

SOUTH ISLAND OFFICE LIMITED

Request for a Change to the Proposed Queenstown Lakes District Plan

21 August 2026

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



Request for a Change to the Proposed Queenstown Lakes District Plan – the Corbridge Resort Zone

1. Introduction

1.1 Overview

The South Island Office Limited (**SIO**) requests a change (**the Request** or **the Change**) to the Queenstown Lakes District Council's (**QLDC**) Proposed District Plan (**PDP**), to change the current zoning that applies to an area of land (**the Site**) known as Corbridge, to a new Resort Zone.

The Site is made up of five separate allotments that are currently contained within the Rural Zone of the PDP and part of the Site is subject to the Halliday Road Priority Area Landscape Schedule and the Outstanding Natural Feature (**ONF**) classification.

The Request seeks to:

- (a) Change the zoning of the Site from Rural Zone to the proposed Corbridge Resort Zone, being a new Special Zone (Chapter 51) within Part Six of the PDP;
- (b) Consequential amendments to District-Wide Chapters 25 (Earthworks), 27 (Subdivision and Development), 31 (Signage), 35 (Temporary Activities) and 36 (Noise).

The Request documentation is structured as follows:

- DOCUMENT 1:** This document, which contains the Request for the Change – overview of the requested changes, the site, the background to the Request, the Request, and the statutory framework for the Request under the Resource Management Act 1991 (**RMA**);
- DOCUMENT 2:** The Change – the relevant chapters of the PDP with the proposed provisions and requested changes, marked up as tracked changes;
- DOCUMENT 3:** The assessment of effects on the environment (**AEE**);
- DOCUMENT 4:** The evaluation under section 32 of the RMA; and
- DOCUMENTS 5 – 13:** The technical reports in support of the Request.

1.2 The Requestor

The Requestor is The South Island Office Limited (**SIO**).

The address for service of SIO is:

The South Island Office
C/- Brown and Company Planning Group
PO Box 1467
QUEENSTOWN

Attention: Morgan Shepherd / Jeff Brown

T: 03 409 2258 / 021 246 7597 / 021 529 745

E: morgan@brownandcompany.co.nz

E: jeff@brownandcompany.co.nz

Brown and Company Planning Group Ltd is authorised to act as agents on behalf of the Requestor in relation to the Request.

2. The Site

The Site is located at 707 Wānaka-Luggate Highway (State Highway 6) and is made up of five separate 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.

The Records of Title are attached as **APPENDIX A** to this Document. The total land area subject to the Change is approximately 322 ha.

The extent of the Site that is subject to the Request is shown in **Figure 1** below.

The Site is presently utilised for agricultural cropping and other farming related activities. Exotic vegetation in the form of shelterbelts exists across the site.

The Site and environs, and the existing environment, are described in more detail in the Assessment of Environmental Effects (**DOCUMENT 3**) and the Landscape Assessment (**DOCUMENT 7**).

3. Background to the Request

The Requestor purchased the Site in 2021 with the intention of repurposing the Site to deliver substantial benefits for Wānaka and the wider Otago region.

Resource Consent for a 35-lot Rural Lifestyle subdivision with a balance farming lot and associated amenities was granted in 2013, with the consent remaining live until March 2029 following extension applications in 2022 and 2024. The Site has most recently had an abortive resource consent application for a Film Studio in 2021 and no further proposals since then.

The Rural Zone (**RZ**) generally provides for farming and other appropriate activities that rely on rural resources whilst maintaining and enhancing ecosystem services and rural amenity. The RZ of the PDP was introduced in 2015 under Stage 1 of QLDC's District Plan Review process. Submissions and appeals on Stage 1 of the PDP review have been resolved and the RZ can therefore now be treated as operative.

