

	Activities – Millbrook	Status
	<p>(permanently or temporarily) on the premises or to any person who is present on the premises for the purpose of dining up until 12am.</p> <p>ii. Control is reserved in respect of:</p> <ul style="list-style-type: none"> a) The scale of the activity. b) Car parking and traffic generation. c) Effects on amenity values (including that of adjoining residential zones and public reserves). d) The configuration of activities within the building and site (e.g. outdoor seating, entrances) e) Noise and hours of operation. 	
43.4.5	<p>Amenity Landscaping Works</p> <p>i. Landscaping works within the Gully Planting Overlay, the Open Planting Overlay the Amenity Landscaping Overlay, the E1 and E2 Earth Mounding areas.</p> <p>ii. Discretion is restricted to:</p> <ul style="list-style-type: none"> a) Landscape designs and planting plans that indicate how the Gully Planting and Open Planting Overlays will be planted and maintained with at least 90 % of plants in Appendix 1. b) Practical and reasonable measures within the Amenity Landscaping overlay to mitigate or avoid adverse effects on the amenity values enjoyed within properties beyond the Zone boundary, utilising the species lists for the Gully Planting and Open Planting Overlays in Appendix 1. c) Removal of all <i>Pinus</i>, <i>Pseudotsuga</i> and <i>Cystisus</i> from the E1, E2, Open Planting, Gully Planting and Amenity Landscaping overlay areas. d) Earthworks to be undertaken in E1 for the purpose of visually screening all residential properties within the R14 and R15 Residential Activity Areas from approved building locations on sites adjoining the South Dalgleish area of the Millbrook Resort Zone. e) Earthworks to be undertaken in E2 for the purpose of mitigating views of golfing activities as viewed from approved building locations on sites adjoining the South Dalgleish area of the Millbrook Resort Zone. f) Landscaping plans shall include details on and commitments to prompt establishment, density of planting, replacement of dead and diseased plants, restrictions on removal of other vegetation, irrigation, fertiliser, composting, rabbit control and use of gender dimorphic stock sourced from local seeds. g) The measures that shall be employed to maintain or enhance the quality of water within Mill Creek. 	RD

	Activities – Millbrook	Status
43.4.6	<p>Buildings</p> <ul style="list-style-type: none"> i. R14, R15 and R16 of the Residential Activity Area ii. Discretion is restricted to: <ul style="list-style-type: none"> a) The external appearance of the building. b) Associated landscaping controls. c) The effect on visual values of the area including coherence with the surrounding buildings and landscape values. 	RD
43.4.7	<p>Buildings</p> <ul style="list-style-type: none"> i. R17 of the Residential Activity Area ii. Discretion is restricted to: <ul style="list-style-type: none"> a) The external appearance of the building. b) The effect on visual values of the area including coherence with the surrounding buildings and heritage values. 	RD
43.4.8	<p>Helicopter landing and take-off</p> <ul style="list-style-type: none"> i. Helicopter Landing and Take-off Activity Area ii. Discretion is restricted to: <ul style="list-style-type: none"> a) Safety b) Effects on amenity values c) Confirmation that no more than one helicopter landing and take-off area shall be in operation at any given time. 	RD
43.4.9	<p>Buildings</p> <ul style="list-style-type: none"> i. Golf Course and Open Space Activity Area, except for utilities, service and accessory buildings up to 40m² in gross floor area. 	D
43.4.10	<p>Residential Activity</p> <ul style="list-style-type: none"> i. Resort Services Activity Area, except for residential activity ancillary to a permitted or approved activity. ii. Golf / Open Space Activity Area, except for residential activity ancillary to a permitted or approved activity. iii. Recreational Facilities Activity Area, except for residential activity ancillary to a permitted or approved activity. 	D

