

SOUTH ISLAND OFFICE LIMITED (SIO)

Request for a Change to the Proposed Queenstown Lakes District Plan

Assessment of Effects on the Environment

21 August 2026

BROWN&COMPANY
P L A N N I N G G R O U P



1. Introduction

The South Island Office Limited (**SIO** or **the Requestor**) requests a change (the **Request**) to the Queenstown Lakes District Council's (**QLDC**) Proposed Queenstown Lakes District Plan (**PDP**), by adding a new Resort Zone, and with subsequent additions and amendments to five District-Wide chapters (collectively, the **Change**).

The Request relates to 707 Wānaka-Luggate Highway, Wānaka, known as Corbridge Estate (or the **Site**). The Site is described Part 2 below.

DOCUMENT 1 provides background to and description of the Change.

DOCUMENT 2 sets out the specific changes to the PDP, including the new Chapter 51 (Corbridge Resort Zone) and the changes to other chapters.

DOCUMENT 3 addresses Clauses 6 (information required in assessment of environmental effects (**AEE**)); and 7 (matters that must be addressed by assessment of environmental effects) of Schedule 4 of the First Schedule to the Act.

DOCUMENT 4 contains the evaluation of the Change under section 32 of the Resource Management Act 1991 (the **Act**).

The AEE addresses the following categories of effects on the environment:

- Effects on ecological values;
- Effects on landscape character and visual amenity values;
- Effects in relation to traffic;
- Effects in relation to engineering and infrastructure;
- Effects in relation to geotechnical conditions and natural hazards;
- Effects in relation to soil contamination;
- Effects in relation to land use and soil productivity;
- Effects in relation to economics;
- Effects in relation to reverse sensitivity and existing activities;
- Effects on surrounding land;
- Effects from residential activity;
- Effects on recreation values; and
- Positive effects.

The assessment considers and summarises the detailed technical reports prepared by experts in the relevant disciplines. The technical reports are an integral part of this Request. The environmental discipline, report author and document number are set out in **Table 1**:

Table 1: List of Documentation in support of the Request

Document No.	Document Type	Document name, author, company,	Date
DOCUMENT 5	Masterplan and Design Statement	<i>Plan Set</i> <i>Masterplan Statement</i> Paddy Baxter, Baxter Design Group	21 August 2026
DOCUMENT 6	Ecological Assessment	<i>Ecological Assessment of the Proposed Corbridge Resort</i> Wildlands Consultants	June 2026
DOCUMENT 7	Landscape Assessment	<i>Proposed Private Plan Change Corbridge Resort Zone Landscape and Visual Effects Assessment</i> Ben Espie, Vivian+Espie	21 August 2026
DOCUMENT 8	Geotechnical and Natural Hazard Assessment	<i>Geotechnical Report for Plan Change</i> Geosolve	June 2026
DOCUMENT 9	Economics	<i>Proposed Corbridge Resort Zone Economic Assessment</i> Natalie Hampson, Savvy Consulting	7 July 2026
DOCUMENT 10	Engineering and Infrastructure	<i>Infrastructure Assessment Report</i> Mike Botting, Patersons	20 August 2026
DOCUMENT 11	Transport	<i>Transportation Assessment</i> Andy Carr, Carriageway Consulting	14 August 2026
DOCUMENT 12	Productivity	<i>Productivity Assessment of Land</i> Stuart Ford, The AgriBusiness Group	7 July 2026
DOCUMENT 13	Contaminated Soil	<i>Preliminary and Detailed Site Investigation</i> Claude Midgely, Insight Engineering	3 March 2026

2. The Site and the existing environment

Corbridge Estate is located (approximately by road) 4.4 km from the Wānaka / Albert Town roundabout and 2 km west of the Wānaka Airport. It is bordered to the south by State Highway 6, to the north by the Mata Au / Clutha River escarpment and to the west and east by rural lifestyle blocks and farmland.

The Site comprises five allotments that are legally described as Section 65 and Part Section 64 Block IV and Section 1 Block II and Section 66-67 Block IV Lower Wānaka Survey District. The Site is contained within Records of Title OT14C/457 and OT17A/336. In total the Site consists of approximately 322 ha.

The Site is predominantly undeveloped and pastoral in nature. The topography is characterised by rolling glacial moraine downlands dispersed with occasional terraces. The highest point on the site is 388 metres and the lowest 340 m. Vegetation includes mature shelterbelts, with small pockets of remnant native vegetation, and crops or grasses as part of agricultural uses. The Site is divided into paddocks of varying sizes by fences, and in part by farm roads. The Site overall forms a large basin with a large pond at its centre. There is also an artificial pond and irrigation ditches.

Existing farm buildings are located on the southern part of the Site. They include a woolshed, several implement sheds and haybarns and a manager's residence. They are typically surrounded by well-established vegetation. The woolshed has been repurposed as a function venue.

Beyond the Site, low density rural living and pastoral farms exist across the rolling moraines and alluvial terraces in the surrounding area. The Ōrau / Cardrona River joins the Mata Au / Clutha River to the northwest. The Wānaka Airport's Outer Control Boundary extends over part of the eastern flank of the Site.

