

Submission summary

P20004 : Wooing Tree Holdings Limited : 64 Shortcut Road, Cromwell

Plan change 12 to re-zone a 25 hectare site zoned RRA(6) to R, RRA(3), RRA(11), BA(2) and RU zoning to enable higher

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Date	Submitter details	Support or Oppose Want to be heard?
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1/06/17	Gary Anderson 13 Scott Terrace Cromwell	Yes
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Support development for residential purposes only decline Business Resource Area 2 proposal.

23/06/17	Cromwell & Districts Community Trust c/- 271 Bannockburn Road RD 2 Cromwell	Support Yes
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Support Plan Change 12 and ensures provision for a pedestrian underpass.

23/06/17	Central Otago Queenstown Trails Network Trust C/- PO Box 31 Cromwell 9342	Support Yes
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Connecting of trails network. Require pedestrian underpass.

22/06/17	Hilliary Cummings	Support No
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If the development was to go ahead, that Shortcut Road/SH8B intersection be left as is.

23/06/17	Jennifer May Hawker PO Box 115 Cromwell 9342	Support Not
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Support plan change allowing accommodation and retail can only benefit Cromwell.

22/06/17	Elizabeth Adrienne Heal 87 Inniscort Street Cromwell	Support No
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Develop a residential subdivision, maintain the notable `Wooding Tree` and develop a boutique accommodation and shopping area.

14/06/17	David Lewis Holden	Support No
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To keep Cromwell growing we need more sections

12/06/17	Basil John Lister 15 Bell Avenue	Support No
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Cromwell

No future closure of access from SH 8B to Shortcut Road should be enacted. This would mean all traffic to McNulty's Inlet, Scott Tce etc would have to go through the Wooing Tree Subdivision.

23/06/17	David Samuel Moreton 271 Bannockburn Road RD 2 Cromwell	Support No
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Underpass should be west of the roundabout on SH 8B and a public walkway/cycleway should link the underpass to an access point on the northern boundary of the development.

14/06/17	New Zealand Transport Agency PO Box 5245 Dunedin 9058	Support Yes
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See Attached Table

21/06/17	L Wally Sanford 28 Ethereal Crescent Mt Pisa RD 3 Cromwell	Support Yes
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Existing zoning of RRA(6) is completely inappropriate for the subject piece of land. All provisions of proposed plan change 12 provide for a much more appropriate use of the land and will serve Cromwells changing needs as well.

23/06/17	David Garth Stark 67 Luggate Cromwell Road RD 2 Cromwell	Support No
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Shortage of new residential development. In favour of the proposed underpass. Will make it a lot safer for pedestrians and cyclists.

22/06/17	Gordon McAlpine Stewart 452 Bannockburn Road RD 2 Cromwell	Support Yes
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Need residential lots for future residential growth.

22/06/17	Robert Tovey 191 Ripponvale Road	Support No
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	RD 2 Cromwell	
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Think this multi-zoned subdivision would be great for the region, as has been well thought out to include both residential and commercial blend.

22/06/17	Michael and Lisa Wardill 84 Nepulstra Street Cromwell	Support No
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We seek that either reduced development or no development occurs in this particular corner of the site and we mark up a masterplan.

23/06/17	Janeen Margaret Wood 271 Bannockburn Road RD 2 Cromwell	Support Yes
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Support of the full development. Critical to this would be the necessity for a roundabout and an underpass to safely and easily reach the town centre.

23/06/17	Bruce Anderson 3 Lakeview Terrace Cromwell	Oppose
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The whole of RR(6) area will lose its appeal to the people who have invested considerable sums to live in an area which allows only for large and desirable properties.

23/06/17	Viv Buchanan 13 Roberts Drive Cromwell	No
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If Shortcut Road is to be closed, the proposed access way should be significantly wider to cope with large vehicles, boats, trailers, etc. I do not wish to see retail split between existing town centre.

20/06/17	Andrew Conyngham Burton 7 Lowburn Valley Road RD 2 Cromwell 9384	Oppose No
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Oppose this proposal in its current form. Also oppose the intended plan to close off Shortcut Road which I use regularly. In favour of roundabout.

