

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)

19/238

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 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 D. J. Jones Family Trust and N.R Searell Family Trust are directly affected by the Submission, in particular the decision sought in the submission to retain the BLR over their land and to confirm a residential density of 2000m².

; or

3. The local authority for the relevant area.

N/A

- I oppose the submission of:

Submitter 74 Mason and Julie Stretch.

- The reasons for my opposition are:

- **Building Line Restriction**

The Submitter supports the retention of the BLR at Bannockburn, and seeks that the BLR is extended beyond the residential area of Bannockburn (however there are not any maps or further explanation provided identifying the additional area where the BLR would extend to).

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.

- **Residential Density at Bannockburn**

The Submitter supports the retention of a 2000m² lot size/residential density at Bannockburn, without any averaging provision.

This part of the submission is opposed because it is considered to overlook the opportunities that higher levels of residential density (i.e. greater density than 2000m²), can result in higher residential amenity, and streetscape amenity than the status quo which has developed to date in Bannockburn.

Higher densities of residential activity, if appropriately located and designed can contribute to good neighbourhood amenity and provision of services through a higher population of residents which can increase vibrancy, diversity, housing choices and provision of infrastructure in Bannockburn. Higher residential densities also help justify the ability for developers and the Council to justify the provision of amenities in future subdivision and

development such as walkways, parks and other mixed-use activities such as small scale commercial and convenience retail activities.

The continuance of a 2000m² residential density at Bannockburn only provides amenity through a large lot suburban development style subdivision and development, which does not equate to a well-functioning urban environment that can otherwise be achieved through higher densities of residential subdivision and development.

- I seek that the parts of the Submitter's submission in the relation to the BLR and residential density at Bannockburn be rejected.
- I wish to be heard in support of my further submission.

Date: 20 December 2022

Email: Craig@townplanning.co.nz

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Contact Person: Craig Barr