

**BEFORE THE COMMISSIONERS APPOINTED BY  
THE QUEENSTOWN LAKES DISTRICT COUNCIL**

Submitter 31021

**IN THE MATTER**

of the Queenstown Lakes District  
Council Proposed District Plan  
Stage 3

**Corbridge Estate Limited  
Partnership**

**Submitter**

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**BRIEF OF EVIDENCE OF MARCUS WILLIAM LANE**

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**GALLAWAY COOK ALLAN  
LAWYERS  
DUNEDIN**

Solicitor on record: Bridget Irving  
Solicitor to contact: Derek McLachlan  
P O Box 143, Dunedin 9054  
Ph: (03) 477 7312  
Fax: (03) 477 5564  
Email: [bridget.irving@gallawaycookallan.co.nz](mailto:bridget.irving@gallawaycookallan.co.nz)  
Email: [derek.mclachlan@gallawaycookallan.co.nz](mailto:derek.mclachlan@gallawaycookallan.co.nz)

## **BRIEF OF EVIDENCE OF MARCUS WILLIAM LANE**

### **INTRODUCTION**

1. My full name is Marcus William Lane, I am Senior Design Associate employed by Greg Norman Golf Course Design (GNGCD). I reside in Australia. I have worked for Greg Norman Golf Course Design for 4 years however, have worked as a golf course designer now for 30 years.
2. Greg Norman Golf Course Design is recognized as the premier signature golf course design firm in the world, featuring over 100 courses opened across 34 countries and six continents. The short list of golf courses/resorts below highlight our work;
  - Tiburon Golf Club – Naples Florida, USA.
  - Barefoot Resort – North Myrtle Beach, South Carolina, USA.
  - El Camaleon at the Mayakoba Resort – Quintana Roo, Mexico.
  - Rancho San Lucas Golf Club – Los Cabos, Mexico.
  - Cathedral Lodge Golf Club – Thornton, Victoria, Australia.
  - The National Moonah Course – Melbourne, Australia.
  - The Eastern Golf Club – Yarra Valley, Victoria, Australia.
3. The purpose of this evidence is to set out what we are seeking to achieve with the design of the Corbridge Golf Course and discuss some of the elements of the site and the surrounding environment.
4. I also discuss the proximity of the course to the Wanaka Airport and what implications, if any we think this has for the proposed course.

**CORBRIDGE GOLF RESORT**

5. We have been working with Corbridge on the preliminary design of the Corbridge Golf Course since first visiting the site in November 2018.
6. The Corbridge site itself is a spectacular site; it's truly a rarity to have this sort of opportunity to work with a site that lends itself perfectly for this type of offering. The topography of the site has beautifully undulating rolling hills of grasslands that continue from the entry of the site through to the river escarpment offering extraordinary river views and visual panoramas of Wanaka's mountain ranges. The golf course will be designed for both novice and pro golfers using the natural undulations of the site. We intend to have no angular or artificial lines in the shape of the course.
7. The preliminary layout has two returning 9 hole loops reaching out to the escarpment and returning back to the lake in the centre of the site, framed by the finishing holes as they return to the Hotel and Clubhouse, this again creating another distinct feature of the site. Along with the 18 holes there will also be a full length driving range/golf academy within close proximity of the Hotel/Clubhouse as well as a 9 hole Par 3 short course. Having these additional elements along with the 18 hole course allows the facility to provide opportunities for a wider range of players. The 9 hole short course will give both visitors and guests the opportunity to enjoy a short form of golf which can be played in as little as an hour and a half. This is great for players looking for a quick round or for the more 'casual player'. It is also a fabulous way to either improve the level of your game and or if you are starting out for the first time. The short course will also tie-in perfectly with the driving range/academy which will also have practice putting and chipping areas.
8. When we first began working with Corbridge Estates, they advised that they wished to create a project with first class environmental and sustainability practices at its core. This aligned perfectly with our own "least-disturbance approach" design philosophy. The Corbridge site's natural form and topography lends itself perfectly to this type of design

philosophy also. In combining these features we have no doubt that this golf course development will gain world class recognition.

9. Corbridge Golf Course will be the first Greg Norman Signature Golf Course in New Zealand. This will be but one point of difference amongst the country's top "Marquee" courses. It will also be an inland course which will create a point of difference from the other proposed and new Marquee courses in NZ, which are coastal. The existing Marquee Courses in the Queenstown Lakes District (Jacks Point, Millbrook, The Hills) have different topography, outlook and scenery. Corbridge will obviously be located outside the Wakatipu Basin which provides a point of difference from the existing Marquee Courses in the District
10. To continue to grow New Zealand's golf tourism sector the country needs to ensure it has sufficient quantity of world class courses to continue to build its reputation as one of the world's great golfing destinations for new and repeat visitors. Queenstown Lakes District is the most mature premium golf destination in New Zealand, with three of the country's 14 "Marquee" courses. Having a Marquee Course in Wanaka would undoubtedly compliment the current courses and further establish Queenstown Lakes as the premium golf destination in New Zealand.

