

Ms Gen Hewett
ECP Panel

21 June 2021

Dear Gen

Wooring Tree Estate Fast Track Application ref: FTC000029

Further to our conversation on Friday 18 June I'd like to respond to the fast track panel accordingly. In essence whilst I believe the development is being undertaken to a high standard, I am concerned over the density of the housing proposed and the impact on our own property and that of Lakefield Estate as a whole.

To this end I'd like the panel to take the following points into consideration:

- Given the very close proximity of the existing irrigation pond to several houses on the South side of Lakefield Estate (approximately 17m) the potential damage to our properties, once the filling and compaction starts, cannot be ignored. My understanding, after talking with Black Peak Building Consultants who have undertaken a structural survey of my property, is that the pond can only be filled and compacted at a level of 150mm or thereabouts at a time. Therefore, not only will the vibration be severe but also on going for a few weeks. We'd request that every step is taken to mitigate the inevitable impact this is likely to have both on our properties, their foundations and the well being of residents subjected to it. I'd refer you to the following website <https://jsheld.com/insights/articles/the-impact-of-construction-vibration-on-adjacent-structures>
- We have agreed a 10m buffer between Lakefield Estate and the Northern end of the Wooring Tree Estate and whilst this is shown in the master plan we'd like written confirmation that this will be secured moving forward. It should also be noted that the irrigation and maintenance of this pocket of land is kept to a high standard.
- The current proposed plan, as I understood it was for 220 homes and this was under review by the council. Whilst it conflicted the RRA(3) zoning requirements we accepted the proposal based on the negotiated 10m buffer. Now it seems the application is for 320 homes which far exceeds the initial proposal and I simply can't support this level of density.

- Finally, as you will appreciate we are losing the peace and tranquility afforded by vineyard, water and mountain views to a densely populated subdivision. We would like to attempt to retain some level of privacy within Lakefield Estate. To this end I'd like to better understand how the Wooing Tree Estate population be stopped from using our own greenways as access to the lake and local walking tracks. The current rabbit fencing at 1m high will not prevent people simply walking through our greenways and whilst we are not suggesting something significant we would like some level of privacy and protection from the inevitable masses encroaching.

Please take the content of this letter in the manner it was written, a non-confrontational observation and request of common sense.

Regards

David and Sally Cameron

[REDACTED]

Cromwell

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: woongtree@astrack.com
Cc: [REDACTED]
Subject: RE: Comments on Woong Tree Estate Fast Track Application David and Sally Cameron
Date: Tuesday, 29 June 2021 3:29:33 pm
Attachments: [mage012.png](#)
[mage020.png](#)
[mage021.png](#)

Hi Gen

Sorry I did mean to include this which was the first plan "sold" to us which no one had an issue with A log long way away form today s proposal Please include this if it s not too late

