

Submission on Notified Resource Consent PL260318592

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1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

03 440 0056

Info@codc.govt.nz
www.codc.govt.nz



Submission on Notified Resource Consent

Reference	PL260318592	Submitted	09 Mar 2026 11:03
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Notified Submission

SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

Section 95A (public) Resource Management Act 1991

To: The Chief Executive
Central Otago District Council
PO Box 122
Alexandra 9340

This is a submission on the following resource consent application:

Resource Consent Number	RC250374
Valuation Number	2842128905
Applicant	Mark Sugrue and Imogene Sugrue
Location of Site	126 Pearson Road, Cromwell
Brief Description of Application	Subdivision and land use consent for two-lot subdivision in a rural residential resource area
Submissions Close	4:00pm on Thursday 19 March 2026

Writing a submission

The following will be required during this process:

- Your full name and address, telephone number and email address
- Whether you support or oppose the application for resource consent
- The reason for your submission
- The decision you wish the Council to make, including any conditions sought
- Whether you wish to be heard.

Important information so you don't lose your data

If you wish to take some time completing this form, we strongly recommend that you **create a [login](#) and log in to your account prior to starting to complete the form.** This gives you the ability to save a draft and return to it later.

If you are a club or organisation, please use an email that is associated with the club rather than your work or personal email.

Logging in before starting to enter information into the form also means you won't lose your information if the form times out, or if you accidentally navigate away from the screen you're working on.

You cannot save your information and return to it later unless you log in before you start the form.

Regardless whether you are logged in, once you have completed and submitted the form, you will receive a copy of your submission to the email address you specify in the form.

Either go to our [Online Services](#) page to create an account (or log in if you already have an account) or continue below to start without logging in.

Privacy

The information you provide is official information and is used to help process your application. The information is held and used in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 2020. This means that your information may be disclosed to other people who request it in accordance with the terms of these Acts. Under the Privacy Act 2020 you have the right to see and correct any personal information that Council may hold about you.

Declaration

By continuing with this application you certify that: The Yes
information you provide is true and correct to the best
of your knowledge.

Notified Submission

Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

The closing date for serving submissions on the consent authority is the 20th working day after the date on

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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.

2. 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.
3. 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.
4. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
5. Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
 - it is frivolous or vexatious:
 - it discloses no reasonable or relevant case:
 - it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
 - it contains offensive language:

It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

In lodging this submission, your submission, including contact details, become public information and will be available for anyone to view.

DETAILS OF SUBMITTER

Full name	Norman Elder
Contact person (if applicable)	Norman Elder
Electronic address for service of submitter:	norman.elder65@gmail.com
Phone number - day time	0274335937
Postal address (or alternative method of service under section 352 of the Act):	134 Pearson Road 9810 Cromwell

Your Application

Please select one regarding the application	I neither support or oppose
Do you wish to be heard in support of this submission?	No - I do not want to be heard
Are you a trade competitor for the purposes of section 308B of the Resource Management Act 1991?	I am not
I would consider presenting a joint case if others make a similar submission	No

Details of submission

The specific parts of the application that my submission relates to are:	The subdivision (if approved by Council) will leave two sections which do not comply with the 2ha average rule with one section being 7347m2 and one section being
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8266m2. This is a non complying use and a previous application for this non complying consent was declined by Council. To go below the average 2ha average as required by the District Plan would set a precedent for other landowners and undermine the integrity of the district plan rules which are designed to protect the amenity values in a rural residential lifestyle zone. To suggest other subdivisions in the neighborhood have reduced the area does not justify this subdivision consent as those subdivisions may not be in the rural lifestyle zone or on retain the 2ha average rule.

IN respect to the change in use for the traveler's accommodation to residential, it is likely that increased road traffic will create extra dust from the right of way which is adjacent to our western boundary . When a vehicle travels over the right of way the dust blows into our property creating a continuous nuisance . This could be alleviated by the owner using different gravel on the surface of the right of way such as chips or other courser material.

To oppose the subdivision to avoid a precedent being set for future development of non complying sections in the rural lifestyle zone thereby undermining the amenity values.

To support the change in land use consent to residential dwelling providing dust from vehicle traffic is remedied or mitigated.

The submission - include:

- **whether you support or oppose the specific parts of the application or wish to have them amended; and**
- **the reasons for your views.**

Please upload any documents / photos that are relevant

I seek the following decision from the consent authority.

Give precise details, including the general nature of any conditions sought

1. Decline the non complying subdivision consent given the subdivision breaches the 2ha average rule in the district plan and sets a precedent for future land developers .

2. If Council approves the subdivision then I consent to the change in land use for the dwelling on the condition that dust from the right of way is remedied or mitigated by using a courser gravel such as chips .

Select below - Pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 (second tab) as you may incur costs relating to this request."

I do not request

Any other comments?

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

Yes

Please sign (click on the words CAPTURE)

A handwritten signature in black ink, appearing to be 'Nga' followed by a long horizontal line.

Date signed:

09/03/2026