

Dear Commissioner,

I'm writing to provide some background to our Stage 3 villa development proposal at Terrace View Retirement Village.

The application seeks approval for 25 independent living villas and a residents' recreation centre within Residential C and D zones. As outlined in the officer's report, the proposal aligns well with the District Plan's objectives, offering high-quality, low-intensity housing that meets the needs of Ashburton's growing older population in a location that supports aging in place.

We acknowledge that the main point of concern identified by the reporting planner relates to a 1.265m encroachment into the 6m required setback along the south-eastern internal boundary with 59 Carters Terrace. We would respectfully note that this encroachment occurs in a limited area, and that the villas in question are single-storey, set well back from neighbouring dwellings, and are buffered by fencing and landscaping to ensure privacy and amenity are protected.

In our view, the degree of non-compliance is minor and has been carefully mitigated through design. It is not uncommon in residential developments for minor infringements of this nature to occur, particularly where they do not result in overshadowing or direct overlooking, both of which have been avoided here.

Importantly, the adjoining neighbour opposing the proposal raised a number of matters in their submission opposing the proposal. However, we don't consider any shading or significant privacy issues will occur from our development proposal. The immediate environment is changing in the very near future with the upcoming second Ashburton Bridge, and associated roading which is out view will undeniably be a more significant disruptor in terms of noise, traffic, and visual impact.

For context, the neighbour approached us to discuss whether we would be interested in purchasing their property. After careful consideration, we declined, as the land is not required for the development. In good faith, we later offered a \$5,000 payment if they withdrew their objection, but this was also declined.

The rest of the development has been carefully designed to support the local streetscape and provide positive outcomes for the area. This is not a rezoning or intensification play, it's a continuation of an established retirement village offering quiet, community-minded housing for over-60s residents. We believe the effects on the environment are minor, the design high-quality, and the location highly suitable.

We remain open to a resolution but are prepared to proceed to the hearing if necessary. We are confident the application stands on sound planning grounds and offers real benefit to the community.

Kind regards,



Reuben Ennor  
Director  
Terrace View Retirement Village