

**Planning & Strategy Committee**

**23 June 2025**

**Report for Agenda Item | Rīpoata moto e Rāraki take [1]**

**Department: Planning & Development**

**Title | Taitara: Recommendation to Accept the Private Plan Change request to Chapter 47 (Proposed District Plan) The Hills Resort Zone of the Proposed District Plan**

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to seek a decision from Planning & Strategy Committee whether to accept or reject a Private Plan Change request, adopt it as a Council-led Plan Change or convert the Private Plan Change to a resource consent application. The Request is from The Hills Resort Limited (THRL) which seeks to make changes to the Proposed District Plan Chapter 47 The Hills Resort Zone and subsequent District Wide Chapters under clause 25 of the Resource Management Act 1991's (RMA) First Schedule.

Recommendation | Kā Tūtohuka

That the Planning & Strategy Committee:

1. **Note** the contents of this report; and
2. **Accept** the Private Plan Change Request under Clause 25(2)(b) of the First Schedule of the RMA 1991.

**Prepared by:**



**Name:** Sean Widdowson  
**Title:** Policy Planner  
**10 June 2025**

**Reviewed and Authorised by:**



**Name:** Dave Wallace  
**Title:** General Manager Planning & Development  
**10 June 2025**

### Context | Horopaki

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#### Plan Change Background

1. A request for a change to Chapter 47 (The Hills Resort Zone; THRZ) of the Proposed District Plan (PDP) was received on the 14/11/2024. The Private Plan Change request was made by the landowner The Hills Resort Limited (THRL) to change the Zone's Structure Plan 'by amending the location and extent of existing Activity Areas, establishing 11 additional Home Sites in the south of the THRZ and providing for three new Activity Areas associated with the resort, along with consequential amendments to provisions arising from these changes'<sup>1</sup>.
2. A change sought to the Structure Plan is to remove the existing nine-hole golf course and relocate 11 home sites over this area. While there are an additional 11 home sites being introduced to part of the Zone currently utilised for golf activity, the overall permitted number of residential units in the Zone is not sought to change, with residential units being removed from elsewhere within the Zone. The Applicant's design statement (Attachment M of the Application) includes a revised structure plan showing the proposed changes relative to the existing Structure Plan layout.
3. It is also noted that while the current THRZ provisions permit the rerouting of the golf courses, the plan change request details that it has been 'determined that the current routing of the golf course could be significantly improved, and that rerouting is necessary to achieve premier status'. While rerouting the course is 'generally permitted' the proposed rerouting would 'necessitate the reconfiguration or relocation of some of the development areas' with the Structure Plan.
4. A request for further information was made by the Council in December 2024, with the response to this request being received on 15/05/2025.
5. The Zone history is that the site was progressively developed through resource consents between 2000 and 2007, and it rated as a "marquee course" by NZ Golf Tourism. The Hills Special Zone was created as a Resort Zone following a submission made to the Proposed District Plan. The Zone's provisions provide a framework for maintaining and further developing the existing golf course<sup>2</sup>. The provisions also enable the development of complementary resort facilities including supporting other recreational activities, clubhouse and restaurant facilities, visitor accommodation, staff accommodation, residential activities and a pedestrian/cycle way through the resort.
6. There is an outstanding Environment Court appeal under Stage 2 of the PDP on land surrounding the THRZ (Boxer Hill Appeal). This is currently being considered outside of this PPC.

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<sup>1</sup> Private Plan Change Request The Hills

<sup>2</sup> Private Plan Change Request The Hills



### Background of Zone regarding Operative Status

7. The THRZ provisions (along with most other parts of the PDP) have not yet formally been made operative by the Council. However, all appeals on the THRZ were settled by consent order of the Environment Court and included in the Proposed District Plan in 2021.
8. Under section 86F of the RMA, the rules for the Hills Resort Zone "must be treated as operative" from the time of the 2021 consent order (as from that point there were no outstanding submissions or appeals). The objectives and policies of THRZ were also beyond challenge at the time of the 2021 consent order.
9. In *Kerikeri Falls*,<sup>3</sup> the Environment Court has considered a similar situation: the relevant rules were treated as operative under section 86F, the objectives and policies were not subject to ongoing challenge, but the provisions had not yet formally been made operative. The Court focused on the time that had passed since the provisions had been settled and considered that they were "beyond challenge". The Court overturned the relevant council's decision to refuse to process the proposed plan change under clause 25 of Schedule 1 of the RMA. Essentially, the provisions were for the purposes of clause 25 treated as having been operative for more than 2 years.
10. In line with *Kerikeri Falls* and the relevant RMA provisions, the Council is not in a position to reject the Private Plan Change Request under clause 25(b) or (e) of the RMA. The THRZ provisions were settled by the Environment Court in 2021, and so for the purposes of clause 25(2) they are treated as having been operative for more than 2 years.

### Analysis and Advice | Tatāritaka me kā Tohutohu

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#### The Request (From the application)

11. Earthworks for the purpose of amending the golf course are permitted activities under the existing provisions. However, as a result of the proposed change the activity areas require reconfiguration. The location and extent of the existing Activity Areas as provided for in the Structure Plan for THRZ are no longer fit for purpose due to conflicts between the redesigned course and these existing development areas.
12. The proposed change is necessary to address this, and to ensure that resort development anticipated by the THRZ can be delivered in a manner that facilitates, recognises, is compatible with and complements the course redesign. In addition, the existing nine-hole 'farm' golf course in the southern part of THRZ will be disestablished as it is not well utilised and is costly to maintain.
13. The proponents note that this is an opportunity to rethink the resort offering in this area and to establish other resort activities (residential, residential visitor accommodation and homestay

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<sup>3</sup> *Kerikeri Falls Investments Ltd v Far North District Council* ENC Auckland A068/09, 17 August 2009.

development), while continuing to maintain a low average density of residential development and principally providing temporary visitor accommodation across the resort.

### **Summary of changes to the Zone as a result of the Plan Change**

14. The THRL has requested a change to the PDP's Chapters 47 (THRZ), 25 (Earthworks) and 27 (Subdivision and Development) to change THRZ provisions through a Private Plan Change Request. This section of the Report summarises the changes requested. A more detailed list of the changes can be found in the Section 32 Report provided by the applicant.
15. The changes proposed include amendments to Chapter 47's Purpose and Policies to reflect the changes proposed to the Zones Structure Plan (SP) and Activity Areas (AA) as well as changes to the Zones Rules. The changes to the Zone's SP are to include new activity areas for a Golf Training Facility, a Sports Courts and Gardens AA and for Helipad AA's as well. The proposal also includes 11 new Homesites, with this being shown in the SP in Figure 1.
16. Amend Section 47.1.2 (Zone Purpose) to include descriptions for the new Activity areas proposed as well as updates regarding Homesite Activity Areas and to delete references to residential activities within Activity Areas.
17. Amend Zones Policies (47.2) to include a new structural planting framework and Structural Planting Area (SPA), reference a new connection between Hogans Gully Road and McDonnell Road and to also include reference to new Activity Areas being created within the Chapter.
18. Amendments to Section 47.4 (THRZ Rules) to include reference to the connection between Hogans Gully and McDonnell Road, to remove requirement for compliance with the Structure Plan Location, to delete relevant matters of control regarding the Landscape Amenity Management Areas (LAMA), to make amendments to various Activity Areas within the Zone and to the Structure Plan and to delete several non-complying rules.
19. Amend Section 47.5 (THRZ activity standards) to amend standards regarding descriptions of a walkway/cycleway, to update standards to maximum building heights to different activity areas, including building coverage standards for the newly proposed Homesites and to delete standards for deleted activity areas, include new standards for buildings in newly created Activity Areas, to amend residential activity standards within visitor accommodation units and to include standards for new planting.
20. To make amendments to the THRZ Structure Plan included at Section 47.7 to include new Activity Areas and new standards for these Activity Areas.
21. Other proposed changes to Chapter 47 include:
  - a. Amend the Indicative LAMA Plans included at Section 47.8 to reflect the changes to the Structure Plan
  - b. Include a new Section 47.9 Hills Resort Zone Plant List

- c. Amend general minor typographical and drafting errors in Chapter 47

22. Consequential amendments to District Wide Chapters are also included within the Plan Change to Chapter 25 (earthworks) and 27 (Subdivision and Development)

### Overlaid Structure Plans

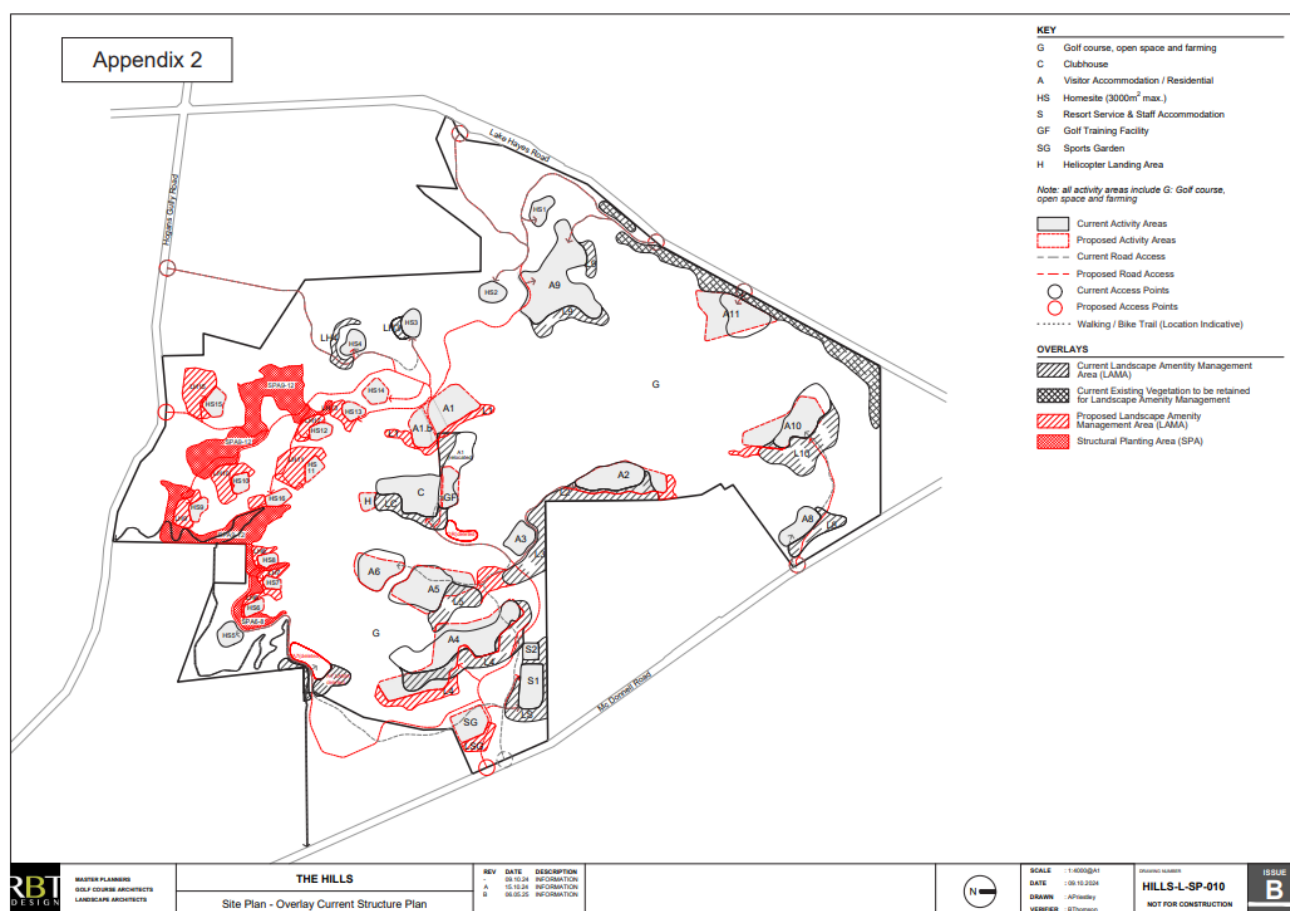


Figure 1 Updated Structure Plan overlaid on existing Plan. Proposed changes to Activity Areas and LAMAs shown in red. Taken from Application Design Statement (Attachment M of Application)

23. The applicant notes that requesting a change to the PDP's Chapters 47, 25 and 27 to change THRZ provisions and Structure Plan will have the disadvantage of the transactional costs of a private plan change, but has the following advantages:

- It will avoid the multiple processes required for non-complying activity resource consents, and associated transaction costs.
- It enables integrated planning for the entire zone on a comprehensive basis.
- It provides certainty for the entire zoned development at the outset.
- It will enable a more efficient, and superior, layout of golf course and resort facilities; and
- It will not cause adverse effects on the environment that cannot be appropriately avoided, remedied or mitigated, as discussed in the reports submitted in support of

this request, including for landscape and geotechnical matters, and in the assessment of effects on the environment.

### **Options Analysis**

24. This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002.
25. In this instance, the Council is required under clause 25 of Schedule 1 of the RMA to either adopt the Private Plan Change Request (in whole or in part), accept the Private Plan Change Request (in whole or in part), deal with the Private Plan Change Request if it were an application for resource consent, or reject the Private Plan Change Request (in whole or in part). Those four options are addressed below.
26. Option 1: Accept the Private Plan Change Request in full or in part
27. Under Clause 25(2)(b) of Schedule 1 of the RMA, the Council may accept a request for a plan change in whole or in part. By accepting a private plan change request the Council is not signalling whether the Plan Change should be ultimately granted or refused on merit; or that changes should not be made. Accepting a plan change request enables public notification and submissions to occur, a period of evaluation, and a public hearing to determine the merits of the Plan Change Request. The final decision to adopt the Independent Hearing Panel's recommendation will then be with Council.
28. In this instance no reason has been identified as to why the Council would only accept part of the Private Plan Change Request rather than the whole of it.

#### *Advantages:*

- Accepting the Plan Change Request would mean that the costs of progressing the proposed plan change would be chargeable to the applicant. Given the nature of the request and potential benefits of the proposed plan change to the applicant, it is appropriate for the applicant to meet those costs. The Council will be able to have input on the Plan Change application in the Schedule 1 process through a submission. The Council's Request for Further Information has received a response which provides Council with the information needed to make a decision as required through Clause 25(1) of Schedule 1 of the RMA.
- Accepting the plan change request would enable the community to make submissions and provide evidence in support of their opinions either in support or opposition to the Plan Change, including at a public hearing.

*Disadvantages:*

- Accepting the plan change request retains it under THRZ's editorial control and it may not voluntarily make changes that submitters or the Council might prefer. However, this is mitigated by the Council being able to make a submission if it feels necessary to raise valid issues for the Hearings Panel to consider. The plan change Hearings Panel can also recommend that the Council to refuse the plan change or make changes within the scope of submissions.

29. Option 2: Adopt the Plan Change Request in whole or in part

30. Under Clause 25(2)(a) of Schedule 1 of the RMA, the Council may adopt a request for a plan change in full or in part. Doing so has the effect of making the plan change a Council-initiated plan change.

31. In this instance no reason has been identified as to why the Council would only accept part of the Private Plan Change Request rather than the whole of it.

*Advantages:*

- Council has full control over the proposal and how it proceeds. This provides greater controls over the impacts of such a change of the Zoning on other Chapters of the Proposed District Plan. The proposal would also be able to be better integrated with other workstreams being undertaken by Council where/if relevant. The Council would also be the Applicant during any hearing that occurs for the Plan Change.

*Disadvantages:*

- Adopting the Plan Change Request would mean that the costs associated with its processing would fall to Council. It would also signal that the Council has decided to support the Private Plan Change in substance.
- The Private Plan Change does not support any Council workstreams (such as giving effect to the Spatial Plan), there are no advantages for Council to divert resources away from other work programmes.

32. Option 3: Reject the Plan change Proposal/ Status Quo

33. Clause 25(4) allows the Council to reject a request for a private plan change, but on the grounds that:

- 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.*

34. In particular, a Plan Change Request may be rejected under clause 25(4)(b) if the 'substance of the request or part of the request' has been considered and been given effect to by the local authority or Environment Court, has been given effect to by regulations under Section 360A; and may be rejected under clause 25(4)(e) if the relevant provisions have been operative for less than 2 years. As explained in the Context Section of this Report, the Council is not in a position to reject the Private Plan Change Request under clause 25(b) or (e) of the RMA.

35. Subclauses (a), (c) and (d) of clause 25 do not apply. The request is not frivolous or vexatious, there is no suggestion that the request is not in accordance with sound resource management practice, and the request (or part of it) would not make the District Plan inconsistent with Part 5 of the RMA (which prescribes among other things the purpose and contents of district plans, and how they must reflect the other relevant policy and planning instruments). The interests of sound resource management practice would be best served through practical opportunities for people to be included within the process through the acceptance of the request which allows for members of the public to submit on the proposed changes.

*Advantages:*

- No potentially adverse effects to the environment as this would leave the zoning under status quo.

*Disadvantages:*

- A local authority can only reject a plan change request on the specific grounds under clause 25(4) of Schedule 1 of the RMA. As set out above, it is considered that none of those grounds apply in this instance. Rejecting the request may therefore result in a challenge to the lawfulness of that decision.

36. Option 4: Deal with the Plan Change Request as if it were an application for a resource consent.

37. Clause 25(3) of Schedule 1 of the RMA allows the Council to treat a request for a private plan change as if it were an application for resource consent under Part 6 of the RMA. The Plan Change



Request is unsuited to being treated as a resource consent and this option is not appropriate. Changes to the Structure Plan and changes to THRZ existing Activity Areas could not be reasonably addressed through a resource consent, and as such this option is not appropriate in this case.

### *Advantages:*

- Would not incur costs of the Plan Change process for either the Council or the Applicant.

### *Disadvantages:*

- The amendments requested in the Plan Change Request could not be entirely addressed through the resource consent process. The extent to the proposal's requested changes to the Zone's existing Activity Areas and Structure Plan would not be able to be processed as a resource consent.
- Given the extent of changes sought to the SP, it is considered more cost effective to purpose a PPC as opposed to a number of Non-Complying resource consents.

38. This report recommends **Option 1** (Accept the Plan Change Request in Full) as there are insufficient grounds that would warrant the rejection of the request and that the request is not suitable to be processed as a resource consent. Adopting the request is not preferred, as doing so would transfer the costs of the proposed request from the applicant to the Council and have different effects of legal weighting for the plan change.

39. The Council has received the necessary information required to make its decision under in Clause 25 of Schedule 1, and as such does not need to request additional information to decide on which option is the most appropriate.

## Consultation Process | Hātepe Matapaki

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### Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

40. This matter is of low-medium significance, as determined by reference to the Council's Significance and Engagement Policy 2024 because of the lower impact regarding climate change impacts and importance to the District, while having a higher impact on community interest (especially from those in the vicinity of the Zone).

41. The persons who are affected by or interested in this matter are the landowner, landowners of surrounding or nearby properties, iwi, and the regional council (ORC). These parties will be notified if the Plan Change request is accepted.

42. The Council has sought further information from the Applicant (THRL) regarding the impact of the proposed changes on the lots in close proximity the Zone. If the Plan Change Request is accepted and notified, this will allow for engagement by potentially affected parties as outlined in Schedule 1 of the RMA.

### Māori Consultation | Iwi Rūnaka

43. The Council has not undertaken direct consultation of its own with mana whenua and no evidence has been provided by the applicant of any engagement which has occurred. If the Plan Change was accepted mana whenua would have the opportunity to make submissions and be heard.

### Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

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44. This matter relates to the Strategic/Political/Reputation risk category. It is associated with RISK10056 Ineffective provision for the future planning and development needs of the district within the QLDC Risk Register. This risk has been assessed as having a moderate residual risk rating.
45. The approval of the recommended option will support the Council by allowing it to retain the risk at its current level. This shall be achieved by processing the Plan Change in accordance with the requirements of the Resource Management Act.

### Financial Implications | Kā Riteka ā-Pūtea

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46. The costs of the Proposed Plan Change have been incurred by the applicant as of now. The costs would be covered by either Council or the applicant going forward depending on the Option taken.
47. If the Council accepted the plan change, then all costs associated with it would fall to the Applicant to meet.
48. If the Council adopted the plan change, then all costs associated with it would fall to the Council to meet.
49. If the Council rejected the plan change no direct costs would be occurred however, costs associated with legal action may occur.
50. If the plan change was converted into a resource consent no costs would be incurred by the Council.

### Council Effects and Views | Kā Whakaaweawe me kā Tirohaka a te Kaunihera

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51. The following Council policies, strategies and bylaws were considered:

- Proposed District Plan
- Queenstown Lakes spatial plan

52. The recommended option is consistent with the principles set out in the named Policies.

53. This matter is not included in the Long Term Plan/Annual Plan

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**Legal Considerations and Statutory Responsibilities | Ka Ture Whaiwhakaaro me kā Takohaka Waeture**

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54. Requests to change the District Plan are subject to provisions of the Resource Management 1991. The Applicants Plan Change Request has been prepared in accordance with the relevant provisions of that Act and sufficient information has been provided to enable the Council to make a Clause 25 First Schedule decision. This report has also been prepared to allow the Council to comply with Clause 25's requirements.

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**Local Government Act 2002 Purpose Provisions | Te Whakatureture 2002 o te Kāwanataka ā-Kiaka**

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55. Section 10 of the Local Government Act 2002 (LGA) states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. Accepting the requested Plan Change to be processed will allow for members of the community to submit on the requested changes, which is consistent with Section 10(a) of the LGA.

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**Attachments | Kā Tāpirihaka**

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A	Updated Structure Plan and Indicative LAMA Plans
B	Traffic Assessment
C	Overview of Surrounding Development
D	Height Rationale
E	Final Landscape Assessment
F	Aerial Mapping
G	Photomontages and Methodology
H	Email Correspondence with QTT
I	Proposed District Plan Provisions Updated
J	Request for Plan Change
K	Assessment of Environmental Effects
L	Updated Section 32 Evaluation
M	Design Statement
N	Request for Further Information
O	Response to Further Information Request

Attachment A: Updated Structure Plan and Indicative LAMA Plans

**KEY**

G

Golf course, open space and farming

C

Clubhouse

A

Visitor Accommodation / Residential

HS

Homesite (3000m<sup>2</sup> max.)

S

Resort Service & Staff Accommodation

GF

Golf Training Facility

SG

Sports Courts and Gardens

H

Helicopter Landing Area

Note: all activity areas include G: Golf course, open space and farming

Activity Areas

Road Access

Access Point

Walking / Bike Trail (Location Indicative)

**OVERLAYS**

Landscape Amenity Management Area (LAMA)

Existing Vegetation to be retained for Landscape Amenity Management

Structural Planting Area (SPA)

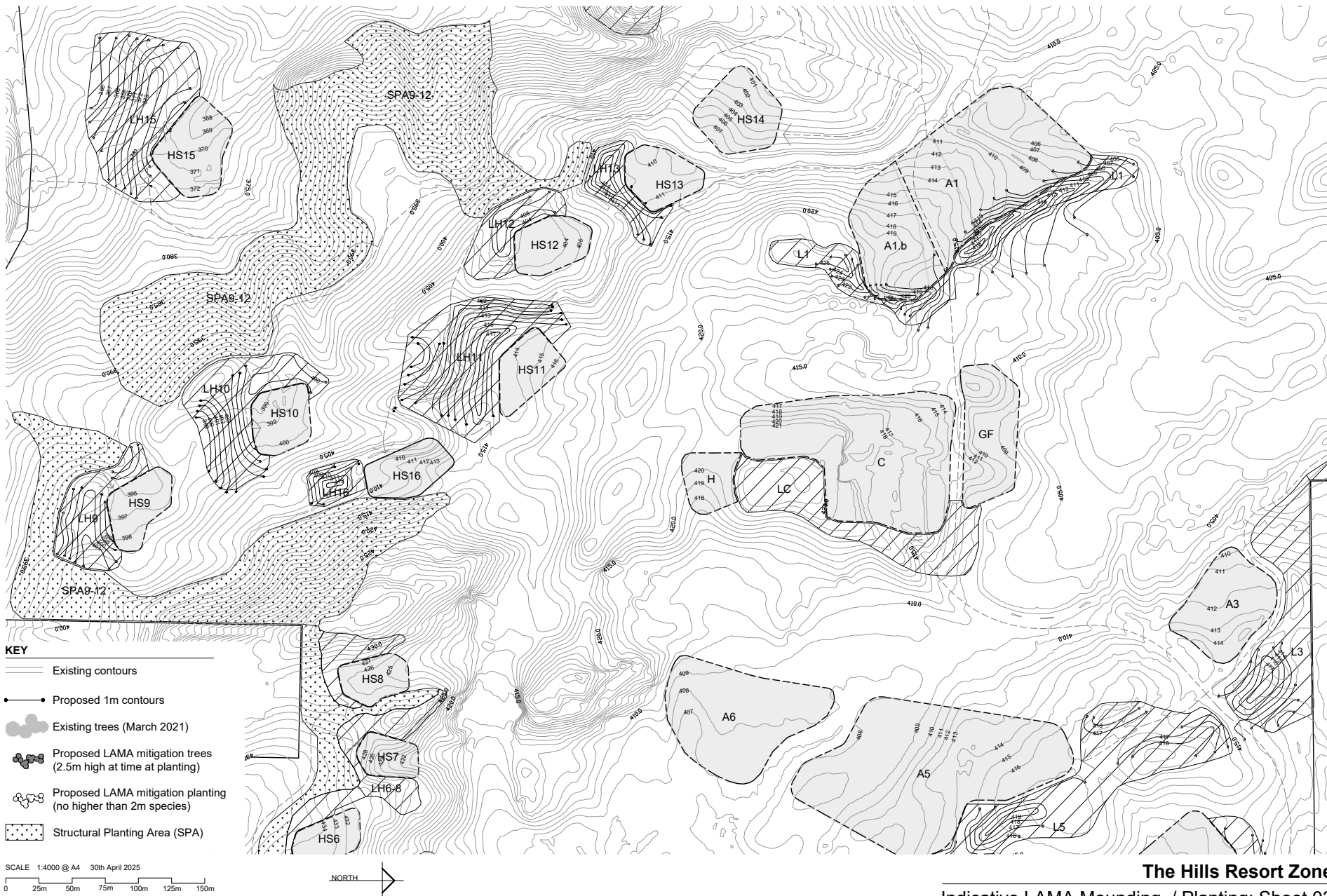


SCALE 1:12500 @ A4 30th April 2025

0 100m 200m 300m 400m 500m



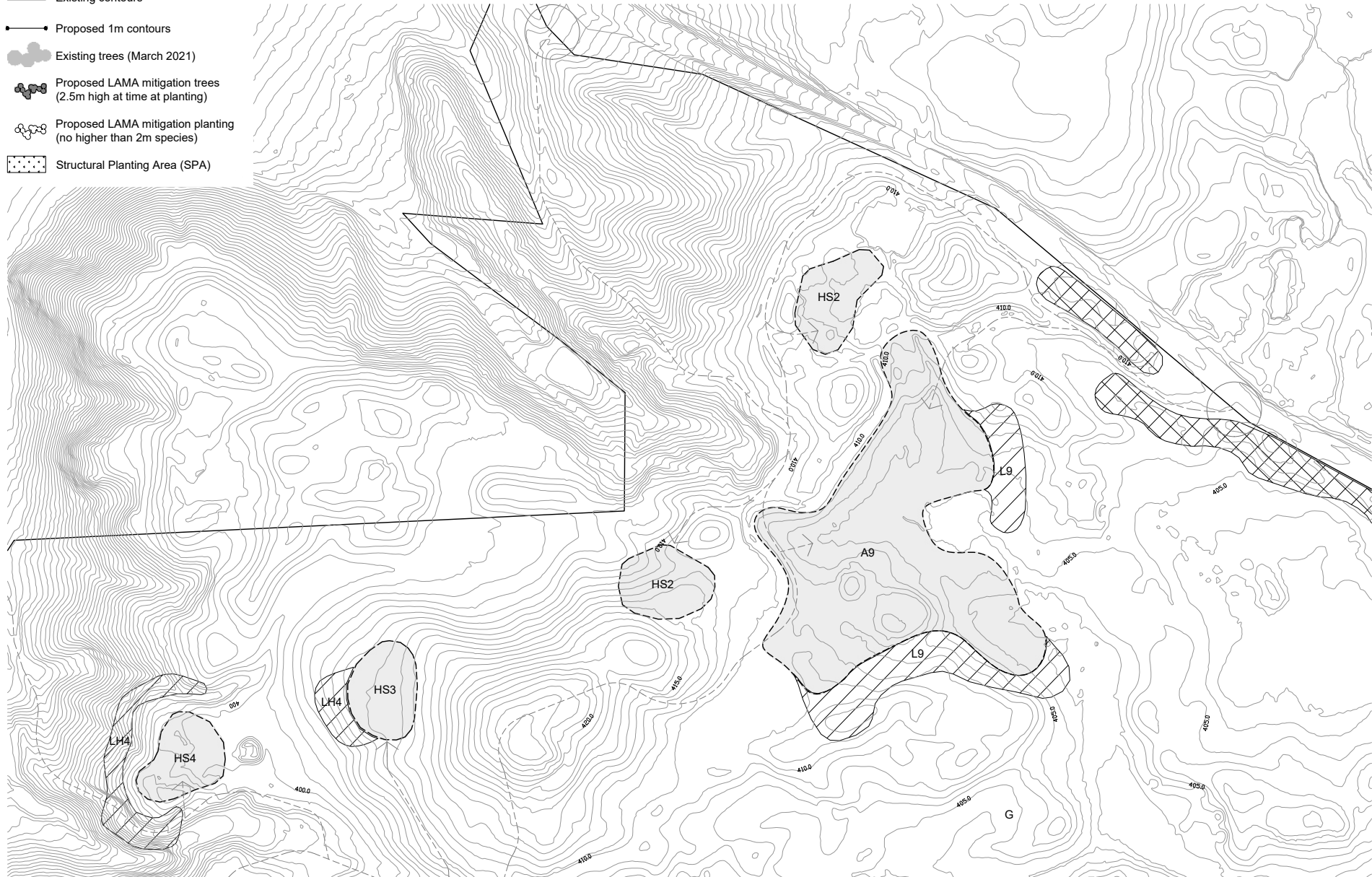






# KEY

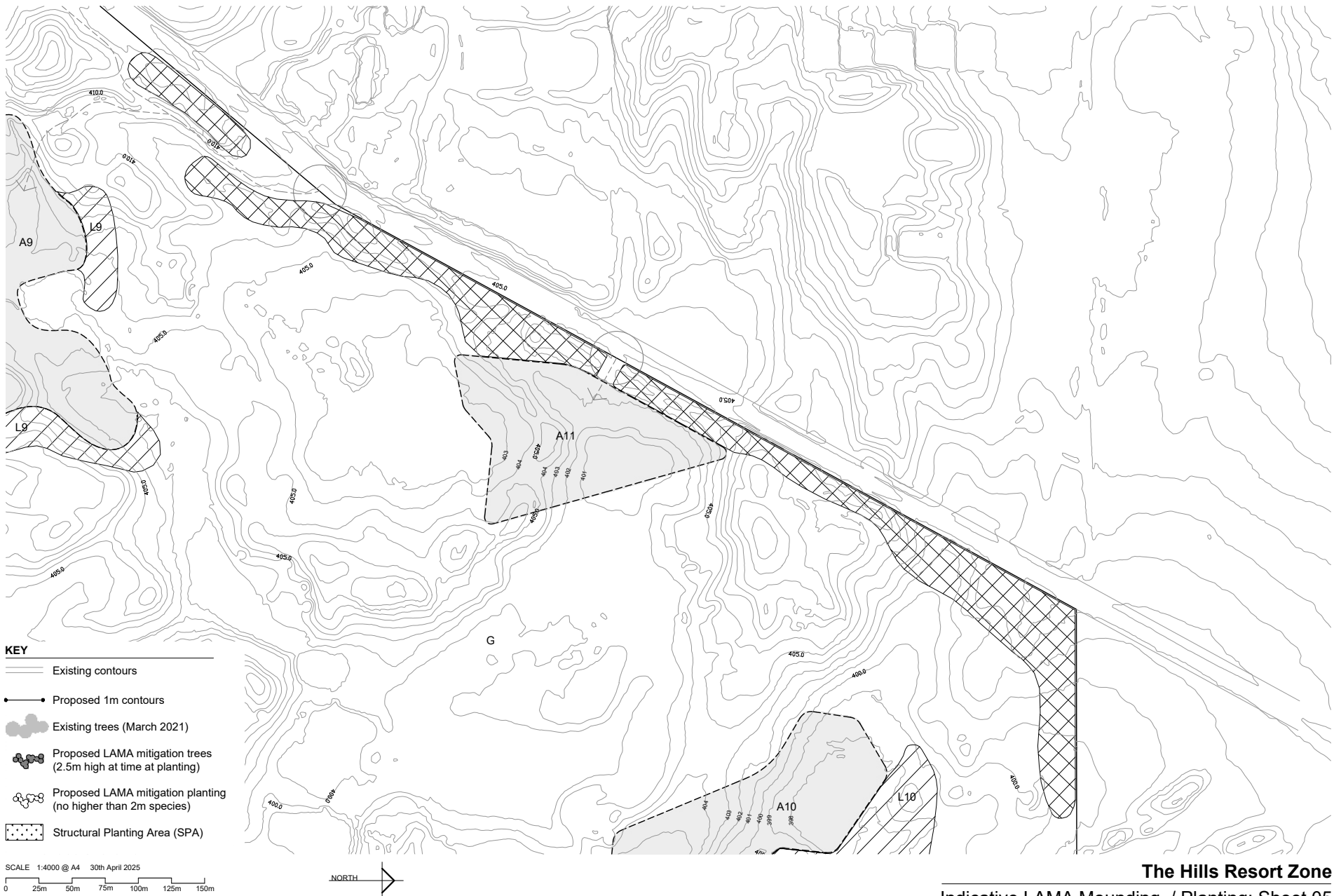
- Existing contours
- Proposed 1m contours
- Existing trees (March 2021)
- Proposed LAMA mitigation trees (2.5m high at time at planting)
- Proposed LAMA mitigation planting (no higher than 2m species)
- Structural Planting Area (SPA)



SCALE 1:4000 @ A4 30th April 2025  
0 25m 50m 75m 100m 125m 150m



**The Hills Resort Zone**  
Indicative LAMA Mounding / Planting: Sheet 04





CCL Ref: 15077-070225-edgley

7 May 2025

The Hills Resort Limited  
164 McDonnell Road  
RD1  
Arrowtown  
9371



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P. 03 377 7010  
E. office@carriageway.co.nz

For the attention of Christine Edgley, Brown and Company Ltd

**By e-mail only: [christine@brownandcompany.co.nz](mailto:christine@brownandcompany.co.nz)**

Dear Christine

### **Proposed Private Plan Application: The Hills Response to Request for Further Information**

Further to our e-mails, we understand that a private plan change request has been lodged for The Hills in Arrowtown, and subsequent to this, Queenstown Lakes District Council has requested further information (**RFI**) regarding several matters. A number of these relate to transportation issues, and this letter responds to the matters raised.

For ease of reference we firstly summarise the matter before responding, and we have also adopted the numbering used in the Council RFI. We visited the site in January 2025.

***Matter 1: Site Access: Please confirm the suitability of the new accesses from a traffic safety perspective, including sight distances from the access points onto the road, and whether and existing (or proposed) vegetation needs to be modified to achieve adequate access safety.***

#### *Background*

The proposal lodged on 15 November 2024 identifies two new access points onto the roading network, one onto Hogans Gully Road and a new service/construction access approximately 70m from the existing access on McDonnell Road. We understand that the service/construction access is no longer being pursued, and therefore our response addresses only the proposed access onto Hogans Gully Road.

We have also clarified that:

- The access will be designed as a vehicle crossing rather than a roadway. We have therefore assessed it under the provisions of the District Plan rather than the Austroads Design Guide; and
- It is likely the homesites accessed from the new Hogans Gully Road access will be used for residential purposes, but unlimited Residential Visitor Accommodation use is also provided for.

Our assessment below takes these matters into account.

Hogans Gully Road is a Collector Road under the District Plan roading hierarchy. The seal is 6.2m wide and the road does not have edgelines or a centreline marking. The gradient is in the order of 1 in 14 (7%). The posted speed limit is 80km/h.

The proposed access location is positioned on the outside of a curve on Hogans Gully Road, and is sited in the current location of a rural access and vehicle crossing.



**Photograph 1: Existing Access and Vehicle Crossing**

### *General Road Safety Matters*

Because the proposal is presently informed by a Structure Plan, matters of detail (such as the width of the accessway) are not currently available. We have therefore assumed that the detailed design will meet the provisions of the District Plan in respect of design, width and gradient (Rules 29.5.13 to 29.5.16) or consents will be sought and an assessment carried out the anticipated effects of non-compliance at that time.

The MobileRoad website sets out that Hogans Gully Road carries 440 vehicles per day, and we understand from the AEE that the access will serve HS9-16 (in other words, 8 lots). Given these traffic flows, we do not expect that the access will operate with congested traffic conditions, and we therefore do not consider that traffic volumes will materially affect road safety.

### *Sight Distances*

Sight distances are measured in accordance with Rule 29.5.17 and Diagram 11 of the District Plan. For the posted speed limit of 80km/h on Hogans Gully Road:

- Residential activity requires a sight distance of 115m; and
- Non-residential activity requires a sight distance of 175m.

Measured at 3.5m back from the edge of the nearest traffic lane (Point (c) of Diagram 11), the sight distance towards the west is in excess of 175m, meeting the provisions for both residential and non-residential activity.





**Photograph 2: Sight Distance to the West**

There is a small amount of overgrown vegetation within the sight triangle but this can easily be addressed through mowing the verge.

Towards the east, the sightline is limited by the topography and the curve of the road, and a sight distance of 77m is available. Again, there is a small amount of overgrown vegetation within the sight triangle but this can be resolved through mowing the verge.



**Photograph 3: Sight Distance to the East**

As can be seen from Photograph 3, this part of Hogans Gully Road is curved. Based on aerial photographs, the radius is 55m which suggests an operating speed for drivers travelling around the curve of 50km/h. Although we did not undertake any formal survey of vehicle approach speeds on this section of the road (due to the very low traffic volumes), our observations of the 5 vehicles that were present during our site visit supported a view that speeds were of this scale.



Applying this to the provisions of Rule 29.5.17, then for a 50km/h speed:

- Residential activity requires a sight distance of 45m; and
- Non-residential activity requires a sight distance of 80m.

Accordingly, the sight distance for residential activity is met (and exceeded). For non-residential activity, there is presently a small (3m) shortfall in the expected sightline. We note though that only a small change in the operating speed of 1km/h would mean that the existing sightline of 77m would be appropriate.

The earth bank on the inside of the curve appears to be loose, sandy material:



**Photograph 4: Composite of Earth Bank**

We also note that the legal road reserve extends approximately 10m from the edge of the seal. Accordingly, we do not expect that there would be any difficulties in undertaking minor works within the legal road reserve to remove part of this bank in order to lengthen the sightline available, if at the time of subdivision or land use consent, this is assessed as necessary.

Prior to this being done however, we recommend that a detailed speed survey is carried out in the vicinity of the access in order to fully quantify vehicle operating speeds and therefore ensure that the extent of any earthworks are appropriate. This survey could be undertaken at the time of or prior to subdivision or resource consent being sought to establish dwellings on the homesites served by the new Hogans Gully access.

Diagram 11 of the District Plan also requires measurement of a sightline from the edge of the seal furthest away from the access (Point (b)). However sightlines are measured in locations where road users may be present and need to see other road users or road geometries, and in this case the presence of the bank means that no road user could be positioned at Point (b). We therefore do not consider it is relevant for the purposes of this assessment.

That said, we are of the view that it is important to ensure that a westbound vehicle is able to see a vehicle that has stopped in the movement lane prior to turning right into the access, to ensure that it does not run into their rear. At present, this sight distance is in the order of 40m.

Anticipating an operating speed for approaching vehicles of 50km/h (as noted above), this means that:

- There is a shortfall of 5m in the sightline for residential activity; and
- There is a shortfall of 40m in the sightline for non-residential activity.

Based on aerial photographs, we estimate that earthworks to batter back the current bank would potentially be less than 0.5m for residential activities within the site in order to achieve an appropriate sight distance. If non-residential use is proposed, the bank would need to be battered back further to achieve an appropriate sight distance, which we estimate to be in the order of 3.5m. Again though, we highlight that cadastrals suggest that the legal boundary is 10m from the edge of the seal, meaning that these works can all take place within the road reserve. We also highlight that a different operating speed would affect the extent of earthworks.

### *Form of Access*

The form of the vehicle access is a relevant matter for the purposes of assessing road safety, because if the vehicle crossing was unsuitable for the volume and/or speed of traffic using it, this presents an inconsistent roading environment to drivers.

As an initial assessment, we have reviewed the expected provisions of the District Plan on the basis that this sets out the community's expectations for such roads and vehicle crossings. There are two rules that could potentially apply, Rule 29.5.14 (which applies to accesses serving urban zones) and Rule 29.5.15 (which applies to accesses serving a subset of rural zones). However the activity zone (The Hills Resort) is not mentioned under Rule 29.5.15. The remainder of Hogans Gully Road serves Wakatipu Basin Rural Amenity Zone (which is addressed in Rule 29.5.15) and Hogans Gully Resort (which is not).

Overall, approximately 51% of Hogans Gully Road serves land use activities not mentioned in Rule 29.5.15, suggesting that on balance, this Rule may not apply. However to consider this further, we have taken a first principles approach.

The cross-section of Hogans Gully Road has shoulders and swales, indicating a rural type formation. As the posted speed limit is 80km/h, with a favourable geometry then speeds of 85km/h or above could be expected but in this case speed data extracted from the TomTom database indicates an average speed over the length of the road of 66km/h. This shows that the geometry serves to reduce speeds (as set out above).

The purpose of the widening shown on the vehicle crossing diagrams of the District Plan is to allow for vehicles to pass one another, particularly when a right-turning vehicle is waiting within the road. As noted above, the traffic flows on Hogans Gully Road are in the order of 440 vehicles per day (two-way) which indicates that peak hour flows will be in the order of 1.2 vehicle movements per minute (on average). Given that the access will only serve 8 lots, we would expect that in the peak hours, a total of 5 vehicles would turn into the access from both directions (and therefore less than this for vehicles turning right into the site). Given this, we consider that the potential for a right-turning vehicle to have to wait for another vehicle that is travelling eastbound, and for another westbound vehicle to then also arrive, is extremely small. As such, the need for any seal widening to allow for vehicles to pass is considerably reduced.

We also highlight that anticipating that speeds of westbound vehicles<sup>1</sup> are as expected above, and that suitable sight distances are provided, these will both mean that in the unlikely event a westbound driver encounters a vehicle that has stopped within the movement lane prior to turning

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<sup>1</sup> Subject to confirmation through the speed survey discussed previously

right into the access, the westbound driver will be easily able to see the turning vehicle and stop in good time. In practice, because of the low traffic flows, even under this scenario we would expect that the right-turning vehicle will have largely completed its manoeuvre by the time that the westbound vehicle arrives at the access.

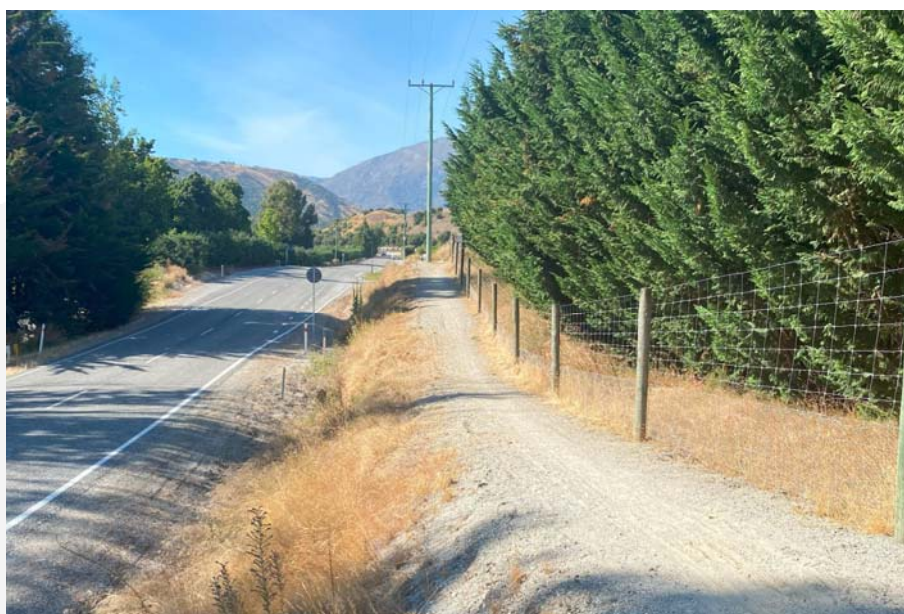
Consequently, provided that westbound traffic speeds are in the order of 50km/h (as calculated above), and that appropriate sight distances are provided, we do not consider that shoulder widening is needed at the proposed vehicle crossing from an efficiency or safety perspective.

That said, if at the time a resource consent application is made, the Council was to take an alternative view and seek shoulder widening, we highlight that there is sufficient width in the road reserve between the current formed edge of the seal and the road boundary that it would be possible to widen the seal wholly within the legal road reserve.

***Matter 18: Please identify any adverse effects on the Trail users experience and whether the existing indicative entry point onto McDonnell Road is more appropriate from both a safety perspective and a user experience perspective***

We are unable to comment on the 'experience' of a Trail user, but we note that an email from the Queenstown Trails Trust dated 7 February 2025 set out that in their opinion, the user experience was better under the proposed trail entry point to McDonnell Road location, as compared with the entry point shown on the operative zone Structure Plan.

We have visited the location of the operative and proposed trail entry points to McDonnell Road and note that both locations are very similar. Importantly, both connect onto an existing gravelled walkway that in parts is elevated above the level of the adjacent roadway.



**Photograph 5: Walkway Alongside McDonnell Road**

In our view, the only material differences between the operative and proposed entry points are firstly, that in the immediate vicinity of the proposed entry point is a powerpole which serves to split the existing walkway in two, with each side having a lesser width, and secondly, that the existing walkway is elevated to a greater extent at the proposed trail entry point than in the operative entry point location.



With regard to the effects of the powerpole, we consider that this is a design-related matter that can be addressed at the time that resource consents are sought and there are a range of possible solutions to this (including, but not limited to, simply relocating the powerpole slightly).

The elevation of the proposed entry point above the level of the McDonnell carriageway has a number of outcomes in our view. Firstly, we consider that a barrier may be required to prevent cyclists from 'overshooting' the end of the trail and then sliding down the bank. Secondly, moving from the proposed trail entry point directly onto the McDonnell carriageway is not possible due to the height difference between the proposed trail and the carriageway, whereas the operative entry point location would allow for cyclists to immediately join the carriageway due to the minimal height difference. This then means that to move between the carriageway of McDonnell Road and the proposed trail, cyclists will have to travel for a short distance along the existing walkway. However they cannot lawfully cycle on this because, as far as we can ascertain, it is not formally designated (or signposted) as a shared route<sup>2</sup>.

That said, the walkway lies within the legal road reserve of McDonnell Road, and so we therefore consider that this is largely also a design-related matter, which can be addressed when resource consents are sought.

Overall, in our view we do not consider that either location has inherent safety advantages over the other, subject to the matters noted above being resolved through an appropriate scheme design.

### ***Additional Matter***

We have also been asked to comment on a proposal to relocate the existing main entrance to the resort on McDonnell Road by 50m further south. This would result in it being moved further from the slight curve on McDonnell Road.

We do not consider that the proposed relocation will present any adverse road safety concerns. There is sufficient width available within the legal road reserve to provide a vehicle crossing design that complies with the District Plan provisions, and the alignment of McDonnell Road means that appropriate sight distances are easily achieved (175m for the posted 80km/h speed limit). The proposed location is not close to any intersections.

We highlight that there is a powerpole in the vicinity of the proposed access. Depending on the specific location of the access, this may require relocating so that it is further from the edge of the seal of the access. However as the powerpole is set against the road boundary, it does not lie within the sight triangles. We consider that the relative location of the powerpole with respect of the relocated access will be considered when resource consents are sought (and we also highlight that the design of the relocated access will also be subject to Engineering Approvals because it connects to a vested road).

### ***Summary***

#### ***Matter 1: Suitability of the proposed access onto Hogans Gully Road***

Based on our assessment, we consider that the sight distance towards the west of the proposed access is appropriate for the posted speed limit.

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<sup>2</sup> There is a requirement for the provision of signs on shared paths under Land Transport Rule: Traffic Control Devices (Clause 11.4(1)). However as no such signs are in place, this indicates it is not a defined shared path.

Towards the east, the road curves and visibility is restricted but the curve also slows the speeds of vehicles. Traffic flows on the road are low, which means that a formal speed survey has not been undertaken, but based on small number of on-site measurements and inspection of aerial photographs, vehicle speeds in the order of 50km/h can be expected.

When the expected traffic speeds are taken into account, the existing sightline meets the required distance for residential activities, but has a slight shortfall for non-residential activities. However the legal road is set back from the edge of the seal by approximately 10m in this location, meaning that it is straightforward to increase the sightline through minor earthworks, should this be determined to be required at the time resource consents are sought.

We also consider that earthworks may be required to ensure that westbound drivers are able to see a vehicle turning right into the site and stop before colliding with them (for both residential and non-residential activities). Again, the position of the seal within the road reserve means that these works will be able to be carried out within the legal road reserve, with the extent of the works being informed by the observed traffic speeds.

On this basis, we consider that the proposed site access will be able to operate without adverse road safety effects arising, subject to the improvement of the available sight distances (with the latter dependent on the outcomes of a speed survey). As these works can be carried out within the legal road reserve, we consider that they are able to be addressed in detail when engineering approvals are sought. Accordingly, we are able to support the proposed site access location.

We have also considered the form of the vehicle crossing. Overall, provided that westbound traffic speeds are in the order of 50km/h (as calculated above), and that appropriate sight distances are provided, we do not consider that shoulder widening is needed at the proposed vehicle crossing from an efficiency or safety perspective.

Finally, prior to confirmation of any earthworks, we recommend that a detailed speed survey is carried out in order to ensure that the westbound operating speed is properly assessed, and therefore that the earthworks result in sight distances that are suitable for the prevailing speeds of approaching vehicles. For the avoidance of doubt, we consider that the speed survey and determination of the extent of earthworks is matter that can be addressed at the time of subdivision or resource consent.

#### *Matter 18: Adverse effects on Trail users regarding the relocation of the access point onto McDonnell Road*

We consider that there is little difference in practice between the two locations, although the proposed location requires consideration of the difference in elevation between the walkway and the presence of a powerpole. We also consider it is likely that in order to allow for cyclists to join the main carriageway of McDonnell Road, part of the existing walkway may need to be formally designated as a shared walking and cycling route. However all works lie within the legal road reserve and so we consider that these matters can be addressed when resource consents are sought.

#### *Additional Matter: Relocation of Existing Main Entrance*

We do not consider that the proposed relocation will present any adverse road safety concerns, since an appropriate layout can be provided and appropriate sightlines are available. We highlight the presence of a powerpole in the vicinity of the proposed access which may require relocation (depending on the specific location of the access) but we expect that this matter will be considered when resource consents are sought and through Engineering Approvals.



Please do not hesitate to contact me if you require anything further or clarification of any issues.

Kind regards

**Carriageway Consulting Limited**

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**Traffic Engineer | Director**

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Attachment B

Overview of surrounding development context

The following information is provided in response to point (3) of the request for further information dated 11 December 2024.

The locations for which information was sought as set out in (a)-(e) of the request are shown in **Figure 1** below. The consenting and zoning information for each identified site is listed by corresponding map number in **Table 1** below.

