

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

RECEIVED 02/09/2022 CODC

Details of submitter

Name: Harold Kruse Davidson _____

Postal address: C/- Landpro Limited, PO Box 302, Cromwell _____
(Or alternative method of service under [section 352](#) of the Act)

Phone: 0273088424 _____

Email: matt@landpro.co.nz _____

Contact person: Matt Curran _____
(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)

~~*I / 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)

Extend the 'Large Lot' residential zone for Bannockburn over Lot 5 DP 414299 and Part Lot 3 DP 414299 – refer attached submission. _____

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.

Refer attached submission. _____

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

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

Refer attached submission. _____

- **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

02/09/2022

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.*

RESOURCE MANAGEMENT ACT 1991 – FORM 5

SUBMISSION ON NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT COUNCIL

Clause 6 of Schedule 1, Resource Management Act 1991

To: Central Otago District Council
PO Box 122
Alexandra 9340

SUBMITTER: Harold Kruse Davidson (Mr Davidson)

1. This is a submission on proposed Plan Change 19 (Plan Change 19) to the Operative Central Otago District Plan (Operative CODP).
2. Mr Davidson could not gain an advantage in trade competition through this submission.
3. This submission relates to Plan Change 19 in its entirety.
4. Mr Davidson wishes to be heard in support of this submission and will consider presenting a joint case with other parties that make a similar submission.

General submission

5. Mr Davidson owns the following parcels of land Part Lot 3 DP 414299, Lot 5 DP 414299, Lot 3 DP 526450, Section 41 Block II Bannockburn SD, Lot 1 DP 526450 and Section 1 SO 508299 in Bannockburn as identified below in Figure 1.

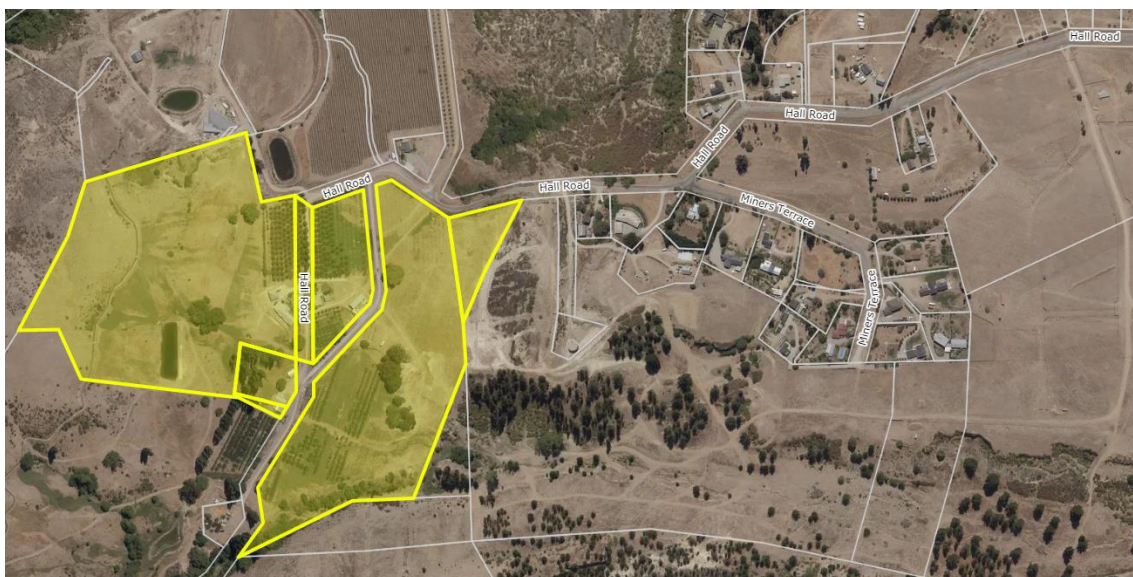


Figure 1: Land in Bannockburn owned by Mr Davidson

6. The parcels of land are located at the edge of the existing Bannockburn residential zoned land; they are accessed from Hall Road.
7. It is considered that Lot 5 DP 414299 and Part Lot 3 DP 414299 provide a logical extension to the Bannockburn residential area currently recognised as Residential Resource Area 4 (RR4) in the Operative CODP and the Bannockburn 'Large lot' residential zone proposed in Plan Change 19.
8. Figure 2 identifies RR4 as scheduled in the Operative CODP.

