

Queenstown Country Club

Expression of Interest

For a Special Housing Area
On behalf of Sanderson Group Ltd

April 2016



Queenstown
Country Club

FINE RETIREMENT LIVING



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SANDERSON GROUP OPENING STATEMENT



THE FAMILY NAME IN LUXURY RETIREMENT LIVING

The Proposal

For several years now the Sanderson Group have been wanting to bring their retirement model to Queenstown. We have viewed several sites over the years. None have been suitable. In some cases, the zoning may have been correct but the site was either not large enough (smaller sites which could only accommodate a smaller number of units will not be economically viable), or the location was not central to the community catchment, or they were less desirable areas for where Queenstown's older residents prefer to live.

We have now found two adjacent sites in Queenstown, comprising just over 123 acres (50 hectares), ideally suited to a Retirement Village. These sites are centrally located and nestled in an established community, these two large sites offer the perfect location for a development that will service Queenstown, Frankton and Arrowtown, and the wider catchment.

We are incredibly excited about our proposal to build a fully integrated retirement village to our usual very high standard of quality. The proposal will include independent Villas, Rest Home, Hospital and Dementia levels of care. A Clubhouse facility will include such amenities as a café, miniature picture theatre and swimming pool. Also included will be a bowling green, croquet lawn, gymnasium and health spa facility. A café and a convenience store are also proposed (coffee today is very much part of a retiree's lifestyle, so it is very important to provide a café that is within easy walking distance, where residents can invite family and friends, or where families visiting the resthome can take their loved ones). Naturally, the village complex will include associated supporting facilities. We would also designate a generous area of land as open space for public use, which would include cycling and walking tracks.



Bethlehem Country Club



We plan to offer to the elderly still living in the greater community, day care respite and meals. All part of the fully integrated facility services and its interaction with the community and making sure the benefits of this support and resource are far reaching. This is a major reason why we need to be centrally positioned and amongst an established community. We propose to include a medical centre at a reduced commercial rate to encourage the consultants to come while our resident / clientele numbers increase for them. A childcare centre is planned that will be fully integrated with the resthome facility and provide that important interaction between the elderly and small "grandchildren".



Bethlehem Country Club

Sanderson Group Background

The Sanderson Group is very involved in the retirement aged care sector providing independent living, ongoing rest home, hospital and dementia care. We have been involved in the industry since the 1980's and over that time we have established a sound understanding and knowledge of the needs of the retirement and care sectors.

Our facilities, both independent living retirement villages and aged care facilities, have gained the reputation throughout New Zealand as being of the highest quality and design within the industry, and more importantly we are known for providing premium care to our residents.

Over the years we have won several awards and recently Sanderson Group won a national award for the best dementia care facility in New Zealand. We are widely known within the industry to provide the best accommodation standard and care in the country.

Our company is my family business. Based in Tauranga and employing over 300 staff, we are 100% New Zealand owned and operated.



We have developed seven retirement villages and care facilities to date. In each case, I have been heavily involved in the site selection, design, construction and ongoing operational processes. Our developments include:

- Omokoroa Country Estate
- Bayswater Village
- The Avenues
- Bethlehem Country Club
- Bethlehem Shores
- Bethlehem Views
- Cascades



The Avenues



Cascades

Sanderson Group is unique as a Retirement Village developer in that we are able to offer our homes and care facilities at a standard and quality well above our competitors in the industry, yet we are still able to remain affordable for our residents, and competitive within the market. We are able to achieve this for several reasons;

- We carry out all our own land development and construction, with our own resources. By employing our own staff, we can achieve huge labour savings.
- Because of the volume of construction that we do as a company, we have incredible buying power through our suppliers. For instance, we are purchasing several products directly from specific factories.
- Because we are family owned and operated, we have a totally hands on approach to all our developments (unlike many of the other retirement village operators who are faced with hierarchical overheads, management structures etc. At Sanderson Group, the buck starts and stops with me and my family).



Retirement Village Association (RVA)

I was a founding member of the NZ Retirement Village Association (RVA) and of those initial members who formed the association I am the only one still a member, and still actively involved in the retirement sector. The RVA has a huge village membership which accounts for more than 95% of all registered villages in New Zealand and is the industry's authoritative voice looking after members and the well-being of more than 32,000 retirement village residents

The Need

We need to provide Queenstown retirement residents choices. The Queenstown District is experiencing an unusual phenomenon where its aging population are leaving the area due to under supply of retirement and care choices. Many of them are leaving because they have no alternative. It may be they require being close to medical specialists and support, or they feel the need to be in a Retirement Village. There is just no suitable fully integrated retirement village accommodation available in Queenstown. Our local residents are having to move away from their family and friends and their familiar surroundings to a new town, like Dunedin, Invercargill and Wanaka where there are aged care facilities.

We have to address and reverse this migration trend. We need to plan for the future to keep up with the demand. This can only be achieved by providing retirement village accommodation with ongoing care and support services.

There is a very serious crisis developing in regards to accommodation for our elderly. It is commonly acknowledged, and well documented that over the next ten years we will experience a major shortage of adequate accommodation for our aging population (caused by us baby boomers). In Queenstown there is more than enough room for two villages and over the next ten years, the demand will require a further two as we will experience a major shortage of adequate accommodation for our aging population.

Many Retirees currently live in homes that were not built for the harsh local climate (perhaps built in the 80's etc). They need warm dry homes built to modern standards and building code with double glazing, insulation and modern heating etc.

We need to provide retirement accommodation to a **standard and quality** to meet the expectation of the new retiree generation and their children, who also want the very best for their parents.

The Queenstown area currently has a considerable shortage of care and retirement options.



Bethlehem Country Club



Public Open Day

From our recent open day where we had in excess of 250 retirees attend, it was clear that the vast majority like the idea of living on Ladies Mile as they consider it to be a much warmer and sunnier site when compared to other options such as Arrowtown where they said it was considerably colder or Jacks Point and Henley Downs, considerably windier. For retirees living in Queenstown, a sunny location is one of the single most important considerations for them moving into a retirement village.

In the thirty years I have been actively involved in this industry and introducing new developments to a community, I have never experienced the numbers and the frenzy that we did at the open day. There was an incredible immediacy, many wanting to select and sign up for a home, as well as a number who were requiring care. The demand was significant and there was a feeling of relief by many retirees and their families that a retirement village is coming to Queenstown.

Furthermore, many of the attendees were already familiar with the Sanderson Group and our high quality villages. There was a general excitement at the prospect of having such a village in Queenstown, that would cater to the specific needs of the elderly, while maintaining the resort's unique lifestyle values – spacious homes with gardens and plenty of open spaces for the grandchildren to run around.

At the same time, I felt a degree of scepticism. Many questioned whether this would really happen as they've been waiting for so long for this type of facility but it has never actually eventuated.



Bethlehem Shores

Statistics

In regards to **Resthome/Hospital care** (going on the national average) for every 7.3 residents over the age of 75 we need one bed. At present the Queenstown area has approximately 1000 residents over the age of 75 and therefore an immediate need for approximately 136 care beds. Over the next two years this will increase to 175 care beds required. Presently Queenstown has 35 existing care beds. This is a major shortage of 140 beds. Over and above this, Queenstown does not currently have a Dementia unit. It is also anticipated that in just over 10 years' time (and that with the present rate of growth and present rate of the elderly leaving) we are going to require 357 Resthome/Hospital beds.

In regards to **Independent Retirement Villas**, based on the national averages, we immediately need to plan for **155** additional Retirement Units, and with the present rate of growth, and allowing for the present rate of the over 65s leaving the area, we will still require an additional **263** Units over the next 10 to 12 years based on current population trend. With half our population over 75 having to leave this area we have a major challenge ahead to provide this accommodation and it **would be socially irresponsible to our elderly population for us as a community and as a Council to ignore it.**

Conclusion

We need to change this retirement migration trend and we need to stop the elderly who don't want to leave, but have to leave the district. We need to build quality Retirement village accommodation, and provide quality care.

I thank you in advance for taking the time to consider our exciting proposal and the opportunity to have this processed by way of the SHA consenting pathway to allow us to advance and make some progress on improving the current situation.



Bethlehem Country Club



Kind regards,

Fraser Sanderson

Fraser Sanderson
Sanderson Group Chairman

2. INTRODUCTION

2.1. Purpose of this document

This Expression of Interest sets out the Sanderson Group's vision for a comprehensive housing development adjacent to Lake Hayes Estate and Shotover Country and how that vision meets the aims and criteria of the "Housing Accords and Special Housing Areas Act 2013", having regard to Council's Lead Policy and other matters.

2.2. The Sanderson Group

The Sanderson Group is a family owned and operated company and is recognised as a market leader in developing and operative successful retirement villages New Zealand. In the past 25 years Sanderson Group have developed seven up-market retirement living and care facilities and have a plethora of knowledge and experience in the industry. The Group has received numerous awards over the years including the best dementia care facility in New Zealand.

Sanderson Group employs approximately 300 staff. The Group is focused on achieving the highest standard of product, service and care, well above other competition in the market. This focus on quality has seen their projects become some of the flagship retirement villages in New Zealand. This is best displayed by the ongoing support it has from the RVA auditors.

Sanderson Group recognises the growing demand for high quality services from residents and patients and continues to provide a premium product now expected by residents and patients.



2.3. Why a Special Housing Area?

As stated in the *Housing Accords and Special Housing Areas Act 2013* ('the Act') *Implementation Guidelines*, the Act has the purpose of enhancing housing affordability by facilitating an increase in land and housing supply in certain regions or districts, including the Queenstown-Lakes District. The housing affordability issues in the district are well documented. The Council and the Minister for Building and Housing have entered into a Housing Accord under the Act to assist housing supply and affordability in the District, with a specific focus on the Wakatipu Basin. This policy direction should be read in conjunction with the Queenstown-Lakes Housing Accord. The Queenstown-Lakes Housing Accord is intended to increase housing supply and improve housing affordability in the Queenstown Lakes District by facilitating development of quality housing that meets the needs of the growing local population.

As identified within this report there is an increasing need for the provision of retirement village accommodation. The site and associated proposal presents an excellent opportunity to comprehensively plan and develop it in a way and rate in which helps meet these needs and will provide significant local and community benefits. As part of the due diligence process Sanderson Group and its team of expert consultants considered all possible consenting avenues, including:

1. Private plan change request;
2. District plan review;
3. RMA resource consent application; or
4. SHA resource consent application.

The site is currently zoned Rural General and there are substantial consenting risks and costs seeking resource consent under the operative planning regime, including the likely timeframe and costs associated with such a process. A private plan change request is unlikely to be feasible given the timing of the district plan review. Added complications exist with the Shotover Country Special Zone (which traverses part of the site) not being reviewed at this point in time. In August 2015 the Sanderson Group made a submission to the proposed district plan to facilitate the proposed development. This submission will not be heard until 2017 and the proposed provisions are not likely to become operative until late 2017-2018 (subject to environment court appeals being resolved). It was mutually agreed by those involved that these options raised several challenges, most relating to timing and inefficiencies.

The remaining option is the consenting pathway available using the Act¹. Coupled with Council's implementation processes, it is considered the SHA resource consent application process provides a much more efficient and cost effective means of determining the proposal whilst ensuring all interested and affected parties can participate in the decision-making process and relevant resource management issues can be satisfactorily addressed. Based on the above it was deemed necessary that Sanderson Group elect for this process as the best and most appropriate option.



Figure 1 Aerial photo of Wakatipu basin showing location of the site

¹ Housing Accords and Special Housing Areas Act 2013

3. THE SITE

The site is centrally located within the Queenstown Lakes District nestled in between Lake Hayes Estate and Shotover Country. The site is about 3-5km from Frankton and 10km from Queenstown to the west; 10km to Arrowtown and 50km to Wanaka to the north; 35km to Cromwell to the east; and 45km to Kingston to the south.

The site can be described as having two parts separated by Jones Road. The northern site is 24ha and fronts the Ladies Mile, Howards Drive, and adjoins residential properties along Woodstock Road in Shotover Country. The southern site is located to the south of Jones Road on the land between Lake Hayes Estate and Shotover Country.



Figure 2 Photo looking from top of hill on the southern site towards northern site

A detailed description of the site and surrounding area is provided in Sections 2 and 3 of the attached Landscape and Urban Design Report (Appendix 2).

Local services, transportation network, and geological conditions are described in the attached technical reports (Appendices 3, 4, 5). In summary the site is connectable to existing and planned reticulated service infrastructure and is not subject to any discernable hazards. The site is well serviced from a transport point of view, including public transport. Urban amenities are close by, with the newly developed commercial activities, playgrounds and sports fields. Pre-school facilities and the new Shotover Primary School add to the existing community facilities in the area.

