

ELIZABETH THOMAS.

COMMENTS ON WOONGTREE ESTATE RESOURCE CONSENT APPLICATION DRAFT CONDITIONS.

Thank you for the opportunity to comment on these draft conditions.

Condition 23: Link Road from SH8/Barry Avenue roundabout to Blondie Drive. This makes no mention of the short length of this link road which I consider presents ongoing safety concerns.

Water.

There appears to be no mention of a bore water supply suggested by CODC for watering the green spaces.

Condition 64a: I appreciate the requirement for provision of boundary signage containing a contact number should there be issues with site operations.

Condition 64b: In addition to the measures listed could a high fence covered with some sort of dust containment cloth be included to help with dust management for residents along the Northern Boundary, particularly important when considered alongside Condition 103.

State Highway Buffers.

Condition 83: I understand this is 15 metres in the Baxter Design. Other developments along SH6 and 8B are required to adhere to the 30 metre no build zone as per the CODC District Plan. Indeed, this is marked on the Title Plan for my land adjoining SH6.

The 30 metre rule should be applied to Woongtree Estate Project as well or a double standard is being applied

Condition 99: There are 2 orchards and 1 other vineyard over SH6 and another vineyard opposite on Shortcut Road that have frost management operations and spray. The noise from the orchard frost management will be heard all over the Woongtree subdivision as it is easily heard by residents in the township of Cromwell so should this condition pertain to all residential lots.

Land Contamination.

A report dated 2016 by Opus reported land contamination highly unlikely. A further report by WSP written after a DSI in April 2021 detailed levels of Arsenic found greater than that recommended for human health leaching from the tanzanized vineyard's support posts.

This report was not available for third parties when invited to comment in June.

Condition 103: The recommended implementation of the Remedial Action Plan of mixing of soils to 300mm seems to me insufficient. Not only does the arsenic leach horizontally from the posts but vertically from the ground tip end. As posts are 1/3 underground and 2/3 above ground, I feel a more appropriate depth would be 500mm+ considering the height of the posts. This leaching has been a concern in other areas of New Zealand such as Malbrough and Waikato. Condition 64b is very relevant during this process.

Condition 104: This contaminated land specialist should be an outside party without any vested commercial interest.

Condition 105: No protective clothing or protective equipment was worn by personnel when handling the removal of posts over my boundary as recommended by WSP.

I believe these conditions do not address my other concerns expressed initially:

The significant increase in residential density noted as 332 on the application masterplan available for comment, now increased further to 360 on the latest revised masterplan presented.

The reduced green space on the masterplan does not seem appropriate for residents' well-being or the aesthetics of a subdivision this size

Lack of affordable housing for low-income families.

The location of the business lots remains on the SH8B boundary.

Parking issues.

J Duthie of Tattico writes 21/7/21 most cellar doors are located with vineyards at some distance from Cromwell and other central Otago towns. In reality the Wooingtree is 1 of 5 cellar doors within walking distance of Cromwell, 1 being opposite over Shortcut Road and another opposite over SH6.