



# 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 **4<sup>th</sup> December 2023** at **5:00PM**. All submissions must be either electronically sent to [submissions@cluthadc.govt.nz](mailto:submissions@cluthadc.govt.nz) or hand delivered to 1 Rosebank Terrace, Balclutha 9230 and addressed to the Planning Department.

## 1. Submitter details

|                 |  |
|-----------------|--|
| Full Name:      |  |
| Contact Number: |  |
| Email Address:  |  |
| Postal Address: |  |

## 2. Application Details

|                           |  |
|---------------------------|--|
| Name of Applicant:        | Toko Development Limited   |
| Application Reference:    | RM2842   |
| Application Site Address: | Coombe Hay Lane, Toko Mouth<br>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 1600m<sup>2</sup> 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)



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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:

Signature:

Date:

Date:

## 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.



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- All submitters will be advised of hearing details at least 10 working days before the hearing. If you change your mind about whether you wish to speak at the hearing, please contact the Council by emailing [planning@cluthadc.govt.nz](mailto:planning@cluthadc.govt.nz)
- Only those submitters who indicate they wish to speak at the hearing will be sent a copy of the planning report.
- If you state that you do not wish to be heard, the Council is not obliged to advise you of the hearing or send you the hearing documents. However, you will be sent a copy of the decision and retain your right to appeal.

We endorse the application for future development with the following provisions:

1. All constructed houses must adhere to the same minimum standards as the initial development. These standards encompass a minimum build size of 75 square meters, limited to new builds and construction only, and a maximum building height of 5 meters. Additionally, conformity to specified color schemes is required.
2. Sections located behind the initial development (specifically sections 4, 5, 6, 7) should maintain a minimum setback from the road of 20 meters. This precaution is in place to prevent houses from being built too close to the road.

Note: While we express support for the new subdivision application, concerns have been raised regarding sections 14, 15, 16, 17, and 18. We believe that development in these sections could intensify the subdivision and potentially compromise its rural character.