

Resource Management Act 1991

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO SUBMISSION ON NOTIFIED PROPOSED PLAN CHANGE TO THE CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

(FORM 6)

To:

The Chief Executive

Central Otago District Council

PO Box 122 Alexandra 9340 RECEIVED 20/12/2022 CODC

19/193

Name of person making further submission

Name: Niall and Julie Watson
Postal address: 440 Bannockburn Road

Phone: 0274394757

Email: njwatsonnz@gmail.com (address for service)

Contact person: Niall Watson

- This is a further submission in support of and in opposition to submissions on Proposed Plan Change
 19 to the Central Otago District Plan.
- We have an interest in the proposal that is greater than the interest the general public has in the plan change, the grounds for saying this being:
- We own a house in Bannockburn Road, Bannockburn and have done so for over 20 years which been both a holiday home and a rental property.
- Our further submissions in support and in opposition to submissions made on the Central Otago
 District Plan Change 19 are included in the attached table and introductory explanatory note
- The reasons for our support and opposition are included in the attachment along with those submissions we seek to be allowed and those we seek to be disallowed.
- We wish to be heard in support of our further submission.
- If others make a similar submission, we will consider presenting a joint case with them at a hearing.

Niall and Julie Watson Signature of person making Further Submission

Date: 14 December 2022

Explanatory note

Our purpose here is to highlight the main themes in our 'further submissions' of which this explanatory note is a part. These themes are:

- We support all those submissions opposing the rezoning of Domain Road Vineyard, including Templars Hill as a LLRZ. Our reasons are elaborated in our primary submission but in addition now include the need to protect the productive soils upon which this high-quality vineyard grows. This is consistent with the National Policy Statement for Highly Productive Land 2022.
- 2. A number of submitters have proposed that minimum lot sizes be reduced from 2000m² in the Bannockburn LLRZ. Others have submitted, including ourselves, that if the proposal to rezone Domain Road Vineyard as LLR is accepted, then a larger (3000m²) lot size should be instituted in mitigation of the impacts of the rezoning. We now oppose this in the first instance because, apart from our complete opposition to any rezoning of the vineyard, there has been no community consultation in Bannockburn about changes to LLRZ lot sizes. We strongly recommend that the CODC embark on a residential development strategic planning exercise based on local consultation which would include, among other things, questions about lot sizes in Bannockburn.
- We support requiring developers to provide greenways, reserves and/or open spaces in new residential developments.
- 4. We have neither supported nor opposed the LLRZ rezoning proposals, including variance from the standard 2000m² LLRZ lot size, outlined in submissions 100, 127, 135, 143, 163. The reason for our position is that we support LLRZ residential development to the south of Bannockburn on soils not developed for horticultural use and/or less productive than those in the Domain Road Vineyard. Any such residential development should be located in a way that protects the rural heritage village character of Bannockburn and the expansive rural views it offers. We are aware that there has been no notification of these proposals which allow local residents to be informed of potential changes. Such notification is surely warranted given the scale and effects of the proposals. This, again, is why we believe the CODC should embark on a residential development strategic planning exercise for Bannockburn based on local consultation to consider these and any other proposals that may arise.

Further submissions

We support or oppose the submission of:	The reasons for our support or opposition are:	We seek that the whole or part of the submission be allowed or disallowed:	We wish to be heard in support of these further submissions
James and Gillian Watt,	The reason for our support is that	We seek	We wish to
james.b.watt53@gmail.com,	this submission is in accord with	that the	be heard.
submission 19, points 1 & 2.	the aspect of our original	whole of	
	submission that seeks to prevent	this	
We support both these points.	housing construction on Templars		