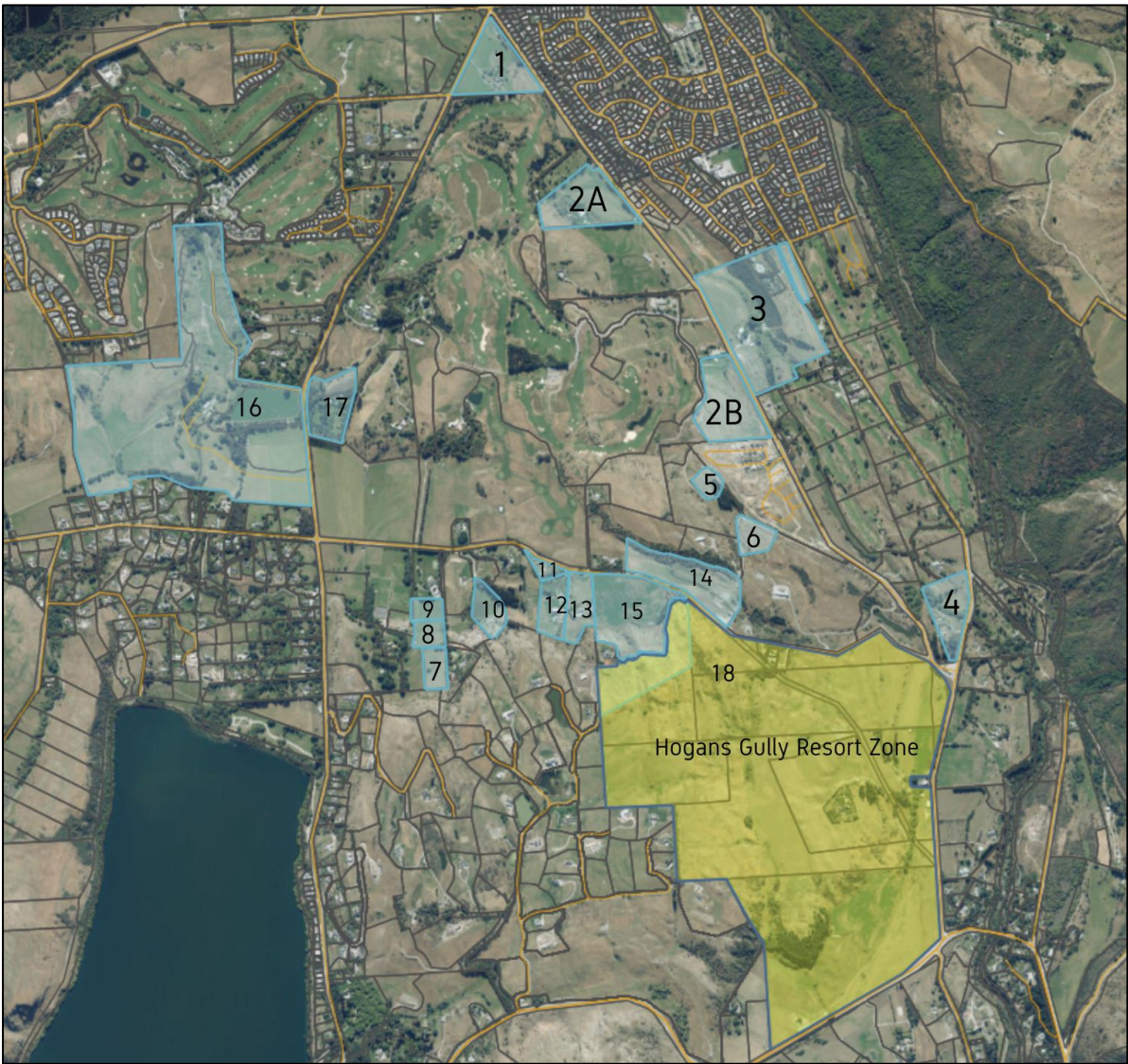


Figure 1: Map showing locations of land identified in (a)-(e) of point (3) of the request for further information

**Table 1:** Description of development enabled by approved zoning and/or resource consents for land identified in (a)-(e) of point (3) of the request for further information

Map number	Location	Description of development
1	508 Arrowtown-Lake Hayes Road (A Feeley, E Borrie & LP Trustees Limited)	<b>[2023] NZEnvC 263<sup>1</sup></b> Rezoning of land to from Wakatipu Basin Rural Amenity Zone to Wakatipu Basin Lifestyle Precinct, with site specific provisions regarding staggered setbacks of buildings and building platforms within 250m of the intersection of McDonnell Road and Arrowtown Lake Hayes Road, and a maximum of six residential dwellings.
2a	112 McDonnell Road (Hanan and Banco)	<b>[2023] NZEnvC 278<sup>2</sup></b> Confirmation of zoning of land as Wakatipu Basin Lifestyle Precinct, subject to specified modifications to Chapters 24 and 27, and Sch 24.8 of the PDP. The modifications to provisions included requirements to avoid a linear pattern of built development where that may contribute to a perception of urban sprawl along McDonnell Road from key viewpoints, and a rule restricting the number of residential building platforms located east of the 398masl contour closest to McDonnell Road to two. The default Precinct minimum (6000m <sup>2</sup> ) and minimum average (1ha) lot sizes apply.
2b	174 McDonnell Road (Hanan and Banco)	<b>[2023] NZEnvC 278</b> Confirmation of zoning of land as Wakatipu Basin Lifestyle Precinct, subject to specified modifications to Chapters 24 and 27 of the PDP. The modifications to provisions included bespoke setbacks from McDonnell Road and the boundary with the adjacent Arrowtown Retirement Village, and access restrictions. The default Precinct minimum (6000m <sup>2</sup> ) and minimum average (1ha) lot sizes apply.
3	175 McDonnell Road	<b>RM220254</b> – Change to condition 1 of RM200620 to vary the toilet block. <b>RM230525</b> – Change to condition 1 of RM200620 (varied by RM220254) to allow for alterations to a heritage building and the establishment of a toilet block.
4	278 Centennial Avenue	<b>RM230106</b> – Construct a garage on a site with no registered building platform that encroaches into the boundary of two sites.
5	218 McDonnell Road	<b>RM220893</b> – Subdivide 216 McDonnell Road into three titles with two new building platforms with associated earthworks, access and landscaping.
6	272 McDonnell Road	<b>RM230372</b> – Construct a residential unit and detached garage outside of the building platform with associated earthworks, and change consent notice conditions to build outside of the building platform and breach maximum building height.
7	30 Hogans Gully Road	<b>RM230238</b> – Construct a dwelling inside the building platform, water tanks outside the building platform, and associated earthworks.
8	32 Hogans Gully Road	<b>RM230956</b> – Construction of a residential unit and residential flat with associated earthworks, access and services, and change to consent notice conditions.
9	34 Hogans Gully Road	<b>RM220518</b> – Cancel consent notice conditions as they relate to water supply, building visibility, building restriction covenants, and onsite sewerage treatment.
10	60 Hogans Gully Road	<b>RM210883</b> – Construct a residential unit with associated earthworks.
11	106 Hogans Gully Road	<b>RM240325</b> – Construct a residential unit with associated earthworks and landscaping.

<sup>1</sup> <https://www.gldc.govt.nz/media/byxjtdbs/2023-nzenvc263-topic-31-feeley-final-decision.pdf>

<sup>2</sup> <https://www.gldc.govt.nz/media/b0jdaugm/2023-12-21-final-decision-hanan-and-banco-v-gldc.pdf>

Map number	Location	Description of development
12	108 Hogans Gully Road	<b>RM230591</b> – Undertake 365-night residential visitor accommodation for up to 12 people within the existing residential unit.
13	110 Hogans Gully Road	<b>RM220412</b> – Construct a residential unit partially outside of a building platform, and a residential flat and storage shed completely outside of a building platform.
14	157 Hogans Gully Road	<b>RM211098</b> – Variation to RM190776 to include a swimming pool.
		<b>RM230457</b> – Subdivision consent to allow for a boundary adjustment between 131 and 157 Hogans Gully Road.
15	Hogans Gully Road (Pt Lot 1 DP 18290)	<b>RM220719</b> – Undertake a five-lot subdivision and establish three building platforms with associated earthworks, access, and landscaping.
		<b>RM240036</b> – To change condition 10 of RM180497 to enable works to begin before finalisation of the road stopping.
16	Waterfall Park / Ayrburn	<b>ENV-2019-CHC-90</b> An extension of the Waterfall Park Zone across the Ayrburn Domain part of the site was granted, with an amended Structure Plan, and the addition of a new policy relating to controlling the location and scale of built form to ensure consistency with the heritage buildings within Ayrburn Domain and avoiding adverse visual effects when viewed from Arrowtown-Lake Hayes Road. The balance of the site known as Ayrburn Farm is to be zoned a modified Wakatipu Basin Rural Amenity Zone, with an Ayrburn Structure Plan (with Activity Areas for Residential and Open Space, Tree Protection Areas and Riparian Planting) applying. The modifications to provisions included bespoke rules restricting certain land uses, increased setbacks from Arrowtown-Lake Hayes Road, and subdivision requirements to achieve tree protection and planting and restrictions on certain land uses. The maximum residential density for the Residential Activity Areas is a 6000m <sup>2</sup> minimum lot size and 1ha average lot size.
17	338 Arrowtown Lake Hayes Road	<b>RM230326</b> – Demolish and construct an accessory building on a site containing a historic heritage item.
		<b>RM240548</b> – Undertake additions and alterations to the historic heritage cottage and to construct two accessory buildings on the site.
18	Hogans Gully Resort Zone	The Hogans Gully Resort Zone purpose is to enable a high-quality golf resort and on-site visitor facilities. The Zone enables the development and ongoing operation of a golf course with a clubhouse, driving range, maintenance facilities, and associated commercial activities, along with visitor accommodation and limited residential activities. The provisions include a maximum number of residential units (31 units) in the zone and unlimited visitor accommodation units, and staging requirements to ensure the golf course and a minimum of 16 visitor accommodation units are constructed prior to the construction of any residential units.
		<b>RM180497</b> – By way of consent order, an 18-hole golf course with associated clubhouse, driving range, maintenance facilities, residential and visitor accommodation units, and associated earthworks was granted on the site.
		<b>RM190828</b> – Certificate of compliance to undertake rural activities including planting, grassing, fencing, and irrigating.
		<b>RM221045</b> – Construct a maintenance compound outside the Hogans Gully Structure Plan with associated buildings, earthworks, and to construct an irrigation pond.
		<b>RM240036</b> – Change condition 10 of RM180497 to enable earthworks to begin prior to the legal road being stopped.

Map number	Location	Description of development
		<b>RM240625</b> – Install two water tanks and a pump shed, with associated earthworks and landscaping.
		<b>RM240738</b> – Undertake a boundary adjustment subdivision of the Hogans Gully Resort Zone.

**Notes:**

- The above research was undertaken from publicly available documentation on Council's eDocs system. The eDocs research was undertaken on 7 and 8 January 2025.
- Resource consents and Environment Court decisions on rezoning appeals have only been included where the decision was issued post-7 September 2021 – applications that have been lodged but not yet granted have not been included.



## Attachment D: Height Rationale

1 May 2025

Activity Area	Current Rolling Height (m)	Proposed Rolling Height (m)	Current Maximum RL (masl)	Proposed Maximum RL (masl)	Commentary on Change
A1	8	8	418.50	422.00	Increase in maximum RL of 1.5m but no change to rolling height to reflect that there is a 10m elevation change from north to south across this activity area, with the southern part being higher than the north. It is anticipated that the rolling height will remain the more restrictive height applicable on the lower portion of the activity area, whereas the increased maximum RL reflects the increased elevation applicable on the southern part of the activity area and will restrict building heights in this area.
A1.b		6		424.00	A reduced rolling height of 6m is proposed to reflect the higher elevation of this part of Activity Area 1, utilising a mid-point contour as the base (assuming a neutral cut to fill outcome is likely for earthworks in this part of the activity area).
A2	8	8	416.00	416.00	No change to height is proposed.
A3	8	8	421.00	421.00	
A4	6	6	417.30	417.30	
A5	7	7	418.50	418.50	
A6	8	10	419.50	419.50	A 2m increase in rolling height is proposed, to reflect the need to lift the ground level approximately 2m to be above the adjacent golf course for amenity and safety reasons, and as such maximum height will effectively remain the same as currently enabled.
A7	8		414.00		This activity area is proposed to be deleted.
A8	6.7	6.7	402.50	402.50	No change to height is proposed.
A9	8	8	417.50	417.50	
A10	6	8	406.50	410.50	The change to the maximum RL reflects the amendment to the location of the activity area to an area with a higher contour due to changes in the golf course alignment and to prevent potential ball strike issues. The increase in rolling height reflects that likely requirement for some fill to occur in the lower northern portion of the activity area.
A11	8	8	408.50	410.00	The change to the maximum RL reflects the amendment to the location of the activity area to an area with a higher contour due to changes in the golf course alignment.
HS1	8	8	419.00	419.00	No change to height is proposed.
HS2	8	8	421.50	421.50	
HS3	6.5	6.5	415.00	415.00	
HS4	8	8	408.00	408.00	
HS5	5.5	5.5	437.50	437.50	
HS6		6.5		436.50	A lower contour within the Homesite area has been used to set maximum rolling and RL height. It is anticipated that cut will be required within the activity area, to be utilised with mounding for screening purposes.
HS7		6.5		430.50	

Activity Area	Current Rolling Height (m)	Proposed Rolling Height (m)	Current Maximum RL (masl)	Proposed Maximum RL (masl)	Commentary on Change
HS8		6.5		432.50	A mid-point contour within the Homesite area has been used to set maximum rolling and RL height in a manner consistent with the maximum heights applicable to the existing Homesites.
HS9		6.5		402.50	
HS10		6.5		405.50	
HS11		6.5		419.50	A lower contour within the Homesite area has been used to set maximum rolling and RL height. It is anticipated that cut will be required within the activity area, to be utilised with mounding for screening purposes.
HS12		6.5		410.50	A mid-point contour within the Homesite area has been used to set maximum rolling and RL height in a manner consistent with the maximum heights applicable to the existing Homesites.
HS13		6.5		417.00	
HS14		6.5		411.50	
HS15		6.5		377.50	A higher contour within the Homesite area has been used to set maximum rolling and RL height. It is anticipated that some minor fill will be required to achieve a building platform on this Homesite.
HS16		6.5		416.50	A lower contour within the Homesite area has been used to set maximum rolling and RL height.
S1	7	7	408.50	408.50	No change to height is proposed.
S2	7	7	411.00	411.00	
C	8	8	425.00	425.00	
DR	5.5		412.50		This activity area is proposed to be deleted.
GTF		6.5		416.50	A mid-point contour within the activity area has been used to set maximum rolling and RL height.
SCG		7		406.00	A higher contour within the activity area has been used to set maximum rolling and RL height. It is anticipated that a combination of cut and fill will be required to achieve flat ground for sports courts at different levels with pavilion like building looking over these areas.



# The Hills Resort Zone

Landscape/ Visual Assessment Plan Change  
Prepared for Boxer Hill Trust

9 May 2025





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# 1.0 Background

Boffa Miskell Limited (BML) has been engaged to prepare a landscape and visual assessment of the proposed changes to the Hills Resort Zone.

The Hills Resort Zone (HRZ) and related structure plan cover the approximately 162ha site currently occupied by The Hills golf course near Arrowtown. The zone was confirmed by the Environment Court in 2021 following an appeal on the Proposed District Plan (Stage 2). The appeal was resolved by agreement with the Queenstown Lakes District Council.

This assessment addresses the potential effects of proposed amendments to the approved HRZ Structure Plan which includes a number of amendments to the Activity Areas shown on the Structure Plan, as well as amendments to some of the related zone provisions. The location and extent of the HRZ as shown on the Structure Plan is not proposed to change.

Two separate parcels of land are also owned by the Hills, adjacent to McDonnell Road and Hogans Gully Road, that are not affected by this proposed Plan Change.

The proposed HRZ Plan Change is required to assist with implementation of the zone and golf-course re-routing to optimise the design.

The purpose of this assessment is to assess the landscape effects, including the visual effects, of the proposed changes to the HRZ, including the layout of individual Activity Areas shown on the Structure Plan. BML was consulted during the formulation of and provided advice on the proposed Structure Plan changes. Where the potential for adverse landscape/visual effects was identified throughout the design process, BML made recommendations on how those effects could be mitigated. Generally, these recommendations have been adopted and form part of the proposal. It is noted that throughout the District Plan Review (DPR) process BML also provided advice on these issues during the formulation of the existing structure plan and associated HRZ rules, including in respect to building location, colours and materials, and landscaping to ensure that any potential landscape and visual effects would be minimised. In this assessment, the adequacy of the existing (where these will be retained and are relevant) and proposed mitigation measures are also considered.

This assessment is based on the proposed amendments to the Structure Plan for the HRZ (see graphic attachment Figure 2) and the Design Concepts prepared by RBT landscape architects.

In the course of assessing and providing advice on this proposal, several site visits have been undertaken. These have resulted in the refinement of the proposed Activity Area amendments and new homesite locations, which are required to accommodate the planned golf course re-alignment. A site visit was undertaken together with QLDC representatives on 15<sup>th</sup> April 2024 to assess the potential landscape effects and the visibility of the proposal in relation to existing development and public viewpoints. The photographic record from this site visit forms part of the landscape assessment (see graphic attachment Pages 5-13).

A brief description of the existing landscape character of the site and surrounding landscape, taking into account the development enabled by the existing HRZ, forms the first part of the landscape assessment.

A visual effects analysis of the development that would be enabled under the amendments of the structure plan as compared with the existing Structure Plan and related zone provisions is then undertaken.

An assessment of landscape and visual effects in relation to the proposed Structure Plan amendments is provided.

An overall conclusion is then reached as to the potential visual and landscape effects of the proposed changes to the HRZ and Structure Plan.

## 2.0 Description of the Existing Environment

### 2.1 Site Location

The HRZ is located on the south western side of Arrowtown Township. The former deer farm has been developed into an international 18 hole golf course (the Hills) over the past decade. The Site is part of a larger triangular shaped landholding encompassing approximately 190 hectares in total and extends between Arrowtown-Lake Hayes Road in the west to McDonnell Road in the east, and Hogans Gully Road in the south. The existing HRZ applies to only part of this property (approximately 162ha).

### 2.2 Existing Landscape Character and Values

#### 2.2.1 Context Description

The surrounding topography of this north eastern corner of Wakatipu Basin is varied and of high visual diversity. Arrowtown Township is contained to the east by the slopes of the Crown Range Terrace and to the north by Brow Peak/German Hill. The township is nestled below the slopes along the Arrow River, which enters the Wakatipu Basin at this point. The small-scale glacial landform of Feehly Hill, with its popular scenic reserve, lies to the north of the Site, adjacent to the developed areas of Arrowtown.

The existing Millbrook Resort and golf course is located on the western side of Arrowtown-Lake Hayes Road. The design of the landscaping within the resort has similarities to the Site and the rolling terrain provides similarly manicured but diverse landscape characteristics.

The Arrowtown escarpment extends along the township and along its southern part it forms the current urban boundary. This prominent landscape feature contains urban development along the northern 900 metres of McDonnell Road. Intensive development extends along the road and creates a strong residential character along this stretch of road. South of this intensively developed section the road extends through a more rural landscape, with views to prominent dwellings along the top edge of the escarpment. A number of individual buildings are located on the flats adjacent to McDonnell Road to the south, including an existing maintenance shed on the Hills property near the entrance way to the Hills golf course.



The south eastern corner of the larger landholding, along McDonnell Road, is currently occupied by a driving range associated with the Hills golf course. This 8.4 hectare area, which has been zoned for Rural Lifestyle development through the DPR process, contains flat terrain. It therefore provides distinctively different landscape characteristics to the remainder of the property, which is comprised of more undulating terrain and more visual diversity. Adjacent to the southeastern corner of the HRZ, located along Mc Donnell Road, the Arrowtown Retirement Village comprising distinctly urban densities has been established over the past years.

The south western corner of the larger landholding, on the intersection of Arrowtown-Lake Hayes Road and Hogans Gully Road, contains a block of land that is visually separated from the remainder of the golf course by a distinctive change in elevation. The terrace edge that contains Speargrass Flat Valley steps up along Arrowtown-Lake Hayes Road and forms a series of small, visually contained terraces. These terraces currently contain residential dwellings that are largely out of view from the road due to the screening landform. The farmed block of land at the low-lying intersection currently does not contain any residential buildings, unlike the immediately adjacent property along Hogans Gully Road. The proposed Rural Lifestyle Zoning on this 19.71 hectare site is currently under appeal through the DPR process. Further to the east along Hogan Gully Road the Hogans Gully Resort Zone is located, which allows for the establishment of visitor accommodation and residential activity areas within the setting of a golf course.

### 2.2.2 Site Description

The HRZ Site itself is located centrally within the wider landholding described above. The Site comprises the existing Hills golf course and contains varied terrain with clusters of exotic and native trees, areas of tussock grassland, sand bunkers and small ponds interspersed between the holes. Apart from the main 18 hole golf course which occupies the majority of the land, the HRZ currently also contains a short course on the south-western side of the Clubhouse, facing towards Hogans Gully Road, although it is understood that this course will in the future be disestablished. The Site also contains existing buildings on its southern and western sides. These buildings are predominantly set within well-established clusters of vegetation and are difficult, if not impossible to see from outside the Site. These nodes of existing development form part of the HRZ (HS1-4 and A9).

The setting is of high aesthetic quality and designed and maintained to the highest standards. While significant earthworks have occurred as part of the establishment of the golf course, the appearance of the Site provides a high level of visual amenity and a semi-rural outlook for Arrowtown residences located along the western escarpment of the township (Cotter Ave and Advance Terrace). Within this view the existing buildings and future activity areas, already enabled by the HRZ, are situated in locations where buildings can be integrated into the existing landscape.

### 2.2.3 Landscape Values of the Hills Resort Zone

The landscape values of the Zone are described to comprise the following in PDP chapter 47.1.3:

*a. Hummocky moraine landform with plateaus, and remnant kettle lakes that have been converted to amenity ponds. The landform and vegetation patterns create a variable sense of openness and enclosure.*

*b. Vegetation patterns are characterised by exotic amenity plantings through the golf courses and around buildings, with native plantings adjacent to the pond, stream and wetland features. Isolated pockets of bush and woodlot plantings remain.*

*c. The landscape is relatively complex as a consequence of the landform and vegetation patterning, but the golf courses lend a coherence to the landscape. Part of the Zone is visible from elevated streets on the western edge of Arrowtown, although the hummocky terrain and existing vegetation limits visibility. The outlook from these areas is of an attractive golf course/parkland landscape on the edge of Arrowtown.*

*The undulating landform and varied vegetation, in combination with the golf courses, sculptures and other natural and physical features, has the capacity to integrate well sited, visually discreet development, with minimal wider effects on the landscape values of the Wakatipu Basin.*

*Buildings within the Zone are located where they are able to be absorbed by the underlying topography and vegetation, are visually recessive and set back from ridgeline crests. Some buildings are clustered adjacent to water features. Sculptures add a further layer of the cloak of human activity to the landscape, along with golf courses and associated buildings.*

## 3.0 Description of Current HRZ and Proposed Amendments

### 3.1 Current HRZ

In summary, the existing HRZ comprises a 162 hectare area of land that is currently occupied by the existing Hills golf course and residential dwellings owned by the Hills family members. The structure plan for the HRZ identifies areas suitable for development within the Zone.

The purpose of the Zone is to enable high quality on-site visitor activities and resort facilities, within a golf course setting and with a predominance of open space. The Zone currently provides for golf courses (including an 18-hole championship course and supporting activities), a sculpture park, walkway and cycleway, visitor industry activities, residential activities (including staff accommodation), and a small scale commercial area. A range of forms of visitor accommodation are anticipated in the Zone, including boutique hotels / lodges with associated visitor amenities (including cafés and restaurants and facilities for health and wellness), and units that are primarily available for short-term visitor stays. The Zone exhibits a resort style parkland character which varies between openness and enclosure due to the golf courses, hummocky landform and vegetation patterning.

Activity Areas have been carefully sited within the Zone to ensure that development is located where it can be absorbed into the landscape, and so that it will maintain the open space that contributes to amenity and character of the Zone. Buildings are integrated with the surrounding landform and planting, so that they are visually discrete. In some areas, landscaping is required to mitigate the potential adverse effects of built development on landscape character, and this will also contribute to the amenity of the zone. The Landscape Amenity Management Areas (LAMA) identified on the Structure Plan are located where this mitigation is required to avoid or mitigate potential adverse visual and cumulative effects, and they also contribute to the high level of parkland amenity within the Zone. The continuation of farming and equestrian activities in the parts of the Zone not used for golf or other development is also provided for.

The existing Structure Plan identifies a Clubhouse Area (C), Driving range (DR), Resort Service and staff accommodation (S1-S2), and 11 Activity Areas (A1-A11) for residential and/or visitor accommodation activities that could accommodate clusters of buildings for these purposes. Additionally, five Home Sites (HS 1-5) are included in the structure plan. While HS1 provides for a range of visitor accommodation, residential and recreation activities, the remaining four homesites (HS2-5) provide for individual residential homes (Residential activity, including Residential Visitor Accommodation and Homestays). Building levels/heights, colours and materials apply to development in each area in order to maintain an overall low visibility of buildings throughout the Site and when viewed from beyond.

Landscape Amenity Management Areas (LAMA) are identified on the Structure Plan and all have a relationship to a particular Activity Area. LAMAs comprise areas where landscaping, including mounding, additional planting, or retention of existing vegetation, or a combination of these, is required to integrate or mitigate the presence of buildings and infrastructure. The LAMAs have a dual function, being the mitigation of visual and cumulative effects of buildings so that they are not directly visible, or if visible, not prominent when viewed from neighbouring properties and public places, and as a means of contributing to the amenity of the Zone. Any terrain modification as part of a LAMA will be designed to read as a continuation of existing hummocky topography around the related development area and will generally be at a gentle grade. Planting may include a combination of evergreen beech and exotic deciduous trees laid out in naturalistic clusters consistent with the site and the rural character of the wider Basin, and in grassland to blend with surrounding areas of the golf course. The combination of evergreen and deciduous species will enable year-round visual mitigation while allowing seasonal interest throughout the property. At the time resource consent applications for subdivision or buildings are lodged, plans showing the location and design of the LAMA shall be submitted for approval. The Zone provisions require that all LAMA be established prior to the construction of any buildings within the relevant activity area.

### 3.2 Summary of Proposed Amendments to HRZ

The location of the activity areas and home sites has been chosen based on the high ability of these areas to absorb change due to their low visibility from outside the property. However, since the HRZ was adopted into the PDP, detailed design of the activity areas and the planned re-routing of the golf course have led to this proposal, which seeks to make amendments to some activity areas and provide for a number of new homesites.

### 3.2.1 Changes to Activity Areas

In some instances, the location or layout of an Activity Area is proposed to change, such as for A1, A2, A4, A5, A6, A10 and A11. One activity area (A7) is to be deleted from the Structure Plan, while eleven Homesites (HS6-16), The Golf Training Facility (GF) and the Sports Garden (SG) area are proposed additions.

While some of the activity areas are larger in extent and new activity areas are proposed (including homesites), the building coverage is to be reduced in some areas to allow for more sensitive siting of built form adjacent to the re-routed golf course layout and amongst existing landform.

The total addition in activity area (including homesites) will be 5.26ha (an increase from 15.88ha to 21.14ha), however the building area coverage will be increase by only 0.19ha (from 7.29ha to 7.48ha).

The table below outlines the changes to individual activity areas:

Changes to Activity Areas	Mitigation changes associated with AA	Current Size (ha)	Proposed Size (ha)
<b>Activity Area A1:</b>  Activity Area moved from location adjacent to the Clubhouse to the west to adapt to golf course re-routing. Now located at higher RL on undulating plateau area of site, rather than facing Arrowtown. Lower Site coverage proposed (30% instead of 55%) leading to small reduction in built area.	New LAMA created along eastern side of A1 with mounding and planting due to Activity Area location change. Activity Area controls are separated into a lower and upper tier to respond to the landform. For upper tier (A1.b) restrictions to 6m building height due to higher RL.	0.91	1.50
<b>Activity Area A2:</b>  Expansion to the north. Lower Site coverage proposed (29% instead of 40%) leading to same built area.	New LAMA with mounding and planting wraps around northern side from existing LAMA to the east.	0.92	1.40
<b>Activity Area A3:</b>  No change	-	-	-
<b>Activity Area A4:</b>  Re-alignment of southern-most part of A4 to the east to allow for golf re-routing. Located closer to McDonnell Rd WBLP. Expansion in size, remaining at 40% building coverage	LAMA with mounding and planting moved to the east to maintain screening function from Arrowtown/ McDonnell Road.	1.99	2.85

leading to 0.34ha increase in built form.			
<b>Activity Area A5:</b>  Small expansion to the north along the western side of A5, remaining at 40% building coverage leading to 0.14ha increase in built form. RL remains at 418.5 and 7m rolling height. Max RL changed from 419.5 to 422.0. Max rolling height remains 8m. Buildings this height would require a restricted discretionary activity consent. Buildings any taller would require a non-complying activity consent. .	New LAMA with mounding and planting due to activity area extending north, enabled by re-routing of access road.	1.21	1.55
<b>Activity Area A6:</b>  Activity area extended slightly south to adapt to golf re-routing, removing western part with small overall reduction in area/ built form.	No LAMA associated with A6 in current structure plan due to central location. Rolling building height increased from 8 to 10m with RL remaining.	0.89	0.75
<b>Activity Area A7:</b>  Activity Area deleted	No LAMA required as A7 removed- removal of LAMA.	0.50	-
<b>Activity Area A8:</b>  No change		0.52	0.52
<b>Activity Area A9:</b>  No change to area extent, but reduction of coverage from 55% to 38%.	No mitigation required as reduction in built form by 0.47ha.	2.67	2.67
<b>Activity Area A10:</b>  Activity area shifted to south to adapt to golf routing. Current RLs in this area seemed to be set too low - RL changed from 406.5m to 410.5m and rolling height increase from 6m to 8m. Increase in size (0.24ha) and built form (0.10ha).	Shift to south responds to existing landform and vegetation screening in this area which falls into LAMA. Area located within undulating terrain, facing west.	1.19	1.43



<b>Activity Area A11:</b>  Activity area extent changed to adapt to golf routing towards the existing pond, facing into the site. RL changed from 408.5 to 410.0. No change to rolling height (8m).	LAMA to NW has not changed and site is facing internally.	0.90	0.57
<b>Sport and Garden Area:</b>  New Activity Area located adjacent to Mc Donnell Road entrance to the north of WBLP. Sport courts and pergola with limited structures, such as pavilion. 7% site coverage leading to additional 0.04ha built form.	No VA or residential buildings proposed. Any future structures can be integrated with amenity planting/ garden as part of the activity area design. LAMA with mounding on eastern and north-eastern side.	-	0.6
<b>Golf Training Facility GF:</b>  New Activity Area where former A1 was located with smaller footprint adjacent to golf course to north of Clubhouse. 22.5% site coverage leading to maximum additional 0.08ha built form.	Existing LAMA for Clubhouse provides mitigation.  The driving range building (0.21ha) in a nearby location is deleted.	-	0.40

### 3.2.2 Homesite Additions

Currently, five homesites are included in the structure plan (HS1-5). HS 1-4 contain existing dwellings, while HS5 provides for a future dwelling. 113 Hogans Gully Road has been acquired recently and now allows for access from Hogans Gully Road. The acquisition of 113 Hogans Gully Road provides an opportunity for the establishment of three additional homesites west of HS5, located within the McDonnell Road visual catchment.

In addition, due to low use and relatively high maintenance costs, it is proposed to disestablish the existing 9-hole golf course on the south-western side of the HRZ and to establish a number of new homesites in this location. The new homesites (HS 9-14 and 16) are in the general location or vicinity of previously consented building platforms and buildings, although the relevant consents have now lapsed. One further new homesite (HS15) is proposed to replace an existing barn. HS 9-16 are located within the Hogans Gully Road visual catchment and are proposed to be accessed from Hogans Gully Road with an access point in the vicinity of HS15.

The addition of eleven new homesites will lead to a total addition in Homesite area size of 2.23ha (from 1.5ha to 3.73ha) with the building area coverage increasing from 0.41ha to 1.2ha. Site coverage controls are proposed which work to limit the total building coverage to 800m<sup>2</sup> which is generally consistent with the existing approved HS sites, with the exception of HS7 where the proposed site coverage rule would limit all buildings to 400m<sup>2</sup> due to spatial constraints. The maximum building height for each new HS will be 6.5m and RLs are set individually to ensure that the buildings sit low in the terrain.

Changes to Home Sites	Mitigation changes associated with AA	Current Size	Proposed Size
<b>HS1 - HS4:</b>  Existing buildings, no change	No change to LAMA	0.30	0.30
<b>HS5:</b>  No change to HRZ structure plan	New structural planting on eastern side of HS5 to connect to LAMAs around HS6-8.	0.30	0.30
<b>HS6 – HS8:</b>  Additional buildings located to the west of HS5 in same visual catchment and relatively close proximity, accessed from same access road as HS5.	New LAMA and structural planting on southern side of HS6-HS8, with landform and planting wrapping around HS and extending to eastern side of HS5. Max total footprint of all buildings 800m <sup>2</sup> , except a maximum of 400m <sup>2</sup> for HS7.	-	0.13-0.15 per HS
<b>HS9 – HS10:</b>  Additional buildings located in south-west facing visual catchment. Accessed from Hogan Gully Road along the same access road as HS15.	New LAMA with mounding and structural planting framework associated with HS9-HS15. Max total building footprint 800m <sup>2</sup> .	-	0.20 per HS
<b>HS11 – HS14 &amp; HS 16:</b>  Additional buildings located in west facing visual catchment. Accessed from Hogan Gully Road along the same access road as HS15.	New LAMA with mounding and structural planting framework associated with HS9-HS16. Max total building footprint 800m <sup>2</sup> .	-	0.20 per HS for HS 11-13  0.30 for HS 14  0.2 for HS 16
<b>HS15:</b>  Additional building located in building platform of existing barn. Lower-lying and closer to access point from Hogans Gully Road (same access point as HS9-14).	New LAMA with mounding and structural planting framework associated with HS9-HS16. Max total building footprint 800m <sup>2</sup> .	-	0.30

### 3.2.3 Access and planting framework

The proposed homesites straddle two visual catchments with HS 6-8 located to the west of existing HS 5 within the catchment facing McDonnell Road, and HS 9-15 to the south-east of HS4 facing Hogans Gully Road. Proposed homesites HS 9-15 are located within the southern part of the HRZ within an area that is currently occupied by a 9-hole golf course.

Access to proposed HS 6-8 will be gained from McDonnell Road, through an extension of the access for existing HS 5.

Access to HS 9-15 will be gained from an upgraded entrance off Hogans Gully Road, with an intersection in the vicinity of HS15 where an existing barn is currently located. This access road will connect to the clubhouse and existing HS 1-3.

Access to the activity areas will remain as outlined on the current structure plan, except for minor realignment in the vicinity of A4 due to the golf course rerouting.

A1 is proposed to be accessed via the clubhouse/ HS 1-3 access road.

It is anticipated that once the 9-hole golf course is disestablished, earthworks for the proposed new homesites will be undertaken comprehensively by the developer, including any mounding for the LAMAs associated with the homesites and for the associated roads/driveways. This assumption is on the basis that it is likely that the land developer will be undertaking a subdivision and associated groundworks to create the land parcels and building platforms for future residential units on each Homesite.

Once earthworks are completed, the LAMAs and a structural planting area (SPA) must be prior to dwelling construction commencing on the homesites. A species list is proposed for the SPA.

It is anticipated that the earthworks and LAMA/SPA planting will be carried out comprehensively by the developer prior to any construction works commencing to ensure a cohesive design, appearance and implementation. It is anticipated that the planting within the proposed SPA and will be maintained through a joint ownership structure (eg. owner association of the resort).

The LAMAs associated with the new homesites will contain the same species as the proposed SPA in the vicinity of the homesites, comprising Grey Shrubland native trees and shrubs (but limited in the LAMA to 2m height at maturity to preserve views) that relate to the existing character of the golf course and wider area. Planting by individual owners will be limited to homesite area. As outlined above, it is anticipated that the developer will comprehensively undertake earthworks and planting to create the land parcels and building platforms for future residential units on each Homesite. It is understood that Council has the ability to deal with these issues through consent conditions via the matters of control for subdivision.

The wider structural planting (SPA) will tie in with the proposed planting within the LAMAs for each homesite to ensure that a homogenous appearance of vegetation can be achieved that visually connects the two visual catchments that the homesites are located in. The structural planting does not fulfil a screening purpose per se, apart from obscuring any cuts required for the access road/ bike track establishment, but is considered beneficial in providing a visual context for built development within the hummocky terrain on the southern part of the HRZ. The structural planting design follows the landform and existing vegetation, with native tree planting proposed in the wetter gullies and native shrubland species along the steeper escarpments.

While the proposed indigenous planting in SPAs will also have ecological benefits through improved biodiversity values on site, the main purpose of the planting is landscape-related. The LAMAs have been specifically placed in proximity of the Homesites to provide screening for these individual buildings, including through landform shaping and planting. However, the

existing 9-hole golf course landscape and the hummocky areas below that are currently quite open. In order to avoid the unnatural appearance of confined planting areas around home sites, the larger-scale SPA areas are proposed to tie these individual areas together. By reducing the openness of the steep escarpment and gully landforms additional texture and darker vegetation will assist in integrating the built form and providing a homogenous appearance around the homesites and between LAMAs, while not providing specific screening.

The alignment of the access ways in the Hogans Gully catchment has been designed to ensure lowest possible landscape effects, following the underlying terrain as much as possible. The access off Hogans Gully Road initially utilises the existing farm entry and then follows the alignment of the gully to the upper terrace area where the new homesites will be located. Within the gully some earthworks/ engineering will be required, but can be visually absorbed in this location due to the landform.

On the upper terrace (at about the elevation of the water race), the road generally traverses a contour line to access the individual homesites (HS9-14), which will minimise earthworks in this area. While some moderate earthworks will be required, earthworks for the proposed new homesites will be undertaken comprehensively by the developer, including any mounding for the LAMAs associated with the homesites and for the associated roads/driveways. Once earthworks are completed, the LAMAs and a structural planting area (SPA) must be implemented prior to dwelling construction commencing on the homesites. The SPA extends along the escarpment and gully area and will assist in visually integrating the access way.

## 4.0 Assessment of Landscape and Visual Effects

The following sections of this assessment address the potential landscape and visual effects of development in each of the proposed activity areas/ homesites. The assessment:

- Provides a description of each area's ability to absorb change based on existing landform and vegetation;
- Provides an analysis of potential visibility from public and private places;
- Recommends mitigation and enhancement measures, where necessary, to mitigate any potential landscape and visual effects that might arise from the proposed development;
- Reaches conclusions about the anticipated landscape effects of development as a whole.

### 4.1 Assessment Methodology

#### 4.1.1 Assessment of Effects on Landscape Values

Landscape and visual impacts result from natural or induced change in the components, character or quality of the landscape. Usually these are the result of landform or vegetation modification or the introduction of new structures, facilities or activities. All these impacts must be assessed to determine the effects of a proposal on landscape character and quality, rural

amenity and on public and private views. In this assessment the potential effects are based on a combination of the landscape's sensitivity in light of already anticipated development under the HRZ and visibility and the nature and scale of the development proposal.

This assessment follows the concepts and principles outlined in Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines<sup>1</sup>. A full methodology is outlined in **Appendix 1** of this report. In summary, the effects ratings are based upon a seven-point scale which ranges from very low to very high.

Te Tangi a te Manu recognises the term 'landscape effects' as all-encompassing, and that visual effects and natural character effects are a subset of landscape effects. This assessment provides separate sections to discuss landscape and visual effects, but is referred to throughout as Landscape Effects Assessment (LEA) in accordance with the Guidelines.

#### 4.1.2 Assessment of Visual Effects

The analysis of potential visibility includes an assessment from viewpoints on surrounding public roads and reserves, in particular from Arrowtown and the roads adjacent to the Site.

Four representative elevated viewpoints within Arrowtown (Feehly Hill and along Arrowtown escarpment) were assessed and conclusions about visibility from private properties drawn based on an assessment from nearby public viewpoints, such as roads.

The assessment of visibility is framed in the following way:

Viewpoint distances:

- Long distance: around 1.0 km or more (eg top of Feehly's Hill)
- Mid distance: 500m – 1.0km (eg southern edge of Arrowtown or Arrowtown-Lake Hayes Road )
- Short distance: less than 500m (eg McDonnell Road, Hogans Gully Road)

Visibility:

- Low: viewed from mid to long distance, partly visible (less than half of the building)
- Medium: viewed from mid distance, partly visible (more than half of the building)
- High: viewed from short to mid distance, partly or fully visible (more than half of the building)

Visibility can be full, partial or glimpsed with distance influencing the level of visual effects. It is worth noting that the visibility analysis is based on a factual assessment on whether a building is visible. Consideration of whether a building can be made less visible by the proposed landscaping, colours and materials are taken into account when assessing visual effects.

A 3D model of the Site and all the proposed buildings, earthworks and planting has been prepared to assess the visibility from surrounding viewpoints. Screenshots from this model are included in the graphic attachment with photos taken from the same viewpoints to enable comparison. The model is based on 1m contours and includes existing vegetation (based on Lidar data). The buildings are modelled at the RL and building height outlined in the proposal. For ease of legibility of proposed built form, it is shown in yellow (for homesites) and pink (for

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<sup>1</sup> Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines, July 2022



activity areas) which accentuates the visibility well beyond the expected level of visual effect with buildings in muted colours. The top 1m of potential built form is shown in red to provide a scale of visual effect (ie. if partial or glimpsed views are possible to a building established at the maximum height and proposed RL). The proposed vegetation within SPAs and LAMAs is shown at 2m height in the model, in addition to the proposed landform modelling.

#### 4.1.3 Visual Simulations

A comprehensive package of visual simulations has been prepared in response to this request. The photos for the visual simulations were taken from the following nine viewpoints (as shown on the viewpoint location plan Figure 1):

VP 1: View from Feehley Hill looking South

VP 2: View from Fox Terrace Walkway looking Southwest

VP 3: View from Cotter Avenue Walkway looking Southwest

VP 4: View from Cotter Avenue Walkway outside no.49 looking Southwest

VP 5: View from Arrowtown Lake-Hayes near Hogans Gully Road Intersection looking East

VP 6: View from outside 36 Hogans Gully Road looking Northeast

VP 7: View from outside 58 Hogans Gully Road looking Northeast

VP 8: View from outside 108 Hogans Gully Road looking Northwest

VP 9: View from View from Arrowtown Lake-Hayes opposite Ayrburn looking East (as requested in addition)

For Viewpoints 1-4 (Arrowtown visual catchment) the following three scenarios are presented for each viewpoint:

1. Single Photo 50mm Frame (Existing)
2. Single Photo 50mm Frame (Proposed without planting, showing Approved AA/ HS):  
This view shows the proposed buildings within the homesites and activity areas, with the buildings depicted presenting the maximum permitted RL or height, and building coverage. It also depicts the proposed earthworks and mounding in the LAMA adjacent to the homesite/activity area, as shown on the zone Structure Plan. No planting is shown within the LAMAs and SPAs however, so as to provide an understanding of the mitigation that would be provided by landform versus vegetation. The existing vegetation within the site is shown as removed if this is required for the implementation of the AA/ HS or if new planting within a LAMA/ SPA is likely to replace existing exotic trees that are nearing the end of their lifespan. In these views, the red outline illustrates already approved activity areas/homesites (i.e. under the operative Structure Plan), so that the difference between the current and proposed activity area locations can be understood. The details of the LAMA mounding and plantings, and the bulk, scale and form of future buildings would be confirmed through controlled activity consents. The visual simulations depict a worst case temporary scenario, without any mitigation measures such as would be required and assessed through the controlled activity resource consent process.

3. Single Photo 50mm Frame (Proposed with Planting at 5 Years): These visual simulations show the proposed built form with the amended AAs and HSs, proposed earthworks/ mounding as well as vegetation within LAMAs and SPAs 5 years after planting. Given that implementation of planting within LAMAs will be a requirement, this view is the most realistic to illustrate the permanent effects which would reduce further as planting matures.

For Viewpoints 5-9 (Hogans Gully visual catchment) no development anticipated under the operative Structure Plan would be visible (apart for existing dwellings) and therefore the Scenario 2 only shows the proposed built form within the HS areas and earthworks/ mounding. Scenario 3 shows the proposal at 5 years after the implementation of planting.

A methodology statement is attached to the graphic attachment, outlining the best-practice process that was followed for the preparation of the visual simulations, in line with NZILA guidance.

## 5.0 Assessment of Visual Effects by Activity Area/ Homesite

The following section provides an assessment of the visual effects of the proposed development for each activity area within the Proposed HRZ, including a short description of the proposed changes, comment on the area's ability to absorb change and an assessment of visibility based on the site investigations, analysis of the 3D model and recommended measures to appropriately mitigate any landscape and/or visual effects.

### 5.1 Visual Effects from Viewpoints (Visual Simulations)

This section provides a detailed assessment of visibility from each of the selected viewpoints that visual simulations have been prepared for, outlining the following:

- visibility of the buildings anticipated under the currently approved (operative) structure plan,
- the potential changes to the view if the amendments are implemented as proposed in the Plan Change request, but without the proposed LAMA/ SPA planting, and
- an assessment of long-term landscape effects of the proposal following mitigation.

Viewpoint	Assessment of Visibility (Compared to Approved Structure Plan)
<b>Viewpoint 1</b>	<p><u>Visibility under existing (operative) Provisions:</u></p> <p>From the elevated viewpoint on Feehly Hill the majority of HRZ built form within the Arrowtown visual catchment would be visible to some extent, with A8, A10 and A2 most clearly visible in the foreground and relatively limited screening. Most of the remaining activity areas would be partially screened by existing mature vegetation within the site.</p> <p><u>Change to View/ Potential Visibility if Plan Change proposal is implemented:</u></p> <p>While there are small changes to the view relating to the layout of A10 and A2, it would be difficult to detect this difference, as the built form remains in the same area. The</p>

Viewpoint	Assessment of Visibility (Compared to Approved Structure Plan)
	<p>most noticeable change would relate to A1 which is located in the midground to the west of the Club house. While the currently approved location would appear more clustered with the existing and approved clubhouse development, the re-located A1 activity area is in a part of the existing golf course that currently does not contain built form.</p> <p><u>Assessment of Long-Term Landscape Effects following Mitigation:</u></p> <p>From this elevated viewpoint the proposed planting within the LAMAs will be less effective than from lower-lying areas, although this is the case under both the operative and proposed Structure Plan. The re-routing of the golf course between the club house and A1 will mean that a stand of existing mature conifers will need to be removed (including in an area that contains the approved LAMA for the current A1). The new LAMA associated with the relocated A1 will not contain any high-stature plants to avoid conflict with the new golf course alignment. The new Golf Facility area will be located in the eastern part of the approved A1. The implementation of A1 in its currently approved (operative) location would have required removal of this stand of trees as well.</p> <p>Overall, the new layout and location of A1 is likely to be only perceptible from Feehly Hill due to its internal location within the site and effects from there are considered to be low. The small scale amendments to the other activity areas would be difficult to detect as they occur in similar locations. The introduction of new homesites in the Hogan Gully catchment would not be visible from this viewpoint.</p>
<b>Viewpoint 2</b>	<p><u>Visibility under existing (operative) Provisions:</u></p> <p>From the northern end of the Arrowtown escarpment A10 would be visible through the LAMA which contains existing willows and other mature vegetation. A11 would only be just detectable in the backdrop with potential filtered glimpses through the vegetation. The views to A1 and the Clubhouse are blocked by existing vegetation within the site.</p> <p><u>Change to View/ Potential Visibility if Plan Change proposal is implemented:</u></p> <p>The re-alignment of A10 would be mostly perceptible due to the removal of a stand of exotic trees that is currently located within this area. The buildings may appear visually somewhat more prominent in the eastern, higher-lying part of the site, but the extent of built form would be comparable between the approved and proposed structure plan/ provisions.</p> <p><u>Assessment of Long-Term Landscape Effects following Mitigation:</u></p> <p>The LAMA associated with A10 will help to fill the gaps between existing mature willows that already provide effective screening for a large part of the activity area. The visual simulation for this viewpoint only shows a few small trees/ shrubs in the LAMA, but there would be space available for more effective screen planting.</p>
<b>Viewpoint 3</b>	<p><u>Visibility under existing Provisions:</u></p> <p>From this viewpoint a large neighbouring property is located between HRZ and McDonnell Road which contains landform undulations that extend into the HRZ. In addition, numerous mature trees are located within the site in proximity to the neighbouring property that currently provide effective screening of the approved (operative) development proposal. The LAMAs that are associated with A3 and A2 ensure that this vegetation is maintained as screening. There are few glimpses possible between vegetation that would extend to small parts of A2 and A3.</p> <p><u>Change to View/ Potential Visibility if Plan Change proposal is implemented:</u></p> <p>The proposed changes to A2 and A3 would be inconsequential to the visual effects in this view. The most noticeable change would likely be the gap in vegetation that is</p>

Viewpoint	Assessment of Visibility (Compared to Approved Structure Plan)
	<p>opened up through the removal of the existing mature conifers to the north of the clubhouse where the new GF (and formerly A1) is located. The gap in the trees would enable partial views towards the new, slightly elevated location of A1 in an area that previously did not contain development.</p> <p><u>Assessment of Long-Term Landscape Effects following Mitigation:</u></p> <p>The LAMA associated with A1 will not contain high-stature vegetation due to its location within the golf course alignment. Therefore, the screening effect of the LAMA for A1, as glimpsed through the gap of existing vegetation, would only relate to the proposed mounding.</p>
<b>Viewpoint 4</b>	<p><u>Visibility under existing (operative) Provisions:</u></p> <p>Under the approved structure plan, views from this southern-most viewpoint along the Arrowtown escarpment would include activity areas A4, A5 and A6 in the midground, as well as HS 5 on the elevated ground behind. The closest buildings would be within S1, in relatively close proximity to the McDonnell Road boundary, located where the existing maintenance compound is present. These buildings would be partially screened through landform and planting within the associated LAMAs.</p> <p><u>Change to View/ Potential Visibility if Plan Change proposal is implemented:</u></p> <p>The proposed changes to the layout of A4, A5 and A6 would be difficult to detect, as the built form would be located in the same general area. The introduction of three additional homesites (HS6, HS7 and HS8) would be adjacent to the already approved HS5 at a similar elevation along the escarpment. While these three homesites would be visible, they would appear in the backdrop to the activity areas on the flats.</p> <p>The Sports Garden Area would be visible on the flat ground to the south of the access road where a number of existing glasshouses are currently located. From this elevated viewpoint, screening through the associated LAMA would be limited.</p> <p><u>Assessment of Long-Term Landscape Effects following Mitigation:</u></p> <p>The extensive LAMAs associated with A5 and A4 will assist in breaking up the partial views to the built form which would be possible from this elevated viewpoint. This remains similar to the approved (operative) structure plan. The homesites on the escarpment will be separated from each other by LAMAs. In addition to this, large SPAs will provide a wider revegetation framework that follows the gully landforms, framing the built form. These extensive planting areas will provide the visual context for the homesites HS 5-8, assisting in their visual integration.</p>
<b>Viewpoint 5</b>	<p><u>Visibility under existing (operative) Provisions:</u></p> <p>From viewpoints 5-9, which are located within the Hogans Gully visual catchment, no new built form would be visible under the approved (operative) structure plan. However, two existing buildings on neighbouring properties along Hogans Gully Road are visible from both Arrowtown-Lake Hayes and Hogans Gully Road.</p> <p><u>Change to View/ Potential Visibility if Plan Change proposal is implemented:</u></p> <p>From a short section of Arrowtown- Lake Hayes Road (around 400-450m near intersection with Hogan Gully Road to Ayrburn turn-off) the new proposed homesites that are located within the Hogan Gully visual catchment (HS9-16) are partially visible amongst the elevated hummocky landform. From this viewpoint proposed HS13 and 14 would be obscured by existing mature trees on the escarpment. Partial views to proposed HS 9, 10, 11, 12 and 16 show them located at a similar elevation, with part of proposed HS 11 appearing near the ridgeline. Proposed HS 15 is located lower, and</p>

Viewpoint	Assessment of Visibility (Compared to Approved Structure Plan)
	<p>therefore mostly hidden by the existing mature shelterbelt on the flats below. These poplars also provide partial screening for the other homesites.</p> <p><u>Assessment of Long-Term Landscape Effects following Mitigation:</u></p> <p>The large SPA that extends across the escarpment is particularly effective from this longer-distance viewpoint where it ties the individual homesites together into a comprehensive revegetation area. While the proposed homesites have individual LAMAs as well, where landform shaping and some lower planting is proposed, the proposed SPAs will ensure a homogenous overall appearance. The texture provided by the revegetation areas will frame the buildings and assist in their overall visual integration with the underlying landform.</p>
<b>Viewpoint 6</b>	<p><u>Visibility under existing (operative)Provisions:</u></p> <p>From viewpoints 5-9, which are located within the Hogans Gully visual catchment, no new built form would be visible under the approved (operative) structure plan. However, the existing building on the neighbouring property at 63 Hogans Gully Road is visually the most prominent building in this view due to its proximity to the viewpoint.</p> <p><u>Change to View/ Potential Visibility if Plan Change proposal is implemented:</u></p> <p>From this viewpoint on Hogans Gully Road only relatively small parts of proposed HS10, 11, 12, 13 and 16 are visible. Proposed HS 15 is located behind the existing neighbouring dwelling. Proposed HS 13 and 11 are almost entirely screened by the proposed landform shaping within the LAMAs. The other three proposed homesites would be partially visible, with HS10 and 16 backdropped by terrain and HS12 appearing close to the internal ridgeline.</p> <p><u>Assessment of Long-Term Landscape Effects following Mitigation:</u></p> <p>The proposed SPA would provide additional partial screening for proposed HS 12 and 10 while the other proposed homesites rely mostly on the landform shaping proposed as part of the LAMAs. The proposed SPA is particularly noticeable from this viewpoint as it extends across the steep escarpment below proposed HS12 in relatively close proximity.</p>
<b>Viewpoint 7</b>	<p><u>Visibility under existing Provisions (operative):</u></p> <p>From viewpoints 5-9, which are located within the Hogans Gully visual catchment, no new built form would be visible under the approved (operative) structure plan. However, two existing buildings on neighbouring properties along Hogans Gully Road are visible from this viewpoint.</p> <p><u>Change to View/ Potential Visibility if Plan Change proposal is implemented:</u></p> <p>As Hogans Gully Road enters a more restricted section, views become more confined. From this viewpoint only proposed HS 9, 10 and 16 would be visible with a vegetated backdrop, with the remainder of the proposed homesites screened by either existing topography or proposed landform shaping.</p> <p><u>Assessment of Long-Term Landscape Effects following Mitigation:</u></p> <p>The SPA on the escarpment below proposed HS 10 and 16 would provide partial screening for these two homesites, with proposed H9 almost fully screened by landform.</p>
<b>Viewpoint 8</b>	<p><u>Visibility under existing Provisions:</u></p> <p>From viewpoints 5-9, which are located within the Hogans Gully visual catchment, no new built form would be visible under the approved (operative) structure plan. The</p>

Viewpoint	Assessment of Visibility (Compared to Approved Structure Plan)
	<p>existing buildings on neighbouring properties are not visible from this viewpoint. However, a number of existing buildings on the opposite side of the road can be seen.</p> <p><u>Change to View/ Potential Visibility if Plan Change proposal is implemented:</u></p> <p>Glimpsed views to proposed Homesites 9, 10, 11, 13 and 16 would be theoretically possible from this viewpoint. However, the proposed landform shaping within the associated LAMAs would almost fully screen these views.</p> <p><u>Assessment of Long-Term Landscape Effects following Mitigation:</u></p> <p>As part of the implementation of proposed HS 11 and the new golf course alignment the existing stand of mature stand of conifers in its proximity would be removed. The planting within the proposed SPAs would add a substantial amount of texture and darker colour into this currently very open view that contains predominantly the grassed hummocks where the existing 9 hole golf course is located. With LAMAs, landform shaping and SPA planting in place, the visibility of the proposed buildings would be very low from this section of Hogans Gully Road.</p>
<b>Viewpoint 9</b>	<p><u>Visibility under existing Provisions:</u></p> <p>From viewpoints 5-9, which are located within the Hogans Gully visual catchment, no new built form would be visible under the approved (operative) structure plan. However, two existing buildings on neighbouring properties along Hogans Gully Road are visible from both Arrowtown-Lake Hayes and Hogans Gully Road. From the Ayrburn turn off there are also two corrugated iron sheds visible within the Hills' landholding. One is located where new HS 15 is proposed.</p> <p><u>Change to View/ Potential Visibility if Plan Change proposal is implemented:</u></p> <p>Glimpsed views to proposed Homesites 9 and 16 would be theoretically possible from this viewpoint. However, the proposed landform shaping within the associated LAMAs would almost fully screen these views. Proposed HS 15 would be visible in the same location as the existing corrugated iron shed with proposed HS 10 in its vicinity. HS 10 and 15 would be partially screened by landform and backdropped by existing terrain.</p> <p><u>Assessment of Long-Term Landscape Effects following Mitigation:</u></p> <p>The proposed SPA extends visibly across the steep escarpment located between proposed HS 10 and 15. It helps in particular for HS 10 to integrate it into the currently very open hummocky terrain.</p>

Effects anticipated from elevated viewpoints (Tobins Track and Zig Zag lookout Crown Range): Tobins Track is a popular walking track on the Arrowtown escarpment that provides for views across the Wakatipu Basin from the top and several glimpses along the way where vegetation allows. The Zig Zag lookout is frequented by tourists on their way across the Crown Range. Similarly, this viewpoint provides extensive views across the basin. While The Hills golf course is in a central location to the view from the top of Tobins Track (see photo below), the view from the Zig Zag lookout extends towards Morven Hill and the eastern part of the Wakatipu Basin with The Hills Site largely out of view.