### **GOLF COURSES IN PROXIMITY TO AIRPORTS**

11. GNGCD are aware of many golf courses around the world, ranging from standard through to top tier resort courses that are within close proximity of airports. By implication we can't foresee any significant challenges/issues for Corbridge arising from the Wanaka Airport. Whilst the sound of aircraft periodically landing and taking off will be audible at the site, we do not see this as creating an issue for the course.
12. I understand that the Corbridge site boundary is between 1-2km from the existing Wanaka airport runway (and approximately 500m from the edge of the Airport Zone boundary at its nearest point). The existing pond within the site (which is approximately where the proposed Hotel

and Club House will be in the preliminary designs) is approximately 2.7km from the end of the runway (and approximately 1.2km from the edge of the Airport Zone).

13. The list of airports below all have golf courses within close proximity to their boundary and are good examples of the two activities being able to coexist successfully with each other. Attached at Appendix 1 to this evidence is a more detailed analysis of these locations and the proximity of the Golf Courses to the airport operations. It should be noted that a number of these courses include either residential, visitor accommodation offerings or both.

*Examples in Australia*

- (i) QLD – Brisbane International Airport, Sunshine Coast Airport, Gladstone Airport, Rockhampton Airport and Darwin Int Airport.
- (ii) NSW – Coffs Harbour Airport, SYD Bankstown Airport, SYD International Airport and Merimbula Airport.
- (iii) ACT – Canberra International Airport.
- (iv) TAS – Hobart International Airport.
- (v) SA – Adelaide International Airport.

*Examples in the United States of America*

- (i) Palm Beach International Airport.
- (ii) Miami International Airport.
- (iii) LAX International Airport.
- (iv) Las Vegas – McCarran International Airport.

*Example in Malaysia*

- (i) Subang International Airport.

*Example in Indonesia*

- (i) Kota Kinabalu International Airport.

14. Below I discuss some some further examples of courses, which have residential or visitor accommodation (or both), within close proximity of international airports (further information is also provided within Appendix 1).

**Example 1 – Twin Waters Golf Club** – Sunshine Coast, QLD, Australia.

Twin Waters GC is located south of Sunshine Coast International Airport. It is approximately 650m from the end of the runway to the golf course and on the flight path. There are residential precincts throughout the golf course as well as luxury holiday apartments.

**Example 2 – Darwin Golf Course** – Darwin, QLD, Australia.

Darwin Golf Course is located approximately 800m north of Darwin International Airport. There are large residential precincts throughout the golf course.

**Example 3 – Sutera Harbour Golf & Country Club** – Kota Kinabalu, Malaysia.

Sutera Harbour G&CC is located approximately 1100m from the northern end of the runway of Kota Kinabalu International Airport. This is a major resort golf course which includes a marina, 460 room condo apartments, hotel and private residential precincts.

**Example 4 – Saijana Golf & Country Club** – Malaysia.

Saijana G&CC is located approximately 1000m from the southern end of the runway of Subang International Airport. This is also a top tier golf resort in its location and includes resort accommodation as well as residential precincts.

**Example 5 – Peppers Clearwater Resort** – Christchurch, New Zealand.

Peppers Clearwater Resort (PCR) is located approximately 5000m from the northern end of the runway of Christchurch International Airport (CIA). The Resort is in alignment with the primary runway and

approach/takeoff flight paths. I understand that the CIA is the second busiest airport in New Zealand.

PCR has a Marquee rated golf course and is home to the New Zealand PGA. The Resort includes a range of visitor accommodation and hospitality options, as well as residential properties.

15. Each of the examples above are of international airports which have higher number of flights and wide body jets, whereas it is understood that Wanaka has fewer flights and currently no jets (although I understand that in future jets may land there). Whilst I understand that the Wanaka Airport is expected to become somewhat busier due to possible expansion plans it appears unlikely to reach the scale of the airports identified above.
16. In my experience there are a range of ways that a course can be designed to accommodate matters such as airport noise and to 'minimise distraction' of the players. In the case of Corbridge this would include reducing the amount of the course that was located inside the noise control boundaries. As you will be able to see from the preliminary design attached with this evidence (Appendix 2) the Corbridge course design has a lower density footprint in the Outer Control Boundary of Wanaka Airport that extends over the eastern boundary of the site. The purpose of this is to reduce the period of time that players spend in this area of the Course. Instead they move through it in a more transient fashion.
17. Furthermore, natural 'filters' (such as trees and shrub planting) can have positive effects by acting as a mask to the airport sound. Plantings can be integrated around the course and surrounding environs to reduce the impacts of aircraft noise on players while they are on course.
18. Through landscape design and course layout GNGCD would work to reduce impacts of aircraft sound to players and occupants of visitor and residential accommodation at Corbridge.

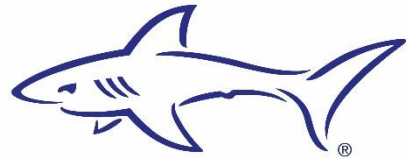
**Marcus William Lane**

Senior Design Associate, Greg Norman Golf Course Design.

