

2.2.7 Planning Maps 8 and 8A - Bannockburn

Submission: 43/3 M T Dennison

Submission Summary: The Building Line Restriction on Maps 8 and 8A is confusing, instead a building restriction area should be shown between the BLR and the eastern boundary of Sections 103, 121 and 40. Supports building restriction area overlooking Bannockburn Inlet.

Decision Requested: Amend Planning Maps 8 and 8A to show building restriction area east of BLR in a more definite way.

Decision 14/2.2.7.4

Discussion & Reasons:

M T Dennison (43/3) seeks amendment to Planning Maps 8 & 8A to show the building line restriction area east of BLR in a more definite way.

The Council consider the building line restriction (BLR) on Maps 8 and 8A should be amended to clearly show the land subject to this restriction. This can be accomplished by amending the BLR notation to follow the eastern boundary of Sections 40, 103 and 121 as promoted by the submitter and indicated on the plans attached to submission 43/3. The BLR should intersect with the BLR associated with the Bannockburn oxidation ponds (D52) and a corresponding amendment to the BLR on Map 7 is appropriate.

The amendment sought by the submitter is necessary to achieve the purpose of the Act as stated in section 5, is consistent with the principles of the Act and Council's functions in terms of section 31 and is the most appropriate means of exercising relevant functions in terms of section 32.

Council Decision:

That the submission by M T Dennison (43/3) be accepted.

Plan Amendment:

Amend Maps 8 and 8A to show the Building Line Restriction generally to the east of Terrace Street encompassing land described as Sections 40, 103 and 121 and intersecting with the BLR for the Bannockburn oxidation ponds as shown on the plans attached to submission 43/3 and amend BLR elsewhere in Map 8 and on Map 7 accordingly, as a consequential amendment.

Our submission relates to the large lot Residential zone in Bannockburn.

We have lived in Bannockburn for 13 yrs & Cromwell 47 yrs.

We support the provisions of Plan Change 19 for Bannockburn zone in

particular (1) the minimum lot size of 2000 m² and (2) the retention of the building line restriction on northern and eastern escarpment.

The minimum lot size of 2000 m² is the defining unique characteristic of

Bannockburn. Residents are attracted to Bannockburn because of the large

residential sites that provide amenity privacy less noise and open space

between dwellings. This space allows for extensive landscaping, the ability to

grow fruit and nut trees, vegetable gardens and space for family activities not

possible or practical on medium or low density residential zones. Many

residents are of retirement age and have made this area their preferred

retirement home. We request council to approve the provisions as notified ie:

minimum lot size 2000 m².

(2) Retention of building line restriction on Northern and Eastern escarpment.

This building restricted area has been in place for over 36 years.

The restriction has been retained through successive District Plans and must be retained. I outline briefly the history for your information.

- 1 First shown on VCC operative plan 18 December 1987 – plan B
Shown as building restrictive area. Ordinance 4.5.2 iii stated
(iii) in order to maintain the landscape character in views from the
north and east, no buildings may be erected on that part of the zone
which is shown in Panning Map B as “restricted building area”
Plan B is attached.*
- 2 CODC proposed plan 1998 maps 8 & 8A
morphed to building line restriction (west side)*
- 3 CODC amended planning maps July 2000 maps 8 & 8A
BLR clarified shown in more definite way ie: west and east sides -
area (results of my submissions on behalf of clients
* 43/3*
- 4 CODC operative plan 1 April 2008 maps 8 & 8A BLR (area).*

We request the escarpment on the Eastern and Northern boundary within the building line restriction area be free of any dwellings to preserve the natural landscape and urban character of Bannockburn including Bannockburn inlet.

Further submissions in opposition to submission 82 by Jones Family Trust and Searell Family Trust

