

## HOGANS GULLY ZONE – PROVISIONS

### FINAL VERSION FOLLOWING COMMENTS AND DISCUSSION AT HEARING ON 25 JULY 2018

This version includes:

- (a) Those comments by Mr Langman that are accepted by the submitter; and
- (b) The comments by the Panel which are accepted by the Submitter, which includes all of the Panel's comments except for:
  - (i) The breach status of Rule 45.5.1 (Building materials, colours and landscaping) – the Panel suggested that the breach status should be non-complying, not restricted discretionary. Mr Brown and Mr Baxter consider that there are potentially other materials, perhaps with different reflectivity values, not listed in the rule and which may be appropriate and which should be able to be considered on a restricted discretionary basis, taking into account the matters of discretion; and
  - (ii) The inclusion of the total residential / visitor accommodation lot number (91) in the objective. Mr Brown considers that the inclusion would introduce too much detail into the objective but has introduced a new policy (Policy 45.2.10) that addresses this along with the reasons for the restriction. Also, the total is included in the additional wording of the Purpose statement.

## 45 Hogans Gully Zone

### 45.1 Zone Purpose

The purpose of the Zone to enable a golf course-based resort. The Zone provides for the golf course development, with clubhouse, driving range, maintenance facilities, and associated commercial activities, along with limited residential and visitor accommodation activities to support the golf course. A total of 91 lots for residential / visitor accommodation purposes are enabled. The Zone promotes development that is absorbed into and is subservient to the surrounding landscape and rural context by providing for large open space and landscape protection areas, ecological enhancement and building location and design controls.

The parts of the Zone adjacent to the surrounding roads (the State Highway, McDonnell Road and Hogans Gully Road) is kept free of development and is to be maintained as an open, pastoral landscape. Development is located in parts of the upper terraces of the Zone where it is not visible from the adjacent surrounding roads. Design and landscaping controls will blend development into the surroundings, and an extensive ecological protection and enhancement program will benefit the nature conservation values of the site and assist in integrating built form into the landscape when viewed from elevated public locations.

The golf course is intended to be a high quality championship course that is suitable for national and International events, which can showcase the District and contribute to the economy.

Public walking / cycling trails are enabled, where they do not conflict with golf operations, to link within the wider Wakatipu Trails network.

### 45.2 Objectives and Policies

45.2.1 **Objective – A golf course based resort comprising Commercial recreational, residential, and visitor accommodation activities that are sensitive located and designed to integrate with the landscape and rural and amenity character values of the Zone and wider surroundings, amenity and which protects and enhances the nature conservation values of the Zone-rural environment.**

#### Policies

- 45.2.1.1 ~~Provide for~~ Enable a high-quality golfing experience with associated clubhouse, commercial, residential, visitor accommodation, and maintenance activities and facilities in a comprehensive master-planned environment.
- 45.2.1.2 Require development to be in accordance with a Structure Plan to ensure development is appropriately located and does not adversely affect the landscape, recreational, and ecological values and opportunities of the Zone and the wider Basin.
- 45.2.1.3 Protect and enhance the ecological values through enhancement planting and other protection measures including plant and animal pest management.
- 45.2.1.4 ~~Require~~ Manage the external materials and colours of all buildings so that built development ~~to be~~ is subservient to the landscape of the Zone and the wider rural environment ~~by managing external materials and colours of all buildings.~~
- 45.2.1.5 Promote open space and farming activities as the backdrop to the golf course and to maintain landscape values, while avoiding reverse sensitivity effects through appropriate location of activities.
- 45.2.1.6 ~~Provide the opportunity for~~ Require sustainable water, stormwater, wastewater collection, treatment and disposal practises.

