
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 ³ per unit 500m ³ per Activity Area
25.5.10B.1	Activity Areas HS1 – HS 16153, HS6 – HS7	500m ³ per home site
25.5.10B.2	Activity Area C	1000m ³
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 ³ No limit

27 Subdivision and Development

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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
...		
27.7.22	<p>Hills Resort Zone</p> <p>27.7.22.1 Subdivision comprising all of fr any part of Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, A11, S1, S2, and HS1 – HS516, C, G, GFT and SG;</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> a. The matter listed under Rule 27.7.1 b. The methods to achieve a comprehensive approach to wastewater treatment and stormwater management. c. <u>The methods to ensure that access to House Sites 9 16 from Hogans Guliv Road shall not be used as a through-road for vehicles from other parts of the Zone.</u> d. The effectiveness of the any 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"> i. the extent to which any existing vegetation should be retained; ii. the size, volume and batter of any earthworks required; iii. the species mix, proposed density and location of any new vegetation and its size at planting and maturity; iv. ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants; v. irrigation methods; vi. the extent to which the earthworks are congruous with the landscape. e. The approach to establishment of the LAMA or SPA. For these purposes "established" means that the works required, including alt planting, irrigation installation, and any earthworks: <ol style="list-style-type: none"> i. are implemented and physically completed; and ii. have been audited by the Council no sooner than 6 months following physical completion; and iii. have been certified by the Council as being completed. <p>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</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"> i. Any LAMA <u>or SPA</u> will be established prior to construction of any buildings in any Activity Area; ii. Ongoing commitments exist in relation to the maintenance and management of the LAMA <u>or SPA</u>, including through a landscape management strategy; iii. Ongoing monitoring requirements. <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"> <u>i. the extent to which any existing vegetation should be retained;</u> <u>ii. the species mix, proposed density and location of any new vegetation and its size at planting and maturity;</u> <u>i. ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged or dying plants; and iv.</u> <u>ii. irrigation methods;</u> <p>Information requirements</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 <u>wholly within Activity Area G</u> 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 of 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 of any part of Activity Areas A1, A2, A3, A4, A5, <u>A7</u>, A9, A 10, HS3, <u>HS6-16</u>, S1 and S2 where the application is not accompanied by the information required by Rule 27.7.4522 (if applicable).</p>	NC
...		