The site is contained in multiple land holdings totaling about 52ha. The legal composition is summarised in the table below.

Table 1 Site Description: underlying allotments

Land Area	Area	Legal Description
North site	24ha	Lot 500 DP 470412, contained in CT 635625
South site 1 (Terrace)	15 ha	Lot 2 Deposited Plan 20797 and Lot 3 DP 464454 and Section 109-110 Block III Shotover Survey District, contained in CT 616855 Otago
South site 2 (Woolshed)	10 ha	Section 66 Block III Shotover Survey District, contained in CT OT13C/880
South site 3 (River)	2 ha	Section 129 Block III Shotover Survey District, contained in CT OT 12D/1629
	52 ha	

4. DEVELOPMENT PROPOSAL

4.1. Overview

The development proposal is to establish a truly high quality retirement facility to service the Queenstown district.

In summary the proposal will provide for the introduction of a fully integrated retirement village including:

- 227 independent villas ;
- 72 serviced apartments;
- 72 bed care facility: offering reshome, hospital and dementia care;
- Commercial node: offering ancillary services including a doctor, dentist, pharmacy, childcare;
- Club house: offering a café, theatre, gymnasium, health spa, bowling green and croquet lawn; and
- Internal roading, parking, footpaths, lawn and garden areas.

Other specific details to ensure a well-integrated development include:

- Staff rental accommodation (seven blocks);
- Residential subdivision/allotments: about 0.3ha-1ha can be set aside for independent residential housing (actual yield subject to detail design);
- Comprehensively designed open spaces and landscape treatment, inclusive of large boundary setbacks, mitigation plantings and the creation of trails that link with the existing trail network.



Figure 3 Proposed Masterplan (refer Appendix 2 and Appendix 3)

4.2. Masterplan

A masterplan has been prepared to identify the development anticipated to be achieved. Informed by the consultation carried out to date the development has been prepared upon considerable assessment by the Sanderson Group (leading experts in constructing and operating retirement villages in New Zealand) and the following independent experts:

- John Edmonds + Associates (planning / resource management)
- Boffa Miskell (landscape/visual and urban design)
- Traffic Design Group (transportation)
- Fluent Solutions (civil Infrastructure)
- Patterson Pits (land surveying)
- GeoSolve (geotech)

The masterplan is a product which represents a consolidated effort by the above parties (significant feasibility and due diligence investigations were undertaken) and consideration of feedback from QLDC representatives and other interested parties consulted to date. Nevertheless, the masterplan (and the entire design of the proposal) is a working draft document and additional work (more detailed design) will be undertaken to fine-tune the layout. It is also anticipated that further feedback from QLDC and affected or interested parties may result in amendments and refinements to the masterplan.

4.3. Housing

The proposal is fundamentally about providing housing accommodation that is in very short and under supply in Queenstown. The proposal facilitates the supply of four-five types of housing:

1. New retirement village (villas, care facility, apartments)
2. New worker accommodation
3. Improved access to existing housing stock within the wider community
4. New subdivision and housing and/or contributions to community housing

The proposed housing is described in detail in the Landscape and Urban Design Report prepared by Boffa Miskell (refer pages 24-27 of Appendix 2).



Figure 4 Proposed villa typologies (page 24 of Appendix 2)

4.4. Open spaces

The Sanderson Group proposes to provide and maintain public access throughout the ONL in the form of a walkway/cycle trail and associated infrastructure, including a lookout facility at the top of the hill located in the Southern part of the site. Part of this access is proposed to be located within the [realigned] paper road.

There are opportunities for additional passive public recreation activities to be carried out on this land (for example horse riding) and for the use of this land to be considered alongside other public/private recreation activities occurring along the Kawarau River margins and lower river terraces.

The Sanderson Group is committed to working with the residents of Lake Hayes Estate and Shotover Country and also the Queenstown Trails Trust to help realise the best potential recreation opportunities for this land.

There are also opportunities to enhance and restore, protect and promote local ecological values. This is primarily in the form of replanting to extend natural habitats and complement the long term landscape planting regime being carried out as part of the Shotover Country development (namely planting and protection of escarpments and wetland restoration).

Existing rural characteristics of the ladies mile corridor will be retained and form an important part of the open space parts of the proposal, as discussed in the attached Landscape and Urban Design Report.

In addition to the above, the Sanderson Group has initiated consultation with landowners along the ladies mile to identify if a landscape concept plan can be prepared for the Ladies Mile. While separate to this SHA process, this would help the local community provide a strategic response to the desire for landowners along the ladies mile to re-zone their land to increase residential activity on their land, the sensitivity of the ladies mile landscape (including the 29 trees along the Walker property which have been subject to recent media attention), and the operational requirements of NZTA and Delta. Such a plan could embed the landscape and visual treatment of the ladies mile corridor and provide local residents, visitors, landowners, QLDC and network utility operators certainty about the expected visual treatment of this part of the districts landscape setting and utility networks.



Figure 5 Landscape typologies (refer page 22 of Appendix 2)

4.5. Infrastructure

Roads and trails

Within the site the proposal includes the construction and maintenance of an internal private road network. The southern part of the site is traversed by unformed legal road. It is proposed to use some parts of the land subject to these paper roads for exclusive private use as part of the retirement village. It is proposed to realign the unformed legal road on the southern part of the site (Jones Road) and integrate public access along this road. To facilitate this it is anticipated that the paper roads can be realigned and/or a specific legal agreement with QLDC (as the road controlling authority) will be entered into as required.

Site access/intersections

The proposed vehicle access arrangements are described in the attached Transport Report prepared by Traffic Design Group (Appendix 4). The following improvements to the existing public road network are anticipated to be provided as part of the proposal (subject to the approval of QLDC and NZTA as the respective road controlling authorities):

- Form a priority intersection on Howards Drive controlled by give way signs. This could include a new right turning bay on Howards Drive.
- Form a new intersection on the west side of Jones Road at least 60m west of Howards Drive. The final location of the intersection will need to be confirmed as part of the detailed design to ensure that it maximises the sight distance to the south.
- Form a priority intersection on Jones Avenue generally along the alignment of the existing paper road. Sight distances will be improved by aligning the intersection as far to the north as practical and by reducing the height of the earth bank to the north of the intersection. Detail design will need to work around the existing utilities (gas storage and water pumping station).
- Investigate public transport requirements and likely requirements for new bus stops on Howards Drive and potentially even Jones Avenue to service the village residents.

Reticulated services

A high level civil infrastructure overview of the proposed development has been carried out by Fluent Solutions Limited (Appendix 3). In summary all infrastructure requirements for the development can be met by existing and new services.

Wastewater servicing will be met by an internal gravity sewer collection network within each Block. This will run to a wastewater pumpstation delivering to a connection point to existing sewer reticulation near the new Stalker Road roundabout on Ladies Mile.

Water demand can be met by supply from the proposed upgraded Shotover borefield development to the west of Shotover Country. Particular measures, such as booster pumping, will be necessary to provide sufficient service and firefighting pressures to the elevated QCC sites. Peak hourly demands will likely be met by a combination of direct injection to the reticulation and reservoir storage.

The disposal of stormwater from Blocks 1 and 2 via the LHE stormwater collection and disposal system places limitations on the rate of design discharge and poses a potential risk of flood damage to residential property in LHE. Therefore a separate stormwater collection and disposal route discharging to an existing drainage channel that conveys Stormwater runoff from the LHE stormwater system to the Kawarau River is proposed. On-site stormwater detention will be required to meet local stormwater standards and reduce peak discharge off the site. Such detention can be achieved in various ways, but this has yet to be established.

Regarding power and telecommunications servicing, given the significant development already planned in the area over the coming years it is likely that the planned QCC development can be readily accommodated along with this other growth.

5. ASSESSMENT OF THE QLDC LEAD POLICY

In accordance with section 5.2 of the QLDC Lead Policy on Special Housing Areas the Council will assess an Expression of Interest against the criteria in 5.2.1 to 5.2.9. This requires consideration of the following matters:

- Location
- Infrastructure
- Demand for a Qualifying Development
- Demand for Residential Housing
- Affordability
- Predominately Residential
- Building Height
- Minimum Number of Dwellings
- Residential Development Quality

These matters are assessed in the following sections. It is acknowledged that this criteria is not a 'tick the box exercise', as the Council will be aware from its consideration of the Arrowtown Retirement Village SHA:

Whilst important, the Lead Policy provides another framework for Council to assess proposed SHAs, and this still needs to be balanced with HASHA's overriding goal of increasing housing supply. Proposals that conflict with multiple elements of the Lead Policy may be difficult to support, but some inconsistency with a minority of principles may not be a reason on its own to view a proposal unfavourably².

While all the boxes do not need to be ticked, we submit that they are and the proposal is consistent with the principles espoused in the Lead Policy. While the proposed retirement village development has different characteristics to a typical residential development it is fundamentally and predominately a housing development that will increase the supply of land to help alleviate the under supply of housing in the Wakatipu Basin.

The proposal is consistent with the Lead Policy's objective of establishing SHAs within or adjacent to existing urban areas. The design concept has been carefully and comprehensively thought out and addresses the local urban, rural and open space characteristics of the locality. The development will not be speculative. The Sanderson Group has a long term commitment to the ongoing operation of the village and prides itself on providing high quality residential living environments. This provides a form of guarantee that the quality and upkeep of the development and grounds will be high.

Sanderson Group is committed to a community housing contribution. The proposal will ultimately address housing affordability issues by:

- Providing dwellings and apartments that will be sold at a price point that is affordable relative to the existing market in Lake Hayes Estate, Shotover Country and the Wakatipu Basin;
- Helping 'free up' existing housing stock in the Queenstown district, particularly Queenstown and the Wakatipu Basin, as people vacate to occupy within the village;
- Providing an increased supply of [onsite] worker accommodation;
- Providing a land or monetary contribution to the Queenstown Community Housing Trust (support from the community housing trust is expected to be forthcoming).

² Par 36 of the Report for Council Agenda Item 3, 26 November 2015

5.1. Location

For several years now the Sanderson Group has wanted to bring their retirement model to Queenstown. The Group has viewed a number of sites. None have been suitable. In some cases the zoning may have been correct but they were either not large enough, or the location was not central to the community catchment, or they were less desirable areas for where the Queenstown older generation residents prefer to live.

Sanderson Group has now found two adjacent sites ideally suited for a Retirement Village here in Queenstown, that are centrally located and amongst an established community. The Queenstown Country Club will be nestled between two existing residential settlements being Lake Hayes Estate and Shotover Country. The existing area of Lake Hayes Estate and the neighboring Shotover Country development contain a variety of urban and community facilities. These will provide support to future residents of this area and the development of this site will in turn support those facilities.

This site ticks all the boxes and is the best site for a retirement village in Queenstown.

It is very difficult to find a site like the proposed site which has the attributes necessary to facilitate the development of a successful comprehensive retirement village. These attributes include:

1. A large area of flat land central to the Wakatipu basin;
2. A desirable location with good climate conditions (with ample sunlight and low wind) that is part of a safe established residential community;
3. Reasonably close to retail/commercial activities and offsite healthcare practitioners; and
4. Available and affordable (to ensure housing can be offered at a relatively affordable price to residents while providing a return on investment).

Feedback from the recent open day demonstrated clear support for establishing a retirement village along the Ladies Mile. The great majority of those who attended consider it to be a much warmer and sunnier site when compared to other options such as Arrowtown, where it was identified as being considerably colder or Jacks Point and Henley Downs, considerably windier.

From Fraser Sanderson:

The sites location allows easy access to all the surrounding areas and is adjacent to 2 large family residential areas. This is important. Every one of those families in Shotover Country and Lake Hayes Estate have parents that will need ongoing care at some stage. For the elderly to be close to their children and grandchildren is their highest priority, especially when they are no longer driving or may well still have a licence but only driving very short distances. This location allows the residents to turn left on to Ladies Mile and is easy access to the shops and supermarket or right to Arrowtown for their day outings or coffee. There is no need for them to go further afield and the majority will choose not to.

A central location for a Retirement Village is just as important as the central location of a shopping centre or a school within a community. A Retirement Village can be the hub of a community. It's a busy place and is so reliant on easy and quick access in all directions, not only for the resident, but family and friends visiting, and the large amount of staff that is required to run such a facility. It must also be easy access for residents who are still driving as well as service delivery vehicles.

5.2. Infrastructure

No significant infrastructure capacity issues are foreseen. Any issues will be able to be dealt with at resource consent time and no financial issues should arise for the Council.

