

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

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

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Contact person: _____James Dicey
(Name & designation, if applicable)

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 (*select one)

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

The sections that relate to Bannockburn:

Large lot residential zone - Objectives LLRZ - 01 to 03

Policies LLRZ P1 to P8

Rules LLRZ R1 - R14

Standards LLRZ S1 to S7 Zone map Bannockburn including building line restriction

In Addition:

- Productive land

- Small lot size
- Parking
- Rooding
- Greenways

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.*

I support the above provisions of Plan Change 19 for the Bannockburn Zone, with the exception of the inclusion of what is known as the Domain Road Vineyard.

The plan change is consistent with previous zoning decisions, consistent with the objectives of the Masterplan and we consider it to be appropriate for Bannockburn.

I specifically support the following:

- Retention of the current no build restrictions
- Movement to a minimum lot size of 2000m² (rather than averaging)

I reject the inclusion of the Domain Road vineyard as this is highly productive land and is already established as a productive vineyard.

In Addition:

Productive Land

More protection needs to be afforded to productive land as highlighted in the following documents

- Partially Operative Otago Regional Policy Statement, Policy 4.5.1 f 1. *Providing for rural production activities by minimising adverse effects on significant soils and activities which sustain food production;*
- Consider the impact of the soon to be gazetted National Policy Statement on Highly Productive Land, which has as its core aim promotion of the sustainable management of New Zealand's productive land.
- Cromwell 'Eye to the Future' Masterplan Spatial Framework
 - Objective 1: sense of place - protecting and celebrating Cromwell's valued landscape, conservation and heritage setting

- *Use an identifiable and enduring urban boundary for Cromwell that recognises the valued productive and landscape setting, and protects the wider Basin from encroaching development.*
- Objective 2: manage urban form and settlement to achieve an effective and efficient pattern of development
 - *Retain the productive capacity of rural areas, protecting rural land around the town and within wider Basin in a considered and strategic manner, acknowledging the significance of climatic and other factors to localised growing environments, allied productivity outputs, and GDP.*
 - *Manage reverse sensitivity impacts by segregating polluting or noisy industrial and commercial recreation uses, farming activities and strategic infrastructure, from residential and commercial environments.*
- Objective 7: rural productive environments, landscape and amenity values
 - *Provide for the efficient and effective functioning of rural areas within the Cromwell Basin.*
 - *Manage the subdivision, use and development of rural land cognisant with the productive environment, and its associated operational and investment profile.*
 - *Maintain and enhance areas and features of cultural, historical, landscape or ecological value.*
 - *Ensure development is compatible with rural character and avoids reverse sensitivity impacts, including managing subdivision to avoid 'rural residential' or 'semi-urban' development/loss of resources created by fragmentation of productive land.*
 - *Provide appropriate separation or buffering for environmental protection.*
 - *Clearly demarcate rural and urban boundaries.*
 - *Acknowledge the unique 'A World of Difference' values and resources within Cromwell's rural frame and manage in accordance with these attributes to defined environmental objectives (as correlated to the community's expressed preference to avoid urban sprawl, and to recognise and protect the significant investment, landscape and amenity values).*

- *The amenity, visual, landscape and productive values associated with the land surrounding Cromwell are addressed above. The values and attributes of these areas/resources are considered strategically significant to the local and export economy (including tourism markets) and are a form of 'conservation' or 'special character' environments not able to be replicated elsewhere. They are also a key element to;*
 - *The Spatial Framework: Spatial Plan and to the consolidation of urban growth within existing Cromwell.*
 - *A sustainable and innovative economy.*

If a section of land in a productive land zone can be proven by an expert to be unproductive it could be subdivided for a residential development. This could be achieved:

- With smaller lots sizes down to 500m² so as not to encroach on productive land
- If reverse sensitivity issues could be resolved/mitigated
- Utilities such as power, water and wastewater can be proven to be effectively managed.

Small lot size

For small lot sizes it is important that houses are orientated and designed as such to use the environment to its advantage and to reduce their impact on neighbouring homes. For example shading, shadow diagrams to be submitted with resource consent or building consent to ensure appropriate effects, size and placement of outdoor living spaces which are address by the supporting Design Guide

Parking

The proposed plan changes call for a minimum of one carpark space per household unit. This seems insufficient for the following reasons:

- It does not take into account things such as trailers, boats, jet skis, caravans etc that people have on their property that take up carparking space.
- The requirement for multiple vehicles per household. As a significant number of people travel out of town for work be it to a local vineyard or orchard or travel through to work in a neighbouring town such as Wanaka or Queenstown.

