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CODC

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: Ernae Pont

Postal address: 127 Bannockburn Road
(Or alternative method of service under section 352 of the Act)

Phone: 0223730284

Email: ponty@jeqmail

Contact person: Ernae Pont
(Name & designation, if applicable)

This is a submission on proposed Plan Change 19 to the Central Otago District Plan (the proposal).

I am ~~am~~ **not*** a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (*select one)

~~We are~~ **am not** (select one) directly affected by an effect of the subject matter of the submission that:

(a) ~~adversely affects the environment; and~~

~~(b) does not relate to trade competition or the effects of trade competition.~~

*Delete this paragraph if you are not a trade competitor.

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

(Give details, attach on separate page if necessary)

- (1) Zone Changes
- (2) Residential Building on Bannockburn Rd

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.

see attached Oppose Zone Changes size of perimeter
Emission

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

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

- ~~I support / oppose the application OR neither support nor oppose (select one)~~
- ~~I wish / 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.

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.

From: [Graeme Pont](#)
To: [District Plan](#)
Subject: Fwd: District plan changes
Date: Monday, 29 August 2022 3:18:42 pm
Attachments: [img20220829_15020096.pdf](#)
[img20220829_15045924.pdf](#)
[img20220829_15114173.pdf](#)
[img20220829_15124031.pdf](#)
[img20220829_15134780.pdf](#)

----- Forwarded message -----
From: **Graeme Pont** <pontygj@gmail.com>
Date: Mon, Aug 29, 2022 at 3:14 PM
Subject: District plan changes
To: <districtplan@code.govt.nz>

Hi Anne

Property Owner 127 Bannockburn Road , Woodfield estate
Legal Desc LOT 4 DP 344034

Thankyou for giving your time to discuss the proposed changes to the district plan .
I will Drop in and talk this through with application submission tomorrow, in Cromwell as
I am not away yet as we thought .

I am writing to the council to oppose the planned Zone changes in reducing the size of
properties through subdivision within the Woodfield Estate on Bannockburn Road.
All current owners who have built here with the intention of owning a larger property for
their enjoyment, privacy and lifestyle, now to be compromised by proposed Zoning
changes to increasing housing density in this area .

I wish to advise that within that consent process of the Woodfield Estate, there is the
provision that Rule 4.7.2(including the relevant standards of rule 4.7.6) will apply to future
development on the proposed allotments .**This includes a separation distance between
building platforms of 50 Metres** (in terms of Rule 4.7.2 (i) (d) and the controls on
colours (in terms of Rule 4.7.6D).

The proposed intention to reduce the size of the properties (LLRZ-S1)from 6000sq Metres
+ , to 2000 Sq metres could very well have an effect on positioning new building platforms
with existing and new septic tanks ,or even connecting to existing and new services for
sewage. Plus the additional traffic volumes to and from existing properties on Woodfield
Estate to the 100k limit on Bannockburn Road .

Q: What is the minimum size area required on a section for Septic tanks ?)

In my opinion the Council's proposed new density Zone change for the boundary should
be on the north side, outside of the Woodfield Estate properties . (between boundaries 109
Bannockburn road and Woodfield Estate , and along too, including 58 Bannockburn Road
) , therefore moving it from Panners Cove properties as defined in the proposed new Plan.

I do oppose the smaller size sections on properties over all, on Bannockburn Road and
Richard Beach Road.

Where properties are subdivided outside of Woodfield Estate but on the boundary of
Richard beach Road or Paper roads , (for example like directly opposite ourselves Rear

boundary).

All New subdivisions, any services ,(Power, Water, Communications etc), should come from Richard Beach Road itself . Those costs absorbed and covered by the developer. Therefore not adding to any existing covenant's of supply or access to or from Woodfield Estate properties .

Rgds
Graeme Pont

Plan, and that the net effect will be that two additional dwellings will be visible adjacent to the road if consent is granted to the proposed subdivision.

The submission of I Coutts and L Foster raised concerns with respect to the potential contamination of their bore water source. Mr Thomson presented an assessment at the hearing of the likely impact of domestic wastewater and sewage effluent from septic tanks within the subdivision on groundwater in the area, particularly with respect to Coutts/Foster water bore. Mr Thomson addressed in detail the location of paleochannels beneath the Cromwell Flats in the vicinity of the subject site and concluded that there was an extremely low risk of bore contamination from lots at the south end of the subdivision. In Mr Thomson's professional opinion such contamination would be an "extremely unlikely event" having regard to the geological characteristics of the site and environs.