	Hill and protecting high quality viticultural land from housing subdivision.	submission be allowed.	
Gordon and Jen McGregor, gkmcgregor@gmail.com, submission 27, points 1 & 2. We support both these points.	The reason for our support is that this submission opposes the rezoning of Domain Road Vineyard and proposes an extension to the building line restriction in Domain Road area. This is in accord with our original submission.	We seek that the whole of this submission be allowed.	We wish to be heard.
Ralph Allen and Jostina Riedstra, ralphallen@orcon.net.nz, submission 29, points 1 & 2. We support both points.	The reason for our support is that this submission opposes the rezoning of Domain Road Vineyard and proposes a recognition of the existing QEII covenant over the submitters' property in Domain Road.	We seek that the whole of this submission be allowed.	We wish to be heard.
Gordon Stewart, bannockburn452@gmail.com, submission 34, points 1 & 2. We support point 1 and oppose point 2.	The reason for our support for point 1 is that this submission is in accord with the aspect of our original submission that seeks to prevent housing construction on Templars Hill.	We seek that the point 1 be allowed and point 2 be disallowed.	We wish to be heard.
Anthony Lingard, 26 Domain	We oppose point 2, that minimum lot sizes be reduced from 2000m² to 1000m², because there has been no community consultation in Bannockburn about such a change. We strongly recommend that the CODC embark on a residential development strategic planning exercise based on local consultation which would include, among other things, questions about lot sizes in Bannockburn.	We seek	We wish to
Road, Bannockburn stuling68@gmail.com, submission 45, point 1. We support point 1.	this submission opposes the rezoning of Domain Road Vineyard as outlined in our original submission.	that point 1 be allowed.	be heard.
Charles and Nicola Hughes, charliehugs76@gmail.com, submission 46, point 1. We oppose point 1.	The reason for opposing this submission is that it supports the rezoning of the Domain Road Vineyard which we oppose.	We seek that this point be disallowed.	We wish to be heard.

Roger Evans Family Trust, roger.evans@stafford.co.nz, submission 47, point 3. We support point 3.	The reason for our support is that this submission is in accord with the aspect of our original submission that seeks to prevent housing construction on Templars Hill.	We seek that point 3 be allowed.	We wish to be heard.
Merion (Mike) and Celia Davies, mikecelia@yahoo.com, submission 56, point 1. We support point 1.	The reason we support this submission is because it opposes the rezoning of Domain Road Vineyard.	We seek that point 1 be allowed.	We wish to be heard.
James Dicey, james@dicey.nz, submission 70, points relating the rezoning of Domain Road Vineyard, the protection of productive soils and the provision by developers of greenways. We support these points.	The reason we support these points is because they oppose the rezoning of Domain Road Vineyard and promote the protection of productive land consistent with the National Policy Statement for Highly Productive Land 2022. We support developers providing greenways.	We seek that these points be allowed.	We wish to be heard.
Brigid Anne and Jason David Short, shortsff@xtra.co.nz, submission 71, all points. We support all points.	The reason we support all of these points is that they are entirely consistent with our submission and give multiple reasons why Domain Road Vineyard should not be rezoned.	We seek that all points be allowed.	We wish to be heard.
Residents for Responsible Development of Cromwell (R4RDC), t.tinworth@xtra.co.nz, submission 75, points relating the rezoning of Domain Road Vineyard, the protection of productive soils and the provision by developers of greenways. We support these points.	The reason we support these points is because they oppose the rezoning of Domain Road Vineyard and promote the protection of productive land consistent with the National Policy Statement for Highly Productive Land 2022. We support developers providing greenways.	We seek that these points be allowed.	We wish to be heard.
Astrid Geneblaza, astrid.geneblaza@gmail.com, submission 78, we support all points except permitting as a form of mitigation any subdivision of Domain Road Vineyard into 3000m² lots.	The reason we support all points except permitting any subdivision of Domain Road Vineyard (into 3000m² lots) is because having reviewed the submissions there is substantial support for the status quo in the Domain Road area and there is abundant opportunity for extension of the residential zone to the south of the village.	We seek that all points, barring the reference to subdivision of Domain Road Vineyard, be allowed.	We wish to be heard.

