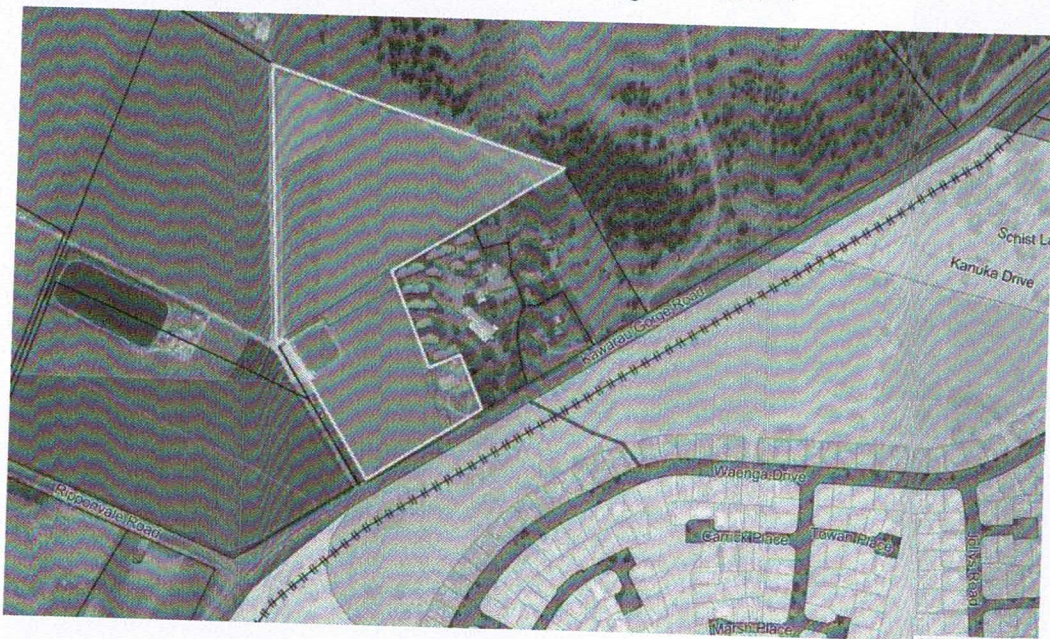


Figure 1: Extract of PC19 Planning Map showing the extended large Lot Zone covering the full extent of the subject site.

5. The reasons for the submission are:
 - 5.1. We own the land (the **Site**) surrounding the Ripponvale Resthome that is legally described as Lots 1, 2, 3, 4 and 5DP 420009. The total area of the Site is approximately 8.49 hectares. We currently utilize the site as an orchard but have since considered our options for subdividing the property.
 - 5.2. Under the current District Plan, the Site is Zoned Rural Resource Area [Residential Notation]. The site is bound by the Rural Resource Area to the

west and north. The Ripponvale Rest Home adjoins the south-eastern extent of the site (Refer to Figure 2 below):



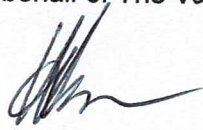
Figure 2: Extract of Planning Maps illustrating Zones.

- 5.3. The current Zone provides for residential living and subdivision as a controlled activity consent. There are no minimum allotment sizes in the [Rural Residential] Area and all subdivision needs to accord to a 2 hectare average.
- 5.4. At present, we are considering seeking subdivision consent to create four lifestyle sections which would accord to the Council's 2 hectare averaging criteria. By undertaking this subdivision, effectively removes the site to be used in any meaningful capacity as a cherry block.
- 5.5. PC19 seeks to respond to growth projected over the next 30 years and Council recognizes the extensive growth in Cromwell and expects the population to continue to grow considerably. Noting that the site can be developed for residential purposes at present, it makes sense to further intensify the land in line with the scale of development that characterizes the Ripponvale Resthome. Since the land can be developed at present and remove productive land, it would be an efficient use of the land resource to consolidate further housing in this area.
- 5.6. In addition, we have been considering the idea of offering land to the resthome to enable expansion and we see a residential zoning as more appropriate for this purpose.

- 5.7. We propose that the Zone of our Site be that of the Large Lot (Precinct 3) Residential Zone which allows for allotments of at least 6,000m² as this provides scope for dwellings to maintain some separation from the orchard should they choose to. Further, we understand that "Retirement Villages" will form part of the Zone and so this provides scope to expand the current rest home operations in future.
- 5.8. We believe the site will be able to be adequately serviced recognizing the extensive services that will be put in at Ripponvale Road to accommodate the recently approved Plan Change 14 Shannon Farms development. In addition, provision for pedestrian access will be provided for via a new underpass at the Ripponvale Road/State Highway intersection.
- 5.9. We consider that the rezoning of our land to Large Lot (Precinct 3) Residential Zone that allows for 6,000m² residential sections is a more appropriate and efficient use of the land compared with the current Rural Residential Notation that impedes growth and results in inferior development.
- 5.10. In considering a re-zoning of our land, it would appear logical that consideration also be given to the wider Ripponvale Resthome land (Pt Lot 4 DP 22109) and incorporating that land into the Large Lot (Precinct 3) Residential Zone as well.
6. We seek the following decision/relief from the consent authority:
- 6.1. We seek that the **Large Lot (Precinct 3) Residential Zone** be extended to include our site and that of the Resthome.
- 6.2. That rest homes are provided for as drafted under Rule LLRZ-R10.
- 6.3. In the alternative, any such combination of objectives, policies, rules and standards and other methods provided that the intent of this submission as detailed above is enabled.
7. We **DO** wish to be heard in support of this submission.
8. If others make a similar submission, we will consider presenting a joint case with them at a hearing.

Henry Van Der Velden on behalf of The Van Der Velden Family Trust

2 September 2022

 HENRY VAN DER VELDEN