

RESPONSE TO WOONG TREE PARTNERSHIP DEVELOPMENT LP FAST TRACK PROPOSALS, CROMWELL NZ

REVISIONS (received by CODC 6-9 July 2021):

Neil Penney 12 July 2021

RESPONSE

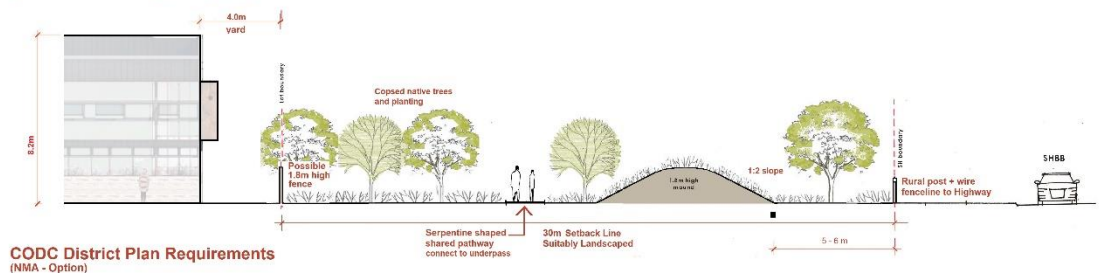
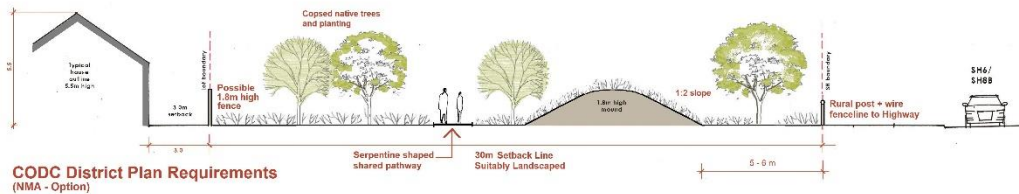
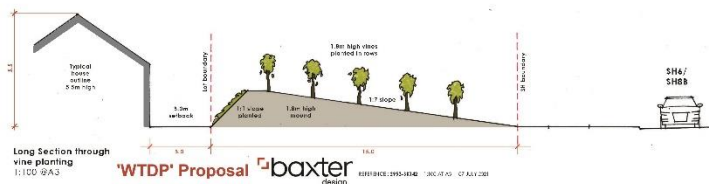
1. This response is in relation to Wooing Tree Partnership Development LP ('WTPD') revised materials received by Central Otago District Council 6-9 July 2021.
2. The 'WTPD' revisions amends the submitted Resource Consent application materials 'Concept Masterplan' by:
 - reducing the scale and scope of the Retail and Commercial elements of the development;
 - increasing the proposed residential allotments to 357 in total (increased by 25 new allotments from 332 allotments).
3. The proposed 'WTPD' revisions remains contrary with the Central Otago District Plan in respect of number of dwellings, the location of the proposed commercial and visitor accommodation areas, amenity setbacks from the State Highways, the provision and form of open space provided..
4. The proposal to locate Business/Commercial facilities to front State Highway 8B is contrary the intent of the current District Plan provisions.
5. The proposed 'WTPD' revisions now propose a total of 357 dwellings compared to the maximum of 210 allowed by the Wooing Tree overlay of the 'District Plan' and is a non-complying activity.



¹ Veros/Baxter Design Concept Masterplan Revision P - 09 July 2021

Building Line Setbacks from State Highways

6. The various retail, commercial and visitor accommodation and Child Care Facility proposed to the south of the site aligned adjacent to State Highway 8B remains partly located within the 30m rural zoned 'Building Line Restriction' strip.
7. The revised proposals do not address these setback restrictions and will not ameliorate the adverse effects of visual, acoustic and other amenity provisions.
8. The proposed 15m setback with 5 rows of 1.8m high planted vines will not 'ensure the long term management of the Rural Resource Area so as to bring about an attractive and high amenity highway corridor and residential buffer...' (Section 4 District Plan), and satisfactorily address the 'Visual amenity values of the District and Environmental quality of communities.' (section 12 District Plan).
9. The reduced setback along with the proposed low-level vineyard plantings and the unsightly views into residential 'back yards' and rear fences, will do little to restrict sight lines, provide adequate visual amenity, spatial separation and/or noise attenuation. (Graphic representation of 'WTDP' proposal versus District Plan requirements shown below).



