DOCUMENT 2

SOUTH ISLAND OFFICE LIMITED (SIO)

Request for a Change to the Proposed Queenstown Lakes District Plan

Proposed Additions to the Proposed Queenstown Lakes District Plan

21 August 2026

Updated 23 October 2026

BROWN&COMPANY
PLANNING GROUP

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Private Plan Change Request – SIO Limited

Proposed additions to the PDP to introduce the Corbridge Resort Zone, including:

- **a new chapter, Chapter 51 – Corbridge Resort Zone; and**
- **consequential additions to District-Wide chapters 25 (Earthworks), 27 (Subdivision and Development), 31 (Signage), 35 (Temporary Activities) and 36 (Noise)**

A. Insert a new Chapter 51, as follows:

51 Corbridge Resort Zone

51.1 Resort Zone Purpose

51.1.1 The purpose of the Zone is to enable high quality on-site visitor activities and resort facilities, within a golf course setting and with a predominance of open space.

The Zone provides for golf courses, including two 18-hole courses and a 12-hole short course, related golf industry activities (including driving range, golf academy, maintenance facilities, clubhouse facilities, and workers' accommodation), visitor industry activities including visitor accommodation, residential activities, walkways and cycleways, ecological protection and enhancement areas and landscape protection areas.

Various forms of visitor accommodation are principally provided for in the Zone, including a hotel with associated visitor amenities (including cafés and restaurants and facilities for health and wellness) and units for the purpose of visitor accommodation.

The Resort varies between openness and enclosure due to the golf courses, rolling landform, rocky outcrops, the steep escarpment down to the Clutha River, and the development enabled in the Zone. Activity Areas have been carefully sited based on the ecological values of the Zone, the optimum routing of the golf courses, maintenance of the open space that contributes to the amenity and character values of the Zone and the wider setting, and to ensure that development areas are located where built form can be successfully absorbed into the landscape.

Activity Areas that provide for buildings are integrated with the surrounding landform, and along with development standards (including height controls) and standards for external appearance, buildings will generally be visually discreet when viewed from outside the Zone. The Landscape Amenity Management Areas (LAMA) identified on the Structure Plan are located where mitigation is required to avoid or mitigate potential adverse visual effects, and they also contribute to the high level of open space amenity within the Zone. The Structure Plan also identifies existing vegetation to be retained, for landscape mitigation purposes.

The Zone is intended to host national and international golfing events that showcase the District and contribute to the economy.

The continuation of farming activities in the parts of the Zone not used for golf or other development is also provided for, to maintain the open pastoral character within the periphery of the Zone and in the interim while the golf courses are being developed.

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51.1.2 Structure Plan Activity Areas

The Corbridge Resort Zone Structure Plan sets out the spatial layout of the anticipated activities and the associated standards for buildings that will ensure that built development is appropriately located and well-integrated with the golf courses and other on-site visitor activities, and the local and wider landscape setting.

The Structure Plan identifies Activity Areas across the Zone, that serve different functions and provide for certain activities, as follows:

(a) **Golf, open space and farming (*Activity Area G*)** – to provide for the operation and management of the golf courses, and to protect open spaces for amenity, rural character, recreation and farming by limiting built development (203.4ha);

(b) **Clubhouse (*Activity Area C*)** – to provide for a range of commercial facilities and activities associated with the use of the golf course and resort, including golf services and administration, restaurant, gymnasium, meeting and conference facilities (4.7ha);

(c) **Visitor Accommodation (*Activity Area VA*)** – to provide for the central visitor accommodation hotel facilities including reception, administration, restaurants, bars, lounge areas, conference facilities, back-of-house, and visitor accommodation units (3.4ha);

(d) **Worker Accommodation (*Activity Area RW*)** – to provide for onsite staff facilities and worker accommodation, to support the golf facilities and visitor accommodation (1.1ha);

(e) **Maintenance / Service (*Activity Area M*)** – to provide for golf course maintenance, equipment and materials storage, and staff facilities, that support the ongoing operation and maintenance of the resort (1.3ha);

(f) **Visitor Accommodation / Residential (*Activity Areas VAR 1-15*)** – to provide for a range of visitor accommodation and residential activities. The VAR's are in pockets throughout the Resort, where built development can be absorbed into the landscape and the rural context. There are 15 individual VAR activity areas, each with specific maximum numbers of units enabled, and with an overall maximum total (43.986ha);

(g) **Public Amenity (*Activity Area P*)** – to provide for facilities and activities, including restaurants, cafes, licensed premises, recreation including indoor and outdoor commercial recreation, and ancillary retail activities that are open to the public (1.2ha);

(h) **Hospitality (*Activity Area H*)** – to provide for a restaurant / bar / café that enables expansive views to the north but is located to avoid visibility from the river corridor (0.32ha);

(i) **Ecological Protection (*Activity Area EC*)** – to provide for habitat protection and retention in perpetuity of existing indigenous vegetation and unique ecosystems that enable the protection of At Risk species (1.5ha);

(j) **Landscape Protection (*Activity Area LP*)** – to provide for the maintenance of open space around the periphery of the Zone, managed by limiting built form and landscape treatment to maintain the open landscape character of the wider

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surrounds.

(k) **Landscape / Ecological Protection and Enhancement *(Activity Area LP-E*)** **–** to provide for additional protection and enhancement of the Outstanding Natural Feature over the escarpment at the northern part of the Zone (17.6ha).

(l) **Lake / Irrigation (*Activity Area L*) –** to provide for an amenity water feature and supply source for Zone wide irrigation activity, centrally located within the Zone (9ha).

The Structure Plan also identifies the indicative location of the walkway / cycleway from **Activity Area VA** through to the Mata-Au Clutha River ONF; and the vehicle accessway into the Zone from State Highway 6, and roading through the Zone.

51.1.3 Ecological Values

The Zone includes the Mata-Au Clutha River Escarpment that is of ecological value and significance to the Pisa Ecological District. The ecological values include species of plants and avifauna that are At Risk-Declining and vegetated areas providing habitat. Over time the ecological values of the Zone have been eroded due to farming practices and the planting of exotic vegetation as shelter belts.

The protection and progressive maintenance and enhancement of the ecological values within the Zone will be achieved by activity areas dedicated to this purpose and the requirement for a Corbridge Resort Ecological Management Plan (CREMP). The CREMP links subdivision and ecological protection to ensure subdivision and development do not occur prior to ecological works. The provisions related to the CREMP are set out in Chapter 27 (Subdivision and Development).

The ecological values relevant to the site include areas of indigenous vegetation and habitat for lizards, invertebrates and avifauna.

51.1.4 Landscape Values of the Corbridge Resort Zone

The northern-most part of the zone is set within the Mata-au Clutha River ONF. The escarpment contains uncultivated land with indigenous vegetation. It drops down to a low terrace on outwash gravels which is characterised by very dry and stony soils and dryland vegetation communities. This terrace is adjacent to the Mata-au Clutha River and the walking / cycling trail that follows the riverbank.

The river and the fluvial escarpments and terraces within the river corridor, including the part of the ONF within the Corbridge Resort Zone, are highly visible and expressive and provide clear evidence of the eroding action of the river on the surrounding glacial outwash plains.

High amenity views from the walking and cycling trail take in the river and margins and the escarpments and terraces that step up from the river.

The values of the ONF are protected by the Zone provisions. The escarpment is subject to stringent provisions that prevent any built development and require ecological protection and enhancement, through indigenous revegetation. The development areas within the Zone are purposely set back from the top of the escarpment so that they are not visible when viewed from the surface of the river or from the walking / cycling trail.

Beyond the area of the Zone defined as an ONF the landscape values of the Zone comprise:

- Rolling moraine downloads and long-range expansive rural views from State Highway

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6 across the terraces to the northernmost escarpment of the Clutha Mata-au River; and

- Scenically pleasant rural landscape with rolling topography, native vegetation and shelterbelts.

The Zone's undulating topography and terraced character is able to absorb well-sited, carefully designed development that is, generally visually discreet when viewed from outside the Zone including from surrounding roads or the Mata-au Clutha River corridor and is integrated with the landform through implementation of the landscape protection areas and Landscape Amenity Management Areas.

51.1.5 Landscape Protection Areas

The Structure Plan for the Zone includes Landscape Protection Areas along significant parts of the western, eastern and southern (State Highway 6) boundaries of the Zone (**Activity Area LP**) and over the escarpment area at the northern periphery of the Zone (**Activity Area LP-E**).

The purpose of **Activity Area LP** is to preserve a wide open space setback from the Zone boundaries, to maintain the rural character of the area when viewed from the state highway and from nearby private properties. Farming and landscaping are enabled in these areas, while built development is non-complying.

The **Activity Area LP-E** provisions protect the outstanding natural landscape values of the escarpment and also serve to protect and enhance the ecological values.

51.1.6 Amenity Management Areas

Landscape Amenity Management Areas (**LAMA**) are identified on the Structure Plan and all have a relationship to a particular Activity Area. LAMAs comprise of areas where landscaping, including mounding, additional planting, retention of existing vegetation, or a combination of these, is required to integrate or mitigate the presence of buildings and infrastructure.

The LAMAs have a threefold function, being the mitigation of landscape (including visual and cumulative) effects of buildings so that they are not visible when viewed from public trails and the Mata-au Clutha River, and visually recessive when viewed from the neighbouring properties and other public places, and as a means of contributing to the amenity of the Zone and maintaining the impression of rural character for the wider surroundings.

Any earthworks and landform modification as part of a LAMA will be designed to read as a continuation of existing hummocky topography around the related development area and will generally be at a gentle grade that integrates with the existing landform. Planting may include both indigenous and exotic species configured in naturalistic clusters consistent with the Zone and rural character of the surrounding area, and in grassland to blend with the golf course. The combination of gentle mounding, open grassland, existing and new shelter belts, along with native shrub and grassland plantings will achieve year-round visual mitigation while allowing seasonal interest throughout the property and maintaining an impression of openness and rural character.

The indicative LAMA plans are set out in Section 51.8.

51.1.7 Vegetation for landscape mitigation

Vegetation that is required to be retained for landscape mitigation purposes is identified on the Structure Plan. The vegetation is typically exotic shelterbelts.

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The Zone provisions enable the successional replacement of the exotic vegetation.

51.1.8 Staging of the Development

Development within the Zone will be staged to ensure it principally provides for golf industry activities and visitor industry activities, including temporary visitor accommodation and has a low average density of residential development (as a proportion of the developed area).

The intent of the staging provisions for the Zone is to ensure that high quality visitor activities and resort facilities are developed ahead of residential development, correlated in a staged manner, so that the Zone overall promotes a Resort.

The staging will involve the sequential release of residential titles following completion of resort works including those relating to the golf course, visitor facilities, ecological protection and enhancement, workers' accommodation, and access.

The staging provisions for the Zone is managed through Chapter 27 (Subdivision and Development).

51.2 Objective and Policies

51.2.1 **Objective — An integrated golf resort development that principally provides for a range of visitor industry related activities, while also providing for limited residential activity, all of which are located, designed and operated to:**

(a) be subservient to and maintaining the surrounding landscape and rural context;

(b) protect the values of the Mata-au Clutha River Outstanding Natural Feature;

(c) protect and enhance nature conservation and cultural values; and

(d) avoid or mitigate effects on nearby land uses and reverse sensitivity effects.

Policies

Structure Plan

51.2.1.1 Enable the development, operation, use and maintenance of golf courses as the focal point of the Zone.

51.2.1.2 Require all development to be located in accordance with the Structure Plan contained in Section 51.7 to ensure that:

(a) Ecological values are protected and enhanced;

(b) Development integrates with the golf courses, the underlying topography and existing vegetation;

(c) Development is located where it can be successfully absorbed, while achieving a predominance of open space and maintaining open landscape character;

(d) Visibility of buildings from beyond the Zone, particularly from the State Highway and the Mata-au Clutha River corridor, is avoided or mitigated through appropriate siting, external appearance controls, and sympathetic landform modification, retention (and successional replacement) of key shelterbelts;

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(e) A high level of internal amenity within the Zone is achieved through careful siting of buildings, waterbodies and accessways, retention of expansive open space areas and the sympathetic landform modification and a cohesive and coordinated planting strategy ; and

(f) Reverse sensitivity effects on any adjacent farming operations, the Wānaka Airport, and State Highway 6 are avoided.

