

Arrowtown Special Housing Area – Expression of Interest Feedback

oddfellows beauty lodge

We 100% support the new village

Queenstown Airport Corporation (QAC)

The proposed special housing area is located beneath the Lakes Hayes Flight Path. In accordance with section 176(b) of the Resource Management Act 1991 “no person may, without the prior written consent of that requiring authority, do anything in relation to land that is subject to the designation that would prevent or hinder a public work or project, or work to which the designation relates”. The definition of land includes the airspace above land. Should the EOI be accepted and the application processed under the Housing Accords and Special Housing Area Act 2013, QAC seeks to ensure that the Queenstown Lakes District Council are cognisant of the designation and will seek to ensure that either: 1. The activity does not penetrate into the Airport Approach and Land Use Controls designation; or 2. Any structures that penetrate the Airport Approach and Land Use Controls designation are appropriately shielded by an existing immovable objective; or 3. QAC approval has been obtained to penetrate into the designation.

Arrowtown Promotion and Business Association

Media release from the Arrowtown Promotion and Business Association. October 22, 2015.

APBA gives it support to proposed construction of retirement village at Arrowtown.

The Arrowtown Promotion and Business Association has given in principle support to the construction of a 144 residence retirement village on the outskirts of Arrowtown.

A motion supporting the Arrowtown Lifestyle Retirement Village development was passed unanimously at an APBA board meeting on October 21.

A 60 room aged care hospital is also included in the village plans proposed by the Anderson family, who are retirement village developers and operators, and by the Monk family, which owns the proposed site in McDonnell Road alongside The Hills golf course.

“It is well known our region has a serious shortage of retirement village accommodation for older people who want to remain living where they have their roots,” said APBA Chairman, Mr Scott Julian.

“We believe the proposal meets a regional community need, and has strong support in Arrowtown itself from both residents and the business community. Because it is a contained development – in a similar sense to Millbrook – it means what has been a controversial piece of land can be developed without it contributing to ragged suburban spread, which we’ve been concerned about,” said Mr Julian.

“It will also add to the town’s vibrance, and help widen our community. Valued older townspeople who eventually move to the new village will keep their direct Arrowtown connection, and keep contributing - but in

selling existing properties, they will make more dwellings available to Arrowtown newcomers.

“Accordingly APBA welcomes the propose retirement village and looks forward to its completion,” said Mr Julian.

Architecture + women southern and NZIA Southern

23 November 2015 Submission to Special housing Area Arrowtown On behalf of the Architecture + women and NZIA group who made a submission to the district Plan review we would like to make an informal submission on the proposed retirement village. In accordance with our district Plan submission we have made , we note that 1. This proposal is not consistent with our submission on the Proposed District Plan which supports more density within the identified Urban Growth Boundaries and protection of Rural Land from change in use and chopping up into non- rural use activity . 2. This proposal is on Rural Land and close to an Urban Growth Boundary. 3. Allowing this development to take place would undermine the Urban Growth Boundary and provide numerous other opportunities for further sprawl in Rural zoning. 4. There are areas within the District that have suitable zoning for this type of development. 5. The development is not consistent with best practice Urban Design principles. Kind regards with agreement from: Juliet Pope Gillian Macleod Bronwen Kerr Amy Bayliss Shana Skelton Jeremy Dunlop Ann Salmond Sarah Scott Jen Nelson Carolin Friese Erin Taylor Chris Norman Preston Stevens Sian Taylor Edwin Elliot Stacy Farrell Anna Marie Chin

Fran and King Allen

Many of our friends have left or are leaving the area because there isn't anywhere suitable like a retirement village to go. That means leaving family and friends. If it meets the requirements for a special housing area it should go ahead. The proposed area is in a perfect position to make use of Arrowtown ammenities like, golf course, 4Square, doctors etc. We fully support the proposal.

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Helen Aynsley

Very important to have a retirement village, we are an aging population here in Queenstown having established ourselves back in the 70's. Most of us have family here and personally I do not want to go to

another area to spend my retirement. A well overdue proposal, I do hope the council can also see that this is a most important decision and to act quickly. Yours Faithfully, Helen Aynsley. 0257984825.

Martin Barrett

As has happened before both the developer and the Council to some extent are confusing issues and thereby trying to get this proposal accepted without due process. There are two issues : A) Do people support and/or want this development in the proposed location. B) should SHA be used as a mechanism to fast track and get approval for the development. My personal position is that I support the development in principle, including the proposed location. However I do not support the use of the SHA as a mechanism to bypass the RMA. Using the SHA for this development is completely wrong, and gives precedence to virtually any development that the people or others want. The development needs to be assessed under the prevailing legislation of Resource Consent process under the RMA. The due process of the current law must be adhered to if Council is not to be seen as using the loop hole of the SHA. The Council can not be seen to let one development totally bypass the requirements of the RMA, whilst other similar developments are required to adhere to the RMA. As much as we might want the development to proceed quickly, we cannot allow such a precedent of SHA unregulated development to proceed even if adherence to current due process substantially delays the development. Note also that although the developer is advising that extensive consultation has taken place with the community and that support has been received from a number of groups, this is possibly misleading. People and groups may well have expressed support for the development BUT not in the knowledge that the development be actioned under SHA. Again I reiterate that I support the development in principle, But not under SHA rules, which can not and do not apply here. If council approves this development under SHA it is disregarding the appropriate due process. Yours sincerely, Martin Barrett

Rosanna Beal

My husband and I think the proposed Retirement Village proposed for Arrowtown is a great idea for this area. We really support this, and hope that nothing will stand in its way. It has been very professionally handled by the people who have instigated this, namely The Wanaka Retirement Village Staff who have done a great job.

Heather Beardsmore

A retirement village is long overdue in the Wakatipu. We have lost good friends to other areas and they have been so sad to leave their family's and friends. This proposed village is in a beautiful area and we cannot wait for it to get your go ahead. Cannot believe that anyone could be against it. It has my absolute support.

Kevin Beardsmore

A retirement home and village is urgently required for the Wakatipu area. As we age it is not always possible to stay in our homes. Elderly residents putting their homes on the market will allow younger family's to buy in our area. The setting for this aged care facility is ideal and should be given your immediate attention. It has my complete support as we do not want to leave th Wakatipu area.

Robyn Bitcheno

Delighted to see some action in the right direction with regard to Retirement Village in the Wakatipu area - it is long overdue and I give my full support for the proposal being put to Council.

Cleone and Peter Blomfield

We have a great need of a retirement village in this area. Many have been discussed and proposed since I came to live in Queenstown in 1990 and none have advanced. We find the proposed plans and the area highly suitable. We strongly support this going ahead and soon.

Robina Bodle

I think this a fantastic place to build a retirement village. Away from the noise, traffic and hustle of central Queenstown and Frankton, it makes perfect sense to build it on McDonnell Road. I do not see any issues with the cold or proximity to Arrowtown. I am assuming that it will be built to the highest standard with insulation etc, and being close to Arrowtown means that the residents will be able to walk (or bike) to the village.

Graham Bond

As I age and require increasing levels of care, I would like to see the proposed facility proceed so I don't need to leave the district.

John and Marion Borrell

We fully support the proposal for a retirement village at McDonnell road which is being promoted by the owners of the highly successful Mt Aspiring retirement village in Wanaka. As permanent year round local residents we believe such a facility is long over due. Following initial construction we would particularly look forward to future construction of a hospital-level care facility, after five or so years.

Joyce Elizabeth Boyer

Long overdue development planned for Arrowtown Retirement Village. The meetings I have attended have been EXTREMELY positive in the support for the planned development. With an ageing population (retirees) in the Wakatipu Basin, this is an ideal opportunity for those needing more assistance/security/health support to stay in their own community. As a resident of the Wakatipu Basin permanently for the last 39 years, this is where I wish to spend my 'golden years' and should I need a supportive housing situation in the future, Arrowtown Retirement Village is would be my number 1 choice. Freeing up housing as the years go on, will make way for more home seekers to choose Arrowtown. It is about time the QLDC gave its support to provide for older residents of the basin - the Wanaka development appears to be a wonderful addition to the area (I have visited the site recently). The site appears to be perfect: close to Arrowtown, sunny, flat, close to amenities, family and friends. What more could we ask for? The proposed dwelling options and dementia care facility would give so many local residents peace of mind as they age. I wholeheartedly support the proposal.

Bill and Val Braden

We think it is well overdue a Retirement Village in this area. So many people have to leave here after spending many years of their life in this area where all their friends and most times family live. It is harder when you get older to make friends in a different town. Even though it will probably be after our time we are fully in favour of it going ahead.

Allan Brash

Much needed development for this area. Am fully in support.

Diane Brash

We desperately need this development as the facilities that will be offered mean that older retirees will no longer be forced to move out of this area. I fully support this development.

Professor Sir Murray Brennan

As a potential place for myself and/or my family, I am strongly in favor

Jonathan Brooks

This proposal to develop a retirement village on the outskirts of Arrowtown is well thought out, considered and will ultimately be a great asset to the community. Currently there are no such facilities within the Wakatipu basin and so people for whom this project is designed, have to leave the area. This takes them away from their families, their local community and friends - effectively breaking a person's commitment over a number of years to this area. Provided sufficient planning controls are in place there are unlikely to be any adverse affects to the local environment and community. The typical resident for such a planned village has minimal impact on a community and within the immediate area has little to no impact based on their demographic. They are likely to contribute to the local community both financially and with time. The proposed area itself is perfectly sited with a hill immediately to the south and along McDonnells Rd, a road currently under-utilised. This means access to and from the site is unhindered and will not present a problem, and the village itself will be 'wrapped' into the hills making it visually appealing. Any visual impact is only likely to recognised by walkers on tracks such as Tobins up behind Arrowtown, and this view is currently impacted anyway by Queenstown and Arrowtown itself so any effect here is negligible. Overall - this well considered proposal will be an asset to our community and should be approved.

Ken Buck

As a retired medical doctor, I am acutely aware of the lack of transitional care environments in the Wakatipu. The area attracts fit, active retirees because of the recreational opportunities but currently when this group of people find their physical abilities decreasing, the response is often to retreat to major cities where retirement homes are more available. Personally we would love to have the option of remaining in this beautiful part of the world when our home becomes too large to maintain.

Derek and Margaret Bulman

At long last this group are putting into action a comprehensive retirement village plan for our long suffering community. We believe the location and facilities tick all the boxes for us seniors who would have to look elsewhere as we scale down our properties. Congratulations for the foresight and know it will be well supported by the community.

David and Margaret Bunn

This village is long overdue in the Wakatipu. When approval is given there will be somewhere for the elderly who need care to be housed in the district, instead of having to leave all their friends and family behind as they need more long term care than can be given here. We can see that there will be need for at least two more of these within the near future. Think of the housing that will be available when the elderly know they can shift into the village.

Phillip Bunn

I support the Retirement Village. Please vote in favor.

Helen Bye

I support the 3 stage concept of a retirement village in the vicinity of Arrowtown. This plan is long overdue for the Wakatipu basin. The number of elderly locals exiting the area due to lack of facilities, needs to be addressed.