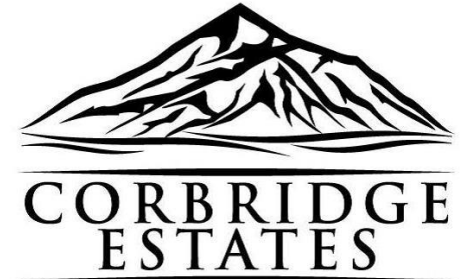
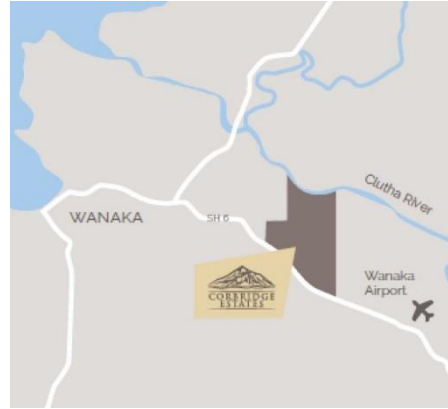
Date: 19 May 2020



## **APPENDIX 1 – Examples of airports and golf courses**



**GREG NORMAN**  
GOLF COURSE DESIGN  
PTY LTD



Examples of Golf Courses  
Close to Airports

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# List of Examples

The list of airports below provide examples of Golf Course and Airports being able to successfully coexist within close proximity of each other:

## Examples in AUSTRALIA

QLD – Brisbane International Airport, Sunshine Coast Airport, Gladstone Airport, Rockhampton Airport and Darwin Int Airport.

NSW – Coffs Harbour Airport, SYD Bankstown Airport, SYD International Airport and Merimbula Airport.

ACT – Canberra International Airport.

TAS – Hobart International Airport.

SA – Adelaide International Airport.

## Examples in United States of America

Palm Beach International Airport.

Miami International Airport.

LAX International Airport.

Las Vegas – McCarran International Airport.

The following pages illustrate each airport and the surrounding golf course.

## Example in Malaysia

Subang International Airport.

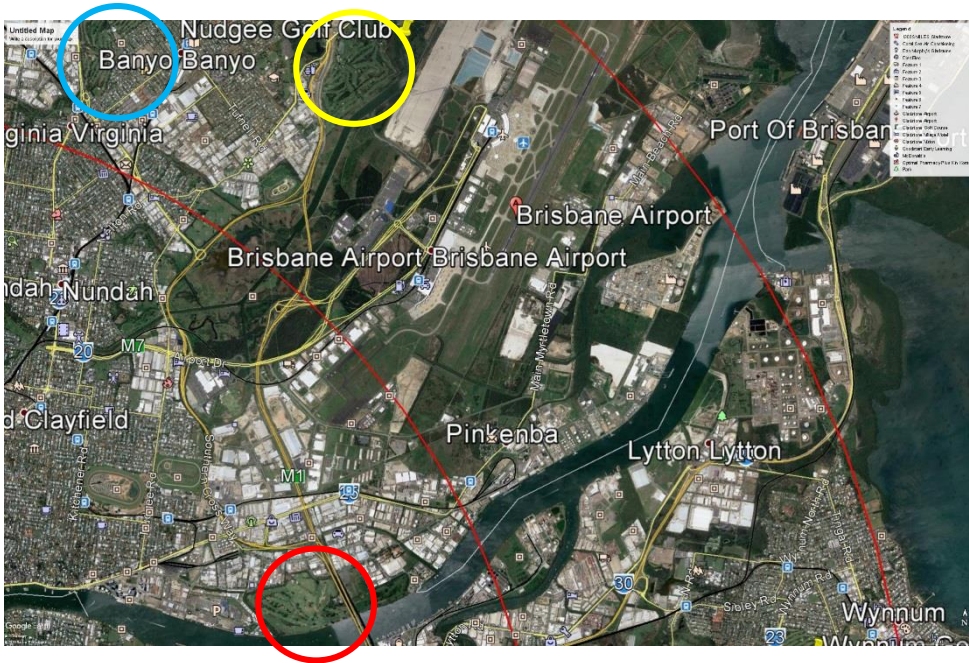
## Example in Indonesia

Kota Kinabalu International Airport.