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	Changing of current lot sizes		
	should not proceed because		
	there has been no community		
	consultation in Bannockburn		
	about such a change. We strongly		
	recommend that the CODC		
	embark on a residential		
	development strategic planning		
	exercise based on local		
	consultation which would, among		
	other things, include questions		
	about lot sizes in Bannockburn.		
Jones Family Trust and Searell	The reason we oppose these	We seek	We wish to
Family Trust,	points is that changes in	that points	be heard.
craig@townplanning.co.nz,	minimum lot sizes should not	1 & 3 be	
submission 82, points 1 & 3.	proceed when there has been no	disallowed.	
	community consultation in		
We oppose these points.	Bannockburn about such a		
	change. We strongly recommend		
	that the CODC embark on a		
	residential development strategic		
	planning exercise based on local		
	consultation which would, among		
	other things, include questions		
	about lot sizes in Bannockburn.		
Dr Wendy Bamford and Mr	The reason we support point 'a' is	We seek	We wish to
Graham Bamford,	that it opposes the rezoning of	that point	be heard.
wbamford@xtra.co.nz,	Domain Road Vineyard, including	'a' be	
submission 84, point 'a'.	Templars Hill.	allowed.	
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We support point 'a'.			
Perkins Miller Family Trust,	The reason we support this	We seek	We wish to
harvey@peopleandplaces.co.nz,	submission, (apart from the	that all of	be heard.
submission 52, all points.	proposal to permit, as a form of	this	
Sub-mission S2, an pointer	mitigation residential zoning of	submission	
We support all this submission	Domain Road Vineyard into	be allowed	
except for the proposal to	3000m² lots.) is that it is	except for	
permit, as a form of mitigation	otherwise entirely consistent with	the	
residential zoning of Domain	ours and in particular its	proposal for	
Road Vineyard into 3000m ² lots.	opposition to the rezoning of	3000m ² lots	
noda vineyara into 3000in 10ts.	Domain Road Vineyard.	on the	
	20an Roda vincyara.	Domain	
		Road	
		Vineyard	
		area which	
		should be	
		disallowed	
David Olds.	The reason we support point 2 is	We seek	We wish to
	The reason we support point 2 is		
david.olds@aderant.com,	that it opposes the rezoning of	that this	be heard.
submission 86, point 2.	Domain Road Vineyard.	point be	
		allowed.	

We support point 2.			
Peter and Ngaire Grellet,	The reason we support all points	We seek	We wish to
grellet@extra.co.nz, submission	except permitting any subdivision	that all	be heard.
92, we support all points except	of Domain Road Vineyard (into	points,	
permitting as a form of	3000m ² lots) is because having	barring the	
mitigation subdivision of	reviewed the submissions there is	reference	
Domain Road Vineyard into	substantial support for the status	to	
3000m ² lots.	guo in the Domain Road area and	subdivision	
	there is abundant opportunity for	of Domain	
	extension of the residential zone	Road	
	to the south of the village.	Vineyard	
		into	
	Changing of current lot sizes	3000m ²	
	should not proceed because	lots, be	
	there has been no community	allowed.	
	consultation in Bannockburn		
	about such a change. We strongly		
	recommend that the CODC		
	embark on a residential		
	development strategic planning		
	exercise based on local		
	consultation which would, among		
	other things, include questions		
	about lot sizes in Bannockburn.		
Jim and Diane Walton et al.,	The reason we support these	We seek	We wish to
jwwdh hd w@gmail.com,	points is because they oppose the	that these	be heard.
submission 97, points regarding	rezoning of Domain Road	points be	
Domain Road Vineyard,	Vineyard and support the	allowed.	
Templars Hill.	protection of Templars Hill from		
·	housing development.		
We support these points.			
Nita Smith and Keiran Parsons,	The reason for our position is that		We wish to
nita.j.smith@gmail.com;	while we support LLRZ residential		be heard.
kieranparsons6@gmail.com,	development to the south of		
submission 100, entire	Bannockburn we are aware that		
submission.	there has been no notification of		
	this proposal which allows local		
Neither support nor oppose.	residents to be consulted.		
	We strongly recommend that the		
	CODC embark on a residential		
	development strategic planning		
	exercise based on local		
	consultation about extension of		
	the residential zoning and the		
	configuration of new residential		
	areas in Bannockburn.		
Geoffrey Owen and Ingrid	The reason we support all points	We seek	We wish to
Janice Poole,	except permitting any subdivision	that all	be heard.
poolefam@xtra.co.nz,	of Domain Road Vineyard (into	points,	
submission 101, we support all	3000m ² lots) is because having	barring the	