Reticulated services

As assessed in the attached report prepared by Fluent Solutions Limited (Appendix 3) the development can be serviced in terms of water supply, stormwater drainage, and wastewater. Detailed design is yet to occur and some decisions around servicing will need to be agreed with Council at a later date. The majority of onsite services will be privately owned and maintained by the Sanderson Group as operator of the retirement village.

Transport

The attached traffic assessment prepared by Traffic Design Group (Appendix 4) identifies that the proposal will have minimal effect on the surrounding roading network. Alterations to the existing road network will be required and these will be subject to detailed design. The development cost of the necessary road improvements will be borne by parties other than the Council – primarily the Sanderson Group.

Other (non-Council) infrastructure

The proposed retirement village includes social infrastructure. Specifically, the proposal includes the provision of care activities which are in short supply in the district. The development will also provide new private and public recreation and access opportunities which will enhance the adjacent public cycle/walkway trail and reserve network.

Like the Arrowtown Retirement Village, the proposal is not anticipated to have any discernable impact on the roll of any school. There may be some limited indirect impact where existing houses in the district are freed up and families with school age children move into the houses. Such impact is anticipated to be minor and should already be anticipated (as families could move into those homes at any point in time).

It is anticipated that the development can be readily serviced with electricity, gas and telecommunications required to meet the demand generated by the proposed development. The specific capacity and infrastructure provision requirements to be provided by other network utility providers will be subject to the detailed design of the retirement village and can be satisfactorily dealt with at a later date.

5.3. Demand for a Qualifying Development

The proposal will deliver new residential housing that supports the aims and targets of the Queenstown Lakes Housing Accord in a timely manner. This efficient timing is very important to Sanderson Group which is very keen and able to progress the whole of the proposed development on the site as soon as possible. They propose construction of the care facilities as soon as possible (the demand for care services are in such high demand that Sanderson Group will not wait to stage the construction of this part of the proposal).

The proposal will provide affordable retirement living choices as well as the significant benefit of freeing up access to existing housing stock within the district and also benefit ratepayers by constructing and maintaining private infrastructure and freeing up a variety of public services, including healthcare.

The provision of employment with onsite worker accommodation and a direct contribution to the local community housing trust are unique to this proposal and will be significant benefits that can be realised through allowing the proposal via the SHA consenting regime.

5.4. Demand for Residential Housing

There is an acute need to provide the type of housing proposed by the Sanderson Group, particularly the need to accommodate elderly people within new retirement villages, homes for purchase by first home buyers/low wage earners, and worker accommodation.

The Need for a high quality Retirement Village in Queenstown

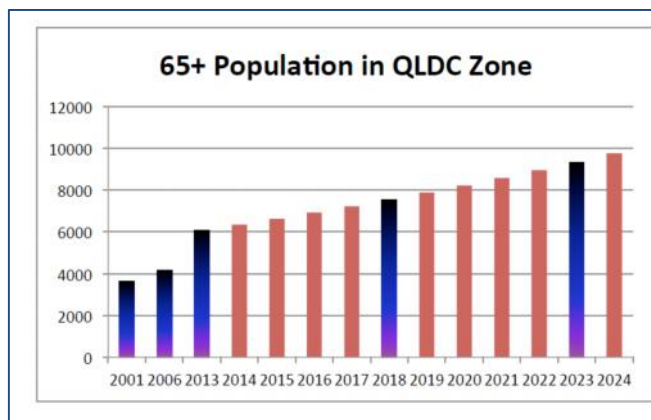
Queenstown has two major crises ahead of us:

1. Over the next ten years it will experience a major shortage of adequate accommodation for its aging population (caused by baby boomers).
2. The other major problem will be in providing accommodation to a **standard and quality** to meet the expectation of the new generation of retirees (baby boomers).

Sanderson Group has recognised this, and is known within the industry to provide the best accommodation standard and care in the country. Their level of quality when developing and operating these facilities is well recognised as market leading.

Some interesting statistics:

- Within the next **10** years our population of 65 yrs. and over is going to increase by **50%**.
- Within the next **25** years the over 65's population will **double**. The over 65's then will represent **25%** of the New Zealand population.
- Within the next **30** years the over 75 population will **double**.
- Within the next 30 years $\frac{1}{4}$ of Queenstown residents will be retirees.
- A little behind the National average where a $\frac{1}{4}$ of the population will be over 65 in 25 years' time.



Source: Statistics NZ 2013

Figure 7 Trend in QLDC 65+ population

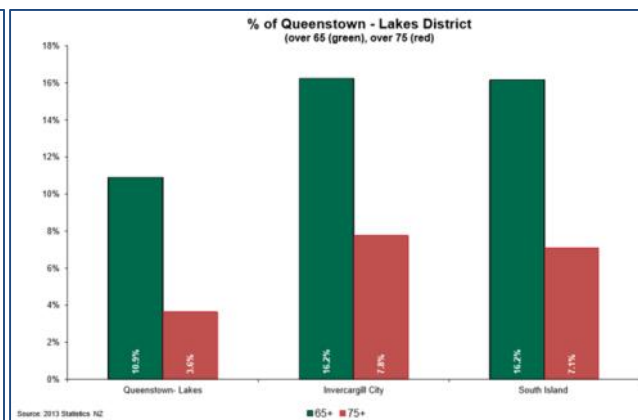


Figure 6 % of +65 & +75 in Queenstown, Invercargill, Sth Is

The above graphs demonstrate the percentage of our population of residents over 65, and over 75. It is interesting to note that the percentage of residents over 75 in Invercargill is 7.8%, and South Island overall is 7.1%, double what it is in Queenstown- Lakes District at only 3.6%. Based on averages this identifies that over 1000 of our local residents over 75 (that's half of them) have had to leave the area and $\frac{1}{3}$ of our residents over 65's are also leaving.

Lack of Supply

This departure of our aging population and the low provision of facilities and services on offer identifies that there is a pressing need for retirement village accommodation and care. There are only two live retirement village proposals in Queenstown, both of which are located on rural zoned land within the Wakatipu Basin outside urban zoned land (the Queenstown Country Club and the Arrowtown Lifestyle Retirement Village).

In recent years, at least four retirement village proposals have been unsuccessful or are not being pursued:

1. Shotover Country has set aside a small area of land for a retirement village. However, no details are available of any proposed village. The area of land set aside appears too small to accommodate a comprehensively designed retirement village (a new retirement village of this size will not address the shortfall in accommodation – even combined with the capacity that may be provided in the Arrowtown Retirement Village).
2. Resource consent was obtained for a retirement village in Remarkable's Park in 2010. However, this consent has not been given effect (it is assumed the consent is not viable otherwise it would have been implemented by now).
3. The Ayrburn Retirement Village proposal is not being pursued.
4. Resource consent for a boutique retirement village in Park Street Retirement Village is not being pursued³.

As discussed above the Sanderson Group has considered the merits of utilising the Shotover Country and Remarkable's Park village site, but determined them to be unsuitable for a retirement village. Other locations could exist throughout the district, but developing these locations into a successful, high quality village is quite different. Sanderson Group has the knowledge, experience, and expertise to select, develop and operate successful villages and their opinion is that the site is the most suitable in Queenstown.

Comfort and Care for our Retirees

From Fraser Sanderson:

The Queenstown District is experiencing an unusual phenomenon where its aging population are leaving the area. Many of them are leaving because they have no alternative. It may be they require being close to medical specialists and support, or they feel the need to be in a Retirement Village. Many Retirees live in homes that were not built for the harsh local climate – been built in the 70's etc. They need warm dry homes built to the present modern standards and building code with double glazing, insulation and modern heating etc.

As retirees age, it is highly probable that at least one partner of a couple will require regular medical attention. This may require regular visits to their specialist or they will require rest home, hospital or dementia care. Because of the lack of medical specialists and consultants servicing this area, residents have to travel outside Queenstown for specialist appointments. For many of them this is problematic.

³ This proposal would have been a comprehensively designed boutique retirement village along Park Street. However, due to opposition the developer is now pursuing a residential apartment development.

Elderly move into a Retirement Village facility, where they know they have the security, ongoing care and support, as well as companionship, especially if (and it is inevitable) one of them is left alone. Being left alone in the community is often a real concern to them (especially if they don't have family close by.) By providing Retirement Villages in this community we will be able to reduce the mass exodus of Retirees out of Queenstown and the Medical Specialists will come because they will have Cliental (Specialists rely predominately on the elderly for their cliental.)

In the Queenstown District (going on the national average) for every 7.3 residents over the age of 75 we need **one** bed. So if we presently have approx. 1000 Residents over 75 in the Queenstown District, within the next 2 years we need **175** rest home beds. Presently we have 35. A major shortage of **140** beds. Queenstown doesn't even have a dementia unit. In just over 10 years' time (and that with the present rate of growth and present rate of the elderly leaving) we are going to require **357** Resthome/Hospital beds.

The graph below demonstrates when it comes to Retirement Units (or homes) we immediately need to plan for **155** more Retirement Units, and with the present rate of growth (even with the present rate of the over 65s leaving the area), we will still require an additional **263** Units over the next 10 to 12 years. With half of the population over 75 having to leave this area we have a major challenge ahead to provide this accommodation and it **would be socially irresponsible to our elderly population for us as a community and as a Council to ignore it.**

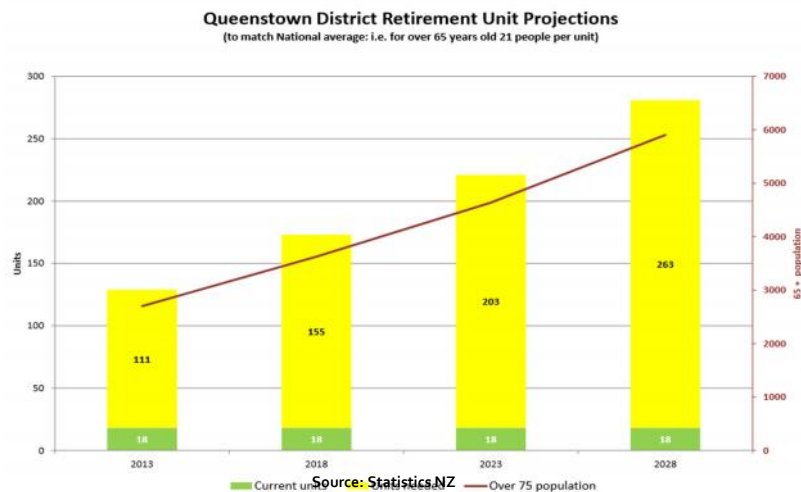


Figure 8 Queenstown District Retirement Unit Projections

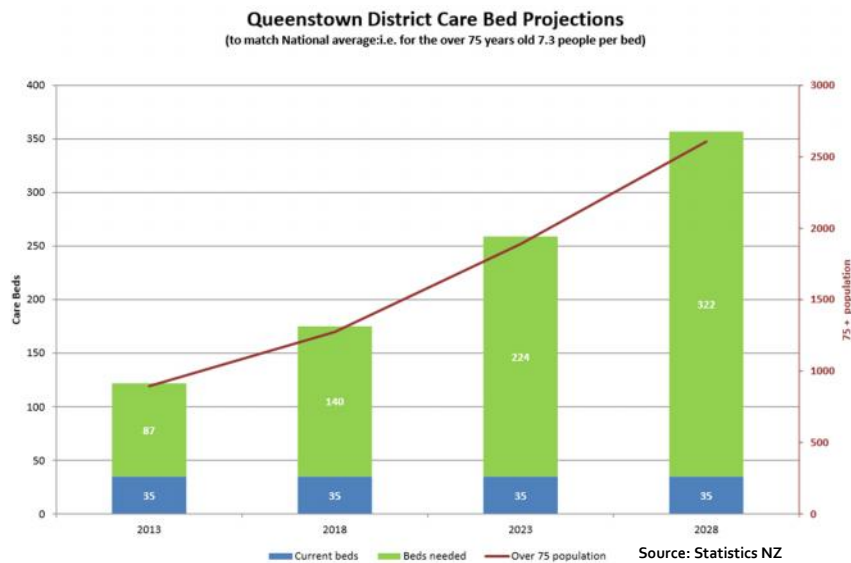


Figure 9 Queenstown District Care Bed Projections

We have to address it. There is just no suitable fully integrated retirement village accommodation available in the Queenstown District where elderly residents can be looked after and provided for their aging needs, and where they don't have to leave. They want to make accommodation choices while they are fit, healthy and of sound mind to make those decisions. They don't want to leave it too late, where any move becomes stressful for them, or they are reliant on others to make those decisions for them. Retirees do not want, nor do they choose, to leave where they currently reside, and in many cases brought up family, or have family and friends living close. There is no suitable ongoing retirement accommodation here in Queenstown so they have to leave. Because they are leaving, the medical consultants who rely heavily on them for the majority of their business, are not coming. They don't have the customers. It's simply a commercial decision for them. We need to reverse this migration trend.

