

GLENORCHY MARKETPLACE PROJECT PO BOX 135, GLENORCHY 9350

Summer 2015 Community Update

We are pleased to report that the General Store has been buzzing with activity from both visitors and locals alike, and that it appears many local businesses throughout town are also experiencing record revenues this season. We thank you for your support and excitement about what have been offered so far. Fresh produce, bread and a growing number of healthy takeaway foods have been the most popular offerings, so we will be adding a few more healthy to-go soups and other tasty treats this autumn.

Ladies and Blokes Nights were big hits, along with our Chinese New Year celebrations. Many people in town have been calling in to enjoy live music on most Sunday afternoons with Martine and “That Guy” (as well as some songs with Martha and Tussock, too).

Our amazing kitchen crew, led by culinary wizard Debbie Crompton is turning out new goodies on a weekly basis. We hope you come by and try the new *chocogato* – which is chocolate gelato with a tasty shot of hot chocolate! We have added a few new salad selections, three kinds of home baked biscuits, and also a delicious yogurt parfait, called the “Goji Yogi.”



You may have heard that QLDC’s period for written comments from the community on the Camp Glenorchy project has opened, and that the deadline for submissions is 1st April. We are grateful for the support the Project is receiving from our customers and the community. Several positive articles in the press, your on-going business, and words of encouragement have meant a lot to us.

There’s much to share in this newsletter, and a lot going on. We invite you to stop by and visit us at the store with your questions, to provide input about the project, or simply to say hello.

The website, www.glenorchymarketplace.co.nz, is finally up and running and we will be updating it regularly with news, job postings and other developments of interest.

With much appreciation,

A handwritten signature in black ink, appearing to read "Paul Debbi". The script is fluid and cursive.

Paul and Debbi Brainerd

Summer 2015

News, Facts & the Latest Updates

- General Store to Remain Open During Winter Season
- Steve Hewland Hired as General Manager
- Notified Resource Consent Filed with QLDC
- Coll Street Neighbours Help Reconfigure Traffic and Parking Plans
- Removal of Silver Birch Trees Along Oban Street
- David Trubridge Community Workshop
- Branding Consultants Hired for Naming and Identity Design
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- Correction of Inaccurate Information in *Auckland Herald* Article
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General Store to Remain Open for Most of Winter Season

We appreciate the wonderful feedback we've heard during our "summer of experimentation" at the general store. We're pleased to report that over 90% of the community has stopped by at least once and many of you have become regulars.

In response to the many requests we've received to keep the general store open after the tourist season winds down, we have made the decision to do so. Apart from a four-to-six week period of closure at the end of May and the month of June, we have decided to continue to offer fresh groceries, produce, and healthy takeaway food and a few home-made soups, to help ward off winter's chill. If there's something special you'd like to see us add to the shelves for autumn or winter provisions, please let us know.



Steve Hewland Hired as General Manager

We are excited to announce our key leadership role has been filled for the Camp Glenorchy and the Marketplace Project. We had not expected to fill this role until the end of the year, but recently realised that someone from our own community would be a great fit for us and for the project. Steve Hewland will be our General Manager and owners' representative starting on 15 April. Steve will take on overall business and operation responsibilities for the Project as a whole, working alongside construction manager Peter Soundy, business consultant Michelle Trapski and ourselves. We were delighted when Steve expressed his interest in the sustainable design details and getting involved with a project that would create revenues for the community trust. With his natural

orientation towards customer service and broad background in project management, retail, operations, finance, technology, and executive management roles, we feel he's a great fit to work closely with the community and the various consultants to keep everything on track. We hope you join us in congratulating Steve on his new position. He told us he is looking forward to reducing his carbon footprint by riding his bike to work, because he is working so much closer to home.

Notified Resource Consents for Phase One Filed with QLDC

In mid-February, we voluntarily opted to file for notified consents for phase one of the project, even though its conforming use in the township's visitor accommodation zone does not require it. Our notified consents request will mean that the community will have an opportunity to review the plans and formally weigh in with the QLDC before resource consents are granted.

According to QLDC process, only persons who lodge formal submissions are allowed to speak at the hearing – unfortunately, people just cannot turn up and speak (in either support or opposition). *If you would like to speak at the hearing in favor of or against the project, please fill in the QLDC form linked [here](#) (or at <http://bit.ly/1EewwEq>) before the deadline of 1st April, when the submission period will close.* The QLDC will appoint two independent commissioners to oversee the public hearing process.

The hearing will be held during the first week of May (location to be determined) and we invite you to come and express your views. To view the full resource consents filing and plans, please visit the QLDC web site (<https://edocs.qldc.govt.nz/>) or visit the Glenorchy Marketplace web site. We've included a brief Q&A on common questions we're hearing from members of the community at the end of this newsletter, and will post updates to it at our website.

