

Submission on Notified
Resource Consent
PL240815837



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Submission on Notified Resource Consent

Reference PL240815837 **Submitted** 08 Aug 2024 11:21

Notified Submission

SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

Section 95A (public) Resource Management Act 1991

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

This is a submission on the following resource consent application:

Resource Consent Number	230398
Valuation Number	2844104500
Applicant	D J Jones
Location of Site	88 Terrace Street, Bannockburn
Brief Description of Application	20 Lot Subdivision Consent including construction of internal access roads
Submissions Close	08 August 2024

Writing a submission

The following will be required during this process:

- Your full name and address, telephone number and email address
- Whether you support or oppose the application for resource consent
- The reason for your submission
- The decision you wish the Council to make, including any conditions sought
- Whether you wish to be heard.

Privacy

The information you provide is official information and is used to help process your application. The information is held and used in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 2020. This means that your information may be disclosed to other people who request it in accordance with the terms of these Acts. Under the Privacy Act 2020 you have the right to see and correct any personal information that Council may hold about you.

Declaration

By continuing with this application you certify that: The information you provide is true and correct to the best of your knowledge. Yes

Notified Submission

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.

In lodging this submission, your submission, including contact details, become public information and will be available for anyone to view.

DETAILS OF SUBMITTER

Full name	Graham Peter Herbison and Rosalind Mary Herbison
Contact person (if applicable)	Peter Herbison
Electronic address for service of submitter:	rospete@xtra.co.nz
Phone number - day time	03 445 1454
Postal address (or alternative method of service under section 352 of the Act):	45 Domain Road, Bannockburn, 9384

Your Application

Please select one regarding the application	I oppose
Do you wish to be heard in support of this submission?	Yes - I wish to be heard
Are you a trade competitor for the purposes of section 308B of the Resource Management Act 1991?	I am not
I would consider presenting a joint case if others make a similar submission	Yes

Details of submission

The specific parts of the application that my submission relates to are:	The council has rules about building line restrictions and average section size and this application completely disregards these. Doing this leads to the proposed development to have serious issues that will affect all of Bannockburn and potentially lead to future undesirable development.
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The submission - include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

We oppose the whole of the application as it will affect Bannockburn in an undesirable manner, both with the current application and setting a precedent for future applications.

[Terrace St development submission.pdf](#) (21 kb)

I seek the following decision from the consent authority.

<i>Give precise details, including the general nature of any conditions sought</i>	Consent for this development should be refused.
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Select below - 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 (second tab) as you may incur costs relating to this request."	I do not request
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Any other comments?

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.

Yes

Please sign (click on the words CAPTURE)

CPTHerbison

Date signed:

08/08/2024

Attachment: Emeritus Professor Graham Peter Herbison and Rosalind Mary Herbison submission on RC 230398

Our submission opposes the entirety of the application on the following grounds:

The significant encroachment of the existing Building Line Restrictions.

NB.The CODC commissioners recently, & quite correctly validated the reasons for upholding BLRs in the PC19 changes.

For the CODC to disregard the BLR in regard to this application is to degrade and undermine the current protection the BLR provides for the Bannockburn township's semi-rural character, natural landscape and amenities.

Granting consent to build on/in the BLR here could set an unacceptable precedent for all of Central Otago development locations.

Insufficient modelling has been put forward by the applicant to give an accurate visual account of the current proposed development, and there is a lack of an overall plan for the rest of the immediate residential land owned by the applicant. This would affect the Lot size averages. As it is, the average lot size in the application is below the 2000m² allowed in the still operative district plan. Without any indication of future development there is a high probability of minimising full consideration of the negative effects associated with reducing lot sizes for the proposed urbanisation of this area by the applicant.

We are of the opinion that proposed mitigation to minimise adverse visual effects (from both night and daylight vantage points) caused by intensive clustering of houses due to necessary landscape earthworks are in no way sufficient nor adequate.

Traffic and road safety measures in the Bannockburn township are naturally of a rural nature.

There are very few foot and cycling paths within areas of already established residences. With the addition of 20 plus new residences all restricted to one cul-de-sac road (Terrace Street) opening onto the main through road (Bannockburn Road), pedestrian, cycle and motorised traffic safety must be a serious priority when considering the full extent of the application.

It should be noted that there is a CODC standard on the maximum number of residential lots a cul-de-sac can service. That maximum is 20. The Terrace Street cul-de-sac already services 19 so the proposed immediate development would increase that to 39.

The obvious combination of more traffic and associated danger and increased noise levels must seriously be factored into the decision on this application. The decision should be to decline the application.

Although it is currently under appeal, the CODC's Plan Change 19 very sensibly defers consideration of expansion of the residential zones in Bannockburn. This decision has given heart to many of Bannockburn's current residents. Bannockburn's widely admired unique characteristics including landscape amenity, historical and cultural heritage, primary production (viticulture and horticulture), recreation, hospitality and tourism should be protected.

Continuing to decline immediate acceptance of the application the CODC would provide an opportunity for itself and the Bannockburn Community to mutually forge a future spatial plan for Bannockburn that would meet the needs of future housing without an unruly ad hoc approach.