45.2.1.7 Require that landscaping contributes to the ecological diversity and enhancement of the Zone.

45.2.1.8 Provide for [Require provision for](#) public walkway and cycleway access linkages [to the wider Wakatipu Trails network, within the Landscape Protection areas.](#)

45.2.1.9 Provide for the take-off and landing of helicopters while ensuring that adverse effects on neighbours' amenities are mitigated [by flight paths and flight numbers.](#)

[45.2.1.10 Restrict the number of residential / visitor accommodation lots within the Zone to 91, in a density and location that is appropriate in the landscape context of the Zone and wider surroundings.](#)

## 45.3 Other Provisions and Rules

### 45.3.1 District Wide

Attention is drawn to the following District Wide Chapters. All provisions referred to are within Stage 1 of the Proposed Plan, unless marked as Operative District Plan (ODP).

1 Introduction	2 Definitions (& ODP)	3 Strategic Directions
4 Urban Development	5 Tangata Whenua	6 Landscapes
24 Signs (ODP)	25 Earthworks (ODP)	26 Historic Heritage
27 Subdivision	28 Natural hazards	29 Transport (ODP)
30 Utilities and Renewable Energy	31 Hazardous Substances (ODP)	32 Protected Trees
33 Indigenous Vegetation	34 Wilding Exotic trees	35 Temporary Activities and Related Buildings
36 Noise	37 Designations	Planning Maps

### 45.3.2 Clarification

Where an activity does not comply with a Standard listed in the Standards table, 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	NC Non Complying	PR	Prohibited

### 45.4 Rules – Activities

	Activities – Hogans Gully Zone	Status
45.4.1	<del>Any activity which complies with the rules for permitted activities and is not listed as a controlled, discretionary, non-complying or prohibited activity. <a href="#">Activities not listed in this table.</a></del>	<del>P</del> <a href="#">NC</a>
45.4.2	<b>Farming</b> - In the Landscape Protection Area	P
45.4.3	<b>Buildings</b> – In the following activity areas: Activity Areas R3, R4, R5, R6 <del>provided they meet the standards in Rule 45.5.2.</del>	P
45.4.4	<del><b>Farm Buildings</b> in all activity areas aside from the Landscape Protection Area. Council shall exercise control over effects on landscape values.</del>	<del>⊕</del>

45.4.5	<p><b>Licensed Premises in the Clubhouse Activity Area</b></p> <p>Premises licensed for the consumption of alcohol on the premises between the hours of 10pm and 8am <u>and 10pm</u>, provided that this rule shall not apply to the sale and supply of alcohol:</p> <ul style="list-style-type: none"> <li>a. To any person who is residing (permanently or temporarily) on the premises;</li> <li>b. To any person who is present on the premises for the purposes of dining up to 12am.</li> </ul> <p>With the exercise of Council's control limited to:</p> <ul style="list-style-type: none"> <li>i. The scale of the activity</li> <li>ii. Effects on amenity (including that of adjoining residential zones and public reserves</li> <li>iii. The configuration of activities with the building and the site (e.g, outdoor seating, entrances).</li> <li>iv. Noise and hours of operation.</li> </ul>	C
45.4.6	<p><b>Buildings in:</b></p> <ul style="list-style-type: none"> <li>a. Residential Activity Areas R1, R2, R7, R8, R9 and R10</li> <li>b. Clubhouse Activity Area</li> <li>c. Maintenance Activity Area</li> </ul> <p>With the exercise of the Council's control limited to:</p> <ul style="list-style-type: none"> <li>i. The external appearance of the building including the use of natural materials.</li> <li>ii. The location of access, <u>and extent of</u> car parking and curtilage areas</li> </ul>	C