Effluent disposal will be in accordance with the relevant standard and it is noted that the Otago Regional Council is the regulatory authority responsible for addressing the effects of discharges to ground and their relationship with bores.

Mr Ryan confirmed that it is the applicant's intention to remove existing trees and to establish fast growing dense cover trees in a 10 metre wide strip adjacent to the Bannockburn Road frontage of the site, as promoted by Zyzykoff Olives Ltd. "Fir" trees are not favoured having regard to their road shading and wilding spread capabilities.

The provisions of Rule 4.7.2(i) (including the relevant standards of Rule 4.7.6) will apply to future development on the proposed allotments. This will include a separation distance between building platforms of 50 metres (in terms of Rule 4.7.2(i)(d)) and controls on colours (in terms of Rule 4.7.6D). The amended plan of subdivision C748A demonstrated that the 50 metre separation distance is readily achievable on the proposed allotments. The rules relating to future buildings will provide for some degree of openness in terms of separation and will enhance the prospect of dwellings blending with the natural colours of the landscape.

The Council is satisfied that any adverse effects in terms of vehicle movements on Bannockburn Road have been mitigated by the applicant's proposal to confine vehicular access to three access points onto Bannockburn Road. The Council also considers it appropriate to apply a condition restricting vehicular access via the unformed legal road adjacent to Lots 2, 4, 5, 8 and 9.

The Council is satisfied that the provision of water supply and effluent disposal can be addressed through the imposition of appropriate conditions of consent, particularly having regard to the evidence presented by Mr Thomson at the hearing. It is reasonable to acknowledge that the site could be subdivided and developed in accordance with the Rural Residential provisions of the Proposed District Plan, with the result that three residential activities with on-site effluent disposal could be established on allotments having an average area of 2 hectares.

Which Areas

LT 344034 (Title Plan)

