

COMMISSIONER KÖRERO

We purchased our property at 36 Terrace St in 2010. Our home is adjacent to the proposed subdivision, we look directly onto Water Race Hill from our lounge and kitchen.

We knew there would be some development to the north & east of our property, however, we expected that any development would adhere to:

1. The Build Line Restriction (noting that 75% of the proposed lots breach the Build Line Restriction in some way, with around 50% of the building platforms being within the Build Line Restriction)
2. And that an average lot size of 2000m² as prescribed by the operative district plan at the time would also be adhered to – although we understand this has now been updated to a minimum lot size of 1500m².

Consequently we felt confident that the rural residential character of our setting would be maintained with any future development. In particular, we understood that there would be a maximum of one new property slightly to the north of ours, with the Build Line Restriction preventing any property development directly adjacent to our own.

This was a major factor in our decision to purchase in Terrace Street. We are deeply concerned that the proposed subdivision with its reduced section size and disregard for the Build Line Restriction would create an intensive urban built environment which is not in keeping with the rural residential character of Bannockburn.

Water Race Hill rises to the east of our property. We expected our privacy, views and sun to be maintained by future development adhering to the Build Line Restriction. Instead, we are currently looking at a forest of poles indicating proposed house sites. In particular, 1 of the 2 closest building platforms is directly adjacent to our property and entirely contained within the Build Line Restriction.

The proposed number of adjacent properties and placement of dwellings would significantly reduce our views and sun to the east & north east. If 2 storied dwellings were allowed, this would be an even more significant loss of views and sun for us. Furthermore, properties and houses come with fences and trees which would have further potential impact on our eastern & north

eastern views and sun. Similarly, the proposed development would create more artificial light and increased noise pollution from having more close neighbours where we did not expect them to be due to the 'protection' afforded us by the Build Line Restriction.

RC230398 should have a plan of existing and proposed easements. This would show that the existing right of access to lot 36, our property, is protected. Any lots including our access road need to acknowledge the legal status of access to our land – and not include the access road in calculating lot size as is currently the case with the proposed development.

We are concerned by the potential visual impact of the proposed subdivision in areas looking towards Water Race Hill and Bannockburn. We regularly use the Bannockburn inlet for recreation, for swimming, biking, running, walking and picnics – specifically enjoying the rural outlook towards Bannockburn. The visibility of the proposed housing development on Water Race Hill would totally change the rural character and vistas of this area, significantly detracting from the visual appeal.

Regarding traffic volumes on a cul-de-sac. Terrace Street has one entry and exit onto Bannockburn Road, which is already busy and hard to cross at times. The recommended number of lots serviced by a cul-de-sac is 20. With 19 lots already developed on Terrace Street, the applicant's proposal for an additional 20 lots would fully exceed current CODC standards for roading and infrastructure services (code of practice NZS 4404, 2008 revision) by nearly doubling the lots serviced by Terrace Street. The increase in traffic volume would create greater congestion and the potential for an accident at an already busy intersection.

We feel a strong connection to the landscape around our property. It is distinctly Central Otago. We enjoy the naturalness, the expanse and ruggedness of the area contained within the Build Line Restriction. We watch the hawks and falcons hunting over Water Race Hill, the families of quail living in the area and enjoy hearing the local owls calling at night. The water race itself should be acknowledged and protected. It forms part of the Build Line Restriction near our property and is a significant historical feature that we look onto from our home.

We are not opposed to development of the Water Race Hill area. We are however opposed to development that does not adhere to the Build Line

The BNR
Restriction and ~~2000m~~ section size requirement. The proposed subdivision, to a large extent, ignores these rules and thereby significantly changes the rural character and landscape values of the area we call home.

The proposal should be rejected.