

Form 33 Notice of person's wish to be party to proceedings. Section 274, Resource Management Act 1991

To:

The Registrar
Environment Court
Christchurch
Attention: Natalie.Walsh@justice.govt.nz

The Bannockburn Responsible Development Incorporated Society (the Society) wishes to be a party to the following proceedings:

Appeals on Central Otago District Plan, Plan Change 19 – ENV-2024-CHC-44

The Society made a submission and further submission about the subject matter of the proceedings.

We are not a trade competitor for the purposes of *section 308C or 308CA* of the Resource Management Act 1991.

The parts of the proceedings we are interested in are:

Appeal by Lindsay and Robyn Crooks

The Crooks own property in North Cromwell and propose a minimum lot size of 1000 m² to facilitate what they see as efficient subdivision of their Large Lot Residential Zone site. The Hearing Panel decision, however, set a minimum Large Lot Residential Zone lot size at 1500 m².

The relief sought by the appellants is either:

- a reduction in the minimum lot size for all Large Lot Residential Zone areas in Cromwell Ward to 1000 m²; or,
- rezoning of North Cromwell Large Lot Residential Zone to Large Lot Residential Zone Precinct 1.

We oppose the relief sought in the first bullet point.

The reason for our opposition is that if granted, this would reduce the minimum lot size in the whole Cromwell Ward, including the Bannockburn Large Lot Residential Zone, from 1500 m² to 1000 m².

Appeal by Keith and Jean Mackenzie

The Mackenzies own property in North Cromwell and propose a minimum lot size of 1000 m² to facilitate what they see as efficient subdivision of their Large Lot Residential Zone site. The Hearing Panel decision, however, set a minimum at Large Lot Residential Zone lot size at 1500 m².

The relief sought by the appellants over their appeal is either:

- a reduction in the minimum lot size for all Large Lot Residential Zone areas in Cromwell ward to 1000 m²; or,
- rezoning of North Cromwell Large Lot Residential Zone to Large Lot Residential Zone Precinct 1.

We oppose the relief sought in the first bullet point.

The reason for our opposition is that if granted, this would reduce the minimum lot size in the whole Cromwell Ward, including the Bannockburn Large Lot Residential Zone, from 1500 m² to 1000 m².

Appeal by Graeme Crosbie

Graeme Crosbie owns the Domain Road Vineyard which is currently zoned Rural Resource Area. In its decision, the Hearing Panel determined (paragraph 5.4.1) that the Domain Road Vineyard would not be rezoned as a Large Lot Residential Zone, and that instead, the Council would consider residential and related township development options through a Bannockburn-specific spatial planning exercise.

The relief sought by the appellant is to rezone the whole of the Domain Road Vineyard, including that part of the vineyard atop Templars Hill, as Large Lot Residential Zone, Precinct 1.

We oppose the relief sought.

The reasons for our opposition are that granting the relief:

- contradicts the residential development and related provisions of the Central Otago District Council's Cromwell Masterplan;
- pre-empts the Hearing Panel decision to undertake a Bannockburn-specific spatial planning exercise to consider residential and related township development options in consultation with the whole local community of residents and *all* landholders;
- results in a Large Lot Residential Zone minimum lot size of 1000 m² for the vineyard site which establishes a higher density residential environment than provided for in the Hearing Panel decision for Large Lot Residential Zone in Bannockburn (minimum of 1500 m²).
- contrasts adversely with the current average lot size in the Bannockburn residential zone of 2000 m² as set out in the operative District Plan;
- involves the loss of high-quality vineyard land were the site to be rezoned;
- eliminates an attractive and appropriate residential/rural interface that contributes to the semi-rural and high amenity character of Bannockburn and to pedestrian connectivity;
- has significant adverse effects on Bannockburn's landscape, amenity, heritage, recreational and tourism values, which are highly prized by residents and visitors to the township;
- is not a logical extension to Bannockburn township and compares poorly with residential zone expansion to the south of the township;

- fails to appropriately weigh the benefits of spatial planning within Bannockburn as an alternative to ad hoc landowner-driven residential expansion.