# Australian Airports

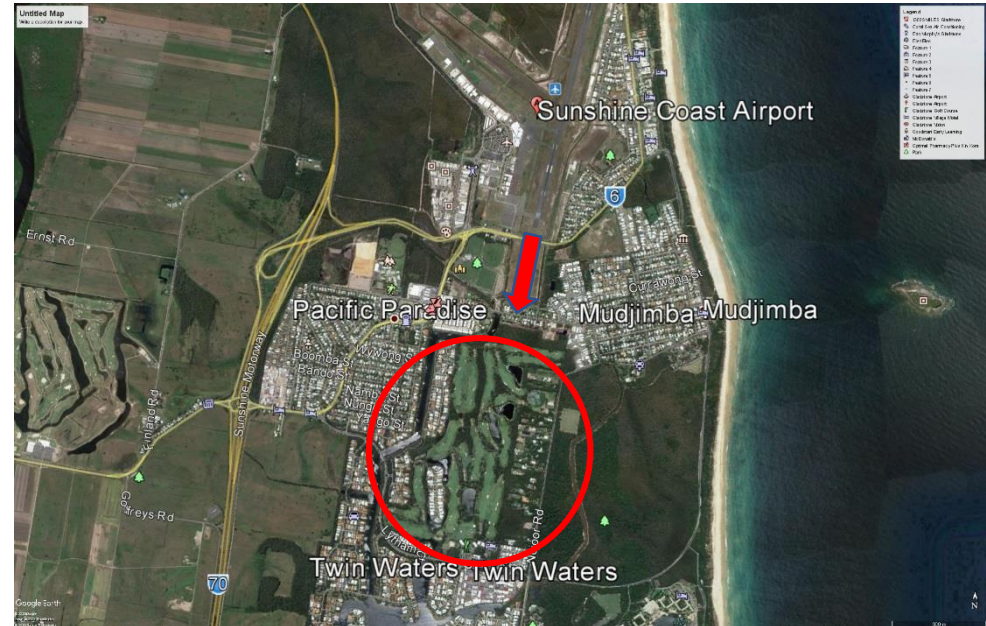
## Brisbane International Airport - QLD



Within a 4km radius there are 3 golf course.

- Royal Queensland Golf Club – Directly in the southern flight path.
- Nudgee Golf Club (36 holes) – Borders the new western runway.
- Virginia Golf Club (27 holes) – 4km to the west.

## Sunshine Coast Airport - QLD

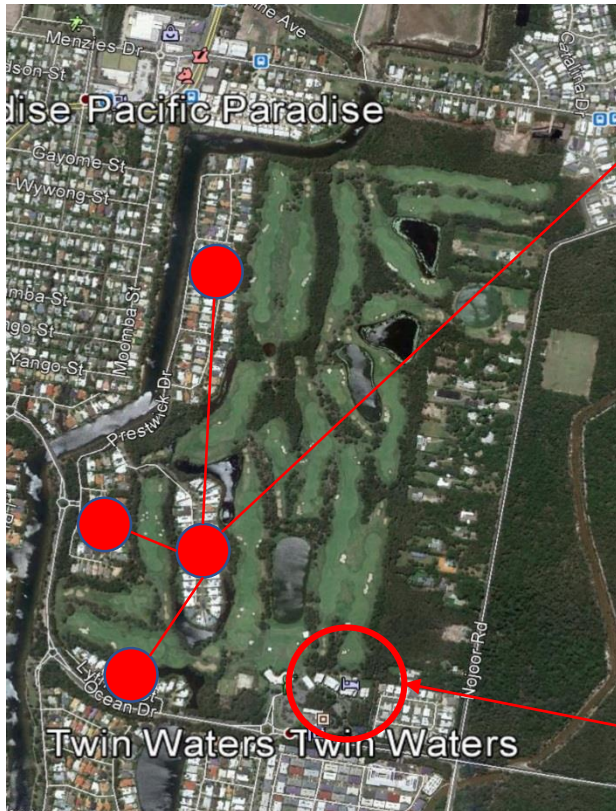


- Twin Waters Golf Club – Approx. 650m from the end of the runway to the golf course and on the flight path. (Further details of this course on the following page)

# Australian Airports

## Twin Waters Golf Club - Information

Airport Runway



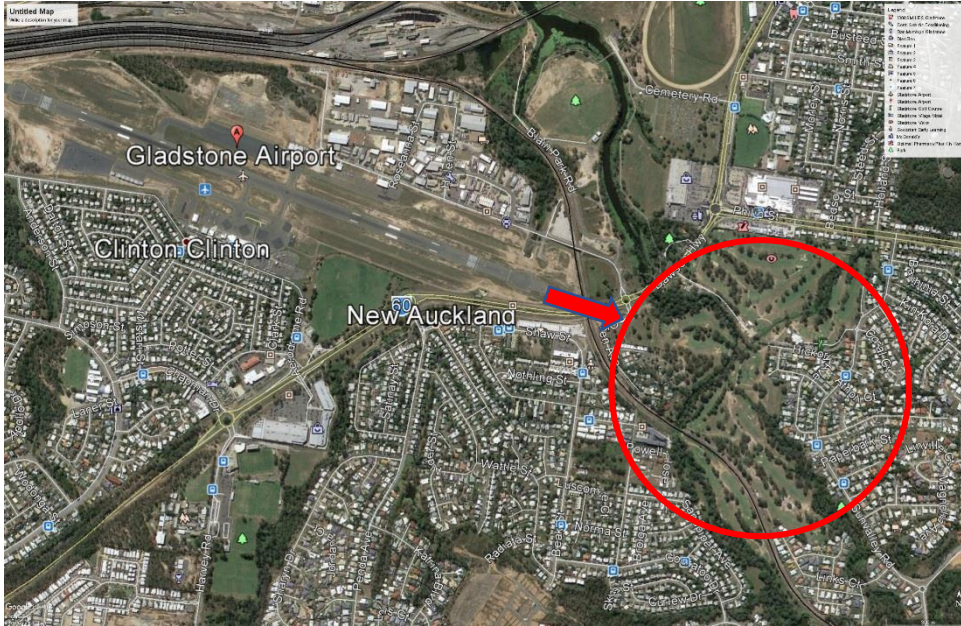
Twin Waters residential precincts throughout the golf course.



