

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: Deborah and Neville Kershaw, Howard Anderson, 32 Inniscort St; Colleen and Russell Parker, 37 Inniscort St; Chris Pickard, 45 Donegal St. _____

Postal address: ___34a Inniscort St,
Cromwell _____
(Or alternative method of service under [section 352](#) of the Act)

Phone: ___027
6109221 _____

Email:
___nevillekershaw@xtra.co.nz _____

Contact person: ___Deborah
Kershaw _____
(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)

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

(Give details, attach on separate page if necessary)

Medium density housing, specifically in Old Cromwell _____

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.*

We applaud the extensive work done to prepare for future housing demand but at the risk of being regarded as NIMBYs, we oppose the change of density for parts of Old Cromwell. Most people who live here are older, enjoy tending their gardens and cherish a bit of space and privacy. Several are retired farmers. In Inniscort St, there are only about 6 two-storey existing houses, and we feel new three-storey homes interspersed with predominantly single storey dwellings is going to look very strange and entirely out of character. There are only a few large undeveloped sections and many up the top of the street have already been subdivided and built on. One very long-standing couple have sold up their home at least in part because the neighbours' two storey addition over their back fence caused them extreme stress and loss of amenity. Under the proposed change we might in future have neighbours looking over our private yards, affecting our winter sun, our views and this would have a hugely detrimental effect on our outdoor lifestyle, to say nothing of the considerable devaluation of our property. It's essential that providing for the yet-to-arrive new residents should not come at the expense of long-term Cromwellians. We regularly socialise with our neighbours (mostly 30+ years resident) and all are of one mind that we love our big sections and chose to buy or build in the area because of its character. Homes with no space are anathema to us. We'd also like to point out that there would be many exclusions required and not showing on the map, including two existing and two previous churches, the pensioner cottages, the Old Court House, McNulty House, the Old Catholic School, the playground and park, CELCI, the motels and probably others.

Any developments as proposed will be done by developers who will always look to maximise their profit. The CODC planners are aware of this and offer guidelines, but will they be able to safeguard the wellbeing of existing residents? We don't think so. Three storey housing and tiny sections would be better placed in a new housing area where people know what they're getting and are not having unexpected change foisted on them.

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

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

That Inniscort and Donegal Streets be excluded from Plan Change 19 because of their special character and the lack of suitable sites for development. Three-storey housing should be located only in areas where it can be well planned and appropriate. _____

If it were to proceed in current residential areas, a neighbour's consent should be a prerequisite. _

- **I oppose the application**
- **I do not wish to be heard in support of this submission**
We will consider presenting a joint case if others make a similar submission

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.

D A & NM Kershaw _____

Signature

20/8/22 _____

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.*