



**Recommendation following the hearing of Private Plan Change 1 – The Hills Resort Zone by The Hills Resort Limited to the Queenstown Lakes District Plan under the Resource Management Act 1991**

**Proposal**

The Hills Resort Limited (the **applicant** or **THRL**) requested a 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, and consequential amendments to the provisions of the zone arising from these changes.

Private Plan Change 1 is recommended to be **APPROVED** with modifications to that publicly notified. The reasons are set out within this decision.

<b>Private Plan Change:</b>	Private Plan Change 1 – The Hills Resort Zone
<b>Applicant:</b>	The Hills Resort Limited (THRL)
<b>Hearing commenced:</b>	Tuesday 14 April 2026
<b>Hearing panel:</b>	Dr Lee Beattie (chair) and Lisa Mein
<b>Appearances:</b>	<p><u>For the Applicant</u></p> <p>Ms Rebecca Wolt, Legal Counsel                  Ms Emma Hill, for THRL                  Mr Brett Thomson, Landscape Architecture/ Masterplanning                  Ms Yvonne Pflüger, Landscape and Visual Effects                  Mr Chris Day, Noise and Vibration                  Mr Jeff Brown, Planning</p> <p><u>For the Council</u></p> <p>Mr Thad Ryan, Legal Counsel                  Ms Bridget Gilbert, Landscape and Visual Effects                  Mr Craig Barr, Planning</p>

	<p><u>For the submitters</u></p> <p>Mr Graeme Todd and Dr Shayne Galloway on behalf of Jane Ellen Todd and Trustees of Graeme Todd Family Trust (Submitter 2)</p> <p>Mrs Sandra and Mr George Page (Submitter 18)</p> <p>Ms Iris Weber and Mr Dave Gibson (Submitter 20/22)</p> <p><u>Council's Hearings Advisors</u></p> <p>Lynley Scott</p> <p>Patricia Pontes-Monteiro</p>
<b>Commissioners' site visit:</b>	Monday 13 April 2026 and afternoon of Tuesday 14 April 2026
<b>Hearing adjourned:</b>	Wednesday 15 April 2026
<b>Hearing closed:</b>	28 April 2026

## Introduction

1. This recommendation is made on behalf of Queenstown Lakes District Council (**the Council** or **QLDC**) by Independent Hearing Commissioners Dr Lee Beattie (Chair) and Lisa Mein, appointed and acting under delegated authority pursuant to sections 34 and 34A of the Resource Management Act 1991 (**the RMA**).
2. The Commissioners have been delegated the authority by the Council to make a recommendation on Private Plan Change 1 (**PPC1**) to the Council after considering the request (including the section 32 and section 32AA evaluations), all the submissions, the section 42A report/evidence prepared by the officers for the hearing, legal submissions and the evidence presented prior to and during the hearing of submissions, including joint witness statements (**JWS**), responses to our questions and the Applicant's closing legal submissions and reply evidence.
3. PPC1 is a private plan change, accepted by the Council on 23 June 2025, and has been prepared following the standard RMA Schedule 1 process (that is, the plan change is not the result of an alternative, 'streamlined' or 'collaborative' process as enabled under the RMA).
4. PPC1 was publicly notified on 15 August 2025. The submission period closed 12 September 2025. A summary of submissions was notified for further submissions on 23 October 2025 and the further submission period closed on 7 November 2025. A total of twenty-one primary submissions were lodged, one of which, by Lachlan and Maggie Drummond was withdrawn prior to the Council finalising and notifying its summary of submissions. Accordingly, we have not addressed this submission.
5. One further submission was made by Iris Weber and Dave Gibson in support of the submission by James and Janine Draper. On 15 January 2026, Jeff Brown (on behalf of THRL) wrote to the Council to explain THRL had reached an agreement with the Drapers to include provisions in PPC1 to address the Drapers' submission, and that the Drapers had agreed to withdraw their submission on that basis. The Drapers formally withdrew their submission on 26 March 2026. We have addressed that submission only with respect to the changes proposed that led to the submission being withdrawn.
6. By the time of the hearing, many of the areas in contention were resolved between the parties (particularly the Applicant and Council), with the exception of some discrete points of disagreement, which we have considered below. In saying this, we would like to say that at the higher level we found, based on the evidence before us, that we recommend that PPC1 be approved subject to some minor amendments as discussed within this decision.
7. Consequently, and in the interests of efficiency we have focused our decision on those areas that remain in contention.

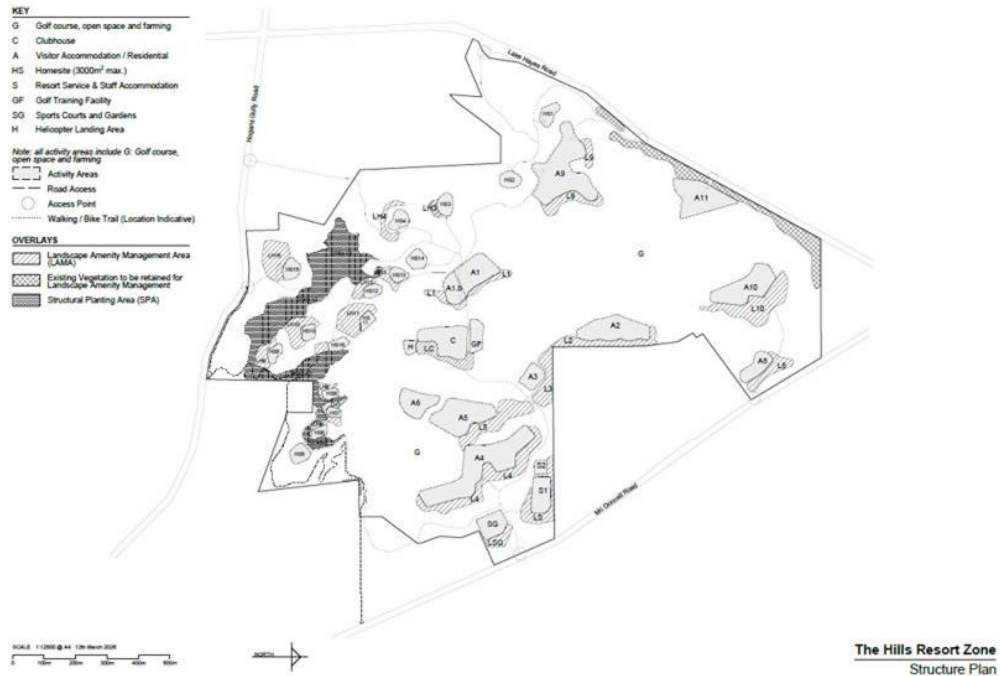
## **PPC1 Accepted by the Council, Notification and Submissions received.**

8. PPC1 was lodged on 14 Nov 2024, with Council issuing a Request for Further information dated 11 Dec 2024. PPC1 was publicly notified on the 15 August 2025. The submission period closed on 12 Sept 2025. A total of 21 submissions were received; one was withdrawn prior to the Council finalising and notifying its summary of submissions. Of the remaining 20 submissions, there were 8 submissions in opposition, 12 submissions that supported the plan change. One submission, by James and Janene Draper, was withdrawn before the hearing.
9. All submissions were summarised and publicly notified for further submissions on 23 October 2025. The period for further submissions closed on 7 Nov 2025. One further submission was received by Iris Weber and Dave Gibson, all of which have been set out in Mr Barr's s.42A report.

## **Summary of Plan Change**

10. The Hills Golf Course, on the southwestern side of Arrowtown, was progressively developed through resource consents in the early 2000s, between 2000 and 2007. At present the Hills Golf Course comprises an 18-hole course, a 9-hole course, clubhouse and carpark within Activity Area C, service buildings (within current Activity Area S1). Residential activity at present is limited to three existing dwellings within Home Sites 1, 2 and 4.
11. The PDP was notified in August 2015 and THRL made a submission requesting a special resort zone. While the submission for a resort zone by THRL was not initially approved by the Council, an appeal to the Environment Court was resolved by Consent Order in September 2021, and THRZ was added to the PDP. The THRZ provides for visitor activities and resort facilities including the golf course and associated infrastructure, and a maximum number of Visitor Accommodation and Residential Units (excluding staff accommodation) of 150 units, of which the maximum number of Residential Units is 66.
12. Development is directed to locate within identified Activity Areas on the THRZ Structure Plan, which were evaluated as part of the formation of the zone, for the ability of these locations to accommodate development, alongside the Landscape Amenity Management Areas (**LAMA**) planting while maintaining or enhancing landscape character.
13. THRL has stated that the Proposed Plan Change is driven by the golf course redesign, specifically that detailed planning work has been undertaken to position the 18-hole golf course as the premier course in the South Island. This detailed planning work has determined that the re-routing of the 18-hole golf course is required to achieve the premier status. While the re-routing itself is a permitted activity, it necessitates reconfiguration or relocation of some of the Activity Areas within the THRZ Structure Plan. Coupled with this, THRL consider the 9-hole Farm course to not be economically viable and therefore are seeking alternative options for that land.

14. The proposal is to change THRZ Structure Plan by amending the location and extent of existing Activity Areas, establishing eleven additional Home Sites in the south of THRZ, in the location of the existing Farm course, and providing for three new Activity Areas associated with the resort for golf training, sports and recreation for visitors and residents and a new specified location for helicopter take-off and landings, and consequential amendments to the provisions of the zone arising from these changes. While additional Homes Sites are identified, no amendment is sought to Rule 47.5.16 limited the maximum number of Residential Units to 66.
15. A summary of the main changes sought by THRL are set out within paragraph 5.14 of the section 42A report. For ease of reference, they are included below:
  - (a) Relocating residential activity to create several new Home Sites to a southern part of the Structure Plan / THRZ (in the Speargrass Valley landscape catchment) with the accompaniment of the new Structure Planting Areas (**SPAs**).
  - (b) A new Sports Courts and Gardens Activity Area (AA SG) located in the northeast in proximity to McDonnell Road.
  - (c) A new Golf Facilities Activity Area (AA GF) located east of the Clubhouse Activity Area, and the Removal of the Driving Range and Deletion of Activity Area A7 (AA A7)
  - (d) A new Helicopter Activity Area (AA H) for helicopter arrivals and departures, located adjacent to the existing Clubhouse (AA C)
  - (e) Amendments to the spatial extent of existing Activity Areas A1, A2, A4, A5, A6, A10 and A11.
16. More specific details of the changes proposed to the PDP by PPC1 are set out in the Application and the Section 42A report. We adopt all that information as part of this report. However, we have included the amended master plan highlighting the proposed changes from Mr Brett Thompson's evidence below.



17. A section 32 evaluation was prepared by Brown and Company and included within the material accompanying the request for PPC1. While Mr Barr generally agreed with the section 32 evaluation, he considered the section 32 report required a more in-depth explanation of the PDP framework to be necessary to understand the intentions of the PDP as it relates to THRZ. In particular, he cites the PDP Chapter 3 Strategic Directions, and specific Strategic Issues and other provisions in sections 7.8 – 7.20 of his section 42A report.

18. As we will discuss below, Mr Barr’s concerns were addressed through the hearing process and the evidence we received, to a point where we found that we could recommend the approval of PPC1.