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	<b>Activities – Hogans Gully Zone</b>	Status
	<ul style="list-style-type: none"> <li>iii. Landscaping associated with the development and the extent to which landscaping contributes to the integration of the golf course amenities, ecological enhancement, and the amenities of the development areas.</li> <li>iv. Provision of infrastructure</li> </ul>	
45.4.7	<p><b>Buildings</b> in the Pastoral / Golf Course Activity Area, the Landscape Protection Activity Area and the Ecology / Golf Activity Area except for utilities, service and accessory buildings for <del>farming</del> or golf purposes up to 40m<sup>2</sup> in gross floor area.</p>	NC
45.4.8	<p><b>Residential activity</b> in the Maintenance Area, Pastoral / Golf Course Activity Area, Landscape Protection Activity Area, Ecology / Golf Activity Area</p>	NC
45.4.9	<p><b>Visitor Accommodation including Residential Visitor Accommodation and Homestays</b> in all Residential Activity Areas and the Clubhouse Activity Area</p>	P
45.4.10	<p><b>Commercial and Community Activities</b>, except for:</p> <ul style="list-style-type: none"> <li>a. Commercial recreation activities; or</li> <li>b. Offices and administration activities directly associated with the management and development of the resort or ancillary to other permitted or approved activities located within the Maintenance Activity Area and Clubhouse Activity Area; or</li> <li>c. Bars, restaurants in the Clubhouse Activity Area</li> </ul>	D <u>NC</u>
45.4.11	<p><b>Commercial Recreation Activities</b>, except for:</p> <ul style="list-style-type: none"> <li>a. Golf courses and related ancillary commercial activities</li> </ul>	D

<b>45.4.11A</b>	<b>Golf Tournaments</b> With the exercise of the Council's control limited to: a. Traffic and pedestrian management and safety within the site and on the local roading network; b. Temporary use by helicopters c. Waste management and disposal, sanitation d. Number of events per year e. Timing of set up and pack down for each event	C
<b>45.4.12</b>	<b>Mining</b>	NC
<b>45.4.13</b>	<b>Service Activities</b> , except for: a. activities directly related to other approved or permitted activities within the Zone; and b. located within the Maintenance Activity Area; or c. located within the Pastoral / Golf Activity Area and where any buildings have a gross floor area of no more than 40m <sup>2</sup>	NC
<b>45.4.14</b>	<b>Industrial Activities</b> ; except for: a. activities directly related to other approved or permitted activities within the Zone; and b. activities undertaken in the Maintenance Activity Area	NC
<b>45.4.15</b>	<b>Licensed Premises</b> outside of the Clubhouse Activity Area Premises licensed for the consumption of alcohol on the premises between the hours of 11pm and 8am, provided that this rule shall not apply to the the sale and supply of alcohol: a. to any person who is residing (permanently or temporarily) on the premises; b. to any person who is present on the premises for the purpose of dining up until 12am.	NC

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	<b>Activities – Hogans Gully Zone</b>	Status
<b>45.4.16</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 Maintenance Activity Area.	NC
<b>45.4.17</b>	<b>Forestry Activities</b>	NC
<b>45.4.18</b>	<b>Fibreglassing, sheet metal work, bottle or scrap storage, motorbody building or wrecking, fish or meat processing (excluding that which is ancillary to a retail premises such as a butcher, <u>or</u> fishmonger <del>or supermarket</del>), or any activity requiring an Offensive Trade Licence under the Health Act 1956.</b>	PR
<b>45.4.19</b>	<b>Factory Farming</b>	PR
<b>45.4.20</b>	<b>Landing and taking off of helicopters within the Clubhouse Activity Area</b> With the <del>exercise of the The</del> Council's control limited <del>discretion restricted</del> to: a. The number of trips b. Noise effects on properties outside the Zone c. The flight path to and from the landing location.	€ <u>RD</u>

