

## Plan Change 19 hearing – Cromwell 24 May 2023

I appreciate the requirement to confine the development of Cromwell to ensure the uncontrolled sprawling of the town to meet future growth projections.

However, I think it is unnecessary to impinge on already developed areas that have larger lot sizes. My wife and I have recently built our dream home on Thelma Place north of Cromwell. We purchased the 4000m<sup>2</sup> section despite significant covenanted conditions on the section, some of which seemed ridiculous at the time and in some respect they still do. However, we understood the desire of the developer to maintain a semi-rural outlook with control over the quality of the housing and the immediate environment. In fact the developer assured us at the time, that any further development of his adjoining land would retain these same restrictions. Everyone in the street hopes he adheres to his promise. We bought into this concept and paid a premium for the large lot size and the amenity that the subdivision provides. We have now built our home, and all that we so desired may now be taken away by a plan change which would enable current and future property owners to subdivide their properties and infill, destroying the values we bought into.

But I ask the question as to what is the gain. The current completed subdivision has 12 titles and Plan Change 19 would enable the subdivision down to 2000m<sup>2</sup> or create a maximum of 12 more lots. A further 10 lots are possible on the remaining land currently zoned RRA6. Which would again provide a further 10 sections under PC19 with a minimum lot size of 2000m<sup>2</sup>. Will this really add any significant value to the need to provide for future population growth. I believe there are significant other greenfield areas in Cromwell that can provide for this growth such as areas identified in PC19 being Wooing Tree, Freeway Orchard, the Sew Hoy land, Gair Ave and the golf course.

Thelma place has no town postal delivery service only Rural delivery, does not have internet fibre, access is off a state highway with a 100km/hr speed limit. We do not have a Council supplied sewer at our gate. We pump our waste water twice through our own sewerage system before it discharges in the Council sewer on the State Highway. We have a poorly lit street at night, and our postal address is Lowburn, not Cromwell.

For all intents and purposes, we consider ourselves to be rural and this is what we bought into. The proposed plan change provides for a maximum of 22 further lots and I don't think this will have a significant impact on meeting the future growth projections for Cromwell. But I do know it will destroy the amenity values we now have and so desire.

There is an area north of Thelma place above McNulty Inlet and the lake, which is currently zoned RRA3 which allows for subdivision down to 1000m<sup>2</sup> under the current district plan provisions. We knew this at the time we bought into the area, and acknowledged there would be more intensive development of this area under the current rules in the future. For this reason I think it only fair that we not include this area in our request for a change to the planned rules. Our submission deals only with the current sections and any further subdivision of land off Thelma Place.

I ask that the hearing panel consider these points and exclude the Thelma place subdivision for the proposed changes and keep the minimum lot size at 4000m<sup>2</sup>.

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