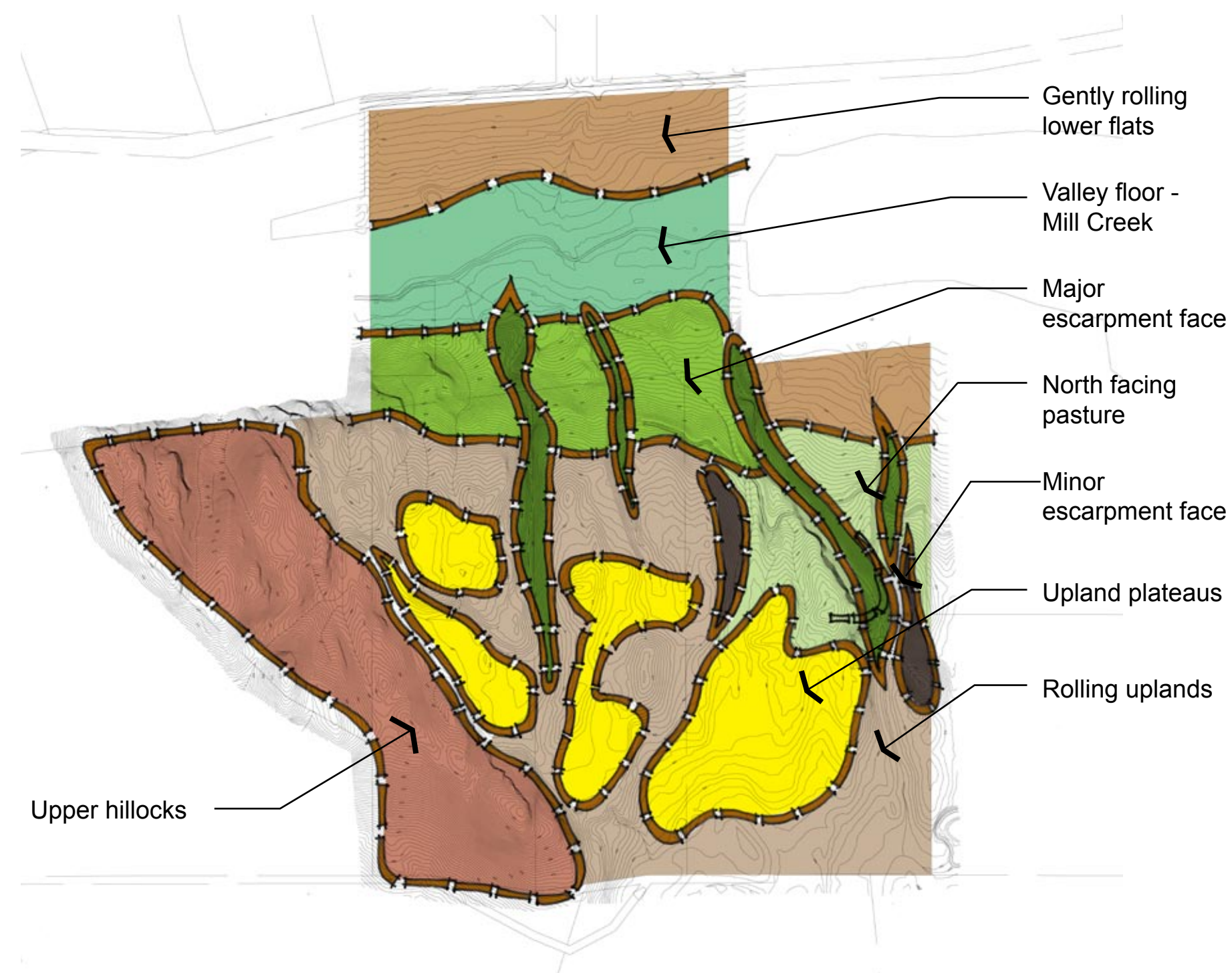