Neil Carlaw

Hi we desperately need housing for our older people in this area. Many need to leave. Please fast track this retirement village proposal. Regards Julie and Mark Hillary Neil and Margaret Carlaw

Adrienne Chalmers

A Retirement village is desperately needed in this area . We are probably the only major town in NZ without one . It would make the decision to retire here easier also . I have witnessed the heartbreak of individuals and their families when they are forced to leave their friends and community to go to a retirement village elsewhere. It would also free up additional housing stock and provide a lot of employment .

MARGARET CHAMBERLAIN

I fully support the Arrowtown Lifestyle Retirement Village project. A very much needed facility in the area.

Rosemary Chin

I think it will be wonderful and would certainly think of retiring there.. It is definitely needed.

annette churstain

Proposal is wonderful! My husband's family were early settlers here and he has spent all his 73 years here. If this does not go ahead we, like many others will have to leave the district. Best of luck

David Clarke

I have been reasonably vocal about the SHA's proposed for Arrowtown (and ultimately rejected) They were going to provide very little in the way of affordable housing and some were a cynical attempt to create subdivisions that would be unlikely to succeed if they had gone through the RMA process. The pressing housing need is for rentable housing for transient/ low wage workers and that needs to happen near where the work opportunities are and that is Queenstown/Frankton. In saying that there is a recognition that some more affordable housing needs to be created in and around Arrowtown. I supported the Affordable Trust development in Suffolk Street and still support a mixed housing proposal for Jopp Street.(Sewage Ponds) I did not support Arrowtown South (I told the proponents of that development to consider a retirement village 4 years ago) or the on going expansion of Arrowtown's boundaries (ribbon development) and have serious reservations about the medium density zone. This stance was supported by the rejection of Plan Changes that saw the boundaries capped. So why is the retirement Village proposal different and why should it be treated as an SHA. 1. There was much discussion when the Arrowtown Boundary/ Arrow South was being discussed that Mc Donnell Road was a natural boundary but there was concern that this would be jumped and the Monk

airstrip would be developed. This proposal is on the airstrip but I am more comfortable with Mc Donnell Road being jumped because this is a stand alone development, not an extension of Arrowtown. This can only be achieved if there is a green belt ring maintained between Arrowtown and the Retirement Village that stops the Arrowtown Boundary being extended (the Hamelt concept of a decade ago) This should form part of the decision. ie identify the belt and get covenants on it and plant it. 2. The need. There is clearly a need for retirement/ elder housing. The Council has 4 flats in Arrowtown, there is Abbeyfield and there is the Hospital. This is poor for a community of this size and older people are forced to leave their friends and the district when they want to downsize. 3. The development can be viewed as providing affordable houses for the elderly but there are many cases where the potential new retirement home residents will seek to sell their existing houses to move into the retirement village. This will provide new housing stock for Arrowtown which along with infilling in certain areas of the town will improve the situation. There is no guarantee that adding to the supply will bring prices down however. Arrowtown continues to be hot property for a number of reasons. (Community/ Heritage protection/Amenity/Scale/Community assets/Walking tracks etc. There are also many cashed up Aucklanders who are investing in this area and are paying above GV prices. It is a district wide problem and short term solutions like enforced one size fits all density rules are not the answer. 4. The proposed development will have less effect on infrastructure that straight subdivision (traffic/schools/) Air quality needs to be addressed as does light spill 5.The developers have a proven and excellent track record for providing quality developments of this type. 6. The plans are excellent both in terms of design, layout and landscaping 7. Visibility except for one place in Advance Terrace and from Tobins track is limited. Arrow South and the ribbon development along Centennial Avenue on the entrance to Arrowtown would have been more visible and detrimental. I support the proposal subject to a green belt separation being established because if in the future there is an expanded Arrowtown it would then run into the retirement Village and then where? Hogan Gully road and beyond

Susan Cleaver

Fully support it and think it will be a necessary and valid development for the area.

Lorraine and Warren Cooper

We wish to express our support for the proposed Arrowtown Retirement Village Project. This district is desperately in need of a facility such as the one proposed - a facility that offers elderly a seamless transition from a home in the retirement village to hospital and dementia care. For too long now elderly folk have had to be shipped out of town when they need 24 hour nursing or dementia care as present facilities are overloaded or non existent here. Being removed from loved ones as they near the end of their lives puts a tremendous strain on family and patients alike. Almost monthly we hear or know of elderly people having to reluctantly leave the area that they have lived in for most of their lives simply because there is no facility here for them when they can no longer care for themselves. We fully support this initiative. It is long overdue.

ann cowan

I am in favour of the proposed retirement village. It is functional and in a good area with plenty of facilities to make sure people want to purchase here and thus avoiding having to leave to enjoy your twilight years. I do hope this gets the backing it deserves.

Justine Cranfield

I strongly support the proposed Arrowtown retirement village, both re the need for a retirement village in this area, and the proposed location . A retirement village, with medical and health-related facilities is long overdue in our area. Older residents should not have to move away from family and friends as they grow older, through lack of suitable facilities. Queenstown/Arrowtown must be about the only district of its size in NZ without one. The developers in question have an impressive track record of building high quality retirement villages in other areas,, including the one in Wanaka. Such establishments are an asset to their area, visually as well as for providing much-needed retirement care for local residents. The Arrowtown location has a great deal going for it. The land in question is sunny, flat, and just far enough away from Arrowtown to be a separate self-contained entity with its own infrastructure, yet close enough for easy access to the town. It is a peaceful, semi-rural environment, very suitable for the quality of life would-be residents aspire to in their old age. It should qualify as a Special Housing Area every bit as much as for a low-cost housing area - the need is just as pressing. Furthermore, it would result in a much greater supply of houses in the Arrowtown and Queenstown areas, from the house sales of those moving to the retirement village. The sooner this much-needed retirement village becomes a reality the better, and the proposed location is an excellent one.

Robert Cranfield

This refers to the proposed Retirement Village at Arrowtown I strongly support fast-tracking council approval for the Arrowtown Village, for the following reasons. This is extremely important to us. 1 Many of us (including myself) are getting to the age where our properties are too big to manage ourselves, and for this reason wish to downsize to something that is easily managed. The proposed Arrowtown Retirement Village housing would suit us perfectly 2 As we have most of our friends in the region neither I nor my wife want to move away from the Wakatipu basin. 3 If a village is not built soon at Arrowtown, we will have no alternative other than moving away, which is certainly not what we want to do. 4 I see that one objector, featuring in the ODT claims that the proposed Arrowtown Retirement Village would interrupt views. This can hardly be the case as the Village would be on flat land and could not intrude on the landscape at all. The proposed buildings are not high-rise. 5 The proposed long-term plan for the village is to include a hospital which must be a benefit to the region. 6 The company proposing the village has an excellent track record in this business, as everyone knows who has visited the Mount Aspiring Retirement Village in Wanaka. However neither of us want to live in Wanaka. 7 I have spoken to a large number of people in our age group and all expressed a keen interest in the project.

KAY Crump

I think it's a great idea. Now that my husband and I are over 70 we need to be planning for what comes next and the proposed Arrowtown Retirement Village would be a great option.

Bruce Cunningham

A retirement Village is desperately needed. Where else can we go around Queenstown? We don't want to be going to Wanaka but that is the only current option.

Dale Dagg

I support the proposed special housing area as it is long overdue in the Wakatipu - an increasing elderly population needs an area of this type for retirement as their own residences become surplus to requirement. I have heard from local residents that now reside in the Wanaka Retirement complex and their feedback is very positive. Having a similar retirement complex within the Wakatipu Basin can only be an advantage for the area. The land in question has been proposed for this development and I have yet to hear of any other land parcel available for this much-needed facility.

Gaynor Dempster

So badly needed in this area. Congratulations to these developers to undertake this venture which will enable local retirees to stay in the district where they choose to live. Will also free up homes they vacate to other families who are wanting to settle in Arrowtown and surround where there is a desperate shortage of family homes. These are proven experienced operators in the retirement village development and can be trusted to build quality homes for retirees with ongoing continuing care. Bring it on and it is really needed as soon as possible. Hopefully this can progress speedily with no procrastination or trivial submissions against the proposal.

Wayne Dempster

I wish to express 100% SUPPORT for the development of a special housing area as a retirement village just outside Arrowtown. I have had a connection with Arrowtown for over 40 years, my parents having built a family batch in the 70's. We travel to Arrowtown 4 or 5 times a year. It is really important for residents and the local community that a facility, such as that proposed, is built in this area. At present there are very limited

options for those of retirement age who wish to live in the Wakatipu Basin in a retirement village arrangement. The development is also important for the many hundreds of people who have recently made the choice to move into the area or who will make that choice over the next decade. There is currently a scarcity of such facilities in the basin and as such it is important that Council takes this opportunity to objectively assess this project, mitigate any issues and give the development the green light. The development will have significant long term benefits to the community. Thanks, Wayne

Patricia Doyle

We need a Retirement Village in our area, and what is proposed seems to me an ideal proposition. It has been proved from other places such as Wanaka and Mosgiel that such villages are an asset to the community and as such provide facilities to meet the varying needs of our citizens in their retirement years.

Alan Dunbar

I am fully in favour of the proposed Retirement Village to be sited out of Arrowtown. Unfortunately Queenstown does not have a Retirement Village at present and I know of a number of people who are shifting out of the region in their later years because of this lack of an appropriate facility here. At present I have a sister in a Retirement Village in Dunedin who is 70 plus and this suits her ideally in at this stage of her life. My wife and I have only recently shifted to Queenstown, we are both in our 70s and if age and health dictated that we would need an alternative type of accommodation such as a Retirement Village, it would be a great pity to have to move away from Queenstown. This has quickly become our home town and we enjoy many friends and community groups here.

kerry & kit dunlop

There is an obvious growing need for a retirement village in the Queenstown area. The proposed area near Arrowtown is suitable as it is convenient to arrowtown shops but at the same time it avoids being near a major road nor will it conflict with future industrial development.

Eion Edgar

Jan & I strongly support the proposed retirement village and believe it is a sensible use of the SHA legislation. There is an urgent need for a retirement village in the Queenstown area, and this proposal will fill that need. We continue to lose good older people, because we have no suitable facility for them.

Jill Egerton

I have lived in this area for the past 30 years and have seen many suggestions for Retirement villages around the Wakatipu, but this one seems to me to be ideal, it's facing the sun, low impact visually, and a necessity for our growing elderly. I was extremely disappointed to see Dame Elizabeth Hanan's objection to this. For someone who very rarely comes to her holiday house and is far removed from the actual Retirement village, and for someone who tends to object on many occasions to anything I'm hoping council will ignore her objection. I will definitely be booking in, especially as one of my children live here and my grandchildren, I don't want to have to be going outside of the Wakatipu. The sooner for me the better.

Graham Evans

The Wakatipu basin is greatly in need of a Retirement lifestyle village. As the population continues to grow it is vital that older people have the opportunity to stay within the area ,and to have the option of a Retirement village. New Zealand demographics indicate a retirement bubble as the baby boomers create a demand on accommodation options in old age. The proposed development meets the needs of this ,and other aged groups,and ensures continuity as a means to live within the Wakatipu area. As a member of The Hills golf club I don't have an issue with the village being located next to the course.Also planned landscaping at both The Hills ,and the village minimise any visual impact.

