

Submission on Notified Resource Consent PL240801042



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Submission on Notified Resource Consent

Reference PL240801042 **Submitted** 01 Aug 2024 04:53

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	Justin Taylor
Contact person (if applicable)	
Electronic address for service of submitter:	calidore43@outlook.com
Phone number - day time	0276166310
Postal address (or alternative method of service under section 352 of the Act):	43 Hall Road, RD2 CROMWELL

Your Application

Please select one regarding the application	I oppose
Do you wish to be heard in support of this submission?	No - I do not want 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	No

Details of submission

The specific parts of the application that my submission relates to are:

- lot size
- Building Line Restriction
- subdivision access
- the adverse effects that the development will have on the landscape values of the wider Bannockburn area
- the effects of lighting from the subdivision

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.

I oppose the subdivision based on the following:-

- the proposed average lot size (1696 sqm) is well below the permitted average lot size for Bannockburn (2000 sqm) as per the operating district plan
- 12 of the 20 proposed lots are in an area subject to a Building Line Restriction (BLR). The BLR was established in 1987 with a purpose of “containing Bannockburn within a ‘hollow’ so it would not be visible from the Cromwell Basin and to protect views around the Bannockburn Inlet”
- many of the proposed lots would be highly visible from the Bannockburn Inlet and in some cases would lead to breaches of the skyline from vantage points to the east of the site – a direct contradiction of the intention of the BLR
- the subdivision would be accessed from Terrace Street, increasing the number of properties serviced by that cul-de-sac from 19 to 39. The council’s roading standards prescribe a maximum of 20 lots should be serviced by a

cul-de-sac

- the adverse effects that the development will have on the landscape values of the wider Bannockburn area (as acknowledged in the Landscape Assessment Report accompanying the application)
- the effects of lighting from the subdivision, which would be visible from not only the Bannockburn township, but also from the wider Bannockburn area

Please upload any documents / photos that are relevant

I seek the following decision from the consent authority.

Give precise details, including the general nature of any conditions sought I seek to have the application for the subdivision declined.

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

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)



Date signed: 01/08/2024