51.2.1.3 Avoid development that is not located in accordance with the Structure Plan, where it will give rise to adverse effects on landscape character and visual amenity values.

51.2.1.4 Require the provision of walkway and cycleway access through the Zone, linking to the Mata-au Clutha River corridor, in the location generally shown on the Structure Plan contained in Section 51.7.

Activities

51.2.1.5 Provide for golf course construction and operation, and outdoor recreation, in **Activity Area G**.

51.2.1.6 Provide for commercial activities within **Activity Areas C, H, VA,** and **P** that are necessary to the functioning of the Resort and which complement the overall outdoor recreation and visitor destination role of the Zone, including reception, administration, retail, café, restaurants and licensed premises, and resort servicing.

51.2.1.7 Provide for Visitor Accommodation in a variety of forms in **Activity Area VA** and **VAR**, and avoid Visitor Accommodation in **Activity Areas G, H, M, P, EC** and **LP-E**.

51.2.1.8 Provide for Residential Activity in a variety of forms in **Activity Area VAR**, Workers Accommodation in **Activity Area RW**, and limit the overall number of Residential Units in order to maintain a low average density of residential development across the Zone.

51.2.1.9 Avoid the establishment of Residential Units and Activities in **Activity Areas C, VA, P, M, G, H, EC, LP** and **LP-E**.

51.2.1.10 Provide for farming activities (other than in **Activity Areas LP-E** and **EC**), and ancillary buildings for these purposes (in **Activity Area G** only).

51.2.1.11 Provide for service and industrial activities in **Activity Area M** that are related to the development, operation and maintenance of the resort.

51.2.1.12 Avoid any commercial, service and industrial activities that are not necessary to the operation of the Resort.

Landscape and Amenity

51.2.1.13 Maintain the landscape character and visual amenity values of the Zone, including the values described in 51.1.3, by:

(a) Ensuring that buildings are located only in areas where the change can be absorbed and so that a predominance of open space is achieved across the Zone.

(b) Avoiding built development in **Activity Area LP-E**.

(c) Avoiding built development other than small scale buildings associated with golf

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course operations and farming, in **Activity Areas G** and **LP**.

(d) Require the establishment of LAMAs in accordance with the Structure Plan in Section 51.7 to ensure that the potential adverse effects of built form and golf course development on landscape and visual amenity values are avoided or mitigated.

(e) Ensuring that the LAMAs are designed to blend with the natural line and form of the existing topography.

(f) Maintaining an open pastoral character in **Activity Area LP**.

Ecology

51.2.1.14 Maintain and enhance the ecological values of the Mata-Au Clutha River escarpment within **Activity Area LP-E** by avoiding existing indigenous vegetation clearance, and planting of exotic species while also requiring indigenous planting and overall habitat improvement of indigenous species.

51.2.1.15 Protect the values of the indigenous vegetation and avifauna, lizard and invertebrate populations within **Activity Area EC** by establishing new habitat through indigenous planting to increase the overall connectivity of indigenous vegetation and habitats.

51.2.1.16 Avoid built development within **Activity Area LP-E** and **EC**.

Cultural

51.2.1.17 Acknowledge the Zone's connection and proximity to the Mata-Au (Clutha River) as Wāhi Tūpuna and the values ascribed to it by Manawhenua.

Buildings

51.2.1.18 Control building height, building coverage, external materials and colours, and glare in order to:

(a) Avoid or mitigate adverse visual effects of built form on landscape values when viewed from within and beyond the Zone; and

(b) Ensure that built development is subservient to the landscape within the context of the Zone and wider rural environment.

51.2.1.19 Maintain landscape character by ensuring that the design of the access to the Zone, and the cycleway / walkway, are visually recessive and have a non-urban character.

Infrastructure

51.2.1.20 Require that development within the Zone is connected to reticulated water supply and wastewater treatment and disposal systems.

51.2.1.21 Ensure a comprehensive approach to on-site stormwater management that is designed to provide sufficient capacity for anticipated development within the Zone to avoid or mitigate any potential adverse effects on natural water systems and ecological values.

51.2.1.22 Encourage low impact stormwater design that utilises on-site treatment and storage and dispersal approaches.

51.2.1.23 Avoid or mitigate any potential adverse effects of flooding through effective overland flow path design and control mechanisms.

51.2.1.24 Require safe and efficient access to State Highway 6.

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Staging

51.2.1.25 Require that development occurs in a staged manner, to ensure visitor industry activities and facilities are established in conjunction with corresponding stages of residential development.

51.2.1.26 Avoid establishment of residential units prior to issuing titles for residential lots.

51.3 Other Provisions and Rules

51.3.1 District Wide

Attention is drawn to the following District Wide chapters.

1	Introduction	2	Definitions	3	Strategic Direction
4	Urban Development	5	Tangata Whenua	6	Landscapes and Rural Character
25	Earthworks	26	Historic Heritage	27	Subdivision
28	Natural Hazards	29	Transport	30	Energy and Utilities
31	Signs	32	Protected Trees	33	Indigenous Vegetation and Biodiversity
34	Wilding Exotic Trees	35	Temporary Activities and Relocated Buildings	36	Noise
37	Designations	39	Wāhi Tūpuna	District Plan web mapping application	

51.3.2 Interpreting and Applying the Rules

51.3.2.1 A permitted activity must comply with all rules listed in the Activity and Standards tables, and any relevant district wide rules.

51.3.2.2 Where an activity does not comply with a standard listed in the standards tables, the activity status identified by the 'Non-Compliance Status' column shall apply. Where an activity breaches more than one standard, the most restrictive status shall apply to the activity.

51.3.2.3 All references to the Structure Plan mean the Corbridge Resort Zone Structure Plan located in Section 51.7.

51.3.2.4 For controlled and restricted discretionary activities, the Council shall restrict the exercise of its control or discretion to the matters listed in the rule.

51.3.2.5 The following abbreviations are used within this chapter:

P	Permitted	C	Controlled
RD	Restricted Discretionary	D	Discretionary
NC	Non-Complying	PR	Prohibited

51.3.2.6 In this Zone, Workers' Accommodation means the use of land or buildings for short or long term accommodation for staff working in the Corbridge Resort Zone.

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51.4 Rules — Activities

	Activities — Corbridge Resort Zone	Activity Status
	Structure Plan	
51.4.1	Access from State Highway 6 as indicatively shown on the Structure Plan in Section 51.7 (except as provided for by Rule 51.4.2 below). Control is reserved to: (a) Final location and alignment; (b) Entrance design (including lighting); (c) Materials and colour; (d) Edge and berm treatment (including footpaths (if required) and any lighting); (e) Stormwater management; (f) Road safety and efficiency	C
51.4.2	Alternative access from State Highway 6. Discretion is restricted to: (a) Final location and alignment; (b) Entrance design (including lighting); (c) Materials and colour; (d) Edge and berm treatment (including footpaths (if required) and any lighting); (e) Stormwater management; (f) Road safety and efficiency; (g) The closure of the access otherwise provided for by Rule 51.4.1.	RD
51.4.3	The construction of walkway/cycleway as indicatively shown on the Structure Plan in Section 51.7. Control is reserved to: (a) Location and alignment; (b) Connection to existing routes; (c) Surface treatment; and (d) Mechanism to ensure public accessibility.	C
51.4.4	The construction of walkway/cycleway not otherwise provided for by Rule 51.4.3. Discretion is restricted to: (a) Location and alignment; (b) Connection to existing routes; (c) Surface treatment; and (d) Mechanism to ensure public accessibility.	RD
	Landscaping and Ecological Protection	
51.4.5	Landscaping, amenity, indigenous vegetation planting and removal of exotic vegetation.	P
51.4.6	Establishment and implementation of the *Corbridge Resort Ecological Management Plan* (*CREMP*). Control is reserved to: (a) The effectiveness of the *CREMP* proposed, in terms of contribution to ecological restoration and enhancement, in regard to the recognised ecological and cultural values, including:	C

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	Activities — Corbridge Resort Zone	Activity Status
	(i) the extent to which existing vegetation will be retained; (ii) the extent to which indigenous species will be replanted; (iii) the species mix, proposed density and location of any new vegetation; (iv) ongoing maintenance requirements and obligations; and (v) the extent to which earthworks will affect avifauna habitat; (vi) recognition of the site's relationship to the Mata-Au (Clutha River) and associated Wāhi Tūpuna values. **Information Requirements:** (a) The *CREMP* shall be prepared by a suitably qualified ecologist and shall include the following: (i) Ecological Planting and Staging Plan; (ii) Lizard Management Plan; (iii) Bird Management Plan; (iv) Implementation measures and monitoring requirements detailed within the above Plans.	
51.4.7	The replacement of vegetation required to be retained by the Structure Plan Control is reserved to: (a) The successional replacement of the vegetation including: (i) Species; (ii) Grade and density of planting; (iii) Timing of planting in relation to timing of removal of the existing vegetation; (iv) Ongoing maintenance requirements; (v) Methods for retention of the planting in perpetuity. (b) How the successional replacement planting maintains the landscape mitigation purpose of the existing vegetation.	C
51.4.8	Clearance of vegetation required to be retained by the Structure Plan, except as provided for by Rule 51.4.6 above.	NC
51.4.9	Clearance of indigenous vegetation in **Activity Areas LP, LP-E** and **EC**	NC
	Landscape Amenity Management Area (LAMA)	
51.4.10	The establishment of any LAMA identified on the Structure Plan. Control is reserved to: (a) The effectiveness of the LAMA proposed, in terms of contribution to visual coherence and amenity, whether it ensures integration and whether it provides adequate mitigation of future buildings proposed within the relevant Activity Area when viewed from public viewpoints outside the Zone, including: (i) the size, volume and batter of any earthworks required; (ii) the extent to which the earthworks are congruous with the landscape. (iii) the species mix, proposed density and location of any new vegetation and its size at planting and maturity; (iv) the extent to which any existing vegetation should be retained; (v) ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants; and	C

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	Activities — Corbridge Resort Zone	Activity Status
	(vi) irrigation methods. (b) The approach to establishment of the LAMA. For the purpose of this rule "establishment" means that the works required, including all planting, irrigation installation, and any earthworks: (i) are implemented and physically completed; (ii) have been audited by the Council no sooner than 6 months following physical completion; (iii) have been certified by the Council as being completed. (c) The mechanisms (including registration of legal instruments, as appropriate) to ensure that: (i) any LAMA will be established prior to construction of any buildings in any Activity Area, and that (ii) ongoing commitments exist in relation to the maintenance and management of the LAMA, including through a landscape management strategy; (iii) ongoing monitoring requirements. **Information Requirements:** Where a LAMA is proposed, the application must be accompanied by a LAMA strategy prepared by a suitably qualified and experienced person. The LAMA strategy shall include the following information: (a) A description of the LAMA proposed relative to the subject Activity Area, including any new vegetation, existing vegetation to be retained, earthworks (including mounding and shaping), and/or other measures. (b) If the LAMA proposed departs from the Indicative LAMA plans in Section 51.8, an assessment which explains the rationale for any departures and which demonstrates that the LAMA proposed will result in an effective approach to the mitigation and integration of built form, and contribute to coherence and amenity within the Zone.	
51.4.11	Buildings within any of Activity Areas **VAR 4**, **VAR 5**, **VAR 6, VAR 7, VAR 12**, **VAR 14**, **VAR 15**, **VA**, **M** and **RW** where the relevant LAMA in proximity to the Activity Area as identified on the LAMA Plan (Schedule 51.8) has not been established in accordance with Rule 51.4.7. Note: LAMA 1 on the Structure Plan and in Schedule 51.8 corresponds with **VAR 5**, **VAR 6** and **VAR 7**.	NC
	Buildings	
51.4.12	The alteration of any lawfully established buildings.	P
51.4.13	Buildings in **Activity Area G**, for the following purposes: (a) Golf course shelters (b) Sheds for golf course maintenance purposes (c) Farm buildings (d) Toilet facilities	P
51.4.14	Buildings in **Activity Areas C, P, M, H, RW, VA, VAR 1 – 15** Control is reserved to: (a) Infrastructure (including the approach to stormwater and wastewater management); (b) Access, including design and finished surface treatment of access and	C