The Crosbie appeal document overstates the issue of housing demand and infrastructure location in Bannockburn and ignores the key direction chosen in the Cromwell Masterplan to focus development in and around Cromwell town and to retain semi-rural townships within their existing footprint. The appellant also exaggerates the degree of housing encroachment on the Domain Road Vineyard, incorrectly inferring that this makes vineyard operation difficult and that, therefore, the vines should be replaced by houses and other residential infrastructure.

Appeal by Koraki Limited and Scott Scott Limited.

The appellants' proposal is to rezone 7 hectares of land at 186 Hall Road and 29 Pipeclay Gully Road from Rural Resource Area to Large Lot Residential Zone Precinct 1. In its decision the Hearing Panel did not agree to the site being rezoned as Large Lot Residential Zone.

The relief sought by the appellants is to rezone the whole of the site at 186 Hall Road and 29 Pipeclay Gully Road as Large Lot Residential Zone Precinct 1.

We oppose the relief sought.

The reasons for our opposition are that granting the relief:

- contradicts the residential development and related provisions of the Central Otago District Council's Cromwell Masterplan;
- pre-empts the Hearing Panel decision to undertake a Bannockburn-specific spatial planning exercise to consider residential and related township development options in consultation with the whole local community of residents and *all* landholders;
- results in a Large Lot Residential Zone minimum lot size of 1000 m² for the vineyard site which would establish a higher density residential environment than provided for in the Hearing Panel decision for Large Lot Residential Zone in Bannockburn (minimum of 1500 m²).
- contrasts adversely with the current average lot size in the Bannockburn residential zone of 2000 m² as set out in the operative District Plan;
- involves the loss of high-quality vineyard land were the site to be rezoned;
- eliminates an attractive and appropriate residential/rural interface that contributes to the semi-rural and high amenity character of Bannockburn and to pedestrian connectivity;
- has significant adverse effects on Bannockburn's landscape, amenity, heritage, recreational and tourism values, which are highly prized by residents and visitors to the township;
- is not a logical extension to Bannockburn township and compares poorly with residential zone expansion to the south of the township;
- fails to appropriately weigh the benefits of spatial planning within Bannockburn as an alternative to ad hoc landowner-driven residential expansion.

The Koraki/ScottScott appeal document overstates the issue of housing demand in Bannockburn and ignores the key direction chosen in the Cromwell Masterplan to focus development in and around Cromwell town and to retain semi-rural townships within their existing footprint.

Appeal by John and Rowan Klevstuhl

The appellants' proposal is to include 7.3 hectares of land adjoining Schoolhouse Road, Bannockburn, in the township's Large Lot Residential Zone. In its decision, the Hearing Panel determined (paragraph 5.4.3) that the site would not be rezoned as Large Lot Residential Zone.

The relief sought by the appellants is to rezone the whole of the Schoolhouse Road site as a Large Lot Residential Zone with a Future Growth Overlay

We oppose the relief sought.

The reasons for our opposition are that granting the relief:

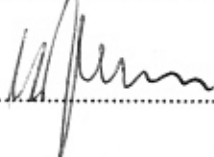
- contradicts the residential development and related provisions of the Central Otago District Council's Cromwell Masterplan;
- pre-empts the Hearing Panel decision to undertake a Bannockburn-specific spatial planning exercise to consider residential and related township development options in consultation with the whole local community of residents and *all* landholders;
- fails to appropriately weigh the benefits of spatial planning within Bannockburn as an alternative to ad hoc landowner driven residential expansion.

The Klevstuhl appeal document overstates the issue of housing demand in Bannockburn and ignores the key direction chosen in the Cromwell Masterplan to focus development in and around Cromwell town and to retain semi-rural townships within their existing footprint.

Conclusion: The Bannockburn Responsible Development Society wishes to join the proceedings and to strongly support the Plan Change 19 decisions of the Central Otago District Council in terms of both Large Lot Residential Zone lot size in Bannockburn and in deferring any decisions on the need to expand the residential zone in the township until a spatial planning exercise has been undertaken in consultation with the whole local community of residents and *all* landholders. Those submitters to the Plan Change 19 process with views in common with the Society have chosen to join the Society rather than submit individually on appeals.

The Society agrees to participate in mediation or other alternative dispute resolution of the proceedings.

Signed on behalf of Bannockburn Responsible Development Society


..... 29/8/2024

DAVID OLDS
(SECRETARY / TREASURER)

Date: 29 August 2024

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