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**Vision statement on behalf of Gibbston Valley Station for:**  
**“Gibbston Village project application”**

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## 1. **Introduction**

1.1 My name is Gregory William Hunt. I am the CEO and one of two directors of Gibbston Valley Station (**GVS**). I am authorised to provide this vision statement on behalf of GVS in relation to our company's application for the "Gibbston Village" to become a listed project with the Fast Track Approvals Bill (**Bill**). In preparing this statement I have reviewed the Gibbston Village application to become a listed project, along with all named consultant reports in support of the application.

1.2 The intention of this vision statement is to:

- (a) Provide an overview of the history of the GVS land area and development to date;
- (b) Give a summary of the GVS vision for this land to proceed as a village community under the Bill;
- (c) Summarise the readiness to implement this project and give an overview of project timelines.

1.3 Attached to this statement I have provided:

- (a) Appendix 1 – Indicative project sequencing and timing
- (b) Appendix 2 – biography
- (c) Appendix 3 – professional background and experience

## 2. **The Gibbston Village concept**

2.1 This project application seeks to create the Gibbston Village within the GVS development land, which is a 500ha land holding in Gibbston, located on the main arterial road into Queenstown. The GVS land is approximately 10km from Arrowtown and situated centrally within Gibbston – the first settlement that is encountered in the Queenstown Lakes District when coming from Cromwell.

2.2 The project seeks to respect and retain key components of the existing zoned resort development underlying the GVS land, while recalibrating the GVS vision to respond to the District's acute and urgent need for an increased supply of affordable housing.

- 2.3 The ethos behind this project application is a vision to create an active and vibrant community / village with an engaged residential population in the day to day life of Gibbston. We aim to create a sense of identity among those choosing to live, work, and play in the Gibbston Village by creating:
- (a) Significant new residential living opportunities for the District in the form of approximately 900 dwelling units, 5% of which will be dedicated to affordable housing to be delivered through the Queenstown Lakes Community Housing Trust.
  - (b) Higher density and mixed forms of residential typology for land development clustered around essential facilities and amenities which provides greater connectedness.
  - (c) At the core of our mixed use concept is the convenience of a range of everyday retail, service and commercial amenities. A 'Vintners Village' at the heart of this development will be a destination to gather, socialise, and satisfy schooling and servicing needs in a central functional location.
  - (d) This type of development also enables parking and transport infrastructure to be used more effectively and provides sufficient critical mass to deploy programmes that decrease reliance on single occupancy car trips (in particular through school and childcare facilities within the development).
- 2.4 GVS has protected the historical, archaeological and ecological areas of importance within the site as well as still providing for local amenities to respond to community demand. Overall, the Gibbston Village will have good accessibility for all people between residential activity on site, jobs, amenities and services, landscape and open spaces, including excellent access to alternative transport modes such as cycle trails.
- 2.5 As part of the process I have spoken with a number of the parties who were engaged in the GVS initial consenting and rezoning stages, including the Council, local iwi, Queenstown Trails Trust and the Queenstown Community Housing Trust. The details of this consultation are included in our project application. The success of GVS in consenting and rezoning to date has been connected to its consultation with local residents, wine growers, and

others special interest groups. We intend to continue to work with those stakeholders as we move through Fast Track consenting and development.

### 3. **Unique proposal**

3.1 I believe this project to be a unique proposal within the District for a number of reasons:

- (a) The GVS land is a significant area of landholding under one entity ownership. This means we have the ability to commence development under extremely quick timeframes without the constraints of fractured landholdings. The GVS land has very limited surrounding neighbours that would be affected by the proposal due to topographical constraints, and the interface with the Gibbston Valley Winery. For this reason, it is one of the few projects which requires limited neighbour approval / input.
- (b) The GVS land is already zoned for Resort development – which means that community expectations for the land already appreciate its future will have clear urban characteristics. The current zoning includes and supports considerable residential development, visitor accommodation, and commercial uses. This project seeks to retain and enhance those key elements, while ensuring that housing development is prioritised through a denser and more efficient and effective master plan layout.
- (c) The land has limited landscape sensitivities in that its visual catchment in views from the State Highway are already evaluated through the resort zoning and otherwise addressed through landscaping responses. The land is not identified within any Outstanding Natural Landscape or Feature, nor any Wahi Tupuna overlay.
- (d) Hazards, infrastructure, servicing, and transport have all been assessed as part of this project application and building on the existing zoning and consenting approvals for the site. The conclusions from these reports are that the land is ready for development and available solutions for the change in intensity can be readily addressed through conditions of consent. I understand that other land zoned for housing development in the District have

