

## 44 The Hills Resort Zone

### 44.1 Resort Zone Purpose

The purpose of the Zone is to enable high quality resort facilities. The Zone provides for outdoor recreation, including two golf courses (one being an 18-hole championship golf course), visitor accommodation and residential activities, a small commercial area and sculpture park, which all complement the amenities of the golf courses. A small area of staff accommodation is also provided.

A Structure Plan applies to the Zone, as well as standards for buildings and landscaping to ensure that the development is appropriately located and well integrated with the golf course and the local and wider landscape setting.

The Zone provides for development in appropriate areas and will be landscaped to mitigate the adverse effects of built form.

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

### 44.2 Objectives and Policies

**44.2.1 Objective – To enable a resort style development containing residential, visitor accommodation, commercial and commercial recreation activities, an evolving sculpture park, and ancillary staff accommodation, within the context of a premier golf course, while minimising the effects of development on the landscape and on amenity values of the Zone and the surrounding environment.**

#### Policies

- 44.2.1.1 Provide for the development, operation, use and maintenance of golf courses as key part of the Resort Zone.
- 44.2.1.2 Provide for the establishment of up to 150 residential units of high quality design to accommodate visitor accommodation, residential activities and staff accommodation within the areas identified on the Structure Plan contained at XX.
- 44.2.1.3 Provide for an evolving sculpture park.
- 44.2.1.4 Provide for large scale golf-related temporary events that contribute to the District's economy provided that any adverse effects such as traffic and noise effects on land outside the Zone are minimised.
- 44.2.1.5 Provide for the take-off and landing of helicopters while ensuring that adverse amenity effects on neighbouring land are avoided or mitigated.
- 44.2.1.6 Provide for commercial activities within the Clubhouse Activity Area that complement and are necessary to the functioning of the Resort.
- 44.2.1.7 Avoid other commercial, industrial and business activities that are not integral to the function of the Resort and purpose of the Resort Zone.
- 44.2.1.8 Require that all development be located in accordance with the Structure Plan contained at XX so as to ensure that:
- (a) Development integrates with the golf courses; and
  - (b) Development is located only where the landform has potential to absorb development, and
  - (c) Any potential adverse effects on landscape and amenity values are avoided or appropriately mitigated.
  - (d) Reverse sensitivity effects on any adjacent farming operations are avoided.

**Commented [RMW1]:** Consideration has been given to whether the policy should 'require' the provision of golf courses. A 'requirement' is not considered appropriate however as there is nothing in the Zone provisions (nor any powers under the Act) to compel the provision of golf courses. The most a Zone can do is 'enable' them. So, the word 'provide' has been retained, however the words 'as a key part of the Resort Zone' have been added to the policy to emphasise the importance of golf courses to the Zone.

- (e) Visibility of buildings within the Zone from adjacent public roads is avoided, except in for buildings within Homesites 1, 5 and 6 and Activity Areas 8 and S where visibility of built form will be mitigated by landscaping.

- 44.2.1.9 Maintain landscape character and visual amenity values in Activity Area G by avoiding residential activities and built commercial development within the Activity Area. <sup>1</sup>
- 44.2.1.10 Require the establishment of Landscape Amenity Management Areas (LAMA) to ensure that the potential adverse effects of buildings are avoided or mitigated and to contribute to the enhancement of the amenity of the Zone.
- 44.2.1.11 Require planting within the Zone to enhance the amenity of the Zone and to integrate with and complement the character of the surrounding environment.
- 44.2.1.12 Maintain the unique built form and landscape character of the Zone and the landscape character of the surrounding environment by managing building height, coverage, external appearance, and landscaping.
- 44.2.1.13 Ensure that built form is integrated with and exhibits a connection to the land and that each Activity Area has its own unique character while exhibiting an overall cohesion.
- 44.2.1.14 Require the provision of walkway and cycleway access through the Zone in the location generally shown on the Structure Plan contained at XX.
- 44.2.1.15 Ensure earthworks minimise erosion, land instability, and sediment generation and off site discharge during construction activities associated with subdivision and development, and manage their scale and extent to maintain landscape character and visual amenity values.

### 44.3 Other Provisions and Rules

#### 44.3.1 District Wide

Attention is drawn to the following District Wide Chapters.