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	Activities — Corbridge Resort Zone	Activity Status
	walkways; (c) Firefighting supplies — if not addressed through subdivision consent; (d) The appearance of the building, including bulk, scale and form with respect to the effect on visual and landscape values of the area; (e) Effects on visual and landscape amenity of the area including coherence with the surrounding buildings; (f) Landform modification (including artificial waterbodies), landscaping and planting (existing and proposed) within the Activity Area, including for enhancing internal amenity within the Zone; (g) Geotechnical stability and building foundations.	
51.4.15	Buildings in **Activity Areas LP, LP-E** and **EC**	NC
	Visitor Accommodation	
51.4.16	Visitor Accommodation in **Activity Areas VA, VAR 1 – VAR 15**	P
51.4.17	Visitor Accommodation in **Activity Areas G, H, M, P, EC, LP,** and **LP-E**	NC
	Residential Activity	
51.4.18	Residential Activity in **Activity Areas VAR 1 – VAR 15**	P
51.4.19	Residential Activity within Visitor Accommodation units in **Activity Areas VAR 1 – VAR 15** that complies with Standard 51.5.14	P
51.4.20	Residential Visitor Accommodation (unlimited duration) in **Activity Areas VAR 1 – VAR 15**	P
51.4.21	Homestays in **Activity Areas VAR 1 – VAR 15**	P
51.4.22	Residential Activity limited to worker accommodation in **Activity Area RW**	P
51.4.23	Residential Activity in **Activity Areas VA, C, G, H, M, P, EC, LP,** and **LP-E**	NC
51.4.24	Residential Units in **Activity Areas VA, C, G, H, M, P, EC, LP,** and **LP-E**	NC
51.4.25	Construction of any Residential Unit within **Activity Areas VAR 1 – VAR 15** prior to certification under Section 224(c) of the Act for the lot on which the Residential Unit is proposed.	NC
	Commercial Activity	
51.4.26	Retail Sales in **Activity Areas VA, C** and **P**	P
51.4.27	Restaurants in **Activity Areas VA, C, H** and **P**	P
51.4.28	Licensed Premises in **Activity Areas VA, C, H** and **P**	P
51.4.29	Golf clubhouse(s), health and beauty spas, gymnasiums, theatres, pools, conference facilities, indoor and outdoor entertainment, including ancillary office and administration activities in **Activity Areas VA** and **C.**	P
51.4.30	Service and industrial activities in **Activity Area M** related to the development, operation and maintenance of the resort or ancillary to approved or permitted activities, including indoor and outdoor storage and use of maintenance equipment and materials.	P
	Recreation Activity	
51.4.31	Recreation, Recreational Activities, Commercial Recreation and Informal Recreation.	P

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	Activities — Corbridge Resort Zone	Activity Status
51.4.32	Golf course construction. Control is reserved to: (a) Effect on landform and visibility from the State Highway; (b) Erosion and sediment management; (c) Effects management measures for desert broom.	C
51.4.33	Operation, use and maintenance of golf courses, buggy / golf cart tracks, informal walkways, cycleways and accessways, and related recreational and ancillary commercial activities, commercial golf instruction, irrigation plant and reticulation, driving ranges.	P
	Rural Activities	
51.4.34	Farming and domestic livestock activities, except within **Activity Areas LP-E** and **EC**.	P
51.4.35	Forestry Activities, except for Plantation Forestry where the National Environmental Standard for Plantation Forestry prevails.	PR
51.4.36	Factory Farming.	PR
	Industrial Activity	
51.4.37	Indoor and outdoor storage and use of golf course construction and maintenance equipment and materials, service and industrial activities related to the golf course construction and maintenance within the Zone, including related staff facilities and amenities in **Activity Area M.**	P
51.4.38	Panelbeating, spray painting, motor vehicle repair or dismantling activities directly related to other approved or permitted activities within the Zone in **Activity Area M.**	P
51.4.39	Panelbeating, spray painting, motor vehicle repair or dismantling except for those provided for by **Rule 51.4.34.**	PR
51.4.40	Fibreglassing, sheet metal work, bottle or scrap storage, motorbody building or wrecking, fish or meat processing.	PR
	Other Activities	
51.4.41	The construction and establishment of a waterbody within **Activity Area L** Control is reserved to: (a) Earthworks and erosion and sediment control measures; (b) Stormwater design and management; (c) Landscaping treatment and vegetation planting; (d) Water quality and ecological values.	C
51.4.42	The construction of new permanent waterbodies (other than within **Activity Area L**).	NC
51.4.43	Any other building or activity not provided for by any rule in this Table.	NC
51.4.44	Activities Sensitive to Aircraft Noise within the Outer Control Boundary	PR

51.5 Rules – Standards

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	Standards	Non-compliance status
	Structure Plan	
51.5.1	Development shall be located in accordance with the Structure Plan.	NC
	Buildings	
51.5.2	**Maximum Height – all Activity Areas except Activity Area G** The maximum building height shall be as follows: (a) **Activity Area C** 7m (b) **Activity Area VA** 10m (c) **Activity Area RW** 4m (d) **Activity Area M** 5.5m (e) **Activity Area H** 4m (f) **Activity Area P** 5.5m (g) **Activity Areas VAR 1–3** and **7** 5.5m (h) **Activity Areas VAR 4 – 6, 8, 9** and **11 – 15** 5.5m measured from the RL levels – see Note 2(a) below Note 1: RL is NZVD; Note 2: The building heights are rolling heights and: (a) shall be measured from the specific RL determined at the time of subdivision (Rule 27.7.34B) for **Activity Areas VAR 4 – 6, 8, 9** and **11 – 15**; (b) shall be measured from Ground Level for all other Activity Areas.	NC
51.5.3	**Maximum Height — Activity Area G** The maximum building height shall be 4m	RD Discretion is restricted to: (a) Visual prominence from public places outside the Zone; (b) External appearance including materials and colours
51.5.4	**Building Coverage** The maximum building coverage, as a percentage of the Activity Area, shall be: (a) **Activity Area C** 20 % (b) **Activity Area VA** 40 % (c) **Activity Area RW** 35 % (d) **Activity Area M** 35 % (e) **Activity Area P** 35 % (f) **Activity Area H** 20 % (g) **Activity Area VAR 1 – 9** 20 % (h) **Activity Area VAR 10 – 15** 30 %	RD Discretion is restricted to: (a) bulk, scale and form of the buildings with respect to the effect on visual and landscape values of the area; (b) associated earthworks and landscaping.
51.5.5	**Setback from internal boundaries** All buildings in shall have the following minimum boundary setbacks: (a) **Activity Area VAR 1 – 6** 6m (b) **Activity Area VAR 7 – 15** 3m	RD Discretion is restricted to: (a) residential amenity including privacy,

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	Standards	Non-compliance status
		sunlight access, building dominance and effects on views.
51.5.6	**Building Materials and Colours** External wall cladding shall have a light reflectance value (LRV) of 30% or lower as specified, and shall be restricted to the following materials only: (a) Timber in horizontal or vertical clad: clear oiled or left to weather (b) Timber in painted horizontal weatherboard (c) Stone: horizontally laid schist stone (d) Rammed earth (e) Profiled metal: standing seam profile in dark colours or pre-weathered Zinc (f) Concrete: in situ or precast with low light reflection coefficient to be achieves through texture of oxide additives (g) Corten or mid steel: left to weather Roof materials shall have a LRV of 20% or lower, and shall be restricted to the following materials only: (a) Profiled metal: standing seam profile or corrugated in dark recessive colours. (b) Factory coated metal or pre-weather Zinc (c) Corten Steel (d) Black or grey mineral chip (e) Timber: black stained or weather timber rain-screen; (f) Green roof.	RD Discretion is restricted to: (a) Landscape character; (b) Visual amenity; (c) External appearance; (d) Visual prominence from both public places and private locations.
51.5.7	**Roof form in Activity Areas VAR 1 – 15** (a) All gable roofs shall have a pitch between 17.5 – 22.5 degrees. (b) All flat roofs shall have a pitch between 2 – 5 degrees.	RD Discretion is restricted to: (a) Landscape character; (b) Visual amenity; (c) External appearance.
51.5.8	**Buildings in Activity Area G** (a) The maximum floor area of any building for golf purposes shall be 25m². (b) The maximum number of buildings for golf purposes shall be 5. (c) The maximum gross floor area of any farm building shall be 50m². (d) The maximum number of farm buildings shall be 3; (e) The setback from Zone boundary shall be 5m.	D
51.5.9	**Lightspill** (a) All fixed lighting shall be directed away from adjacent roads and properties. (b) All exterior lighting shall be down lighting no more than 1m above ground level, except that this rule does not apply to roading at the intersection with State Highway 6. (c) No activity shall result in a greater than 3.0 lux spill, (horizontal and vertical), of light onto any property located outside of the Zone,	D

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<table>
<tr><th></th><th>Standards</th><th>Non-compliance status</th></tr>
<tr><td></td><td>as measured at any point inside the boundary of the adjoining property.</td><td></td></tr>
<tr><td>51.5.10</td><td>Alterations to Buildings
Alterations to existing buildings shall not increase the ground floor area by more than 10% in any ten-year period.</td><td>RD
Discretion is restricted to:
(a) Landscape character;
(b) Visual amenity;
(c) External appearance;
(d) Visual prominence from both public places and private locations.</td></tr>
<tr><td></td><td>Visitor Accommodation / Residential Activity</td><td></td></tr>
<tr><td>51.5.11</td><td>Workers' Accommodation in Activity Area RW
The total number of bedrooms within Activity Area RW shall not exceed 50.</td><td>NC</td></tr>
<tr><td>51.5.12</td><td>Total number of units in the Zone
The maximum number of units in the Zone, including Visitor Accommodation Units and Residential Units (but excluding Workers' Accommodation in Activity Area RW) shall be 450.</td><td>NC</td></tr>
<tr><td>51.5.13</td><td>Total number of Residential Units in the Zone
The maximum number of Residential Units in the Zone (excluding Workers' Accommodation in Activity Area RW) shall be 160.</td><td>NC</td></tr>
<tr><td>51.5.14</td><td>Maximum number of Visitor Accommodation / Residential Units in Activity Areas
The total number of Visitor Accommodation / Residential Units per Activity Area in Activity Areas VAR 1 – VAR 15 shall be as listed as follows, with a variation allowance of plus or minus 40%:
<table>
<tr><th>Activity Area</th><th>No. of units</th></tr>
<tr><td>VAR 1</td><td>20</td></tr>
<tr><td>VAR 2</td><td>10</td></tr>
<tr><td>VAR 3</td><td>24</td></tr>
<tr><td>VAR 4</td><td>12</td></tr>
<tr><td>VAR 5</td><td>6</td></tr>
<tr><td>VAR 6</td><td>6</td></tr>
<tr><td>VAR 7</td><td>3</td></tr>
<tr><td>VAR 8</td><td>10</td></tr>
<tr><td>VAR 9</td><td>5</td></tr>
<tr><td>VAR 10</td><td>100</td></tr>
<tr><td>VAR 11</td><td>6</td></tr>
<tr><td>VAR 12</td><td>9</td></tr>
<tr><td>VAR 13</td><td>20</td></tr>
</table></td><td>NC</td></tr>
</table>

