

## Submission on Proposed Plan Change 19 – Central Otago District Council

To: Chief Executive, Central Otago District Council, PO Box 122, Alexandra, [districtplan@codc.govt.nz](mailto:districtplan@codc.govt.nz)

Name of Submitter: Ian Anderson

Submission:

I strongly oppose any changes that would allow the current RRA6 area in Cromwell, where the minimum size section is 4000sqm, be subdivided into smaller size lots.

We bought our 4000 sqm section in this area as a fulfilment of a life time dream, to have a wee bit of land with spacious surrounds, privacy, few close neighbours and little traffic noise and with a decent size for a productive garden and orchard.

I believe allowing the current RRA6 area to be divided into smaller sections, some able to have 2 dwellings on a 500 sqm section, will forever negatively change the special open character and low density of the RRA6 neighbourhood. I don't believe that cramming in so many proposed dwellings is an efficient use of this area, especially when taking into account the cost of the proposed sections, extra infrastructure that would be needed such as improved roads, footpaths, lighting, wastewater upgrades, extra stormwater discharged to ground, and extra heating requirements for each dwelling, such as log burners emitting even more particles into Air Zone 1.

There is no obvious need to change the current RRA6 area, especially as there are so many other areas within Cromwell that could be utilised for new small lot sections, such as Gair Avenue, Prospectors Park, the land between Waenga Drive and SH6, and the Council-leased part of the golf course.

I find the 2 separate zones proposed to split up RRA 6 to be farcical, with no good reasoning as to why some lots would be 2000 sqm minimum size and others only 500 sqm. Drawing a line down the middle of Bell Avenue does not reflect a consistent distance from the nohoanga site which was used to justify the division. Nor does the inclusion of properties within the 2000 sqm proposal at the cul-de-sac end of Bell Avenue that are actually further away from the site than where I live.

In summary, I oppose any attempts by CODC to reduce the minimum 4000 sqm size of residential sections within Cromwell's RRA6 area.

I oppose any retirement villages being allowed within RRA6 because of their high density of dwellings.

I oppose any minor dwellings (70 – 90 sqm) being allowed in RRA6. If this is not possible then I would prefer a smaller size, between 50 – 70 sqm. These would be allowed only on 4000 sqm sections, not 2000 sqm.

I do not wish to be heard. But I do want to attend the hearing to hear what other submitters have to say, and it would be helpful to hold the hearing in Cromwell if possible.

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