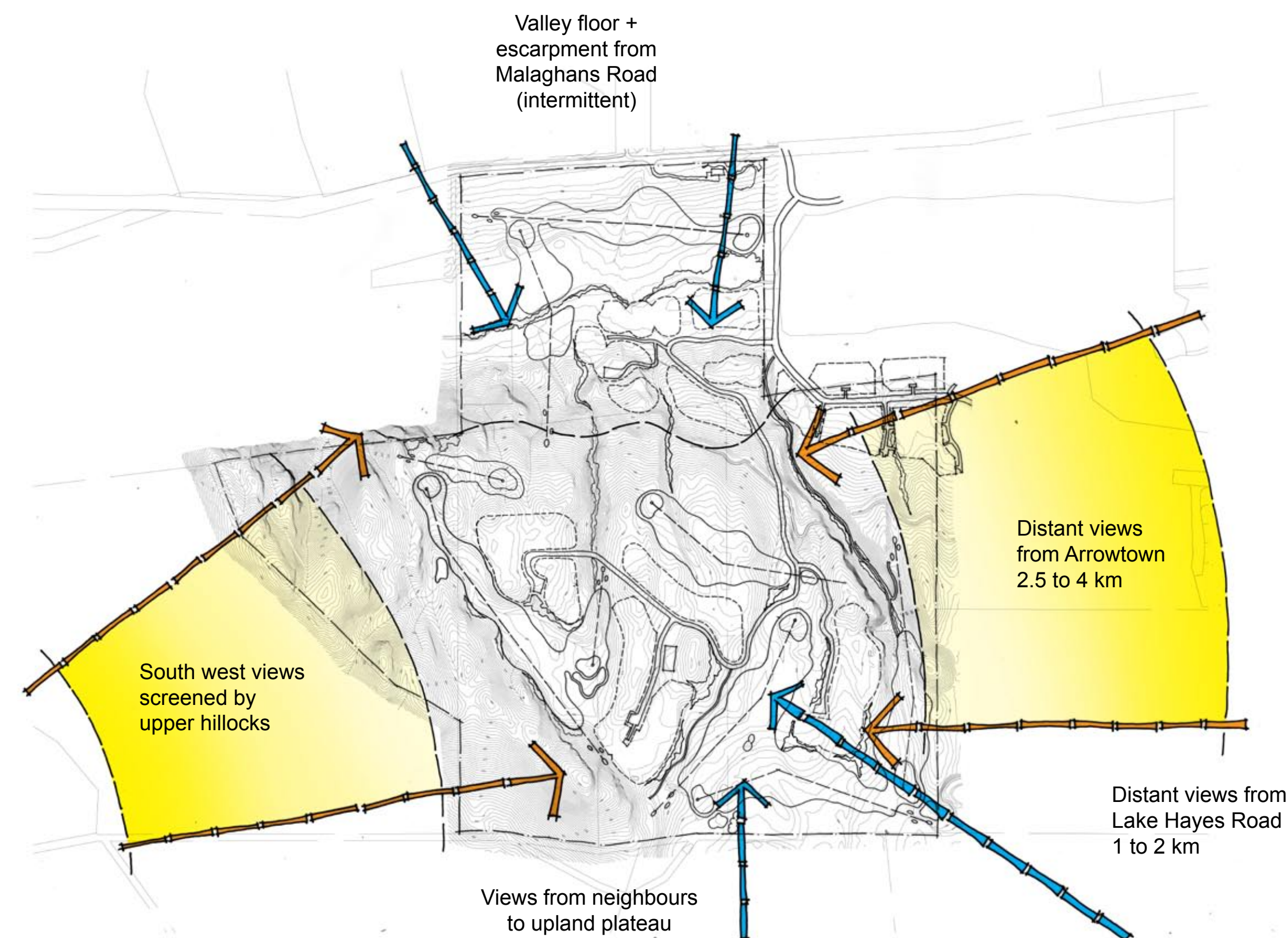




