

**BEFORE THE COMMISSIONERS APPOINTED BY  
THE QUEENSTOWN LAKES DISTRICT COUNCIL**

**Submitter 31021**

**IN THE MATTER** of Queenstown Lakes District  
Council Proposed District Plan  
Stage 3

**IN THE MATTER** **RURAL VISITOR ZONE**

**CORBRIDGE ESTATE  
LIMITED PARTNERSHIP**

**Submitter**

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**NOTES FOR OPENING PRESENTATION BY PETER MARSHALL**

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## **Background**

Mr Marshall is one of the owners of Corbridge Estate Limited Partnership. The purpose of this opening presentation is to provide context to the Corbridge rezoning proposal and the Vision behind it.

## **The Vision**

- Rarely in New Zealand do we build iconic things that are world class – at times it feels like we aspire to mediocrity
- In developing the Corbridge proposal it has always been the intention to develop not only a world class facility in its own right, but a development that showcases technological innovations not seen in New Zealand, that will improve sustainability, mitigate environmental disruption and showcase what ‘spectacular excellence’ can look like. The Upper Clutha with all the reasons that we want to live here can be the attractant for digital innovation. We have already socialised with our neighbours (Wanaka Airport) an EWay (Smart Cycle way) into Wanaka. We can, across this property create a truly sustainable product. We have already demonstrated a willingness to do this at our event venue being one of the first businesses to utilise battery powered robotic mowers in the Lakes District.
- This development has always been people centric. Focus has been given to what people will experience and how. How people will interact with the environment, how people will be transported and move around the property and how people will be accommodated as either guests or workers.
- With the Corbridge proposal our intention is to create a development with a massive amount of experiential attraction and is a place people will want to visit and is the polar opposite of a very structured and robotic development that resembles the Truman Show.

## **Legacy**

- Rarely do we have the opportunity to do something great, that is spectacular and long lasting. We have developed the Corbridge proposal as a true Legacy Project.
- The opportunity to create a project for 2050 that can incorporate all our learnings and build in the technical infrastructure for the future.

- The Corbridge proposal would provide a New Zealand first fully integrated solution with regard to accommodation for workers, which could provide a template for all large scale developments in the future.

### **Summary**

The Corbridge proposal is not just another hotel or golf course development, it is far greater than that. We aspire to push the boundaries of design, innovation and environmental stewardship and be an icon in New Zealand. We want to set the bar high and be a beacon for what can be developed if we have the passion and the courage to aspire to be world class and world leaders and not succumb to mediocrity, as so many have done before us.

**Peter Marshall**

**Corbridge Estates Limited Partnership**

**Date: 30 July 2020**