

From: [REDACTED]
To: Wooingtree.fasttrack
Subject: comments on present proposal
Date: Sunday, 27 June 2021 6:12:32 pm

EPA,

Thank you for the opportunity to express my comments. Covid fast tracking was designed to get projects moving faster! However it seems the developers of Wooing Tree are using this process to completely change the original plan or concept that was presented as "Future development Master Plan" dated 22/02/2017. (FOUR Years ago)

1/ As a background to my comments, my husband and I happily purchased 4000sq m on corner of Lakeview/Shortcut/Roberts in 2002 being RRA6, knowing that in the future there may be changes around the immediate area that had not gone through the subdivision process.

2/ We appreciated the Environment Court final deliberation on the Lakefield Estate subdivision which threw out the high density development to create a private space including three cul-de sacs with seven homes in each surrounded by green ways with responsibility for upkeep by those residents and NOT by the general ratepayers of the area.(CODC)

3/ We understand that the Wooing Tree developers applied for a plan change from RRA6 to a multi-plan allowing Low,Medium,High densities and commercial areas. We now hope that EPA will consider our comments in light of earlier decisions as well as the need for higher density (than RRA 6) and needs of the community and the essence of CROMWELL(planned back in Dam Times) being Green spaces, Cycle Ways, Footpaths that will channel people to the present commercial area -the Mall - and to the Lake at McNulty Inlet where there are amenities associated with aquatic activities on Lake Dunstan.

Now holding the 2017 and the 2021 proposals together I wish to comment on:

a/ Section numbers have increased by 50% on same block of land.

b/ A specific tourism/wine tasting/vineyard experience in plan 1 has been shifted from an internal position to a commercial area beside SH8B which would be a hazard to traffic coming in/out of specially designed roundabout on SH 8B and Barry Ave.

c/Green spaces have been re-orientated and decreased substantially. NB AMBER CLOSE is private property and cannot be used for a link to the lake.

d/The main entrance for residential area has been shifted and completed to exit/enter to Shortcut Road.(not like first plan-secondary entrance) Shortcut road is a very busy road especially in summer because it caters for all traffic to Lake Dunstan via Partridge Road off Shortcut Rd and the surrounding residents and properties and those who think Shortcut Road means shortcut until stopped by the police for speeding. Discuss this with the road Police.

e/The roundabout does not lead into a "central spine road" being a major thoroughfare with feeder roads into it.. The proposed shift of "commercial area" has been done for the purpose of visibility of tourists and not the safety of the possible 500 cars of the residents, their visitors or emergency response vehicles that should enter off SH8B.

f/Commercial area was supposed to be tourism related and NOT commerce in the local sense which would split the present Mall - with existing commercial local services with a SH in between.

g/We understand that the commercial area includes proposed " hotel/travelers" accommodation. This is a major change from the 2017 plan that had high density/ apartments/ etc for this purpose adjacent to open spaces and green ways not SH8B.

My next points relate to infrastructure.

POWER. Until the proposed line from substation, down Barry Ave, to this development is completed, there will be power problems! The power companies have been instructed and carried out a connection from Wooing Tree, north on Shortcut Road, to a pole on our boundary which was put in for our subdivision over 20 years ago. With subsequent subdivisions the developers have not done "the right thing" re power but the cheapest. eg overhead lines instead of underground cables to bigger power supplies etc.

SEWAGE. This might present a similar problem to power. Wooing Tree have connected to a pipe that heads north to a pumping station down nearer to the lake. Again the main connection to sewage settling ponds, south down Barry Ave, should be at the new roundabout into development down the "Spine " road, NOT to a pipe heading in a different direction with unknown capacity.

WATER/STORM WATER .Water supply has to be in accordance with new Three water regulations. Storm water / surface flooding and discharge needs to be planned with appropriate future proofing considering the area of roads, concrete and discharge from roofs. This may be to green spaces or wetlands/ponds and these could then be used for fire fighting.

ENVIRONMENT. Changing this high producing, award winning Horticultural/Agricultural land to a highly dense proposal brings varied environmental CHALLENGES that have to be addressed carefully! eg carbon sink/green space.

Thanking you for your time and consideration,

Regards,

Lyn Dick

[REDACTED],

CROMWELL 9310

[REDACTED]

[REDACTED]

or Leslie Dick [REDACTED]

[REDACTED]