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points except permitting as a form of mitigation any subdivision of Domain Road Vineyard into 3000m² lots.	reviewed the submissions there is substantial support for the status quo in the Domain Road area and there is abundant opportunity for extension of the residential zone to the south of the village. Changing of current lot sizes should not proceed because there has been no community consultation in Bannockburn about such a change. We strongly recommend that the CODC embark on a residential development strategic planning exercise based on local consultation which would, among other things, include questions about lot sizes in Bannockburn.	reference to subdivision of Domain Road Vineyard into 3000m² lots, be allowed.	We wish to
Suz Allison, suznlloyd@xtra.co.nz, submission 103, we support all points except permitting as a form of mitigation any subdivision of Domain Road Vineyard into 3000m² lots.	The reason we support all points except permitting any subdivision of Domain Road Vineyard (into 3000m² lots) is because having reviewed the submissions there is substantial support for the status quo in the Domain Road area and there is abundant opportunity for extension of the residential zone to the south of the village. Changing of current lot sizes should not proceed because there has been no community consultation in Bannockburn about such a change. We strongly recommend that the CODC embark on a residential development strategic planning exercise based on local consultation which would, among other things, include questions about lot sizes in Bannockburn.	We seek that all points, barring the reference to subdivision of Domain Road Vineyard, be allowed.	We wish to be heard.
Britta Sonntag, britta huwald@hotmail.com, submission 104, point opposing the rezoning of Domain Road Vineyard.	The reason we support this point is that it is consistent with our original submission.	We seek that this point be allowed.	We wish to be heard.
We support this point. Jill Marshall, landjmarshall72@gmail.com,	The reason we support all points except permitting any subdivision	We seek that all	We wish to be heard.

submission 105, we support all	of Domain Road Vineyard (into	points,	
points except permitting as a	3000m ² lots) is because having	barring the	
form of mitigation any	reviewed the submissions there is	reference	
subdivision of Domain Road	substantial support for the status	to	
Vineyard into 3000m ² lots.	quo in the Domain Road area and	subdivision	
,	there is abundant opportunity for	of Domain	
	extension of the residential zone	Road	
	to the south of the village.	Vineyard,	
		be allowed.	
	Changing of current lot sizes		
	should not proceed because		
	there has been no community		
	consultation in Bannockburn		
	about such a change. We strongly		
	recommend that the CODC		
	embark on a residential		
	development strategic planning		
	exercise based on local		
	consultation which would, among		
	other things, include questions		
	about lot sizes in Bannockburn.	14/	
Robyn Jane Fluksova and	The reason we support all points	We seek	We wish to
Jindrich Fluksa,	except permitting any subdivision of Domain Road Vineyard (into	that all	be heard.
<u>irfluksa@yahoo.co.nz</u> , submission 120, we support all	3000m ² lots) is because having	points, barring the	
points except permitting as a	reviewed the submissions there is	reference	
form of mitigation any	substantial support for the status	to	
subdivision of Domain Road	quo in the Domain Road area and	subdivision	
Vineyard into 3000m ² lots.	there is abundant opportunity for	of Domain	
Time yar a mile dedem leter	extension of the residential zone	Road	
	to the south of the village.	Vineyard,	
		be allowed.	
	Changing of current lot sizes		
	should not proceed because		
	there has been no community		
	consultation in Bannockburn		
	about such a change. We strongly		
	recommend that the CODC		
	embark on a residential		
	development strategic planning		
	exercise based on local		
	consultation which would, among		
	other things, include questions		
Donna Hall	about for sizes iii baiiii on baiiii	Mo sook	Ma wish to
Donna Hall, donna@donnahall.nz,	The reason we support all points except permitting any subdivision	We seek that all	We wish to be heard.
	of Domain Road Vineyard (into		be neard.
submission 115, we support all points except permitting as	3000m ² lots) is because having	points, barring the	
mitigation any subdivision of	reviewed the submissions there is	reference	
Domain Road Vineyard into	substantial support for the status	to	
3000m² lots.	quo in the Domain Road area and	subdivision	
5555 10551	que the bomain nous area and	555011151511	