*Photo 1 from top of Tobins Track (Panorama).*

The Tobins Track lookout shows the McDonnell Road part of the Site in the context of past and currently ongoing development. The large scale earthworks associated with the implementation of the Hogans Gully Resort Zone are visible on the far left extent of the view, visually somewhat separated from the Hills. The existing SHA (retirement village) along McDonnell Road appears on the neighbouring site to the Hills and the more recent extensions to Arrowtown along Centennial Ave frame the view to the right and in the foreground. Arrowtown Golf Course forms the foreground to the left. Overall, it is possible to fully appreciate the large size of the Hills land holding (162ha) from here and while the proposed development will be visible in this view, it will be at much lower densities than the existing surrounding developments, nestled into the landforms found within the site. It is considered unlikely that the difference between the currently approved built form and the proposed changes would be readily perceptible from this viewpoint.

## 5.2 Activity Area Amendments

### **Activity Area A1**

The extent and location of this activity area changes from the northern side of the Clubhouse to the western side. Within the former A1 area a golf facility building will be located, with a substantially smaller footprint and lower effects due to this and the lower building height. The proposed golf facility building will replace the driving range building (albeit differently located) which is deleted under the current proposal.

The new location for A1 is situated within an area that formerly did not contain any buildings, due to the existing golf course. The centralised location within the HRZ of the proposed new A1 area means that the buildings in this area would have very low visibility from outside the Site, apart from the elevated viewpoint on Feehly Hill where visual effects would be low. While located within the McDonnell Road visual catchment, the activity area is around a kilometre from the elevated Arrowtown escarpment (Cotter Avenue/ Advance Terrace) from where

potential glimpsed views to parts of the buildings could be gained from. No views can be gained from low-lying viewpoints due to intervening terrain and vegetation.

To ensure that any visibility from the Arrowtown escarpment will be minimised, the existing landform to the east of proposed A1 will be built on in terms of landform and planting within an associated LAMA. This means that the existing stand of mature pine trees can be removed without increasing the level of visual effect from elevated viewpoints to the east. The upper tier of the activity area, located at a higher elevation, will be limited to a lower building height (6m instead of 8m) and the overall building coverage in the area would be lower than for A1 in its current location (reduced from 55% to 30%).

Overall, the visual effects of this amended A1 are considered to be comparable or lower than for the activity area in the current structure plan if implemented with the proposed LAMA, as effects are mostly internalised in this central location within the HRZ.

## **Activity Area A2**

Activity Area A2 is located near the eastern boundary, adjacent to the neighbouring property. This activity area is proposed to be slightly expanded to the north to accommodate an additional building. Despite its location in vicinity to the property boundary the activity area is screened by landform from residential buildings on neighbouring lots to the east. While the RL for A2 will be maintained, the area will be expanded and site coverage reduced from 40% to 28.6%. This means that the increase in built form in this area will be 3,000m<sup>2</sup>.

The landform that contains the current activity area to the north will be extended to continue its screening effect for currently approved and additional buildings in this area. The LAMA that accompanies this area mostly consists of planting to the east and mounding and planting to the north. The planting and landform separating this activity area from the neighbouring property will help to block most of the views, but the tops of the proposed buildings may be visible.

Given that the buildings would partially screen each other from the key viewpoints along the Arrowtown escarpment off Shaw Street at a distance of over 500m, the additional visual effects from this viewing angle are considered to be low at most.

## **Activity Area A4**

The northern part of A4 remains in its original location with no additional effects. The southern lots will be relocated to the east, onto the other side of the adjacent golf hole. All lots will continue to face west, away from Arrowtown.

The existing ridge/ LAMA in the current structure plan will remain the same for the northern lots. A new LAMA is proposed to screen the re-located southern lots on their eastern side. This LAMA will build on the existing ridgeline which has a screening function towards the Arrowtown escarpment (Advance Terrace). In order to achieve this, the existing elevated landform will only require in-fill of lower-lying parts. Overall, visibility of the relocated lots will be low, with the LAMA extension slightly above the elevation of the existing ridge. Filtered views, with roofs of building potentially visible between vegetation, may be gained at a distance of around 700m from the Arrowtown escarpment. The approved WBLP along McDonnell Road would also be visible within this view from the escarpment and intervening in views from McDonnell Road.

This relatively large area can be visually contained to the east through its associated LAMA to mostly screen views from parts of the Arrowtown escarpment, in particular from Advance Terrace. It is proposed that the existing terrain undulation on the eastern side of and adjacent to this activity area is contoured further to provide more landform screening. The landform will also be planted on, with a mix of evergreen indigenous trees (eg beech) and deciduous exotic trees to provide further screening. The proposed LAMA shown on the structure plan adjacent to the activity area provides an appropriate means by which to achieve these outcomes, as these will be subject to an approval process by council as a Controlled Activity. The overall visual effects of the amended A4 will be comparable to the currently approved location due to the screening landform and planting extending along the north-eastern side of the activity area which will provide visual separation from McDonnell Road and the Arrowtown escarpment.

### **Activity Area A5**

Area A5 is located in the central part of the Site, in proximity to the existing golf course, the access road and Clubhouse. This activity area is located to the west of A4, with buildings facing towards the east to the golf hole between these two activity areas. The internal facing activity area will be mostly screened by A4 and its associated LAMA to the east. In addition, a separate LAMA is proposed near the north-eastern corner which will screen any potential views to the northern-most buildings in the activity area. A higher RL is proposed to accommodate the additional northern buildings with an increased building height proposed from 7m to 8m to follow the rising terrain effectively. The LAMA to the north-east has been adjusted to accommodate the amended access road alignment that has been straightened in its central section.

The low-lying southern area is adjacent to a small waterway and forms an amphitheatre shaped oval, generally out of view from outside of the Site. Due to its internal location this activity area is at a considerable distance (around 800m) from Advance Terrace in Arrowtown, and has a high potential to absorb buildings. Views to the area can only be gained from high-lying viewpoints in the east, such as Feehly Hill, but not from the Arrowtown escarpment.

This internal area faces into the central part of the golf course and is visually well contained. Due to A4 and its associated landform to the east, views to this area from Arrowtown will be screened as buildings are located off the eastern ridgeline that confines this area. Additional mitigation within the extended LAMA will screen views from the east, with planting implemented on the north-eastern ridgeline, which would be highly effective for views from the Arrowtown escarpment. The amended LAMA shown on the structure plan appropriately provides for this, leading to low visual effects.

### **Activity Area A10**

This activity area lies on an elevated terrace that is visually separated from the southern part of the golf course. This flat terrace faces in a westerly direction towards Lake Hayes and has no visual connection to Hogans Gully and Arrowtown Lake Hayes Road. The only views to the area are from a long distance on Slope Hill above Lake Hayes at over 2km distant. Due to the high-lying nature of the terrace that blocks views from the east, the change absorption capacity of this activity area is high. The landform creates an amphitheatre-like setting where buildings could be successfully integrated with very low adverse visual effects from the elevated viewpoints along the escarpment of Arrowtown. Direct visibility of this area is limited to Feehly Hill, where the mature vegetation does not provide the same screening function due to the elevation of the viewpoint.

The extension of the area to the south remains on the elevated terraces, without encroaching on the rocky escarpment that faces east towards Arrowtown. In order to ensure that dwellings

can be accommodated on the rising landform, the amended A10 will have a higher RL (410.50masl) and will provide for higher buildings (8m in height instead of 6m). The existing landform, rocky outcrops, wetland and vegetation to the east is included in a LAMA which has been extended to the south to ensure that the additional dwellings in A10 are screened from Arrowtown, leading to very low visual effects.

### **Activity Area A11**

The northern part of the property is located in vicinity of Arrowtown-Lake Hayes Road. This road boundary is currently visually separated from the golf course by a mature hedge. This vegetation also provides full screening for the existing dwelling and driveway to the west of this activity area (HS 1). It is proposed to maintain this vegetation through a LAMA that extends along the road, blocking all views to A11 from the north, including from Millbrook Resort.

The amendment to A11 proposes to extend the area towards the south, along an existing pond/lake in this area. It is proposed to re-align the shape of the pond to allow for the golf hole realignment in this area.

Similar to A10, this activity area is located in the central part of the Site where views towards the east and west are curtailed by landform. The high-lying area does not allow for views from Hogan Gully Road or McDonnell Road, and visibility is constrained to glimpses from the southern Arrowtown escarpment and to full views from the long-distance viewpoint at Feehly Hill at a distance of around 1km. The existing dwellings located within Millbrook Resort are visible in relative proximity of A11 in this view.

The maintenance of the hedge along Arrowtown-Lake Hayes Road will provide full screening from the northern side, protected by the LAMA as shown in the current structure plan. Any visual effects from the east would be very low, if detectable at all.

### **Sports Courts and Garden Area**

This activity area is an addition to the HRZ to allow for gardens, sport courts, gathering areas and recreation. This will include structures up to 200m<sup>2</sup>, such as a pavilion and toilets. The area will provide recreation opportunities without interfering with the golf course alignment.

The location of this activity area is in the vicinity of the existing HRZ entrance off McDonnell Road, situated to the north of the approved WBLP and the relocated access road which will be moved slightly to the south. The amended location (since lodgement of the PC application) of the SGA is on the south-western side of the access road to HRZ. This location has changed due to the location requirements of a water storage facility which will be to the north of the access road. This area currently contains flat, open land with intermittent trees near the McDonnell Road boundary. This general character will be maintained due to the setback from the road and the limited built form in this area. Minor landform shaping and low planting within the LAMA along the north-eastern boundary of this activity area will assist with the visual integration and framing of the area without curtailing the long-distance views into the elevated part of the site and the amenity associated with this. With the relocation of the access road in the vicinity of the SGA, a LAMA is proposed on the north-eastern side of the access road to achieve screening in views from McDonnell Road when approaching from Arrowtown.

It is acknowledged that this area has limited ability to absorb built form due to its vicinity to McDonnell Road, therefore the proposal is to limit built form and development within this area (with only 7% building coverage proposed). The setback from the road would be around 80m to allow for views to extend into the wider HRZ. Visual effects of the proposed structures in the mid-ground of these views would be low, as any visual effects of the proposed small-scale

buildings will be mitigated, including through planting within the allocated LAMA. McDonnell Road is also located around 1m below the SGA which will assist in reducing visual effects of buildings. The built form with the SGA will be limited to an open sided pavilion and a glass house, with only 7% site coverage within the activity area.

## **Golf Facility Area**

The proposed golf facility building will accommodate some of the more functional golf requirements, such as golf training, tuition, and practice including a golf simulator, sale of golf equipment, a gym, as well as a place for golfers to informally socialise. The proposed building will be located to the north of the existing clubhouse where the original location of A1 was approved. The extent of this area is substantially smaller than A1 in this location. The GF building would be situated at a lower elevation than the clubhouse, adjacent to the golf course.

The building would be located near the base of the escarpment, facing in a northerly direction with landform confining the location to the south, west and east. The golf facility building would be limited to 6.5m in height with an RL 8.5m below the Clubhouse RL.

Visual effects would, therefore be largely internalised with only limited potential glimpses from elevated viewpoints on the northern Arrowtown escarpment at most<sup>2</sup>. The LAMA to the east of the golf facility extends north from the clubhouse area and is carried over from the current structure plan. Currently, large mature pine trees are within this LAMA which may need to be removed due to their age and location in vicinity of the golf course. Replacement planting would be included in this LAMA should the pines be removed. This will provide screening of a building from the east in this location to very low visual effects.

## **5.3 Homesite Additions**

Four of the homesites (HS1-4) in the current structure plan already contain existing dwellings, located in the western part of the site. One approved, currently unbuilt homesite (HS 5) is located in the south-eastern corner of the Site, close to the retirement village that was approved as a Special Housing Area along McDonnell Road.

The ten proposed additional homesites straddle two visual catchments and can be grouped as follows:

- Three homesites HS6-8 located to the west of HS 5 oriented towards McDonnell Road
- Six homesites HS9-14 located on higher-lying hummocky terrain to the southeast of existing HS4 (location of existing 9 hole golf course) oriented towards Hogans Gully/ Arrowtown – Lake Hayes Road
- One lower-lying homesite near Hogans Gully Road where an existing barn is located;

### **Homesites 6-8**

The proposed homesites are located along the southern escarpment on the Site in visually discrete areas that are separated from each other by landform. The proposed LAMA associated with these homesites builds on the landform spurs between sites with additional planting to frame the built development and to provide a visual context. All three sites are sunk below the ridgeline (with an RL lower than approved HS5) to ensure that a visual backdrop is provided and that buildings do not break the ridgeline when viewed from the Arrowtown escarpment.

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<sup>2</sup> Note: given that the GF activity area would replace A1 in this location with a reduced footprint, the built form has not been modelled in the screenshots shown in the graphic attachment.

While these buildings will be partially visible from Cotter Avenue/ Advance Terrace they will be at a distance of around 1km. Therefore, they will not be visually prominent and similar in appearance with a low level of visual effect when compared to approved HS5. The view towards these homesites from Arrowtown would include the existing retirement village and the future WBLP development on the adjacent site, with other existing residential buildings along the escarpment also visible.

While the frontage of these buildings would be visible from parts of the Arrowtown escarpment, suitable building platforms can be achieved in relation to the terrain by partly cutting them into the slope on the southern side of the buildings. It is considered that the existing HRZ controls on building materials and colours (rule 47.5.11) and framing vegetation would visually integrate the buildings into the context. It is considered that the visual effects of these individual dwellings would be low at most.

### **Homesites 9-14 and 16**

The proposed new homesites are located within hummocky terrain along the Hogans Gully escarpment/ slopes. The area that could accommodate these seven additional homesites would extend over around 700m in a south-easterly direction from the existing and established HS 4. The replacement of the 9 hole golf course in this area will provide the opportunity to locate the seven new buildings within semi-enclosed parts of the topography. The proposed homesites would be at a similar elevation to the existing water race that traverses the site in this area.

The top of the escarpment already contains a number of large dwellings within the Hogan Gully/ Arrowtown-Lake Hayes Road catchment but are barely visible from public viewpoints due to their elevated nature where the intervening terrain curtails views from below. The proposed seven homesites follow similar design principles to the existing buildings, as the building platforms will be shaped in a way that the buildings are not visually exposed to viewpoints below. The homesites also have LAMAs associated with them with specifically designed mounding and up to 2m high vegetation that would screen views from lower-lying areas while allowing long-distance views out to the west towards Lake Hayes and Slopehill. It is considered that from these long-distance viewpoints effects would be very low, if detectable at all.

From Arrowtown-Lake Hayes and Hogans Gully Roads there would be partial views to the rooflines and parts of some of the buildings above the screening landform and vegetation as shown in visual simulations for VP 5-9. In order to ensure that the LAMAs can be well integrated with the complex landform, a comprehensive revegetation framework is proposed, consisting of native plant species. This planting framework will tie together the appearance of the specific LAMAs that are associated with the individual homesites, and tie together and integrate the proposed development in this location and also the wider resort. The revegetation will follow the terrain with planting in gullies and on steep, south-facing escarpments.

The selection of the homesite locations has been undertaken with care and it is expected that buildings can be absorbed in these specific areas. All of the homesites are located in varied terrain amongst hummocks that can visually absorb the buildings with low visibility from Arrowtown-Lake Hayes and Hogans Gully Road. It is anticipated that parts of the proposed buildings on HS 11-16 will be visible from both roads at a distance of around 450- 850m. In some instances part of the roofline of HS11 and 13 will appear on the ridgeline with the Crown Terrace/ Mt Sale forming the backdrop to the view. However, the buildings would be seen in the context of a number of existing dwellings along this road, including the building currently located at 113 Hogans Gully Road. Visual effects of HS 11-16 are considered to be low-



moderate from sections of Hogans Gully Road with partial views to the proposed buildings from viewpoints between the Arrowtown Lake Hayes Road intersection and the proposed turn-off near HS 15. Views to HS 9-10 would only be glimpsed at most with low visual effects.

Elevated viewpoints along the Bendemeer escarpment would gain views into and across the site with HS 11-16 partially visible from this privately owned land. Given that it would be difficult to screen views to the buildings from these elevated viewpoints visual effects would range from very low to low-moderate from the residences at 58-110 Hogans Gully Road, depending on the orientation of their outlook and building location within the terrain/ vegetation.

It is considered that appropriate landscape outcomes that fit with the character of the Site can be achieved through careful design and siting of buildings, and that a visually cohesive development that integrates well with the landscape of the HRZ can be achieved through the structural planting framework.

### **Homesite 15**

The proposed HS 15 is located lower than the other homesites within this visual catchment (HS 9-14) and closer to Hogans Gully Road. An existing barn is currently located at this proposed homesite which is close to the proposed accessway turn-off. The proposed access road extends from here to HS 9 - 10 to east and to HS 11-14 to the west.

The homesite is relatively close to, but due to vegetation visually separated from an existing residence along Hogans Gully Road (No 63) which is oriented towards the western aspect. The rising terrain to the west of HS 15 partially curtails views from the road and the residence. Some mid to long distance views (around 750m) can be gained from Arrowtown- Lake Hayes Road, with visibility anticipated to be similar to the existing barn. Additional landform shaping is proposed within a LAMA to contain the building further from the south-west. Short-distance views from Hogans Gully Road (150-350m) would be mostly blocked by the existing and proposed landform. Overall, only glimpses to part of the building would be available from both roads, leading to low visual effects at most.

## **6.0 Assessment of Landscape and Visual Amenity Effects**

The assessment of the landscape's ability to absorb change is based on its existing character sensitivity and visual sensitivity. The landscape character sensitivity/its ability to absorb change is based on judgments about sensitivity of aspects most likely to be affected. These aspects cover natural and cultural factors, quality/condition of the landscape and aesthetic factors. Visual sensitivity covers the visibility of an activity area as well as the nature and extent of population likely to visually experience the area (eg private/ public viewpoints).

It is worth noting that the landscape character of the Site has been substantially modified through the existing golf course development, which has created a manicured landscape appearance. While the landscape is aesthetically pleasant and well maintained, the landform and vegetation within the site are of a low naturalness. The openness of the landscape is

different to other rural landscapes due to the development anticipated under the existing HRZ, and the character differs from that of rural land with productive land uses.

The existing HRZ allows for built form located within parts of the Site where effects can be largely internalised with only limited/partial visibility of activity areas and homesites from outside. The same design principles were applied to the amendments to the activity areas and site selection of the additional homesites. The current District Plan Chapter contains a number of relevant policies that are relevant to the assessment of landscape and visual amenity effects (see Appendix 2 for relevant provisions from Chapter 47).

A number of measures were recommended to mitigate the visual and landscape effects of the proposed development, and/or to enhance landscape outcomes. These measures are proposed to form part of/be secured by the rules that apply to the new Zone through the LAMAs associated with specific homesites and activity areas, as well as a structural planting framework. The proposed measures include vegetation planting, earth contouring for screening, restrictions on building heights and on colours and materials used on buildings. The implementation of these measures has been taken into account when reaching a conclusion on the visual amenity and landscape effects of the proposal.

Under the policies relating to Objective 47.2.1 the plan requires all development to be located in accordance with the Structure Plan. Through Policy 47.2.1.1 the plan tries to ensure that:

- (a) Development integrates with the golf courses, the underlying topography and vegetation;*
- (b) Development is located where it can be absorbed, while achieving a predominance of open space and maintaining landscape character;*
- (c) Visibility of buildings from beyond the Zone, particularly from adjacent public roads and the Arrowtown escarpment, is mitigated through appropriate siting and landscaping (including LAMA);*
- (d) A high level of internal amenity within the Zone is achieved through careful siting of buildings and accessways, retention of expansive open space areas and the use of landscaping; and*
- (e) Reverse sensitivity effects on any adjacent farming operations are avoided.*

The need for the proposed changes has arisen from requirements in relation to the golf course design and planned disestablishment of the existing 9-hole golf course. The currently approved design and activity area/ homesite layout could not be implemented once the golf course is rerouted as planned, as the new course layout would give rise to actual or potential physical conflicts between golf and development activities. Care has been taken to ensure that the changes to activity areas support the current design principles. Any new or amended activity areas (relocated A1 and amended A2, A4, A5, A6, A10 and A11) will have largely internalised visual effects with low or very low visibility from beyond the zone. Where amendments to the structure plan were made LAMAs are also amended to provide the same level of mitigation as in the current structure plan.

The new homesites in the south-western part of the HRZ have been located in parts of the terrain where they can be absorbed with low visual effects from public viewpoints. While low-moderate visual effects may be experienced from some elevated private viewpoints on the

southern side of Hogans Gully Road, the landscape character would be maintained. The escarpment already contains a number of private residences within and outside of the HRZ. This general development pattern would be continued with a predominance of open space and only partial visibility of buildings set within the varied topography.

The maintenance of the internal amenity of the zone was a guiding principle for the careful design of the proposed amendments to the structure plan. Given that the golf course is one of the premier courses in the country the quality of the environment is a key consideration which has influenced the choice of location and design of built form in addition to the above considerations.

For the integration of the new homesites within both visual catchments (McDonnell Road and Hogans Gully Road) extensive structural planting is proposed to provide a visual context for the individually tailored homesite LAMAs into the wider HRZ. It was considered important to provide a cohesive design that ties the existing and proposed development together and to provide overall visual coherence with a similar landscape character and visual amenity across the entirety of the zone. The majority of the area will continue to be open space with clustered buildings arranged around the golf course layout. It is, therefore, considered that the proposed development is in accordance with Policy 47.2.1.13 which aims to maintain the landscape character and visual amenity values of the Zone<sup>3</sup>.

The controls on building height, light spill, external appearance, coverage and landscaping requirements have not changed under the current proposal compared to the current HRZ provisions. As required under Policy 47.2.1.14 adverse visual effects of development and associated infrastructure will be avoided or mitigated within and beyond the Zone. While the building height or relative elevation within the site is proposed to change for some of the activity areas, the visual effects of these amended development areas would be comparable to the development currently enabled under the HRZ.

The new proposed homesites are comparable in size, building coverage and building height to the existing and approved homesites with c. 800m<sup>2</sup> buildings for all of them, apart from HS 7 which provides for a 400m<sup>2</sup> sized building due to its constrained location. The same design controls relating to colour and material apply to these homesites to ensure their recessive appearance.

Overall, the amendments to the activity areas are of a size and nature that they are unlikely to be detectable from outside the site and aimed at a better integration of buildings with the golf course environment. The addition of homesites on the south-western side of the HRZ will lead to a change in this part of the site as buildings would be partially visible from some viewpoints in this visual catchment. However, it is considered that the proposal will be in character with the existing environment and create very low adverse effects to the values that underpin the existing landscape contained in the HRZ.

---

<sup>3</sup> by:

(a) Avoiding residential activities, visitor accommodation and other built development, except for small scale buildings associated with golf course operations and farming, in Activity Area G;

(b) Requiring the establishment of Landscape Amenity Management Areas (LAMAs) in accordance with the Structure Plan in Section 47.7 to ensure that the potential adverse effects of built form are avoided or mitigated, and to contribute to the amenity of the Zone; and

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

## 7.0 Conclusions

The proposed amendments to the HRZ comprise of relatively small changes to the location and layout of approved activity areas which are required to enable an enhanced golf course design, as well as the inclusion of additional eleven homesites. The proposed homesites straddle two visual catchments with HS 6-8 located to the west of existing HS 5 within the catchment facing McDonnell Road, and HS 9-16 to the south-east of HS4 facing Hogans Gully Road. The building coverage in some of the approved/ proposed activity areas will be lower, leading to only a small overall increase of built form throughout the zone.

Together with the addition/ amendments to homesites and activity areas specifically designed planting areas are proposed, including LAMAs that aim to largely screen built form and SPAs comprising of extensive structural planting areas to visually integrate the proposed homesites into the wider development area. The existing HRZ allows for built form located within parts of the Site where effects can be largely internalised with only limited/partial visibility of activity areas and homesites from outside. The same design principles were applied to the amendments to the activity areas and site selection of the additional homesites. Overall, the amendments to the activity areas are of a size and nature that they are unlikely to be readily detectable from outside the site and aimed at a better integration of buildings with the golf course environment.

The new proposed homesites are comparable in size, building coverage and building height to the existing and approved homesites and design controls outlined in the zone provisions apply to all homesites to ensure their recessive appearance. It was considered important to provide a cohesive design that ties the existing and proposed development together and to provide overall visual coherence with a similar landscape character and visual amenity across the entirety of the zone. The majority of the area will continue to be open space with clustered buildings arranged around the golf course layout.

The addition of homesites on the south-western side of the HRZ will lead to a change in this part of the site as buildings would be partially visible from some viewpoints in this visual catchment, with low or low-moderate visual effects from some private and public viewpoints along Hogans Gully Road. However, it is considered that the proposal will be in character with the existing environment and create very low adverse effects to the visual amenity values that underpin the existing landscape contained in the HRZ.

The amendments to the HRZ will ensure that the design for the proposed golf course and built development will be visually integrated with the existing environment, while maintaining the high amenity of open space that contributes to the surroundings and the internal quality of the resort.

## Appendix 1 Assessment Methodology

### Method Statement

22 November 2023

This assessment method statement is consistent with the methodology (high-level system of concepts, principles, and approaches) of 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines', Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022. The assessment provides separate chapters to discuss landscape, visual and natural character effects where relevant, but is referred to throughout as a Landscape Effects Assessment in accordance with these Guidelines. Specifically, the assessment of effects has examined the following:

- *The existing landscape;*
- *The nature of effect;*
- *The level of effect; and*
- *The significance of effect.*

#### *The Existing Landscape*

The first step of assessment entails examining the existing landscape in which potential effects may occur. This aspect of the assessment describes and interprets the specific landscape character and values which may be impacted by the proposal alongside its natural character where relevant as set out further below. The existing landscape is assessed at a scale(s) commensurate with the potential nature of effects. It includes an understanding of the visual catchment and viewing audience relating to the proposal including key representative public views. This aspect of the assessment entails both desk-top review (including drawing upon area-based landscape assessments where available) and field work/site surveys to examine and describe the specific factors and interplay of relevant attributes or dimensions, as follows:

**Physical** –relevant natural and human features and processes;

**Perceptual** –direct human sensory experience and its broader interpretation; and

**Associative** – intangible meanings and associations that influence how places are perceived.

#### **Statutory and Non-Statutory Provisions**

The relevant provisions facilitating change also influence the consequent nature and level of effects. Relevant provisions encompass objectives and policies drawn from a broader analysis of the statutory context and which may anticipate change and certain outcomes for identified landscape values.

#### *The Nature of Effect*

The nature of effect assesses the outcome of the proposal within the landscape. The nature of effect is considered in terms of whether effects are positive (beneficial) or negative (adverse) in the context within which they occur. Neutral effects may also occur where landscape or visual change is benign.

It should be emphasised that a change in a landscape (or view of a landscape) does not, of itself, necessarily constitute an adverse landscape effect. Landscapes are dynamic and are constantly changing in both subtle and more dramatic transformational ways; these changes are both natural and human induced. What is important when assessing and managing landscape

change is that adverse effects are avoided or sufficiently mitigated to ameliorate adverse effects. The aim is to maintain or enhance the environment through appropriate design outcomes, recognising that both the nature and level of effects may change over time.

### *The Level of Effect*

Where the nature of effect is assessed as ‘**adverse**’, the assessment quantifies the level (degree or magnitude) of adverse effect. The level of effect has not been quantified where the nature of effect is neutral or beneficial. Assessing the level of effect entails professional judgement based on expertise and experience provided with explanations and reasons. The identified level of adverse natural character, landscape and visual effects adopts a universal seven-point scale from **very low** to **very high** consistent with Te Tangi a te Manu Guidelines and reproduced below.

VERY LOW	LOW	LOW-MOD	MODERATE	MOD-HIGH	HIGH	VERY HIGH
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### *Landscape Effects*

A landscape effect relates to the change on a landscape’s character and its inherent values and in the context of what change can be anticipated in that landscape in relation to relevant zoning and policy. The level of effect is influenced by the size or spatial scale, geographical extent, duration and reversibility of landscape change on the characteristics and values within the specific context in which they occur.

### *Visual Effects*

Visual effects are a subset of landscape effects. They are consequence of changes to landscape values as experienced in views. To assess where visual effects of the proposal may occur requires an identification of the area from where the proposal may be visible from, and the specific viewing audience(s) affected. Visual effects are assessed with respect to landscape character and values. This can be influenced by several factors such as distance, orientation of the view, duration, extent of view occupied, screening and backdrop, as well as the potential change that could be anticipated in the view as a result of zone / policy provisions of relevant statutory plans.

### *Natural Character Effects*

Natural Character, under the RMA, specifically relates to ‘*the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development*’. Therefore, the assessment of natural character effects only involves examining the proposed changes to natural elements, patterns and process which may occur in relevant landscape / seascape contexts.

As with assessing landscape effects, the first step when assessing natural character effects involves identifying the relevant physical and experiential characteristics and qualities which occur and may be affected by a proposal at a commensurate scale. This can be supported through the input of technical disciplines such as geomorphology, hydrology, marine, freshwater, and terrestrial ecology as well as input from tāngata whenua. An understanding of natural character considers the level of naturalness and essentially reflects the current condition of the environment assessed in relation to the seven-point scale. A higher level of natural character means the waterbody and/or margin is less modified and vice versa.

A natural character effect is a change to the current condition of parts of the environment where natural character occurs. Change can be negative or positive. The resultant natural character effect is influenced by the existing level of naturalness within which change is proposed; a



greater level of effect will generally occur when the proposal reduces the naturalness of a less modified environment. In short, the process of assessing natural character effects can be summarised as follows:

- Identify the characteristics and qualities which contribute to natural character within a relevant context and defined spatial scale(s), including the existing level of naturalness;
- Describe the changes to identified characteristics and qualities and the consequent level of natural character anticipated (post proposal); and
- Determine the overall level of effect based on the consequence of change.



### The Significance of Effects

Decision makers assessing resource consent applications must evaluate if the effect on individuals or the environment is less than minor<sup>4</sup> or if an adverse effect on the environment is no more than minor<sup>5</sup>. For non-complying activities, consent can only be granted if the s104D 'gateway test' is satisfied, ensuring adverse effects are minor or align with planning objectives. In these situations, the assessment may be required to translate the level of effect in terms of RMA terminology.

This assessment has adopted the following scale applied to relevant RMA circumstances<sup>6</sup> (refer to diagram below), acknowledging low and very low adverse effects generally equate to 'less than minor' and high / very high effects generally equate to significant<sup>7</sup>.



<sup>4</sup> RMA, Section 95E

<sup>5</sup> RMA, Section 95E

<sup>6</sup> Seven-point level of effect scale. Source: Te tangi a te Manu, Pg. 15

<sup>7</sup> The term 'significant adverse effects' applies to specific RMA situations, including the consideration of alternatives for Notices of Requirement and AEEs, as well as assessing natural character effects under the NZ Coastal Policy Statement.

## Appendix 2 Relevant HRZ Plan Provisions Chapter 47

### **47 The Hills Resort Zone**

#### **47.1 Resort Zone Purpose**

...

##### **47.1.5 Structural Planting Framework**

Structural Planting Areas (SPAs) are identified on the Structure Plan and are located around Activity Areas HS6 to HS15. The SPAs work in conjunction with the LAMAs for these Activity Areas and comprise areas where planting is required to ensure a homogenous appearance of vegetation that visually connects the Activity Areas and integrates built development into the landscape. The SPAs do not provide a screening purpose but support the visual context for built development within this part of the Zone, and will enhance ecological values.

The Zone provisions require that the SPAs be established prior to the construction of buildings within Activity Areas HS6 to HS15.

The planting of SPAs follows the hummocky terrain landform in this southern area of the Zone, with tree planting in the gullies and shrubland species along steeper escarpments. The species for planting are limited to those indigenous species included at Section 47.9.

...

### **Policies**

#### **Structure Plan and Resort Development**

47.2.1.2 Require all development to be located in accordance with the Structure Plan contained in Section 47.7 to ensure that:

- (a) Development integrates with the golf courses, the underlying topography and vegetation;
- (b) Development is located where it can be absorbed, while achieving a predominance of open space and maintaining landscape character;
- (c) Visibility of buildings from beyond the Zone, particularly from adjacent public roads and the Arrowtown escarpment, is mitigated through appropriate siting and landscaping (including LAMA);
- (d) A high level of internal amenity within the Zone is achieved through careful siting of buildings and accessways, retention of expansive open space areas and the use of landscaping; and
- (e) Reverse sensitivity effects on any adjacent farming operations are avoided.

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

### **Landscape and Amenity**

47.2.1.14 Maintain the landscape character and visual amenity values of the Zone, including the values described in 47.1.3, by:

- (a) Avoiding residential activities, visitor accommodation and other built development, except for small scale buildings associated with golf course operations and farming, in Activity Area G;
- (b) Requiring the establishment of Landscape Amenity Management Areas (LAMAs) and Structural Planting Areas (SPAs) in accordance with the Structure Plan in Section 47.7 to ensure that the potential adverse effects of built form are avoided or mitigated, and to contribute to the amenity of the Zone; and
- (c) Ensuring that buildings are located only in areas where the change can be absorbed and so that a predominance of open space is achieved across the Zone.

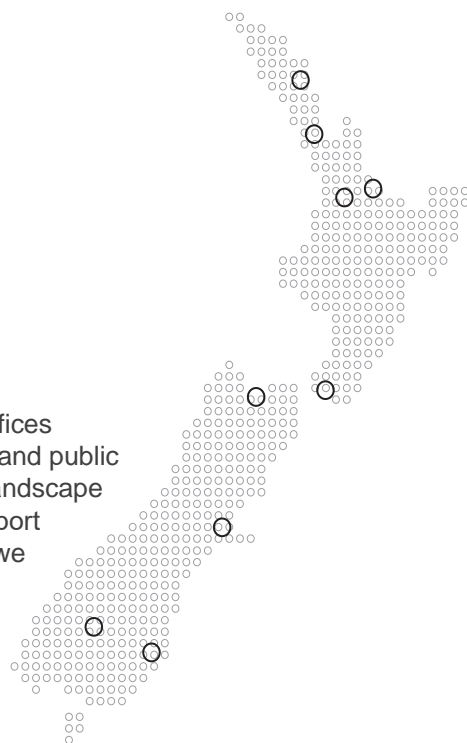
### **Buildings**

47.2.1.15 Avoid or mitigate adverse visual effects of development and associated infrastructure within and beyond the Zone through controls on building height, light spill, external appearance, coverage and landscaping requirements.

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

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09 358 2526	09 358 2526	07 960 0006	07 571 5511	04 385 9315	03 548 8551	03 366 8891	03 441 1670	03 470 0460



Attachment F: Aerial Mapping







**The Hills Resort Zone**  
Indicative LAMA Mounding / Planting: Sheet 03



# KEY

- Existing contours
- Proposed 1m contours
- Existing trees (March 2021)
- Proposed LAMA mitigation trees (2.5m high at time at planting)
- Proposed LAMA mitigation planting (no higher than 2m species)
- Structural Planting Area (SPA)



SCALE 1:4000 @ A4 30th April 2025  
0 25m 50m 75m 100m 125m 150m



**The Hills Resort Zone**  
Indicative LAMA Mounding / Planting: Sheet 04





## The Hills Resort Zone

### Indicative LAMA Mounding / Planting: Sheet 05





**The Hills Resort Zone**  
Indicative LAMA Mounding / Planting: Sheet 06



# THE HILLS RESORT ZONE - PRIVATE PLAN CHANGE

VISUAL SIMULATIONS

7 MAY 2025





# The Hills



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# The Hills



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Existing View





Approved Buildings

Proposed View with Approved Buildings





Proposed View with Planting at 5 Years





Existing View





Approved Buildings

Proposed View with Approved Buildings





Proposed View with Planting at 5 Years





Existing View





Approved Buildings

Proposed View with Approved Buildings





Proposed View with Planting at 5 Years





Existing View





Approved Buildings

Proposed View with Approved Buildings





Proposed View with Planting at 5 Years





Existing View





NB: Approved Buildings not visible

Proposed View with Buildings





Proposed View with Planting at 5 Years





Existing View





NB: Approved Buildings not visible

Proposed View with Buildings





Proposed View with Planting at 5 Years





Existing View





NB: Approved Buildings not visible

Proposed View with Buildings





Proposed View with Planting at 5 Years





Existing View





NB: Approved Buildings not visible

Proposed View with Buildings





Proposed View with Planting at 5 Years





Existing View





NB: Approved Buildings not visible

Proposed View with Buildings





Proposed View with Planting at 5 Years



VISUALISATIONS - METHODOLOGY

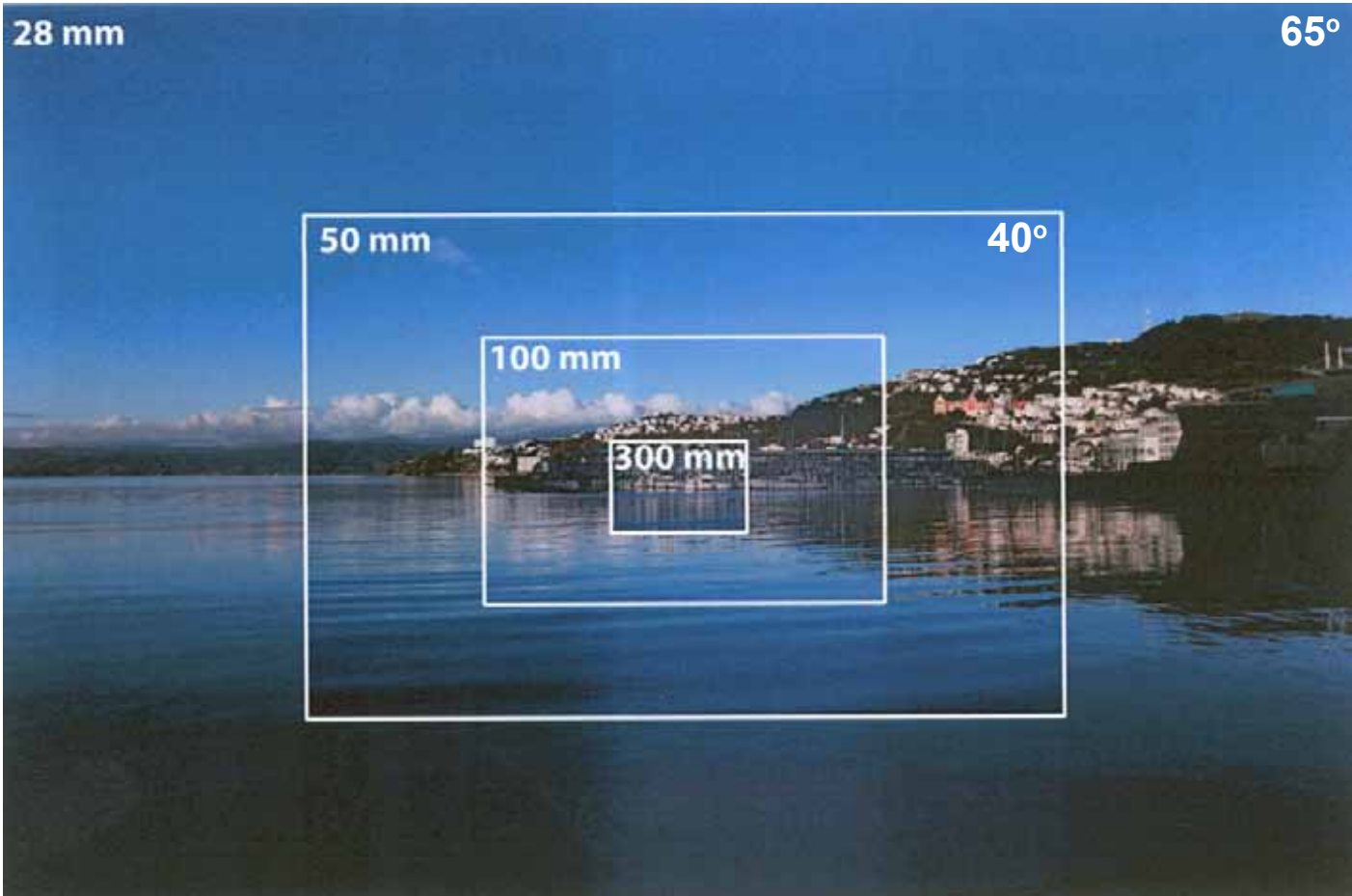
SITE VISIT & PHOTOGRAPHY

Site photographs were taken hand-held with a Canon digital SLR camera fitted with a 50mm focal length lens. A series of photos were taken at predetermined viewpoints, situated on public land. The locations of each viewpoint were fixed using the in-built camera GPS unit.

NZILA GUIDELINES & PANORAMA PREPARATION

The visualisations have been produced in accordance with the Tuia Pito Ora New Zealand Institute of Landscape Architects (NZILA) Best Practice Guidelines for Visual Simulations (BPG 10.2) and also adhere to Boffa Miskell’s internal Visualisation Guidelines.

Camera lenses with different focal lengths capture images with differing fields of view. As can be seen below (derived from Fig 9 of the NZILA BPG), a photo taken with a 28mm lens provides a horizontal field of view of 65°. A 50mm lens will provide a cropped (40°) version of the same view. So panoramas can be created by taking multiple 28mm or 50mm photos (in “portrait” mode), and using digital stitching software to merge and crop to create a single panorama. The panoramas used in these visualisations have a field of view of 90°.

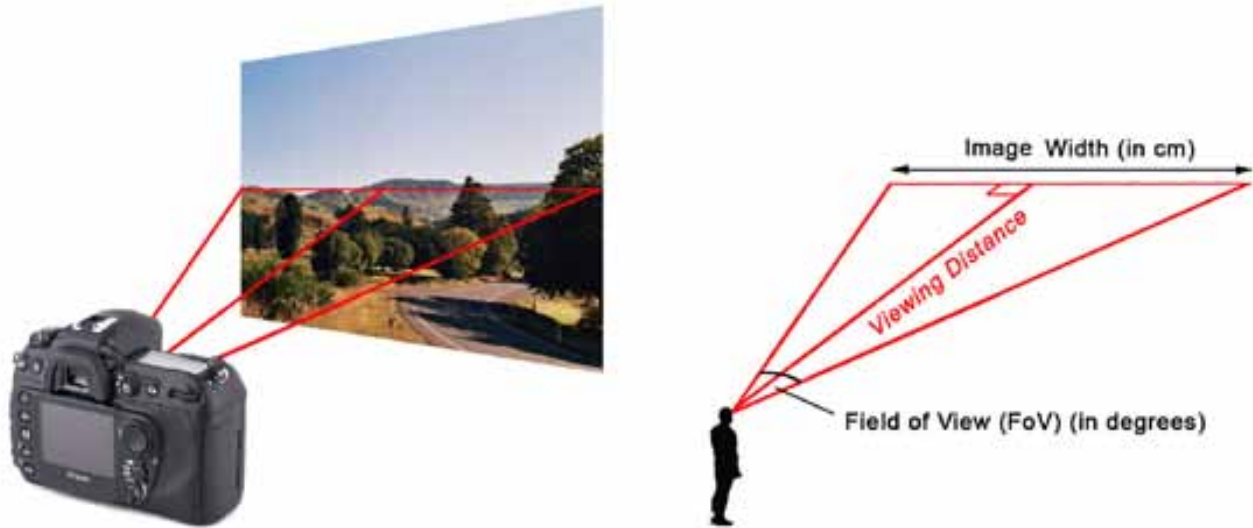


3D MODELLING

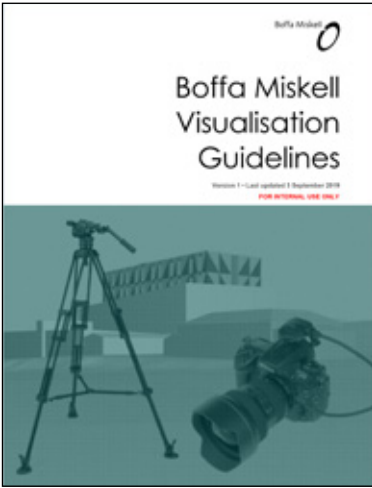
Virtual camera views were then created in 3D modelling software, and 3D terrain data and architectural modelling were imported. These views were then registered over the corresponding photographic panorama, using identifiable features in the landscape and the characteristics of the camera to match the two together. The visualisations were then assembled using graphic design software.

IMAGE READING DISTANCES

These visualisations have a field of view of 90° and so should be viewed from a distance of 20 cm when printed at A3. This will ensure that each simulation is viewed as if standing on-site at the actual camera location, and is in accordance with Section 7.11 of the NZILA BPG. Users are encouraged to print these pages on A3 transparency, go to the viewpoint and hold at the specified reading distance in order to verify the methodology.



Geometry of Image Reading Distance





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Attachment H: Email Correspondence with QTT

From: Mark Williams | Queenstown Trails Trust  
To: Christine Edgley  
Cc: Jeff Brown  
Subject: RE: The Hills  
Date: Friday, 7 February 2025 12:00:33 pm  
Attachments: [image003.png](#)  
[image003.png](#)

Hi Christine,

Better really, as its closer to the Centennial Ave connection onto the Arrow River Bridges Trail

Cheers  
Willy

Mark Williams | CEO | Queenstown Trails  
M: +64 (0) 27 5540941 | E: [mark.williams@queenstowntrails.org.nz](mailto:mark.williams@queenstowntrails.org.nz)  
[www.queenstowntrails.org.nz](http://www.queenstowntrails.org.nz)



From: Christine Edgley <[Christine@brownandcompany.co.nz](mailto:Christine@brownandcompany.co.nz)>  
Sent: Friday, 7 February 2025 11:44 am  
To: Mark Williams | Queenstown Trails Trust <[mark.williams@queenstowntrails.org.nz](mailto:mark.williams@queenstowntrails.org.nz)>  
Cc: Jeff Brown <[jeff@brownandcompany.co.nz](mailto:jeff@brownandcompany.co.nz)>  
Subject: RE: The Hills

Hi Willy,

Thanks very much for that feedback, which all makes sense – hopefully it makes it more tolerable that the straight green stretch you mentioned is actually relatively short, and flat.

With regards to the relocated exit onto McDonnell Road, in terms of the connection with the Arrow River Trail, did you have any thoughts about whether this relocated exit was better or worse than the previous location in terms of user experience when making that connection? Or is it a bit of a six-of-one / half-dozen situation?

Regards,

Christine Edgley  
Senior Planner  
03 409 2258 | 027 588 8824



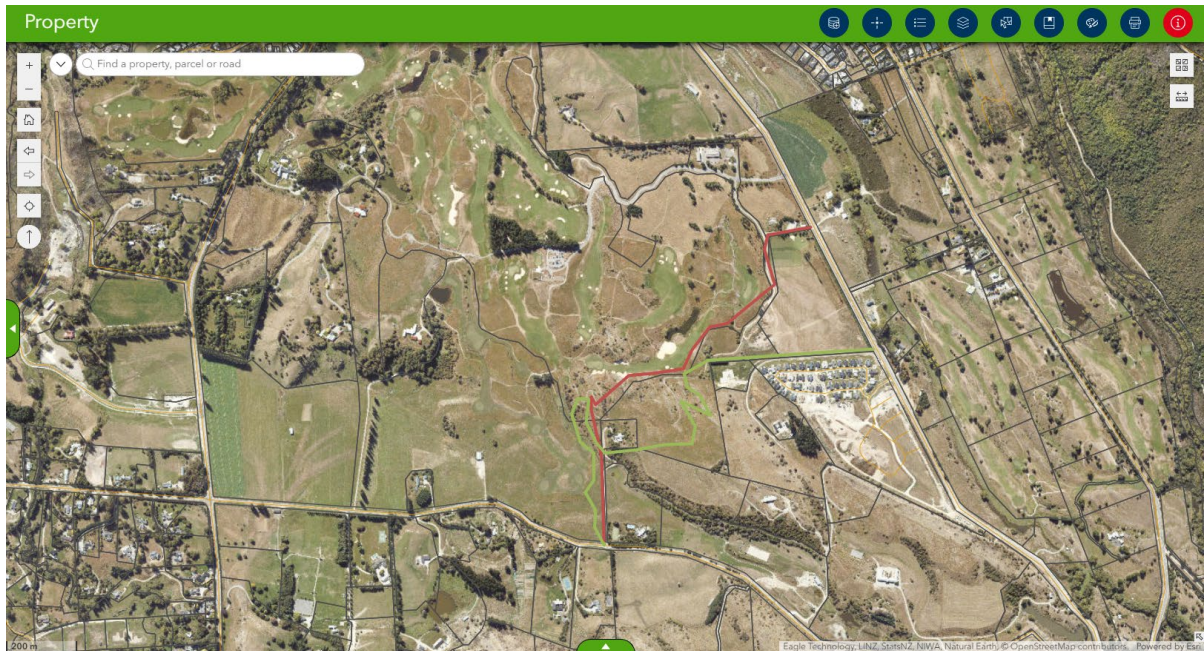
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From: Mark Williams | Queenstown Trails Trust <[mark.williams@queenstowntrails.org.nz](mailto:mark.williams@queenstowntrails.org.nz)>  
Sent: Thursday, 30 January 2025 3:21 pm  
To: Christine Edgley <[Christine@brownandcompany.co.nz](mailto:Christine@brownandcompany.co.nz)>  
Cc: Jeff Brown <[jeff@brownandcompany.co.nz](mailto:jeff@brownandcompany.co.nz)>  
Subject: RE: The Hills

Hi Christine,

My apologies, this slipped through the cracks. I think the new proposed line is a hybrid of the one I walked with Emma?

I've tried to re-create both alignments on the screenshot below – The original line (red) was potentially a bit in no-mans land, but closer to Brodie Ave – the new line (green) services the retirement village better, and links to the Arrow River Trail on the gravel links from Centennial Ave but there is nothing worse than a long straight section of trail (like the geen section from McDonnell Road) to numb the enjoyment factor – so following a contour/desire line would be beneficial.



Otherwise, the end point and connection to Hogans Gully is the same, and achieving a manageable gradient will be the most important aspect – which is what I think we managed to achieve?

Cheers  
Willy

Mark Williams | CEO | Queenstown Trails  
M: +64 (0) 27 5540941 | E: [mark.williams@queenstowntrails.org.nz](mailto:mark.williams@queenstowntrails.org.nz)  
[www.queenstowntrails.org.nz](http://www.queenstowntrails.org.nz)



From: Christine Edgley <[Christine@brownandcompany.co.nz](mailto:Christine@brownandcompany.co.nz)>  
Sent: Thursday, 30 January 2025 12:19 pm  
To: Mark Williams | Queenstown Trails Trust <[mark.williams@queenstowntrails.org.nz](mailto:mark.williams@queenstowntrails.org.nz)>  
Cc: Jeff Brown <[jeff@brownandcompany.co.nz](mailto:jeff@brownandcompany.co.nz)>  
Subject: RE: The Hills



Hi Willy,

Hope you're well.

Just checking that you received my email below with the plans you requested ok, or if you needed anything else to understand the proposed changes?

Many thanks,



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**From:** Christine Edgley

**Sent:** Monday, 13 January 2025 11:13 am

**To:** Mark Williams | Queenstown Trails Trust <[mark.williams@queenstowntrails.org.nz](mailto:mark.williams@queenstowntrails.org.nz)>

**Cc:** Jeff Brown <[jeff@brownandcompany.co.nz](mailto:jeff@brownandcompany.co.nz)>

**Subject:** RE: The Hills

Hi Willy,

Of course – please see attached copies of the both the existing Structure Plan, and the proposed amended Structure Plan.

I've indicated with an arrow the McDonnell Road connection point on both plans for easy spotting, although you can also zoom in on either plan for greater clarity on the indicative location of the trail within the zone too.