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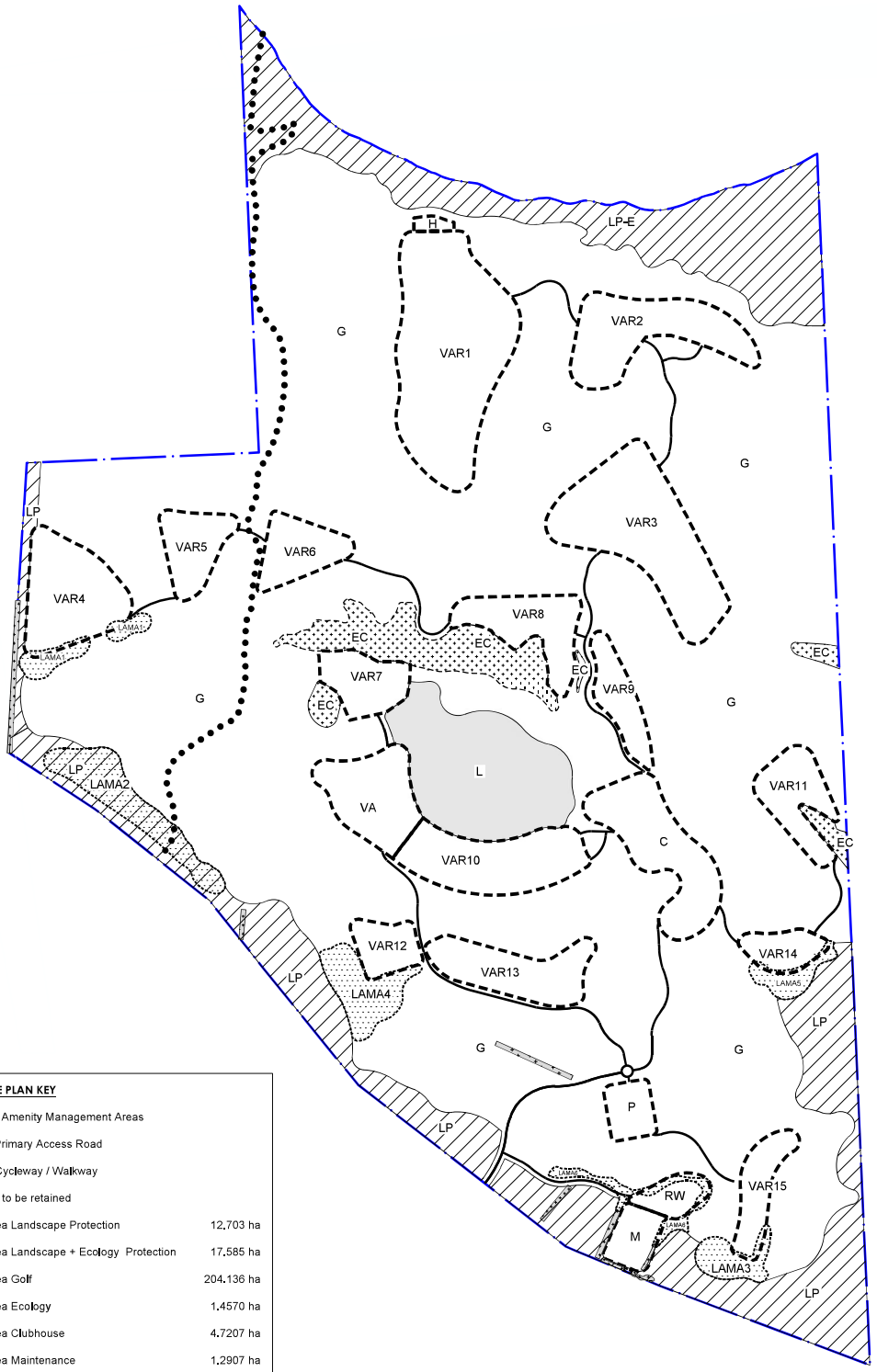
	Standards	Non-compliance status
	<table><tr><td>VAR 14</td><td>6</td></tr><tr><td>VAR 15</td><td>9</td></tr></table> Provided that the combined maximum number of Residential Units in **Activity Areas VAR 1 – VAR 15** shall be 160.	
51.5.15	**Residential use of Visitor Accommodation Units** Within Visitor Accommodation Units in **Activity Areas VA and VAR 1 – VAR 15**, any Residential use shall be limited to not more than 180 nights per year per unit.	NC
	Other Activities	
51.5.16	**Retail sales** Goods or services displayed, sold or offered for sale shall be limited to: (a) Goods grown, reared or produced within the Zone; (b) Restaurants, cafés, cellar door, or retail (where the gross floor area does not exceed 200m^2 for any retail premise) for temporary or permanent residents, or visitors to the Resort; (c) Within **Activity Areas C, P** and **VA**, in addition to (a) and (b) above, goods and services associated with, and ancillary to the permitted or approved activities; (d) Retail associated with a Temporary Activity or Event taking place.	NC
51.5.17	**Activity Area LP** shall be maintained in an open pasture / brown-top meadow character.	D
51.5.18	Within any LAMA all plantings shall be from the species identified in the Species List contained at Section 51.10.	RD Discretion is restricted to effects on landscape character.

51.6 Non-Notification of Applications

Any application for resource consent for controlled activities or restricted discretionary activities shall not require the written consent of other persons and shall not be notified or limited notified.

51.7 Corbridge Resort Zone Structure Plan

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STRUCTURE PLAN KEY

	Landscape Amenity Management Areas	
	Indicative Primary Access Road	
	Indicative Cycleway / Walkway	
	Vegetation to be retained	
LPx	Activity Area Landscape Protection	12.703 ha
LP-E	Activity Area Landscape + Ecology Protection	17.585 ha
G	Activity Area Golf	204.136 ha
EC	Activity Area Ecology	1.4570 ha
C	Activity Area Clubhouse	4.7207 ha
M	Activity Area Maintenance	1.2907 ha
P	Activity Area Public Amenity	1.201 ha
VA	Activity Area Visitor Accommodation	3.4880 ha
VAR	Activity Area Visitor Accommodation / Residential	31.935 ha
H	Activity Area Hospitality	2.500 ha
L	Activity Area Lake	9.055 ha
RW	Workers' Accommodation	1.087 ha
	TOTAL SITE AREA =	**329.960 ha**

baxter design

0 50 100 250m
SCALE = 1:5000 AT A1 = 1:10,000 AT A3

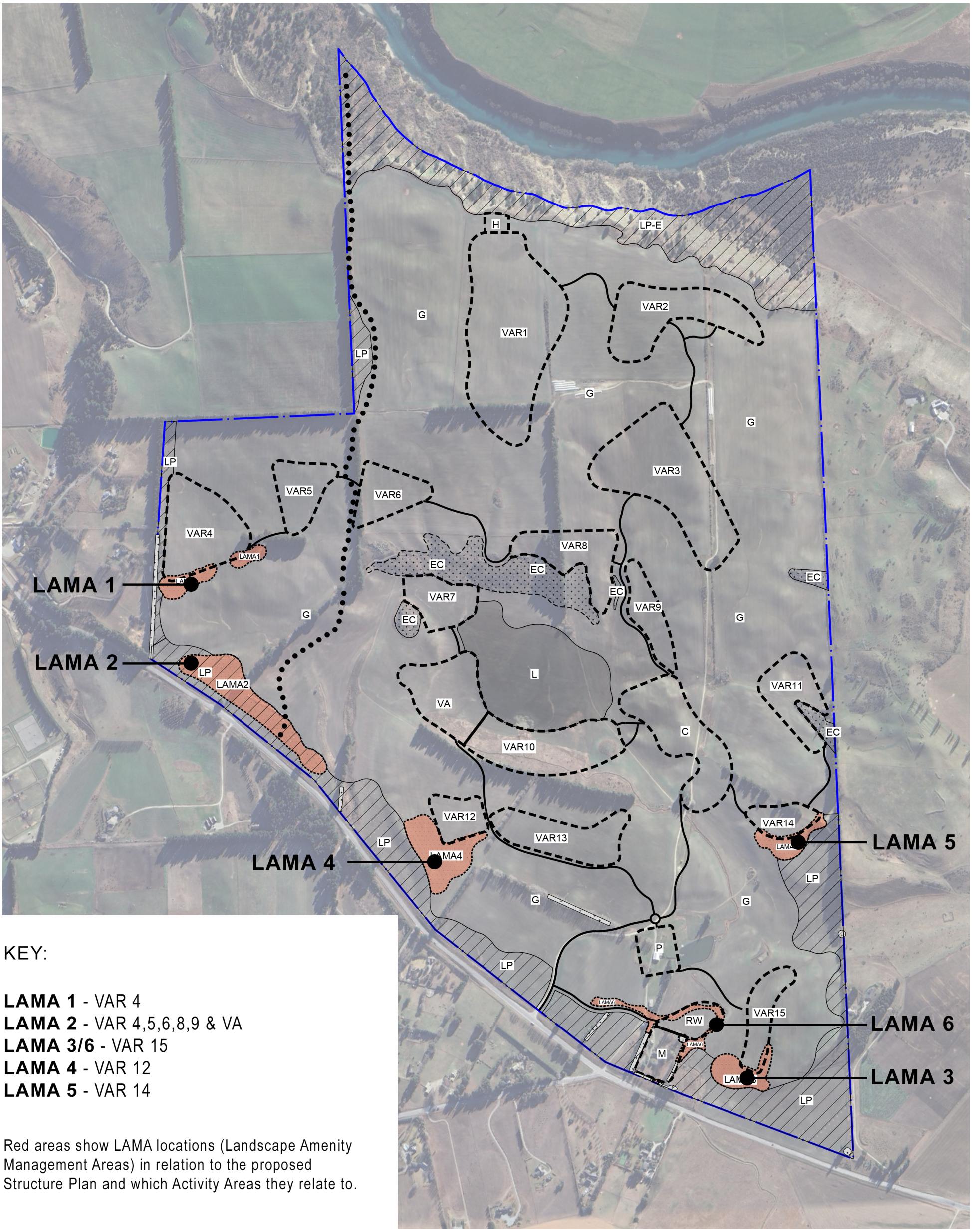
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DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION
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STRUCTURE PLAN
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51.8 Corbridge Resort Zone – Indicative LAMA Plans

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KEY:

LAMA 1 - VAR 4
LAMA 2 - VAR 4,5,6,8,9 & VA
LAMA 3/6 - VAR 15
LAMA 4 - VAR 12
LAMA 5 - VAR 14

Red areas show LAMA locations (Landscape Amenity Management Areas) in relation to the proposed Structure Plan and which Activity Areas they relate to.

baxter design

0 50 100 250m
SCALE = 1:5000 AT A1 = 1:10,000 AT A3
REFERENCE : **4541-SK108** - SCALE = 1:10,000 AT A3 - **23 OCT 2026**
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LANDSCAPE AMENITY MANAGEMENT AREAS - INDICATIVE PLAN
CORBRIDGE RESORT

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North

Refer to Structure Plan

VAR 5

VAR 4

Existing shelterbelt on subject property to remain

LAMA 1

Mounding, 2-3m above the RLs of adjacent lots

LAMA 1

Gradients to be no steeper than 1:3, with gentle variations to create a natural rolling form

KEY

VAR boundary, as per Structure Plan

Extent of proposed LAMA

Indicative 1m contours to achieve mitigation outcomes as described

Proposed earthshaping notes:

- Top of mounds typically 2-3m above the RLs of adjacent lots to maintain visual screening and enable a 'natural rolling' form
- All gradients will be no steeper than 1:3 and predominantly less, ensuring a gentle, rolling form which will blend into the existing landscape
- Mounding to be kept in pasture grass or barley.