The Site lies within the The Halliday Road / Corbridge Landscape Schedule Priority Areas (**PA**) under **Section 21.23.2** of the PDP. This PA is defined by its alluvially formed terraces and distinctive escarpment. The PA Landscape Schedule and Productivity Assessment of Land (**DOCUMENT 12**) indicate that the Site is made up of pallic and relatively free draining soils. **DOCUMENT 12** also outlines the Site's classification under the Land Use Capability (**LUC**) as being approximately 80% LUC3 and the remaining 20% as being LUC4.

The Site and environs are described in greater detail in the Landscape and Visual Effects Assessment (**DOCUMENT 7**).

3. Effects on ecological values

The Ecological Assessment (**DOCUMENT 6**) prepared by Wildlands Consultants provides contextual overview of the ecological values of the Site, and addresses the ecological effects associated with the Request. As the site predominantly contains cultivated agricultural land, the Ecological Assessment focuses on identifying the presence of flora and fauna and any potential adverse effects.

The assessment defines the following ecological values:

- (a) The existence of small but notable fragments of indigenous vegetation;
- (b) A moderate-sized contiguous area of mixed indigenous-exotic vegetation along the escarpment;
- (c) The use of exotic grasslands, shelterbelts and indigenous vegetation as habitat for avifauna, lizards and invertebrates; and
- (d) The existence of several species classified as Threatened or At Risk.

DOCUMENT 6 identifies potential ecological effects on indigenous vegetation, avifauna, lizards, and terrestrial invertebrates, these are outlined in **Table 2** below. The assessment goes on to recommend an ecological effects management approach that address the identified effects. The assessment recommends that if the effects management measures are implemented, no actual or potential adverse effect is determined to be minor or more than minor.

Table 2: Potential level of ecological effects as a result of the Request

Effect	Effects Management Measures	Level of Effect with Measures Implemented
Indigenous vegetation clearance	Avoid highest value vegetation on the escarpment, and other patches. Consider legal protection. New plantings of indigenous vegetation	Positive, net gain

Effect	Effects Management Measures	Level of Effect with Measures Implemented
	Weed plant removal and ongoing control	
Loss of At Risk plants	Planting of populations at least two times as large as those lost. Establishment of new populations of indigenous plants that are not currently at the site	Positive, net gain
Introduction of pest plants from resort planting	Weed plant removal and ongoing control. Appropriate planting plan.	Positive
Introduction of pest plants via construction equipment	Weed plant removal and ongoing control. Development of biosecurity plan.	Nil
Modification of indigenous vegetation through ongoing operation of the golf course, including irrigation, fertiliser application, herbicide use and human traffic	Avoidance of irrigation, fertiliser application, herbicide use, and human traffic within indigenous vegetation remnants.	Less than minor to nil
Accidental injury/death/displacement of avifauna	Survey for nesting indigenous birds prior to works, setbacks around any active nests, and Incidental Discovery Protocol. A Bird Management Plan may be required.	Less than minor
Disturbance of avifauna during earthworks	Survey for nesting indigenous birds prior to works, setbacks around any active nests, and Incidental Discovery Protocol. A Bird Management Plan may be required	Less than minor
Avifauna habitat loss and fragmentation	Avoid indigenous vegetation at north of site. New plantings of indigenous flora and ecological enhancement throughout the site. The construction of a large lake to create habitat.	Positive, net gain
Accidental injury/death/displacement of lizards	Lizard survey, and if lizards are present, Lizard Management Plan to be prepared and associated lizard management implemented.	Less than minor
Disturbance to lizards during earthworks	Lizard survey, and if lizards are present, Lizard Management Plan to be prepared and associated lizard management implemented.	Less than minor
Lizard habitat loss and fragmentation	Establishment of new plantings of indigenous flora and ecological enhancement plantings throughout the site.	Positive, net gain
Lizard breeding failure/behavioral effects	If lizards are present, Lizard Management Plan to be prepared and associated lizard management implemented.	Less than minor
Accidental injury/death of invertebrates	Avoiding the highest value habitat where practicable, especially at the north of the site. Survey and development of Invertebrate Management Plan if required.	Unknown without a survey, but likely less than minor

Effect	Effects Management Measures	Level of Effect with Measures Implemented
Disturbance to terrestrial invertebrates during construction	Dust management. Avoiding particularly important invertebrate habitat wherever possible.	Unknown without a survey, but likely less than minor
Invertebrate habitat loss and fragmentation	Avoiding particularly important invertebrate habitat wherever possible. New indigenous vegetation planting and ecological enhancement plantings, including invertebrate food and shelter plants.	Unknown, but likely positive, net gain
Other effects related to visitor accommodation	Implementation of design and management conditions during the detailed design phase to ensure any ecological effects are identified and appropriately addressed.	Nil to less than minor

The Corbridge Resort Zone Structure Plan (set out in [DOCUMENT 2](#) and discussed in [DOCUMENT 5](#)) was drafted with the input of Wildlands and therefore identifies Activity Areas of ecological value (Ecological Protection ([Activity Area EC](#)) and Landscape / Ecological Protection and Enhancement ([Activity Area LP-E](#))) and proposes provisions to protect and enhance these areas. The provisions include policies to protect and enhance the ecological values of the site and avoid built development in ecological protection areas, and specific rules to achieve those policies. The provisions require the establishment and implementation of a *Corbridge Resort Ecological Management Plan (CREMP)*, as a controlled activity, and this is required during the first stage of works to establish the Resort.

