

# WINTON

16 July 2020

Ministry for the Environment  
PO Box 10362  
Wellington 6143

Via Email: s 9(2)(a)

Dear Jess,

## **Lakes District Housing Retirement Housing Expansion Proposal**

Further to your email in respect to the Lakes District Housing Retirement Housing Expansion Proposal, I respond as follows:

### **General**

1. Winton Property Limited is the Applicant for the purpose of the application for referral (and any subsequent applications for the respective projects) under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

### **Northbrook Arrowtown Retirement Village**

2. The Northbrook Arrowtown Retirement Village project complies with the permitted activity rules under 12.C.1.1 of the Regional Plan: Water for Otago (and subsequently is not classified as a prohibited activity under Rule 12.C.0.3).
3. The Titles for Lots 2 and 3 DP 540788 are attached. The existing Title instruments on Lots 2 – 4 DP 540788 ("project site") do not restrict the project as proposed.

### **River Terrace**

4. A copy of Consent Notice 11575190.4 is attached. An assessment of the project against the consent notice requirements is set out below:

Clause 3 The Horn Shaft's setback requirement has been considered as part of the development of the site plan. No buildings will be constructed, and no stormwater discharged to ground, within the required setback area.

Clause 5 Details of the Historic Water Races are set out in Section 5.13 of the application document. It is proposed to seek an authority under the Heritage New Zealand Pouhere Taonga Act 2014 to fill a part of the northern race that extends across the main spine road, along with the entire southern race, to enable the development as proposed. Clause 5 of the consent notice will be cancelled on approval of the Heritage New Zealand Authority (pursuant to Section 221(3) of the Resource Management Act 1991).

Clause 6 A Detailed Site Investigation and Remedial Action Plan for the site have now been prepared.

Clause 7 Water supply, electricity and telecommunications services will be provided as part of the development of the site.

5. An assessment has been undertaken against the relevant Otago Regional Plans for both the Northbrook Wanaka Retirement Village and River Terrace Masterplanned Residential Community projects. No regional consents are required for either project.
6. In respect to River Terrace Masterplanned Residential Community:
  - Consent is sought to subdivide the property to create 751 residential allotments and construct 701 residential dwellings. Winton Property Limited will construct these dwellings and associated infrastructure. [REDACTED] s 9(2)(b)(ii)
  - Consent will be required to construct and operate all buildings and infrastructure that comprise the proposed neighbourhood centre. This will include 1,000m<sup>2</sup> of retail / service activities and a childcare centre facility. Winton Property Limited will construct these buildings and associated infrastructure.

I trust that this information clarifies the matters raised. Please contact me if you have any further queries.

Yours sincerely



**Kellie Roland**

Winton Property Limited

Released under the provisions of  
the Official Information Act 1982