45.5	Standards – Hogans Gully Zone	Non-compliance status
45.5.1	<p><b>Building materials, colours and landscaping</b></p> <p><b>All buildings, including any structure larger than 5m<sup>2</sup>, new, relocated, altered, reclad or repainted, are subject to the following in order to ensure that they are visually recessive within the surrounding landscape:</b></p> <p>Exterior colours of buildings:</p> <ol style="list-style-type: none"> <li>a. All exterior surfaces (excluding roofs and fittings such as guttering) shall be dark timbers or locally sourced schist.</li> <li>b. Pre-painted steel, and all roofs shall have a reflective value of not greater than 20%</li> <li>c. Surface finishes shall have a reflective value of not greater than 30%</li> </ol> <p>Discretion is restricted to all of the following:</p> <ol style="list-style-type: none"> <li>i. Whether the building will be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties</li> <li>ii. Where the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present on a long established building</li> <li>iii. The size and height of the building where the subject colours would be applied.</li> <li>iv. The extent of landscaping undertaken to soften all buildings.</li> </ol>	RD
45.5.2	<p><b>Residential / visitor accommodation density</b></p> <p>The maximum number of residential / visitor accommodation units within the Zone shall be 96.</p>	NC
45.5.3	<p><b>Building Height <u>and roof form</u></b></p> <ol style="list-style-type: none"> <li>a. All residential dwellings shall be restricted to single story building forms, no higher than 3.75 metres in height, measured from floor slab to the highest point of the roof form.</li> <li>b. Flat roofs only are permitted as the primary roof form.</li> <li>c. Splits in architectural forms are permitted however only 3.75 metres of visible building form is permitted above finished ground level.</li> <li>d. Roof features and light well features may extend 1.2 metres above roof forms and shall be no more than 1.2m x 1.2m in plan dimension.</li> </ol>	D <u>NC</u>
45.5.4	<p><b>Glare</b></p> <ol style="list-style-type: none"> <li>a. All fixed lighting shall be directed down and away from adjacent roads and properties.</li> <li>b. Any building or fence that can be viewed from a public place that is constructed or clad in metal, or material with reflective surfaces shall be painted or otherwise coated with a non-reflective finish.</li> <li>c. No activity shall result in a greater than 3.0 lux spill, horizontal and vertical, of light onto any property located outside of the Zone, measured at any point inside the boundary of the adjoining property.</li> </ol>	<u>D</u>
45.5.5	<p><b>Nature and Scale of Activities</b></p> <p><b>Except</b> within the Clubhouse and Maintenance Activity Areas:</p> <ol style="list-style-type: none"> <li>a. No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight.</li> <li><del>b. All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building</del></li> </ol>	<u>NC</u>