constraints in terms of feasibility of servicing. The Gibbston Village does not share the same constraints given that the land has already been assessed and serviced for the Resort development, and any upgrades to that infrastructure to service the additional density are ready available and feasible given the singular landholding.

- 3.2 The lack of infrastructure constraints, and the nature of the GVS land already having commenced development, makes it one of the few (if only) large scale housing developments in the District that is effectively ready to commence development as soon as consent is granted. Depending on when consent is obtained, GVS would be aiming to take sections to market end of 2025 and obtain titles by early 2026.
- 3.3 The Fast Track Approval process has clear outcomes and timeframes to work towards, which is a positive feature for the delivery of large-scale necessary projects such as this. Coupled with the support offered by the Ministry for the Environment and the EPA, this process will help us deliver economic and public benefit earlier than otherwise would be the case. This will mean new revenue opportunities for local businesses, greater choice for residents looking to buy or rent in the area, and a meaningful contribution to local community initiatives.
- 3.4 The addition of around 900 homes, with 5% provided to long term retained affordable housing, plus a school and generous commercial area at the heart of this village will provide a significant and immediate injection into the affordable housing market within the District.
- 3.5 As an investor, owner and operator of the GVS land and surrounding GVW land, we have a long term commitment to the success of the development and look to actively engage with local iwi, the Council, school groups, local businesses and other members of the local community.

#### 4. **Vintner's Village**

- 4.1 The Vintner's Village is part of GVS's original resource consent and the current resort zoning. This will conceptually flow into the development envisaged by this project. In consulting with the local Gibbston community, as part of GVS's resource consent process, we understood the demand for access to a grocery store to save trips into Queenstown and Arrowtown. In addition to providing these conveniences, the vision for the Vintners Village

will also include a cellar door for local wine makers, a farmer's market for local growers, and a gathering point for locals and visitors. Being located on State Highway 6, the Vintners Village will draw in travellers to visit the cellar door, farmer's market and other amenities, and add to the richness of the experience for those who live in, or visit, the Gibbston Valley.

- 4.2 The commercial footprint of this project also includes day-care and after-school facility, retail and grocery, service station, and a dedicated site earmarked for a year 1 – 8 school. My experience in Gibbston over many years now indicates that this commercial and community hub would be greatly appreciated by the local community and would also form a gathering point for locals and visitors to interact.
- 4.3 In a similar vein to the existing consents and the resort zoning, GVS will ensure a high-quality design approach consistent with local vernacular, while achieving affordability. This means that proposed development will be subservient to the landscape and cultural context of the Gibbston Valley.

## 5. **An Organic Approach**

- 5.1 GVW is the pioneer winery in Central Otago, and in keeping with its pioneering approach, GVW has converted all its vineyards to be organic.
- 5.2 In addition, the intended future native revegetation and open space areas indicated in the masterplans for the Gibbston Village will also be organic, honouring this heritage and connection with GVW while also setting the theme for the overall Gibbston Village.
- 5.3 The masterplan also includes significant areas of proposed native revegetation which will be retained as long-term open space and restoration areas, while serving a dual purpose of grey water distribution.
- 5.4 Philosophically, and physically, the winery, the retained resort elements, and the proposed Gibbston Village activity will intermingle through this project. The envisaged horticultural activities and native vegetation areas will follow the same practices that the winery undertakes – being an organic approach, with a focus on sustainability. Reverse sensitivity is addressed through consultation reports included in the application.

