

THE HILLS RESORT LIMITED

Request for a Change to the Proposed Queenstown Lakes District Plan

PROPOSED CHANGES TO THE DISTRICT PLAN

15 May 2024

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



Requested changes to the Proposed Queenstown Lakes District Plan

The Hills Resort Limited (THRL) requests a change (the **Change**) to the Queenstown Lakes District Council's (QLDC) Proposed Queenstown Lakes District Plan (PDP). The proposed changes are detailed as follows (amended provisions in ~~red text struck through~~ for deletions and red text underlined for additions¹ as originally lodged in November 2024, with further amendments to provisions in ~~green text struck through~~ for deletions and green text underlined for additions as part of the response to the further information request submitted in May 2025):

1. Amend Chapter 47 (The Hills Resort Zone)

2. Amend Chapter 25 (Earthworks)

3. Amend Chapter 27 (Subdivision and Development)

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

47 The Hills Resort Zone

47.1 Resort Zone Purpose

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

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

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

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

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

47.1.2 Activity Areas

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

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

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

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

- q. **Home Sites (HS2 — 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 (SCG)** — to provide for recreation activities for use by visitors and residents, including playing surfaces and courts, communal outdoor living and open spaces, and related activities (0.6ha);
- s. **Helipad (H)** — to provide for limited helicopter landings in proximity to key resort activities.

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

47.1.3 Landscape Values of the Hills Resort Zone

The landscape values of the Zone comprise:

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

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

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

47.1.4 Landscape Amenity Management Areas

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

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

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

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

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

47.1.5 **Structural Planting Framework**

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

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

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

47.2 **Objectives and Policies**

- 47.2.1 Objective — An integrated golf resort development that principally provides for a range of visitor industry related activities, while also providing for limited residential activity, all of which are located and designed with particular regard to maintaining the landscape character and amenity values of the Zone and surrounding environment.**

Policies

Structure Plan and Resort Development

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

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

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

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

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

Activities

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

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

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

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

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

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

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

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

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

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

Landscape and Amenity

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

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

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

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

Buildings

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

Infrastructure

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

47.3 Other Provisions and Rules

47.3.1 District Wide

Attention is drawn to the following District Wide chapters.

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

47.3.2 Interpreting and Applying the Rules

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

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

47.4 Rules — Activities

	Activities —The Hills Resort Zone	Activity Status
	Structure Plan	
47.4.1	<p>Access, and the walkway/cycleway <u>connecting Hogans Gully Road and McDonnell Road</u>, as <u>indicatively</u> shown on the Structure Plan in Section 47.7 (+/- 30m).</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> Entrance design (including lighting); Materials and colour; Edge and berm treatment (including footpaths (if required) and any lighting); Stormwater management <u>For the walkway/cycleway, any legal mechanisms necessary to ensure continuous access is provided across, and formation of the trail occurs within, Lot 2 DP 392663, Lot 4 DP 25341 and Lot 1 DP 506611 (or any title derived therefrom).</u> 	C
47.4.2	Landscaping and amenity planting, including clearance of vegetation (except as required by the Structure Plan)	P
	Buildings	
47.4.3	<p>Landscape Amenity Landscape Area (LAMA)</p> <p>The establishment of any LAMA identified on the Structure Plan.</p>	C

