

Queenstown Country Club - Special Housing Area Feedback

Created Thursday, April 14, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/6>

Page 1

I am giving feedback as:

An individual

First Name:

Lizzy

Last Name:

Green

Address:

 *, Shotover Country*

My thoughts on the proposed special housing area are:

I think the region needs more provision for the elderly. I'd welcome a retirement village, rest home and hospital. It makes me sad that oldies currently have to leave the region to get the care that they need. It also makes me think of the jobs that will be created for care workers, administrators and nurses among others; surely a good thing. Now I'm wondering where the staff are all going to live. I know it's stating the obvious but we'll need even more housing.

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Page 1

I am giving feedback as:

An individual

First Name:

Michelle

Last Name:

Bose

Address:

 *. Lhe.*

My thoughts on the proposed special housing area are:

I disagree with this proposal. SHAs in general make a mockery of systems and policies in place. They are not designed to benefit the greater community but a select few to the detriment of others. Time to put a lid on this qldc.

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Page 1

I am giving feedback as:

An individual

First Name:

Mark

Last Name:

White

Address:

[REDACTED], Lake Hayes Estate

My thoughts on the proposed special housing area are:

This is not a special housing area. It is an business. We need this sort of project but not fast tracked through with minimal oversight.

Special Housing area are a bit of joke not anyway with \$450,000 house and land packages in Bridesdale Farm now already being on sold by developers for \$755,000.

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Page 1

I am giving feedback as:

An individual

First Name:

Angela

Last Name:

Thompson

Address:

Lake Hayes Estate, Queenstown

My thoughts on the proposed special housing area are:

This should not go ahead. This is not affordable housing it is just more housing and will not help the problem. LHE already has 2 special housing areas approved and the increase on facilities with these alone will put a stretch on resources for LHE and SC. In the Winter we already suffer powercuts often with the number of houses now, this will put power supplies at greater risk in the Winter, not to mention the strain on water. The increase in traffic will be a hazard and this community will also loose beautiful landscapes and open areas. This area is already built up enough, and a project of this size would truly spoil this area. This needs to be moved elsewhere in the district where there is more space and land, and less drain on resources and traffic infrastructure. There is more than enough development in LHE already.

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Page 1

I am giving feedback as:

An individual

First Name:

Peter

Last Name:

Thompson

Address:

 *, LHE*

My thoughts on the proposed special housing area are:

This should not go ahead. This is not affordable housing it is just more housing and will not help the problem. LHE already has 2 special housing areas approved and the increase on facilities with these alone will put a stretch on resources for LHE and SC. In the Winter we already suffer powercuts often with the number of houses now, this will put power supplies at greater risk in the Winter, not to mention the strain on water. The increase in traffic will be a hazard and this community will also loose beautiful landscapes and open areas. This area is already built up enough, and a project of this size would truly spoil this area. This needs to be moved elsewhere in the district where there is more space and land, and less drain on resources and traffic infrastructure. There is more than enough development in LHE already.

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Page 1

I am giving feedback as:

An individual

First Name:

Scott

Last Name:

Walker

Address:

lake Hayes estate queenstown

My thoughts on the proposed special housing area are:

*This will be great for the southern lakes area .
Great spot , easy comut to shops ,great sun.
By the the time it's all land scaped you won't no its there .
Somewhere my children and I would love to see our family move into .
Or the other option is move out of the area .
Not a thing we would like to see happen
As it doesn't matter how many we build they will fill up fast*

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Page 1

I am giving feedback as:

An individual


First Name:

Douglas

Last Name:

Parker

Address:

 *, Lake Hayes Estate*

My thoughts on the proposed special housing area are:

A good idea.. Its an excellent location for a Retirement village because of the easy access to shopping, the hospital and airport etc. It is also within an established residential area.

Queenstown Country Club - Special Housing Area Feedback

Created Friday, April 15, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/c>

Page 1

I am giving feedback as:

An individual


First Name:

Anne & Harvey

Last Name:

Maguire

Address:

 *, Lake Hayes Estate*

My thoughts on the proposed special housing area are:

A good concept - we would be more supportive if :

- 1. Developer made some safe provision for the Primary School children's access from LHE to Shotover Country. and*
- 2. Did not use Howard's Drive as their entrance/exit. That corner is dangerous enough with SH6 traffic whipping along at 100 kph. Extra traffic from this development as well as the Bridesdale traffic will turn this corner into a major accident waiting to happen.*

Queenstown Country Club - Special Housing Area Feedback

Created Friday, April 15, 2016

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Page 1

I am giving feedback as:

An individual

First Name:

Katrina

Last Name:

Benecke

Address:

 *, Lake Hayes Estate*

My thoughts on the proposed special housing area are:

Good to provide for the elderly community. Adequate parking is a must for residents and visitors.

