



Russell Ibbotson

◆ BUSINESS CONSULTANT ◆

3 August 2022

The Central Otago District Council
PO Box 122
ALEXANDRA 9340

Dear Sir/Madam

RE. PLAN CHANGE 19

On behalf of myself and the ratepayers and interested parties, as detailed below, I would like to make a submission in respect of Plan Change 19.

My submission is to strongly support the freeing up of land with the provision of additional building allotments.

In particular, I would strongly support the opening up of Dunstan Road for further development as provided for in the Spatial Plan provisions.

In recent times, Alexandra has suffered through lack of suitably zoned land being available and Dunstan Road is seen as the logical area for further subdivision development in the immediate future. As the Spatial Plan provides for this it is particularly important for the designation of large lot residential, such as the proposed William Hill subdivision at 269 Dunstan Road, which has met with overwhelming public demand.

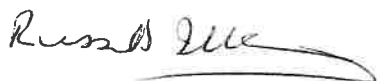
It is, also, suggested there should be more intensive residential sections in the Dunstan Road area closer to the existing township of Alexandra, as this is seen as the most suitable area in the short to medium term.

It is recognised that in the long term, Alexandra will continue to expand outwards from the northern boundary in the Pines area but this is seen as not being achievable in the immediate future. Alexandra needs to grow not only to meet demand but to, also, support the existing infra-structure and many of the local businesses that are currently struggling through the changing times with on-line shopping. In turn, this needs to be met with a larger population base to offset the reduced demand from changing trends.

From an overview, I consider that the Council has completed a sound review of the district and the wishes of the general population based on the extensive consultation period that applied.

The objective now should be to enact the necessary plan structure to ensure that the current demand that exists is not stifled by undue delays in progressing matters forward.

Yours sincerely



RW IBBOTSON

Submission supported by the following Ratepayers:

Lake Dunstan Pastoral Ltd
CO Venture Enterprises Ltd
Centrepont Mall Trustees
Chicago Street Properties Ltd
Craig & Joy Holdings Ltd
Ibbotson Children's Trust
Ibbotson Investment Trust
IPI Commercial Ltd
Limerick Properties Ltd
Molyneux Lifestyle Village Ltd
RW Ibbotson Family Trust
Jacksons Fruit Ltd