## 6. **Landscape considerations**

- 6.1 A critical part of this Gibbston Village concept, is to protect the areas of ecological and historical importance, while including new elements such as the vineyards and revegetation areas that are an expected outcome in the Gibbston Valley.
- 6.2 GVS has invested significantly to date in the commencement of the resort development by planting over 100 olive trees and the masterplan demonstrates an increase of this planting to about 750 olive trees. The masterplan also shows a Central Otago fruit orchard that is located in front of the Vintners Village. GVS has done a significant amount of native planting as well. To date GVS has planted over 1200 native bushes and trees with a significant number still to occur. In addition, a new vineyard has also been planted adjacent to The Winehouse on our property, which is 3.4 acres in size.
- 6.3 The additional plantings will not only form an aesthetically pleasing setting for the different clusters of residential and visitor accommodation, but they will be integral to what the Village living is all about.
- 6.4 GVS is volunteering through this application, conditions that will ensure new areas of viticultural planting, native revegetation, and structural landscaping / streetscaping to be installed prior to subdivision and development. This is important as such plantings are integral to the underlying philosophy of what GVS really means. The vineyards will continue to be owned by GVS.
- 6.5 In addition to the environmental considerations we are giving to the landscape, we also want to carry this philosophy through with proposed residential and commercial buildings. It is GVS's intent to use healthy building techniques. A healthy house is dry, clean, ventilated, pest free, and contaminant free. It is also our intent that our built forms will be energy efficient and sustainable. This means they will utilize energy efficient and environmentally friendly materials, through a prescribed design control set included in conditions of consent.
- 6.6 This provides a unique point of difference and will, in my opinion, create a village community that not only will be financially successful but provides a reputation that the wider community benefits from.

## 7. **Self Sufficiency**

- 7.1 Reflecting GVS's philosophical approach with a focus on sustainability and the environment, it is GVS's intent that the Gibbston Village will be self-sufficient in regard to services.
- 7.2 The waste water system will create grey water that will be utilised for the watering of landscape areas.
- 7.3 On the same self-reliant basis, we are investigating the installation of a small hydro scheme on Tom's Creek. The intent is to minimise our reliance on the national electricity grid system.

## 8. **The Gibbston Cycle Trail**

- 8.1 Gibbston is currently linked with Arrowtown and Queenstown by cycling trails. In the future this link will continue down through the Kawarau Gorge to Clyde and the Otago Central Rail Trail. In addition, there will also be a link to Wanaka and returning to the Queenstown Lakes District. We currently have a cycle centre at GVW that forms a hub for cycling in the Gibbston region. We see cycling as also fitting in with our philosophy of healthy living which underlines the central premise of the Gibbston Village.
- 8.2 GVS is installing two underpass connections on the south and north sides of the State Highway to ensure safety for those riding or walking to be able to connect from one side to the other, within the Village, without having to go on the State Highway. We will also provide links from the village to the cycle trail. The village will be a logical stopping point for those travelling on the cycle trail either east or west.
- 8.3 As part of this project application process, we have drawn on a series of consultant reports prepared for GVS addressing ecology, and the protection of historical and archaeological sites. Again, this recognition of important ecological and archaeological sites on the property is not only the correct thing to do but fits in with our philosophy for the resort and will form part of the attraction for our visitors.
- 8.4 These archaeological, historical and ecological sites will be identified and form part of cycling and walking trails, not only for our Gibbston Village residents as well as visitors and the general public to enjoy.



## 9. **Funding and procurement**

- 9.1 The applicant is in a strong financial position. The enabling and infrastructure works for Stage 1 are largely complete and in place already for the Site. As confirmed in expert reports submitted with this application, relatively little upgrades to these established works are required for the first stages of development. Presales from initial stages, and GVS revenue streams, will be used to procure any additional development funding required as the project progresses beyond the initial stages.