Regards,



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**From:** Mark Williams | Queenstown Trails Trust <[mark.williams@queenstowntrails.org.nz](mailto:mark.williams@queenstowntrails.org.nz)>

**Sent:** Monday, 13 January 2025 11:03 am

**To:** Christine Edgley <[Christine@brownandcompany.co.nz](mailto:Christine@brownandcompany.co.nz)>

**Cc:** Jeff Brown <[jeff@brownandcompany.co.nz](mailto:jeff@brownandcompany.co.nz)>

**Subject:** RE: The Hills

Hi Christine,

No problem – but could you send through a plan indicating the current alignment and proposed alignment again – It's much better for me to comment on effects if I can visualise the indicative routes and where people are heading.

Many thanks

Willy

**Mark Williams | CEO | Queenstown Trails**

**M:** +64 (0) 27 5540941 | **E:** [mark.williams@queenstowntrails.org.nz](mailto:mark.williams@queenstowntrails.org.nz)

[www.queenstowntrails.org.nz](http://www.queenstowntrails.org.nz)



**From:** Christine Edgley <[Christine@brownandcompany.co.nz](mailto:Christine@brownandcompany.co.nz)>

**Sent:** Monday, 13 January 2025 10:58 am

**To:** Mark Williams | Queenstown Trails Trust <[mark.williams@queenstowntrails.org.nz](mailto:mark.williams@queenstowntrails.org.nz)>

**Cc:** Jeff Brown <[jeff@brownandcompany.co.nz](mailto:jeff@brownandcompany.co.nz)>

**Subject:** The Hills

Hi Willy,

Hope you're well, and that you've had a relaxing holiday period.

We're getting in touch in relation to The Hills – you may recall that last year you were consulted regarding the location of the indicative future cycleway/trail within The Hills Resort Zone (as shown on the Structure Plan for the zone) in light of changes proposed to the location or extent of a number of activity areas in the zone. The primary change to the trail aspect was to have the connection to McDonnell Road moved approximately 400m to the south - from its current location south of the existing main access to The Hills, to adjacent to Arrowtown Retirement Village's northern boundary.

A formal plan change was lodged with QLDC in November – it included the relocated indicative cycleway/trail. The Council have since requested further information regarding the change to the location of the cycleway and the effect of this on trail users, and we were hoping to get some initial comment from you on this matter (noting that plan change is still to be publicly notified, and trail users themselves will be able to submit when it is).

Would you have any initial concerns, or anticipate a reduced user experience, as a result of relocating the McDonnell Rd connection / entry point? We are in the process of getting expert traffic input to address any potential safety implications of the change, so it is more about whether, in your opinion, the change would have any adverse effect on trail user experience.

Happy to answer any questions you might have, or discuss any of the above further – feel free to phone or email either myself (details below) or Jeff (copied in, ph.: 021 529 745) anytime.

Kind regards,



BROWN & COMPANY  
PLANNING GROUP

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**THE HILLS RESORT LIMITED**

**Request for a Change to the  
Proposed Queenstown Lakes District Plan**

**PROPOSED CHANGES TO THE DISTRICT  
PLAN**

**15 May 2024**

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





## Requested changes to the Proposed Queenstown Lakes District Plan

The Hills Resort Limited (THRL) requests a change (the **Change**) to the Queenstown Lakes District Council's (QLDC) Proposed Queenstown Lakes District Plan (PDP). The proposed changes are detailed as follows (amended provisions in ~~red text struck through~~ for deletions and red text underlined for additions<sup>1</sup> as originally lodged in November 2024, with further amendments to provisions in ~~green text struck through~~ for deletions and green text underlined for additions as part of the response to the further information request submitted in May 2025):

1. Amend Chapter 47 (The Hills Resort Zone)
2. Amend Chapter 25 (Earthworks)
3. Amend Chapter 27 (Subdivision and Development)

---

<sup>1</sup> Note: Consequential renumbering of Chapter 47 as a result of new and deleted rules has not been undertaken for the purposes of the Plan Change Request, to avoid confusion when referencing rules.



## 47 The Hills Resort Zone

### 47.1 Resort Zone Purpose

47.1.1 The purpose of the Zone is to enable high quality on-site visitor activities and resort facilities, within a golf course setting and with a predominance of open space. The Zone provides for golf courses (including an 18-hole championship course), a sculpture park, walkway and cycleway, visitor industry activities, residential activities (including staff accommodation), and a small scale commercial area. A range of forms of visitor accommodation are anticipated in the Zone, including boutique hotels / lodges with associated visitor amenities (including cafés and restaurants and facilities for health and wellness), and units that are primarily available for short-term visitor stays.

The Zone exhibits a resort style parkland character which varies between openness and enclosure due to the golf courses, hummocky landform and vegetation patterning. Activity Areas have been carefully sited within the Zone to ensure that development is located where it can be absorbed into the landscape, and so that it will maintain the open space that contributes to amenity, and character of the Zone.

Buildings are integrated with the surrounding landform and planting, so that they are visually discrete. In some areas landscaping is required to mitigate the potential adverse effects of built development on landscape character. The Landscape Amenity Management Areas (LAMA) identified on the Structure Plan are located where this mitigation is required to avoid or mitigate potential adverse visual and cumulative effects, and they also contribute to the high level of parkland amenity within the Zone. Structural Planting Areas (SPA) will, along with the LAMA, further integrate built development into the landscape and the wider resort while enhancing ecological values.

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

The continuation of farming and equestrian activities in the parts of the Zone not used for golf or other development is also provided for.

#### 47.1.2 Activity Areas

The Hills Resort Zone Structure Plan, and associated standards for buildings and landscaping, ensure that built development is appropriately located and well integrated with the golf courses and other on-site visitor activities, and the local and wider landscape setting.

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

- a. **Golf courses and open space and farming (G)** — to provide for the operation and management of the golf courses, and to protect open spaces for amenity, rural character, recreation, farming and equestrian activities by limiting built development;
- ~~b. **Driving Range (DR)** — to provide for limited built development, including shelters and administration / storage associated with the golf course driving range area (0.2ha);~~  
**Golf Training Facility (GTF)** – to provide for the operation of golf training services and associated activities (0.4ha);
- c. **Clubhouse (C)** — to provide for a range of commercial activities associated with the use of the

- golf course and resort, including golf services, restaurant, spa, gymnasium, meeting and conference facilities, visitor accommodation in the Clubhouse Suites, and cellar door facilities (1.0 ha);
- d. **Resort services and staff accommodation (S1—S2)** — to provide for onsite staff facilities and staff accommodation, and services that support the ongoing operation and maintenance of the resort (including golf course operation and maintenance) (1.03 ha);
- e. **Clubhouse Accommodation (A1)** — to provide for visitor accommodation, including cottages-boutique hotel / lodge and related on-site visitor activities (0.91.5 ha);
- f. **Ridgeline View (A2)** — to provide for a range of visitor accommodation and residential activities, on a natural terrace with views of the golf courses, internal lakes, sculptures, and the wider alpine landscape (0.91.4 ha);
- g. **~~Seclusion Flats~~ Millrace Accommodation (A3)** — to provide for a range of visitor accommodation and residential activities, in close proximity of the central resort facilities and nestled within a secluded area adjoining a forested grove and traditional millrace, with uninterrupted alpine views (0.4 ha);
- h. **Rolling Hills (A4)** — to provide for a range of visitor accommodation and residential activities, within the rolling contours of the Zone, with expansive views of the rugged foothills and The Remarkables mountain range (2.28 ha);
- i. **Terrace Views (A5)** — to provide for visitor accommodation and residential activities overlooking between the 14th and 15th fairways, in close proximity to the central resort facilities at the Clubhouse, with 360 degree views of the wider alpine landscape (1.26 ha);
- j. **Fairway Living Accommodation (A6)** — to provide for a range of visitor accommodation in close proximity to the central resort facilities at the Clubhouse and residential activities, within a glacial valley featuring schist outcrops adjoining the 14th fairway, with wide views of the surrounding landscape (0.98 ha);
- ~~k. **Farmside (A7)** — to provide for a range of visitor accommodation and residential activities, adjacent to The Hills farm and near the 17th fairway, with immediate access to the biking and walking trail (0.5 ha);~~
- l. **Lake Side (A8)** — to provide for a range of visitor accommodation and residential activities, in a lakeside setting adjoining the 9th fairway, with views of the Coronet/Brow Peak ridgeline (0.6 ha).
- m. **Orchard Area (A9)** — to provide for a range of visitor accommodation and residential activities, set amongst existing horticultural areas including orchards and vegetable gardens, a sculpture studio, and restaurant and cellar door facilities (2.7 ha);
- n. **Forest Accommodation Fairway Living (A10)** — to provide for secluded visitor accommodation and residential activities with sweeping golf course and Coronet Peak views and an established forested backdrop within a private, established forested area (1.25 ha);
- o. **~~Fairway Living~~ Dragonfly Lake (A11)** — to provide for a range of visitor accommodation and residential activities overlooking Dragonfly Lake adjacent to Fairways 6 and 7 with wide views of the The Remarkables surrounding landscape (0.91.5 ha);
- p. **Home Site 1 (HS1)** — to provide for a range of visitor accommodation and residential activities within “The Lodge”, and recreational activities including swimming pool, champion tennis court with terraced viewing, petanque court, and outdoor living amenity and entertainment areas (0.3 ha); and



- q. **Home Sites (HS2 — HS~~545~~16)** — to provide for residential activity on sensitively located home sites, including Residential Visitor Accommodation and Homestays (0.13-0.3 ha each).
- r. **Sports Courts and Gardens (SCG)** — to provide for recreation activities for use by visitors and residents, including playing surfaces and courts, communal outdoor living and open spaces, and related activities (0.6ha);
- s. **Helipad (H)** — to provide for limited helicopter landings in proximity to key resort activities.

The Structure Plan also identifies Landscape Amenity Management Areas, including existing vegetation to be retained in perpetuity; Structural Planting Areas proposed for native revegetation; walking / cycling trail; and main vehicle accessways into and through the Zone.

### 47.1.3 Landscape Values of the Hills Resort Zone

The landscape values of the Zone comprise:

- a. Hummocky moraine landform with plateaus, and remnant kettle lakes that have been converted to amenity ponds. The landform and vegetation patterns create a variable sense of openness and enclosure.
- b. Vegetation patterns are characterised by exotic amenity plantings through the golf courses and around buildings, with native plantings adjacent to the pond, stream and wetland features. Isolated pockets of bush and woodlot plantings remain.
- c. The landscape is relatively complex as a consequence of the landform and vegetation patterning, but the golf courses lend a coherence to the landscape. Part of the Zone is visible from elevated streets on the western edge of Arrowtown, although the hummocky terrain and existing vegetation limits visibility. The outlook from these areas is of an attractive golf course/parkland landscape on the edge of Arrowtown.

The undulating landform and varied vegetation, in combination with the golf courses, sculptures and other natural and physical features, has the capacity to integrate well-sited, visually discreet development, with minimal wider effects on the landscape values of the Wakatipu Basin.

Buildings within the Zone are located where they are able to be absorbed by the underlying topography and vegetation, are visually recessive and set back from ridgeline crests. Some buildings are clustered adjacent to water features. Sculptures add a further layer of the cloak of human activity to the landscape, along with golf courses and associated buildings.

### 47.1.4 Landscape Amenity Management Areas

Landscape Amenity Management Areas are identified on the Structure Plan and all have a relationship to a particular Activity Area. LAMAs comprise areas where landscaping, including mounding, additional planting, or retention of existing vegetation, or a combination of these, is required to integrate or mitigate the presence of buildings and infrastructure. The LAMAs have a dual function, being the mitigation of visual and cumulative effects of buildings so that they are not directly visible, or if visible, not prominent when viewed from neighbouring properties and public places, and as a means of contributing to the amenity of the Zone.

Any terrain modification as part of a LAMA will be designed to read as a continuation of existing hummocky topography around the related development area and will generally be at a gentle grade. Planting may include a combination of evergreen beech and exotic deciduous trees laid out in naturalistic clusters consistent with the site and the rural character of the wider Basin, and in

grassland to blend with surrounding areas of the golf course. The combination of evergreen and deciduous species will enable year-round visual mitigation while allowing seasonal interest throughout the property.

At the time resource consent applications for subdivision or buildings are lodged, plans showing the location and design of the LAMA shall be submitted for approval. The Zone provisions require that all LAMA be established prior to the construction of any buildings within the relevant activity area.

Included at Section 47.8 is a series of indicative LAMA layout / design plans for the Zone, which depict the approximate extent of existing and proposed vegetation, and in some cases, mounding required for relevant Activity Areas in order to sufficiently mitigate the visual effects of new buildings in the Activity Areas (if fully developed) and ensure cumulative adverse effects within any Activity Area are avoided. These indicative LAMA layout / design plans are not intended to be replicated in all cases through consent conditions, but instead are to guide the design and landscape mitigation expectations of LAMA in relation to the development of the Zone.

### 47.1.5 **Structural Planting Framework**

Structural Planting Areas (SPAs) are identified on the Structure Plan and are located around Activity Areas HS6 to HS4516. The SPAs work in conjunction with the LAMAs for these Activity Areas and comprise areas where planting is required to ensure a homogenous appearance of vegetation that visually connects the Activity Areas and integrates built development into the landscape. The SPAs do not provide a screening purpose but support the visual context for built development within this part of the Zone, and will enhance ecological values.

The Zone provisions require that the SPAs be established prior to the construction of buildings within Activity Areas HS6 to HS4516.

The planting of SPAs follows the hummocky terrain landform in this southern area of the Zone, with tree planting in the gullies and shrubland species along steeper escarpments. The species for planting are limited to those indigenous species included at Section 47.9. The same species are required to be used in the relevant LAMA for HS6-4516, to ensure visual cohesion between the areas.

## 47.2 **Objectives and Policies**

- 47.2.1 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 and designed with particular regard to maintaining the landscape character and amenity values of the Zone and surrounding environment.**

### **Policies**

#### Structure Plan and Resort Development

- 47.2.1.1 Enable the development, operation, use and maintenance of golf courses as the focal point of the Zone.
- 47.2.1.2 Require all development to be located in accordance with the Structure Plan contained in Section 47.7 to ensure that:
- Development integrates with the golf courses, the underlying topography and vegetation;
  - Development is located where it can be absorbed, while achieving a predominance of open space and maintaining landscape character;
  - Visibility of buildings from beyond the Zone, particularly from adjacent public roads and the



Arrowtown escarpment, is mitigated through appropriate siting and landscaping (including LAMA);

- d. A high level of internal amenity within the Zone is achieved through careful siting of buildings and accessways, retention of expansive open space areas and the use of landscaping; and
- e. Reverse sensitivity effects on any adjacent farming operations are avoided.

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

47.2.1.4 Require the provision of walkway and cycleway access through the Zone that connects Hogans Gully Road and McDonnell Road in the locations generally shown on the Structure Plan contained in Section 47.7.

#### Activities

47.2.1.5 Provide for commercial activities within the Clubhouse Activity Area and the Golf Training Facility Activity Area that complement and are necessary to the functioning of the Resort, café, restaurants and licensed premises in Activity Area 9, and elsewhere across the Zone as part of the Visitor Accommodation amenities.

47.2.1.6 Provide for Visitor Accommodation in a variety of forms throughout the Zone, and staff accommodation in Activity Areas S1 and S2.

47.2.1.7 Provide for Residential Activity within a limited number of Residential Units, in order to maintain a low average density of residential development across the Zone.

47.2.1.8 Avoid the establishment of Residential Units in Activity Areas A1, A53, ~~and~~ A406 and the Clubhouse Activity Area.

47.2.1.9 Provide for outdoor art installations and sculptures while avoiding or mitigating any potential visual, and traffic safety, effects beyond the Zone.

47.2.1.10 Ensure that informal airports avoid or mitigate adverse effects on amenity on land outside the Zone by:

- a. Limiting the use of any informal airport to helicopters;
- b. Locating and operating informal airports in a manner that maintains amenity within the surrounding receiving environment.

47.2.1.11 Provide for farming and equestrian activities, and ancillary buildings for these purposes.

47.2.1.12 Avoid any commercial and industrial activities that are not integral to the operation of the Resort.

47.2.1.13 Provide for Recreational and Commercial Recreational Activities and buildings, and ancillary structures and activities, for use by visitors and residents of the Zone, in the Sports Courts and Gardens Activity Area.

#### Landscape and Amenity

47.2.1.14 Maintain the landscape character and visual amenity values of the Zone, including the values described in 47.1.3, by:

- a. Avoiding residential activities, visitor accommodation and other built development, except for

small scale buildings associated with golf course operations and farming, in Activity Area G;

- b. Requiring the establishment of Landscape Amenity Management Areas (LAMAs) and Structural Planting Areas (SPAs) in accordance with the Structure Plan in Section 47.7 to ensure that the potential adverse effects of built form are avoided or mitigated, and to contribute to the amenity of the Zone; and
- c. Ensuring that buildings are located only in areas where the change can be absorbed and so that a predominance of open space is achieved across the Zone.

#### Buildings

- 47.2.1.15 Avoid or mitigate adverse visual effects of development and associated infrastructure within and beyond the Zone through controls on building height, light spill, external appearance, coverage and landscaping requirements.
- 47.2.1.16 Maintain landscape character by ensuring that the design of all accesses to the Zone, and the cycleway / walkway, are visually recessive and have a non-urban character.

#### Infrastructure

- 47.2.1.17 Require that development within the Zone is connected to a reticulated wastewater treatment and disposal system, where available.
- 47.2.1.18 Where connection to a reticulated wastewater system is not available, avoid or mitigate any potential adverse effects on natural water systems and ecological values by ensuring the safe and efficient disposal of wastewater through provision of a comprehensive system that is designed to provide sufficient capacity for anticipated development within the Zone.
- 47.2.1.19 Ensure a comprehensive approach to on-site stormwater management that is designed to provide sufficient capacity for anticipated development within the Zone to avoid or mitigate any potential adverse effects on natural water systems and ecological values.

## 47.3 Other Provisions and Rules

### 47.3.1 District Wide

Attention is drawn to the following District Wide chapters.

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



### 47.3.2 Interpreting and Applying the Rules

- 47.3.2.1 A permitted activity must comply with all rules listed in the Activity and Standards tables, and any relevant district wide rules.
- 47.3.2.2 Where an activity does not comply with a standard listed in the standards tables, the activity status identified by the 'Non-Compliance Status' column shall apply. Where an activity breaches more than one standard, the most restrictive status shall apply to the activity.
- 47.3.2.3 All references to the Structure Plan mean the Hills Resort Zone Structure Plan located in Section 47.7.
- 47.3.2.4 For controlled and restricted discretionary activities, the Council shall restrict the exercise of its control or discretion to the matters listed in the rule.
- 47.3.2.5 The following abbreviations are used within this chapter:

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

## 47.4 Rules — Activities

	Activities —The Hills Resort Zone	Activity Status
	<b>Structure Plan</b>	
47.4.1	Access, and the walkway/cycleway <u>connecting Hogans Gully Road and McDonnell Road</u> , as <u>indicatively</u> shown on the Structure Plan in Section 47.7 <del>(+/- 30m)</del> .  Control is reserved to: a. Entrance design (including lighting); b. Materials and colour; c. Edge and berm treatment (including footpaths (if required) and any lighting); d. Stormwater management e. <u>For the walkway/cycleway, any legal mechanisms necessary to ensure continuous access is provided across, and formation of the trail occurs within, Lot 2 DP 392663, Lot 4 DP 25341 and Lot 1 DP 506611 (or any title derived therefrom).</u>	C
47.4.2	Landscaping and amenity planting, including clearance of vegetation (except as required by the Structure Plan)	P
	<b>Buildings</b>	
47.4.3	<b>Landscape Amenity Landscape Area (LAMA)</b>  The establishment of any LAMA identified on the Structure Plan.	C

	<p>Control is reserved to:</p> <ul style="list-style-type: none"> <li>a. The effectiveness of the LAMA proposed, in terms of its contribution to visual coherence and amenity, whether it ensures integration and whether it provides adequate mitigation of future buildings proposed within the relevant Activity Area when viewed from public viewpoints outside the Zone, including: <ul style="list-style-type: none"> <li>i. the extent to which any existing vegetation should be retained;</li> <li>ii. the size, volume and batter of any earthworks required;</li> <li>iii. the species mix, proposed density and location of any new vegetation and its size at planting and maturity;</li> <li>iv. ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants;</li> <li>v. irrigation methods;</li> <li>vi. the extent to which the earthworks are congruous with the landscape.</li> </ul> </li> <li><del>b. The approach to establishment of the LAMA. For the purpose of this rule "establishment" means that the works required, including all planting, irrigation installation, and any earthworks:</del> <ul style="list-style-type: none"> <li><del>i. are implemented and physically completed; and</del></li> <li><del>ii. have been audited by the Council no sooner than 6 months following physical completion; and</del></li> <li><del>iii. have been certified by the Council as being completed.</del></li> </ul> </li> <li><del>c. For the purpose of clause b above, Activity Area 4 and LAMA L4 may be established in stages (Sub Areas L4.1, L4.2 and L4.3), as shown on the indicative LAMA design/layout plans in Section 47.8.</del></li> <li>d. The mechanisms (including registration of legal instruments, as appropriate) to ensure that: <ul style="list-style-type: none"> <li>i. Any LAMA will be <del>established-completed</del> prior to construction of any buildings in any Activity Area, and that</li> <li>ii. Ongoing commitments exist in relation to the maintenance and management of the LAMA, including through a landscape management strategy;</li> <li>iii. Ongoing monitoring requirements.</li> </ul> </li> </ul> <p><u>Note: For the purpose of this matter of control, "completed" means that the works required, including all planting, irrigation installation, and any earthworks:</u></p> <ul style="list-style-type: none"> <li><u>i. are implemented and physically completed; and</u></li> <li><u>ii. have been audited by the Council no sooner than 6 months following physical completion; and</u></li> <li><u>iii. have been certified by the Council as being completed.</u></li> </ul> <p><b>Information requirements</b></p>	
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	<p>Where LAMA is proposed, the application must be accompanied by a LAMA strategy prepared by a suitably qualified and experienced person. The LAMA strategy shall include the following information:</p> <ol style="list-style-type: none"> <li>A description of the LAMA proposed relative to the subject Activity Area, including any new vegetation, existing vegetation to be retained, earthworks (including mounding and shaping), and/or other measures.</li> <li>If the LAMA proposed departs from the indicative LAMA plans in Section 47.8, an assessment which explains the rationale for any departures and which demonstrates that the LAMA proposed will result in an effective approach to the mitigation and integration of built form, and contribute to coherence and amenity within the Zone.</li> </ol> <p>Note: this rule does not apply where the LAMA has been established under Rule 27.7.22.1.</p>	
47.4.3A	<p><b><u>Structural Planting Areas (SPA)</u></b></p> <p><u>The establishment of any SPA identified on the Structure Plan.</u></p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> <li><u>The effectiveness of the SPA proposed, in terms of its contribution to visual coherence and amenity, whether it ensures integration when viewed from public viewpoints outside the Zone, including:</u> <ol style="list-style-type: none"> <li><u>the extent to which any existing vegetation should be retained;</u></li> <li><u>the species mix, proposed density and location of any new vegetation and its size at planting and maturity;</u></li> <li><u>ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants; and</u></li> <li><u>irrigation methods.</u></li> </ol> </li> <li><u>The mechanisms (including registration of legal instruments, as appropriate) to ensure that:</u> <ol style="list-style-type: none"> <li><u>The SPA will be completed prior to construction of any buildings in any of Activity Areas HS6 to HS45<del>16</del>, and that</u></li> <li><u>Ongoing commitments exist in relation to the maintenance and management of the SPA, including through a landscape management strategy;</u></li> <li><u>Ongoing monitoring requirements.</u></li> </ol> </li> </ol> <p><u>Note: For the purpose of this matter of control, “completed” means that the works required, including all planting, irrigation installation, and any earthworks:</u></p> <ol style="list-style-type: none"> <li><u>are implemented and physically completed; and</u></li> <li><u>have been audited by the Council no sooner than 6 months following physical completion; and</u></li> <li><u>have been certified by the Council as being completed.</u></li> </ol> <p><u>Note: this rule does not apply where the SPA has been established under Rule</u></p>	<u>C</u>

	<u>27.7.22.1</u>	
47.4.4	<p>Buildings (other than outdoor art installations and sculptures) in Activity Areas A1 — A10, A11, HS1 — HS<del>51516</del>, S1 — S2, C, <del>GTF and SGG and DR</del> and where in the case of any buildings within any of the Activity Areas A1, A2, A3, A4, A5, <del>A7</del>, A8, A9, A10, <del>GTF, SGG</del>, HS3, <del>HS6-4516</del>, S1 and S2 the relevant LAMA <del>and SPA (if applicable)</del> in proximity to the Activity Area has been <del>established in accordance with a resource consent granted approved</del> under Rules 47.4.3, <del>47.4.3A or 27.7.22</del>.</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> <li>Infrastructure (including the approach to stormwater and wastewater management)</li> <li>Access, including design and finished surface treatment of access and walkways</li> <li>Firefighting supplies — if not addressed through subdivision consent</li> <li>The appearance of the building, including bulk, scale and form with respect to the effect on visual and landscape values of the area</li> <li>Effects on visual and landscape amenity of the area including coherence with the surrounding buildings</li> <li>Landform modification (including artificial waterbodies), landscaping and planting (existing and proposed) within the Activity Area, including for enhancing internal amenity within the Resort.</li> <li>In Activity Areas A6, <del>A7</del>, A8 and A10, and HS3, geotechnical stability and building foundations.</li> </ol> <p>In addition to a. to g. above, where buildings are proposed within any of Activity Areas A1, A2, A3, A4, A5, <del>A7</del>, A8, A9, A10, <del>GTF, SGG</del>, HS3, <del>HS6-4516</del>, S1 and S2:</p> <ol style="list-style-type: none"> <li>The effectiveness of the LAMA established in proximity to the Activity Area, in terms of whether it provides adequate mitigation of and visual relief from the buildings proposed and all future buildings within the Activity Area when viewed from public viewpoints outside the Zone; and</li> <li>Whether additional LAMA is required in order to provide adequate mitigation. If additional LAMA is required, the matters of control in 47.4.3 will apply.</li> </ol> <p>Note: Future applications for buildings in Activity Areas A1, A2, A3, A4, A5, <del>A7</del>, A8, A9, A10, <del>SGG</del>, HS3, <del>HS6-4516</del>, S1 and S2 may rely on the LAMA <del>or SPA (if applicable)</del> that has been established as part of any prior application under either this rule, Rule 47.4.3, <del>47.4.3A</del> or a subdivision consent pursuant to Rule 27.7.22</p>	C
<del>47.4.5</del>	<del>Buildings within any of Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, HS3, S1 and S2 where the relevant LAMA in proximity to the Activity Area has not been established in accordance with Rule 47.4.3</del>	<del>NC</del>
47.4.6	<p>Buildings in Activity Area G, <u>limited to</u>:</p> <ol style="list-style-type: none"> <li>golf course shelters</li> <li>sheds for golf course maintenance purposes</li> <li>farm buildings</li> <li><u>toilet facilities</u></li> </ol>	P



47.4.7	<del>Buildings in Activity Area G, except as provided for in Rule 47.4.6 above</del>	NC
47.4.8	Outdoor art installations in all Activity Areas	P
	<b>Visitor Accommodation</b>	
47.4.9	Visitor accommodation (excluding staff accommodation) in Activity Areas A1 — A11, <u>C</u> and <u>HS1</u>	P
47.4.10	Residential activity limited to staff accommodation in Activity Areas S1 and S2 <del>provided it is maintained in the same ownership as Activity Areas C and G and is not subdivided, unit titled or otherwise separated (including by lease) from the S1 and S2 ownership</del>	P
	<b>Residential Activity</b>	
47.4.11	Residential Activity in Activity Areas A2, <del>A3</del> , A4, <u>A5</u> , <u>A6</u> , <u>A7</u> , A8, A9, <u>A10</u> , A11 and HS1— HS <del>51516</del>	P
47.4.12	Residential Units in Areas A1, <u>A5A3</u> and <u>A10A6 and C</u>	NC
47.4.13	Residential use of visitor accommodation units in Activity Areas <u>A5A3</u> and <u>A10A6</u> that complies with Standard 47.5.17	P
47.4.14	Residential Visitor Accommodation (unlimited duration) in Activity Areas A2, <del>A3</del> , A4, <u>A5</u> , <u>A6</u> , <u>A7</u> , A8, A9, <u>A10</u> , A11, HS1 — HS <del>51516</del>	P
47.4.15	Homestays in Activity Areas A2, <del>A3</del> , A4, <u>A5</u> , <u>A6</u> , <u>A7</u> , A8, A9, <u>A10</u> , A11, HS1 — HS <del>51516</del>	P
47.4.16	Residential Activity in Activity Areas S1 and S2 (excluding staff accommodation), <u>G</u> , <u>C</u> , <u>GTF</u> and <u>SCG</u> and <del>DR</del>	NC
	<b>Commercial Activity</b>	
47.4.17	Retail Sales in Activity Areas A1, A5, A10, HS1, <u>GTF</u> and C	P
47.4.18	Restaurants in Activity Area A9, <u>SCG</u> and C	P
47.4.19	Licensed Premises in Activity Areas A1, <u>A5A9</u> , <u>A3</u> , <u>A6</u> , A10, HS1, <u>GTF</u> , <u>SCG</u> and C	P
47.4.20	Golf clubhouse(s), health and beauty spas, gymnasiums, theatres, pools and conference facilities, indoor and outdoor entertainment, including ancillary office and administration activities in Activity Areas <u>C</u> and <u>GTF</u>	P
47.4.21	Service Activities in Activity Areas S1 and S2 related to the development, operation and maintenance of the resort or ancillary to approved or permitted activities	P
<del>47.4.22</del>	<del>Service Activities except for those provided for by Rule 47.4.21.</del>	NC
	<b>Recreation Activity</b>	
47.4.23	Recreation, Recreational Activities, Commercial Recreation and Informal Recreation	P
47.4.24	Development, operation, use and maintenance of golf courses, including associated green keeping, driving ranges and commercial instruction	P
47.4.25	Buggy / golf cart tracks, walkways and cycleways	P
	<b>Rural Activities</b>	
47.4.26	Farming and domestic livestock activities	P
<del>47.4.27</del>	<del>Mining</del>	NC
47.4.28	Forestry Activities, except for Plantation Forestry where the National Environmental Standard for Plantation Forestry prevails.	PR
47.4.29	Factory Farming	PR
	<b>Industrial Activity</b>	
47.4.30	Metalwork and industrial activities in Activity Area A9 for the purpose of creating art and sculpture	P
47.4.31	Panelbeating, spray painting, motor vehicle repair or dismantling activities directly	P

	related to other approved or permitted activities within the Zone in Activity Areas S1 and S2	
<del>47.4.32</del>	<del>Industrial Activities except for those provided for by Rule 47.4.30</del>	<del>NC</del>
47.4.33	Panelbeating, spray painting, motor vehicle repair or dismantling except for those provided for by Rule 47.4.31	PR
47.4.34	Fibreglassing, sheet metal work, bottle or scrap storage, motorbody building or wrecking, fish or meat processing	PR
	<b>Other Activities</b>	
47.4.35	Informal airports limited to helicopters within Activity Area <del>G</del> <u>H</u> and HS1. Informal airports for emergency landings, rescues and firefighting in all Activity Areas	P
47.4.36	Any other activity not provided for by any rule	NC

## 47.5 Standards

	Standards — The Hills Resort Zone	Non- compliance status
	<b>Structure Plan</b>	
47.5.1	Development shall be located in accordance with the Structure Plan.	NC
47.5.2	<b>Provision of walkway / cycleway</b>  No more than 40 Units (visitor accommodation or residential) in the Zone shall be constructed prior to construction of the walkway/cycleway in the location <u>indicatively</u> shown on the Structure Plan.	NC
	<b>Buildings</b>	
47.5.3	<b>Maximum Height - all Activity Areas except Activity Areas 4 and 5</b>  No building shall protrude through the RL listed below and shall be no higher than the height listed below:  a. Activity Area A1 RL <del>418.5</del> <u>422.0</u> masl — 8m  b. <u>Activity Area A1.b RL424.0 masl — 6m</u>  c. Activity Area A2 RL416masl — 8m  d. Activity Area A3 RL421 masl — 8m  e. Activity Area A6 RL419.5 masl — <u>8</u> <del>10</del> m  <del>f. Activity Area A7 RL414 masl — 8m</del>  g. Activity Area A8 RL402.5 masl — 6.7m  h. Activity Area A9 RL417.5 masl — 8m  i. Activity Area 10 RL <del>406.5</del> <u>410.5</u> masl — <u>6</u> <del>8</del> m  j. Activity Area 11 RL <del>408.5</del> <u>410.0</u> masl — 8m	NC



	<p>k. Activity Area HS1 RL419.0 masl — 8m <del>masl</del></p> <p>l. Activity Area HS2 RL421.5 masl — 8m</p> <p>m. Activity Area HS3 RL415 masl — 6.5m</p> <p>n. Activity Area HS4 RL408 masl — 8m</p> <p>o. Activity Area HS5 RL437.5 masl — 5.5m</p> <p>p. <u>Activity Area HS6 RL436.5 masl – 6.5m</u></p> <p>q. <u>Activity Area HS7 RL430.5 masl – 6.5m</u></p> <p>r. <u>Activity Area HS8 RL432.5 masl – 6.5m</u></p> <p>s. <u>Activity Area HS9 RL402.5 masl – 6.5m</u></p> <p>t. <u>Activity Area HS10 RL405.5 masl – 6.5m</u></p> <p>u. <u>Activity Area HS11 RL424.25 masl – 6.5m</u></p> <p>v. <u>Activity Area HS12 RL410.5 masl – 6.5m</u></p> <p>w. <u>Activity Area HS13 RL417.0 masl – 6.5m</u></p> <p>x. <u>Activity Area HS14 RL411.5 masl – 6.5m</u></p> <p>y. <u>Activity Area HS15 RL377.5 masl – 6.5m</u></p> <p>z. <u>Activity Area HS16 RL416.5 masl – 6.5m</u></p> <p>aa. Activity Area C RL425.0 masl — 8m</p> <p><del>bb. Activity Area DR RL412.5 masl — 5.5m</del></p> <p>cc. <u>Activity Area GTF RL416.5 masl – 6.5m</u></p> <p>dd. Activity Area S1 RL408.5 masl — 7m</p> <p>ee. Activity Area S2 RL411 masl — 7m</p> <p>ff. <u>Activity Area SGG RL406.0 masl - 7m</u></p> <p>gg. Filming towers 12m</p> <p>hh. All other buildings and structures (except in Activity Areas A1-A9) (except outdoor art installations) 5.5m</p> <p>Note: RL is masl</p> <p>Note: The building heights are rolling heights and shall be measured from existing ground level. Where a RL limit and building height limit are specified, the lower limit shall apply.</p>	
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47.5.4	<p><b>Maximum Height — Activity Areas 4 and 5</b></p> <p>No building shall protrude through the RL listed below and shall be no higher than the height listed below:</p> <p>a. Activity Area A4      RL417.3 masl — 6m</p> <p>b. Activity Area A5      RL418.5 masl - 7m</p> <p>The notes in 47.5.3 above also apply to this rule.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. Visual prominence from public places outside the Zone;</p> <p>b. External appearance including materials and colours.</p>
47.5.5	<p><b>Maximum Height — Activity Areas 4 and 5</b></p> <p>No building shall protrude through the RL listed below and shall be no higher than the height listed below:</p> <p>a. Activity Area A4      RL419.3 masl — 8m</p> <p>b. Activity Area A5      RL<del>419.5</del><u>422.0</u> masl — 8m</p> <p>The notes in 47.5.3 above also apply to this rule.</p>	<p>NC</p>
47.5.6	<p><b>Height of outdoor art installations</b></p> <p>No outdoor art installation or sculpture shall exceed 8m in height.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. Effects on landscape character when viewed from public roads and trails outside the Zone;</p> <p>b. Visual and traffic safety effects beyond boundary of Zone.</p>
47.5.8	<p><b>Building Coverage — Homesites</b></p> <p>The maximum building coverage, as a percentage of the area of the Activity Area shall be:</p> <p>a. HS1      35%</p> <p>b. HS2 — HS5, <u>HS14- HS15</u>      25%</p> <p>c. <u>HS6 and HS8</u>      <u>50%</u></p> <p>d. <u>HS7</u>      <u>32%</u></p> <p>e. <u>HS9 – HS13, HS16</u>      <u>38%</u></p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. bulk, scale and form of the buildings with respect to the effect on visual and landscape values of the area;</p> <p>b. associated earthworks and landscaping.</p>
47.5.9	<p><b>Informal Airports limited to helicopters within Activity Area <del>C</del><u>H</u> and HS1</b></p> <p>There shall be no more than 25 flights per week. Notes:</p> <p>i. For the purposes of this rule an aircraft flight includes two movements, i.e. an arrival and a departure.</p> <p>ii. This rule does not apply to temporary golf events under Rule 35.4.17</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. Adverse effects on amenity of properties outside the Zone;</p> <p>b. Flight paths;</p> <p>c. Adverse cumulative effects.</p>



	Note: this standard does not apply to informal airports for emergency landings, rescues and firefighting in Activity Area <u>C, H</u> and HS1	
47.5.10	<p><b>Building Coverage — Activity Areas A1, A2, A3, A6, <del>A7</del>, A8, A9, <u>A10</u>, A11, S1, <del>and S2</del>, <u>GTF</u>, <u>SGG</u>, and C</b></p> <p>The maximum building coverage, as a percentage of the Activity Area shall be as set out below:</p> <ul style="list-style-type: none"> <li>a. A1, <del>A9</del>: <del>55</del><u>30</u>%</li> <li>b. <del>A23</del> — A8, A10, A11, S1 and S2: 40%</li> <li>c. <u>A2</u> <u>29</u>%</li> <li>d. <u>A9 and C</u> <u>38</u>%</li> <li>e. <u>GTF</u> <u>23</u>%</li> <li>f. <u>SGG</u> <u>7</u>%</li> </ul>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. bulk, scale and form of the buildings with respect to the effect on visual and landscape values of the area;</li> <li>b. associated earthworks and landscaping.</li> </ul>
47.5.11	<p><b>Building Materials and Colours</b></p> <p>Any building and fence (excluding any outdoor art installation or sculpture) and its alteration that remain on site for more than six months, are subject to the following:</p> <p>All exterior surfaces* must be coloured in the range of browns, greens or greys including:</p> <ul style="list-style-type: none"> <li>a. Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and</li> <li>b. All other exterior surface** finishes, except for schist, must have a light reflectance value of not greater than 30%.</li> </ul> <p>* Excludes soffits, windows and skylights (but not glass balustrades).</p> <p>** Includes cladding and built landscaping that cannot be measured by way of light reflectance value but is deemed by the Council to be suitably recessive and have the same effect as achieving a light reflectance value of 30%.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. Landscape character;</li> <li>b. Visual amenity;</li> <li>c. External appearance;</li> <li>d. Visual prominence from both public places and private locations.</li> </ul>
47.5.12	<p><b>Buildings in Activity Area G</b></p> <ul style="list-style-type: none"> <li>a. The maximum floor area of any golf course shelter, <u>toilet facility</u> or golf course shed shall be 20m<sup>2</sup>.</li> <li>b. The maximum gross floor area of any farm building shall be 50m<sup>2</sup>.</li> <li>c. The maximum number of farm buildings shall be 3.</li> </ul>	D

47.5.13	<b>Lightspill</b> <p>a. All fixed lighting shall be directed away from adjacent roads and properties.</p> <p>b. No activity shall result in a greater than 3.0 lux spill, (horizontal and vertical), of light onto any property located outside of the Zone, as measured at any point inside the boundary of the adjoining property.</p>	D
47.5.14	<b>Structures</b> <p>Any structure (including art installations and sculptures) must be located a minimum distance of 20 metres from a road boundary, except for: post and rail, post and wire and post and mesh fences, including deer fences.</p>	RD <p>Discretion is restricted to:</p> <p>a. effects on landscape character, views and amenity, particularly from public roads;</p> <p>b. the materials used, including their colour, reflectivity and permeability;</p> <p>c. whether the structure will be consistent with traditional rural elements;</p> <p>d. Visual and traffic safety effects beyond boundary of Zone.</p>
<u>47.5.14A</u>	<b><u>Buildings in Activity Area SGG</u></b> <p>a. <u>Buildings in Activity Area SGG shall be limited to:</u></p> <p>i. <u>pergolas and pavilions for shelter and amenity</u></p> <p>ii. <u>toilet facilities</u></p> <p>iii. <u>greenhouses</u></p> <p>iv. <u>café / restaurant</u></p> <p>v. <u>any structure ancillary to the recreational facilities, including fences</u></p> <p>b. <u>The maximum gross floor area of any building shall be 200m<sup>2</sup>.</u></p>	<u>D</u>
	<b>Visitor Accommodation / Residential Activity</b>	
47.5.15	<b>Total number of units in the Zone</b> <p>The maximum number of units in the Zone, including Visitor Accommodation Units and Residential Units (but excluding staff accommodation) shall be 150.</p>	NC



47.5.16	<b>Residential units</b>  The maximum number of Residential Units in the Zone (excluding staff accommodation in Areas S1 and S2) shall be 66.	NC
47.5.17	<b>Residential Activity within Visitor Accommodation units</b>  Within Visitor Accommodation Units in Activity Areas A2, A3, A4, A5, A6, <del>A7</del> , A8, A9, A10, A11, any residential use shall be limited to not more than 180 nights per year per unit by the owner(s) of the unit.	NC
47.5.18	<b>Residential Density in Activity Areas HS1 — HS<del>545</del>16</b>  The maximum number of Residential Units per Home Site in HS1 — HS <del>545</del> 16 shall be 1.	NC
47.5.19	<b>Staff accommodation in Activity Areas S1 and S2</b>  The total collective number of bedrooms within Activity Areas S1 and S2 shall not exceed 50.	NC
<b>Other Activities</b>		
47.5.20	<b>Retail sales</b>  Goods or services displayed, sold or offered for sale within the Zone shall be limited to: <ul style="list-style-type: none"> <li>a. Goods grown, reared or produced within the Zone;</li> <li>b. Restaurants, Delicatessen style, cellar door, or convenience retail (where the gross floor area does not exceed 200m<sup>2</sup> for any convenience retail premise) for temporary or permanent residents, or visitors to the resort;</li> <li>c. Within Activity Area C <del>and GTF</del>, in addition to a. and b above, goods and services associated with, and ancillary to the permitted or approved activities;</li> <li>d. Retail associated with a Temporary Activity (event) taking place.</li> </ul>	NC
47.5.21	<b>Vehicle accesses and walkway / cycleway shown on Structure Plan</b> <ul style="list-style-type: none"> <li>a. Access and walkway/cycleway to be formed in exposed aggregate concrete, concrete with charcoal oxide (6.0kg/m<sup>3</sup>), asphalt / chipseal with flush edging (of a material noted in this list), locally sourced natural stone, locally sourced gravel, timber, or dark/earth-toned unit pavers.</li> <li>b. Stormwater management: access to be rock- lined, grassed or planted swales preferred over kerb and channel. Where kerb and channel is unavoidable (ie. to meet Council engineering standards), edging materials shall comprise of a material noted in the list in a above.</li> </ul>	RD  Discretion is restricted to: <ul style="list-style-type: none"> <li>a. Landscape character;</li> <li>b. Visual amenity;</li> <li>c. External appearance.</li> </ul>

47.5.22	<p><b><u>Planting</u></b></p> <p>a. <u>Within any LAMA established in relation to HS6 to HS4516, all plantings shall be from the species identified in the Hills Resort Zone Plant List contained at Section 47.9.</u></p> <p>b. <u>Within any SPA, all plantings shall be from the species identified in the Hills Resort Zone Plant List contained at Section 47.9.</u></p>	<p><b><u>RD</u></b></p> <p><u>Discretion is restricted to effects on landscape character.</u></p>
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## 47.6 Non-Notification of Applications

Any application for resource consent for controlled activities or restricted discretionary activities shall not require the written consent of other persons and shall not be notified or limited notified, with the exception of the following:

- a. Rule 47.5.9 Informal Airports.

## 47.7 The Hills Resort Zone Structure Plan

[Insert new Structure Plan]





## **47.8 Indicative LAMA Plans**

[Insert new LAMA Plans]







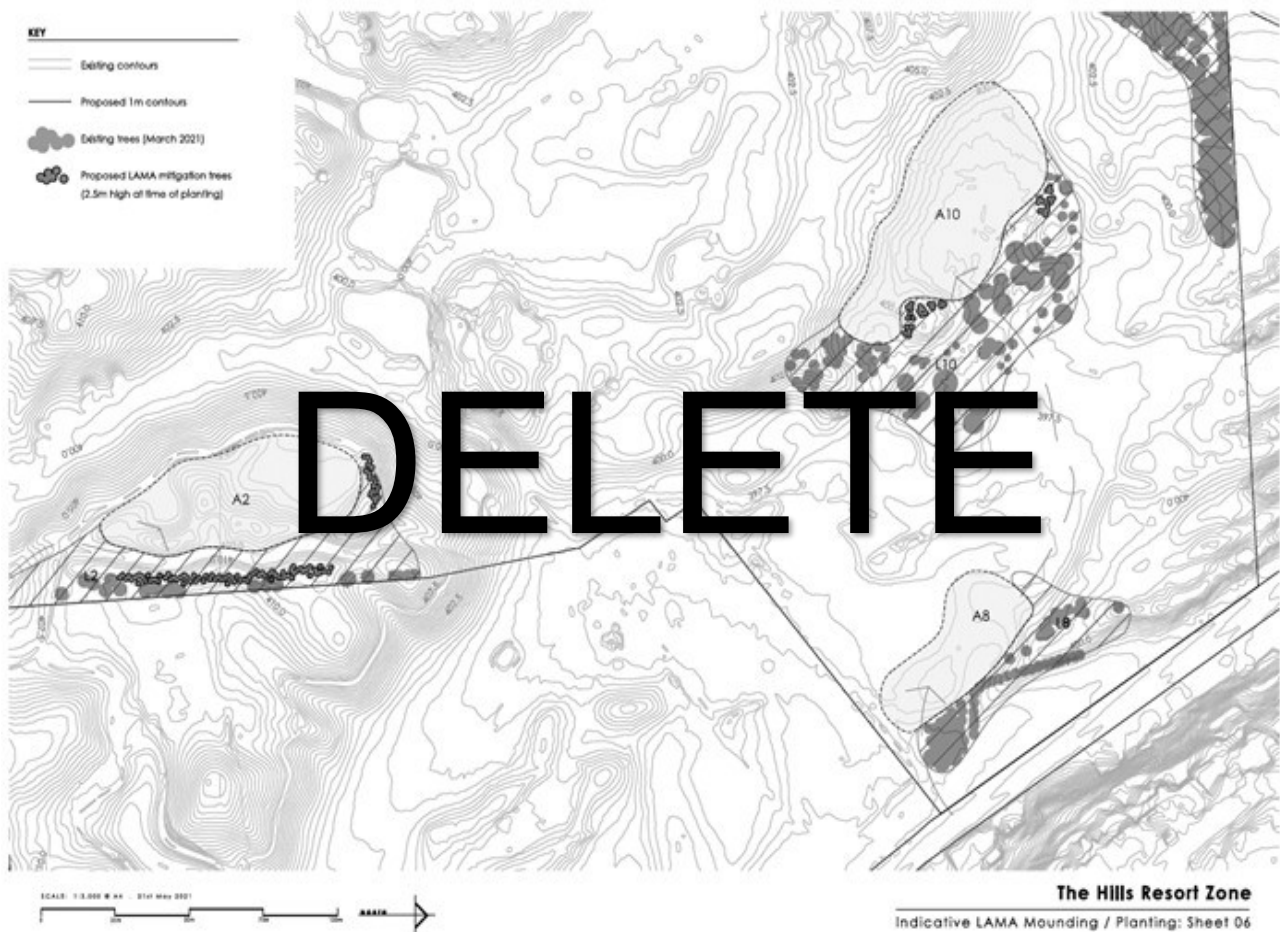














## 47.9 Hills Resort Zone Plant List

<u><b>Botanical name</b></u>	<u><b>Common name</b></u>
<u>Chionochloa rubra</u>	<u>Red tussock</u>
<u>Coprosma propinqua</u>	<u>Mingimingi</u>
<u>Coprosma rigida</u>	
<u>Coprosma rugosa</u>	
<u>Coprosma virescens</u>	
<u>Discaria toumatou</u>	<u>Matagouri</u>
<u>Fuscospora solandri</u>	<u>Mountain beech</u>
<u>Nothofagus menziesii</u>	<u>Silver beech</u>
<u>Hoheria lyallii</u>	<u>Ribbonwood</u>
<u>Grislinea littoralis</u>	<u>Broadleaf</u>
<u>Pseudopanax ferox</u>	<u>Fierce lancewood</u>
<u>Any shrubs considered to be part of the Grey Shrubland Plant category</u>	

## 25 Earthworks

...

### 25.5 Rules – Standards

	Table 25.2 – Maximum Volume	Maximum Total Volume
...		
	<b>Hills Resort Zone</b>	
25.5.10B	For each unit within Activity Areas A1 – A11 S1-S2	300m <sup>3</sup> per unit 500m <sup>3</sup> per Activity Area
25.5.10B.1	Activity Areas HS1 – HS <del>16-153, HS6 – HS7</del> <sup>16-153</sup>	500m <sup>3</sup> per home site
25.5.10B.2	Activity Area C	1000m <sup>3</sup>
25.5.10B.3	All Activity Areas Farming activities Golf course development / redevelopment, and earthworks associated with establishment of LAMA <u>and SPA</u>	500m <sup>3</sup> No limit
...		



27

Subdivision and Development

...

27.3

Location-specific objectives and policies

...

Hills Resort Zone

27.3.21

Objective — Subdivision that provides for visitor accommodation, residential and commercial recreation activities developed consistently with the Hills Resort Zone Structure Plan.

Policies

- 27.3.21.1
- Enable subdivision which provides for development that is located in accordance with the Hills Resort Zone Structure Plan within Section 27.13.
- 27.3.21.2
- Require that development within the Hills Resort Zone is connected to a reticulated wastewater treatment and disposal system, where available.
- 27.3.21.3
- Where connection to a reticulated wastewater system is not available, avoid or mitigate any potential adverse effects on natural water systems and ecological values by ensuring the safe and efficient disposal of wastewater through provision of a comprehensive system that is designed to provide sufficient capacity for anticipated development within the Hills Resort Zone.
- 27.3.21.4
- Ensure a comprehensive approach to on-site stormwater management that is designed to provide sufficient capacity for anticipated development within the Hills Resort Zone.

...

27.6

Rules - Standards for Minimum Lot Areas

27.6.1

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

(Note: in the Large Lot Residential A zone, the minimum or average lot size shall be determined by total area, not net site area)

Zone		Minimum Lot Area
...		
Hills Resort Zone		No Minimum
...		

...

27.7

Zone - Location Specific Rules

	Zone and Location Specific Rules	Activity Status
...		
<b>27.7.22</b>	<p><b>Hills Resort Zone</b></p> <p>27.7.22.1 Subdivision comprising all of <del>fr</del> any part of Activity Areas A1, A2, A3, A4, A5, <del>A7</del>, A8, A9, A10, A11, S1, S2, <del>and</del> HS1 - HS <del>51516</del>, <u>C, G, GTF and SGG</u>:</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> <li>The matters listed under Rule 27.7.1</li> <li>The methods to achieve a comprehensive approach to wastewater treatment and stormwater management.</li> <li>The effectiveness of <del>the any</del> LAMA proposed, in terms of its contribution to visual coherence and amenity, whether it ensures integration and whether it provides adequate mitigation of future buildings proposed within the relevant Activity Area when viewed from public viewpoints outside the Zone, including: <ol style="list-style-type: none"> <li>the extent to which any existing vegetation should be retained;</li> <li>the size, volume and batter of any earthworks required;</li> <li>the species mix, proposed density and location of any new vegetation and its size at planting and maturity;</li> <li>ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants;</li> <li>irrigation methods;</li> <li>the extent to which the earthworks are congruous with the landscape.</li> </ol> </li> <li>The approach to establishment of the LAMA <u>or SPA</u>. For these purposes “established” means that the works required, including all planting, irrigation installation, and any earthworks: <ol style="list-style-type: none"> <li>are implemented and physically completed; and</li> <li>have been audited by the Council <del>no sooner than 6 months</del> following physical completion; and</li> <li>have been certified by the Council as being completed.</li> </ol> </li> <li><del>For the purpose of clause c above, Activity Area 4 and LAMA L4 may be established in stages (Sub Areas 4.1, 4.2 and 4.3), as shown on the indicative LAMA design/layout plans in Section 47.8.</del></li> <li>The mechanisms (including (but not limited to) requirements for the works to be established prior to issue of certification under section 224(c) and registration of any legal instruments on the title(s) of the land to ensure ongoing compliance and monitoring) to ensure that: <ol style="list-style-type: none"> <li>Any LAMA <u>or SPA</u> will be established prior to construction of any buildings in any Activity Area;</li> <li>Ongoing commitments exist in relation to the maintenance and management of the LAMA <u>or SPA</u>, including through a landscape management strategy;</li> <li>Ongoing monitoring requirements.</li> </ol> </li> <li><u>The effectiveness of any SPA, in terms of its contribution to visual coherence and amenity, whether it ensures integration when viewed from public viewpoints outside the Zone, including:</u></li> </ol>	<b>C</b>



	Zone and Location Specific Rules	Activity Status
	<p>i. <u>the extent to which any existing vegetation should be retained;</u></p> <p>ii. <u>the species mix, proposed density and location of any new vegetation and its size at planting and maturity;</u></p> <p>iii. <u>ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants; and</u></p> <p>iv. <u>irrigation methods;</u></p> <p><b>Information requirements</b></p> <p>Where LAMA is proposed as part of any application for subdivision, the application must be accompanied by a LAMA strategy prepared by a suitably qualified and experienced person. The LAMA strategy shall include the following information:</p> <p>A description of the LAMA proposed relative to the subject Activity Area, including any new vegetation, existing vegetation to be retained, earthworks (including mounding and shaping), and/or other measures.</p> <p>If the LAMA proposed departs from the indicative LAMA plans in Section 47.8, an assessment which explains the rationale for any departures and which demonstrates that the LAMA proposed will result in an effective approach to the mitigation and integration of built form, and contribute to coherence and amenity within the Zone.</p> <p>27.7.22.2 Any subdivision <del>wholly within Activity Area G</del> that will create a new site for any visitor accommodation, residential or commercial activity <u>wholly located within Activity Area G</u>.</p>	NC
27.7.23	<p><b>Hills Resort Zone</b></p> <p>Subdivision comprising all of any part of Activity Areas A1, A2, A3, A4, A5, <del>A7</del>, A8, A9, A10, HS3, <del>HS6-HS15</del>16, S1 and S2 where the LAMA in proximity to the Activity Area has not been established in accordance with Rule 47.4.3, or is not proposed through subdivision.</p>	NC
27.7.24	<p><b>Hills Resort Zone</b></p> <p>Subdivision comprising all of any part of Activity Areas A1, A2, A3, A4, A5, <del>A7</del>, A8, A9, A10, HS3, <del>HS6-45</del>16, S1 and S2 where the application is not accompanied by the information required by Rule 27.7.<del>45</del>22.1 (if applicable).</p>	NC
...		

