

Form 5

Submission on Publicly Notified Proposal for Policy Statement or Plan, Change or Variation

Queenstown-Lakes District Council Proposed District Plan (Stage 2) Chapter 24 – Wakatipu Basin

Clause 6 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Address: Sent via email to: services@qldc.govt.nz

Name of Submitter: Millbrook Country Club Ltd (MCC)

About the Submitter: MCC is the owner and operator of the Millbrook Resort, an award winning, five-star resort situated near Arrowtown. Millbrook opened in 1993 and has developed into a world class recreational resort and lifestyle community. It currently comprises a 27-hole championship golf course, driving range, restaurants, a spa facility, with managed accommodation, comprehensive guest services and approximately 265 private dwellings.

The resort encompasses around 270 hectares of land, including land recently acquired to enable a western expansion of the zone. That expanded area enables the completion of a further 9 golf holes (resulting in 2 x 18-hole championship quality golf courses) and further residential units.

MCC has worked closely with QLDC on the preparation of the new Millbrook Zone for the Proposed District Plan. On 18 October 2017, the Council notified its decision to approving the re-zoning and amendments to the Millbrook Resort Zone. This decision is the first decision on the Proposed District Plan.

MCC has a proven track record as a responsible developer. It is a major contributor to the District's tourism industry and is one of the largest employers in the region with an annual pay roll in excess of \$8m. Indirectly, it is a significant contributor to the local construction and service sectors. Analysis undertaken in the preparation of the District Plan and referenced in the Section 32 analysis for the Millbrook Zone sets out how MCC's plans to expand its operation to include an additional 9 golf holes with associated development will provide substantial economic benefits to the Wakatipu Community.

Trade Competition: The submitter cannot gain an advantage in trade competition through this submission.

Submission: The Millbrook Resort Zone is identified as a Special Zone in the Proposed District Plan.

The values and qualities of Millbrook are derived from its location in amongst the spectacular scenery of the surrounding landscape.

The design principles of MCC have consistently sought to achieve a high-quality resort which integrates with the surrounding landscape. Council's decision on Chapter 43 – Millbrook, confirmed that the Chapter 43 rules would ensure a high standard of amenity for both the residents of the zone itself and those in the surrounding area.

The recent decision on Chapter 43 – Millbrook includes carefully located golf holes and residential buildings on sites that have minimal off-site landscape effect. Part of this re-zoning has included the identification of 'Landscape Protection' Activity Areas, being those more elevated areas that are publicly visible from distant locations.

Chapter 24 of the Proposed District Plan introduces a variation to the zoning of the land that includes and surrounds the Millbrook Resort Zone. This submission addresses the re-zoning of land to the west and south of the Millbrook Resort Zone that has been included in the Wakatipu Basin Lifestyle Precinct (WBLP).

Land Parcel	Legal Description	Owner	Proposed Zoning	Relief Sought
A	Lot 2 DP 310442 Lots 1-2 DP 319853 Lots 1-2 DP 343305	R & H Trust Co. (NZ) Limited	Part WBLP and part WBRAZ	A reduction in the extent of the WBLP
B	Lot 101 DP 475822 Lot 1 DP 475822 Lot 2 DP 475822	XRAY Trust Limited	Part WBLP and part WBRAZ	A reduction in the extent of the WBLP
C	Pt Lot 3 DP 5737	Waterfall Park Developments Limited	Part WBLP and part WBRAZ	A reduction in the extent of the WBLP

Relief Sought: MCC seeks the relief referred to above or such further, more refined, additional, other or alternative relief that might give effect to this submission and/or better serve the overall objectives of the district plan and the purpose and principles of the Resource Management Act 1991.

Hearings: The submitter wishes to be heard in support of this submission.

Address for Service: Millbrook Country Club Ltd
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Phone: 03 450 0009

Date: 23rd February 2018