



SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

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(Form 13)

Section 95A (public) Resource Management Act 1991

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To: The Chief Executive
Central Otago District Council
PO Box 122
Alexandra 9340
resource.consent@codc.govt.nz

DETAILS OF SUBMITTER

Full name: MARK STEPHEN CHRISTIE

Contact person (if applicable):
AS ABOVE.

Electronic address for service of submitter: christiemark56@gmail.com

Telephone: 0274 926 492

Postal address (or alternative method of service under [section 352](#) of the Act):
87 Paterson Road
RD 2
CROMWELL 9384

This is a submission on the following resource consent application: RC No: **230398**

Applicant: **D J Jones & N R Searell Family Trust** Valuation No: **2844104500**

Location of Site: **88 Terrace Street, Bannockburn**

Submissions Close 08 August 2024

Brief Description of Application: **Subdivision Consent for 20 Lot Residential Development including construction of an internal access road and rights of way, recreation reserve and balance lots.**

The specific parts of the application that my submission relates to are:
(give details, attach on separate page if necessary)

Please see separate attachment - but whole of application.

Submission in support of resource consent application No:230398

To: The Chief Executive
Central Otago District Council
PO Box 122
Alexandra 9340
resource.consent@codc.govt.nz

Name of submitter: Mark Stephen Christie

This is a submission on **RC230398** being an application from **D J Jones and Searell Family Trusts** for a **20 Lot Subdivision Consent** including construction of internal access roads at **88 Terrace Street, Bannockburn.**

I am not a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

My submission relates to all of the application.

My submission is **in support** of the application.

My submission is:


1. I have owned property at 87 Paterson Road, Bannockburn since 2014 and I am familiar with the application site being able to directly view it from our residence and having walked over the proposed subdivision site.
2. I have no association with the developer of this proposed subdivision, but I am supporting to balance some of the incorrect information being prompted by objectors to this subdivision within the Bannockburn region and wider afield.
3. I support the proposed subdivision by the applicant for the following reasons.
4. The site is zoned for residential development, and as per any purchaser of land in Bannockburn, Bannockburn Inlet or Paterson Road, I have always assumed that it would be subdivided at some point in the future.
5. The revised subdivision scheme plan is very well considered with lot sizes that are comparable to other existing residential lots at Bannockburn and Terrace Street.
6. The development, once completed, will seem like a logical and natural extension to existing houses on Terrace Street and will maintain the existing character of Bannockburn.
7. The proposal will increase housing supply which will make it easier for people that want to live at Bannockburn to move here.

8. The proposal, as presented, will provide several important benefits to the local community including:
 - Protection of heritage values associated with historic mining activities on the site,
 - Public walkways through the development that generally follow informal walking tracks currently used by the local community, and
 - Creation of a local reserve on lot 30 where the public can enjoy commanding views of the surrounding landscape. These views are quite outstanding.
9. Visual effects from dwellings within the Building Line Restriction (BLR) will be modest to minimal. These dwellings will be subject to controls limiting building height, location, site coverage, and colours and materials designed to reduce visual effects. Only a small number of these dwellings will be visible from the Bannockburn Inlet. From other locations the dwellings will not be particularly visible within the wider rural landscape beyond the site.
10. Specific comment on the Building Line restriction (BLR)
 - a. As I understand it, reading documents provided by CODC, the BLR was set by the Vincent County Council in 1987, prior to lake fill and subsequent significant development in the Bannockburn and Cromwell basin, with the apparent purpose of containing Bannockburn within a hollow and not visible from Cromwell.
 - b. The purpose as stated has since been superseded by both the expansion of Cromwell, the development of commercial and residential properties on Cornish Point Road, Pigeon Rock Road, Cairnmuir Road, Paterson Road, top end of Hall Road, and other locations in Bannockburn area including current residencies off Terrace Street.
 - c. As a local resident the Building Line Restriction (BLR) seems to me to be less than robust, and indeed redundant, with multiple examples of existing building breaching this arbitrary line on the Bannockburn and Bannockburn inlet side of proposed site.
11. Mitigation plans as set out in the Landscape plans and using Lot 30 and Lot 40 for recreation use minimize any visual impacts from Bannockburn inlet area. I note that these plans have been very professionally planned and hence in my opinion the visual impact short term will be minimal and long term enhance the appearance of this location. With the extensive planting of grape vines on nearby and adjacent slopes the landscape can be safely classified as significantly modified already.
12. It is noted that there are 23 existing dwellings in the immediate Bannockburn Inlet area with currently 3 significant commercial wineries and a further major commercial project planned for the current Cairnmuir Camping ground site. There are a further 6 properties in this near location that are likely to have Resource Consents granted for residential building if applied for. Thus, the proposed subdivision, with the mitigation steps proposed, will have very minor impact both visually and in terms of additional light pollution versus existing properties and potential new builds (residential and commercial) in both Bannockburn basin and Bannockburn inlet.
13. I would like to note that photographs used in the RMM Landscape Architects report are a little misleading in that while they correctly point to the site, they highlight, via an arrow, Lot 30 and Lot 40 which are recreational reserve areas. The proposed residential building platforms are to the South in most of the photographs and indeed not visible from most of the photo points.

I seek that consent authority decides to **grant the application** in full.

I do not wish to be heard in support of my submission.

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



Mark Christie

Date: 7th August 2024

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