	<p>Control is reserved to:</p> <ul style="list-style-type: none"> 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"> 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. 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"> i. are implemented and physically completed; and ii. have been audited by the Council no sooner than 6 months following physical completion; and iii. have been certified by the Council as being completed. c. For the purpose of clause b above, Activity Area 4 and LAMA L4 may be established in stages (Sub Areas L4.1, L4.2 and L4.3), as shown on the indicative LAMA design/layout plans in Section 47.8. d. The mechanisms (including registration of legal instruments, as appropriate) to ensure that: <ul style="list-style-type: none"> i. Any LAMA will be established-completed prior to construction of any buildings in any Activity Area, and that ii. Ongoing commitments exist in relation to the maintenance and management of the LAMA, including through a landscape management strategy; iii. Ongoing monitoring requirements. <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"> <u>i. are implemented and physically completed; and</u> <u>ii. have been audited by the Council no sooner than 6 months following physical completion; and</u> <u>iii. have been certified by the Council as being completed.</u> <p>Information requirements</p>	
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	<p>Where LAMA is proposed, the application must be accompanied by a LAMA strategy prepared by a suitably qualified and experienced person. The LAMA strategy shall include the following information:</p> <ol style="list-style-type: none"> 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. 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>Note: this rule does not apply where the LAMA has been established under Rule 27.7.22.1.</p>	
47.4.3A	<p><u>Structural Planting Areas (SPA)</u></p> <p><u>The establishment of any SPA identified on the Structure Plan.</u></p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> <u>The effectiveness of the SPA proposed, in terms of its contribution to visual coherence and amenity, whether it ensures integration when viewed from public viewpoints outside the Zone, including:</u> <ol style="list-style-type: none"> <u>the extent to which any existing vegetation should be retained;</u> <u>the species mix, proposed density and location of any new vegetation and its size at planting and maturity;</u> <u>ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants; and</u> <u>irrigation methods.</u> <u>The mechanisms (including registration of legal instruments, as appropriate) to ensure that:</u> <ol style="list-style-type: none"> <u>The SPA will be completed prior to construction of any buildings in any of Activity Areas HS6 to HS4516, and that</u> <u>Ongoing commitments exist in relation to the maintenance and management of the SPA, including through a landscape management strategy;</u> <u>Ongoing monitoring requirements.</u> <p><u>Note: For the purpose of this matter of control, “completed” means that the works required, including all planting, irrigation installation, and any earthworks:</u></p> <ol style="list-style-type: none"> <u>are implemented and physically completed; and</u> <u>have been audited by the Council no sooner than 6 months following physical completion; and</u> <u>have been certified by the Council as being completed.</u> <p><u>Note: this rule does not apply where the SPA has been established under Rule</u></p>	<u>C</u>