Introduction	Definitions	Strategic Directions
Urban Development	Tangata Whenua	Landscapes
Signs (ODP)	Earthworks, except as provided for in this Zone	Historic Heritage
Subdivision	Natural hazards	Transport
Utilities and Renewable Energy	Hazardous Substances	Protected Trees
Indigenous Vegetation and Biodiversity	Wilding Exotic trees	Temporary Activities and Relocatable Buildings, except as provided for in this zone.
Noise	Designations	Planning Maps

#### 44.3.2 Clarification

Where an activity does not comply with a Standard listed in the Standards table at 44.5 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.

The following abbreviations are used within this Chapter:

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

**Commented [RMW2]:** At the time of filing, the visibility of the areas stated in this policy had not been confirmed by THL's landscape witnesses. If the policy contains an error in this regard, a memo will be filed, asap, advising the Panel.

THL does not consider the policy is necessary however, as the site is not an ONL, and there is no requirement that development be 'invisible'. Nor was that the basis upon which the landscape assessment was prepared and concluded. THL considers that Policy 44.2.1.12 appropriately and adequately addresses the matters of landscape character and visual effects.

<sup>1</sup> Note renumbering of policies from 44.2.1.9  
TRO9644 6853507.1

#### 44.4 Rules – Activities

	Activities – The Hills Resort Zone	Activity Status
44.4.1	<b>Any outdoor art installations</b> not visible from McDonnell Road, Lake Hayes-Arrowtown Road, Hogans Gully Road – including those that are defined as a <i>Building</i> because of their size.	P
44.4.2	<b>Any Farming and Domestic Livestock activities</b>	P
44.4.3	<b>Clearance of Vegetation</b> (except indigenous vegetation otherwise addressed by Chapter 33 – Indigenous Vegetation and Biodiversity)	P
44.4.4	<b>Any Earthworks</b> associated with the development of the golf courses, landscaping, water storage and reticulation for irrigation, the formation of internal roads, trails and access ways, or subdivision and development of home sites or activity areas, including the Clubhouse and Resort Services and Staff Accommodation areas.  Note: With the exception of the Standards relating to volumes, the Standards contained in Chapter 25 – Earthworks apply to all earthworks within the Zone.	P
44.4.5	<p><b>Structure Plan – Permitted Activities</b></p> <p><b>44.4.5.1</b> In all activity areas as shown on the Structure Plan:</p> <ol style="list-style-type: none"> <li>i. Development, operation, use and maintenance of golf courses, including associated green keeping, driving ranges and commercial instruction</li> <li>ii. sheds for utilities, service and accessory buildings, or buildings associated with the operation and maintenance of the golf courses of up to 50m<sup>2</sup> in gross floor area</li> <li>iii. Access ways as shown on the Structure plan (+/- 30m)</li> <li>iv. Commercial recreation</li> <li>v. Open space and farming activities</li> <li>vi. Art installation</li> <li>vii. Art and sculpture tours</li> <li>viii. Temporary events</li> <li>ix. Licensed premises in associated with temporary events</li> </ol> <p><b>44.4.5.2</b> In Activity Areas A1 – A9 (Visitor accommodation / Residential) as shown on the Structure Plan:</p> <ol style="list-style-type: none"> <li>i. Residential Units, including any residential flat up to 70m<sup>2</sup> gross floor area</li> <li>ii. Managed apartments, timeshares, lodges, residential visitor accommodation (up to 365 nights per year with unlimited number of short-stay leases)</li> <li>iii. Commercial Recreation Activities</li> <li>iv. Metalwork and industrial activities for the purpose of creating art and sculpture in Activity Area A9</li> <li>v. Licensed premises               <ol style="list-style-type: none"> <li>(a) To any person who is residing (permanently or temporarily) in the Zone;</li> <li>(b) Mini bars within Homestays and Residential Visitor Accommodation in the resort.</li> </ol> </li> </ol> <p><b>44.4.5.3</b> In Activity Area C (Clubhouse Activity Area) as shown on the Structure Plan:</p> <ol style="list-style-type: none"> <li>i. Golf Club houses, restaurants, bars, beauty spas, gymnasiums, theatres, pools and conference facilities, including ancillary office and administration activities</li> <li>ii. Licensed premises:               <ol style="list-style-type: none"> <li>(a) To any person who is residing (permanently or temporarily) on the resort;</li> <li>(b) To any person who is present on the premises for the purposes of</li> </ol> </li> </ol>	P