45.5.6	<p><b>Retail Sales</b></p> <p>No goods or services shall be displayed, sold or offered for sale from a site <b>except</b>:</p> <ol style="list-style-type: none"> <li>goods grown, reared or produced on the site; or</li> <li>goods and services associated with, and ancillary to the recreation activities taking place (within buildings associated with such activities) within the Clubhouse Area; or</li> <li><del>within the Clubhouse Activity Area.</del></li> </ol>	NC												
45.5.7	<p><b>Maximum Total Site Coverage</b></p> <p>The maximum site coverage shall not exceed 5% of the total area of the Zone. For the purposes of this Rule, site coverage includes all buildings, accessory, utility and service buildings but <b>excludes</b> weirs, filming towers, bridges and roads and parking areas.</p>	NC												
45.5.8	<p><b>Fire Fighting</b></p> <p><del>A fire fighting reserve of water shall be maintained. The storage shall meet the New Zealand Fire Service Firefighting Water Supplies Code of Practice 2008.</del></p> <p><u><a href="#">Fire Fighting water and access</a></u></p> <p><u><a href="#">All new buildings, where there is no reticulated water supply or any reticulated water supply is not sufficient for fire-fighting water supply, must make the following provision for fire-fighting:</a></u></p> <ol style="list-style-type: none"> <li><u><a href="#">A water supply/storage of 45,000 litres and any necessary couplings.</a></u></li> <li><u><a href="#">A hardstand area adjacent to the firefighting water supply capable of supporting fire service vehicles.</a></u></li> <li><u><a href="#">Firefighting water connection point within 6m of the hardstand, and 90m of the dwelling.</a></u></li> <li><u><a href="#">Access from the property boundary to the firefighting water connection capable of accommodating and supporting fire service vehicles.</a></u></li> </ol> <p><u><a href="#">Discretion is restricted to:</a></u></p> <ol style="list-style-type: none"> <li><u><a href="#">the extent to which SNZ PAS 4509: 2008 can be met including the adequacy of the water supply;</a></u></li> <li><u><a href="#">the accessibility of the firefighting water connection point for fire service vehicles;</a></u></li> <li><u><a href="#">whether and the extent to which the building is assessed as a low fire risk.</a></u></li> </ol>	NC <u><a href="#">RD</a></u>												
45.5.9	<p><b>Atmospheric Emissions</b></p> <p>There shall be no indoor solid fuel fires, except for:</p> <ol style="list-style-type: none"> <li>feature open fireplaces in the clubhouse and other communal buildings including bars and restaurants.</li> </ol> <p>Note – Council bylaws and Regional Plan rules may also apply to indoor and outdoor fires.</p>	NC												
45.5.10	<p><u><a href="#">Building coverage</a></u></p> <p><u><a href="#">The maximum site coverage on any lot in Activity Areas R1 – R10 shall not exceed those in the table below. The discretion is reserved to the matters listed in Rule 45.5.1.</a></u></p> <table border="1" data-bbox="395 1738 1257 1939"> <thead> <tr> <th><u><a href="#">Lot size range</a></u></th> <th><u><a href="#">Maximum site coverage</a></u></th> </tr> </thead> <tbody> <tr> <td><u><a href="#">600m<sup>2</sup> – 700m<sup>2</sup></a></u></td> <td><u><a href="#">200m<sup>2</sup></a></u></td> </tr> <tr> <td><u><a href="#">701m<sup>2</sup> – 850m<sup>2</sup></a></u></td> <td><u><a href="#">250m<sup>2</sup></a></u></td> </tr> <tr> <td><u><a href="#">851m<sup>2</sup> – 1000m<sup>2</sup></a></u></td> <td><u><a href="#">350m<sup>2</sup></a></u></td> </tr> <tr> <td><u><a href="#">1001m<sup>2</sup> – 1200m<sup>2</sup></a></u></td> <td><u><a href="#">400m<sup>2</sup></a></u></td> </tr> <tr> <td><u><a href="#">&gt;1201m<sup>2</sup></a></u></td> <td><u><a href="#">450m<sup>2</sup></a></u></td> </tr> </tbody> </table>	<u><a href="#">Lot size range</a></u>	<u><a href="#">Maximum site coverage</a></u>	<u><a href="#">600m<sup>2</sup> – 700m<sup>2</sup></a></u>	<u><a href="#">200m<sup>2</sup></a></u>	<u><a href="#">701m<sup>2</sup> – 850m<sup>2</sup></a></u>	<u><a href="#">250m<sup>2</sup></a></u>	<u><a href="#">851m<sup>2</sup> – 1000m<sup>2</sup></a></u>	<u><a href="#">350m<sup>2</sup></a></u>	<u><a href="#">1001m<sup>2</sup> – 1200m<sup>2</sup></a></u>	<u><a href="#">400m<sup>2</sup></a></u>	<u><a href="#">&gt;1201m<sup>2</sup></a></u>	<u><a href="#">450m<sup>2</sup></a></u>	<u><a href="#">RD</a></u>
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45.5.11	<u><a href="#">Activities not in accordance with the Structure Plan</a></u>	<u><a href="#">NC</a></u>												