	<u>27.7.22.1</u>	
47.4.4	<p>Buildings (other than outdoor art installations and sculptures) in Activity Areas A1 — A10, A11, HS1 — HS51516, S1 — S2, C, GTF and SGG and DR and where in the case of any buildings within any of the Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, GTF, SGG, HS3, HS6-4516, S1 and S2 the relevant LAMA and SPA (if applicable) in proximity to the Activity Area has been established in accordance with a resource consent granted approved under Rules 47.4.3, 47.4.3A or 27.7.22.</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> Infrastructure (including the approach to stormwater and wastewater management) Access, including design and finished surface treatment of access and walkways Firefighting supplies — if not addressed through subdivision consent The appearance of the building, including bulk, scale and form with respect to the effect on visual and landscape values of the area Effects on visual and landscape amenity of the area including coherence with the surrounding buildings Landform modification (including artificial waterbodies), landscaping and planting (existing and proposed) within the Activity Area, including for enhancing internal amenity within the Resort. In Activity Areas A6, A7, A8 and A10, and HS3, geotechnical stability and building foundations. <p>In addition to a. to g. above, where buildings are proposed within any of Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, GTF, SGG, HS3, HS6-4516, S1 and S2:</p> <ol style="list-style-type: none"> The effectiveness of the LAMA established in proximity to the Activity Area, in terms of whether it provides adequate mitigation of and visual relief from the buildings proposed and all future buildings within the Activity Area when viewed from public viewpoints outside the Zone; and 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>Note: Future applications for buildings in Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, SGG, HS3, HS6-4516, S1 and S2 may rely on the LAMA or SPA (if applicable) that has been established as part of any prior application under either this rule, Rule 47.4.3, 47.4.3A or a subdivision consent pursuant to Rule 27.7.22</p>	C
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	<p>Buildings in Activity Area G, <u>limited to</u>:</p> <ol style="list-style-type: none"> golf course shelters sheds for golf course maintenance purposes farm buildings <u>toilet facilities</u> 	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
	Visitor Accommodation	
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 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	P
	Residential Activity	
47.4.11	Residential Activity in Activity Areas A2, A3 , A4, <u>A5</u> , <u>A6</u> , <u>A7</u> , A8, A9, <u>A10</u> , A11 and HS1— HS 515 <u>16</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>A5A3</u> and <u>A10A6</u> that complies with Standard 47.5.17	P
47.4.14	Residential Visitor Accommodation (unlimited duration) in Activity Areas A2, A3 , A4, <u>A5</u> , <u>A6</u> , <u>A7</u> , A8, A9, <u>A10</u> , A11, HS1 — HS 515 <u>16</u>	P
47.4.15	Homestays in Activity Areas A2, A3 , A4, <u>A5</u> , <u>A6</u> , <u>A7</u> , A8, A9, <u>A10</u> , A11, HS1 — HS 515 <u>16</u>	P
47.4.16	Residential Activity in Activity Areas S1 and S2 (excluding staff accommodation), <u>G</u> , <u>C</u> , <u>GTF</u> and <u>SCG</u> and <u>DR</u>	NC
	Commercial Activity	
47.4.17	Retail Sales in Activity Areas A1, A5, A10, HS1, <u>GTF</u> and C	P
47.4.18	Restaurants in Activity Area A9, <u>SCG</u> and C	P
47.4.19	Licensed Premises in Activity Areas A1, A5A9 , <u>A3</u> , <u>A6</u> , A10, HS1, <u>GTF</u> , <u>SCG</u> and C	P
47.4.20	Golf clubhouse(s), health and beauty spas, gymnasiums, theatres, pools and conference facilities, indoor and outdoor entertainment, including ancillary office and administration activities in Activity Areas <u>C</u> and <u>GTF</u>	P
47.4.21	Service Activities in Activity Areas S1 and S2 related to the development, operation and maintenance of the resort or ancillary to approved or permitted activities	P
47.4.22	Service Activities except for those provided for by Rule 47.4.21.	NC
	Recreation Activity	
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
	Rural Activities	
47.4.26	Farming and domestic livestock activities	P
47.4.27	Mining	NC
47.4.28	Forestry Activities, except for Plantation Forestry where the National Environmental Standard for Plantation Forestry prevails.	PR
47.4.29	Factory Farming	PR
	Industrial Activity	
47.4.30	Metalwork and industrial activities in Activity Area A9 for the purpose of creating art and sculpture	P
47.4.31	Panelbeating, spray painting, motor vehicle repair or dismantling activities directly	P

	related to other approved or permitted activities within the Zone in Activity Areas S1 and S2	
47.4.32	Industrial Activities except for those provided for by Rule 47.4.30	NC
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
	Other Activities	
47.4.35	Informal airports limited to helicopters within Activity Area G <u>H</u> and HS1. Informal airports for emergency landings, rescues and firefighting in all Activity Areas	P
47.4.36	Any other activity not provided for by any rule	NC

47.5 Standards

	Standards — The Hills Resort Zone	Non- compliance status
	Structure Plan	
47.5.1	Development shall be located in accordance with the Structure Plan.	NC
47.5.2	Provision of walkway / cycleway No more than 40 Units (visitor accommodation or residential) in the Zone shall be constructed prior to construction of the walkway/cycleway in the location <u>indicatively</u> shown on the Structure Plan.	NC
	Buildings	
47.5.3	Maximum Height - all Activity Areas except Activity Areas 4 and 5 No building shall protrude through the RL listed below and shall be no higher than the height listed below: a. Activity Area A1 RL418.5 <u>422.0</u> masl — 8m b. <u>Activity Area A1.b</u> <u>RL424.0 masl — 6m</u> c. Activity Area A2 RL416masl — 8m d. Activity Area A3 RL421 masl — 8m e. Activity Area A6 RL419.5 masl — <u>8</u> 10 m f. Activity Area A7 RL414 masl — 8m g. Activity Area A8 RL402.5 masl — 6.7m h. Activity Area A9 RL417.5 masl — 8m i. Activity Area 10 RL406.5 <u>410.5 masl</u> — 6 <u>8</u> m j. Activity Area 11 RL408.5 <u>410.0 masl</u> — 8m	NC