Queenstown Country Club - Special Housing Area Feedback

Created Friday, April 15, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/c>

Page 1

I am giving feedback as:

An individual

First Name:

Alison

Last Name:

Brownlie

Address:

Shotover Country, Queenstown 9304

My thoughts on the proposed special housing area are:

I feel there is a need for this type resthome/hospital/dementia unit in the area. [REDACTED] has health problems and will need care in the future and the only alternatives are either Invercargill or Alexandra. He will be separated from his family who all live in Queenstown. I appreciate that this proposal will in all probability be too late for [REDACTED] as Queenstown has an ageing population I feel this proposal should have your support

Queenstown Country Club - Special Housing Area Feedback

Created Sunday, April 17, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/a>

Page 1

I am giving feedback as:

An individual

First Name:

Jenny

Last Name:

Carter

Address:

Lake Hayes Estate

My thoughts on the proposed special housing area are:

I am opposed to this retirement village proposal being put forward as a special housing area. It makes limited if any contribution to affordable housing and if anything will simply attract residents from outside Queenstown who wouldn't have otherwise moved here. The price point should also be questioned; even if this provides a housing supply for people who would otherwise purchase somewhere else in Queenstown, is this really freeing up 'affordable' accommodation?

The location is not sensible given that it is distant from amenities (shopping centre, medical etc). Locating development such a distance from these services does not provide long term sustainability and will simply increase congestion on our roads.

This is the entrance to Queenstown, and any development located here should be carefully considered.

Queenstown Country Club - Special Housing Area Feedback

Created Monday, April 18, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/2>

Page 1

I am giving feedback as:

An individual

First Name:

Angela

Last Name:

Thompson

Address:

LHE

My thoughts on the proposed special housing area are:

When we moved to LHE four years ago we chose this estate due to surrounding walkways and greenbelts. Since then our area is becoming somewhat spoiled by the increased traffic and demand on amenities that will be caused on the affordable housing areas (although I hate using this phrase as it is anything but) on Onslow Road and Bridesdale Farm. We are now again very worried by the submission to build on yet more greenbelts around our area with the proposed retirement village. Lake Hayes Estate was built in such a way that it is not seen from Ladies Mile Highway, yet this proposed village will be very visible and spoil views from SH6, the trail and the greenbelt between LHE and Shotover Country. Not to mention strain in amenities and traffic. It just seems as though QLDC are approving everything proposed for LHE and we have already had more than our fair share and feel that our home is now being spoiled by money grabbing developers and it's heartbreaking. Enough is enough. When we bought our house 4 years ago we planned to stay forever, however the planning permissions given recently and those in the pipeline are making us seriously consider leaving. It would be really great if QLDC could look after us locals and what we already have, which should be valued and protected. At this rate we will loose our Queenstown forever.

Queenstown Country Club - Special Housing Area Feedback

Created Monday, April 18, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/e>

Page 1

I am giving feedback as:

An individual


First Name:

Jakub

Last Name:

Soltysiak

Address:

 *frankton rd*

My thoughts on the proposed special housing area are:

Do you really think that Queenstown needs the most retirement housing areas or perhaps affordable places where young people could help Queenstown flourish having their own home in QT region. I was just renting one of my rooms 35 people asked me to rent it most of them desperately looking for place living in cars, staying at friends sofas, some of them came from the houses where they had 15-20 other tenants living in one house ! build more houses for young ambitious people who would like to stay here longer. Retirement housing area is not moving Qt problems anywhere close to solve, people are being seriously frustrated. We need more affordable houses !

Queenstown Country Club - Special Housing Area Feedback

Created Tuesday, April 19, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/9>

Page 1

I am giving feedback as:

An individual

First Name:

Paul

Last Name:

Rogers

Address:

 *ladies mile road*

My thoughts on the proposed special housing area are:

I have lived in Qt for over thirty years and have seen much growth in this time. but the last ten years have been very significant / disturbing it seems we are more interested in growth rather than protecting the very essence of what we have or had. All that is talked about today is traffic and access

QUEENSTOWN has in the passed always been a great place to visit and live, easy to access and get around no mater what your activity. I feel this has been lost and is in great danger of becoming terminal.

If the council allow this retierment village to go ahead I'm afraid the icing will be on the cake, the main corrodoor in to this fantastic town will be ruined.

There are many more suitable sites in the district allowing access options to Queenstown, Arrowtown and Frankton. speargrass flat road, mulligans road, littles road to name a few all off the visual coradoor to town.

It seems there should be more focus on finishing major roading issues and access before any more of this level of development can go ahead to this zone .

DO THE RIGHT THING QLDC NO MORE DEVELOPMENT ON STATE HWY 6

We're better than this, slow growth down and plan well for our future.

Queenstown Country Club - Special Housing Area Feedback

Created Thursday, April 21, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/3>

Page 1

I am giving feedback as:

An individual

First Name:

John & Helena

Last Name:

Dowling

Address:

[REDACTED] , Queenstown.

My thoughts on the proposed special housing area are:

That it is clearly long overdue as there is a gross shortage of land for such a development as is obvious by the number of older people moving out of the area due to the lack of facilities for the aged such as retirement villages.

Such are available in so many towns in the rest of the country.

Know of several people who are not settling here due to this lack of such places as retirement villages.

Know also of many who are planning to move for the same reason.

Have spoken to some two to three dozen couples who,are seriously considering moving or not coming here for this very reason.

Several have already retired to Wanaka due to the fact that there is rest home,or retirement villages there...they are actively,and successfully talking to,residents here to move over to Wanaka..several have and many others awaiting the outciome of the Sanderson application..if it is rejected ..they will move.