## 27.13.16 Hills Resort Zone Structure Plan

[Insert new Structure Plan]





# THE HILLS RESORT LIMITED

## Request for a Change to the Proposed Queenstown Lakes District Plan

15 May 2025

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



# The Hills Resort Limited: Request for a Change to the Proposed Queenstown Lakes District Plan

## 1. Introduction

### 1.1 Overview

The Hills Resort Limited (**THRL**) requests a change (the **Change**) to the Queenstown Lakes District Council's (**QLDC**) Proposed Queenstown Lakes District Plan (**PDP**), to change The Hills Resort Zone (**THRZ**) Structure Plan by amending the location and extent of existing Activity Areas, establishing eleven additional Home Sites in the south of THRZ and providing for three new Activity Areas associated with the resort, along with consequential amendments to provisions arising from these changes.

The specific changes proposed to the PDP are:

- (a) Amend Chapter 47.1 of the PDP (THRZ Zone Purpose) as follows:
  - (i) Amend Section 47.1.2 Activity Areas to:
    - a. Include descriptions for the new Golf Training Facility (**GTF**), Sports Courts and Gardens (**SG**) and Helipad (**H**) Activity Areas, and include minor updates to descriptions or names of other Activity Areas;
    - b. Delete the description for the Driving Range Activity Area and Activity Area A7, which have been removed from the Structure Plan;
    - c. Update the description of the Home Sites Activity Areas to include reference to the additional 11 new Home Site Activity Areas;
    - d. Include reference to visitor accommodation activity within the Clubhouse Activity Area;
    - e. Delete the reference to residential activity within the description for Activity Areas A3 and A6;
    - f. Include reference to residential activity within the description for Activity Areas A5 and A10;
    - g. Update the size descriptions of Activity Areas A1, A2, A4, A5, A6, A10, A11 and the Home Sites;
  - (ii) Include new Section 47.1.5 Structural Planting Framework to describe the role of the proposed Structural Planting Areas (**SPAs**) and include reference to these areas in Sections 47.1.1 and 47.1.2;
- (b) Amend Chapter 47.2 of the PDP (THRZ objectives and policies) as follows (amended text underlined for additions and ~~struck through~~ for deletions):
  - (i) Amend Policy 47.2.1.4 to include reference to a connection between Hogans Gully Road and McDonnell Road as follows:



47.2.1.4 *Require the provision of walkway and cycleway access through the Zone that connects Hogans Gully Road and McDonnell Road in the locations generally shown on the Structure Plan contained in Section 47.7.*

- (ii) Amend Policy 47.2.1.5 to include reference to the Golf Training Facility Activity Area:

47.2.1.5 *Provide for commercial activities within the Clubhouse Activity Area and the Golf Training Facility Activity Area that complement and are necessary to the functioning of the Resort, café, restaurants and licensed premises in Activity Area 9, and elsewhere across the Zone as part of the Visitor Accommodation amenities.*

- (iii) Amend Policy 47.2.1.8 to delete reference to the Clubhouse Activity Area and Activity Areas A5 and A10, and add reference to A3 and A6 as follows:

47.2.1.8 *Avoid the establishment of Residential Units in Activity Areas ~~A1, A5~~ and A406 and the Clubhouse Activity Area.*

- (iv) Include a new Policy 47.2.1.13 for the new Sports Courts and Gardens Activity Area as follows:

47.2.1.13 Provide for Recreational and Commercial Recreational Activities and buildings, and ancillary structures and activities, for the use by visitors and residents of the Zone, in the Sports Courts and Gardens Activity Area.

- (iii) Include reference to SPAs in Policy 47.2.1.14 (b) as follows:

47.2.1.14 *Maintain the landscape character and visual amenity values of the Zone, including the values described in 47.1.3, by:*

a. ...

b. *Requiring the establishment of Landscape Amenity Management Areas (LAMAs) and Structural Planting Areas (SPAs) in accordance with the Structure Plan in Section 47.7 to ensure that the potential adverse effects of built form are avoided or mitigated, and to contribute to the amenity of the Zone; and*

- (c) Amend Chapter 47.4 of the PDP (THRZ activity rules) as follows:

- (i) Amend Rule 47.4.1 to include reference to the requirement to establish connection between Hogans Gully Road and McDonnell Road, remove the requirement for strict compliance with the Structure Plan location, and add an additional matter of control;
- (ii) Amend Rule 47.4.3 to delete Matters of Control (b) and (c) and add a new note to Matter of Control (d);
- (iii) Include new Rule 47.4.3A to require Controlled Activity consent for the establishment of any SPA identified on the Structure Plan;
- (iv) Amend Rule 47.4.4 to include reference to SPAs (if applicable) and new Rule 47.4.3A;
- (v) Consequential amendments to Rules 47.4.4, 47.4.5 and 47.4.11 to include reference to new Activity Areas GTF, SG and HS6-16 and delete reference to Activity Area A7;

- (vi) Amend Rule 47.4.6 to include buildings for toilet facilities within Activity Area G as a Permitted Activity;
- (vii) Include new Rule 47.4.6A to provide for specific buildings within Activity Area SG (pergolas and pavilions for shelter and amenity; toilet facilities, greenhouses, café/restaurant and structures ancillary to recreational facilities) as a Permitted Activity;
- (viii) Amendments to Rules 47.4.9 to 47.4.15 to update references to Activity Areas to reflect: the deletion of A7 from the Structure Plan; the removal of residential activity from A3 and A6; the addition of residential activity to A5 and A10; the addition of visitor accommodation activity to Activity Area C and HS1; and the removal of the requirement to retain Activity Areas S1 and S2 in the same ownership;
- (ix) Amendments to Rules 47.4.17 to 47.4.20 to update references to reflect the new Activity Areas SG and GTF;
- (x) Deletion of Non-Complying Rules 47.4.5, 47.4.7, 47.4.22, 47.4.27 and 47.4.32;
- (d) Amend Chapter 47.5 of the PDP (THRZ activity standards) as follows:
  - (i) Amend Standard 47.5.2 (Provision of walkway / cycleway) to describe the location of the walkway / cycleway on the Structure Plan as indicative;
  - (ii) Amend Standard 47.5.3 (Maximum Height – all Activity Areas except Activity Areas 4 and 5) to update the existing heights for Activity Areas A1, A6, A10 and A11; delete the reference to Activity Area A7; and add new height standards for Activity Areas HS6-HS16, GTF and SG;
  - (iii) Amend Standard 47.5.5 (Maximum Height – Activity Areas 4 and 5) to update the existing height for Activity Areas A5;
  - (iv) Amend Standard 47.5.8 (Building Coverage – Homesites) to add coverage standards for Activity Areas HS6-HS16;
  - (v) Amend Standard 47.5.9 to update references to Activity Areas to reflect the new Helipad Activity Area and the removal of helicopter landings and take-offs from the Clubhouse Activity Area;
  - (vi) Amend Standard 47.5.10 (Building Coverage – Areas A1, A2, A3, A6, A7, A8, A9, A1, S1 and S2) to: delete reference to Activity Area A7; include reference to and add building coverages for Activity Areas GTF, SG and C; and amend the building coverage for Activity Areas A1, A2 and A9;
  - (vii) Include new Standard 47.5.14A (Buildings in Activity Area SG) as follows:
 

Buildings in Activity Area SG

    - a. Buildings in Activity Area SG shall be limited to:
      - i. pergolas and pavilions for shelter and amenity
      - ii. toilet facilities
      - iii. greenhouses
      - iv. café / restaurant
      - v. any structure ancillary to the recreational facilities, including fences



b. The maximum gross floor area of any building shall be 200m<sup>2</sup>.

with a breach to be a Discretionary Activity.

- (viii) Amend Standard 47.5.17 (Residential Activity within Visitor Accommodation units) to delete reference to Activity Area A7;
- (ix) Amend Standard 47.5.18 (Residential Density in Activity Areas HS1-HS5) to include reference to new Activity Areas HS6-HS16;
- (x) Amend Standard 47.5.20 (Retail Sales) to include reference to new Activity Area GTF;
- (xi) Include new Standard 47.5.22 (Planting) as follows:

Planting

a. Within any LAMA established in relation to HS6 to HS16, all plantings shall be from the species identified in the Hills Resort Zone Plant List contained at Section 47.9.

b. Within any SPA, all plantings shall be from the species identified in the Hills Resort Zone Plant List contained at Section 47.9.

With any breach to be a Restricted Discretionary Activity with discretion restricted to the effects on landscape character.

- (e) Amend THRZ Structure Plan included at Section 47.7 to:
  - (i) Delete Activity Areas A7 and DR;
  - (ii) Add new Activity Areas H, SG and GTF;
  - (iii) Add new Activity Areas HS6-HS16 with associated LAMAs;
  - (iv) Add new SPAs;
  - (v) Amend the size, extent and / or location of Activity Area 1, 2, 4, 5, 6, 10, and 11;
  - (vi) Amend the indicative location of the future cycle / pedestrian trail;
  - (vii) Amend the location of the vehicle access from McDonnell Road;
  - (viii) Add one new vehicle access on Hogans Gully Road to provide access from Hogans Gully Road to HS9-16;
- (f) Amend the Indicative LAMA Plans included at Section 47.8 to reflect the changes to the Structure Plan;
- (g) Include a new Section 47.9 Hills Resort Zone Plant List;
- (h) Amend typographical and drafting errors in Chapter 47;
- (i) Consequential amendments to District Wide chapters:
  - (i) Amend Table 25.2 in Chapter 25 (Earthworks) to provide for the new Activity Areas HS6-16 and SPAs;

- (ii) Amend Rules 27.7.22.1, 27.7.23 and 27.7.24 in Chapter 27 (Subdivision and Development) to remove references to Activity Area A7 and include reference to HS6-16;
- (iii) Amend Rule 27.7.22.1 to include reference to Activity Areas C, G, GTF and SG and a consequential amendment to matter of control (c) to refer to any LAMA;
- (iv) Amend Rule 27.7.22.1 to delete the requirement in matter of control (d) for planting to be physically completed for a minimum of six months to meet the definition of “established”;
- (v) Amend Rule 27.7.22.1 to delete matter of control (e) relating to staging of Activity Area 4;
- (vi) Amend Rule 27.7.22.1 to include reference to SPAs in matter of control (d) and (f) and include a new matter of control (g) to enable Council oversight of the establishment and effectiveness of any SPA;
- (vii) Amend Rules 27.7.22.1, 27.7.22.2, 27.7.23 and 27.7.24 to fix typographical and cross-referencing errors;
- (viii) Include the amended THRZ Structure Plan at Section 27.13.16.

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 requested changes marked up as tracked changes;
- DOCUMENT 3:** The assessment of effects on the environment;
- DOCUMENT 4:** The evaluation under section 32 of the RMA; and
- DOCUMENTS 5 – 7:** The technical reports in support of the Change.

## 1.2 The Requestor

The Requestor is The Hills Resort Limited (**THRL**). The address for service of THRL is:

The Hills Resort Limited  
C/- Brown and Company Planning Group  
PO Box 1467  
QUEENSTOWN

Attention: Jeff Brown / Christine Edgley

T: 03 409 2258  
E: [jeff@brownandcompany.co.nz](mailto:jeff@brownandcompany.co.nz)  
E: [christine@brownandcompany.co.nz](mailto:christine@brownandcompany.co.nz)



## 2. The Site

The Site is legally described as Lot 1 DP 501981 and Lots 1-5 DP 516022 and is contained within Records of Title 755877, 803676-803678 and 1068487-1068488.

The Records of Title are attached. The total land area subject to the Change is approximately 162ha.

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 6](#)).

## 3. Background to the Request

The Hills golf course was progressively developed by the Hill family via resource consent between 2000 and 2007. Upon completion the course rated as the #2 golf course in the South Island, and within the top seven courses in New Zealand. The Hills is rated as a “marquee course” by NZ Golf Tourism and has been the tournament venue for the NZ Open on many occasions.

The Hills golf course is subject to a Special Zoning, named ‘The Hills Resort Zone’ (**THRZ**), which provides a zoning framework for the maintenance and further development of the golf course and the development of complementary resort facilities, including supporting and other recreational activities, clubhouse and restaurant facilities, visitor accommodation, staff accommodation, residential activities, plus a public pedestrian/cycle way through the resort to Arrowtown. THRZ was confirmed by the Environment Court via consent order in September 2021 and has been operative since that time.

The resort presently comprises the 18-hole championship golf course and a clubhouse but is otherwise mostly undeveloped. It is intended that further development that implements THRZ will be undertaken on a staged basis.

Since THRZ became operative, detailed planning work has been undertaken to position the 18-hole championship course as a course of greater international acclaim (a top 50 course within the southern hemisphere), the premier course in the South Island and a top five course nationally. The detailed planning work has determined that the current routing of the golf course could be significantly improved and that rerouting is necessary to achieve premier status.

While rerouting of the golf course is generally permitted under the current THRZ provisions, the rerouting will necessitate the reconfiguration or relocation of some of the development areas identified on THRZ Structure Plan. The details of and reason for these changes are set out in detail in the Design Statement ([DOCUMENT 5](#)).

In addition to the detailed planning work being undertaken for the golf course, planning work has also begun on resort facilities including visitor accommodation, residential accommodation, golf facilities and other recreational offerings. In light of the changes required to the Structure Plan as a consequential outcome of the rerouting of the golf course, THRL also seeks amendments to the Structure Plan and provisions to ensure these resort facilities are provided for. The amendments to the Structure Plan include additional Home Sites for residential accommodation, two new development areas to provide for golf training facilities and sports and recreation for visitors and residents, and a new specified location for helicopter take-off and landings.

In summary, the key reasons for the Request are:

- a. To ensure amendments to the location of Activity Areas arising from design changes to the golf course are reflected in the Structure Plan and provisions for THZ; and
- b. To provide limited additional residential activity and additional recreational amenity for residents and guests of the resort.

These reasons are examined and analysed in [DOCUMENT 4](#).

## 4. The Change

The amendments proposed to the PDP are detailed above in Part 1 and in [DOCUMENT 4](#).

The amended provisions of THZ and consequential amendments to District-Wide chapters are contained in [DOCUMENT 2](#).

## 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 will necessarily involve consultation with iwi authorities through the serving of notice in addition to the informal consultation already undertaken. The principles of the Treaty are therefore taken into account.

#### **Sections 6 and 7**

There are no relevant section 6 matters (matters of national importance).

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:**
- (f) The maintenance and enhancement of the quality of the environment:**
- (g) Any finite characteristics of natural and physical resources:**



The Change is an efficient use and development of the natural and physical resources of the land given the existing physical infrastructure. The Change will maintain and enhance the amenity values and the quality of the environment, because of the location and design of the activities promoted in THRZ.

Land that has the various attributes of the land is a finite resource in the Basin and the zoning and associated provisions should reflect these attributes.

The Change therefore achieves the principles in section 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 Change achieves the sustainable management 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 Wakatipu Basin, for future generations; will continue to safeguard the life-supporting capacity of air, water, soil, and ecosystems; and will avoid or mitigate potential adverse effects including effects on landscape and visual amenity values.

## **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 (e), THRZ provisions have been operative for more than 2 years<sup>1</sup>.

### **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 only National Policy Statements (**NPS**) with even limited relevance are the NPS-Freshwater Management and the NPS-Indigenous Biodiversity, which are addressed in Part 7 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 6 of the s32

<sup>1</sup> The consent order resolving appeal ENV-2019-CHC-37 was issued on 7 September 2021, meaning three years has now passed since the zoning has been operative.



evaluation ([DOCUMENT 4](#)). In summary, the Change 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 and Air)* is addressed in Part 8 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:

- Queenstown Lakes Spatial Plan 2021
- The Change 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 Change, 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 s76.

#### **5.4 Any other relevant provision of an enactment**

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

## **6. Consultation**

Informal consultation has been undertaken with the following parties:

- Queenstown Trails Trust;
- Neighbouring property owners; and
- Iwi authorities.

### **6.1 Queenstown Trails Trust**

Discussions with Queenstown Trails Trust included the provision of topography data of the site to identify preferred trail alignment, and two site walk-overs with Queenstown Trails Trust representative Mark Williams on January and February 2024 to identify further trail alignment options.

It is anticipated that the Queenstown Trails Trust will be served notice of the Change as part of the notification under Schedule 1 of the Act.

## 6.2 Neighbouring property owners

THRL held informal discussions with neighbouring property owners. It is anticipated that the owners of the adjoining properties will be served notice of the Change as part of the notification under Schedule 1 of the Act.

## 6.3 Iwi authorities

Email correspondence, which included a broad overview of the proposed amendments to THRL provisions and a copy of the Structure Plan showing the amendments, was sent to Aukaha and Te Ao Marama Inc representatives.

It is anticipated that iwi authorities will be served notice of the Change as part of the notification under Schedule 1 of the Act.

## 7. Documents for the plan change

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

Document No.	Assessment / Discipline	Document name, author, company,	Date
<b>DOCUMENT 1</b>	Request for the Change	<i>The Hills Resort Limited: Request for a Change to the Operative Queenstown Lakes District Plan</i> Brown & Company Planning Group (Jeff Brown, Christine Edgley)	15 May 2025
<b>DOCUMENT 2</b>	The Change – Structure Plan changes and the provisions	<i>The Hills Resort Limited: Changes proposed to the Proposed Queenstown Lakes District Plan</i> Brown & Company Planning Group / RBT Design Limited	15 May 2025
<b>DOCUMENT 3</b>	Assessment of Effects on the Environment	<i>The Hills Resort Limited: Assessment of Effects on the Environment</i> Brown & Company Planning Group (Jeff Brown, Christine Edgley)	15 May 2025
<b>DOCUMENT 4</b>	Section 32 evaluation	<i>The Hills Resort Limited: Evaluation under Section 32 of the Resource Management Act 1991</i> Brown & Company Planning Group (Jeff Brown, Christine Edgley)	15 May 2025
<b>DOCUMENT 5</b>	Design Statement	<i>Updated Design Statement</i> RBT Design Limited (Brett Thompson)	7 May 2025
<b>DOCUMENT 6</b>	Landscape Assessment	<i>Updated Landscape Assessment Report</i> Boffa Miskell (Yvonne Pfluger)	9 May 2025



Document No.	Assessment / Discipline	Document name, author, company,	Date
DOCUMENT 7	Geotechnical Assessment	<i>Addendum Natural Hazards Assessment</i> Geotago Limited (Peter Forrest)	17 October 2024

# **THE HILLS RESORT LIMITED**

## **Proposed Plan Change at Hills Resort Zone**

### **Assessment of Effects on the Environment**

**15 May 2025**

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





## 1. Introduction

The Hills Resort Limited (**THRL**) requests a change (the **Change**) to the Queenstown Lakes District Council's (**QLDC**) proposed Queenstown Lakes District Plan (**PDP**), to The Hills Resort Zone (**THRZ**). In requesting this plan change the Requestor is required, pursuant to Clause 22 of the Schedule 1 to the Resource Management Act 1991 (the **Act**), to assess the effects of the activities enabled by the Change on the environment.

The assessment of effects on the environment of the requested plan change is set out in this document. It addresses Clauses 6 (information required in assessment of environmental effects); and 7 (matters that must be addressed by assessment of environmental effects) of Schedule 4 of the First Schedule to the Act.

The following categories of effects on the environment are addressed in this assessment:

- Effects on landscape character and visual amenity values;
- Effects in relation to geotechnical conditions and natural hazards;
- Effects from noise;
- Transport and infrastructure effects;
- Effects from residential activity;
- Effects on neighbouring properties; and
- Positive effects.

The assessment takes into account 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 the following table:

Document No.	Assessment Discipline	Document name, author, company,	Date
<b>DOCUMENT 5</b>	Design Statement	<i>Design Statement</i> RBT Design Limited (Brett Thompson)	7 May 2025
<b>DOCUMENT 6</b>	Landscape Assessment	<i>Landscape Assessment Report</i> Boffa Miskell	9 May 2025
<b>DOCUMENT 7</b>	Geotechnical and Natural Hazard Assessment	<i>Addendum Natural Hazards Assessment</i> Geotago	17 October 2024

Other technical reports prepared for prior District Plan and resource consent processes involving THRZ land are also referenced in this assessment.

## 2. The Site and existing environment

THRZ is located within the triangle-shaped wedge formed by McDonnell Road to the east, Arrowtown-Lake Hayes Road to the west, and Hogans Gully Road to the south, within the Wakatipu Basin. The existing 18-hole golf course currently occupies the majority of the land and is characterised by varied terrain with clusters of exotic and native trees, areas of tussock grassland, sand bunkers, small ponds and art installations. There is also an existing 9-hole back course, located within the south-west area of THRZ.

Aside from the golf course, the Site is largely undeveloped. Existing buildings are limited to the Clubhouse and carparking located centrally within the Site within current Activity Area C, and residential units within existing Home Sites (**HS**) 1, 2 and 4, and buildings associated with the

golf resort in Activity Areas G, 9 and S1, and farm buildings. All existing buildings are integrated with well-established vegetation, and are difficult to discern from outside of THRZ.

Beyond THRZ, Arrowtown is located to the east of McDonnell Road along the banks of the Arrow River. The town centre is located to the north of the Site, with the southern reaches of the residential area reaching approximately halfway down the McDonnell Rd extent of THRZ, and contained by the Arrowtown Golf Course. On the western side of McDonnell Road, there are three existing rural residential land parcels that are surrounded by THRZ (82 – 148 McDonnell Road), and a further land parcel (owned by the Requestor) bounded on the north and west by THRZ. These are zoned Wakatipu Basin Rural Amenity Zone (**WBRAZ**), or WBRAZ Lifestyle Precinct under the PDP.

On the western side of Arrowtown-Lake Hayes Road is Millbrook Resort and golf course, with the recently developed Ayrburn historic commercial precinct located below that. Nearby Hogans Gully Road is characterised by residential units on larger landholdings, set well back from the road and generally difficult to see due to the topography and vegetation. The northern extent of the Operative Bendemeer Special Zone is at a higher elevation, and to the east of that is the Hogans Gully Resort Zone, which is a golf resort zone with similarities to THRZ, providing for a golf course, residential and visitor accommodation activity and which is undeveloped as yet.

The Site and environs are described in greater detail in the Landscape Assessment ([DOCUMENT 6](#)).

### 3. Effects on landscape character and visual amenity values

The Landscape Assessment ([DOCUMENT 6](#)) prepared by Boffa Miskell addresses the landscape and visual effects associated with the Plan Change request. The Landscape Assessment sets out in detail the proposed amendments to the Structure Plan. In summary, the total addition in extent of area of Activity Areas (including HS) will be 5.42ha (an increase from 15.88ha under the operative THRZ Structure Plan to 21.3ha under the Change). The building area coverage (as set out in Rules 47.5.8 and 47.5.10) will be increasing by only 0.27ha (from 7.29ha to 7.56ha).

The landscape values of THRZ are set out in Section 47.1.3 of THRZ provisions. In summary it can be characterised as a complex landscape with a variable sense of openness and enclosure arising from landform patterning (hummocky moraine landform with plateau) and vegetation patterns (exotic amenity plantings though the golf course and native plantings adjacent to waterbody features). However a level of coherence is given to the landscape despite these variations due to the golf course and its associated “cloak” of human activity, lending an overall “parkland” landscape character. As parts of THRZ are visible from outside of the Zone, development should be integrated by being well-sited and visually discreet within the undulating landform and varied vegetation.

With regards to visual effects of the Plan Change, the Landscape Assessment identifies and analyses each Activity Area and HS. A summary of the conclusions on the visual effect arising from the Change is set out in **Table 1** below (note that where changes to Activity Areas are so minor that they would not result in any visual effect changes, they have not been included in the table).

**Table 1: Overview of visual effects resulting from the changes to the Activity Areas**

Activity Area	Location	Description of changes	Visual catchment	Visibility	Visual effect
A1	Central	Moving from north of Clubhouse / Activity Area C (now proposed to be the Golf Training	McDonnell Road	Very low visibility from outside of the site, apart from the elevated viewpoint on Feehly Hill where visual effects would be Low. Potential glimpsed views from the	Very Low-Low – comparable to or lower than the existing Activity Area 1



Activity Area	Location	Description of changes	Visual catchment	Visibility	Visual effect
		Facility Area) to the west		elevated Arrowtown escarpment (Cotter Avenue/ Advance Terrace) around a kilometre away. No views from low-lying viewpoints.	
A2	Eastern	Expanding to the north	Residential lots to the east Arrowtown escarpment	Screened by landform from residential buildings on neighbouring lots to the east, the planting and landform separating this activity area from the neighbouring property will help to block most of the views, but the tops of the proposed buildings may be visible. Partially screened from the key viewpoints along the Arrowtown escarpment off Shaw Street at a distance of over 500m.	Low at most
A4	Eastern	Southern end shifting eastwards, with new LAMA	Arrowtown escarpment	Filtered views, with roofs of building potentially visible between vegetation, may be gained at a distance of around 700m from the Arrowtown escarpment.	Low – comparable to the current location due with landform screening and planting
A5	Central	Expanding to the north, with a separate LAMA proposed near the north-eastern corner	Arrowtown escarpment	Mostly screened by A4, and the associated LAMA to the east	Low
A10	Northern / Central	Expanding to the south	Slope Hill above Lake Hayes Arrowtown escarpment	Existing landform, rocky outcrops, and vegetation to the east is included in a LAMA which has been extended to the south to ensure that the additional built form is screened from Arrowtown	Very low
A11	Northern / Central	Expanding to the south	Arrowtown escarpment	Views towards the east and west are curtailed by landform. The high-lying area does not allow for views from Hogan Gully Road or McDonnell Road. Visibility is constrained	Very low – if detectable at all

Activity Area	Location	Description of changes	Visual catchment	Visibility	Visual effect
				to glimpses from long-distance viewpoints, such as the southern Arrowtown escarpment (Advance Terrace) at a distance of over 1km and Tobins Track.	
Sports Courts and Gardens	Eastern	New	McDonnell Road	Views extend from McDonnell Road into the wider THRZ. Minor landform shaping and low planting within the LAMA along the eastern boundary of this activity area will assist with the visual integration and framing of the area without curtailing the long-distance views into the elevated part of the site, as will the setback from McDonnell Road (approximately 80m) and the location of McDonnell Road around 1m below the Activity Area.	Low – small-scale buildings will be mitigated through planting and the low level of site coverage enabled.
Golf Training Facility	Central	New / replacing existing AA1 in this general location	Arrowtown escarpment	Limited potential glimpses from elevated viewpoints on the northern Arrowtown escarpment at most. Planting will provide screening of a building from the east.	Very low – when viewed from the east, with other visual effects internalised to the site.
HS6-8	Western, oriented towards McDonnell Road	New	Arrowtown escarpment	Partially visible from Cotter Avenue/ Advance Terrace, at a distance of around 1km, with views towards these homesites from Arrowtown including the existing retirement village and the approved WBRAZ Lifestyle Precinct on the adjacent sites.	Low at most – including through cutting building platforms into the slope, recessive colours and framing vegetation will visually integrate the buildings into the surrounding context.
HS9-14, 16	Southern	New	Hogan Gully/ Arrowtown-Lake Hayes Road Bendemeer escarpment	Barely visible from public viewpoints in the Hogan Gully/ Arrowtown-Lake Hayes Road catchment due to their elevated nature where the intervening terrain curtails views from	Low for HS 9-10. Low-moderate for HS11-14 and HS16 from sections of Hogans Gully Road with partial views to



Activity Area	Location	Description of changes	Visual catchment	Visibility	Visual effect
				below, but there may be glimpsed views of the rooflines of some buildings above the screening landforms and vegetation. Elevated viewpoints along the Bendemeer escarpment would gain views into and across the site with HS 11-14 and HS16 partially visible.	the proposed buildings from viewpoints between the Arrowtown Lake Hayes Road intersection and the proposed turn-off near HS 15, and ranging from very low to low-moderate from the residences at 58-110 Hogans Gully Road, depending on the orientation of their outlook and building location within the terrain/vegetation.
HS15	Southern	New	Hogan Gully/ Arrowtown-Lake Hayes Road Bendemeer escarpment	The rising terrain to the west of HS 15 partially curtails views from the road and the residence at 63 Hogans Gully Road. Some mid to long distance views (around 750m) can be gained from Arrowtown- Lake Hayes Road. Short-distance views from Hogans Gully Road (150-350m) would be mostly blocked by the existing and proposed (by the new LAMA) landform.	Low

The key conclusions from the visual effects assessment are that most Activity Area/HS changes will range from Very Low to Low. Only HS11-14 and HS16 may have visual effects that reach the level of Low-Moderate due to partial views from Hogans Gully Road and from some elevated private viewpoints on the southern side of that road, however effects will be largely internalised to THRZ with only limited/partial visibility from outside.

With regards to landscape and visual amenity effects of the Change, the Landscape Assessment identifies that the site has a low level of naturalness due to the substantial modification that has been undertaken for the existing golf course development, and differs from other rural landscapes as a result of its openness and lack of productive land uses.

The Change continues to utilise the existing approach in THRZ provisions to require LAMAs (and these have been amended on the Structure Plan where the location or extent of the Activity Area has been amended) to ensure largely internalised visual effects with low or very low visibility from beyond the zone. The amended LAMAs have been designed to provide the same level of mitigation as provided by the operative Structure Plan.

The new HS have been located in parts of the terrain where they can be absorbed. Even where low-moderate visual effects may be experienced from some elevated private viewpoints on the southern side of Hogans Gully Road, the landscape character would be maintained as the escarpment in this location already contains a number of private residences both within and outside of the zone. The existing development pattern would be continued with a predominance of open space and only partial visibility of buildings set within the varied topography. In addition, extensive structural planting is proposed to provide a visual context for the individual HS LAMAs and to integrate the development in this area with the wider THRZ. While not providing a screening purpose per se, the structural planting will visually connect the two visual catchments that the new HS are located in. A new standard requiring planting in both the structural planting areas and the new HS LAMAs to be taken from a new specified planting list will ensure a homogenous appearance for vegetation within the hummocky terrain in this part of THRZ. Existing controls on building height, light spill, external appearance of buildings, building coverage and landscaping will continue to apply (with new or amended controls for new or amended Activity Areas / HS) and will ensure effects of these areas will be comparable to the development currently enabled under THRZ provisions.

Given that the golf course is one of the premier courses in the country, the quality of the environment is a key consideration which has influenced the choice of location and design of built form. THRZ will continue to be characterised by open space with clustered buildings arranged around the golf course layout, therefore maintaining the landscape character and visual amenity values of the zone.

Overall, the Change will have low visual effect and very low adverse effects on the visual amenity and landscape character values of the site, due to the existing character of the land.

#### **4. Effects in relation to geotechnical conditions and natural hazards**

The site has been subject to two previous geotechnical / natural hazard investigations: Tonkin & Taylor prepared a Geotechnical Report in 2008 for a resource consent application for residential buildings platforms (RM081224), which identified no geological hazards that would prevent future development; and a Natural Hazard Assessment prepared by Hadley Consultants Ltd in 2015 in support of a submission for THRZ rezoning during the District Plan review process, including 10 then proposed house sites.

An update to the 2015 assessment has been prepared by Geotago for the Change, and includes an updated review of the databases for natural hazards in the district for the proposed new Structure Plan and revised geotechnical consideration. The Geotago addendum does not identify any natural hazard issues that would prevent the development of the new house sites or any new issues that would affect the amended / new activity areas. Additionally, no geotechnical constraints (beyond the normal application of building code and development standards at the design stage) exist that require mitigating.

In summary, the land is geotechnically suitable to accommodate the development enabled by the revised Structure Plan and amended provisions as proposed in the Change.

#### **5. Effects from noise**

The site has been subject to a previous noise assessment relating to helicopter noise: Marshall Day Acoustics prepared a Helicopter Noise Assessment in 2015 in support of a submission for rezoning during the District Plan review process. The helicopter landing area assessed in that report (and subsequently formalised by way of the provisions in the operative THRZ) was located just to the south of the existing clubhouse. That assessment found that noise emissions from helicopter activity can readily comply with a noise control of 50 dB  $L_{dn}$  at all nearby sensitive receivers.

The Change proposes to establish a dedicated Helipad Activity Area (H), located immediately to the south of the Clubhouse Activity Area (C), to replace the existing provision for helicopter take-



off and landings within Activity Area C. As the use of the site for helicopter take-off and landings is unchanged from the original assessment (in terms of likely frequency of flights, approach/departure routes, craft specification, and sensitive receivers) and the location of the helipad not significantly altered, the previous assessment remains relevant and can be relied upon.

In summary, there are no adverse noise effects arising from the proposed relocation of the helicopter landing area from the Activity Area C to the new Activity Area H, as noise levels will comply at all nearby sensitive receivers.

## **6. Transport and infrastructure effects**

A new vehicle access point to THRZ is proposed as part of the Change: an existing farm access on Hogans Gully Road will provide access to HS9-16. Given that this access is located a considerable distance from existing accesses, and also that no increase in the use of the site is proposed as part of the Change, no adverse effects on the transportation network are anticipated to arise. This has been confirmed via a Traffic Assessment prepared by Carriageway Consulting, which concludes that the required sight distances for Residential Activity are easily exceeded. While there is a small shortfall of 3m for Non-residential Activity (being the potential use of the Homesites for Residential Visitor Accommodation), but that this could be achieved if earthworks within the road reserve are undertaken. The Traffic Assessment further notes that no shoulder widening is required for this access, subject to confirming traffic speeds and achieving the sight distances.

It is also proposed to amend the location of the existing main entrance on McDonnell Road to 50m south of its current location as part of the Change. The Traffic Assessment notes that this would result in the access being located further from the slight curve (located north of the main entrance) on McDonnell Road and appropriate sight distances are easily achievable.

The existing Chapter 47 provisions relating to vehicle access, as well the district-wide provisions in Chapter 29 (Transport), will continue to apply and will ensure that any effects arising from any of the proposed changes can be managed via the resource consent process if needed.

Changes to the indicative location of the walkway / cycleway as shown on the Structure Plan (as they relate to its intersection with the transportation network) have also been considered in the Traffic Assessment. It concludes that the proposed amended location of the walkway / cycleway is neutral (when compared with the existing location shown on the Structure Plan) in terms of effects on the transportation network, and that any design-related matters can be dealt with at the time resource consents are sought for the establishment of this trail.

No changes are proposed to the provision for infrastructure in THRZ as a result of the Change. The direction for infrastructure in the zone is currently contained in Policies 47.2.1.16 – 47.2.1.18 (renumbered 47.2.1.18 – 47.2.1.20 in the amended provisions) and require connection to a reticulated wastewater system where available, and where not available, to avoid or mitigate any potential adverse effects on natural water systems and ecological values through comprehensive zone-wide design. Stormwater disposal is to be designed in a comprehensive zone-wide approach, to avoid or mitigate any potential adverse effects on natural water systems and ecological values. As no increase in the overall capacity of THRZ is proposed as part of the Change, no adverse servicing effects are anticipated.

## **7. Effects from residential activity**

The proposed Change includes the provision of an additional eleven Homesites for residential activity, and proposes to enable greater flexibility of the location of residential activity throughout the site by enabling it in Activity Areas A5 and A10. The provision for residential activity in these activity areas is balanced by the removal of provision for residential activity in Activity Areas A3 and A6, and the deletion of A7. No changes are proposed to the provision for visitor accommodation activity, beyond enabling it in Activity Area C. An overview / comparison of the

visitor accommodation and residential activities enabled by both the existing provisions and the proposed Change is set out in **Tables 2** and **3** below.



**Table 2:** Overview of residential and visitor accommodation activities by Activity Area under the operative THRZ rules

	Activity Area												
Activity Type	C	1	2	3	4	5	6	7	8	9	10	11	HS1-5
Residential	x	x	✓	✓	✓	x	✓	✓	✓	✓	x	✓	✓
Residential Visitor Accommodation	x	x	✓	✓	✓	x	✓	✓	✓	✓	x	✓	✓
Visitor Accommodation (VA)	x	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	x
Residential Activity within VA units (max. 180 nights)	x	x	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	x

**Table 3:** Overview of residential and visitor accommodation activities by Activity Area under proposed amendments of the Change

	Activity Area												
Activity Type	C	1	2	3	4	5	6	8	9	10	11	HS1	HS2-16
Residential	x	x	✓	x	✓	✓	x	✓	✓	✓	✓	✓	✓
Residential Visitor Accommodation	x	x	✓	x	✓	✓	x	✓	✓	✓	✓	✓	✓
Visitor Accommodation (VA)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	x
Residential Activity within VA units (max. 180 nights)	x	x	✓	✓	✓	✓	✓	✓	✓	✓	✓	x	x

The Change will continue to ensure that the THRZ meets the PDP definition of “Resort”<sup>1</sup> by retaining the existing cap on overall (both visitor accommodation and residential) unit numbers (set at 150 by Rule 47.5.15) and the existing cap on the number of residential units (set at 66 by Rule 47.5.16), meaning that the ratio of residential units to visitor accommodation units (66/150, or 44%) is retained. While the dispersal of residential units throughout the THRZ as a result of the Change may be slightly different compared to the operative THRZ, the zone will remain as “principally providing temporary visitor accommodation” as required by the definition of “Resort” and will continue to remain a comprehensively designed, planned and integrated development.

## **8. Effects on neighbouring properties**

The potential effects on neighbouring properties are limited to visual effects arising from the change in extent or location of existing Activity Areas, and new proposed Activity Areas and HS.

The visual effects have been comprehensively assessed in the Landscape Assessment ([DOCUMENT 6](#)) and summarised above at Section 3. Overall, visual effects from the proposed Change are low, however visual effects may extend to low-moderate from sections of Hogans Gully Road, with partial views to the proposed buildings within HS11-14 and HS16 from viewpoints between the Arrowtown-Lake Hayes Road intersection and the proposed turn-off near HS 15. Visual effects from future buildings within HS11-14 and HS16 may range from very low to low-moderate from the residences at 58-110 Hogans Gully Road, depending on the orientation of their outlook and building location within the terrain / vegetation.

The Change will not result in adverse noise effects arising from the proposed relocation of the helicopter landing area from the Activity Area C to the new Activity Area H, as noise levels will continue to comply at all nearby sensitive receivers as discussed at Section 5. There will be no transportation or servicing effects arising from the Change that may impact neighbouring properties or the wider environment as there will be no increase in the use or capacity of the site, as set out in Section 6.

## **9. Positive effects**

The proposed Change will improve biodiversity outcomes for the site arising from the proposed Structural Planting Areas and the requirement in the provisions to provide for this planting from within a set planting list comprised of indigenous grey shrubland species.

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

## **10. Summary and conclusions**

The foregoing assessment is summarised as follows:

- (a) The Change will not significantly adversely affect the visual amenity and landscape character values of the site and surrounding landscape;
- (b) There are no geotechnical or natural hazard related adverse effects and the subject area of land is suitable for development;

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<sup>1</sup> Means an integrated and planned development involving low average density of residential development (as a proportion of the developed area) principally providing temporary visitor accommodation and forming part of an overall development focused on onsite visitor activities.



- (c) The Change will provide for limited residential activity within THRZ while continuing to provide principally for visitor accommodation in accordance with the definition of *Resort*;
- (c) No adverse effects will arise on the environment in relation to noise, transportation or infrastructural servicing related matters;
- (f) There are no significant indigenous ecological values on the site that will be adversely affected, and the Change will improve indigenous biodiversity values through increase indigenous plantings; and
- (h) The Change will not adversely affect any existing or future surrounding land uses nor adversely impact the amenity of current and future residents or visitors within THRZ.

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

DOCUMENT 4

# **THE HILLS RESORT LIMITED**

## **Request for a Change to the Proposed Queenstown Lakes District Plan**

### **Evaluation under section 32 of the Resource Management Act 1991**

15 May 2025

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





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## 1. Introduction

The Hills Resort Limited (**THRL**) is requesting a change (the **Change**) to the Queenstown Lakes Proposed District Plan (**PDP**) to enable amendments to locations and extents of the Activity Areas on the Structure Plan for The Hills Resort Zone (**THRZ**), and to increase the number of Homesites available for residential purposes in the southern part of THRZ.

**DOCUMENT 1** sets out the background to and reasons for this requested Change. The amendments requested to the PDP are set out in **DOCUMENT 2**. The effects on the environment are assessed in **DOCUMENT 3**.

Any change to a plan needs to be evaluated in accordance with section 32 of the Resource Management 1991 (the **Act**). This document (**DOCUMENT 4**) sets out the s32 evaluation for the Change.

Section 32 states:

- 32 Requirements for preparing and publishing evaluation reports**
- (1) An evaluation report required under this Act must—**
- (a) examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and**
  - (b) examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—**
    - (i) identifying other reasonably practicable options for achieving the objectives; and**
    - (ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and**
    - (iii) summarising the reasons for deciding on the provisions; and**
  - (c) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.**
- (2) An assessment under subsection (1)(b)(ii) must—**
- (a) identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—**
    - (i) economic growth that are anticipated to be provided or reduced; and**
    - (ii) employment that are anticipated to be provided or reduced; and**
  - (b) if practicable, quantify the benefits and costs referred to in paragraph (a); and**
  - (c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.**
- (3) If the proposal (an amending proposal) will amend a standard, statement, regulation, plan, or change that is already proposed or that already exists (an existing proposal), the examination under subsection (1)(b) must relate to—**
- (a) the provisions and objectives of the amending proposal; and**
  - (b) the objectives of the existing proposal to the extent that those objectives—**
    - (i) are relevant to the objectives of the amending proposal; and**
    - (ii) would remain if the amending proposal were to take effect ...**

This evaluation is structured as follows:



- Part 2: The purpose of the Act, objectives of the proposal, options and examination**
- Part 3: Examination of the provisions of the proposal in achieving the objectives**
- Part 4: The risk of acting or not acting**
- Part 5: Evaluation of the provisions under the relevant PDP objectives**
- Part 6: Evaluation of the provisions under the regional planning instruments**
- Part 7: Evaluation of the provisions under the national planning instruments**
- Part 8: Summary and conclusions**

The evaluation relies on the description and other information provided in **DOCUMENT 1**, the various supporting technical reports (**DOCUMENTS 5 – 7**) and the assessment of effects on the environment (**AEE**) (**DOCUMENT 3**), noting that the AEE relies on the supporting technical reports.

## **2. Section 32(1)(a): the purpose of the Act, objectives of the proposal, options and examination**

### **2.1 Purpose of the Act**

The purpose of the Act is set out in Section 5 of the Act:

#### **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.***

The purpose of the Act is to promote the sustainable management of natural and physical resources. This has an enabling component (using, developing and protecting resources to enable wellbeing) and a regulating component (sustaining the potential of resources to meet the reasonably foreseeable needs of future generations; safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and avoiding, remedying, or mitigating any adverse effects of activities on the environment).

The purpose is given effect to by the hierarchy of national, regional and district-level planning instruments. These are addressed in more detail in Parts 5 – 7 below.

## 2.2 Objectives of the proposal

THRL's overall objective<sup>1</sup> is to deliver a world class golfing experience and golf resort with resort accommodation and facilities centred around a redesigned championship golf course of international ranking and world renown.

The Change is not required to undertake the golf course redesign, which can occur as of right, under the existing HRZ zone framework. However, as a result of the golf course redesign, the location and extent of the existing Activity Areas as codified in the Structure Plan for THRZ are no longer fit for purpose due to conflicts between the redesigned course and these existing development areas. The Change is necessary to address this, and to ensure that resort development anticipated by the HRZ can be delivered in a manner that facilitates, recognises, is compatible with and complements the course redesign, while ensuring the delivery of a golf resort of the highest standard. In addition, the existing nine-hole "farm" golf course in the southern part of THRZ will be disestablished as it is not well utilised and is costly to maintain. This has provided an opportunity to rethink the resort offering in this area and in this regard to establish other resort activities (residential, residential visitor accommodation and homestay development), while continuing to maintain a low average density of residential development while principally providing temporary visitor accommodation across the resort.

## 2.3 Options under s32(1)(a)

The duty under s32(1)(a) is to examine the extent to which the objectives of the proposal being evaluated are the *most appropriate way to achieve the purpose of the Act*. In determining whether the objectives of the proposal are the *most appropriate*, it is necessary to compare the objectives to other potential options. In this case there are two high-level options to be examined under s32(1)(a):

- The status quo – retaining the current THRZ Structure Plan and provisions (and hence requiring resource consents to enable the objectives of the proposal);
- Requesting a change to the PDP's Chapters 47 (The Hills Resort Zone), 25 (Earthworks) and 27 (Subdivision and Development), to amend THRZ plan provisions and Structure Plan, to reflect the design changes to the golf course and consequential amendments to the Activity Areas, and to expand the land area available for residential development in the southern part of THRZ due to the disestablishment of the 9-hole Farm golf course.

These options are examined below.

## 2.4 Examination of the options

### *Status quo*

The status quo will retain the current THRZ plan provisions and Structure Plan. This option has the advantage of not requiring a private plan change, thereby avoiding the transaction costs of that process, but it presents the following disadvantages:

- (a) Development of the redesigned golf course would result in unanticipated activities within the various Activity Areas across the Structure Plan area and would require ad-hoc and piecemeal non-complying activity resource consents;

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<sup>1</sup> "Objectives" in this context are the goals or purposes of the plan change (as opposed to a formal objective in the planning instrument's provisions under s75(1)(a) of the Act)



- (b) It would impose transaction costs for non-complying activity applications, and the uncertainty that such applications may not be granted; and
- (c) Resource consents would require detailed design work to be undertaken and could lapse within five years if not implemented, which is not well suited to longer term master planning and rollout.

On the basis of (a), (b) and (c) above, the existing Structure Plan would not serve the objectives of the proposal and would lead to inefficient use of the resources of THRZ, and hence would not be the most appropriate way to achieve the higher order provisions of the PDP or to achieve the purpose of the Act.

#### *Plan change request*

Requesting a change to the PDP's Chapters 47, 25 and 27 to change THRZ provisions and Structure Plan will have the disadvantage of the transactional costs of a private plan change, but has the following advantages:

- (a) It will avoid the multiple processes required for non-complying activity resource consents, and associated transaction costs;
- (b) It enables integrated planning for the entire zone on a comprehensive basis;
- (c) It provides certainty for the entire zoned development at the outset, which will assist with development planning and funding;
- (d) It will enable a more efficient, and superior, layout of golf course and resort facilities; and
- (e) It will not cause adverse effects on the environment that cannot be appropriately avoided, remedied or mitigated, as discussed in the reports submitted in support of this request, including for landscape<sup>2</sup> and geotechnical<sup>3</sup>, and in the assessment of effects on the environment ([DOCUMENT 3](#)).

## **2.5 Summary**

On the basis of the examination in Part 2.4 above, the objectives of the proposal – to deliver a world class golfing experience and golf resort with resort accommodation and facilities centred around a redesigned championship golf course of international ranking and world renown – are best achieved by way of a plan change request to the PDP and this is the most appropriate way to achieve the purpose of the Act. The Change achieves the sustainable management 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 Wakatipu Basin, for future generations; will continue to safeguard the life-supporting capacity of air, water, soil, and ecosystems; and will avoid or mitigate potential adverse effects including effects on landscape and visual amenity values.

## **3. Sections 32(1)(b) and 32(1)(c): examining the provisions of the proposal in achieving the objectives**

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<sup>2</sup> Updated Landscape Assessment Report prepared by Boffa Miskell, dated May 2025  
<sup>3</sup> Geotechnical Addendum prepared by Geotago, dated 17 October 2024

The duty under s32(1)(b) is to examine whether the provisions of the proposal are the most appropriate way to achieve the objectives, by identifying other reasonably practicable options for achieving the objectives and assessing the efficiency and effectiveness of the provisions in achieving the objectives.

Under s32(1)(c), the costs and benefits of the environmental, economic, social and cultural effects anticipated from implementation of the provisions must be identified and assessed.

These evaluations are set out below.

### 3.1 Provisions of the proposal

The provisions of the proposal are set out in the tracked change version of THRZ provisions at **DOCUMENT 2** and consequential amendments to Chapters 25 and 27. In summary the changes are:

- (a) Amend Chapter 47.1 of the PDP (THRZ Zone Purpose) as follows:
  - (i) Amend Section 47.1.2 Activity Areas to:
    - a. Include descriptions for the new Golf Training Facility (**GTF**), Sports Courts and Gardens (**SG**) and Helipad (**H**) Activity Areas, and include minor updates to descriptions or names of other Activity Areas;
    - b. Delete the description for the Driving Range Activity Area and Activity Area A7, which have been removed from the Structure Plan;
    - c. Update the description of the Home Sites Activity Areas to include reference to the additional 11 new Home Site Activity Areas;
    - d. Include reference to visitor accommodation activity within the Clubhouse Activity Area;
    - e. Delete the reference to residential activity within the description for Activity Areas A3 and A6;
    - f. Include reference to residential activity within the description for Activity Areas A5 and A10;
    - g. Update the size descriptions of Activity Areas A1, A2, A4, A5, A6, A10, A11 and the Home Sites;
  - (ii) Include new Section 47.1.5 Structural Planting Framework to describe the role of the proposed Structural Planting Areas (**SPAs**) and include reference to these areas in Sections 47.1.1 and 47.1.2;
- (b) Amend Chapter 47.2 of the PDP (THRZ objectives and policies) as follows (amended text underlined for additions and ~~struck through~~ for deletions):
  - (i) Amend Policy 47.2.1.4 to include reference to a connection between Hogans Gully Road and McDonnell Road as follows:
 

47.2.1.4      *Require the provision of walkway and cycleway access through the Zone that connects Hogans Gully Road and McDonnell Road in the locations generally*



*shown on the Structure Plan contained in Section 47.7.*

- (ii) Amend Policy 47.2.1.5 to include reference to the Golf Training Facility Activity Area:

*47.2.1.5 Provide for commercial activities within the Clubhouse Activity Area and the Golf Training Facility Activity Area that complement and are necessary to the functioning of the Resort, café, restaurants and licensed premises in Activity Area 9, and elsewhere across the Zone as part of the Visitor Accommodation amenities.*

- (iii) Amend Policy 47.2.1.8 to delete reference to the Clubhouse Activity Area and Activity Areas A5 and A10, and add reference to A3 and A6 as follows:

*47.2.1.8 Avoid the establishment of Residential Units in Activity Areas A1, A53 and A406 and the Clubhouse Activity Area.*

- (iv) Include a new Policy 47.2.1.13 for the new Sports Courts and Gardens Activity Area as follows:

*47.2.1.13 Provide for Recreational and Commercial Recreational Activities and buildings, and ancillary structures and activities, for the use by visitors and residents of the Zone, in the Sports Courts and Gardens Activity Area.*

- (iii) Include reference to SPAs in Policy 47.2.1.14 (b) as follows:

*47.2.1.14 Maintain the landscape character and visual amenity values of the Zone, including the values described in 47.1.3, by:*

*a. ...*

*b. Requiring the establishment of Landscape Amenity Management Areas (LAMAs) and Structural Planting Areas (SPAs) in accordance with the Structure Plan in Section 47.7 to ensure that the potential adverse effects of built form are avoided or mitigated, and to contribute to the amenity of the Zone; and*

- (c) Amend Chapter 47.4 of the PDP (THRZ activity rules) as follows:

- (i) Amend Rule 47.4.1 to include reference to the requirement to establish connection between Hogans Gully Road and McDonnell Road, remove the requirement for strict compliance with the Structure Plan location, and add an additional matter of control:
- (ii) Amend Rule 47.4.3 to delete Matters of Control (b) and (c) and add a new note to Matter of Control (d);
- (iii) Include new Rule 47.4.3A to require Controlled Activity consent for the establishment of any SPA identified on the Structure Plan;
- (iv) Amend Rule 47.4.4 to include reference to SPAs (if applicable) and new Rule 47.4.3A;
- (v) Consequential amendments to Rules 47.4.4, 47.4.5 and 47.4.11 to include reference to new Activity Areas GTF, SG and HS6-16 and delete reference to Activity Area A7;
- (vi) Amend Rule 47.4.6 to include buildings for toilet facilities within Activity Area G as a Permitted Activity;

- (vii) Include new Rule 47.4.6A to provide for specific buildings within Activity Area SG (pergolas and pavilions for shelter and amenity; toilet facilities, greenhouses, café/restaurant and structures ancillary to recreational facilities) as a Permitted Activity;
- (viii) Amendments to Rules 47.4.9 to 47.4.15 to update references to Activity Areas to reflect: the deletion of A7 from the Structure Plan; the removal of residential activity from A3 and A6; the addition of residential activity to A5 and A10; the addition of visitor accommodation activity to Activity Area C and HS1; and the removal of the requirement to retain Activity Areas S1 and S2 in the same ownership;
- (ix) Amendments to Rules 47.4.17 to 47.4.20 to update references to reflect the new Activity Areas SG and GTF;
- (x) Deletion of Non-Complying Rules 47.4.5, 47.4.7, 47.4.22, 47.4.27 and 47.4.32;
- (d) Amend Chapter 47.5 of the PDP (THRZ activity standards) as follows:
  - (i) Amend Standard 47.5.2 (Provision of walkway / cycleway) to describe the location of the walkway / cycleway on the Structure Plan as indicative;
  - (ii) Amend Standard 47.5.3 (Maximum Height – all Activity Areas except Activity Areas 4 and 5) to update the existing heights for Activity Areas A1, A6, A10 and A11; delete the reference to Activity Area A7; and add new height standards for Activity Areas HS6-HS16, GTF and SG;
  - (iii) Amend Standard 47.5.5 (Maximum Height – Activity Areas 4 and 5) to update the existing height for Activity Areas A5;
  - (iv) Amend Standard 47.5.8 (Building Coverage – Homesites) to add coverage standards for Activity Areas HS6-HS16;
  - (v) Amend Standard 47.5.9 to update references to Activity Areas to reflect the new Helipad Activity Area and the removal of helicopter landings and take-offs from the Clubhouse Activity Area;
  - (vi) Amend Standard 47.5.10 (Building Coverage – Areas A1, A2, A3, A6, A7, A8, A9, A1, S1 and S2) to: delete reference to Activity Area A7; include reference to and add building coverages for Activity Areas GTF, SG and C; and amend the building coverage for Activity Areas A1, A2 and A9;
  - (vii) Include new Standard 47.5.14A (Buildings in Activity Area SG) as follows:

Buildings in Activity Area SG

- a. Buildings in Activity Area SG shall be limited to:
  - i. pergolas and pavilions for shelter and amenity
  - ii. toilet facilities
  - iii. greenhouses
  - iv. café / restaurant
  - v. any structure ancillary to the recreational facilities, including fences
- b. The maximum gross floor area of any building shall be 200m².

with a breach to be a Discretionary Activity.