Magnolia Lane Luxury Holiday Apartments (Image of apartments above)

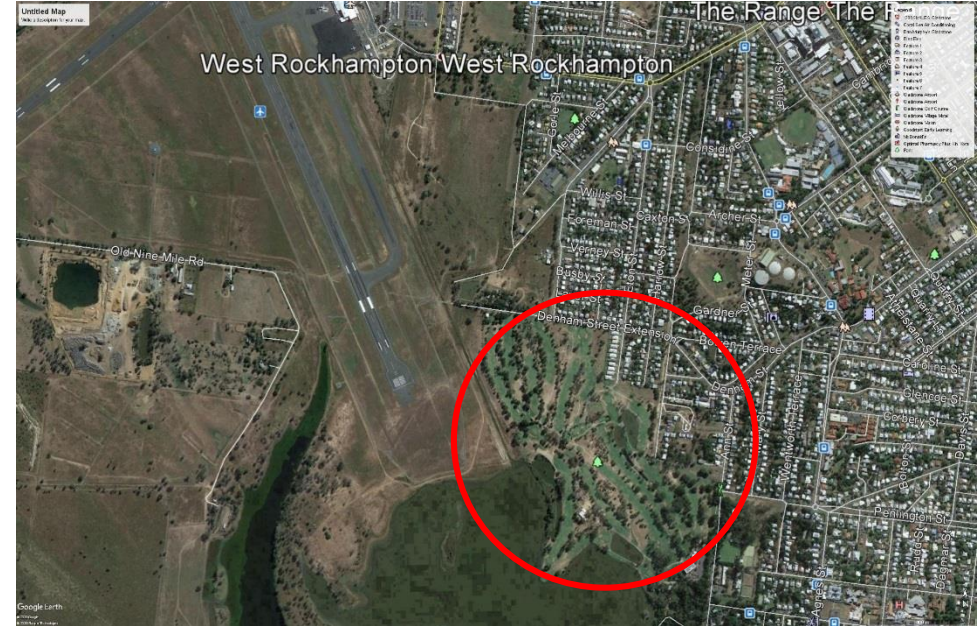
# Australian Airports

## Gladstone Airport - QLD



- Gladstone Golf Course – Approx. 400m from the end of the runway.

## Rockhampton Airport - QLD



- Rockhampton Golf Club – Adjacent to the airport's southeast boundary.



# Australian Airports

## Darwin Golf Club – Residential Precincts



Residential precincts throughout the golf course.



Darwin International Airport – Approx. 800m from golf course boundary.



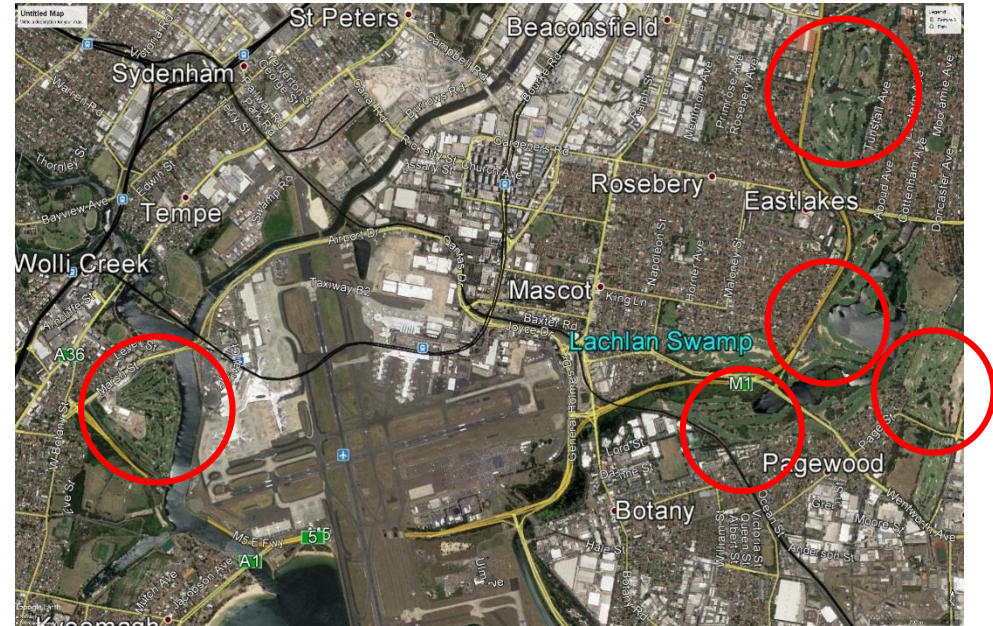
# Australian Airports

## Bankstown Airport - NSW



- Georges River Golf Course – Adjacent to the western airport boundary.