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

	Note: this standard does not apply to informal airports for emergency landings, rescues and firefighting in Activity Area C <u>H</u> and HS1	
47.5.10	<p>Building Coverage — Activity Areas A1, A2, A3, A6, A7, A8, A9, <u>A10</u>, A11, S1, and S2, <u>GTF</u>, <u>SGG</u>, and C</p> <p>The maximum building coverage, as a percentage of the Activity Area shall be as set out below:</p> <ul style="list-style-type: none"> a. A1, A9: 55<u>30</u>% b. A23 — A8, A10, A11, S1 and S2: 40% c. <u>A2</u> <u>29</u>% d. <u>A9 and C</u> <u>38</u>% e. <u>GTF</u> <u>23</u>% f. <u>SGG</u> <u>7</u>% 	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. bulk, scale and form of the buildings with respect to the effect on visual and landscape values of the area; b. associated earthworks and landscaping.
47.5.11	<p>Building Materials and Colours</p> <p>Any building and fence (excluding any outdoor art installation or sculpture) and its alteration that remain on site for more than six months, are subject to the following:</p> <p>All exterior surfaces* must be coloured in the range of browns, greens or greys including:</p> <ul style="list-style-type: none"> a. Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and b. All other exterior surface** finishes, except for schist, must have a light reflectance value of not greater than 30%. <p>* Excludes soffits, windows and skylights (but not glass balustrades).</p> <p>** Includes cladding and built landscaping that cannot be measured by way of light reflectance value but is deemed by the Council to be suitably recessive and have the same effect as achieving a light reflectance value of 30%.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Landscape character; b. Visual amenity; c. External appearance; d. Visual prominence from both public places and private locations.
47.5.12	<p>Buildings in Activity Area G</p> <ul style="list-style-type: none"> a. The maximum floor area of any golf course shelter, <u>toilet facility</u> or golf course shed shall be 20m². b. The maximum gross floor area of any farm building shall be 50m². c. The maximum number of farm buildings shall be 3. 	D

