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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: Jim Walton Diane Walton Alan McKeen

Postal address: 39^{§ 41} Domain Rd Bannockburn
(Or alternative method of service under section 352 of the Act)

Phone: 445 1539

Email: jwudhw@gmail.com

Contact person: Jim Walton
(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 am / ~~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)

refer to attached

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 We seek the following decision from the consent authority:**

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

to oppose the proposed plan change to
C O D C District Plan

- 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

ets 2 Sept. 2022
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.

The Chief Executive Officer
Central Otago District Council
P O Box 122
Alexandra

Submission
Plan Change 19

Comment

Up to this stage CODC has not made any attempt to consult with Bannockburn residents in the way of background information/consultative sessions but has imposed these proposed changes with very tight response times. A quick check with our neighbors made it clear nobody had any idea of what CODC intends and given the very tight time frame to reply, is an indication of the intent of CODC to proceed at all costs.

The desire of CODC to expand the land available for more houses could be seen as a progressive move **but the reduction if not destruction of visual, historic and heritage values will be a major retrograde step.**

Our impression is that CODC Tourism Strategy and the Cromwell Master Plan make much of protecting heritage in all its diverse formats but it seems these heritage values can be discarded when convenient to do so by CODC.

The removal of vinyards located in rural residential areas in order to make land available for housing is a low cost commitment for the council but an enduring loss to residents.

The development now underway at the top end of Hall Road when linked to the CODC proposed change of use actions in Domain Road, Terrace street and adjacent to the lake enabling mass housing to be established will result in major traffic and infrastructure issues.

The scale of the proposed changes will require CODC to undertake extensive and costly infrastructure redevelopment throughout Bannockburn with all its attendant limitations on egress, noise, dust and inconvenience spread over a long period of time borne by residents who will gain nothing from the planned actions.

Additional housing in settled areas will impose visual and environmental degrading of the immediate landscape. **Multi story buildings will impose their imprint on the landscape and detract from existing visual and aesthetic values.**

Our opposition

We oppose the proposed new residential footprints for the following reasons.

The removal of open spaces and the inadequate provision of new open community spaces will create an inner city type environment. Any current green spaces contained within the proposed land use changes must be preserved.

The rural character of the Bannockburn inlet will change with mass housing imposed on the area. This development has to be viewed with concern by all residents to ensure changes will be made to these planned actions.

As residents of Domain Road we voice our strong opposition to the proposed rezoning of Domain Road vineyard.

Bannockburn has high heritage values. Domain Road is part of this cohort. The changes outlined by CODC will remove these landscape values forever and remove a significant wine growing operation as well as the loss of employment.

The recommended 2000m² per section will result in significant reduction of green spaces.

It seems the desire of CODC is to convert Bannockburn to a suburb at any cost to residents and the environment.

Housing on Templars Hill will be a visual eyesore and a constant reminder of what has been lost if these proposed actions are enacted.

Increased traffic along Domain Road will make a casual walk along the road a hazardous undertaking. The road will be widened and with the loss of green frontages along the road; adds to previous comment on the loss of green spaces.

If the proposed changes are made to the existing vineyard, then as local residents, we can only hope the subdivision will have adequate green spaces within its boundaries and that consideration is given to egress in and out of the subdivision.

It seems the only person to gain from this transformation is the current vinyard owner but the cost of change in dilution of amenity values will be borne by residents.

We believe green space should be reserved for residents opposite the Black Rabbit restaurant and create formal walking access from this green space to the inlet. While the land is probably held in private title if CODC are prepared to undertake the changes they outline in their land use proposals, surely they can ensure land use change for these green spaces are made on behalf of the community.

Extensive new housing in the Terrace Street area will create traffic problems at the Terrace Street/Bannockburn Road intersection which once again will destroy Bannockburn's village character.

Considerable land suitable for houses is available south of the village towards Schoolhouse road. The land is undulating and we believe that reticulated services are not far away from this area. To the west of Bannockburn is an extensive area of flat land off Sandflat Road. The development of significant

housing in one or both these area would remove the need to destroy the heritage, character and values of present day Bannockburn.

What do we want?

That Domain Road winery is rezoned as a Rural Resource Area to prevent it being used for housing.

If the proposed vineyard development goes ahead we want the residential unit size raised to 3000m²

Prohibit any housing on Templars Hill and the northern slopes of the vineyard

Ensure adequate set- back for any buildings bordering Domain Road to be 20 m or greater from the road.

Our actions

We wish to be heard in support of this submission

We will consider presenting a joint case if others make a similar submission.

We oppose these developments in all respects.

J W Walton

39 Domain Road

Bannockburn

Signature



D H Walton

39 Domain Road

Bannockburn

Signature



A McLean

41 Domain Road

Bannockburn

Signature



Signed: 1 September 2022

R McFadgen

Hall Road

Bannockburn

Signature

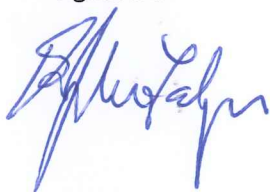


B McFadgen

Hall Road

Bannockburn

Signature

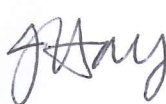


J Hay

76 Hall Road

Bannockburn

Signature



~~A Hay~~ Robinson

76 Hall Road

Bannockburn

Signature