For the future good of the district we encourage you to grant the apolication and welcome the applicants and what they can provide to the area.

John & Helena Dowling

Queenstown Country Club - Special Housing Area Feedback

Created Thursday, April 21, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/b>

Page 1

I am giving feedback as:

An individual

First Name:

Karen

Last Name:

Boulay

Address:

Queenstown

My thoughts on the proposed special housing area are:

The Wakatipu is in dire need elderly care options. Level one care and secure accomodation for those with compromised mental ability should be a priority. The development must be affordable to all.

Queenstown Country Club - Special Housing Area Feedback

Created Thursday, April 21, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/f>

Page 1

I am giving feedback as:

An individual

First Name:

Owen and Colleen

Last Name:

Lavender

Address:

R.D. 1 Queenstown

My thoughts on the proposed special housing area are:

We feel that this proposed retirement village is a much needed facility for this area. Many people of our age are becoming concerned as to the next stage of their accommodation needs. Many of us are managing properties too large for our declining physical abilities. While real estate prices are continuing to rise, where does one go after selling. This area has no, or very little in the way of Town House development so many folk in the over 70 group move away from an area they love. This Country Club development will cater for the needs of a wide variety of older members of the community and we urge the Council to permit the change of zoning to enable the village to proceed.

Queenstown Country Club - Special Housing Area Feedback

Created Friday, April 22, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/4>

Page 1

I am giving feedback as:

An individual

First Name:

Peter & Carol

Last Name:

Jackson

Address:

[REDACTED], Frankton, Queenstown

My thoughts on the proposed special housing area are:

This development will be a wonderful and essential asset to Queenstown. Along with residential homes, there will be hospital and dementia care available to the residents. This will be a valuable asset to the area where presently there is little care available for the elderly requiring a retirement village encompassing dementia and hospital care.

The development will be thoughtfully constructed for the seniors of the area. It will also free up houses presently occupied by seniors and make more housing available for young families.

It is our desire to stay and live in the Queenstown community, without this asset this will be almost impossible. We are concerned we have a huge lack of health and respite care for the seniors in Queenstown and we and many others would have to leave our friends, family and community to be adequately cared for.

We also believe this development will provide many jobs for people in the area and provide huge benefits to the economy.

The Council needs to fast track this project and give it immediate consideration, permission and their blessing.

Queenstown Country Club - Special Housing Area Feedback

Created Sunday, April 24, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/3>

Page 1

I am giving feedback as:

An individual

First Name:

Gordon

Last Name:

Ballantyne

Address:

Frankton, Queenstown 9300

My thoughts on the proposed special housing area are:

We retired in the Wakatipu eight years ago, and quickly realised this was the area we loved and wanted to spend the remainder of our time . We watched with interest the developement at the Wanaka Aspiring village, having visited many times, but deciding we would still love to live in the Wakatipu area. This proposed complex is most appealing and we would ask that you give the Sanderson Group a favourable hearing, for this exciting proposed developement.

Queenstown Country Club - Special Housing Area Feedback

Created Monday, April 25, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/c>

Page 1

I am giving feedback as:

An individual

First Name:

Leony

Last Name:

Dudfield

Address:

 , RD 1, Queenstown 9371

My thoughts on the proposed special housing area are:

No. Stop all these special housing area arrangement, it doesn't work. It only benefits developers, builders and investors. House price keeps going to the roof and the people who need house still can't afford it. Council should introduce bylaw to cap rent increase and allow special housing area only for companies to purchase for their workers accommodation.

This Country Club is going to be a very expensive/exclusive retirement village, why would they use special housing area benefit? They are going to make big money.

Queenstown Country Club - Special Housing Area Feedback

Created Sunday, May 01, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/3>

Page 1

I am giving feedback as:

An individual

First Name:

Ian

Last Name:

Eckford

Address:

[REDACTED], Lake Hayes Estate.

My thoughts on the proposed special housing area are:

Clearly there is an urgent need for more retirement living options for the elderly in the Wakatipu Basin.

Better provision for health and respite care in the area is long overdue and now desperately needed.

However, I cannot support the re zoning of land required to facilitate the Queenstown Country Club proposal.

Firstly the position is contrary to Council policy to protect the "green belt" approach to the town and was why Lake Hayes Estate and Shotover Country were positioned where they are.

Queenstown has experienced boom and bust times in its history, as has the national economy. It is therefore, totally short sighted and frivolous to compromise the "big picture" by succumbing to short term solutions. The SHA provisions, questionable at best, should not be used to circumvent current planning laws. Queenstown is desperate for affordable housing, and while this may free up some housing for young families, it doesn't make any attempt to ameliorate the housing problem for the low income families who are the powerhouse of the tourism infrastructure in the town, for now, and for the vast growth predicted for the near future.

I therefore implore the Council to not give in to the proposal for a SHA for Queenstown Country Club in the area currently proposed. The current retirement village financial structure tends to encourage wealthy individuals from within the area but also many who may wish to relocate to our lovely region. It would be a big mistake to compromise the approach to our town with this development when there are other more suitable sites around about. (eg Shotover Country, MacDonell Rd, Jacks Pt etc).

The QLDC needs to move fast on the provision of retirement living/ health care support. Please make it well considered and in the better interests of all concerned. A knee jerk decision to grant this proposal consent would be, in my opinion, the wrong way to proceed.