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	there is abundant opportunity for	of Domain	
	extension of the residential zone	Road	
	to the south of the village.	Vineyard,	
		be allowed.	
	Changing of current lot sizes		
	should not proceed because		
	there has been no community		
	consultation in Bannockburn		
	about such a change. We strongly		
	recommend that the CODC		
	embark on a residential		
	development strategic planning		
	exercise based on local		
	consultation which would, among		
	other things, include questions		
	about lot sizes in Bannockburn.		
Graeme Crosbie,	The reason we oppose both of	We seek	We wish to
info@domainroad.co.nz,	these points relating to the	that points	be heard.
submission 117, points 1 & 2.	inclusion of Domain Road	1 & 2 be	be fieuru.
305111531611 117, points 1 & 2.	Vineyard in the LLRZ and reducing	disallowed.	
We oppose both points.	lot sizes to 1000m ² is because the	disallowed.	
we oppose both points.	first point is contrary to our and		
	many other submissions and the		
	second requires further		
	community consultation.		
	community consultation.		
	Changing of current lot sizes		
	should not proceed because		
	there has been no community		
	consultation in Bannockburn		
	about such a change. We strongly		
	recommend that the CODC		
	embark on a residential		
	development strategic planning		
	exercise based on local		
	consultation which would, among		
	other things, include questions about lots sizes in Bannockburn.		
lack Longton and Karas Lillian		Mo so al:	Mo wish to
Jack Longton and Karen Lillian	The reason we support all points	We seek	We wish to be heard.
Searle, jack@tiqvah.co.nz,	except subdivision of Domain	that all	be neard.
submission 119, we support all	Road Vineyard (into 3000m² lots)	points,	
points except permitting as a	is because having reviewed the	barring the	
mitigating factor, subdivision of	submissions there is substantial	reference	
Domain Road Vineyard into	support for the status quo in the	to	
3000m ² lots.	Domain Road area and there is	subdivision	
	abundant opportunity for	of Domain	
	extension of the residential zone	Road	
	to the south of the village.	Vineyard,	
	G	be allowed.	
	Changing of current lot sizes		
	should not proceed because		

