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OBJECTION TO PLAN CHANGE 19

I am Andrew James Wilkinson of 15 Scott Terrace, Cromwell.

I am objecting to the provision with Plan Change 19 that seeks to change the lot sizes of the majority of Residential Resource Area 6 (RRA6) from 4,000 sq/m to Low Density Residential Zone at 500 sq/m – an eightfold increase in housing.

I do not agree that the objective of Plan Change 19 will be achieved by its implementation.

I also noted the wording within the “Plan Change 19 Appendix Residential Chapter Provisions” is in conflict with a map provided and emails from the planning department of CODC. The wording in the appendix declares RRA6 is to be redesignated Large Lot Residential Zone, however the map displays most of RRA6 as Low Density Residential. A query to the CODC planning department has resulted in two conflicting emails on the actual designation of lot sizes for RRA6. That indicated to me some difference of view of the desired outcome.

Plan change 19 is based on the premise that the Cromwell Spatial Plan should be relied upon as the instrument for the definition of anticipated growth for the town of Cromwell and the premise that the growth needs to be contained within the existing boundaries. I do not believe that the spatial plan cannot be relied upon for either of these. The anticipated growth of Cromwell will be substantial, that is not in question, however the extent of that growth needs questioning. New economic modelling of the anticipated growth should be reassessed before Plan Change 19 is applied to substantially change the lot sizes of existing areas which cannot be recovered if new modelling shows a much-reduced need for the yield within current boundaries. CoreLogic NZ's new Housing Chart Pack released on 23rd May – yesterday - indicated properties sold in the year to February was the lowest 12-month total since October 1983.

The Cromwell Spatial Plan assumes growth must be contained within the town boundaries. Given the land size and availability in areas surrounding the town this policy of town containment must be challenged. Towns need to grow with character and ambience – not just density. A drive through the new Wooing Tree Estate will paint a picture of what Cromwell will become if density is the only driver of planning. The wall-to-wall housing, lack of parking, lack of open spaces, no yards for play or leisure, no privacy, no character will become the Cromwell legacy from the council should density be the defining driver for future plans.

Within the plan change document the wording explains the need to *maintain the amenity and character resulting from existing or anticipated development in these areas*, therefore recognising the very need to respect the investment made by residents within RRA6.

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Objectives and Policies LLRZ-03 – Precincts 1, 2, & 3

The density of development in the Large Lot Residential Precincts recognises and provides for maintenance of the amenity and character resulting from existing or anticipated development in these areas.

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Yet the changes proposed seek to do exactly the opposite for a large percentage of the area, but not for all of it. There seems to be recognition of the damage the change will do to an existing part of the RRA6 residential area at the Lake Dunstan edge but fails to recognise the damage that will apply to all residents of this area.

Residential Resource Area 6 is substantially developed and has been for over a decade. This is not a new subdivision but also not an aging one and very little land remains for additional development. The placement of houses within the 4,000 sq/m blocks seeks to provide a residential area that has substantial dwellings with open spaces, permitting fruit trees, gardens and an urban/rural ambience that residents have selected as their homes. There is little to be gained but a large amount to be lost in changing the lot sizes within this already developed neighbourhood. Pockets of lots 1/8th the size of surrounding lots and dividing off small areas behind or to the side of existing dwellings will create an area of chaotic urban landscape that seemingly has no plan or direction.

The current RRA6 area has a mix of housing that has primarily been established in the last 15 years. Investment into the houses and landscaping has been significant and has created a neighbourhood of high quality and attractive residences. There have been multiple applications for sub-division rejected by council on the very grounds of the need to maintain the character and ambience of RRA6. The proposed change will create a conflict between the long-term residents who have chosen to buy or build in the RRA6 area for quality of life, and the opportunists and developers who will seek to capitalise on small scale subdivision of 4,000 meter blocks into patches of urban jungle by the demolition of quality houses to fit eight into one. Conceptually there would be no town development that would ever be planned in this way. There seems to be a sense of desperation by the council in incorporating this retrospective model into plan changes.

The area has limited traffic access across SH8B. The allowance of high-density development of the Wooing Tree Estate with narrow roads and no greenways or pathways is a pending catastrophe once the estate becomes occupied. Access for residents to RRA6 – Shortcut Road and Bell Avenue - and more importantly access for emergency vehicles will be difficult and dangerous. Adding more lots into the area will add to this traffic.

If the objective is to house significant growth in the Cromwell population this is not the areas to achieve that goal.