## Sydney International Airport - NSW



SYD Airport has 4 major golf courses within close range of the airport and under some of the main flight paths.

- Kogarah Golf Club – West of the airport.
- Eastlakes and The Lake Golf Club directly to the east.
- The Australian Golf Club – Northeast.
- Bonnie Doon – Approx. 2.5km East.

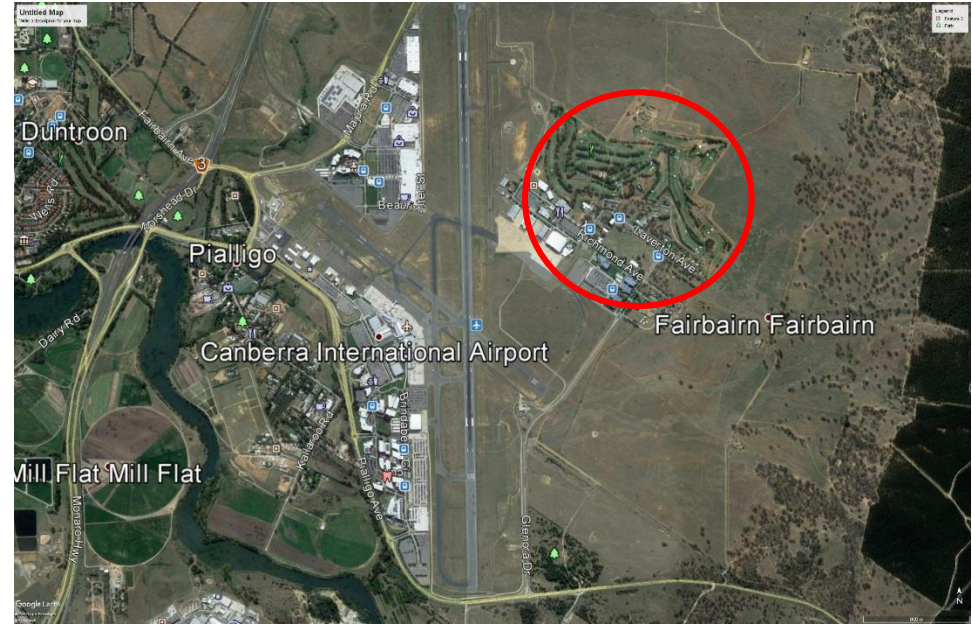
# Australian Airports

## Merimbula Airport - NSW



- Merimbula Golf Club – Approx. 700m south from the end of the runway.

## Canberra International Airport - ACT



- Fairbairn Golf Club – Adjacent to the airport's eastern boundary.

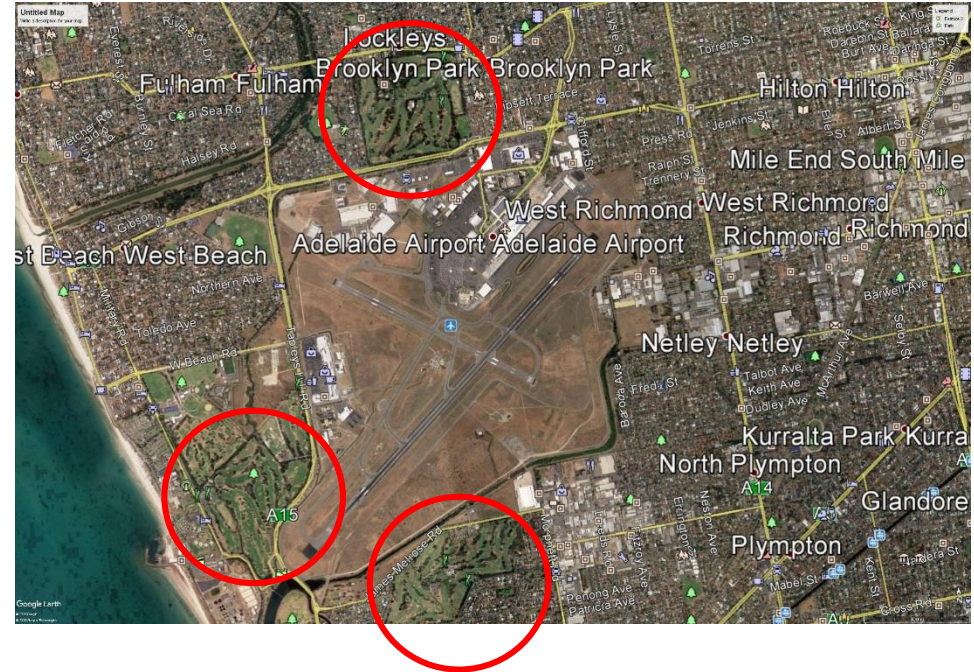
# Australian Airports

## Hobart International Airport - TAS



- Tasmania Golf Club – Approx. 500m off the northern airport boundary.
- Llanherne Golf Course and Royal Hobart Golf Club – to the west of the airport.