We need to provide Queenstown retirement choices for residents. This can only be achieved by providing retirement Village accommodation with ongoing care and support services. We need to plan for the future to keep up with the demand. In Queenstown presently there is more than enough room for two villages and over the next ten years the demand will require a further two.



Quality of Accommodation

The other major issue we have to address which I alluded to earlier, is the quality of the accommodation and the quality of service and care that we have to provide, that is expected by the new generation of retirees and also, their children.

*This is just as problematic as not having enough supply and will be further exacerbated by the present generation of children who are assisting their parents into these homes. What our Grandparents and parents were prepared to accept in Retirement Village and Resthome accommodation, and what they were prepared to accept regarding the **quality of care** at that time, is totally different to what we expect and demand, as this new generation of baby boomers retire. The new retiree generation's expectations are extremely high. We are used to nothing but the best, and we expect it more than anything as we reach that retirement stage in our lives. When it comes to finding Resthome or Hospital accommodation, it is often the children (who are in that 40 & 50 age group) who are looking and deciding for their parent. When it comes to putting a parent into a care facility, the children even more so, want what they are used to – only the very best.*



*Our older residents expect nice homes and they don't want to downgrade, just because they are labelled as "old". The accommodation has to be to a standard and quality that our Queenstown residents are accustomed too or better than their present homes. Retirees have worked and saved hard all their working lives. Now they want nothing but the best for themselves and more importantly for their spouse. In their remaining years the retirees in Queenstown will stay, if we provide good accommodation to a standard and **quality** of what they are used to and **prepared** to live in.*

If we provide good quality Retirement housing accommodation, with the associated Rest home, hospital and dementia care, our retiree residents here in Queenstown will stay and medical specialists, services and specialised equipment will come. The numbers will be there to justify it and all ages and members of the community will benefit.



Demonstrable support

The Sanderson Group has taken a lot of confidence in the level of support for the proposal receive to date, particularly from potentially intending residents. As Mr Sanderson notes:

In my thirty years' experience in the retirement industry where we have introduced a new project to the public through an open day, as we did on Sunday 3 April, I have never experienced the numbers and the frenzy that we did at that open day. There was incredible immediate need by many of them who wanted to select and sign up for a home as well as a number who were requiring care. The demand was insane and there was a feeling of relief by many retirees and their families that a retirement village is coming to Queenstown. However at the same time I felt a little bit of scepticism by many who questioned whether this would really happen as they've been waiting for so long for this type of facility but it had never eventuated.

Since the public open day on April 3 181 people have signed a letter of support. A copy of these letters has been included as part of this Expression of Interest (Appendix 6).

The submission by the Sanderson Group was supported by three parties (and opposed by four parties). The supporting further submission by E & M Hannan stated the following:

"The proposal for a Retirement Village adjacent to already urban zoned area is an appropriate site with easy access for residents to Lake Hayes Estate and Shotover Country where another Village is under consideration There is nearby accommodation for the workers at the Village. We support the rezoning for this development with set back from the main road. It is also not far from the shopping and amenities at Remarkables Park and Frankton. This submission is being processed in the proper way unlike the Arrowtown Retirement Village proposal on a rural back road well away from amenities in a rural zone and outside the Arrowtown boundary."

Sanderson Group has also received personalised letters of support from a few parties, including Sue Dennis, and long-time resident of Queenstown, Grey Power Member, and current resident of Lake Hayes Estate. Her words echo numerous verbal and informal feedback we have received to date:

The Mayor & Queenstown Lakes District Council

I am writing in support of the Proposed Retirement Village on Ladies Mile, Queenstown.

Having made Queenstown my home for the past 32 years, I am fortunate to have my daughter and grandchildren living close by, many friends and a career I love. I volunteer for many organisations so it is my intention to stay here.

I am now in my mid- sixties and I find myself and my friends planning for our future retirement and we are concerned that we may have to leave as we do not have a Retirement Village with all the facilities attached that one day we might need.

The current facilities that we have in Queenstown for aged care are not fit for purpose. We would like to live in an independent villa with recreational facilities on site, companionship and hospital care if needed.

Mr and Mrs Sanderson's proposed Retirement Village is like a dream come true and we should embrace their vision.

Not only will this take care of our retirees and people needing hospital care but it will also lead to the creation of new jobs with accommodation provided.

Over the years I have seen local people forced to leave Queenstown because we do not have a Retirement Village. Sadly, they left behind their families, lifelong friends, a town they helped create through good and bad times.

They were the ones that sat on committees, fundraised for sporting facilities, volunteered for the Fire Service, St Johns, supported victims of a crime or trauma to name just a few.

It would have been nice for them to see out their golden years in the town that they loved and helped to create.

Everyone has a sad story of separation due to lack of care facilities in Queenstown.

This is one such story that touched my heart.

A young local lady was involved in a car accident, and as a result she was left physically disabled.

For many years she was cared for by her parents. The time came when her parents decided that they were getting too old and they needed to find a suitable place for their daughter to be cared for.

The rest home that suited her needs was many miles away from Queenstown thus making regular visits to see their daughter a challenge. It was heart breaking!

I would hope that the Council will look favourably upon Mr & Mrs Sanderson's application to provide Queenstown with the proposed facility, but that they also see this as an opportunity to be involved, and make this a facility that can be a template for the rest of the country to aspire to.

New worker accommodation

The Wakatipu Basin has high housing and rental costs resulting in difficulties for lower wage earners to find suitable housing. It is noted that in Lake Hayes Estate and Shotover Country homes are currently being rented for approximately \$600-\$850 per week. This is very expensive relative to the income of employees in the retirement village and healthcare sector. Whilst it is anticipated staff will reside in Queenstown and throughout the Wakatipu basin, including Lake Hayes Estate and Shotover Country, the proposal includes onsite rental accommodation to accommodate a large number of staff.

Improved access to existing housing stock

The proposal will free up hundreds of homes for the local housing market. Statistics show that the majority of people moving into villages will come from within the district. It is inevitable that this will be of significant benefit to the supply of housing.

Provision for small private allotments/community housing

A small flat area of land located on the southern part of the site (adjacent to the Onslow Road Special Housing Area) offers an opportunity to be developed as a small residential subdivision (e.g. 5-10 lots).

Provision for new community housing

The Sanderson Group is also willing and able to contribute to the Queenstown Community Housing Trust. Discussions with the trust have advanced to the point where a formal agreement is anticipated to be forthcoming. The proposal could potentially result in up to a million dollars being contributed directly to the housing trust (money or land equivalent).

5.5. Affordability

The Sanderson Group will positively engage with the Council to achieve specific outcomes that might be sought by the Council and/or the Community Housing Trust. The masterplan provides for density higher than typical residential subdivision and numerous 1 and 2 bedroom dwelling units will be provided.

The achievement of smaller dwellings and higher density at prices below the market average is one reason why we have developed this Expression of Interest. The price point for the villas is anticipated to begin at around \$575,000. In addition to creating accommodation at an affordable purchase price Sanderson Group are also investigating further discounting measures and alternative tenure options (for example renting as opposed to purchasing units).

No restrictive covenants impacting on affordability are proposed. Like other retirement villages in New Zealand residents will be able to purchase their houses on the requirement that they sell it back to the Sanderson Group, who ensure it is on-sold to other retirees/elderly residents. The majority of proposed housing will be retirement village accommodation. Accordingly, the following matters identified in the Council Agenda for the Arrowtown Retirement Village is considered applicable to the consideration of this case:

The proposal will help address housing issues by both providing for new housing supply, and helping to free up existing housing in Arrowtown and elsewhere in the Wakatipu Basin that might otherwise have been retained for a longer period of time by some ageing residents. The developer has indicated that a significant proportion of the villa units developed would be marketed at around the 500K price point – which is considered to be a relatively affordable price point (ie. below the median house sale price in the Wakatipu Basin). The developer has submitted a letter of support from the Community Housing Trust, and has indicated they are committed to contributing to the Housing Trust in some manner – noting that this will take a form different to the typical approach taken in residential developments, given the unique characteristics of a retirement village development. An appropriate contribution can be negotiated through the deed that Council will require the developer to enter into.

5.6. Predominantly Residential

Retirement villages are residential activities, they simply provide a different type of specially designed accommodation compared to typical residential subdivision and development. It is noted that the District Plan includes retirement villages as residential activities, inclusive of the ancillary administrative/commercial/retail activities and open spaces that service the village residents.

A considerable amount of land proposed to be included in the SHA is not intended for development and is to be set aside for open space and recreation. This land use will provide benefits to the local community and is an important mitigating factor upon which the urban elements of the proposal rely.



Figure 10 Masterplan of the southern site (refer page 17 of Appendix 2)

5.7. Building Height

Careful consideration has been given to building heights in the design and layout of the proposed village, as indicated on the masterplan and discussed in the landscape and urban design report prepared by Boffa Miskell (page 24). In summary, we proposed the following building heights:

- 1 story (<6m) for all villas
- 2 storey (<8m) for the commercial buildings
- 1-3 storey (6-10m) for the proposed care facility building

We have not proposed a height limit for the proposed housing that might be provided off Onslow Road (opposite the Onslow Road SHA). It is anticipated this housing would be 1-2 storey residential housing and designed to be similar to existing housing and/or the type of housing to be constructed within the Onslow Road SHA.

5.8. Minimum Number of Dwellings

The proposed development easily exceeds the minimum number of dwellings outlined in the guidelines.

5.9. Residential Development Quality

The Sanderson Group agrees in principle with the requirements of the criteria set out in 5.2.9 of the Lead Policy and considers these are important, particularly if the greater housing yields (and therefore supply and affordability) are to be achieved.

Individual units will be available on the open market, albeit sold by the Sanderson Group as the underlying owner of the village (as is the case with modern retirement villages in NZ).

The development quality has been given comprehensive consideration by the project team as demonstrated in the attached Landscape and Urban Design Report prepared by Boffa Miskell. These include:

- Enhancement of Ladies Mile Tree Avenue planting and boundary treatment.
- Retention of rural open space along Ladies Mile.
- Implementation of a planted visual buffer adjacent to the rural open space along Ladies Mile.
- Clustering of proposed houses facing onto Ladies Mile with the planted buffer.
- Architectural design of buildings within the clusters to create an attractive rural character.
- Architectural design of commercial buildings including the proposed care facility to create an attractive rural character.
- Inclusion of evergreen planting within the planted buffer to provide winter screening of buildings.
- 20m wide building setbacks, mounding and planting treatments along Howards Drive and along terrace edges.
- Inclusion of building and structures selected colour and material palettes.
- Development of a detailed landscape plan showing; Street tree planting, boundary planting, walkways and cycleways, landscape features, open space areas, ecological enhancement, Stormwater management areas and their enhancement, fencing design, streetscape treatments and layouts, hard surface treatments, lighting design to avoid light spill, street furniture, and signage design character.
- Development of building design guidelines addressing appropriate design details for different parts of the site.



Figure 11 Proposed internal village landscape typologies (page 23 of Appendix 2)

6. OTHER MATTERS

The following section includes consideration of the following other matters:

- Consultation
- RMA matters
- Comparison with other expressions of interest

6.1. Consultation

Consultation carried out to date

The Sanderson Group has already carried out and/or initiated substantial and meaningful consultation with numerous parties, as summarised in Table 2 below.

The Sanderson Group has gathered, and continues to gather, significant levels of support from members of the local community. In summary some concern (in principle) has been raised about the landscape and traffic effects but feedback to date has identified overwhelming support for the proposal. Appendix 6 includes a copy of the written support the Sanderson Group has received to date. Additional support is expected to be forthcoming.

Consultation to be carried out

As part of the Expression of Interest process it is anticipated that consultation with QLDC will occur (or continue to occur) in terms of:

- Process administration and other general matters
- Council owned infrastructure/utilities and design of new infrastructure
- Reserves and recreation, including use and realignment of unformed legal road
- Addressing environmental effects

As part of the Expression of Interest process it is anticipated that QLDC will seek feedback from members of the public and consult with the following specific parties:

- Ministry of Education (MoE)
- New Zealand Transport Agency (NZTA)
- Otago Regional Council (ORC)
- Ministry of Business Innovation & Employment (MBIE)
- Ngai tahu representatives

Consultation carried out by the Sanderson Group is ongoing and will be complemented by the additional consultation to be carried out with and by QLDC as set out in the Act and QLDC's SHA policies. It is also important to note that the Act ensures affected infrastructure providers and adjoining neighbors are able to participate in the resource consent process.