## 10. **CONCLUSION**

- 10.1 In summary, the passage of time, since 2008, has given GVS the opportunity to reassess the resource consent and rezoning that has occurred on GVS land. This project represents a refined vision to respond to the District's urgent and acute need for greater housing supply in the District. This project will meet the needs of the local community, while still providing for visitors to the area and their expectations for the District, through honouring and upholding the Gibbston Valley's unique culture and history.
- 10.2 Between 2009 – 2017, following the global financial crisis, I undertook a rebranding and rebuilding exercise for Gibbston Valley Winery, to become what is now a high-quality brand with a very strong financial position. These factors, together with the fact the local economy and the New Zealand economy are strong, indicate that this is the correct time to re-consider GVS and the development of the resort on the station towards a residential Village concept with a focus on affordable housing supply.
- 10.3 While the preparatory process for this project application under the Fast Track Bill has been truncated, we have endeavoured to consult with diverse parties, including local Iwi, the Trails Trust, the Housing Trust, and Council Planners. I expect that GVS will continue this dialogue as the project moves through any consenting phase, given consultation has underpinned the success of GVS consenting and rezoning to date.
- 10.4 I am comfortable that this project application will align with the community views and aspirations. What we have in the past promised to the wider and local community flows through in the masterplan that is now being proposed as part of this process, while also providing for social and community

wellbeing in the form of residential affordable housing and vibrant village community.

3<sup>rd</sup> May 2024

A handwritten signature in black ink, appearing to read 'Gwmt'.

## Appendix 1 – summary of project sequence and timing

- 1.1 Gibbston Village consists of seven neighbourhoods, which correlate to the activity areas within the existing Resort Zone structure plan. For ease of comparison, the table below outlines the general neighbourhood groupings respective to the structure plan:
2. The below table also sets out intended timing and staging of the implementation of consent for the Gibbston Village

Gibbston Village 'Neighbourhoods'	Activity Areas under Resort Zone	Timing of implementation through Fast Track consent
The Vines	AA2	<p><b><u>Stage 1A:</u></b></p> <ol style="list-style-type: none"> <li>1. Commence design work and obtain Council engineering approvals immediately after consent approval (expected to take 6 – 8 months)</li> <li>2. Site works (bulk earthworks, servicing, landscaping) to commence immediately after obtaining Council engineering approval.</li> <li>3. Anticipate 12 – 14 months for site works to complete and then commence Council approval process for engineering and other agencies.</li> <li>4. Titles obtained within 18 months of commencement (Release sections to market end of 2025 and aim to obtain titles by start of 2026)</li> </ol>
The Orchard	Open Space and Recreation	<p><b><u>Stage 1B</u></b></p> <ol style="list-style-type: none"> <li>5. Commenced while Stage 1a site works are completing. This allows the machinery and contractors from Stage 1a to move immediately into Stage 1b.</li> </ol>

Vintner's Village	AA4 and Open Space and Recreation	<p><b><u>Stage 2a AA4 (commercial) and school:</u></b></p> <ul style="list-style-type: none"> <li>6. Commenced at same time as works on Stage1b</li> <li>7. include access to Vintners Village and school site works</li> <li>8. intention is to ensure Vintners Village underway early on in the project as this underpins saleability and community hub / village intent</li> <li>9. completion of access from State Highway within 18 months of commencement of this stage and to be completed prior to commencement of stage 3</li> <li>10. stages 1a and 1b, 2a and 2b aimed to be completed within 2 years of commencement of consent</li> </ul>
Gibbston Commons	AA3, AA6, AA7, AA8 and Open Space and Recreation	<p><b><u>Stage 2b and 2c</u></b></p> <ul style="list-style-type: none"> <li>11. Works will start when works are finishing on Stage 2a</li> </ul> <p><b><u>Stage 3a and 3b AA7 and AA6:</u></b></p> <ul style="list-style-type: none"> <li>12. Works start when works are completing on Stages 2b and 2c</li> </ul> <p><b><u>Stage 4 – AA8:</u></b></p> <ul style="list-style-type: none"> <li>13. Works start when works are completing on stage 3b.</li> </ul>

## **Appendix 2 – biography**

### **Appendix 3 – professional background and experience**

#### Landscape Architecture

- 1.1 I obtained a Bachelor of Science (BSc), Landscape Architecture and Planning, from the California Polytechnic State University, San Luis Obispo. I am a licensed Landscape Architect in California.
- 1.2 Prior to relocating to New Zealand, I had I had eight years' experience as a Landscape Architect in the United States.
- 1.3 My role as a landscape architect in the USA included master planning for sub-divisions, resorts, hotels, private residencies and retail developments. This included some large developments such as The Mirage Resort and Treasure Island Resort in Las Vegas.