Proposed Rule 51.4.4 ([DOCUMENT 2](#)) reserves control over the effectiveness of the CREMP to restore and enhance the ecological values. The CREMP is to be prepared by a suitably qualified ecologist and include various type or species-specific management plans and appropriate monitoring measures.

This will result in the requirement to plant 1.5ha of indigenous vegetation and overall protection of 19.042ha on land, that is not currently protected by any other means. The indigenous revegetation will enable a positive ecological outcome on land that currently has less than 10% of its original indigenous vegetation cover.

The provisions avoid (Rule 25.4.7) earthworks and built development within the areas of highest ecological values, as discussed in the Ecological Assessment. Any further adverse effects of vegetation clearance or nuisance effects of earthworks activity will be mitigated through the requirements of PDP Chapters 25 (Earthworks) and 33 (Indigenous Vegetation Biodiversity) at the resource consent stage.

Activity Area LP-E will also provide for the additional permanent protection and enhancement of the ONF (which overlays the escarpment at the northern part of the Site) as recommended by the Ecological Assessment ([DOCUMENT 6](#), pg.32).

Overall, the Ecological Assessment conditionally identifies that the Request will have less than minor ecological effects associated with earthworks and construction activity across the site. The assessment is conditional on the need for further surveys to determine specific mitigation requirements. The Request addresses this conditionality by including ecological focused policy direction and necessity for establishing the CREMP.

4. Effects on landscape character and visual amenity values

The Landscape Assessment ([DOCUMENT 7](#)) prepared by Ben Espie, of Vivian+Espie, identifies landscape and visual effects associated with the Request and relies on the plans prepared and Masterplan Design Statement by Baxter Design ([DOCUMENT 5](#)). The Landscape Assessment achieves this by investigating whether or not the Request detracts from the values and character of the rural landscape, based on the statutory direction of the PDP to avoid any adverse effects of highly visible development.

[DOCUMENT 7](#) identifies the Site's visual catchment as made up of the following audiences:

- (a) Users of SH6;
- (b) Distant observers to the south of the Site;
- (c) Distant observers to the north of the Site;
- (d) Distant observers within the elevated public land of Mt Iron;
- (e) Neighbouring rural living properties immediately east of the site; and
- (f) Neighbouring rural living properties immediately west of the site.

Potential adverse visual effects include the change in land use and associated views from outside the proposed Zone and the loss of pastoral visual character. The assessment concludes that no effects on surrounding visual audiences will be more than minor, due to the topography of the Site and the intentional design of the Structure Plan to keep built form limited and within lower locations within the Site. Any views of the Site from elevated locations are panoramic and long-distance, therefore contextually reduced. Although the land use is changing from pastoral to a combination of outdoor recreational and built form, the design of the golf courses will retain a sense of open space similar to the existing pastoral views. Further, the proposed planting, mounding and retention of existing shelterbelts will screen or soften the visibility of built development when viewed from external locations.

The policies, rules and standards control development to minimise any adverse visual effects. These are all outlined in [DOCUMENT 2](#) but some examples include:

- that development occurs in accordance with the Structure Plan (Rule 51.5.1);
- the requirement for Landscape Amenity Management Areas ((LAMA) Rule 51.4.7);
- maximum building heights (Rules 51.5.2 and 51.5.3);
- percentage of maximum building coverage for each activity area (Rule 51.5.4); and
- external colours, materials and reflectivity values (Rule 51.5.6).

The key conclusions from [DOCUMENT 7](#) are that while the Request will alter some existing views and visual amenity and change the landscape character, the Request achieves the existing relevant higher order PDP provisions, and will not generate any adverse effects that are more than minor.

5. Transportation effects

The Transport Assessment ([DOCUMENT 11](#)) prepared by Carriageway Consulting addresses the transportation issues associated with the Plan Change. The key conclusions in relation to transportation are:

- (a) The traffic generated by the Request can be accommodated on the highway network with necessary upgrades at various stages of development (as set out in the Provisions in [DOCUMENT 2](#));
- (b) The Request will not result in adverse road safety effects as a result of the increase in traffic flows on the road network; and
- (c) The Request is unlikely to create any increase in walking and cycling (with the exception of the trail connection to the Upper Clutha Track) in the immediate area as there are few destinations within a viable travel distance for these modes of transport.

The provisions (Rule 27.7.34B.2) require the initial upgrade of the State Highway 6 access point and the subsequent assessment of the traffic environment that would arise from future stages of the resort development, and implementation of any further upgrades required. These measures will ensure the ongoing safety and efficiency of the highway network.