	<b>Activities –The Hills Resort Zone</b>	<b>Activity Status</b>
	<p>dining up to 12am;</p> <ul style="list-style-type: none"> <li>iii. Commercial recreation activities</li> <li>iv. The takeoff and landing of helicopters.</li> </ul> <p><b>44.4.5.4</b> In Activity Area HS (Home Sites HS2-HS6) as shown on the Structure Plan:</p> <ul style="list-style-type: none"> <li>i. One residential unit per home site that can be used for residential activity, homestays, and/or residential visitor accommodation (up to 365 nights per year with unlimited number of short-stay leases)</li> <li>ii. Any Residential Flat as part of a Residential Unit cannot exceed 150m<sup>2</sup> gross floor area</li> </ul> <p>In Activity Area HS1 (Existing lodge) as shown on the Structure Plan:</p> <ul style="list-style-type: none"> <li>i. One residential unit that can be used for residential activity, homestays, a lodge, and/or residential visitor accommodation (up to 365 nights per year with unlimited number of short-stay lets).</li> <li>ii. Licensed premises <ul style="list-style-type: none"> <li>(a) To any person who is residing (permanently or temporarily) in the Zone;</li> <li>(b) Mini bars</li> </ul> </li> </ul> <p><b>44.4.5.5</b> In Activity Area S (Resort Services and Staff Accommodation Activity Area) as shown on the Structure Plan:</p> <ul style="list-style-type: none"> <li>i. Servicing activities related to the development, operation and maintenance of the resort or ancillary to approved or permitted activities within the zone</li> <li>ii. Staff accommodation for employees of the resort and their families, subject to the following: <ul style="list-style-type: none"> <li>(a) It is maintained in the same ownership as Activity Areas S and G;</li> <li>(b) It is not subdivided, unit titled or otherwise separated, including by lease from the Service areas</li> </ul> </li> </ul>	
<b>44.4.6</b>	<p><b>Buildings</b> in Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, HS 5 and S where the adjacent LAMA has been established, and buildings in Activity Areas A1, A6, C and HS 1, HS 2, HS 3, HS 4 and HS 6, except those provided for under Rule 44.4.4.1.</p> <p>The exercise of the Council's is control is reserved to:</p> <ul style="list-style-type: none"> <li>(i) Infrastructure provision</li> <li>(ii) Access</li> <li>(iii) Firefighting supplies – if not addressed through subdivision</li> <li>(iv) The appearance of the building</li> <li>(v) Effects on visual and landscape amenity of the area including coherence with the surrounding buildings</li> </ul> <p>For the purpose of this rule “will be established” means that planting and any earthworks will be approved and undertaken prior to, or at the same time as construction of the building.</p>	C
<b>44.4.7</b>	<p><b>Landscape Amenity Landscape Area (LAMA)</b></p> <p>The establishment of LAMA identified on the Structure Plan.</p> <p>The exercise of the Council's control is reserved to:</p> <ul style="list-style-type: none"> <li>(i) The extent to which any existing vegetation within the LAMA provides adequate mitigation of and visual relief from buildings and development in the adjacent Activity Area or for any neighbouring properties.</li> <li>(ii) The size, volume and batter of any earthworks required</li> <li>(iii) The mix and location of vegetation and its size at planting and maturity</li> </ul>	C

