



CLUTHA DISTRICT COUNCIL

FORM 13 – Submission on a resource consent application that is subject to public or limited notification.

Please note that all submissions must be received in writing by **4th December 2023 at 5:00PM**. All submissions must be either electronically sent to submissions@cluthadc.govt.nz or hand delivered to 1 Rosebank Terrace, Balclutha 9230 and addressed to the Planning Department.

1. Submitter details

Full Name:	Graham and Heather Wallace
Contact Number:	0274761842 or 0276299716
Email Address:	gra_heather@outlook.co.nz - please use this email for any response.
Postal Address:	PO Box 84 Milton 9241

2. Application Details

Name of Applicant:	Toko Development Limited
Application Reference:	RM2842
Application Site Address:	Coombe Hay Lane, Toko Mouth Lot 9 DP 516455 and Lot 3 DP 512557
Details of Application:	<p>The subdivision will create 18 lots for residential activity ranging in size between 1600m² and 1.1ha within the Coastal Resource Area, while the balance lot (Lot 19) will be 21.8ha and located partially within the Coastal Resource Area and Rural Resource Area. Lot 19 will retain an existing dwelling and farming activity.</p> <p>The subdivision will create a new road to vest, including the redevelopment of the existing Coombe Hay Lane right of way and vesting as road.</p> <p>Please see the attached full application for further information</p>



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3. Submission

Before making a submission, please ensure you have read/seen the full resource consent application, including the assessment of environmental effects (AEE) and all the plans. (Select one of the below options)

- I/ we support the application in whole or in part.
- I/~~we~~ oppose the application in whole or in part.

Please specify below-

- i. The matters within the application that you support or oppose or wish to comment on.
- ii. The reasons for making this submission (please give details)

We brought our section by the seaside for our retirement, for peace and tranquility. We were told by the real estate agent that there was a possibility of the paddock opposite us, across the road would be developed in the future. He told us that it would be 6 sections and our road would be a cul de sac. This was acceptable to us as there would be no through traffic. We certainly were not told about a major 18 section development, including a road being put at the end of our eastern boundary. It came to a complete shock to us when we received the letter from Clutha Council. We definitely would of chosen a different house build for privacy as houses will definitely looking into ours at 3 different angles.

Had we had more honest information of a large future development, we would of



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been able to make a more informed decision at the time of the purchase or our new build.

We brought for the Rural feel and outlook and Lego land is seriously not for us. If the development for the 18 sections goes ahead, we will review our future sadly in Toko Mouth.

Please attach any further comments to the end of the submission or as an additional document

Number of additional documents



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4. Submissions at the hearing

- I/we wish to speak in support of my/our submission.
- I/we do not wish to speak in support of my/our submission.
- If others make a similar submission I/we will consider presenting a joint case with them at the hearing.

5. Signature of submitters

Signature:

A handwritten signature in blue ink, appearing to be 'M. M. M.' with a long horizontal stroke.

Signature:

A handwritten signature in blue ink, appearing to be 'M. M. M.' with a long horizontal stroke.

Date: 4.12.23

Date: 4-12-23

6. Important information

- You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
- The Council will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the provided postal address.
- The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given.
- If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.
- The Council must receive this submission before the closing date and time for submissions on this application.
- If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.
- Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the submission process.
- If a submitter requests the use of hearings commissioners under s100A they may be liable to meet or contribute to the costs of the hearing's commissioner or commissioners.