

Section 95A (public) Resource Management Act 1991 

To: The Chief Executive
Central Otago District Council
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DETAILS OF SUBMITTER

Full name: Emeritus Professor Harvey Perkins & Dr Judith Miller

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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:

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

We seek the following decision from the consent authority:

(give precise details, including the general nature of any conditions sought)

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~~ ^{We are not} a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (select one)

~~*I am/am not~~ ^{are} (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.

**Attachment: Emeritus Professor Harvey Charles Perkins and Dr Judith Helen Miller
Submission on RC 230398**

Our submission opposes the whole of the application given:

- the significant extent of the proposed encroachment into the area protected by the Building Line Restriction; and,
- the incremental nature of subdivision in the applicant's residential landholding in the immediate area. In this regard we note the lack of an overall plan for that area.

Considering this subdivision application in isolation from likely future subdivision within the whole area of residential land held by the applicant, is likely to minimise the consideration of the requirement to mitigate adverse effects on Bannockburn's natural character and residential amenity, and to provide properly for public walking access, roading alignment, and greenspace.

The specific parts of the application that our submission relate to are:

Lot Size

The average lot size in the application is below the 2000m² average lot size allowed in the operative district plan if the balance lot is excluded.

The balance lot (Lot 50) is likely to be subject to a further subdivision application at some stage in the future and so obscures the significance of the adverse effects of this current subdivision application. The balance lot should be excluded from any averaging exercise as there is no restriction on further subdivision. The same issue applies to lot 40.

Building Line Restriction

The area is subject to a Building Line Restriction which has been in place for many years and its purpose is as relevant today as it was when it was first established.

The protection of Bannockburn township's semi-rural character through restrictions on development which affect landscape, historic, tourism and amenity values should be a high priority.

The Building Line Restriction should be treated as a hard boundary between land developed for residential housing and land protected for reasons of landscape, open space and amenity.

Most of the residential lots proposed encroach significantly over the Building Line Restriction and granting consent would undermine the Building Line Restriction in this location and set an undesirable precedent for such Building Line Restrictions in other locations in Central Otago District.

Landscape

In our view the adverse effects on landscape values are unacceptable. The encroachment over the Building Line Restriction will mean that housing and associated infrastructure will be very visible particularly from the East as it crests and spills over the ridgeline. This will degrade the semi-rural character of Bannockburn, a key element of its residential amenity for locals and the attractiveness of the Bannockburn Inlet to visitors, an important element of the township and district's tourism product.

In writing this, we want to reinforce the idea that Bannockburn should not be thought of primarily as a suburb of Cromwell. The township's high amenity landscape has a national and international reputation which must be protected in support of Central Otago's aspiration to be an important national and international tourism destination. Domestic visitors and international tourists do not come to Bannockburn to look at, and wander among, houses.

We do not believe the proposed mitigation measures in the consent application will be in any way adequate to address the adverse effects.

Roading

There is some provision for future vehicle access within this application, but in our view there needs to be a complete plan for vehicle access and roading within the whole area of residential land owned by the applicants. It is not sufficient to consider one part of this landholding in isolation. We note that the proposal, if allowed, would cause a significant breach in the Central Otago District Council's standards for the maximum number of lots on a cul-de-sac.

Plan Change 19 and the Cromwell Master Plan

The Cromwell Master Plan recognised Bannockburn's defining attributes at a high level but did not incorporate a spatial planning exercise for the township. The council's Plan Change 19 decision (currently under appeal) correctly recognised the need for a spatial planning exercise for Bannockburn and deferred consideration of expansion of the residential zone. Encroachment over the Building Line Restriction can be seen as a de facto expansion of the residential zone at a time when there is no need to do so because there is plenty of land already zoned as residential land that is undeveloped and available for the immediate future.

Declining this consent would allow an opportunity for the Bannockburn community's views on the future direction of the township's development, including residential expansion, to be considered in a spatial planning exercise. This plan, once completed, will guide future planning decisions for the township in ways that will protect its unique character, including those elements associated with housing, primary production (viticulture, horticulture etc), historic and cultural heritage, landscape amenity, recreation, hospitality and tourism.