**Overview of Issues Raised by Submitters**

19. The key matters raised by the submissions included:

- (a) Support for PPC1, including re-routing of the golf course

- (b) Landscape and visual effects related to the location of Activity Areas, extension to Activity Areas, the height of buildings and screening from neighbouring properties.
- (c) Alignment of, and extension and linkages to, the Wakatipu Trails Trust network
- (d) Traffic and access, in particular safety concerns with respect to Hogans Gully Road
- (e) Noise effects with respect to helicopter landings
- (f) Specific opposition to the location of AA SG in terms of visibility and potential noise effects

20. We address the submitters' concerns in more detail below.

### **Hearing and Hearing Process**

- 21. The hearing commenced on 14 April 2026. In the afternoon, having heard from the Applicant and the Council, the Hearing Panel attended a site visit of THRL property, the subject of PPC1, having previously undertaken a wider site visit from surrounding properties and public roads.
- 22. The hearing was adjourned on 15 April 2026, following presentations by the Submitters. The hearing was closed on 28 April 2026, following receipt of the Applicant's closing reply submissions on 24 April 2026. No further revisions to the Structure Plan or PDP provisions were proposed within the closing reply.

### **Relevant Statutory Provisions Considered**

- 23. The RMA sets out a range of matters that must be addressed when considering a plan change, as identified in the section 32 evaluation report accompanying the notified plan change. We also note that section 32 clarifies that analysis of efficiency and effectiveness is to be at 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.
- 24. We do not need to repeat contents of the Applicant's Plan Change Request and Section 32 Assessment Report in any detail. We accept the appropriate requirements for the formulation of a plan change have been comprehensively addressed in the material before us and we have adopted these for our decision.
- 25. We accept that the section 32 Evaluation Report provided an analysis of efficiency and effectiveness of the plan change and was at a level of detail that corresponded to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the plan change.

26. Furthermore, the Applicant in its evidence, at the hearing, proposed some changes to the plan change in response to concerns raised by the Council and Submitters. We accept that an appropriate evaluation of those changes has been made in terms of section 32AA of the RMA.
27. We also accept that the plan change, subject to the modifications we have made, gives effect to the National Policy Statements regarding urban development, freshwater, highly productive land, and indigenous biodiversity; and also gives effect to the Regional Policy Statement. The details of these statutory (and other) documents were comprehensively addressed in the Application documents, and in the section 42A report. There was broad agreement between the Applicant's and Council's planners that PPC1 would give effect to these statutory documents. We agree and accordingly do not need to address those documents in relation to PPC1 in this decision.
28. Clause 10 of Schedule 1 requires that this decision must include the reasons for accepting or rejecting submissions. We set out our reasons for approving the plan change below, as well as our response to the submissions. As mentioned above, that decision must include a further evaluation of any proposed changes to the plan change arising from submission; with that evaluation to be undertaken in accordance with section 32AA. With regard to Section 32AA, we note that the evidence presented by the Applicant, Submitters and Council effectively represents this assessment, and that that material should be read in conjunction with this decision, where we have determined that a change to PPC1 be made.
29. Having considered the application, legal submissions and the evidence (including the section 42A report), we are satisfied that PPC1 has been developed in accordance with, and gives effect to (subject to the modification we have made), the relevant statutory requirements.

### **The Site and Surrounding Environment**

30. The Applicant provided a thorough description of the PPC1 site and surrounding environment within section 2 of the AEE and section 2 of the Landscape Report accompanying the request for the private plan change. Ms Bridget Gilbert, in her evidence on behalf of the Council agreed with description of the site and surrounding environment within the Applicant's Landscape Report, and this was adopted for the purposes of the section 42A report. We agree with and adopt this description.
31. By way of summary, the land zoned THRZ comprises approximately 162ha located on the southwestern side of Arrowtown. It is bounded by the Arrowtown-Lake Hayes Road to the west and has frontages onto McDonnell Road to the east and Hogans Gully Road to the south. PPC1 does not affect the spatial extent of the site as illustrated within chapter 47 of the PDP.
32. The existing 18-hole Hills golf course currently occupies much of the land and is characterised by varied terrain with clusters of exotic and native trees, areas of tussock grassland, sand bunkers and small ponds interspersed between the holes. THRZ also

currently contains the short 9-hole Farm course on the southwestern side of the Clubhouse, facing towards Hogans Gully Road, which is proposed to be disestablished and redeveloped for Home Sites. Existing buildings are limited to the Clubhouse and carparking, centrally located within the site within current AA C, and residential units within the existing Homes Sites (HS) 1, 2 and 4, buildings associated with the golf resort in AA G, 9 and S1, and farm buildings. All existing buildings are set within well-established clusters of vegetation and are difficult to see from outside the Site. Otherwise, the site is largely undeveloped.

33. As outlined within the AEE, 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 Applicant) bounded on the north and west by THRZ. These are zoned Wakatipu Basin Rural Amenity Zone, or Wakatipu Basin Rural Amenity Zone Lifestyle Precinct under the PDP.
34. 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. Hogans Gully Road, on the southern edge of the site, 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 has not yet been developed.

## **Evidence**

35. We received a considerable amount of evidence, including the section 42A report and statements of evidence from Ms Gilbert and Mr Antoni Facey. A list of the evidence received is set out in Appendix 1.
36. Prior to the hearing expert conferencing was undertaken by the traffic, landscape and planning witnesses for the Applicant and the Council and JWS produced. This enabled the issues to be significantly narrowed in scope.
37. The Hearing Panel issued Direction 4 – excusing the Traffic Engineering witnesses from attending the hearing on the basis there were no outstanding matters of disagreement as outlined in their JWS. No traffic experts were engaged by submitters. Given that there were no traffic issues in contention by the time of the hearing, and we accept the evidence of those experts, we do not need to address the evidence further in this decision. Those experts' opinions and the planning response as reflected in the updated THRZ provisions and Structure Plan, are accepted by us as being the most appropriate in terms of sections 32 and 32AA of the RMA.

38. Similarly, by the time of the hearing, there were no outstanding issues in contention between the Applicant's and Council's Landscape expert witnesses as the refinements that Ms Gilbert had previously recommended had been incorporated into the updated hearing version of the provisions dated 14 April 2026. Both Ms Gilbert and Ms Pfluger confirmed their opinion that the landscape-related effects of the development enabled by THRZ PPC1 will be minor and the development outcome will maintain the landscape character and amenity values of THRZ and the surrounding environment, making it appropriate from a landscape perspective.
39. In relation to planning matters, the Planning JWS also reached broad agreement on the issues, with only two outstanding issues in contention by the time of the hearing. One of these related to Queenstown Trails Trust's (QTT) submission seeking a trail extension over Lot 6 DP 392663 (the adjoining site to the southeast corner of the zone known as the Boxer Hills site). In his section 42A report Mr Barr had recommended amending the Structure Plan to show the walkway/cycleway trail over this land. However, the Applicant's proposal to extend the trail along the Hogan's Gully Road frontage within THRZ was supported by QTT, and therefore Mr Barr confirmed at the hearing that he is comfortable with the Trail location as currently proposed and no longer recommends that the trail be shown on the Structure Plan over the neighbouring Boxer Hills land.
40. The balance of this decision focuses on those matters that remained in contention between the parties at the end of the hearing.

### **Areas in Contention and our Findings on Those Matters**

#### Proposed Staging Rule

41. In his section 42A report, Mr Barr recommended the inclusion of a new policy and rule, in Chapter 47 of the PDP, requiring the construction of a minimum of 14 visitor accommodation units within the dedicated visitor related activity areas (A1, A3, A6 and C) before any building on Homesites 6-16 can be developed. He reiterated in paragraph 1.7 of his summary statement at the hearing, that he remains of the view that the redistribution of residential activity and its dispersal to the southwestern part of THRZ raises the potential for the proposal to not achieve 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.*" In his opinion, the new dedicated home sites should be tied into provisions that require a minimum amount of dedicated visitor accommodation prior to development.
42. Mr Brown does not agree with inclusion of a staging rule. As he states in both his primary evidence (at paragraph 3.65) and in his summary statement, the addition of the new Home Sites 6 – 16 does not change the overall required proportion of visitor accommodation units versus residential units in THRZ, nor the overall maximum of residential units, as regulated by Rules 47.5.15 and 47.5.16 respectively. In his opinion the zone will retain the low average density of residential development and will still

overall be a development focused on onsite visitor activities (principally golf) as required by the objective of the zone.

43. In addition, the new home sites will be integrated into the balance of the zone physically by the consistent landscape treatment, through the LAMA and SPA methods, and through the access links to the main resort facilities.
44. Mr Brown and Ms Wolt also pointed out that construction of the first visitor accommodation units has already commenced. In Ms Wolt's view this demonstrates a genuine commitment to delivering visitor accommodation as part of the resort development.
45. In her opening legal submissions, Ms Wolt stated the Applicant opposes the inclusion of the staging provisions because these do not arise from or address a submission or a change to the status quo advanced by the plan change. In her view there is no jurisdictional scope for this decision, nor any valid effects or policy basis. This point was reiterated in her closing legal submissions.
46. Notwithstanding jurisdictional scope, we agree with the Applicant's position that staging provisions are unnecessary. We were not convinced by Mr Barr's argument that the 11 new home sites could undermine the integrity of the zone nor that the new area being proposed for residential increases the risk of the zone being developed as residential. In our observation, while the residential units will be enabled in different parts of the site, the overall outcome will still be the same as there is no staging policy or rules currently within THRZ nor has the quantum of residential activity permitted been altered.
47. Furthermore, both landscape experts have considered the landscape effects of the new Home Sites 9 – 16 and, following the amendments to building heights and SPAs, agree the landscape effects will be minor and that the development outcome will maintain landscape character and amenity values. We therefore prefer the evidence of Mr Brown on behalf of the Applicant that staging provisions are unnecessary to achieve the objective of THRZ.