- Tourism NZ's working party on golf tourism has identified significant growth opportunities for high yielding golf tourism in NZ and particularly the Wakatipu. They have also identified a pending supply shortage for quality golf courses in the Queenstown Lakes area.
- With the adjacent Dalgleish Farm on Millbrook's western boundary being offered for sale in 2014, Millbrook recognised the opportunity to expand its current 27-hole operation and, in November 2014, the Overseas Investment Office approved purchase of the 66 hectare block.
- Millbrook currently has 27-holes of golf but practically can only operate a single 18-hole course on any given day. By adding an additional 9-holes of golf there is a marginal increase in maintenance costs but a 100% increase in golf supply with two 18-hole courses able to be played simultaneously.
- As part of the District Plan review process, Millbrook is working with QLDC to review and update the 15 year old provisions of the Millbrook Resort Zone. This review is necessary to address a number of district-wide changes and some anomalies that have arisen over time. The review is able to include a possible extension of the zone over the adjoining Dalgleish Farm to increase its golf offering to a 36-hole course.
- Dalgleish Farm is the last remaining opportunity for Millbrook to develop a contiguous block of land with capacity for an additional 9-holes to take it to a 36-hole format. The land is uneconomic as a farming unit and unless developed, it is at risk of falling to wilding weed and rabbit infestation. The Millbrook proposal ensures that it will have a comprehensive on-going land management plan.
- The Millbrook Resort Zone presently allows up to 450 dwellings. The 36-hole proposal does not seek to increase this ceiling, but golf development on its own has well known commercial risks including construction costs that are able to be subsidised by appropriate residential property development.
- Millbrook has a proven track record as a responsible developer. It is a major contributor to the tourism industry and is one of the largest employers in the region with an annual pay roll in excess of \$8m. Indirectly, it is a significant contributor to the local construction and service sectors.
- This draft proposal provides for the maintenance and enhancement of the elevated open spaces of the Dalgleish Farm and the further protection of Mill Creek, a major Source of Lake Hayes.
- Millbrook welcomes suggestions and feedback on its proposal. Any queries or comments should be directed to Ben O'Malley, Property and Development Manager; email: ben.omalley@millbrook.co.nz



