

**BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL**

**IN THE MATTER OF**

The Resource Management Act 1991

**AND**

**IN THE MATTER**

Private Plan Change 53 (Northlake)

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**STATEMENT OF CORPORATE EVIDENCE BY ALISON DEVLIN OF  
WILLOWRIDGE DEVELOPMENTS LIMITED**

**7<sup>th</sup> June 2018**

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## **1. INTRODUCTION**

### **Experience and Expertise**

- 1.1 My name is Alison Devlin. I hold an BA(Hons) in Environmental Planning from the University of Strathclyde, Scotland obtained in 1999 and MSc in Environmental Management from the University of Paisley, Scotland, obtained in 2004. I have worked as a planner for 19 years both in New Zealand and Scotland. My experience includes a mix of local authority, consultancy and developer work focusing on land development projects and district and regional plan changes.
- 1.2 I am currently employed as the General Manager for Property and Planning for Willowridge Developments Limited (Willowridge), a position I have held since 2012. Willowridge and Central Land Holdings Limited are part of a group of companies with the same directorship. I provide resource management advice to all companies within the group. In this capacity I prepared the submissions and further submissions on Plan Change 53.
- 1.3 A significant portion of my work involves providing resource management advice and preparing resource consent applications for subdivision and development at Three Parks, which is the largest project currently being undertaken by Willowridge. Prior to my being employed by Willowridge, I worked for a resource management consultancy which was engaged by Willowridge to work with QLDC to progress the Three Parks Plan Change (a Council initiated plan change). In this capacity I gained a firm understanding of the purpose of the Zone and worked closely with QLDC on drafting the objectives, policies and rules to achieve the purpose.

## **2. THREE PARKS**

- 2.1 Plan Change 16, Three Parks Special Zone, was a Council initiated plan change which responded to one of the outcomes of the Wanaka 2020 exercise. Wanaka 2020 was a community-based planning exercise to develop a growth management strategy for Wanaka. The exercise identified the importance of the town centre being a vital town centre servicing the daily needs of Wanaka, but also identified that a second centre was required for bulk retail and that the Three Parks site was the ideal location for this.

- 2.2 Guided by the issues identified through Wanaka 2020, Plan Change 16 sought to provide for retail activity at Three Parks whilst maintaining the vitality and viability of the existing town centre. Overall the commercial core in Three Parks is capable of accommodating over 30,000m<sup>2</sup> of floorspace but the release of this floorspace is carefully controlled in order to avoid adverse effects on the town centre.
- 2.3 The rules<sup>1</sup> provide that the first 10,000m<sup>2</sup> of floorspace is a permitted activity (subject to resource consent for the buildings as a controlled activity) although retail activity must not exceed 5 individual specialty retail tenancies and a total of 10 retail tenancies.
- 2.4 Releasing floorspace above the initial 10,000m<sup>2</sup> requires a restricted discretionary application accompanied by an extensive assessment of the 'health' of the town centre and a retail needs assessment. In determining the 'retail need' for Three Parks the retail floorspace zoned at Northlake will need to be taken account of and therefore has the potential to undermine the development potential of the Three Parks Commercial Core.

### **3. THREE PARKS DEVELOPMENT TO DATE**

- 3.1 The Three Parks Zone was made operative in 2011, which was immediately following the Global Financial Crisis. As a result of the economic environment at the time, development did not start immediately at Three Parks.
- 3.2 In mid-2016, the Wanaka Recreation Centre opened at Three Parks on land which was, in the majority, vested with Council as recreation reserve. On the 10<sup>th</sup> of June the new Wanaka aquatic centre will also open as part of this facility. Willowridge constructed the first part of the main street collector road (known as Sir Tim Wallis Drive) from Ballantyne Road as far as the sports facilities in order to provide access and services to this complex.
- 3.3 As a result of the initial access to Three Parks being from Ballantyne Road, the first stage of commercial development was the creation of 32 business lots. 21 of these lots have now been sold with a number of business either operating or under construction.

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<sup>1</sup> QLDC Operative District Plan, Chapter 12, Rule 12.26.7.3 Ref 9.

- 3.4 Land to the north of the business subzone (between the business lots and the Wanaka Recreation Centre) has been acquired by the Ministry of Education for the construction of a 400 pupil primary school due to open in 2020. Willowridge is currently completing the roading and infrastructure off Sir Tim Wallis Drive to service the school.
- 3.5 Willowridge has also now completed construction of Sir Tim Wallis Drive as far as the commercial core. This has enabled the subdivision of land and the confirmation of a sale and purchase agreement to sell 2ha of land to Foodstuffs for the development of a supermarket. Foodstuffs has applied for a 4,353m<sup>2</sup> supermarket and has been advised by QLDC that resource consent will be issued this week. Foodstuffs intend to start construction on-site in August with the supermarket opening in 2019.
- 3.6 Willowridge is presently working on a 2<sup>nd</sup> Service Station site for Three Parks which will open next year. This will follow on from the facility opened by McKeown Petroleum in 2016. This facility is for BP and will see BP relocate from their Ardmore street site, which will make way for higher end use more suited to the town centre. This is a very good example of the Three Parks zone complimenting the existing town centre as was one of the aims of Plan Change 16.
- 3.7 Now that the supermarket has been confirmed as an anchor retailer, Willowridge is in talks with a number of other retail operators wishing to acquire land or premises in the commercial core and several building designs are underway. Willowridge has engaged consultants to begin preparing a health check and needs assessment in order to release more retail floorspace because the 10,000m<sup>2</sup> threshold will be met quickly.
- 3.8 Finally, Willowridge has been working with the NZTA over the access to Three Parks from State Highway 84. NZTA has approved a roundabout design and a notice of requirement to designate the required land will be lodged with QLDC in the next month. Willowridge has committed to the construction of this roundabout in order to provide an additional access to service Three Parks. The budget to build the roundabout is over \$2 million.

3.8 Over the past 3 years Willowridge has made substantial investment in the construction of underground infrastructure and roading which has provided the basis for significant building projects which are now occurring in the Zone.

**A DEVLIN**

**7<sup>th</sup> June 2018**

