

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: Trevor Deaker and Mark Borrie

Postal address: 10 Thelma Place, RD2, Cromwell
(Or alternative method of service under [section 352](#) of the Act)

Phone: 027 222 3381 (Trevor) or 027 609 6409 (Mark)

Email: trevandmark@gmail.com

Contact person: Trevor Deaker
(Name & designation, if applicable)

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

I am not* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (*select one)

~~*I / We am / am not (select one) directly affected by an effect of the subject matter of the submission that:~~

- ~~(a) adversely affects the environment; and~~
- ~~(b) does not relate to trade competition or the effects of trade competition.~~

~~*Delete this paragraph if you are not a trade competitor.~~

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

(Give details, attach on separate page if necessary)

Please see separate pages:

Large Lot to the north of Scott Terrace area, east of SH 6, and southwest of Lake Dunstan/McNulty Inlet - and especially to Thelma Place. Much of this area is currently zoned Residential Resource Area 6 (bounded by SH6 and Scott Terrace) where sections have a minimum area of 4000m.

This submission is:

(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.

Please see separate pages _____

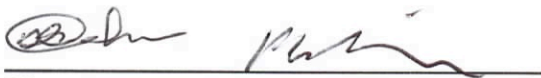
I / We seek the following decision from the consent authority:

(Give precise details, including the general nature of any conditions sought)

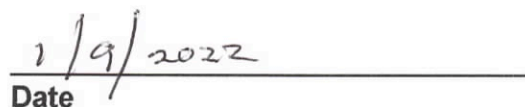
That the Large Lot to the north of Scott Terrace area, east of SH 6, and southwest of Lake Dunstan/
McNulty Inlet - and especially to Thelma Place currently zoned RR6 be zoned Large Lot Residential,
BUT with a minimum size of 4000m, and with consideration to the details as in our submission.

- I oppose the application (select one)
- I wish to be heard in support of this submission (select one)
- *I / We will consider presenting a joint case if others make a similar submission
*Delete this paragraph if not applicable.

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



Date

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.

Plan Change 19 Submission - Trevor Deaker and Mark Borrie

Preface

This submission specifically relates to the Large Lot to the north of Scott Terrace area, east of SH 6, and southwest of Lake Dunstan/McNulty Inlet - and especially to Thelma Place. Much of this area is currently zoned Residential Resource Area 6 (bounded by SH6 and Scott Terrace) where sections have a minimum area of 4000m.

This block of land remains a key interface not only between urban and rural developments but also between urban Cromwell and Lake Dunstan. Lake Dunstan is a key facility in the district and has a growing reputation as a destination in its own right. It is important to ensure that we protect the Lake from development that limits the enjoyment of the Lake users.

There is also a "Paper Road" between Thelma Place and McNulty Inlet. Planning for this area needs to be carefully considered. Is this road only for Residential Development? - or will it also provide extra access to McNulty inlet and Lake Dunstan - with all the implications of a substantial increase in traffic that this implies?

In general, this proposal to make the allotment size more consistent at the North-Eastern part of Cromwell is a good one. It will provide clarity for owners and assurance that current developments and investments are protected. But 2000m is too small for minimum allotment size.

Submission

Therefore - within the concerns and provisions mentioned in this submission - we oppose the Plan Change 19 Proposal as it relates to this block of land. We agree that it should be designated as Large Lot Residential - BUT with a minimum allotment size of 4000 m2. This will be consistent with current residential developments already undertaken in the area.

NB - While we could support a proposal that this land be zoned Large Lot Residential - (***with a minimum area of 4000m***) - we do also wish to raise a number of concerns and conflicts that this proposal will create for CODC, as ***there are presently questions and issues with this area, which we hope can be addressed and resolved in this submission process:***

- **Will this area be rural or urban?** Previously this land was predominantly zoned RR6; it was an interface between urban and rural with some but not all urban facilities and some but not all rural aspects.
- **Will this area become an extra access point to McNulty Inlet and Lake Dunstan?** There is presently an undeveloped "paper road" from Thelma Place towards McNulty Inlet. We need some certainty as to where the road will lead to. Will there be full access from SH6 to McNulty Inlet via Thelma Place, and this road in the future? The undeveloped residential and reserve areas above McNulty inlet are currently used illegally as a "burnout pit", and as a "4WD "beat up area". Increasing access to this area without providing suitable restrictions would be highly regrettable.
- **Dangerous Intersection - SH6 to Thelma Place:** This proposal will make this area totally residential by designation. BUT Thelma Place appears to be the only residential area of Cromwell to be accessed from an uncontrolled 100km/hr State Highway. It is not normal for smaller allotment urban areas to only be accessible in this manner. It is more in keeping with rural developments of larger allotment size. There have been numerous

near-misses at this intersection - it is an "accident waiting to happen". IF this area does become Large Lot Residential, and IF proposed extra development does take place, THEN a much safer intersection with SH6 is imperative. (The current speed limit of our street is currently a ridiculous 100 km/hr, although we understand this is being addressed with other changes underway.) Increased access to the area will only add to the current woes.

- **Connectivity** - Contentiously, NZPost previously designated Thelma Place as Rural Delivery - even though NZ Post allows each house a letterbox at the gate as per "urban" delivery. ("Rural Delivery" implies a set of letterboxes at the corner, on SH6). So are we urban or rural?

By erroneously designating it thus, all addresses in Thelma Place have missed out on Fibre Internet - as Chorus uses NZ Post's designations to determine "Rural" and "Urban". ***So although this is a brand new subdivision, with some sections yet to be built on, we have copper wire broadband, despite Chorus saying copper is being discontinued.*** CODC to date have refused to enforce with the developer the installation of sensible connectivity, and Chorus is quoting residents with over \$100,000 to remedy the situation, justifying their decision on NZ Post's confused designation. ***This should be addressed immediately as part of the NZ Government rollout of broadband fibre !***

The plan does not address how the Council will provide urban facilities for this area.

Key areas that are currently not provided are:

- Council managed sewage (currently we have a private Sewerage scheme which pumps to the main sewer)
- A complete lack of footpaths
- inadequate street lighting
- Repairs to the road seal - where contractors have been cornering at much more than 50km/hr (which is permitted in this 100km/hr zone!)
- and of course access to fibre broadband.
- This part of Cromwell does not have storm water collection and relies on soak pits for control of run off. (Another submitter has already raised questions about the impact that increased prevalence of soak pits will have on ground water purity and hence the water quality of Lake Dunstan itself.)

Please keep allotment size at 4000m: There are significant questions about whether this block of land can support smaller allotments than 4000m. These concerns were raised in recent times in response to a subdivision proposal which is temporarily being held in abeyance - it has not as yet proceeded, but will in the near future. In submissions to that proposal, the Regional Council highlighted that there is a flood zone in the area. With climate change upon us we need to plan for more regular high rain events. Permitting 2000 m2 (or smaller?) allotments in this area will compromise the Council's ability to provide and maintain appropriate flood mitigations. (This flood zone runs through our property and while we have never seen significant water flowing through it, we believe higher density developments will result in this occurring with resulting damage and contamination of our property.)

Conclusion

For these reasons, and with the concerns and provisions mentioned above, we oppose the proposal that this block of land be designated as Large Lot Residential - with a minimum

allotment size of 2000 m2. We wish any decision to be consistent with current residential developments already undertaken in the area.