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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  
 Central Otago District Council  
 PO Box 122  
 Alexandra 9340

#### Details of submitter

Name: David Olds

Postal address: 151 Paterson Rd, RD2 Cromwell, 9384 ( Bannockburn )

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

Phone: 0204 076 9858

Email: david.olds@aderant.com

Contact person: David Olds

*(Name & designation, if applicable)*

**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**  
 (\*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 – including :

Large Lot Residential Zone Objectives LLRZ – 01 – 03

Policies LLRZ P1 to P8

Rules LLRZ R1 – R14

Standards LLRZ S1 to S7

Zone map of Bannockburn including all building restriction lines

**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 majority of the changes included in plan change 19 for the Bannockburn zone. In particular

- I wish to strongly recommend that the plan retains and vigorously defends the current no-build ( building restriction ) lines at the western end of the village ( overlooking the Bannockburn inlet ) and on Templars Hill ( overlooking Felton Road )
- I also strongly support the move to minimum 2000 sqm section sizes within the zone instead of the current average 2000 sqm, which allowed for minimum sizes on 1500 sqm
- the plan change is consistent with previous zoning decisions, is consistent with the objectives of the master plan, and would maintain the current amenity values of the Bannockburn township.

I **do not** support the redesignation of the Domain Road Vineyard as LLRZ as part of Plan Change 19, and feel that any zoning change for this property would be better handled by a private plan change application.

This would allow for proper notification and scrutiny by affected parties. I have recently spoken to a number of immediate neighbours of this property who were not aware of the proposal to redesignate this land. My reasons for opposing the redesignation at this point are :

- this would have a more than minor impact on the visual amenity of many properties in Bannockburn, including those along Domain Rd and Hall Rd.
- this is currently highly productive agricultural land and should remain as such.

**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. Any change in designation for that land should be covered by a separate notified private plan change.

- **I support the application ( qualified support )**
- **I 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 Olds, 151 Paterson Rd  
RD2, Bannockburn 9384

2/9/2022

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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)

### **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.*