

BEFORE HEARING COMMISSIONERS APPOINTED BY THE CENTRAL OTAGO DISTRICT COUNCIL

IN THE MATTER OF The Resource Management Act 1991 (**RMA** or **the Act**)

AND

IN THE MATTER OF Hearing of Submissions and Further Submissions on Proposed Plan Change 19 (**PC19**) to the Central Otago District Plan (**CODP** or **the District Plan**)

AND

IN THE MATTER OF Submissions and Further Submissions on Proposed Plan Change 19 by the Doug Jones Family Trust and Searell Family Trust No. 2 (submitter #82)

STAGE 2 – ZONING HEARING
SUMMARY OF EVIDENCE OF CRAIG ALAN BARR ON BEHALF OF THE DOUG JONES FAMILY TRUST AND SEARELL FAMILY TRUST NO. 2

Dated: 16 May 2023

Presented for filing by:
Chris Fowler
PO Box 18, Christchurch
T 021 311 784 / 027 227 2026
chris.fowler@saunders.co.nz

Introduction

- 1.1 My evidence relates to land owned the Submitters on Bannockburn Road, located generally opposite the Bannockburn Hotel.
- 1.2 Having considered the Section 42A reports, other submissions, and expert advice, the relief which I support has been revised as follows:
 - (a) MRZ area of 1.8ha with a maximum building height of 8.5m;
 - (b) MRZ Commercial Precinct 30m in width along Bannockburn Road to enable a single row of mixed use and local convenience retail activity;
 - (c) LLRZ over the remainder of the land with a minimum allotment size of 1000m² and average of 1500m².

Most appropriate zoning and mixed use activities

- 1.3 The MRZ and MRZ Commercial Precinct will make a direct contribution to greater opportunities for the needs of the community through a variety of housing under the MRZ and mixed use activities in the Commercial Precinct.
- 1.4 The LLRZ, MRZ and Commercial Precinct better gives effect to the NPS-UD by:
 - (a) Facilitating a well-functioning urban environment;
 - (b) Enabling a variety of housing to meet the needs of the community and to promote affordability and competitive land markets and enabling greater opportunities for development; and
 - (c) providing for intensification in a sensitive manner than can create vibrancy and an anchor to the centre of Bannockburn (Objective 3 and Policy 5). The Commercial Precinct helps PC19 give effect to the Cromwell Patial Plan where it refers to a mixed use in the heart of Bannockburn, as elaborated upon in Mr Milne's evidence.
- 1.5 The increase in density over the LLRZ land can provide an addition to the housing capacity at Bannockburn, at a density that is commensurate with the existing pattern of development within Bannockburn to date.

Amendments to the PC19 text

- 1.6 I have recommended some amendments to the PC19 text to accommodate the MRZ and MRC Commercial Precinct. These are summarised as follows:

- (a) LLRZ Chapter – a dedicated land use and subdivision standard which provides for a slightly higher residential density at Bannockburn;
- (b) MRZ Chapter – amendments to the following:
 - (i) introductory text to recognise the MRZ at Bannockburn;
 - (ii) A new objective and policy for the Commercial Precinct, which can apply district wide and are not only tailored for the proposed Commercial Precinct at Bannockburn;
 - (iii) A new restricted discretionary activity rule for buildings and activities within the Commercial Precinct;
 - (iv) A new standard to ensure the nature and scale of activities within the Commercial Precinct do not result in adverse effects on the viability and focus of Business Zones; and
 - (v) A rule limiting the building height in the MRZ (including the Commercial Precinct) to 8.5m, as is the case at Clyde)

1.7 I consider these amendments to integrate well with the PC19 text, can be applied universally to the adoption of the Commercial Precinct in other locations and do not conflict with the existing Business Zone framework in the ODP.

Infrastructure

1.8 Relying on the evidence of Mr Ford, the Site has capacity within the existing (i.e PC19) infrastructure capacity for up to 80 lots, and this can accommodate the proposal. I do not consider infrastructure constraints, which affect the network to be a reason to reject the rezoning.

1.9 Overall, I consider the proposed rezoning will best give effect to the NPS-UD and the Operative District Plan while achieving the PC19 framework.



Craig Barr
16 May 2023