

**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)

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**STAGE 2 – ZONING HEARING  
SUMMARY STATEMENT OF EVIDENCE OF TONY DOUGLAS MILNE ON BEHALF  
OF THE DOUG JONES FAMILY TRUST AND SEARELL FAMILY TRUST NO. 2**

Dated: 16 May 2023

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## INTRODUCTION

1. My full name is Tony Douglas Milne. My qualifications and experience are set out in my Evidence in Chief.
2. This Summary of Evidence sets out the key points within my Evidence in Chief.

## THE PROPOSAL AND ASSESSMENT OF EFFECTS

3. Under PC19, the Site is proposed to be zoned Large Lot Residential (**LLRZ**), which requires a minimum site size of 2000m<sup>2</sup> for residential subdivision and development. The building line restriction has been retained. The Submitter requests the Site be rezoned to a mix of LLRZ and Medium Density Residential (**MRZ**), to enable higher densities of residential activity than provided for under the PC19 Large Lot Residential, and that in addition, the zoning provide for retail, community facility activities and commercial activities.
4. Further, the submitter requests that rules LLRZ-S1 and SUB-S1 are amended so that the residential density and subdivision site standards in the Large Lot Residential Zone at Bannockburn is 1000m<sup>2</sup> minimum and 1500m<sup>2</sup> average. The proposal includes a small number of bespoke provisions for the Site to ensure built form appropriately takes into account the heritage values and amenity values of the setting. The proposal includes a Proposed Zoning Plan and an Indicative Outline Development Plan.
5. An assessment of the Sites landscape sensitivity has been undertaken, incorporating analysis of the Sites, and its receiving environment character and values. This has informed the proposed zoning and the indicative Outline Development Plan. From an urban form, landscape character and amenity perspective the key issues are following:
  - a. Effects of the proposed zoning on the open and rural character of the Site and the naturalness of the Site's landforms and vegetation patterns.
  - b. Effects of the proposed zoning on the character and amenity and the settlement pattern within Bannockburn.
  - c. Effects of the proposed zoning on the Significant Amenity Landscapes and Outstanding Natural Landscapes of the Kowarau River and the surrounding ranges.
6. The landscape values of the Site are varied. Overall, the Site and its setting is characterised by a rural and open character to the edge of Bannockburn. The

landforms within the Site are significantly modified because of previous human occupation and use, and it does not contain any outstanding or significant landscape features. Within the Site, there are several topographical and heritage constraints that result in large areas of the Site not well suited for development. Therefore, development potential and feasible yield will be dictated by this. The proposed zoning provides for a creative response to these constraints and the opportunity for the protection of the topographical and heritage features. An integrated subdivision proposal enabled by the indicative Outline Development Plan can appropriately provide for this.

7. Regarding the proposed MRZ and commercial precinct, this zoning will notably enhance the amenity of Bannockburn township through the establishment of an 'urban village' centre which will enhance the heritage values as well as general amenity of the town centre.
8. By providing for MRZ along Bannockburn Road with a lower density within the balance of the Site, in my opinion the proposed zoning is sensitive to the landscape character and values of the existing environment while also providing for development aligned with the Cromwell Spatial Plan.

#### **STATUTORY FRAMEWORK AND CROMWELL SPATIAL PLAN**

9. The statutory documents containing provisions relevant to the proposal are found in the Resource Management Act (RMA), NPS-UD, ORPS, the Central Otago District Council (CODC) Operative District Plan (ODP), the proposed PC19, as well as the Cromwell Spatial Plan. Overall, I am of the opinion the proposed rezoning is not contrary to the objectives and policies relating to urban form, landscape and amenity matters.
10. The vision for the settlement at Bannockburn is discussed on page 44 of the Cromwell Spatial Plan. Bannockburn is described as "*as small historic mining town*". It anticipates further growth as an "urban village" including convenience retail and tourism offerings and has identified a potential mixed-use village precinct area centred around the Domain Road and Bannockburn Road intersection. There is already a small cluster of historic buildings and retail / hospitality activities on the west side of Bannockburn Road.
11. Smaller lot sizes within the MRZ associated with a commercial village precinct are considered appropriate as this will contribute to the character of an '*urban village*' which is sought in the Cromwell Spatial Plan. Beyond this village

precinct and within the east part of the Site, an allotment size of 1000m<sup>2</sup> minimum and 1500m<sup>2</sup> average would be in keeping with residential development within the wider settlement area. A larger lot size is considered appropriate on the elevated areas of the Site, encompassing the hills and terraces in order to protect the values of these landforms and to promote an open form of development that retains qualities of the rural character environment.

## **CONCLUSION**

12. From an urban form, landscape, and visual amenity perspective I consider the proposed zoning to be more appropriate than the notified PC19 zoning as it provides for a more considered land planning approach to the Site. An approach that recognises the specific characteristics of the Site and appropriately manages the effects on the existing character and amenity of Bannockburn township.
13. Thank you for the opportunity to present my evidence and I am happy to answer any questions.

**Tony Milne**  
16 May 2023



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