Overall, the Request can be supported from a traffic and transportation perspective and there are no adverse effects that will arise on the environment in relation to traffic and transportation matters.

6. Effects relating to servicing infrastructure

The Infrastructure Report ([DOCUMENT 10](#)) prepared by Patersons addresses stormwater, wastewater, water supply and network utility services (electricity & telecommunications) in relation to the area subject to the Request.

Stormwater management will be based on Low Impact Design principles, utilising the natural characteristics of the site to manage runoff in a sustainable and integrated manner. There is an internalised drainage regime existing on the Site where all runoff naturally drains toward the central low-lying depression proposed to be Activity Area L. As such, no off-site stormwater discharge will occur.

Wastewater servicing is addressed at a conceptual level and will be subject to ongoing consultation with QLDC's Property and Infrastructure team and detailed design. Two viable servicing options are identified, to connect to QLDC's wastewater network or provide onsite treatment and disposal to ground. Connection to the existing network is the preferred option and there is a suitable connection point at the south-eastern corner of the Zone. The final design will be subject to the following matters:

- Confirmation of available network capacity
- Requirements for any network upgrades or developer contributions/funded works
- Preferred connection arrangements
- Timing and staging of network integration

A hybrid approach to potable water, firefighting water, and irrigation water supplies is recommended by **DOCUMENT 10**, utilising a combination of existing groundwater takes (bores) and connection to the QLDC potable water network. **DOCUMENT 10** includes detailed analysis of water demand as a result of the Request and confirms that the required standards for potable water and firefighting will be achieved. A hybrid supply reduces demand on QLDC infrastructure, provides system resilience and redundancy and supports high irrigation demands of a golf course development. Although further consultation is required with QLDC, no fundamental water supply constraints have been identified.

Electricity and telecommunications supplies are confirmed and no constraints on servicing have been identified.

Future development of the Site to undertake what is enabled by the Request will require earthworks and subdivision activity. It is anticipated that any potential adverse development effects will be mitigated against via the established PDP framework for managing environmental effects. For example, earthworks activity that breaches PDP standards will require an approved Environmental Management Plan (**EMP**).

In summary, the Request is able to be serviced by infrastructure and with standard mitigation measures, no adverse effects will arise in relation to the infrastructure servicing or resort development.

7. Geotechnical and natural hazard effects

The Geotechnical Report (**DOCUMENT 8**) prepared by Geosolve addresses the natural hazard risk and geotechnical suitability of the land for the Request.

The assessment of natural hazard risk follows the risk matrix process set out in the National Policy Statement for Natural Hazards and found the risk of flooding, active faults and liquefaction to be low risk, and landslips to be high risk. The risk from seismic hazards to the Site are the same as those for Wanaka generally and can be mitigated with adherence to structural and building codes. The high landslide risk relates to the slope instability identified and observed along the northern site boundary on the slopes above the Clutha Mata-au. The analysis detailed in the Geotechnical Report shows that building setbacks are required to achieve factors of safety, as shown on Figure 1b and 2 of Appendix A to the report. Activity Area H and portions of Activity Area VAR 1 and 2 are encapsulated within that setback and further investigation will be required through the future resource consent applications.

Overall, any risk from natural hazard arising from the Request is low.

The assessment of geotechnical matters finds that the stratigraphy typically comprise topsoil overlying loess/colluvium overlying outwash gravel, fluvial sediments and glacial till. No groundwater seepage was observed and there is no slope instability, with the exception of that along the Clutha Mata-au slope as discussed above. Additional geotechnical investigations will be required at detailed design stage, which will form part of future resource and building consent applications.

In summary, the land is geotechnically suitable to accommodate the Request.

8. Soil contamination effects

The Preliminary Environmental Site Investigation (**DOCUMENT 12**) prepared by Insight Engineering identified activities from the *Hazardous Activities and Industries List* (**HAIL**) that have

occurred in various parts of the site, while it was used for rural residential purposes, the grazing of livestock, and more recently to grow animal feed crops:

- HAIL.00432.01 – Category A8 Livestock dip or spray race operations located near the existing farm buildings in the southern portion of the site.
- HAIL.02090.01 – Category A1 Agrichemical use located in the central portion of the site.
- HAIL.02090.02 – Category A1 Agrichemical use / storage area. Located on the eastern side of the central portion of the site.
- HAIL.02090.03 – Category G5 Waste disposal to land located on the eastern side of the central portion of the site.

Potential contamination impacts were identified during the site history assessment and walkover inspection, and therefore a Detailed Environmental Site Investigation was undertaken to assess whether the identified activities have resulted in an unacceptable risk to human or ecological health.

Fertilisers, fungicides and herbicides have been applied to the site during the growing season between 2021 and 2025, but assessment found that the resulting concentrations in soil would not result in significant risk to human health.

