

# 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](mailto:resource.consent@codc.govt.nz)



### DETAILS OF SUBMITTER

Full name: Robert & ROBYN CALVIN

Contact person (if applicable): Robert

Electronic address for service of submitter: robtgalvin1@gmail.com

Telephone: 021 024 977 62

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

8 PANNERS COVE LANE  
R.D.2, CROMWELL 9354

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**

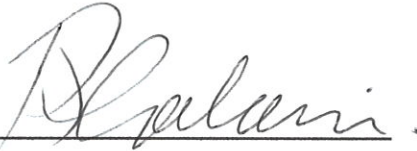
Location of Site: **88 Terrace Street, Bannockburn**

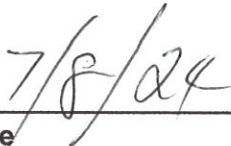
**Submissions Close 08 August 2024**

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)

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)

  
\_\_\_\_\_  
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.

\_\_\_\_\_  
\_\_\_\_\_  
This submission is: (attach on separate page if necessary)

ATTACHED \*

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

DECLINE CONSENT AS PER 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.

**From:** Robert Galvin robtgalvin1@gmail.com  
**Subject:** Submission against Consent Application by Jones and Searrel Family Trust  
**Date:** 8 August 2024 at 1:01 PM  
**To:** Resource Consents resource.consents@codc.govt.nz  
**Cc:** Dave Olds Guitars david@oldsguitars.com  
**Bcc:** James Dacey james@grapevision.co.nz



To The CEO  
Central Otago District Council,  
Alexandra.

### Attention Planning Department

Dear Sir/Madam

The Submitters, Robert and Robyn Galvin owners of 14 Terrace Street, Bannockburn submit that;

**Council reject the Application as submitted.**

This request is based on our comments listed below.

However, we would consider withdrawing our opposition if the Applicant developed the proposed Subdivision within the basin that is adjacent to Bannockburn Road and opposite the Bannockburn Hotel and Black Rabbit Cafe.

Condition for such a subdivision would need to include similar to as follows;

- a). Houses are located within a perimeter access lane accessed directly from its own entrance from Bannockburn Road.
- b) the developer provides a recreational 'village commonage' at the centre of the development, directly accessible [[or via pathways] from each property within the subdivision.
- c). A public walking and cycling access to the Bannockburn Inlet be provided [Maintained by CODC]. This currently exists thanks to generosity of Owners.
- d). The subdivision be family and/or retirement orientated,
- e). No house or any part of a house or part of a property is to be visible from anywhere on or around the Bannockburn Inlet area,  
- This means no houses permitted along the ridge overlooking that Inlet.
- f). Provision for small-scale retail or community facilities along part of the Bannockburn Road boundary.
- g). Bearing in mind the centrally located common recreational area being available to all properties, section sizes could be variously less than 600m<sup>2</sup>.

**Reasons for objecting to houses being located along the ridge overlooking the Bannockburn Inlet and surrounding areas are;**

- 1) The **Building Line Restriction** along this ridge as detailed in the District Plan, was created and supported by visionaries, ie., by people who understood the geological, Artistic, historical and cultural values associated with that unique Local Landscape-Feature that is located on the sou'west side of the Bannockburn Inlet. It is 'art of gold sluicing' from yesteryear.

Its unique and rugged shapes cast amazing movement of contrasting afternoon and early evening shadows that often reflect off the inlet waters.

- 2). **Council staff** may not have had the opportunity to appreciate the merits that warrant this Special Landscape-Feature to be classified as a '*feature of local significance*'; but is in fact hugely appreciated not only by residents, but also by tourists and visitors to the region, to the Carrick Winery clientele and to the Cromwell-Clyde cycle and walking trail users which according to recently published CODC statistics an estimated milestone of 120,000 on-track Cvclists was celebrated.

Under this Application, the present rugged landscape that 'frames' this special feature would be totally transformed and tamed by a discordant suburban drift.

- 8/ Likewise if consented, this juxtaposed and tamed greenery creep would be further exacerbated by
- scenes of domesticity, through wide architectural floor to ceiling windows,
  - by men-sheds, she-sheds, dog kennels, glass houses and clothes lines.
  - and the odd boat albeit parked on tightly terraced margins along with the odd Pile of thingamajigs that just might come in handy some day,
- . . . all able to be seen from multiple vantage points surrounding the Bannockburn Inlet.
- 

**However,**

[And this has to be reluctantly considered,]

**Should Council or its Agents dismiss the above opposing objections** and the alternatives offered, [and it is certainly hoped that this will not be the case,],

then it would be appreciated if Council would impose a condition for the Applicant at its own expense, to provide curb and channelling with widened pavements, berms as well as storm water facilities and downward facing street lights to Terrace Street, and that the view of on-coming traffic at the corner of Terrace Street and Bannockburn Road is widened to cope with the increased traffic, all to be carried out prior to subdivision construction works being undertaken.

---

We wish to present our submission in person to the Hearing .

**Thank you,**

Yours sincerely,

Robert and Robyn Galvin

Mob. 021 024 97762

Postal Address; 8 Panners cove lane,  
R.D.2 Cromwell.

Email; [robtgalvin1@gmail.com](mailto:robtgalvin1@gmail.com)