baxter design

0 10 20 40m

SCALE = 1:750 AT A1 = 1:1500 AT A3

REFERENCE **4541-SK104** - SCALE = 1:750 AT A1 - 1:1500 AT A3 - **22 Oct 2026**

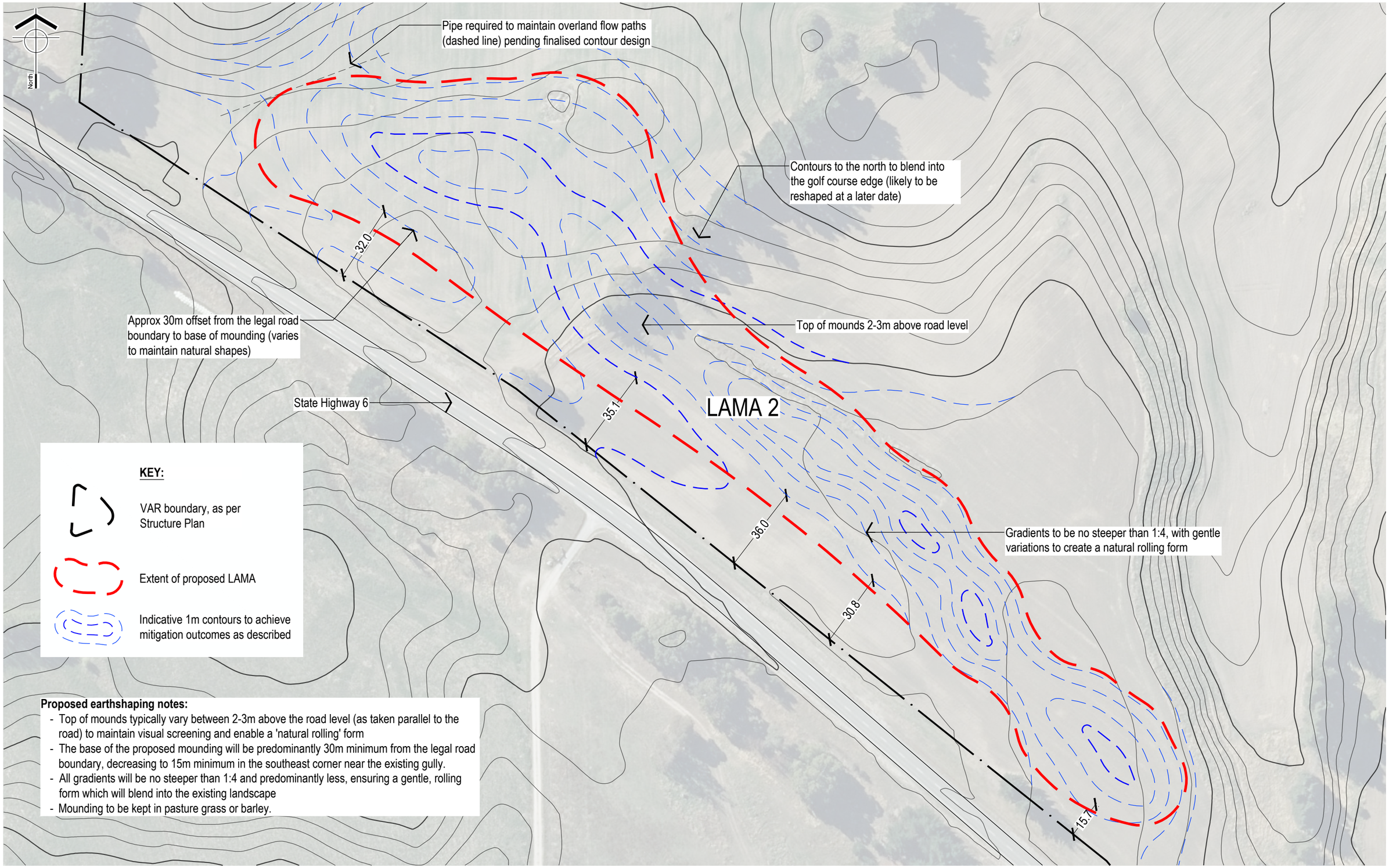
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LAMA 1 PLAN

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Proposed earthshaping notes:

- Top of mounds typically vary between 2-3m above the road level (as taken parallel to the road) to maintain visual screening and enable a 'natural rolling' form
- The base of the proposed mounding will be predominantly 30m minimum from the legal road boundary, decreasing to 15m minimum in the southeast corner near the existing gully.
- All gradients will be no steeper than 1:4 and predominantly less, ensuring a gentle, rolling form which will blend into the existing landscape
- Mounding to be kept in pasture grass or barley.

baxter design

0 10 20 40m

SCALE = 1:750 AT A1 = 1:1500 AT A3

REFERENCE **4541-SK103** - SCALE = 1:750 AT A1 - 1:1500 AT A3 - **22 Oct 2026**

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LAMA 2 PLAN

CORBRIDGE RESORT

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North

LAMA 6

Proposed native shrub planting, 3-4m high

VAR 15

RW

Refer to proposed Structure Plan

Existing shelterbelts and trees around the proposed maintenance compound to remian. Any gaps to be planted as shown

M

LAMA 6

Proposed shetlerbelts and trees around the proposed maintenance compound. Any gaps to be planted as shown

Gradients to be no steeper than 1:3, with gentle variations to create a natural rolling form

LAMA 3

Existing vegetation to remain

Top of mounds within LAMA 3 to be no lower than RL 361 (5m above the adjacent part of VAR 15)

KEY

VAR boundary, as per Structure Plan

Extent of proposed LAMA

Indicative 1m contours to achieve mitigation outcomes as described

Proposed earthshaping notes:

- Top of mounds within LAMA 3 to be no lower than RL 361 (5m above the adjacent part of VAR 15)
- All gradients will be no steeper than 1:3 and predominantly less, ensuring a gentle, rolling form which will blends into the existing landscape.
- LAMA 3 mounding to be kept predominantly in pasture grass or barley, with no more than 10% of the area in golf activities (likely outcome being golf tees)
- LAMA 6 to be planted in native shrub species that grow to 3-4m high and may include earthshaping

baxter design

0 10 20 40m

SCALE = 1:750 AT A1 = 1:1500 AT A3

REFERENCE **4541-SK105** - SCALE = 1:750 AT A1 - 1:1500 AT A3 - **22 Oct 2026**

DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION

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LAMA 3 & 6 PLAN
CORBRIDGE RESORT

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North

VAR 12

VAR 13

LAMA 4

Refer to Structure Plan

Proposed Western Red Cedar shelterbelts

Gradients to be no steeper than 1:3, with gentle variations to create a natural rolling form

Existing shelterbelt to remain as shown

KEY

VAR boundary, as per Structure Plan

Extent of proposed LAMA

Indicative 1m contours to achieve mitigation outcomes as described

Proposed earthshaping notes:

- Top of mounds to be at least 3m above the FFL of future dwellings in VAR 12
- All gradients will be no steeper than 1:3 and predominantly less, ensuring a gentle, rolling form which will blends into the existing landscape.
- LAMA 4 mounding to be kept predominantly in pasture grass or barley, with no more than 20% of the area in golf activities (likely outcome being golf green and tees)

baxter design

0 10 20 40m

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REFERENCE **4541-SK106** - SCALE = 1:750 AT A1 - 1:1500 AT A3 - **22 Oct 2026**

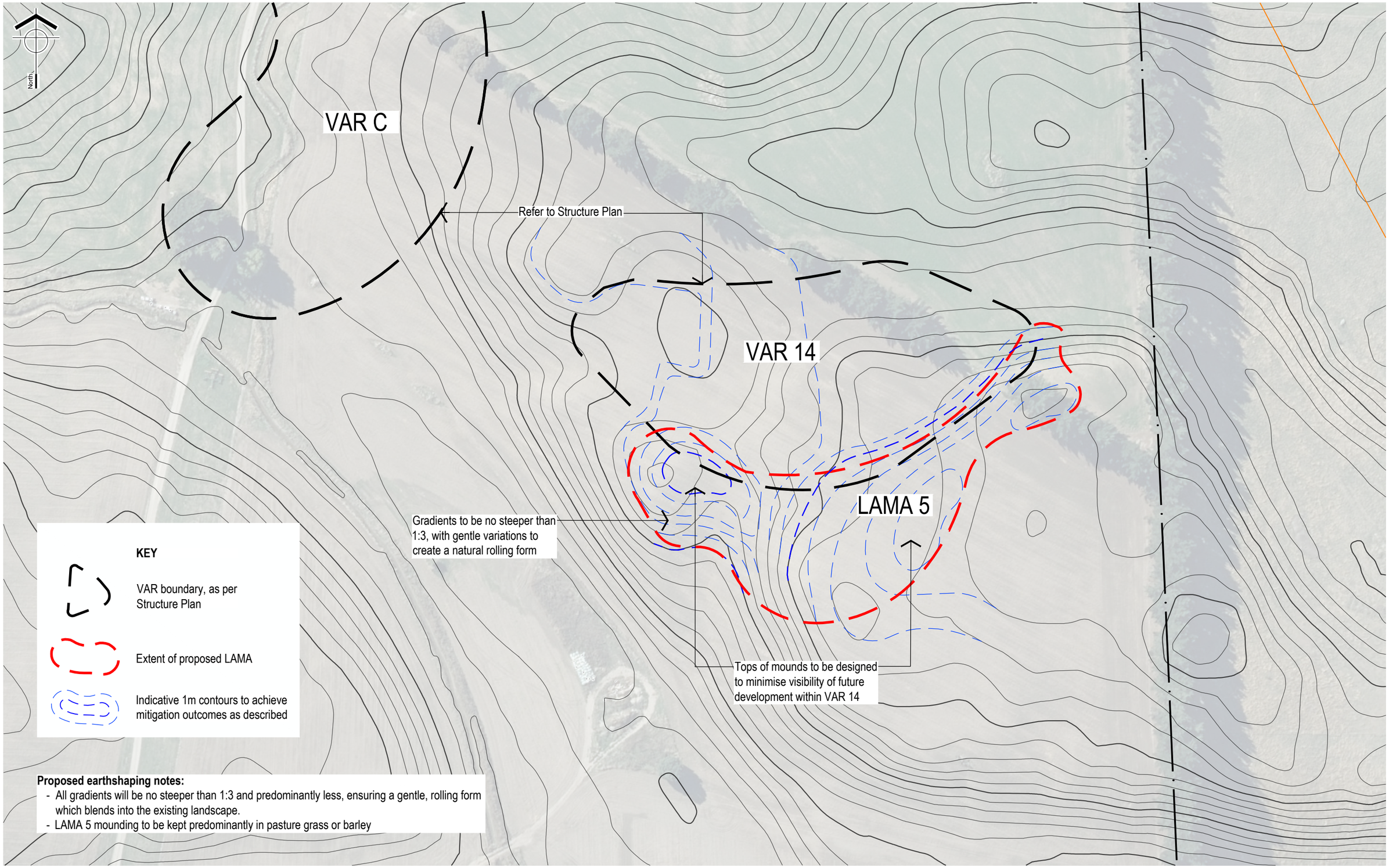
DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION

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LAMA 4 PLAN

CORBRIDGE RESORT

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baxter design

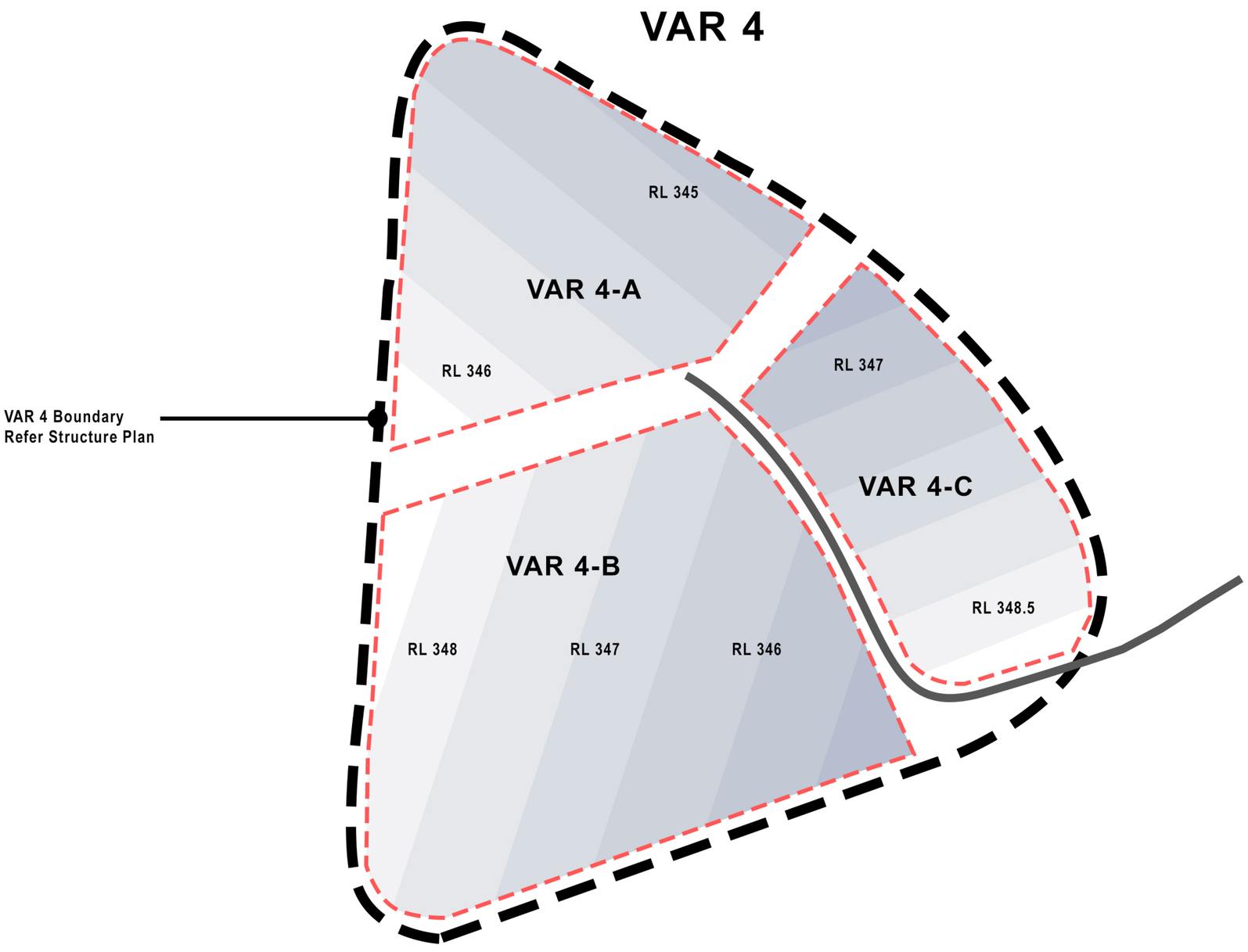
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LAMA 5 PLAN
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51.9 Corbridge Resort Zone – RL Plans