The intrusive investigation of the soil samples from the livestock yards confirmed that soil in a small part of the site contains contaminants that would pose significant risks to human health, environmental health or ecological health if that area was developed and used for residential purposes. However, that is not the case, the identified HAIL area is located in the proposed Golf Activity Area without any proposed residential activity and therefore, the area can be used for recreational or commercial purposes without restriction.

In summary, the site is considered suitable for the development of a golf course resort, as enabled by the Request.

9. Effects on primary productive potential of the land

The Productivity Assessment ([DOCUMENT 13](#)) prepared by The AgriBusiness Group provides an assessment of the productivity of the land subject to the Request. The key conclusions in relation to productivity are:

- Approximately 80% of the Site is classified as containing Land Use Capability (LUC) 3 land and the remaining 20% is unclassified;
- As such, approximately 260 hectares of the Site is considered to be Highly Productive Land (**HPL**) under the National Policy Statement for HPL (**NPS-HPL**);
- Majority of the soils on the site will be maintained for golf course purposes, open space and ecological protection, and the loss of soil under built development and roading is insignificant in consideration of the quality of the soil type and LUC classification;
- The Request will result in non-pastoral use of approximately 323 hectares of approximately 815,000 hectares of LUC 1 – 4 soils in the region, which is considered insignificant; and

- The financial performance and economic contribution of horticultural and pastoral land uses is significantly less compared to the potential of the Request.

As discussed in detail within the Section 32 Report ([DOCUMENT 4](#)) the NPS-HPL provides a pathway for rezoning LUC 3 land to any special purpose zone, which the Request seeks to do.

Overall, whilst the Request seeks to utilise the soil resource for purposes other than productive land uses such as pastoral farming activities, it does not result in any significant adverse effects in terms of the removal of HPL.

10. Economic effects

The Economics Assessment ([DOCUMENT 9](#)) prepared by Savy Consulting investigates the economic effects on tourism and the housing market, and provides a comprehensive Economic Impacts Assessment (**EIA**) as result of the Request. The costs and benefits analysis of the EIA is explicated in the Section 32 Evaluation ([DOCUMENT 4](#)). However, for the purposes of the AEE, the costs identified in the EIA are viewed as potential adverse effects and subsequently assessed elsewhere in this AEE, such as section 9.

Effects on tourism include contribution to the wider Queenstown Lakes District tourism sector (through direct expenditure represented as Gross Domestic Product (**GDP**)), golf tournament impacts, and contribution to the Wānaka tourism sector.

The assessment highlights that tourism expenditure in Wānaka is much smaller than Queenstown; \$437 million vs \$3.93 billion ([DOCUMENT 9](#), pg.27). The contribution of a new premier golf resort will enable greater choice of location to host national and international golf tournaments, therefore increasing the Queenstown Lakes District's market share of golf tournaments held within New Zealand. At a district level, golf events hosted at Corbridge (in the Wānaka Tourism Sector) instead of the existing Queenstown Golf venues will add direct expenditure value to Wānaka, and in turn raising Wānaka's GDP.

Effects on the Wānaka housing market include the exclusivity of a private golf resort; distribution of the Wānaka housing estate; and the provision of worker accommodation. The Economics Assessment notes that the Request will provide for 160 residential dwellings, and anticipates that 60%(n=96) will be permanently occupied.

The Economics Assessment anticipates a relative growth in total dwellings in the Wānaka area to go from 0.6% to 2.2% ([DOCUMENT 9](#), pg.38). Although categorised as lifestyle dwellings and of large size (at least 500m²), the full Request would increase the number of dwellings over 500m² in the Wānaka area by 128%. The Economics Assessment determines that the Request (if enabled in full as proposed) will only have "a minimal effect on the relative distribution of urban and rural dwellings in the future housing estate" ([DOCUMENT 9](#), pg. 40).

In regard to the provision of on-site Worker Accommodation, the provision of such is a net economic benefit as it helps mitigate demand for housing in the wider Wānaka area as a result of new job creation, thus reducing renter and buyer pressure on the housing market typically associated with economic growth. This also creates positive externalities of reduced vehicle movements for staff during peak commuting periods, and typically below market rents allowing staff to have an increased income surplus.

Overall, the Request is considered efficient in economic terms, making a positive, long-term contribution to the economic well being of the Wānaka area. The Request does not result in any significant adverse economic effects.

11. Reverse sensitivity effects

The Wānaka Airport is Regionally Significant Infrastructure. In the Rural zones the PDP's method to manage potential reverse sensitivity effects on Airports is to prohibit Activities Sensitive to Aircraft Noise (**ASAN**)¹ within the Outer Control Boundary (**OCB**) of the Airport.

The standard NZS6805:1992 (Airport Noise Management and Landuse Planning) states that within the OCB, new residential, schools, hospitals or other noise sensitive uses should be prohibited unless a District Plan permits such uses subject to acoustic insulation (Table 2 of the Standard).

The Change avoids residential / visitor accommodation units within the OCB through the layout of the Structure Plan, and through Rule 51.4.40. This accords with the above Standard; there is no particular need for any ASAN within the OCB in this proposed Zone.