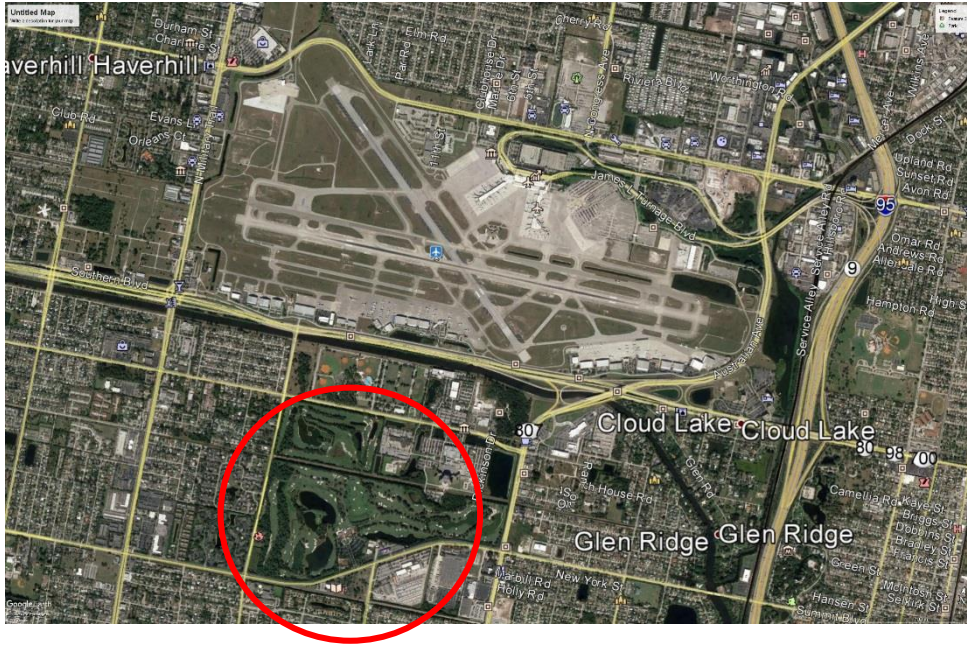
## Adelaide International Airport - SA



- Kooyonga Golf Club – Adjacent to the northern boundary.
- Westward Ho Golf Club – Adjacent to the south eastern boundary.
- Glenelg Golf Course – Adjacent to the southern boundary.

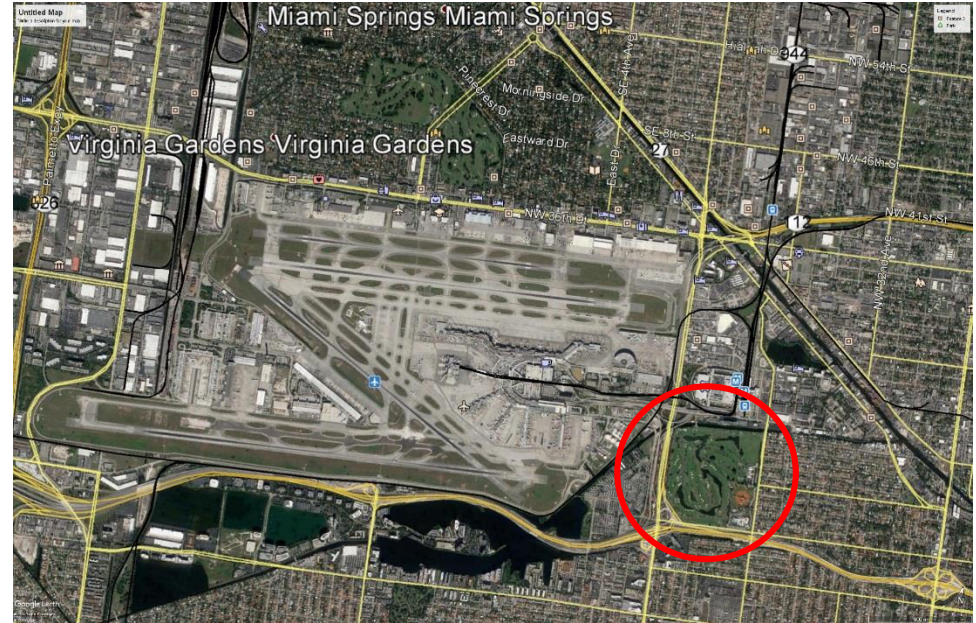
# United States Airports

## Palm Beach International Airport



- Trump International Golf Club – Approx. 800m south of the airport.

## Miami International Airport



- Melreese Country Club – Adjacent to the eastern boundary under the flight path.