	there has been no community		
	consultation in Bannockburn		
	about such a change. We strongly		
	recommend that the CODC		
	embark on a residential		
	development strategic planning		
	exercise based on local		
	consultation which would, among		
	other things, include questions		
	about lot sizes in Bannockburn.		
Harold Kruse Davidson,	The reason for our position is that		We wish to
matt@ladpro.co.nz, submission	we are aware that there has been		be heard.
127, entire submission.	no notification of this proposal		201100101
127, Chare Submission.	which allows local residents to be		
Neither support nor oppose.	consulted.		
Neither support not oppose.	consuited.		
	We strongly recommend that the		
	CODC embark on a residential		
	development strategic planning		
	exercise based on local		
	consultation about extension of		
	the residential zoning and the		
	configuration of new and existing		
	residential areas in Bannockburn.		
Ros and Peter Herbison,	The reason we support this point	We seek	We wish to
rospete@xtra.co.nz, submission	is that it is entirely consistent	that this	be heard.
134, the point opposing the	with our submission.	point be	
rezoning of Domain Road		allowed.	
Vineyard.			
We support this point.			
Cairine Heather McLeod,	The reason for our position is that		We wish to
campbell@chasurveyors.co.nz,	while we support LLRZ residential		be heard.
submission 135, entire	development to the south of		
submission.	Bannockburn we are aware that		
	there has been no notification of		
Neither support nor oppose.	this proposal that allows local		
	residents to be consulted.		
	We strongly recommend that the		
	CODC embark on a residential		
	development strategic planning		
	exercise based on local		
	consultation about extension of		
	the residential zoning and the		
	configuration of new and existing		
	residential areas in Bannockburn.		
Bannockburn Responsible	The reason we support these	We seek	We wish to
Development Inc.,	points is that they are consistent	that these	be heard.
james@dicey.nz, submission	with our submission.	points be	Se neard.
140, points opposing the	with our subillission.	allowed.	
140, points opposing the		allowed.	

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rezoning of Domain Road			
Vineyard and retention of the			
current no-build restrictions.			
We support these points			
We support these points.	The second for some section is the t		14/:-l- 4
Koraki Ltd and Scott Scott Ltd,	The reason for our position is that		We wish to
kiscott@outlook.co.nz,	we are aware that there has been		be heard
submission 143, entire	no notification of this proposal		
submission.	which allows local residents to be consulted.		
Noith or our part was a suppose	consuited.		
Neither support nor oppose.	We strongly recommend that the		
	CODC embark on a residential		
	development strategic planning exercise based on local		
	consultation about extension of		
	the residential zoning and the		
	configuration of new and existing		
	residential areas in Bannockburn.		
Professor Jennifer Dixon,	The reason we support all points	We seek	We wish to
jennydixon017@gmail.com,	except subdivision of Domain	that all	be heard.
submission 154, we support all	Road Vineyard (into 3000m² lots)	points,	be fleard.
points except permitting as a	is because having reviewed the	barring the	
mitigating factor, subdivision of	submissions there is substantial	reference	
Domain Road Vineyard into	support for the status quo in the	to	
3000m² lots.	Domain Road area and there is	subdivision	
	abundant opportunity for	of Domain	
	extension of the residential zone	Road	
	to the south of the village.	Vineyard,	
		be allowed.	
	Changing of current lot sizes		
	should not proceed because		
	there has been no community		
	consultation in Bannockburn		
	about such a change. We strongly		
	recommend that the CODC		
	embark on a residential		
	development strategic planning		
	exercise based on local		
	consultation which would		
	include, among other things,		
	questions about lot sizes in		
	Bannockburn.		
Werner Murray,	The reason we oppose reducing	We seek	We wish to
carolynwerner@mac.com,	the LLRZ minimum lot size to	that this	be heard.
submission 156, point one.	1400m ² is because there has	point be	
	been no community consultation	disallowed.	
We oppose this point.	in Bannockburn about such a		
	change. We strongly recommend		
	that the CODC embark on a		
	residential development strategic		

	planning exercise based on local consultation which would, among other things, include questions about lot sizes in Bannockburn.	
John and Rowan Klevstul and	The reason for our position is that	We wish to
Rubicon Hall Road Ltd,	while we support LLRZ residential	be heard.
office@townplanning.co.nz,	development to the south of	
submission 163, entire	Bannockburn we are aware that	
submission.	there has been no notification of	
	this proposal which allows local	
Neither support nor oppose.	residents to be consulted.	
	We strongly recommend that the	
	CODC embark on a residential	
	development strategic planning	
	exercise based on local	
	consultation about extension of	
	the residential zoning and the	
	configuration of new residential	
	areas in Bannockburn.	