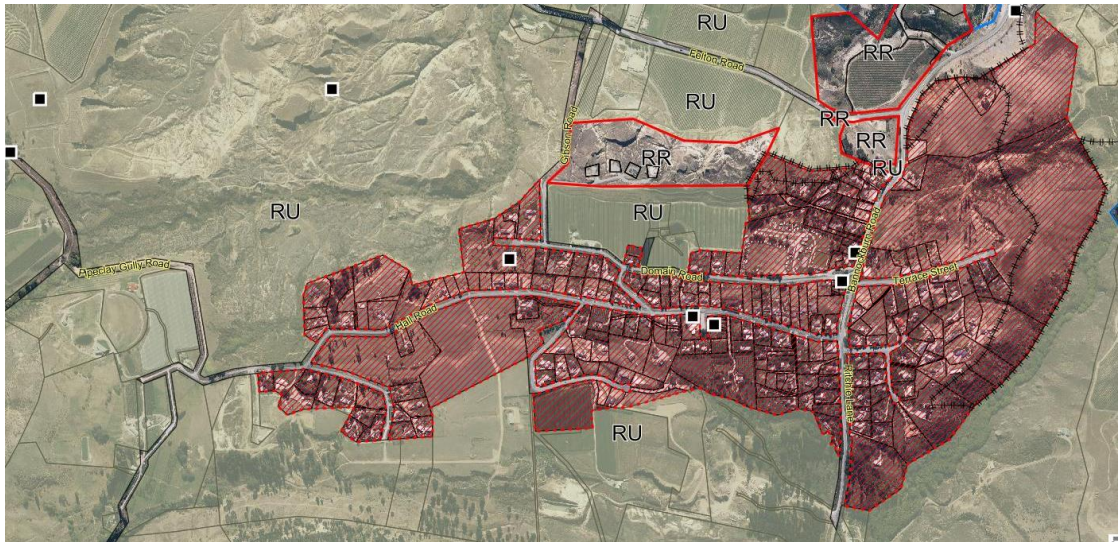


Figure 2: RR4 in the Operative CODP

9. Figure 3 identifies the Bannockburn 'Large lot' residential zone proposed to replace RR4 under Plan Change 19.



Figure 3: Plan Change 19 'Large lot' residential zone

10. Despite the ongoing high demand for residential property in Bannockburn, Plan Change 19 fails to recognise Mr Davidson's land as suitable to be rezoned in line with the wider Bannockburn township. This is despite Mr Davidson's land being accessible from Hall Road, serviced by council's reticulated water system and outside any significant amenity landscapes.
11. Mr Davidson seeks that the 'Large Lot' residential zone over Bannockburn is extended over Lot 5 DP 414299 and Part Lot 3 DP 414299.

Specific reasons

12. Plan Change 19 fails to provide adequate land for residential development in Bannockburn, despite extensive infill subdivision demonstrating a demand/need for additional land resources in Bannockburn to cater for growth.
13. The land available for development in Bannockburn as identified in Plan Change 19 is primarily located to the east of Bannockburn Road, however, is subject to building line restrictions which potentially limits the extent to which it can be developed and materially effects the potential yield achievable in this area.
14. Mr Davidson proposes that the Plan Change 19 'Large lot' residential zone for Bannockburn is extended over properties that are accessible from Hall Road (as key route identified in the Cromwell Spatial Plan), are or will be serviced in future via council's reticulated water supply system and are not impacted by the Significant Amenity landscape (SAL) to the west of the Hall Road.
15. Included below is brief description of the characteristics of the Lot 5 DP 414299 and Part Lot 3 DP 414299 that make them suitable to be included within the Bannockburn 'Large lot' residential zone.

Accessible

16. Plan Change 19 fails to recognise that the length of Hall Road (before it turns south) is identified as a 'key road' in the Cromwell Spatial Plan. Plan. The lots at the western end of Hall Road are considered accessible, and accordingly, can be incorporated into Bannockburn 'Large lot' zone.

Serviceable

17. As shown in Figure 4 below, councils reticulated water supply system is to the boundary of the Lot 5 DP 414299 and Part Lot 3 DP 414299. It is understood that that the Bannockburn Water Supply Scheme requires upgrading which is scheduled to occur in 2024/2025.
18. Lot 5 DP 414299 and Part Lot 3 DP 414299 appear to fall within the Cromwell water supply scheme boundary based on the relevant map included within the Central Otago District Council Development and Financial Contributions Policy (refer Attachment 1). It is noted that the map is not particularly clear

and previously Mr Davidson has been informed by council officers that his land is located outside the Cromwell water supply & wastewater scheme boundary, but within the contributions area.