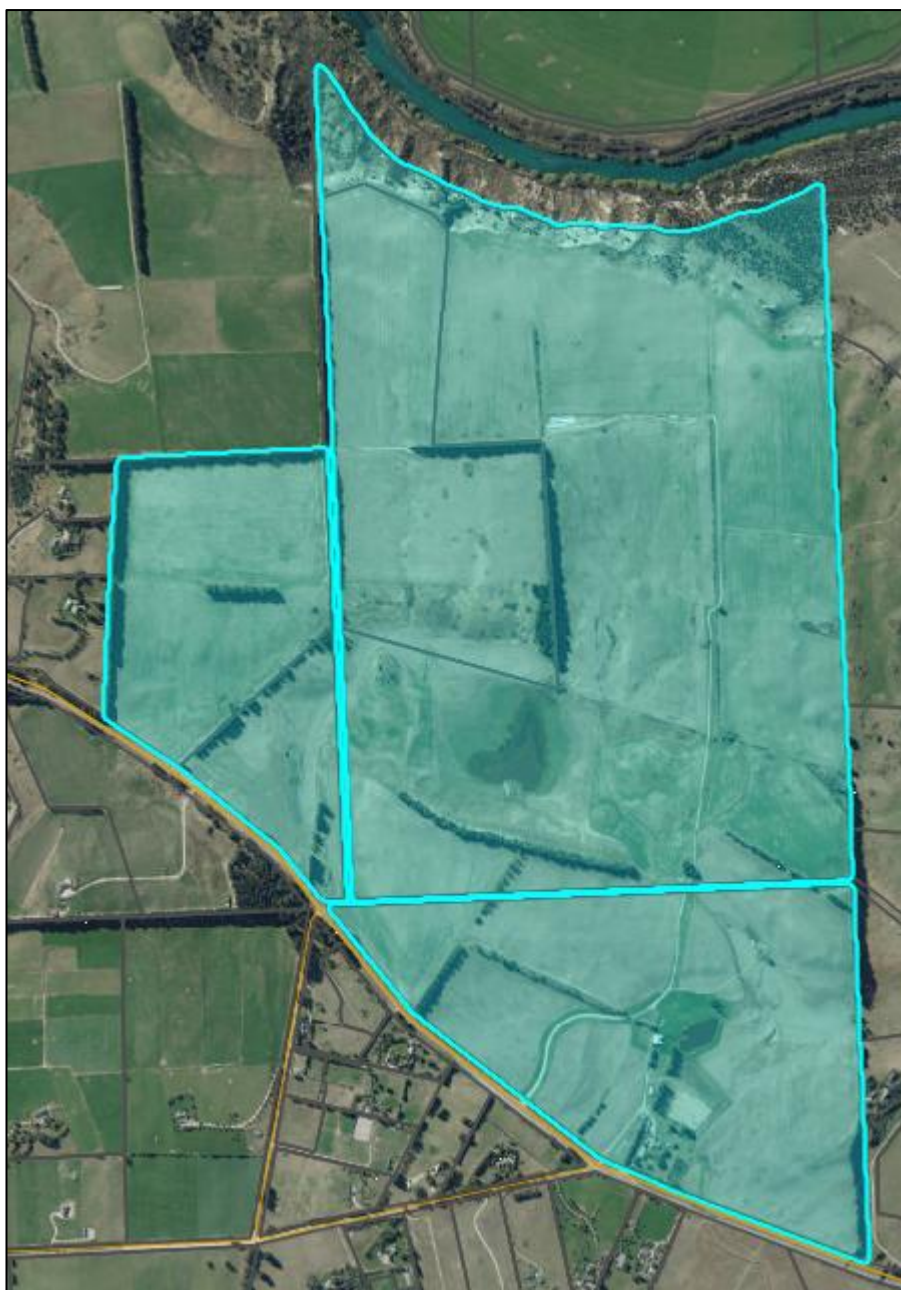


Figure 1: Subject site outlined in turquoise, between SH6 and the Mata-Au/Clutha River

A submission on Stage 3 of the PDP review was lodged by a previous landowner. The submission sought to rezone the Site from the RZ to the Rural Visitor Zone (**RVZ**) to accommodate increasing rural visitor demand. The submission was heard by an Independent Hearings Panel (**IHP**) and was rejected based on the reasons outlined in the IHP report.¹

Several Special Zones now feature in the PDP to provide for unique circumstances requiring bespoke zoning provisions, including Resort (by definition) zones that enable a range of visitor industry facilities and activities, visitor accommodation and limited residential activities. These include resorts based on golf.

¹ QLDC: Hearing of Submissions on Stage 3 PDP: Report and Recommendations of Independent Commissioners, Report 20.7 Rural Visitor Zone

SIO's aspirations are to repurpose the Site to deliver substantial benefits for Wānaka, the district and the wider Otago region, and to this end SIO proposes to develop the Corbridge land for a golf course resort, and seeks a private plan change to progress this intent. Based on the s32 evaluation, a plan change is the most appropriate method for promoting the Resort in the rural setting of the Site and the wider surrounds.

The key reason for the Request is, therefore, to promote appropriate zoning provisions for a premier golf-based Resort within the Upper Clutha, close to Wanaka.

SIO's rationale for the Request is further addressed in the s32 evaluation at [DOCUMENT 4](#).