Queenstown Country Club - Special Housing Area Feedback

Created Monday, May 02, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/>

Page 1

I am giving feedback as:

An individual


First Name:

Wayne

Last Name:


Stiven

Address:

 *Frankton rd*

My thoughts on the proposed special housing area are:

Hi There,

We have recently purchased a house in  so I have a vested interest in this development, in particular the proposed traffic management in the area.

I submit the Howards Drive turn off needs to be a roundabout, if this is not done, the increase in traffic will bank up on the entry and exit of Howards Drive onto Ladies Mile which will mean traffic will be forced through the residential area of Shotover country in order to find a quicker exit. This will decrease neighborhood safety. Shotover country will be busy enough once its fully developed.

In addition I would like to submit the speed limit be reduced on ladies mile to 70km, its highly dangerous tuning off and onto ladies mile from any existing farm or business (pet lodge). Something must be done. This will have the positive effect of staggering traffic entering the shambles that is Frankton traffic at the moment.

LTSA and QLDC must take responsibility for the current situation and take strong action to mitigate. Jamming more people into the Howards drive area and have one paltry roundabout off the main road will no doubt lead to unintended consequences as it has done already with traffic in the Frankton/Lakes Hayes are.

Queenstown Country Club - Special Housing Area Feedback

Created Tuesday, May 10, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/6>

Page 1

I am giving feedback as:

An individual

First Name:

Gaye

Last Name:

Bartlett

Address:

[REDACTED], Arrowtown, 9302

My thoughts on the proposed special housing area are:

Great as it would solve all my problems [REDACTED] struggling with. [REDACTED]

Queenstown urgently require a facility such as this as the last thing I want to do is leave the district & the friends that I have here who all share the same concerns, The cost of living, plus the unavailability of affordable housing, 2 bedroom units, warm & sunny on a flat section, & providing independent living is impossible to find, as the land price has become ridiculous & not cost effective to build this type of home on.

My greatest fear is that the cost of this development will be beyond reach & I believe the council need to ensure this does not happen & that it is fast tracked to assist in the viability of the proposal.

Queenstown Country Club - Special Housing Area Feedback

Created Thursday, May 12, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/9>

Page 1

I am giving feedback as:

An individual

First Name:

Michael

Last Name:

Bolock

Address:

 *Hamilton Road*

My thoughts on the proposed special housing area are:

Good location, and the town needs a retirement village. I also understand the developer is respected in doing so with luxury villages on the north island.

Queenstown Country Club - Special Housing Area Feedback

Created Thursday, May 12, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/7>

Page 1

I am giving feedback as:

An individual

First Name:

Neill

Last Name:

Simpson

Address:

Kelvin Peninsula, Queenstown

My thoughts on the proposed special housing area are:

A retirement village is overdue. This looks to be a great site and I agree with the proposal.

Queenstown Country Club - Special Housing Area Feedback

Created Thursday, May 12, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/2>

Page 1

I am giving feedback as:

An individual

First Name:

David

Last Name:

Graham

Address:

Kelvin Heights Queenstown 9300

My thoughts on the proposed special housing area are:

My wife and I feel that this proposal has a great deal of merit. It seems to offer a viable, and hopefully affordable, housing option for Queenstown folk including those of us who are getting older, as well as another option in the area for those who may require residential care.

Judging by the proposed plans, and the Tauranga developments pioneered already by the Sandersons, the whole concept looks very impressive and well thought out. If it proves as good as it looks 'on paper', it would be an excellent development and a very attractive use of the whole site, both adjacent to the Ladies Mile, and also closer to the Kawarau.

Thank you for the opportunity to make some comments.

Queenstown Country Club - Special Housing Area Feedback

Created Friday, May 13, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/C>

Page 1

I am giving feedback as:

An individual


First Name:

annette

Last Name:

fea

Address:

 *peninsula road*

My thoughts on the proposed special housing area are:

This proposal is great. High time for plans to care for our elderly to be actioned. The location is excellent and the plans look fabulous. Let's get on with it!

Queenstown Country Club - Special Housing Area Feedback

Created Sunday, May 15, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/1>

Page 1

I am giving feedback as:

An individual

First Name:

David

Last Name:

Davenport

Address:

Wakatipu Queenstown 9349 (no mail delivery to physical address)

My thoughts on the proposed special housing area are:

My wife & I are long term locals having lived permanently in the Wakatipu area for more than 40 years. Our close association with the district goes back more than 56 years having rented & owned property before moving here permanently. During this time many of our friends & associates have had to leave the area because of a lack of alternative facilities such as a retirement village.

We ourselves are in our 70/80's & fearful of having to leave the district, but are very hopeful that the special housing area will soon be approved. We see this as a great opportunity to be able to stay in the district. Have a new home with available health care & assistance when needed.

If this special housing area could go ahead soon it would free up other properties & therefore help the housing crises in the Wakatipu district.

