

**From:** s 9(2)(a)  
**To:** s 9(2)(a)  
**Cc:** s 9(2)(a)  
**Subject:** Gordonton Retirement Village - Meeting Minutes from the 25/09/2024  
**Date:** Thursday, 26 September 2024 11:47:00 am  
**Attachments:** Out of Scope  
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[image004.jpg](#)

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Morning Hannah,

Thank you for your time yesterday to discuss the Gordonton Retirement Village project at 57 Piako Road. Below is a summary of discussions points and any follow up actions.

### **Meeting Notes**

- Attendees:
  - WRC: Hannah Craven – Policy, Brian - Resource Use/Consenting Directorate, Steven and Lauren - Regional Resilience
  - Applicant/ Project: Fraser McNutt & Rebecca Shaw – Planning (B&A) and Dean Morris: Engineering (Maven)
- Introductions
- Project introduction and presentation of Consultation Document
- Discussions on Flooding
  - Current WRC overlay is high level and should not be used for site specific proposal. Site specific flood modelling should be undertaken to confirm flooding extent/ impact
  - Wider Catchment Impacts including Peat Flow mitigation need to be considered
  - WRC drain to the north-east corner which is run on an 3 day soakage 10-year event for capacity. Therefore not designed for urban catchment or use.
  - Stormwater management needs to look at 80% a day 100-year event (including Climate Change) based on pre-development levels.
- Outlined RPS policy items and considerations:
  - Public Transport considerations
    - No public transport options provided, yet proposal is for an older demographic that may not be able to drive. What considerations are there for providing alternative transport for the proposal
  - Amenity Assessment in terms of amenities the older demographic can actually use in terms of supermarkets, doctors, retail etc..
- Consenting Matters
  - Dewatering Permit: Installing Infrastructure
  - Water Take Permit/ Allocation: Potable Water Supply
  - Water Discharge Permit: Stormwater & Wastewater
  - General Earthworks
  - Earthworks in High Risk Area
  - Flood Displacement Permit (if applicable)
- Ecology
  - Bat monitoring/ roosting survey?
  - Bats have been surveyed 600m North of the site and are know to be present south of the site.
- Discussions on contaminated land
  - Drinking Water quality due to peat needs to be investigated.

I have also attached the final Consultation Document.

Any questions or concerns on the above please advise.

If you also have any minutes or notes from the meeting please send me a copy for our records.

Ngā mihi | Kind regards,

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REBECCA SHAW  
Senior Planner

s 9(2)(a)

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