

RESOURCE MANAGEMENT ACT 1991

FURTHER SUBMISSION ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE
19 (PUBLIC) TO THE CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

RECEIVED
20/12/2022
CODC

19/206

To: Central Otago District Council
Attention: Principal Policy Planner
By email: districtplan@codc.govt.nz

Name of Further Submitter: Wooing Tree Development Partnerships Limited (**'the Further Submitter'** or **'WTDPL'**)

1. WTDPL at the address for service set out below makes the following further submission on Plan Change 19 (Public) (**PC19**) to the Central Otago District Plan in support of / in opposition to original submissions on PC19.
2. WTDPL is a person who has an interest in PC19 that is greater than the interest the general public has, because:
 - (a) WTDPL made a submission on PC19 (submission number 79); and
 - (b) WTDPL owns the 22.6283-hectare property at 64 Shortcut Road, Cromwell (referred henceforth as **'Wooing Tree Estate'**), which sits broadly to the north of State Highway 8B between Ludgate-Cromwell Road to the west and Shortcut Road to the east.
3. This further submission responds to points raised in other submissions which relate to WTDPL's landholding or may have implications for WTDPL's assets and aspirations for its property.

The Further Submission is:

4. WTDPL makes this further submission in respect of the submission by Central Otago District Council (submission number 111) (**'the submission'**). The submission is supported in part and opposed in part.

Reasons for Further Submission

5. WTDPL supports the submission in part for the following reasons:
 - (a) Will promote the sustainable management of resources and will achieve the purpose of the Resource Management Act 1991
 - (b) Will enable the well-being of the community
 - (c) Will meet the reasonably foreseeable need of future generations
 - (d) Will enable the efficient use and development of WTDPL's property; and
 - (e) Will represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means.

6. Without limiting the generality of the above, WTDPL supports the submission in part as it relates to correcting the height reference and the height in relation to boundary diagrams.

7. WTDPL opposes the submission in part for the following reasons:
 - (f) Will not promote the sustainable management of resources and will not achieve the purpose of the Resource Management Act 1991
 - (g) Will not enable the well-being of the community
 - (h) Will not meet the reasonably foreseeable need of future generations
 - (i) Will not enable the efficient use and development of WTDPL's property; and
 - (j) Will not represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means.

8. Without limiting the generality of the above, WTDPL opposes the submission in part as it relates to placing a limit on more than one unit on a site as this would complicate development of terrace and other multi-housing typologies.

Decision sought

9. WTDPL seeks the following relief:
 - (a) That the submission be allowed in part and disallowed in part; and
 - (b) Such further, alternative or consequential amendments as may be necessary to

fully address WTDPL's further submission as set out above and below.

10. WTDPL wishes to be heard in support of its further submission.
11. If others make a similar submission, WTDPL would be willing to consider presenting a joint case with that at hearing.
12. WTDPL appreciates the opportunity to make this further submission on PC19 and is happy to discuss the content of this further submission with Council staff as part of their reporting to the Hearing Panel.

DATED at this day of 20 December 2022



Signed for and on behalf of Duarne Lankshear

Woing Tree Development Partnerships Limited

Electronic address for service of Further Submitter: john.duthie@tattico.co.nz

Woing Tree Development Partnerships Limited

c/- Tattico

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Telephone: +64274 924 387

Contact person: John Duthie

Service of Further Submission

A copy of this further submission has been sent to Central Otago District Council at the address for service listed in the submission.