Michael Farrier

Proposed Arrowtown Lifestyle Retirement Village (ALRV) I do not agree that the ALRV should be considered under the Special Housing Area (SHA) legislation. As far as I am aware this was never raised during the recent consultation about the ALRV with Arrowtown residents. In regard to older people I believe that the Queenstown Lakes District Council (QLDC) should work with the Public Health Authority and the Ministry of Social Development to plan and adopt policies for facilities in the Wakatipu area to assist to meet Government policy objectives in the medium term. Refer to: <http://www.msd.govt.nz/about-msd-and-our-work/publications-resources/planning-strategy/positive-ageing/goals-and-objectives-may-2008.html> <http://www.bopdhb.govt.nz/media/56824/bopdhb-health-of-older-people-strategic-plan-2012-2017-low-res.pdf> This may help ensure that older people are able to live in the community for longer periods of time and adequate care facilities are provided for all old people living in Wakatipu area no matter their means. The current application for the proposed ALRV does not necessarily address how it fits with the current government strategy. I do not object to hamlet type developments in the QLDC area. I envisage that hamlet type developments are one of the solutions in the development of affordable housing in the area. In my opinion it would be preferable that a retirement village was incorporated into a larger hamlet development rather than at a stand-alone location. The QLDC should be proactive and look to set aside and zone land for retirement villages in locations which readily permit interaction with all age groups. The ALVR should be considered under current RMA planning requirements.

Dianne Flight

There is a definite need for the Arrowtown Lifestyle Village planned to be built, off McDonnell Road, Arrowtown. My Family and I, three years ago, had to have Husband and Father Tony, in the nearest suitable care, down in Invercargill. The care was excellent but sad for us all, having him such a distance from our home in the Wakatipu. Visiting Aspiring Lifestyle Village in Wanaka recently, made me realize, the Wakatipu Basin would be well served, with a similar complex, built with Villas, Apartments AND Aged Care Facilities.... as soon as possible. The Arrowtown Lifestyle Village will be an ideal move, for any of us planning to downsize, for our future. Dianne Flight

Tania Flight

The Arrow Retirement Village will be a great asset to our community. It is long overdue and community feedback has suggested it would be good to get it started as soon as possible (as in yesterday). There are a lot of key requirements to making a retirement village successful for the community. The site is one of the best in the Wakatipu Basin as described by experts in the field of retirement villages (Anderson/Armstrong partnership). It is flat, sunny and has the ideal situation of being very close to an established community, shops and well established public facilities. The size of the site allows for a full care facility that includes a hospital and dementia unit. This provides continuity of care essential to our retiring population.

Nick Flight

To the QLDC Councillors I was horrified when my first introduction to the problem of becoming old in the Wakatipu basin was when my father became sick with dementia. He was a proud Queenstown local of many years and contributed a lot to the community. He deteriorate fast with the disease and lasted only 18 hours in the local Wakatipu retirement home before they said they couldn't cater for him as they didn't have a secure unit. So we had to ship him off to Invercargill to the 'right facility' for what really is a very common illness when you get old. It was sad to have to drive out of here on a rostered family visit to Invercargill to see him - I quickly realised this is what we all have to look forward to if we don't plan ahead and allow an advanced aged facility that will actually help solve this problem. WE NEED AN AGED CARE FACILITY but we need it large enough to be able to warrant the full on site facilities to cater for the medical issues that face the aging population. The Arrowtown Retirement Village option a short distance from Arrowtown is ideal as there is sufficient land in the area for the full aged care facilities. The operators have a proven track record in this industry and they have named this site as the pick of the sites in the basin. Please allow this to become a Special Housing Area - and it will be a special area for the over 65s - a key age group in any community. Allowing this will also actually free up housing in Arrowtown, as locals wanting to move to the village will sell their Arrowtown houses to do so. Our future is in your hands so please don't leave this issue unaddressed any longer - the best sites and the best operators aren't available at the drop of a hat - they are however available here and now. Please make the right decision and allow the facility to be built for the Wakatipu basin. Yours sincerely Nick Flight [REDACTED]

Winstonq Forrest

I'm not opposed to a retirement village per se, and there is evidence of demand for this facility in the Wakatipu. However, building it in this location in the guise of a special housing area is inappropriate and appears to be put forward as a backdoor means of getting around the Arrowtown urban boundary restrictions. A retirement village is neither "affordable" nor a place for families and the broader community. As such it does not meet the SHA objectives. The proposal says that residents will vacate 150 houses in the basin, freeing them up for families to buy. However there is no guarantee this will occur - they may be retained within a family, used as holiday homes or bought by investors. There is nothing objectionable about a rest home, it's simply a matter of the best location. Close to medical services and shops, within walking distance or a short bus or taxi ride are usually priorities. This proposal does not have those attributes. One of the parties to the proposal appears to hold land on the other side of Macdonnell road which is within the Arrowtown boundary. Land which is already consented for subdivision (resulting from court hearings and Plan Change 39). It appears to be suitable for a retirement home and even closer to reticulated services.

George Fort

Great idea much needed addition to the area. Sets a nice boundary for Arrowtown as well.

Shirley Isobelle Foster

This is something sorely needed in this district which has already lost numerous retirees who reluctantly had to leave the area because there was no appropriate place in this district to meet their needs.

Sue Gain

Desperately needed in the area so elderly people do not have to leave

Sam Gent

Totally support this

William & Margaret Giller

As retirees we do not want to leave the area when we are unable to look after ourselves

Anne Gormack

Whilst I am not against a quality retirement village in the Wakatipu Basin, I am against the developers attempting to have this passed by the QLDC as a SHA. I have this morning withdrawn my support of the Retirement Village as planned. The Resource Management Act should remain in place for this development.

Arthur Gormack

The proposed retirement village is for elderly people, & should not be included under the SHA. It is opening the flood-gates for further development in this area. However, I believe a retirement village is badly needed within the Basin. There have been few good results coming from SHA, especially in the North Island, & as such I am not a supporter of them. A commercial operation, including hospital, should not come under the SHA. Arthur

Andrew Green

This development will be a great asset to the town and the community. It will provide an excellent facility for aged residents and provide the care that they need, which is currently not available. The people behind the development have shown that they have the right skills to create a center that the town can be proud of. I am sure that the development will be in good taste and have minor if any negative effects on the surrounding landscape.

Dennis Grennell

I believe that with the increasing population of elderly residents the area is desperately in need of residential accommodation for the elderly, this is long over due. Yours Faithfully, Dennis Grennell.

Ken Griffiths

Due to the real need of a retirement village in our area, fast tracking the resort consent should be allowed.

Marivonne Griffiths

Due to the real need of a retirement village in our area, fast tracking the resource consent should be allowed.

Heather Guise

I think it is fantastic proposal and the soon it goes ahead the better. I cannot wait for the Lifestyle Retirement Village to be started because it will take a few years to mature . Regards Heather

Susannah Hamilton

This proposal should be fast tracked - there is an urgent need for retirement villas and hospital care in the Lakes District area. My partner will need full time hospital care and at the moment his only options are Wanaka, Dunedin, Invercargill or Oamaru where he has no family or friends to support or visit him. This would be a lonely and isolating experience for anybody to have to endure at the end of his life and a disaster for me to have to re-locate, to be his only support, to a place where I have no family or friends either. A retirement villa would be an ideal, safe and happy option for us both to be able to stay in the district around our support network. We have many friends who are approaching their 70's and 80's many of whom are in a similar position- worrying about their future by having to leave the district if they wish to purchase a retirement villa with future hospital care. The site is ideal and would not greatly impact on traffic flows in and out of Arrowtown but would be close enough to the village to create a strong and dynamic symbiosis with the town. It will also create many jobs and enhance the truly community minded spirit of Arrowtown

Marian Hamilton

It appears to be a well thought out and very well designed proposal which could be absorbed in to the existing area/ community with very few negative effects. It is certainly something which is needed in the basin. My concern is that if it is given special housing status and able to be fast tracked then could the developers take shortcuts and not adhere to the original plan and principles if it suited them for cost and time saving reasons?

Elizabeth Hanan

A copy has been sent via email to info@qldc.govt.nz The question needs to be asked at the outset- What is the SHA all about? It is availability, affordability for young families , first home buyers and with sufficient and appropriate infrastructure to support qualifying developments. IF THESE ARE THE PRIME PURPOSES FOR A SHA THEN THIS IS A CONTRADICTION AND SHOULD NOT BE ALLOWED. The to Retirement Village is one step too far for the retention of Arrowtown as the jewel in the crown of the Queens town Lakes District. The consultation process and groups that have been targeted have already been subject to promotional material - seeking support without due consideration of the site and its status under the Queenstown Lakes District Plan. It does not qualify under the HASAA as the proposed villas though "purchased" only provide the purchaser with a "license to occupy" thus "giving the village owner the ability to set the standard and vision for the village." These are NOT first home buyers and although possibly selling their homes to move in will not be able to capitalise the villas on moving out. To suggest the elderly in Arrowtown will sell for younger families creates a lopsided community and removes the ambiance and atmosphere of balance and special character of the village. This places the elderly in their ghetto - out there. People live in Arrowtown to enjoy the quiet way of life without the hassles of Queenstown and densely populated suburbs in the Wakatipu basin. The shops in Arrowtown do not cater for general living, supermarkets etc but people need to travel to Frankton or Queenstown for such supplies. This development CANNOT be compared to Millbrook which is in a Resort Zone and the occupants there are NOT age related but a mix of international/national/old/young - an active community not health dependent or all over 65 years. Unlike stand alone housing a retirement village also requires many workers to support the residents - health professionals, maintenance staff, occupational and recreational staff and all these have to be housed elsewhere creating more traffic along McDonnell Road and the gravel Hogan Gully Road. When looking at the site description it must be noted that "the surrounds are predominantly rural with scattered rural residential , grazed land and golf courses." - all part of Rural General landscape. The village proposal is NOT easily absorbed into such a background and cannot be compared in any way to Millbrook. The Arrowtown Growth Boundary is now defined under PC30 and the entry has been carefully thought through and designated as Rural. McDonnell Road has been determined as the absolute defining road between Rural General (includes golf courses) and Rural Lifestyle now permitted under PC39 (JACKSON J). Hawthorn hedges (deciduous) are scarcely a permanent screen to conceal the intensive development proposal. The visual effects and visibility outlined note that this settlement will permanently alter the rural landscape. This is NOT acceptable and no amount of deciduous trees and open space can conceal the urban nature of housing. THIS DEVELOPMENT CANNOT BE ABSORBED ON THIS SITE IN THE WAKATIPU BASIN. The RMA considerations for Plan Changes 30, 29 and 39 MUST be respected. QLDC has an operative District Plan. The Shaping our Future fora held recently at Arrowtown clearly supported the Arrowtown boundary as now defined . McDonnell Road was designated as the absolute defensible boundary to the rural zone on one side including The Hills golf course and the style of lifestyle housing on the other (PC39 JACKSONJ) To consider fast tracking this intensive development under the illusion of a SHA on the Rural side of the boundary is contrary to all good planning and against all the District Plan Rules and requirements. It flouts all the community input over the last six years in planning considerations under the RMA. THIS IS A PLAN CHANGE which has wrongly been disguised as a SHA to fast track for the developers. A plan change MUST go under the appropriate legislation to allow a FULL HEARING enabling full consideration of every aspect of such a development and enable the community to be fully involved and all sides of the argument to be considered and certainly the effects on the surrounding landscape, infrastructure requirements and especially Arrowtown. This is a massive change from Rural General to intensive housing and contrary to the District Plan which should have some integrity and respect. The Council must decline the application of a Retirement Village on this site as it does not fit the SHA criteria.

