

Nicholas Law

From: David Harford <david@dhconsulting.co.nz>
Sent: Monday, 21 August 2023 20:52
To: Nicholas Law
Subject: RE: LUC23/0048 Terrace View village - s92 request

Categories: Yellow Category

Hi Nicholas

I have this response to your questions below and I have responses to your subsequent email which I will send separately. I was waiting to send this all together as I needed to discuss matters with a few people first.

My **responses** in **red**

Kind Regards

David Harford

David Harford
David Harford Consulting Ltd
Resource Management Planning
Aon House
2 Queens Drive
PO Box 603
ASHBURTON 7700
PH 03 3077 164
MOB:029 3077 164
Email:david@dhconsulting.co.nz
www.dhconsulting.co.nz



From: Nicholas Law <Nicholas.Law@adc.govt.nz>
Sent: Thursday, July 20, 2023 4:57 PM
To: David Harford <david@dhconsulting.co.nz>
Subject: LUC23/0048 Terrace View village - s92 request

Hi David,

Thanks for the application for Terrace View village extension.

I have a few questions about the operation of the village and the effects:

- Please provide details on the intended use of the Units/Villas. Is there a minimum age for residents to occupy the units? **Yes – 60** Is there a maximum number of residents who can reside in each unit? **Maximum of two persons per unit** Will the units operate as part of a registered village under the Retirement Village Act? **Yes**
- How will the ownership/lease arrangements work for the units? **Its licence to occupy agreement with the relevant commercial terms.** Will the retirement village operator retain ownership of the units and maintain the landscaping/driveways? **Yes, to this.**
- How will solid waste be managed? Will solid waste be by Council collection? **Yes absolutely. There will be multiple bins required and however Council addresses this and rates accordingly for the current rest home facility, will apply for the new development.**
- Does the applicant agree to servicing conditions being included in this land use consent? Assets will need to grant an exception to the water bylaw, as separate water connections are not normally allowed where there is a single customer (i.e. where there is no subdivision). By including servicing conditions on the land use

consent, any agreement on water connections can be made clear. Assets are happy to discuss options. This is important to know and glad you raised it because there may also be development contributions that would apply here in terms of usage on a household equivalent basis. Can this be raised with Zani from ADC Assets who can advise here what TVRV's options are? She will be able to provide a usage estimate based on the ADC model which then details contributions (these can usually be contested if they are deemed too high?).

Kind regards,
Nicholas

Nicholas Law | Senior Planner

DDI 03 307 7875 | M



5 Baring Square West, Ashburton 7700 PO Box 94, Ashburton 7740 P (03) 307 7700 www.ashburtondc.govt.nz