4. The Change

The changes proposed to the PDP are set out in [DOCUMENT 2](#). In summary the changes are:

- A. The addition of a new chapter, Chapter 51 – Corbridge Resort Zone, to the PDP including:
 - (a) A purpose statement providing an overview of the Zone, and a synopsis of the following:
 - (i) The Corbridge Resort Zone Structure Plan, with activity areas, a public walkway / cycleway, and vehicle access connection to State Highway 6, and Landscape Amenity Management Areas. The eleven activity areas are:
 - **Activity Area G:** Golf, open space and farming;
 - **Activity Area C:** Clubhouse;
 - **Activity Area VA:** Visitor Accommodation;
 - **Activity Area RW:** Worker Accommodation;
 - **Activity Area M:** Maintenance / Service;
 - **Activity Areas VAR1-15:** Visitor Accommodation / Residential;
 - **Activity Area H:** Hospitality;
 - **Activity Area P:** Public Amenity;
 - **Activity Area EC:** Ecological Protection;
 - **Activity Area LP:** Landscape Protection;
 - **Activity Area LP-E:** Landscape / Ecological Protection and Enhancement;
 - **Activity Area L:** Lake / Irrigation.
 - (ii) The identified ecological and landscape values;
 - (iii) Landscape Amenity Management Areas (**LAMA**); and

- (iv) Development staging.
- (b) An objective and a suite of policies. The objective is:

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.

The policies' key topics are:

- (i) Structure Plan;
- (ii) Activities;
- (iii) Landscape and amenity;
- (iv) Ecology;
- (v) Cultural;
- (vi) Buildings;
- (vii) Infrastructure; and
- (viii) Staging.
- (b) Activity rules and development standards, notably including:
 - (i) Enablement of activities for resort purposes (golf and golf related facilities and activities, visitor accommodation, ecological management, landscape effects management; and the disablement of activities not related to the resort purpose;
 - (ii) The requirement for activities to accord with the Structure Plan (including to avoid residential development within the Outer Control Boundary (**OCB**) of Wanaka Airport) and the Activity Areas that have ecological value;
 - (iii) Standards to control the form and appearance of built development and the operation of activities, to manage external effects and effects within the Zone;
- B. Modification of Chapter 25 (Earthworks) to add maximum volume standards for the Corbridge Resort Zone and restrict earthworks within the Activity Areas that have ecological value;

- C. Modification of Chapter 27 (Subdivision and Development) to add
 - (a) location specific objectives and policies; and
 - (b) location specific rules relating to the subdivision of workers accommodation unit and including staging provisions to ensure that ecological enhancement measures and the resort facilities and activities precede residential development and therefore align with the PDP's Resort definition.
- D. Modification of Chapter 29 (Transport) to include a High Generating Traffic rule specific to the Corbridge Resort Zone;
- E. Modification of Chapter 31 (Signs) rules to include reference to the Corbridge Resort Zone;
- F. Modification of Chapter 35 (Temporary Activities) to add a location specific policy and rule;
- G. Modification of Chapter 36 (Noise) to add location specific rules and standards.

5. Statutory framework under the Resource Management Act 1991 (Act)

5.1 Part 2 of the Act

The purpose of a district plan is to assist territorial authorities to carry out their functions in order to achieve the purpose of the Act (Section 72 of the Act). Part 2 of the Act sets out the Act's purpose and principles.

The purpose and principles of the Act are achieved by the outcomes promoted by this Change, as discussed below.

Section 8

Section 8 requires that, in achieving the purpose of the Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The plan change request process has involved, and will continue to involve, consultation with iwi authorities. Part 6 of this document and [APPENDIX B](#) outlines consultation undertaken thus far by the requestor. The plan change request process will necessarily involve consultation with iwi authorities through the serving of notice in addition to the information consultation already undertaken.

The principles of the Treaty are therefore taken into account.

Sections 6 and 7

Section 6 addresses matters of national importance. The section 6 matters relevant to the proposal are:

- (a) *the preservation of the natural character of the coastal environment (including the coastal marine area), wetland, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- (b) *the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
- (c) *the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- (e) *the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers.*

The Change includes land that is subject to the Clutha Māta Au ONF. The Request acknowledges the ONF and continues to protect it from inappropriate subdivision, use and development. The Structure Plan includes an indicative walking and cycling link to the Māta Au / Clutha River and the existing Upper Clutha Track.

No parts of the Site are scheduled as Significant Natural Areas, and the Ecological Assessment ([DOCUMENT 6](#)) concludes that overall, the Site does not meet any criteria for significance under the National Policy Statement for Indigenous Biodiversity. The Structure Plan includes the protection and enhancement of some areas that are of ecological value.