Open Space

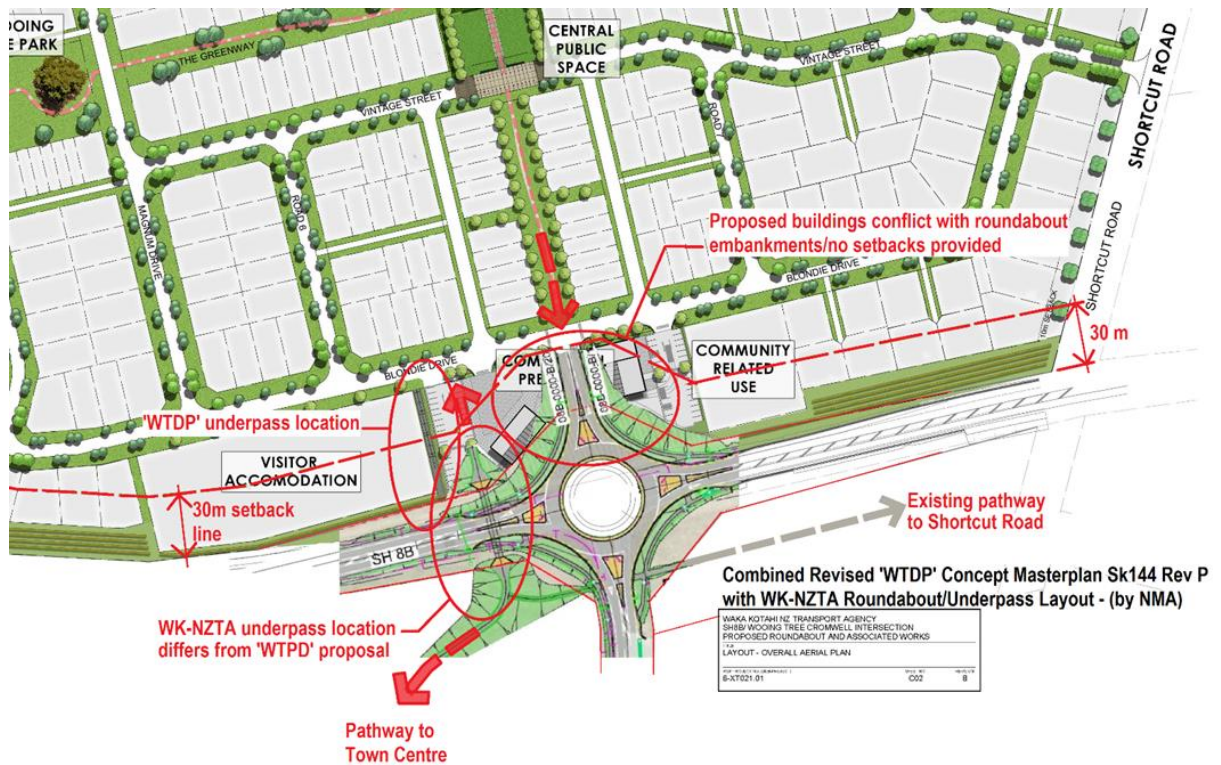
- The revised 'WTDP' proposals remove the central area open space associated with the previous 'Main Street' concept and effectively reduce the amount of open space provided overall and will not provide "a significant proportion of the Residential Resource Area in the Wooing Tree Overlay Area will be retained in open space".

Signage

- The extent and scope of signage appears unchanged. Signage located within the 30m rural zoned 'Building Line Restriction' strip is a non-complying activity and will result in visual amenity affects that would be greater than minor.

Connectivity and Underpass

- Inconsistencies remain in regard to pedestrian and vehicular connectivity in and around the main entry and roundabout to the Wooing Tree site; and in respect to design of the underpass where it exits onto Wooing Tree commercial area as shown below.



- The provision, location, design and details of the proposed underpass to achieve safe and effective connectivity to the 'WTPD' site to and from the main Cromwell urban area and Town Centre for all ambulant and non-ambulant users remain inconclusive and inconsistent with sound urban design principles noted above.

Commercial Area

- The extended area of Visitor Accommodation and reduced Commercial buildings extend into the required 'Building Line setback' (as discussed above). The adverse visual and amenity effects of the proposed commercial development aligned to the south adjacent State Highway 8B remain.

Neil Penney