

We are Kim & Glen Scrivener

We are here today to voice our opposition to the proposed TTPP rezoning of our

3.0492 hectares lifestyle block at 2 Sturge Street Cobden. On page 107 of Section 42A officers Report TTPP ...the Grey District Council has opposed and disallowed our submission.

We have owned our property for 3 years

and 4 months.

Our dwelling was built in the late 50s and known as Centennial Hall. Then it became home to the Cobden Kohinoor Rugby League Club. Fields 1 & 2 are now our sheep paddocks .

Our front room was the shop . Our plumber's mother used to work there, selling chippies and icecreams on game day. It was the place to be on Sunday.

Our plumber got married at the clubrooms. Our postie had his 21st there, as did Rach on the corner. Plus many more stories and events - we have been told. Eleven Kegs and a band one Saturday Night, every now and then an old rugby boot emerges from

the bush.

The teams got so muddy playing, the local policeman as a lad, had to be wrapped in a wool fadge after the game before he was allowed in Dads truck to go home.

The club dug over the grounds and put layers of sand down in an effort to drain the site. This was later turned over with a digger by a previous owner and there was a sand blasting incident of houses on neighbouring properties, but that is another story best told by Des from 69 Richmond Street.

The Club also dug a big hole near the steps up to the Gun Emplacement for the rain water to collect, so we have a large pond at the northern end, near the steps of

the public walkway, that catches the run off from the steep hill.

The club sold and moved. The property changed hands, was a creche, a wellness centre. The hall was converted to a dwelling. It was listed for sale the day we arrived on the Coast to look for a property.

By 12: 30 the following day, the deal was sealed.

We came to council with a few questions, we were told the land was non subdividable.

We were overjoyed and couldn't believe our good fortune.

2 Sturge Street with its lovely bush and peaceful setting ticked all our boxes.

We settled into life in Cobden and continued the work around our place that previous owners had started.

When things were ready we opened our home and listed it as farmstay accommodation on the international Air BNB website.

We have been busy ever since.

This August will be our 2 year anniversary as Super Hosts.

In June we hosted a US Military family based in South Korea for 5 nights. Yes - 5 nights in Cobden.

We host families and they stay, not 1 night but 2, 3, 4 & 5 nights.

10 nights being our record - that we have

reached twice.

Christmas 2023, the Pounamu Pathway and the Greymouth Museum were opened. Our guests at the time were from Finland. They were our first guests to visit the museum. They stayed with us for three nights.

There has been millions spent on the Pounamu Pathway, the new visitor centre in Punakaiki, along with the big marketing drive to attract visitors and tourists to the district for more than a one night stay.

We are doing exactly that. Consistently.

People like our place. They keep coming, We are attracting couples, young families, and older families too.

From all over the world.

We are currently in our 2nd winter season.

We are listed in the top 5 percent of homes on Airbnb for the West Coast. We are listed as a guest favourite.

We have over 200 reviews and maintained our super host status throughout.

Our guests are interesting and amazing.

They are eating at the local restaurants and cafes, including Cobden Takeaways and the Patio.

They are visiting the Pancake Rocks and eating pancakes.

They are hiring Kayaks and paddle boards at Punakaiki.

Our more adventurous guests do the Charleston Cave Tour.

They are visiting ShantyTown and the Kiwi

Eel experience in Hokitika.

They are hiring bikes and using the cycle trail.

They are supporting the local economy and loving their time here.

We had 2 guests from Canada who were in Australia for work, they had air points they wanted to use. They flew into Christchurch arriving mid morning, they hired a car and drove Arthurs Pass, booked our place, stayed one night and drove back to Christchurch the next day to catch their 4 oclock Sydney flight.

They told us "We're from Canada, driving 10 hours is normal"

They came to NZ for one night only and choose to stay at our place..

Needless to say they received a rigorous reception at Customs.

We have hosted newly weds, people returning for reunions, people visiting to do knife making, jade carving, gold fossicking and Wagon rides at Barrytown.

In February we hosted our first Coast to Coasters. We've had guests celebrating Chinese New Year and just recently our first Matariki guests for three nights, Kiwis from Christchurch.

We celebrate all these milestones for our small business that we have started from scratch.

Our reviews speak for themselves. We offer an affordable amazing place to stay on the Coast and people are leaving with great memories.

We kicked off July hosting our first return guests. Another milestone for us to celebrate.

Our little farm in Cobden boasts friendly sheep, bantams and Laura the KuneKune Pig.

The animals provide joy and entertainment for our guests, many of whom have never been in the same space or up close to before.

Peric from Singapore commented he had only seen farm animals from behind a fence. He and his family loved being able to pet and feed the flock during their 3 night stay this June.

On departure their 10 year old son announced he would be back!

Our property is our world & we are proud of what we have achieved in a relatively short time frame.

We use the income from the Bnb to upgrade our facilities and grounds.