# THE DESIGN STORY



## VISIBILITY

Visibility is one of the principle determinants in guiding the scale, layout and location of future development on the Dalgleish block. Initial investigation quickly revealed that the two 'parts' of Dalgleish Farm, being the upland plateau and lower flats adjacent to Malaghans Rd, have distinctly different visibility values.

Aside from neighbours directly to the south, the upland, being that land above the main escarpment face, is generally only visible at distance, and when viewed at a distance, those views are experienced at between approximately 2 and 4 kilometres.

The high hillock landforms, at the western side of the block, screen all views to the upper plateau and lower slopes from the west and southwest.

From Malaghans Road, there are glimpse views through trees to the major escarpment and the lower slopes. Existing and future consented Millbrook development is also visible from here.

## SCALE + LANDFORM

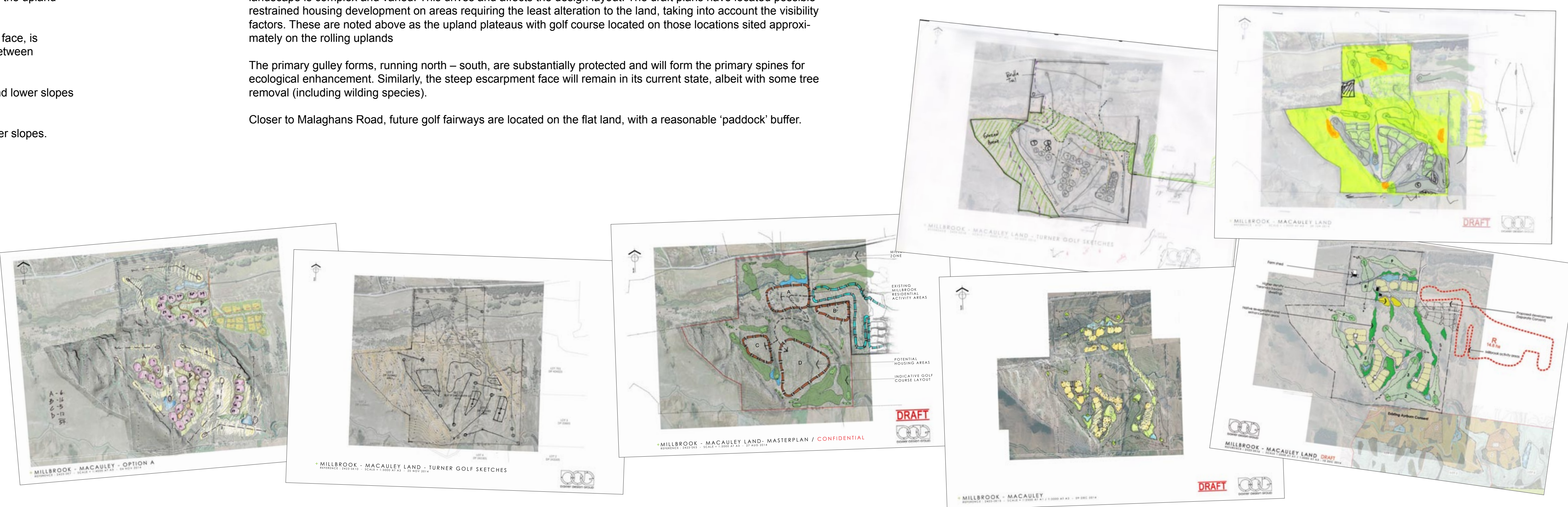
The Dalgleish Farm block contains many landscape forms. From the western upper hillocks, to the valley floor, the landscape is complex and varied. This drives and affects the design layout. The draft plans have located possible restrained housing development on areas requiring the least alteration to the land, taking into account the visibility factors. These are noted above as the upland plateaus with golf course located on those locations sited approximately on the rolling uplands

The primary gully forms, running north – south, are substantially protected and will form the primary spines for ecological enhancement. Similarly, the steep escarpment face will remain in its current state, albeit with some tree removal (including wilding species).

Closer to Malaghans Road, future golf fairways are located on the flat land, with a reasonable 'paddock' buffer.

