

Arrowtown Lifestyle Retirement Village –

SHA Expression of Interest



RESOURCE MANAGEMENT CONSULTANTS

OVERVIEW

Arrowtown Lifestyle Retirement Village represents a joint venture between the Anderson/Armstrong Families and the Monk Family of Arrowtown.

Contained in **Appendix [A]** is a Development Overview that includes details of the persons involved their relevant histories and other key components of the proposal.

In summary the Anderson/Armstrong families have a history of developing successful retirement villages most notably the Aspiring Lifestyle Retirement Village in Wanaka.

The Monk Family own the land where the retirement village is proposed.

This proposal will be similar in many ways to the Wanaka Retirement Village containing a mix of housing typologies (standalone villas, apartments, care beds and community facilities) and like the Wanaka Retirement Village would become a significant asset for the Arrowtown community.

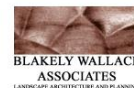
A draft master plan and accompanying indicative building designs have been developed to provide an understanding of the potential form of development and yields (attached as **Appendix [B]**). It is noted the master plan is in draft form recognising that negotiations with QLDC and the resource consent process are still to be worked through. However, it confirms at a minimum the following mix:

- 90-120 villas
- 40-55 apartments
- A 100 bed aged care facility offering rest home, hospital and dementia level care.
- Community facilities including restaurant and café, lounges, library, swimming pool, gym and bowling green (for the exclusive use of residents).
- Extensive gardens and landscape areas in keeping with the rich tradition of an Arrowtown rural style.



Arrowtown Retirement Village | Plan: Site Layout

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29/10/2015

Figure 1: Draft Master Plan

LOCATION

The site currently forms part of a 20ha block (Lot 5 DP 26714), which is accessed off McDonnell Road via an existing formed vehicle crossing. The land is presently farmed and contains an airstrip.

The development would be located on the flat portion of the site that would be subdivided off from the larger block as part of the proposal. Therefore the 'site' for the purposes of this proposal relates to the approximate 12-15ha of flat land.

RM090439 gave approval to subdivide Lot 5 DP26714 into three lots and identify building platforms on each lot. This consent lapses on 12 July 2020.

The intention of this proposal is to continue to provide access to the four approved building platforms and lots. Given the platforms are positioned behind the flat land they will not be affected by the proposal. The vehicle crossing off McDonnell Road would be shared with the approved access to the building platforms. A copy of the plan approved pursuant to RM090439 is attached (**Appendix [C]**). It is noted the approved plan shows a fourth building platform (Lot 3) this lot/platform was not approved in the final decision. The draft master plan has provided for access to the three approved building platforms/lots.

Site Attributes/Consideration

In deciding to proceed with the proposal on the site an extensive site consideration process was undertaken and is summarised in the Development Overview (**Appendix [A]**).

Critical to the site selection was:

- The availability of flat, north facing land of a reasonable size.
- Proximity to existing amenities/community

It is considered the site is successful in providing for all the identified requirements and demands of a proposal of this nature. Its proximity to Arrowtown is considered a significant positive benefit but its physical separation is also considered important given the growth management and unique qualities of Arrowtown discussed further below.

Arrowtown Urban Growth Boundary

Relevant to the consideration of this proposal has been the context of 'Arrowtown' and specifically the Arrowtown Urban Growth Boundary ("AUGB").

Legal advice has been sought that confirms that Resource Management considerations such as the AUGB should not take precedence in the decision making process at this stage. The HASHAA is set out in 2 Parts. Part 1 deals with matters relating to the declaration of SHAs including requirements that must be met before a SHA can be established within a district. Part 2 deals with resource consents, plan changes and variations to proposed plans in relation to developments in SHAs.

The advice confirmed consideration of RMA matters is only relevant to procedures under Part 2 and not Part 1 of the HASHAA (which includes the declaration of SHAs). The primary purpose of the HASHAA and the QLDC Housing Accord is improving housing affordability in the district. The QLDC must adopt processes and criteria consistent with the primary purpose for the evaluation of EOIs and recommendation of SHAs.