Queenstown Country Club - Special Housing Area Feedback

Created Sunday, May 15, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/5>

Page 1

I am giving feedback as:

An individual


First Name:

Margaret

Last Name:

Chamberlain

Address:

 *Arrowtown*

My thoughts on the proposed special housing area are:

What a wonderful spot for a much needed facility in our area

Queenstown Country Club - Special Housing Area Feedback

Created Monday, May 16, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/a>

Page 1

I am giving feedback as:

An individual

First Name:

Kelvin & Debbie

Last Name:

Jackson

Address:

 *, Arrowtown*

My thoughts on the proposed special housing area are:

We would like to see this development go ahead as the Queenstown area badly needs some retirement living options. Our plans are to stay in this area when we get to retirement age but at the present there is very limited choices of places that cater for the elderly. To have a health and respite care facility would be fabulous so that care can be given here instead of having to move out of the area. We believe this retirement village would be a great asset for the Queenstown District.

Queenstown Country Club - Special Housing Area Feedback

Created Monday, May 16, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/>

Page 1

I am giving feedback as:

An individual

First Name:

Geoff & Donna

Last Name:

Martin/Fordyce

Address:

- Arrowtown

My thoughts on the proposed special housing area are:

Congratulations to Fraser and his Family on their initiative with the Special Housing Proposal.

Having personally experienced the Sanderson Group activities with my in-laws residing at the [REDACTED] I can only state that their experience has been life changing.

The quality of the housing and the environment created by the Sanderson Group is amazing.

On the other side my family has personally experience the heart break of having both an elderly aunt and mother having to be shipped away to Invercargill and Mosgiel to have their special elderly care needs taken care of as none was available in the Queenstown Lakes District.

This tears out the hearts out of families and the community with the loss of our elderly from the community.

In this application by the Sanderson Group it goes a long way to ensure that our elderly citizens can live out their lives in comfort in their home area.

Its been a blight on our community for too long, with the lack of suitable elder care facilities in the Queenstown Basin.

In this application the QLDC and executive has a great opportunity to right lack of foresight by previous QLDC administrations.

This application is all about the big picture of the Queenstown lakes District.

Get on with it don't procrastinate !!!

APPROVE IT ASAP.

Queenstown Country Club - Special Housing Area Feedback

Created Tuesday, May 17, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/8>

Page 1

I am giving feedback as:

An individual

First Name:

Iona & Barry

Last Name:

Dawson

Address:

Kelvin Heights Queenstown

My thoughts on the proposed special housing area are:

The Wakatipu area is desperately in need of housing for the elderly in the district i.e. a retirement village to move to when they find their current homes and grounds to large for them and especially when the retirement village is including care facilities etc. At the moment many of our senior citizens are having to go to Wanaka, Invercargill or Mosgiel and this is not acceptable when most of them have been here contributing to this town in many different ways and have most of their friends and often family here in this town. By having a Retiring Village which will accommodate a large number of people in a small area it will be a environmental plus and it will free up larger properties for families. I hope the council will do all in its power to facilitate this development and it will be given the green light to proceed as soon as possible.

Queenstown Country Club - Special Housing Area Feedback

Created Wednesday, May 18, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/6>

Page 1

I am giving feedback as:

An organisation

Name of Organisation:

GW Stalker Family Trust c/o Kristan Stalker

(No response)

Address:

 *, Shotover Country*

My thoughts on the proposed special housing area are:

As an adjacent landowner we are providing feedback related to the Sanderson Groups expression of interest in developing a Special Housing Area on SH6 and as a potential affected party.

We seek to ensure that appropriate consideration is provided for:

- traffic movements on the SH6 and Howards Drive intersection.*
- traffic movements through the Stalker Road roundabout.*
- speed limits and zones along SH6, Ladies Mile.*
- influencing traffic flows through Shotover Country.*
- landscape planning of any setbacks is equitable to all adjoining and adjacent landowners.*

Regards

Queenstown Country Club - Special Housing Area Feedback

Created Wednesday, May 18, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/5>

Page 1

I am giving feedback as:

An individual

First Name:

Mark

Last Name:

Tylden

Address:

[REDACTED]

My thoughts on the proposed special housing area are:

Dear Council,

As an adjacent landowner we are providing feedback as a potential affected party. We seek to ensure that appropriate consideration is provided for:

- traffic movements on the SH6 and Howards Drive intersection.*
- traffic movements through the Stalker Road roundabout.*
- speed limits and zones along SH6, Ladies Mile.*
- influencing traffic flows through Shotover Country to Stalker Rd roundabout.*
- landscape planning of any setbacks is equitable to all adjoining and adjacent landowners.*

Best Regards,

Mark

Queenstown Country Club - Special Housing Area Feedback

Created Thursday, May 19, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/8>

Page 1

I am giving feedback as:

An individual

First Name:

Allan

Last Name:

White

Address:

[REDACTED], Kelvin Heights

My thoughts on the proposed special housing area are:

A retirement village is long over due as far too many people have had to move out of the area as no facilities have been available. I believe it is even more important to have family close by in your latter years. My current residence is too big for my needs and steep section too much for me now to maintains and as I have a daughter and son both retiring to Queenstown I look forward to moving into a complex where I can be self sufficient initially and if the need arises due to ailing health not having to move again for more specialised care.

The proposed development is obviously of a high standard, in a very good area and would not be detrimental to the beautiful surrounding landscape.

As people are living longer now there is an urgent need for such a facility as there is an increasing ageing population.