John Hanan

SUBMISSION RE PROPOSED ARROWTOWN RETIREMENT VILLAGE John Murray Hanan [REDACTED]

[REDACTED] It is alleged the applicant has undertaken an extensive consultation process which supports its proposals. This consultation process undertaken by the applicant however must be treated with caution. For instance the number of units stated as proposed to the writer was quite different from the number applied for [92 cf 120]. The process adopted by the applicant was not accurately "consultation" but more rightly "promotion" (see its pamphlet). At best, only an informing of parties of what the applicant wanted and seeking approval for this. This is legally inadequate. Accordingly it is irrelevant and should be ignored as it was advocacy, not objective argument. It has astutely been undertaken to prove a demand which is a requirement permeating the Special Area Housing Act (SAHA). But one must be careful when considering a demand whether this is like a child being promised a sweet and wanting it compared to a diabetic seeing the same lolly when in insulin overload and needing it. More importantly we also have to contradict the legal advice the applicant claims to have received. It is wrong as it stands.

This is unfortunate as it is then used as justification of the procedure the applicant has adopted to get what it wants. The actual advice is not attached to the applicant's papers whether intentionally or not we do not know which is a pity. But essentially an inadequate procedure has been adopted. It is as a bull rushing a gate when more sensibly it should be more simply approached to lift its latch. This being so the proceeding as it is, can not be continued and can not be legitimised by any simple subsequent approval even if this is desired. QLDC has to uphold the law and decline the incorrect procedure. This is so even if, had right the way been taken, the applicant might obtain what is sought i.e prospectively obtainable by a different route. QLDC can not have recourse to consider any other approach until the correct procedure is availed although there are powers under section 26 (1) referring to 25(2) © & (d) SAHA concerning rectification by the relevant authority. None of this is in the application and the applicant seems to think the present District Plan can simply be overborne without consideration of the Resource Management Act (RMA) as endorsed by the SAHA. It has hastily plumped to use the SAHA alone.. Lest it be thought this is simply a case of lawyers disagreeing on interpretation let us consider this matter appropriately.

It is stated that the Arrowsmith urban growth boundary(AUGB) and, inferentially, the RMA, should not take precedence over the Special Area Housing Act.(HASHAA)(p4 etc). The applicant declares the Second Part of the special housing Act (HASHAA) is the important part which allows the method chosen for the approval of the Village Scheme to apply and that this can ignore the AUGB. It is argued that there is a priority list in the housing act that says the consent authority must have primary regard to the purpose of the Act. It asserts there is a list of priorities which make their application if not paramount at least adoptable without more. We have yet to find this list as stated. It finally asserts that the purpose of the SAHA is the critical matter. Now that we can agree with. But what is the purpose of the Special Housing Act? Is it for old people who can't afford houses within the margins referred to in sec 9 & 9a SAHA . Most improbably. The unit figures proposed we have been told may likely range from \$420 to \$800 –certainly more than the average price in Dunedin and these are not for full ownership but licences to occupy. Not compliant with section 9 et al. What the Act actually states as its purpose is clear. It is this. ... "To enhance housing affordability by facilitating and increase in land and housing supply in certain regions as districts...identified as having supply affordability issues." That is the short title of the Act. Precisely. Readers will be familiar with the problems of shortage of housing supply in Auckland triggering the promulgating of the Act. The idea was/is that if housing supply was/is increased, demand for housing particularly for first home buyers will be more satisfied so that prices will fall. The Hansard speeches confirm the concern of government was that first home buyers can get houses they can afford. It was a supply and impoverishment issue.

There is in the Act in fact a formula for affordability which is aimed to be applied. (Section 9 & 9a re median house prices/median incomes etc) with which the houses supplied to the retirees envisaged appears not to comply. QLDC also recognised it had affordability issues and under terms of the Act and agreed to adopt the Act as it affected it (the accord). It recognised it had similar problems to Auckland as to increased migrant demand and shortage of land and houses much of its house builders being

lost to hotel developers. As it stands then the key is therefore much to do with affordability. Not an age issue. There is a presumed shortage of housing for people without homes. However retirees are almost always in existing homes, not “without homes” as was the consideration of the minister in promulgating the Act (see Hansard). The idea of a retirement village may be good but that is not the intent of the SAHA Act as such. The applicant then says in regard to its proposed village location that somehow its application can be considered “as an exception to the general QLDC policy of locating SHA’s in or adjacent to existing urban areas.” In justification of an approval as an exception a comparison is sought to be made with Millbrook. Of course it must be realised it is hard to compare the personnel of a golf and fitness resort with the elderly- Rather unrealistic. But the real error with the comparison is that Millbrook is not a rural zone but a special resort zone. In this regard the hoped for justification ignores the District Plan which Council determined. That plan relates to the whole and not just to Arrowtown and considered age numbers within population densities over the whole area. Further the decision of Judge Jackson’s determined after professional evidence from not only Council but outside expert planners only last year that the McDonnell boundary was a concluded defensible boundary assuring urban land was to be contained within its boundary and that rural land was to subsist outside of that boundary. Planners were concerned in part of the cumulative erosion of the Wakatipu basin’s remaining rural areas amongst several other factors quite divorced from any comparisons with Millbrook and matters such as urban sprawl. It may be argued but this is a new concept so those considerations no longer apply but the Court dealt with such possibilities and laid down continuing principles which do not cease. In actuality the proposal for a developer to obtain subdivisions for income under the guise of betterment for some is a commonplace not an exception by a novel idea suddenly appearing. The difference between “need” and “demand” in relation to supply has ever been a difficult claim. But it is to be realised that the applicant itself (via shareholder Monk -see Adamson & Monk v QLDC judgment of 2014) approved only last year of the need for a continuing rurality of the land now across the McDonnell Road boundary now sought to be 'urbanised' by a village. As it stands the wrong act has been chosen by the applicant to advance its cause in a matter which should not be rushed.

John & Ann Harrison

We fully support this proposal as a much needed asset for the wider Wakatipu area not only Arrowtown. We know of older people in the area, who wish to retire to such an establishment but have to leave the area and there friends to go to Wanaka, Cromwell or further away. If it is not allowed now it will be only a matter of time before Council will be forced into allowing this type of development. Many other cities and towns have accepted these retirement villages as a necessity to the community Life. John & Ann

Russell & Denise Heckler

We are fully in support of the proposed Arrowtown Retirement Village being treated as SHA. The support for this Village was clearly demonstrated by the almost unanimous support it received at the well attended meetings that were held here in Arrowtown. The developers of this project have a proven track record with the Wanaka Alpine Village and others they have built in New Zealand. To many of us of an ageing population in the Wakatipu Basin it can not come soon enough.

Helen Henderson

Very much needed in the area.Great .

Maureen Hodge

We are a couple aged 70 and 76 living in a large house in Millbrook and love living in Arrowtown the idea of moving into something like the proposed village still in Arrowtown appeals to us very much and the transition would be seamless. We fully support this project. Regards Maureen and John Hodge

maarten hofmans **hofmans architects ltd**

The presentations from those proposing the retirement village have mentioned need for vernacular response architecturally - as yet not at all evident and in my opinion a vital part of any consideration to the merits of the proposal. Maarten Hofmans Architect

Pam Hulls

I totally support the Arrowtown Retirement Village. While I do not, in general, support SHA's in Arrowtown, it is of concern to me that a significant number of those who wish to relocate to a Retirement Village wish to do so in the short term. Given the demands of satisfying the Resource Management Act and the long processes by the Council, it appears there is no other way to fast-track the application except via a SHA. Bearing this in mind, I support the SHA for the Arrowtown Retirement Village, in the location proposed, but do not wish this to be seen in any way as a precedent for future SHA development.

Anne Humphries

I would like to express my support for the Retirement Village that is proposed near Arrowtown.

Rupert & Elizabeth le Berne Iles

We support the proposal. It is essential that a retirement village be built as soon as possible in the area to look after people so they do not have to move out of the district in advancing years. The available land appears to be ideal for this purpose and should be allowed.

alan jenkins

My wife and I believe that there is a real need in the area for a Retirement Village and that this site is very suitable.

Bruce & Erin Jones

This venture has our total support and is way overdue "it can't happen soon enough" a sentiment held by all our friends and most forward thinking residents. The venue although out of the village is not far enough to present a problem and will not only be the answer for numerous elderly couples but will also release to the market what is perceived to be much needed housing in Arrowtown and the surrounding areas, a win win situation surely. In our view not only would it be a ideal site but also would be far less intrusive than the proposed medium density scheme being touted at the moment, nobody's views, sun, privacy or values would be under threat. As for extra traffic this would surely be minimal the whole village is not likely to suddenly decided to all go to Arrowtown collectively and as for heading to Queenstown the most direct route would be right towards Arrow Junction intersection.

lesley jones

MY HUSBAND AND I RETIRED TO QUEENSTOWN 26YEARS AGO,AND AS WE HAVE AGED WE HAVE MADE OUR HOME AS SUITABLE AS WE CAN,STAIRLIFTS ECT. TO ENABLE US TO STAY IN OUR OWN HOME AS LONG AS POSSIBLE. IT IS WITH CONCERN WE HAVE OBSERVED AND EXPERIENCED THE LOSS OF MANY FRIENDS OUR AGE WHO HAVE HAD TO MOVE FROM THE DISTRICT TO RETIREMENT FACILITIES ELSEWHERE. WE DO NOT WANT TO LEAVE THIS DISTRICT,AND THE PLANNED ARROWTOWN RETIREMENT VILLAGE OPENS UP OTHER OPTIONS TO US TO STAY IF WE CAN NO LONGER COPE IN OUR OWN HOME. WE BELIEVE THE NEED IS URGENT.

Vivienne Kerr

We are in support of the proposed retirement village. The region desperately requires it and those previously proposed in Shotover Country and Remarkables Park have never come to fruition and never had the strong backing of a known village operator. Vivienne and Trevor Kerr

Elisabeth Kleinjan

In my opinion a retirement village will meet the needs of those who are in the latter part of their life. We need it here in the Wakatipu. It has always been very sad to see older people have to move out of the region when they require more assisted living conditions. When I need to leave our home to move to a retirement village, I will definitely look for moving into such accommodation. I highly recommend such development in this area, as it is cruel to have to move away from the area you are familiar with and the people who have been part of your community in the more active years of your life.