	Activities – Millbrook	Status
43.4.11	<p>Visitor Accommodation</p> <ul style="list-style-type: none"> i. Resort Services Activity Area, except for visitor accommodation activity ancillary to a permitted or approved activity. ii. Golf / Open Space Activity Area, except for visitor accommodation activity ancillary to a permitted or approved activity. iii. Recreational Facilities Activity Area, except for visitor accommodation activity ancillary to a permitted or approved activity. iv. Residential Activity Area, except for visitor accommodation activity ancillary to a permitted or approved activity. 	D
43.4.12	<p>Commercial and Community Activities, except for:</p> <ul style="list-style-type: none"> i. Commercial recreation activities; or ii. Offices and administration activities directly associated with the management and development of Millbrook or ancillary to other permitted or approved activities located within the Resort Services and Village Activity Areas; or iii. Bars, restaurants, theatres, conference, cultural and community facilities in the Village Activity Area; or iv. Retail activities which comply with rule 43.5.10 (Retail Sales) 	D
43.4.13	<p>Commercial Recreation Activities, except for:</p> <ul style="list-style-type: none"> i. Golf courses ii. Recreation Facilities Activity Area iii. Village Activity Area 	D
43.4.14	<p>Golf Courses</p> <ul style="list-style-type: none"> i. In the Landscape Protection Activity Area and the Landscape Protection (Malaghan) Activity Area. 	NC
43.4.15	<p>Buildings in the Landscape Protection Activity Area, except for:</p> <ul style="list-style-type: none"> i. One farm building relocated from within the site and restored in that part of the Landscape Protection (Malaghan) Activity Area (refer Rule 43.4.2). ii. Utility buildings up to 25m² gross floor area in the Landscape Protection (Malaghan) Activity Area. 	NC
43.4.16	<p>Buildings</p> <ul style="list-style-type: none"> i. In R18 of the Residential Activity Area, except for one residential unit or a farm building. 	NC

	Activities – Millbrook	Status
43.4.17	<p>Building Colours and Materials in R14, 15 and 16</p> <ul style="list-style-type: none"> i. Roof materials and colours will be limited to <ul style="list-style-type: none"> a) Dark grey corrugated iron. b) Dark grey tray profile. c) Natural dark grey slate. d) Copper (left to weather). e) Gutters and downpipes to match the roof colour ii. Claddings will be limited to: <ul style="list-style-type: none"> a) Millbrook quarry stone. b) Painted or stained weatherboards. c) Steel sheeting. d) Textured concrete. e) Painted plaster. iii. Paint colours shall have a maximum 30% light reflectivity value. iv. All external joinery, including door frames, window joinery, and any other external joinery shall be a dark recessive colour. 	NC
43.4.18	<p>Airports, except for:</p> <ul style="list-style-type: none"> i. Helicopter landings and take-offs approved under rule 43.4.8. ii. The use of land and water for an emergency landings, rescues and fire-fighting. 	NC
43.4.19	Mining	NC
43.4.20	<p>Service Activities, except where:</p> <ul style="list-style-type: none"> i. Directly related to other approved or permitted activities within the Zone. ii. Located within the Resort Services Activity Area. iii. Located within the Golf / Open Space Activity Area, and which have a gross floor area of no more than 40m². 	NC
43.4.21	<p>Industrial Activities; except for:</p> <ul style="list-style-type: none"> i. Activities directly related to other approved or permitted activities within the Zone. ii. Activities located within the Resort Services Activity Area. 	NC
43.4.22	<p>Licensed Premises</p> <ul style="list-style-type: none"> i. Premises outside of the Village Activity Area licensed for the consumption of alcohol on the premises between the hours of 11pm and 8am, provided that this rule shall not apply to the sale and supply of alcohol: <ul style="list-style-type: none"> a) to any person who is residing (permanently or temporarily) on the premises. b) to any person who is present on the premises for the purpose of dining up until 12am. 	NC