RMA matters are relevant to Part 2 procedures (consenting development in SHAs) however, the purpose of HASHAA is to be given priority over RMA matters. Section 34 (Part 2) imposes a priority list of matters the consent authority must have regard to when considering whether to approve development within a SHA. The priority list includes RMA matters but the most important consideration the consent authority must have regard to is the purpose of HASHAA.

However the proposal has been cognisant of the AUGB issue in the process of deciding on the proposed site.

The unique circumstances of this proposal, the Arrowtown context and presence of the AUGB are considered to support this proposal not being located within or adjacent to the existing urban area of Arrowtown. For this reason it is considered the proposal can be viewed as an exception to the general QLDC policy of locating SHA's in or adjacent to existing urban areas.

The site is considered to be appropriately positioned to provide physical separation from Arrowtown to respond positively to AUGB matters but close enough to ensure residents can utilise the existing path to access Arrowtown and the village can form part of the Arrowtown Community in a similar manner to Millbrook. In this respect, like Millbrook the site and proposal are considered to provide a development which can positively contribute to Arrowtown without detracting from its unique qualities.

AUGB Principles

- Landscape Setting/Settlement Pattern

The proposed location avoids the issue of sprawl along roads resulting from an extension of the existing urban boundary, a particular concern in setting the urban growth boundary for Arrowtown¹. In this respect the 'green belts' of Arrowtown will be retained and the settlement pattern of discreet, independent clusters of development sitting nearby but not adjoining Arrowtown is respected and re-enforced. The context plan (**Appendix [D]**) illustrates this pattern and the relationship and proximity of Millbrook to Arrowtown is an example of how development can sit comfortably nearby Arrowtown without having an adverse impact on the form and legibility of the town. It is considered the retirement village SHA proposal can continue this positive settlement pattern and relationship with Arrowtown. Phillip Blakely of Blakely Wallace Associates has also prepared a report considering the landscape issues relating to the proposal and AUGB. This report is attached (**Appendix [E]**). This assessment confirms the discussion noted above and supports the location of the retirement village on the proposed site.

- Entry Experience to Arrowtown

Consideration of the points of entry into Arrowtown and how the physical extent of urban development can impact on the entry experience was another key issue in determining and defining the urban growth boundary for Arrowtown².

The physical separation of the site from Arrowtown and retention of the 'Green belts' will ensure the proposal does not impact on the sense of arrival or change the point at which a person has 'entered' Arrowtown. An existing Hawthorne Hedge runs along the McDonnell boundary of the site and the site is elevated above the level of the road, limiting opportunities for passers-by to gain views of future development from McDonnell Road.

The draft master plan proposes a landscaped setback from McDonnell Road to further separate and screen future development from the Road. These unique site attributes and design responses can ensure the development reads as a distinct cluster and does not impact on the point of entry into Arrowtown or extend the sense of 'passing by' Arrowtown, being particular issues raised in the consideration of the AUGB.

Overall, it is considered the proposal and site location will ensure the setting, character and heritage values of Arrowtown can be preserved whilst providing significant positive benefits to the Arrowtown Community. Therefore the proposal and site location have responded positively to the principles of the AUGB even though as noted above, RMA matters are not considered relevant as part of this phase of the decision making process.

CONSULTATION

Consultation has been an integral component of the development and consideration of this proposal and the decision to proceed to lodge an SHA application.

¹ 3.3 Effects on the landscape of maintaining or extending the boundary of Arrowtown pg19 ENV-2011-CHC-7

² 3.3 Effects on the landscape of maintaining or extending the boundary of Arrowtown pg19 ENV-2011-CHC-7

A Consultation Summary Report is attached (**Appendix [F]**) that outlines in detail the various components of the consultation that has occurred and also attaches the 280 emails and feedback forms that have come in supporting the proposal.