The key Section 7 matters (other matters to which regard must be given) are:

- (b) *The efficient use and development of natural and physical resources:*
- (c) *The maintenance and enhancement of amenity values:*
- (d) *Intrinsic values of ecosystems:*
- (f) *The maintenance and enhancement of the quality of the environment:*
- (g) *Any finite characteristics of natural and physical resources:*

Regarding **efficient use and development and finite characteristics**:

A rural land holding of sufficient size in single ownership, not subject to natural hazard risk or an ONL overlay, and with topographical attributes suitable for a golf resort, is a rare and finite resource. The PDP can ensure the efficient and effective utilisation inherent in the opportunities of the Site's natural and physical resources.

Regarding ***intrinsic values of the ecosystem***:

The Change includes protection and enhancement of the areas on the Site that are of ecological value.

Regarding ***amenity values and quality of the environment***:

- (a) The Change does not impede on the existing rural character landscape, recreational access, and landscape quality of the Site and the surrounding environment;
- (b) The Change will enhance ecological values of the Site;
- (c) The Change will enhance access to the Upper Clutha walkway / cycleway network;
- (d) The Change will enhance recreational opportunities in the Upper Clutha, through the golf courses enabled by the proposed zoning.

The Request therefore achieves the principles in Sections 6 and 7 of the Act.

Section 5

The purpose of the Act, in section 5, is:

5 Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.***
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—***
 - (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and***
 - (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and***
 - (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.***

When a person or community wishes to use resources to enable wellbeing and for their health and safety, they can only do so if the potential of that resource is sustained, its life-supporting capacity is safeguarded, and adverse effects on the environment are avoided, remedied or mitigated.

On the basis of the examination in Part 2.5 of [DOCUMENT 4](#), the objectives of the proposal achieves the purpose of the Act by enabling appropriate activities and development, and accordingly social and economic well-being, in a manner that: sustains the potential of the natural and physical resources of the site and the wider Upper Clutha, for future generations; will continue to safeguard the life-supporting capacity of air, water, soil, and ecosystems; while avoiding or mitigating any potential adverse effects on the environment, including”

- effects on landscape and visual amenity values;
- effects on nature conservation values;
- effects from and on surrounding landuses including Wānaka Airport, State Highway 6, rural activities, and rural lifestyle amenities.

5.2 Section 73 and Schedule 1 to the Act

Any person may request a territorial authority to change a district plan (Section 73(2)), and the plan may be changed in the manner set out in Schedule 1. Clause 22 of Schedule 1 (Form of request) requires that the request:

- shall be made in writing and shall explain the purpose of, and reasons for, the change and contain an evaluation report prepared in accordance with section 32 for the change; and
- where environmental effects are anticipated, shall describe those effects, taking into account clauses 6 and 7 of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change.

The evaluation under Section 32 of the Act is in [DOCUMENT 4](#).

The assessment of effects on the environment, addressing Clause 6 of Schedule 4 (information required in assessment of environmental effects); and Clause 7 (matters that must be addressed by assessment of environmental effects) is in [DOCUMENT 3](#).

Under Clause 25 of Schedule 1 the Council is to consider the request and may reject the request in whole or in part but only on certain grounds, as follows:

- (a) *the request or part of the request is frivolous or vexatious; or*
- (b) *within the last 2 years, the substance of the request or part of the request—*
 - (i) *has been considered and given effect to, or rejected by, the local authority or the Environment Court; or*
 - (ii) *has been given effect to by regulations made under section 360A; or*
- (c) *the request or part of the request is not in accordance with sound resource management practice; or*
- (d) *the request or part of the request would make the policy statement or plan inconsistent with Part 5; or*
- (e) *in the case of a proposed change to a policy statement or plan, the policy statement or plan has been operative for less than 2 years.*

The Council would not have adequate grounds to reject the request under clauses (a) – (d) above because:

- the request is not frivolous or vexatious;
- within the last 2 years, the substance of the request has not been considered by the Council or the Environment Court;
- the request accords with sound resource management practice;
- the request would not make the PDP inconsistent with Part 5 of the Act.

Under clause 25(e), PDP provisions of the RZ have been operative for more than 2 years (excluding Landscape Schedule variations).

5.3 Sections 75(3) and (4) and Section 74(2)(a) of the Act

Under Section 75(3) a district plan must give effect to any national policy statement, any New Zealand coastal policy statement, and any regional policy statement.

The key National Policy Statements (**NPS**) with (even limited) relevance are the NPS-Freshwater Management, the NPS-Indigenous Biodiversity, NPS-Highly Productive Land and the NPS-Urban Development, which are addressed in Part 8 of the section 32 evaluation ([DOCUMENT 4](#)).

