

Invitation for Comment on Wooing Tree Estate

The Wooing Tree Estate is a Referred Project under the COVID-19 Recovery (Fast-track Consenting) Act 2020

Application name	Wooing Tree Estate
EPA reference	FTC000029
Applicant/s	Wooing Tree Property Development LP
Comments due by	Wednesday 30 June 2021
Accessing the application	The full application and supporting documents can be viewed on the EPA website, which can be accessed here: https://www.epa.govt.nz/fast-track-consenting/referred-projects/wooing-tree-estate/

An application has been made by Wooing Tree Property Development LP under the COVID-19 Recovery (Fast-track Consenting) Act 2020 for resource consent for the Wooing Tree Estate.

To comment on the Wooing Tree Estate application using the form below, please fill in the details and:

- **Email** the form to Wooingtree.fasttrack@epa.govt.nz. Please mark in the subject line: "Comments on Wooing Tree Estate Fast Track Application (Your name/organisation) by **Wednesday 30 June 2021**"; or
- **Post** the form to Wooing Tree Estate Fast Track Application, Environmental Protection Authority, Private Bag 63002, Waterloo Quay, Wellington 6140 in time for the form to be received by **Wednesday 30 June 2021**; or
- **Deliver in person** to Environmental Protection Authority, Grant Thornton House, Level 10, 215 Lambton Quay, Wellington by **Wednesday 30 June 2021**. Please note that due to potential changes in COVID-19 Alert Levels our reception may not be open to the public. We suggest phoning ahead to check.

Comments must be received by the EPA, on behalf of the Wooing Tree Estate Expert Consenting Panel, no later than **Wednesday 30 June 2021**.

If your comment is not received by the EPA by **Wednesday 30 June 2021** the Panel is not required to consider your comment (although it may decide to). Under the COVID-19 Recovery (Fast-track Consenting) Act 2020 there is no right to seek a waiver of the time limit.

If you are an iwi authority you may share the consent application with hapū whose rohe is in the project area in the application, and choose to include comments from the hapū with any comments you may wish to provide.

Important information

Your personal information will be held by the EPA and used in relation to the project consent application process. You have the right to access and correct personal information held by the EPA.

A copy of your comments, including all personal information, will be provided to the Expert Consenting Panel and the applicant.

All comments received on the application will be available on the EPA website.

If you are a corporate entity making comments on this application, your full contact details will be publicly available. For individuals, your name will be publicly available but your contact details (phone number, address, and email) will not be publicly available.

Please do not use copyright material without the permission of the copyright holder.

All information held by the EPA is subject to the Official Information Act 1982.

More information on the fast-track consenting process can be found at <https://www.epa.govt.nz/fast-track-consenting/about/>.

Comment on the Wooving Tree Estate project

All sections of this form with an asterisk (*) are mandatory.

1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name (if relevant)	Central Otago District Council		
*First name	David		
*Last name	Campbell		
Postal address	PO Box 122, Alexandra 9340		
*Home phone / Mobile phone	03 265 2710	*Work phone	0220104783
*Email (a valid email address enables us to communicate efficiently with you)	david.campbell@codc.govt.nz		

2. *We will email you draft conditions of consent for your comment about this application

X	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct
----------	--	--------------------------	--

3. Please provide your comments on this application

If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages

Cromwell Spatial Plan

In March 2018, the Cromwell Community Board (the Board) approved the development of the Cromwell Eye to the Future Masterplan (Masterplan) in accordance with the Establishment Report and a procurement overview.

Through the Masterplan process there was significant engagement with the community about how and where Cromwell should grow, and how to invigorate the town centre making it a more viable commercial centre and an attractive place for locals and visitors to enjoy. There was also acknowledgement that some businesses were drifting into Industrial zoned parts of Cromwell, much to the detriment of the town centre. Growth scenarios, and town centre options were developed and in September 2018, a report was presented to the Board which identified a number of shortlisted options. The Board agreed to these options and authorised community consultation on the options. The "Let's Talk Options" survey was consulted on from Friday 19 October until Monday 19 November 2018 and 477 responses were received.

In summary the community engagement for the masterplan process included E-updates, static displays, social media, a survey of residents, Council's website, public drop-in sessions, stakeholder workshops and a public survey. The community were invested in the process and as a result there was widespread

support for growth within Cromwell, and development of the town centre precinct. In May 2019, the Board agreed to adopt the spatial framework and delay the adoption of the balance of the Cromwell Masterplan until viable options are fully developed for a Long Term Plan (LTP) amendment or the 2021/2031 LTP.