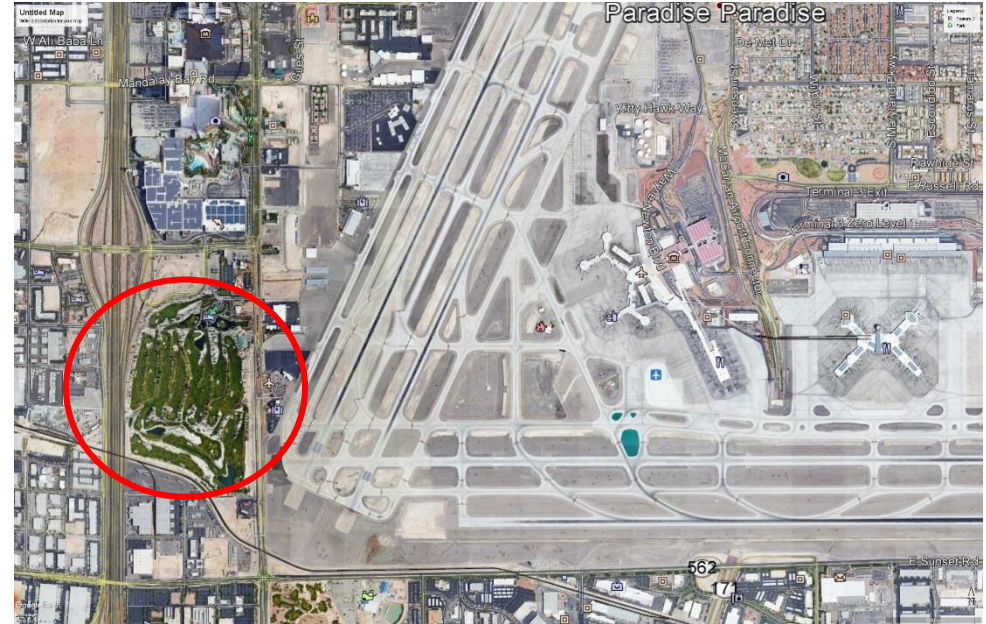
# United States Airports

## LAX International Airport



- Westchester Golf Course – Adjacent to LAX northern boundary.

## McCarran International Airport – Las Vegas



- Bali Hai Golf Club – Adjacent to the western boundary on the flight paths.

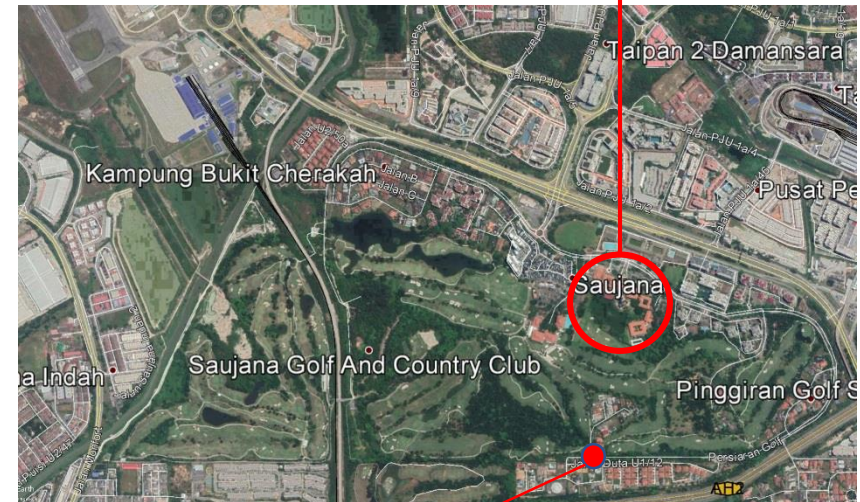
# Malaysian Airport

## Subang International Airport



Saujana Golf and Country Club Golf Course – Approx. 1000m from the southern end of the runway.

## The Club Saujana Resort Accommodation



Golf Course Residential Precinct

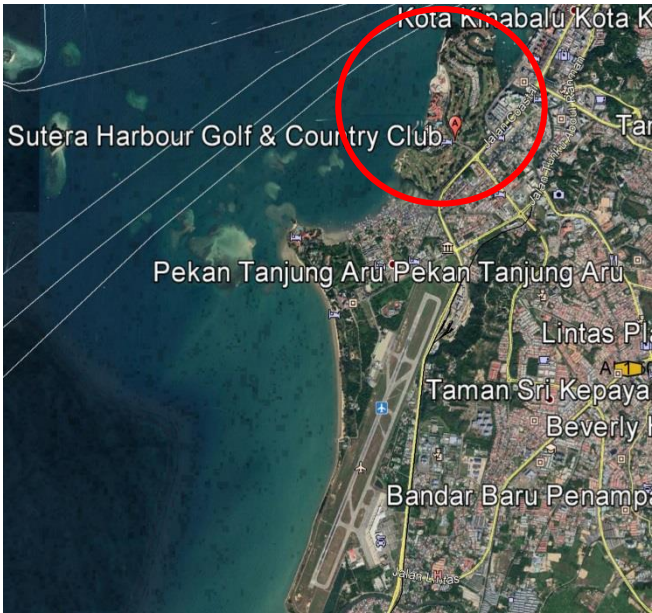
Saujana Golf and Country Club

# Indonesia Airport

## Kota Kinabalu International Airport



Coral Bay – 460 Luxury Condo's (Under Construction)



Sutera Harbour Golf & Country Club – Approx. 1100m from the northern end of the runway.



Sutera Harbour Accommodation



The Residency Sutera Harbour Golf & Country Club

# Corbridge Golf Course Estate



## Conceptual Master Plan - D1

Wanaka, New Zealand

Dated: May 23, 2019

