

19/100

FORM 5

**SUBMISSION ON PROPOSED CENTRAL OTAGO DISTRICT PLAN –
PLAN CHANGE 19**

Clause 6 of Schedule 1, Resource Management Act 1991

To:

The Chief Executive
Central Otago District Council
PO Box 112
Alexandra, 9340

Submitter Details:

Name of submitter:

Nita Smith and Kieran Parsons

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1. This is a submission on the Proposed Central Otago District Plan – Plan Change 19.

2. Trade Competition

The submitter could not gain an advantage in trade competition through this submission.

3. Nita Smith and Kieran Parsons’s submission is that:

3.1 Nita Smith and Kieran Parsons, “**the submitters**” are the landowner of 22 Schoolhouse Road, Bannockburn, Cromwell, 9384 legally described as Lot 2 DP460583, Certificate of Title 604086

3.2 The submission relates to the four landholdings listed below and as illustrated in Figure 1 below:

3.2.1.1 Lot 2 DP460583, Certificate of Title 604086, 22 Schoolhouse Road

3.2.1.2 Lot 1 DP460583, Certificate of Title 604085, 2 Schoolhouse Road

3.2.1.3 Lot 50 DP511592, Certificate of Title 785688, 69 Hall Road

3.2.1.4 **A portion** of Lot 51 DP511592, Certificate of Title 785688, 69 Hall Road

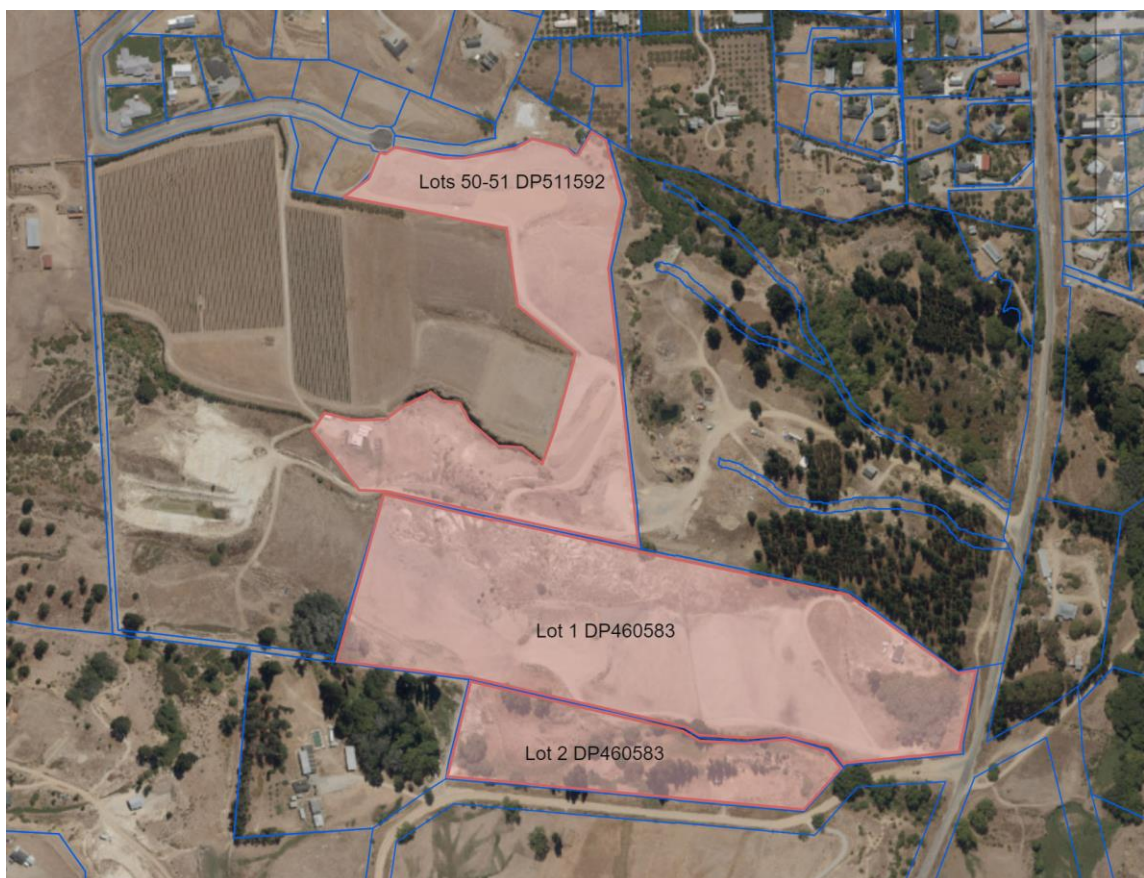


Figure 1. Subject Site

- 3.3 In terms of the Operative District Plan “**ODP**” the subject site is zoned Rural Resource Area with the small exception of a small portion of Lot 50 DP511592 which is zoned Residential Resource Area (4) as illustrated in Figure 2 below:

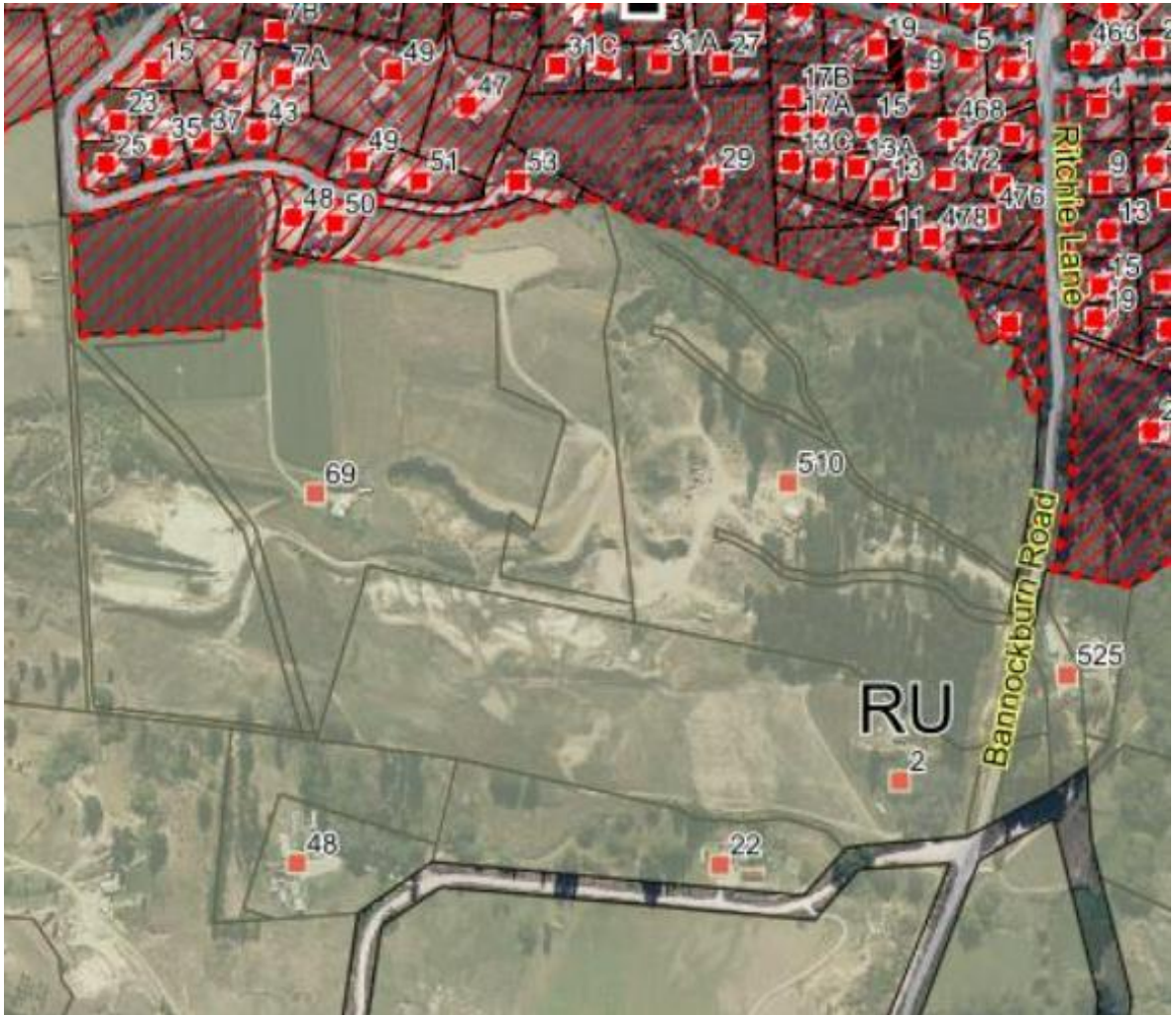


Figure 2. ODP Zone Map

- 3.4 In the proposed Plan Change 19, the subject site is zoned Rural Resource Area as illustrated in Figure 3 below:



Figure 3. Proposed Plan Change 19 Zoning Map

4. The submitter generally would like to see the Large Lot Residential Zone boundary as notified in Plan Change 19, **ammended** to include the landholdings identified in Figure 1 above for the following reason:
 - 4.1 Extending the Large Lot Residential Zone boundary from Lynn Lane to Schoolhouse Road allows for the supply of residential properties to cater for future growth of Bannockburn. Schoolhouse Road forms a clear geographic boundary to the southern extent of the township.
 - 4.2 The landholdings identified in Figure 1 above are of low agricultural value. Re-zoning of these landholdings to Large Lot Residential Zone poses no loss of productive agricultural land in the existing Rural Resource Area.

5. The submitter generally **supports** Standard LLRZ – S1 which provides for large lot residential density with minimum site area per residential unit of 2000m² for the following reason.

5.1 The proposed large lot density is in keeping with the character of the existing Bannockburn residential area.

5.2 The submitter notes that there are other Rules and Standards in Plan Change 19 not specifically addressed above and which will impact subdivision and development within the Large Lot Residential Zone if approved over the landholdings in Figure 1.

5.3 While the submitter has no direct comments on these remaining provisions and generally supports these as notified, it is noted that they will have a bearing on the development and activities that can be undertaken within their land.

5.4 Accordingly, in terms of scope of their submission, the submitter retains an interest in all Objectives, Policies, Rules and Standards of the Low Density Residential Zone and Subdivision chapters and any consequential amendments that may be made to the notified provisions through the plan change process.

6. The submitter seeks the following decision from the Central Otago District Council:

That within Plan Change 19, the boundary of the Bannockburn Large Lot Residential Zone is **amended** to include the landholdings as detailed in point 4.2 and Figure 1 of this submission, at the LLRZ-S1 residential density.

7. The submitter wishes to be heard in support of their submission.

8. If others make a similar submission the submitter will consider presenting a joint case with them at a hearing.



Nita Smith and Kieran Parsons

Date 02 September 2022