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- Refer to Baxter Design proposed Structure Plan
- Dashed black lines represent the outline of each Activity Area
- Dashed red lines represent the outline of sub-areas defining RLs within the Activity Area
- Solid lines represent approximate location of proposed primary access roads
- Floor levels within each residential area are indicative and vary +/- 1m from those shown here
- The shading within the VAR areas depicts the transition of elevation from the higher to the lower RLs within each VAR area. The shading does not denote a specific RL.

baxter design

0 10 20 40m
SCALE = 1:750 AT A1 = 1:1500 AT A3

REFERENCE : **4541-SK96** SCALE = 1:1500 AT A3 - **22 OCT 2026**
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VAR 4 RLS
CORBRIDGE

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North

VAR 8+9

VAR 8-A

RL 351

RL 351

RL 350

RL 348

VAR 8-B

RL 351

RL 350

RL 348

VAR 8 Boundary
Refer Structure Plan

VAR 8-C

RL 345

RL 342

RL 339

VAR 9-A

RL 347

RL 345

RL 341

VAR 9 Boundary
Refer Structure Plan

VAR 9-B

RL 338

RL 339

- Refer to Baxter Design proposed Structure Plan
- Dashed black lines represent the outline of each Activity Area
- Dashed red lines represent the outline of sub-areas defining RLs within the Activity Area
- Solid lines represent approximate location of proposed primary access roads
- Floor levels within each residential area are indicative and vary +/- 1m from those shown here
- The shading within the VAR areas depicts the transition of elevation from the higher to the lower RLs within each VAR area. The shading does not denote a specific RL.

baxter design

0 10 20 40m
SCALE = 1:750 AT A1 = 1:1500 AT A3

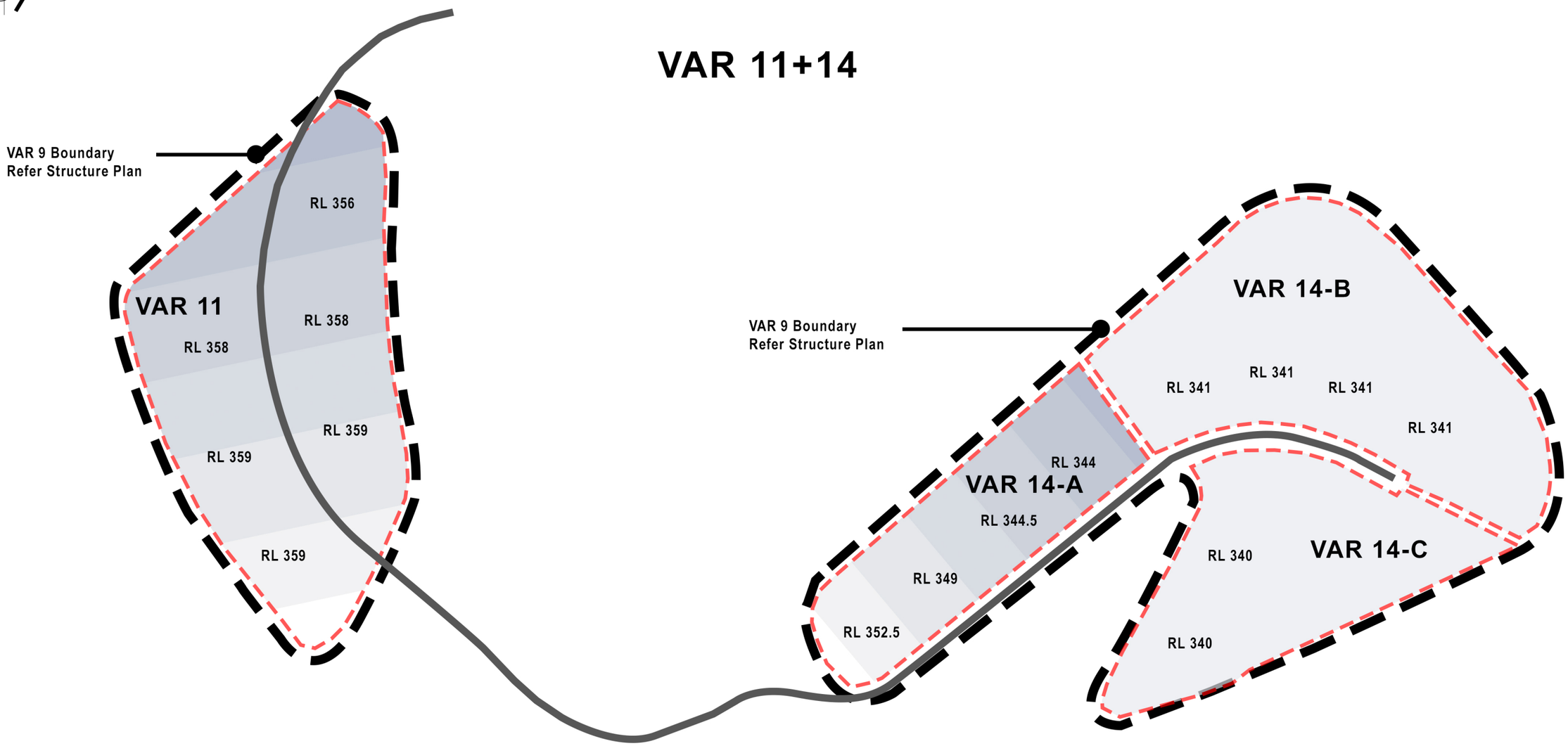
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VAR 8+9 RLS
CORBRIDGE

Document Set ID: 10410764
Version: 1, Version Date: 23/10/2026

North

VAR 11+14



- Refer to Baxter Design proposed Structure Plan
- Dashed black lines represent the outline of each Activity Area
- Dashed red lines represent the outline of sub-areas defining RLs within the Activity Area
- Solid lines represent approximate location of proposed primary access roads
- Floor levels within each residential area are indicative and vary +/- 1m from those shown here
- The shading within the VAR areas depicts the transition of elevation from the higher to the lower RLs within each VAR area. The shading does not denote a specific RL.

baxter design

0 10 20 40m
SCALE = 1:750 AT A1 = 1:1500 AT A3

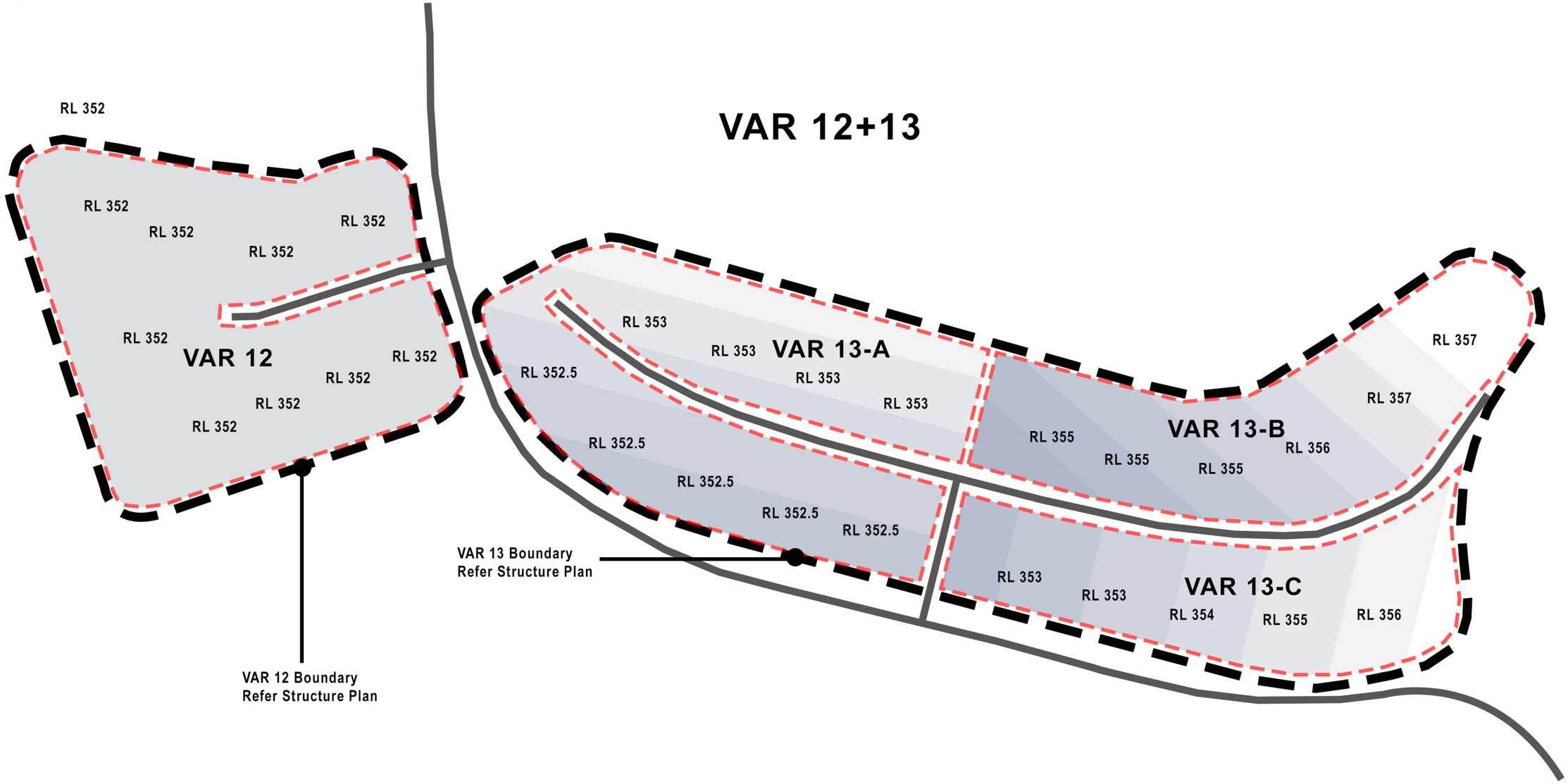
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VAR 11+14 RLS
CORBRIDGE

Document Set ID: 10410764
Version: 1, Version Date: 23/10/2026

North

VAR 12+13



- Refer to Baxter Design proposed Structure Plan
- Dashed black lines represent the outline of each Activity Area
- Dashed red lines represent the outline of sub-areas defining RLs within the Activity Area
- Solid lines represent approximate location of proposed primary access roads
- Floor levels within each residential area are indicative and vary +/- 1m from those shown here
- The shading within the VAR areas depicts the transition of elevation from the higher to the lower RLs within each VAR area. The shading does not denote a specific RL.