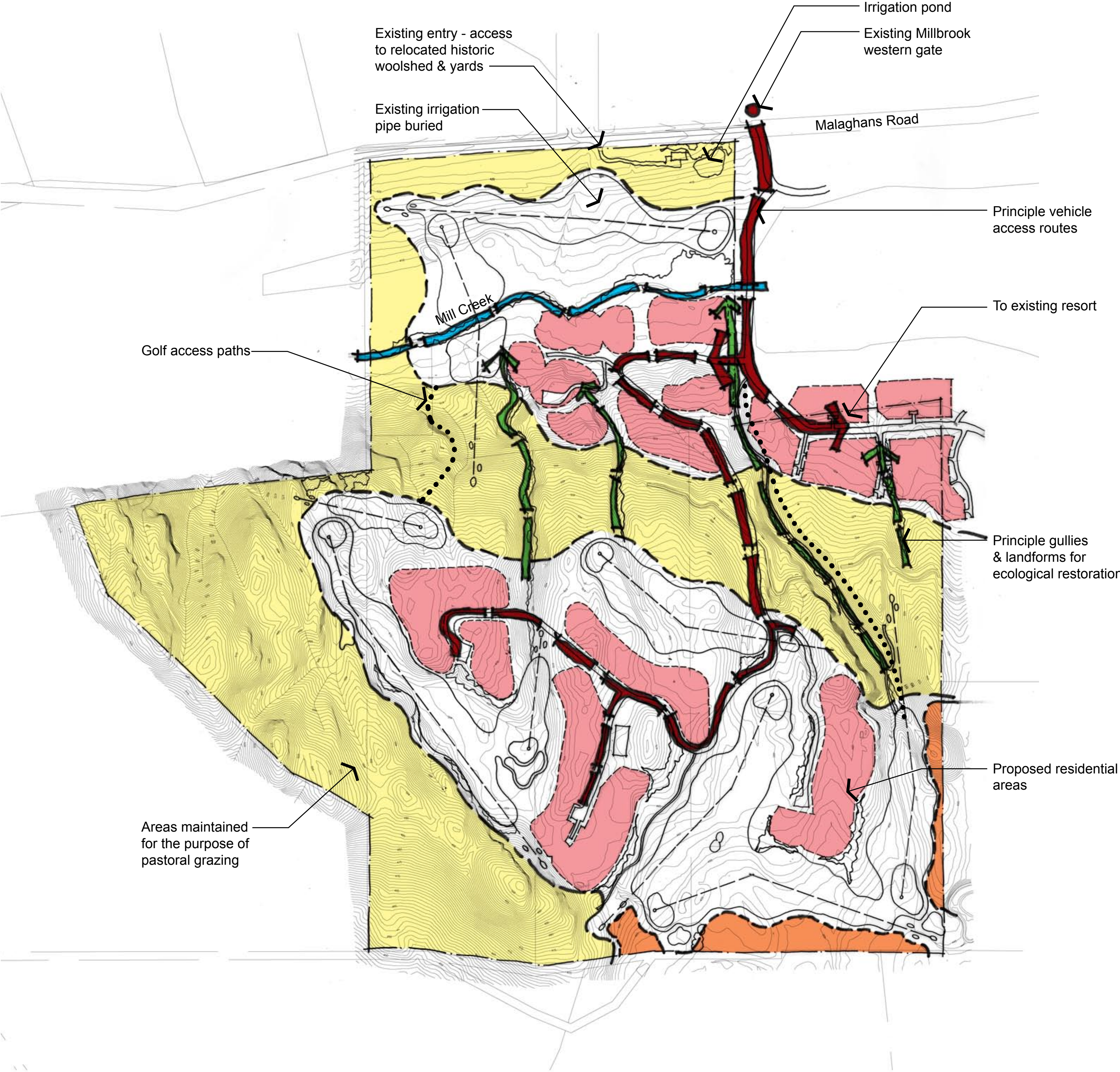
## THE DESIGN PROCESS

The design process follows a creative path of investigation and elimination, developing rough concepts that explore design options and alternatives, and testing those against variables such as landform, visibility, retention of character, access and the rural guidelines of the District Plan. Some early concepts are shown below, by way of example.





# THE BIG PICTURE





# THE DESIGN STORY

## THE HERITAGE BLOCK

Protection and maintenance of existing heritage building and significant heritage trees.  
Any additions to the existing cottage to be sympathetic to, and in keeping with the character of the existing cottage.

Relocation and restoration of the historic woolshed to a location adjacent Malaghans Road



## 'WESTERN BLOCK'

Dwelling cluster limited to 5.5 ad 6.5 metres in height, dark recessive colours for both roof and wall materials, gabled roof forms, setbacks and restrictions to avoid skyline intrusion from Malaghans Road views. Stand-alone dwellings on generous lots



## CENTRAL 'CLUSTER'

Dwelling cluster on northern and eastern visible edges restricted to 5.5 metres in height, allowance for 6.5 metres as loft space over garage at western edges with single level over rest of dwelling. Recessive colours, large hillock form substantially retained. Stand-alone dwellings on generous lots with gabled roof forms



## VALLEY FLOOR & EDGE 'CLUSTERS'

Dwellings to be viewed as an extension of the existing established Millbrook character, adopting existing Millbrook design guidelines. Mill Creek to be enhanced through ecological planting as already established in Millbrook, and maintenance of grazing patterns on retained open spaces.



