

Resource Management Act 1991

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO SUBMISSION ON NOTIFIED PROPOSED PLAN CHANGE TO THE CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

(FORM 6)

To: The Chief Executive
Central Otago District Council
PO Box 122
Alexandra 9340

RECEIVED
20/12/2022
CODC

19/235

Name of person making further submission

Name: James Bray

Postal address: 128 Cairnmuir Rd, RD2, Cromwell 9384
(Or alternative method of service under section 352 of the Act)

Phone: 027445 0602

Email: james@direy.nz

Contact person: James Bray
(Name & designation, if applicable)

This is a further submission in support of (or in opposition to) a submission on Proposed Plan Change 19 to the Central Otago District Plan.

I am:

1. A person representing a relevant aspect of the public interest, the grounds for saying this being:

.....; or

2. A person who has an interest in the proposal that is great than the interest the general public has, the grounds for saying this being:

I live above the bushburn inlet

.....; or

(Please state whether you are a person who may make a submission under 1 and/or 2 above and also specify/explain the grounds for saying that you come within category 1 and/or 2)

3. The local authority for the relevant area.

Please see attachment

I support (or oppose) the submission of:

..... on Plan Change 19
(Please state the name and address of original submitter and submission number and submission point number of the original submission)

The reasons for my support (or opposition) are:

.....
.....
.....
.....

(Please give reasons and continue on an additional page if necessary)

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed):

.....
.....
(Please give precise details)

I wish (or ~~do not wish~~) to be hearing in support of my further submission.
(Please strike out as applicable)

If others make a similar submission, I will consider presenting a joint case with them at a hearing.
(Please delete if you would not consider presenting a joint case)

[Signature]
.....
Signature of person making Further Submission
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make a submission by electronic means)

Date: *10/Dec/2022*

Email: *jane@drey.nz*

Telephone No: *0274450602*

Postal Address:

128 Cairnmuir Rd,
RD2, Cromwell, 9384

Contact Person:

james@dreynz
(name & designation, if applicable)

Submissions close at 4pm on Tuesday 20 December 2022

Submissions can be emailed to districtplan@codc.govt.nz

Note to person making submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

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.

#	Submitter	Email	Decision Requested	Support/ Oppose Support	Reasons	Allowed/ Disallowed Allow
19	James & Gillian Watt	james.b.watt53@gmail.com	Extend 'no build' area along northern edge of the terrace from Domain Road Camping Ground to Gibson Road; don't allow any subdivision beyond existing 'no build' line at the end of Terrace Street;	Support	Addresses gaps in current no build lines. Maintains existing boundaries of the Bannockburn township	Allow
27	Gordon & Jenn McGregor	gkmcgregor@gmail.com	Retain the current zoning of Domain Road Vineyard as Rural. Extend 'no build' area along northern edge of the terrace from Domain Camping Ground to Gibson Road	Support	Addresses gaps in current no build lines. Maintains existing boundaries of the Bannockburn township	Allow
29	Ralph Allen & Jostina Riedstra	ralphallen@orcon.net.nz	Retain the current zoning of Domain Road Vineyard as Rural.	Support	Maintenance of Highly Productive land according to the newly operative NPS-HPL.	Allow
34	Gordon Stewart	bannockburn452@gmail.com	Residential Zone in Bannockburn be reduced to 1000m2. The Building Line Restrictions in Bannockburn be retained.	Oppose in part	Contrary to existing character of Bannockburn township lot sizes. Contrary to the Cromwell Masterplan Support retention of the Building Line restrictions	Allow
45	Antony P Lingard	26 Domain Road, Bannockburn	Retain Rural zoning on Domain Road Vineyard - if consent is granted the minim allotment size should be increased to 3000m2 and any housing be prohibited on the northern slope (Templars Hill) and setback from Domain Road increased to 20m and infrastructure should be in the unformed legal road; make provision for public open space reserve on Bannockburn Road (opposite Black Rabbit); reduce eastern boundary of residential zone and establish a building line restriction to prevent visibility from Bannockburn Inlet; extend the southern boundary of the residential footprint over Schoolhouse Road to allow for residential in folds but not on ridges in new area.	Support in Part	Maintenance of Highly Productive land according to the newly operative NPS-HPL. Do not support 3000m2 section minimum size for Domain Road Vineyard. Support extension of the Building Line Restrictions. Support open space opposite proposal (opposite Black Rabbit) as this is in keeping with the Bannockburn township character. Oppose the extension of the Bannockburn Township to the south.	Allow
46	Charles & Nicola Hughes	charliehugs76@gmail.com	Retain plan change proposals for Bannockburn	Support in Part	Support except for Domain Road Vineyard being included in LLRZ zoning.	Allow
47	Roger Evans Family Trust	roger.evans@stafford.co.nz	If zoning of Bannockburn Vineyard is approved, Domain Road should be upgraded to two way with footpath, the	Support in part	Support the inclusion of a footpath next to Domain Road Vineyard. Oppose rezoning the Domain Road Vineyard	Allow

