

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
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Details of submitter

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

We are not a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991

The specific provisions of the proposal that this submission relates to are:

- a) Re-zoning of Rural Resource Area Property, Bannockburn Domain Road Vineyard, to Large Lot Residential (LLRZ)
- b) The proposed residential footprint of Bannockburn as depicted in aerial photograph entitled Cromwell Ward.

This submission is:

With respect to **a) above**, while the Central Otago District Plan (Change 19) has been formally notified, it was clear from our conversations with Bannockburn neighbours that most had no idea of the changes proposed for their village or of the submission process. The council has done a very poor job of communicating with Bannockburn residents. As an example, of the three drop-in sessions organised for the Cromwell area, none was organised in Bannockburn.

At the drop-in session with the council planner in the Cromwell Library on August 30th we were told that the owner of the Domain Road Vineyard has asked for a zoning change of the property from a Rural Resource Area to Residential to allow its subdivision for housing development. We were further told that the minimum lot size would be 2000 square metres with a 7 metre roadside setback. If this were to come to

fruition, the character of the current high amenity green space adjacent to The New Zealand Department of Conservation Te Papa Atawhai Bannockburn Sluicings Reserve, Templars Hill and Domain Road would be detrimentally affected.

As residents of Domain Road, we wish to voice our **strong opposition** to the proposed re-zoning of the Domain Road Vineyard for the following reasons:

- Bannockburn is a high amenity village set in a nationally important heritage landscape and is at the centre of an internationally significant wine-growing region. It is an international and domestic tourist destination. The proposed re-zoning of the Domain Road Vineyard will detract from the village's current very attractive landscape character and remove one of its iconic vineyards.
- Despite the plan objective that a Large Lot Residential Zone provides a 'pleasant, low-density living environment' the proposed minimum site area of 2000 square metres will result in a severely reduced greenspace and produce a much less pleasant environment in Bannockburn.
- The proposal, if allowed, will turn the current pleasant rural village into an environment that resembles a suburb of Cromwell.
- Housing on the ridgeline of Templars Hill and in the greenspace currently in grapes will greatly restrict the visual amenity of many residents of Domain Road and Hall Road who now enjoy an unobstructed largely rural view towards the Pisa Range.
- Increased traffic along Domain Road will likely result from the proposed re-zoning. This increased traffic will be hazardous for pedestrians (locals and visitors) who currently enjoy strolling up the road to enjoy the rural vista and to walk through the Sluicing's reserve. It will also affect the safety of cyclists, children in the neighbourhood and those holidaying in the Bannockburn Domain campground.
- The likely increase in traffic will also demand that Domain Road be widened, and traffic be managed better at the Domain Road/Bannockburn intersection. This widening and associated roadworks will further undermine Bannockburn's pleasant village character.
- While the proposed re-zoning will certainly financially advantage the vineyard owner, the disamenity it will create will come at a considerable cost to Bannockburn residents, visitors and the pleasant character of the village.

With respect to **b) above**, at the Cromwell drop-in session we were given an aerial photograph (entitled Cromwell Ward) of the proposed new residential footprint for Bannockburn. As Bannockburn residents **we oppose** the proposed new residential footprint for the following reasons:

- There is inadequate provision for public open reserve space within the footprint beyond that currently provided by the Domain. In the interests of social, community and environmental sustainability now is the time to take the opportunity to reserve greenspace adjacent to the Black Rabbit restaurant and formalise walking access from Bannockburn Road to the Bannockburn Inlet across that space before such opportunities are lost to housing. We understand that the land in question is held in private freehold title but if the proposed residential plan goes ahead, reserving this important greenspace and the possibility of creating public access will never occur.
- If the proposed eastern boundary of the footprint (beyond the end of Terrace Street) remains, residents of, and visitors to, the Bannockburn Inlet will see the new housing which will have the effect of undermining the rural character of the Inlet area. Extension of residential zoning at this eastern boundary will also create traffic congestion and the increased possibility of accidents at the Terrace Street/Bannockburn Road intersection. This traffic congestion will detract from Bannockburn's current village character.
- The proposed footprint does not extend the possibility of using land currently zoned as rural to the south of the village towards Schoolhouse Road for the building of housing that could be placed into the folds of the land easily and inconspicuously. If the residential footprint boundary was extended south then it would be essential to prohibit housing construction on ridgelines and protect currently

viculturally productive land and heritage sites from housing development. In this way, the high amenity rural and village character of Bannockburn will be conserved.

We seek the following decisions from the consent authority:

With respect to **a) Re-zoning of Rural Resource Area Property, Bannockburn Domain Road Vineyard, to Large Lot Residential (LLRZ)** we seek that:

- the Domain Road Vineyard remain zoned as a Rural Resource Area – and thus be prevented from subdivision for housing.
- if a decision is made to go ahead with the re-zoning, we ask the Central Otago District Council to:
 - raise the residential unit size to 3000 square metres;
 - prohibit any housing being built on the northern slope of the vineyard area and on Templars Hill;
 - increase the setback of any buildings bordering Domain Road to 20 metres from the boundary with the road.

With respect to **b) The proposed residential footprint of Bannockburn as depicted in the aerial photograph entitled Cromwell Ward** we seek 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;
 - 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 Schoolhouse Road to accommodate housing construction in the folds of the land but not on ridges in a newly designated residential area.
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- **We wish to be heard in support of this submission**
 - **We will consider presenting a joint case if others make a similar submission**

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

Harvey C Perkins and Judith H Miller

Signature

31 August, 2022

Date

Submissions close at 4pm on Friday 2 September 2022

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