Coll Street Neighbours Provide Feedback

Over the past two weeks we have visited our neighbours on Coll Street and met with many whose property surrounds the Camp Glenorchy site to share the site plans and hear their feedback. As a result of these meetings and other constructive input we've received from members of the community, we have revised the landscape plans to remove all of the parking along Coll Street and retain the berms alongside the road. The 2001 Glenorchy Community Plan refers to "grass verges and drainage swales" as being "key factors that contribute the vision of the town" and to the "town character and assets," so we are pleased to have found a solution that will provide for these needs.



New landscape plans showing removal of parking and retention of berms along Coll Street

Removal of Silver Birch Trees Along Oban Street

Some members of the community have expressed concern about our landscape designers wanting to replace the Silver Birch trees that run along Oban Street. This design was developed as a response to QLDC guidelines, encouraging native species in town and minimising respiratory health issues. Because the current trees, Silver Birch, are considered to activate asthma, QLDC District Tree Policy recommends “avoiding planting trees that may have a detrimental effect on people’s health in areas where visitor density is high.” As part of the master landscape plan, it was suggested the Silver Birch trees be removed and replaced with native species such as the Mountain Beech, and a walking path be created to provide a safe and beautiful pedestrian passage along the busy street into town.

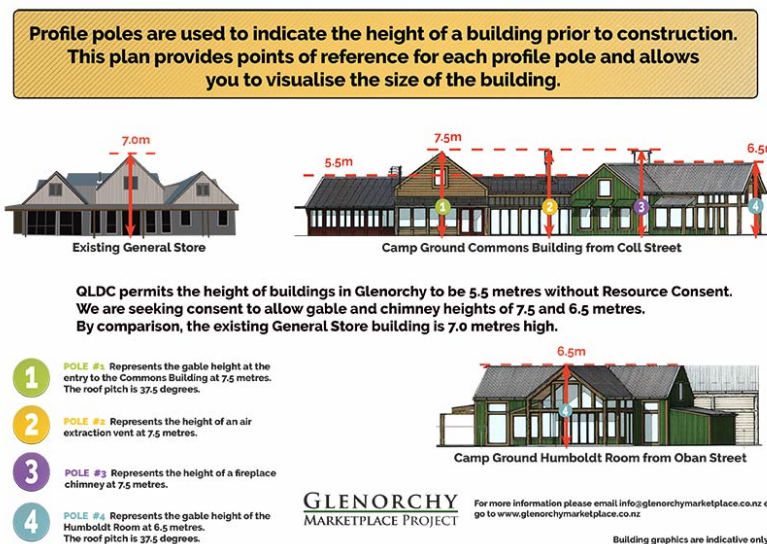
Christchurch has begun to replace its birch trees in several areas of the city and our goal is to do so early in the project timeline to give the new trees a chance to grow in and line the entrance to Glenorchy with both visitor and native-bird friendly landscaping.

Many of the new trees will be planted in the exact locations of the existing Silver Birch trees, placed intermittently to allow views from Oban Street through the site and from the cabins to the west. They will be complemented by a diverse set of other native species including grasses, shrubs and other small trees. The new plantings won’t look bare: there will be a dense cover of grasses shrubs and small trees alongside the moment the landscaping goes in.

Pounamu Holdings will be paying for the off-site works on Council land, and by legal agreement, Pounamu (or whoever owns the Pounamu land in the future) will maintain all these works/plantings in the future.

Profile Poles Erected to Demonstrate Peak Building Heights

As part of the QLDC resource consenting process, we have temporarily placed what are called “profile poles” on the Camp Glenorchy site that indicate the maximum heights the roofs and chimneys will reach when built. QLDC regulations permit building heights up to 5.5 metres without requiring consent. The planned heights of two gables and two chimneys on Camp Glenorchy’s Commons Building reach between 6.5 and 7.5 metres in height and hence, we are seeking QLDC’s discretionary consent on these plans. We’ve designed the higher gables to allow for greater solar gain while providing views of the surrounding mountains ranges at an appropriate building scale. The current general store is 7.0 metres high.



Signs and profile poles at Camp Glenorchy showing relative heights of building features will come down 1st April.

David Trubridge Community Workshop

On 17 February, we had the privilege of bringing internationally recognised artist and designer David Trubridge to Glenorchy to facilitate a design-input meeting with a number of community members and the Glenorchy Marketplace Project design team. Thank you to the 35+ participants who shared their time and creative thinking at the workshop. Surprising, inventive and delightful ideas were offered that will help inspire the weaving of Glenorchy's natural and cultural beauty throughout sensory and experiential aspects of the project. Over 70 people in the community also came out to hear David's Cosy Talk the night before at the Glenorchy Lodge on the subject of why beauty matters.



