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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
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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 trade competitors for the purposes of section 308B of the Resource Management Act 1991

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

1. Re-zoning of Rural Resource Area Property at Bannockburn, namely Domain Road Vineyard, to Large Lot Residential Zone (LLRZ)
2. Bannockburn residential zone as currently depicted in aerial photograph entitled Cromwell Ward.

Our submission is:

Rezoning of Domain Road rural land to large lot residential

1. While Plan Change 19 was notified some considerable time ago some effects of the proposals it contains are obscured by the lack of explicit description in the document; a lack of on-site notification; and a lack of local consultation so that many with an interest in Bannockburn and its future development have not been aware of what needs to be seen as a significant change – rezoning of rural land to residential land.
2. A reading of the 'Primary Changes' on the first page of the 'Residential Chapter Provisions' makes no mention of Bannockburn and in fact only mentions one location. A reader has to refer to the

appendices and specifically to the maps to see what is going on but even then the individual maps are not clear.

3. From a drop-in session in Cromwell we understand that the choice of the Domain Road Vineyard area for a zone change from rural to residential is justified by some earlier planning exercise but it is not referenced. No account seems to have been taken of its value as prime horticultural land.
4. The proposed change affects residential property holders adjacent but also affects the overall character of Bannockburn as a small township in a rural setting. At present Domain Road is a small country lane with low levels of traffic a not very well developed walking accessway to a large DOC reserve area and to Felton Road. It is popular with walkers and part of its charm is that it is bounded by a relatively large area of rural land in vineyard with landscape evidence of historic mining activity. In our view replacing that with a large block of residential housing will degrade the existing landscape amenity and impose a dense suburban feel even with large lot residential zoning because it is mostly flat. By comparison residential developments including subdivisions in pasture to the south of Hall Road are softened or hidden by rolling topography.
5. There is apparently an argument that there is an efficiency gain because of existing infrastructure in the Domain Road area, but town water is delivered up the valley at least as far as Jocelyn Road and the significant increase in vehicle traffic in Domain Road will surely result in expansion of the road to accommodate the markedly increased traffic flow.

Bannockburn Residential Zone

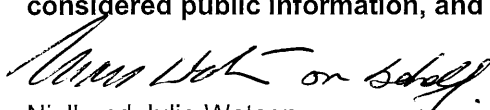
6. There is a lack of provision in the Plan Change for the maintenance and enhancement of the village characteristics of Bannockburn beyond lot size and reserves contribution. For recreational amenity areas Bannockburn currently relies primarily on an area of as yet undeveloped residential land opposite the cafe. The existing walkway from Bannockburn to the inlet is at the discretion of an accommodating landowner. There seem to be no efforts to enhance Bannockburn residential amenity at the same time as the identification of areas for future residential development
7. The lack of identified greenspaces, footpath connections, green corridors, avoidance of urban sprawl and visibility should all be addressed at the same time as plan changes seeking to expand the area of land available for residential housing. These amenities should be shown on planning maps as existing or proposed

We seek the following decision from the consent authority:

1. That the re-zoning of Rural Resource Area Property at Bannockburn, namely Domain Road Vineyard, to Large Lot Residential Zone (LLRZ) be deleted from Plan Change 19.
2. That the Central Otago District Council reconsider and redefine the residential zone for Bannockburn to include proposals for public amenity areas and established connecting pedestrian pathways. This to include consideration of:
 - a. alternative areas for expansion of the residential zone, particularly to the South where there is existing subdivision occurring, and
 - b. the current need for expansion of the zone given the extent of unused areas within the residential zone

- **We oppose the element of Plan Change 19 outlined in 1. Above, namely the rezoning of Domain Road Vineyard land to LLRZ**
- **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.



Niall and Julie Watson
Signature

1 September 2022
Date