52	Perkins Miller Family Trust	harvey@peopleandplaces.co.nz	setback on the northern side of Domain Vineyard be increased to prevent building on the elevated portion and green space be provided for Retain Rural zoning on Domain Road Vineyard - if consent is granted the minim allotment size should be increased to 3000m2 and any housing be prohibited on the northern slope (Templars Hill) and setback from Domain Road increased to 20m; make provision for public open space reserve on Bannockburn Road (opposite Black Rabbit); reduce eastern boundary of residential zone and establish a building line restriction to prevent visibility from Bannockburn Inlet; extend the southern boundary of the residential footprint over Schoolhouse Road to allow for residential in folds but not on ridges in new area.	Support in part	Support retention of Rural Zoning for the Domain Road Vineyard. Oppose granting consent and 3000m2 sections as opposed to the newly operative NPS-HPL. Domain Road Vineyard is within LUC3 so is automatically granted protection. Support creation of the open space reserve as its in keeping with the character of the Bannockburn Community. Support the extension of the Building Line Restriction to ensure the Bannockburn Township limit is clearly defined. Oppose the extension of the Bannockburn Township to the south.	Allow
56	Meirion (Mike) & Celia Davies	mikecelia@yahoo.com	Retain rural zoning on Domain Road Vineyard, Bannockburn	Support	Maintenance of Highly Productive land according to the newly operative NPS-HPL.	Allow
71	Bridgid Anne & Jason David Short	shortsff@xtra.co.nz	Retain Domain Road Vineyard in Bannockburn as rural	Support	Maintenance of Highly Productive land according to the newly operative NPS-HPL.	Allow
74	Mason & Julie Stretch	kapatotoro@outlook.com	Retain LLRZ with 2000m2 minimum allotment size in Bannockburn; support retention of building line restriction in Bannockburn and should be extended beyond the village in Bannockburn	Support	Addresses gaps in current no build lines. Maintains existing boundaries of the Bannockburn township, maintains existing character of the Bannockburn township.	Allow
75	Residents for Responsible Development of Cromwell (R4RDC)	T.Tinworth@xtra.co.nz	Retain LLRZ of 2000m2 for Bannockburn; retain current building line restrictions; delete the inclusion of Domain Road Vineyard in LLRZ; amend parking requirements to one park per bedroom in the household unit; include provision for electric vehicle charging at property or suitable community charging; ensure road widths are sufficient to allow parking on both sides of the road; provisions should provide for safe and accessible	Support	Addresses gaps in current no build lines. Maintains existing boundaries of the Bannockburn township, maintains existing character of the Bannockburn township. Maintenance of Highly Productive land according to the newly operative NPS-HPL. Addresses infrastructure challenges faced by Bannockburn community (Parking, charging etc)	Allow