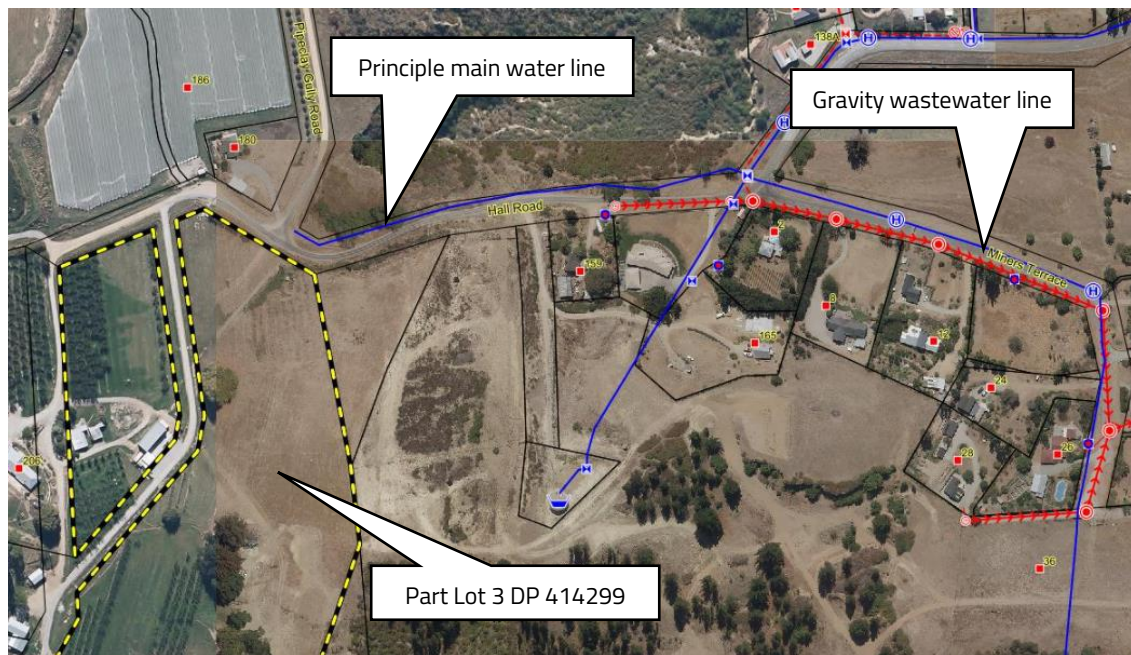


Figure 4: Existing services at the end of Hall Road, Bannockburn

19. Regardless of whether Part Lot 3 DP 414299 falls within the Cromwell water supply & wastewater scheme boundary, it seems apparent that council intends to upgrade it within the life of provisions proposed under Plan Change 19. It is therefore considered appropriate to extend boundary of the 'Large lot' zone to the extent of the area that could reasonably be serviced now by way of a privately funded upgrade or via a council led upgrade in the coming years.

Character

20. Immediately to the west of Part Lot 3 DP 414299 is land scheduled as a Significant Amenity Landscape in the Operative CODP. It is not considered appropriate that the 'Large lot' zone extends over this land, rather the SAL provides a logical boundary for the Bannockburn 'Large lot' residential zone that is absent from Plan Change 19. Figure 5 identifies the parcels of land that are proposed by this submission to form the new edge of the 'Large lot' zone over Bannockburn. It is noted that lots to the east and north could also be included within the Bannockburn 'Large lot' residential zone based on the reasoning included within this submission and the underlying topography.

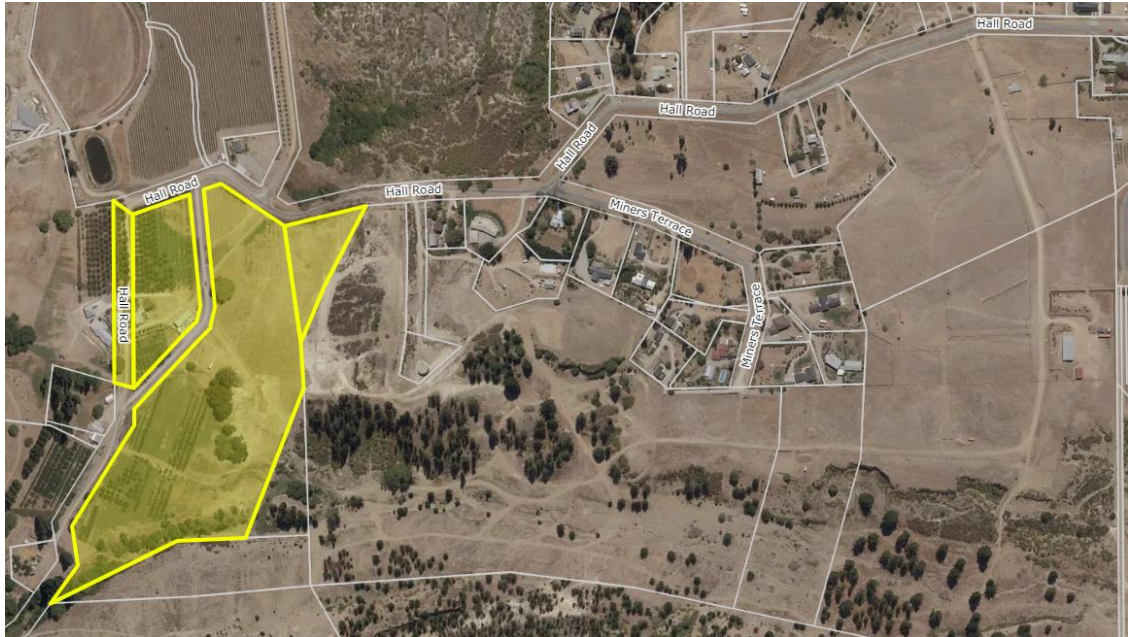


Figure 5: Lots over which the Bannockburn 'Large lot' residential zone is proposed to extend

Relief requested:

21. Plan Change 19 is amended to extend the proposed Bannockburn 'Large lot' residential zone over Lot 5 DP 414299 and Part Lot 3 DP 414299.

Signed:

02 September 2022

Matt Curran
Planner for Submitter

Contact Details:

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PO Box 302
Cromwell 9342

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Attachment 1: Cromwell water supply & wastewater – scheme boundary