	<b>Activities –The Hills Resort Zone</b>	<b>Activity Status</b>
	<ul style="list-style-type: none"> <li>(iv) Requirements to ensure that the landscaping is provided for in perpetuity and replaced when diseased, damaged, dead or dying.</li> <li>(v) Irrigation methods, including any reticulation</li> <li>(vi) The extent to which the earthworks are congruous with the landscape</li> <li>(vii) The extent to which the LAMA will provide mitigation of and visual relief from buildings and development in the adjacent activity area or for any neighbouring properties.</li> </ul>	
<b>44.4.8</b>	<p><b>Temporary events</b>, including golf tournaments and concerts, provided that:</p> <ul style="list-style-type: none"> <li>a. The event does not exceed 14 consecutive calendars days (excluding set up and pack down)</li> <li>b. The event does not operate outside the hours of 0600 to 2200. Set up and pack down outside of these hours is permitted, provided it complies with the noise limits for the Zone.</li> <li>c. There shall be no more than 4 temporary events per calendar year</li> <li>d. All structures and equipment are removed from the zone within 10 working days of the completion of the event</li> <li>e. A Traffic Management Plan is provided that details how traffic effects are to be managed</li> <li>f. An Operations Plan is provided that details how the event is to be managed</li> <li>g. Adequate sanitation for event attendees is provided</li> <li>h. Waste minimisation measures are implemented</li> </ul> <p>The exercise of the Council's control is limited to:</p> <ul style="list-style-type: none"> <li>(i) Traffic effects and the measures promoted in the Traffic Management Plan to manage these effects</li> <li>(ii) Waste minimisation and management measures</li> <li>(iii) Adequate sanitation for event attendees</li> <li>(iv) Operations Plan for the event to manage effects</li> </ul>	C
<b>44.4.9</b>	<p><b>Any outdoor art installations</b> visible from McDonnell Road, Lake Hayes- Arrowtown Road, and Hogans Gully Road– including those that are defined as a <i>Building</i> because of their size.</p> <p>The exercise of the Council's discretion is limited to:</p> <ul style="list-style-type: none"> <li>(i) Siting of the art installation</li> <li>(ii) Colours and materials</li> <li>(iii) Traffic safety</li> </ul>	RD
<b>44.4.10</b>	<p><b>Buildings where adjacent LAMA is not established</b> - Where a building is proposed in Activity Area A1, A2, A3, A4, A5, A7, A8, A9, S and HS5 and the adjacent LAMA shown on the Structure Plan has not been established.</p> <p>For the purpose of this rule "established" means:</p> <ul style="list-style-type: none"> <li>(a) When the works required for the LAMA, as consented under Rule 44.4.7 and including planting, irrigation installation, rabbit proof fencing, and any earthworks: <ul style="list-style-type: none"> <li>i. are physically completed; and</li> <li>ii. have been audited by the Council no sooner than 6 months following physical completion; and</li> <li>iii. have been certified as being complete by the Council.</li> </ul> </li> </ul>	NC
<b>44.4.11</b>	<p><b>Buildings</b> in Activity Area G (Golf Course, Open Space and Farming Activity Area) except for those provided for by Rule 44.4.5.1</p>	NC
<b>44.4.12</b>	<p><b>Residential activity</b> in Activity Area S (Resort Services and Staff Accommodation Activity Area) and Activity Area G (Golf Course, Open Space and Farming Activity</p>	NC

	<b>Activities –The Hills Resort Zone</b>	<b>Activity Status</b>
	Area), except for:  i. Staff accommodation as provided for by Rule 44.4.4.6	
<b>44.4.13</b>	<b>Commercial Recreation Activities</b> , except for those provided for by Rule 44.4.5.1 and 44.4.5.3	NC
<b>44.4.14</b>	<b>Mining</b>	NC
<b>44.4.15</b>	<b>Service Activities</b> , except for those provided for by Rule 44.4.5	NC
<b>44.4.16</b>	<b>Any other activity in an activity area not provided for by any rule</b>	NC
<b>44.4.17</b>	<b>Industrial Activities</b> ; except for those provided for by Rule 44.4.5	NC
<b>44.4.18</b>	<b>Panelbeating, spray painting, motor vehicle repair or dismantling</b> except for activities directly related to other approved or permitted activities within the Zone and located within the Resort Services Activity Area.	PR
<b>44.4.19</b>	<b>Forestry Activities</b>	PR
<b>44.4.20</b>	<b>Fibreglassing, sheet metal work, bottle or scrap storage, motorbody building or wrecking, fish or meat processing</b>	PR
<b>44.4.21</b>	<b>Factory Farming</b>	PR

#### **44.5 Standards – The Hills Resort Zone**

	<b>Standards – The Hills Resort Zone</b>	<b>Non-compliance status</b>
<b>44.5.1</b>	<b>Setbacks for Service and Accessory Buildings under Rule 44.4.5.1</b>  No building or structure shall be located closer than 6m to the Zone boundary, and in addition:  No building shall be located closer than 10m from McDonnell Road or the Arrowtown Lake Hayes Road	RD
<b>44.5.2</b>	<b>Residential Density</b>  The maximum number of residential units in the Zone including visitor and staff accommodation units shall be 150	NC