12/06/17	Richard Leonard Byrne and Wendy Grace Byrne 18 Lakeview Terrace Cromwell	Oppose Yes
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Plan Change 12 seeks to establish over-dense residential development in its entirety. The proposal in a non-complying subdivision by stealth.

23/06/17	Kelly Checketts 67 Antimony Crescent Cromwell 9310	Oppose
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The business zone is removed, the minimum lot size per residential lot is no less than 2000m²

20/06/17	Chris Cummings 15 Lakeview Terrace Cromwell	Oppose No
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If the development should go ahead that Shortcut Road/SH 8B intersection be left as.

22/06/17	Bill Dunbar 2 Ash Lane Cromwell 9310	Oppose Yes
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Oppose Plan Change 12 which seeks to establish over dense residential development in it`s entirety.

23/06/17	Richard and Jolanda Foale 150 McNulty Road Cromwell 9310	Oppose
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Will end up destroying Cromwell`s iconic Wooing Tree Vineyard and subdividing the land into residential sections will have and adverse effect on the outlook and character of Cromwell. Negative impact on it`s tourism prospect and split town across the main highway.

19/06/17	Paul James Goodwin and Lesley Robyn Goodwin Oppose 186 Kelvin Road RD 4 Gore	Oppose
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Oppose all changed made to the existing roading in particular Short Cut Road and Partridge Road. To be left as they are.

13/06/17	Paul James Goodwin and Lesley Robyn Goodwin Oppose 186 Kelvin Road RD 4 Gore	Oppose
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Oppose any changes made to existing roading in particular Short Cut Road and Partridge Road. To be left as they are.

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13/06/17	Paul James Goodwin and Lesley Robyn Goodwin Oppose 186 Kelvin Road RD 4 Gore	
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Oppose any changes made to existing roading in particular Short Cut Road and Partridge Road to be left as they are.

31/05/17	Jill Alexa Herron 39 Macmillan Lane Mt Pisa RD 3 Cromwell	Oppose No
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Oppose medium and high density housing and resulting number of sections. Should be amended to fit existing provision for 4000m2 lots only.

15/06/17	Richard and Paula Jackson PO Box 26 Cromwell	Oppose No
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In our opinion Plan Change 12 would establish an area of high density, travellers accommodation, retail and commercial activity in an inappropriate area.

23/06/17	Paul and Jocelyn Johnstone 12 Roberts Drive Cromwell	Oppose Yes
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Should be used for commercial development. The proposed closure of Short Cut Road off the State Highway would cause huge inconvenience.

21/06/17	Graeme and Jan-Marie McDowell River Rock Estate 1 Shortcut Road Cromwell	Oppose Yes
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Oppose some of the proposed changes like the closure of Short Cut Road etc.

23/06/17	Heather McPherson 10 Alpha Street Cromwell	Oppose No
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RRA(11) should be substituted with RRA(12) - minimum allotment size 500m2. The allocation mix of areas outlined in the application section 6.1 table be maintained in the final scheme development with the exception of RRA(1) be substituted with RRA(12).

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14/06/17	Patricia Margaret O`Neill	Oppose No
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In the past land to the north of the town was made residential 6 so as not to be subdivided and now there is a change to have high density housing and retail on the north side of SH8

19/06/17	Heather Nola Pryor and John Ian Meredith 1 Roberts Drive Cromwell	Oppose No
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Our personal environment will be adversely affected. We did not anticipate looking out over and putting up with the associated noise and traffic of 210 houses, plus accommodation, shops and other commercial development.

21/06/17	Robert Stirling Robinson 13 Lakeview Terrace Cromwell	Oppose No
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Oppose this plan change 12 because the high density housing and smaller lot sizes proposed is not in keeping with the existing sub divisions larger sites next door.

23/06/17	Ruth and Ron Stilwell 110 Molyneux Avenue Cromwell 9310	Oppose No
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The single lane roundabout proposed needs to be amended to a double lane roundabout. This is a major state highway, thoroughfare as well as a proposed major intersections for the Cromwell township.

