

**BEFORE THE HEARINGS PANEL
FOR THE CENTRAL OTAGO DISTRICT PLAN**

UNDER the Resource Management Act 1991
IN THE MATTER OF Plan Change 19 to the Central Otago District Plan
SUBMITTERS **S Davies**

SUMMARY STATEMENT OF EVIDENCE FROM RICHARD ANDREW FORD

Dated 16 May 2023

LANDPRO LIMITED

PO Box 302, Cromwell, 9342
Licensed Cadastral Surveyor: Richard Ford
Tel: 027 494 4467
Email: richard@landpro.co.nz

1.0 INTRODUCTION

- 1.1 My full name is Richard Andrew Ford. My qualifications and experience are set out in my Evidence in Chief.
- 1.2 This Summary of Evidence sets out key points within my Evidence in Chief.

2.0 SUMMARY OF EVIDENCE

- 2.1 The subject site is 16.7732ha at the southern edge of Bannockburn located on Lynn Lane. It consists of several parcels of land held in an amalgamated record of title (785688). 1.89Ha of the land is zoned RRA(4) under the Operative District Plan (ODP) with the balance of the land is zoned RU. An approved Environment Court decision (Stage II Subdivision) to allow 4 residential allotments on some of this RU zoned land is currently being implemented.
- 2.2 Under the Plan Change 19 (PC 19) framework, the entirety of the subject site is proposed to be zoned RU. However, Ms White's s42A part 2 report recommends reinstatement of the same 1.89Ha of currently zoned RRA(4) land to LLRZ with a minimum lot size of 2000m² under PC 19.
- 2.3 In a departure from PC 19 framework, submission #147 seeks to have the LLRZ zone applied to the consented Stage II subdivision area. The immediately adjacent land to the South is also sought to be zoned as LLRZ, with appropriate BLR restrictions, in exchange for the aforementioned 1.89Ha of RRA(4) land which is utilised as productive vineyard.
- 2.4 It is considered from an infrastructure perspective, that the proposed relief does not introduce additional load on the network capacity beyond that already accounted for in Council's infrastructure planning. This is due to the equivalent area of land recommended to be zoned LLRZ in the s42A part 2 report being proposed to be exchanged due to its productive value.
- 2.5 The 2021 Cromwell water and wastewater supply scheme boundary is not coincident with the current RRA(4) boundary. Therefore, the recommended reinstatement to LLRZ in the s42A part 2 report will necessitate extraordinary connections to the network on the subject site.

- 2.6 In a similar manner to that operative RRA(4) zoning recommended in Ms White's s42A part 2 report to be reinstated under PC 19 to LLRZ, the Relief Area also sits outside the 2021 scheme boundary necessitating extraordinary connections.
- 2.7 The equivalent supply scheme boundaries in 2015 were also not coincident with the zone boundary, necessitating extraordinary connections to be required for Stage I & II subdivision. Extraordinary connections to Council's network are able to be accommodated, subject to additional scrutiny and meeting certain criteria to receive approval of the Chief Executive.
- 2.8 Water and wastewater network modelling was undertaken in 2017 to facilitate such connections for Stages I & II subdivision. This resulted in significant upgrades to the water reticulation network to rectify previously deficient firefighting capacity in the existing network. It also identified network capacity at that time for wastewater disposal, which was achieved through a private pumped sewer system. With only a pressure pipeline and backflow prevented boundary kit vested in Council, it helps provides attenuation of peak flows and provides emergency storage before discharge into the network assisting with addressing fundamental wastewater capacity constraints.
- 2.9 Considering the currently applicable access standards in Bannockburn, the proposed relief can be availed compliant legal and formed access upon subdivision. Based on my experience in nearby developments in Bannockburn, I am also of the belief that stormwater disposal, electrical reticulation and telecommunications can be dealt with adequately and will be assessed in appropriate detail by Council for engineering adequacy upon subdivision.
- 2.10 For the reasons considered above, I am of the opinion that infrastructure is not an impediment to the proposed rezoning of the Relief Area due to the influence of the Exchange Land offered, the level of capacity provided upon Stage II subdivision and the opportunity for appropriate future assessment for engineering adequacy upon subdivision. Thank you for the opportunity to present my evidence.



Richard Ford BSurv (Hons), MS+SNZ
Licensed Cadastral Surveyor – Landpro Limited
16 May 2023