Further updates on consultation carried out by Sanderson Group will be provided to QLDC throughout the EOI process.

Table 2 Summary of consultation carried out and specific feedback received to date

Party	Description	Summary of feedback
General Public	District Plan Review Process Public submission by Sanderson Group to rezone the north site urban, enable a retirement village; and shift the UGB. Also presentation by Sanderson Group and presentation of expert planning evidence at the public QLDC district plan hearing. Submission by R&R Jones to rezone the southern site to residential and to shift the UGB. Submission by D Moffat to rezone the northern site to rural lifestyle.	Seven submissions received on Sanderson Group Submission (x3 support, x4 opposed). No known opposition raised in evidence or at the Council hearing. Two submissions received in opposition to the R&R Jones submission. Four further submissions received on the Moffat submission (x2 support, x2 opposed).
General Public	Newspaper ODT Dec 2015: <i>Land rezoning for retirement village sought</i> ; ODT March 2016: <i>Special status sought for retirement village</i> ; Mountain scene Dec 2015: <i>Old Ladies Mile? Retirement home plan mooted</i> ; Mountain scene: March 2016 <i>Quarter of a billion development</i>	Various enquiries (phone calls) to Fraser Sanderson, primarily in support and seeking further information about the proposal
General Public	Public Open Day at Graze Café in Lake Hayes Estate	Overwhelming support from those that attended (estimate about 250 with supporting letters received by over 100 people on the day)
	Letter box drop	Various enquiries (phone calls) to Fraser Sanderson, primarily in support and seeking further information about the proposal
Lake Hayes Estate Residents Association (LHERA)		The LHERA committee made a further submission on the PDP opposing residential development along the ladies mile, including the proposed retirement village. Feedback at the 2016 AGM to the Sanderson Group was neither in support nor opposition. Key concerns raised/acknowledged related to traffic/pedestrian safety and landscape effects.
NZTA	Further submission, various conversations with NZTA	Interested/affected party wanting to understand the detail design. NZTA opposes direct access to the state highway. Discussions are ongoing and support from NZTA (or at least a neutral position) is anticipated.
Queenstown Community Housing Trust	Meetings and ongoing conversations with trust	Supportive in principle – written agreement expecting to be forthcoming
Graze Café	Meeting(s) with café owners	Supportive
Ladies Mile Pet Lodge (K & R Lemaire-Sicre)	Conversation at district plan hearing	Not opposed
Save the Ladies Mile Tree committee	Liaison with committee (attendance at meeting)	Supportive of strategy to protect ladies mile corridor, saving ladies mile trees, undergrounding power lines.
Queenstown Trails Trust	Meeting	Supportive in principle of potential benefits to Trails
Ladies Mile Landowners ⁴	Various individual conversations and meetings	Various responses ranging from highly supportive to indifferent
Celine Collins ⁵	Conversations	Supportive – personal letter of support provided (copy in Appendix 6)

⁴ M Harrison; R&J Key; J Walker; T McCashin; G Stalker; J & R Kelly; M & M Henry; M Tylden; D Finlin; W French; J Boulton; S & P Strain; QCL Holdings

⁵ Palliative Care Nurse Specialist for Wakatipu

People who have signed a letter of support (copy in Appendix 6)

1.	Cooper, Lorraine	62.	Evans, Kathryn	124.	McDermid, Alan
2.	Davies, John	63.	Farrell, Sue	125.	McDermott, Sylvia
3.	Davies, Trish	64.	Farrell, Bob	126.	McDowell, Aaron
4.	Hutchins, Olive	65.	Fea, Dave	127.	McGregor, Shirley
5.	Hutchins, Bryan	66.	Fordyce, Jan	128.	McGregor, Ray
6.	Aitcheson, Alan	67.	Fox, Ken	129.	McKeich, Gloria
7.	Anderson, Frank	68.	Fox, Di	130.	McLean, Terry
8.	Ball, Margaret	69.	Fraser, Reg	131.	McLean, Erina
9.	Ballantyne, Faye	70.	Fraser, Carol	132.	McMeeken, Stephanie
10.	Ballantyne, Gordon	71.	Frazer, Chris	133.	McRae, Jim
11.	Barrett, Pamela	72.	Fryer, Iva Rose	134.	McRae, Lynn
12.	Bartlett, Gaye	73.	Gavin, Dorothy	135.	Mudd, Rae
13.	Bashford, Annette	74.	Geddes, Maryann	136.	O'Connor, Michael
14.	Bashford, Robin	75.	Glass, Simon	137.	O'Connor, Margaret
15.	Bligh, Gerard	76.	Graham, David	138.	Patchett, Colin
16.	Bonham, David	77.	Graham, Helen	139.	Patchett, Diane
17.	Boulay, Danika	78.	Guise, Heather	140.	Patel, Tracie
18.	Boulay, Karen	79.	Guise, Joe	141.	Paterson, Evan
19.	Brown, Alan	80.	Hardy, Terry	142.	Paterson, Helen
20.	Brown, Marie	81.	Hardy, Raewyn	143.	Paulin, Shirley
21.	Brownlie, Alison	82.	Harrison, Marjory	144.	Perkins, Ross Francis
22.	Brownlie, Bill	83.	Henry, Elizabeth Ann	145.	Pringle, Marcus
23.	Buckenham, Sue	84.	Hesson, Keith	146.	Pollock, Thelma
24.	Bulling, Ben	85.	Hesson, Elaine	147.	Richards, Bob
25.	Bulling, Errol	86.	Iles, Rupert	148.	Richards, Dorothy
26.	Carlsson, Brent	87.	Iles, leBerne	149.	Robins, Tony
27.	Carlsson, Margaret	88.	Jack, Gavin	150.	Robins, Margaret
28.	Cassels, Pam	89.	Jackson, Debbie	151.	Roff, Dawn
29.	Cassels, Colin	90.	Jackson, Kelvin	152.	Roy, Sarah
30.	Chisholm, Shirley	91.	Jackson, Peter	153.	Russell, Bob
31.	Chisolm, Snow	92.	Jackson, Carol	154.	Russell, Pat
32.	Chisolm, Pam	93.	Jones, Alex	155.	Sharp, McCallum
33.	Cleaver, Annabel	94.	Jones, Graeme	156.	Sharpe, Bill
34.	Cleaver, Matt	95.	Jones, Russell	157.	Sharpe, Kirsty
35.	Cleaver, Noeline	96.	Jones, Ruth	158.	Sheehy, Bill
36.	Cowan, Ann	97.	Keitmer, Gerd	159.	Sheehy, Penny
37.	Cowan, Allister	98.	Kelly, Jan	160.	Simms, Sue
38.	Crolla, Carole	99.	Kelly, Russell	161.	Simms, Ray
39.	Crow, David	100.	Kleinjan, Else	162.	Spence, Laurel
40.	Cunningham, Sue	101.	Kleinjan, Arie	163.	Spence, Mark
41.	Cunningham, Bruce	102.	Lambert, Nick	164.	Summerfield, Kristian
42.	Dalzell, Louise	103.	Larsen, Neil	165.	Swan, Alistair
43.	Davenport, David	104.	Larsen, Joan	166.	Theyers, Barney
44.	Davenport, Jocelyn	105.	Latham, Mark	167.	Theyers, Stephanie
45.	Davis, Angela	106.	Lavender, Owen	168.	Treanor, Blair
46.	Dawson, Iona	107.	Lavender, Colleen	169.	Walker, Michele
47.	Dawson, Barry	108.	Lawson, Gary	170.	Walker, Scott
48.	Dennis, Sarah	109.	Lewisham, Ross	171.	Werahiko, Treves
49.	Dennis, Sue	110.	Lewisham, Mary	172.	Werahiko, Pauline
50.	Dever, Diane	111.	Macdonald, Elizabeth	173.	White, AJ
51.	Diedrichs, Mark	112.	Macdonald, Graeme	174.	White, Jenny
52.	Dore, Ian	113.	Mackay, Bruce	175.	White, Michele
53.	Dore, Gwen	114.	Mackay, Maria	176.	White, Michael
54.	Douglas, Mark	115.	Mackenzie, Mavora	177.	Wikstrom, Gill
55.	Douglas, Brenda	116.	Macnamara, Lorraine	178.	Wood, Beth
56.	Dowling, Helena	117.	Macnamara, Brian	179.	Wynne, Christie
57.	Dowling, John	118.	Mair, Barbara	180.	Young, Fiona
58.	Drewett, Alisa	119.	Mair, Stan	181.	Hanan, Elizabeth
59.	Dumble, Jon	120.	Mann, Kathleen	182.	Hanan, Murray
60.	Ellingham, Wendy	121.	Martin, Michael		
61.	Ellingham, George	122.	Mawhinney, Russell		
		123.	McCarthy, Mary		

6.2. RMA considerations

There is no requirement for Council to consider RMA matters when determining whether or not to recommend land to the Minister to be classified as a Special Housing Area – the assessment of statutory planning and RMA matters is intended to occur after the land has been classified as a SHA. In this regard, Councils Lead Policy states:

For the purpose of clarifying the effect of sections 15(8) and 34(1) (d) of the Housing Accords and Special Housing Areas Act 2013, any reference to the Operative District Plan will be a reference to the objectives, rules and policies for the appropriate residential zone or in some cases other provisions including overlay Policy Areas that apply to the area.

The appropriate residential zone may not be the zone that the development is actually located in, particularly in instances where a special housing area is located on land that does not have a residential zoning – for example land with an industrial or rural zoning.

Additionally, QLDC staff recently advised Councillors⁶:

HASHA provides no guidance by way of specified criteria on what matters local authorities should consider when deciding whether to make a recommendation or not to the Minister on potential SHAs. In particular, it does not indicate whether it is appropriate to consider 'planning issues', such as landscape, District Plan provisions, and previous Environment Court decisions. What is clear is that HASHA is concerned with enabling more housing supply. To this effect, targets have been set in the Housing Accord that Council has agreed with the Minister of Building and Housing to meet. Despite the silence of HASHA, Council's legal advice is that planning and RMA considerations are relevant matters for Council to consider when deciding whether to recommend a potential SHA to the Minister. However, while these RMA considerations are relevant, Council's decision-making should remain focussed on how to best achieve the targets in the Housing Accord. While the weight to be afforded to any consideration – including RMA / planning context – is at the Council's discretion, HASHA considerations are generally considered to carry more weight. In theory, all or most proposed SHAs are likely to offend a District Plan provision – an EOI would not have been made for a permitted or a controlled activity. Therefore, a logical approach is to consider which District Plan provisions may have greater significance and which may therefore need to be given greater consideration.

The Lead Policy on Special Housing Areas specifies that SHAs in existing urban areas will be viewed more favourably from a 'location' perspective. However the Lead Policy also contemplates SHAs outside urban areas but where they immediately adjoin an urban area. The primary reason for this is to more readily enable extension of existing urban infrastructure and to provide for housing closer to services and amenities. It should be noted that sites further removed from urban areas, although clearly afforded less weight in the Lead Policy, are not precluded from consideration as SHAs.

...It is also important to note that conferring SHA status for the site only enables the potential for development. SHA status in itself, does not guarantee applications for qualifying developments will be approved, and RMA matters (including UGBs and character / amenity issues) are a relevant and explicit consideration at the application stage under HASHA.

As a result of the above direction the project team considered that a high level assessment against key RMA matters, including the strategic objectives of the operative and proposed district plan, be carried out.

⁶ From paragraphs 17-29 of the Report for Council Agenda Item 3, 26 November 2015

Sustainable management

The principle resource management issue to be evaluated during the resource consent process will be to ascertain whether or not the proposal achieves sustainable management of natural and physical resources. Subject to the thorough assessments and evaluations to be carried out as part of the resource consent process, including consideration of feedback from affected and interested parties it is anticipated that the proposal will be able to be designed, constructed and operated in a way that achieves sustainable management of natural and physical resources. This is primarily because the development:

- Will give rise to substantial socioeconomic benefits, including the provision of much required affordable housing supply for a diversity of residents including elderly (including dementia care), renters, and first home buyers;
- Is supported by numerous members of the local community, with limited opposition (identified to date);
- Will not put people or property at risk from known natural hazard or soil contamination;
- Will be satisfactorily serviced without conflicting with significant infrastructure or overloading infrastructure capacity;
- Will not adversely affect any significant natural or historic environmental values;
- Will not conflict with identified Ngai tahu rights and interests;
- Will provide high quality urban design outcomes that unites and complements the urban characteristics of Lake Hayes Estate and Shotover Country;
- Will maintain amenity and environmental values to a high or reasonable level, including rural and open space landscape characteristics;
- Will ensure local residents and visitors can continue to rely on the ladies mile as part of the key scenic entranceways to Queenstown;
- Will generally meet the Strategic Objectives of the Operative and Proposed District Plan.