baxter design

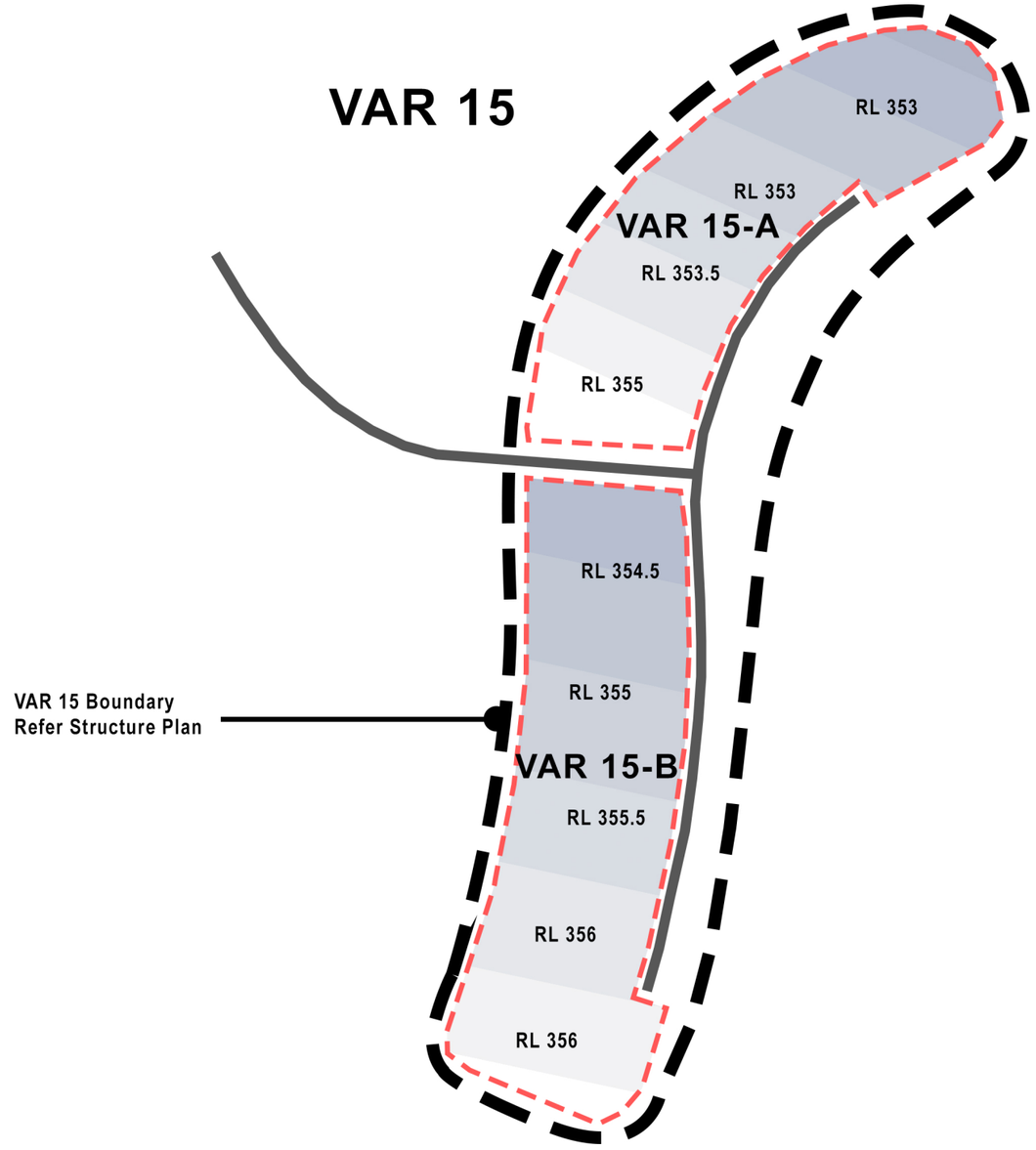
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REFERENCE : **4541-SK100** SCALE = 1:1500 AT A3 - **22 OCT 2026**
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VAR 12+13 RLS
CORBRIDGE

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North



- Refer to Baxter Design proposed Structure Plan
- Dashed black lines represent the outline of each Activity Area
- Dashed red lines represent the outline of sub-areas defining RLs within the Activity Area
- Solid lines represent approximate location of proposed primary access roads
- Floor levels within each residential area are indicative and vary +/- 1m from those shown here
- The shading within the VAR areas depicts the transition of elevation from the higher to the lower RLs within each VAR area. The shading does not denote a specific RL.

baxter design

0 10 20 40m
SCALE = 1:750 AT A1 = 1:1500 AT A3

REFERENCE : **4541-SK101** SCALE = 1:1500 AT A3 - **22 OCT 2026**
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VAR 15 RLS
CORBRIDGE

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51.10 Corbridge Resort Zone – Species List

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Version: 1, Version Date: 23/10/2026

LANDSCAPING AND SITE TREATMENT DETAILS – ACTIVITY AREAS VAR1-VAR15

Plant species to be used within the residential lots shall be indigenous only and limited to the following species:

Note: The below species are suited to ‘dryland areas’ and have been selected from the Ecological Report prepared by Wildlands Ecology

Latin name	Common name
Anthosachne solandri	Blue Wheatgrass
Aristotelia fruticosa	Mountain Wineberry
Austroderia richardii	South Island Toetoe
Carmichaelia petriei	Desert Broom
Chionochloa rigida	Red Tussock
Coprosma crassifolia	Thick-Leaved Coprosma
Coprosma propinqua	Mingimingi
Coprosma rugosa	Stiff Coprosma
Coprosma virescens	Mingimingi
Corokia cotoneaster	Korokio
Discaria toumatou	Matagouri
Festuca novae-zealandiae	Hard Tussock
Fuscospora cliffortioides	Mountain Beech
Griselinia littoralis	Broadleaf
Halocarpus bidwillii	Bog Pine
Kunzea ericoides	Kānuka
Melicytus alpinus	Porcupine Shrub
Muehlenbeckia axillaris	Creeping Wire Vine / Pōhuehue /
Muehlenbeckia complexa	Maindenhair Vine / Pōhuehue
Myrsine australis	Māhoe / Mapou / Red Matipo
Myrsine divaricata	Weeping Māpou
Ozothamnus vauvilliersii	Tauhinu / Cottonwood
Phormium cookianum	Mountain Flax
Phyllocladus alpinus	Mountain Toatoa
Pittosporum tenuifolium	Kōhūhū / Matipo / Pittosporum
Plagianthus regius	Ribbonwood
Podocarpus laetus	Hall's Tōtara
Poa colensoi	Blue Tussock
Raoulia hookeri	Scabweed, Alpine Sheep
Shawia / Olearia avicenniifolia	Mountain Akeake
Shawia / Olearia hectorii	Hector's Tree Daisy
Shawia / Olearia lineata	Narrow-leaved tree daisy
Shawia / Olearia odorata	Scented Tree Daisy
Sophora microphylla	South Island Kōwhai

Veronica / Hebe salicifolia	Koromiko / Willow-Leaved Hebe

Note: These species are suited to ‘wet or damp areas’ and have been selected from the Ecological Report prepared by Wildlands Ecology

Latin name	Common name
Austroderia richardii	South Island Toetoe
Carex buchananii	Buchanan's Sedge
Carex secta	Purei / Pukio
Carex virgata	Pukio
Chionochloa rubra	Red Tussock
Coprosma propinqua	Mingimingi
Juncus australis	Leafy Rush / Wiwi
Juncus edgariae	Edgar's Rush
Juncus pallidus	Giant Rush
Phormium tenax	Harakeke / Flax
Shawia / Olearia bullata	Swamp Tree Daisy

Note: The following native species have been added to the selection to provide more groundcover and ‘green-leafed’ options to the residential areas, all of which are suited to the local climate

Latin name	Common name
Acaena caesiiglauca	Glaucous Bidibid / Piripiri
Acaena inermis	Blue Mountain Bidibid / Spineless Bidibid
Anemanthele lessoniana	Gossamer Grass
Brachyglottis greyi	Daisy Bush
Carex dipsacea	Teasel Sedge
Carex testacea	Speckled Sedge, Orange Sedge
Carpodetus serratus	Marbleleaf / Putaputawētā
Coprosma × kirkii	Groundcover Coprosma
Coprosma acerosa	Sand Coprosma / Tātaraheke
Hoheria sexstylosa	Houhere / Lacebark
Leptospermum sp.	Mānuka
Libertia sp.	New Zealand Iris
Raoulia hookeri	Scabweed / Scabweed Mat Daisy
Veronica / Hebe albicans	Hebe
Veronica / Hebe cupressoides	Cypress Hebe
Veronica / Hebe evanosa	Hebe
Veronica / Hebe odora	Hebe
Veronica / Hebe stricta	Koromiko
Veronica / Hebe topiaria	Hebe / Topiarist's Hebe

4541 - Corbridge Resort - Permitted Plant Species (Residential Areas Only) - 22 Oct 2026.docx

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B. Modify District-Wide chapters, as follows:

Chapter 25: Earthworks

Modify as follows (additions underlined):

25.2.1.12 Avoid earthworks within **Activity Areas LP-E** and **EC** of the Corbridge Resort Zone unless any potential adverse effects on ecological values are avoided or effectively mitigated.

…

25.4 Rules – Activities

	Table 25.1 – Earthworks Activities	**Activity Status**
...		
25.4.7	Earthworks within **Activity Areas LP-E** and **EC** of the Corbridge Resort Zone	NC

25.5 Rules – Standards

	Table 25.2 – Maximum Volume	**Maximum Total Volume**
…		
	Corbridge Resort Zone	
25.5.10D	For each unit within **Activity Areas VAR 1 – VAR 15**	300m³ per unit
25.5.10D.1	**Activity Areas VA, C, H, M, P, RW and LP**	1000m³
25.5.10D.2	All Activity Areas (except **Activity Areas LP-E** and **EC**) Farming activities Golf course development / redevelopment	 500m³ No limit

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Chapter 27: Subdivision and Development

Modify as follows (additions underlined):

27.3 Location-specific objectives and policies

…

Corbridge Resort Zone

27.3.30 Objective – Subdivision that is consistent with the Corbridge Resort Zone Structure Plan and is staged to ensure that ecological works, resort development and transport infrastructure are completed prior to residential development.

Policies

27.3.30.1 Enable subdivision which provides for development that is located in accordance with the Corbridge Resort Zone Structure Plan within Section 27.13.

27.3.30.2 Require that development within the Corbridge Resort Zone is connected to a reticulated wastewater treatment and disposal system.

27.3.30.4 Ensure a comprehensive approach to on-site stormwater management that is designed to provide sufficient capacity for anticipated development within the Corbridge Resort Zone to avoid or mitigate any potential adverse effects on natural water systems and ecological values.

27.3.30.5 Require indigenous revegetation and ecological protection and enhancement in **Activity Areas EC** and **LP-E**.

27.3.30.6 Require that ecological protection and enhancement works, development of resort facilities and required transport network upgrades are completed prior to titling of residential lots in a staged manner.

27.3.30.7 Encourage low impact stormwater design that utilises on-site treatment and storage and dispersal approaches.

27.3.30.8 Avoid or mitigate any potential adverse effects of flooding through effective overland flow path design and control mechanisms.

27.3.30.9 Avoid the subdivision of Workers' Accommodation units.

…

27.6 Rules – Standards for Minimum Lot Areas

26.6.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, an average net site area less than the minimum specified.

…

Zone		Minimum Lot Area
…		

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Corbridge Resort Zone		No minimum

27.7 Zone – Location Specific Rules

	Zone and Location Specific Rules	Activity Status
…		
27.7.1	Subdivision consistent with a Structure Plan that is included in the District Plan (except Structure Plans….). Control is reserved to: (a) subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions; (b) internal roading design and provision, and any consequential effects on the layout of lots, and on lot sizes and dimensions; (c) property access and roading; (d) esplanade provision; (e) the adequacy of measures to address the risk of natural hazards; (f) fire fighting water supply; (g) water supply; (h) stormwater design and disposal; (i) sewage treatment and disposal; (j) energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks; (k) open space and recreation; and (l) ecological and natural values; (m) historic heritage; (n) easements; (o) any additional matters relevant to achievement of the objectives and policies in part 27.3 of this Chapter.	C
…		
27.7.34B	**Corbridge Resort Zone** Subdivision comprising all or any part of the Zone Control is reserved to: (a) The matters listed under Rule 27.7.1. (b) The content of the *Corbridge Resort Ecological Management Plan* (***CREMP***). The purpose of the *CREMP* is to ensure that Policies 51.2.1.13 and 51.2.1.14 are achieved. (c) Implementation of the *CREMP* including (but not limited to) requirements for works to be completed prior to any certification under s224(c) of the Act and via any legal instruments on the title(s) of the land within **Activity Areas EC** and **LP-E** to ensure ongoing compliance and	C

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	Zone and Location Specific Rules	Activity Status
	monitoring with the *CREMP*. (d) The effectiveness of any LAMA proposed, in terms of its contribution to visual coherence and amenity, whether it ensures integration and whether it provides adequate mitigation of future buildings proposed within the relevant Activity Area when viewed from public viewpoints outside the Zone, including: (i) the extent to which any existing vegetation should be retained; (ii) the size, volume and batter of any earthworks required; (iii) the species mix, proposed density and location of any new vegetation and its size at planting and maturity; (iv) ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants; (v) irrigation methods; (vi) the extent to which the earthworks are congruous with the landscape. (e) The approach to establishment of the LAMA. For these purposes "established" means that the works required, including all planting, irrigation installation, and any earthworks: (i) are implemented and physically completed; and (i) have been audited by the Council following physical completion; and (ii) have been certified by the Council as being completed. (f) The mechanisms (including (but not limited to) requirements for the works to be established prior to issue of certification under section 224(c) and registration of any legal instruments on the title(s) of the land to ensure ongoing compliance and monitoring) to ensure that: (i) Any LAMA will be established prior to construction of any buildings in the relevant Activity Area; (ii) Ongoing commitments exist in relation to the maintenance and management of the LAMA, including through a landscape management strategy; (iii) Ongoing monitoring requirements. (g) The specific RL of building locations in **Activity Areas VAR 4 – 6, 8, 9** and **11 – 15**, taking into account the RL Plans at Rule 51.9. ***Information requirements:*** ***CREMP:*** Any application for subdivision shall accompanied by the *CREMP*. The *CREMP* shall be prepared by a suitably qualified ecologist and shall include the following: 1. Ecological Planting and Staging Plan 2. Lizard Management Plan	

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<table>
<tr><th></th><th>Zone and Location Specific Rules</th><th>Activity Status</th></tr>
<tr><td></td><td>3. Bird Management Plan.

