



20 December 2022

Central Otago District Council  
Private Bag 122  
Alexandra, 8320

RECEIVED  
20/12/2022  
CODC

**19/247**

Dear Central Otago District Council

**Proposed Plan Change 19 – Further Submissions on Landpro Limited (Submitter 150)**

This is a further submission in relation to multiple submissions on Proposed Plan Change 19 (PC19) on the operative Central Otago District Plan (CODP) residential chapter.

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

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

Landpro 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	Explanation
17	Stuart Heal	Support in part	Landpro wants to ensure that adequate parking requirements are provided as our District is unlikely to gain good public transport anytime soon due to limited population base and geographic spread of our housing supply compared to our places of work/business areas.
18	Neroli McRae	Support in part	Higher density development requires appropriate consideration of common green space and connections to pedestrian networks and willingness for Council to take over the management or ownership and maintenance of these areas that connect our communities

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37	Anthony Lawrence	Support in part	Landpro supports keeping zoning simple and think the use of minimum setback rather than zoning densities on the Lake margin should be looked at more closely as an alternative
46	Charles & Nicola Hughes	Support in part	Landpro support the extension of the residential zone in Bannockburn to create logical residential boundaries. Currently the Domain Road Vinyard is completely surrounded by existing residential zoned land and this small pocket of land seems like an error. Of further relevance is the proximity of this land to existing infrastructure allowing for simple extensions of infrastructure close to existing amenities
116	Billie Marsh	Support in part	Landpro considers that the District Plan update for the residential chapter should include growth for some of the smaller rural service precincts to support our rural services industries in these area like Tarras and Ranfurly
139	Shanon Garden	Support in part	Landpro would like to see consideration of retail and hospitality precincts/areas along Dunstan Road to support the future growth of the residential zoning along Dunstan Road

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

**Table 2: Summary of Submissions in Opposition**

Submitter No.	Submitter Name	Support/Oppose	Explanation
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13, 20, 25, 35, 38, 39, 40, 50, 59, 66, 87, 131	Peter and Leanne Robinson, Stephen & Lorene Smith, Jan Hopcroft, Bernard and Clare Lynch, Lyall Hopcroft, Yvonne Maxwell, Roddy Maxwell, John Walker, Paul Robertson, Trevor Deaker & Mark Borrie, Mike & Keren Wright, Lois D Gill	Oppose	Landpro want to see appropriate density zoning on areas close to amenities and existing infrastructure to ensure additional housing capacity can be created close to amenities and infrastructure. Retaining the existing density seems like a wasted opportunity for Cromwell given the proximity of land located north of State Highway 8B to existing infrastructure and amenities and the key draw of proximity to Lake Dunstan
122	Aimee Cornforth	Oppose in part	Landpro supports keeping zoning simple and think this proposed rezoning of the 'Freeway Orchard' land represents logical growth of the residential area given that this area is completely surrounded by residential land. Of further relevance is the proximity of this land to existing infrastructure

Kind Regards

Walt Denley

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