Mixed breakout groups explore ideas for incorporating beauty throughout the design and in guest experiences

Branding Consultants Hired for Naming and Identity Design

Following a Request for Proposals with local design firms and communication firms, we are pleased to announce that Feast Creative, led by Managing Director Scott Conway and his capable team, have been chosen to assist with selecting a permanent name and branding for what we have been temporarily calling the Glenorchy Marketplace Project. Scott and his team will be leading us — along with members of the community — through a brand development process to capture and reflect the spirit of project, develop a visual identity to represent it, and a strap line to help us communicate what it's all about. Our beloved Mrs. Woolly (and other members of her family), whom you've seen on our t-shirts and aprons, will remain a part of this branding work.

Scott and the Feast team recently led the work with the local GY community to develop the new branding for the township that positions Glenorchy as "head of the lake, heart of the mountains." Our work with them will commence in mid-March with a branding workshop. Watch for an update on progress later this autumn.

Job Openings at the General Store

The General Store has been blessed over the past three months by the founding staff and their can-do creativity, energy, and heart-filled spirits. Nine staff members and many volunteers have helped us set up and launch our "summer of experimentation." The gift of working alongside this remarkable team has been an inspiring experience.

We knew our key leader Leslie Van Gelder took the General Store manager position as a short-term summer job, because she had another full time archeology position, so we are posting job openings to replace both Leslie and Wendy Eardley who has been serving as store assistant. We know that Leslie and Wendy have professional and personal lives that are growing impatient for their return. They'll still be a part of the project going forward, just contributing in different ways. We want to say a huge thank-you to the two of them for all their hard work and for helping us create a welcoming spirit inside the General Store.

With the decision to keep the store open through most of the winter, we're eager to find a full time manager of the general store, a full-time assistant and several part-time front-of-store sales and service leads to join our team. Our desire is to hire warm, welcoming individuals, who enjoy providing customer service, and who might have some retail and/or merchandising experience. Fluency in a second language and the ability to wear a variety of hats on the job will be a bonus. If you or someone you know might be a good fit, please send a CV and cover note to jobs@glenorchymarketplace.co.nz.

Local Contractor and Materials Sourcing

As part of our commitment to the Living Building Challenge and to support the people of the town where we live, we will be using both local contractors and, wherever possible, local materials for the construction of Camp Glenorchy and the Marketplace.

The vision for Camp Glenorchy and the Marketplace calls for the use and re-use of local materials that can be integrated into the buildings and the landscaping. We are looking for schist, old recyclable or barn wood from buildings (including doors and windows), and a couple of iron farm relics or small pieces of old mining equipment. If you have something you believe might find a new home at Camp Glenorchy or at the Marketplace, please contact Mike Kingan on 021 479 028 or at info@mkbuilders.co.nz.

Glenorchy Community Trust Formed

The paperwork to form the Glenorchy Community Trust has been filed with the Companies Office in Wellington. The next steps will be to apply for charitable status with Charities Services, appoint the initial board of trustees, and begin a dialog with the community regarding the mission of the Trust. The Trust will be funded from profits of the Glenorchy Marketplace.

Recent Newspaper Article Correction

We would like to clarify the inaccurate information in the recent *Auckland Herald* article that stated we would be having 200 beds at the Marketplace. We are not sure where that number came from, so want to say that we continue to plan on having 70 beds at Camp Glenorchy and 25 beds in the cottages, which still adds up to a total less than 100. We want to thank you for your letters and emails in support of the project and for some, the interviews you have provided to the press and media.

Keep Up with Happenings at Our General Store on Facebook

Wondering how to keep up with all the inventiveness of our kitchen staff at the General Store? Looking for something tasty and convenient to have with your morning coffee? Trying to think of ideas for what to get for a friend or family member for their birthday? Join the General Store, Glenorchy page on Facebook: <https://www.facebook.com/generalstoreglenorchy> and get regular updates on the latest additions, happenings and community fun over at the store.

Q&A on Notified Resource Consents Filed with QLDC

Q. What is a resource consent?

A. A resource consent is a formal process designed to meet the requirements of the national Resource Management Act 1991 (RMA). It is required under the District Plan to enable the QLDC to assess the impacts of the proposed development on the environment. For Camp Glenorchy, a variety of specific consents are required under the District Plan.