- (viii) Amend Standard 47.5.17 (Residential Activity within Visitor Accommodation units) to delete reference to Activity Area A7;
- (ix) Amend Standard 47.5.18 (Residential Density in Activity Areas HS1-HS5) to include reference to new Activity Areas HS6-HS16;
- (x) Amend Standard 47.5.20 (Retail Sales) to include reference to new Activity Area GTF;
- (xi) Include new Standard 47.5.22 (Planting) as follows:

Planting

a. Within any LAMA established in relation to HS6 to HS16, all plantings shall be from the species identified in the Hills Resort Zone Plant List contained at Section 47.9.

b. Within any SPA, all plantings shall be from the species identified in the Hills Resort Zone Plant List contained at Section 47.9.

With any breach to be a Restricted Discretionary Activity with discretion restricted to the effects on landscape character.

- (e) Amend THRZ Structure Plan included at Section 47.7 to:
  - (i) Delete Activity Areas A7 and DR;
  - (ii) Add new Activity Areas H, SG and GTF;
  - (iii) Add new Activity Areas HS6-HS16 with associated LAMAs;
  - (iv) Add new SPAs;
  - (v) Amend the size, extent and / or location of Activity Area 1, 2, 4, 5, 6, 10, and 11;
  - (vi) Amend the indicative location of the future cycle / pedestrian trail;
  - (vii) Amend the location of the vehicle access from McDonnell Road;
  - (viii) Add one new vehicle access on Hogans Gully Road to provide access from Hogans Gully Road to HS9-16;
- (f) Amend the Indicative LAMA Plans included at Section 47.8 to reflect the changes to the Structure Plan;
- (g) Include a new Section 47.9 Hills Resort Zone Plant List;
- (h) Amend general typographical and drafting errors in Chapter 47;
- (i) Consequential amendments to District Wide chapters:
  - (i) Amend Table 25.2 in Chapter 25 (Earthworks) to provide for the new Activity Areas HS6-16 and SPAs;
  - (ii) Amend Rules 27.7.22.1, 27.7.23 and 27.7.24 in Chapter 27 (Subdivision and Development) to remove references to Activity Area A7 and include reference to HS6-16;

- (iii) Amend Rule 27.7.22.1 to include reference to Activity Areas C, G, GTF and SG and a consequential amendment to matter of control (c) to refer to any LAMA;
- (iv) Amend Rule 27.7.22.1 to delete the requirement in matter of control (d) for planting to be physically completed for a minimum of six months to meet the definition of “established”;
- (v) Amend Rule 27.7.22.1 to delete matter of control (e) relating to staging of Activity Area 4;
- (vi) Amend Rule 27.7.22.1 to include reference to SPAs in matter of control (d) and (f) and include a new matter of control (g) to enable Council oversight of the establishment and effectiveness of any SPA;
- (vii) Amend Rules 27.7.22.1, 27.7.22.2, 27.7.23 and 27.7.24 to fix typographical and cross-referencing errors;
- (viii) Include the amended THRZ Structure Plan at Section 27.13.16.

**Table 2** below sets out a high-level overview of the evaluation required under section 32(1)(b) (appropriateness, efficiency and effectiveness of the provisions for achieving the objectives, and identifying other reasonably practicable options for achieving the objectives); and the evaluation required under section 32(2)(a) (costs and benefits of the provisions).



**Table 2: Evaluation of provisions**

Plan Provisions	
<b>New Activity Areas – H, GTF, SG</b>	
The plan change proposes the following amendments relating to new Activity Areas H, GTF, and SG:	
<b>Provisions</b>	
<ul style="list-style-type: none"> <li>New descriptions of these Activity Areas in the Chapter 47 Zone Purpose (Section 47.1.2):</li> </ul>	
47.1.2	Activity Areas
	...
	<u>b. Golf Training Facility (GTF) – to provide for the operation of golf training services and associated activities (0.4ha);</u>
	...
	<u>r. Sports Courts and Gardens (SG) – to provide for recreation activities for use by visitors and residents, including playing surfaces and courts, communal outdoor living and open spaces, and related activities (0.6ha);</u>
	<u>s. Helipad (H) – to provide for limited helicopter landings in proximity to key resort activities.</u>
<ul style="list-style-type: none"> <li>An amendment to Policy 47.2.1.5 to include Activity Area GTF:</li> </ul>	
47.2.1.5	<u>Provide for commercial activities within the Clubhouse Activity Area and the Golf Training Facility Activity Area that complement and are necessary to the functioning of the Resort, café, restaurants and licensed premises in Activity Area 9, and elsewhere across the Zone as part of the Visitor Accommodation amenities.</u>
<ul style="list-style-type: none"> <li>A new policy in Chapter 47:</li> </ul>	
47.2.1.13	<u>Provide for Recreational and Commercial Recreational Activities and buildings, and ancillary structures and activities, for use by visitors and residents of the Zone, in the Sports Courts and Gardens Activity Area.</u>
<ul style="list-style-type: none"> <li>An amendment to Rule 47.4.4 to include reference to Activity Areas GTF and SG to provide for buildings as a Controlled Activity:</li> </ul>	
47.4.4	<u>Buildings (other than outdoor art installations and sculptures) in Activity Areas A1 — A10, A11, HS1 — HS515, S1 — S2, C, GTF and SG and DR and where in the case of any buildings within any of the Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, SG, HS3, HS6-15, S1 and S2 the relevant LAMA...</u>
<ul style="list-style-type: none"> <li>An amendment to Rule 47.4.16 to include reference to Activity Areas GTF and SG to ensure residential activity in these areas is a Non-Complying Activity:</li> </ul>	
47.4.16	<u>Residential Activity in Activity Areas S1 and S2 (excluding staff accommodation), G, C, GTF and SG and DR</u>

- Amendment to Rules 47.4.17, 47.4.18 and 47.4.19 to include reference to Activity Area GTF and/or SG to enable Retail Sales, Restaurants and Licensed Premises as a Permitted Activity:
  - 47.4.17 *Retail Sales in Activity Areas A1, A5, A10, HS1, GTF and C*
  - 47.4.18 *Restaurants in Activity Area A9, SG and C*
  - 47.4.19 *Licensed Premises in Activity Areas A1, A5, A9, A10, HS1, GTF, SG and C*
- An amendment to Rule 47.4.20 to include reference to Activity Area GTF to enable commercial activities associated with the resort as a Permitted Activity:
  - 47.4.20 *Golf clubhouse(s), health and beauty spas, gymnasiums, theatres, pools and conference facilities, indoor and outdoor entertainment, including ancillary office and administration activities in Activity Areas C and GTF*
- An amendment to Rule 47.4.35 to include reference to Activity Area H to enable informal airports as a Permitted Activity:
  - 47.4.35 *Informal airports limited to helicopters within Activity Area G H and HS1.*
- Amendments to Standard 47.5.3 to include maximum heights for buildings in Activity Areas SG and GTF:
  - 47.5.3 *Maximum Height - all Activity Areas except Activity Areas 4 and 5*  
*No building shall protrude through the RL listed below and shall be no higher than the height listed below:*  
 ....  
*cc. Activity Area GTF      RL416.5masl – 6.5m*  
 ...  
*ff. Activity Area SG      RL406.0masl – 7m*
- An amendment to Standard 47.5.9 to include reference to Activity Area H:
  - 47.5.9 *Informal Airports limited to helicopters within Activity Area G H and HS1*  
 ...  
*Note: this standard does not apply to informal airports for emergency landings, rescues and firefighting in Activity Area G H and HS1*
- Amendments to Standard 47.5.10 to include maximum building coverage in Activity Areas SG and GTF:
  - 47.5.10 *Building Coverage — Activity Areas A1, A2, A3, A6, ~~A7~~, A8, A9, A10, A11, S1, ~~and~~ S2, GTF, SG, and C*  
*The maximum building coverage, as a percentage of the Activity Area shall be as set out below:*  
 ....  
*e. GTF    23%*  
*f. SG      7%*  
 ...



- A new Standard 47.5.14A limiting the types of buildings enabled in Activity Area SG and imposing a maximum gross floor area on any building, with a breach being a Discretionary Activity, as follows:  
47.5.14A Buildings in Activity Area SG
  - a. Buildings in Activity Area SG shall be limited to:
    - i. pergolas and pavilions for shelter and amenity
    - ii. toilet facilities
    - iii. greenhouses
    - iv. café / restaurant
    - v. any structure ancillary to the recreational facilities, including fences
  - b. The maximum gross floor area of any building shall be 200m<sup>2</sup>.
- An amendment to Standard 47.5.20, relating to Retail Sales, to include reference to Activity Area GTF as follows:  
47.5.20 Retail sales  
*Goods or services displayed, sold or offered for sale within the Zone shall be limited to:...*
  - c. *Within Activity Area C and GTF, in addition to a. and b above, goods and services associated with, and ancillary to the permitted or approved activities;...*
- Consequential amendments to Chapter 27 (Subdivision and Development) Rule 27.7.22.1 to include reference to Activity Areas GTF and SG as follows:  
27.7.22.1 Subdivision comprising all of any part of Activity Areas A1, A2, A3, A4, A5, ~~A7~~, A8, A9, A10, A11, S1, S2, ~~and HS1 – HS5~~16, C, G, GTF and SG:...

#### **Structure Plan**

- Three additional Activity Areas delineated on the Structure Plan, with an associated new LAMA for Activity Area SG

#### **Evaluation**

<b>Costs</b>	<b>Benefits</b>	<b>Efficiency and effectiveness, appropriateness</b>
By permitting development within Activity Areas GTF and SG, there is the potential for adverse landscape effects to arise, however these are mitigated through the	The key benefit of the Change is regulatory efficiency, by reducing reliance on more complex resource consent processes as a result of the development	The proposed provisions are the most appropriate, effective and efficient way to achieve the objective of the proposal and Objective 47.2.1, as they utilise the existing format and structure of THRZ (identification of development areas on the Structure Plan with associated rules) to ensure

<p>locating of Activity Area GTF within an existing Activity Area (which has already been assessed as appropriate for development) and the imposition of rules and standards for the GTF and SG to ensure built form appropriately responds to the landscape. No built form is anticipated or provided for within Activity Area H.</p>	<p>not being anticipated by either the existing Structure Plan or the provisions.</p> <p>The Change will result in a social benefit to users of the resort by providing for additional recreational activities and facilities that are consistent with the core purpose of the resort zone.</p> <p>The key benefit of new Activity Area H is the relocation of the helipad to a close by but less intrusive location (for resort users) while freeing up land with Activity Area C for visitor accommodation activities, which is also a core purpose of the resort zone.</p>	<p>that golf resort development is managed and undertaken in an integrated way.</p> <p>The proposed provisions, including the modifications to THRZ Structure Plan and the addition of Activity Areas to specifically apply to the area for additional activities, will be effective in achieving the objectives of the proposal because they will allow subdivision and development to proceed in the expected manner under the existing THRZ provisions.</p> <p>The provision of buildings within Activity Area SG as a Controlled Activity, subject to controls on maximum building size, building coverage and building types, is an efficient method of enabling small scale development (noting that the maximum building coverage only enables a total of 400m<sup>2</sup> of built form within the Activity Area) directly associated with the purpose of the Activity Area. The addition of a LAMA for this area, and the existing Rule 47.4.3 which requires a Controlled Activity consent to establish a LAMA, will ensure effects on landscape character and visual amenity are appropriately managed.</p> <p>The activities provided for within each new Activity Area are onsite visitor activities which form part of the overall resort offering and consistent with Objective 47.2.1 and the PDP definition of "Resort".</p> <p>Overall, the provisions are appropriate for achieving the objectives and the proposal and, hence, the purpose of the Act.</p>
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## Provisions

### New Activity Areas – Homesites

The plan change proposes the following amendments relating to new Homesites (HS) 6 - 16:

#### Provisions

- An amendment to Chapter 47 Zone Purpose (Section 47.1.2) to include reference to the new Homesites:
 

47.1.2      *Activity Areas*

...

q. *Home Sites (HS2 - HS516) — to provide for residential activity...*
- Amendments to Rules 47.4.4, 47.4.5, 47.4.11, 47.4.14 and 47.4.15 to include reference to the new Homesites:
 

47.4.4      *Buildings (other than outdoor art installations and sculptures) in Activity Areas A1 — A10, A11, HS1 — HS516, S1 — S2, C, GTF and SG and ~~DR~~*



and where in the case of any buildings within any of the Activity Areas A1, A2, A3, A4, A5, ~~A7~~, A8, A9, A10, HS3, HS6-16, S1 and S2...

In addition to a. to g. above, where buildings are proposed within any of Activity Areas A1, A2, A3, A4, A5, ~~A7~~, A8, A9, A10, SG, HS3, HS6-16, S1 and S2:...

Note: Future applications for buildings in Activity Areas A1, A2, A3, A4, A5, ~~A7~~, A8, A9, A10, HS3, HS6-16, S1 and S2 may rely on...

47.4.5 Buildings within any of Activity Areas A1, A2, A3, A4, A5, ~~A7~~, A8, A9, A10, HS3, HS6-16, S1 and S2 where the relevant...

47.4.11 Residential Activity in Activity Areas A2, ~~A3~~, A4, A5, A6, A7, A8, A9, A10, A11 and HS1— HS16

47.4.14 Residential Visitor Accommodation (unlimited duration) in Activity Areas A2, ~~A3~~, A4, A5, A6, A7, A8, A9, A10, A11, HS1 — HS16

47.4.15 Homestays in Activity Areas A2, ~~A3~~, A4, A5, A6, A7, A8, A9, A10, A11, HS1 — HS16

- Amendments to Standard 47.5.3 to include reference to the new Homesites and provision of maximum heights for these areas:

47.5.3 Maximum Height - all Activity Areas except Activity Areas 4 and 5

No building shall protrude through the RL listed below and shall be no higher than the height listed below:

...

p. Activity Area HS6 RL436.5 masl – 6.5m

q. Activity Area HS7 RL430.5 masl – 6.5m

r. Activity Area HS8 RL432.5 masl – 6.5m

s. Activity Area HS9 RL402.5 masl – 6.5m

t. Activity Area HS10 RL405.5 masl – 6.5m

u. Activity Area HS11 RL421.25 masl – 6.5m

v. Activity Area HS12 RL410.5 masl – 6.5m

w. Activity Area HS13 RL417.0 masl – 6.5m

x. Activity Area HS14 RL411.5 masl – 6.5m

y. Activity Area HS15 RL377.5 masl – 6.5m

z. Activity Area HS16 RL416.5masl – 6.5m

...

- Amendments to Standard 47.5.8 to include reference to the new Homesites and provision of maximum building coverage for these areas:

47.5.8 Building Coverage — Homesites

The maximum building coverage, as a percentage of the area of the Activity Area shall be:

a. HS1 35%

b. HS2 — HS5, HS14- HS15 25%

c. HS6 and HS8 50%

d. HS7 32%

e.      HS9 – HS13, HS16      38%

- An amendment to Standard 47.5.18 to include reference to the new Homesites:

47.5.18      Residential Density in Activity Areas HS1 — HS16

*The maximum number of Residential Units per Home Site in HS1 — HS16 shall be 1.*

- Consequential amendments to Chapter 27 (Subdivision and Development) Rule 27.7.22.1 to include reference to the new Homesites:

27.7.22.1      Subdivision comprising all of any part of Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, A11, S1, S2, and HS1 – HS16, C, G, GTF and SG:...

- Consequential amendments to Chapter 27 (Subdivision and Development) Rules 27.7.23 and 27.7.24 to include reference to the new Homesites:

27.7.23      Subdivision comprising all of any part of Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, HS3, HS6-HS16, S1 and S2 where the LAMA in proximity to the Activity Area has not been established in accordance with Rule 47.4.3, or is not proposed through subdivision.

27.7.24      Subdivision comprising all of any part of Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, HS3, HS6-16, S1 and S2 where the application is not accompanied by the information required by Rule 27.7.4522.1 (if applicable).

- Consequential amendments to Chapter 25 (Earthworks) Rule 25.5.10B.1 to include reference to the new Homesites:

25.5.10B.1

<u>Table 25.2 – Maximum Volume</u>	<u>Maximum Total Volume</u>
<u>Activity Areas HS1 – HS16, HS6 – HS7</u>	<u>500m<sup>3</sup> per home site</u>

### **Structure Plan**

- Eleven additional Homesites delineated on the Structure Plan, with associated new LAMAs

### **Evaluation**

<b>Costs</b>	<b>Benefits</b>	<b>Efficiency and effectiveness, appropriateness</b>
By enabling development within the southern portion of THRZ, there is the potential for adverse landscape effects to arise, however these are mitigated through the sensitive locating of the Homesites, the application of LAMAs and Structural Planting Areas (see below for assessment of these), and the impositions of rules and standards to ensure built form appropriately responds to the landscape.	<p>The key benefit of the Change is regulatory efficiency, by reducing reliance on more complex resource consent processes as a result of the development not being anticipated by either the existing Structure Plan or the provisions.</p> <p>The Change may result in a small social benefit to the community through a small additional provision of this type of residential housing.</p>	<p>The proposed provisions are the most appropriate, effective and efficient way to achieve the objective of the proposal and Objective 47.2.1, as they utilise the existing format and structure of THRZ (identification of development areas on the Structure Plan with associated rules) to ensure that golf resort development is managed and undertaken in an integrated way.</p> <p>The proposed provisions, including the modifications to THRZ Structure Plan and the addition of new Homesites, will be effective in achieving the objectives of the proposal because they will allow subdivision and development to proceed in the expected manner under the existing THRZ provisions.</p>



There will be an economic cost to the developer of THRZ of a potentially more lengthy and uncertain consent process (for a Non-Complying Activity) in the event the Structural Planting Areas (see below) are not established prior to building.	The Change will result in increased biodiversity values arising from the requirement to undertake indigenous planting within the new Structural Planting Areas prior to development the new Homesites.	<p>The provision of buildings within the new Homesites as a Controlled Activity, subject to controls on building coverage, building heights, building materials and lightspill, is an efficient method of enabling development while responding to the sensitivities of the site. The addition of LAMAs for these areas, and the inclusion of the new Structural Planting Areas (see below for assessment of these) to further integrate development (and the existing Rule 47.4.3 and new Rule 47.4.3A which require a Controlled Activity consent, respectively, to establish a LAMA and Structural Planting Areas) will ensure effects on landscape character and visual amenity are appropriately managed.</p> <p>The limited number of new Homesites, and the retention of the existing cap on the overall number of residential units within THRZ, are consistent with Objective 47.2.1 and the definition of “Resort”.</p> <p>Overall, the provisions are appropriate for achieving the objectives and the proposal and, hence, the purpose of the Act.</p>
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## Provisions

### Vehicle access and walking / cycle trail

The plan change proposes the following amendments relating to vehicle access and the walking / cycle trail:

#### Provisions

- An amendment to Policy 47.2.1.4 to include reference to Hogans Gully and McDonnell Roads:
 

47.2.1.4 *Require the provision of walkway and cycleway access through the Zone that connects Hogans Gully Road and McDonnell Road in the locations generally shown on the Structure Plan contained in Section 47.7.*
- Amendments to Rule 47.4.1 to include reference to Hogans Gully and McDonnell Roads, remove the requirement for strict compliance with the Structure Plan location, and add an additional matter of control:
 

47.4.1 *Access, and the walkway/cycleway connecting Hogans Gully Road and McDonnell Road, as indicatively shown on the Structure Plan in Section 47.7 (1/30m).*

*Control is reserved to:*

...

*e. For the walkway/cycleway, any legal mechanisms necessary to ensure continuous access is provided across, and formation of the trail occurs within, Lot 2 DP 392663, Lot 4 DP 25341 and Lot 1 DP 506611 (or any title derived therefrom).*
- An amendment to Rule 47.5.2 to remove the requirement for strict compliance with the Structure Plan location:

<p>47.5.2 <i>Provision of walkway / cycleway</i></p> <p><i>No more than 40 Units (visitor accommodation or residential) in the Zone shall be constructed prior to construction of the walkway/cycleway in the location <u>indicatively</u> shown on the Structure Plan.</i></p> <p><b>Structure Plan</b></p> <ul style="list-style-type: none"> <li>• One additional vehicle access delineated on the Structure Plan on Hogans Gully Road</li> <li>• An amendment to the location of the McDonnell main vehicle entrance</li> <li>• An amendment to the location of the indicative walking / cycle trail as delineated on the Structure Plan</li> </ul>		
Evaluation		
Costs	Benefits	Efficiency and effectiveness, appropriateness
<p>There are no costs associated with the removal of strict compliance with the location of the walkway / cycleway as shown on the Structure Plan. The retention of standards ensures trail development / formation appropriately responds to the landscape.</p> <p>There are no costs associated with the additional or amended vehicle access as shown the Structure Plan, as rules and standards will be retained to ensure adverse visual/landscape effects are avoided, and as the capacity of THRZ is not changing there will be no increase in traffic movements to and from the zone.</p>	<p>The key benefit of the Change is regulatory efficiency, by reducing reliance on more complex resource consent processes as a result of the development not being anticipated by either the existing Structure Plan or the provisions.</p> <p>The Change provides greater flexibility for locating the cycleway / walkway including on a route that is more rideable/walkable, while still ensuring the key outcome (the connection between Hogans Gully Road and McDonnell Road) is achieved, and by providing Council oversight regarding the possible integration of non-THRZ land within the trail network.</p> <p>The addition of a new vehicles access to the Structure Plan may result in a small economic and environmental benefit through providing more direct access to the southern part of the THRZ and therefore reducing internal vehicle</p>	<p>The proposed provisions are the most appropriate, effective and efficient way to achieve the objective of the proposal and Objective 47.2.1, as they utilise the existing format and structure of THRZ to ensure that the golf resort development is managed and undertaken in an integrated way.</p> <p>The proposed provisions, including the modifications to THRZ Structure Plan, will be effective in achieving the objectives of the proposal because they will allow development to proceed in the expected manner under the existing THRZ provisions, while enabling greater flexibility to respond to onsite conditions.</p> <p>Overall, the provisions are appropriate for achieving the objectives and the proposal and, hence, the purpose of the Act.</p>



	movements within THRZ.	
<b>Provisions</b>		
<b>Structural Planting Framework / Areas</b>		
The plan change proposes the following additions relating to Structural Planting Framework / Areas:		
<b>Provisions</b>		
<ul style="list-style-type: none"> <li>An amendment to Chapter 47 Zone Purpose (Section 47.1.1) to include reference to the new Structural Planting Areas:           <p>47.1.1      <i>The purpose of the Zone is to ... <u>Structural Planting Areas (SPA) will, along with the LAMA, further integrate built development into the landscape and the wider resort while enhancing ecological values.</u></i></p> </li> <li>An amendment to Chapter 47 Zone Purpose description of Activity Areas (Section 47.1.2) to include reference to the new Structural Planting Areas:           <p>47.1.2      <i>Activity Areas</i>  <i>The Hills Resort Zone Structure Plan...</i>  <i>The Structure Plan also identifies Landscape Amenity Management Areas, including existing vegetation to be retained in perpetuity; <u>Structural Planting Areas proposed for native revegetation; walking / cycling trail; and main vehicle accessways into and through the Zone.</u></i></p> </li> <li>An amendment to Chapter 47 Zone Purpose to include a new Section 47.1.5 to provide a description of the new Structural Planting Framework:           <p>47.1.5      <u><i>Structural Planting Framework</i></u>  <i>Structural Planting Areas (SPAs) are identified on the Structure Plan and are located around Activity Areas HS6 to HS16. The SPAs work in conjunction with the LAMAs for these Activity Areas and comprise areas where planting is required to ensure a homogenous appearance of vegetation that visually connects the Activity Areas and integrates built development into the landscape. The SPAs do not provide a screening purpose but support the visual context for built development within this part of the Zone, and will enhance ecological values.</i>  <i>The Zone provisions require that the SPAs be established prior to the construction of buildings within Activity Areas HS6 to HS16.</i>  <i>The planting of SPAs follows the hummocky terrain landform in this southern area of the Zone, with tree planting in the gullies and shrubland species along steeper escarpments. The species for planting are limited to those indigenous species included at Section 47.9.</i></p> </li> <li>An amendment to limb (b) of Policy 47.2.1.13 (proposed to be renumbered to 47.2.1.14) to include reference to the new Structural Planting Areas:           <p>47.2.1.14    <i>Maintain the landscape character and visual amenity values of the Zone, including the values described in 47.1.3, by:</i>            ...  <i>b. Requiring the establishment of Landscape Amenity Management Areas (LAMAs) and Structural Planting Areas (SPAs) in accordance with the Structure Plan in Section 47.7 to ensure that the potential adverse effects of built form are avoided or mitigated, and to contribute to the amenity of the Zone...</i></p> </li> <li>A new rule in Chapter 47 to provide for the establishment of any Structural Planting Area (SPA) identified on the Structure Plan as a Controlled Activity:           <p>47.4.3A      <u><i>Structural Planting Areas (SPA)</i></u>  <i>The establishment of any SPA identified on the Structure Plan.</i></p> </li> </ul>		

Control is reserved to:

- a. The effectiveness of the SPA proposed, in terms of its contribution to visual coherence and amenity, whether it ensures integration when viewed from public viewpoints outside the Zone, including:
  - i. the extent to which any existing vegetation should be retained;
  - ii. the species mix, proposed density and location of any new vegetation and its size at planting and maturity;
  - iii. ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants; and
  - iv. irrigation methods.
- b. The mechanisms (including registration of legal instruments, as appropriate) to ensure that:
  - i. The SPA will be completed prior to construction of any buildings in any of Activity Areas HS6 to HS15, and that
  - ii. Ongoing commitments exist in relation to the maintenance and management of the SPA, including through a landscape management strategy;
  - iii. Ongoing monitoring requirements.

Note: For the purpose of this matter of control, “completed” means that the works required, including all planting, irrigation installation, and any earthworks:

- i. are implemented and physically completed; and
- ii. have been audited by the Council no sooner than 6 months following physical completion; and
- iii. have been certified by the Council as being completed.

Note: this rule does not apply where the SPA has been established under Rule 27.7.22.1

- An amendment to Rule 47.4.4 to include reference to the new Structural Planting Areas and new Rule 47.4.3A:

47.4.4 Buildings (other than outdoor art installations and sculptures) in Activity Areas A1 — A10, A11, HS1 — ~~HS15~~, S1 — S2, C, ~~GTF and SG and DR~~ and where in the case of any buildings within any of the Activity Areas A1, A2, A3, A4, A5, ~~A7~~, A8, A9, A10, ~~SG~~, HS3, ~~HS6-16~~, S1 and S2 the relevant LAMA and SPA (if applicable) in proximity to the Activity Area has been established in accordance with a resource consent granted under Rules ~~47.4.3 and 47.4.3A~~ and 27.7.22.

...

Note: Future applications for buildings in Activity Areas A1, A2, A3, A4, A5, ~~A7~~, A8, A9, A10, ~~SG~~, HS3, ~~HS6-16~~, S1 and S2 may rely on the LAMA or SPA (if applicable) that has been established as part of any prior application under either this rule, Rule 47.4.3, ~~47.4.3A~~ or a subdivision consent pursuant to Rule 27.7.22

- A new standard in Chapter 47 to require plants within Structural Planting Areas and new Homesite LAMAs to be from a specified list, with a breach to be a Restricted Discretionary Activity with discretion restricted to effects on landscape character:

47.5.22 Planting

- a. Within any LAMA established in relation to HS6 to HS15, all plantings shall be from the species identified in the Hills Resort Zone Plant List contained at Section 47.9.



*b. Within any SPA, all plantings shall be from the species identified in the Hills Resort Zone Plant List contained at Section 47.9.*

- A new Section 47.9 to provide a list of plant species as referenced in new standard 47.5.22
- Consequential amendments to Chapter 27 (Subdivision and Development) Rule 27.7.22.1 to include reference to the new SPAs, and the inclusion of a new matter of control relating to the effectiveness of any SPA:

*27.7.22.1 Subdivision comprising all of any part of Activity Areas A1, A2, A3, A4, A5, ~~A7~~, A8, A9, A10, A11, S1, S2, ~~and~~ HS1 – HS516, C, G, GTF and SG:...*

*d. The approach to establishment of the LAMA or SPA. For these purposes “established” means...*

*...*

*f. The mechanisms (including (but not limited to) requirements for the works to be established prior to issue of certification under section 224(c) and registration of any legal instruments on the title(s) of the land to ensure ongoing compliance and monitoring) to ensure that:*

- i. Any LAMA or SPA will be established prior to construction of any buildings in any Activity Area;*
- ii. Ongoing commitments exist in relation to the maintenance and management of the LAMA or SPA, including through...*

*g. The effectiveness of the SPA, in terms of its contribution to visual coherence and amenity, whether it ensures integration when viewed from public viewpoints outside the Zone, including:*

- i. the extent to which any existing vegetation should be retained;*
- ii. the species mix, proposed density and location of any new vegetation and its size at planting and maturity;*
- iii. ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants; and*
- iv. irrigation methods;*

- Consequential amendments to Chapter 25 (Earthworks) Rule 25.5.10B.3 to include reference to the new SPAs:

25.5.10B.3

<i>Table 25.2 – Maximum Volume</i>	<i>Maximum Total Volume</i>
<i>All Activity Areas</i>	<i>500m<sup>3</sup></i>
<i>Farming activities</i>	<i>No limit</i>
<i>Golf course development / redevelopment, and earthworks associated with establishment of LAMA <u>and SPA</u></i>	

### **Structure Plan**

- Two new SPAs delineated on the Structure Plan, associated with HS6-9 and HS10-12

### **Evaluation**

Costs	Benefits	Efficiency and effectiveness, appropriateness
<p>There will be no landscape cost arising from the Structural Planting Areas themselves, although by enabling development within the southern portion of THRZ, there is the potential for adverse landscape effects to arise. These are mitigated through the use Structural Planting Areas (in addition to LAMAs and built form controls, and the careful location of the HS sites) to provide additional integration in an area previously used as farmland, in a more rugged aesthetic than what is provided for within the LAMAs, when viewed from specific visual catchments.</p> <p>There will be an economic cost to the developer of THRZ to establish the Structural Planting Areas prior to buildings occurring in the relevant Homesites.</p>	<p>The inclusion of the provisions will better protect the landscape's values experienced in the surrounding area.</p> <p>The Change will result in increased biodiversity values arising from the requirement to undertake indigenous planting within the new Structural Planting Areas prior to development the new Homesites.</p>	<p>The proposed provisions are effective at maintaining the landscape values of this part of THRZ when viewed from beyond the zone and integrating development in this part of THRZ with the remainder of the resort and into the immediate and wider landscape context.</p> <p>The utilisation of a Controlled Activity consent to establish Structural Planting Areas is an efficient method of enabling development while responding to the sensitivities of the site. The new standard requiring a majority of planting within these areas to be from a prescribed list will ensure integration and consistency is achieved across a large area, and effects on landscape character and visual amenity are appropriately managed.</p> <p>Overall, the provisions are appropriate for achieving the objectives and the proposal and, hence, the purpose of the Act.</p>
<b>Provisions</b>		
<p><b>Changes to the location of residential activity and visitor accommodation</b></p> <p>The plan change proposes the following additions relating to residential activity:</p> <p><b>Provisions</b></p> <ul style="list-style-type: none"> <li>An amendment to Chapter 47 Zone Purpose description of Activity Areas (Section 47.1.2) to update references to where residential activity will occur:</li> </ul> <p><i>47.1.2 Activity Areas</i></p> <p><i>The Hills Resort Zone Structure Plan...</i></p> <p><i>c. Clubhouse (C) — to provide for a range of commercial activities associated with the use of the golf course and resort, including golf services, restaurant, spa, gymnasium, meeting and conference facilities, <u>visitor accommodation in the Clubhouse Suites</u>, and cellar door facilities (1.0 ha);</i></p> <p>...</p>		



*g. ~~Seclusion Flats~~ Millrace Accommodation (A3) — to provide for a range of visitor accommodation ~~and residential activities~~, in close proximity of the central resort facilities and nestled within a secluded area adjoining a forested grove and traditional millrace, with uninterrupted alpine views (0.4 ha);*

...

*i. Terrace Views (A5) — to provide for visitor accommodation ~~and residential activities overlooking between the 14th and 15th~~ fairways, ~~in close proximity to the central resort facilities at the Clubhouse~~, with 360 degree views of the wider alpine landscape (1.25 ha);*

*j. Fairway Living Accommodation (A6) — to provide for a range of visitor accommodation ~~in close proximity to the central resort facilities at the Clubhouse and residential activities~~, within a glacial valley featuring schist outcrops adjoining the 14th fairway, with wide views of the surrounding landscape (0.97 ha);*

...

*n. ~~Forest Accommodation~~ Fairway Living (A10) — to provide for secluded visitor accommodation ~~and residential activities with sweeping golf course and Coronet Peak views and an established forested backdrop within a private, established forested area~~ (1.25 ha);*

- An amendment to Policy 47.2.1.8 to amend references to Activity Areas to reflect the change in location for residential activity:  
47.2.1.8 Avoid the establishment of Residential Units in Activity Areas A1, ~~A53~~ and ~~A406~~ and the Clubhouse Activity Area.
- An amendment to Rule 47.4.9 to provide for visitor accommodation in Activity Area C (Clubhouse):  
47.4.9 Visitor accommodation (excluding staff accommodation) in Activity Areas A1 — A11, ~~C~~ and ~~HS1~~
- An amendment to Rule 47.4.10 to delete the requirement to hold staff accommodation in Activity Areas S1 and S2 within the same ownership as Activity Areas C and G:  
47.4.10 Residential activity limited to staff accommodation in Activity Areas S1 and S2 ~~provided it is maintained in the same ownership as Activity Areas C and G and is not subdivided, unit titled or otherwise separated (including by lease) from the S1 and S2 ownership~~
- An amendment to Rule 47.4.11 to update references to Activity Areas where residential activity is a Permitted Activity:  
47.4.11 Residential Activity in Activity Areas A2, ~~A3~~, A4, ~~A5~~, ~~A6~~, A7, A8, A9, ~~A10~~, A11 and ~~HS1~~ — ~~HS516~~
- An amendment to Rule 47.4.12 to update references to Activity Areas where residential units are a Non-Complying Activity:  
47.4.12 Residential Units in Areas A1, ~~A5~~~~A3~~ and ~~A40A6~~ and ~~C~~
- An amendment to Rule 47.4.13 to update references to Activity Areas where residential use of visitor accommodation units is a Permitted Activity:  
47.4.13 Residential use of visitor accommodation units in Activity Areas ~~A5~~,~~A3~~ and ~~A40A6~~ that complies with Standard 47.5.17
- An amendment to Rule 47.4.14 to update references to Activity Areas where Residential Visitor Accommodation is a Permitted Activity:  
47.4.14 Residential Visitor Accommodation (unlimited duration) in Activity Areas A2, ~~A3~~, A4, ~~A5~~, ~~A6~~, A7, A8, A9, ~~A10~~, A11, ~~HS1~~ — ~~HS516~~
- An amendment to Rule 47.4.15 to update references to Activity Areas where Homestays are a Permitted Activity:  
47.4.15 Homestays in Activity Areas A2, ~~A3~~, A4, ~~A5~~, ~~A6~~, A7, A8, A9, ~~A10~~, A11, ~~HS1~~ — ~~HS516~~

## Evaluation

Costs	Benefits	Efficiency and effectiveness, appropriateness
<p>There are no costs associated with these provisions, as the retention of the existing caps on both visitor accommodation and residential units means there will be no change to the capacity of THRZ, and the overall development will continue to meet the terms of the definition of “Resort”.</p>	<p>The key benefit of the Change is regulatory efficiency, by reducing reliance on more complex resource consent processes as a result of the activities proposed not being anticipated by the provisions (even though the effect of the unanticipated activity would be no different to the effect of the anticipated activity).</p> <p>The Change provides greater flexibility of the location of residential and visitor accommodation throughout THRZ and ensures that visitor accommodation is distributed more logically across THRZ and in closer proximity to the central resort facilities.</p>	<p>The proposed provisions are the most appropriate, effective and efficient way to achieve the objective of the proposal and Objective 47.2.1, as they utilise the existing format and structure of THRZ to ensure that golf resort development is managed and undertaken in an integrated way.</p> <p>The proposed provisions continue to ensure that THRZ meets the PDP definition of “Resort” by retaining the existing cap on overall (both visitor accommodation and residential) unit numbers (set at 150 by Rule 47.5.15) and the existing cap on the number of residential units (set at 66 by Rule 47.5.16), meaning that the ratio of residential units to visitor accommodation units (66/150, or 44%) is retained. While the dispersal of residential units throughout THRZ as a result of the Change may be slightly different compared to the operative THRZ, this will not result in an environmental effect and the zone will remain as “principally providing temporary visitor accommodation”, consistent with Objective 47.2.1 and the definition of “Resort”.</p> <p>Overall, the provisions are appropriate for achieving the objectives and the proposal and, hence, the purpose of the Act.</p>
<b>Provisions</b>		
<p><b>Amendments to built form controls and other amendments (including consequential amendments and fixing typographical and drafting errors)</b></p> <p>The plan change proposes the following changes relating to built form and various other provisions:</p> <p><b>Provisions</b></p> <ul style="list-style-type: none"> <li>An amendment to Chapter 47 Zone Purpose (Section 47.1.3) to fix a typographical error:               <p>47.1.3      <i>Landscape Values of the Hills Resort Zone</i></p> <p><i>The landscape values of the Zone comprise...</i></p> <p><i>Buildings within the Zone are located where they are able to <u>be</u> absorbed...</i></p> </li> <li>Amendments to any provisions referencing Activity Area A7 to delete this reference</li> <li>Amendments to any provisions referencing Activity Area DR to delete this reference</li> <li>An amendment to Rule 47.4.6 to enable toilet facilities buildings as a Permitted Activity in Activity Area G:               <p>47.4.6      <i>Buildings in Activity Area G, <u>limited to</u>:</i></p> </li> </ul>		



- a. golf course shelters
  - b. sheds for golf course maintenance purposes
  - c. farm buildings
  - d. toilet facilities
- Amendments to Rule 47.4.3 to delete the matters of control (b) and (c) and updating matter of control (d):
  - 47.4.3 Landscape Amenity Landscape Area (LAMA)  
The establishment of any LAMA identified on the Structure Plan
  - ...
  - ~~b. The approach to establishment of the LAMA. For the purpose of this rule “establishment” means that the works required, including all planting, irrigation installation, and any earthworks:~~
    - ~~i. are implemented and physically completed; and~~
    - ~~ii. have been audited by the Council no sooner than 6 months following physical completion; and~~
    - ~~iii. have been certified by the Council as being completed.~~
  - ~~c. For the purpose of clause b above, Activity Area 4 and LAMA L4 may be established in stages (Sub Areas L4.1, L4.2 and L4.3), as shown on the indicative LAMA design/layout plans in Section 47.8.~~
  - d. The mechanisms (including registration of legal instruments, as appropriate) to ensure that:
    - i. Any LAMA will be ~~established~~ completed prior to construction of any buildings in any Activity Areas, and that
    - ii. Ongoing commitments exist in relation to the maintenance and management of the LAMA, including through a landscape management strategy;
    - iii. Ongoing monitoring requirements.
  - Note: For the purpose of this matter of control, “completed” means that the works required, including all planting, irrigation installation, and any earthworks:
    - i. are implemented and physically completed; and
    - ii. have been audited by the Council no sooner than 6 months following physical completion; and
    - iii. have been certified by the Council as being completed.
- Amendments to Rule 47.4.4 to include reference to Rule 27.7.22 and to delete the reference to “established”:
  - 47.4.4 Buildings (other than outdoor art installations and sculptures) in Activity Areas A1 — A10, A11, HS1 — ~~HS5~~16, S1 — S2, C, GTF and SG ~~and DR~~ and where in the case of any buildings within any of the Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, SG, HS3, HS6-16, S1 and S2 the relevant LAMA and SPA (if applicable) in proximity to the Activity Area has been established in accordance with a resource consent granted under Rules 47.4.3 and 47.4.3A and 27.7.22...
- Deletion of Non-Complying Activity Rules 47.4.5, 47.4.7, 47.4.22, 47.4.27 and 47.4.32 and a consequential amendment to Rule 47.4.6:

- 47.4.5 ~~Buildings within any of Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, HS3, S1 and S2 where the relevant LAMA in proximity to the Activity Area has not been established in accordance with Rule 47.4.3~~ — NG
- 47.4.6 *Buildings in Activity Area G, limited to:...*
- 47.4.7 ~~Buildings in Activity Area G, except as provided for in Rule 47.4.6 above~~ — NG
- 47.4.22 ~~Service Activities except for those provided for by Rule 47.4.21~~ — NG
- 47.4.27 ~~Mining~~ — NG
- 47.4.32 ~~Industrial Activities except for those provided for by Rule 47.4.30~~ — NG
- An amendment to Rule 47.4.9 to provide for visitor accommodation in Homesite 1:
 

47.4.9 *Visitor accommodation (excluding staff accommodation) in Activity Areas A1 — A11, C and HS1*
  - Amendments to Standard 47.5.3 to update maximum heights for buildings in Activity Areas whose extents or locations have changed, and to fix typographical errors:
 

47.5.3 *Maximum Height - all Activity Areas except Activity Areas 4 and 5*  
*No building shall protrude through the RL listed below and shall be no higher than the height listed below:*  
 Activity Area A1 ~~RL418.5~~422.0 masl — 8m  
Activity Area A1.b RL424.0 masl — 6m  
 ...  
 Activity Area A6 RL419.5 masl — ~~8~~10m  
 ...  
 Activity Area 10 ~~RL406.5~~410.5 masl — ~~68~~8m  
 Activity Area 11 ~~RL408.5~~410.0 masl — 8m  
 Activity Area HS1 RL419.0 masl — 8m ~~masl~~
  - An amendment to Standard 47.5.5 to update maximum heights for buildings in Activity Area A5 which has had a change in extent:
 

47.5.5 *Maximum Height - Activity Areas 4 and 5*  
*No building shall protrude through the RL listed below and shall be no higher than the height listed below:*  
 Activity Area A4 RL419.3 masl — 8m  
 Activity Area A5 ~~RL419.5~~422.0 masl — 8m
  - Amendments to Standard 47.5.10 to update maximum building coverage in Activity Areas whose extents or locations have changed:
 

47.5.10 *Building Coverage — Activity Areas A1, A2, A3, A6, ~~A7~~, A8, A9, A10, A11, S1, and S2, GTF, SG, and C*  
*The maximum building coverage, as a percentage of the Activity Area shall be as set out below:*  
 a. ~~A1, A9:~~ A1, A9: ~~55~~30%  
 b. ~~A23~~ — A8, A10, A11, S1 and S2: 40%

c. A2 29%

d. A9 38%

e. ...

- Consequential amendments to Chapter 27 (Subdivision and Development) Rules 27.7.22.1, 27.7.23 and 27.7.24 to fix a typographical error:

27.7.22.1 Subdivision comprising all of ~~r~~ any part of Activity Areas...

27.7.23 Subdivision comprising all of ~~r~~ any part of Activity Areas...

27.7.22.1 Subdivision comprising all of ~~r~~ any part of Activity Areas...

- An amendment to Chapter 27 (Subdivision and Development) Rule 27.7.22.1 to delete the requirement in matter of control (e) for planting to be physically completed for a minimum of six months to meet the definition of "established":

27.7.22.1 Subdivision comprising all...

d. The approach to establishment of the LAMA or SPA. For these purposes "established" means that the works required, including all planting, irrigation installation, and any earthworks:

i. are implemented and physically completed; and

ii. have been audited by the Council ~~no sooner than 6 months~~ following physical completion; and

iii. have been certified by the Council as being completed.

- A consequential amendment to Chapter 27 (Subdivision and Development) Rule 27.7.22.2 to improve clarity:

27.7.22.2 Any subdivision ~~wholly within Activity Area G~~ that will create a new site for any visitor accommodation, residential or commercial activity wholly located within Activity Area G.

- A consequential amendment to Chapter 27 (Subdivision and Development) Rule 27.7.24 to fix a cross-referencing error:

27.7.24 Subdivision comprising all ...where the application is not accompanied by the information required by Rule 27.7.4~~5~~22.1 (if applicable).

- A consequential amendment to Chapter 27 (Subdivision and Development) Section 27.13.16 to replace the existing Structure Plan with the amended Structure Plan.

- A consequential amendment to Chapter 25 (Earthworks) Rule 25.5.10B.1 fix a typographical error:

25.5.10B.1

Table 25.2 – Maximum Volume	Maximum Total Volume
Activity Areas HS1 – HS <del>163</del> , HS6 – HS7	500m <sup>3</sup> per home site

### Structure Plan

- Amendments to the location and extents of Activity Areas as delineated on the Structure Plan, and consequential updates to the LAMAs associated with these (where applicable)
- Consequential amendments to the Indicative LAMA plans in Section 47.8

### Evaluation



Costs	Benefits	Efficiency and effectiveness, appropriateness
<p>By enabling an additional type of built form within Activity Area G (toilet facilities, reflecting that these are a necessary ancillary activity in this area and these exist in a limited form already), there is the potential for adverse landscape effects however these are mitigated through the retention of existing standards relating to built form in this Activity Area.</p> <p>The increases in maximum height for a number of Activity Areas also has a potential for adverse landscape effects, however the effect of these have been mitigated by the continued use of an RL height and the establishment of LAMAs to avoid visibility of built form from beyond the zone.</p> <p>There are no costs associated with fixing typographical and drafting errors.</p>	<p>The key benefit of the Change is regulatory efficiency, by reducing reliance on more complex resource consent processes as a result of the development not being anticipated by either the existing Structure Plan or the provisions, and by also recognising an existing activity.</p> <p>The Change may result in a small social and cultural benefit to users of the resort by providing for additional facilities to meet their needs.</p> <p>Using the Change to fix existing typographical and drafting errors will improve plan usability.</p>	<p>The proposed provisions will be effective in achieving the objectives of the proposal because they will allow development to proceed in the expected manner under the existing THRZ provisions while ensuring clarity / integration of provisions and removing potential sources of confusion.</p> <p>The provision of toilet facilities within Activity Area G as a Permitted Activity, subject to controls on maximum building size and height, is an efficient method of enabling small scale development directly associated with the purpose of the Activity Area.</p> <p>The changes in maximum height are an efficient method of responding to the amended location and extent (including existing ground level in the new location) of the various Activity Areas while avoiding adverse effects on landscape and visual amenity. Likewise the changes to maximum building coverage are an efficient method to ensure the Change remains consistent with the development anticipated under the existing THRZ provisions.</p> <p>The amendments to the drafting of Rules 47.4.3 and 47.4.4 (relating to the establishment of LAMAs) are appropriate to ensure that the provision drafting does not inadvertently give rise to the potential for a matter of control to be treated as an ad hoc standard, and for this “definition” or “standard” to be carried over into the interpretation of other related rules. The amendments are an effective measure to ensure that the outcome of the provisions (requiring consent to establish LAMAs, with Council control reserved to matters including the mechanisms to ensure a LAMA is in place prior to buildings being constructed) are achieved while avoiding confusion for plan users (both applicants and Council planners).</p> <p>The requirement for LAMA or SPA planting to be physically completed for at least six months does not need to be included in the subdivision rule (it remains in existing Rule 4.4.3 and new Rule 4.4.3A) as subdivision does not give rise the effect (being that arising from built form) that the LAMA and SPA provisions address. The retention of control over legal mechanisms and ongoing maintenance requirements are retained and are</p>

		<p>an efficient method to ensure that the planting survives/endures over time.</p> <p>The deletion of the listed Non-Complying activity rules is efficient as the default Non-Complying Activity rule for activities not listed (Rule 47.3.36) ensures that these rules are captured, therefore the removal of duplicate rules will improve plan clarity and usability. The retention of the existing Non-Complying Activity rules relating to Residential Units and Residential Activity (Rules 47.4.12 and 47.4.16) are effective in promoting the definition of “Resort” and the purpose of THRZ in principally providing for visitor accommodation.</p> <p>The addition of Homesite 1 to Rule 47.4.9 to enable visitor accommodation as a Permitted Activity is effective as it meets the intention for this Activity Area to provide for visitor accommodation, as set out in the description for this area in the Zone Purpose, and rectifies this inconsistency between the description and the rules. The provision for visitor accommodation in another Activity Area is consistent with the purpose of THRZ and the “Resort” definition.</p> <p>Overall, the provisions are appropriate for achieving the objectives and the proposal and, hence, the purpose of the Act.</p>
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#### 4. The risk of acting or not acting

Section 32(2)(c) requires an evaluation of the risk of acting and risk of not acting if there is uncertain or insufficient information about the subject matter of these provisions. In this case it is considered that no such uncertainty or insufficiency exists. However, for completeness these are addressed as follows.

##### *Risk of acting*

There is no risk of acting (i.e. proceeding with this plan change).

##### *Risk of not acting*

The risk of not acting is the likely significant delay, uncertainty and potential lost opportunity (because of the consenting hurdles) to redesign The Hills Golf Course and complementary resort activities and facilities to achieve an international ranking and solidify The Hills' (and the Wakatipu's) international reputation as a premier golfing destination, as well as the lost potential benefits arising from that, and the efficiency and effectiveness of the proposed provisions, as discussed in Part 3 above, would be foreclosed.

#### 5. Evaluation of the provisions under the relevant District Plan objectives

For the purposes of Section 32(3) the proposal is an amending proposal because it will amend the PDP's THRZ. Where a proposal will amend a plan that already exists, the examination under Section 32(1)(b) must relate to the provisions of the proposal and the existing PDP objectives to the extent that those objectives are relevant and would remain if the amending proposal were to take effect.

The amending proposal does not seek to change any specific PDP objectives; all objectives will remain if the amending proposal takes effect.

The examination must therefore address how the provisions of the proposal achieve the PDP's relevant objectives. The PDP sets out the Strategic Direction for the District through Strategic Direction in Chapters 3 to 6. These objectives are then expanded on through policies in the remaining chapters of the PDP.

The relevant objectives for the amending proposal are those in:

- Chapter 3 (Strategic Direction);
- Chapter 5 (Tangata Whenua);
- Chapter 27 (Subdivision and Development); and
- Chapter 47 (THRZ).

In accordance with the definition of *Resort* in the PDP, the proposal does not constitute Urban Development and therefore Chapter 4 (Urban Development) is not relevant.

There are no objectives (only policies) in Chapter 6 (Landscapes and Rural Character) to assess. In accordance with Policy 6.3.1.3, the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of Chapter 6 related to those categories do not apply to Special Zones such as THRZ.



The relevant objectives are addressed in [Table 2](#) below.