45.5	Standards – Hogans Gully Zone	Non-compliance status
45.5.12	<p><b>Buildings</b> in Activity Areas R1, R2, R3, R4, R5, R6, R7, R8, R9, and R10 constructed prior to completion of the following ecological protection and enhancement works in the areas labelled Ecological Restoration Planting and Ecological Protection and Enhancement on Plan [X]:</p> <ol style="list-style-type: none"> <li>1. A <i>Hogans Gully Ecological Management Plan and Revegetation Strategy</i> shall be submitted to the Council for approval. The purpose of the <i>Hogans Gully Ecological Management Plan and Revegetation Strategy</i> is to achieve viable indigenous habitats that can support a variety of indigenous fauna. The <i>Strategy</i> shall set out the programme of and detail of the specific works required in 2 – 11 below.</li> <li>2. The areas shall be rabbit fenced and where necessary stock fenced to permanently exclude grazing animals from these areas.</li> <li>3. All woody weeds and wilding species including but not limited to willows, briar, hawthorn, broom and wilding conifers shall be removed and shall not be replanted.</li> <li>4. Pest species shall be controlled.</li> <li>5. No indigenous vegetation shall be removed except where necessary for restoration purposes or for the replacement of diseased or dying vegetation.</li> <li>6. New indigenous vegetation shall be: <ul style="list-style-type: none"> <li>• planted at a maximum of 1.2 m centres;</li> <li>• planted within a protective shelter;</li> <li>• planted with fertiliser,</li> <li>• of revegetation grade and eco-sourced.</li> </ul> </li> <li>7. Restoration of dryland communities should consist of a combination of indigenous species that represent the pre-human plant diversity within the Wakatipu Basin and provide for vegetation complexity (e.g. kowhai, <i>Olearia</i>'s, <i>Coprosmas</i>, hebes and native broom). Species selected shall increase plant diversity and provide a food source for invertebrates, lizards and birds within these areas.</li> <li>8. Restoration of wetlands and riparian areas shall occur using native species such as <i>Carex</i>, <i>Juncus</i>, toetoe and flax and supported by shrubland species tolerant of periodic saturation such as <i>Coprosma propinqua</i>, <i>Olearia lineata</i>, and kowhai.</li> <li>9. All indigenous vegetation within the dryland areas shall be supported by irrigation for at least 3 years following the installation of the plantings.</li> <li>10. Twice yearly maintenance (Autumn and Spring) of ecological plantings shall occur for the first five years.</li> <li>11. An annual audit shall be undertaken to assess the performance of the ecological plantings for the first 3 years of the project and subsequently on a biennial basis. An audit report shall be submitted to council documenting the findings of the audit. The audit report shall address pest and weed control programs undertaken throughout the year, any replacement planting required, the overall plant losses and percentage survival of the plantings and proposed amendments to the <i>Hogans Gully Ecological Management Plan and Revegetation Strategy</i>.</li> <li>12. Completion of the works in 2 – 11 above will be when all the plantings, irrigation and rabbit and stock proof fencing has been installed for a period of</li> </ol>	NC



	12 months and the first audit report finds the performance metrics and objectives of the <i>Hogans Gully Ecological Management Plan and Revegetation Strategy</i> have been achieved.	
45.5.13	All landscaping and gardens associated with the residential development, clubhouse and lodge/hotel shall contain no less than 70% indigenous vegetation.	NC
45.5.14	Any earthworks within 20m of any water body (stream or wetland) Discretion is restricted to: <ul style="list-style-type: none"> <li>a. The methods for managing the works to avoid any adverse effects of sediment runoff into wetlands or streams;</li> <li>b. The revegetation of the works to maintain stability and enhance the indigenous habitat of the water body and its margins, and the integration, where practical, of the revegetation required in 45.5.11 above.</li> </ul>	RD

#### 45.6 Non-Notification of Applications

- 45.6.1 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.

## Chapter 27 – Subdivision

### Consequential amendment to Chapter 27 – Subdivision

- (a) **Modify Chapter 27 to provide for subdivision as a Controlled Activity in the Hogans Gully Zone:**

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

- (a) Subdivision to create lots in the development areas R1 – R10 and lot(s) for the residual golf course / open space areas in the Hogans Gully Zone Structure Plan.

Control is limited to the following:

- (i) Lot size and dimensions, including whether the lot is of sufficient size and dimensions to effectively fulfil the intended purpose of the land use;
- (ii) Property access and roading;
- (iii) Natural hazards;
- (iv) Fire fighting water supply;
- (v) Water supply;
- (vi) Stormwater disposal;
- (vii) Sewage treatment and disposal;
- (viii) Energy supply and telecommunications;
- (ix) Easements.
- (x) The inclusion of any public walking / cycling trail that links with the wider Wakatipu Trails network, within the Landscape Protection Areas shown on the Structure Plan

- (b) **Modify Table 27.5.1 as follows:**

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

Zone		Minimum Lot Area
...	...	...
<b>Hogans Gully Zone</b>		<b><u>No minimum</u></b>
...		

