

WINTON

01 September 2020

Ministry for the Environment
PO Box 10362
Wellington 6143
New Zealand

Attention: Jess Hollis / Arron Cox

Via Email: fasttrackconsenting@mfe.govt.nz

Dear Jess and Arron,

Winton Property Limited: Lakes District Housing Retirement Housing Expansion Proposal

Proposed Amendment to Northbrook Wanaka Proposal

As discussed, approval is sought amend the Application for Ministerial Approval as lodged by Winton Property Limited in relation to the Northbrook Wanaka proposal.

In order to optimise land and create an integrated development footprint, it is proposed to increase the total number of retirement units by eight to create 100 retirement units (as shown in Figure 2), opposed to the 92 retirement units as submitted (as shown in Figure 1). All other aspects of the proposal remain the same.



Figure 1: Proposal as Submitted



Figure 2: Proposed, incorporating Stage 2

The additional eight retirement units are located in Activity Area D1, which specifically provides for residential use at a greater intensity than in Activity Area C2 (site zone). Retirement Villages are also expressly provided for within Activity Area D1 as a Restricted Discretionary Activity. The following additional rule breaches occur as a consequence of the amended proposal:

Operative District Plan

Rule 14.2.4.1(xi): Queuing	The access onto Malvern Road provides for 1m of queuing length.
Rule 14.2.4.2(i): Length of Vehicle Crossings	A 6.5m wide vehicle crossing is proposed onto Malvern Road.
Rule 14.2.4.1(vi): Distance of Vehicle Crossings from Intersections	The vehicle crossing to Unit 93 – 100 is located 11m from the intersection of Malvern Road and Cottlesbrook Street.

Proposed District Plan

Rule 29.5.9: Queuing	The access onto Malvern Road provides for 1m of queuing length.
Rule 29.5.15: Width and design of vehicle crossing – urban zones	A 6.5m wide vehicle crossing is proposed onto Malvern Road.
Rule 29.5.22: Minimum distances of Vehicle Crossings from Intersections	The vehicle crossing to Unit 93 – 100 is located 11m from the intersection of Malvern Road and Cottlesbrook Street.

A Traffic Assessment has been undertaken in respect to the amended proposal (and assesses the above non-compliances) and concludes that the effects of the proposal will be no more than minor.

The Infrastructure and Traffic Assessments prepared in support of the application confirm that there is sufficient capacity within Council's reticulated systems (water and wastewater), the stormwater system and the roading network, to accommodate the amended proposal. Overall, the effects of the amended proposal on the environment will be no more than minor.

Please feel free to contact me if you require any further information in relation to this request.

Yours sincerely



Kellie Roland

Winton Property Limited

Released under the provisions of
the Official Information Act 1982