The above matters are discussed further below.

Socioeconomic benefits and community support

Housing affordability is discussed above. In addition to the provision of more affordable housing the proposed development will result in various socioeconomic effects, such as:

- Provision of a range of affordable housing;
- Provision of a choice of housing options to meet the specific needs of elderly residents and the opportunity to have a seamless transition from independent living to care services;
- Provision of worker accommodation;
- Provision of or direct contributions to the local community housing supply;
- Provision of an increase in existing housing stock available on the market, as hundreds of houses currently occupied by the village residents can be expected to become available;
- Provision of a safe and secure high quality living environment for residents, neighbors and the local Lake Hayes Estate and Shotover Country communities;
- Provision of local construction investment of approximately \$250 million;

- Provision of permanent local investment including employment for around 100 staff and ongoing demand for locally supplied goods and services (e.g. transport, food and catering);
- Reduction in the inputs required from the taxpayer from the provision of new privately owned and operated infrastructure and new care services which will free up capacity at other public service providers.

In addition to the above, the proposed development is anticipated to receive a reasonable degree of community support. This is evident in the level of support already obtained by the Sanderson Group as discussed above.

Ngai tahu rights and interests

The proposal is not expected to adversely affect or offend Ngai tahu rights and values. This position is anticipated on the basis that previous urban development in the area has been supported by (or at least not opposed by) Ngai tahu and can be verified through consultation with Ngai tahu representatives in due course.

Effects on other Infrastructure

The proposal is not expected to create any significant impediment or risk to the operation of existing infrastructure networks located in the vicinity of the site including:

- Local roads, reserves and domestic infrastructure networks (QLDC)
- State highway (NZTA)
- National grid (Transpower) and local electricity distribution network (Delta)
- Gas storage on Blackbird Hill (Rock Gas/Contact)
- Flight paths (Queenstown Airport)

The authorities responsible for operating the above utilities are expected to be directly affected or interested in the detail design of the proposal, which is yet to be firmed up. We are consulting with these parties and envisage any potential concerns can be addressed prior to lodgement of or during the resource consent application process.

Safety of people and property

As discussed in the independent review prepared by Geosolve (refer Appendix 5):

- From a geotechnical perspective construction of the development is considered technically feasible. Developments have been readily achieved in similar ground conditions across the Shotover, Lake Hayes and Frankton Areas.
- Preliminary assessment indicates standard engineering solutions will be available to address any likely geotechnical issues that may arise.
- There is a region wide seismic risk at the site which should be addressed in all future engineering design. Further assessment with respect to liquefaction and alluvial fan hazards is not considered necessary.

- Further investigation and assessment will be required at the detailed design phase of the project. The assessment should confirm the preliminary recommendations in this report, and provide detailed engineering recommendations as appropriate. The principle geotechnical issues to be addressed include: Confirmation of the near surface soil stratigraphy and foundation bearing capacities; Stability/ set back and foundation options for buildings located close to river terrace slope crests; An inspection of rock fall/bluff instability and any requirements in the southern area of the site; and Other geotechnical inputs as required for detailed design e.g. Pavement CBR values for roadway construction, safe temporary and permanent batter angles.

It is considered that these matters can be appropriately dealt with during the resource consent process.

The site is not known to contain any contaminated soil or known to have previous HAIL⁷ land uses. Otago Regional Council has confirmed that the subject land is not identified on its HAIL land use register. The matters set out in the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health can be addressed during the resource consent process.

Significant natural or historic values

The proposed development will not adversely affect any natural or historic value identified as being significant.

The southern part of the site lies within an Outstanding Natural Landscape (ONL) identified in the operative and proposed District Plans. Upon investigation Boffa Miskell have determined the location of the ONL should be slightly realigned to the location shown on the masterplan (refer page 34 of Appendix 2) and the proposal has been designed to avoid development within the ONL. As discussed in the Boffa Miskell Report (page 34) the intrinsic values that underpin the ONL will not be affected by the proposal. Additionally, with the proposed restoration and public access improvements to the ONL, it is considered the proposed development can result in direct enhancement and appreciation of the outstanding landscape values.

Freshwater is a significant resource and it is expected the proposal can be undertaken in a way that avoids discernable adverse effects on water quality and quantity. In terms of water quality there are no water bodies within or adjoining the site, except for the Kawarau River which is setback far enough that stormwater runoff will not enter the river. In terms of quantity (including groundwater), it is anticipated that the proposed water supply arrangements (connecting to the town supply) will avoid any potential effects on local bore supplies.

Soils/Productivity

The site does not contain significant soil resources and changing the use of the land from rural to urban and open space will not have a discernable impact on the districts rural productivity.

Environmental Quality & Character

The proposal has been designed to provide a high quality urban living environment that appropriately integrates within its surrounding urban and rural elements. The issues of landscape, urban design, and visual amenity values are set out in the attached Landscape and Urban Design Report prepared by Boffa Miskell (Appendix 2).

⁷ Hazardous Activities and Industries List

The site is contained in a Visual Amenity Landscape along with the existing developed area of Lake Hayes Estate adjacent to the site. As described earlier, the site is separated from the wider rural area by the steep bank dropping down to the river flats below. It is therefore considered that the site strongly relates to the existing, developed area adjacent. The landscape category does not therefore raise any issues that cannot be dealt with at the time of resource consent.

It is recognised the retirement village would result in a shift in the immediately local characteristics of the area. This change is not necessarily an adverse effect – it will depend on the eye of each individual beholder. Importantly, whether or not this change may be perceived as adverse or positive/neutral, it will not degrade Queenstown's special landscape values to an unfitting extent.

The development serves in uniting and enhancing the urban attributes of the Lake Hayes Estate and Shotover Country settlements. Overall the new urban characteristics quality would be complementary to the existing urban settlements resulting in a positive effect on urban character.

The development would change the existing landscape character of the upper terrace (at grade with the state highway) from predominately rural to a mixture of rural, urban and open space characteristics. This change will be visible to the lower river terraces (including Lake Hayes Estate and Shotover Country), the state highway and residents along the ladies mile. The change will also be visible from the Remarkable's Road.

The proposed level of change is generally discouraged by the operative and proposed (as notified) District Plans provisions as it applies to Rural General zoned land and it is acknowledged that some people may oppose development along the ladies mile because of this change in character. Notwithstanding this, careful and comprehensive consideration has been given to the maintenance of landscape values and it is submitted that the proposed change in character can be tolerated without degrading Queenstown significant landscape values. Critically, the proposal can be undertaken in such a way that maintains rural open spaces with visibility of the surrounding mountains to ensure local residents and visitors can continue to rely on the ladies mile as part of the key scenic entranceways to Queenstown.

More specifically, as detailed in the expert assessment undertaken by Boffa Miskell Limited, it is concluded:

Urban design

- The proposal will promote urban consolidation through the development of a site that sits between two existing urban areas. The site will be accessible to a range of community facilities and services both within the Lake Hayes Estate/Shotover Country and Frankton.
- By virtue of consolidating urban development in the proposed location will avoid sporadic urban development in other areas.
- The development will promote a compact urban form and the layout of the development ensures that it is future proofed, should development happen at a later date in the vicinity of the site.
- The development includes a range of connections, will further support existing public transport provision in the area and will improve connections to a range of recreational pursuits.
- Development in this location will reinforce the role of Frankton in providing local commercial services for the area.

- The development will promote a high amenity urban development and a range of facilities and services.
- The development will successfully address the Urban Design Protocol 7C's, particularly given the comprehensive nature of the development and the design-led approach of responding to the topography and landscape features of the site to inform the design and layout. The development will reinforce Otago character and provide significant opportunities to integrate the Lake Hayes and Shotover Country developments to result in an integrated neighborhood.

Landscape and visual

- In terms of landscape and visual effects, it is considered that the proposal is appropriate:
- The site is located within a rural/ residential part of the Wakatipu Basin and has to all intents and purposes, been modified from its original form. It is located adjacent to two large areas of residential development within an overall landscape of transition.
- The flat land associated with the site assists in visually mitigating the development, especially in views from the Frankton- Ladies Mile Highway. A considered design approach referencing the broader landscape characteristics have influenced the treatment of the predominantly rural corridor, further strengthening these characteristics.
- In terms of visibility, the development will be seen from a variety of viewpoints. However the majority of these will only see part of the development. Only in elevated views, such as those from the Remarkables ski field road, will panoramic views of the whole site be available. Due to distance and mitigation planting, it is considered that the visual effects, whilst different, are broadly low.
- Appropriate landscape design treatment to the terrace edges has also assisted integrate the development into its landscape, especially in views from within the Shotover Country and Lake Hayes Estate.
- Slight realignment of the proposed ONL within the Queenstown Proposed District Plan (which makes more effective sense on the ground – referencing the elements that the ONL is trying to protect) are appropriate and sensitive buffering between the development and the high landscape values will ensure those broader ONL values are protected.

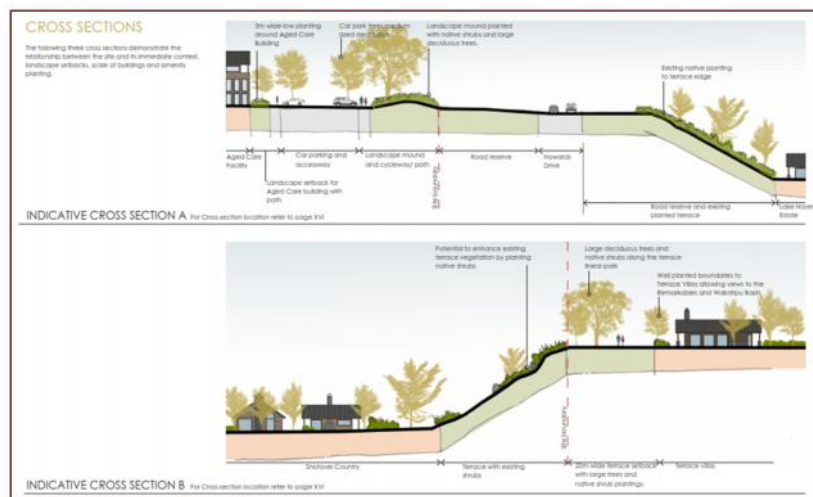


Figure 12 Indicative Cross Sections (refer page 18 of Appendix 2)

Overall

- With implementation of specified design recommendations (identified in the landscape and urban design report and in this report above, it is expected the proposed development will:
 - Result in change to the rural environment where development will replace rural land, creating an urban residential setting with high amenity.
 - Promote urban consolidation, a compact urban form and a legible and well connected development and integrated with Lake Hayes Estate and Shotover Country.
 - Align with and promote the relevant urban design criteria the Council has produced for SHA applications.
 - Achieve a high quality urban design outcome in line with the Urban Design Protocol.
 - Achieve a well-integrated outcome within the landscape context drawing on prevalent characteristics of the Otago context.



Figure 13 Masterplan for the northern site (refer page 16 of Appendix 2)

District Plan Zoning

Operative District Plan

The site is currently zoned Rural General in the Queenstown Lakes Operative District Plan. Parts of the northern site is zoned Shotover Country Special Zone. The southern part of the site is traversed by unformed legal roads. The relevant District Plan Map shows the Outer Noise Control Boundary crossing the site but it is understood this is an error as Plan Change 35 is now operative and the outer control boundary is no longer on the site.

Besides general rural and farming activities this zoning provides for housing and community/ care activities as Discretionary Activities.

Proposed District Plan

The site is treated more or less the same way in the proposed district plan as the operative district plan, except the proposed district plan: replaces part of the Shotover Country Special zone with Rural General; and introduces an Urban Growth Boundary which dissects the site.

The majority of the landowners fronting the ladies mile have sought amendments to the proposed district plan (including rezoning to enable varying degrees of residential development). Numerous submitters have also opposed the location of the proposed Urban Growth Boundary, including the Sanderson Group.

The opposing submissions raised concerns in terms of the changes to rural character (Lake Hayes Estate Residents Association and R Key), impacts on the airport (Queenstown Airport Limited), and impacts on the state highway (NZTA opposes direct access on the state highway).

