

Resource Management Act 1991

Submission on Notified Proposed Plan Change to Central Otago District Plan

Clause 6 of Schedule 1, Resource Management Act 1991

(FORM 5)

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

Details of submitter

Name: Stephen & Lorene Smith

Postal address: 2 Scott Terrace, Cromwell
(Or alternative method of service under section 352 of the Act)

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Email: haljam@xtra.co.nz

Contact person: Lorene Smith

This is a submission on proposed Plan Change 19 to the Central Otago District Plan (the proposal).

We are not* a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (*select one)

We are directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment;

The specific provisions of the proposal that my submission relates to are:

RRA6 Cromwell to remain large lot residential limited to 4000 mtrs minimum

This submission is:

SEE ATTACHED

(Attach on separate page if necessary) Include:

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

We seek the following decision from the consent authority:

Amended to stay as is. RRA6 Cromwell to become large lot residential limited to 4000sq mtrs. minimum

- **We oppose the application**
- **We do not wish to be heard in support of this submission**
- **We will consider presenting a joint case if others make a similar submission**

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.


Signature **Stephen Smith**


Signature **Lorene Smith**


Date **26 August 2022**

Submissions close at 4pm on Friday 2 September 2022

Submissions can be emailed to districtplan@codc.govt.nz

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that a 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.*

- Will not match the character of the area and is totally out of keeping with the current existing environment.
- We purchased in this area specifically for its lack of packed together housing which provides a quiet peaceful environment. With the proposed Plan Change this will be shattered.
- It's an unconscionable destruction of our property's Capital Value.
- The possible erection of multi-terraced townhouses would total destroy everything that we value in this area.
- As reported recently regarding the Shannon Park development 'turn around' where the requirement is now to be 2000 sq mtrs to 3 hectares lots. It states also that in a community welcoming new residents, seemingly be the day, with housing pressures well documented, fresh land for residential development, especially in lifestyle blocks, is a desirable thing. So why destroy the lifestyle blocks and quality of life we already enjoy in our area.??
- There are many small section subdivisions and projected ones in Cromwell so why cram more into an area which was specifically zoned for lifestyle 4000 sq mtr blocks and destroy this special area that was chosen by those who live here for the lifestyle it offers.
- The increase in traffic to the area would be significant, not just the number of cars, trucks, boats etc using the roads but noise pollution and risk to pedestrians crossing roads as well.
- Also noise from living in closer proximity to neighbours e.g. parties, children playing, barking dogs etc.
- Loss of the special character of the area that is granted to RRA6 via the Objectives and Rule in the District Plan
- Pressure on water, sewage etc each additional household puts on the existing network.
- Cromwell is at heart a small country town not a large city metropolis and should be treated as one even though the present mandate is to cram city-like housing into it. We need to accept that our town is growing however, how it grows and the repercussions of such are equally important and it certainly isn't by destroying the special residential areas we already have.
- We moved to Cromwell 6 years ago for the lifestyle it offered of living on a large 4000sqmtr site. Having paid substantial dollars for this privilege only to now find that it can be taken away with a stroke of a pen. One cannot sit back and not fight against this proposed Plan Change therefore it must also be pointed out that it puts extreme pressure on one's mental health and wellbeing. At the end of the day we are, amongst others in our neighbourhood, just ordinary folk who chose this lifestyle for exactly what it is as described in RRA6 and are desperate to keep it this way.

Submitted by Stephen & Lorene Smith