

Before the Queenstown Lakes District
Council

In the matter of The Resource Management Act 1991

And A requested change to the Northland Special Zone of the
Queenstown Lakes District Council's Operative District Plan –
Plan Change 53 (PC53)

EVIDENCE OF MARC RAYMOND BRETHERTON for

Northlake Investments Limited

Dated 5 June 2018

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1. My full name is Marc Raymond Bretherton. I am engaged by the Requestor Northlake Investments Limited (NIL) as Development Manager for NIL's Northlake development. I am responsible for managing all aspects of that development. That includes obtaining all necessary resource consents & approvals, the marketing and sale of residential lots, managing the construction and titling of residential lots, and the construction, lease and / or sale of buildings within the central commercial / community core. I am authorised by NIL to give this evidence on its behalf.

2. The purpose of this evidence is to respond to the following statement in paragraph 5.6(c) of the Evidence of Mr Michael Copeland:

"(c) ... if a 1,250m² supermarket is located at Northlake I would expect, at some time in the future, consents to be sought for its expansion so that it is better able to compete with larger supermarkets ...".

3. That possible outcome is highly unlikely, for reasons I will explain.

4. By way of background I attach, in Appendix One to this evidence, an overall Northlake Masterplan showing the existing and proposed stages of development. NIL has completed (through to titling and settling sales of residential lots) Stages 1-3 and is currently constructing Stages 4-12. Stages 4 & 5 are anticipated to title this month. Stages 6, 8, 9 & 10 are anticipated to title in 2018 and Stage 12 will title mid-2019. When it is completed the NIL owned portion of the Northlake Special Zone will contain over 800 residential lots plus the small central commercial / community core located within Activity Area AAD1. I have identified AAD1 in the plan attached in Appendix One. The central commercial / community core is located close to the eastern end of AAD1 where the development is accessed from Outlet Road.

5. I attach in Appendix Two a plan identifying the three lots within the AAD1 which are intended to contain the central commercial/community core. This plan shows:

- a. The small green lots are residential lots which have been titled and all but three of which have been sold. There are some 50 houses now either complete and occupied by residents or under construction;
- b. The grey-green Lots 1001, 1003, 1004 and 1007 are reserves which have been vested in Council;
- c. Lot 1000 is currently being master-planned to contain 10 residential units which NIL intends to build and sell as house / land packages in 2018;
- d. The remaining Lots 1005, 1006 and 1008, all of which have been titled, will contain the central commercial / community core.









6. To put the extent of that commercial / community core into perspective, AAD1 contains 22.6ha including roads or 15.9ha excluding roads. Lots 1005, 1006 and 1008 contain a total of 15,215m² which amounts to 6.7% of AAD1 (including roads) or 9.66% of AAD1 (excluding roads).
7. Lot 1008 is master-planned to contain a restaurant / bar, an early childcare centre and a small, eight unit commercial building. Construction of all three of those buildings is under way and all three will be complete late 2018. That will complete the development of Lot 1008, leaving only Lots 1005 and 1006.
8. Northlake is predominantly a residential development. The land proposed for the small central commercial / community core could equally be developed and sold as residential lots. However, NIL is committed to creating this small village centre as the central social and communal hub of the development. NIL believes that with the proposed levels of amenity, services and facilities proposed at this location, Northlake is a more complete community, and more attractive and desirable place to live.
9. There is no prospect of any other part of AAD1 being developed for commercial purposes (other than the kind of ancillary services typically found within a retirement village, if the retirement village proposal eventuates).
10. NIL is pursuing this supermarket proposal in order to be able to deliver local food retail services to the Northlake community. NIL has investigated this proposal in some detail. The supermarket would have to be located on either Lot 1005 or Lot 1006. The primary reason for the proposed maximum size of 1,250m² GFA for a supermarket is that, taking into account the requirements for customer parking, vehicle circulation, loading and storage, and for areas where articulated vehicles in particular can enter the site, manoeuvre and park, unload goods and then exit the site, a supermarket of 1,250m² GFA is about the maximum possible size that could be built on Lot 1006. It is obvious from the plan in Appendix Two that any such supermarket could not expand in the future because it is surrounded by roads on three sides and in the case of Lot 1006, a Council reserve on the fourth side.
11. Theoretically a 1,250m² GFA supermarket could be built on the slightly larger Lot 1005 with a small area left vacant for a possible future minor expansion. However, large, articulated delivery vehicle access to this site is difficult, and the site has accordingly been ruled out as unsuitable for a supermarket.
12. If the Commission has any concern about the possibility of future expansion suggested by Mr Copeland, NIL would be happy to have the rule allowing a supermarket to also include a limitation that the supermarket must be located on Lot 1006. That would remove any possibility of future expansion because of the practical operational reasons described above.

Dated this 5th day of June 2018

APPENDIX ONE
Northlake Masterplan

APPENDIX TWO
Plan Showing Proposed Commercial/Community
Lots 1005, 1006, 1008



NORTHLAKE RESIDENTIAL YIELD		
STAGE		YIELD
House / Land		10
Stage 10		25
Stage 12		39
Stage 13		61
Future Stages		444
Stages 1-3 Complete		107
Stages 4-9 Largely Complete		146
Village Centre		15,200m ²
Total		832
--- AA D1 as requested in PC 53		
Note: Roading network in future stages indicative only		

