



Lauren Christie  
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20 April 2020


Dear Lauren,

Proposed Northbrook Arrowtown Retirement Village Development – Heritage Considerations

Thank you for your email dated 13 April 2020 with the attached Northbrook Retirement Village drawings and Ayrburn-Northbrook vegetation protection areas overview. I note that the application boundary includes Lots 2 – 4 DP 540788. However, from reviewing the documentation, I understand that any development associated with the retirement village is contained within Lot 4, and that Lots 2 and 3 are included in the application for the purposes of landscape protection areas only. Furthermore that, although the application boundary will include the homestead, stone cook house and protected trees, no change in use or amendments are proposed to any of these features or their immediate environment.

My conclusions from reviewing the proposed plans are:

1. The proposed retirement village complex is some distance from the Category 2 Listed Heritage Features at Ayrburn Homestead and Stone Farm Buildings (ref: 110 in Section 26.8 of the Proposed District Plan/PDP). Given the examples of the 'extent of place/setting' in 26.8.1, I do not interpret the proposed village as being within the extent of place of these listed buildings and, therefore, the proposed development should not trigger the PDP rule in 26.5.9.
2. The proposal to create Vegetation Protection Area 7.b and Open Pastoral Areas 2-4 (East Paddocks), whilst also not a matter for consideration under 26.5.9, will have a very positive effect on retention of the historic landscape views of Ayrburn Homestead and its tree-lined avenue from the Arrowtown-Lake Hayes road.

  
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