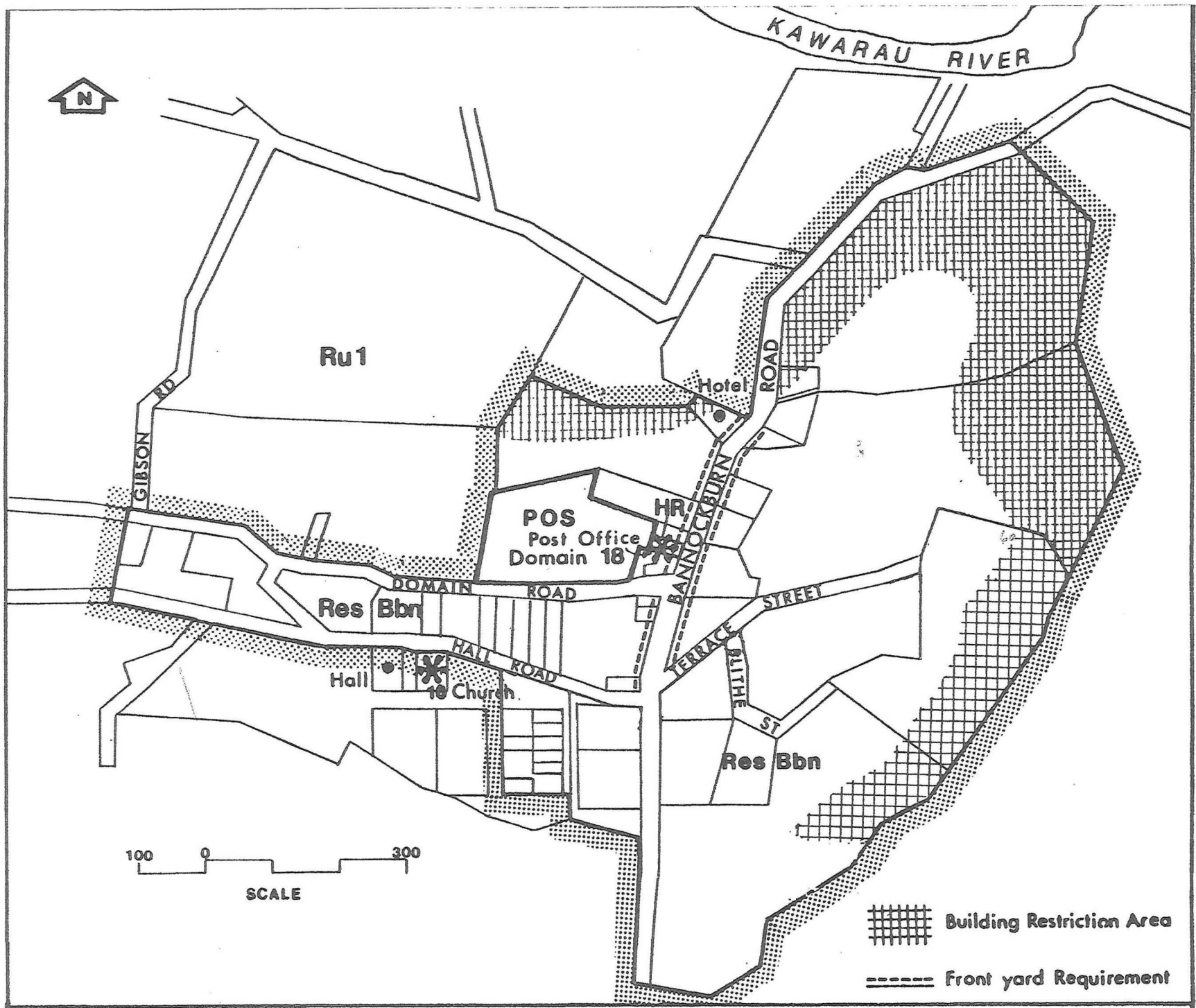
We oppose submission 82 to have smaller lots within the Bannockburn zone. Only provide for 2000 m² (min) size allotments to be consistent with existing established subdivision new and historic.

Small lots inappropriate
The trust has already subdivided 45 lots in three stages complying with existing large lot sizes.

We invested in one of those because of the large size compared with those available in Cromwell.

We seek that the whole of the submission 82 be disallowed.

Retain large lot residential zone minimum area 2000 m².



The sale of this land would fall outside low cost housing defined as:

- * "low to moderate income and asset households and priced so that the household is able to meet its housing and other essential basic living costs".

Another aspect of retention of the vineyard is pending government legislation on the protection of productive land. This land has produced wide ranging high quality outputs over generations and will continue to do so.

- * The ODT 28 April 2023 quoted an owner of the Domain Road Vineyard commenting that it is becoming increasingly difficult to run a vineyard with houses all around. It is worth pointing out that the number of houses opposite or adjacent to the vineyard has changed very little from when the vineyard was established. Our estimate is that 80% of the adjoining properties were in place prior to the current owners buying the land for the vineyard, they knew private residences existed at the time of sale of the land.

- * We believe the owners have been responsible neighbours but so have the surrounding households. We do not know of any significant adversarial action taken by surrounding properties causing loss of production or limit, work processes. The surrounding properties realize it is a trade-off: we enjoy the benefits of living adjacent to the vineyard and accept the workplace practices essential to running the vineyard.

- * The impact of Plan 19 enhances opportunism. The vineyard has been in place for many years and if Plan 19 had not eventuated no doubt the vineyard would continue to operate into the future.

JW Walton and others (7)