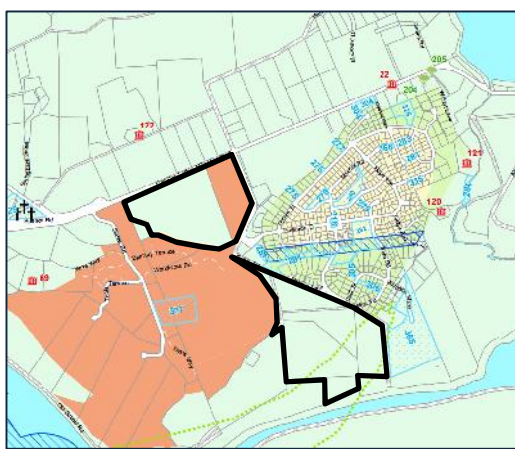


Figure 14 Operative District Plan Map 30

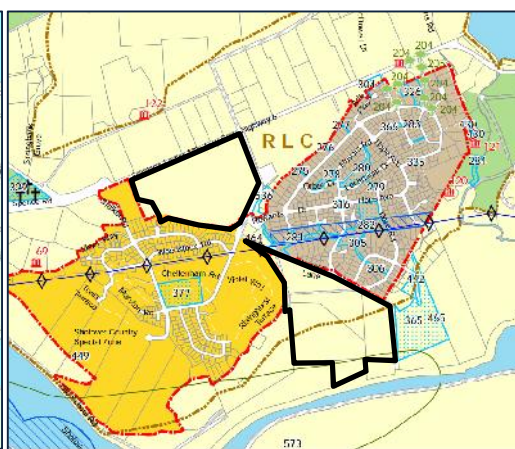


Figure 15 Proposed District Plan Map 30

Should the land be classified as a SHA, it is anticipated that numerous provisions in both the operative and proposed District Plan will need to be evaluated, with particular emphasis on the operative district wide (chapter 4) and proposed strategic direction provisions (chapters 3-6).

Consistency with overarching directions in the district plans

The strategic/overarching objectives and policies of the operative and proposed district plans are listed below, along with anticipated environment results for the rural general and Shotover Country Special Zone (considered likely to be the most relevant zone provisions to be assessed at the timing of resource consent).

Upon a high level review of these provisions it is considered that the use of the site for the proposed development will be generally consistent with the overarching strategic direction of the operative and proposed District Plans.

Operative District Plan

Table 3 Operative District Plan – Strategic Objectives & Zone Outcomes

District wide objectives	Comment
<p>Natural environment</p> <ul style="list-style-type: none"> Nature Conservation Values: The protection and enhancement of indigenous ecosystem functioning and sufficient viable habitats to maintain the communities and the diversity of indigenous flora and fauna within the District. Improved opportunity for linkages between the habitat communities. The preservation of the remaining natural character of the District's lakes, rivers, wetlands and their margins. The protection of outstanding natural features and natural landscapes. The management of the land resources of the District in such a way as to maintain and, where possible, enhance the quality and quantity of water in the lakes, rivers and wetlands. The protection of the habitat of trout and salmon. Air Quality Maintenance and improvement of air quality. 	<p><i>The proposal protects outstanding natural values (ONL) and provides opportunities for ecological restoration and improved habitat linkages.</i></p> <p><i>Waterbodies will not be affected.</i></p>
<p>Landscape and Visual Amenity</p> <ul style="list-style-type: none"> Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values. 	<p><i>Adverse effects will be avoided, remedied, or mitigated.</i></p>
<p>Tangata whenua</p> <ul style="list-style-type: none"> Kaitiakitanga (Guardianship): Recognition and provision for the role of Kai Tahu as customary Kaitiaki in the District. Cultural Proprietary Rights: The use and interpretation of Tribal history remaining under the kaitiakitanga of iwi, Kai Tahu. Waahi Tapu and Waahi Taoka: Recognition and protection of places of burial, other waahi tapu, and all waahi taoka, as places of cultural and traditional importance to Kai Tahu. Mahika Kai: 1 The retention of the high quality of the mountain waters, and the retention and improvement of the water quality of the tributaries and water bodies of the District through appropriate land management and use. 2 The limitation of the spread of weeds, such as wilding trees Wai (Water): The management of the land resource and associated waste discharges in such a way as to protect the quality and quantity of water in the District to a standard consistent with the human consumption of fish, swimming and protects the mauri (life force) of the lakes and rivers. Repo Rauo (Wetlands): The maintenance and enhancement of existing wetlands and their re-establishment, where practicable. Ingoa Rarangi (Place Names): The continued and enhanced use of traditional Kai Tahu place names as an educational resource to explain the cultural and historical relationship of Kai Tahu to the environment. Rakau (Trees): The protection of specific native trees that are of cultural importance to Kai Tahu. Protection of Water Resources: 1 The collection, treatment, storage and disposal of wastes in a way that minimises the adverse effects on the natural resources of the District. 2 Minimising the quantities of waste requiring disposal within the District. 3 To continue to implement programmes to reduce the discharge of untreated or partially treated waste to lakes and rivers. 4 To avoid, remedy or mitigate the adverse effects of eutrophication. 	<p><i>The proposal will be consistent with these objectives. No wai, rakau, or other taonga are expected to be adversely impacted and consultation with Ngai tahu representatives will be carried out prior to detailed design.</i></p>

<p>Open space and recreation</p> <ul style="list-style-type: none"> • Provision of Reserves Avoid, remedy or mitigate the adverse effects on public open spaces and recreational areas from residential growth and expansion, and from the development of visitor facilities. • Environmental Effects: Recreational activities and facilities undertaken in a way which avoids, remedies or mitigates significant adverse effects on the environment or on the recreation opportunities available within the District. • Effective Use: Effective use and functioning of open space and recreational areas in meeting the needs of the District's residents and visitors. • Esplanade Access: A level of public access to and along the District's rivers, lakes and wetlands, adequate to provide for the current and foreseeable recreational and leisure needs of residents and visitors to the District. 	<p><i>The proposal includes extensive provision of open space and recreation opportunities with linkages to the existing open space and recreation networks.</i></p>
<p>Urban Growth</p> <ul style="list-style-type: none"> • Natural Environment and Landscape Values Growth and development consistent with the maintenance of the quality of the natural environment and landscape values. • Existing Urban Areas and Communities Urban growth which has regard for the built character and amenity values of the existing urban areas and enables people and communities to provide for their social, cultural and economic well-being. • Residential Growth: Provision for residential growth sufficient to meet the District's needs. • Business Activity and Growth: A pattern of land use which promotes a close relationship and good access between living, working and leisure environments. • Sustainable Management of Development: The scale and distribution of urban development is effectively managed. 	<p><i>These objectives will be met. The proposal is a unique development not able to be located within existing residential zoned land (and achieve the same level of living quality); will be integrated with existing rural and urban fabrics; is located along a main transport node; and is considered to be a good example of urban growth.</i></p>
<p>Affordable community housing</p> <ul style="list-style-type: none"> • Access to Community Housing or the provision of a range of Residential Activity that contributes to housing affordability in the District 	<p><i>The proposal will directly contribute to the provision of affordable community housing.</i></p>
<p>Environmental Results Anticipated</p>	
<p>Natural environment</p> <ul style="list-style-type: none"> • No increase in areas of erosion or contamination. • The management of the location of land use activities to ensure the maintenance and protection of water availability and quality. • Enhancement of lakes and rivers and their margins as ecological and amenity assets. • Limitations on the effects of emission to air as a result of the control of land use activities which are generators of pollutants. • Protection and enhancement of the range and quality of natural ecosystems and the environment supporting them. • The survival of indigenous plants and animals in their natural habitats. • Maintenance of the natural character and landscape amenity of the rural area. • Retention of geological features of value. • Reduced exposure to risk of safety and property damage from natural hazards and a density of development consistent with the degree of risk from hazards prevailing in areas where development can take place. • Enhanced quality of the lakes and river margins and the recreational experience and public access opportunities this brings. 	<p><i>The proposal will meet or contribute to these outcomes being met.</i></p>

<ul style="list-style-type: none"> Improved public awareness of the unique and valuable natural areas and assets of the District. Retention and enhancement of the life-supporting capacity of soils, including a robust, diverse and intact vegetation cover. 	
<p>Landscape and visual amenity</p> <ul style="list-style-type: none"> The protection of outstanding natural landscapes and features from inappropriate subdivision, use and development. Maintenance and enhancement of openness and naturalness of outstanding natural landscapes and features. Strong management of the visual effects of subdivision and development within the visual amenity landscapes of the District. Enhancement of natural character of the visual amenity landscapes A variety in the form of settlement pattern within visual amenity landscapes based upon on the absorption capacity of the environment. Protection of the visual and landscape resources and values of the rivers and lakes. Improved public awareness and acceptance of the fundamental importance and value of the landscape to the well-being of the District 	<p><i>The proposal is a high quality development (both in terms of the proposed built and landscape elements) that meets these outcomes.</i></p>
<p>Tangata whenua</p> <ul style="list-style-type: none"> Activity and development which takes into the account the principles of the Treaty of Waitangi in terms of the protection of waahi tapu, waahi taoka and mahika kai, and use of natural and cultural resources. 	<p><i>The proposed development is expected to meet this outcome.</i></p>
<p>Open space and recreation</p> <ul style="list-style-type: none"> A diversity in the type and size of open spaces and recreational facilities, equitably distributed throughout the District, to produce the following outcomes: (a) A small increase in the amount of public open space and improved distribution and quality. (b) Provision of a wide range of recreational opportunities in recognition of the diversity of community recreational needs. (c) The provision and development of additional public open spaces and recreation areas where there is growth and development. (d) Enhancement of open space areas within the town centres. (e) Open spaces and recreational facilities that are convenient and accessible to users. Gradual enhancement of public access to the District's major rivers and lakes, where there are significant conservation or recreational values. Recreational activities which do not adversely affect the environment. 	<p><i>The proposal meets these outcomes.</i></p>
<p>Urban Growth</p> <ul style="list-style-type: none"> Urban development that maintains the life supporting capacity of air, water, soil and ecosystems. The efficient use of urban land and infrastructure. Urban development that avoids as far as practicable significant adverse effects on visual and open space amenity values of the environment and on existing infrastructure, landscape, lakes and rivers of the district. The character of urban areas is not compromised by sporadic and/or ad hoc extensions of urban growth and development. 	<p><i>The proposal meets these outcomes. The proposed urban extension is not sporadic or ad-hoc. It has been specifically designed to be integrated with the surrounding rural and urban environments and can be readily serviced.</i></p>
<p>Rural General Zone</p> <ul style="list-style-type: none"> The protection of outstanding natural landscapes and features from inappropriate subdivision, use and development. Maintenance and enhancement of openness and naturalness of outstanding natural landscapes and features. Strong management of the visual effects of subdivision and development within the visual amenity landscapes of the district. Enhancement of natural character of the visual amenity landscapes. A variety in the form of settlement pattern within visual amenity 	<p><i>Most of these outcomes will be achieved. As the proposal is primarily urban and open space it will not meet all the outcomes.</i></p>

<p>landscapes based upon on the absorption capacity of the environment.</p> <ul style="list-style-type: none"> • Retention and enhancement of the life-supporting capacity of the soil and vegetation. • The continued development and use of land in the rural area. • Avoid potential land uses and land management practices, which create unacceptable or significant conflict with neighbouring land based activities, including adjoining urban areas. • Maintenance of a level of rural amenity, including privacy, rural outlook, spaciousness, ease of access and quietness, consistent with the range of permitted rural activities in the zone. • Retention of the amenities, quality and character of the different rural environments within the District, and development and structures which are sympathetic to the rural environment by way of location and appearance. • Retention of a range of recreation opportunities. • Utilisation of mineral resources within the District, providing that the scale of each operation and its effects, both short and long-term, are appropriate to its environment. 	
<p>Shotover Country Special Zone</p> <ul style="list-style-type: none"> • Landscape Values: Urban development that complements the landscape of the Wakatipu Basin through careful design and location of buildings. • Integrated Community: A well structured, vibrant, sustainable and integrated community that provides for permanent residents. • Ecological Values: The improvement of ecological values within the site. • Heritage Values: The protection of significant heritage values, and an increased understanding of the cultural heritage values of the area. • Open Space and Recreation: A well connected community with walkways, cycle ways, bridle trails and roading connections throughout with linkages to the surrounding area. • Infrastructure: A community incorporating sustainable design and management practices. • Transport: An integrated transport network that connects with existing communities and provides options to reduce vehicle trips onto the State Highway 	<p><i>The proposal would meet all these outcomes.</i></p>
<p>Residential zones</p> <ul style="list-style-type: none"> • The conservation of an historical resource which is of special amenity value for the District and the country. • A reasonable standard of privacy and amenity for residents of the zone. • New development and redevelopment which enhances the character of the zone. • Retention and enhancement of the characteristics of openness, small scale and low density. • Retention of the visual amenity of the area within the zone, particularly the relationship in terms of scale and location between buildings and vegetation. • Retention of the historic roading pattern and in particular characteristics which contribute to the streetscape. • The exclusion of activities which do not contribute to or promote the historic residential character of the zone. 	<p><i>The proposal would meet or contribute to all these outcomes being achieved (if the land was zoned residential).</i></p>