Queenstown Country Club - Special Housing Area Feedback

Created Thursday, May 19, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/1>

Page 1

I am giving feedback as:

An individual

First Name:

Paul and Abigail

Last Name:

Jobbins

Address:

[REDACTED], Lake Hayes Estate, Queenstown

My thoughts on the proposed special housing area are:

Having read all the documents on this proposed SHA we would like to give feedback in regards to the proposed individuals lots at the southern end of the site, accessed via Onslow Road. Our understanding is that these 5 - 10 lots are proposed to be affordable housing, but there is little clarity in the plans regarding this.

Our residence is zoned rural residential and is taxed accordingly, and as noted in the proposal we look out onto rural zoned land. If this proposal were to go ahead, the proposed access road is directly opposite our residence, which is currently used as the local collection and drop off point for the local school buses. I would request that the access road is planned with road safety as a paramount concern and that suitable screening is put around the planned buildings, to ensure that the integrity of the landscape remains.

In addition, we feel that the individual lots proposed (number 15 on the Masterplan) have not been sensitively designed, as per the rest of the proposal, and at present do not fit in with the overall aesthetics of the surrounding area. The current design also places the lots directly on top of an established group of beautiful trees that greatly enhance the landscape. We ask that this section of the proposal is re-examined and re-designed.

Queenstown Country Club - Special Housing Area Feedback

Created Thursday, May 19, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/7>

Page 1

I am giving feedback as:

An organisation

Name of Organisation:

John Guest Pacific Ltd

-
- Please also include my name as part of this feedback.
-

First Name:

Richard

Last Name:

Andersen

Address:

 *, Rosedale, Auckland*

My thoughts on the proposed special housing area are:

I believe it would be a fantastic venture the customers, local community, and the Sanderson group.

Queenstown Country Club - Special Housing Area Feedback

Created Thursday, May 19, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/6>

Page 1

I am giving feedback as:

An individual

First Name:

Lynn

Last Name:

McRae

Address:

 *, Kelvin Heights Queenstown*

My thoughts on the proposed special housing area are:

*As a long term property owner and resident of the Wakatipu, my preference would be to continue to stay in the district. The proposed Special Housing Area incorporating the integrated facilities of the Queenstown Country Club, would enable me to enjoy a good and active quality of life in a sunny and attractive location.
My support for the Sanderson Group obtaining approval for their development via the SHA, is subject to that development conforming to their Masterplan dated April 2016.*

Queenstown Country Club - Special Housing Area Feedback

Created Friday, May 20, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/e>

Page 1

I am giving feedback as:


An organisation

Name of Organisation:

Shotover Country Limited

(No response)

Address:

 *Risinghurst Terrace*

My thoughts on the proposed special housing area are:

Shotover Country Limited makes the following comments about the Ladies Mile Retirement Village SHA Proposal, for consideration by Council. These comments are made by Shotover Country Limited as developer of the Shotover Country Special Zone and on behalf of numerous purchasers of lots within Shotover Country who may not be aware of this opportunity to comment.

Shotover Country Limited does not support or oppose the Proposal, and leaves the merits of the Proposal to be considered by the Council. Shotover Country Limited's concerns relate to potential effects arising from the Proposal.

Shotover Country Limited's first concern relates to the issue of open space adjoining Ladies Mile. The original version of the Shotover Country Special Zone, as notified for public consultation, included a proposed park and ride facility on part of the upper terrace located within the proposed zone adjoining Ladies Mile. That part of the original Shotover Country Zone was rejected by Council and the upper terrace was zoned Open Space. Shotover Country Limited has no particular view as to whether or not part of that land may be suitable for development. However Shotover Country Limited considers that an appropriate Open Space setback adjoining Ladies Mile should be retained in order to protect the views from Ladies Mile to the Remarkables. Any landscaping treatment within that Open Space setback should also allow those views to be maintained.

Shotover Country Limited's second concern relates to the Ladies Mile/Howards Drive intersection. There are already traffic safety and delay issues arising at that intersection due to the increasing amount of traffic using Howards Drive. Those issues will become more significant as the Bridesdale SHA is developed, and would become even more significant if this Retirement Village Proposal is approved. Shotover Country Limited's concern is that increasing amounts of traffic, which should use Howard's Drive as the most direct route out to Ladies Mile, may instead choose an alternative route through Shotover Country in order to access Ladies Mile via the Stalker Road roundabout. That could put unnecessary traffic through Shotover Country which would create adverse effects on residential amenities and is likely to create safety concerns (because through traffic of that nature often drives faster than local neighbourhood traffic). If this Proposal is to be approved, Shotover Country Limited believes that the Proposal must include an appropriate upgrade of the Ladies Mile/SH6 intersection to ensure that the intersection can properly accommodate future traffic flows and to avoid traffic diverting through Shotover Country.