There is sufficient separation of sensitive activities (the residential / visitor accommodation units) from the state highway boundary and no sensitivity or reverse sensitivity will arise from road noise.

With respect to other potential reverse sensitivity effects in relation to surrounding rural land uses, particularly pastoral farming, sufficient separation distances from all boundaries are achieved through the layout of the Structure Plan (including the presence of Activity Area LP and the internalisation of Activity Areas that enable Residential and Visitor Accommodation Activities). This ensures that any potential effect associated with rural activities such as livestock management, operation of agricultural machinery, application of fertiliser which can generate adverse noise, odour and dust effects are appropriately mitigated and avoided.

Overall, any potential reverse sensitivity effects are appropriately managed and avoided by the Request.

12. Noise effects

The operational noise likely to be generated by the Request will comprise noise associated with routine golf course maintenance activities, such as mowing and turf management, vehicle movements, visitor accommodation and hospitality back of house and guest activity.

The receiving environment is rural in character, where intermittent agricultural, aircraft and rural lifestyle activities contribute to the existing acoustic environment. Given the size of the Site and the relative setback of the core development from surrounding existing residential units, the proposed operational noise generated by the Request is generally consistent with the character and expectation of noise in the rural setting.

¹ Means any residential activity, visitor accommodation activity, residential visitor accommodation activity, homestay activity, community activity and day care facility activity as defined in this District Plan including all outdoor spaces associated with any education activity, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices.

In any case, noise will be required to comply with the standards in Chapter 36 of the PDP and any potential adverse noise effects will be less than minor.

13. Effects on surrounding landuses

The surrounding land includes:

- Rural lifestyle properties to the east and west
- Wānaka Airport
- State Highway

These are addressed as follows.

Rural lifestyle properties

The potential adverse visual effects experienced from the following properties are discussed in the Landscape Assessment ([DOCUMENT 7](#)). These properties are identified on [Figure 1](#) below.

