



ATTACHMENTS

**Council Meeting
Under Separate Cover**

Wednesday, 19 April 2023

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SH8B/Barry Ave Roundabout

Central Otago District Council

18 November 2022

Central Otago District Council
Cromwell

Attn: Sanchia Jacobs and Anna Harrison
Via Email sanchia.jacobs@codc.govt.nz and anna.harrison@codc.govt.nz

Dear Sanchia and Anna,

We are writing to request an urgent reconsideration of the proposed sale of community land to NZTA for the roundabout and underpass currently under construction at the corner of State Highway 8B, Barry Avenue and Blondie Drive intersection.

The Council's decision to now seek payment from Wooing Tree Development LP for \$118,000 to pay for public land used in the Barry Ave Roundabout is disappointing and, in our opinion, completely unreasonable. It is symptomatic and consistent with the view we have heard expressed within Council and by particular a Councillor; that because Wooing Tree Estate is delivering more sections than what is previously consented it should pay for roundabouts, underpass, roading upgrades and land.

Wooing Tree Estate has been comprehensively designed to deliver a blend of housing types and housing diversity. We are not just providing large section types for the wealthy but also a range of section sizes, small to large, low through to higher density. We have achieved a broader cross section of demographic and housing price points and we are delivering quality affordable options. To do so we have focused on quality design, road cross sections, landscaping, buffer zone, open space reserves, footpaths and cycleways, which require a much greater investment than standard subdivisions such as Prospector Park and Gair Estate. Overall Wooing Tree Estate is delivering a high-quality neighbourhood that has been commended by the industry and the broader community members. We have had several requests to enter the development into industry awards given it is considered to have achieved best practice in design, and to be an exemplar of subdivision, quality urbanisation and land-use. It will likely feature in several upcoming industry events.

Council staff had previously committed, in writing, that CODC would contribute this land to the roundabout at zero cost due to the "greater roading benefit". Commercial decisions are made on such commitments and reversals of such positions are not reasonable. Compounding the situation, no value has been attributed to the land required to be contributed by Wooing Tree on the opposite side of State Highway 8B.

Overall, there has been virtually no recognition of the benefit of the development and the infrastructure it provides to the Central Otago district. The cost burden unreasonably falling on Wooing Tree Estate is now potentially having implications on design and investment on the balance of the project as we seek savings, potentially reducing investment in our internal cycleways, underpass landscaping, roundabout landscaping and other areas. There will also be an impact on the development programme and our ability to fund the timely delivery of housing due to these additional costs. We note that we have made prior requests for relief from full development contribution payments to offset such cost impacts, this was supported by council staff, but rejected by councillors. We are asking that CODC reviews its position on the roundabout land and overall roading contribution offset. We seek a fair, impartial hearing and we ask CODC to consider what is fair and equitable and how would other councils deal with such matters given the significant upgrades and broader community benefits.

Veros has extensive experience managing subdivisions and infrastructure projects around NZ, for the private sector and also for councils. We provide advisory services for councils and are engaged by councils to draft and negotiate development agreements for private and public partnerships for infrastructure upgrades that support both community growth and private sector development. We have been disappointed in the manner with which

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