

Proposed revocation of part of Lot 201 DP 359519 (Waenga Drive Greenway Reserve)



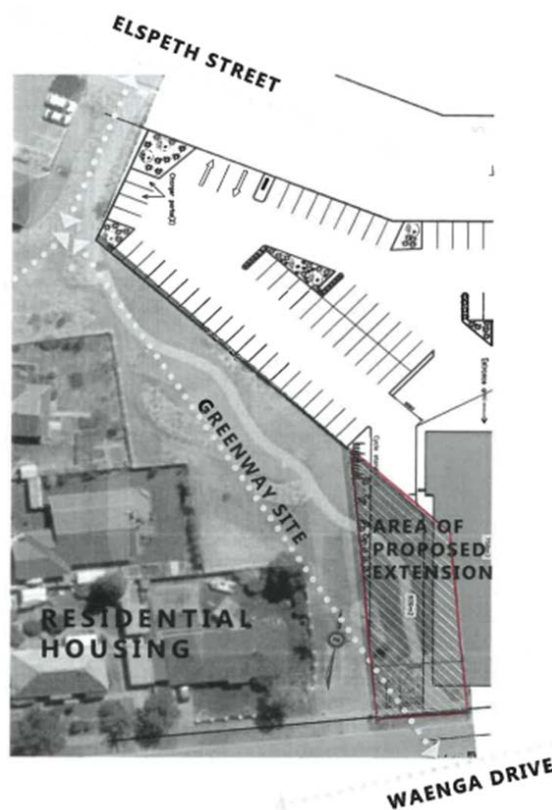
Public notice date: 8 July 2021

Statement of Proposal:

The Central Otago District Council and the Cromwell Community Board are proposing to revoke the Local Purpose (Amenity) Reserve classification of approximately 619m² of the Waenga Drive Greenway Reserve, and dispose of it by sale to adjoining landowner Foodstuffs South Island Properties Ltd.

Schedule of land:

The land proposed to be revoked is part of Lot 201 DP 359519 in Cromwell and is outlined in red on the plan below.



Why is the revocation of the land needed?

The revocation of the reserve status of the land is necessary to provide for the expansion and upgrade of an existing supermarket which is surrounded by three road frontages (Waenga Drive, Murray Terrace and Elspeth Street) with the ability only to expand to the land which is part of the Waenga Drive Greenway Reserve. The expansion and upgrade are necessary to ensure the existing

supermarket is safe, attractive and viable. It will provide an improved and viable retail offering for the community and strengthen the Cromwell town centre.

How is the area used now?

The Waenga Drive Greenway Reserve is an open space system with pathways which links residences and the town centre. It provides a safe route while staying off the roads for members of the community running and walking.

How will the revocation affect users of the reserve?

The revocation will have little adverse effects on the users of the reserve. An open space pathway will continue to link Waenga Drive into the Cromwell Western Greenway network providing a safe and attractive route for the community. The remaining adjacent local purpose reserve will not have its reserve classification revoked and will be redeveloped to provide improved amenity and a safer, inviting and landscaped space (at Foodstuffs cost). Privacy and amenity concerns of potentially affected neighbours and reserve users will be mitigated through landscape design. A Landscape Plan approved by the Community Board for the reserve is **attached**.

The community will further benefit from proceeds received from the disposal and sale which will be used for the future development and enhancement of other reserves areas within the Cromwell Ward.

How will the expansion of retail activity affect the reserve?

The redevelopment of the existing supermarket will create a beautified area for the enjoyment of the community. Additional planting and landscaping is proposed, and better amenity and connectivity will be provided to the Cromwell Town Centre. Any expansion of retail activity on the land will still require resource consent under the Resource Management Act 1991. Through this process the Council will consider any adverse effects of the proposed upgrade and expansion and how these can be avoided, remedied and managed.

What is the process and how long will the process take?

Section 24 of the Reserves Act 1977 provides the mechanism for revoking part of a classification of a reserve. The proposal is to revoke the Local Purpose (Amenity) Reserve classification of approximately 619m² of the Waenga Drive Greenway Reserve and dispose of it by sale to adjoining landowner Foodstuffs South Island Properties Ltd. This will enable the existing Cromwell New World to expand onto the site identified above.

The revocation process usually takes between 6 – 12 months.

What opportunities are there for involvement?

You can make a submission by 5.00pm Monday 9 August 2021 on the proposed revocation of part of a reserve. Your submission may address any aspect of the proposal. Your submission will be considered before proceeding with the revocation process as set out in the Reserves Act 1977.

You may also have the opportunity to attend a hearing of submissions if such a hearing is held.

Submissions can be made online via Council's website www.codc.govt.nz/consultation. Written submissions can be posted to:

Revocation of Part of Waenga Drive Greenway Reserve
Central Otago District Council
PO Box 122
Alexandra 9340