Under Section 74(2)(a) of the Act, the *Otago Regional Policy Statement 2019* and the *Proposed Otago Regional Policy Statement 2021* are relevant. These are addressed in Part 7 of the s32 evaluation ([DOCUMENT 4](#)). In summary, the Request is consistent with and achieves the relevant objectives and policies of the relevant RPS's.

Under section 75(4) a district plan must not be inconsistent with a regional plan for any matter specified in section 30(1). The relevant regional plan, the *Otago Regional Plan: Water for Otago* is addressed in Part 7 of the s32 evaluation. In summary, to the extent that the regional plans are relevant, the Change is not inconsistent with them because the amended provisions of the District Plan will continue to give effect to the regional plans.

In relation to s74 (in addition to the matters in s74(2)(a)), the following have been given regard:

- The Queenstown Lakes Spatial Plan 2021;
- The Request does not give rise to any potential for trade competition.

Section 75 sets out the contents of district plans. All of the contents required to be included in a District Plan are included as it relates to this Request, as follows:

- the existing, settled objectives; and
- the policies to implement the objectives; and
- the rules to implement the policies.

Under s75(4), there are no relevant water conservation orders. Any consents required under the regional plan to give effect to the development enabled by the Change will be applied for at the time of subdivision and development.

The changes to the rules promoted in this Change are consistent with Section 76.

5.4 Any other relevant provision of an enactment

There are no other provisions of any enactments that are relevant to the Request.

6. Consultation

Informal consultation by the Requestor has so far been undertaken with multiple parties, including individuals and relevant interest groups. The full extent of this consultation is outlined in [APPENDIX B](#).

7. Documents for the plan change

The following documents provide detail on specialist subjects to support the Request:

Document No.	Document Type	Document Name, Author, Organisation	Date
DOCUMENT 1	Request for the Change	<i>Request for a Change to the Proposed Queenstown Lakes District Plan</i> Jeff Brown/Morgan Shepherd, Brown and Company Planning Group	21 August 2026
DOCUMENT 2	The Change – Structure Plan changes and the provisions	<i>Proposed Additions to the Proposed Queenstown Lakes District Plan</i> Jeff Brown/Morgan Shepherd, Brown and Company Planning Group	21 August 2026

Document No.	Document Type	Document Name, Author, Organisation	Date
DOCUMENT 3	Assessment of Effects on the Environment	<i>Assessment of Effects on the Environment</i> Jeff Brown/Morgan Shepherd, Brown and Company Planning Group	21 August 2026
DOCUMENT 4	Section 32 evaluation	<i>Evaluation under section 32 of the Resource Management Act 1991</i> Jeff Brown/Morgan Shepherd, Brown and Company Planning Group	21 August 2026
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> Andrew Wells et al., Wildlands Consultants	June 2026
DOCUMENT 7	Landscape Assessment	<i>Landscape and Visual Effects Assessment Report</i> Ben Espie, Vivian+Espie	21 August 2026
DOCUMENT 8	Geotechnical Assessment	<i>Geotechnical Report for Plan Change</i> Geosolve	June 2026
DOCUMENT 9	Economic Assessment	<i>Proposed Corbridge Resort Zone Economic Assessment</i> Natalie Hampson, Savvy Consulting	7 July 2026
DOCUMENT 10	Engineering and Infrastructure Assessment	<i>Infrastructure Assessment Report</i> Mike Botting, Patersons	20 August 2026
DOCUMENT 11	Transportation Assessment	<i>Transportation Assessment</i> Andy Carr, Carriageway Consulting	14 August 2026
DOCUMENT 12	Soil Productivity Assessment	<i>Productivity Assessment of Land</i> Stuart Ford, The AgriBusiness Group	7 July 2026
DOCUMENT 13	Contaminated Soil Assessment	<i>Preliminary and Detailed Site Investigation</i> Claude Midgley, Insight Engineering	3 March 2026

APPENDIX A – RECORD OF TITLES



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **OT14C/457**

Land Registration District **Otago**

Date Issued 16 June 1992

Prior References

OT8C/244

Estate	Fee Simple
Area	245.2592 hectares more or less
Legal Description	Section 1 Block II Lower Wanaka Survey District and Section 66-67 Block IV Lower Wanaka Survey District

Registered Owners

SIO No12 Limited

Interests

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

5041484.1 Gazette Notice (2001/1044) declaring adjoining road (S.H. No 6) to be limited access road - 11.5.2001 at 9:31 am