47.5.13	Lightspill <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	Structures <p>Any structure (including art installations and sculptures) must be located a minimum distance of 20 metres from a road boundary, except for: post and rail, post and wire and post and mesh fences, including deer fences.</p>	RD <p>Discretion is restricted to:</p> <p>a. effects on landscape character, views and amenity, particularly from public roads;</p> <p>b. the materials used, including their colour, reflectivity and permeability;</p> <p>c. whether the structure will be consistent with traditional rural elements;</p> <p>d. Visual and traffic safety effects beyond boundary of Zone.</p>
<u>47.5.14A</u>	<u>Buildings in Activity Area SGG</u> <p>a. <u>Buildings in Activity Area SGG shall be limited to:</u></p> <p>i. <u>pergolas and pavilions for shelter and amenity</u></p> <p>ii. <u>toilet facilities</u></p> <p>iii. <u>greenhouses</u></p> <p>iv. <u>café / restaurant</u></p> <p>v. <u>any structure ancillary to the recreational facilities, including fences</u></p> <p>b. <u>The maximum gross floor area of any building shall be 200m².</u></p>	<u>D</u>
	Visitor Accommodation / Residential Activity	
47.5.15	Total number of units in the Zone <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	Residential units The maximum number of Residential Units in the Zone (excluding staff accommodation in Areas S1 and S2) shall be 66.	NC
47.5.17	Residential Activity within Visitor Accommodation units Within Visitor Accommodation Units in Activity Areas A2, A3, A4, A5, A6, A7 , A8, A9, A10, A11, any residential use shall be limited to not more than 180 nights per year per unit by the owner(s) of the unit.	NC
47.5.18	Residential Density in Activity Areas HS1 — HS54516 The maximum number of Residential Units per Home Site in HS1 — HS 545 16 shall be 1.	NC
47.5.19	Staff accommodation in Activity Areas S1 and S2 The total collective number of bedrooms within Activity Areas S1 and S2 shall not exceed 50.	NC
Other Activities		
47.5.20	Retail sales Goods or services displayed, sold or offered for sale within the Zone shall be limited to: <ul style="list-style-type: none"> a. Goods grown, reared or produced within the Zone; b. Restaurants, Delicatessen style, cellar door, or convenience retail (where the gross floor area does not exceed 200m² for any convenience retail premise) for temporary or permanent residents, or visitors to the resort; c. Within Activity Area C and GTF, in addition to a. and b above, goods and services associated with, and ancillary to the permitted or approved activities; d. Retail associated with a Temporary Activity (event) taking place. 	NC
47.5.21	Vehicle accesses and walkway / cycleway shown on Structure Plan <ul style="list-style-type: none"> a. Access and walkway/cycleway to be formed in exposed aggregate concrete, concrete with charcoal oxide (6.0kg/m³), 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. 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. 	RD Discretion is restricted to: <ul style="list-style-type: none"> a. Landscape character; b. Visual amenity; c. External appearance.

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

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

- a. Rule 47.5.9 Informal Airports.

47.7 The Hills Resort Zone Structure Plan

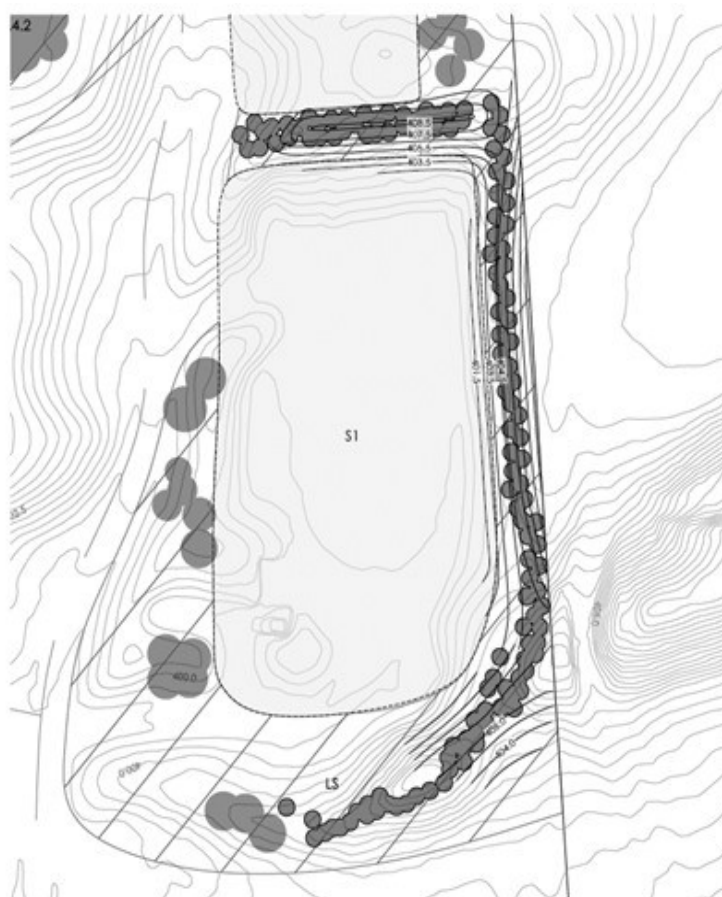
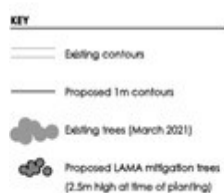
[Insert new Structure Plan]