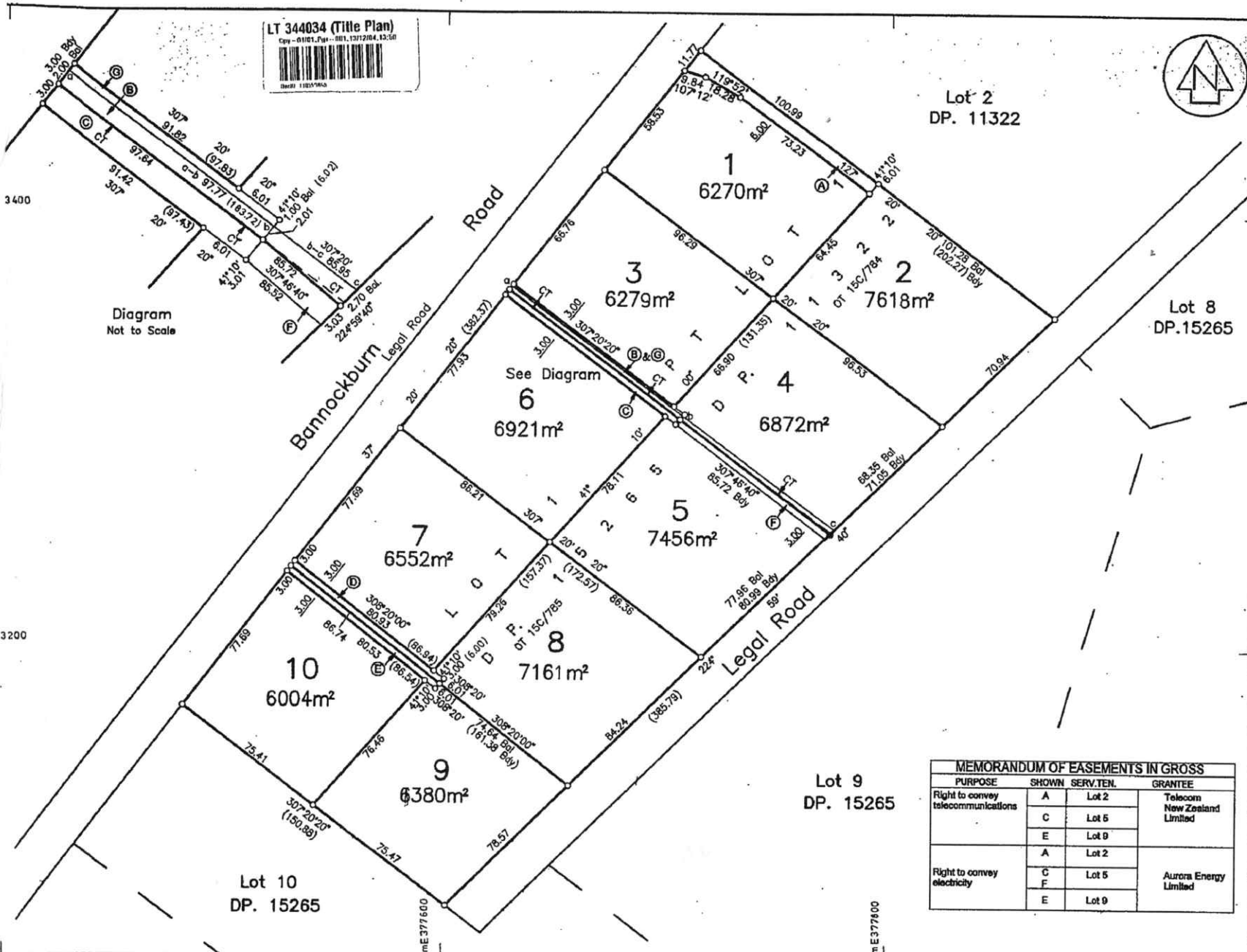


Diagram Not to Scale



APPROVALS:
I hereby certify that this plan was approved by the Central Otago District Council pursuant to Section 223 of the Resource Management Act 1991, on the 23rd day of October 2004, subject to the granting or reserving of the easements shown in the Memorandum hereon.
[Signature]
Authorised Officer

Pursuant to Section 224(c) of the Resource Management Act 1991, I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Central Otago District Council and that a Consent Notice has been issued in respect of those conditions that have not been complied with.
Dated this 15th day of November 2004.
[Signature]
Authorised Officer

EXISTING EASEMENT			
PURPOSE	SHOWN	SERV.TEN.	REFERENCE
Right to convey telecommunications, water	a - b b - c	Lot 4	T 624610.2 T 5890335.1
MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERV.TEN.	DOM.TEN
ROW, Right to convey telecommunications, water, electricity	A	Lot 2	Lot 1
	B, G	Lot 4	Lot 3, 5 & 8
	C	Lot 5	Lot 3, 4 & 6
	D	Lot 8	Lot 7, 9 & 10
	E	Lot 9	Lot 7, 8 & 10

Note:
Approved as to addition of existing easement T 5890335.1
[Signature] Approving Surveyor

CLASS OF SURVEY: I

NEW C'ST ALLOCATED			
Lot 1	Lot 2	Lot 3	Lot 4
180930	180931	180932	180933
180934	180935	180936	180937
180938	180939		

Total Area 6.7513 ha
Comprised in OT 15C/785, OT 15C/784

[Signature] Charles Hughes
being a person entitled to practise as a licensed cadastral surveyor, certify that (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002; (b) This dataset is accurate, and has been created in accordance with that Act and those Rules.
Dated at CROMWELL this 21st day of October 2004.
[Signature]

MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERV.TEN.	GRANTEE
Right to convey telecommunications	A	Lot 2	Telecom New Zealand Limited
	C	Lot 5	
	E	Lot 9	
Right to convey electricity	A	Lot 2	Aurora Energy Limited
	C	Lot 5	
	E	Lot 9	

D. DISTRICT OTAGO

LOTS 1 - 10 BEING SUBDIVISION OF LOT 1 DP 15265 & PT LOT 1 DP 11322

TERRITORIAL AUTHORITY Central Otago District
Surveyed by C. Hughes & Associates
Scale 1:1250 Date October 2004

Deposited by Land Information NZ on 10.12.04
14.2.05
File 3708
Received 22-11-04
Instructions DP 344034



Scale: 1:1034
Original Sheet Size A4
Projection: NZTM2000
Bounds: 1299543.96613444,5002697.95063125
1299824.16883696,5002853.10193235

The information displayed in the Geographic Information System (GIS) has been taken from Central Otago District Council's (CODC) databases and maps.
Digital map data sourced from Land Information New Zealand (LINZ).
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