Consultation has been focused on both key stakeholder groups within the Arrowtown community and broader public consultation in the form of a drop in session.

Groups consulted include:

- Arrowtown Planning and Advisory Committee
- Arrowtown Village Association
- Arrowtown Promotion and Business Association
- The Arrowtown Bowling Club
- Wakatipu Probus
- Arrowtown Golf Club
- Arrowtown Rugby Club
- Arrowtown RSA
- Arrowtown Business Women's Group
- Arrowtown Volunteer Fire Brigade
- Arrowtown St Johns Ambulance
- Arrowtown Anglican Church
- Arrowtown Catholic Church
- Arrowtown Presbyterian Church
- Arrowtown Thursday Club
- Senior Net

A draft master plan illustrating the key components of the village (villas, apartments, care facility, community facility) formed part of the information provided for consultation. A fly-through animation was prepared to demonstrate the proposal within the context of the site and the mix of activities proposed, to assist in ensuring people could gain a full appreciation of what was being considered on the site. A website has also been set up to assist people in being able to find out more information about the project (www.arrowtownretirement.co.nz).

It is considered the consultation has been extensive and thorough and illustrates an overwhelming level of support for the proposal within the Arrowtown and wider community. The applicant is also committed to continuing consultation moving forward.

Neighbours

The site is bound by:

- The Hills Golf Course to the north,
- Willowburn Arrowtown Limited (Peter McClean & Andrew Green) to the east of McDonnell Road
- Edwin and Carol Lamont to the south, and
- The balance of the site to the west and Hills Golf course beyond that.

In addition to the general consultation discussed above specific meetings have been undertaken with the immediately adjoining landowners noted above to outline the proposal and seek their feedback as the adjoining landowners.

The Consultation Summary Report (**Appendix [F]**) outlines the details of this consultation, which has been positive with letters of support provided from the Hill's, Willowburn Arrowtown Limited (Peter McClean & Andrew Green) and Lamont's. Consultation is ongoing with all neighbours with a view to providing further detail and information on the proposal to all neighbours if the proposal proceeds further.

ADEQUATE INFRASTRUCTURE

A servicing assessment report has been commissioned from Rational Limited attached (**Appendix [G]**). This report confirms the development can be serviced. Preferred options are highlighted in the report however; the applicant acknowledges that any decisions around servicing will need to be developed in consultation with QLDC. The applicant welcomes further discussion and dialogue with QLDC in refining and confirming the servicing of the development.

An assessment has also be prepared by Davis Consulting Group (**Appendix [H]**) that confirms no liquefaction hazards is shown on Council's hazard maps and after completing a PSI that it is highly unlikely that there would be any risk to human health as a result of the land use proposed.

A traffic assessment has been prepared by Carriageway Consulting (**Appendix [I]**). This assessment confirms the proposal will have minimal effect on the surrounding roading network. Specifically, this assessment confirms that adequate capacity exists to accommodate additional traffic within the existing network without any upgrades.

DEMAND FOR QUALIFYING DEVELOPMENT/RESIDENTIAL HOUSING

The Arrowtown Housing Demand assessment prepared by Insight Economics ("Insight Report") for the QLDC has confirmed a demand for residential housing exists in Arrowtown.³

Of note this assessment highlights the changing demographics and limited extent of housing stock currently on the market. It is considered the unique attributes of this SHA proposal in providing retiree housing can positively contribute to both meeting demand in the retiree segment of the market but also in freeing up existing housing stock within Arrowtown. This is considered a significant benefit, unique to this SHA proposal.

By providing an option for retirees the opportunity exists for existing housing stock within Arrowtown to be freed up without adversely affecting the existing form and character of the town. Furthermore, this SHA proposal in providing supply in the retiree market segment will not place pressure on other social infrastructure in the same manner a more traditional supply of residential housing may have on Arrowtown, for example the capacity of schools. These specific benefits highlight how the retirement village proposal can address housing demand within the particular context of Arrowtown.