Q. What is a “notified” consent?

A. A notified consent is a public process whereby individuals can make submissions in support of or opposition to a specific proposal. The QLDC appoints two independent commissioners to oversee the hearing process. A hearing will be held the first week of May, at which time those who have made written submissions by the deadline of 1st April can be heard. **Only those who file a written submission by that date will be able to make comments at the hearing.** Following the public hearing, the commissioners will issue their decision, which will be based on the law, formal written submissions and listening to public comments made at the hearing.

Q. How do I file a submission?

A. Anyone can file a submission by accessing and filing the official form on the QLDC web site: <http://bit.ly/1EewwEq>. Comments must be received by 1st April 2015.

Q. What consents are you seeking?

A. The primary consents we seek under the District Plan are for Visitor Accommodation purposes: to establish and operate a camping ground and associated activities. Any visitor accommodation development within the Visitor Accommodation Sub-Zone along Oban Street requires such consent; it is not specific to Camp Glenorchy. In addition, the campground Commons Building requires consent for the ridge roof line and chimneys to an elevation of 7.5 metres. There are many Glenorchy building heights that exceed 5.5 metres, including the current general store which is 7.0 metres high. We are also seeking consents for moving earth on the site, the underground LPG tanks, a boundary line adjustment and to change the current Consent Notices on the titles.

Q. Why is the Commons Building more than 5.5 metres tall in a couple of places?

A. There are two reasons: to echo the proportions of historic farming structures found throughout the Central Otago region and to comply with QLDC requirements of at least 25 degrees for pitched roofs without unnecessarily adding additional floor space to the Commons Building. These two constraints, taken together, make it almost impossible to design a conservatively-sized mixed-used building that will allow for ample solar gain as well as views of the surrounding mountains. We have worked to find an acceptable middle ground that honors the intentions of the community and QLDC: if you look at the design of the buildings and overall project, we believe we have met the intent of both rules.

Q. What does “height recession plane” mean?

A. Height recession plane is a technical term that only applies to the five bunk cabins along Oban Street. It is an imaginary line that is drawn 2.5 metres up from the ground and then at a 25 degree angle into the site. In our case the design of the bunk cabins has a gable roof facing Oban Street that intrudes somewhat into this imaginary plane. We consciously designed the rooflines of the bunk cabins to provide building shapes that honor traditional Glenorchy building design and to create a more interactive and interesting frontage to Oban Street.

Q. Why are you moving so much dirt (6640 cubic metres)?

A. None of the dirt will leave the site. Because of the requirements of the Living Building Challenge, a number of water storage tanks for rainwater catchment, grey water processing, wastewater treatment and LPG gas will be placed below ground. We are also slightly re-contouring the soil to place a focus on the central open area of Camp Glenorchy. This requires us to move a lot of dirt around on the site during construction, but none will be hauled away.

Q. The plans show LPG tanks: what are those for?

A. There are two or possibly three LPG tanks that will be located underground in order to supply the back-up power generator that will power safety equipment, lighting and refrigeration for up to one week in case of emergency. This is required by the Living Building Challenge for civil defense purposes. If, for example, the Glenorchy-Queenstown road was cut off or power was lost in a major storm or earthquake, with the back-up generator powered by the LPG tanks, Camp Glenorchy could provide shelter and food for up to 100 people for a week's time.

Q. Why are you doing a boundary line adjustment?

A. If we obtain QLDC approval for moving the driveway off Oban Street 15 metres to the south, then the internal property boundaries of the three parcels that make up the overall Camp Glenorchy site will be modified slightly to reflect the shift in driveway location.

Q. Are you violating the 10 meter setback from Oban Street?

A. This is a technical and temporary situation that will be addressed by our request to move the driveway 15 metres to the south. Once QLDC approves the relocation of the driveway, the plans for the site will be in alignment with the 10 meter road-setback requirements.

Q. What about noise from the construction site?

A. We will be complying with QLDC volume level guidelines during the 12-15 months it will take to complete construction on Camp Glenorchy. The hours of construction will typically occur during traditional working hours Monday through Friday, with rare periodic exceptions.

Q. Will you provide a walkway easement across the property?

A. At this time, no easement between Oban Street and the eastern boundary of the Camp Glenorchy property currently exists. If QLDC requires that we put in a walkway easement, we will consider options for providing a new walkway easement across the site.

Q. What will the Humboldt Room in the Commons Building be used for?

A. Within the campground's Commons Building is a multi-purpose room that will be used for visitor accommodation purposes such as overflow dining room facilities in the summer, and in the winter as a classroom, small-scale meeting room and for educational workshops for visitors and locals. The room is 170 square metres, 9% of the total built space at Camp Glenorchy.

Do you have a question we haven't answered? The planning process can be complicated. If there are any questions or points of clarification, ask us and we will try to answer it. Please visit the general store or e-mail us at info@glenorchymarketplace.co.nz and we will get back to you.