Yours faithfully

Queenstown Country Club - Special Housing Area Feedback

Created Friday, May 20, 2016

<https://fluidsurveys.com/account/surveys/1042453/responses/export//surveys/qldc/queenstown-country-club-special-housing-area/>

Page 1

I am giving feedback as:

An organisation

Name of Organisation:

Lake Hayes Estate Community Association

(No response)

Address:

c/o Barbara Smith, [REDACTED], Lake Hayes Estate

My thoughts on the proposed special housing area are:

LAKE HAYES ESTATE COMMUNITY ASSOCIATION INCORPORATED

RESPONSE TO CONSULTATION REGARDING THE QUEENSTOWN COUNTRY CLUB SPECIAL HOUSING AREA:

The Lake Hayes Estate Community Association (LHECA) thanks the QLDC for the opportunity to provide comments regarding the suggested Queenstown Country Club Special Housing Area (the SHA) on Ladies Mile.

THE EFFECTS OF THE SUGGESTED SHA ON THE ENVIRONMENT AND THE RESOURCES OF THE DISTRICT:

Since before the Resource Management Act, the provisions of the District Plan (or Scheme) and the general principles of spatial planning within the Wakatipu Basin have always sought to retain a rural character for the land outside of identified development zones. The rural character of the land of the Wakatipu Basin and the scenic beauty and visual amenity that stems from this are extremely important resources for the district and the community. The rural character and visual amenity are the principal reasons that the Wakatipu Basin is a desirable place for tourism and living; they provide social and economic wellbeing for the entire district. For this reason, the various iterations of the District Plan over the past decades have always been particularly protective of rural character. In particular, rural character that is experienced from well-used roads has been given protection by the District Plan. We consider that for economic and social reasons, the rural character of the land of the Wakatipu Basin is a vital resource and should be preserved.

Notwithstanding the above, we recognise that the Council and the community must appropriately plan to deal with growth in relation to both the economy and population. We consider that there is room for new areas of zoning and development within the Wakatipu Basin, provided these are carefully located and designed. Examples of this are contained within the Council's Proposed District Plan where a number of new Rural Lifestyle Zones are proposed. Invariably, these are proposed in relatively hidden parts of the basin such that the overall rural character (that benefits tourism and locals alike) is minimally affected and the basin retains its overall scenic and experiential qualities. Lake Hayes Estate and Shotover Country are also good examples of where dense suburban development has been accommodated in such a way that it is inconspicuous and the rural character enjoyed by users of the basin (particularly users of State Highway 6) is retained. At the time these developments were examined and approved via processes under the Resource Management Act, great care was taken to ensure that no development occurred on the Ladies Mile Flats; all development was contained within the lower terraces that are hidden from the basin and the highway.

The site on which the Sanderson Group suggest a SHA is zoned Rural General Zone in the Operative District Plan. It is zoned Rural

Zone in the Council's Proposed District Plan that will put in place planning provisions for the upcoming decade. These zones provide for rural activities, not urban or suburban activities. There are many undeveloped areas of land that are zoned for development within the Wakatipu Basin. We understand that these may not be as desirable for the Sanderson Group and the proposed site (firstly because land within development zones is, of course, significantly more expensive than land that is within the Rural Zone), however the land within the development zones has been identified as being suitable for development, while land within the Rural Zone has not. The fact that land zoned for development is not as desirable to the Sanderson Group as the subject site is not an appropriate spatial planning reason for allowing development in this location. The development zones in the Proposed District Plan and all previous versions of the District Plan have been located and designed with great care. To allow development that flies in the face of the District Plan's zoning maps would make a mockery of the planning processes that the Council has undertaken for decades and would result in the community losing faith in such planning processes.

The LHECA consider that the Ladies Mile Flats are one of the most conspicuous and widely experienced parts of the Wakatipu Basin's rural land. They are open and flat and are very largely managed by true rural land uses. We consider that these flats are among the most valuable and sensitive parts of the Wakatipu Basin in terms of rural landscape character, visual amenity and maintaining the qualities of the Basin that are the source of community and economic wellbeing.

We consider that providing for non-rural development to sprawl onto the Ladies Mile Flats will very significantly degrade the rural character of the Wakatipu Basin. If one such development is allowed to occur on these flats it will be extremely difficult (or impossible) for the Council to prevent other similar developments continuing over the Ladies Mile Flats. We note that via submissions on the District Plan Review, practically every landowner of the Ladies Mile Flats have sought development zoning of one form or another, despite the Council's Proposed District Plan zoning all of the Ladies Mile Flats as Rural Zone. The Lake Hayes Estate Community Association has lodged further submissions that oppose all of these areas of suggested development zoning and support the Council's proposed Rural Zone over all of the Ladies Mile Flats, for all of the reasons given above regarding the retention of important rural character.

THE QLDC LEAD POLICY ON SPECIAL HOUSING AREAS:

The Council's relevant lead policy is titled "Housing Accords and Special Housing Areas Act 2013 Implementation Guidelines" and was adopted by the Council on 30 April 2015. The Policy provides 9 principles. These are addressed as follows:

1 The Council will engage with the community on the identification of potential areas in the Wakatipu Basin for consideration as Special Housing Areas.

The LHECA has not been engaged by Council to discuss the potential for a SHA on Ladies Mile, other than the current consultation.

2 The Council will work collaboratively with the private sector and the Government to increase housing supply and opportunities for affordable housing in the Wakatipu Basin.

The Sanderson Group's proposal does not provide any opportunities for affordable housing. Instead, it provides a retirement village, which may free up existing dwellings (when retirees move from their existing dwelling into the retirement village) however those retirees are likely to move from a high end dwelling rather than median priced dwellings in residential areas. This is because of the cost of living within the retirement village. Additionally, many retirees that move into the retirement village are likely to move from other districts.

