

## 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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Contact person: A L Geneblaza

**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**

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

a) Re-zoning of Rural Resource Area Property, Bannockburn Domain Road Vineyard, to Large Lot Residential (LLRZ)

**This submission is:**

While it is acknowledged that the Central Otago District Plan (Change 19) has been formally notified, Bannockburn residents were mostly unaware of the changes proposed for their village or the submission process. The communication by the council of the proposed changes with Bannockburn residents has been extremely poor. In my previous experience with the council in regard to a subdivision, I had to endure the council signs nailed to my fence for months at both ends of the property during the busiest season of the year and there was a mail drop detailing the process to lodge a submission.

As an owner of properties on Domain Road and Hall Road, I wish to voice my **strong opposition** to the proposed re-zoning of the Domain Road Vineyard for the following reasons:

- The proposed re-zoning of the Domain Road Vineyard will detract from the village's current very attractive landscape character.

- 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 much less pleasant living environment in Bannockburn.
- Housing on the ridgeline of Templars Hill 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. The likely increase in traffic may also require that Domain Road be widened, which 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.

**I seek the following decision 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:

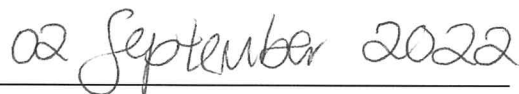
- the Domain Road Vineyard remain zoned as a Rural Resource Area – and thus be prevented from subdivision for housing.
- if a decision is made to go ahead with the re-zoning, we ask the Central Otago District Council to:
  - o raise the residential unit size to 3000 square metres;
  - o prohibit any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

- **I strongly oppose the application**
- **I wish to be heard in support of this submission**
- **I will consider presenting a joint case if others make a similar submission**

**In lodging this submission, I understand that our 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](mailto:districtplan@codc.govt.nz)**