

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

RECEIVED
2/09/2022
CODC

19/84

Details of submitter

Name: Dr Wendy Bamford and Mr Graham Bamford

Address: 26 Hall Road, Bannockburn, RD2. Central Otago

Phone: 0273400502 and 0273388055

Email: wbamford@xtra.co.nz

Contact person: Dr Wendy Bamford

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 my submission relates to are:

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

This submission is:

With regard to a) above, while Change 19 of the Central Otago District Plan had, I understand been notified through a formal process, many of our Bannockburn neighbours, including us, had any idea of the quite significant changes proposed for our village. The communication around this has been sadly lacking for those most affected by this change. There was no drop-in session organised for Bannockburn, but there were at least 3 for Cromwell. There were no mail drops or a heads up of any kind. We all lead busy lives with many of us working outside of Bannockburn, and we sometimes do not read everything we should.

However as this is a significant change, we believe there should have been more steps taken to inform the people of Bannockburn of this, particularly those like us who are intimately located around Domain Road/Hall Road area. A public meeting at least, at the Bannockburn Hall to alert us all to such a big change,

A request for a zoning change from that of a Rural Resource Area to Residential, to allow subdivision for a large housing development with minimum sized lots of 2000 square metres and a 7-metre roadside setback is inappropriate we would have thought given that 'PC 19 does not propose to alter the zoning or framework in relation to the rural, business, or industrial resource areas or rural settlement zone. This proposal certainly does exactly that – propose a change to our rural settlement zone. This proposal would also completely change the current green space, which is adjacent to the NZ Department of Conservation Bannockburn Sluicing's reserve, to the detriment of the Bannockburn area and particularly that around Domain Road.

As long-term (40 years) permanent residents of Bannockburn, with a property that overlooks the vineyard area and at the lower end of our property, runs past Domain Road area, we are voicing our very strong opposition to the proposed re-zoning of the Domain Road Vineyard.

- Bannockburn has important heritage value to the Central Otago area, and as such is a national and international tourist destination. Residential zoning will destroy this heritage character and destroy the whole feel of Bannockburn as a village.
- Bannockburn is also well known as a wine growing region, yet this proposal would see the removal of a vineyard and allow the construction of housing which will also take away from our village's character – we would no longer be a rural village. This would also increase the amount of traffic, cause more noise, parking congestion and reduce the 'holiday', relaxed rural feel. There undoubtedly would also need to be roadworks to widen roads and manage the traffic moving onto Bannockburn/Domain Road intersection and an upgrade of infrastructure to accommodate this proposal. This will further impact on the special village feel of Bannockburn.
- Housing on Templar Hill would directly impact on the view of many residents on Domain Road and certainly for us on Hall Road.
- This proposal would also impact on the wildlife that abounds in Bannockburn as lizards, native birds (tui, karearea and quail) as they will be driven out by residences. And with more housing there will be more cats and dogs which will impact further on our wildlife.

As to B) and, the aerial photo, we oppose the new residential footprint as:

- We have noted that over the years many of the walking paths have been removed with buildings and other developments. Surely this is the time to reserve greenspace in a strategic way and formalise access. For example, from the Bannockburn Hotel across to the inlet. This is a much valued and highly used track – we could lose public access if the proposed residential plan goes ahead.
- We seek to have the rural and village character of Bannockburn retained so that Bannockburn is not just another suburb of Cromwell created, as it looks to be in this footprint.

We seek the following decision from the consent authority:

a) Re-zoning of Rural Resource Area Property, Bannockburn Domain Road Vineyard to large lot residential

- We seek that the Domain Road Vineyard remains zoned as a Rural Resource Area and thus cannot be used as subdivision for housing

If any decision is made to go ahead then

- There should be no allowance of any housing or building of any type being built on Templar Hill
- There needs to be an increase to the residential unit size to no less than 3000 square metres
- There needs to be an increase to the distance that houses bordering Domain Road are to be set back – we propose 20 metres

b) The proposed residential footprint of Bannockburn as shown in the aerial photo entitled Cromwell Ward

- There needs to be a public walkway across the reserve on Bannockburn Road to the inlet to ensure access for all
- **We wish to be heard in support of these submissions**
- **We will consider presenting a joint case if others make a similar submission**

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.

Wendy Bamford
Signature

1 September 2022
Date

Graham L Bamford
Signature

1 September 2022
Date

Submissions close at 4pm on Friday 2 September 2022

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