	Activities – Millbrook	Status
43.4.23	Panelbeating, spray painting, motor vehicle repair or dismantling except for activities directly related to other approved or permitted activities within the Zone and located within the Resort Services Activity Area.	NC
43.4.24	Forestry Activities.	NC
43.4.25	Fibreglassing, sheet metal work, bottle or scrap storage, motorbody building or wrecking, fish or meat processing (excluding that which is ancillary to a retail premises such as a butcher, fishmonger or supermarket), or any activity requiring an Offensive Trade Licence under the Health Act 1956.	PR
43.4.26	Factory Farming.	PR
43.4.27	Buildings in the E1 and E2 Overlay Areas.	PR

43.5 Rules- Standards

	Rules – Millbrook	Non-compliance status
43.5.1	Setbacks <ul style="list-style-type: none"> i. No building or structure shall be located closer than 6m to the Zone boundary. ii. No building shall be located closer than 10m from Malaghan Road or the Arrowtown Lake Hayes Road. 	RD
43.5.2	Setbacks <ul style="list-style-type: none"> i. On Indicative Residential Sites 14 and 19 buildings shall be located at least 7m from the Residential Activity Area boundary. 	D
43.5.3	Roadside Planting – Malaghan Road <ul style="list-style-type: none"> i. The removal of vegetation from the Landscape Protection (Malaghan) Activity Area except for the replacement of any tree (as a result of safety concerns or the ill health of a tree) with the same or similar species. 	D
43.5.4	Residential Density <ul style="list-style-type: none"> i. In the Millbrook Resort Zone the maximum number of residential units shall be limited to 450. 	NC
43.5.5	Residential Density <ul style="list-style-type: none"> i. In the following parts of the Residential Activity Area the total number of residential units shall not exceed: <ul style="list-style-type: none"> a) R13 10 residential units. b) R14 6 residential units. c) R15 15 residential units. 	NC

	Rules – Millbrook	Non-compliance status																										
	<ul style="list-style-type: none"> d) R16 6 residential units. e) R17 7 residential units. f) R18 1 residential unit. ii. In addition there shall be no more than one residential unit per Indicative Residential Site. 																											
<p>43.5.6</p>	<p>Building Height</p> <ul style="list-style-type: none"> i. The maximum height of buildings shall be: <ul style="list-style-type: none"> a) Visitor accommodation, clubhouses, conference and theatre facilities restaurants, retail and residential buildings (except in Residential Activity Areas R14, R15, R16, R17 and R17) - 8m. b) Filming towers - 12m. c) All other buildings and structures (except in Residential Activity Areas R14, R15, R16 and R17) - 4m. 	<p>NC</p>																										
<p>43.5.7</p>	<p>Building Height in Residential Activity Areas R14, R15, R16 and R17</p> <ul style="list-style-type: none"> i. In the following parts of the Residential Activity Area the following maximum building heights shall apply: <ul style="list-style-type: none"> a) R14 6.5m. b) R15 6.5m except within those parts subject to the Height Restriction Overlay where the height limit shall be 5.5m. c) R16 6.5m. d) R17 5.5m. ii. No part of a building shall exceed the following heights above sea level (excluding chimneys which may exceed the height control by 2.0m): <table border="1" data-bbox="416 1458 1214 1906"> <thead> <tr> <th>Indicative Residential Site as shown on the Structure Plan</th> <th>Datum (masl) using the “Mt Nic 2000 & MSL” datum</th> </tr> </thead> <tbody> <tr><td>1</td><td>481.8</td></tr> <tr><td>3</td><td>478.8</td></tr> <tr><td>6</td><td>475.8</td></tr> <tr><td>7</td><td>475.8</td></tr> <tr><td>8</td><td>475.8</td></tr> <tr><td>9</td><td>475.8</td></tr> <tr><td>10</td><td>475.8</td></tr> <tr><td>11</td><td>475.8</td></tr> <tr><td>12</td><td>475.8</td></tr> <tr><td>13</td><td>475.8</td></tr> <tr><td>14</td><td>476.8</td></tr> <tr><td>19</td><td>472.8</td></tr> </tbody> </table> iii. No part of a building on Indicative Residential Sites 1 and 3 shall protrude through a recession plane running due south at an angle of 30 degrees commencing at the boundary of the indicative residential sites noted below and as measured from the following heights above sea level: 	Indicative Residential Site as shown on the Structure Plan	Datum (masl) using the “Mt Nic 2000 & MSL” datum	1	481.8	3	478.8	6	475.8	7	475.8	8	475.8	9	475.8	10	475.8	11	475.8	12	475.8	13	475.8	14	476.8	19	472.8	<p>NC</p>
Indicative Residential Site as shown on the Structure Plan	Datum (masl) using the “Mt Nic 2000 & MSL” datum																											
1	481.8																											
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11	475.8																											
12	475.8																											
13	475.8																											
14	476.8																											
19	472.8																											

