

Plan Change 19 presentation

- Mark Borrie

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These comments relate to the area of Cromwell north of the stream bed that opens into Rotary Glen that is between State Highway 6 and the lake. Access to this is from Thelma Place off SH 6.

The area consists of developed RR6 sections, consented RR6 sections and an undeveloped RA3 paddock. The proposal is that this area be zoned the same as other large lot areas in Cromwell such as Scott and Stout Terraces.

RR6 is considered an interface zone between urban and rural areas. On one side there is a full urban area and the other working farms with livestock and horticulture/viticulture activities.

Both the Council and other agencies do not treat this area as a full urban area. NZ Post classes the area as rural and indeed address finder apps place us in Lowburn. The current speed limit of the street is 100 km/hr. We have no footpaths, have to provide our own waste water system, access to the street is off a 100 km/hr state highway - we must be the only street in Cromwell in that situation, and no safe foot or cycle access to Cromwell.

Due to the anomalous nature of our location we have no access to fibre Internet. Chorus has deemed us outside of Cromwell due to our RD postal address. We do not however seem to meet the rural fibre criteria and feedback from Chorus is that we have fallen through the cracks. We do have access to slow adsl copper or other less resilient than fibre wireless forms of Internet.

In essence our location has been set up as a lesser urban environment as per its RR6 designation.

When the current residents of Thelma Place purchased and developed their sites they did so knowing that they had less access to standard residential facilities than full residential sites. This is a true RR6 residential zone.

Plan Change 19 will not address any of these issues. It will however allow higher density housing that will put further pressure on these facilities, potentially reducing our access to services even more.

There is no indication in the plan on how we will be provided with the same level of services as other large lot zones in Cromwell.

It creates the expectation that we are a full urban environment that already has access to full services.

It might be argued that new developments will be required to address some of these issues for their sites. It is difficult to see how they will be extended to the current residents.

To spell out the things that are of concern

- We only have access to our homes from a 100Km/hr state highway. This intersection has no lighting and is extremely dangerous with many near misses
- We have to run our our waste water system
- We have no access to Fibre and the copper network is of poor speed and quality. Chorus has no plans to rectify
- Foot and cycle access to Cromwell is over rough tracks and on a road (i.e. there is no footpath available). If the

Lake Dunstan cycle is completed at McNulty inlet this will mostly resolve this

- We have minimal street lighting
- We have no footpaths

Without these services we have a significant difference between us and the rest of Cromwell.

We propose that this area be zoned Large lot with a minimum section size of 4000 m². The plan already has suggested zones of this nature. This would avoid the requirement of the Council in spending significant amounts of money to provide us with equal services.

If this section size is not possible then we request that the smaller sections are not permitted until the issues I have outlined are resolved. The Council has already signaled that some parts of the Plan cannot proceed until services are improved so a condition of this nature is quite feasible.

Thank you for your time