#### Sports Courts and Gardens Activity Area (AA SG)

48. Submissions by Todd (#2) and Brown (#4) opposed the location of the AA SG in terms of the impacts it would have on their properties at Advance Terrace, Arrowtown. The reasons provided within both submissions relate to hours of operation, noise effects, and traffic effects, and that the provisions of the AA SG do not match the development shown in the concept plans submitted in support of PPC1.
49. In response to these submissions, THRL has proposed changes to the provisions to significantly reduce the scope of activities and potential scale of built form provided for in the AA SG and address the disconnect between the rules for and anticipated use of the AA SG. These are set out in Mr Brown's primary evidence in paragraphs 3.28 – 3.35 and summarised in Ms Wolt's opening legal submissions as follows:

- (a) Restaurants are no longer an intended activity within the AA SG and have been deleted from Rule 47.4.19

- (b) The types of buildings are limited to pergolas, toilet facilities, one greenhouses and fences for sports courts
  - (c) The maximum gross floor area for any building has been reduced from 200m<sup>2</sup> to 60m<sup>2</sup>
  - (d) The maximum number of buildings has been limited to three
  - (e) Retail activity has been limited to one non-permanent food truck
  - (f) A new standard is included limiting hours of operation of any retail activity (including any licensed premises) to between 8am – 8pm
50. These amendments were supported by Mr Barr, who considers these will assist to manage potential nuisance effects on submitters Todd and Brown, as well as other residents, of Advance Terrace. He did not recommend any further amendments to the provisions in relation to these submissions.
51. Mr Chris Day presented acoustic evidence on behalf of the Applicant. He reconfirmed in his summary statement that the PDP provides noise limits that the activities within the AA SG would need to comply with and that these are more conservative than most district plan noise limits.
52. We questioned him about pickleball, as our understanding is that the noise from pickleball courts is greater than tennis courts. Mr Day agreed that pickleball noise is greater than tennis courts and that problems can arise with pickleball where courts are abutting residential properties. However, the AA SG is 400m minimum from the nearest residences. In the case of the properties on Advance Terrace, with the ambient noise of traffic on McDonnell Road factored in, Mr Day concludes that the predicted level of noise level from music noise, court noise and people noise would be well within the PDP noise limits.
53. Dr Galloway, on behalf of the Todd's, put forward that the proposed location of the AA SG is not the most appropriate from a recreation planning perspective and that it transfers amenity effects of a private enterprise into the public domain and therefore should be relocated. He did not offer an alternative location. Neither did Mr Todd. Nor was any expert acoustic or visual evidence presented on behalf of this submitter.
54. Dr Galloway also questioned the types of activities that might establish within the AA SG, based on the description of the Activity Area within 47.1.2. We understand from evidence provided by Mr Brown and others that the AA SG could be used as an events venue, managed under Chapter 35 of the PDP, which prescribe the standards for permitted events. These standards apply to any site in THRZ and PPC1 is not proposing any changes to those standards.
55. We were not persuaded by the arguments put forward by Mr Todd and Dr Galloway regarding the location and use of the AA SG. We prefer the evidence presented on behalf of the Applicant that this is the best location for the Activity Area and that any

effects can be appropriately managed through the provisions within the PDP, including the refined provisions within Chapter 47 and those related to noise.

56. However, we do agree with Dr Galloway that the description of the Activity Area is somewhat ambiguous. While the rules were amended to reduce the scope of activities and potential scale of built form, the description remained unaltered. We are therefore recommending a minor amendment to the description of the Activity Area within 47.1.2 in light of submissions #2 and #4 to delete reference to communal outdoor living and open spaces as follows:

*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)*

57. We are of the view that this amendment will provide a higher degree of certainty about activities that are provided for within this area and in part addresses the concerns raised in submissions Todd (#2) and Brown (#4).

#### Enlargement of Activity Area A4

58. Submissions by Todd (#2) and Brown (#4) opposed the expansion of AA A4 (**A4**), seeking that it be refused on the basis of adverse visual effects.
59. Mr Todd spoke to the importance of the existing vegetation for screening A4, which he observed has now been removed. In his view this has opened up A4 from the properties on Advance Terrace, therefore the opportunity to use that vegetation to screen A4, as suggested in his evidence, has now been lost.
60. We understand alterations to the landform to create the LAMA (**L4**) and substantial mitigation planting are proposed. Ms Pflüger informed us in her summary that the existing vegetation within L4 did not need to be retained to address the visual effects of buildings within the adjacent A4.
61. Both Ms Pflüger and Ms Gilbert conclude that the adverse visual effects of the amended extent of A4 from the submitters' properties will be low, and comparable to the currently approved location, due to the extensive L4 proposed to the east of the activity area.
62. We agree with the landscape experts that visual effects of the extended A4 can be appropriately managed by the mounding and planting proposed for L4 and therefore do not recommend any further amendments to this Activity Area or associated LAMA.

#### Activity Area A2 - Viewshaft

63. We heard from submitters #18 Mr and Mrs Page regarding their submission points. By the time of the hearing most of their concerns had been resolved. The outstanding issue was with respect to buildings that could be developed within Activity Area A2 (**A2**) and the impact that would have on their view towards Bob's Peak.
64. Mrs Page presented the correspondence she had had with both contacts at the Hills property and with QLDC over more than 20 years that had led to their understanding that their views to Cecil, Bob's and Coronet Peak would be retained.

65. A2 is already included within the operative THRZ and is located to the north-west of the Pages' dwelling. PPC1 proposes an extension to A2 increasing the area from 0.9ha to 1.4ha. In terms of its overall length, the extension runs roughly parallel with the western boundary of the Page's property, but to the north and therefore further away from the Pages' dwelling. The LAMA runs parallel to the Pages' boundary providing visual separation between their boundary and any buildings within A2.
66. Under the existing THRZ, the maximum building height in A2 is 8m and this is proposed to be reduced to 7m under PPC1, which will result in a reduction in the potential height of built form within this activity area. While the LAMA and the reduction of maximum height of the buildings will reduce their visibility from the Pages' dwelling, but it will not protect their current views of Bob's Peak.
67. We have some sympathy for Mr and Mrs Page as plan changes and consents can be difficult processes to engage with. Unfortunately, it does not appear that the understanding that the Pages had with the late Sir Michael Hill regarding protection of views was ever formalised, such as by way of a Record on the Title or similar.
68. We also learnt that subdivision and land use consent has already been granted for the operative part of A2, including the LAMA, and that cannot be altered by this Plan Change. We therefore have no ability to require viewshafts over A2 in favour of the Pages as sought.
69. We understand that THRL remains committed to ongoing discussions with the Pages, particularly with respect to planting and design matters and hope there will be some resolution between the two parties outside of this process.

Matters raised by Ms Weber and Mr Gibson

70. Four matters were raised by Ms Weber and Mr Gibson at the hearing:
  - (a) The restricted discretionary height rule for future buildings within Home Sites 10, 12, 15 and 16;
  - (b) Minimises light pollution – night sky amenity;
  - (c) The surface treatment of the internal roading to the Home Sites 9-16; and
  - (d) The trail extension, which we understand does not extend as far as the Weber property and therefore is outside of our scope to make any further recommendations.
71. Ms Weber and Mr Gibson are seeking that there be no restricted discretionary pathway for additional height for Home Sites 10, 12, 15 and 16. We agree with the Applicant that the restricted discretionary regime is not a "back-door" to greater height, but a consenting pathway for a slightly taller building, of up to 1 metre, if the visual effects can be demonstrated to be acceptable. In our view this is an appropriate and considered approach, consistent with the PDP, and no further amendments to the rule are necessary.

72. In terms of the impact of light spill on the night sky from the Hogan's Gully Home Sites and the access road, Ms Weber and Mr Gibson were suggesting no street lighting at the Hogan's Gully entrance. We are aware that rule 47.5.13 within the operative THRZ already controls lighting and light spill and that this will apply to the new Home Sites. We were also directed to rule 47.4.1 with regards to the Hogan's Gully vehicle entrance, which requires a controlled activity consent, with matters of control including lighting. We concur with the Applicant that these existing controls are sufficient and that no further amendments are required to address the submitters' concerns related to this matter.
73. With respect to the internal access road, we are not persuaded that there will be any noise related issues, as vehicle numbers will be low according to both Messrs Carr and Facey.

### **Section 32AA Evaluation**

74. As addressed earlier, section 32AA of the RMA requires a further evaluation for any changes that are proposed to the notified plan change after the section 32 evaluation was carried out. This further evaluation must be undertaken at a level of detail that corresponds to the scale and significance of the changes. In our view this decision report, which among other things addresses the modifications we have made to the provisions of PPC1, satisfies our section 32AA obligations.

### **Part 2 of the RMA**

75. Section 32(1)(a) of the RMA requires assessment of whether the objectives of a plan change are the most appropriate way for achieving the purpose of the RMA in Part 2. Section 72 of the Act also states that the purpose of the preparation, implementation, and administration of district plans is to assist territorial authorities to carry out their functions in order to achieve the purpose of the RMA. In addition, section 74(1) provides that a territorial authority must prepare and change its district plan in accordance with the provisions of Part 2. While this is a private plan change, these provisions apply as if it is the Council who is approving the private plan change, which will change the PDP.
76. For all of the reasons set out in this decision, we are satisfied the matters set out in sections 6, 7 and 8 of the RMA have been appropriately addressed. PPC1 and its provisions, as we have modified them, have respectively recognised and provided for, have had particular regard to, and have taken into account, those relevant section 6, 7 and 8 matters.
77. Finally, in terms of section 5 of the RMA, it is our finding that the provisions of PPC1 are consistent with, and the most appropriate way, to achieve the purpose of the Act. PPC1 will enable the efficient development of the site for an integrated golf resort and visitor industry related activities, while also protecting the identified values (cultural and ecological), as well as avoiding, remedying, or mitigating any adverse effects on the environment.

### **Recommendations**

78. Having considered all the submissions, presentations, evidence, legal submissions and Council's evidence before us, we agree that PPC1 as amended and presented at the hearing is well considered and that any potential effects can be appropriately managed by the provisions.
79. We recommend that, pursuant to Schedule 1, Clause 10 of the Resource Management Act 1991, Council **approve** Private Plan Change 1 – The Hills Resort Zone by The Hills Resort Limited to the PDP, subject to the modifications as set out in this decision.
80. Submissions on the plan change are accepted, accepted in part, or refused, in accordance with Appendix 2.
81. The summary reasons for the recommendation decision are that PPC1:
- a) For the reasons set out above, we considered that the Applicant has demonstrated, supported by necessary evaluation in accordance with s.32 and s.32AA that it assists the effective implementation of the Queenstown Lakes Proposed District Plan;
  - b) It will assist the Council in achieving the purpose of the RMA;
  - c) It is consistent with the provisions of Part 2 of the RMA;



Dr Lee Beattie - Chairperson

For Commissioners Lisa Mein and Dr Lee Beattie

27 May 2026

## Appendix 1 – Index of the evidence received

DESCRIPTION
<b>APP = Applicant, SUB = Submitter, QLDC = Council, JWS – Joint Witness statements</b>
JWS – Traffic
JWS – Landscape
JWS – Planning
APP - Rebecca Wolt - Legal Submissions
APP - Emma Hill (Applicant) - Statement of Evidence
APP - Richard Brett Thomson (Landscape Architecture/ Master planning) - Statement of Evidence
APP - Richard Brett Thomson (Landscape Architecture/ Master planning) – Summary Statement
APP - Yvonne Pflüger (Landscape) – Statement of Evidence
APP - Yvonne Pflüger (Landscape) – Visual Simulations
APP - Yvonne Pflüger (Landscape) – Summary Statement
APP - Chris Day (Noise and Vibration) - Statement of Evidence
APP - Chris Day (Noise and Vibration) – Summary Statement
APP - Andy Carr (Traffic) - Statement of Evidence
APP - Jeff Brown (Planning) - Statement of Evidence
APP - Jeff Brown (Planning) - Summary Statement of Evidence
APP- Right of Reply
SUB - Graeme Todd - Statement of Evidence
SUB - Graeme Todd – Summary Statement
SUB - Dr Shayne Galloway on behalf of the Todds – Statement of Evidence
SUB - Sandra and George Page – Summary Statement
SUB - Iris Weber and Dave Gibson – Presentation to their submission (#20)
SUB – Simon Dan – Statement of Evidence (tabled)
QLDC - Thad Ryan – Legal Submissions
QLDC - Craig Barr (Planning) – Statement of Evidence (s42A)
QLDC - Craig Barr (Planning) – Amended Statement of Evidence (s42A)
QLDC - Craig Barr (Planning) – Summary Statement
QLDC - Bridget Gilbert (Landscape) – Statement of Evidence
QLDC - Bridget Gilbert (Landscape) – Summary Statement
QLDC – Antoni Facey (Traffic) Statement of Evidence