**Table 2:** Evaluation of key relevant objectives of the PDP

Objective	Assessment
<b>Chapter 3 – Strategic Direction</b>	
3.2.1 - The development of a prosperous, resilient and equitable economy in the District.	The positioning of The Hills 18-hole championship course as a course of international acclaim (a top 50 course within the southern hemisphere), the premier course in the South Island and a top five course nationally, will support the prosperity and resilience of the District's visitor industry economy.
3.2.4 - The distinctive natural environments and ecosystems of the District are protected.	The Landscape Assessment ( <a href="#">DOCUMENT 6</a> ) supports the Change and discusses how the amendments will have very low extent of adverse effects on the visual amenity and landscape character values of the site and surrounding landscape <sup>4</sup> .
3.2.6 - The District's residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety.	The Change will enable THRL to better provide for its social, cultural and economic wellbeing through improving the vitality and longevity of the golf course and resort, and the Change will also support increased local, regional and national economic benefits arising from an improved golfing experience at a world-class resort, and the resulting increase in golf tourism spending in the District. The Design Statement ( <a href="#">DOCUMENT 5</a> ) details how the proposed changes improve the health and safety of visitors through the implementation of golf ball dispersion corridors.
<b>Chapter 5 – Tangata Whenua</b>	
5.2.1 – Consultation with tangata whenua occurs through the implementation of the Queenstown Lakes District Plan Policies	The relevant iwi authorities will be notified as part of the plan change process. Notwithstanding this, initial contact has been made prior to lodgement.
<b>Chapter 27 – Subdivision and Development</b>	
27.3.21 – Subdivision that provides for visitor accommodation, residential and commercial recreation activities developed consistently with the Hills Resort Zone Structure Plan.	The Change will ensure that development is able to be undertaken consistently with the Structure Plan.
<b>Chapter 47 – The Hills Resort Zone</b>	
47.2.1 - 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 and designed with particular regard to maintaining the landscape character and amenity values of the Zone and surrounding environment.	The Change is a logical response to the design changes necessary to achieve the objective of the proposal and will ensure that THRL will continue to principally provide for the visitor accommodation industry with improved related onsite visitor activities. While the proposal does seek additional residential homesites as part of the Change, additional provision for VA is also sought, and the overall ratio of visitor accommodation units to residential units is not

<sup>4</sup>

Updated Landscape Assessment Report prepared by Boffa Miskell, dated May 2025

Objective	Assessment
	<p>proposed to change, therefore ensuring the development remains one for resort purposes.</p> <p>The Landscape Assessment (<a href="#">DOCUMENT 6</a>) supports the change and discusses how the changes will have very low extent of adverse effects on the visual amenity and landscape character values of the site and surrounding landscape<sup>5</sup></p>

By ensuring THRZ can provides for visitor accommodation, commercial recreation and residential activities in an integrated way, the Change will ensure that THRZ can better achieve the district wide objectives and supporting general policies of the PDP. The Change is likely to better enable use of land to contribute positively to the District's growth in a high quality manner that provides for an integrated golf resort development while achieving the relevant high-level provisions relating to the District's landscape and visual amenity values.

## 6. Evaluation of the provisions under the relevant regional planning instruments

The District Plan must give effect to the operative Otago Regional Policy Statement and have regard to any Proposed Regional Policy Statements. The relevant provisions of the Operative Regional Policy Statement<sup>6</sup> (**ORPS19**) and the proposed Regional Policy Statement 2021 (**pORPS21**) are assessed in [Table 3](#) below.

**Table 3:** Evaluation of key relevant provisions of the regional planning instruments

Objective	Assessment
<b>Operative Regional Policy Statement 2019</b>	
1.1 – Otago's resources are used sustainably to promote economic, social, and cultural wellbeing for its people and communities	The Change is a sustainable use of land within THRZ that can absorb development and promote economic and social wellbeing for people and the local community.
1.2 - Recognise and provide for the integrated management of natural and physical resources to support the wellbeing of people and communities in Otago	THRZ's development as an integrated golf resort is not affected by the Change, but will enable it to occur in a more efficient and effective manner than under the current regime.
<b>Proposed Regional Policy Statement 2021<sup>7</sup></b>	
<b>IM-O3 – Sustainable impact*</b> Otago's communities provide for their social, economic, and cultural well-being in ways that support or restore environmental integrity, form, functioning, and resilience, so that the life-supporting capacities of air, water, soil, and ecosystems are sustainably managed, for future generations.	The Change is a sustainable use of land within THRZ that can absorb development and promote economic and social wellbeing for people and the local community, and will not adversely affect the life-supporting capacities of air, water, soil or ecosystems. The proposal will have the added benefit of providing for improved biodiversity outcomes through the proposed Structural Planting Areas.

<sup>5</sup> Updated Landscape Assessment Report prepared by Boffa Miskell, dated May 2025

<sup>6</sup> Which became fully operative on 4 March 2024.

<sup>7</sup> An asterisk (\*) indicates provisions under appeal.

Objective	Assessment
ECO-O2 – Restoring and enhancing* Restoration and enhancement activities result in an overall increase in the extent and occupancy of Otago's indigenous biodiversity.	The Change includes proposed Structural Planting Areas which will improve the extent and occupancy of grey shrubland species on the site.

Accordingly, the change is consistent with, and gives effect to, the relevant RPS provisions.

A District Plan must not be inconsistent with a Regional Plan. There is one relevant regional plan: the **Regional Plan: Water**. The Regional Plan: Water addresses the use, development and protection of the freshwater resources of the Otago region, the beds and margins of water bodies, and the use, development and protection of those water resources. It provides objectives, policies rules and implementation to address the use and management of the water resources.

To the extent that this regional plan is 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.

## 7. Evaluation of the provisions under the relevant national planning instruments

National Policy Statements (NPSs) provide objectives and policies for matters of national significance. All subsequent Resource Management documents, including regional policy statements, regional plans and district plans must give effect to (implement) any relevant NPSs.

The following NPSs have no applicability to this requested Change:

- The *New Zealand Coastal Policy Statement*
- The *National Policy Statement for Renewable Electricity Generation*
- The *National Policy Statement on Electricity Transmission*
- The *National Policy Statement for greenhouse gas emissions from industrial process heat*
- The *National Policy Statement on Urban Development*
- The *National Policy Statement for Highly Productive Land*

The *National Policy Statement for Freshwater Management* has limited applicability to the requested Change. The stormwater and wastewater from the development will continue to be managed in accordance with all existing rules, policies and codes of practice, and therefore there will be no adverse effects on any freshwater bodies or groundwater in the catchment. To the extent that this statement is relevant, the requested Change is consistent with it.

Likewise, the *National Policy Statement for Indigenous Biodiversity* has limited applicability to the requested Change. There is no significant indigenous biodiversity existing on the site, and the proposed Structural Planting Areas as shown on the Structure Plan and the associated provisions in Chapter 47 will support an increase in indigenous biodiversity, particularly those associated with grey shrubland, on the site as a direct result of the requested Change. To the extent that this statement is relevant, the requested Change is consistent with it.



## 8. Summary and conclusions

The above evaluation has examined the Change under section 32 of the Act. The broad conclusions from that evaluation are that:

- (a) Under section 32(1)(a), the objectives of the Change are necessary and are the most appropriate way to achieve the purpose of the Act, taking into account the existing higher order provisions of the Proposed District Plan and the relevant provisions of the regional and national planning instruments;
- (b) The provisions are the most appropriate way to achieve the THRL objectives, taking into account the expert reports and the existing Structure Plan;
- (c) The provisions will be efficient and effective in achieving the objectives, taking into account their costs and benefits including the environmental, social and economic costs and benefits;
- (a) There is no risk to acting, however the risks of not acting are significant to THRL and, to a lesser extent, the wider community.

Overall, for the reasons expressed above, and in the supporting reports including the assessment of effects on the environment, the Change will achieve the higher order objectives of the Proposed District Plan and the purpose and principles of the Act.



## THE HILLS RESORT ZONE - PLAN CHANGE SUBMISSION

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### Master Planning Design Statement

May 2025





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Date: 07.05.2025  
Rev: A



## 1. Introduction

My name is Richard Brett Thomson. I am Design Manager and Director of design consultancy, RBT Design Limited.

RBT Design specializes in master planning, golf course architecture and landscape architecture. The business has been operating since 2010. Prior to that I worked for Boffa Miskell in Queenstown from 1995-1999, after which I worked as Design Manager for Darby Partners Limited in Queenstown, from 2000 until 2010.

I have bachelor degrees on both Science (1989) and Landscape Architecture (1993). Professional development in 2002 took me to Harvard University's Executive Education programme, focusing on Golf and Residential Site Planning, Golf Clubhouse Programming and Golf Course Development.

During the past 25 years I have worked on a number of completed golf course developments in New Zealand : Clearwater Resort (1999-2001), The Hills (2001-2004), Jacks Point (2000-2009), Windross Farm ( 2010-2016), Tieke Golf Estate (2017-2021) and Te Arai Links (2019-Current). Given my previous involvement with Jacks Point and The Hills I am very familiar with the Queenstown Lakes District and the landscape drivers for any development within the District. Due to my previous involvement with the Hills in particular, I am very familiar with the site and its wider environs, and during the course of my recent engagement I have undertaken numerous further site visits.

## 2. Scope

The role of master planning, as it relates to boutique destination resorts, is to create an integrated environment, 'placemaking' if you will. An environment which enables the creation of unique and memorable experiences for visitors and residents alike, something that is unable to be replicated elsewhere. The architecture and landscape are the key placemaking components of that environment and must be executed to a very high level in order to be successful. They must respond to the unique characteristics of both the region and country, to create that strong sense of 'place'.

In mid-2023 the owners of Tara Iti and Te Arai Links asked me to visit The Hills to assist with the detailed master planning of the resort. At that point my company was in the closing stages of the landscape implementation at Te Arai Links, which is a golf resort north of Auckland located in a sensitive coastal environment.

Golf course architects OCM were later engaged by The Hills to review the existing course layout, with a view to optimizing the golfing experience at and ranking of the course.

My firm's brief was to review The Hills Structure Plan to ascertain development outcomes that could be delivered under the existing Structure Plan and identify any changes necessary to deliver a world class golf resort, taking account of matters such as the potential development outcomes, the relationship of likely activities and activity areas, and the overall resort offering. This was expanded to consider these matters in light of the course redesign that was underway.

From my review of the existing Structure Plan and numerous site visits, it became apparent that:

- No golf ball dispersion corridors had been applied in the structure planning, resulting in potential conflicts between golf and development in the activity areas adjacent to the course. Golf ball dispersion corridors allow for errant golf shots and apply appropriate off-sets from development areas. This is explained in more detail later in this report.
- The Structure Plan was based around the existing golf course routing and assumed that there would be no change to the alignment and orientation of the golf course.
- Some of the Activity Areas had been placed in low lying areas, not optimised for drainage, view and aspect eg existing A7, A10 and A11.
- Some activity areas would need to be redesigned/relocated or removed to accommodate the new golf course routing and golf ball dispersion corridors Areas (refer Appendix 1).

Additionally, I was asked to investigate the development controls to ensure that these enabled suitable development outcomes for the planned resort while having regard to the landscape sensitivities of the site, and to investigate the balance of the site to look for other development opportunities (for example, the 9-hole Farm course), as long as they adhered to the important design principles and objectives of the Zone.

An important and driving factor of my brief was to ensure that any adjustments to the Structure Plan adhere to the design and policy philosophy of the existing Structure Plan and associated District Plan provisions and can be 'absorbed' by the receiving landscape. This has meant that the following considerations have been at the forefront of my review :

- A predominance of open space must be retained.
- Development must integrate with the golf courses, the underlying topography (albeit that this is quite highly modified) and vegetation.
- Development must be located only where it can be absorbed into the landscape and where it maintains the open space that contributes to the character of the property and area.
- Future buildings (and the location of activity areas where these are enabled) must be integrated with the surrounding landform so that they are visually discrete, particularly when viewed from adjacent public roads and the Arrowtown escarpment. Landscaping and earth shaping are measures that may assist with this, as are controls on building height and coverage.
- Any landscaping or earth mounding to serve a mitigation purpose must also contribute and maintain the high level of amenity that the property provides.
- A high level of internal amenity is to be achieved through careful siting of buildings and access ways, retention of expansive open space, and the use of landscaping.

These principles have informed my review of the Structure Plan have been applied when investigating and preparing the proposed Structure Plan changes, the starting point for which has been golf course architects OCM's redesign of the golf course.

### 3. Adjustments to Activity Areas

I shall go through each Activity Area and outline each of the proposed changes. However, firstly I will explain the concept of the 'golf ball dispersion corridor' as this has, in conjunction with the important design and policy principles outlined above, directed the site planning and has had a major impact on the new configuration of the Activity Areas.

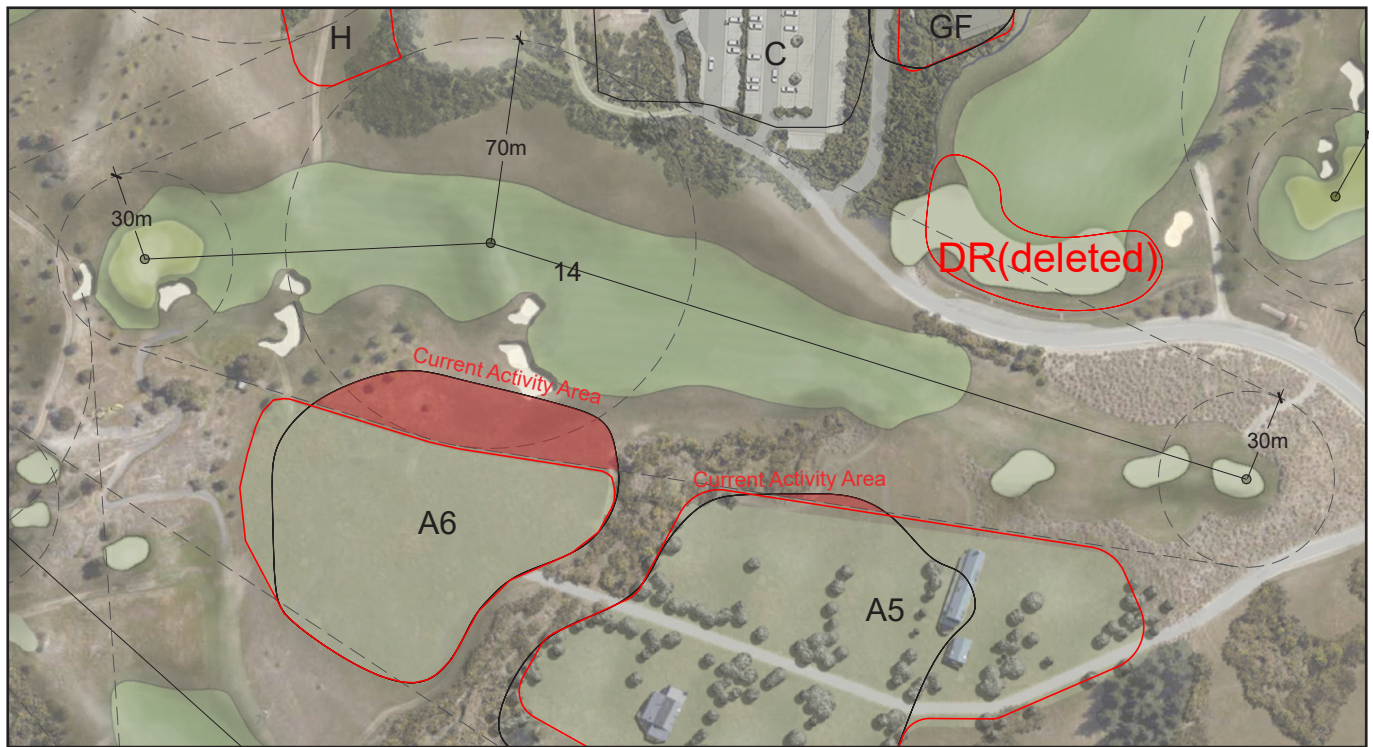
A golf ball dispersion corridor is created by placing a 30m radius circle around the tee, a 70m radius in the theoretical 'landing zone' in the fairway and a third 30m radius circle in the green. This is shown in Plan A, below. The tangents of the circles are all connected to create a corridor, within which the majority of golf balls should land.

Elevation of the golf hole relative to the development areas also has an impact on site planning. If the golf hole is low and development areas are elevated, then the golf ball dispersion corridor can narrow.

A snippet of the golf dispersion corridors for the existing Structure Plan layout is shown on Plan A, below. Their impact on some of the existing Activity Areas is quite apparent. Refer to Appendix 1 showing the effects the golf dispersion has had throughout the site.

Once the new golf routing was finalized by golf course architects OCM, I applied the golf course dispersion corridor to the new course layout to identify any conflicts with the existing Activity Area locations. Where conflicts were identified, I proposed revisions as necessary to the Activity Area location and/or layout to ensure that all Activity Areas were located outside the dispersion corridor, except A2 and A3 which are significantly elevated above the 13th golf hole. I assessed and determined appropriate heights and site coverage controls, generally adhering to those that apply to the existing Structure Plan layout, but modifying where necessary to respond to the locational changes of some Activity Area locations and their associated landscape sensitivities. These proposed changes were then modeled by Boffa Miskell to assess any off site visual impacts.





Plan A : Golf ball dispersion corridor

I now detail the changes made to each Activity Area.

#### Activity Area A1

- This is the Activity Area that received the biggest change in both size and location.
- The 1st hole has been repositioned to start close to the Clubhouse and to play through the existing A1 Activity Area.
- We have responded by repositioning the new Activity Area toward the west.
- This Activity Area is anticipated to be the primary area for visitor accommodation and we decided to explore the potential to enlarge it.
- We undertook some preliminary site planning looking at finished building floor levels and building heights in conjunction with earth shaping to ensure that the landscape could absorb the change.

#### Activity Area A2

- The new 9th golf green was repositioned by golf architects OCM toward the west.
- The old 9th green was adjacent to Activity Areas A3.
- We investigated enlarging A3 to include the old 9th green as this appeared a logical extension, as long as any potential effects on neighbours could be mitigated.
- We did some preliminary modeling, extending the existing LAMA, using earthworks and planting to integrate the extension.

#### Activity Area A3

- No change.

#### Activity Area A4

- Proposed A4 is, for the most part, in a similar location and size as the existing, approved A4.
- The golf architects had looked at placing the new par 3, 16th hole closer to the 15th green.
- The 15th green and 16th tees were positioned in the southern end of the existing A4 Activity Area.
- We have repositioned this portion of A4 to the east, 'around' the new golf features and in front of some existing mounding.
- As part of our modeling, we have created a new LAMA to the west of the Activity Area to mitigate, integrate and embed this development node into the landscape.

#### Activity Area A5

- When the golf ball dispersion corridor was applied to the 14th golf hole, we had to modify the extent of

the Activity Area to mitigate potential ball strike issues.

- Given its location, we investigated the potential to expand the area to the north, adjacent to the golf tees. In turn, we extended the existing LAMA, adjacent to new development area, to mitigate any potential visual impact and to integrate the expanded area into its location.

#### Activity Area A6

- When the ball dispersion corridor was applied to the 14th golf hole, we had to modify its extent.
- As a result, this Activity Area has shrunk.

#### Activity Area A7

- Once again, when we applied the ball dispersion corridor, we found the risk to health and safety to be too great, as the Activity Area was well within the dispersion corridor.
- We have deleted this Activity Area.

#### Activity Area A8

- No change

#### Activity Area A9

- No change

#### Activity Area A10

- The existing A10 is situated in a low-lying area of the site and will require some earthworks to create a desirable development area.
- The new golf routing of the 10th hole, combined with the ball dispersion corridors for both the 8th and 10th holes meant that A10 had to be re planned, as the corridors impinged on the Activity Area.
- We repositioned the southern part of A10 up onto the existing 12th fairway.
- The existing LAMA, located to the east of the Activity Area, is very extensive in both height and width, which gave us some flexibility in the site planning, as this LAMA mitigates any offsite visual effects.

#### Activity Area A11

- Once again, a portion of the existing A11 is situated in a low-lying area of the site and will require earthworks to create a desirable development precinct.
- The golf architects have made some minor adjustments to both the 6th and 7th holes.
- When the golf ball dispersion corridors were over laid, we identified additional land that could be added into A11, without significant off-site effects.
- The Activity Area overlooks dragon fly pond, which we sought to optimise.

With the Activity areas now adjusted, moved or omitted, the LAMA (Landscape Amenity Management Areas) have also been adjusted where activity areas have changed. To keep aligned with the current structure plan, the same methodology as has been used within these areas by showing new landform and/or specimen tree planting. Along with the existing vegetation retained in these areas, these LAMA will be cohesive with the already proposed LAMA's and help provide visual mitigation. These areas have been modeled as part of the Landscape and Visual Assessment report prepared by Boffa Miskell. The proposed changes to the Structure Plan are shown Appendix 2. The proposed changes (in red) are overlaid on the existing Structure Plan. A 'clean' version of the proposed Structure Plan, including updated LAMA plans, is in Appendix 3".

## 4. Homesites

There was a previous consent in 2008 for a number of architecturally designed homesites on the south of the property. Those plans, although consented, were never implemented. In the intervening years, the land was converted to a nine-hole short course, called The Farm. My understanding is that limited earthworks were required to establish the Farm course, as it was already very hummocky, with natural depressions and rolls in the landform. I understand that The Farm course is not well utilised by current members and is costly to maintain, and that consequently the intention is to disestablish the course. Additionally, a property adjacent to the Farm had been acquired by The Hills, namely 113 Hogans Gully Road.

Part of our brief was to investigate the development potential of this part of the property given the planned Farm course closure and the acquisition of the nearby property and having regard to the previously consented home site locations and any landscape sensitivities of this part of the site.

We identified eight potential homesites within The Farm and an additional three homesites adjacent to the 17th golf hole giving a total of eleven possible new Homesites. The Homesites are located in natural depressions or gullies and we assessed that with appropriate design controls, both architectural and landscape, addressing matters including the access road to the new homesites, curtilage areas, revegetation requirements and ongoing pastoral farming, these new homesites could be nestled and absorbed into the landscape.

The proposed new homesites range between 1250m<sup>2</sup> - 3000m<sup>2</sup>. A similar size (3000m<sup>2</sup>) to existing homesites HS1-5.

The proposed site coverage for ten of the eleven Homesites equates to 750m<sup>2</sup>, which is broadly consistent with the site coverage controls that apply to the existing Homesites. Proposed HS7 is the only Homesite with a lesser site coverage, equating to 400m<sup>2</sup>, which responds to the gully location of this Homesite.

The maximum proposed building height for all new homesites is 6.5m, which is a similar, albeit lower, height to most of the existing homesites, and which also responds to the location of the new homesites. The current approved Homesites of HS1-HS5 range in height from 5.5m to 8m.

Similar to the Activity Areas, LAMA's have been located adjacent to the homesites to help provide visual mitigation. The modeling undertaken by Boffa Miskell suggests that with the implementation of LAMA, future buildings on the proposed new Homesites would not be readily visible from surrounding viewpoints. Any planting within these LAMA's will be controlled by limited plant species list that will be cohesive with the revegetation framework that is stated below.

An important consideration when master planning the new homesites has been to ensure that they are integrated into the landscape and the wider resort. To this end, we have identified areas around the proposed homesites that would be revegetated with grey shrubland, which picks up on the vegetation patterns already present on the property and found throughout the Wakatipu Basin. The revegetation planting is proposed to extend into other parts of the resort where it is appropriate, fitting and naturalistic, including the elevated land and rocky outcrops and around or in proximity to proposed Homesites 5 – 8.

The proposed revegetation would provide a 'framework' that ties all the homesites together, while also delivering ecological benefits.

A concept Site Plan for the Homesites is attached as Appendix 4. This provides a concept plan view of what the overall outcome would be in terms of the built form, open space and revegetation pattern.

## 5. Sports Courts and Garden (SG)

This is a new Activity Area, and part of the comprehensive resort offering. It is intended to be a recreational and social facility, an informal area away from 'golf' where visitors and residents can socialise, host or participate in casual events. A similar facility is in place at Tara Iti, where it is an important addition to the resort and a casual space for members and visitors to relax. The proposed new Activity Area is set in a landscaped framework of a working garden to cater for the resort's kitchen, as well as an amenity garden that will enclose and shelter the area through a combination of hedging plants and trees. A glasshouse, small tennis pavilion and refreshments area are some of the anticipated built forms. More substantial buildings are not proposed or anticipated within this Activity Area.

Appendix 5 contains a concept plan, and Appendix 6, an artist's impression, of the anticipated activity mix and development outcomes, illustrating a recreation facility embedded in a garden environment.



## 6. Golf Training Facility (GF)

A Golf Training Activity Area is proposed to be located within existing Activity Area 1. As this Activity Area is proposed to be relocated (discussed earlier in this report), a new Activity Area needs to be identified to continue to make provision for the Golf Training facility.

The new Golf Training Activity Area will effectively replace the Driving Range Area. The Golf Training Facility Activity Area has been positioned closer to the Clubhouse than the Driving Range Activity Area, making it more accessible to undertake some practice on the way to the first tee. The existing Driving Range Area is proposed to be removed/deleted from the existing Structure Plan.

The size, rolling height and max RL for the new Activity Area have all been adjusted to respond to the new location, while at 900m<sup>2</sup> the total buildable area remains the same as the existing Driving Range Activity Area, and the development parameters that apply to the existing A1 Area continue to be observed.

The Golf Training facility will be dedicated to golf training, tuition, golf practice, health and fitness (i.e., a gym) as well as comprising a space for golfers to informally socialize. Once again, this is similar to the golf facility at Tara Iti and is an integral part of the resort offering.

## 7. Cycle/Pedestrian Trail

As part of the review and in preparation for the commencement of development we walked the proposed cycle/pedestrian trail alignment, which links McDonnell Road with Hogans Gully Road. We provided to The Queenstown Trails Trust the Hills CAD computer files to look at the topography and identify their preferred trail alignment. The intention was to ensure that the best routing was achieved to enable easy hiking and easy biking, without having to get off your bike. We then walked and mapped out further alignment options and adjustments with the Trails Trust representative/CEO, Mark Williams, over two site meetings on the 20th January and 20th February 2024.

The acquisition of 113 Hogans Gully Road enabled the repositioning of the track for a better user experience. The trail is now proposed to go along the southern boundary of 113 Hogans Gully Road (Lot 4 DP 25341), from where it winds its way across the topography, near HS9 and HS10 and through a future revegetated landscape. This will provide a meaningful and approachable connection between Hogans Gully and McDonnell Roads, while retaining future resort visitors' and residents' privacy. The trail on the southern boundary of 113 Hogans Gully Road is currently shown as located within the title of 276 McDonnell Road (Lot 1 DP 506611). Its anticipated (and work is underway to progress this) that a land swap / boundary adjustment subdivision between 113 Hogans Gully Road and 276 will enable the trail to be formed via an easement within the amended boundary of 113 Hogans Gully Road.

## 8. Vehicular Access

The proposal includes the relocation of the main entry and a new access, from Hogans Gully Road to provide convenient access to a number of the proposed new homesites.

These accesses are identified in Appendix 2. More specifically:

1. Relocated Main Access: This is proposed to be located approximately 50m south of the existing main entry off McDonnell Road. This relocation is proposed to give adequate allowance for a reservoir that is needed for the golf course development.
2. Hogan Gully Access: This proposed new access utilises an existing farm access and would provide an access point from Hogans Gully Road to proposed new Homesites 9 – 16. The proposed access would wind its way up from Hogans Gully Road into a gully onto a flattish terrace, which it traverses to access the Homesites. The access road, including any required

earthworks, will be integrated into this part of the site and the landscape through the proposed revegetation planting. The new access road will connect into the wider internal resort roding network, providing visitors and residents access to the central resort facilities.

In addition to the above, the existing access from McDonnell Road through the site to the Activity Areas and central resort facilities is proposed to be realigned in the vicinity of A4 to account for and accommodate the proposed reconfiguration of this Activity Area.

Access to proposed Homesites 6 – 8 will be provided from McDonnell Road, via an extension of the access shown on the existing Structure Plan to HS5.

#### 9. Helicopter Landing Area

Helicopters are currently permitted with Activity Area C (Clubhouse). It is proposed to be repositioned to a new location adjoining this activity area and located in an adjacent low saddle landform, between the 14th and 18th fairways and given its own activity area designation of 'H'. We felt this location was less intrusive. The repositioning also enables development of visitor accommodation (the Clubhouse Suites) within Activity Area C.

#### 10. Summary

In summary, all the adjustments to the existing Structure Plan are minor, with the exception of Activity Area A1 which is proposed to be relocated to facilitate the golf course rerouting, and the addition of ten new homesites due to the intended disestablishment of The Farm golf course.

Due to proposed controls on site coverage, the proposed adjustments to the existing Structure Plan enable only an additional 0.266ha of developable area, as compared with the existing structure Plan.

The maximum development units remains at 150, including the additional eleven new Homesites.

I was bought into the project as master planner and lead landscape architect. After reviewing the Structure Plan and working with the golf course architects we have made some adjustments to the spatial planning. The process of refining the Structure Plan has been an iterative one, key to which has been retaining a predominance of open space and locating development where it can be absorbed into the receiving landscape. In my opinion the proposed revisions provide for a resort development of the highest quality.

## Appendices

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Appendix 1	Site Plan - Golf Overlay
Appendix 2	Site Plan - Structure Plan Overlay
Appendix 3	Structure Plan and Detail Sheets
Appendix 4	Homesites - Site Plan
Appendix 5	Sports Courts and Gardens - Site Plan
Appendix 6	Sports Courts and Gardens - 3D view



# Appendix 1

## KEY

- G Golf course, open space and farming
- C Clubhouse
- A Visitor Accommodation / Residential
- HS Homesite (3000m<sup>2</sup> max.)
- S Resort Service & Staff Accommodation
- GF Golf Training Facility
- SG Sports Garden
- H Helicopter Landing Area

Note: all activity areas include G: Golf course, open space and farming

- Activity Areas
- Current Activity Areas

## OVERLAYS

- Golf safety buffer



## Appendix 2



### KEY

- G Golf course, open space and farming
- C Clubhouse
- A Visitor Accommodation / Residential
- HS Homesite (3000m<sup>2</sup> max.)
- S Resort Service & Staff Accommodation
- GF Golf Training Facility
- SG Sports Garden
- H Helicopter Landing Area

Note: all activity areas include G: Golf course, open space and farming

- Current Activity Areas
- Proposed Activity Areas
- Current Road Access
- Proposed Road Access
- Current Access Points
- Proposed Access Points
- Walking / Bike Trail (Location Indicative)

### OVERLAYS

- Current Landscape Amenity Management Area (LAMA)
- Current Existing Vegetation to be retained for Landscape Amenity Management
- Proposed Landscape Amenity Management Area (LAMA)
- Structural Planting Area (SPA)

## Appendix 3

### KEY

- G Golf course, open space and farming
- C Clubhouse
- A Visitor Accommodation / Residential
- HS Homesite (3000m<sup>2</sup> max.)
- S Resort Service & Staff Accommodation
- GF Golf Training Facility
- SG Sports Courts and Gardens
- H Helicopter Landing Area

*Note: all activity areas include G: Golf course, open space and farming*

- Activity Areas
- Road Access
- Access Point
- Walking / Bike Trail (Location Indicative)

### OVERLAYS

- Landscape Amenity Management Area (LAMA)
- Existing Vegetation to be retained for Landscape Amenity Management
- Structural Planting Area (SPA)



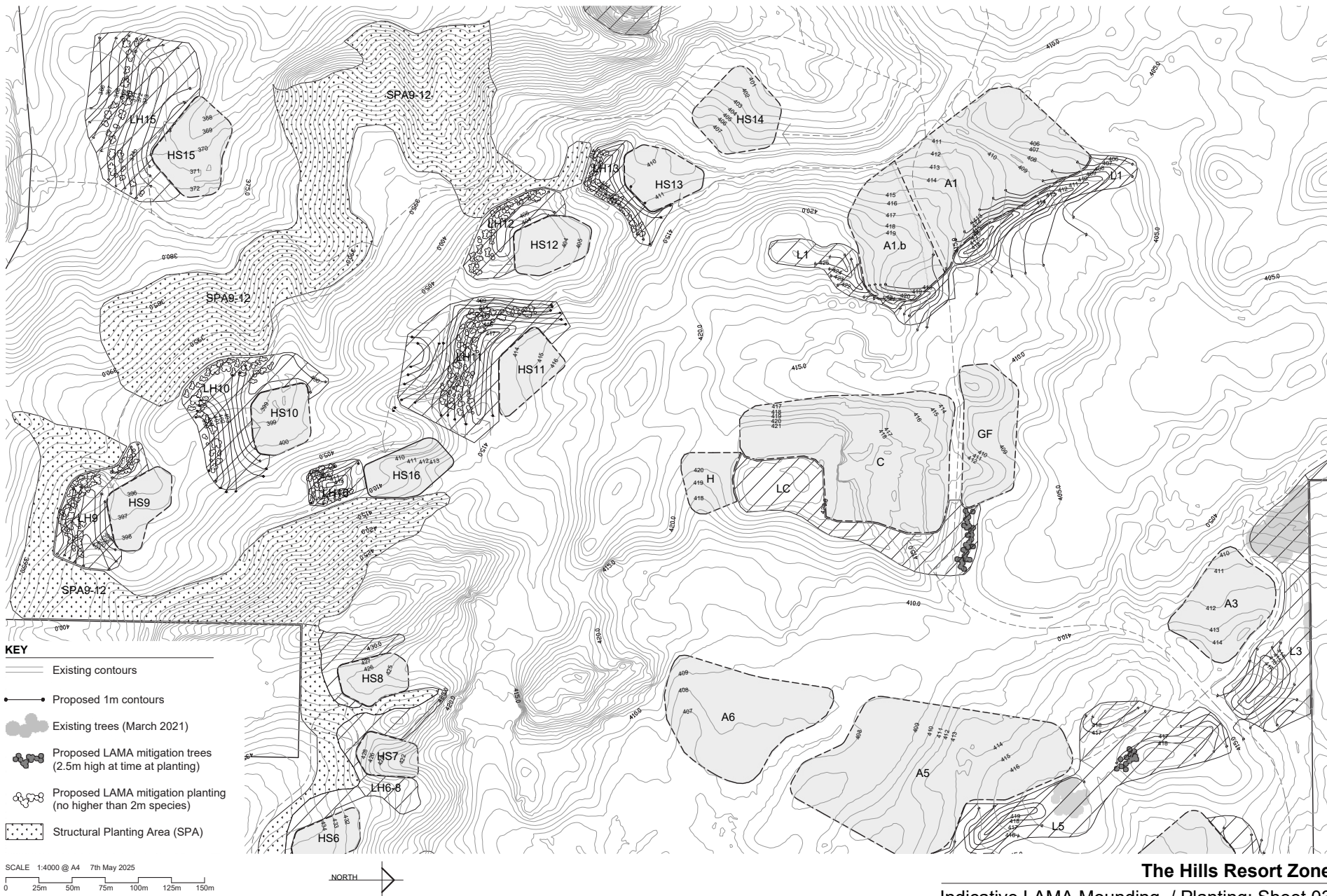
SCALE 1:12500 @ A4 7th May 2025  
0 100m 200m 300m 400m 500m



**The Hills Resort Zone**  
Structure Plan





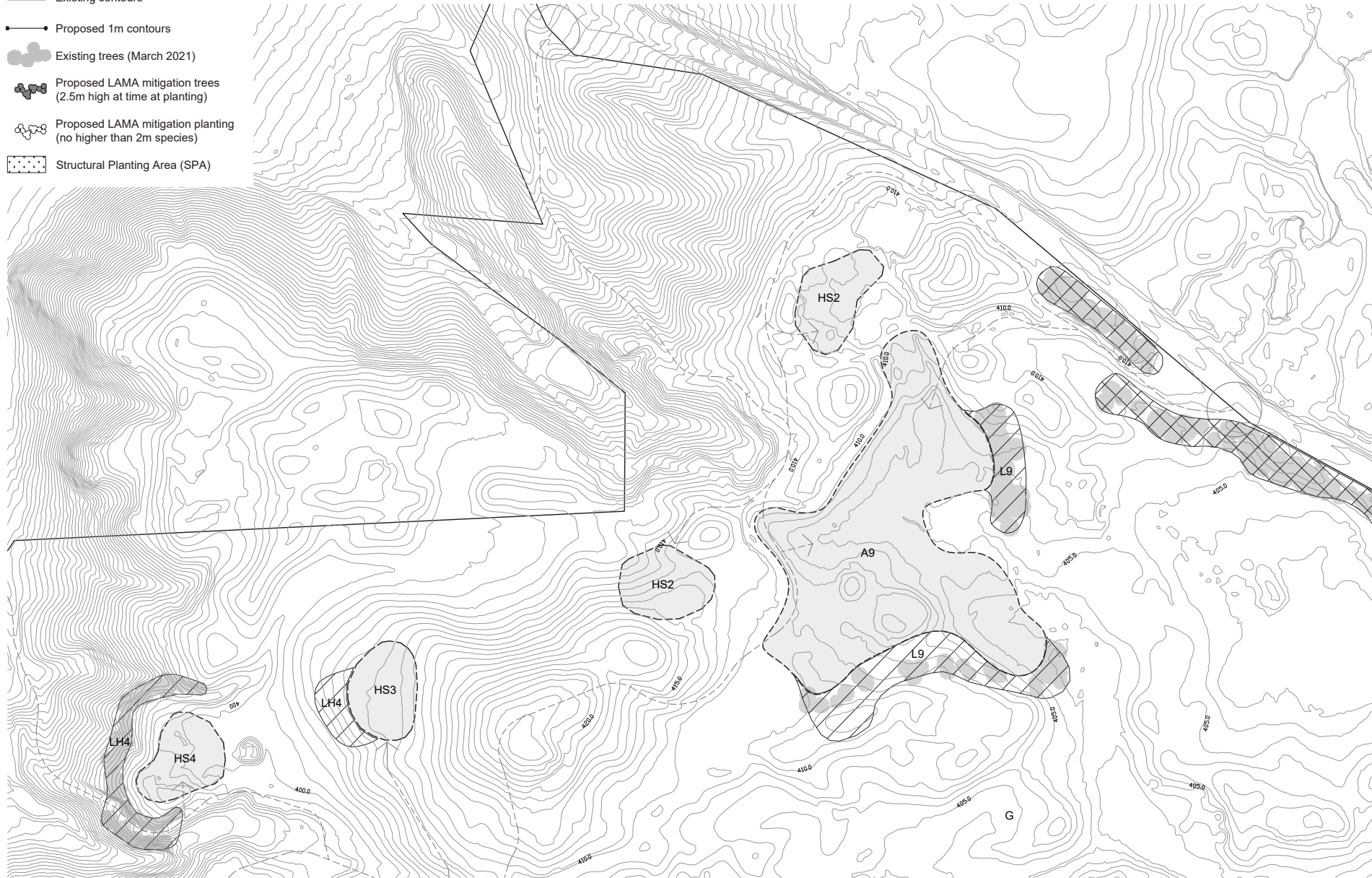


**The Hills Resort Zone**  
Indicative LAMA Mounding / Planting: Sheet 03



# KEY

- Existing contours
- Proposed 1m contours
- Existing trees (March 2021)
- Proposed LAMA mitigation trees (2.5m high at time at planting)
- Proposed LAMA mitigation planting (no higher than 2m species)
- Structural Planting Area (SPA)

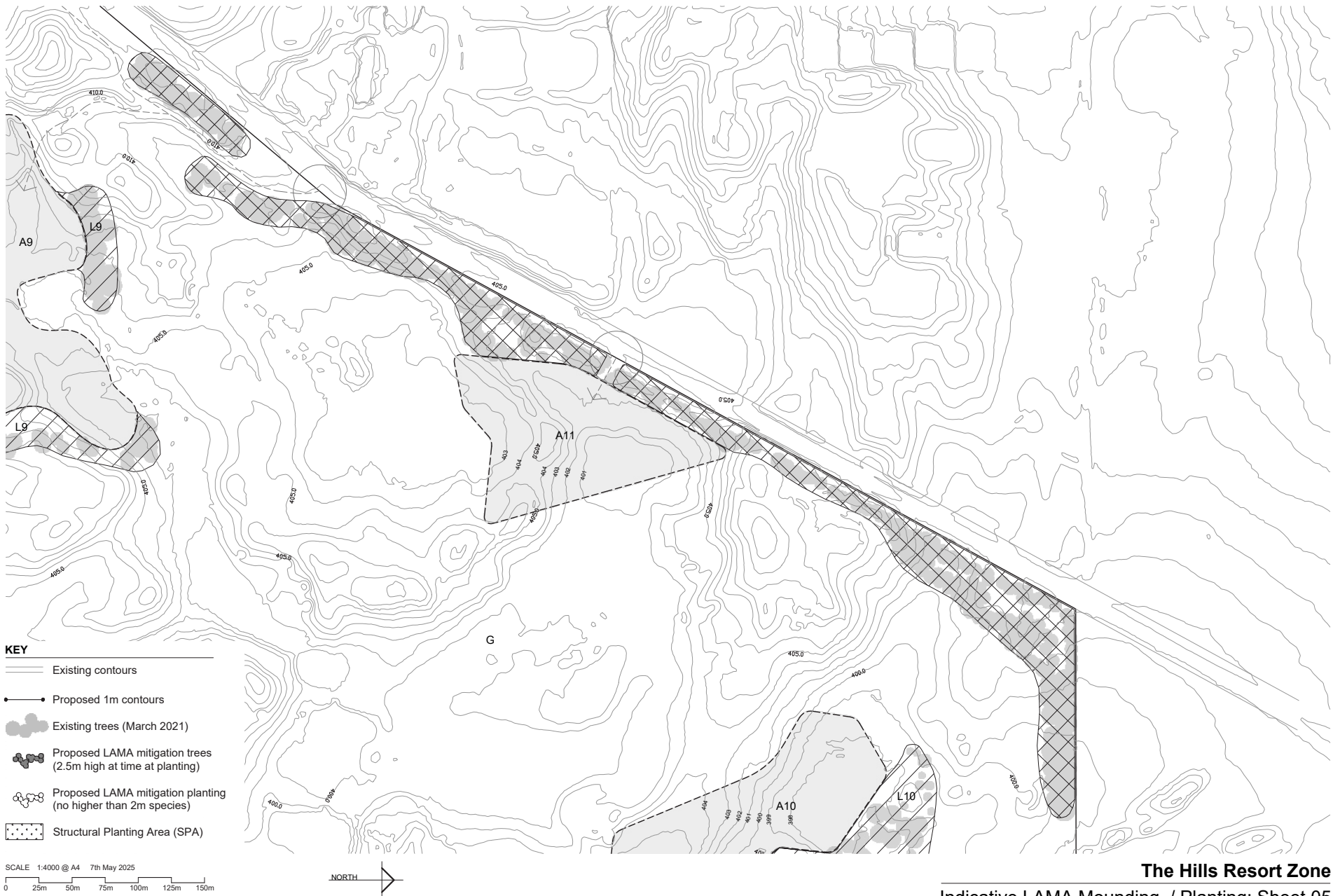


SCALE 1:4000 @ A4 7th May 2025  
0 25m 50m 75m 100m 125m 150m



**The Hills Resort Zone**  
Indicative LAMA Mounding / Planting: Sheet 04









This aerial map shows a golf course layout with various labeled areas and holes. The map includes contour lines indicating elevation. Key features include:

- Holes:** HS3, HS14, HS13, HS12, HS11, HS10, HS16, HS9, HS8, HS7, HS6, HS5.
- Areas:** A1, A2, A3, A4, A5, A6, A9, GF, C, D, E, F.
- Other Labels:** LOT 113, 228.

- - Boundaries
- (A) Proposed new entry road - 5.5m wide
- (B) Homesite Areas
- (C) Driveways - Indicative only
- (D) Proposed additions to Trail Trust network - 5m wide easement
- (E) Revegetation - grey shrubland
- (F) Grassland / farmed

Lot	Building platform area	
HS3	3000m2	APPROVED
HS5	3000m2	
HS6	1500m2	
HS7	1250m2	
HS8	1500m2	
HS9	2000m2	
HS10	2000m2	
HS11	2000m2	
HS12	2000m2	
HS13	2000m2	
HS14	3000m2	
HS15	3000m2	
HS16	3000m2	
Balance land	TBC	
Road Reserve	TBC	
Farm Land	TBC	
Revegetation	TBC	

HOME SITES - SITE PLAN  
Conceptual - Artists Impression



scale: 1:2500 @ A1 1:5000 @ A3  
date: 30 April 2025  
rev: A





# Appendix 5



## Key

- (A) Car Parking - 10
- (B) Cart Parking - 12
- (C) Arrival Pergola
- (D) Bike Stand
- (E) Glass House
- (F) Pavilion Building
- (G) Terraced Patio
- (H) Tennis Court
- (I) Half Court Basketball
- (J) Pickle Ball
- (K) Production Garden
- (L) Fire Place and Patio
- (M) Food Truck
- (N) Events Lawn
- (O) Orchard

## Location Plan



## THE HILLS

SPORTS COURTS & GARDENS  
SITE PLAN **Concept Only**



scale: 1:250 @ A1 1:500 @ A3  
date: 18 July 2024  
rev: -





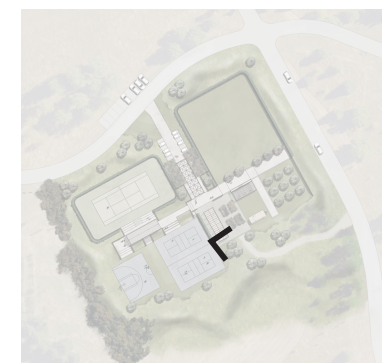
## Appendix 6



### Key

- (A) Car Parking - 10
- (B) Cart Parking - 12
- (C) Arrival Pergola
- (D) Bike Stand
- (E) Glass House
- (F) Pavilion Building
- (G) Terraced Patio
- (H) Tennis Court
- (I) Half Court Basketball
- (J) Pickle Ball
- (K) Production Garden
- (L) Fire Place and Patio
- (M) Food Truck
- (N) Events Lawn
- (O) Orchard

### Location Plan



## THE HILLS

SPORTS COURTS & GARDENS  
3D VIEW **Concept Only**



scale: NTS  
date: 18 July 2024  
rev: -

11 December 2024

The Hills Resort Limited  
C/- Jeff Brown and Christine Edgley  
Brown & Company Planning Group  
PO Box 1467, Queenstown  
9348

File:  
Your ref:

## PRIVATE PLAN CHANGE REQUEST TO PROPOSED DISTRICT PLAN CHAPTER 47

### THE HILLS RESORT ZONE

### REQUEST FOR FURTHER INFORMATION

Tēnā koe Jeff and Christine,

This request for additional information seeks to better understand the nature of the plan change request and how any potential effects are being managed.

This request is made pursuant to Clause 23 of Schedule 1 of the RMA 1991.

#### Site Access

The proposal identifies two new access points onto the local public road network; at Hogans Gully Road, and a new service/construction access approximately 70m from the existing access on McDonnell Road.

1. Please provide a statement from a suitably qualified and experienced traffic specialist which:  
Confirms the suitability of these new accesses from a traffic safety perspective, including sight distances from the access points onto the road, and whether any existing (or proposed) vegetation needs to be modified to achieve adequate access safety.

#### Servicing

The AEE (section 6 of Document 3) identifies that no changes are sought with regard to water and wastewater servicing.

It is understood that the following options are available:

- (a) wastewater can be managed by either connection to the QLDC wastewater system which runs through and adjacent to the Site, or by the development of a private communal on-site wastewater disposal scheme.



- (b) potable water can be supplied via the Council's reticulated network (which runs adjacent to the site) or through the use of existing or new bores on site as required to meet demand.

Where reticulated water or wastewater options are chosen and connection to the Council's network is sought, consultation with the Council's Property and Infrastructure department would be required to confirm connection, capacity and required upgrades.

- 2. Can the Applicant confirm that its expectations have not changed with regard to potential connected reticulation.

## **Landscape**

### *Existing Landscape Context*

The landscape assessment references the McDonnell Subdivision adjacent the site and through which access is proposed. This is one example of a change to the receiving environment since the DPR process which may be of relevance in considering the proposed plan change.

- 3. To assist a clear understanding of the changes to the receiving environment in the vicinity of the site, please provide a scaled context graphic that shows the indicative layout of other development approved by a resource consent or anticipated through changes to zoning in the vicinity of the site, since THRZ Chapter 47 was confirmed by the Environment Court on 7 September 2021.

The area covered is expected to include (but not necessarily be limited to) the following properties:

- a) Hogans Gully Resort Zone (PDP Chapter 48)
- b) The outcome of the rezoning appeal on 508A Arrowtown-Lake Hayes Road (A Feeley, E Borrie & LP Trustees Limited), specifically the outcome provided for in Environment Court decision [2023] NZEnvC 263.
- c) Approved resource consents along McDonnell Road (both sides of the road other than the Lower Density Suburban Residential Zone), including any relevant resource consent at 175 McDonnell Road and/or rezoning as identified in Environment Court decision [2023] NZEnvC 278.
- d) Approved resource consents along Hogans Gully Road in proximity to the Site, including the land legally described as Lot 1 DP 550502 owned by Lakes Hayes Limited, the property at 157 Hogans Gully Road legally described as Lot 2 DP 596041, and Lot 6 DP 392663 owned by Veritas Hill Limited.
- e) Land on the western side of Arrowtown-Lake Hayes Road owned by Waterfall Park Development Limited, specifically the outcome of Environment Court Appeal ENV-2019-CHC-90.

### *Description of the Proposed Provisions*

The provisions specify a building RL height for each AA and HS. It would appear that some RLs assume a ground level height that approximates a mid-point across the AA or HS, suggesting an

intention to balance cut and fill across the AA or HS. Others (eg SG activity area<sup>1</sup>) would appear to assume a ground level that corresponds to the highest contour within the activity area.

4. Please advise the rationale that has informed the proposed Building RL for each AA and HS in terms of the existing ground levels.

Little commentary is provided with respect to the location, scale or design of the accessways to the new HSs throughout the ('retired') nine-hole golf course area.

5. Please advise the design rationale for the proposed accessway alignment to the new HSs. The landscape effects of this aspect of the plan change should also be addressed in the landscape effects commentary discussed below.

The Master Planning Design Statement explains that many of the AAs have been reconfigured to accommodate the golf course dispersion corridors. It is noted that there appears to be an overlap between the golf course dispersion corridors and A2 and A4.

6. Please confirm that the current A2/A4 and golf dispersal corridor overlap is acceptable from an operational perspective or amend the Structure Plan accordingly. (NB any amended layout in this regard should be used as the basis for the photomontages and plans requested as part of the Clause 23 request for information.)

The provisions anticipate two planting strategies in the vicinity of the new HSs: SPA and LAMA. The SPA strategy is effectively 'locked in' via the Structure Plan layout and the Plant List at 47.9. The LAMA planting strategy is more 'open ended', effectively requiring a review process to ensure it delivers the outcomes outlined in 47.4.3 (a). The latter includes reference to whether the LAMA provides 'adequate mitigation of future buildings'. In contrast, the SPA planting is intended to contribute to 'visual coherence and amenity' and 'integration when viewed from public viewpoints'. 47.1.5 explains that the SPA species are required to be used for the LAMAs around HS 6-15. The varying intentions of the two planting strategies read alongside the requirement for the LAMAs around HSs 6-15 to use the SPA species may cause confusion in the administration of the provisions.

Further, the Master Planning Design Statement explains that the SPA planting is intended to enhance the ecological values of the site (and noting that reference to this role of the SPA has been added to 47.1.1 Resort Zone Purpose).

It is also noted that:

- a) The detailed LAMA plans provided during the DPR process, included a version draped over an aerial photograph with contours, which enabled a clear understanding of the existing vegetation patterns alongside the proposed mounding and planting strategy.

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<sup>1</sup> Noting that the term SCG is used in the provisions, and SG on the Structure Plan.

- b) The Landscape Assessment assumes that tree planting will be undertaken in gullies around the HSs.

7. On this basis, please provide:

- a) A version of the more detailed LAMA, SPA, HS and AA mapping (1:4,000 scale), overlaid on an aerial with existing/proposed contours. Please ensure that the dwelling at 113 Hogans Gully Road (owned by the proponent) is legible on this mapping and that contours numbers are legible.
- b) The design rationale for the layout and configuration of the SPA and LAMA planting strategies around HSs 6-15. With reference to the SPA, given the 'ecological enhancement' and 'integration' intentions of this planting strategy, it would be usual for this to be supported by expert ecological and landscape assessment. The latter would address such matters as the reasoning underpinning the proposed SPA layout in terms of landscape legibility and coherence (put another way, why the SPA planting is laid out in the way that it is, which, for example, sees the SPA applied to some steeper areas and not others etc). The ecological assessment would typically evaluate the existing ecological values of the broader context within which the SPA is located, comment on the ecological enhancement potentials of the area and then evaluate the merits of the proposed SPA strategy.
- c) The design rationale for including both the LAMA and SPAs around HSs 6-15, particularly where the two planting strategies overlap.
- d) Please advise where in the proposed provisions guidance on the use of tree plantings in gullies around the HSs is addressed.

8. Please advise on the following minor discrepancy identified in the Landscape Report as follows (see yellow highlighted text):

a) Activity Area A5:

*Small expansion to the north along the western side of A5, remaining at 40% building coverage leading to 0.14ha increase in built form. RL remains at 418.5 and 7m rolling height. Max RL changed from 419.5 to 422.0. Max rolling height remains 8m. Buildings this height would require a restricted discretionary activity consent. Buildings any taller would require a non-complying activity consent.*

### **Modelled Views and Photomontages**

The Landscape Assessment relies on a series of existing photographs and modelled views to support the landscape effects analysis. The modelled views have been constructed in a way that does not allow a clear understanding of:

- a) the difference between existing vegetation and proposed vegetation in each view;
- b) the influence of landform modification in mitigating buildings in each view;
- c) a clear understanding of the difference between the development outcome anticipated by the existing and proposed provisions.



It is also noted that the DPR process for THRZ relied on technically accurate photomontages to assist a clear understanding of landscape effects.

9. On this basis, please provide Photomontages for the modelled viewpoints showing:
  - a) Existing view
  - b) PDP THRZ simulation view with building envelope and legible new mounding and mitigation planting (assuming 5 years growth).
  - c) Proposed PC building envelope for each AA and HS.
  - d) Proposed PC building envelope with proposed mounding.
  - e) Proposed PC building envelope with proposed mounding and mitigation planting (assuming 5 years growth). Where relevant, please distinguish between SPA and LAMA plantings.
  - f) Version of (e) above, draped over (b) above.

Further, there has been an appreciable change to the receiving environment associated with the Ayrburn development since the DPR process.

10. On this basis it is requested that a new photomontage viewpoint is modelled being the outlook from the intersection of Ayrburn Lane and Arrowtown Lake Hayes Road.

11. Please also include a Photomontage Methodology Statement.

#### *Landscape Effects Commentary*

The Landscape Assessment assumes that the earthworks and planting in the vicinity of the new HSs will be carried out comprehensively by the developer.

