

2 November 2020

Liz Moncrieff
Acting Director, Natural & Built Systems
Ministry for the Environment
Wellington

cc. Arif Hasan, MFE

Dear Liz

COVID-19 Recovery (Fast-Track) Consenting Act 2020 – Wooing Tree Estate – Additional information

Thank you for your recent letter requesting additional information for the Wooing Tree application.

I have set out the attached information:

1. Questions 1A and B – Application scope

I attach the full planning report and assessment of effects we prepared in support of this application. This in part deals with this first stage of the process i.e. the request to the Minister; but also deals with the full assessment should the Minister agree to refer this application to the Panel.

At section 7 of this planning report there is a full schedule of all items that require resource consent.

In summary:

- (a) This application will be a non-complying resource consent under the CODC District Plan. It triggers non-complying activity rules relating to subdivision lot sizes, and density standards. In addition, because of the slightly different alignment of the business zone to the actual proposed development, it triggers non-complying activity relating to residential activity in a business zone and business activity in a residential zone. The extent (floor area) and type of retail activity is consistent with the current district plan.

A key driver for this application is that the Council has produced the “Cromwell Masterplan – Future Spatial Framework Plan 2019” which sets out the strategy for managing growth within Cromwell. While Cromwell currently has a population under 10,000 and therefore does not technically come within the National Policy Statement : Urban Development and therefore triggering the requirement for a growth strategy, nevertheless CODC recognises that Cromwell is growing quickly and will within a reasonable time period pass the 10,000 population trigger. CODC in part recognition of this increased growth has prepared this Spatial Framework Plan. That strategy identifies the Wooing Tree Estate site as targeted for “medium and high density development” (300-400 residential dwellings). This application delivers on that strategy.

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(b) No consents are required under any regional plan. This has been worked through with ORC.

The application does not trigger that National Environmental Standard for assessing and managing contaminants in soils to protect human health.

All these above aspects are set out in the attached planning report.

2. Question 1C - Staging

I attach the Staging Plan for the project. Essentially the first stage of 33 sites is consented with physical works under construction and due to be complete in March 2021. This application is for the remaining stages comprising 276 residential sites and supporting boutique retail.

Retail development will be staged in itself with development commencing in-line with Stage 2. The timing of this stage is dependent on the construction of the roundabout on State Highway 8B adjacent to the Barry Avenue intersection. The delivery of the roundabout is being packaged into a works programme in partnership with Waka Kotahi NZTA, who are scheduled to begin works on the proposed roundabout at the SH6 / SH8B intersection approximately 250m west of the Barry Avenue intersection in early 2021. The Wooing Tree Partnership and NZTA have agreed the works will be undertaken as a jointly funded single package.

The other stages can proceed independently accessed off Shortcut Road. The Traffic Assessment prepared by Carriageway Consultants (refer 4, below) concludes some 192 residential sections can be provided before triggering the need for the roundabout on State Highway 8B.

The properties are set up in logical stages which progress from Shortcut Road westwards. The reason to subdivide them in stages is to enable the early properties to be released to the market as soon as possible, so as to allow housing construction consistent with the fast-track philosophy of the Act and this application.

3. Question 2A and B – Title easements

We are aware of the existing easements and consent notice registered on the parent lot title. In preparing our masterplan we have engaged with Council in relation to the water and wastewater infrastructure contained within the subject easements and have integrated their requirements into our development budget and programme. Works are indeed required to relocate and replace respectively this infrastructure to align with the development masterplan. The existing water main will be relocated to run within the proposed 'buffer zone' running parallel with SH8B with a new easement replacing the existing. The existing wastewater main will be replaced with a new main running primarily within the proposed road network inside the development. These works have been accounted for in the high-level development programme and cashflow submitted as part of our initial application.

The easements for telecommunications and electricity are very small in size and are located within proposed buffer zones so will not impact the proposed development (or be impacted by the development – they will be retained as-is).

The consent notice stipulates a minimum distance (60m) any access/egress point can be constructed in relation to the Shortcut Road / SH8B intersection. This requirement has been satisfied and complied with in the development scheme plan.

4. Question 3 - Roundabout

I attach the report by Mr Carr of Carriageway who, among other things, addresses the issue of the roundabout.

Wooing Tree Partnership and Carriageway have both consulted with Waka Kotahi New Zealand Transport Agency over the roundabout and the nature of this application.

I have also sent Waka Kotahi NZTA advanced copies of the application and of Mr Carr's report.

The government announced, as part of its quick start shovel ready projects, the creation of the roundabout at the nearby intersection of State Highway 8B and 6. In discussions between Wooing Tree Partnership and NZTA, it was agreed that it was logical to construct the two roundabouts at the same time as part of a single works package.

WSP has been engaged by both Waka Kotahi NZTA and Wooing Tree Partnership to undertake design for the combined works package, which is programmed to begin works in 2021. A formal JV funding agreement will be entered into following conceptual design and cost estimation, in order to ensure costs are relatively well understood when agreements are signed. Wooing Tree Partnership Development Managers are in ongoing regular contact with Waka Kotahi and WSP regarding these works.

The timing of the roundabout is critical to the business activity but is not critical to the first 192 sections. In fact the attached work of Mr Carr demonstrates that the 192 residential sections can be fully serviced off Shortcut Road. When the roundabout is constructed it will provide a second and complementary access to the subdivision. However, it is not a prerequisite to housing opportunity. If this application is granted, then it can proceed immediately to the construction of 192 residential sections.

5. **Question 4 – Plan Change**

The reference to the plan change in the application is only as a comparison to standard practice.

The applicant has a choice of either seeking non-complying activity requirements under the Resource Management Act or under the COVID-19 fast track legislation. Council has indicated that in the fullness of time it intends to undertake some residential plan changes to rezone areas in Cromwell, including the Wooing Tree Estate, to be consistent with the Cromwell Spatial Framework. However, this is not a quick process and is not currently on the Council's work programme.

The COVID fast-track legislation will enable Wooing Tree to move immediately to deliver residential housing sections to this area. It is in a position to commit significant expenditure now to assist in employment and economic development within the Central Otago area. Given that this is fully consistent with the growth strategy for Cromwell and will meet the effects test of the RMA and many, but not all, the policies of the current District Plan, then in our view this application meets the statutory tests of the COVID-19 (Fast-Track) Consenting Act and warrants favourable consideration.

Under the fast-track legislation there is a real prospect that this development can proceed at pace from January/February 2021. If it goes through the standard process, then there is a much longer timeframe. Delays of some 18 months are likely. This application will bring forward significant expenditure and therefore employment into the Central Otago region. It will also help address housing supply issues.

6. **Question 5 - Urban design and traffic reports**

I attach the Urban Design Report by Baxter Design and the Traffic Report by Carriageway.

7. **Question 6 – Job numbers**

I attach a letter from Market Economics which converts their work on employment into job number FTEs rather than job months.

8. **Question 7 – Financial information**

I attach a report by Veros Property Services, development managers for Wooing Tree. This sets out the financial information you have sought. I also attach a letter from KPMG. Sean Haynes who manages the Wooing tree Partnership financials is happy to disclose confidential financial information to you directly should you need more

information than is covered in this reply Sean's email is Sean Haynes s9(2)(a) His phone number is s9(2)(a)

I would welcome the opportunity to discuss these matters with you. Any additional information you need, please do not hesitate to contact me.

Thank you once again for your consideration.

Yours faithfully



John Duthie
Tattico Limited

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