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# 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 [@codc.govt.nz](mailto:codc.govt.nz)  
[www.codc.govt.nz](http://www.codc.govt.nz)

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

## DETAILS OF SUBMITTER

Full name: GORDON STEWART

Contact person (if applicable):  
\_\_\_\_\_

Electronic address for service of submitter: bannockburn452@gmail.com

Telephone: 021 212-9697

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

452 Bannockburn Rd  
RD2, 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 the attached document

As Attached

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.

Please see the attached document

I oppose the current proposal.

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

Reject the application

Decline the application.

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)

~~I/We am/am not~~ (select one) directly affected by an effect of the subject matter of the submission that:

- ~~adversely affects the environment; and~~
- ~~does not relate to trade competition or the effects of trade competition.~~

~~\*Delete this paragraph if you are not a trade competitor.~~

\*I/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)

7-8-24

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.

My objection with respect to the proposed subdivision is that lots would break the Building Line Restriction and that the allotment size does not fit the current zoning for Bannockburn.

The Bannockburn BLR was accepted by the locals and the Trust which still owns the land in question in 1978 under the Vincent County Council. The BLR has been through two District Plans and the recent Plan change 19 unaltered. A Council put it in place and the public expect the current Council to defend it.

The subdivision average section size of 2000m<sup>2</sup> with a minimum of 1500m<sup>2</sup> was also installed in 1978 and has survived. Again I believe the Council is obliged to uphold its own rules and thus decline the proposed subdivision.

Gordon Stewart