3 Land within special housing areas should be used to deliver a range of housing types to the market at different price points.

Sanderson Group's retirement village clearly does not deliver a range of housing types at different price points. It is advertised as a Country Club and provides for only one sector of the community.

4 The Council will expect innovative approaches to ensure the delivery of houses for Community Housing purposes (freehold or rental)

The retirement village is not an innovative approach to deliver houses. Its design and mix of tenancies is based on successful retirement villages built by the Sanderson Group elsewhere in the country. In our understanding the houses would be leased from the Sanderson Group by the occupants.

5 Land within any special housing area and a qualifying development should be appropriately serviced to urban standards and not have an unforeseen or adverse financial effect on the Council or other infrastructure providers.

The land is currently zoned rural and will require significant upgrades and new infrastructure provision. It is located a significant distance from any urban services such as shops, medical centre and postal services. Therefore, given its rural location it will increase

long term transportation costs.

6 Identification of Special Housing Areas and the development facilitated within them should be generally consistent with the direction of the residential policy in the District Plan Review.

Given that the site is within land zoned Rural Zone within the District Plan Review, providing for residential development on this land is not consistent with the Council's Proposed District Plan. The residential section of the District Plan proposes increasing density within existing residentially zoned land, given that this is more efficient from an infrastructure perspective. A number of zones within the Council's Proposed District Plan provide for retirement villages. The rural Zone is not one of them.

7 Priority will be given to establishing Special Housing Areas within existing urban areas, or areas that are anticipated to fall within urban growth boundaries in the District Plan review.

The Ladies Mile site is outside the Council's identified urban growth boundary. The District Plan Review does not change this; the site remains outside of the identified urban growth boundary and The Proposed District Plan zones the land as Rural Zone, thereby anticipating that this area of rural land, which contributes to the gateway to Queenstown, will retain its rural character.

8 Consideration may be given to a limited number of greenfield locations for Special Housing Areas, where they are located adjacent to existing urban areas and services.

While the Queenstown Country Club site is close to Lake Hayes Estate and Shotover Country, it is not adjacent to them. Instead, it is located on Ladies Mile, where it lacks connection to the existing residential areas. It would be developed as its own separate development with little connection to the existing developments given its location, the physical form of the landscape, and the type of development proposed. Lake Hayes Estate has one café, a small shop servicing its residents, and a day care centre. Shotover Country has a primary school and will soon have a day care centre. These services are not complementary to a retirement village. A retirement village should be located in close proximity to a range of urban services

9 The Council will require development quality to be consistent with the expectations set out in Appendix B.

The Queenstown Country Club proposal has been designed to a conceptual level. It is therefore impossible to say whether it will accord with most of the Appendix B expectations. The more broad-scale Appendix B expectations relate to integrating new development into the neighbourhood. We provide the following comments on these.

1. Integrating into the Neighbourhood

a. Connections

Does the scheme integrate into its surroundings by reinforcing existing vehicular, pedestrian and cycling connections and creating new ones; while also respecting existing buildings and land uses along the boundaries of the development site?

This is a greenfields site located on the Ladies Mile terrace. Its location makes it difficult to achieve positive connections to the existing developments within Lake Hayes Estate and Shotover Country. It will read as a separate, gated community.

b. Facilities and services

Does the development provide (or is it close to) community facilities, such as shops, schools, parks, workplaces, play areas?

The development is not in close proximity to community facilities, and instead proposes to be an independent community with its own set of facilities. It will not integrate into the existing developments.

c. Public transport

Does the scheme have good access to public transport?

Public transport is currently available in Lake Hayes Estate and therefore the retirement village will have access to this service.

d. Meeting Local Housing Requirements

Does the development have a mix of housing types and tenures that suit local requirements, including the need for lower cost housing options?

The development does not have a mix of housing types and tenures, and does not provide lower cost housing options. In our understanding, occupants will lease their retirement houses from the Sanderson Group. This is not likely to be done at a low cost.

SUMMARY

Overall, the LHECA consider that the Queenstown Country Club SHA proposal is at odds with the Proposed District Plan and the Operative District Plan. These Plans promote the principle that the rural character and scenic beauty of the rural land of the Wakatipu Basin floor is a very important asset on which social and economic wellbeing depends. The Queenstown Country Club SHA proposal flies in the face of this principle that has long underpinned spatial planning in the district. The Ladies Mile Flats in their current state represent an important part of the rural character of the Wakatipu Basin that will be lost if the proposed SHA proceeds. Furthermore, we consider that the proposed SHA is at odds with the Council's lead policy. The site is a greenfields site outside of the Council's urban growth boundary in an area that the Council's Proposed District Plan identifies as Rural Zone. The proposal will provide for one very specific type of leasehold housing that will not be at a low cost. Very significant infrastructural upgrades will be required. The proposed development will be self-sufficient in terms of internal facilities and therefore will not integrate particularly well with nearby communities.

For all of the reasons given above, the LHECA asks the Council to reject the Sanderson Group's expression of interest relating to a Special Housing Area.

*Lake Hayes Estate Community Association
20th May 2016*