

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)

19/237

To: The Chief Executive
Central Otago District Council
PO Box 122
Alexandra 9340

RECEIVED
20/12/2022
CODC

Name of person making further submission

Name: D. J. Jones Family Trust and N.R Searell Family Trust

Postal address: C/- Town Planning Group PO Box 2559 Queenstown

(Or alternative method of service under [section 352](#) of the Act)

Email: Craig@townplanning.co.nz

Contact person: Craig Barr

This is a further submission opposing a submission on Proposed Plan Change 19 to the Central Otago District Plan.

I am:

- 1. A person representing a relevant aspect of the public interest, the grounds for saying this being:**
N/A
; or
- 2. A person who has an interest in the proposal that is great than the interest the general public has, the grounds for saying this being:**

The D. J. Jones Family Trust and N.R Searell Family Trust (**Trust**) own land located at 88 Terrace Street Bannockburn legally described as Lot 4 DP 339137 and is held within Record of Title 474127, and the property to the north legally described as Part Section 103 Block I Cromwell SD held in Record of Title OT16B/1179.

The sites are located at the terminus of Terrace Street Bannockburn within the Central Otago District, and is zoned Residential Resource Area (4) (RRA(4)) in the Operative Central Otago District Plan. The site is affected by a building line restriction overlay (**BLR**) identified on the District Plan Maps,

Under PC19, the site is zoned Large Lot Residential, which requires a minimum site size of 2000m² for residential subdivision and development. The BLR has been retained.

The Trust are directly affected by the Submission, in particular the decision sought in the submission in relation to the provision of open space and walkways on the land opposite the Black Rabbit restaurant at 430A Bannockburn Road, and the BLR over their land.

; or

3. The local authority for the relevant area.

N/A

- I oppose the submission of:

Submitter 92 Peter and Ngaire Grellet

By way of summary, the Submitter seeks the following decisions from the local authority:

- *the Central Otago District Council make provision for a public open-space reserve on Bannockburn Road (opposite to the Black Rabbit restaurant) and public walkway access across that space to the Bannockburn inlet*
- *a reduction of the eastern boundary of the residential footprint so that a building line is established which will prevent housing being seen from the Bannockburn inlet;*
- *an extension of the southern boundary of the residential footprint over to School Road to accommodate housing construction in the folds of the land but not on ridges in a newly designated residential area.*

- The reasons for my opposition are:

- **Open space and walkways**

The Submitter seeks that the Central Otago District Council make provision for a public open-space reserve on Bannockburn Road (opposite to the Black Rabbit restaurant) and public walkway access across that space to the Bannockburn inlet

The Trust are the property owners of the land opposite the Black rabbit restaurant at 430A Bannockburn Road, and could conditionally support opportunities for open space and walkways on the basis that there are higher densities of residential development, and mixed use activities provided for by way of zoning on the Trust's land which justifies the provision of land for open space and walkways.

Currently the very low suburban density anticipated at Bannockburn through PC19 (2000m²) does not justify open space parks and the loss of land for walkways. For the above reasons the submission is opposed, however the Trust is open to opportunities for open space and walkways over their land if there is an uplift in land use zoning such as low density and mixed use local convenience retail activities, which may assist with the allocation of some of the Trust's land for open space and walkways.

- **Building Line Restriction**

The Submitter seeks the eastern extent of the Bannockburn residential footprint is reduced, which is inferred to be an increase of the BLR over the Trusts land at Terrace Street Bannockburn.

The BLR is not identified in the Council's section 32 evaluation, and the existing Operative District Plan provisions relating to the BLR at Bannockburn are not adequately supported by the identification of a resource management issue, nor any adequate policy framework directing the outcomes to be achieved where applications for resource consent are made for buildings within a BLR.

There is insufficient justification to retain the BLR in the location identified on the District Plan maps. There is insufficient justification to extend the BLR over the Trusts land as requested by the Submitter.

- I seek that the parts of the Submitter's submission in the relation to open space and walkways over the Trusts land, and the BLR be rejected.
- I wish to be heard in support of my further submission.

Date: 20 December 2022

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