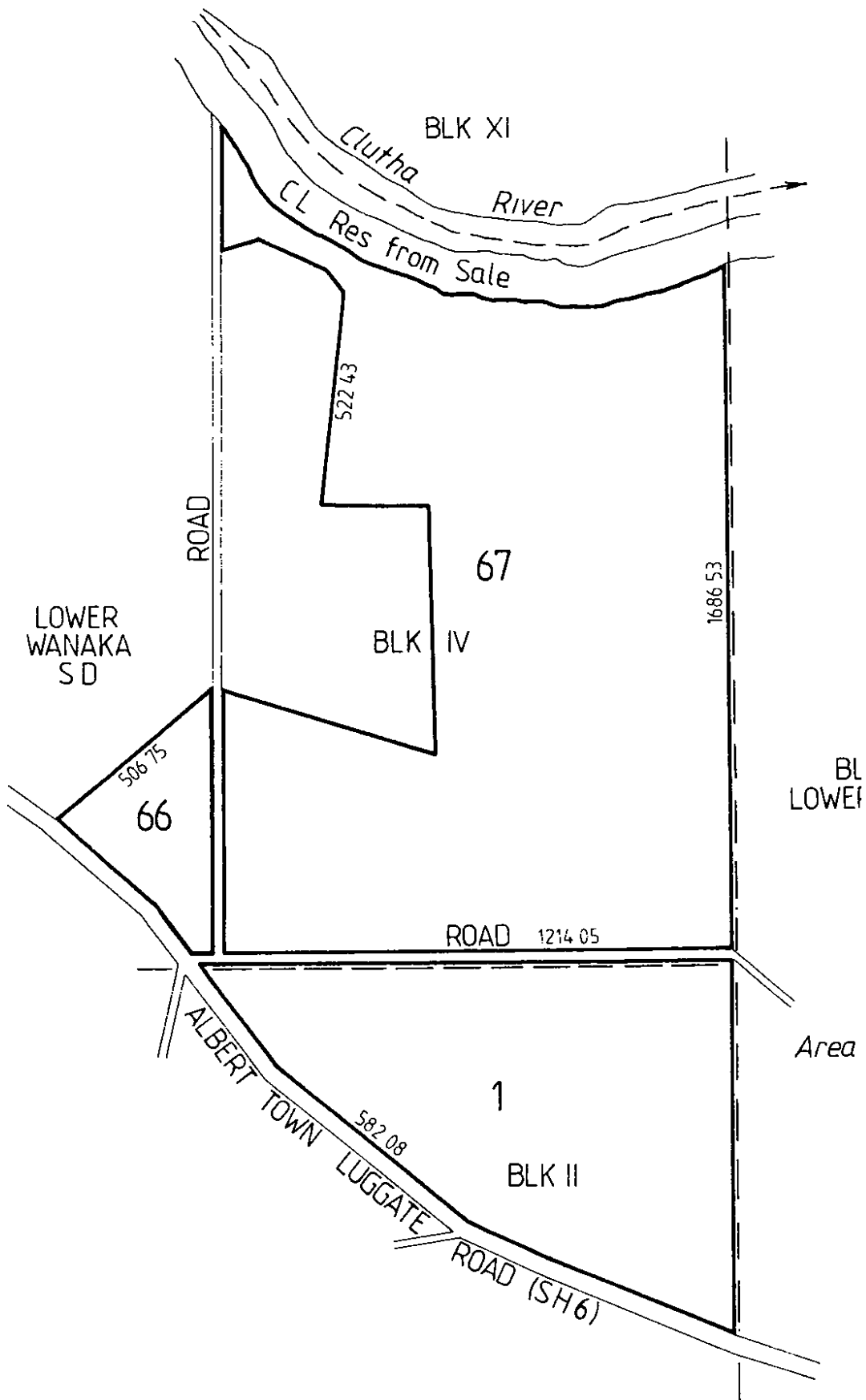
5061036.1 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 18.7.2001 at 1:38 pm

5061036.2 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 18.7.2001 at 1:38 pm

5061036.3 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 18.7.2001 at 1:38 pm

9058499.1 Certificate pursuant to Section 417 Resource Management Act 1991 to Corbridge Estates Limited Partnership - 11.5.2012 at 3:13 pm (affects Section 1 Block II Lower Wanaka SD and Section 67 Block IV Lower Wanaka SD)

Land Covenant in Easement Instrument 9829345.2 - 10.12.2014 at 12:24 pm



7 18615 953



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier OT17A/336
Land Registration District Otago
Date Issued 08 November 1995