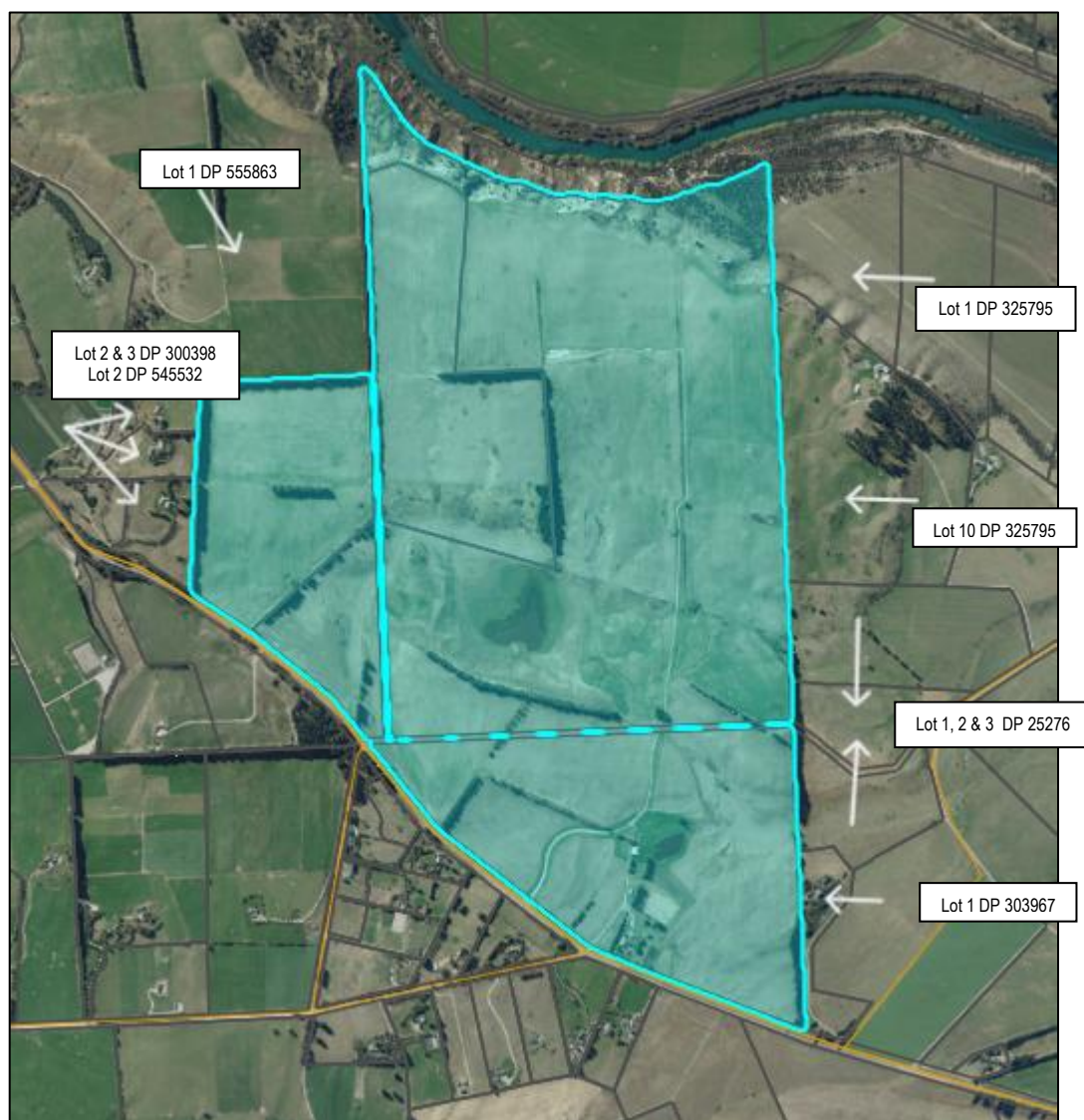


Figure 1: Identified neighbouring properties in relation to the Site.

783 Wanaka – Luggate Highway (Lot 1 DP 303967)

The existing residential unit on this property is located approximately 54m from the boundary of the Site. A golf-dominated, park-like aesthetic will be most apparent from this property and any potential adverse visual amenity effects will be low.

Through the layout of the Structure Plan, the Request will not give rise to adverse noise or amenity effects on this property.

111 Stevenson Road (Lot 1, 2 & 3 DP 25276)

Although subdivided into lifestyle sections, there is no residential unit established on this property and it is currently utilised for agricultural activity.

167 Stevenson Road (Lot 10 DP 325795)

The existing residential unit on this property is located approximately 290m from the boundary of the Site. There are existing vegetation and topography on this property, and topography within the Request Site that screens the proposal except for two small areas of fairway. There will be no material adverse effects on the visual amenity experienced from the property.

Given the setback between the unit on this property and through the layout of the Structure Plan, the Request will not give rise to adverse noise or amenity effects on this property.

219 Stevenson Road (Lot 1 DP 325795)

This property is located on the lower terrace that adjoins the Clutha Mata-au to the northeast of the Site. The existing residential unit is located approximately 225m from the boundary of the Site. Given the elevation of the site and the intervening escarpment (proposed Activity Area LP-E), there will be no visibility into the Site.

Given the setback between the unit on this property and through the layout of the Structure Plan, the Request will not give rise to adverse noise or amenity effects on this property.

84 Halliday Road (Lot 1 DP 555863)

This is a large farming property located to the northwest of the Site. There is a mature shelterbelt along the boundary of this property and proposed Activity Area LP extends along the length of the boundary.

Activity Areas that enable Residential and Visitor Accommodation Activities are generously set back from this property boundary, therefore mitigating any potential adverse reverse sensitivity effects associated with the existing rural farming activities on the site.

473, 475 and 480 Wanaka – Luggate Highway (Lot 2 and 3 DP 300398 and Lot 2 DP 545532) Rural lifestyle properties beyond hedge

These properties are located to the west of the Site. A dense, mature shelterbelt lines the boundary between these properties and the Site and the existing residential units, which are oriented to face north-west are approximately 70 – 116m from the boundary of the Site. The southern portion of the shelterbelt is required to be retained by the Request. The length of the boundary is also subject to Activity Area LP which will serve to provide for the maintenance of

open space and limited build form. The visual amenity of these properties will not be adversely affected by the Request.

Given the orientation and setback of the units on these properties and through the layout of the Structure Plan, the Request will not give rise to adverse noise or amenity effects on this property.

Opposite side of Wanaka – Luggate Highway

Due to elevation and topography, the properties on the south side of the State Highway do not gain any potential visibility into the Site, with the exception of an elevated area to the south west with some views north and northeast. The golf course resort and some built form, enabled by the Request will be visible from these properties as discussed in the Landscape Assessment ([DOCUMENT 7](#)), however any potential adverse effects will be low, at most.

Given the distance of these properties from the Site and the presence of the State Highway, the Request will not give rise to adverse noise or amenity effects on these properties.

The more distant views are assessed within the Landscape Assessment ([DOCUMENT 7](#)) and in summary, the Request will not give rise to any adverse effects on those properties.

Wānaka Airport

The Wānaka Airport is located approximately 2km southeast of the Site, with the northern end of the existing runway approximately 1.4km from the nearest Site boundary. Any potential reverse sensitivity effects on the Airport are assessed in Section 11 above.

The provisions restrict the construction of permanent waterbodies (Rule 51.4.38), other than within Activity Area L (where an existing waterbody is located) to avoid potential bird strike risk.

The activities proposed in the Change do not create any other actual or potential effects on the airport, such as through building height, dust, or litter, due to the distance from the airport and the large area of intervening rural land.

The Change will not give rise to any adverse effects on Wānaka Airport.

State Highway

State Highway 6 adjoins the Site and there is an existing access from the highway to the Site. The transportation effects are assessed within [DOCUMENT 11](#) and summarised above in Section 5. An auxiliary left-turn land and a right-turn bay and a roundabout will be required to accommodate the traffic generated, at varying stages of the Request, as set out in the Provisions ([DOCUMENT 2](#)).

