

Glenorchy Marketplace Update

May 2014

Thank you to everyone who has provided input and ideas for the future of the Glenorchy Marketplace so far.

To date, we've heard from more than 250 people, including the GCA, Glenorchy school children and teachers, the Glenorchy mum's group, local farmers, Glenorchy business owners and many tourists who have visited Glenorchy. In addition we have spent time talking about the property with local architects, contractors, landscape designers, town planners, the QLDC, DOC, as well as those who work in the tourism industry.

As we process all this feedback and requests, our goal is to understand how to design a general store and accommodations that can serve both visitors and locals and provide a sense of place that is warm and welcoming.

Our aim continues to be a model of environmental, community and financial sustainability. This note is to update you on where we are so far, and to provide a general timeline for the project.

The Campground, Bunkhouse and Cabins

The good news: there will be camping. We hear this need loud and clear. We are developing an upgraded **campground** that will accommodate approximately 15-20 tent sites.

The **bunkhouse** building will be replaced with sleeping lodges that will provide affordable shared-room accommodations for trampers, school groups and other travelers. The design will accommodate year around use and flexibility for families and schools to use. Overall we will end up with about the same number of beds or perhaps a few more, but in more traveler-friendly configurations.

The 20 **cabins** will be replaced with approximately 16 single and multi-bedroom cabins to provide more flexibility for families and groups. This is where most of our feedback has come, with requests for multifamily configurations and year-around accommodation at a variety of price points.

We had hoped to be able to have campervans on site, but given the Council's requirements for on-site parking and property setbacks, it does not appear there is space to allow for this. Because we know campervans are important for tourism, we want to work with others to find a long-term solution. We will provide updates as we learn more.

The Store and Café

The general store will be replaced with a livelier Marketplace that offers a larger range of groceries and goods designed to meet the needs of both tourists and the local community. These run the gamut from freshly prepared foods to go, produce and food staples to hardware, housewares, garden and farming supplies to an array of tramping, fishing and outdoor gear. We've received lots of input about what is needed, and the price points that will be necessary to meet the needs of both locals and tourists and allow the store to be profitable.

Early morning coffee and pastries will be served in the café, for both the local community and those who are staying with us. A variety of simple, fresh, healthy preparations will rotate with the seasons, and provide affordable, nutritious and delicious meals that reflect the best Glenorchy has to offer.

We also heard from tourists that they aren't aware of all the activities, walks and adventures available in Glenorchy, so we want to provide a **"Head of the Lakes Adventure Booking Desk."** Our goal is to promote local businesses and to help visitors discover the many ways to explore the Glenorchy area. This space inside the Marketplace will also feature conservation interpretive displays with opportunities to educate visitors about local environmental projects. We hope to partner with DOC to provide environmental education programs focused on local flora and fauna.

A **Community Classroom/Theater** will be created for visitors and locals to use for educational programs and events. This space will be designed to offer flexibility, so that it can also be used as a theater for school plays or film house for movies and documentaries.

Building & Landscape Design

A sense of stewardship of the land and Glenorchy's unique old world character will be reflected in the design of the buildings. We have hired architect Jackie Gillies to assist us with building design, as she specializes in historical buildings. Our focus will be creating buildings with warmth and character that also integrate sustainable design details to minimize water and energy use. Native plantings and additional landscaping we hope will attract the return of native birds. An on site production garden will produce fresh vegetables and fruit for the café and also be used as an outdoor classroom.

A Construction Timeline

Because of the cost and complexity of the construction, we will build the project in three phases:

- **Phase One** will develop the campground and overnight facilities for trampers, school groups and affordable shared lodging. Construction should begin this year.
- **Phase Two** will focus on building the Marketplace, community classroom/theater and café. This will happen in years 2-3.
- **Phase Three** will include construction of the cottages, the outdoor hot tubs and the massage cabin which we had requests for.

The Glenorchy Community Trust

This is a huge endeavor for us, and one that will involve many hands, hearts, and heads in order to be successful. We believe that if we continue to gain honest feedback from those that travel to the head of the lake, we will create a business that will provide a growing stream of revenue that can be re-invested in the Glenorchy community.

Any profits from the store and accommodations will be given to a community trust each year. The trust will be managed by a separate group of local Glenorchy citizens, who will decide how the funds will be distributed. So far people have said they would like to direct the funds to: local children's education, conservation projects, healthcare/medical delivery, and public art for in and around Glenorchy.

If you would like to get on the mailing list for future updates or have additional ideas, or contributions you'd like to share, please contact Emma Kingan at emma.kingan@gmail.com.

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