(c) **Modify 27.7 Zone – Location Specific Rules as follows:**

Add a new section in the Table as follows:

	Zone and Location Specific Rules	Activity Status																																	
...	...	...																																	
27.7.11	<b><u>Hogans Gully Zone</u></b>	<b><u>NC</u></b>																																	
	<b><u>27.7.11.1</u></b> Any subdivision that is inconsistent with the Hogans Gully Zone Structure Plan contained in Section 27.13																																		
	<p><b><u>27.7.11.2</u></b> Subdivision failing to comply with any of the following:</p> <p>(a) <u>Any subdivision that does not require, by condition of consent, the following to be registered as a consent notice on the titles of any land within the R areas on the Structure Plan:</u></p> <p>(i) <u>That no building shall be constructed prior to completion of the works required by Standard 47.5.11 in the Hogans Gully Zone.</u></p> <p>(ii) <u>That any building shall be in accordance with the Hogans Gully Building and Landscaping Design Controls.</u></p> <p>(b) <u>Any subdivision that does not require, by condition(s) of consent, the works required by Rule 45.5.11 of the Hogans Gully Zone, provided that the ecological revegetation works required in Rule 45.5.11 (2) – (11) may be undertaken in the following stages:</u></p> <table border="1" data-bbox="687 1417 1240 1975"> <thead> <tr> <th><u>Activity Area</u></th> <th><u>Ecological restoration / planting area shown on Plan X</u></th> <th><u>Area of ecological restoration / planting</u></th> </tr> </thead> <tbody> <tr><td><u>R1</u></td><td><u>PA1</u></td><td></td></tr> <tr><td><u>R2</u></td><td><u>PA2</u></td><td></td></tr> <tr><td><u>R3</u></td><td><u>PA3</u></td><td></td></tr> <tr><td><u>R4</u></td><td><u>PA4</u></td><td></td></tr> <tr><td><u>R5</u></td><td><u>PA5</u></