Arie Kleinjan

The proposal of the Arrowtown Lifestyle Retirement Village is well worth supporting, since the concept of this type of housing for the elderly has been proven as viable and especially in the Arrowtown/Queenstown area well overdue. The last couple of years quite a few elderly people have left this area to settle elsewhere, due to a lack of suitable accommodation here. The proposed location has all the required features for this retirement village, open and roomy land acreage, plenty of space for villa's and other buildings, sheltered by a ridge, no visual impact on neighbouring properties, plenty of sun/North facing, close to Arrowtown and shops, easy access via McDonnell road

ANA LAKAJEV

- My husband and I are very strongly in favour of the proposed building of a retirement village complex for the Wakatipu area and in the proposed area of Arrowtown, being rate payers for more than a decade ourselves, in this town, and having both visited and personally seen the Wanaka version of the same developer's intended village layout and plans we add our voices to the many senior citizens of this town who for years have been crying out for such a complex as is proposed by the developers of this intended splendid facility for the following uncontested reasons: (1) there is a very urgent need for the building of a bona fide retirement village complex within the Wakatipu area especially since the processes that contribute to the eventual erection of such facilities and the building times needed to complete such structures are in themselves, unnecessarily long-winded. There has been such a demand since and even before the days that Warren Cooper was Mayor of this town, and there has shamefully been too little serious consideration given towards permitting such a needed and valuable entity to be allowed to be established in our community,

notwithstanding the eventual erection of a far too small and totally limited facility in the likes of the Abbeyfield retirement home facility in the Frankton area. It has been to the disgrace of the QLDC that so many of the original stalwarts of Queenstown-based original family members have been cruelly sent to other Otago Centers for elderly care over the past 2 decades or more instead of being able to be properly cared for within the perimeters and borders of the Wakatipu area once reaching the age of needing palliative care because the local hospital was also too limited in scope to be able to provide the necessary amenities for such age groups. getting older is a natural process for all people who live in this area and a process that can never be reversed or halted (2) And therefore, being able to cater to the needs of all our impending and present senior citizens should be considered a major priority by all in the QLDC who have still to cross the aging threshold where they themselves will one day inevitably arrive at the stage of needing old age benefits and accommodation!

John Lapsley

The Arrowtown Retirement Village is highly desirable - and ticks the boxes very well in a number of ways. 1. The Wakatipu has a pressing need for retirement village accommodation - the proposal meets it. 2. It provides a significant number of reasonable priced homes.. 3.Because it will mainly cater for local people who are retiring, almost all sales of properties at the village, will free up another property the retired person is moving from. 4.It is a contiguous development in a similar sense that Millbrook is - so it will provide housing expansion without creating classic suburban sprawl. 5.It is an elegant solution to some of the "South Arrowtown" issues. 6.(If I may say) I have a fair idea of what happens in Arrowtown. I haven't met anyone not in favour of the retirement village. I figure opposition is tiny. 7. It has the support of the two main local groups representing Arrowtown's interests - the Village Association and the Arrowtown Promotion and Business Association. If this won't fly, what will?

Owen and Colleen Lavender

Proposed Arrowtown Lifestyle Retirement Village. We wish to register our strong support for the above proposed Retirement Village. We are sure that this proposal will be very well received by the older members of our community including ourselves. There has been a glaringly obvious need for such a development for a long time and the need is becoming more urgent as we age. We would like to see our Council support of this proposal to enable a swift response to a big problem of housing for our elderly. If any council members have serious doubt to this proposal we would suggest that they volunteer a little time to deliver meals on wheels for our local elderly and sometimes infirm. Some of these people are literally housebound because of their present housing. The topography of our area means there are many many people living in houses with very difficult access, but there is very little choice here for elderly with limited mobility. Thank you for the opportunity to support this proposal. Owen and Colleen Lavender

Ross and Mary Lewisham

We are very much in favour of the proposed Retirement Village in Arrowtown. We retired to Queenstown four years ago following the Christchurch earthquakes and look forward to spending the rest of our lives here. The development of a retirement village in the district is of vital importance to us. We support the location of the proposed village and the fact that it will have an aged care hospital. The development of this type is long overdue in this district and urge the Council to approve this development.

Jenny Lynch

I have attended a meeting on the proposed retirement village on the outskirts of Arrowtown, and I fully support this proposal. This is a much needed facility, in close proximity to Arrowtown, and on very suitable land where it is flat and sunny.

Philippa Macauley

There are many retired and elderly people living in the Wakatipu Basin. As these people reach a stage in their lives when they can no longer live without support, they need to move into retirement villages. There is no such place in the Basin and I consider that this a failure on the part of the QLDC. There have been many such applications in the past which have all been turned down. This is an urgent need and this application must be approved without delay. The developers have ample experience ie. Aspiring Village in Wanaka. This has been a huge success with the residents and covers all levels and stages of aging. I recommend that this application be approved without recourse to the Environment Court.

Debbie MacColl

I support the proposed Arrow Lifestyle Retirement Village. Councillors should embrace this Special Housing Accord project and provide the whole Wakatipu Community with a Retirement Village and then a Care Facility that will be built to the same excellent standard as the Aspiring Retirement Village. Being closely involved in the planning of this project I am delighted by the unprecedented level of support that has been shown by the people of the Wakatipu Basin, from Glenorchy to Arrowtown. A positive decision on the 26 November will be the first step forward to provide a lasting legacy for this district that will enable our older people to stay close to their families, and perhaps some of those who need care to be able to return and be closer to their loved ones.

Douglas MacGillivray

The concept of this village is long overdue as a development for the Arrowtown and surrounding areas. It is important to retain our senior citizens in the environment that they have spent their working lives and to remain amongst friends and family. Arrowtown residents should welcome this development as it will help with the housing supply in the long term.

Jean Macnicol

I write in support of the proposed Arrowtown Retirement Village being treated as a special housing area, outside of Arrowtown. The site is ideal for a lifestyle village and the developers have proved, with the building of the Aspiring Village in Wanaka that they will ensure it is tastefully laid out and kept. The building of the aged care, dementia and hospital level care unit will ensure that the elderly will be able to reside in the area they call home as their health needs change. I urge the Council to consider this application favourably as a Retirement Village.

Colin Macnicol

I am fully in support of the proposed Arrowtown Retirement Village being treated as a Special Housing area, outside of Arrowtown. A lifestyle Retirement Village is long overdue in the Wakatipu Basin and the proposed development should go ahead as quickly as possible. The positive reaction to this village among Arrowtown residents shows the support the developers have. The one or two residents who have concerns seem to be worried that classing this as a S.H.A. is overriding the R.M.A procedure, but surely this is a situation that the S.H.A. was set up for ie. Where there is a huge majority of support for a project, no affected neighbours and an urgent need for the asset. The project still has to meet necessary requirements. The developers of this project have a proven track record with the village they have developed at Wanaka and have assured us that this one will be even better.

Suzanne Mahaffie

I am writing on behalf of my mother (Marjorie Hilton, 23 B Kawarau Place, Frankton) and our family to strongly support this proposal. My mother moved south from Auckland 13 years ago to be with family here - she is now 83. When she arrived she was warmly embraced by a large community of older women and has relished being here. Unfortunately as the years have passed many of this group have had to move away because there has been no housing option for them as they needed more care. Now this is something facing my mother as well. She is fit and active and still enjoys a great social life; moving to a retirement village from her own home would be the prudent next step but this is impossible at the moment. Recently we visited an old friend in the Wanaka centre and were greatly impressed at how happy this lady was. She had all the care she required, as

required, but was fully independent still. It is seriously disturbing that there is nothing of this quality in the bigger community of Queenstown, and it is ridiculously overdue. We ourselves moved here 25 years ago in our thirties; now coming up 60 we are just starting to think of longterm options for ourselves. In all that time there has been no development of quality independent facilities for the growing aging population. Now even friends of our generation are starting to think they will have to leave at some time in the future as well. The Wanaka development was attractive and well resourced. I do not understand some of the negative feedback such a Queenstown proposal has received - it seems ignorant and selfish. Even those objecting may find themselves requiring unexpected long term care and may rue their stance in the future. It is an uncomfortable truth that we all will have to make lifestyle changes as we age. Other New Zealand centres are embracing this fact with all the baby boomers and developing wonderful facilities - Queenstown is shocking in its neglect of this trend. If the centre goes ahead in the next year or so I am sure my mother would be keen to move there. However, if there are any further delays she will be yet another local who will have to go elsewhere; something we should all feel embarrassed about. I am happy to do whatever I can at this point to support this proposal; to get it actually moving and not just talked about. Thank you.

judith mahon

The Wakatipu area definitely needs a retirement village. The proposed area in McDonnell Rd is ideally suited for this proposal and would certainly add to Arrowtown without impacting on the village historical part or otherwise. We are very familiar with this piece of land as my husband has flown from it for years. This proposal will give local retirement age folk a place so they can stay on in the area. Instead of, as now having to relocate to other areas. We have no objection to this proposal.

Lisa Marshall

I think retirement village is forward thinking and I see no reason why it should not go ahead. We have to think to the future of the people who have lived here a long time and wish to continue living here in their old age.

Peter Mathieson

The layout looks good. I would have liked to see a medical care facility that could be accessed by the community.

Mary May

The proposal for a Retirement village is indeed long overdue. The situation off Mac Donell road is ideal, having space, warmth and near to Arrowtown. The special housing areas delegated should compliment Arrowtown since Arrowtown's growth became restricted having a designated boundary. I have friends who have shifted to Wanaka Aspiring Village due to no retirement centre in the Wakatipu. A retirement village will be a great asset for the Wakatipu.

shaun mccann

fantastic idea for arrowtown „we need this facility so we can stay here in our latter years and not have to move to a city.

Trish Mcdougall

Great idea and much needed for the future if the area and its inhabitants

Greg McIntyre

Is this just another means for the creation of urban sprawl? Surely a retirement village should be easy walking distance to existing services of a town and not out in a paddock away from a diverse community.. I hope the council and its staff can see that this proposal is a flawed model that sits outside logic and the district plan.

Elizabeth Carole McIntyre Crolla

I support the proposed special housing area at Arrowtown. It is sad to see older, fit friends leaving Queenstown for retirement units etc in other towns. Already I know of four, still fit individuals and couples who can still contribute to our community moving on while they are still fit to do so. It is our communities loss.

Russ McLean

A retirement village in Arrowtown simply adds a vital piece to the 'big picture' of providing for all sectors of the community. Currently, the emphasis seems to be on young people & first home buyers, but there are also many of us who have chosen to spend our last years in & around Arrowtown. To date, we have endeavoured to self cater to our needs. Inevitably, there will come a time when that is no longer possible & we will be forced into alternative arrangements. If there are insufficient resources available locally (& I believe there is already evidence of that), then our only option would be to leave the area. That is unpalatable, especially when this proposal would do much to remedy the existing (& future problem).

Terry & Erina McLean

We are a couple who have lived in the Wakatipu for over 45 years. We are aged 74 and 75. In the very near future we feel we must move to a smaller property that does not require the current effort to care for as our current location. It is also increasingly obvious that our needs for various forms of support will increase over our remaining years. We have considered an apartment and have visited many in the area, and it is obvious all are built with short term letting as the focus. All are over at least two levels and none have even basic provisions for permanent occupancy such as sufficient kitchen cupboards or storage space. If a facility such as proposed is not built we will have no option but to leave the Wakatipu, our home, and the area we are passionate about, not to mention the friends of a lifetime. An area we feel we have in years gone by contributed to through while long standing retailers and hosts of an accommodation facility at our property at Dalefield, winner of national awards. Yours faithfully Terry & Erin McLean

Nicki McQuilkin

I think that it is imperative that the retirement village outside Arrowtown gets all the support possible. I don't think there will be detrimental effects on the area where it is proposed, and will provide a much needed facility for the Wakatipu basin.

Tony McQuilkin

That the proposed retirement village located on McDonnell Rd , is a facility that is very much needed in the Wakatipu. It will assist the community and families in the community. It is a good and sensible thing. Further that it is high time that when community support is evident and obvious, that the QLDC planning process should assist and not frustrate such initiatives. Accordingly I support the establishment this proposed retirement village and if the "proposed special housing area" is the path for consenting_____bring it on. This is a personal submission, as a long term resident.