			connectivity to the community schools, CBD, community facilities, Ripponburn rest home, PC14(Shannon Farm) and future subdivisions; exclude productive soils from PC19; require developments to provide greenways			
78	Astrid Geneblaza	astrid.geneblaza@gmail.com	Oppose the re-zoning of Domain Road Vineyard as Large Lot Residential Zone; if re-zoning is to proceed increase the minimum allotment size to 3000m2, don't allow any building on the norther slope of the vineyard are and on Templars Hill and increase the setback of any buildings bordering Domain Road to 20m from the boundary with the road.	Support in part	Maintenance of Highly Productive land according to the newly operative NPS-HPL. Do not support 3000m2 section minimum size for Domain Road Vineyard. Support extension of the Building Line Restrictions.	Allow
82	Jones Family Trust and Searell Family Trust	Craig@townplanning.co.nz	Amend the LLRZ (S1) and SUB-S1 to provide for a minimum of 1000m2 and an average of 1500m2 in Bannockburn; allow for retail, community facility activity and commercial activities to meet community needs on the property as 88 Terrace Street, Bannockburn as contained in RT 474127 and OT 16B/1179; amend the site to include a mixture of MRZ and LRZ	Oppose	Small lot sizes are not in keeping with the character of Bannockburn Township. Limit retail as not envisaged by the Masterplan. Oppose MRZ and LRZ as not in keeping with the character of the Bannockburn township.	Disallow
84	Dr Wendy Bamford and Mr Graham Bamford	wbamford@xtra.co.nz	Increase the minimum allotment size of Domain Vineyard, Bannockburn to 3000m2, don't allow any building on the northern slope of the vineyard area (Templars Hill), and increase the setback of any buildings bordering Domain Road to 20m from the boundary with the road.	Support in part	Maintenance of Highly Productive land according to the newly operative NPS-HPL. Do not support 3000m2 section minimum size for Domain Road Vineyard. Support extension of the Building Line Restrictions.	Allow
85	Niall & Julie Watson	njwatsonnz@gmail.com	Retain the existing rural zoning of Domain Road Vineyard in Bannockburn; consider other areas for expansion of LLRZ in Bannockburn (to south) and include provision for public amenity areas and connected pedestrian pathways.	Support	Maintenance of Highly Productive land according to the newly operative NPS-HPL. Addresses infrastructure issues faced by the Bannockburn township	Allow

86	David Olds	david.olds@aderant.com	Retain the existing rural zoning of Domain Road Vineyard in Bannockburn.	Support	Maintenance of Highly Productive land according to the newly operative NPS-HPL.	Allow
92	Peter and Ngaire Grellet	grellet@xtra.co.nz	Retain Rural zoning on Domain Road Vineyard - if consent is granted the minim allotment size should be increased to 3000m2 and any housing be prohibited on the northern slope (Templars Hill) and setback from Domain Road increased to 20m; make provision for public open space reserve on Bannockburn Road (opposite Black Rabbit); reduce eastern boundary of residential zone and establish a building line restriction to prevent visibility from Bannockburn Inlet; extend the southern boundary of the residential footprint over Schoolhouse Road to allow for residential in folds but not on ridges in new area.	Support in part	Support retention of Rural Zoning for the Domain Road Vineyard. Oppose granting consent and 3000m2 sections as opposed to the newly operative NPS-HPL. Domain Road Vineyard is within LUC3 so is automatically granted protection. Support creation of the open space reserve as its in keeping with the character of the Bannockburn Community. Support the extension of the Building Line Restriction to ensure the Bannockburn Township limit is clearly defined. Oppose the extension of the Bannockburn Township to the south.	Allow
97	Jim and Diane Walton et al	jwwdhw@gmail.com	Retain Rural zoning on Domain Road Vineyard - if consent is granted the minim allotment size should be increased to 3000m2 and any housing be prohibited on the northern slope (Templars Hill) and setback from Domain Road increased to 20m	Support in part	Maintenance of Highly Productive land according to the newly operative NPS-HPL. Do not support 3000m2 section minimum size for Domain Road Vineyard. Support extension of the Building Line Restrictions.	Allow
101	Geoffrey Owen and Ingrid Janice Poole	poolefam@xtra.co.nz	Retain Rural zoning on Domain Road Vineyard - if consent is granted the minim allotment size should be increased to 3000m2 and any housing be prohibited on the northern slope (Templars Hill) and setback from Domain Road increased to 20m	Support in part	Maintenance of Highly Productive land according to the newly operative NPS-HPL. Do not support 3000m2 section minimum size for Domain Road Vineyard. Support extension of the Building Line Restrictions.	Allow
103	Suz Allison	suznlloyd@xtra.co.nz	Retain Rural zoning on Domain Road Vineyard - if consent is granted the minim allotment size should be increased to 3000m2 and any housing be prohibited on the northern slope (Templars Hill) and setback from Domain Road increased to 20m; make provision for public open space reserve on Bannockburn Road (opposite Black	Support in part	Support retention of Rural Zoning for the Domain Road Vineyard. Oppose granting consent and 3000m2 sections as opposed to the newly operative NPS-HPL. Domain Road Vineyard is within LUC3 so is automatically granted protection. Support creation of the open space reserve as its in keeping with the character of the Bannockburn Community. Support the extension of the Building Line Restriction to ensure the Bannockburn Township limit is clearly defined. Oppose	Allow

