

RECEIVED
05/08/2024
CODC



SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

03 440 0056

(Form 13)

Section 95A (public) Resource Management Act 1991

@codc.govt.nz
w.codc.govt.nz

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

DETAILS OF SUBMITTER

Full name: MARTIN EDWIN EARLY

Contact person (if applicable):

Electronic address for service of submitter: martin@barnswood-co.nz

Telephone: 021 722 459

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

122 CAIRNUIR ROAD
BANNOCKBURN - 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)

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 TO THE
EMAIL.

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

I OPPOSE THE APPLICATION IN IT'S
ENTIRETY - PLEASE SEE
ATTACHED.

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)

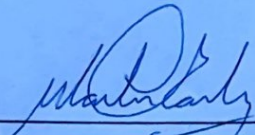
I/We am/am not (select one) directly affected by an effect of the subject matter of the submission that:

- (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.

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

3rd AUGUST 2024
Date

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

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.

Submission on RC No 230398

I oppose the application in it's entirety based on the following:

- 1) The number of residential lots that are either wholly or partly outside the Building Line Restriction (BLR) and their high level of visibility from outside the Bannockburn township. The application is not just seeking relief for a minor breach of the BLR, it is in effect asking that the BLR to be completely ignored. For this reason I believe the council must decline this application in it's entirety.
- 2) The average size of the proposed 20 residential lots at 1696 m² is considerably less than the permitted average per the ODP. Approving this application would create a precedent which would benefit the balance of the land for the applicant. It would also compromise the character, amenity value and settlement pattern within the Bannockburn settlement. It is the council's responsibility to uphold the integrity of the district plan and as such I believe they should reject this application.
- 3) The incomplete and inadequate Landscape Assessment Report and the incorrect statements and conclusions contained within it. I believe that the report and its accompanying photographs fall well short to provide adequate support that there will be low to moderate effect on the landscape.
- 4) The detrimental impact on the visual landscape due largely to the proposed breach of the BLR, proposed mitigation to the skyline and the ineffectiveness of the proposed mitigation to reduce the impact of the breaches. I believe the mitigation proposed of restrictions to building height and footprint size is 'smoke and mirrors' and will not eliminate the negative impact of the lots outside of the BLR.

5) The effect that the proposed subdivision would have on traffic along Terrace Street. There are currently approximately nineteen houses on Terrace Street. The addition of a further twenty will effectively double the traffic. The current CODC standard for roading and infrastructure recommend a maximum of twenty houses to be serviced by a cul-de-sac so this proposal doubles the number set out in the guidelines.

Martin Early.