

## ATTACHMENT I

### STAGING

The applicant requests a degree of flexibility over staging for the development.

Attachment A shows the Staging Plan for Wooing Tree.

Attachment B is a schedule of the lots applying to each of these stages.

Set out below are the current suggested conditions of consent relevant to staging (conditions 4-11).

4. *The subdivision may be staged, and all conditions relevant to a stage shall be complied with prior to section 224(c) certification for any stage.*
5. *The extent of any stage or substage can be determined as part of any engineering approval plan sought from CODC, and shall ensure that*
  - (a) *All infrastructure necessary to service each development lot for which 224c is being applied for is provided and where necessary connected to a reticulated service; and*
  - (b) *All infrastructure is sized and provided so that it is capable of connecting to and servicing future stages.*
6. *The development of buildings in Stage 3 (the hospitality centre including the cellar door, travellers' accommodation and neighbourhood shops) shall not proceed until such time as the construction work on the Barry Avenue roundabout has commenced.*

*Advice Note: this condition does not preclude civil infrastructure and roading works in stage 3*
7. *In the event that stage 4 in whole or in part includes one lot for the purposes of constructing a retirement village, the combined number of independent living units and any care suites / rooms, and any residential lots; shall not be less than the number of lots shown in stage 4 (92 residential lots) (this condition is offered as an augier condition by the applicant).*
8. *The total number of residential sections granted 224c certification shall not exceed 192 including the lots approved under the stage 1 consent (CODC consent number RC190519); until such time as the roundabout at the intersection of State Highway 8B and Barry Avenue and giving access to Wooing Tree Estate is constructed and operational.*

9. *The total number of residential sections granted 224c certification shall not exceed 130 including the lots approved under the stage 1 consent (CODC consent number RC190519); until such time as the wastewater pump station is constructed and operational.*
  
10. *The creation of a lot to enable vesting of land necessary for the additional works on SH8B including the Barry Ave round-about, shall vest in the Crown under the management of Waka Kotahi – New Zealand Transport Authority (WK-NZTA). The creation of this lot may proceed at any time, and is independent of any stage of the development. The lot shall be created at any time required by WK-NZTA*
  
11. *The creation of a lot to enable vesting of the pedestrian ramp giving access to the public underpass under SH8B, may proceed at any time, and is independent of any stage. Once created the lot shall vest in CODC as a public walkway.*  
*Advice note: The Consent Holder may elect to proceed with all or part of stage 4 either as subdivided residential lots for dwellings; or as a single lot for a retirement village. Any retirement village may need to obtain resource consent under the CODC district plan.*

The key issues in terms of staging are as follows:

1. Conditions 10 and 11 create the two lots, being the road widening to vest in WK/NZTA, and the pedestrian underpass, to vest partly in WK/NZTA and partly in CODC. The underpass itself will be in WK/NZTA. The ramps leading to the underpass will vest in CODC.

The condition is set up to enable these two lots to be created at any time independent of any other stage. This is designed to fit in with the requirements of the construction work for WK/NZTA.

2. Other conditions relate to the Stage 3 works to ensure that no titles are issued for the hospitality centre, cellar door and /or travellers' accommodation until such time as the Barry Road roundabout is completed.
3. For completeness, it is noted that Stage 1 (which is outside the scope of the current application) is now complete and titles have just issued.
4. Wooing Tree Property Development LP will complete the development in the orders of Stages 2, 3 and 4 as outlined in the Staging Plan in Attachment A.

5. The flexibility sought is to enable sections to be delivered in substages within each primary stage. Essentially this is about enabling titles to be released as early as possible in the development process. This is beneficial particularly given the key drivers for this application, namely to create employment by having lots available for construction work as soon as reasonably practical, and to provide much needed housing into the Cromwell area.
6. The way Condition 5 is framed enables:
  - (a) For the consent holder to seek approval for a subset of lots within the particular stage. This is done as part of 'section 223 approval' process before the CODC.
  - (b) Any substage has to have all infrastructure connections, including connections back to the existing primary lines, i.e. it will need to 'grow' the roading network and inground utilities connecting directly back into existing approved stages or, when the roundabout is complete, on to the State Highway.

The effects of this staging condition are positive, or able to be managed by the conditions of consent. In particular:

- (i) Allowing sub-staging means that appropriate residential sections will be available sooner. This means that employment opportunities in the construction industry is available sooner. It also means that houses will come on stream sooner. This is the fundamental premise of why this development has been approved for assessment under this COVID-19 Recovery (Fast-Track Consenting) Act.
- (ii) The conditions of consent ensure that all the infrastructure is laid out in a logical progression and there is no "gap" in the roading or utilities rollout.
- (iii) The substages are agreed with the Council at the time of section 223 approval. Condition 5 makes it implicit that this would be subject to Council approval as part of section 223 approval. A slight modification to the condition is suggested which would make this explicit.
- (iv) The suggested condition is set out below. The current condition is shown in black text with the new wording in red text.

5. The extent of any stage ~~or substage~~ can be determined as part of any section 223 plan sought from CODC, *and the extent of any substage can be determined as part of section 223 approval process,* and shall ensure that
- a. All infrastructure necessary to service each development lot for which 224c is being applied for is provided and where necessary connected to a reticulated service; ~~and~~
  - b. All infrastructure is sized and provided so that it is capable of connecting to and servicing future stages; *and*
  - c. *The creation of any substage, and the lots to be included within the substage, shall be subject to approval of the Central Otago District Council through the section 223 plan process.*