

From: [David Campbell](#)
To: [Wooingtree.fasttrack](#)
Cc: [Louise van der Voort](#)
Subject: RE: Wooing Tree Estate: Minute 9 and Comments on draft conditions
Date: Tuesday, 21 September 2021 4:05:35 pm
Attachments: [image001.png](#)
[image003.png](#)
[200366_Engineering_comments_on_draft_conditions_20210920.pdf](#)

Dear Gen,

Please find attached our engineering comments on the draft conditions and also reiterate our previous engineering advice (see Stantec advice dated 30 June 2021), including the comments around parking alignment (e.g. do not support 90 degree parking).

We confirm their comment in red about precluding direct access for lots from Shortcut Road and the State highway.

We also comment on other conditions as follows:

116 – the extent of survey should not be limited to immediately adjacent properties as the vibration effects can extend beyond these. We consider that all properties between the site and Shortcut Road may need to be surveyed.

117 – the nature and extent of commercial activities permitted by these conditions should be limited to cellar door and café with a limitation on “other retail” or “shop” of 100m². We also understand that there is no longer any travellers/visitor accommodation or community related use consented or allowed for by way of the conditions, despite these still being shown on the Baxter Design “Concept Masterplan Scheme Revision S” and “Masterplan Concept Drawing Number 2002_002 Date: 26 July 2021 Revision P”. Specific exclusion of these should be stated and can be outlined in conditions 2 and/or 3 to avoid confusion.

120 – Given the proximity to the road and design of the cellar door building, the low level landscaping proposed does little to screen this. The building encroaches into the setback imposed in the current District Plan and is close to the proposed roundabout. We request that the building be either shifted to be no closer than the café building opposite, or additional landscaping proposed to further mitigate the effects of it being so close to the road.

In terms of the request to cancel a condition specified in consent notice CONO 5242187.2, this is a matter that Council can resolve under normal delegations and can sit outside this process.

regards,
David



DAVID CAMPBELL
PLANNING MANAGER
1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

p +64 3 265 2710
m +64 22 010 4783
e David.Campbell@codc.govt.nz
w www.codc.govt.nz

FOLLOW US ON



If you have received this email and any attachments to it in error, please take no action based on it, copy it or show it to anyone. Please advise the sender and delete your copy. Thank you.

From: [Wooingtree.fasttrack](#) <Wooingtree.fasttrack@epa.govt.nz>
Sent: Wednesday, 15 September 2021 12:31 PM
Subject: Wooing Tree Estate: Minute 9 and Comments on draft conditions

Dear All

On 14 September 2021 the Expert Consenting Panel issued Minute 9. In accordance with the COVID-19 Recovery (Fast-track Consenting) Act 2020 the Panel must provide an invite written comments on its draft conditions from the applicant and every person or group who provided comments on the application. You/your organisation provided comments on the Wooing Tree Estate resource consent application.

As outlined in Minute 9 the Panel invites comments on the draft conditions. The Minute also outlines the cancellation of Condition specified in Consent Notice CONO 5242187.2 and seeks comments on the panels observations in relation to this.

The Minute is available on the EPA website at the following link: <https://www.epa.govt.nz/fast-track-consenting/referred-projects/woeing-tree-estate/correspondence-to-and-from-the-panel/>

The draft conditions are available on the EPA website here: <https://www.epa.govt.nz/fast-track-consenting/referred-projects/woeing-tree-estate/draft-conditions/>

Comments on the draft conditions are to be sent to the EPA by email at

woeingtree.fasttrack@epa.govt.nz and must be received **by Tuesday 21 September 2021**.

If you have any questions please contact the Woeing Tree Estate application team at the EPA by email at Woeingtree.fasttrack@epa.govt.nz

Regards

Gen

On behalf of the Fast-track Consenting Applications team



Follow us on [Facebook](#), [Twitter](#) and [LinkedIn](#).
Our New Zealand Business Number is 9429041901977.

This email message and any attachment(s) are intended for the addressee(s) only.
If you receive this message in error, please notify the sender and delete the message and any attachment(s).