Transport <ul style="list-style-type: none"> Improved accessibility District wide for all modes of transport, particularly walkways and public transport. A safe and efficient transport system and a reduction in conflicts between land uses and road functions. Minimising the adverse effects of the transport system on the environment in respect of air pollution, noise and safety. Improved access and safety for pedestrians moving throughout the town centres and residential areas. Improving the amenity of local streets and enhanced visual amenity along main transport routes. Decrease in the emission of greenhouse gases and use of fossil fuels. Enhanced visual and pedestrian amenity. A safe, efficient and a more visually attractive roading network. Mitigation of potential adverse effects such as icing, light overspill and conflicts between users. The effective and efficient operation of the airports. The protection for the amenity of land uses surrounding major transport facilities and vehicles generating activities. Greater use of public transport and more rigorous assessment of public transport alternatives. Ease of access for people with mobility problems. Reinforcement of the landscape values of the District's natural resources. 	<p><i>The proposal will meet these outcomes.</i></p>
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Proposed District Plan

Table 4 Proposed District Plan – Strategic Objectives (recommended by staff as at 7 April 2016)

Strategic direction goals and objectives (chapter 3)	Comment
Develop a prosperous, resilient and equitable economy. <ul style="list-style-type: none"> The Queenstown and Wanaka town centres are the hubs of New Zealand's premier alpine resorts and the District's economy The key mixed use function of the Frankton commercial area, is enhanced, with better transport and urban design integration between Remarkables Park, Queenstown Airport, Five Mile and Frankton Corner The key function of the commercial core of the Three Parks Special Zone is sustained and enhanced, with a focus on large format retail development. Enhance and sustain the key local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka town centres and Frankton. The significant socioeconomic benefits of tourism activities across the District are provided for and enabled. Diversification of land use in rural areas providing adverse effects on rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests are avoided, remedied or mitigated 	<p><i>The proposed development will help reinforce the service functions of Frankton and provides diversification of rural land that avoids, remedies or mitigates adverse effects. The proposed development will therefore help the district meet the goal of developing a prosperous, resilient and equitable economy.</i></p>
The strategic and integrated management of urban growth <ul style="list-style-type: none"> Ensure urban development occurs in a logical manner: that promotes a compact, well designed and integrated urban form; that manages the cost of infrastructure; and that protects the District's rural landscapes from sporadic and sprawling development. Development in areas affected by natural hazards is appropriately Managed A quality built environment taking into account the character of individual communities A built environment that ensures our urban areas are desirable and 	<p><i>The proposal is consistent with these objectives and therefore assists the district in meeting the goal of strategic and integrated management of urban growth.</i></p>

<p>safe places to live, work and play</p> <ul style="list-style-type: none"> Development is sympathetic to the District's cultural heritage values 	
<p>The protection of our natural environment and ecosystems</p> <ul style="list-style-type: none"> Ensure development and activities maintain indigenous biodiversity, and sustain or enhance the life-supporting capacity of air, water, soil and ecosystems. Protection of areas with significant Nature Conservation Values. Maintain or enhance the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities. Avoid the spread of wilding exotic vegetation to protect nature conservation values, landscape values and the productive potential of land. Preserve or enhance the natural character of the beds and margins of the District's lakes, rivers and wetlands. Maintain or enhance the water quality and function of our lakes, rivers and wetlands. 	<p><i>The proposal is consistent with these objectives (as much as they are relevant) and will therefore assist the district in meeting the goal of protecting the natural environment and ecosystems.</i></p>
<p>Our distinctive landscapes are protected from inappropriate development.</p> <ul style="list-style-type: none"> Protection of the Outstanding Natural Features and Landscapes from inappropriate subdivision, use and development The quality and visual amenity values of the Rural Landscapes are maintained and enhanced. New urban subdivision, use or development will occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values. The finite capacity of rural areas to absorb residential development is considered so as to protect if the qualities of our landscapes The character of the district's landscapes is maintained by ongoing agricultural land use and land management. 	<p><i>The proposal will not be inconsistent with the goal of protecting distinct landscape from inappropriate development. While the land is currently zoned rural it is adjacent to two urban settlements and does not have strong rural productive values. ONL values will be protected, rural characteristics and open space values and views of the surrounding mountains will be maintained to discernible extents (particularly from public locations including the ladies mile), and the overall quality of the development will be high and is expected to be visually attractive to most people.</i></p>
<p>Enable a safe and healthy community that is strong, diverse and inclusive for all people.</p> <ul style="list-style-type: none"> Access to housing that is more affordable. A mix of housing opportunities is realised. A high quality network of open spaces and community facilities. Safe and healthy communities through good quality subdivision and building design. Provide for Ngai Tahu values, rights and interests, including taonga species and habitats, and wahi tupuna. Enable the expression of kaitiakitanga by providing for meaningful collaboration with Ngai Tahu 	<p><i>The proposal is consistent with these objectives and will help the district meet the goal of enabling a safe and healthy community that is strong, diverse, and inclusive for all people. Moreover, given the shortage of retirement accommodation in the district, and lack of alternative development proposals, the proposal is arguably necessary if this goal is to be achieved as it applies to the current generation.</i></p>
<p>Provide for the ongoing operation and provision of infrastructure</p> <ul style="list-style-type: none"> Maintain and promote the efficient and effective operation, maintenance, development and upgrading of the District's existing 	<p><i>The proposal meets this objective and goal of providing for the ongoing</i></p>

<p>infrastructure and the provision of new infrastructure to provide for community wellbeing.</p>	<p><i>operation and provision of infrastructure and will extend to an already established network.</i></p>
<p>Strategic urban objectives (chapter 4)</p> <ul style="list-style-type: none"> • Urban development is integrated with infrastructure and services and is undertaken in a manner that protects the environment, rural amenity and outstanding natural landscapes and features. • Urban Growth Boundaries are established as a tool to manage the growth of major centres within distinct and defensible urban edges. • Within Urban Growth Boundaries, provide for a compact and integrated urban form that limits the lateral spread of urban areas, and maximises the efficiency of infrastructure operation and provision. • Manage the scale and location of urban growth in the Queenstown Urban Growth Boundary. • Maintain and promote the efficient operation of Queenstown Airport and set appropriate noise limits in order to protect airport operations and to manage the adverse effects of aircraft noise on any Activity Sensitive to Aircraft Noise. • Manage urban growth issues on land in proximity to Queenstown Airport to ensure that the operational capacity and integrity of the Airport is not significantly compromised. 	<p><i>The proposal is generally consistent with these objectives.</i></p> <p><i>The location of the UGB can be appropriately realigned to better manage the integration of urban and rural resources, including the provision of a distinct and defensible urban edge.</i></p>
<p>Strategic tangata whenua objectives (chapter 5)</p> <ul style="list-style-type: none"> • Promote consultation with tangata whenua through the implementation of the Queenstown Lakes District Plan. • Provide for a Ngāi Tahu presence in the built environment • Protect Ngāi Tahu taonga species and related habitats. • Enable the sustainable use of Māori land. • Wāhi tūpuna and all their components are appropriately managed and protected. 	<p><i>The proposal is not expected to adversely impact Ngai tahu rights and interests and representatives will be consulted as part of the proposed development process. Any matters raised will be given genuine consideration by the Sanderson Group.</i></p>
<p>Strategic landscape objectives (chapter 6)</p> <ul style="list-style-type: none"> • Landscapes are managed and protected from the adverse effects of subdivision, use and development. • Landscapes are protected from the adverse cumulative effects of subdivision, use and development. • The Protection, maintenance or enhancement of the District's Outstanding Natural Features and Landscapes (ONF/ONL) from the adverse effects of inappropriate development. • Subdivision, use and development is undertaken in a manner that does not degrade landscape character or diminish visual amenity values of the Rural Landscapes (RLC). • The protection, maintenance or enhancement of the landscape quality, character and visual amenity of the lakes and rivers and their margins from the adverse effects of structures and activities. • The protection, maintenance or enhancement of indigenous biodiversity where it contributes to the visual quality and distinctiveness of the District's landscapes. • The use and enjoyment of the District's landscapes for recreation and tourism. 	<p><i>These provisions apply to the district landscapes as a whole and in this context the proposal will not be inconsistent with these objectives. Natural values (including ONL values) will be protected. The existing rural characteristics will be degraded to a certain extent but they will diminish as a significant proportion of the site will remain undeveloped and careful attention is being given to the design and development quality to retain, maintain and enhance rural characteristics as far as possible. All adverse effects will be avoided, remedied or mitigated to a standard beyond a minimum 'practical' extent.</i></p>

6.3. Comparison with other retirement village SHA proposals

For comparison, the proposal should raise less concern when compared to the Arrowtown Retirement Village SHA (which was recently approved by QLDC) and the Ayrburn Farm Retirement Village SHA (which was recently refused by QLDC).

These proposals were both located on Rural General Zoned land that was not within or adjacent to an existing urban settlement.

Within the Arrowtown proposal the Arrowtown UGB was considered to be the most sensitive of the RMA / planning issues. In this case the Queenstown Country Club EOI meets the councils Lead Policy's preference for greenfield proposals to be located adjoining existing urban areas, whereas the Arrowtown Retirement Village did not. Also, the Queenstown Country Club proposal has some similar "mitigating factors" which were deemed appropriate for the Arrowtown Retirement Village to be classified as a SHA, such as:

- The site adjoins and will complement the urban characteristics of existing urban areas;
- The site can be adequately serviced from Lake Hayes Estate, Shotover Country and from the onsite ancillary servicing activities (deemed to be residential activities under the operative district plan definition for "retirement village"). Some transportation to and from Frankton will be required but this is a short distance;
- Sanderson Group is committed to a careful and comprehensive design response that seeks to respond sensitively to local built and landscape characteristics and qualities – the proposal will not comprise a generic, unsympathetic suburban design response.
- Adverse impacts on amenity values of neighbours will be minimised by the provision of boundary setbacks and landscape treatment. Moreover, the amenity values of some neighbours are expected to be enhanced through the provision of access to open space and new recreation opportunities.
- Retirement villages generate relatively low traffic volumes compared to other forms of residential development, and the safety and amenity impacts generated from additional traffic have been assessed as being low.
- While the site sits alongside one of the primary entry routes into Queenstown and is a 'gateway' for residents and tourists, expert independent landscape and urban design advice has been sought and this has resulted in existing and proposed topographical and landscape features and characteristics, along with carefully designed buildings (most of which will be single storey), ensuring a reduction in the visibility of development from public spaces and a carefully planned and overall appropriate integration of rural and urban land uses.

We submit the Council should support the Queenstown Country Club proposal for the same or similar reasons it supported the Arrowtown Retirement Village Proposal.

7. CONCLUSION

This Expression of Interest has set out the Sanderson Group's vision for the site and how that vision meets the aims and criteria of the "Housing Accords and Special Housing Areas Act 2013" having regard to Council's Lead Policy and other matters. The proposal ticks all the boxes, and introduces a high quality retirement village to Queenstown. The proposal also indicates the appropriate rationale and desire for Sanderson Group to have this proposal processed by way of the SHA consenting pathway.

The proposal is comprehensive and will give rise to numerous significant socioeconomic benefits, particularly the provision of affordable housing and care facilities for retirees. Considerable benefit will also be provided in the form of rental accommodation; and homes and/or land or allotments for first home buyers and people on the Community Housing Trust's waiting list.

This Expression of Interest has presented factual information identifying that demand for the type of housing proposed is so high that two retirement villages are required now, and another two likely to be required in the next decade. The proposed Queenstown Country Club will be complementary to the Arrowtown Retirement Village (if it's approved) and will provide retirees the opportunity to make a choice about their housing options should they chose to move out of their current home. This choice does not exist within existing urban zoned land in the Wakatipu Basin.

Community consultation has been undertaken and is ongoing. To date there has been overwhelming support for the proposal with only limited negative feedback on matters which can be satisfactorily addressed through careful and sympathetic design and high quality development, as is being proposed.

The analysis in this report (inclusive of the attachments) demonstrates that the site is capable of being successfully developed as proposed while appropriately managing the effects of that development.

We consider the proposal should gain the support of the Council, and its positive recommendation to the Minister.