## EASTERN 'CLUSTER'

A single row of stand-alone dwellings on generous lots. Dwelling heights limited to 5.5 metres, dark recessive colours and gabled roof forms.



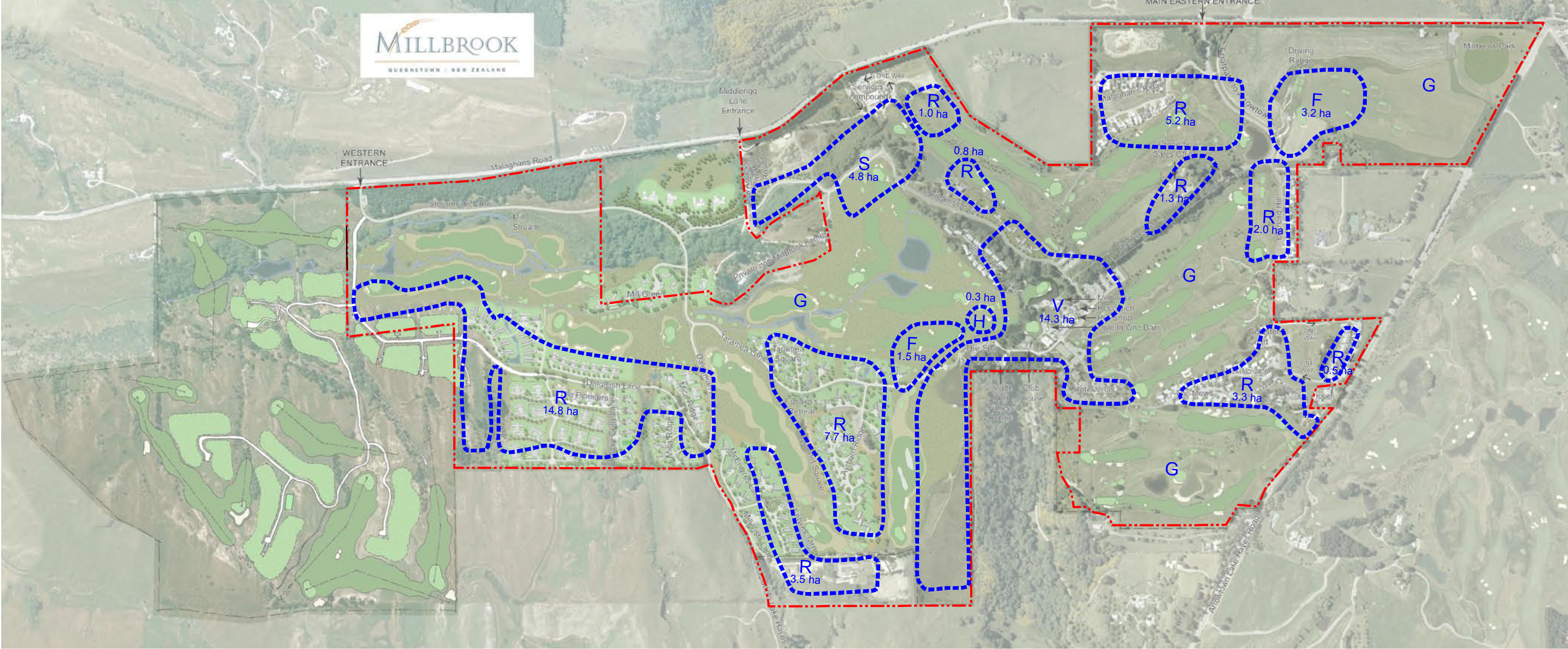
### NOTE:

Dwellings on the western, central and eastern blocks to have specific design controls above and beyond those existing for current Millbrook residential lots. Design controls will have a restricted palette of dark roof and wall claddings, and promote substantially indigenous plantings