Overall, the Request can be supported from a traffic and transportation perspective and does not result in adverse effects on the State Highway.

Consultation with NZTA, as the road controlling authority has been undertaken and is ongoing (Refer to [DOCUMENT 1](#), Appendix B).

15. Effects on and from residential and resort activity

The Request includes provisions for units to be used for residential, visitor accommodation and residential visitor accommodation activity. Development of the Zone is governed by the Structure Plan which includes specific Activity Areas. Each Activity Area has a defined purpose and is governed by specific rules and standards, set out in [DOCUMENT 2](#).

Potential adverse effects from residential activity such as lightspill, noise, traffic generation and servicing are all addressed in the PDP effects management framework. Reverse sensitivity effects of residential activity will be avoided within the Zone because prospective residents will be aware of what they are committing to when purchasing a residential lot. This approach to reverse sensitivity effects is anticipated to be upheld into the future as the focus of the Resort will be centred on golf activity.

Other potential adverse effects of residential activity are likely to impact the surrounding environment, based on the change of land use – such effects are addressed in Sections 4, 12 and 13 above.

Overall, the establishment of residential activity in a resort setting will not generate any adverse effects that are more than minor.

14. Effects on recreational values

The RMA defines amenity values as those natural and physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational qualities².

The Request enables the construction of three golf courses and associated facilities such as driving ranges, and a public walkway / cycleway that will connect to the existing Upper Clutha Track. The Change will therefore contribute to people's appreciation of the qualities and characteristics of the Zone's resources for golfing experiences, and this is a positive aspect of the Change.

A publicly accessible connection within the proposed Zone to the Upper Clutha Track, as shown on the Structure Plan, enables the increased use of pedestrian and cycle activity. As discussed in [DOCUMENT 1](#), SIO has engaged with the Upper Clutha Trails Trust (UCCT) regarding the proposed walkway / cycleway connection. The UCCT has supported this component the Request.

The Upper Clutha Track is administered by the Department of Conservation and connects hikers, runners and cyclists from Albert Town to Luggate, alongside the Clutha Mata-au. An uptake in users on the Upper Clutha Track may result in faster degradation and greater maintenance requirements, however this is not viewed as an adverse effect on recreational values

As well as providing recreational amenity to the local Wānaka community, the Request will enable golf tourism and providing significant recreational amenity to visitors. Given the nature of a 'resort' style area the inclusion of **Rule 51.4.28** to allow for recreation activities (including commercial and informal recreation) as a permitted activity further enhances the potential recreational amenity of the Zone. The requirement for ecological enhancement and the retention of open space specific Activity Area provisions (ie: golf and ecological and landscape protection) also contributes to a net benefit in recreational and general amenity, based on pleasantness and aesthetic coherence of the surrounding area.

Overall, the Change will have positive effects on recreational values through the provision of additional golf courses and associated facilities within the Upper Clutha, and through the connection to the existing trail network along the Clutha Mata-au.

² RMA(1991) Section 2(1) - *amenity values*.

15. Effects of temporary events

The Request includes provisions to enable hosting of temporary golf events. Such events include national and international golf tournaments that may provide for significant short-term economic impacts beyond the 'business as usual' impacts ([DOCUMENT 9](#), pg.27).

Any potential adverse effects associated with temporary events will be assessed via the resource consent process, subject to the new Rule 35.4.19 as a controlled activity. The matters of control relate to traffic effects, waste minimisation and management measures, and noise effects.

Overall, any potential adverse effects associated with future temporary events will be less than minor and positive in regard to economic benefit.

16. Positive effects

The Request will have the following positive effects on the environment:

- (a) Protection and enhancement of ecological values on the Site, where the current zoning does not afford such protection;
- (b) Additional protection and enhancement of the Clutha Mata-au ONF within the Site;
- (c) Increased provision of recreational activities and opportunities within the District;
- (d) Positive, long-term economic contribution to the local, regional and national economies;
- (e) Additional capacity and choice for hosting national and international golf tournaments and events; and
- (f) Enhanced public access and trail connectivity to the Upper Clutha Track.

The Request will directly improve biodiversity outcomes for the site by way of the proposed Ecological Protection Areas and the provision requirements for a CREMP. Improved biodiversity outcomes is a net benefit effect.

The proposed Change will also support increased local, regional and national economic benefits arising from the establishment of a world-class golf resort, and the resulting increase in golf tourism spending.

Overall, the Request will enable a broad range of positive effects.

16. Summary and conclusions

The foregoing assessment is summarised as follows:

- a. The Change will protect and enhance the ecological values on the Site;
- b. The Change will not significantly adversely affect the visual amenity and landscape character values of the Site and the surrounding landscape;
- c. Development of the Site will not generate any adverse effects on infrastructure, or the traffic environment;

- d. The Change will not adversely affect any existing rural farming, rural residential or airport land uses; and
- e. The Change will contribute positively to the Region.

In summary, the proposed Change will have no significant adverse effects on the environment.