

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: Kōraki Limited

ScottScott Limited

1. This is a submission on proposed Plan Change 19 (Plan Change 19) to the Operative Central Otago District Plan (Operative CODP).
2. Kōraki Limited and ScottScott Limited could not gain an advantage in trade competition through this submission.
3. This submission relates to Plan Change 19 in its entirety.
4. Kōraki Limited and ScottScott Limited wish 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. Kōraki Limited and ScottScott Limited own the following parcels of land as identified below in Figure 1.

Kōraki Limited

Lot 1 DP 469342

Lot 2 DP 469342

Section 1 SO 480705

ScottScott Limited

Lot 3 DP 469342



Figure 1: Land in Bannockburn owned by Kōraki Limited & ScottScott Limited

6. The parcels of land are located at the edge of the existing Bannockburn residential zoned land; they are accessed from Hall Road, and Pipeclay Gully Road, albeit all of the land can be accessed via Hall Road.
7. It is considered that Lot 1 DP 469342, Lot 2 DP 469342, Section 1 SO 480705 and Lot 3 DP 469342 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.

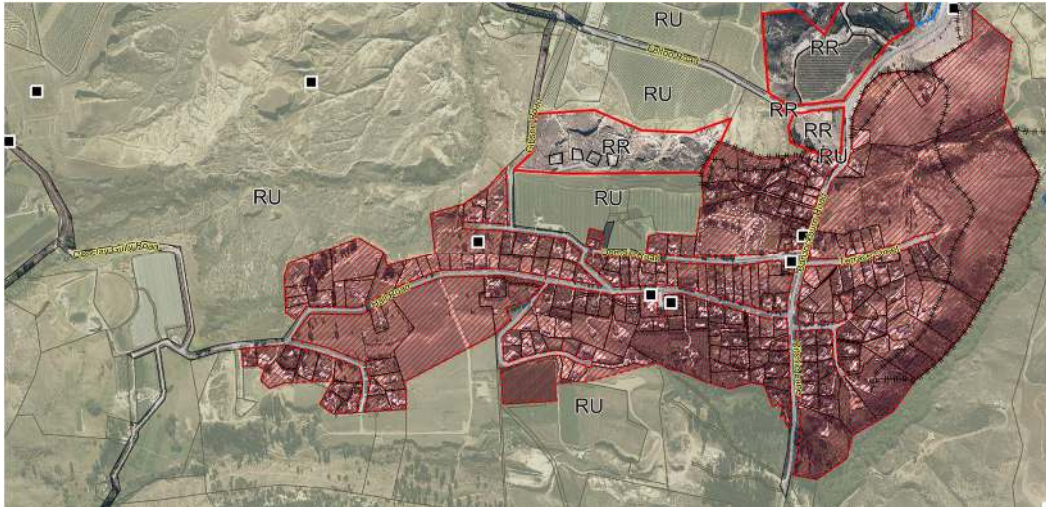


Figure 2: RR4 in the Operative CDDP

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 ongoing high demand for residential property in Bannockburn, as well as elsewhere within the district Plan Change 19 fails to recognise the land owned by Kōraki Limited and ScottScott Limited as suitable to be rezoned in line with the wider Bannockburn township.

11. This is despite the parcels of land being accessible from Hall Road (and Pipeclay Gully Road) and being currently serviced by council's reticulated water system and outside any significant amenity landscape notations.

12. Plan Change 19 also proposes to increase the minimum lot size anticipated for subdivision in Bannockburn from 1500 m² to 2000 m². This is a significant increase and doesn't correspond to the pattern of subdivision that has been routinely consented in Bannockburn over the life of the Operative CODP, and may well be contrary to the National Policy Statement for Urban Development 2020 (NPS-UD).
13. The NPS-UD strongly encourages Tier 3 authorities to do the things that Tier 2 and Tier 1 authorities must do under Part 2 and Part 3 of the NPS-UD. [Section 1.5 NPS-UD]. This includes providing sufficient development capacity for housing.
14. Kōraki Limited and ScottScott Limited support the intent of the Plan Change 19 to resolve ongoing issues with the Residential Resource Chapter and associated zoning, however, seeks that the 'Large Lot' residential zone over Bannockburn is extended over Lot 1 DP 469342, Lot 2 DP 469342, Section 1 SO 480705 and Lot 3 DP 469342 and that the minimum lot size for restricted discretionary subdivisions is maintained at 1500 m³.

Specific reasons

15. 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.
16. The land available for development in Bannockburn as identified in Plan Change 19 is primarily located to the east of Bannockburn Road, however this land is subject to building line restrictions which potentially limit the extent to which it can be developed and materially effects the potential yield achievable in this area.
17. The extension of land for development to the west of Hall Road will provide for additional land suitable for residential development and avoids extended development of larger lot rural land located to the South of Bannockburn.
18. Kōraki Limited and ScottScott Limited 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.
19. Included below is brief description of the characteristics of Lot 1 DP 469342, Lot 2 DP 469342, Section 1 SO 480705 and Lot 3 DP 469342 that make them suitable to be included within the Bannockburn 'Large lot' residential zone.

Accessible

20. 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

21. The existing dwelling on Lot 3 DP 469342 is already connected to reticulated water. It is understood that that the Bannockburn Water Supply Scheme requires upgrading which is scheduled to occur in 2024/2025, which would seem an opportune time to provide for capacity for subdivision of the western most land on Hall Road. It also 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

22. Immediately to the west of Hall Road, there 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.
23. 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 immediately to the south and east could also be included within the Bannockburn 'Large lot' residential zone based on the reasoning included within this submission and the underlying topography.
24. The lots shown in Figure 5 encompass flat land, which would not result in a proliferation of dwellings that protrude onto the skyline or are out of character with the surrounding residential character of Hall Road.



Figure 4: Lots over which the Bannockburn 'Large lot' residential zone is proposed to extend

Relief requested:

Plan Change 19 is amended to extend the proposed Bannockburn 'Large lot' residential zone over Lot 1 DP 469342, Lot 2 DP 469342, Section 1 SO 480705 and Lot 3 DP 469342

Signed:

2 September 2022

Kate Scott & Scott Levings

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