

191 Ripponvale Road

r.d.2.

Cromwell

## SUBMISSION FOR PROPOSED PLAN CHANGE 14

To whom it may concern,

I am against the proposed plan change 14 as it stands . I feel that too much of our higher countryside is being cut up and developed when there is plenty of land on the valley floor to still develop.

Zones RLA5 RLA4 RLA 3 That are at the back of the proposed subdivision (North side) should not be built on and the flat land RLA 1, RLA2 and RLA 4 should be more intensely developed down to 2000m. so therefore the net impact to the development \$ wise would not be affected for the developers. With services not having to run up the hill so far and no roading having to be built up on the higher ground, and a more intense development on the valley floor.

There should be a screening of a belt of trees / planted soil bund on the roadside of the subdivision to minimise visual impact of rooflines and buildings in the subdivision. With pockets/ glades within the subdivision planted up with trees to break rooflines so we don't have a subdivision like shotover country/ lake hayes estate where there are no large trees just roofs for miles .

Roads on the subdivision need to be wide enough for a car to be parked on each side traffic be able to flow **unlike** Summer Fields estate

In my opinion there should also be a cycle path / footpath incorporated into the plan so that this joins the area to the town centre without people having to ride along Ripponvale road that will obviously be a lot busier with this new development. So children can ride to school etc through greenways.

The visual impact of a few houses and driveways scarring the side of this amazing bowl of land for the sake of a few house seems a waste as the visual impact to the whole Ripponvale valley would be great.

Personally, I have just built a \$500k extension to my house and deck using this bowl as my view shafts because it is so amazing.

Regards

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