Since the beginning of this year we have used Design Windows, Ellerys Plumbing, Itile, Greymouth Nurseries, Guthrie bowrons, M10 and so on... contributing to the local economy.

We provide grazing for our sheep and a peaceful spacious outlook for our guests, who enjoy being in the unique environment that we offer.

They enjoy the history and the spacious accommodation. They enjoy being able to drive to town in 5 minutes for meals and supplies and of

course the breakwater for sunsets.

Another plus is the very handy location to the train and rental car drop off.

Number 1 Sturge Street our neighbour. Their land runs along the back of the Ashmore Avenue properties.

The proposed plan has not affected their rural zoning.

We would like to ask the question WHY?

If number 1 Sturge Street zoning can remain unchanged, then why not number 2?

To quote from
Info-sheet-Requests-for-rezoning-as-part-of- TTPP.pdf

In addition, there are a number of good

practice approaches that will be considered in assessing any proposal including: C.. Generally, no "spot zoning" (i.e., a single site zoned on its own)

We would invite the planners to consider this.

If it is because Number 1 Sturge Streets land is unable to be developed?

We would say that ours isn't either.

We would also ask what effects any residential rezoning as a result of the TTPP itself would have on the RATES payable on our property.

We would also suggest that we are situated in a "*Surrounding Area*" of Cobden rather than a residential area.

We are our own private entity tucked into the base of the hill.

So much so that our guests are surprised when they arrive.

Many similar comments along the lines of "Driving here - we thought we were in the wrong place."

Our property has one entrance, the last driveway Lhs, end of Sturge Street, the back /East boundary enclosed by our steep bush block up to the Gun.

Our Northern boundary finishes at the vacant land to the Gun Emplacement Walkway accessed from Richmond Road between number 77 and 79.

This boundary is where the new reservoir access road will go.

We were told when we visited the council

regarding our consent, that this road would be private with a locked gate.

Numbers 5 to 13 Baillie Place and numbers 55 to 77 Richmond Street.

These properties form our boundary on the South and West sides, their backyards are over the fence from our paddocks.

There are open drains running into ours, from under the fences, so essentially we have a moat around the edge of the property in the rainy season.

We had this dug out a few months after we moved in, but not since. There is a storm water /culvit drain under the public walkway which flows in as well.

[Quote from another T T P P information sheet.](#)

2. Rezoning for residential housing should be able to make use of existing infrastructure rather than require large scale infrastructure extensions.

With that in mind our property has a land instability overlay across it.

There is limited street access: i.e. one driveway entrance, and we are blocked in on all sides.

Subdividing and urban development would be tricky .

It is not exactly readily accessible, and sufficiently free from natural hazards to enable safe building (as required by Section 106 of the Resource Management Act 1991 - RMA).

From the corner of Hall and Ward Streets

and down to Bright Street towards Jellyman Park.

The land is currently covered in gorse and grazing,

These large empty blocks are the obvious places to expand with residential zoning in Cobden.

The infrastructure is already in place including roads, road markings, footpaths, signs, street lights, power, water and sewerage.

It makes sense to build and populate this area.

There are currently 3 sections for sale in lower Hall St,

LOT 1,2, & 3 (517m²) each with a concrete driveway and fenced. All ready to build on. Asking price \$145,000

each.

There is also the bare land to the North of Wickes and Munro Street at the Northern end and towards CJs and the road to Point Elizabeth.

We would argue that Cobden is not exactly booming, there are 4 new tiny homes just built and landscaped at the top of Hall Street (88a /b & 90a/b) and low priced sections for sale just mentioned at the lower end towards Bright Street.

A few places are getting renovated in Firth Street, but not really a building boom.

The Hall Street sections would have been sold by now for 3 x the price if land was in short supply and demand was high.

It makes no sense to change our property zoning to residential. Why do we need to

suffer because we have bare land.

Perhaps when all the empty land is cleared and subdivided where the infrastructure is already in place and all the empty houses in the neighbourhood are being lived in. Maybe then it would..

It's unfair and inconsistent with the plans' own recommendations.

While it might look like a good place to develop from the satellite image, at grass roots level it is quite a different story.

Our patch has always been a gathering place.

Our guests love it.

The fact that we are bringing visitors to town and contributing to the local economy with our small business needs to be taken into consideration here.

West Coast Tourism needs all the promotion it can get and we are delivering with our international guests.

We offer a real experience rather than a bed for one night.

We would like to continue with what we are doing and we don't want it to be affected by rezoning.

We would suggest the Rural Lifestyle Zone under the Operative Plan for number 2 Sturge Street considering our circumstances and how we are using our land and dwelling.

Rural Lifestyle Zone - subdividable down to one hectare (c.f. 4,000 square metres for the Rural Residential Environmental Area, under the Operative Plan.

Kim&Glen Scrivener

17 July 2024

