

24 December 2020

MD Arif Hasan, Rachel Ducker  
Ministry for the Environment

Dear Hasan and Rachel

## Wooing Tree Developments, Cromwell: COVID-19 Recovery (Fast-Track Consenting) Act 2020

Thank you for the time on the video conference call this morning to work through the last aspects of the Wooing Tree application.

At the end of that conversation it was agreed that Wooing Tree Developments Limited (WTDL) would send you confirmation on four matters. I have set those out below.

### 1. Scope of the application

The scope of this application is:

- (a) All land development consents for the Wooing Tree development land block including:
  - bulk earthworks;
  - any land decontamination matters;
  - all ground and above ground infrastructure;
  - all roading;
  - the formation and development of parks;
  - the subdivision and vesting of public assets in CODC or the relevant utility company.
- (b) The subdivision of 276 residential lots in five stages.
- (c) The subdivision of three superlots within Stage 5.
- (d) The subdivision of five rural lots to create the buffer zone. This occurs in the relevant stage.
- (e) The construction of 46 dwellings across 46 lots (these lots are part of the 276 residential lots).
- (f) The construction of a cellar door adjacent to State Highway 8B frontage as per the plan submitted.
- (g) The construction of travellers accommodation adjacent to State Highway 8B as per the plan submitted.

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- (h) The construction of a hospitality/neighbourhood centre including associated streetscape, access and parking as per the plans submitted.
- (i) The formation works (enabling and implementation works) on Wooing Tree development land and outside the NZTA designation for State Highway 8B necessary to implement the Barry Avenue roundabout and associated pedestrian underpass. I elaborate on this further below.

## 2. Roundabout

I confirm that this application is reliant on the formation of the roundabout for the hospitality/neighbourhood centre and tasting shed, and for residential lots in excess of 192.

NZTA holds a designation for State Highway 8B which covers most, but not all of the land, required for the roundabout and pedestrian underpass. Additional Wooing Tree land is required. That land is not designated. The consents and physical works on Wooing Tree land outside the designation are included within the scope of this application.

Wooing Tree Developments Limited's understanding is that NZTA is in the detailed design phase (being paid for by WTDL) for design of the roundabout and underpass. We expect NZTA will then serve an outline plan on CODC to consent the works within the designation. This fast-track process will consent the works outside the designation.

In our video conference you indicated that NZTA might have a view that the full roundabout works should be consented as part of this application. WTDL was not expecting that response from NZTA. However WTDL sees this as a matter of detail that can be addressed through the Expert Hearing Panel process..

If there is a technicality at law that the scope of the application should include the roundabout and underpass if that is necessary to give jurisdiction to the Hearing Panel, then WTDL agrees that this work should be included within the scope of this application. If the jurisdictional issue is a critical view for the Minister, then including all the roundabout and underpass works would give the jurisdiction to the Panel to work through with the parties as to the best consenting mechanism.

For the avoidance of doubt, WTDL is in advanced negotiations with NZTA over the funding, timing and implementation of the roundabout and pedestrian underpass. It understands that it needs to fund at least those aspects of the roundabout and pedestrian underpass which are triggered by the Wooing Tree development. WTDL has the budget to fund this work and is working in a strongly collaborative approach with NZTA to commence delivery of these works starting in mid-2021. This will coincide with NZTA works on the intersection of State Highways 8B and 6.

## 3. Employment generation

The work by Market Economics and the proposal by WTDL advances this project on the basis of direct employment triggered by this application. It does not seek to include the indirect jobs that will be sustained by this application in terms of material manufacturing, legal conveyancing etc. Rather it focuses on the direct employment sustained by the application

Direct employment are those professional services and construction contractors and their associated employees who will undertake the physical build of the subdivision, infrastructure works and houses / retail centres as outlined within the application.

The indirect employment recognise the spin off employment generated in areas like materials manufacturing, legal services etc. The is set out in the Market Economics report.

The reason the application seeks the construction of 46 homes and not the full 276 is that the 46 homes trigger a resource consent because they are technically on land zoned business, whereas the construction of homes on the

other 230 residential lots are zoned residential and are a permitted activity (subject to complying with the normal development controls.) WTDL does not need RMA type consents for these 230 homes. It will deal with this simply as a building consent.

On this basis the direct employment full time equivalents are 650 job years by September 2026. **This is equivalent to 108 FTEs for 6 years directly employed as a result of this project.** Although as the chart shows this varies over the timeframe. The average over the first four years of the project is 132 FTE; The gearing up process in year 1 (2021) is approximately 50, peaking to over 200 in 2023.

The employment situation is shown on figure 5.1 within the Market Economics report. This is replicated below

Figure 5.1 – Direct Monthly Jobs Sustained by Month/Year and Purchaser – Total New Zealand – Fast Track Scenario



#### 4. Hospitality centre

When WTDL received the feedback from Central Otago District Council (CODC) on the WTDL application, CODC identified a potential issue about the shops associated with the hospitality/neighbourhood centre because the Spatial Framework Plan for Cromwell did not identify retail in Cromwell North. They raised issues about potential competition with the main Cromwell town centre. The CODC issue is not about travellers accommodation or the cellar door, it is about the neighbourhood shops.

WTDL advanced the application on the basis that the neighbourhood centre should be included because:

- (a) there is no retail component in Cromwell North; and
- (b) the current zoning provides for a small neighbourhood centre to service Cromwell North.

WTDL thought it was meeting its community obligations by providing for this neighbourhood centre, albeit the application relocates the specific site for the neighbourhood centre closer to State Highway 8B.

When WTDL received the feedback from CODC, in an effort to be helpful and by my letter to you of 14 December, WTDL sought the land on which the neighbourhood centre is located should be consented as a superlot only. In that way in the future it could work through with CODC whether the superlot is developed for housing or a neighbourhood centre. That would be a normal consenting process with full involvement of CODC.

Having learnt that the consequence of this change could be that the application will need to be recirculated to government departments and other affected parties for feedback prior to going to the Minister, WTDL wishes to return to its original position. This application and the scope mentioned in 1. above is therefore on the basis that the hospitality/neighbourhood centre does form part of the application.

However, if either MFE or the Minister has concerns about the WTDL hospitality and neighbourhood centre such that there is a hesitation to recommend the application to the Expert Hearings Panel; then WTDL would accept the Minister's decision on the basis that the application be referred to the Panel, but the neighbourhood/hospitality centre would not be within scope and instead retained as a single superlot. For the avoidance of doubt, regardless WTDL is seeking the travellers accommodation and the cellar door / tasting shed be consented. These two uses (cellar door and travellers accommodation) are not in debate with CODC.

Thank you very much for your time this morning. I understand that now completes all matters and will enable you to complete your advice to the Minister in time for his return to Wellington in January.

Yours faithfully



John Duthie  
**Tattico Limited**

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