			Rabbit); reduce eastern boundary of residential zone and establish a building line restriction to prevent visibility from Bannockburn Inlet; extend the southern boundary of the residential footprint over Schoolhouse Road to allow for residential in folds but not on ridges in new area.		the extension of the Bannockburn Township to the south.	
105	Jill Marshall	landjmarshall72@gmail.com	Retain Rural zoning on Domain Road Vineyard - if consent is granted the minim allotment size should be increased to 3000m2 and any housing be prohibited on the northern slope (Templars Hill) and setback from Domain Road increased to 20m; make provision for public open space reserve on Bannockburn Road (opposite Black Rabbit); reduce eastern boundary of residential zone and establish a building line restriction to prevent visibility from Bannockburn Inlet; extend the southern boundary of the residential footprint over Schoolhouse Road to allow for residential in folds but not on ridges in new area.	Support in part	Support retention of Rural Zoning for the Domain Road Vineyard. Oppose granting consent and 3000m2 sections as opposed to the newly operative NPS-HPL. Domain Road Vineyard is within LUC3 so is automatically granted protection. Support creation of the open space reserve as its in keeping with the character of the Bannockburn Community. Support the extension of the Building Line Restriction to ensure the Bannockburn Township limit is clearly defined. Oppose the extension of the Bannockburn Township to the south.	Allow
115	Donna Hall	donna@donnahall.nz	Retain Rural zoning on Domain Road Vineyard	Support	Maintenance of Highly Productive land according to the newly operative NPS-HPL.	Allow
117	Graeme Crosbie	info@domainroad.co.nz	Amend minimum allotment size in Bannockburn for LLRZ to 1000m2	Oppose	Contrary to existing character of Bannockburn township lot sizes. Contrary to the Cromwell Masterplan	Disallow
119	Jack Longton and Karen Lilian Searle	jack@tiqvah.co.nz	Retain Rural zoning on Domain Road Vineyard - if approval is granted the minimum allotment size should be increased to 3000m2 and any housing be prohibited on the northern slope (Templars Hill) and setback from Domain Road increased to 20m; make provision for public open space reserve on Bannockburn Road (opposite Black Rabbit); reduce eastern boundary of residential zone and establish a building line restriction to prevent visibility from Bannockburn Inlet; extend	Support in part	Support retention of Rural Zoning for the Domain Road Vineyard. Oppose granting consent and 3000m2 sections as opposed to the newly operative NPS-HPL. Domain Road Vineyard is within LUC3 so is automatically granted protection. Support creation of the open space reserve as its in keeping with the character of the Bannockburn Community. Support the extension of the Building Line Restriction to ensure the Bannockburn Township limit is clearly defined. Oppose the extension of the Bannockburn Township to the south.	Allow