The Spatial Plan represents a significant investment (in excess of \$1M) to set the scene for future growth patterns for Cromwell. The document can be found at:

[Cromwell Spatial Framework - Stage 1 Spatial Plan Report_LR.pdf \(codc.govt.nz\)](#)

Council in March 2021 approved a programme of works to give effect to the Spatial Plan, as well as other District Plan review projects. This is summarised below:

Tasks	Delivery Date
Convert Planning Maps to GIS	30 June 2021
Chapter review - Industrial	30 June 2021
<i>Cromwell Spatial Plan Implementation - Industrial Zone</i>	30 June 2021
Operative Plan in ePlan	30 September 2021
Chapter review – Residential	20 December 2021
<i>Cromwell Spatial Plan Implementation - Residential Zones</i>	20 December 2021
Chapter review – Rural	20 December 2021
Heritage Building and Tree Register update	31 March 2022
Designation Schedule Update	31 March 2022
Chapter review – Commercial	30 June 2022
<i>Cromwell Spatial Plan Implementation - Commercial Zones</i>	30 June 2022
Naseby Dark Sky	30 June 2022
Heritage Precinct Design Guidelines	30 June 2022
<i>Vincent Spatial Plan Implementation – Industrial, Residential & Commercial Zones</i>	30 June 2022
Heritage Building and Tree Register review and update (new items)	20 December 2022
Teviot Valley Spatial Plan	20 December 2022

The programme indicates a clear direction for what changes to the District Plan are envisaged and where the priorities lie, largely to accommodate growth pressures. The dates above refer to when a report to Council is envisaged. It is noted that the Chapter Review - Industrial and Cromwell Spatial Plan Implementation - Industrial Zone workstreams has been reprogrammed to go to the 11 August 2021 Council meeting due to awaiting additional expert advice on specific matters, such as traffic and noise.

It is also expected that the zoning of the Wooing Tree site will be included in this work, particularly the Cromwell Spatial Plan Implementation - Residential Zones project that has just commenced with the contracting of consultants. Should any consent be granted for development at a different density envisaged by the current District Plan provisions for the Wooing Tree site, then there will effectively be disparity between the consent and intent of the new zone provisions.

Cromwell Masterplan and Long Term Plan 2021-31

The Council has included a range of projects for Cromwell in the LTP 2021-2031 Consultation Document. These projects will give effect to the Cromwell Masterplan and attracted some 632 submissions to this part of the LTP, evidence of a continually engaged community. Over the ten year period of the LTP a total of \$73.2M will be invested to bring Cromwell into modern, well functioning town centre that reflects the future aspirations of the community. A breakdown of these projects and expenditure is provided below:

Project	Total	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32
Plan Changes	0.2M	0.2M	0.0M	0.0M	0.0M	0.0M						
Property	7.3M	0.1M	3.3M	1.9M	0.1M	0.1M	0.4M	0.4M	0.4M	0.4M	0.3M	0.0M
Civic Facilities	27.9M	0.8M	2.8M	5.2M	9.6M	9.6M						
TC - Public Realm	8.6M	0.0M	0.0M	-	-	1.4M	1.8M	1.3M	1.3M	1.7M	0.0M	1.0M
Memorial Hall	16.9M	2.2M	7.4M	7.4M								
Museum & Gallery	6.0M				0.2M	0.6M	1.7M	1.7M	1.7M			
ACH - Public Realm	4.5M							0.6M	1.3M	1.3M	1.3M	
TOTAL (\$M)	73.2M	3.2M	13.4M	14.4M	9.8M	11.7M	3.9M	4.1M	4.7M	3.4M	1.6M	1.0M
Salaries (capitalised)	3.5M	0.35M										

Key:
 Enablers
 Design
 Build

TC = Town Centre

ACH = Arts, Culture and Heritage

Of significance is the Town Centre (TC) and associated Civic Facilities, some \$36.5M, almost half of the total expenditure. A large driver for this is to revitalise the Cromwell Mall and surrounds to be a more modern and inviting space for community and business interactions. The Mall was designed as part of the Cromwell township re-establishment following the filling of Lake Dunstan behind Clyde Dam and has not been as successful as envisaged, largely because of the design. A complete review of this was undertaken as part of the Cromwell Masterplan and Council has an opportunity to vastly improve this, particularly in the premises it owns and/or can acquire.

An overview of the Civic Facilities plan is shown below:



As our various experts point out, the proposed commercial space on the Wooing Tree site is a distinct threat to the viability of these projects and the corresponding community investment in these. We do not consider this to be a trade competition matter, as set out in the RMA. Rather, the Council’s concern is that the ongoing and future town centre desired by the community should not be split and partially provided on the Wooing Tree site. We do recognise that limited commercial activity might be desirable for residents who live north of SH8B, just not to the extent proposed.

Application information

There are a range of documents lodged with the application and these do not all align with respect to the overall design and what is intended. Our various experts have made note of this and in the spirit of transparency and fairness, a clean set of plans that reflect the actual design and layout is requested.

If approved, the consent will be administered by the Council, with associated monitoring, section 223, 224 and other associated RMA processes to complete. In order to undertake these successfully, Council will require all related documents and if approved, a complete set of “approved plans” that represent the activities consented.

Landscape, subdivision, noise, vibration and engineering standards

A suite of landscape, engineering, noise and vibration comments and conditions are included as separate documents. This also includes an assessment of development and financial contributions that would be applicable to the residential aspect of the development.

Additional Expert Reports/Information

We also include for the benefit of the Panel, the following reports:

Urban Design – Neil Penney, NM Associates

Traffic – Antoni Facey, Avanzar Consulting Ltd

Economic – Tim Heath, Property Economics

Planning – Marilyn Brown, NM Associates

Legal Submissions – Jayne McDonald, MacTodd

Thank you for your comments