

Resource Management Act 1991

Submission on Notified Proposed Plan Change to Central Otago District Plan

Clause 6 of Schedule 1, Resource Management Act 1991

(FORM 5)

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

Details of submitter

Name: Ralph Allen and Jostina Riedstra _____

Postal address: _6 Kakapo St, St Leonards, Dunedin 9022
(Or alternative method of service under [section 352](#) of the Act)

Phone: _03 4710532

Email: ralphallen@orcon.net.nz

Contact person: _Ralph Allen_
(Name & designation, if applicable)

This is a submission on proposed Plan Change 19 to the Central Otago District Plan (the proposal).

I am not* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (*select one)

The specific provisions of the proposal that my submission relates to are:
(Give details, attach on separate page if necessary)

Rezoning of land on Domain Rd, Bannockburn, presently zoned RU (Domain Road vineyard) and Residential Resource Area 4 (our own property at 49 Domain Rd), as large lot residential.

This submission is:

(Attach on separate page if necessary) Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

We oppose a specific part of the application. Until recent decades Bannockburn was a peaceful hamlet of a few permanent residences and holiday homes, interspersed with undeveloped rural land. After the Clyde Dam was built, Bannockburn suddenly became a desirable residential location, as well as being recognised as suitable for growing grapes. The ambience of the area changed vastly. Domain Road retained its former character for surprisingly long, partly because a former orchard was converted to vineyard (Domain Road) and a couple of former small holdings, including our own, were not subdivided.

The proposed plan will destroy what's left of most of the rural character of the western end of Domain Rd. The only open space, of which there is now precious little left in Bannockburn, will be our land, which is protected from subdivision by a QE2 Open Space Covenant.

We submit that, to retain the little that's left of Bannockburn's former peaceful semi-rural and historical character, the plan change should not proceed on the north side of Domain Rd. We further submit that the zoning of our own property at 49 Domain Rd should reflect its permanent rural and historical character and open space covenant, rather than any potential for residential development. _____

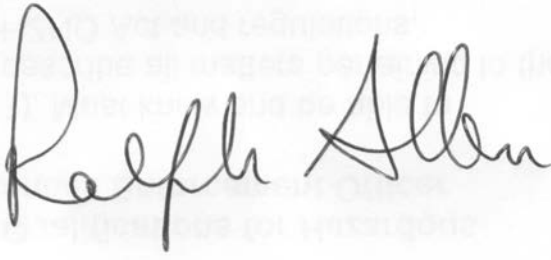
I / We seek the following decision from the consent authority:

(Give precise details, including the general nature of any conditions sought)

Do not allow the zoning of RU zoned land on the north side of Domain Rd to be changed to large lot residential. Rezone the property at 49 Domain Rd from Residential Resource Area 4 to RU or equivalent to reflect its permanently rural character and historical values. _____

- **I oppose the application**
- **I do not wish to be heard in support of this submission** *(select one)*

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.



Signature

30 August 2022

Date

Submissions close at 4pm on Friday 2 September 2022

Submissions can be emailed to districtplan@codc.govt.nz

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that a least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:*
- it discloses no reasonable or relevant case:*
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:*
- it contains offensive language:*
- it is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.*