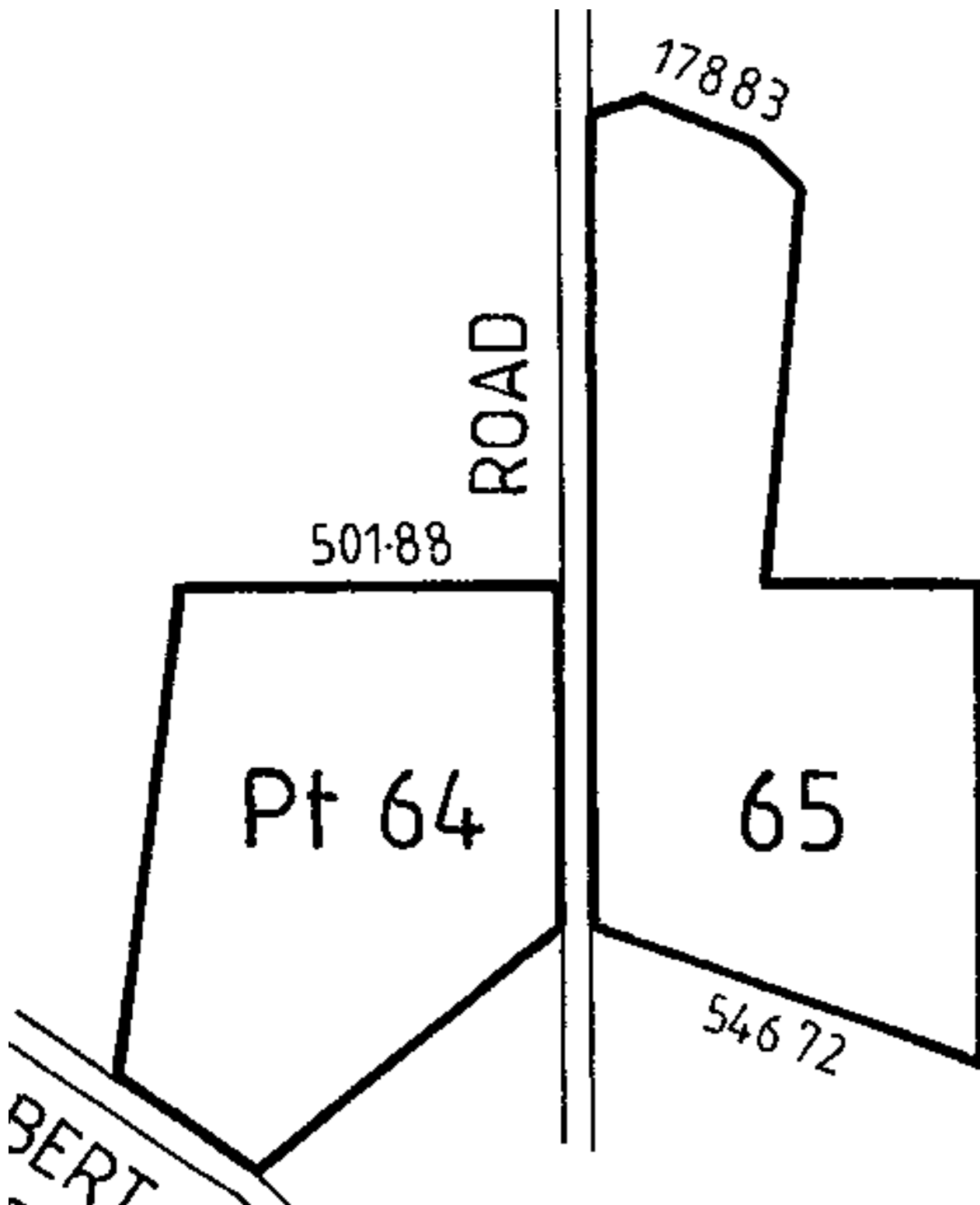
Prior References
OT14C/196

Estate Fee Simple
Area 76.7658 hectares more or less
Legal Description Section 65 and Part Section 64 Block IV
Lower Wanaka Survey District

Registered Owners
SIO No12 Limited

Interests

Subject to Section 11 Crown Minerals Act 1991
Subject to Part IV A Conservation Act 1987
5041484.1 Gazette Notice (2001/1044) declaring adjoining road (S.H. No 6) to be limited access road - 11.5.2001 at 9:31 am
5136378.2 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 11.1.2002 at 11:39 am
Land Covenant in Easement Instrument 9829345.2 - 10.12.2014 at 12:24 pm