## Appendix 2 – Submission Decisions

Submission No.	Name		Summary of the Relief Sought by the Submitter	Outcome
1	Murray Doyle on behalf of Dublin Nominees Ltd	Support	That the Private Plan Change Request is approved.	Accepted
2	Graeme Todd on behalf of Jane Ellen Todd and Trustees of Graeme Todd Family Trust	Oppose	That Activity Area SG is deleted from the Private Plan Change Request, or is relocated to be adjacent to Activity Area C.	Rejected in part for the reason set out in this decision
2	Graeme Todd on behalf of Jane Ellen Todd and Trustees of Graeme Todd Family Trust	Oppose	That the expansion to Activity Area 4 is rejected.	Rejected for the reason set out in this decision
3	Peter McBride on behalf of Peter and Linda McBride	Support	That the Private Plan Change Request is accepted in full.	Accepted in part
4	Derek and Anna Brown	Oppose	That the location of Activity Area SG is rejected.	Rejected in part for the reason set out in the decision
4	Derek and Anna Brown	Oppose	That the enlargement of Activity Area 4 is rejected.	Rejected for the reason set out in this decision
5	Jennifer Humphry	Support	That the amendments to the Structure Plan are overall minor and should be approved.	Accepted in part subject to the amendments as set out in this decision
5	Jennifer Humphry	Support	That the proposed changes to Chapter 47 are approved.	Accepted
5	Jennifer Humphry	Support	That the proposed changes to Chapter 25 are approved.	Accepted
5	Jennifer Humphry	Support	That the proposed changes to Chapter 27 are approved.	Accepted
6	Hamish Blake	Support	That the Private Plan Change is accepted.	Accepted
6	Hamish Blake	Support	That the re-routing of the golf course is accepted.	Accepted
7	Warren Bates on behalf of Warren and Lisa Bates	Support	That the removal of or amendment to the location or shape of some Activity Areas to accommodate the rerouting of the golf course is accepted.	Accepted
7	Warren Bates on behalf of Warren and Lisa Bates	Support	That the introduction of the SG Activity Area, Golf training facility area, changes to road access, and new homesite activity areas and associated Structural Planting Areas and Landscape Management Areas is accepted.	Accepted
8	Pete Campbell	Support	That the entire Private Plan Change is approved in full.	Accepted in part subject to the amendments as set out in this decision
8	Pete Campbell	Support	That the rerouting of the golf course is accepted.	Accepted
9	Rebecca and James Hadley	Support	That the Private Plan Change is approved.	Accepted

9	Rebecca and James Hadley	Support	That the Plan Change be approved.	Accepted
10	Sam and Toni Monk	Support	That the Private Plan Change request is approved in full.	Accepted in part subject to the amendments as set out in this decision
11	John Guthrie	Support	That the Private Plan Change Request is approved in full.	Accepted in part subject to the amendments as set out in this decision
11	John Guthrie	Support	That the proposed changes to the Hills Resort Zones Structure Plan is approved in full.	Accepted
12	Roger Monk	Support	That the Private Plan Change request is approved in full.	Accepted in part subject to the amendments as set out in this decision
13	James & Janene Draper	Various points in support or opposition		Submission withdrawn following agreement with the Hills regarding amendments to the Structure Plan and provisions
14	Cameron Wilson	Support	That the Private Plan Change request is approved in full.	Accepted subject to the amendments as set out in this decision
15	Jamie Robinson for Duncan Cotterill Lawyers on behalf of Simon Dan	Support	That the wording of the Plan Change be accepted except where identified elsewhere in my submission.	Accepted
15	Jamie Robinson for Duncan Cotterill Lawyers on behalf of Simon Dan	Support	That the introduction of the Structural Planting Frameworks is accepted.	Accepted
15	Jamie Robinson for Duncan Cotterill Lawyers on behalf of Simon Dan	Support	That the proposed building height limits for homesites 5 to 8 are accepted.	Accepted
15	Jamie Robinson for Duncan Cotterill Lawyers on behalf of Simon Dan	Support	That the building coverage standards for homesites 5 to 8 are accepted.	Accepted
15	Jamie Robinson for Duncan Cotterill Lawyers on behalf of Simon Dan	Oppose	That the proposed amendment to the road location in the structure plan is opposed and that the existing road location it remain as it is.	Accepted, refer also to Traffic JWS
15	Jamie Robinson for Duncan Cotterill Lawyers on behalf of Simon Dan	Oppose	That the track location in the structure plan is located to ensure as much separation as possible from the submitters property boundary at 214 McDonnell Road.	Accepted, as set out in this decision
15	Jamie Robinson for Duncan Cotterill Lawyers on behalf of Simon Dan	Oppose	That screening is provided within the Hills Resort Zone which provides privacy, but is maintained or managed to ensure the views from the submitters property to the mountain is not impacted.	Accepted, as set out in this decision

15	Jamie Robinson for Duncan Cotterill Lawyers on behalf of Simon Dan	Oppose	That any alternative mitigation measures or changes maintain the outlook, privacy and amenity of the submitters property at 214 McDonnell Road.	Accepted, as set out in this decision
16	Mark Williams for Queenstown Trails Trust	Support	That the proposed pedestrian and cycle right of way over Lot 4 (DP 516022) proposed as part of this Plan Change is approved.	Accepted in part, as set out in this decision
16	Mark Williams for Queenstown Trails Trust	Oppose	That an additional easement from the southernmost corner of the property and heading west over Lot 4 (DP 516022) and Lot 6 (DP392663) to enable a connection into the Ayrburn Heritage Precinct is included into the Plan Change request.	Accepted in part, as set out in this decision
16	Mark Williams for Queenstown Trails Trust	Support	That conditions for the provision of these trails and their construction are included.	Accepted, as set out in this decision
16	Mark Williams for Queenstown Trails Trust	Support	That the trail/s should be formed in accordance with the Council's grade 3 trail standards, generally in the location on the attached plans to the Plan Change.	Accepted
17	Andrew Brinsley on behalf of AW Brinsley Family Trust	Oppose	That full consideration of road engineering issues on Hogans Gully Road to cater for cyclists is given a high priority to the point that gazetted speed be reduced by Council.	Rejected as set out in this decision
17	Andrew Brinsley on behalf of AW Brinsley Family Trust	Oppose	That the access to the proposed sites come via the main entrance on McDonnell Road.	Accepted
18	Sandra Page	Oppose	That the proposed height of buildings is amended to ensure that they are not visible from the submitters property at 148 McDonnell Road.	Rejected as set out in this decision
18	Sandra Page	Oppose	That the proposed staff accommodation is sited 50 metres back from the submitters property boundary at 148 McDonnell Road, and blends into the environment as best as possible.	Rejected as set out in this decision
18	Sandra Page	Oppose	That the existing no fly Zone over the submitters property at 148 McDonnell Road is upheld.	Rejected as set out in this decision

20	Iris and Dave Weber/Gibson	Oppose	That the overall application is approved subject to proposed mitigation provisions regarding access through Hogans Gully Road, planting associated with the proposed homesites and heavy traffic movements associated with earthworks are accepted into the Plan Change.	Accepted
20	Iris and Dave Weber/Gibson	Oppose	That the Council reduce the speed limit on all of Hogans Gully Road to 40 Kilometers per Hour and make the road a shared bike and car road.	Rejected
20	Iris and Dave Weber/Gibson	Oppose	That the proposed access to eight homesites is restricted in perpetuity so that only homesites nine to 16 can use the Hogans Gully entrance.	Rejected for the reasons set out in this decision
20	Iris and Dave Weber/Gibson	Oppose	That the road surface on the Hogans Gully Road accessway be at noise minimisation quality.	Rejected for the reasons set out in this decision
20	Iris and Dave Weber/Gibson	Oppose	That there should be no lighting on internal roading or at the entranceway in keeping with the rural character of the road and its neighbours.	Rejected for the reasons set out in this decision
20	Iris and Dave Weber/Gibson	Oppose	That a legal mechanism is necessary to ensure the protection of trees included in viewpoint 5 (assessment of visibility) and that adjacent planting of tree over five metres are planted. If not then additional planting closer to homesites be undertaken.	Rejected
20	Iris and Dave Weber/Gibson	Oppose	That the proposed planting associated with Homesites seen in Photomontage statement view Arrowtown Lake-Hayes Road Page 16 are protected and that adjacent planting of trees in undertaken.	Rejected for the reasons set out in this decision
20	Iris and Dave Weber/Gibson	Oppose	That the planting mitigation associated with homesite seen in Photomontage statement View from 58 Hogans Gully Road looking northeast is not adequate and needs to be adjusted.	Rejected for the reasons set out in this decision

20	Iris and Dave Weber/Gibson	Oppose	That Council create a consent condition to limit access to Hogans Gully Road for heavy traffic associated with the development of the associated groundworks to create the new land parcels.	Rejected
21	Mike Davies	Support	That the proposed changes to the Zone's structure plan is approved in full.	Accepted in part, as set out in this decision
21	Mike Davies	Support	That the specific amendments to Chapter 47, 25 and 27 is approved in full.	Accepted

**HEARING VERSION – 14 April 2026**

Black text = operative zoning provisions

Red text = Plan Change 1 – notified changes

Blue text = further changes in response to matters raised by submitters, the s42A report and IHP Recommendation Report

Green text = reinstatement of Rules 47.4.5, 47.4.7, and 47.4.22

## 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 — HS516)** — 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 (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);
- 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 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.

The Zone provisions require that the SPAs be established prior to the construction of buildings within Activity Areas HS6 to HS16.

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 HS6-16, 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:
- 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.
- 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, in a manner that maintains privacy of nearby properties.

### 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.
  - d. Restricting the use of the eastern access from Hogans Gully Road to Home Sites 9-16 only.

