

Wairatahi Project Summary

Wairatahi is being lodged to seek a referral order that would include the ability to seek consent for a Project that includes, as an option, a retirement village to be consented in the central part of the site, or if no retirement village is progressed to have an option where this part of the site will remain residential.

Option 1: Residential area option (without retirement village)

A comprehensive urban development, with a small commercial area, together with a Community Facility/Hub and Community Gardens. The development will include **up to around** 450 dwellings including:

- 360 Residential lots; of which
 - 36 are multi-generational (minor dwellings), resulting in 396 Residential Dwellings,
- 48 Dwellings within 6 Comprehensive Lots (Av. 110m² building coverage per unit)
- 6 Mixed Use dwellings within the Neighbourhood Centre

Option 2: Retirement Village option

The development would look different if an option that includes a retirement village is taken up. The overall number of dwellings would increase to a total yield of around 523 dwellings under a retirement village option. This is because the density of retirement villages are higher than that of residential neighbourhoods. The retirement village would consist of:

- Reception and administration building
- 20-unit care home
- 24-unit assisted living
- 110 Terraced Units
- 16 Maisonettes
- 14 Apartment Units
- Community Gardens
- Outdoor Bowling Green
- Pool House
- Wellness Centre
- Club House

In summary the retirement village would have a yield of around 184 units contained within an area of approximately 4.4Ha. The residential component of Wairatahi on the balance land around the retirement village would be up to around 339 dwellings.

The development proposal in each case includes associated roading, landscaping, infrastructure (including discharge permits for reticulated stormwater), plus provision for some small business. The proposal also includes a community facility/hub, and community gardens. The community facility/hub will be anchored by a community hall (approximately 300m²) with some catering facilities and some

ability to partition internal spaces to create areas for smaller groups to use or for multiple activities to occur at the same time.



Figure 1: Community hub (artist impression)



Figure 2: Community gardens (artist impression)

Reticulated stormwater

Note that the Hasting District Council are currently in the process of renewing their network discharge consent that will move the discharge point from the north (red star below) of the site to the south (yellow star below). The current proposal will, however, include a discharge consent that will allow the development to discharge in the location shown by the yellow star below, in the event that the Council discharge consent is held up at all.



Figure 3: Location of existing discharge consent (yellow star), location of proposed discharge consent (yellow star).

Activity description

Non-Complying Activity - Subdivision of land into management lots, subdivision of final lots as fee simple lots, Construction of buildings; Works to construct pedestrian and vehicular access, roading, parking, and other transport infrastructure required for the development; Works to construct three waters services and upgrade existing three waters services (including stormwater network discharge), both within the site and within road reserve external to the site; Land use activities including, residential, residential visitor accommodation, commercial activities and community facilities.