	Standards – The Hills Resort Zone	Non-compliance status
44.5.3	<p><b>Building Maximum Height and Roof Pitch</b></p> <p>No building shall protrude through the RL and shall be no higher than the height listed below:</p> <ul style="list-style-type: none"> <li>- Activity Area A1                      RL418.5 masl – 8m</li> <li>- Activity Area A2                      RL416masl – 8m</li> <li>- Activity Area A3                      RL421 masl – 8m</li> <li>- Activity Area A4                      RL418 masl – 8m</li> <li>- Activity Area A5                      RL419.5 masl -8m</li> <li>- Activity Area A6                      RL419.5 masl- 8m</li> <li>- Activity Area A7                      RL414 masl – 8m</li> <li>- Activity Area A8                      RL402.5 masl – 6.7m</li> <li>- Activity Area A9                      RL417.5 masl – 8m</li>   <li>- Activity Area HS1                      RL419 – 8m masl</li> <li>- Activity Area HS2                      RL421.5 masl – 8m</li> <li>- Activity Area HS3                      RL408 masl - 8m</li> <li>- Activity Area HS4                      RL374.5 masl – 8m</li> <li>- Activity Area HS5                      RL370 masl – 8m</li> <li>- Activity Area HS6                      RL 4.3.7.5 masl– 5.5m</li>   <li>- Activity Area C (Clubhouse Activity Area)    RL 425.0 masl – 8m</li> <li>- Activity Area S (Resort Services and Staff Accommodation Activity Area) 408.5 masl – 8m</li> <li>- Filming towers    12m</li> <li>- All other buildings and structures (except in Activity Areas A1-A9) 5.5m</li>   <li>- Any building in Activity Areas A4 and A5 with a height limit above 6m shall have a roof pitch of a minimum of 30 degrees</li> </ul> <p>Note: The specified building height limits are rolling heights and shall be measured from existing ground level. Where a masl and building height limit is specified for an area, the lower limit shall apply.</p> <p>Note: All marquees and structures permitted as Temporary Events are exempt from these height restrictions.</p>	NC
44.5.4	<p><b>Maximum Site Coverage – Homesites</b></p> <p>Homesite 1 -    Maximum homesite coverage of 35%  Homesites 2-6 - Maximum homesite coverage of 25%</p> <p>Discretion will be limited to:</p> <ul style="list-style-type: none"> <li>(a) the external appearance of buildings with respect to the effect on visual and landscape values of the areas;</li> <li>(b) associated earthworks and landscaping;</li> <li>(c) bulk and location.</li> </ul>	RD
44.5.5	<p><b>Maximum Site Coverage – Activity Areas A4 and A5</b></p> <p>Maximum Site Coverage – 40%</p> <p>For the purpose of this rule the total areas of the Activity Areas are:</p> <p>AA4: Total area – 2.2ha  AA5: Total area – 1.2ha</p> <p>No other Activity Areas or Home Sites have a maximum site coverage.</p>	D

**Commented [RMW3]:** Otago datum to be provided in lieu of masl. At the time of filing, the Otago datum could not be obtained

	<b>Standards – The Hills Resort Zone</b>	<b>Non-compliance status</b>
<b>44.5.6</b>	<p><b>Earthworks Maximum Volumes:</b></p> <p>Residential activities areas – 500m<sup>3</sup></p> <p>Homesites – 1000m<sup>3</sup></p> <p>Activity Area G – no maximum</p> <p>Note: The maximum volume of earthworks shall be calculated per site, within one consecutive 12 month period.</p> <p>Discretion will be limited to:</p> <ul style="list-style-type: none"> <li>(a) Soil erosion, generation and run-off of sediment.</li> <li>(b) Landscape and visual amenity.</li> <li>(c) Effects on infrastructure, adjacent sites and public roads.</li> <li>(d) Land stability.</li> <li>(e) Effects on water bodies, ecosystem services and indigenous biodiversity.</li> <li>(f) Cultural and archaeological sites.</li> <li>(g) Nuisance effects.</li> <li>(h) Natural Hazards.</li> <li>(i) Functional aspects and positive effects.</li> </ul>	RD
<b>44.5.7</b>	<p><b>Glare</b></p> <p>44.5.4.1 All fixed lighting shall be directed away from adjacent roads and properties with low light spill to areas located outside of the Zone.</p> <p>44.5.4.2 Any building or fence that will be highly visible from a public road that is constructed or clad in metal, or material with reflective surfaces shall be painted or otherwise coated with a non-reflective finish</p> <p>44.5.4.3. No light shall spill over any property outside the Zone.</p> <p>44.5.4.4 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> <p>44.5.4.5 There shall be no upward light spill.</p>	D
<b>44.5.8</b>	<p><b>Retail Sales</b></p> <p>Goods or services displayed, sold or offered for sale within the Zone shall be limited to:</p> <ul style="list-style-type: none"> <li>a. Goods grown, reared or produced within the Zone;</li> <li>b. Delicatessen style or convenience retail for temporary or permanent residents, or visitors to the resort</li> <li>c. Within Activity Area C (Clubhouse Activity Area), in addition to a. and b above, goods and services associated with, and ancillary to the permitted or approved activities</li> <li>d. Retail associated with a Temporary Activity (event) taking place.</li> </ul> <p>Note: for the proposes of this rule convenience retail means a subset of retail involving a dairy, grocery store or newsagent and lunch bards, or café/ and restaurants where the gross floor area does not exceed 200m<sup>2</sup> gross floor area</p>	NC



