

**SUMMARY STATEMENT OF AARON SMAIL ON BEHALF OF WELHOM
DEVELOPMENTS LIMITED**

CORPORATE EVIDENCE

1. SUMMARY OF KEY CONCLUSIONS

- 1.1 My corporate evidence on behalf of Welhom Developments Limited ("**Welhom**") relates to the proposed Private Plan Change ("**Plan Change**") to rezone approximately 14.7ha of land in the northern fringe of the Masterton township ("**Site**").
- 1.2 My full name is Aaron David Smail. I am the General Manager for Development at Summerset Group Holdings Limited and a director of Welhom Developments Limited. I have overall responsibility to manage development of Summerset's villages from acquisition through to the construction documentation stage. This includes oversight of site selection and acquisition.
- 1.3 Summerset is the second largest comprehensive care retirement village operator in New Zealand, with 44 villages in various development stages. We are NZ's first carbonzero™ retirement village operator and have a long and fast-growing list of other environmental credentials.
- 1.4 Demand for retirement and aged care living in NZ is well outstripping supply. The population of people over 75 is predicted to rise by 140% by 2048. It is expected that this population in the Wairarapa is expected to rise by 220% by 2051.
- 1.5 Our villages are all comprehensive care villages that place relatively low demand on various elements of public infrastructure. The number of occupants per household is low, and many quasi-public amenities are provided on site. For transportation, those residents that drive tend to do so off-peak and our villages also offer internal transportation services so residents can be transported safely in groups for shopping and other excursions.
- 1.6 Summerset has been searching for a suitable site for a comprehensive care retirement village in the Masterton area for the last five years. A range of sites across Masterton and Carterton were carefully considered, but the Site was most able to meet our criteria for scale, desirability, proximity to other housing, serviceability, hazard risk and topography. These criteria differ from typical greenfields residential development and make finding a suitable site challenging.

- 1.7 The Plan Change will zone the Site to primarily allow for purpose-built housing for the elderly and also provide some much-needed general residential land in Masterton. Summerset's comprehensive care retirement village will allow residents to 'age in place' and remain connected to their community. We anticipate that 250+ of these residents' newly vacated family homes, perhaps up to 20 Ha of total housing stock, will become available for others such as young families.
- 1.8 More generally, the Plan Change will play an important role in achieving positive social and economic outcomes for the wider community, including an investment in excess of \$150 million through construction of a retirement village, and provision of approximately 40-50 new full-time jobs.
- 1.9 Future development of the Site for a proposed comprehensive care retirement village and residential lots will require specific design and require resource consent(s). Any resource consent applications will be subjected to detailed and considered assessments.
- 1.10 We have consulted with key stakeholders including Masterton District Council, Rangitāne o Wairarapa, Kahungunu ki Wairarapa, KiwiRail and Waka Kotahi. Community consultation also followed lodgement of the application
- 1.11 Consultation was generally positive with the notable exception of Waka Kotahi. Initially receptive to reducing the speed limit on SH2 north of Cashmere Oaks Drive to 50kmph, we were incredibly surprised when they later advised such a reduction can only occur if Welhom / Summerset were to fund a large roundabout at Cashmere Oaks Drive.
- 1.12 Our traffic experts' evidence clearly shows that speed reduction should not be dependant on a roundabout. Nor is it accepted that a minor increase in accident risk over a 20 year period triggers a roundabout. Rather, we have offered practical, appropriate mitigants to improve safety at the intersection.
- 1.13 In conclusion, we are a long-standing reputable retirement village operator wanting to provide much needed housing for the elderly of Masterton. Retirement villages are in very high demand and should be planned and provided by statutory authorities. This Site is the only location we've found to meet the criteria for a comprehensive care village.
- 1.14 Roading authorities and Summerset are in general agreement the SH2 50kmph zone should be extended north of Cashmere Oaks Drive but based on expert analysis we strongly refute Waka Kotahi's new suggestion a village triggers the requirement for a roundabout.

- 1.15 The Plan Change will play an important role in the achieving positive social and economic outcomes for the wider community. The proposed future village on the Site will be a valuable community asset enabling local elderly to choose to remain in the community they have spent their lives contributing to.

Aaron Smail

8 March 2023