#### 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>+/-</del> 30m).  Control is reserved to:	C

	<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> <li>f. <u>Planting to ensure maintenance of privacy to Lot 2 DP 518669.</u></li> </ul>	
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	<p><b>Landscape Amenity Landscape Area (LAMA)</b></p> <p>The establishment of any LAMA identified on the Structure Plan.</p> <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:                             <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> </del></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> </ul>	C

	<p>d. The mechanisms (including registration of legal instruments, as appropriate) to ensure that:</p> <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> <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>i. <u>are implemented and physically completed; and</u></li> <li>ii. <u>have been audited by the Council no sooner than 6 months following physical completion; and</u></li> <li>iii. <u>have been certified by the Council as being completed.</u></li> </ul> <p><b>Information requirements</b></p> <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> <ul style="list-style-type: none"> <li>a. 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>b. 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> </ul> <p>Note: this rule does not apply where the LAMA has been established under Rule 27.7.22.1.</p>	
<p><u>47.4.3A</u></p>	<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> <ul style="list-style-type: none"> <li>a. <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> <ul style="list-style-type: none"> <li>i. <u>the extent to which any existing vegetation should be retained;</u></li> <li>ii. <u>the species mix, proposed density and location of any new vegetation and its size at planting and maturity;</u></li> <li>iii. <u>ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants; and</u></li> <li>iv. <u>irrigation methods.</u></li> </ul> </li> </ul>	<p><u>C</u></p>

	<p>b. <u>The mechanisms (including registration of legal instruments, as appropriate) to ensure that:</u></p> <ul style="list-style-type: none"> <li>i. <u>The SPA will be completed prior to construction of any buildings in any of Activity Areas HS6 to HS16, and that</u></li> <li>ii. <u>Ongoing commitments exist in relation to the maintenance and management of the SPA, including through a landscape management strategy;</u></li> <li>iii. <u>Ongoing monitoring requirements.</u></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>i. <u>are implemented and physically completed; and</u></li> <li>ii. <u>have been audited by the Council no sooner than 6 months following physical completion; and</u></li> <li>iii. <u>have been certified by the Council as being completed.</u></li> </ul> <p><u>Note: this rule does not apply where the SPA has been established under Rule 27.7.22.1</u></p>	
<p>47.4.4</p>	<p>Buildings (other than outdoor art installations and sculptures) in Activity Areas A1 — A10, A11, HS1 — <del>HS5</del>16, S1 — S2, C, <del>GTF and SG 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, SG</del>, HS3, <del>HS6-16</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> <ul style="list-style-type: none"> <li>a. Infrastructure (including the approach to stormwater and wastewater management)</li> <li>b. Access, including design and finished surface treatment of access and walkways</li> <li>c. Firefighting supplies — if not addressed through subdivision consent</li> <li>d. 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>e. Effects on visual and landscape amenity of the area including coherence with the surrounding buildings</li> <li>f. 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>g. In Activity Areas A6, <del>A7</del>, A8 and A10, and HS3, geotechnical stability and building foundations.</li> </ul> <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, SG</del>, HS3, <del>HS6-16</del>, S1 and S2:</p> <ul style="list-style-type: none"> <li>h. 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</li> </ul>	<p>C</p>

	<p>buildings proposed and all future buildings within the Activity Area when viewed from public viewpoints outside the Zone; and</p> <p>i. 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.</p> <p>Note: Future applications for buildings in Activity Areas A1, A2, A3, A4, A5, <del>A7</del>, A8, A9, A10, <del>SG</del>, HS3, <del>HS6-16</del>, S1 and S2 may rely on the LAMA <u>or SPA (if applicable)</u> that has been established as part of any prior application under either this rule, Rule 47.4.3, <u>47.4.3A</u> or a subdivision consent pursuant to Rule 27.7.22</p>	
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	NC
47.4.6	Buildings in Activity Area G, <u>limited to</u> : <ul style="list-style-type: none"> <li>a. golf course shelters</li> <li>b. sheds for golf course maintenance purposes</li> <li>c. farm buildings</li> <li>d. <u>toilet facilities</u></li> </ul>	P
47.4.7	Buildings in Activity Area G, except as provided for in Rule 47.4.6 above	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, A6, A7</u> , A8, A9, <u>A10</u> , A11 and HS1— <u>HS516</u>	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>A5, A3</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, A6, A7</u> , A8, A9, <u>A10</u> , A11, HS1 — <u>HS516</u>	P
47.4.15	Homestays in Activity Areas A2, <del>A3</del> , A4, <u>A5, A6, A7</u> , A8, A9, <u>A10</u> , A11, HS1 — <u>HS516</u>	P
47.4.16	Residential Activity in Activity Areas S1 and S2 (excluding staff accommodation), G, <u>C, GTF and SG</u>	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>SG</u> and C	P
47.4.19	Licensed Premises in Activity Areas A1, <del>A5, A9</del> , <u>A3, A6</u> , A10, HS1, <u>GTF, SG</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 and GTF</u>	P
47.4.21	Service Activities in Activity Areas S1 and S2 related to the development, operation	P

	and maintenance of the resort or ancillary to approved or permitted activities	
47.4.22	<b>Service Activities except for those provided for by Rule 47.4.21.</b>	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>	<del>NC</del>
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 related to other approved or permitted activities within the Zone in Activity Areas S1 and S2	P
<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>C.H</del> 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 <b>indicatively</b> shown on the Structure Plan.	NC
	<b>Buildings</b>	
47.5.3	<b>Maximum Height - all Activity Areas except Activity Areas 4 and 5 <a href="#">and House Sites 10, 12, 15 and 16</a></b>	NC

	<p>No building shall protrude through the RL listed below and shall be no higher than the height listed below:</p> <ul style="list-style-type: none"> <li>a. Activity Area A1 RL<del>418.5</del><u>422.0</u> masl — 8m</li> <li>b. <u>Activity Area A1.b RL424.0 masl — 6m</u></li> <li>c. Activity Area A2 RL41<del>65</del>masl — <u>87</u>m</li> <li>d. Activity Area A3 RL421 masl — 8m</li> <li>e. Activity Area A6 RL419.5 masl — <u>810</u>m</li> <li><del>f. Activity Area A7 RL414 masl — 8m</del></li> <li>g. Activity Area A8 RL402.5 masl — 6.7m</li> <li>h. Activity Area A9 RL417.5 masl — 8m</li> <li>i. Activity Area 10 RL<del>406.5</del><u>410.5</u> masl — <u>68</u>m</li> <li>j. Activity Area 11 RL<del>408.5</del><u>410.0</u> masl — 8m</li> <li>k. Activity Area HS1 RL419.<u>0</u> masl — 8m <del>masl</del></li> <li>l. Activity Area HS2 RL421.5 masl — 8m</li> <li>m. Activity Area HS3 RL415 masl — 6.5m</li> <li>n. Activity Area HS4 RL408 masl — 8m</li> <li>o. Activity Area HS5 RL437.5 masl — 5.5m</li> <li>p. <u>Activity Area HS6 RL436.5 masl — 6.5m</u></li> <li>q. <u>Activity Area HS7 RL430.5 masl — 6.5m</u></li> <li>r. <u>Activity Area HS8 RL432.5 masl — 6.5m</u></li> <li>s. <u>Activity Area HS9 RL40</u><del>21</del><u>21.5</u> masl — <u>65.5</u>m</li> <li><del>t. Activity Area HS10 RL405.5 masl — 6.5m</del></li> <li>u. <u>Activity Area HS11 RL424</u><del>198.25</del><u>198.25</u> masl — <u>65.5</u>m</li> <li><del>v. Activity Area HS12 RL410.5 masl — 6.5m</del></li> <li>w. <u>Activity Area HS13 RL417.0 masl — 6.5m</u></li> <li>x. <u>Activity Area HS14 RL411.5 masl — 6.5m</u></li> <li><del>y. Activity Area HS15 RL377.5 masl — 6.5m</del></li> <li><del>z. Activity Area HS16 RL416.5masl — 6.5m</del></li> <li>aa. Activity Area C RL425.0 masl — 8m</li> <li><del>bb. Activity Area DR RL412.5 masl — 5.5m</del></li> <li>cc. <u>Activity Area GTF RL416.5 masl — 6.5m</u></li> </ul>	
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	<p>dd. Activity Area S1 RL408.5 masl — 7m</p> <p>ee. Activity Area S2 RL411 masl — 7m</p> <p>ff. <u>Activity Area SG 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>	
<p><b><u>47.5.3A</u></b></p>	<p><b><u>Maximum height – House Sites 10, 12, 15 and 16</u></b></p> <p><b><u>No building shall protrude through the RL listed below and shall be no higher than the height listed below:</u></b></p> <p>a. <u>Activity Area HS10 RL403.5 masl – 4.5m</u></p> <p>b. <u>Activity Area HS12 RL408.5 masl – 4.5m</u></p> <p>c. <u>Activity Area HS15 RL375.5 masl – 4.5m</u></p> <p>d. <u>Activity Area HS16 RL414.5 masl – 4.5m</u></p> <p><u>The notes in 47.5.3 above also apply to this rule.</u></p>	<p><b><u>RD</u></b></p> <p><b><u>Discretion is restricted to:</u></b></p> <p>a. <u>Visual prominence from public places outside the Zone;</u></p> <p>b. <u>External appearance including materials and colours.</u></p>
<p><b><u>47.5.3B</u></b></p>	<p><b><u>Maximum height – House Sites 10, 12, 15 and 16</u></b></p> <p><b><u>No building shall protrude through the RL listed below and shall be no higher than the height listed below:</u></b></p> <p>a. <u>Activity Area HS10 RL404.5 masl – 5.5m</u></p> <p>b. <u>Activity Area HS12 RL409.5 masl – 5.5m</u></p> <p>c. <u>Activity Area HS15 RL376.5 masl – 5.5m</u></p> <p>d. <u>Activity Area HS16 RL415.5 masl – 5.5m</u></p> <p><u>The notes in 47.5.3 above also apply to this rule.</u></p>	<p><b><u>NC</u></b></p>
<p>47.5.4</p>	<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>RD</p> <p>Discretion is restricted to:</p> <p>a. Visual prominence from public</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>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>	NC
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 <u>C</u> <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>Note: this standard does not apply to informal airports for emergency landings, rescues and firefighting in Activity Area <u>C</u> <u>H</u> and HS1</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>

47.5.10	<p><b>Building Coverage — Activity Areas A1, A2, A3, A6, <del>A7</del>, A8, A9, <u>A10, A11, S1, and S2</u>, <u>GTF, SG, and C</u></b></p> <p>The maximum building coverage, as a percentage of the Activity Area shall be as set out below:</p> <p>a. <del>A1, A9</del>: <u>5530</u>%</p> <p>b. <del>A23</del> — A8, A10, A11, S1 and S2: 40%</p> <p>c. <u>A2</u> <u>29</u>%</p> <p>d. <u>A9 and C</u> <u>38</u>%</p> <p>e. <u>GTF</u> <u>23</u>%</p> <p>f. <u>SG</u> <u>7</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>
47.5.11	<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> <p>a. Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and</p> <p>b. All other exterior surface** finishes, except for schist, must have a light reflectance value of not greater than 30%.</p> <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> <p>a. Landscape character;</p> <p>b. Visual amenity;</p> <p>c. External appearance;</p> <p>d. Visual prominence from both public places and private locations.</p>
47.5.12	<p><b>Buildings in Activity Area G</b></p> <p>a. The maximum floor area of any golf course shelter, <u>toilet facility</u> or golf course shed shall be 20m<sup>2</sup>.</p> <p>b. The maximum gross floor area of any farm building shall be 50m<sup>2</sup>.</p> <p>c. The maximum number of farm buildings shall be 3.</p>	<p>D</p>