#### Millbrook Resort

- 1.4 From 1993 to 2000, I was the General Manager of Development, and Landscape Architect for Millbrook Resort, Queenstown.
- 1.5 At Millbrook, I did the master plan, and was responsible for the financial control of capital construction. I oversaw the design for a significant portion of the resort, including:
  - a) The Butel Inn;
  - b) The Millhouse Restaurant;
  - c) Keachy's Restaurant;
  - d) The Health & Fitness facility – which contains a gymnasium, a 25m lap pool, outdoor hot pools, and sauna;
  - e) The Village Inn; and
  - f) Mulligan's Ridge.
- 1.6 In addition, I oversaw the design and construction of the Wharf Casino in Queenstown.

### Infinity Investment Group

- 1.7 From 2001 to 2006 I was the General Manager at Infinity Investment Group, a Wanaka-based property development company which I founded with Bob and Jen Robertson. My role was to oversee the planning, design and development of the construction projects.
- 1.8 I oversaw the planning and consent process for several large developments, including:
  - a) Sunrise Bay - a high-end 20 lot subdivision in Wanaka;
  - b) Far Horizon Park - a rural residential subdivision, consisting of 45 4000m<sup>2</sup> sections, in Wanaka;
  - c) Peninsula Bay - a 240 lot subdivision in Wanaka;
  - d) Lakeside Apartments - a 24 unit, three story apartment complex in Wanaka;
  - e) Marina Terrace Apartments - a consented 200 room luxury 5-star hotel overlooking Lake Wanaka;
  - f) Riverside Park – a 224 lot subdivision in Wanaka with a range of sections sized from 700m<sup>2</sup> to 1851m<sup>2</sup>; and
  - g) Pegasus Town - a new town in the Waimakariri District of Canterbury, 25km north of Christchurch.

### Gibbston Valley Station and Gibbston Valley Winery

- 1.9 I have been the CEO of GVS since April 2007 to present, and the CEO of Gibbston Valley Wine (“GVW”) since January 2009 to present.
- 1.10 To date I have been involved in the master planning, consenting and development of the GVS land, as outlined in further detail in the body of this statement.
- 1.11 GVS is the development experience, whereas the Winery is the business experience, including the wine industry, tourism, and hospitality.

- 1.12 My role as CEO of GVS was to develop a master plan and manage the consenting process through to the consent which was granted in 2008. Further to this, I have overseen:
- (a) 2017 – 2019: construction and completion of the Gibbston Valley Lodge and Spa.
  - (b) In 2019 a consent order was granted creating the Gibbston Valley Resort Zone.
  - (c) 2019 – present – consenting and titling has occurred under the Resort Zoning, with a number of residential sections sold and being constructed, in addition to the structural servicing, landscaping and other amenities completed.
- 1.13 My role as CEO of GVW has been to evaluate the business and reposition it to being a brand recognised as one of quality, consistency, and that people can trust. My responsibilities include overseeing:
- (a) winemaking production and sales
  - (b) four restaurant outlets
  - (c) winery tourism
  - (d) accommodation
  - (e) transportation
  - (f) wine sales, domestic and overseas
  - (g) managing a staff of 100.

#### Greenstone Entertainment

- 1.1 I have been a partner of Greenstone Entertainment since May 2012. Greenstone Entertainment is a partnership between Alpine Entertainment and GVW, which runs concerts and events in New Zealand.
- 1.2 Greenstone Entertainment hosts the inaugural Gibbston Valley Winery Summer concert, and has held concerts in Taupo and Matakana. Previous headliners include Creedence Clearwater Revisited, Dr. Hook, Doobie Brothers, Little River Band, Pat Benatar, Neil Giraldo, Starship and Lynyrd



Skynyrd, amongst others. More than 20,000 people attended the 2018 Gibbston Valley Winery Summer concert.

Destination Queenstown

- 1.3 I was a Director of Destination Queenstown Incorporated, between 2012-2019. Destination Queenstown is the Regional Tourism Organisation responsible for marketing Queenstown as the Southern Hemisphere's premier lake and alpine resort.