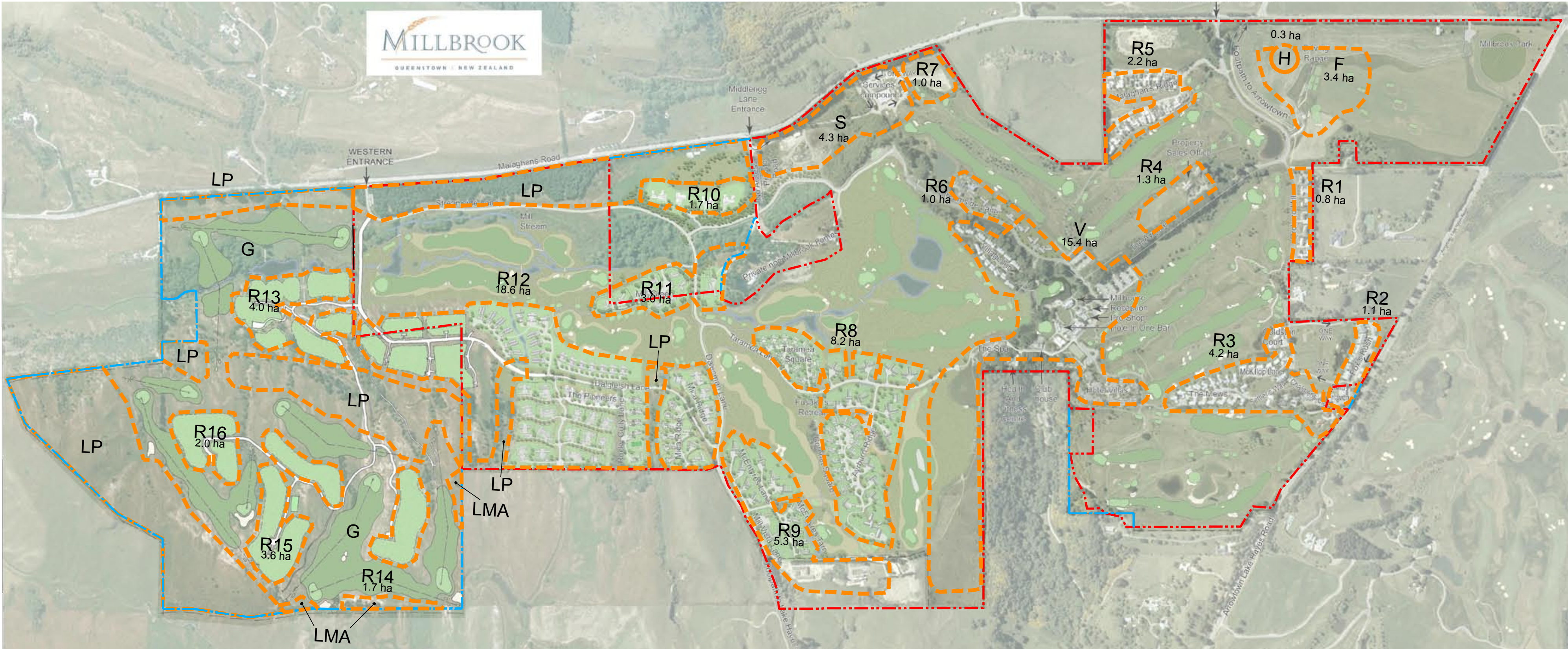
# EXISTING & PROPOSED STRUCTURE PLANS

- R : Residential
  - V : Village
  - F : Recreational Facilities
  - S : Resort Services
  - G : Golf Course and Open Space
  - H : Helipad
- Activity Boundary Existing  
-----
- Zone Boundary  
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EXISTING STRUCTURE PLAN