47.5.13	<p><b>Lightspill</b></p> <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	<p><b>Structures</b></p> <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>	<p>RD</p> <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>
47.5.14A	<p><b><u>Buildings in Activity Area SG</u></b></p> <p>a. <u>Buildings in Activity Area SG 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>one greenhouses</u></p> <p>iv. <u>café / restaurant</u></p> <p>v. <u>any structure ancillary to the recreational facilities, including fences for sports courts</u></p> <p>b. <u>The maximum gross floor area of any building shall be 200 60m<sup>2</sup>.</u></p> <p>c. <u>The maximum number of buildings shall be three.</u></p>	<u>D</u>
	<b>Visitor Accommodation / Residential Activity</b>	
47.5.15	<p><b>Total number of units in the Zone</b></p> <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	<p><b>Residential units</b></p> <p>The maximum number of Residential Units in the Zone (excluding staff accommodation in Areas S1 and S2) shall be 66.</p>	NC
47.5.17	<p><b>Residential Activity within Visitor Accommodation units</b></p> <p>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.</p>	NC
47.5.18	<p><b>Residential Density in Activity Areas HS1 — HS<del>5</del>16</b></p> <p>The maximum number of Residential Units per Home Site in HS1 — HS<del>5</del>16 shall be 1.</p>	NC
47.5.19	<p><b>Staff accommodation in Activity Areas S1 and S2</b></p> <p>The total collective number of bedrooms within Activity Areas S1 and S2 shall not exceed 50.</p>	NC
	<b>Other Activities</b>	
47.5.20	<p><b>Retail sales</b></p> <p>Goods or services displayed, sold or offered for sale within the Zone shall be limited to:</p> <p><u>In activity areas other than Activity Area SG:</u></p> <ol style="list-style-type: none"> <li>Goods grown, reared or produced within the Zone;</li> <li>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>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>Retail associated with a Temporary Activity (event) taking place.</li> </ol> <p><u>In Activity Area SG:</u></p> <ol style="list-style-type: none"> <li><u>Retail shall be limited to one non-permanent food truck.</u></li> </ol>	NC
<u>47.5.20A</u>	<u>Within Activity Area SG, any retail activity (including any licensed premise) shall operate within the hours of 0800 to 2000.</u>	<u>D</u>

<p>47.5.21</p>	<p><b>Vehicle accesses and walkway / cycleway shown on Structure Plan</b></p> <p>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.</p> <p>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.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. Landscape character;</p> <p>b. Visual amenity;</p> <p>c. External appearance.</p>
<p><u>47.5.22</u></p>	<p><b><u>Planting</u></b></p> <p>a. <u>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.</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><u>RD</u></p> <p><u>Discretion is restricted to effects on landscape character.</u></p>
<p><u>47.5.23</u></p>	<p><b><u>Use of eastern access road from Hogans Gully Road</u></b></p> <p><b><u>The eastern access from Hogans Gully Road shall provide access to House Sites 9 – 16 only and shall not be used as a through-road for vehicles from other parts of the Zone.</u></b></p>	<p><u>NC</u></p>

## 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]

- KEY**
- G Golf course, open space and farming
  - C Clubhouse
  - A Visitor Accommodation / Residential
  - HS Homestay (3,000m<sup>2</sup>)
  - S Resort Services & Staff Accommodation
  - DR Driving Range
- Note: all activity areas include G: Golf course, open space and farming
- Activity Area
  - Road Access (location indicative)
  - Main Access Point
  - Walking / Bike Trail (location indicative)
- OVERLAYS**
- Landscape Amenity Management Area (LAMA)
  - Existing Vegetation to be retained for Landscape Amenity Management