12. Please confirm how the proposed provisions deliver on this assumption.

The existing assessment relies on commentary of the effects of each AA and HS on a 'component by component' basis.

13. To enable a clearer understanding of the cumulative landscape (including visual) effects of the proposed provisions, please provide additional landscape effects commentary for each of the viewpoints. This should include:
  - a) a clear description of what is likely to be visible under the existing provisions;
  - b) the changes that are proposed in each view;
  - c) the potential visibility of any proposed changes in the outlook (under the proposed provisions); and
  - d) the landscape related effects of the proposed changes, clearly explaining any temporal reduction in effects associated with mitigation/integration planting (including assumptions re plant growth rates etc).
14. The landscape effects analysis should also include:

- a) Commentary on the effects of the proposed provisions in views from Tobins Track and the Zig Zag lookout, which are vantage points that have been identified by the Environment Court as being of importance in the consideration of rezoning appeals in the eastern part of the Whakatipu Basin, since the DPR process.
- b) Due to the introduction of the SPG and an additional access point on Mc Donnell Road, commentary with respect to effects on the outlook from Mc Donnell Road.
- c) Commentary in relation to the proposed accessways to the new HSs (as mentioned above).

(NB photomontages for these additional 'viewpoints' are not required.)

#### *Landscape Character Unit*

The proposed amendments to the AA and HS are located in a Landscape Character Unit (24.8) (LCU 22: the Hills).

15. Please confirm if it has been considered necessary to amend the text of the LCU (22) as a result of this Plan Change?
  
16. If yes, please specify what changes would be made to the Landscape Character Unit (22), if not please elaborate on this reasoning.

#### **Indigenous Biodiversity and Structural Planting Areas (SPA)**

Sections 9 and 10 of the AEE (Document 3) states that the proposal will improve biodiversity outcomes for the site arising from the proposed SPAs.

The section 32 evaluation report (Document 4) states in seven instances that the proposal will result in increased biodiversity values arising from the requirement to undertake indigenous planting within the new Structural Planting Areas prior to development the new Homesites.

The Design Statement (Document 5) refers to the intention of the SPAs to apply to identified areas around the proposed homesites that would be revegetated with grey shrubland, which picks up on the vegetation patterns already present on the property and found throughout the Wakatipu Basin.

The proposed amendments to 47.1.1 refer to the SPA enhancing ecological values. The proposed amendments to Policy 47.2.1.14 (b) refer to the SPA to contribute to the amenity of the zone.

In some places on the Structure Plan, the SPA and LH/LAMA vegetation areas overlap, and the proposed text in section 47.1.5 states that 'the same species are required to be used in the relevant LAMA for HS6-15, to ensure visual cohesion between the areas'.

17. On this basis, please advise on the following:

- a) Whether the existing LAMA rule framework (Rule 47.4.3) is sufficient in its current form to ensure visual cohesion between the respective homesites (noting that proposed Rule 47.5.22 requires plantings in certain LAMA's to conform to the list in the proposed SPA planting schedule in 47.9).
- b) Whether it is appropriate to obtain a botanical survey of the areas intended to be covered by the SPA framework, to ascertain the current composition, extent and values of the indigenous vegetation.
- c) That the establishment of indigenous vegetation as proposed on The Hills Structure Plan is viable and successful outcomes are likely (including through Rule 47.4.3A as currently drafted).
- d) The appropriateness and relevance of the addition of the SPA concept into Policy 47.2.1.14 (noting that this policy focuses on 'landscape and amenity'), and whether there needs to be greater recognition of enhancement of indigenous biodiversity.
- e) Whether the parameters of control in proposed Rule 47.4.3A are appropriate where they refer to visual coherence and amenity, and not indigenous vegetation or indigenous biodiversity values.
- f) Whether the matters of discretion in Rule 47.5.22 should refer to matters other than 'landscape character'.
- g) Whether the proposed matters of control (g) in Subdivision Chapter Rule 27.7.22 are appropriate.

Consideration and responses to the above would help understand the basis of the support in the Proposal's supporting documentation that the SPAs will improve biodiversity.

### **Indicative Trail**

On the existing Hills Structure Plan in section 47.7 of the PDP, the indicative Trail is identified as connecting from Hogans Gully Road (west) to McDonnell Road (east) near the northern boundary of Lot 2 Deposited Plan 392663.

The proposed Structure Plan shows the Indicative Trail through the site in greater detail (acknowledging the consultation undertaken with the Queenstown Trails Trust as identified in Document 5), with the indicative Trail being diverted between the boundary of the Arrowtown Retirement Village and the southern boundary of Lot 2 Deposited Plan 392663.

There will be approximately 500m of Trail relocated to the local road network.

- 18. Please identify any adverse effects on the Trail users experience and whether the existing indicative entry point onto McDonnell Road is more appropriate from both a safety perspective and a user experience perspective.
- 19. Part of the proposed indicative Trail is located outside the THRZ and Structure Plan Area where it crosses in front of 113 Hogans Gully Road which is zoned Wakatipu Basin Rural Amenity Zone. Can you identify any impediments to subdivision and development (i.e. in the PDP provisions) of part of the THRZ Structure Plan area applying to a zone other than THRZ?



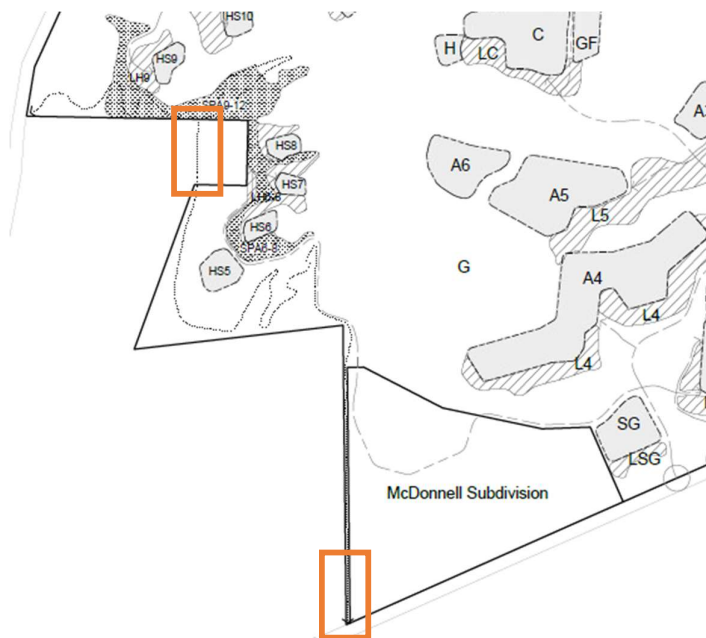


Figure 19-1. Excerpt of the proposed Structure Plan with the Indicative Trail, and orange shape identifying the diversion of the Trail through 113 Hogans Gully Road and realigned access onto McDonnell Road adjacent to the Arrowtown Retirement Village.

### Structure Plan

Figures 1-5 below indicate that a part of the proposed amendment to the Structure Plan proposing a road from McDonnell Road (via the existing access) to Homesites 5-8 road appear to be located within the adjoining Site zoned Wakatipu Basin Lifestyle Precinct, on the property legally described as Lot 2 Deposited Plan 392663.

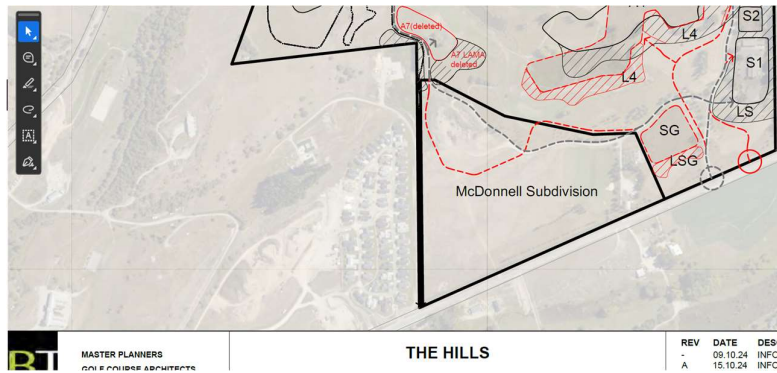
Therefore, it appears as though development activities would encroach outside the existing extent of THRZ.



**Figure 20-1.** Excerpt of PDP Maps (rotated 90° to conform with the Structure Plan orientation). Yellow shading is THRZ, dark blue shading is the Wakatipu Basin Lifestyle Precinct zoning.



**Figure 20-2.** Excerpt of the current Structure Plan (PDP Section 47.7). The extent of the Structure Plan conforms to THRZ zone extent.



**Figure 20-3.** Excerpt of Plan Change Document 5 – Appendix 3. Red mark-up illustrating the proposed amendments.

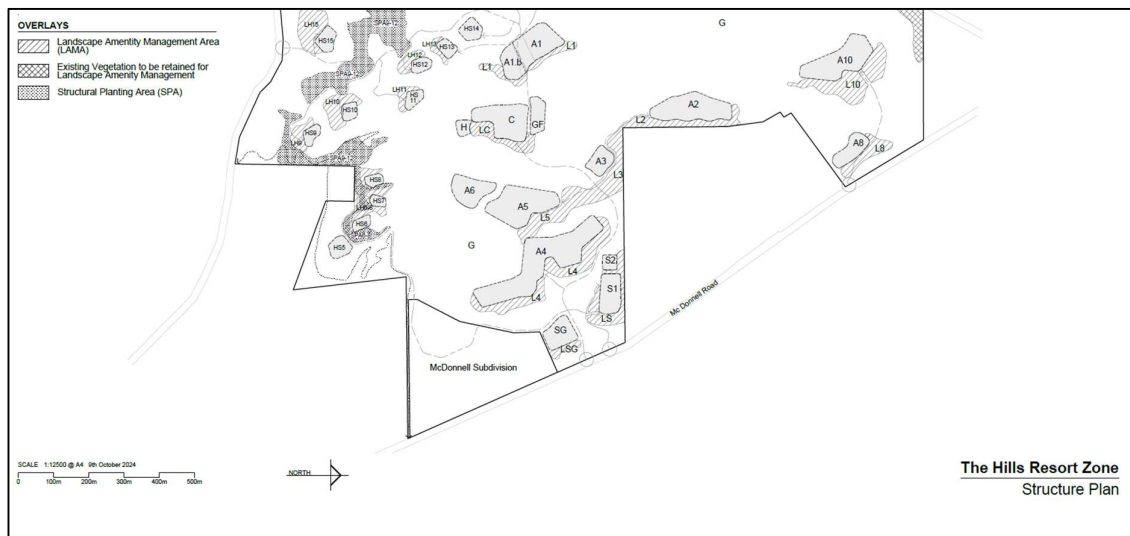
The proposed new road access appears to encroach into the adjoining Wakatipu Basin Lifestyle Precinct zoning.

Note that the solid black line surrounding the area titled ‘McDonnell Subdivision’ does not appear to adhere to the existing cadastral boundaries nor the existing The Hills Resorts Zone Structure Plan.



**Figure 20-4.** Existing cadastral boundaries (sourced from Gripp App).





**Figure 20-5.** Excerpt of Plan Change Document 2 Proposed Structure Plan (Clean Version) showing the proposed road into what is understood to be Wakatipu Basin Lifestyle Precinct zoning.

20. On the basis of the above:

- a. Is that part of Lot 2 Deposited Plan 392663 currently zoned Wakatipu Basin Lifestyle Precinct proposed to be rezoned and included in THRZ?
- b. If the answer to the above is no, can you identify any impediments to subdivision and development (i.e. in the PDP provisions) of a part of the THRZ Structure Plan area applying to a zone other than THRZ?
- c. Please clarify what is meant by the identification of Lot 2 Deposited Plan 392663 as the 'McDonnell Subdivision'. Is this relevant in any way to THRZ and should this title be included on the THRZ Structure Plan?

#### **Proposed PDP Provisions (Document 2)**

21. Clarify what is the consequence of removing the following rules? Is there another rule proposed and what is the activity status?

- a. Rule 47.4.5 if buildings are proposed prior to the relevant LAMA or SPA being completed;
- b. Rule 47.4.7;
- c. Rule 47.4.22;
- d. Rule 47.4.27;
- e. Rule 47.4.32;

22. What are the implications of removing the qualification as to ownership for Rule 47.4.10?

23. Has consideration been given to the use of applying design guidelines to the new homesites HS6-HS15? This may assist with a consistent approach to development and an integrated outcome to achieve Objective 47.2.1.
24. If the answer to the above is yes, what form would any plan provisions take? If the answer is no, how is Objective 47.2.1 proposed to be achieved?

### **Section 32 Evaluation – Function of the amended THRZ as a resort zone**

While acknowledging that the amount of residential activity and visitor accommodation activity is not proposed to be changed, the addition of the new Homesite areas come at the cost of removing an existing nine-hole golf course. In addition, some activity areas which currently provide for only visitor accommodation would, under the proposal, also offer residential activity. A golf offering is understood to be an important part of the purpose of the Zone, and the Zone's purpose statement (47.1) states that its purpose is *"to enable high quality on-site visitor activities and resort facilities, within a golf course setting and with a predominance of open space"*.

The PDP definition of resort is:

*Means an integrated and planned development involving low average density of residential development (as a proportion of the developed area) principally providing temporary visitor accommodation and forming part of an overall development focused on onsite visitor activities.*

The consistency with the proposal with the PDP's definition of resort is identified at pages 15, 18, 25 and 30 of the section 32 report, however the evaluation appears to rely on the amount of visitor accommodation and residential activity not changing and does not evaluate the implications of the removal of the existing nine-hole golf course nor the relationship between the new Homesites to the resort activity.

25. On the basis of the above, please can you provide consideration of whether the proposal would result in THRZ moving away from the concept of a resort zone (including within the meaning at 47.1 of THRZ), and whether the proposed new Homesites and dispersal of residential activity could mean that the proposed residential and visitor accommodation parts of the development could weaken the overall focus on onsite visitor activities under the PDP definition of 'resort'?

We are interested in understanding further how the proposal will align with Strategic Direction Policy 3.3.1, and that THRZ as sought to be changed would still achieve Objective 47.2.1, despite the removal of one of the golf courses and the changes to the location of residential activity.

#### ***Strategic Policy 3.3.1***

*Make provision for the visitor industry to maintain and enhance attractions, facilities and services within the Queenstown and Wānaka town centres and elsewhere within*

*the District's urban areas and settlements at locations where this is consistent with objectives and policies for the relevant zone.*

***The Hills Resort Zone Objective 47.2.1***

*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 and designed with particular regard to maintaining the landscape character and amenity values of the Zone and surrounding environment.*

26. On the basis of the above, please provide comment or further evaluation of the removal of the golf course and dispersed homesites in relation to SP 3.3.1 and Objective 47.2.1. In particular, whether the proposed outcomes would still maintain and enhance visitor attractions, facilities and services as promoted by Strategic Policy 3.3.1, and the extent the following elements of the proposal achieve Objective 47.2.1:
  - a. That the new residential activity elements (i.e Homesites 6-15) are integrated with the golf resort;
  - b. That buildings and vehicle access to Homesites 6-15 would maintain landscape character and visual amenity values of the Zone and surrounding environment.
27. With the proposal resulting in a greater dispersal of development through the Zone (as acknowledged on page 25 of the section 32 report), has consideration been given to staging residential activity development with visitor accommodation and/or visitor industry development of the Zone, or any other methods, as a means to ensure that implementing the THRZ framework still principally provides a resort offering rather than the potential for parts of the plan change to result in rural residential development tacked onto a golf course?
28. If the answer to the above is yes, what form would any plan provisions take?

Yours sincerely, Nāku noa nā

Sean Widdowson



15 May 2025

Sean Widdowson  
Queenstown Lakes District Council

Email: [sean.widdowson@qldc.govt.nz](mailto:sean.widdowson@qldc.govt.nz)

Dear Sean,

**RE: REQUEST FOR FURTHER INFORMATION UNDER CLAUSE 23 OF SCHEDULE 1 – THE HILLS RESORT LIMITED PRIVATE PLAN CHANGE REQUEST**

Following the request for further information in your letter dated 11 December 2024, the Requestor has continued with further progressing detailed design of the wider site. As a result of both this and the response to the specific queries in the request for further information, there have been amendments to the Request as originally lodged in November 2024. An overview of these amendments is as follows:

- (a) A reduction in the maximum RL height for buildings in HS11 and revisions to the Indicative LAMA plans affecting HS9, HS10 and HS13;
- (b) A new Homesite location (HS16) including associated controls relating to building height and coverage and LAMA;
- (c) A slight relocation of the indicative cycle trail in the southern portion of the zone as shown on the Structure Plan;
- (d) A slight change in location to the new Sports Courts and Gardens Activity Area as proposed, moving to the west, and a consequential change to the associated LAMA;
- (e) A change in location to the main resort vehicle entrance on McDonnell Road, moving approximately 50m to the south, and consequential relocation of the access road as shown on the Structure Plan; and
- (f) The removal of the service / construction vehicle accessway onto McDonnell Road as previously proposed.

The reasons for these changes are as follows (reflecting the numbering used above):

- (a) To further reduce the potential visual effects of buildings in these Activity Areas;
- (b) To provide for a further potential residential offering in a location that can absorb the development (but without altering the overall proportion of residential activity within the Zone);
- (c) To reflect further detailed investigations in the most (topographically) appropriate location for a future cycle trail;
- (d) To reflect further detailed design work for the resort that has identified the need for a water storage reservoir for golf irrigation purposes to the north of the existing McDonnell Road vehicle

entrance<sup>1</sup>, and the need for the Sports Courts and Gardens Activity Area to shift slightly to accommodate this;

- (e) As for (d) above, the water storage reservoir for irrigation requires realignment of the existing vehicle access and entrance road to accommodate this; and
- (f) To reflect that this matter can be dealt with internally within the site, with service and construction vehicles to utilise the main McDonnell Road entrance as currently the case.

These updates, and any updates arising from the responses to the specific matters raised in your request, have been reflected in an updated documentation package (Plan Change Request, Proposed District Plan Provisions, Assessment of Environmental Effects, Section 32 Evaluation, updated Landscape Assessment and supporting graphic assessment, updated Design Statement) attached to this response. They have also been incorporated into the direct responses (below) to the specific matters raised in your request for further information in your letter dated 11 December 2024, as relevant.

### Site Access

1. *Please provide a statement from a suitably qualified and experienced traffic specialist which: Confirms the suitability of these new accesses from a traffic safety perspective, including sight distances from the access points onto the road, and whether any existing (or proposed) vegetation needs to be modified to achieve adequate access safety.*

The second access (for service and construction purposes) on McDonnell Road is now no longer proposed. An updated version of the Structure Plan, removing this access (among other changes as set out above) is included as **Attachment A**.

An assessment of the effects of the proposed new access location on Hogans Gully Road on the safety of the transportation network has been undertaken by Carriageway Consulting Ltd. The assessment is included as **Attachment B**. In summary, it concludes that the required sight distances for Residential Activity are easily exceeded. While there is a small shortfall of 3m for site distances required by the District Plan for non-residential activities (where the potential use of the proposed Homesites for Residential Visitor Accommodation is non-residential, per the District Plan definitions), the required site distances could be achieved if earthworks within the road reserve are undertaken. The Traffic Assessment further notes that no shoulder widening is required for this access, subject to confirming traffic speeds and achieving the sight distances.

As set out above, it is also proposed to move the existing main entrance on McDonnell Road to 50m south of its current location as part of the Change. The Traffic Assessment has considered this aspect and notes that this would result in the access being located further from the slight curve (located north of the main entrance) on McDonnell Road and that appropriate sight distances are easily achievable.

The existing Chapter 47 provisions relating to vehicle access, as well the district-wide provisions in Chapter 29 (Transport), will continue to apply and will ensure that any effects arising from any of the proposed changes can be managed via the resource consent process as necessary.

### Servicing

2. *Can the Applicant confirm that its expectations have not changed with regard to potential connected reticulation.*

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<sup>1</sup> This will be subject to a resource consent application and while identified here for explanatory purposes, does not form part of the plan change.

We can confirm on behalf of the Requestor that expectations have not changed with regard to servicing arrangements from the promulgation of the original zone and provisions.

## Landscape

### Existing Landscape Context

3. *To assist a clear understanding of the changes to the receiving environment in the vicinity of the site, please provide a scaled context graphic that shows the indicative layout of other development approved by a resource consent or anticipated through changes to zoning in the vicinity of the site, since THRZ Chapter 47 was confirmed by the Environment Court on 7 September 2021. The area covered is expected to include (but not necessarily be limited to) the following properties:*
  - a. *Hogans Gully Resort Zone (PDP Chapter 48)*
  - b. *The outcome of the rezoning appeal on 508A Arrowtown-Lake Hayes Road (A Feeley, E Borrie & LP Trustees Limited), specifically the outcome provided for in Environment Court decision [2023] NZEnvC 263.*
  - c. *Approved resource consents along McDonnell Road (both sides of the road other than the Lower Density Suburban Residential Zone), including any relevant resource consent at 175 McDonnell Road and/or rezoning as identified in Environment Court decision [2023] NZEnvC 278.*
  - d. *Approved resource consents along Hogans Gully Road in proximity to the Site, including the land legally described as Lot 1 DP 550502 owned by Lakes Hayes Limited, the property at 157 Hogans Gully Road legally described as Lot 2 DP 596041, and Lot 6 DP 392663 owned by Veritas Hill Limited.*
  - e. *Land on the western side of Arrowtown-Lake Hayes Road owned by Waterfall Park Development Limited, specifically the outcome of Environment Court Appeal ENV-2019-CHC-90.*

It is not practicable or, with reference cl 23(1) of Schedule 1 to the RMA in our view necessary to better understand the nature of the request and its potential environmental effects, particularly when taking account of the scale and significance of the potential effects, to provide a scaled context graphic showing the indicative layouts of other zoned or consented development in the vicinity of the site. That being so, a map showing the locations of the developments listed above, and a description of the works approved or enabled at each location, is included as **Attachment C**, to address the intention of the information request.

### Description of Proposed Provisions

4. *Please advise the rationale that has informed the proposed Building RL for each AA and HS in terms of the existing ground levels.*

An overview of the proposed building heights across each activity area, and a commentary on any changes to maximum height for existing activity areas or proposed maximum height for new activity areas, has been prepared and is included as **Attachment D**.

5. *Please advise the design rationale for the proposed accessway alignment to the new HSs. The landscape effects of this aspect of the plan change should also be addressed in the landscape effects commentary discussed below.*

The design rationale for the proposed accessway for the new Homesites was to locate it in a manner that reduced landform modification as much as practicable while still being generally compliant with Council standards<sup>2</sup>. The proposed accessway begins by utilising the existing

<sup>2</sup> In this case, a road serving 1-20 dwellings units will have a movement lane of between 5.5m-5.7m, although the exact width will be determined via engineering design.



farm entry, before winding its way up a gully and generally traversing the upper “farm” course land along the existing contour of the land in order to minimise earthworks.

The updated Landscape Assessment included as **Attachment E** addresses the effects of the accessways at Section 3.2.3. In summary, by following the underlying terrain as much as possible, landscape effects are minimised. While some engineering will be required within the gully area to achieve Council standards, the landform in this area will visually absorb these changes. The locating of the accessway following a contour along the upper terrace to the individual Homesites will also minimise the earthworks required, and the LAMA and SPA as required by the provisions will support the visual integration of the accessway.

6. *Please confirm that the current A2/A4 and golf dispersal corridor overlap is acceptable from an operational perspective or amend the Structure Plan accordingly. (NB any amended layout in this regard should be used as the basis for the photomontages and plans requested as part of the Clause 23 request for information.)*

The current A2 and A4 overlap is acceptable from an operational perspective. With regards to A2, dispensation has been made due to the elevation of A2 (being 8-10m above the fairway) meaning the ball flight does not intrude as much into the elevated land. With regards to A4, allowance has been made as it is a teeing area and the intrusion into A4 is behind the tee, in the opposite direction to play.

No changes are proposed to the Structure Plan as a result.

7. *Please provide:*

- a. *A version of the more detailed LAMA, SPA, HS and AA mapping (1:4,000 scale), overlaid on an aerial with existing/proposed contours. Please ensure that the dwelling at 113 Hogans Gully Road (owned by the proponent) is legible on this mapping and that contours numbers are legible.*
- b. *The design rationale for the layout and configuration of the SPA and LAMA planting strategies around HSs 6-15. With reference to the SPA, given the ‘ecological enhancement’ and ‘integration’ intentions of this planting strategy, it would be usual for this to be supported by expert ecological and landscape assessment. The latter would address such matters as the reasoning underpinning the proposed SPA layout in terms of landscape legibility and coherence (put another way, why the SPA planting is laid out in the way that it is, which, for example, sees the SPA applied to some steeper areas and not others etc). The ecological assessment would typically evaluate the existing ecological values of the broader context within which the SPA is located, comment on the ecological enhancement potentials of the area and then evaluate the merits of the proposed SPA strategy.*
- c. *The design rationale for including both the LAMA and SPAs around HSs 6-15, particularly where the two planting strategies overlap.*
- d. *Please advise where in the proposed provisions guidance on the use of tree plantings in gullies around the HSs is addressed.*

In response to (a) above, a map showing the various activity areas (including associated planting areas) overlaid on aerial/topographic information has been included as **Attachment F**.

In relation to (b) above, the original Landscape Assessment lodged with the Request addressed the purpose of the SPAs, however this has been elaborated upon in the updated Landscape Assessment (**Attachment E**) (see Section 3.2.3, and further addressed below).

With regards to the request for expert ecological input in (b) above, this is not provided as, with reference to Clause 23(1) of Schedule 1 of the Act it is not necessary to better understand the nature of the request appropriate to the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change.

The Chapter 47 Zone Purpose sets out the existing landscape values of the Zone, including an overview of the vegetation patterns, as follows:

***“Vegetation patterns are characterised by exotic amenity plantings through the golf courses and around buildings, with native plantings adjacent to the pond, stream and wetland features. Isolated pockets of bush and woodlot plantings remain.”***

No changes are proposed to this overview. It is noted that an ecological assessment of the existing ecological values of the affected land was not considered necessary as part of the original promulgation of the zone.

As addressed in both the original and updated Landscape Assessment (**Attachment E**), the purpose of the SPAs is for visual integration, not ecological enhancement. The Request documentation acknowledges, as a matter of common understanding, that use of indigenous vegetation species in these areas (as required by the proposed provisions) will consequentially provide an improved ecological outcome when compared to the use of non-indigenous species in these areas.

In relation to (c) above, the Landscape Assessment lodged with the Request addressed the purpose of the SPAs (as differentiated from the LAMAs), and addressed in the amended provisions, however this has been further elaborated upon in the updated Landscape Assessment (**Attachment E**). In summary, the purpose of the SPA planting is landscape-related. While LAMAs have been placed in proximity to the Homesites to provide screening for the buildings within them, the surrounding area (currently characterised by the existing 9-hole golf course to be removed) is quite open and to avoid an unnatural appearance of confined LAMA planting areas, the larger SPA will function to tie the individual LAMAs together (but not provide specific screening). While this will reduce the current golf-related openness of the surrounds, it will do so to assist in providing a homogenous appearance around the Homesites.

In response to (d) above, there is no specific “guidance” contained within the amended provisions as to tree planting in gullies, rather the locating of the SPAs in these areas, and the requirement (in Rule 47.5.22 (b)) to utilise the listed species in new Section 47.9 (Hills Resort Zone Plant List) achieves this.

**8. Please advise on the following minor discrepancy identified in the Landscape Report as follows (see yellow highlighted text):**

**“Activity Area A5:**

*Small expansion to the north along the western side of A5, remaining at 40% building coverage leading to 0.14ha increase in built form. **RL remains at 418.5 and 7m rolling height. Max RL changed from 419.5 to 422.0.** Max rolling height remains 8m. Buildings this height would require a restricted discretionary activity consent. Buildings any taller would require a non-complying activity consent.”*

This is not a discrepancy within the Landscape Assessment but rather a reflection of the existing two-tier consenting pathway (Restricted Discretionary versus Non-Complying) that exists for maximum height in Activity Area 5 (as well as Activity Area 4) and which is proposed to be amended as follows (and as set out in the Proposed Amended Provisions included in the Request documentation):

47.5.4	<b>Maximum Height — Activity Areas 4 and 5</b>  No building shall protrude through the RL listed below and shall be no higher than the height listed below:	RD  Discretion is restricted to:  a. Visual prominence from public
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	a. Activity Area A4 RL417.3 masl — 6m b. Activity Area A5 RL418.5 masl - 7m  The notes in 47.5.3 above also apply to this rule.	places outside the Zone;  b. External appearance including materials and colours.
47.5.5	<b>Maximum Height — Activity Areas 4 and 5</b>  No building shall protrude through the RL listed below and shall be no higher than the height listed below:  a. Activity Area A4 RL419.3 masl — 8m b. Activity Area A5 RL <del>419.5</del> <u>422.0</u> masl — 8m  The notes in 47.5.3 above also apply to this rule.	NC

### Modelled Views and Photomontages

9. On this basis, please provide Photomontages for the modelled viewpoints showing:
- Existing view
  - PDP THRZ simulation view with building envelope and legible new mounding and mitigation planting (assuming 5 years growth).
  - Proposed PC building envelope for each AA and HS.
  - Proposed PC building envelope with proposed mounding.
  - Proposed PC building envelope with proposed mounding and mitigation planting (assuming 5 years growth). Where relevant, please distinguish between SPA and LAMA plantings.
  - Version of (e) above, draped over (b) above.

The photomontages requested (as modified by agreement with Council's landscape architect) are included as **Attachment G** as a comprehensive package of visual simulations. The photos for the visual simulations were taken from the following nine viewpoints (VPs) (as shown on the viewpoint location plan Figure 1 of that document):

- VP 1: View from Feehley Hill looking South;
- VP 2: View from Fox Terrace Walkway looking Southwest;
- VP 3: View from Cotter Avenue Walkway looking Southwest;
- VP 4: View from Cotter Avenue Walkway outside no.49 looking Southwest;
- VP 5: View from Arrowtown Lake-Hayes near Hogans Gully Road Intersection looking East;
- VP 6: View from outside 36 Hogans Gully Road looking Northeast;
- VP 7: View from outside 58 Hogans Gully Road looking Northeast;
- VP 8: View from outside 108 Hogans Gully Road looking Northwest; and
- VP 9: View from View from Arrowtown Lake-Hayes opposite Ayrburn looking East (as requested in addition (see response to #10 below).

The detailed approach to the visual simulations is addressed at Section 4.1.3 of the updated Landscape Assessment.



- 10.** *On this basis it is requested that a new photomontage viewpoint is modelled being the outlook from the intersection of Ayrburn Lane and Arrowtown Lake Hayes Road.*

The photomontage viewpoint is included in the montage package (**Attachment G**) as discussed above.

- 11.** *Please also include a Photomontage Methodology Statement.*

A methodology statement is attached to the graphic attachment (**Attachment G**). It outlines the best-practice process that was followed for the preparation of the visual simulations, in line with NZILA guidance.

#### *Landscape Effects Commentary*

- 12.** *The Landscape Assessment assumes that the earthworks and planting in the vicinity of the new HSs will be carried out comprehensively by the developer. Please confirm how the proposed provisions deliver on this assumption.*

This has been addressed in the updated Landscape Assessment (**Attachment E**) at Section 3.2.3. In summary, this was an assumption based on the likely development model to be used for the new Homesites, in which the land developer undertakes a subdivision and associated groundworks to create the land parcels and building platforms for future residential units on each Homesite, as well as associated LAMA mounding. The proposed provision amendments, particularly the matters of control (d) and (f) for subdivision under Rule 27.7.22.1, provide the Council the ability to deal with this via consent conditions, if necessary.

- 13.** *To enable a clearer understanding of the cumulative landscape (including visual) effects of the proposed provisions, please provide additional landscape effects commentary for each of the viewpoints. This should include:*
- a. a clear description of what is likely to be visible under the existing provisions;*
  - b. the changes that are proposed in each view;*
  - c. the potential visibility of any proposed changes in the outlook (under the proposed provisions); and*
  - d. the landscape related effects of the proposed changes, clearly explaining any temporal reduction in effects associated with mitigation/integration planting (including assumptions re plant growth rates etc).*

This is responded to in detail in the updated Landscape Assessment (**Attachment E**) at Section 5.1. In summary, the conclusions on the landscape (including visual) effects remain very low even with this additional assessment.

- 14.** *The landscape effects analysis should also include:*
- a. Commentary on the effects of the proposed provisions in views from Tobins Track and the Zig Zag lookout, which are vantage points that have been identified by the Environment Court as being of importance in the consideration of rezoning appeals in the eastern part of the Whakatipu Basin, since the DPR process.*
  - b. Due to the introduction of the SPG and an additional access point on McDonnell Road, commentary with respect to effects on the outlook from McDonnell Road.*
  - c. Commentary in relation to the proposed accessways to the new HSs (as mentioned above).*

This is responded to in the updated Landscape Assessment (**Attachment E**) at Section 5.1. In summary, the conclusions on the landscape (including visual) effects remain very low even with this additional assessment.

#### *Landscape Character Unit*

- 15.** *Please confirm if it has been considered necessary to amend the text of the LCU (22) as a result of this Plan Change?*

It is not necessary to amend the text of LCU 22 as a result of the Request.

- 16.** *If yes, please specify what changes would be made to the Landscape Character Unit (22), if not please elaborate on this reasoning.*

It is not necessary to amend the text of LCU 22 as a result of the Request as the Request relates only to The Hills Resort Zone, and the Landscape Character Units are a matter for consideration in relation to applications for land zoned Wakatipu Basin Rural Amenity Zone. As such, the text of LCU 22 has no relevance to the Request.

Notwithstanding this, it is noted that the text of LCU 22 already refers to golf course development and rural residential activity and the changes sought by the Request do not alter the use of the land for these activities.

#### *Indigenous Biodiversity and Structural Planting Areas (SPA)*

- 17.** *Please advise on the following:*

- a. *Whether the existing LAMA rule framework (Rule 47.4.3) is sufficient in its current form to ensure visual cohesion between the respective homesites (noting that proposed Rule 47.5.22 requires plantings in certain LAMAs to conform to the list in the proposed SPA planting schedule in 47.9).*
- b. *Whether it is appropriate to obtain a botanical survey of the areas intended to be covered by the SPA framework, to ascertain the current composition, extent and values of the indigenous vegetation.*
- c. *That the establishment of indigenous vegetation as proposed on The Hills Structure Plan is viable and successful outcomes are likely (including through Rule 47.4.3A as currently drafted).*
- d. *The appropriateness and relevance of the addition of the SPA concept into Policy 47.2.1.14 (noting that this policy focuses on 'landscape and amenity'), and whether there needs to be greater recognition of enhancement of indigenous biodiversity.*
- e. *Whether the parameters of control in proposed Rule 47.4.3A are appropriate where they refer to visual coherence and amenity, and not indigenous vegetation or indigenous biodiversity values.*
- f. *Whether the matters of discretion in Rule 47.5.22 should refer to matters other than 'landscape character'.*
- g. *Whether the proposed matters of control (g) in Subdivision Chapter Rule 27.7.22 are appropriate.*

In light of the interconnectedness between the above queries, the following response addresses all of points (a) to (g).

As set out in the original Request documentation (and now further elaborated on in the updated Landscape Assessment (**Attachment E**)), the purpose of the SPAs is for visual integration of the new Homesites and their associated LAMA when viewed from public places (particularly Hogans Gully Road), and are differentiated from LAMAs which provide a direct screening function for the built form enabled within the associated Activity Area. Therefore the LAMA for each of the new Homesites 6-16 performs a screening function for the future built form (associated with residential activity) in each Homesite, while the SPA ensure a more holistic integration of the LAMA planting into the wider landscape (to avoid the potential for "clusters" of LAMA planting to appear unnatural in the surrounding environment).

To further support the integration function of the SPAs, the planting within LAMAs for the new Homesites 6-16 are restricted to the same planting list as the SPAs, to ensure a cohesive appearance between the two areas. This is in contrast to LAMAs in other parts of The Hills Resort Zone, where plantings are not restricted and are anticipated (although not required) to include exotic amenity plantings consistent with the existing golf resort treatment experienced (and acknowledged in the landscape values set out in the Zone purpose for Chapter 47) on site already.

The provision amendments as drafted appropriately reflect the purpose of the SPAs being for visual integration of the new Homesites and their associated LAMA when viewed from public places, and provide sufficient certainty for Council (through the requirement for resource consent and the subsequent imposition of consent conditions, consistent with the existing approach to LAMAs) that the plantings will be undertaken and then maintained on an ongoing basis.

The Request documentation acknowledges, as a matter of common understanding, that use of indigenous vegetation species in these planting areas (as required by the proposed provisions) would consequentially provide an improved ecological outcome when compared to the use of non-indigenous species in these areas. A botanical survey of any existing indigenous vegetation within the proposed SPAs is not required or necessary to come to this conclusion.

The Request documentation appropriately acknowledges the improved ecological outcomes that will result from the SPAs (briefly in the provisions in the Zone Purpose at 47.1.1, in the Assessment of Environmental Effects, and in the Section 32 evaluation) as a benefit of the proposed change in accordance with the requirements of Schedule 1. We note it is open to the Council to form its own views about whether, when assessing and making a decision on the Request such a benefit can be taken into consideration without the quantification via an expert.

#### *Indicative Trail*

- 18.** *Please identify any adverse effects on the Trail users experience and whether the existing indicative entry point onto McDonnell Road is more appropriate from both a safety perspective and a user experience perspective.*

Notwithstanding that the public notification process required by Schedule 1 will enable potential future trail users to have input into the user experience likely provided by the indicative trail layout as amended, further informal consultation regarding this matter has been undertaken with the Queenstown Trails Trust, whose response is included as **Attachment H**. In summary, the Queenstown Trails Trust does not have a concern with the relocation of the indicative entry point onto McDonnell Road and notes that it is closer to the Centennial Avenue connection onto the Arrow River Trail than the previous location, meaning trail users will have a shorter distance to travel on the roading network, which supports an improved user experience.

In relation to safety, this matter has been considered as part of the Carriageway Consulting Ltd assessment included as **Attachment B**. In summary, it concludes that the proposed amended location of the walkway / cycleway is neutral (when compared with the existing location shown on the Structure Plan) in terms of effects on the transportation network, and that any design-related matters can be dealt with at the time resource consents are sought for the establishment of this trail.

- 19.** *Part of the proposed indicative Trail is located outside the THRZ and Structure Plan Area where it crosses in front of 113 Hogans Gully Road which is zoned Wakatipu Basin Rural Amenity Zone. Can you identify any impediments to subdivision and development (i.e. in the PDP provisions) of part of the THRZ Structure Plan area applying to a zone other than THRZ?*

No impediments have been identified. The land referenced, while not zoned The Hills Resort Zone, is also owned by the Requestor and therefore it is within the ability (and in the interest) of the Requestor to undertake any required works upon the land that may be indicated on the amended Structure Plan. Further investigations as to the most suitable location (in terms of topography) of the cycle trail have also indicated land immediately to the south of 113 Hogans Gully Road (276 McDonnell Road (Lot 1 DP 506611), not owned by the Requestor) may also be a viable option, subject to a future subdivision boundary adjustment / land swap (work on which is currently underway), and any subsequent easements necessary to ensure public access.



To ensure that this connection is achieved wherever final investigations determine it is most appropriately located, it is proposed to further amend Rule 47.4.1 (Controlled Activity rule for construction of access and walkway/cycleways indicatively shown on the Structure Plan) as follows (red underline and ~~strikethrough~~ indicates amendments as lodged, green underline indicates further amendments proposed in response to this request for further information):

	Activities —The Hills Resort Zone	Activity Status
	<b>Structure Plan</b>	
47.4.1	<p>Access, and the walkway/cycleway <u>connecting Hogans Gully Road and McDonnell Road</u>, as <u>indicatively</u> shown on the Structure Plan in Section 47.7 <del>(+/- 30m)</del>.</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> <li>a. Entrance design (including lighting);</li> <li>b. Materials and colour;</li> <li>c. Edge and berm treatment (including footpaths (if required) and any lighting);</li> <li>d. Stormwater management</li> <li>e. <u>For the walkway/cycleway, any legal mechanisms necessary to ensure continuous access is provided across, and formation of the trail occurs within Lot 2 DP 392663, Lot 4 DP 25341 and Lot 1 DP 506611 (or any title derived therefrom).</u></li> </ul>	C

A copy of updated Proposed District Plan Provisions (including this change and other amendments as a consequence of the changes discussed at the beginning of this letter) is included as **Attachment I**.

#### Structure Plan

**20. On the basis of the above:**

- a. Is that part of Lot 2 Deposited Plan 392663 currently zoned Wakatipu Basin Lifestyle Precinct proposed to be rezoned and included in THRZ?
- b. If the answer to the above is no, can you identify any impediments to subdivision and development (i.e. in the PDP provisions) of a part of the THRZ Structure Plan area applying to a zone other than THRZ?
- c. Please clarify what is meant by the identification of Lot 2 Deposited Plan 392663 as the 'McDonnell Subdivision'. Is this relevant in any way to THRZ and should this title be included on the THRZ Structure Plan?

In relation to (a) above, it is not proposed to rezone Lot 2 DP 392663 to The Hills Resort Zone. It will remain zoned Wakatipu Basin Lifestyle Precinct.

In relation to (b) above, no impediments have been identified. The land referenced, while not zoned The Hills Resort Zone, is also owned by the Requestor and therefore it is within the ability (and interests) of the Requestor to undertake any required works upon the land that may be indicated by the amended Structure Plan. The interrelationship between this land parcel (Lot 2 DP 392663) and The Hills Resort Zone regarding vehicle access is already anticipated by and provided for by existing Proposed District Plan provisions in both Chapter 24 (Wakatipu Basin) and Chapter 27 (Subdivision and Development):

**Policy 24.2.5.8** *For development within Lot 2 DP 392663, Part Lot 7 DP 392663, and Part Lot 2 DP 501981 (or subsequent title/s), avoid additional vehicle crossings onto McDonnell Road by utilising existing vehicle access through The Hills Resort Zone.*

	<b>Zone and Location Specific Rules</b>	<b>Activity Status</b>
<b>27.7.18B</b>	<p><b>Wakatipu Basin Rural Amenity Zone – Lifestyle Precinct Access</b></p> <p><i>Access to lots created within Lot 2 DP 392663, Part Lot 7 DP 392663, and Part Lot 2 DP 501981 (or subsequent title/s) shall be from the western boundary of the Lifestyle Precinct and shall connect to McDonnell Road via existing roading within The Hills Resort Zone. There shall be no direct access from the Lifestyle Precinct to McDonnell Road.</i></p>	<b>NC</b>

In relation to (c) above, this label was for informational purposes only, however, to avoid confusion it has been removed and the Structure Plan updated (**Attachment A**) to make it clear that this land does not form part of The Hills Resort Zone.

#### *Proposed PDP Provisions*

- 21. Clarify what is the consequence of removing the following rules? Is there another rule proposed and what is the activity status?**
- Rule 47.4.5 if buildings are proposed prior to the relevant LAMA or SPA being completed;*
  - Rule 47.4.7;*
  - Rule 47.4.22;*
  - Rule 47.4.27;*
  - Rule 47.4.32.*

As addressed on Page 30 of the Section 32 evaluation, the purpose of the deletion of these listed Non-Complying activity rules is to improve efficiency in light of the already existing default Non-Complying rule (Rule 47.3.36) for activities not listed. Rule 47.3.36 ensures that the activities covered by the listed rules are captured, and the deletion of these rules therefore removes duplication of rules to improve plan clarity and usability.

- 22. What are the implications of removing the qualification as to ownership for Rule 47.4.10?**

There are no implications to this change beyond removing potential impediments (primarily financial) to developing Activity Areas S1 and S2 as intended by Chapter 47. The requirement to hold Activity Areas S1 and S2 in the same ownership (and same title) as Activity Areas C and G is not necessary to ensure that these Activity Areas are utilised for their intended purpose (staff accommodation and facilities) as both the amended Rule 47.4.10 and the retention of Rule 47.4.16<sup>3</sup> (*“Residential Activity in Activity Areas S1 and S2 (excluding staff accommodation)...”* is a Non-Complying Activity) will ensure that this remains the outcome.

As part of the overall objective to deliver a world class golfing experience and golf resort with resort accommodation and facilities centred around a redesigned championship golf course of international ranking and world renown, the Hills Family have entered into partnership to further develop and enhance The Hills. This includes a new equity ownership model, taking effect from April 2025, where existing members have been offered the opportunity to share in ownership of the new club and course.

This change to a new member ownership model means that achieving the existing proviso in Rule 47.4.10 (*“provided it is maintained in the same ownership as Activity Areas C and G and is not subdivided, unit titled or otherwise separated (including by lease) from the S1 and S2 ownership”*) is more likely to be not feasible or practicable from a funding perspective.

- 23. Has consideration been given to the use of applying design guidelines to the new homesites HS6-HS15? This may assist with a consistent approach to development and an integrated outcome to achieve Objective 47.2.1.**

<sup>3</sup> An omission in the amended drafting of Rule 47.4.16 (the retention, instead of deletion, to reference to Activity Area DR) has been corrected in the Updated Proposed District Plan Provisions included as **Attachment I**.

It is anticipated that, similar to many developments within the Queenstown Lakes District, there will be design guidance in the form of private covenants for any development within the resort that is not undertaken by the developer (such as the Homesites).

- 24. If the answer to the above is yes, what form would any plan provisions take? If the answer is no, how is Objective 47.2.1 proposed to be achieved?**

No design guidance is proposed to form part of the plan provisions as part of the plan change request, consistent with the current approach to the zone as a whole. Objective 47.2.1 will continue to be achieved in the same manner it currently is, through the application of the existing rules (for example, the requirement for Controlled Activity resource consent for new buildings). The proposal does not alter this.

#### *Section 32 Evaluation – Function of the amended THRZ as a resort zone*

- 25. Please provide consideration of whether the proposal would result in THRZ moving away from the concept of a resort zone (including within the meaning at 47.1 of THRZ), and whether the proposed new Homesites and dispersal of residential activity could mean that the proposed residential and visitor accommodation parts of the development could weaken the overall focus on onsite visitor activities under the PDP definition of ‘resort’?**

The PDP definition of “Resort” is:

***“Means an integrated and planned development involving low average density of residential development (as a proportion of the developed area) principally providing temporary visitor accommodation and forming part of an overall development focused on onsite visitor activities.”***

Chapter 47.1 Zone Purpose states:

***“The purpose of the Zone is to enable high quality on-site visitor activities and resort facilities, within a golf course setting and with a predominance of open space. The Zone provides for golf courses (including an 18-hole championship course), a sculpture park, walkway and cycleway, visitor industry activities, residential activities (including staff accommodation), and a small scale commercial area. A range of forms of visitor accommodation are anticipated in the Zone, including boutique hotels / lodges with associated visitor amenities (including cafés and restaurants and facilities for health and wellness), and units that are primarily available for short-term visitor stays.”***

The change sought by the Request does not move away from or weaken either the concept of this particular resort zone (as set out in Chapter 47.1) or the focus on onsite visitor activities as required by the PDP definition.

The zone remains primarily for high quality on-site visitor activities (being a world-class golf course) and the change reinforces this by addressing the outcomes of the redesign necessary to achieve a championship golf course of international ranking and world renown. While the existing nine-hole “farm” golf course in the southern part of the zone will be disestablished, other parts of the zone will have an improved or increased resort offering (such as the new Golf Training Facility Activity Area and Sports Courts and Gardens Activity Area) and the wider zone will therefore continue to achieve the definition of being an overall development focused on onsite visitor activities.

To reiterate the Assessment of Environmental Effects in relation to this issue, while, as a result of the Change, the dispersal of residential units throughout the THRZ may be slightly different compared to the operative THRZ, the Change will continue to ensure that the THRZ meets the PDP definition of “Resort” by retaining the existing cap on overall (both visitor accommodation and residential) unit numbers (set at 150 by Rule 47.5.15) and the existing cap on the number of residential units (set at 66 by Rule 47.5.16), (noting also that unlimited Residential Visitor Accommodation is provided for in all residential units). The zone will remain as “principally providing temporary visitor accommodation” as required by the definition of “Resort” and will continue to remain a comprehensively designed, planned and integrated development.



26. Please provide comment or further evaluation of the removal of the golf course and dispersed homesites in relation to SP 3.3.1 and Objective 47.2.1. In particular, whether the proposed outcomes would still maintain and enhance visitor attractions, facilities and services as promoted by Strategic Policy 3.3.1, and the extent the following elements of the proposal achieve Objective 47.2.1:
- That the new residential activity elements (i.e. Homesites 6-15) are integrated with the golf resort;
  - That buildings and vehicle access to Homesites 6-15 would maintain landscape character and visual amenity values of the Zone and surrounding environment.

Strategic Policy 3.3.1 states:

***“Make provision for the visitor industry to maintain and enhance attractions, facilities and services within the Queenstown and Wānaka town centres and elsewhere within the District’s urban areas and settlements at locations where this is consistent with objectives and policies for the relevant zone.”***

This SP was not identified as relevant to the proposal and therefore not assessed by the Requestor in the Section 32 evaluation as it is limited to “within the Queenstown and Wānaka town centres and elsewhere within the District’s urban areas and settlements” (emphasis added). The Hills Resort Zone is not within a town centre, urban area or settlement<sup>4</sup>, therefore this SP would appear not to apply. Notwithstanding this, the objective of the plan change (being to deliver a world class golfing experience and golf resort with resort accommodation and facilities centred around a redesigned championship golf course of international ranking and world renown) would clearly achieve the policy intent of maintaining and enhancing visitor industry attractions, facilities and services. As previously addressed in the response to (25) above, the disestablishment of the existing nine-hole “farm” golf course in the southern part of the zone does not affect the overall purpose of the zone being focused on onsite visitor activities, as this is being done in conjunction with an increased or improved resort offering in other parts of the zone.

In response to (a) above, the location of the proposed new Homesites may appear, when viewed on an aerial image or on the Structure Plan, to be distant and disconnected from the location of the golf course, but in practice it is an easy walk (or golf cart ride) from the Clubhouse and golf course to the new Homesite locations.

In response to (b) above, this matter has been addressed in response to (5) above already and in the updated Landscape Assessment (**Attachment E**), but in summary, by following the underlying terrain as much as possible, landscape effects are minimised. While some engineering will be required within the gully area to achieve Council standards, the landform in this area will visually absorb these changes. The locating of the accessway following a contour along the upper terrace to the individual Homesites will also minimise the earthworks required, and the LAMA and SPA as required by the provisions will support the visual integration of the accessway.

27. With the proposal resulting in a greater dispersal of development through the Zone (as acknowledged on page 25 of the section 32 report), has consideration been given to staging residential activity development with visitor accommodation and/or visitor industry development of the Zone, or any other methods, as a means to ensure that implementing the THRZ framework still principally provides a resort offering rather than the potential for parts of the plan change to result in rural residential development tacked onto a golf course?

<sup>4</sup>

“Settlement” is not a defined term in the PDP however upon review of its use within the various parts of the PDP, it appears generally to reference to either those areas zoned Settlement Zone (which includes areas such as Glenorchy, Kingston and Cardrona) and which is located within Part Three “Urban Environment” of the PDP, or in reference to areas that are zoned another Part Three “Urban Environment” zone (such as Hawea, which is zoned primarily Low Density Suburban Residential). In light of this focus on “urban” where the term settlement is used, it would not be appropriate to consider a resort zoning to fall under this term for the purpose of SP 3.3.1, especially when the definition of “Urban Development” makes it very clear that a resort development in an otherwise rural area does not constitute urban development.

This is not a matter relevant to the change sought by the Request. The dispersal referred to in the Section 32 evaluation was reference to the change in location of a very small amount of residential development (11 units, or approximately 17% of the total residential unit capacity enabled in the zone) resulting from the proposed new Homesite locations (and that would otherwise be enabled elsewhere in the zone under the current provisions).

There is no existing requirement for a set level of visitor accommodation to be established prior to residential units being constructed, or vice versa, and the Change does not propose to alter the proportion of visitor accommodation and residential activity from what is provided for by the operative zone. The Hills Resort Zone was found to meet the definition of "Resort" as part of its original promulgation, and redistribution of possible locations for the residential component of the resort development does not alter this assessment.

**28. If the answer to the above is yes, what form would any plan provisions take?**

As no further controls are necessary for the reasons set out in response to (27) above, no additional plan provisions are required or proposed.

We trust this response resolves your queries, however, please feel free to get in touch if you have any questions on the above matters.

Yours sincerely,



Christine Edgley / Jeff Brown  
**Brown & Company Planning Group**

**ATTACHMENTS**

- A.** The Hills Resort Zone Structure Plan (Updated) prepared by RBT Design Group dated 30 April 2025
- B.** Traffic Assessment prepared by Carriageway Consulting Ltd dated 7 May 2025
- C.** Overview of surrounding development context prepared by Brown & Company Planning Group dated 15 April 2025
- D.** Overview of building heights and rationale prepared by RBT Design Group dated 1 May 2025
- E.** Landscape Assessment (Updated) prepared by Boffa Miskell dated 9 May 2025
- F.** Updated mapping of activity areas with aerials prepared by RBT Design Group dated 30 April 2025
- G.** Photomontages and Photomontage Methodology Statement prepared by Boffa Miskell dated 7 May 2025
- H.** Email correspondence with Queenstown Trails Trust representative Mark Williams dated 13 January 2025 – 7 February 2025

- I.** Proposed District Plan Provisions (Updated) prepared by Brown & Company Planning Group dated 15 May 2025
- J.** Request for Plan Change (Updated) prepared by Brown & Company Planning Group dated 15 May 2025
- K.** Assessment of Environmental Effects (Updated) prepared by Brown & Company Planning Group dated 15 May 2025
- L.** Section 32 Evaluation (Updated) prepared by Brown & Company Planning Group dated 15 May 2025
- M.** Design Statement (Updated) prepared by RBT Design Group dated 7 May 2025