Lisa Miles

I support the Arrowtown Lifestyle Retirement Village.

Carl Miles

I support the Arrowtown Lifestyle Retirement Village

Brenda Monk

I support this proposal to provide a much needed service which will cater to the needs of the local population into the future.

Graham Monk

I wish to register my support for this proposal.

Jana Monk

I support the Arrowtown Retirement Village as i believe it will be a fantastic facility for the community.

Roger Monk

Our record of looking after our older generation so far is dismal. We are losing our elderly citizens the richest sources of history , knowledge and inspiration for the young. The Arrowtown Lifestyle Retirement Village is an opportunity to retain our most valuable people within the District where they have lived the majority of their lives. It has been suggested that there are other sites and opportunities to build retirement villages, but thus far no one has come up with one.

Mrs. Loraine Morris

it is special to me because i used to live in Queenstown and arrowtown has a special place in my heart. i would love to live in Arrowtown now and i used to play golf there as well. i would love to return.

Gary David Mullings

This is one of the most needed projects in the Southern lakes area, the fact that our elderly folks would continue to be residents and part of our lives rather than be shipped away and the fact that it would enhance the controlled advance of Arrowtown. I and I hope the southern lakes council will support this proposal .
Gary D Mullings

Alistair Munro

This proposed retirement village is needed by the community as this will help older residents to remain in the area and free up housing.

Rosslyn Munro

I believe the proposed retirement village is a wonderful idea as it would allow me to remain in the area as I grow older and unable to care for myself.

Keith Murray

I am in favour of the proposed retirement village. We need more such projects in Central Otago to cater for the every growing population of elderly who would like to live in a safe, communal yet independent environment. These type of villages are an asset to the community and offer desirable and affordable housing to the elderly. Yours sincerely, Keith Murray

Richard Newman

Council must support this project and approve such. This area has for years been crying out for such a facility. On a weekly basis I hear or see people moving from our District as they can no longer stay here, as there is no suitable establishment for their requirements. The argument it is in the wrong location is complete rubbish. This is a sunny, desirable location, close to Arrowtown and main arterial routes. The site is flat, north facing and close by reticulated services. McDonnell Rd also has heaps of water that goes to waste into streams and ponds. It's a no brainer!

Leanne Newman

A retirement village is long overdue for the area. Many older people have had to move away over the years. I think it is an excellent idea, and living on McDonnell Road I have no objection to them being close neighbours.

Lee Nicolson

I am an ardent supporter of the proposed retirement village outside Arrowtown. The location on the outskirts of town is ideal, being so close to an existing community, on flat land, and would enjoy several benefits by the neighbouring golf course. The easy access for transportation off the existing access main road is ideal. The location would offer residents the best of the sunny weather and seasons. The local Arrowtown community would gain from such a village with some more employment opportunities being available in our small town. Most of all, the need for our ageing population to no longer have to consider leaving the district is significant. While I am now only in my 50's I see this retirement village as being an investment towards my future too.

Sue & Kevin OConnor

Personally I see the need for a Retirement Village but believe it needs to be in a place nearer essential services - whether that be retail, dairies etc or medical help, doctors etc. Abbey field in Frankton seems to work well. Maybe Arrowtown facilities will increase in the future which may help? Or maybe the proposed area could include the above as part of the Retirement Village.

Graham Paape

Having both my mother and father in law requiring care I have seen first hand the lack of facilities in this area. We were forced to use the rest home at Cromwell and although quite adequate the continual travelling

to and fro was a hindrance. A retirement home has been discussed for years now the opportunity is here it should be taken up forthwith. Being able to fast track the process would be a huge bonus. With the housing market booming and in short supply a retirement village would bring additional properties to the market. As an older citizen in Arrowtown we would want to stay in the area this is not possible at this time. As regards the proposed siting of the village I consider it would be ideal. I wish the developers every success. Graham & Gillian Paapey.

Paul Palmer

Like many other permanent residents of Arrowtown, we are in 60-70 year old age bracket, and in not so many years will need the facilities and care, that the proposed Arrowtown Retirement Village, will be able to provide. This will enable us to stay in our much loved Arrowtown area, and it will provide a much needed public asset to the community. Regards, Paul & Shirley Palmer

Sue and Geoff Patterson

We support the establishment of the Arrowtown Retirement Village in the proposed location. As residents nearing our 60s we are very conscious of our retirement options. Prior to this proposal, we had planned to retire out of the Wakatipu area as there were few options available. The Arrowtown Retirement Village would now be our best option as it would meet our personal needs: - to stay in the community we presently live in - to enable us to continue to contribute on a community and social level while we are able - to live near friends and family - gives us peace of mind as the proposal has a range of facilities from lifestyle at the first stage to hospital care, enabling residents to be supported through to a higher level of care. The location and aesthetics of the proposed retirement village we believe is optimal. The village will be attractive and is good use of this land. It will meet an urgent and growing community need not just for Arrowtown but for the wider Wakatipu community including Lake Hayes Estate where we are presently living. We are very impressed with the level of community consultation from the proposers giving us plenty of time to assess and make judgements about the personal and community need the village meets.

Jeremy Payze

Great plan/idea. Queenstown is seriously lacking in this area and this would be a very desirable option for retirement (in 40 years time for me!)

Graham Preston

Believe this type of development is required . As people age you are looking for this type of facility , you do not want to leave area when you downsize to a retirement type housing . Also believe community requires a development that caters for the needs of the aged . This type of development is long overdue in the Arrowtown , Queenstown area .

Ros Preston

I think it a good idea on the whole, as Arrowtown needs this sort of development, but can't understand why it should dodge the standard Resource Management Act. It IS a commercial enterprise. Does it fit into a Special Housing Area? And what would be "an affordable price"?

Ros Preston

On the whole I support this proposal, as Arrowtown needs this kind of development, but am wondering why it doesn't have to go through the standard Resource Management Act? And I'm also wondering how much the "affordable" housing will cost?

Emma Pullar

This would be a wonderful addition for Arrowtown and surrounding areas - absolutely in support for this.

Tracey Quirke

Hi Arrowtown has a very special place in my heart. Our family have a holiday home there which my father build in the mid 1960s and we still own today. There are 3 generations in our family that love spending holidays in Arrowtown. It is also my intention to retire to Arrowtown within the next 10 years. I think that a retirement village would be a great asset to the Arrowtown community. It will allow people to retire and stay in the area which they love even if they need more support as they grow older. It will also create jobs which are consistent all year round and not reliant on the tourism seasons. Regards Tracey Quirke

Robert Richards

As my wife and I are retired and living in Arrowtown. We fully support the proposed Retirement Village to be constructed in Arrowtown. If this village does not get approval we will reluctantly be forced to move out of the Wakatipu. Yours Faithfully R. Richards

Marge and Keith Ritchie

Would love to see it go ahead. A perfect spot. Warm sheltered and near Arrowtown Would love to see it built to the highest possible standards design and insulation wise Would like to see it much better than the Wanaka village An opportunity to take retirement to a new level We have award winning architects who would love to be involved and may offer their services for minimum cost Regards. Marge And Keith Ritchie

Peter Roberts

It is totally inappropriate to use SHA regulations in an attempt to by pass normal review procedures. SHA , ineffective and badly conceived, was nevertheless designed to achieve lower cost housing. The retirement village is quite the opposite. If this project proceeds on the basis of SHA it will set a precedent that will undermine all future development and remove the democratic and moral rights of the community to be able to express an opinion. This project is strong enough to stand normal review. Hiding behind SHA will only attract a storm of additional opposition and delay the project further.

Jocelyn Robertson

This development is definitely needed in Arrowtown. I can not see it causing any problem to the area of McDonnell Road. I am not ready to move but would like the option of somewhere in Arrowtown for the reasonably near future,

Tony and Margaret Robins

There should definitely be a Retirement village proposed in Arrowtown. This has been going on for 20 years to no avail. Its unheard of Queenstown doesn't have a Retirement option. We are in favour of the proposal.

Bev and Blair Rodger

WE believe the district is sorely lacking in a Retirement Village and we applaud this proposal from the Arrowtown Lifestyle Retirement Village. WE consider the proposed position to be very suitable and would be a great asset to Arrowtown and the Queenstown Lakes district. WE would think that the majority of the future inhabitants would be from the district, and about one hundred homes would then be available for younger families. The building of an aged care hospital would be a great way of keeping the elderly with their families and friends. WE therefore strongly urge the Councillors to support this application.

Rachel Rose

A retirement village for the Wakatipu area is well overdue. In my previous role in Community Mental Health saw many older people forced to move out of the area due to lack of appropriate housing and care. I really hope that the facility will have the capability to deal with all ageing people in the area, including those with dementia. If you are interested I completed an MA Psychology thesis on Ageing in Place in the Wakatipu in 2013. I am happy to send this through if you feel it would be useful in assisting with this decision. Rachel Rose

████████████████████

Stuart Rose

My wife and I support the proposed development of the Arrowtown Retirement Village. It is well overdue that a retirement village be established in the Wakatipu basin. As a member of the Wakatipu Probus club and the Arrowtown Bowling club I have seen numerous cases where couples have left the district and be lost to those clubs for a retirement village, mostly in Dunedin or Invercargill but also for cities further north. In all cases these people have been reluctant to leave but say the lack of care facilities and the poor public health services give them no other choice. Recently, the retirement village in Wanaka has offered an alternative, but it seems that if a couple move they prefer to go to bigger centres. In our case Wellington was our home base though we have lived in other locations and we moved to Arrowtown nearly eight years ago when I retired. At seventy eight I am now more aware of the need to plan for a time when we will not be able to manage living independently. We are considering moving back to Wellington in the next year or so due to the lack of local options. If the Arrowtown project goes ahead it may well be too late for us, but we would like a situation where other people in future have an option within the district. We personally are supporters of the frozen Arrowtown boundaries and the need for medium density development to make better use of the land within the Arrowtown boundaries. We dislike urban sprawl and do not want Arrowtown to look like an outer Auckland suburb. Unfortunately, in new subdivisions with houses developed by individuals and spec builders it is hard to achieve an attractive overall design philosophy. We appreciate living in Chartres Green which is an example of attractive development on a medium scale, where the developer has been sensitive to the overall character of Arrowtown. It seems that the people behind the Arrowtown retirement village have come up with a concept that will allow an appropriate, consistent and attractive overall design to be achieved as a standalone village with visual appeal rather than just being urban sprawl. In principle this is what has been achieved at Millbrook on a larger and grander scale, beyond the current boundaries of Arrowtown. The village will not be immediately obvious to people arriving at the two main entrances to Arrowtown and potentially it

may become a must see attraction to visitors in its own right. Therefore, we think that in this case an attractive standalone village would justify development beyond the current boundaries of Arrowtown. We believe it appropriate for Council to consider the proposal as a Special Housing Area (SHA). The development will result in up to 175 houses in Arrowtown and the wider Wakatipu region being made available to people wishing to settle in the district. Hopefully, as an SHA project it will shorten the time required to get the implementation underway and to free up those houses.