³ Section 6: Summary and Conclusions – Arrowtown Dwelling Supply and Demand prepared by Insight Economics

The Development Overview attached to this report (**Appendix [A]**) confirms there is significant growth in the retiree demographic. This is supported by the Insight Report which identifies a 6% growth in the 60+ demographic⁴ between 2001 - 2013.

The Development Overview also highlights there is a significant under supply of independent living and Care Bed provision within the Queenstown Lakes District with current supply being half the New Zealand average demonstrating significant demand exists. Of note most of the increase in supply between 2009 and 2014 is a result of the retirement village development in Wanaka.

Both the Development Overview and Insight Report highlight significant anticipated growth into the future and therefore it is considered there is a demonstrated demand for housing and retiree housing in particular. Furthermore, this proposal provides the opportunity to address demand not only for retiree housing but housing demand more generally within Arrowtown by freeing up existing housing stock.

AFFORDABILITY

As identified in the Development Overview at least 20% of the villas and apartments will be set at affordable price points.

The range of products and typologies include:

- Apartments, one, two and three bedrooms,
- Standalone Villas in both two and three bedroom configurations, and
- Care beds within the care facility.

It is considered this range of housing typologies and size will ensure delivery of product to the affordable end of the market.

The proposal being retiree focussed also has the ability to target that particular segment of the market which as discussed above has an identified demand in the Queenstown Lakes District.

The ownership structure whereby the owners of the village retain long term ownership of the residences and land ensure the SHA proposal will continue to supply the retiree market into the future. This structure also effectively prohibits short term rental/visitor accommodation as promoted by the QLDC Policy.

The proximity of the proposal being within walking and cycling distance or a short car ride from Arrowtown will also have broader affordability benefits in enabling residents to remain connected with their local community without involving longer commutes that might otherwise be associated with moving to retirement villages located outside of the District.

The contribution retirees can continue to make to the Arrowtown community by remaining a part of the community will also have 'affordability' benefits through their continued contribution to Arrowtown's social infrastructure.

⁴ Table 1 pg 2 – Arrowtown Dwelling Supply and Demand prepared by Insight Economics

Consultation with the Queenstown Lakes Community Housing Trust has been undertaken and is progressing positively. Feedback from the Trust is attached to the Consultation Summary Report (**Appendix [F]**) confirming the positive discussions that have occurred.

Arrowtown Lifestyle Retirement Village is committed to reaching an agreement with the Trust on a form of contribution and considers this agreement will form an integral part of the proposal once details of the proposal are confirmed through the SHA process. The developer is happy to work with QLDC and the Trust to finalise an agreement to ensure an appropriate contribution is provided.

PREDOMINANTLY RESIDENTIAL

The preceding sections of this report have highlighted the significant contribution this proposal would provide to the retiree segment of the residential housing market.

Legal advice has been sought and confirms there is no reason a SHA could not be targeted at the retirement housing market which faces the same challenges of availability and affordability as the housing market for young working families. The purpose of the HASHAA and the Accord are not just targeted at young people entering into the housing market, they generally address housing availability and housing affordability.

As discussed above the unique attributes of the retiree market focus means the proposal will have the ability to contribute towards freeing up existing residential housing stock as well as providing housing for the retiree segment of the residential housing market.

The proposal would contain several centralised facilities in the form of a Community and Age Care Facility. These elements of the proposal are considered integral to the offering within a retirement village and also provide wider benefits to the Arrowtown community in providing for people as they age. These facilities would contain elements that would be 'non-residential' in nature. However, these components are considered ancillary to the primary function of the proposal which is to provide housing for retirees.

Therefore, taking into account the wider benefits of providing for centralised facilities for less able people and the medical component of the care facility in providing provision for this service within the District, providing some 'non-residential' elements is considered appropriate.