td><td></td></tr> <tr><td><u>R6</u></td><td><u>PA6</u></td><td></td></tr> <tr><td><u>R7</u></td><td><u>PA7</u></td><td></td></tr> <tr><td><u>R8</u></td><td><u>PA8</u></td><td></td></tr> <tr><td><u>R9</u></td><td><u>PA9</u></td><td></td></tr> <tr><td><u>R10</u></td><td><u>PA10</u></td><td></td></tr> </tbody> </table>	<u>Activity Area</u>	<u>Ecological restoration / planting area shown on Plan X</u>	<u>Area of ecological restoration / planting</u>	<u>R1</u>	<u>PA1</u>		<u>R2</u>	<u>PA2</u>		<u>R3</u>	<u>PA3</u>		<u>R4</u>	<u>PA4</u>		<u>R5</u>	<u>PA5</u>		<u>R6</u>	<u>PA6</u>		<u>R7</u>	<u>PA7</u>		<u>R8</u>	<u>PA8</u>		<u>R9</u>	<u>PA9</u>		<u>R10</u>	<u>PA10</u>		<b><u>NC</u></b>
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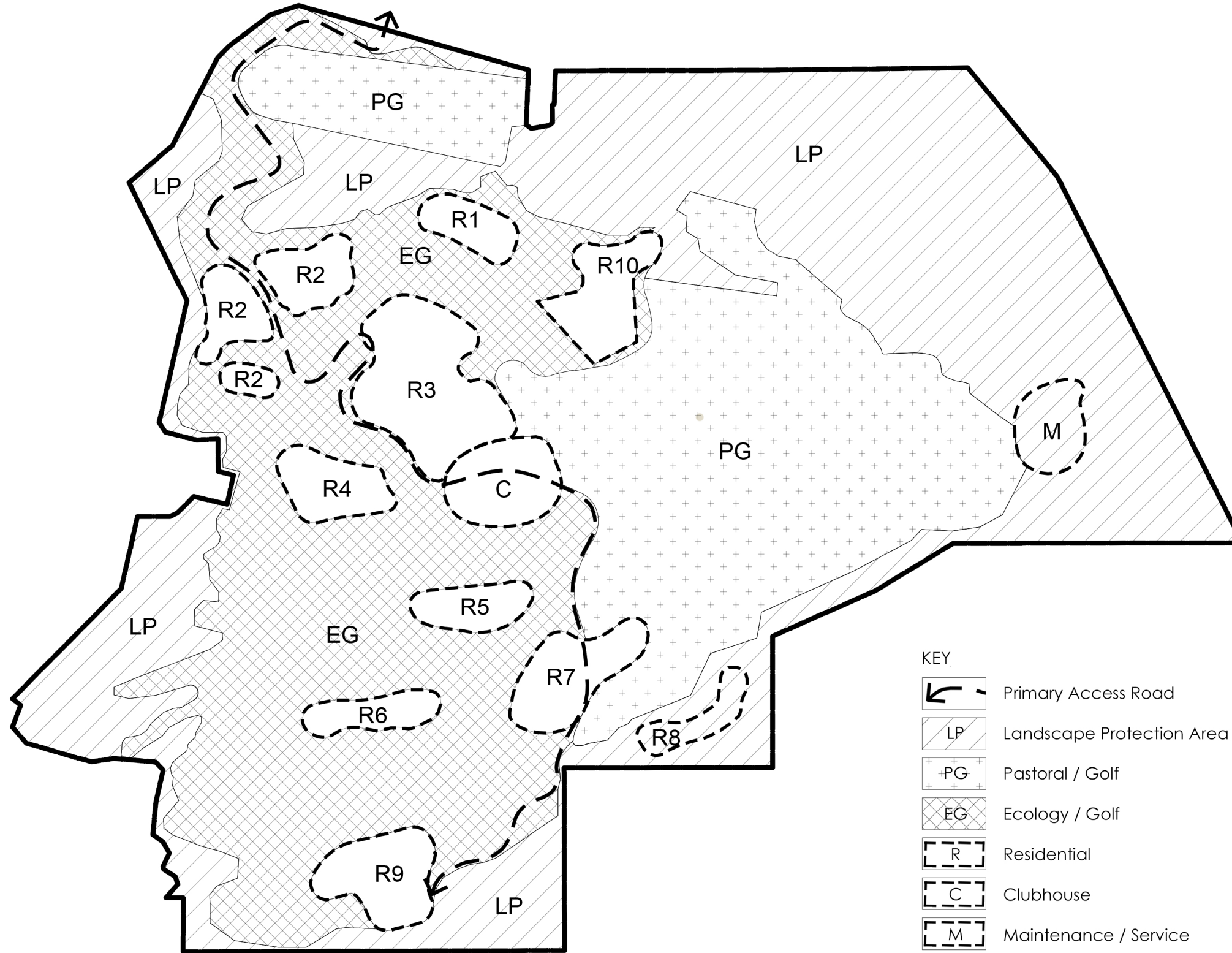
- (c) [Any subdivision that exceeds a total of 91 residential lots across the Zone.](#)
- (d) [Any subdivision in Activity Areas R1 – R10 that would create a lot less than 600m<sup>2</sup> in area.](#)
- (e) [Any subdivision in Activity Areas R1 – R10 that would exceed the following lot numbers per Activity Area:](#)

<a href="#">Activity Area</a>	<a href="#">Number of residential lots</a>
<a href="#">R1</a>	<a href="#">5</a>
<a href="#">R2</a>	<a href="#">18</a>
<a href="#">R3</a>	<a href="#">29</a>
<a href="#">R4</a>	<a href="#">4</a>
<a href="#">R5</a>	<a href="#">5</a>
<a href="#">R6</a>	<a href="#">6</a>
<a href="#">R7</a>	<a href="#">10</a>
<a href="#">R8</a>	<a href="#">3</a>
<a href="#">R9</a>	<a href="#">7</a>
<a href="#">R10</a>	<a href="#">4</a>

## 27.13 Structure Plans

Add a new section as follows:

### **27.13.8 Structure Plan: Hogans Gully Zone**



KEY

-  Primary Access Road
-  LP Landscape Protection Area
-  +PG Pastoral / Golf
-  EG Ecology / Golf
-  R Residential
-  C Clubhouse
-  M Maintenance / Service