	<b>Standards – The Hills Resort Zone</b>	<b>Non-compliance status</b>
<b>44.5.9</b>	<p><b>Take off and Landing of Helicopters</b></p> <p>Noise from helicopter operations shall not exceed 50 dB L<sub>dn</sub> at the following points outside the Zone :</p> <ol style="list-style-type: none"> <li>the notional boundary of any residential unit located within the Wakatipu Basin Rural Amenity Zone or the Wakatipu Basin Lifestyle Precinct</li> <li>at any point within the Arrow South Special Zone or the Arrowtown Low Density Residential Zone</li> </ol> <p>The day night average noise level (L<sub>dn</sub>) shall be averaged over any consecutive seven day period and shall not exceed 53 dB L<sub>dn</sub> on any one day. Assessment shall be undertaken in accordance with NZS 6807: 1994 "Noise Management and Land Use Planning for Helicopter Landing Areas"</p>	NC
<b>44.5.10</b>	<p><b>Provision of walkway / cycleway</b></p> <p>No more than 40 residential units in the Zone shall be constructed prior to construction of walkway/cycleway trail in the general location shown on the Structure Plan.</p>	NC
<b>44.5.11</b>	<p><b>Maximum number of residential units in Activity Areas:</b></p> <ul style="list-style-type: none"> <li>- Activity Area A1            12</li> <li>- Activity Area A2            13</li> <li>- Activity Area A3            6</li> <li>- Activity Area A4            29</li> <li>- Activity Area A5            16</li> <li>- Activity Area A6            12</li> <li>- Activity Area A7            7</li> <li>- Activity Area A8            2</li> <li>- Activity Area A9            36</li> <li>- Activity Area HS1           1</li> <li>- Activity Area HS2           1</li> <li>- Activity Area HS3           1</li> <li>- Activity Area HS4           1</li> <li>- Activity Area HS5           1</li> <li>- Activity Area HS6           1</li> <li>- Service Area                11</li> </ul>	NC

## **44.6 Non-Notification of Applications**

- 44.6.1** Except as provided for by the Act, all applications for controlled activities and restricted discretionary activities will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons.

## THE HILLS RESORT ZONE 44

### 4.7 Hills Resort Zone Structure Plan

[insert structure plan]

# THE HILLS RESORT ZONE 44

Make the following consequential amendments to other parts of the Proposed and Operative District Plans:

**Commented [RMW4]:** The amendments to Chapter 36 are no longer proposed as heli noise is addressed by standard 44.5.9

## Chapter 27 – Subdivision

Amend Chapter 27 to provide for subdivision as a Controlled Activity in The Hills Resort Zone, as follows:

### 27.4.4 (new) The following shall be controlled activities:

- a. Subdivision in the development areas in the Hills Resort Zone Structure Plan. Control is limited to the following:
  - (a) Lot sizes, averages and dimensions, including whether the lot is of sufficient size and dimensions to effectively fulfil the intended purpose of the land use;
  - (b) Property access and roading;
  - (c) Natural hazards;
  - (d) Fire fighting water supply;
  - (e) Water supply;
  - (f) Stormwater disposal;
  - (g) Sewage treatment and disposal;
  - (h) Energy supply and telecommunications;
  - (i) Easements.
  - (j) The effects of additional traffic on the safety of the Arrowtown Lake Hayes/McDonnell/Malaghans Road intersection.

Add the following to Table 27.5.1

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

## 27.7 Zone – Location Specific Rules

Add a new section in the Table as follows:

	Zone and Location Specific Rules	Activity Status
...	...	...
27.7.12	<p><b>The Hills Resort Zone</b></p> <p><b>27.7.12.1</b> Any subdivision of Activity Area G that will create a new site for residential or commercial activities</p>	NC

## 27.13 Structure Plans

Add a new section as follows:

## THE HILLS RESORT ZONE 44

### 27.13.8 Structure Plan: The Hills Resort Zone

[insert the structure plan]