

Hi Charmaine,

Re: PC23, PREC3, Sub.28 – Lake Alexandrina Outlet Hut Holders Society

Thank you for sending through the link to the s42A report for PC23, PREC3.

Thank you for also confirming our allotted hearing slot of: **Thursday 23rd May 2024, 9.00am (2nd speaker)**

We have had a chance to review the s42A report and discuss this between some of the Hut Holder committee members.

Prior to attending the hearing we provide the below feedback/response:

1. A couple of points that were not in our submission but considered worthy of questioning or clarifying are:
 - a. The last paragraph of the introduction outlines how the Precinct rules or standard will take precedent over the underlying zone rules, this makes sense and is clear. In addition to this, does the introduction need to also state that the rules contained in this Precinct also supersede the 1999 guideline rules? The 1999 guideline rules were essentially the basis of the rules within the proposed Precinct, however to make it clear to plan users and hut holders, this should be recognised in the District Plan so as not to have confusion on which one needs to be complied with.
 - b. Rules Section – The ‘Note for plan Users’ states: *It is noted that a Department of Conservation approval will also be required for building work on Crown Reserve Land administered by that department.* Clarification on this is requested; is this just a ‘general notice’ since there is nearby DoC administered land (e.g. Scenic Reserve)?? The North End huts are on private land (Glenmore Station), and the Outlet and South End huts are on land owned by Mackenzie District Council, being Local Purpose (fishing settlement) Reserve vested in Mackenzie District Council New Zealand Gazette 2005 p 5282. Therefore this note for plan users is confusing.
2. As per our original submission, we are in general support of the Precinct and what it is trying to achieve. Even though many of our very early correspondence with Council and our submission points have still not been adopted/include, we support the need to protect the settlement areas and surrounding environment from inappropriate development. That said, we are still strongly of the opinion that PREC3-S1 is too onerous. Unfortunately we do not have time and resources to present expert evidence in support of our position, however we do wish to speak to ours points and answer questions at the hearing. Although there are other points in our submission that we can still speak to, in response to seeing the s42A report a couple of main points we would like to get across are:
 - a. S42A Analysis, Para.962. – Mr Boyes rejected the request for an increase of building footprint to 120m² on the basis that: a ‘doubling’ in size of the huts as of right would lead to a change in character and adverse effects that would be inconsistent with PREC3-01. Upon consideration of this, and while not being presented as a formal assessment, we have carried out a high level check/sample of indicative hut sizes at the Outlet area, please see attached plan labelled ‘Outlet Huts – Sample of Indicative hut sizes’. We wish to present this (and potentially some photos) for context and consideration, as the existing built environment and character of the settlement

clearly indicates that a typical dwelling size in excess of 60m² already exists. Between now and the hearing we plan to gather a little more detail on this to help (e.g. photos). It is accepted that our brief assessment does indicate that the initial request for an increase to 120m² would be at the upper limit of current hut sizes/built environment, thus suggesting that something more like 90m² may be more appropriate.

- b. S42A Analysis, Para.963. – My Boyes accepted our suggestion to change the title from ‘Floor Area’ to ‘Buildings and Structures’. However upon consideration of this and to align with the District Plan interpretation/definitions the more appropriate term would be ‘building footprint’, as this is clear and is what the guidelines intended control was.

At this stage Tony Brazier and I will attend in person (Penny still pending) and Katrina may dial in remotely via MS Teams if she is still available.

Thanks again,

Glen McLachlan

Chairperson – Lake Alexandrina Outlet Hut Holders association.