APPENDIX B – CONSULTATION AND ENGAGEMENT

Date	Party	Summary / Action
14/08/2025	QLDC Officers (Amy Bowbyes, Alyson Hutton, Sarah Scott, Bridget Gilbert and others)	Site visit with Council to discuss the proposal. Feedback taken into account in the formulation of the Masterplan and provisions.
11/2025 – Ongoing	Aukaha – Michael Bathgate	Site visit with Michael Bathgate. Overview of the proposal, plan change provisions and a copy of the Structure Plan showing the development areas shared via email, and at online meetings. Consultation is ongoing, therefore, no changes made to proposal at this stage.
	Te Ao Marama – Margi Ferguson	
23/04/2026	QLDC Officers (Amy Bowbyes, Alyson Hutton, Bridget Gilbert)	Pre-application meeting with Council. Feedback taken into account in the refinement of the Structure Plan and provisions.
11/05/2026	Queenstown Airport Corporation (QAC) – Melissa Brook	Notified of intentions regarding the plan change proposal and the conceptual master planning, specifically relating to proposed activities and their relationship to the Wanaka Airport Outer Control Boundary (OCB) and Activities Sensitive to Aircraft Noise (ASANs). Subsequent engagement with Wanaka Airport – see below.
14/05/2026	QLDC – John Glover (Mayor) QLDC – Quentin Smith (Deputy Mayor)	Neutral, recognising the Council's duties under the First Schedule of the Act. No changes to proposal required from this feedback.
19/05/2026	Wanaka Golf Club – Terry Carr and Treasurer	Supportive. Suggested providing for some level of Wanaka Golf Club membership access. No changes to proposal required from this feedback.
19/05/2026	Upper Clutha Tracks Trust – John Wellington and David Howard	Keen to see public access preserved. Discussed Wanaka-Luggate trail and support from SIO.
19/05/2026	Mt Barker Residents Association – Jerry Rowley	Supportive. No changes to proposal required from this feedback.
19/05/2026	783 Wanaka-Luggate Highway - John Roberts	Neutral but raised some noise concerns. No changes to proposal required from this feedback.
20/05/2025	WAI Wanaka – Millie Ginnett	Supportive and willing to be involved where appropriate. Discussed stormwater management. No changes to proposal required from this feedback.
21/05/2026	Wanaka Community Board – Simon Telfer	Mostly positive. Noted concerns about traffic, infrastructure etc. No changes to proposal required from this feedback.
28/05/2026	Wanaka Chamber of Commerce – Jodie Stuart (Chair)	Positive. Main concern for Chamber of Commerce is young people leaving in their mid-20s due to housing affordability and jobs. No changes to proposal required from this feedback.
28/05/2026	Lake Wanaka Tourism – Mat Woods	Positive. Discussed employee housing and public access. No changes to proposal required from this feedback.
28/05/2026	Public Open Day	20 attendees. Positive and supportive.

		Matters raised: worker housing, solar, wastewater management, walking track. No changes to proposal required from this feedback.
03/06/2026	New Zealand Transport Agency (NZTA) – Sam Kay	Draft provisions and Transportation Assessment provided. As a result of feedback, provisions updated to include high traffic generating rule and matters of discretion added and Transportation Assessment updated.
16/06/2026	Luggate Community Association – Rod Anderson	Positive. Matters discussed; water supply and loading on existing infrastructure, wastewater and rates impacts on Luggate residents. No changes to proposal required from this feedback.
16/06/2026	Department of Conservation (DOC)	Introduction to the master plan concept and the plan change proposal by way of a letter and the opportunity to provide comment on feedback. Meet in person, no changes to proposal required from this feedback.
17/06/2026	Wanaka Airport – Rachel Sutherland (Wanaka Airport Manager)	Generally neutral. Raised issue around birdstrike risk from waterbodies. This issue is addressed via provisions restricting the construction of new waterbodies within the Zone. Acknowledgement of no built form within OCB.
17/06/2026	Wanaka App – Sue Wards	Information provided and media article published.
17/06/2026	Queenstown Lakes Community Housing Trust – Julie Scott	Supportive and willing to be involved. To consider providing housing to the Trust around Activity Area RW. No changes to proposal required from this feedback.
17/06/2026	Wanaka Sun – Evie Sinclair	Information provided and media article published.
1/07/2026	Forest and Bird	Overview provided via site, no initial concerns identified. No changes to proposal required from this feedback.
2/07/2026	QLDC – Nicola King, Cody Tucker, Niki Gladding, John Wellington and Kathy Dedo	Overall positive, appreciated public access aspects and keen to see visitor accommodation and golf development eventuate. No changes to proposal required from this feedback.
9/07/2026	QLDC	Soft-Lodge draft Plan Change documentation. Feedback taken into account, Structure Plan and provisions amended.