23/06/17	Hessel Christiaan Van Wieren 9 Waenga Drive Cromwell	Oppose Yes
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Concerning provision of allowing shops and commercial development seems at odds with the previous (or current) plans to bring more life or use into the current mall area. The allowance of this provision would indicate there is no long term planning of the future of the town development in regard to the Mall.

22/06/17	William Finlayson White 6 Fraser Court Cromwell	Oppose Yes
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Oppose Plan Change 12 for the Wooing Tree area. this plan goes against the areas present plan R6. The proposed Plan change will have a huge detrimental effect on the town of Cromwell.

22/06/17	Anne White	Oppose
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	6 Fraser Court Cromwell	No
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the proposed plan change will have both environmental and social implications to the Cromwell township.

6/07/17	Public Health South Private Bag 1921 Dunedin	Neutral
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If the proposed change to the district plan is accepted, Public Health South supports the use of urban design principles that promote community cohesion and provides opportunities for physical activity, walking and cycling, and access to connected green space. This would also provide connectivity with the main area of Cromwell through safe and attractive walking and cycling options across SH6.

14/06/17	Geoffrey Neil and Margaret Ann McPhee 16 Lakeview Terrace Cromwell	Neutral Yes
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The density of the sub division would indicate housing would be available of low socioeconomic owners. Is this the look Cromwell needs at its entrance. The change in roading would create more danger to pedestrians and children if the entrance is through the new sub division. A lot of boats use Short Cut Road to the ramps.

25/08/17	(F) Trina Joanne Affleck 3 Amber Close Cromwell	Support No
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Cromwell needs more residential sections close to town.

25/08/17	(F) Brett Fraser Dawson 5 Amber Close Cromwell 9310	Support No
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Supports the submission of David Lewis Holden.

4/09/17	(F) Paul James Goodwin 9 Stout Street Cromwell	Oppose Yes
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Should be a double roundabout at the intersection of Queenstown, Wanaka/Cromwell. there is NO need for a single roundabout at the end of Barry Ave, Main Road.

4/09/17	(F) Paul James Goodwin 38 Bell Avenue	Oppose Yes
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Cromwell

Leave Short Cut Road as is. Interfering with Short Cut Road in any way.

4/09/17	(F) Paul James Goodwin 11 Lakeview Terrace Cromwell	Oppose Yes
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There should be a double roundabout at the intersection of Queenstown, Wanaka/Cromwell, not a single roundabout.

4/09/17	(F) Jennifer May Hawker PO Box 115 Cromwell	Support Yes
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Support the entire Plan Change 12

4/09/17	(F) Kim and Michael Herrick 52 Molyneux Avenue Cromwell	Support No
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Support all aspects of the submission of Wooing Tree on Plan Change 12

6/09/17	(F) Michelle Louise Morpeth 233 Tutukaka Block Road Tutukaka 0173	Support No
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There are various submissions from other submitters that she supports.

31/08/17	(F) New Zealand Transport Agency PO Box 5245 Dunedin 9058	Support No
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Providing good pedestrian and cyclist access to and through the development builds on the principles of travel demand management by encouraging the use of multi-modal transport. This will contribute to the sustainable management of the transport system.

4/09/17	(F) Paul James Piebenga 6a Panners Cove Lane Cromwell	Support No
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Is in support of submissions from other parties.

4/09/17	(F) Gregory Francis Sinnott and Anna-Louise Sinnott 48 Swann Road Lowburn	Support No
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Cromwell

Submission 34 considers the need for more residential sections, considers the size of sections, considers potential risks to the vineyard buffer etc.

4/09/17	(F) William Finlayson White 6 Fraser Court Cromwell	Oppose Yes
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Oppose the traffic management

1/09/17	(F) Wooing Tree Holdings Limited Vivian Espie Limited PO Box 2514 Wakatipu, Queenstown 9349	Oppose Yes
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Section 104D states that a consent authority may grant a resource consent for a non complying activity only if it is satisfied that either the adverse effects of the activity on the environment will be minor or the application is for an activity which will not be contrary to the objectives and policies of the District Plan.

54 submissions printed