



SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand



(Form 13)

03 440 0056

Section 95A (public) Resource Management Act 1991

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To: The Chief Executive
Central Otago District Council
PO Box 122
Alexandra 9340
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DETAILS OF SUBMITTER

Full name: NIALL ROBERT NICOLL WATSON and JULIENNE ELIZABETH WATSON

Contact person (if applicable):

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

Telephone: 0274394757

Postal address (or alternative method of service under section 352 of the Act):

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RD2

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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)

See attached sheet.



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.

See attached sheet.

We seek the following decision from the consent authority:
(give precise details, including the general nature of any conditions sought)

See attached sheet.

I support/oppose the application ~~OR neither support or oppose (select one)~~

I wish / ~~do not wish~~ to be heard in support of this submission (select one)

I am/am not* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

~~We ^{are} 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.~~

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

~~*Delete this paragraph if not applicable.~~

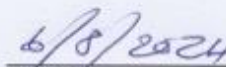


I ~~request~~/do not request (select one), pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 below as you may incur costs relating to this request."



Signature

(to be signed by submitter or person authorised to sign on behalf of submitter)



Date

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.

Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B.

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.
4. If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
5. Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at 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.

Attachment: N&J Watson Submission on RC 230398

Our submission opposes the whole of the application given:

- the significant extent of the proposed encroachment into the area protected by the Building Line Restriction; and
- the incremental nature of subdivision in the applicant's residential landholding in the immediate area and the lack of an overall plan for residential development

Considering this subdivision application in isolation of future subdivision within the whole area of residential land held by the applicant is likely to minimize the consideration of the requirements to both mitigate adverse effects on Bannockburn's natural character and residential amenity, and to diminish the proper provision of public access, roading and greenspace.

The specific parts of the application that our submission relate to are:

Lot Size

The average lot size in the application is below the 2000m² average lot size allowed in the operative district plan if the balance land is excluded.

The balance lot (Lot 50) is likely to be subject to a further subdivision application at some stage in the future and so obscures the significance of the adverse effects of this subdivision application. The balance lot should be excluded from any averaging exercise as there is no restriction on further subdivision. The same issue applies to lot 40.

Building Line Restriction (BLR)

The area is subject to a Building Line Restriction (BLR) which has been in place for many years and its purpose is as relevant today as it was when it was first established.

The protection of Bannockburn township's semi-rural character through restrictions on development which impact on landscape, historic, tourism and amenity values should be a high priority.

The BLR should be treated as a hard boundary between land developed for residential housing and land protected for reasons of landscape, open space and amenity.

Most of the residential lots proposed encroach significantly over the BLR and granting consent would undermine the BLR in this location and set an undesirable precedent for BLRs in other locations in Central Otago District.

Landscape

In our view the adverse effects on landscape values are unacceptable. The encroachment over the BLR with housing and associated infrastructure will be very visible particularly from the East as it crests and spills over the ridgeline. This will degrade the semi-rural character of Bannockburn and its residential amenity and visitor appeal.

We do not believe the proposed mitigation measures will be in any way adequate to address the adverse effects.

Roading

There is some provision for future vehicle access within this application but in our view there needs to be a complete plan for vehicle access and roading within the whole area of residential land owned by the applicants. It is not sufficient to consider one part of this landholding in isolation. We note that the proposal, if allowed, would cause a significant breach in the CODC standards for the maximum number of lots on a cul-de-sac

Plan Change 19 and the Cromwell Master Plan

The Cromwell Master Plan recognised Bannockburn's defining attributes at a high level but did not incorporate a spatial planning exercise for the township. The Plan Change 19 decision (currently under appeal) correctly recognised the need for a spatial planning exercise for Bannockburn and deferred consideration of expansion of the residential zone. Encroachment over the BLR can be seen as a de facto expansion of the residential zone at a time when there is no need to do so because there is plenty of undeveloped residential land available for the immediate future.

Declining this consent would allow an opportunity for the Bannockburn community's views on the future direction of residential development to be consolidated in order to guide in a non-statutory way future planning decisions for the township and its relationship with adjacent land in order to protect its unique character.

Decision sought from the consent authority

That the application be declined