



## 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: Meirion and Celia Davies

Postal address:

16 Uxbridge St, Dunedin 9010

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

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Email: [mikecelia@yahoo.com](mailto:mikecelia@yahoo.com)

Contact person: Meirion Davies and Celia Davies  
*(Name & designation, if applicable)*

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

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

~~I / We am / am not (select one) directly affected by an effect of the subject matter of the submission~~

- (a) adversely affects the environment; and  
(b) does not relate to trade competition or the effects of trade competition.

*\*Delete this paragraph if you are not a trade competitor.*

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

*(Give details, attach on separate page if necessary)*

Development of Domain Road Vineyard for housing

**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 the application  
(separate page submitted)

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

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

To refuse this application and the land to remain as is, with no housing development

- I ~~support~~ / oppose the application OR ~~neither support nor oppose~~ (select one)
- I ~~wish~~ / do not wish to be heard in support of this submission (select one)
- \*I / We will consider presenting a joint case if others make a similar submission

*\*Delete this paragraph if not applicable.*

**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.**

David Davies  
Signature

Date

1 September 2022

Submissions close at 4pm on Friday 2 September 2022

Submissions can be emailed to [districtplan@codc.govt.nz](mailto: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.*



## Submission

### Plan change 19

Proposal for a housing development of the Domain Road Winery Bannockburn by the CODC.

The land at Domain Road is both fertile and productive. It has been cultivated to grow first fruit and then vines, as well as providing much needed employment for local people. To use this land as a housing development is both wasteful and unwise.

The main industries within the Cromwell Bannockburn area are viticulture and tourism. The workers employed in these occupations are not receiving high wages and are not able to buy homes locally. The CODC needs to be looking at providing these workers with an affordable option.

The development of large sections, (1500 square metres or more), is not going to produce low-cost housing. These properties are going to be expensive and likely to be valued in excess of one million dollars. This land will probably be taken up by retirees and not be affordable for workers

We believe that at present the focus of the district council should be in providing for the local work force. Low-cost housing should be situated nearer to Cromwell and the local facilities. Bannockburn does not have facilities available to cater for an increase in the population. The development of houses in Bannockburn will mean that families will have to travel further to access services, such as schools, supermarkets and doctors etc.

Mike and Celia Davies

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Bannockburn