- People in a flatting situation. With multiple couples flatting together it is conceivable that there are two vehicles per couple to get to their places of work.
- Compounded by the fact that there is no public transport system in Cromwell and none planned for the foreseeable future.

Therefore, we suggest that there is a minimum of one, carpark per bedroom per household unit. In a four bedroom house, provision for four car parks – on and off street.

There needs to be provision for future practical access to onsite electrical vehicle charging which takes into account the number of vehicles able to be parked at the property and/or alternatively a community charging station with a suitable number of EV rapid chargers.

Roading

Due to the lack of off street parking in new subdivisions like Summerfields in Cromwell cars are parking on the footpaths and grass verges to allow for enough room for one car to pass along the road. In other areas people are parking on greenways.

Roads need to be significantly wide enough to allow cars to be legally parked on both sides of the road such that they don't impede:

- bidirectional vehicle movement on the road itself
- impede emergency vehicles
- impede utility vehicles such as rubbish trucks from carrying out their tasks

Greenways

With higher density residential housing comes reduced green spaces by their nature. It was identified in the Cromwell 'Eye to the Future' Masterplan Spatial Framework that greenways were important to the community.

- Objective 5: residential development and amenity
 - *Retain, enhance and extend the greenways of Cromwell including within new residential developments and infill areas.*
- Objective 8: connectivity – a compact walking and cycling town
 - *Objective 8 also seeks to promote ease of access throughout the town by all sectors and age groups of the community (enhanced by its generally flat topography), and to discourage*

new development 'turning its back' and/or 'privatising' edges to major landscape features, including the lakeshore and associated open space.

- *The availability and use of existing and potential greenways is a significant element to Cromwell's connectivity within different areas and to key facilities such as schools, neighbourhoods, the local dairy and so on. They are a much valued feature of the town, and provide a degree of shelter to users during hot and/ or windy days. The greenways also provide borrowed landscapes/ townscapes, affording nearby and more distant views within most residential areas of Cromwell.*
- *Objective 8 notes the desirability of extending these corridors within greenfield areas, linking to key nodes and community facilities. Presently mature plantings are mostly deciduous species. It would seem possible to trial some inter-plantings of native species to assist habitat values and as aligned with improved environmental sustainability.*
- *New and existing greenways are an important offset to an increased density of development facilitated by the Spatial Framework: Spatial Plan.*

Therefore, greenway planning and implementation must not be ad hoc and be part of a greater coordinated Council plan to provide safe and accessible connectivity to the community such as to but not limited to:

- Schools
- Central businesses district and places of work
- Community facilities and recreational activities for example pools, bike parks, cycle trails and lake front
- Ripponburn Rest Home
- The new yet to be established underpass provided for under PC14 which will in turn provide access to the new Shannon Farm subdivision and proposed mountain bike park.
- Future subdivisions

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

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

Accept the proposed provisions as notified with the exception of the change of land use for the Domain Road vineyard from Rural to LLRZ.

Productive Land:

- Analyse land subject to PC19 and ensure it receives appropriate levels of protection and is excluded from the scope of PC19.

Small lot size:

For small lot sizes it is important that houses are orientated and designed as such to use the environment to its advantage and to reduce their impact on neighbouring homes.

Parking:

- There is a minimum of one carpark per bedroom per household unit.
- There needs to be provision for future practical access to onsite electrical vehicle charging which takes into account the number of vehicles able to be parked at the property or alternatively a community charging station with a suitable number of EV rapid chargers.

Roading:

Roads need to be significantly wide enough to allow cars to be legally parked on both sides of the road such that they don't impede:

- bidirectional vehicle movement on the road itself
- impede emergency vehicles
- impede utility vehicles such as rubbish trucks from carrying out their tasks

Greenways:

For new subdivisions the developer must provide a greenway with following features:

- Connects/aligns to existing neighbouring greenways
- Provide safe community access via a suitable greenway to:
 - Community facilities
 - Schools
 - Recreational areas
 - Areas of work/business
- Greenway to be:
 - A minimum of 50m wide
 - Have a suitable paved path

- Have a CODC approved irrigation system
- Be suitably landscaped
- Considers future neighbouring developments

- **I support the application** (*select one*)
- **I 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

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.*