

Submission on application concerning resource consent that is subject to public notification or limited notification by consent authority

To: The Chief Executive
Central Otago District Council
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Name of submitter: John Macartney Cooper

This is a submission on **RC230398** being an application from **D J Jones and Searell Family Trusts** for a **20 Lot Subdivision Consent** including construction of internal access roads at **88 Terrace Street, Bannockburn**.

I am not a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

My submission relates to all of the application.

My submission is in support of the application.

My submission is:

1. I have owned properties at 168 and 168A Paterson Road Bannockburn since 2009 and I am familiar with the application site.
2. I support the proposed subdivision by the applicant for the following reasons.
 - a. The site is zoned for residential development, and I have always assumed that it would be subdivided at some point in the future.
 - b. The site is zoned for residential development, and any purchaser of land in Bannockburn or Paterson Inlet would have reasonably assumed (especially given the BLR ceased to be effective some time ago – see below) that this land would be subdivided at some point.
 - c. The subdivision scheme plan is well considered with lot sizes that are comparable to other existing residential lots at Bannockburn.
 - d. The development, once completed, will seem like a logical and natural extension to existing houses on Terrance Street and will maintain the existing character of Bannockburn.
 - e. The proposal will increase housing supply which will make it easier for people that want to live at Bannockburn to move here.

3. The proposal will provide several important benefits to the local community including:
 - a. Protection of heritage values associated with historic mining activities on the site
 - b. Public walkways through the development that generally follow informal walking tracks currently used by the local community
 - c. Creation of a local reserve on lot 30 where the public can enjoy commanding views of the surrounding landscape

4. Specific Comments on matters related to the Application
 - a. Building Line Restriction (BLR)
 - i. The BLR was established in 1987 by the Vincent County Council, some 37 years ago, with the apparent purpose of “containing Bannockburn within a ‘hollow’ so that it would not be visible from the Cromwell Basin and to protect the views around the Bannockburn Inlet”.
 - ii. The BLR, or even the notion of it, has long gone. When you consider development, subsequent to 1987, along the full length of Hall Road and subdivisions off Domain Road and even Terrace Street itself along with other parts of Bannockburn.
 - iii. Any suggestion that views have been protected within the Bannockburn Inlet, given the homes now built on or around it, and proposals for further commercial development (see below - Bannockburn Inlet Visual Amenity), is simply not credible. The BLR horse has long bolted.

 - b. Terrace Street
 - i. The proposed subdivision relies on access from Terrace Street, an urban local road within the CODC road hierarchy. This road is formed with a 7m sealed carriageway width which is appropriate for the anticipated traffic flows
 - ii. At that time, Terrace Street was also realigned as part of this to provide safe sight lines along Bannockburn Road and to act as part of a proposed loop road to service future subdivision.
 - iii. It is not a cul-de-sac. Using this road makes it clear the intention of Terrace Street was always for it to be extended. CODC supporting documents state the following:
 - iv. "Subdivision consent RC020256, authorised the subdivision of a 32.7215ha title into 15 residential allotments and one balance lot. At that time, Terrace Street was also realigned as part of this to provide safe sight lines along Bannockburn Road and to act as part of a proposed loop road to service future subdivision."
"The proposed subdivision relies on access from Terrace Street, an urban local road within the CODC road hierarchy. This road is formed with a 7m sealed carriageway width which is appropriate for the anticipated traffic flows."

 - c. Lighting

- i. There are significant light issues from Bannockburn township already. The additional lighting proposed and mitigation plan will mean the effect on Bannockburn township and Bannockburn inlet areas will be minimal if discernible at all. This is no more light effect than the houses now scattered along Cairnmuir Road and the roads that run off it, create for these proposed properties looking east and for the township of Bannockburn.
- d. Bannockburn Inlet Visual Amenity
- i. Within the Bannockburn Inlet, as viewed from the bike track and associated public spaces, between the boat ramp and Carrick Vineyard Winery, there are 23 private and commercial buildings that are visible. There are existing rights for a further 5 or so houses to be built which will be visible from the above public location. This does not include future development of commercial premises largely associated with the wine industry which are being planned currently.
 - ii. Of the current dwellings and commercial premises, as seen from public spaces in the Bannockburn inlet as above, 11 of them currently break the skyline to some degree or another. A number of these breaches are material and some were consented in the last few years.
 - iii. Sky-line breach is a simple and objective measure. However in all of these cases the effects are, in this submitters view, minor. The matter of a property skyline breach being of significance or not is properly addressed at the time a building permit is applied for. The skyline breaches that may occur for a limited number of the proposed sites is going to be managed by the CODC at the building permit stage and will, applying the current approach and as evidenced by the 11 existing breaches, be of no materiality to the visual amenity of the Bannockburn Inlet.
 - iv. While we all look to the future and what 'might be' we should also consider other probable developments and the current Visual Amenity.
 - 1. Dickey Wines, while seeking support from residents of Paterson Road for their (now built) barrel room and production facility were at pains to point out the proposed structure was not to be a tasting room with the attendant significant traffic. They advised their intent was to build a tasting facility on their property near the head of the inlet, between the Bannockburn Creek outlet and the stream that enters the inlet to the North West. This area is absolutely the 'dress circle' of Bannockburn Inlet and any structure there will have very high visual impact.
 - 2. Additionally there are proposals to have meaningful commercial development on the land currently occupied by the Cairnmuir Motor Camp.
 - 3. And amongst all of this is a recently highly visible built bike track, built over a highly visible historical gold mining sluiced face above the Bannockburn Creek. It is on private land and is not subject to control or any visual amenity scrutiny.

- v. In summary, the proposed properties and the attendant housing, will have a minor visual impact in the Bannockburn Inlet area. As commercial development continues, the attendant visual impacts will completely overshadow the minor impacts of the proposed application.
5. The effects on the landscape and natural character of the Bannockburn Inlet will be minor and quite acceptable in the context of the existing development within Bannockburn and Bannockburn inlet and environs.
 6. Visual effects from dwellings within the Building Line Restriction will be minor and of no greater order than existing buildings are now. These dwellings will be subject to controls limiting building height, location, site coverage, and colours and materials designed to reduce visual effects. Only a small number of these dwellings will be visible from the Bannockburn Inlet. From other locations the dwellings will not be particularly visible within the wider rural landscape beyond the site.

I seek that consent authority decides to grant the application in full.

I do not wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at the hearing.



Date: 6 August 2024

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