

James Dicey

I am a Cromwell resident and have lived here for 16 years. I live on a vineyard and look out at PC14.

I am a founding member of the R4RDC group and sit on the committee and am speaking on their behalf.

R4RDC was set up in response to PC13 as a community based organisation to ensure the voice of the community was effectively heard in developments.

Intention is to encourage responsible development, not to stifle development. Other members of R4RDC have all undertaken land development in the past.

The organisation has 130 members and has raised funds to support its initiatives.

To provide clarity the committee has adopted a principles based approach to assessing development, included below in the following table:

Dimension	Principle
Design	<ul style="list-style-type: none">– To encourage outstanding design– Provide creative sustainable alternatives to density of development– To improve connectivity through and beyond Cromwell, with a focus on greenway infrastructure– Compact walking, cycling & accessible town– Connect to the lakefront
Environment	<ul style="list-style-type: none">– Have regard to the Outstanding Natural Landscape and hillsides– Protect our valuable agricultural land (NPS productive land) – Horticulture, Viticulture– Ensure that our night sky remains protected – support dark sky initiatives– Protect and enhance our water quality, including innovative stormwater design
Community	<ul style="list-style-type: none">– To respect heritage, character and identity– Foster a strong sense of community through nodal development around the business core and recognition of contributing nodes (Cromwell Master Plan principle)– Access for the public to enjoy our surroundings– A scale of development that complements our community– For our community to thrive we support diversity in housing choices
Other	<ul style="list-style-type: none">– Responsible development through following robust planning process to avoid setting the wrong kind of precedent.– Support integrated and clustered development.– Avoid overly large scale developments to reduce the impact on our health, diverse and welcoming community
Basis	<ul style="list-style-type: none">– National Policy Statement – Urban Development– National Policy Statement – Highly Productive Land– Cromwell Masterplan– CODC District Plan– ORC Regional Plan– Cromwell Community Plan

The core statement of community sentiment and intent in our view is the Cromwell Masterplan. Community initiated, high levels of engagement, supported and endorsed by the community.

The R4RDC approach is:

- R4RDC can lodge submissions in support/against/neutral to developments.
- Lodge a submission on all plan changes
- Lodge a submission on a resource consent application if there is sufficient community interest and by resolution once the development has been tested against the above principles.

In respect of PC14 we note the following in regards to the principles we work with:

Principle	Commentary
To encourage outstanding design	Not stipulated sufficiently in application.
Provide creative sustainable alternatives to density of development	From the application a traditional house and large section (at varying densities) will be applied, leading to inefficient use of land and a separate node from the urban area of Cromwell. Lack of linkage and access to community services. Clustering of houses to reduce impact while reducing rural impact not sufficiently considered.
To improve connectivity through and beyond Cromwell, with a focus on greenway infrastructure	Greenways not considered. Connectivity through existing state highway network, insufficient biking & walking paths connecting to the town. Question marks regarding ability of Ripponvale road to handle additional traffic and a terrible intersection on the southern end (connection to Queenstown).
Compact walking, cycling & accessible town	Disconnected development. Lack of walking & cycling infrastructure
Connect to the lakefront	N/A
Have regard to the Outstanding Natural Landscape and hillsides	Positive for the land in the ONL zone (should already be classified). Open hillsides below the ONL land (unsure if SAL? And if so what protection should be afforded to it, according to the proposal no protection?) are not protected and will likely have infrastructure (roading etc) and built forms (houses) and trees imposed upon it. Manner in which some positive submissions (particularly in relation to providing access to the Cromwell Mountain Bike Club) obtained to give the impression of broad community support significantly less than desirable.
Protect our valuable agricultural land (NPS productive land) – Horticulture, Viticulture	Proposal does not preserve productive rural land. No consideration given to clustering housing, leading to a form of rural residential sprawl. Land highly suited to both horticulture and viticulture (particularly with the sufficiency of water to develop all available land). Inefficient use of prime land. Chopping the land up into small uneconomic lot sizes will remove it from productive use in perpetuity. Token hobby horticulture or viticulture serves no purpose as uneconomic. Alternative land uses to connect prime horticultural land with the SAL/ONL not considered.
Ensure that our night sky remains protected – support dark sky initiatives	Not considered. Development has the potential to light up valley sides and further compromise the dark sky outside of Cromwell
Protect and enhance our water quality, including	No considered

Principle	Commentary
innovative stormwater design	
To respect heritage, character and identity	Compromises the heritage of the Ripponvale area and has the potential to dramatically alter the character and identity of the area – attempting to link to the Cromwell urban area, creating another urban node.
Foster a strong sense of community through nodal development around the business core and recognition of contributing nodes (Cromwell Master Plan principle)	Compromises the current contributing nodes as recognised in the Master Plan (Bannockburn, Pisa Moorings, Tarras). Breaks the community cohesiveness which is recognised in the Master Plan.
Access for the public to enjoy our surroundings	Strong positive with access proposed to the ONL for cycle trails. Walking trails not considered or promoted. Unsure whether dual use trails
A scale of development that complements our community	Large scale development breaking large contiguous land into multiple small lot residential rural areas
For our community to thrive we support diversity in housing choices	Does increase diversity of choice but utilised an outmoded style of large lot development
Responsible development through following robust planning process to avoid setting the wrong kind of precedent.	Rule of development not clearly articulated. Consideration of a principles based approach to development to support clearly articulated objectives not utilised. Lack of rules increases the risk of poor and irresponsible development. Lack of detailed planning and missing elements to the proposal
Support integrated and clustered development.	Breaks the urban boundary with pseudo or peri urban development. Not well integrated with Cromwell, with rural uses between housing and urban boundary.
Avoid overly large scale developments to reduce the impact on our health, diverse and welcoming community	Large scale development which occupies a large amount of prime rural land and has the potential to encroach on SAL land. Access to the ONL land welcomed and will positively impact community health and will cater for cycling, but not necessarily other segments of Cromwell society.

On balance, when the positives of the proposal (of which there are a number) are weighed against the negatives, we recommend that this proposal be declined in its current form. The approach taken by the development team, specifically to engage with the local community and foster good will to meet the need for semi-urban/semi-rural lifestyle blocks is to be lauded. However, the significance of the degradation of the prime productive land and the permanent loss a development of this style inflicts weighs heavily against the proposal in its current form.

There are alternative methods (clustering, share farming, preservation of SAL hillsides, creating pathways between rural, rural lifestyle and the valley sides) which, if properly considered with a principles based approach to setting the rules for the development which will alter how the development is viewed. We would welcome the opportunity for dialogue in this space to further

hone the proposal so more of the principles espoused by R4RDC are met, ultimately benefiting the community of Cromwell.