BUILDING HEIGHT

The draft master plan provides for single and two storey building forms with the two storey forms proposed back and centrally within the site so that they are distanced from McDonnell Road and have the hill behind as a backdrop. Design package (**Appendix [B]**) contains a site cross section that indicates the scale of the development within the context of McDonnell Road, the site and the surrounding landform (Figure 2 below).

An 8m height limit currently applies within the Rural General Zone (the operative zoning applicable to the site). For design reasons it is preferred that some flexibility around height is provided to enable gabled forms and roof articulation to the two storey elements so they can be developed in keeping with the Arrowtown style. Therefore, although developed building designs have not been

completed ideally a height limit of approximately 9m for the two storey components of the development and 10 m for the care facility would be provided.



Figure 2: Cross Section

MINIMUM NUMBER OF DWELLINGS

The indicative master plan has been prepared to demonstrate the overall form and ability of the proposal to fit within the broader landscape context and potential yield for the site.

Key attributes of the master plan are:

- Location of two storey forms centrally and against the backdrop of the hill to manage their bulk and scale.
- Provision of a landscape setback to McDonnell Road
- Clustering of villas to retain a green landscape appearance to the site.
- A single entry from McDonnell Road where the existing vehicle crossing to the site exists.

This has provided an indicative yield for the site of:

- 90-120 villas
- 40-55 apartments
- A 100 bed aged care facility offering rest home, hospital and dementia level care.
- Community facilities including restaurant and café, lounges, library, swimming pool, gym and bowling green (for the exclusive use of residents).
- Extensive gardens and landscape areas in keeping with the rich rural lifestyle of Arrowtown tradition.

The draft master plan shows a clear commitment to a range of housing products and at a minimum the ability of the site to accommodate numbers as indicated within the master plan and this application.

However, through the resource consent process and discussion with Council it is considered flexibility exists to modify numbers.

RESIDENTIAL DEVELOPMENT QUALITY

The developer is committed to a quality design outcome and has a proven track record in providing a very high quality of design and development. The Wanaka Retirement Village is considered a relevant example.

Understanding and responding to the unique qualities and building forms characteristic of the Wakatipu and Arrowtown are considered at the forefront of the design response and building forms for the site. Phillip Blakely of Blakely Wallace Associates has been engaged as part of the design team to ensure the Arrowtown qualities flow through in all aspects of the design. In collaboration with Foley Group Architecture, retirement village specialists, the foundations of a successful design team exist to ensure quality outcomes as promoted by QLDC.

The draft master plan (**Appendix [B]**) and site analysis (**Appendix [J]**) is illustrative of the careful consideration and the developer's commitment to providing a responsive and quality development.

Contained in **Appendix [K]** is an assessment of the proposal and potential to promote the development quality expectations of QLDC with **Appendix [B]** containing indicative building plans demonstrating how the Arrowtown style and a quality building form can be delivered.

CONCLUSION

This expression of interest has addressed the QLDC criteria for recommending Special Housing Areas to the Government. It is considered it has been demonstrated that there is strong support for recommending SHA status based on these criteria.

This expression of interest has identified a number of unique attributes that provide additional positive benefits for the Arrowtown Community and the ability of this proposal to address the residential housing shortage in Arrowtown and wider Wakatipu.

Significant public consultation and engagement with key stakeholder groups within Arrowtown has been undertaken and an overwhelming level of support has been identified for the proposal.

The developer is committed to delivering a quality development as it has done in the past and appreciates that continued development of the proposal and working with QLDC is integral to the realisation of the development through the SHA process.

List of Attachments:

- [A]** Development Overview
- [B]** Master Plan & Indicative Building Designs
- [C]** RM090439 Approved Plan
- [D]** Context Plan
- [E]** Landscape Assessment
- [F]** Consultation Summary Report
- [G]** Infrastructure Servicing Report
- [H]** Hazard Assessment
- [I]** Traffic Assessment
- [J]** Site Analysis
- [K]** Assessment of QLDC Design Criteria