Jim and Irene Ryan

The proposed Retirement Village near Arrowtown is one of the most needed facilities ever in the Basin. Like Millbrook and The Hills - close to Arrowtown and yet separate so that it can create its own special environment. For nearly a decade one local well known developer has been proclaiming that they are going to have the best ever retirement facility but on reflection it has most likely been smoke and mirrors to keep other potential providers out. The excitement about the proposed Arrowtown Retirement Village is real from both potential clients and also the wider community. A couple of serial detractors trying to drum opposition has been met with scorn. We wish the developers all the best for their project - they have engaged with the community and the community has responded enthusiastically. Jim and Irene Ryan Arrowtown

Jim Ryan

Retirement Village Action Group

Councillors - an informal group was set up in about 2 1/2 years ago to be a catalyst to encourage Retirement Village Providers to our area. The group consisted of 2 QLDC Councillors plus 1 ex Councillor, 2 from real estate, a valuer, lawyer, local DHB member and the head of an educational entity and myself as chairman. We met in Queenstown with Simon Challis the CEO of Ryman. Two main points "not enough demand" and "no suitable sites" (that included Remarkables Park). Incidentally for nearly 10 years Remarkables Park have been making bold media announcements about a "major retirement facility" to be established. In Wellington a meeting with Scott Scoullar the CFO of Somerset ended with the comment "there are easier trees to pick". We had meetings with local groups including Queenstown Rotary who set up an informal support committee. Many sites have been investigated and base made with a number of other potential providers. The general consensus was that there is a demand in the Queenstown area but no sites could be identified that met their criteria. The criteria we eventually discovered was: A very minimum of 10-12 hectares (Shotover Country has 4 hectares set aside) Flat Sunny Good access to roading and essential services As close as possible to an established community Land price that is acceptable and viable About 15 months ago we had two visits from the Directors of Wanaka Aspiring Village and we shared our findings with them. Our group along with an estimated 99.5% of the whole community now welcome the initiative of the Directors of the proposed Arrowtown Retirement Village and look forward to seeing their planned development proceed to completion. We also will continue to encourage other providers to the area. Jim Ryan Chairman Retirement Village Action Group

Jill Sainsbury

The Wakatipu desperately needs a retirement village and aged care facilities. My elderly parents are 95 and 93 living in their own home in Kelvin Heights. Ron and Vonne Slater. They would like me to put their names down and are ever hopeful a unit will become available ASAP!! Also I would like to express my own interest as would my husband Trevor Wooller. It is a superb spot, close to Arrowtown. The Wanaka retirement village has been so successful, the Andersons have already an excellent track record. We agree it is an excellent solution and can't wait for the first sod to be turned. Regards Jill Sainsbury

David Schindler

I would be against the proposed special housing area. A few years ago we went through a long process about a development on the south edge of Arrowtown and the Arrowtown boundary was put in place. What was the point of that if a few years later permission is the given to a different development. The boundary was put there for a reason, that reason still exists.

James Schmidt

I see no reason way the proposed retirement village should not go through the usual planning procedures. In my opinion this is not the site for a large housing area and it should be situated in an area that is already zoned for this kind of activity. I see no benefit for Arrowtown having a retirement village close to the Arrowtown boundary and I believe that if this proposal goes ahead it will lead to more ribbon development in the area. There may be a demand for this type of development in the Queenstown area. However this is not the site for it As such I am opposed to having this retirement village on the McDonnell site and that the proposed village should not be classed as a special housing area.

anton schmitz

I am not opposed to a retirement village at this location. However, I do question the low density nature of the proposed development and the site in the context of a growing Arrowtown. I see it as natural that the town will grow along the Centennial Avenue and McDonnell Roads in the future (AUGB should be expected to relax in this direction). Therefore this site, whilst being currently separate from Arrowtown, could be expected to 'link up' in the future. Would development here stifle that fairly natural extension of Arrowtown? I also question the long term planning involved - if Arrowtown and the district are to grow at the types of rate indicated, then there are likely some other large sites required - for instance the primary school is very busy, at what point would an Arrowtown high school become necessary (or beneficial). It would be a pity to develop a large site at low density if that space could offer benefits to a wider demographic. In addition, and without an answer, I wonder if a more mixed use development would be better for the area - should we really confine the

elderly out of town, out of sight? Could a higher density development include retirement options, employment options and higher density residential accommodation for a wider demographic? In addition to those thoughts, and in support of a development generally, I still do not feel this development is in the spirit of the special housing accord and therefore it should not be recommended as a Special housing area, but rather progress through normal procedure. In particular please see the following areas with reference to the QLDC Housing Accord. Purpose and Scope, section 9 Quote from the Accord: "In particular, the Accord will facilitate development aligned with the Council's intended plan for residential development to be more affordable, medium density, and closer to key centres and on good public transport routes." - The proposal offers limited evidence that the development of itself will contribute to more affordable housing, with no 'price points' indicated. - The ownership model indicated "whereby the owners of the village retain long term ownership of the residences and land" is known to favour retirement village companies over individuals and is often spoken of unfavourably in terms of affordability, again no evidence that the residential development will be "more affordable". - The proposal suggests that the main affordable impact of this development will be in freeing up existing housing stock in Arrowtown. This seems a highly tenuous claim and is not backed up by any indications of number of residents committing to do so. Given current price trends in Arrowtown this seems unlikely to help local affordability. Residents who move from Arrowtown to the village may not sell their existing properties at all, but rent them at the high rates already present in the town. If they do sell up in order to move, price trends in Arrowtown are unlikely to make these properties 'affordable'. - The proposal suggests between 240 and 275 "dwellings" (100 bed aged facility taken as 100 dwellings) over 12-15ha of land. At the densest measurement this is roughly 23 dwellings per hectare. This is a low density development; The best practice document listed below suggests medium housing to be defined as 30-66 dwellings per hectare. The housing accord specifically refers to medium density development. <http://www.hnzc.co.nz/our-publications/research/research-and-evaluation/best-practice-in-medium-density/best-practice-in-medium-density-housing.pdf> - The proposal is not close to a key centre (it is highly car-dependant) and not on a good public transport route. In summary, while there may be high level of interest from sectors of the community for this development, and a development at this site may be of benefit to the area, it should not qualify as a special housing area.

Timothy Scott

A wonderful project that is sorely needed. It has all my support.

Annette Seddon

I fully support the proposal to construct a Lifestyle Retirement Village on the outskirts of Arrowtown. This promises to be a high quality facility and is a much needed asset to both Arrowtown and the greater Wakatipu area. We have long been in need of a good quality retirement village and it is important that this proposal can be expedited as soon as possible.

Jane Shearer

There is a desperate need for a retirement village in the Queenstown Basin. At present there are no retirement villages to provide an option for the elderly wishing to remain independent but with increased assistance. The Special Housing Area Act is focused on improving affordability and supply of housing. The elderly community as much in need of affordable and available housing as any other sector of the community.

gaynor shepherd

That this application should not be considered as a special housing area for first home buyers or affordable housing . The SHA should remain for what it was intended.The . applicants should adhere to QLDC Resource Consent Process as every other developer must do. While I am in favour of a Retirement Village in Wakatipu Basin , the location and the resources required for such an important development must be discussed by the community affected while we have the opportunity. The developers have been promoting and selling their proposal.They will provide villas,apartments, aged care unit, including rest home/hospital/dementia unit. Swimming pool and landscape gardens. A complex of this size will use enormous quantities of water . Maybe as much as Arrowtown. Presuming that taking ground water from bores and reusing treated sewerage would be impractical , where will the water come from and how will the sewerage be disposed of? Would the burden of upgrading Arrowtown water and sewerage be met by the ratepayers QLD or just Arrowtown ratepayers? No mention of future staff accommodation. Arrowtown Residents have made their views very clear on boundary changes .

Roger Shepherd

The SHA should not be available as a means of bypassing the RC process by a commercial developer. Arrowtown residents should have a fair consultation process to discuss this proposal . The proposed village will be very visible from the Crown Range , an entrance way to the Wakatipu Basin.. We have worked very hard for many years with QLDC help to maintain our boundary.

Sue & Ray Simms

The proposed retirement village is so needed in the Wakatipu area, The site is in a wonderful place, and needs the Council to give approval as soon as possible. The same company has built the Alpine Retirement Village in Wanaka, and look how successful that has been.

Liz Simpson

Our District and specifically the Wakatipu area is in desperate need of varying accommodation types for its residents, this includes a retirement village to cater for our aging population. I fully support this particular SHA proposal and its location. I understand that Arrowtown is not an anticipated growth area and has a restrictive growth boundary in place, however we also have a growing population with many needs which includes accommodating an aging population in an appropriate location. Arrowtown is as suitable a place as any and is relatively close to existing infrastructure such as water, wastewater and transport links. This proposal should be fully supported. I also believe that a contribution to the Community Housing Trust should be made a requirement (if possible) if this proposal is given the go ahead (upzoning fee).

Angus Small

I am against the developers attempting to have this passed by the QLDC as a SHA. The Resource Management Act should remain in place for this development.

Roy Somerville

With specific reference to the proposed retirement village in Arrowtown on Roger Monk's land. This type of facility has been absent for far too long in this district and whilst it may not tick all the boxes for QLDC it is a very positive start and should be approved. There are far too many locals who have had to move away from the district as they aged in order to access this sort of facility. The position is acceptable, not ideal, but unfortunately prime land in the best position is never going to be available for this sort of venture. There will be no adverse effects on the landscape any more than other developments of a similar nature. The village built in Wanaka by the same developer is a good example of what to expect. It has my full support.

Don Spary

There is a need throughout the country for retirement villages to cater for the ageing population who prefer not to leave their home area. The success of the Wanaka operation has led to many Arrowtowners moving there already. Planning for the future it is important that the proposed village be approved as soon as possible. Successful operators have already done all the preplanning, the land is available and there are many like me (aged 84 and have lived outside Arrowtown since 1969) would like to have the availability of a local retirement village.

Jan Spary

We have lived here for over 40 years and love the area. Probably even if the proposed retirement village goes ahead it may be too late for us but the young ones who want affordable housing more, may be glad it is there in the years to come. It is very easy to see only your immediate requirements. I have friends who have had to leave the area simply because there is nowhere suitable for them here, and those who have crossed the hill to Wanaka are very happy, but would still have been happier to be here among their friends. WE know the people proposing the development do a good job and having seen the way they do it I would be happy to go there. The argument that it would cause traffic problems is ridiculous as old people probably drive less than anyone else and there will be enough things there for them to do. To object to it seems a very selfish attitude and if it cannot go ahead it will still not provide affordable housing. I would be very sad and disappointed if the views of not in my back yard people cause this project to fail. If we had had this attitude when we came so long ago there would be no Millbrook, no Adamson subdivision etc etc. We all love the area or we would not be here.

Heather Stirling

Arrowtown Bowling Club

The Arrowtown Bowling Club members wish to support the building of the Retirement Village on the out skirts of Arrowtown. Heather Stirling Sec.