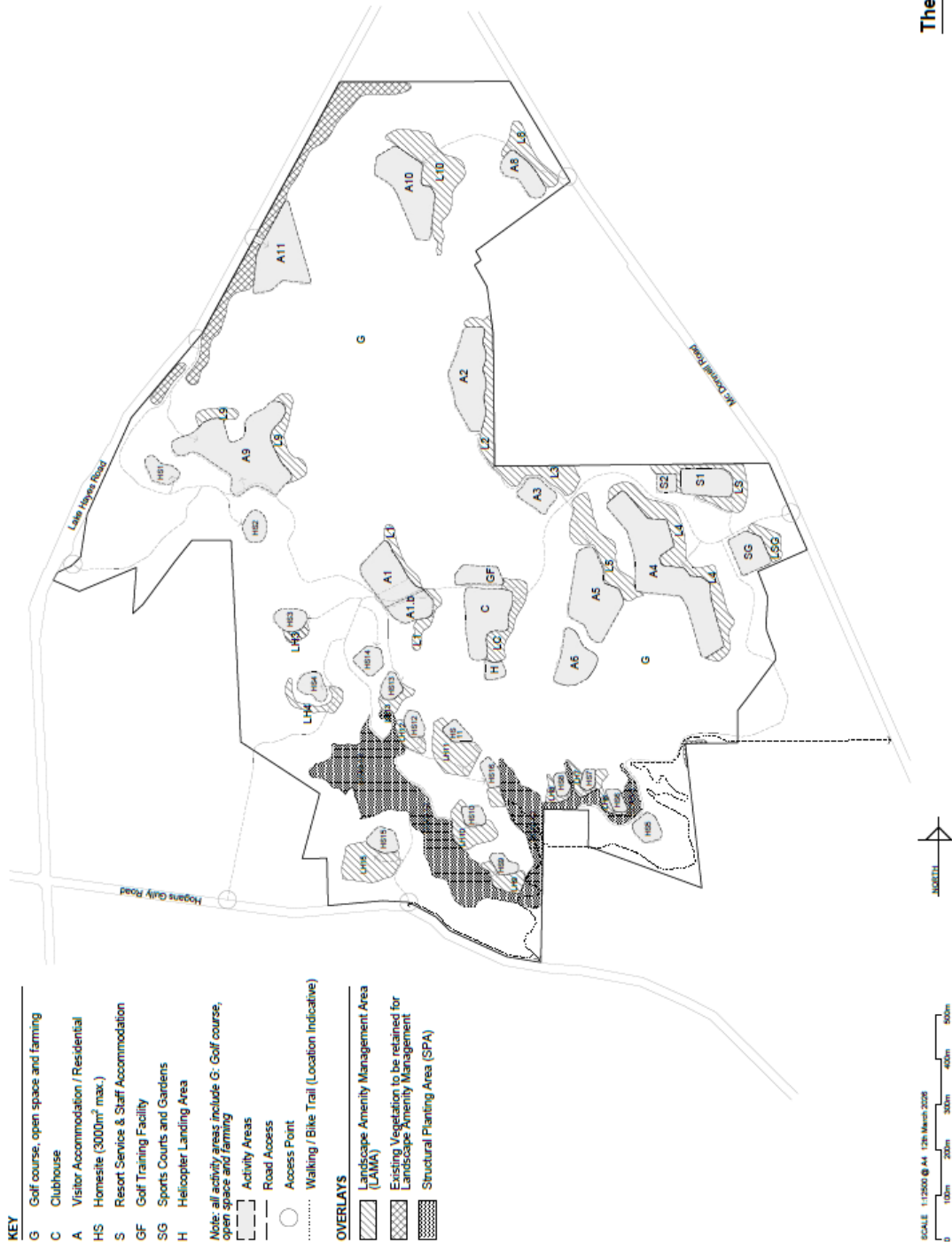


SCALE: 1:10,000 @ A4 - 21st May 2021



**The Hills Resort Zone**  
Structure Plan

The Hills Resort Zone  
Structure Plan

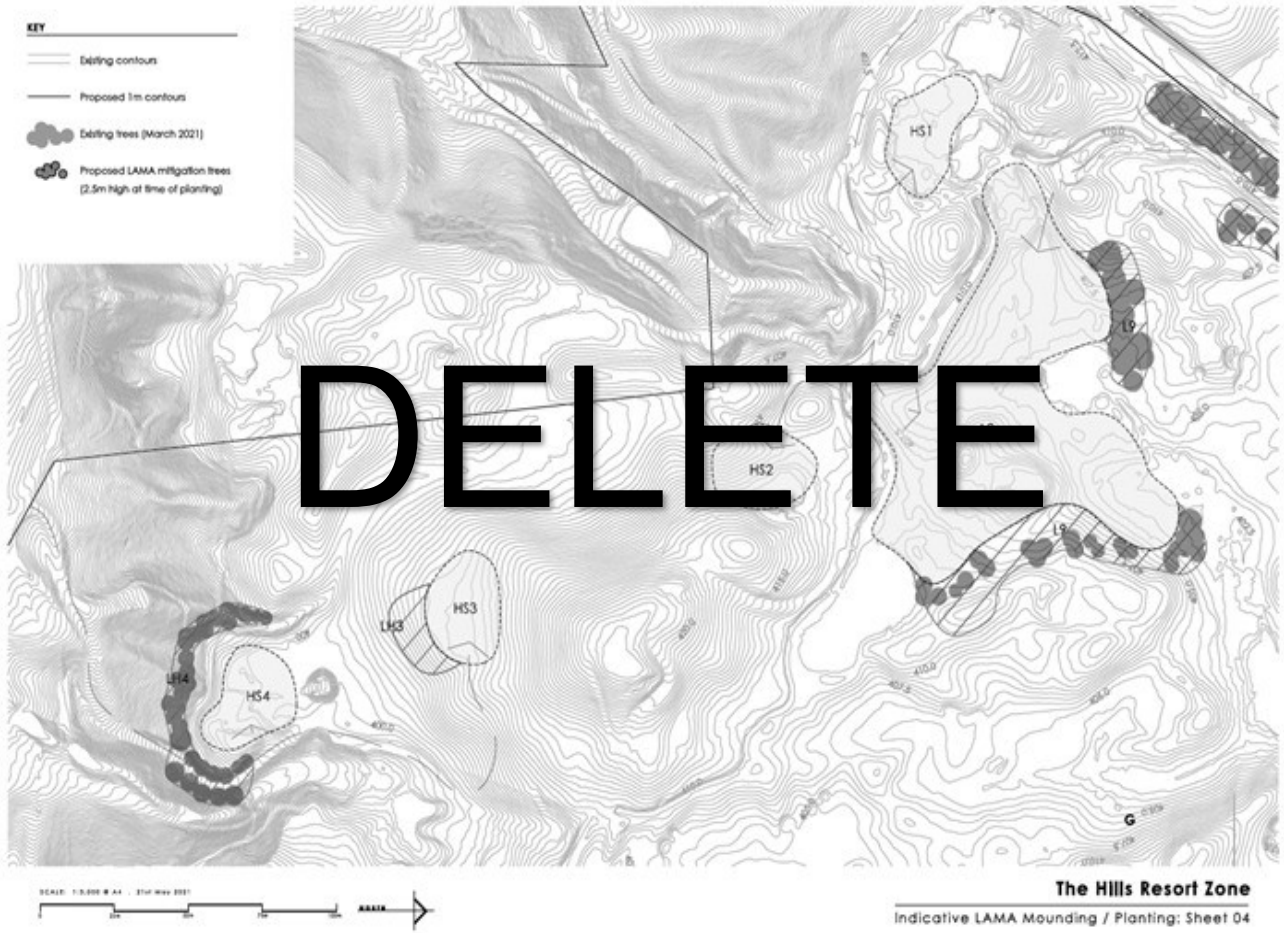


## 47.8 Indicative LAMA Plans

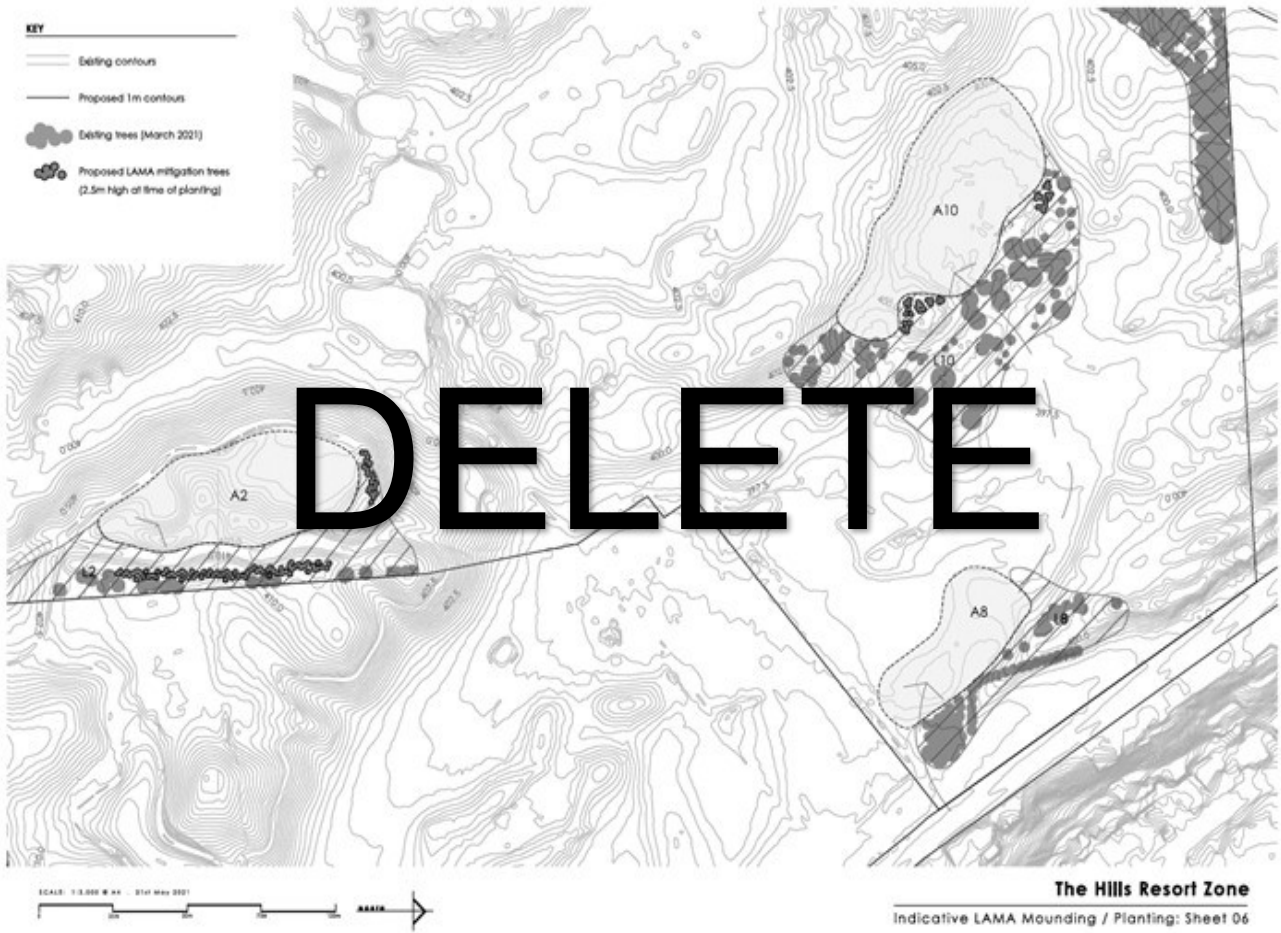
[Insert new LAMA Plans]