47.8 Indicative LAMA Plans

[Insert new LAMA Plans]





SCALE: 1:1,000 A4 - 21st March 2021

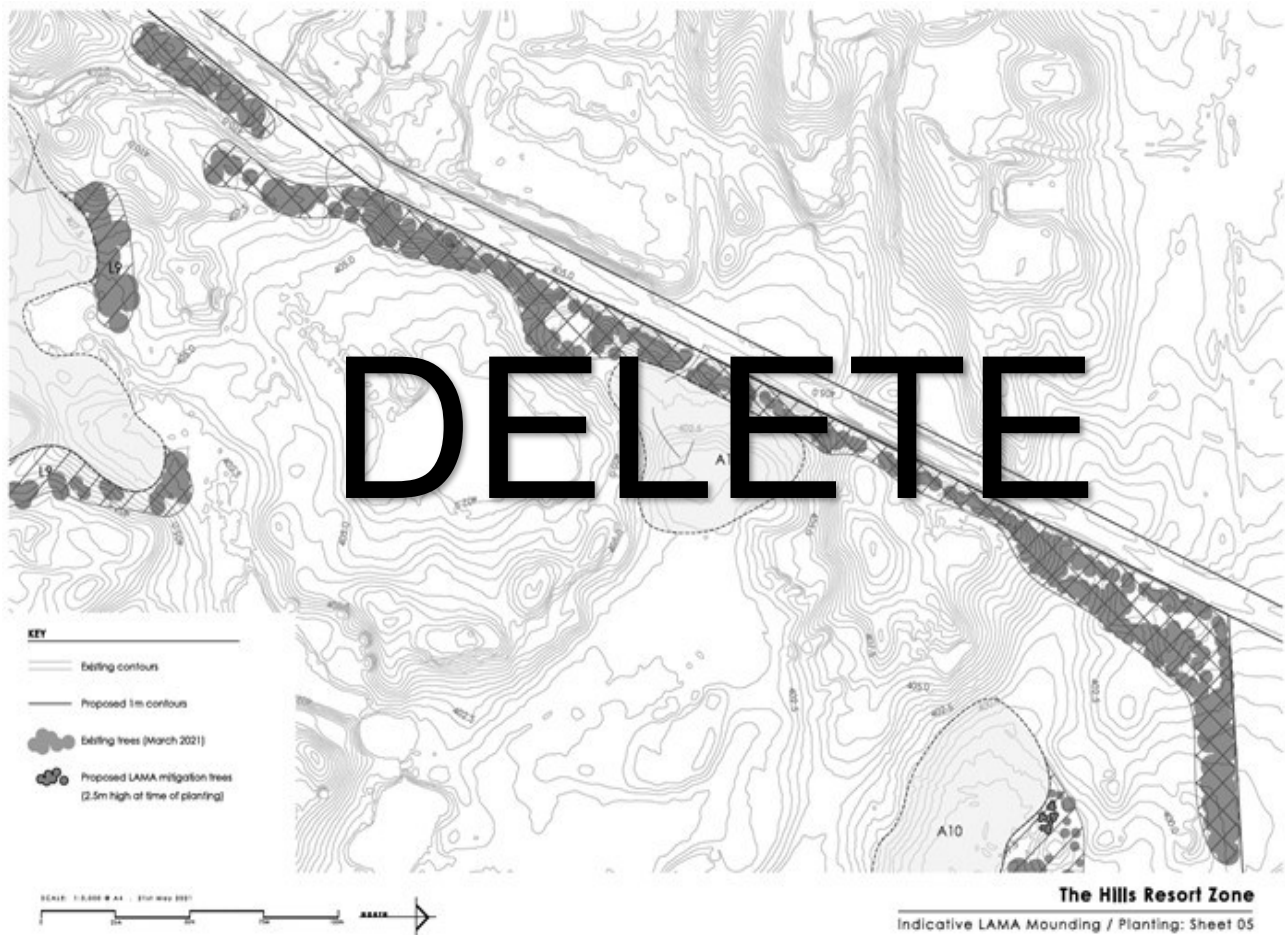


The Hills Resort Zone

Indicative LAMA Mounding / Planting: Sheet 02









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>	

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 16-153, HS6 – HS7	500m ³ per home site
25.5.10B.2	Activity Area C	1000m ³
25.5.10B.3	All Activity Areas Farming activities Golf course development / redevelopment, and earthworks associated with establishment of LAMA <u>and SPA</u>	500m ³ No limit
...		

27

Subdivision and Development

...

27.3

Location-specific objectives and policies

...

Hills Resort Zone

27.3.21

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

Policies

27.3.21.1

Enable subdivision which provides for development that is located in accordance with the Hills Resort Zone Structure Plan within Section 27.13.

27.3.21.2

Require that development within the Hills Resort Zone is connected to a reticulated wastewater treatment and disposal system, where available.

27.3.21.3

Where connection to a reticulated wastewater system is not available, avoid or mitigate any potential adverse effects on natural water systems and ecological values by ensuring the safe and efficient disposal of wastewater through provision of a comprehensive system that is designed to provide sufficient capacity for anticipated development within the Hills Resort Zone.

27.3.21.4

Ensure a comprehensive approach to on-site stormwater management that is designed to provide sufficient capacity for anticipated development within the Hills Resort Zone.

...

27.6

Rules - Standards for Minimum Lot Areas

27.6.1

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

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

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

...

27.7

Zone - Location Specific Rules

	Zone and Location Specific Rules	Activity Status
...		
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 - HS 51516, <u>C, G, GTF and SGG</u>:</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> The matters listed under Rule 27.7.1 The methods to achieve a comprehensive approach to wastewater treatment and stormwater management. 