Heather Stirling

I wish to support the building of the Retirement Village on the out skirts of Arrowtown. Having biked passed the site I think it is in a great position. Quiet with great views. My biggest concern is that it will be affordable. This includes the price of the housing and the yearly rate after that. I wish you all the best in getting this underway. It can only be a great asset for the area. Cheers Heather

Patricia Strain

I was very pleased to hear that at long last a retirement village is proposed for this district. Prior to this winter I was diagnosed with heart failure and as I live on a 10 acre block with large garden area I found that I had trouble coping even with some help also my house is over 50 years old and this winter I found it very cold and thought of moving to the retirement village in Wanaka but didn't like the thought of leaving Queenstown where most of my family live. I have been living here for over 60 years. Many many of my friends have had to leave the district when they didn't really want to. I hope the council will do all they can to let this development go ahead as quickly as possible Sincerely Paddy Strain

Thomas Suckling

My partner and I have moved to Queenstown following the Chch quakes . We have lived on Speargrass Flat since then and we have many friends in the area. i'm 63 and in poor health. I will need to move into a retirement home in order to obtain the level of care i will require over my last years . At the moment that would mean moving to Dunedin, Invercargill, Wanaka or Oamaru, none of which is particularly convenient for my friends and family to visit and this would much reduce my enjoyment of life. i would welcome an opportunity to spend my last few years in a convenient facility, of which Queenstown has virtually none. Of course there will be those who will have their routines affected, but their concerns should be weighed against the greater gain for the society as a whole. With the burgeoning economy and population in the Queenstown area, nothing can be expected to remain the same. I believe, if this initiative is privately funded, the council should approve it without delay - After all such a facility will be needed at some stage in the future no matter what. it would be prudent to grab this opportunity, and make it as easy for the developers to proceed with all haste.

Ernie Sutton

A much needed form of housing in an appropriate location. I'm all for it!

Wendy Swanson

Positive . Our community needs a retirement home, this proposal is in an ideal spot and the right people are behind it with extensive research and experience

Murray Swanson

Positive We need this in AT It has to happen

Barbara & Keith Syme

It is most necessary as there is no retirement village or the likes in the Queenstown area and older folks have to move away from their home area in their later life which means moving away from friends and family.

Jules & Jenny Tapper

WE totally support the concept of the Retirement Village on the Monk property near Arrowtown. The facility is much needed, the location does not intrude on others views as there is a hill/ ridge to the south and west behind the south, it has sunny aspect, is close to Arrowtown and the developer is ready to start on the project immediately the go ahead is given by council. It will be a quiet neighborhood. The developers track record with the Aspiring Retirement Village complex at Wanaka shows that a quality complex will be built. We would hope that council will fast track this opportunity for a top class facility for the elderly.

simon taverner

I am fully in support of the retirement village as the local area is in dire need of such facilities, on the provision that clear methodology is undertaken to ensure: - infrastructure - construction management / traffic etc - environmental impacts are all assessed and handled appropriately.

Mary Thompson

I believe that the Wakatipu region desperately needs a sunny retirement village. This looks like an excellent opportunity for our region. Over the 30 plus years we have been in business in the area, we have witnessed many customers having to leave the area, often leaving extended family and friends behind. Companionship is so important as we age. Attended a wonderful presentation at the Arrowtown Bowling Club, where the Anderson family gave a very informative presentation. Very much support this overdue retirement village.

John Thompson

I wish to support the proposed retirement village development . There is a well recognised need for such a facility in the Wakatipu. While I would prefer a retirement village closer to the major retail developments, the cost of these sites appear to be against this being achieved. The proposed site is quiet and a reasonable proximity to Arrowtown for community involvement.

Jeanette Thompson

Queenstown is a wonderful and spectacular place to live. Those of us who live here never take it for granted. Everyday we are surrounded by the majesty of the local scenery. Unfortunately, though, there is a regular stream of local folk who leave our parishes,suburbs,and community as there is no Retirement Village available

for them to move into when they feel the time has come to move in to this type of housing. Many go to Wanaka. Come on Queenstown ! Ashburton has a Retirement Village and the Hospital is being built to complement it. Cromwell is to get one. Jeanette H. Thompson

MICHAEL TIERNEY

Absolutely vital that the area has a quality retirement village of the type proposed. It is important that we retain for as long as possible, our seniors in our local society. They have so much to offer and it is a loss to our local community to have them move out of this area solely because they can no longer afford to live in their homes. I support this proposal.

Mike Wallace

The proposed plan and layout appear sympathetic to the local area. There is a definite need for a retirement village for the Wakatipu Basin, and the McDonnell Road site appears ideal, being close to recreational amenities, the Arrowtown Village, and in a sunny and flat position. I wholly support the proposal.

Aleyne Walshe

Very much in favour of the proposal. Its essential we have something like this in place.

Lynne Warden

I think it is an excellent proposal and well overdue for the area. I am 100% in favor of this.

Robin Watson

I support the proposed retirement village outside Arrowtown. This development will create opportunities for an aging population to remain in the district where many have spent their entire lives and, at the same time, free up the regions housing stock.

June Watson

I support the retirement village outside Arrowtown. With land being made available on the outskirts of Arrowtown this is an unbelievable opportunity to build a very much needed retirement village in the area. It is a positive move for people who have spent most of their working lives in the area to remain in the Wakatipu district rather than having to move away from family and friends in their more senior years. It would also free up much needed housing within our area.

Elaine Wells

This Retirement Village needs to be built as soon as possible The need has been there for a long time Too many people have left the area because there are no facilities here Well done to the developers for pursuing this

Ernst Wenger

A retirement village like the one proposed one in Arrowtown is long overdue in the Basin and should be wholeheartedly supported by the council.

Gill Wikstrom

I think it is crucial that we have a retirement village , Lifestyle village in the Wakatipu Basin. Our family live here, and I wish to spend my later years here with my family and friends.

Jess Wilkinson

I fully support the Arrowtown Lifestyle Retirement Villlage

Lindsay Williams

I fully support the establishment of retirement villages in the district. I don't necessarily agree with the proposed location however that is a commercial decision by the developer. Notwithstanding I do consider the

location is able to absorb such development activity and don't object to the location on those grounds. Also, it will be a sunny site and that is an important positive. I disagree the development should be dealt with by way of a SHA process. I note the developers comments that affordability is also an issue for the retiring generation and that may be true in some instances, but I question whether it is true of the majority of retirees in this district. The developer makes a commitment to provide 20% of the units at an affordable price level, and a 15% discount is suggested as being at that level. I disagree that it is a sufficient percentage and adequate discount. One positive is that retirees locating to the village will increase housing supply elsewhere in the district, provided retirees primarily originate in the Wakatipu. However that cannot be guaranteed. If it were the case a 'house sales filter down' process will assist at the first homebuyer level. On balance, as far as I can perceive, there seems to be no valid reason to deal with this development, as currently proposed, by way of the SHA process and no valid reason why it cannot be dealt with through the RMA process especially given that the developer states support is as strong. If the proposal were modified along the following lines then a SHA approval may be worthy of consideration. Suitable controls over the title or consent to identify: 50% of dwelling units at the site to be sold at 20% below market level, in perpetuity; that the discount may only be taken up by residents who have sold a Wakatipu property prior to purchasing the licence to occupy.

Owen Williams

What a great initiative! This is long overdue in the Wakatipu area, and what better place to have it --quiet, close to Arrowtown yet unobtrusive for such a large project. AS a resident and ratepayer I thoroughly back this proposal and would urge QLDC do the same. Owen Williams

Raewyn Williams

As a business owner in Arrowtown (Golden Fleece) I support this proposal . If the council sees no major issues I urge the council to support this as well. Raewyn Williams

Philip Winstone

Thank you for the opportunity to comment on the proposed development of a retirement village in McDonnell Rd under the SHA. I find it hard to see how the proposed development falls within the spirit of the SHA for the following reasons. 1.This is a commercial property development with home ownership being retained developer/village operator. 2.The persons moving into the development merely purchase a right to occupy. 3. It is proposed that the development will have a community centre and hospital.Surely these facilities require careful consideration rather than a fast track approach. 4. The SHA is primarily designed to provide entry level housing for the young. That has been where all the emphasis has been up to now. 5. To say that a retirement village will free up housing (by implication for young working families) in Arrowtown is simply a myth when a 1950's crib in Kent St has just sold for \$902,000. 6. The proposal is outside the Arrowtown boundary. While I acknowledge there is a need and in fact a demand for a retirement village in the Wakatipu Basin, I submit fast

tracking such a proposal through the planning and consent process under special housing accord is not appropriate. Such a proposal needs to be fully scrutinised and follow normal planning and consenting process.
Philip Winstone

Elizabeth Jane Winstone

Thank you for inviting informal feedback for the proposed Arrowtown Retirement complex to be considered for approval under the SHA. While recognizing that the Wakatipu Basin is an area which could indeed do with a retirement complex, it is my opinion that normal Resource Management procedures should be followed. The retirement complex is a commercial venture and as such is surely outside the criteria for SHA consideration? Moreover ownership of the dwellings remain with the Village owners and not the residents who only have a right to occupy. The proposed complex is also outside the Urban Boundary therefore it is essential that Resource Management procedures are adhered to. It is my belief that if SHA criteria are permitted for this proposal that the floodgates will be opened for other developments. Thank you Liz Winstone

Owen Wood

The retirement village is an urgent requirement for the area and current ageing local population. Too much emphasis has been placed on catering for for new families to the region in terms of housing and little for the ageing population, many of whom have assisted in the development of this region for many years. It has been sad to see many being forced to relocate in their later years to services in Dunedin , Invercargill , Gore and Wanaka The site is as good as available. The buildings and layout seem in keeping with the region. It offers the opportunity for long term residents to remain in the area and close to family. It provides significant long term employment opportunities locally. My only request would be that the developers should be required to develop the " hard options " of dementia and special care at the same time as the money earning , retirement villa's. If making the development a special housing area speeds up the process . Then go for it. Regards Owen Wood

Robert Young

The proposed Arrowtown Retirement Village meets a need that has been a community issue for many years. The location is such that there appears to be little or no negative impact on Arrowtown residents and QLDC ratepayers generally. The nature of the development i.e. retirees lifestyle, means little in the way of traffic congestion increase. The developer track record suggests this will be a quality development which can only add value to the district. The village features and health services mean seniors are not forced out of the district as they are now. As long term residential ratepayers my wife and I wholly support this proposal, which we may, or may not, ever utilize.

Queenstown Grey Power Inc Draft Response on Arrowtown Special Housing Area

Queenstown Grey Power Inc supports the Arrowtown Retirement Village Proposal for the following reasons:

- A retirement village in the Wakatipu area is something our members have been advocating for some time;
- The proposal recognises and plans for the increasing percentage growth of older citizens in the area;
- Such a village would put an end to older people leaving the area that they have contributed to over the years to seek suitable housing to meet their changing needs;
- The village would provide choice for older citizens by presenting a range of living options;
- The proposed site ensures a physical separation from Arrowtown and counters the parochial criticism that the special character of Arrowtown would be diminished;
- The proposed site would offer a well screened, private, safe, sunny and flat environment that would enhance the lives of its residents;
- To be designated as a retirement village along with the ownership structure would ensure that the proposed village would continue to supply the retiree market;
- The proposal has not only benefits for older citizens but also for all citizens. Those Queenstown families with elderly relatives would be able to maintain close physical and emotional ties with them. Grandparents could be with their Grandchildren!
- It would release homes for families as older citizens move to retirement facilities better matched to their ongoing needs. The housing stock in the Wakatipu would be increased; and
- In time it would increase the number of medical facilities including hospital beds that currently Queenstown does not have but sorely needs;
- Such a development would increase opportunities for Arrowtown businesses.

To further enhance such a development Queenstown Grey Power Inc suggests that a bus route detour is made through the planned village to ensure that residents have access to Five Mile, Remarkables Park and Queenstown.

Betty Gray

Secretary

Queenstown Grey Power Inc