120	Robyn Jane Fluksova and Jindrich Fluksa	jrfluksa@yahoo.co.nz	the southern boundary of the residential footprint over Schoolhouse Road to allow for residential in folds but not on ridges in new area. Retain Rural zoning on Domain Road Vineyard - if approval is granted the minimum allotment size should be increased to 3000m2 and any housing be prohibited on the northern slope (Templars Hill) and setback from Domain Road increased to 20m; make provision for public open space reserve on Bannockburn Road (opposite Black Rabbit); reduce eastern boundary of residential zone and establish a building line restriction to prevent visibility from Bannockburn Inlet; extend the southern boundary of the residential footprint over Schoolhouse Road to allow for residential in folds but not on ridges in new area.	Support in part	Support retention of Rural Zoning for the Domain Road Vineyard. Oppose granting consent and 3000m2 sections as opposed to the newly operative NPS-HPL. Domain Road Vineyard is within LUC3 so is automatically granted protection. Support creation of the open space reserve as its in keeping with the character of the Bannockburn Community. Support the extension of the Building Line Restriction to ensure the Bannockburn Township limit is clearly defined. Oppose the extension of the Bannockburn Township to the south.	Allow
127	Harold Kruse Davidson	matt@landpro.co.nz	Amend Plan Change 19 to extend LLRZ in Bannockburn to include Lot 5 DP 414299 and Part Lot 3 DP 414299	Oppose	Extends the limits of the Bannockburn Township which is already creeping, contrary to the Cromwell Masterplan. Maintenance of Highly Productive land according to the newly operative NPS-HPL.	Disallow
134	Ros and Peter Herbison	rospete@xtra.co.nz	Retain existing Rural zoning on Domain Road Vineyard; don't allow high density developments in Bannockburn	Support	Maintenance of Highly Productive land according to the newly operative NPS-HPL.	Allow
135	Cairine Heather MacLeod	campbell@chasurveyors.co.nz	Section 7 Block 1 Bannockburn Survey District be re-zoned from Rural to LLRZ; Section 52 Block 1 Bannockburn Survey District proposed to be re-zoned as LLRZ, be subject to a new zone with a minimum area of 1200m2 and average of 1500m2; 50 Domain Road and 24 Terrace Street proposed to be zoned LLRZ be subject to a new zone with a minimum area of 1200m2 and average of 1500m2; amend Rule LLRZ-S1 and SUB-S1 to provide for LLRZ to have a minimum of 1200m2 and an average of 1500m2.	Oppose	Extends the limits of the Bannockburn Township which is already creeping. Smaller lot sizes contrary to the character of the Bannockburn Township and what is envisaged by the Cromwell Masterplan.	

143	Koraki Limited and Scott Scott Limited	klscott@outlook.co.nz	Extend the proposed LLRZ in Bannockburn to include Lots 1 - 3 DP 469342 and Section 1 SO 480705	Oppose	Maintenance of Highly Productive land according to the newly operative NPS-HPL. Extends the limits of the Bannockburn Township which is already defined and is therefore also contrary to the Cromwell Masterplan	Disallow
154	Professor Jennifer Dixon	jennydixon017@gmail.com	Retain the Domain Road Vineyard in Bannockburn as Rural Resource Area - if re-zoning is approved increase minimum allotment size to 3000m2 and no housing on Templars Hill	Support in part	Maintenance of Highly Productive land according to the newly operative NPS-HPL.	Allow
156	Werner Murray	carolynwerner@mac.com	Amend LLRZ in Bannockburn to a minimum allotment size of 1400m2 and re-instate multi-unit rule	Oppose	Contrary to the character of the Bannockburn Township. Multi-unit rule contrary to the character of the Bannockburn Township.	Disallow
163	John and Rowan Klevstul and Rubicon Hall Road Ltd	office@townplanning.co.nz	Lot 1 DP 460583, Lot 2 DP460583, Lot 50 DP 511592 and Lot 51 DP 511592 (Schoolhouse Road/Hall Road, Bannockburn) be re-zoned LLRZ with a minimum allotment size of 1000m2; provide for urban design principals in the new zone consistent with a 'rural hamlet vision' that provides for a development through a development area plan/structure plan; zone should include provisions that retain historic character, identify and implement key roading connections onto Lynn Lane and Schoolhouse Road, pedestrian/cycling connectivity; retention of highly productive land, indigenous vegetation restoration in gullies and stormwater management, integration and enhancement; the plan change should consider the National Policy Statement for Urban Development.	Oppose in part	Extends the limit of the Bannockburn Township. Maintenance of Highly Productive land according to the newly operative NPS-HPL. Lot size limits contrary to the character of the Bannockburn Township. Support application of the NPS-UD. Support additional infrastructure (pedestrian/cycling), restoration of indigenous vegetation.	Allow