

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)

RECEIVED
20/12/2022
CODC

19/220

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

Name of person making further submission

Name: CHP Developments Limited

Postal address: 18 Matthews Crescent, Cromwell 9310 | 1 Alpha Street, Cromwell 9310
(Or alternative method of service under [section 352](#) of the Act)

Phone: 027 320 5278 / 027 308 4711

Email: jksearle@xtra.co.nz / rmwallis@xtra.co.nz

Contact person: Della Clark, Landpro Limited – della@landpro.co.nz
(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:

- 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:**

An original submitter on PC19

I support the submission of:

Simon Thwaites, simon@silverskies.co.nz, Submitter 28
Robyn and Lindsay Crooks, lcrooks@gmail.com, Submitter 72

I support in part the submission of:

Brian De Geest, brain@degeest.com, Submitter 21
Freeway Orchard, rachael.law@ppgroup.co.nz, Submitter 30

Goldfields Partnership, rachael.law@ppgroup.co.nz, Submitter 31
D & J Sew Hoy, Heritage Properties Ltd, rachael.law@ppgroup.co.nz, Submitter 51
Woong Tree Development Partnership Limited (WTDPL), john.duthie@tattico.co.nz, Submitter 79
GZR Property Investments Ltd, jake@jakewoodward.co.nz, Submitter 88
Fire and Emergency New Zealand (Fire and Emergency), fleur.rohleder@beca.com, Submitter 114
Wally Sandford, mrwallysandford@gmail.com, Submitter 144
Thyme Care Properties Ltd, rachael.law@ppgroup.co.nz and nbulling@ppwrightson.co.nz, Submitter 145
Landpro Limited, walt@landpro.co.nz, Submitter 150
Retirement Villages Association of NZ Inc, Nicola.dewit@chapmantripp.com, Submitter 158
Ryman Healthcare Ltd, Nicola.dewit@chapmantripp.com, Submitter 160
Sugarloaf Vineyards Ltd, wmurray@propertygroup.co.nz, Submitter 162
Paterson Pitts Group (Cromwell), rachael.law@ppgroup.co.nz, Submitter 165

I oppose the submissions of:

Aimee Cornforth, aimeecornforth80@gmail.com, Submitter 122
John and Barbara Walker, jwalker@xtra.co.nz, Submitter 129

I oppose in part the submission of:

N R Murrar, nigelinnz@hotmail.com, Submitter 36
Johnathan Brass, Johnathan.brass@gmail.com, Submitter 132

The reasons for my support (or opposition) are:

Detailed in the attached letter.

(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:

Detailed in the attached letter

I wish (~~or do not wish~~) to be hearing in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Bella Clark

.....
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: 20/12/2022

Email: jksearle@xtra.co.nz / rmwallis@xtra.co.nz

Telephone No: 027 320 5278 / 027 308 4711

Postal Address: 18 Matthews Crescent, Cromwell 9310 | 1 Alpha Street, Cromwell 9310

Contact Person: Della Clark, Landpro Limited – della@landpro.co.nz

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.



20 December 2022

Landpro Reference: 21350

Central Otago District Council
Private Bag 122
Alexandra, 8320

Dear Central Otago District Council

Proposed Plan Change 19 – Further Submissions on Behalf of CHP Development Limited (Submitter 148)

Please find enclosed the above consent application for your consideration in regard to a further submission in relation to multiple submissions on Proposed Plan Change 19 (PC19 on the operative Central Otago District Plan (CODP) residential chapter.

CHP Development Limited ('CHP') has an interest in the proposal that is greater than the interest of the general public being an original submitter on the proposal.

CHP wishes to be heard alone/or as a joint submission in support of the further submission.

CHP supports the following submission, either in full or part with the reason listed in Table 1 below:

Table 1: Summary of in Support Submissions

Submitter No.	Submitter Name	Support/Oppose	Explanation
21	Brian De Geest	Support in part	Agrees only with the amendments required for MRZ-S4.
28	Simon Thwaites	Support	Agrees that PC19 should retain the medium density areas.
30	Freeway Orchards	Support in part	Agrees that MRZ-S4, MRZ-S7, MRZ-S8, MRZ-S10, and MRZ-S12 need amending in order to suit the needs of a medium density zone.
31	Goldfields Partnership	Support in part	See response for submitter #30.

51	D & J Sew Hoy, Heritage Properties Ltd	Support in part	See response for submitter #21.
72	Robyn and Lindsay Crooks	Support	Agrees that PC19 should retain the medium density areas
79	Wooring Tree Development Partnership Limited (WTDPL)	Support in part	See response for submitter #21.
88	GZR Property Investments Ltd	Support in part	Agrees that the MRZ-S4 and MRZ-S8 needs to be amended to accommodate the medium density zone requirements, the figures provided need more research into the potential implications on multi-unit development.
114	Fire and Emergency New Zealand (Fire and Emergency)	Support in part	Agree that MRZ-P1 is retained with minor clarifications to what ' <i>visual interest</i> ' means in terms of this policy.
144	Wally Sandford	Support in part	The radius method (for medium density housing) accurately depicts where development should occur in key traffic locations to reduce reliance on motor cars and accommodate the NPS-UD.
145	Thyme Care Properties Ltd	Support in part	Agrees that the MRZ-S4, MRZ-S8, MRZ-S10 and MRZ-12 needs to be amended to accommodate the medium density zone requirements.
150	Landpro Limited	Support in part	See response for submitter #21.
158	Retirement Villages Association of NZ Inc	Support in part	Agree that the MRZ-S4 needs to be amended to accommodate the medium density zone requirements,

			accommodate Clause 14 of Schedule 3A of the RMA.
160	Ryman Healthcare Ltd	Support in part	See response for submitter #158.
162	Sugarloaf Vineyards Ltd	Support in part	See response for submitter #158.
165	Paterson Pitts Group (Cromwell)	Support in part	See response for submitter #145.

CHP is in opposition with the following submissions, either in full or part with the reasons listed in Table 2 below:

Table 2: Summary of Opposition Submissions

Submitter No.	Submitter Name	Support/Oppose	Explanation
36	N R Murray	Oppose in part	Disagrees that the 'Freeway Orchard' site should remain rural as its located within the urban boundary of Cromwell.
122	Aimee Cornforth	Oppose	Disagrees that the 'Freeway Orchard' site should be rezoned LRZ and wishes for it to remain with the current PC19 zoning.
129	John and Barbara Walker	Oppose	Disagrees that MDZ should be removed in its entirety. CHP requests this submission be removed.
132	Johnathan Brass	Oppose in part	Disagrees that the zoning for the 'Freeway Orchard' should be removed.

If you have any questions in relation to this application, please don't hesitate to contact me directly.

Kind Regards

Della Clark

Della Clark

Planner

Landpro Limited

M 027 247 1701 | E della@landpro.co.nz