- LMA : Landscape Management Area
  - R : Residential
  - V : Village
  - F : Recreational Facilities
  - S : Resort Services
  - G : Golf Course and Open Space
  - H : Helipad
  - LP : Landscape Protection
- Activity Boundary Proposed  
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- Zone Boundary  
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- Zone Boundary Changes  
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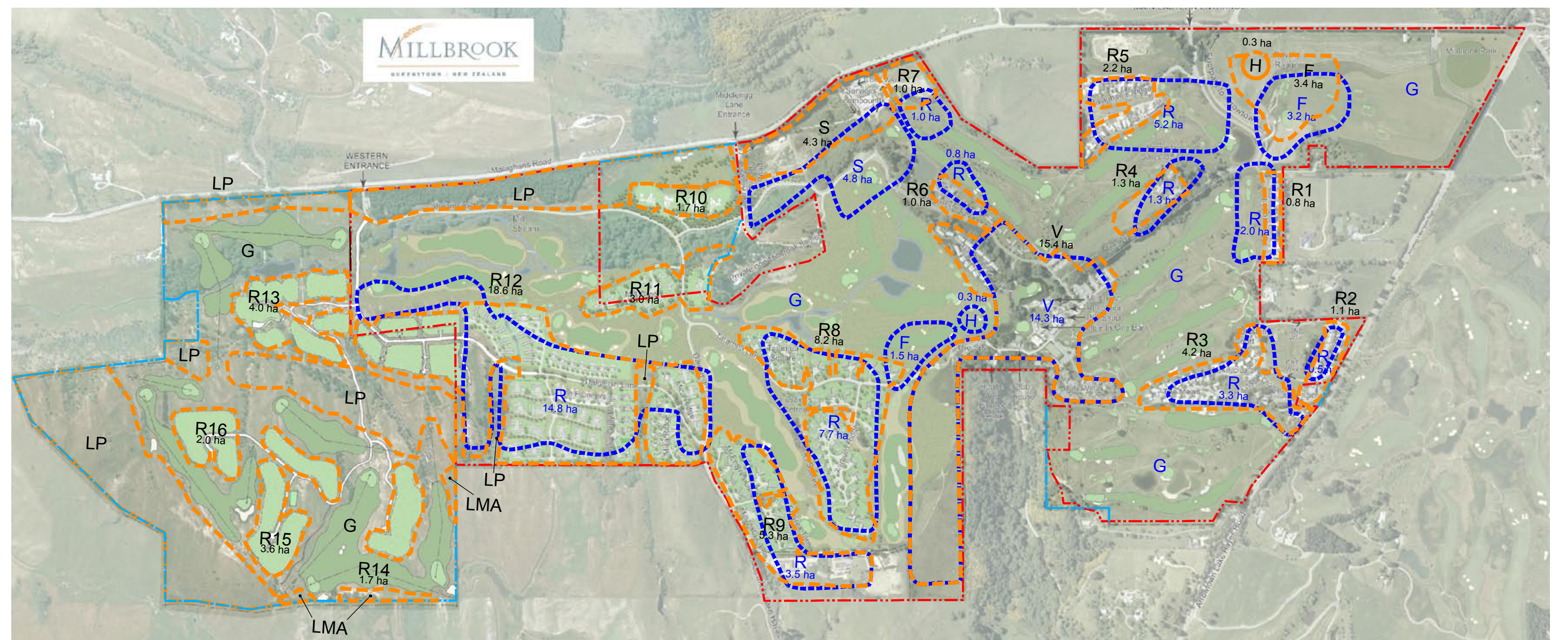
PROPOSED STRUCTURE PLAN



# COMBINED STRUCTURE PLAN & DALGLEISH BLOCK DETAIL



### DALGLEISH BLOCK DETAIL



## COMBINED EXISTING & PROPOSED STRUCTURE PLANS



# VIEWS FROM SURROUNDING LANDSCAPE



50mm lens : Human Eye at A1 when standing 1.5m away from the image



Note : zoomed in image indicative only. Shows mass of approximate residential areas