

Comment on the Wooring 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)	River Rock Estate		
*First name	Graeme & Jan-Marie		
*Last name	McDowell		
Postal address	[REDACTED]		
*Home phone / Mobile phone	[REDACTED]	*Work phone	[REDACTED]
*Email (a valid email address enables us to communicate efficiently with you)	Info@riverrockestate.com		

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

<input checked="" type="checkbox"/>	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

We have no problem with the overall concept of the Wooring Tree subdivision idea. We do oppose some of the following proposed changes.

We believe the Wooring Tree Estate was granted a consent and plan change to subdivide their land and now it appears that they are after more money by trying to add a large amount of extra sections. Everyone agreed after some serious consultation to the original granted consent.

The Wooring Tree then held a meeting with affected neighbours re their new proposal to add more sections, add a commercial area and shift their Tasting Room. The feeling at the meeting was widely stated that no one wanted the proposed changes, everyone was happy with what was already granted. The meeting finished with some very heated discussion from both sides.

Proposed Commercial/Visitor Accommodation.

We strongly oppose the Commercial area being included as there is already enough retail space close by which includes the Cromwell Mall area which is currently underutilised, and we see this would further fragment the retail areas.

We have no objection to Visitor Accommodation as this is often needed in busy periods and peak holiday times.

However, we do strongly oppose the area being directly adjacent to highway 8B with no buffer/set back zone as required everywhere else in the Cromwell area adjacent to a main highway.

Proposed Medium Density Residential.

We oppose this being included. We believe a lot size starting from of 121 m2 would detract from the whole rural open space idea that is intended by the rest of the area zoning including the areas adjacent to the Wooing Tree proposed subdivision. People purchased sections in the adjoining areas for the open space, not to be enclosed by multi-unit housing, which is the only thing you could build on 121m2 sections.

Proposed single lane roundabout and Underpass.

We oppose this being a single lane roundabout. The original Opus reports for the traffic numbers was taken between January 2015 and October 2016 missing out the busiest time of the year being Xmas holiday period. The three vehicle number reports for the three intersections was taken on Tuesday 25th October 2016, being the quietest part of the week and one of the quieter months of the year. We believe that a new roundabout should cater for future growth of the whole region not just the proposed Wooing Tree. At present traffic approaching from the east and turning into Cromwell have a free turn, with a single lane roundabout this doesn't happen so must cause more delays.

We believe the Underpass should be closer to the Shortcut Road intersection so it can better service the whole northeast area. The proposed underpass directs all traffic (pedestrians and cyclists) into the Wooing Tree Estate housing, commercial and visitor accommodation area. Not everyone wants to go through these areas.

We believe a two-lane roundabout would cater for the future growth and reduce delays in busy periods but do realise it is a NZTA decision.

Yours Sincerely

Graeme & Jan-Marie McDowell

Thank you for your comments