Rules – Millbrook			Non-compliance status
	Indicative Residential Site as shown on the Structure Plan	Datum (masl) using the “Mt Nic 2000 & MSL” datum	
	1	478	
	3	475	
43.5.8	Glare <ul style="list-style-type: none"> i. All fixed lighting shall be directed away from adjacent roads and properties. ii. Any building or fence constructed or clad in metal, or material with reflective surfaces shall be painted or otherwise coated with a non-reflective finish. iii. 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, measured at any point inside the boundary of the adjoining property. iv. External lighting shall be limited to down lighting only, not more than 1.5 metres above the finished floor level of the dwelling with the light source shielded from horizontal view. 		NC
43.5.9	Nature and Scale of Activities <ul style="list-style-type: none"> i. Except within the Village and Resort Services Activity Areas: <ul style="list-style-type: none"> a) No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight. b) All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building 		NC
43.5.10	Retail Sales <ul style="list-style-type: none"> i. No goods or services shall be displayed, sold or offered for sale from a site except: <ul style="list-style-type: none"> a) Goods grown, reared or produced on the site; or b) Goods and services associated with, and ancillary to the recreation activities taking place (within buildings associated with such activities) within the Recreation Facilities Activity Area; or c) Within the Village Activity Area 		NC
43.5.11	Maximum Total Site Coverage <ul style="list-style-type: none"> i. The maximum site coverage shall not exceed 5% of the total area of the Zone. For the purposes of this Rule, site coverage includes all buildings, accessory, utility and service buildings but excludes weirs, filming towers, bridges and roads and parking areas. 		NC

	Rules – Millbrook	Non-compliance status
43.5.12	Golf Course Development i. Development of more than 27 holes of golf prior to Council certification of the implemented plans for the Gully Planting Overlay, Open Planting Overlay and Amenity Landscaping areas (refer Rule 43.4.5).	NC

Appendix 1

Overlay Area	Plant List
Gully Planting Overlay	<ul style="list-style-type: none"> - <i>Carex cecta</i> - <i>Hebe salicifolia</i> - <i>Aristotelia serrata</i> - <i>Coprosma Lucida</i> - <i>Coprosma Propinqua</i> - <i>Nothofagus solandri var. cliffortioides</i> - <i>Olearia lineata</i> - <i>Cortaderia richardii</i> - <i>Phormium tenax</i>
Open Planting Overlay:	<ul style="list-style-type: none"> - <i>Festuca novae-zelandiae</i> - <i>Coprosma propinqua</i> - <i>Leonohebe cupressoides</i> - <i>Olearia odorata</i> - <i>Melicytus alpinus</i> - <i>Sophora microphylla</i> - <i>Olearia avicenniifolia</i> - <i>Carmichaelia petriei</i> - <i>Poa colensoi</i> - <i>Hebe subalpina</i>

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43.6 Non-Notification of Applications

- 43.6.1 Except as provided for by the Act, all applications for Controlled Activities and Restricted Discretionary Activities will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons.

[Amended Structure Plan to Be Appended]