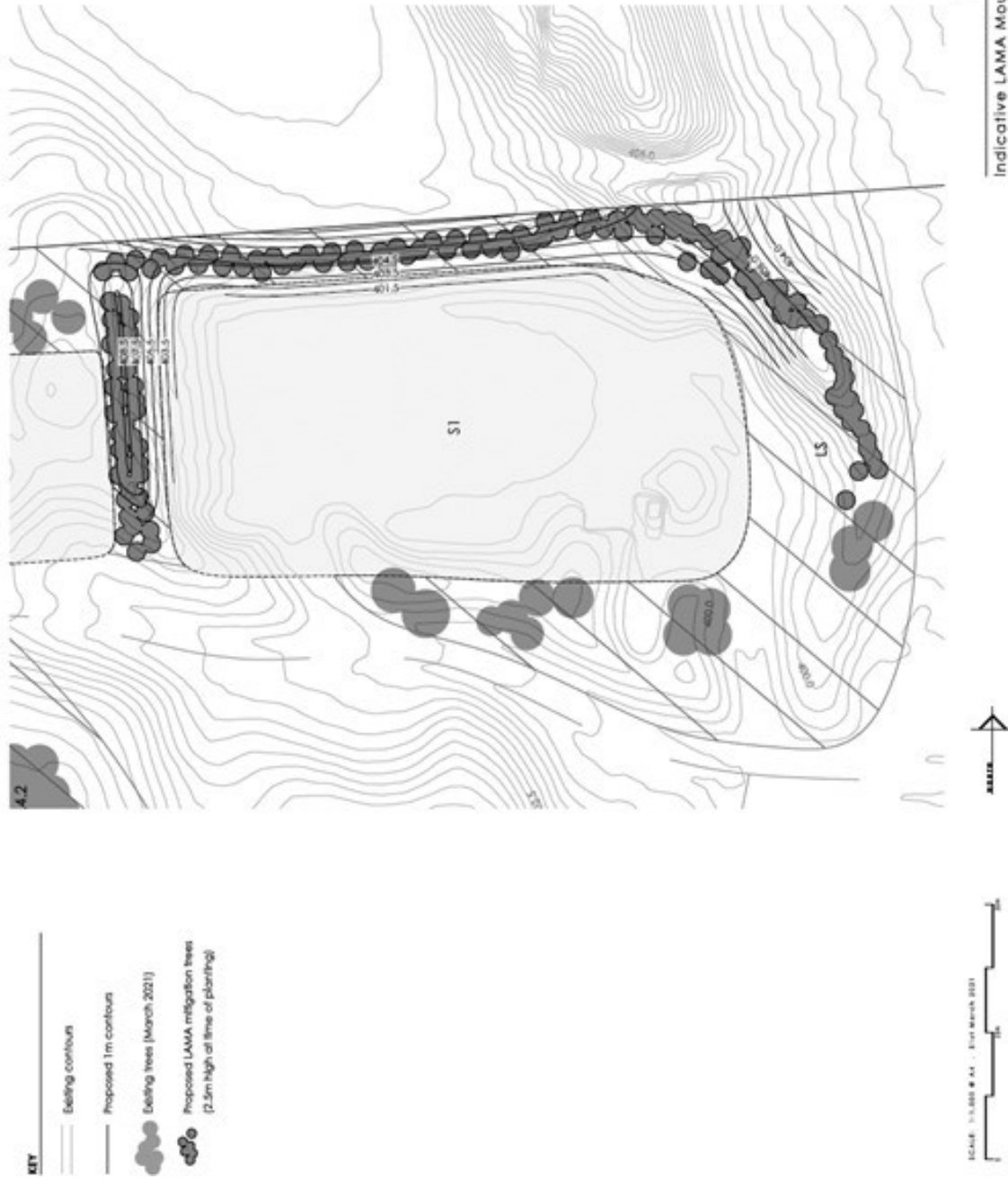


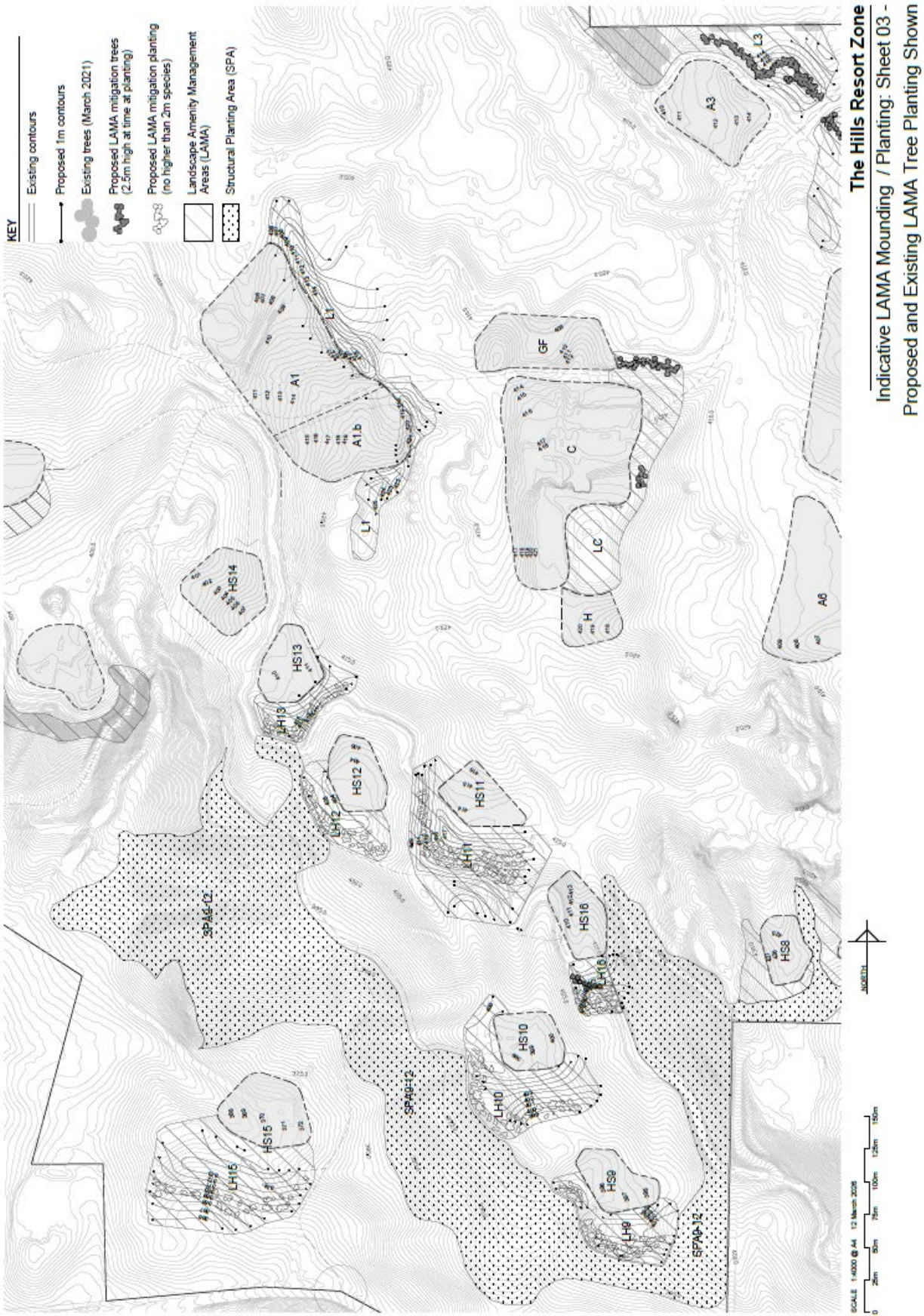






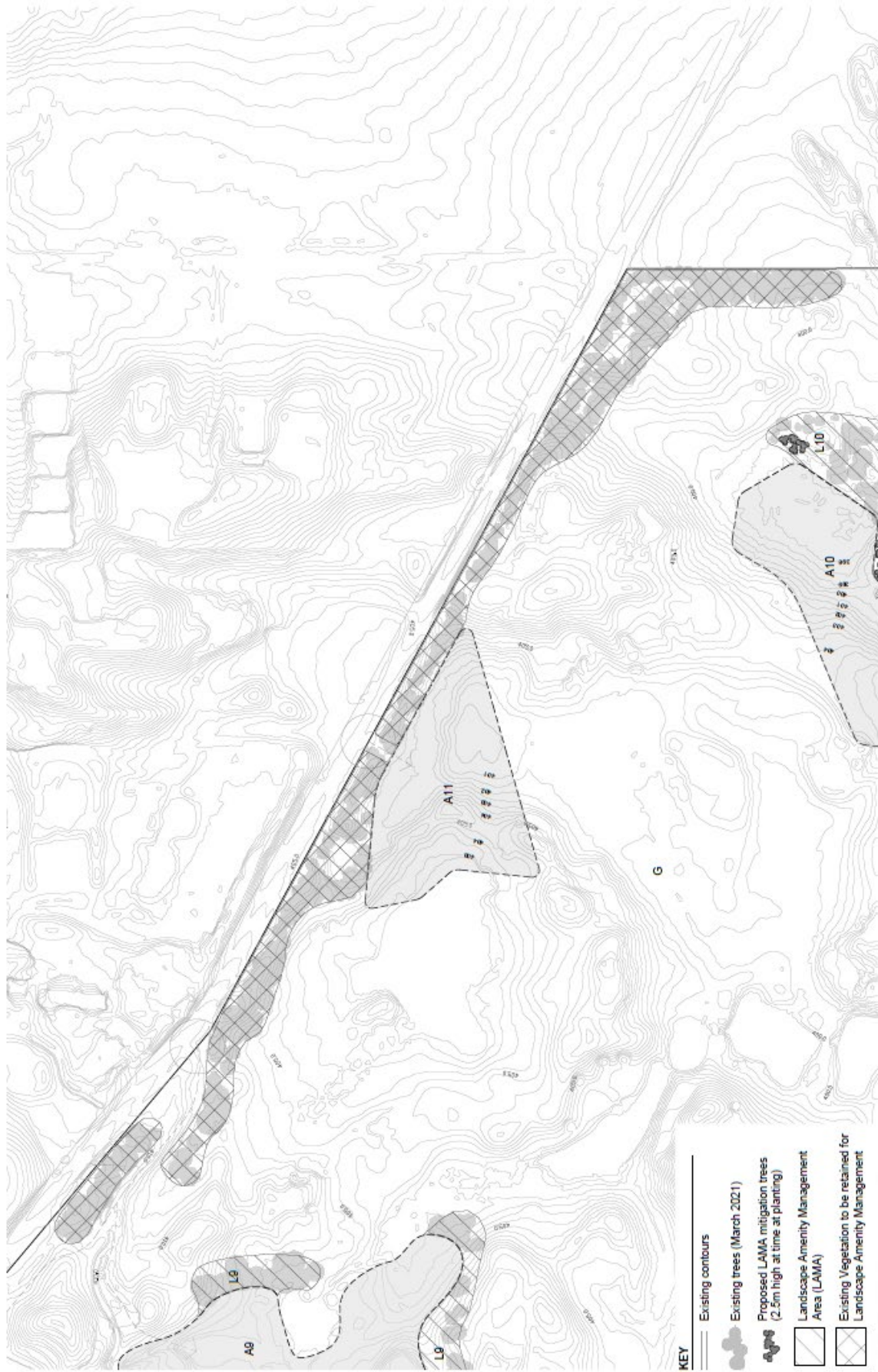
**The Hills Resort Zone**  
 Indicative LAMA Mounding / Planting: Sheet 01 -  
 Proposed and Existing LAMA Tree Planting Shown







**The Hills Resort Zone**  
 Indicative LAMA Mounding / Planting: Sheet 04 -  
 Proposed and Existing LAMA Tree Planting Shown



**The Hills Resort Zone**  
 Indicative LAMA Mounding / Planting: Sheet 05 -  
 Proposed and Existing LAMA Tree Planting Shown

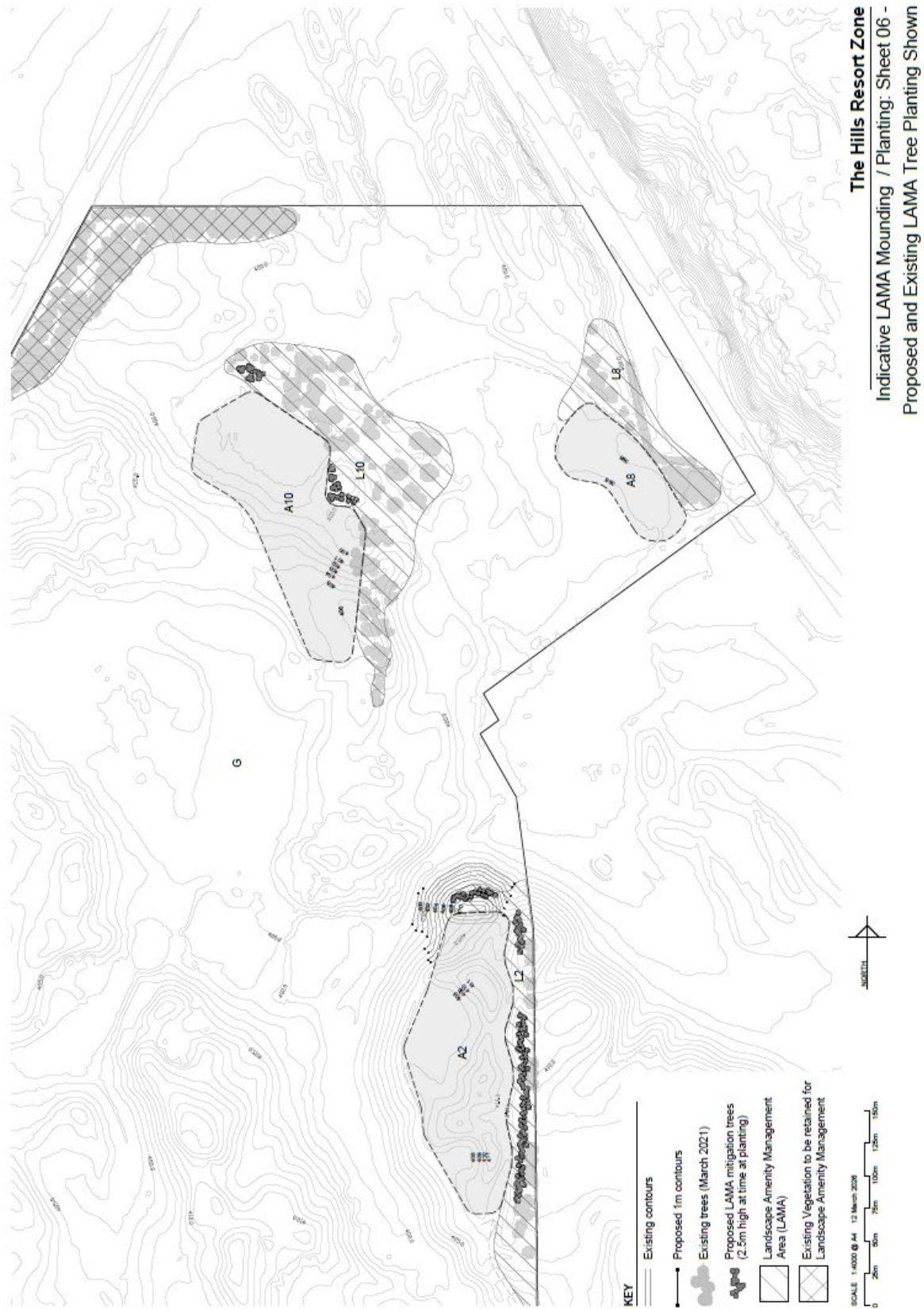
**KEY**

- Existing contours
- Existing trees (March 2021)
- Proposed LAMA mitigation trees (2.5m high at time at planting)
- Landscape Amenity Management Area (LAMA)
- Existing Vegetation to be retained for Landscape Amenity Management

SCALE 1:4000 @ A4 12 March 2026

0 20m 40m 60m 80m 100m 120m 140m

NORTH



## 47.9 Hills Resort Zone Plant List

<u>Botanical name</u>	<u>Common name</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>	

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Black text = operative zoning provisions

Red text = Plan Change 1 – notified changes

Blue text = further changes in response to matters raised by submitters and s42A report

## 25 Earthworks

...

### 25.5 Rules — Standards

	Table 25.2 Maximum Volume	Maximum Total Volume
...		
	Hills Resort Zone	
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>16153, HS6 — HS7</del>	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 <u>not identified above:</u>  Farming activities  Golf course development / redevelopment, and earthworks associated with establishment of LAMA <u>and</u> <u>SPA</u>	500m <sup>3</sup> No limit

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# 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>Hills Resort Zone</p> <p>27.7.22.1 Subdivision comprising all of any part of Activity Areas A1, A2, A3, A4, A5, <del>A7</del>, A8, A9, A10, A11, S1, S2, <del>and</del> HS1 – HS5 <del>16</del>, <u>C, G, GFT and SG</u>:</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> <li>a. The matter listed under Rule 27.7.1</li> <li>b. The methods to achieve a comprehensive approach to wastewater treatment and stormwater management.</li> <li>c. <u>The methods to ensure that access to House Sites 9 16 from Hogans Gully Road shall not be used as a through-road for vehicles from other parts of the Zone.</u></li> <li>d. 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>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; vi. the extent to which the earthworks are congruous with the landscape.</li> </ol> </li> <li>e. The approach to establishment of the LAMA <u>or SPA</u>. For these purposes "established" means that the works required, including alt planting, irrigation installation, and any earthworks: <ol style="list-style-type: none"> <li>i. are implemented and physically completed; and</li> <li>ii. have been audited by the Council <del>no sooner than 6 months</del> following physical completion; and</li> <li>iii. have been certified by the Council as being completed.</li> </ol> </li> </ol> <p><del>e. 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></p>	C

	<p>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:</p> <ul style="list-style-type: none"> <li>i. Any LAMA <u>or SPA</u> will be established prior to construction of any buildings in any Activity Area;</li> <li>ii. 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>iii. Ongoing monitoring requirements.</li> </ul> <p>g. <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></p> <ul style="list-style-type: none"> <li>i. <u>the extent to which any existing vegetation should be retained;</u></li> <li>ii. <u>the species mix, proposed density and location of any new vegetation and its size at planting and maturity;</u></li> <li>i. <u>ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged or dying plants; and iv.</u></li> <li>ii. <u>irrigation methods;</u></li> </ul> <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>	
27.7.23	<p>Hills Resort Zone</p> <p>Subdivision comprising all <del>of</del> any part of Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, HS3, <u>HS6-HS16</u>, 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>Hills Resort Zone</p> <p>Subdivision comprising all <del>of</del> any part of Activity Areas A1, A2, A3, A4, A5, <del>A7</del>, A9, A 10, HS3, <u>HS6-16</u>, S1 and S2 where the application is not accompanied by the information required by Rule 27.7.<del>4522</del> (if applicable).</p>	NC
...		

# 27.13.16 Hills Resort Zone Structure Plan

[Insert new Structure Plan]



- 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)



**The Hills Resort Zone**  
Structure Plan