LAMA:
Where LAMA is proposed as part of any application for subdivision, the application must be accompanied by a LAMA strategy prepared by a suitably qualified and experienced person. The LAMA strategy shall include the following information:
A description of the LAMA proposed relative to the subject Activity Area, including any new vegetation, existing vegetation to be retained, earthworks (including mounding and shaping), and/or other measures.
If the LAMA proposed departs from the indicative LAMA plans in Section 51.8, an assessment which explains the rationale for any departures and which demonstrates that the LAMA proposed will result in an effective approach to the mitigation and integration of built form, and contribute to coherence and amenity within the Zone.</td><td></td></tr>
<tr><td>27.7.34B.1</td><td>Workers' Accommodation
The subdivision or unit titling of Workers' Accommodation units.</td><td>NC</td></tr>
<tr><td>27.7.34B.2</td><td>Staging of development
Any subdivision that does not meet the staging requirements as set out below.
In Activity Areas VAR1-15 Subdivision to create up to the number of residential lots listed in column A must require by conditions of subdivision consent that the works required in column B be completed prior to certification under section 224(c) of the Act.
<table>
<tr><th>Stage</th><th>Column A</th><th>Column B</th></tr>
<tr><th></th><th>Maximum no. of residential lots in the stage:</th><th>Minimum works to be completed prior to s224(c) certification of the titles for the residential lots:</th></tr>
<tr><td>1</td><td>35</td><td>(a) Implementation of the CREMP as required by Rule 51.4.4, within Activity Areas LP-E and EC;
(b) Completion of the public walkway / cycleway network in the indicative locations shown on the Structure Plan;
(c) Within Activity Area M:
(i) Construction of the maintenance facilities including associated access roading and infrastructure;
(ii) implementation of the</td></tr>
</table>
</td><td>NC</td></tr>
</table>

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	Zone and Location Specific Rules			Activity Status
			LAMA 6 as shown on the Structure Plan; (d) Within **Activity Area RW**: (i) construction of the Workers' Accommodation facilities, access roading and infrastructure; (ii) implementation of the LAMA 6 and 3 as shown on the Structure Plan; (e) Within **Activity Area L**: (i) completion of works to form the central lake as a permanent water feature; (ii) completion of irrigation infrastructure associated with the lake; (iii) completion of the access jetties in the indicative location shown on the Structure Plan; (f) Access and connection to State Highway 6: (i) Construction of a priority intersection with right and left turning bays.	
	2	55	(a) Within **Activity Area G**: (i) construction of the 9-hole golf course; (ii) construction of at least one of the 18-hole golf courses; (iii) construction of the driving range area adjacent to **Activity Area P**; (iv) completion of irrigation network and other infrastructure associated with the above. (b) Within **Activity Area P**: (i) construction of temporary golf administration facilities including pro-shop, and driving range administration (if necessary, prior to completion of the Clubhouse facility in **Activity Area C**); (i) construction of related access roading, parking	

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	Zone and Location Specific Rules			Activity Status
			and infrastructure, and landscaping; (ii) construction of a restaurant / café / bar and related parking and infrastructure; (c) Within **Activity Area C:** (i) construction of the Clubhouse facility and related access roading, parking and infrastructure; (d) Within **Activity Area VA**; (i) construction of the hotel reception, restaurant and spa; (ii) construction of at least 50 visitor accommodation units; (e) Within **Activity Area VAR10:** (i) construction of at least 30 visitor accommodation units. (f) Access and connection upgrades to State Highway 6: (i) Assessment of any upgrade requirements to the State Highway 6 intersection, including the final location of the intersection; and (ii) Completion of any upgrades required from assessment in (f)(i) above.	
	3	70	(a) Within **Activity Area G**: (i) construction of the second 18-hole golf course; (ii) completion of irrigation network and other infrastructure to service the above; (b) Within **Activity Area VA:** (i) construction of at least 100 visitor accommodation units; (c) Within **Activity Area VAR10:** (i) construction of at least 30 visitor accommodation	

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	Zone and Location Specific Rules	Activity Status
	units. (d) Access and connection upgrades to State Highway 6: (i) Assessment of any upgrade requirements to the State Highway 6 intersection including the final location of the intersection; and (ii) Completion of any upgrades required from assessment in (d)(i) above. For the purposes of this rule "completed" means the required works have been confirmed in writing by the Council as being completed in accordance with any resource consent conditions for the works or otherwise to the Council's satisfaction.	
27.7.34B.3	Any subdivision that does not include a *CREMP* as required by Rule 27.7.34B.1.	NC
27.7.34B.4	Any subdivision not in general accordance with the Corbridge Resort Zone Structure Plan (Schedule 27.13.X) except as provided for by Rule 27.5.3 (boundary adjustments).	NC

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Chapter 29: Transport

Modify as follows (additions underlined):

…

29.4 Rules – Activities

29.4.11B High Traffic Generating Activities in the Corbridge Resort Zone = RD

Any new land use or subdivision within the Corbridge Resort Zone that has the potential to increase the traffic generated from the Zone such that a total volume of more than 1,050 vehicle movements is expected to be generated from the Zone during an average day.

Discretion is restricted to effects on the transport network in relation to:

a. The efficiency and road safety effects at the site access;

b. Any functional and operational needs of the activity to locate in that environment;

c. Any recommendations from an assessment of traffic generation prepared by a suitably qualified and experienced traffic engineer.

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Chapter 31: Signs

Modify as follows (additions underlined):

…

31.14 Rules – Activity Status of Signs in Special Zones

The rules relating to signs in this table are additional to those in Table 31.4 and are subject to the standards in Table 31.15. If there is a conflict between the rules in Table 31.4 and the rules in this table, the rules in this table apply.

Table 31.14 – Activity status of signs in Special Zones		…	**Millbrook Resort Zone** **Gibbston Valley Resort Zone** **Rural Visitor Zone** **Hills Resort Zone** **Hogans Gully Resort Zone** **Corbridge Resort Zone**
31.14.1	**Signs for commercial activities and community activities** Control is reserved to the matters set out in Rule 31.18.	…	C
31.14.2	**Identification of a signage platform for a commercial activity or community activity** Control is reserved to the matters set out in Rule 31.18.		C
31.14.3	**Signs for visitor accommodation** Control is reserved to the matters set out in Rule 31.18.		C
31.14.4	Signs not associated with commercial activities, community activities or visitor accommodation		P
31.14.5	Any sign activity which is not listed in Table 31.4 or Rules 31.14.1 to 31.14.4 inclusive		D

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Chapter 35: Temporary Activities and Relocated Buildings

Modify as follows (additions underlined):

…

35.2 Objective and Policy

35.2.1 Objective – Temporary Events and Filming are encouraged and are undertaken in a manner that ensures the activity is managed to minimise adverse effects.

…

35.2.1.13 Policy - Provide for Temporary Events in the Corbridge Resort Zone that contribute to the District's economy while ensuring that any adverse effects such as traffic and noise effects on land outside the Zone are mitigated.

…

35.4 Rules – Activities

	Temporary Activities and Relocated Buildings	Activity Status
…		
35.4.6	Temporary Events Informal airports for rotary wing aircraft flights in association with the use of a site for temporary events that are open to the general public provided that: a. the informal airport is only used during the hours of 0800 – 2000; b. no site shall be used for an informal airport for more than 7 days in any calendar year; c. no site shall be used for an informal airport more than one day in any calendar month; d. the aircraft operator has notified the Council's Planning Department concerning the use of the informal airport. For the purpose of this Rule the relevant noise standards of the Zone do not apply. Rule 35.4.6 does not apply in the Hills Resort Zone. Rule 35.4.6 does not apply in the Hogans Gully Resort Zone or the Corbridge Resort Zone.	P
…		
35.4.19	Temporary Golf Events (in addition to Temporary Events under Rules 35.4.2 and 35.4.5) in the Corbridge Resort Zone provided that: i. The event does not exceed 14 consecutive calendars days (excluding set up and pack down) ii. The event does not operate outside the hours of 0600 to 2200. Set up and pack down outside of these hours is permitted, provided it complies with the noise limits for the Zone.	C

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	Temporary Activities and Relocated Buildings	Activity Status
	iii. There shall be no more than 2 temporary events per calendar year limited to golf tournaments only iv. All structures and equipment are removed from the zone within 10 working days of the completion of the event v. A Traffic Management Plan is provided that details how traffic effects are to be managed vi. An Operations Plan is provided that details how the event is to be managed vii. Adequate sanitation for event attendees is provided viii. Waste minimisation measures are implemented Control is reserved to: a. Traffic effects and the measures promoted in the Traffic Management Plan to manage these effects b. Waste minimisation and management measures c. Adequate sanitation for event attendees d. Operations Plan for the event to manage effects, including amplified noise For the purpose of this rule, the relevant noise standards in 36.5 (Table 2) do not apply between the hours of 0600 and 2200.	

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Chapter 36: Noise

Modify as follows (additions underlined):

…

36.5 Rules – Standards

Rule number	General Standards				Non-compliance status
	Zone sound is received in	Assessment location	Time	Noise limits	
…					
36.5.2	Wakatipu Basin Lifestyle Precinct Hills Resort Zone (Note: for noise received in the Hills Resort Zone, the noise limits specified do not apply to noise from activities within the Hills Resort Zone) Hogans Gully Resort Zone (Note: for noise received in the Hogans Gully Resort Zone, the noise limits specified do not apply to noise from activities within the Hogans Gully Resort Zone) Corbridge Resort Zone (Note: for noise received in the Corbridge Resort Zone, the noise limits specified do not apply to noise from activities within the Corbridge Resort Zone) …	Any point within any site.	0800h to 2000h	50 Db L_{Aeq} (15 min)	NC
			2000h to 0800h	40 dB L_{Aeq} (15 min)	NC
…					
36.5.11	Helicopters Sound from any helicopter landing area must be measured and assessed in accordance with NZ 6807:1994 Noise Management and Land	At any point within the notional boundary of any residential unit, other than residential units on the same site as the activity.			

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	Use Planning for Helicopter Landing Areas. In assessing noise from helicopters using NZS 6807: 1994 any individual helicopter flight movement, including continuous idling occurring between an arrival and departure, shall be measured and assessed so that the sound energy that is actually received from that movement is conveyed in the Sound Exposure Level (SEL) for the movement when calculated in accordance with NZS 6801: 2008. For the avoidance of doubt this rule does not apply to Queenstown Airport and Wanaka Airport. Advice Note: See additional rules in Rural Zone Chapter at 21.10.1, 21.10.2 and 21.10.3.	For any landing area in the Hills Resort Zone, the assessment location is any point within the notional boundary of a residential unit outside the Hills Resort Zone. For any landing area in the Hogans Gully Resort Zone, the assessment location is any point within the notional boundary of a residential unit outside the Hogans Gully Resort Zone. <u>For any landing area in the Corbridge Resort Zone, the assessment location is any point within the notional boundary of a residential unit outside the Corbridge Resort Zone.</u> *Note: The applicable noise limit in this rule and in rule 36.5.12 below for informal airports/landing strips used by a combination of both fixed wing and helicopters shall be determined by an appropriately qualified acoustic engineer on the basis of the dominant aircraft type to be used.			
	36.5.11.1 All locations except identified in 36.5.11.2		At all times	50 dB L_{dn}	NC
	36.5.11.2 …		…		

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