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Developer shares ideas for possible retirement village at Paeroa Racecourse

Paeroa residents are not the only ones who think the 'Middle of Everywhere' is the perfect place to retire. Mr Sam Liu, the Auckland based developer who has purchased the Paeroa Racecourse from the Barbara Anderson Trust presented his ideas for creating a community retirement village on the site to the Council at its meeting on 27 January. His presentation is now available on the Council website. Early plans and drawings, reflecting his desire to create an attractive community facility with approximately 600 units, were also on display at a public Information Day hosted by the developer last Saturday.

The town's central location, peaceful rural surroundings, and friendly community atmosphere played a large part in his initial decision to invest in Paeroa.

"In 2012 Paeroa was named Community of the Year. It is well known as a welcoming and supportive community with many local businesses and facilities to cater for the needs of older people. It is also close to larger cities and hospitals if needed" said Mr Liu's spokesperson Eric Lee.

Hauraki District Mayor John Tregidga said when Council developed its economic development strategy the community indicated it would like to see investment in tourism, export ready businesses, and retirement in the district.

"It's encouraging to see this happening. People are noticing the enormous potential of our district as an affordable place to invest, live, and enjoy a great lifestyle in a caring, rural community," he said.

Once Mr Liu's plans are finalised, there will still be a formal process to go through, which will determine whether or not the proposal can go ahead.

"Re-zoning the racecourse from 'reserve' to 'residential' will involve a plan change. There will be an opportunity for the public to have their say via submissions before a decision is made on this. Both the developer and Council want this to be an open and transparent process with input from the community," Mr Tregidga said.

Hauraki District Council economic development manager David Fielden is confident the proposal will bring significant economic benefits to Hauraki should it go ahead.

"More than 1000 new people will be living and doing business in Paeroa. Companies providing ancillary services will be incentivised to locate here. Significant jobs will be created in the construction, maintenance, landscaping and other trade industries over the next five to ten years," he said.



Images supplied by OZAC DESIGN: Concept plans for a retirement village at the Paeroa Racecourse. A walkway leads to a possible lakeside cafe.



Open recreational spaces and gardens.



A golf putting green and mini 3 hole golf course.

From the horse's mouth

- ▶ The racecourse has been purchased by Auckland based developer Mr Sam Liu.
- ▶ The racecourse was not public land. The site was privately owned by the Barbara Anderson Trust, before being sold to Mr Sam Liu.
- ▶ The racecourse land is zoned Reserve (Active) in the Council's District Plan. No development can proceed on the Racecourse site unless appropriate processes have been followed. These will include a zone change, a resource consent process and public submissions/hearings.
- ▶ Mr Sam Liu, is a New Zealand citizen
- ▶ Mr Sam Liu is credible and has a proven track record.
- ▶ Mr Sam Liu wants to share his ideas with the community and gauge feedback before finalising his proposal.
- ▶ Mr Sam Liu is responsible for undertaking appropriate consultation with the public and iwi, and carrying out necessary investigations, prior to finalising any formal Resource Management Act (RMA) planning applications.
- ▶ Council's economic development strategy recognises there are economic benefits to increasing population and attracting new residents to live and do business in the area.

Note: The Council received a number of questions at the developer's Information Day. The answers to these are available on our FAQ's page - www.hauraki-dc.govt.nz/racecourse

Oil the most important farm machine...

In conjunction with DairyNZ, we're continuing our five-bite series on how farmers can boost their wellbeing and deal with the *elephant in the paddock... stress*.



No.5: BE ACTIVE AND EAT WELL

Farmers live a healthy and active outdoor lifestyle, right? That's the stereotype, but increased automation, mechanisation and computer management tools – compounded by less healthy eating habits – have greatly reduced the need for physical exertion. A lifestyle of sitting on tractors, quad bikes and at the office desk has put farmers' health at risk, directly impacting on mental wellbeing.

- Move in various ways – don't always jump on the bike!
- Keep active off the farm, eg., by playing sport, cycling, running, hunting, or tramping
- Avoid overworking a single area of your body
- Get nutrients – eat real food, including as many fruit and veges as you can
- Watch toxins, or avoid them

Feeling stressed out?

Get help from the Rural Support Trust on 0800 787 254

REMINDER

KEREPEHI PUBLIC MEETING

Wednesday, 10 February 2016 - 7.30pm

at the Kerepehi Bowling Club, 65 Kaikahu Rd, Kerepehi

This is an opportunity for the residents and ratepayers of Kerepehi to meet with representatives of the Hauraki District Council to hear about the upgrades for the Kerepehi Wastewater project and other things happening in Kerepehi.

It would be great to see you there.

PUBLIC NOTICE

Temporary Road Closure

Pursuant to the Section 11(e) of the Tenth Schedule of the Local Government Act 2002, notice is hereby given that for the purpose of the **Pipe Bands Street March** event, the following roads will be closed to ordinary vehicular traffic for the period indicated below. During the period of closure provision will be made for ordinary vehicular traffic, which would otherwise use the road, to use alternative routes.

Date of closure: Saturday, 13 February 2016.

Time of closure: 5.15pm to 6.30pm.

Roads to be closed: Normanby Rd (SH2) from Victoria St to Mackay St; Princes St from Queen St to Arney St; Arney St from Princes St to Willoughby St; Willoughby St from Arney St to Hall St; Mackay St, PAEROA.

Alternative provision for ordinary vehicular traffic will be made with signs, cones and barriers to redirect traffic on detour.

It will be an offence under the above regulations for any person otherwise than under authority of an authorised permit to use the road for ordinary vehicular traffic during the period of closure.

L D Cavers
 Chief Executive
 Hauraki District Council