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**To:** [Wooingtree.fasttrack](mailto:Wooingtree.fasttrack)  
**Cc:** [REDACTED]  
**Subject:** Wooing Tree Development Submission  
**Date:** Tuesday, 29 June 2021 1:57:53 pm

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#### Submission to EPA

I make this submission as the Chairman of Lakefield Estate. Other residents of Lakefield Estate will also make individual submissions.

#### Description

Lakefield Estate is located on the northern boundary of the Wooing Tree Development and comprises 20 individually owned properties located in three cul de sacs which are divided by greenways. The northern residences face Shortcut Road and are set back with more greenways.

A pathway, accessible to the public, runs along the eastern and northern boundaries of the estate.

The greenways are collectively owned and residents pay an annual subscription to maintain infrastructure, irrigate, landscape and care for the grounds.

The general tone of Lakefield Estate is one of well maintained modern houses, groomed open spaces, with views of the Pisa and Northburn Ranges.

Most of the residents are long term occupiers and property turnover is low. With the exception of one property all properties are permanently occupied. There is a mix of retired and working residents.

The surrounding area is a low density housing area and that is why many of us chose to live here, and pay a commensurately higher price for the privilege.

#### Central Otago District Plan (Plan Change 12)

Lakefield Estate Unincorporated Group was central to the negotiation with the Wooing Tree Developers that resulted in the District Plan ( Plan Change 12) that is now subject to variation through the Application under the COVID 19 Recovery (Fast Tracking Consenting) Act.

*Lakefield Estate continues to endorse the current District Plan ( which includes Plan Change 12)*

The applicant argues their new plan sits within the Cromwell Spatial Framework Plan (Master Plan). However this argument fails to take into account the Master Plan has yet to be processed through the RMA . The application may or may not sit with the Master Plan, we simply don't know, effectively it is based on a 'maybe'.

The applicant paints a positive economic picture on the impact of this development in terms of employment and additional cash flow through the local economy. We have no reason to challenge this. The positive economic outcome clearly sits within the aims of the Fast Tracking Consenting Act.

What does concern us is the ramifications on Cromwell. The consultation pool appears limited, in the main adjoining neighbours. However the impact of this development , if successful, will have a profound social and environmental impact on many who may not had the opportunity to voice their opposition or other wise.

The central part of this development will consist of very small sections, smaller houses that raises all sorts of questions such as parking ( most households have two cars, many have boats or jet skis. Houses that are let or used as flats will result in more vehicles in the development.

It will mean a significant increase of properties along the northern boundary.

*We oppose the application , in particular the increase to a total of 332 residential sites.*

### **Risk of further damage**

The first stage of this development has seen considerable disruption to the residents of Lakefield Estate. Noise, dust, vibration and flooding have effected residents both adjoining the northern boundary and near the boundary . There have been numerous complaints made to the developers and contractors. Individual Insurance claims have been made which will be subject of a joint claim against the developers.

It appears a major cause of the damage is vibration caused by the compaction process. There is a real fear this problem will reoccur , potentially to a greater extent, when the existing irrigation pond is drained and then filled and compacted. The pond area is significant in terms of size and is estimated to require 8,000 m3 of cut.

*We submit the developers are required to carry out this work in a manner that will not effect properties in Lakefield Estate and recommend compaction by means other than by vibration .*

### **Northern Boundary Interface.**

Plan Change 12 of the Central District Plan allows for a reserve at the eastern end of the northern boundary and a ten meter buffer for the central and western portions. The current plan retains this feature. It is our desire to retain the buffer creating a park like view for all along the boundary.

Baxter Design in their Context and Connectivity plan have taken this a step further with their plans indicating access through Lakefield Estate to Shortcut Road/McNulty Harbour. Potential buyers are being advised they can use this access. This is evidenced by the number of individuals wandering around our greenway.

*We submit the developers cease marketing our greenway as access to Shortcut Road and remind them to respect private property.*

I would welcome the opportunity to address the Expert Panel in Cromwell

Tim Haughey  
Chairman  
Lakefield Estate

Sent from my iPad