

Submission on Notified Proposed Plan Changes to Central Otago District Plan Change 19

Date: 2 August 2022

My Proposal is Simple

Make the whole area, one zone of low density 500m² lots. This would save time in the future. As the present owners move on and new ones move in, it will be easier to subdivide, if they want to.

Average age 65+ waste of Land already in housing (existing Land)
Hard to maintain large sections.

~~As a resident of the area I know some of the present owners are against this idea,~~ but this is well overdue. 4000m² lots this close to town are a thing of the past. The present owners don't have to do anything, unless they wish to, but as land becomes more valuable not everybody can afford to buy a large plot of land.

At present the 2000m² sections proposed would be of little use to many, as most existing houses are built in such a position getting that large a piece of land would adversely affect the existing dwelling.

This is a special part of Cromwell and it is time we shared it with more people. With the Wooing Tree development next door, it will become a vibrant part of town, unlike the disaster of the 1970s Mall. I would like however to see some sort of height restriction put in place to stop two storied dwellings blocking mountain and lake views for everybody to enjoy.

Another option is to leave all those that have sections bordering the lake alone and only rezone the others that are not, I think this would save a lot of complaints.

Your Sincerely

Colin Reece