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"> the extent to which any existing vegetation should be retained; the size, volume and batter of any earthworks required; the species mix, proposed density and location of any new vegetation and its size at planting and maturity; ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants; irrigation methods; the extent to which the earthworks are congruous with the landscape. The approach to establishment of the LAMA <u>or SPA</u>. For these purposes "established" means that the works required, including all planting, irrigation installation, and any earthworks: <ol style="list-style-type: none"> are implemented and physically completed; and have been audited by the Council no sooner than 6 months following physical completion; and have been certified by the Council as being completed. 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. The mechanisms (including (but not limited to) requirements for the works to be established prior to issue of certification under section 224(c) and registration of any legal instruments on the title(s) of the land to ensure ongoing compliance and monitoring) to ensure that: <ol style="list-style-type: none"> Any LAMA <u>or SPA</u> will be established prior to construction of any buildings in any Activity Area; Ongoing commitments exist in relation to the maintenance and management of the LAMA <u>or SPA</u>, including through a landscape management strategy; Ongoing monitoring requirements. <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> 	C

	Zone and Location Specific Rules	Activity Status
	<ul style="list-style-type: none"> i. <u>the extent to which any existing vegetation should be retained;</u> ii. <u>the species mix, proposed density and location of any new vegetation and its size at planting and maturity;</u> iii. <u>ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants; and</u> iv. <u>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 wholly within Activity Area G that will create a new site for any visitor accommodation, residential or commercial activity <u>wholly located within Activity Area G</u>.</p>	NC
27.7.23	<p>Hills Resort Zone</p> <p>Subdivision comprising all of any part of Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, HS3, HS6-HS1516, 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, A7, A8, A9, A10, HS3, HS6-4516, S1 and S2 where the application is not accompanied by the information required by Rule 27.7.4522.1 (if applicable).</p>	NC
...		

27.13.16 Hills Resort Zone Structure Plan

[Insert new Structure Plan]

