

SUBMISSION FORM

Under the Resource Management Act 1991



SUBMITTERS DETAILS

Submitters Full Name/Company/Trust: Gillian Marie Olsen	
Contact Name: Gillian Olsen	
Email address*: seashelles.coffee@gmail.com	
Postal Address*: 37 Glencairn Rd Twizel	Tick if postal address is preferred method of correspondence*: <input type="checkbox"/>
Phone numbers: Day 027 5611723	Mobile 027 5611723

* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

ADDRESS FOR SERVICE (if different from the submitter's details)

Company:	
Contact Name:	
Email address*:	
Postal Address*:	Tick if postal address is preferred method of correspondence*: <input type="checkbox"/>
Phone numbers: Day	Mobile

* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

DETAILS OF APPLICATION BEING SUBMITTED ON

APPLICANT'S NAME: Payne Developments Limited
RM REFERENCE: 190181
DESCRIPTION OF PROPOSED ACTIVITY: Subdivision consent to subdivide Lots 1 to 4 of RM160209 into 14 residential allotments and land use consent to reduce the road and internal boundary setbacks and to increase the building and hard surface coverage in the Residential 4 Zone.

MY SUBMISSION

Please indicate whether you support, oppose or are neutral to the application or specific parts of it (Tick):

SUPPORT OPPOSE NEUTRAL

My submission is (the particular parts of the application I support or are opposed to are):

Back ground information - agreement originally to keep 4 x 4000m² sections as per Res 4.
Development Proposal - good existing infrastructure - whole town infrastructure is already under pressure.
Water Supply
Setback Boundaries
Assessment of Effects on the Environment

(Attach separate sheet as required)

The reasons for my submission (the reasons I support or oppose the particular parts of the application above):

The infrastructure in Twizel is in urgent need of upgrade before anymore subdivisions are approved.
The developers agreed at the beginning of the development to keep 4 x 4000sq.
Water supply in Twizel is in short supply over summer months & holiday periods - more holiday homes will increase that pressure on the current supply.
Asking for changes in the setback boundaries is opening the subdivisions to more Air bnb's, changing Res 4 here opens the way for other land owners (Attach separate sheet as required) to subdivide - what's good for one is good for all.

My submission would be met by the Council making the following decision (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

The proposal contravenes Primary Subdivision Standard 6.a.i(d) Allotment Size which says "In Residential 4 Zones where public reticulation is available, no allotments created by subdivision shall have a net area less than 4,000m², the application would become a Non Complying Activity. There are further non-compliance issues this RCA would have in terms of building coverage (15% of site area in Res 4) & setback (10m from all boundaries in Res 4). This would mean that the newly proposed lots would be useless for residential development.
(Attach separate sheet as required)

DECLARATIONS

Please indicate whether or not you are a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (tick):

I *am* a trade competitor I *am not* a trade competitor

If you are a trade competitor, please indicate whether or not are directly affected by an effect of the subject matter of the submission that

- (a) Adversely affects the environment; and
- (b) Does not relate to trade competition or the effects of trade competition (tick):


I *am* directly affected I *am not* directly affected

Please indicate whether or not you wish to be heard at the hearing in support of your submission (note you will only be notified of a hearing if you have indicated you wish to be heard) (tick):

I *wish* to be heard I *do not* wish to be heard

If others make a similar submission, I will consider presenting a joint case with them at a hearing (tick):

Yes No



*Signature of Submitter (or person authorised to sign on behalf of the submitter)**

6-3-20

Date

*If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.
*A signature is not required if you make your submission electronically.