

BEFORE THE HEARING PANEL APPOINTED BY THE QUEENSTOWN LAKES DISTRICT COUNCIL

Under the Resource Management Act 1991

In the Matter of a request under clause 21 of the First Schedule to the Act for a Change to the Queenstown Lakes Proposed District Plan (Private Plan Change 1)

By **THE HILLS RESORT LIMITED**

Requestor

Private Plan Change 1: Memorandum for The Hills Resort Limited regarding additional information requested in Landscape JWS

Dated: 2 April 2026

MAY IT PLEASE THE HEARING PANEL

1. This memorandum is filed on behalf of the plan change requestor, The Hills Resort Limited (**THRL**), in response to matters raised in the Landscape JWS dated 27 March 2026.
2. At paragraph 3.7 of the Landscape JWS, the landscape experts agreed that it would be appropriate for THRL to provide to the Panel, Council and submitters, the following further information in advance of the hearing:
 - (a) The full structure plan on aerial photograph base with contours (as shown in the notified structure plan package).
 - (b) A version of the visual simulations with no planting (as shown in the notified structure plan package). These simulations are in addition to the versions of the visual simulations with rendered planting that are attached to Ms Pflüger's evidence (dated 13 March 2026).
3. THRL has now prepared these documents, which are **attached** to this memorandum.
4. For the avoidance of doubt, the attached documents depict the proposal as amended through THRL's evidence, and, to understand the amendments, can be compared with the equivalent notified documents.

Dated this 2nd day of April 2026



Rebecca Wolt

Counsel for The Hills Resort Limited



SCALE 1:4000 @ A4 13 March 2026
 0 25m 50m 75m 100m 125m 150m



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

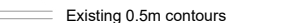
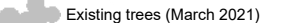
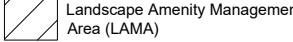
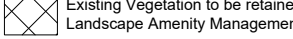


SCALE 1:4000 @ A4 13 March 2026
 0 25m 50m 75m 100m 125m 150m



The Hills Resort Zone
 Indicative LAMA Mounding / Planting: Sheet 03 -
 Proposed and Existing LAMA Tree Planting Shown

KEY

-  Existing 0.5m contours
-  Existing trees (March 2021)
-  Landscape Amenity Management Area (LAMA)
-  Existing Vegetation to be retained for Landscape Amenity Management








SCALE 1:4000 @ A4 13 March 2026
0 25m 50m 75m 100m 125m 150m





KEY

-  Existing 0.5m contours
-  Existing trees (March 2021)
-  Proposed LAMA mitigation trees (2.5m high at time of planting)
-  Landscape Amenity Management Area (LAMA)
-  Existing Vegetation to be retained for Landscape Amenity Management

SCALE 1:4000 @ A4 13 March 2026
 0 25m 50m 75m 100m 125m 150m



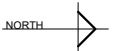
The Hills Resort Zone
 Indicative LAMA Mounding / Planting: Sheet 05 -
 Proposed and Existing LAMA Tree Planting Shown



KEY

- Existing 0.5m contours
- Proposed 1m contours
- Existing trees (March 2021)
- Proposed LAMA mitigation trees (2.5m high at time at planting)
- ▨ Landscape Amenity Management Area (LAMA)
- ▩ Existing Vegetation to be retained for Landscape Amenity Management

SCALE 1:4000 @ A4 13 March 2026
 0 25m 50m 75m 100m 125m 150m



The Hills Resort Zone

Indicative LAMA Mounding / Planting: Sheet 06 -
 Proposed and Existing LAMA Tree Planting Shown

THE HILLS RESORT ZONE - PRIVATE PLAN CHANGE

VISUAL SIMULATIONS

1 APRIL 2026



The Hills



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FIGURE 2: Methodology

VISUAL SIMULATIONS

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- VS 5B: View from Arrowtown Lake-Hayes near Hogans Gully Road Intersection looking East - Single 50mm Frame (Proposed with Planting at 5 Years - Notified HS building height 6.5m)
- VS 5C: View from Arrowtown Lake-Hayes near Hogans Gully Road Intersection looking East - Single 50mm Frame (Proposed with Planting at 5 Years - Amended HS building heights 13/03/2026)
- VS 5D: View from Arrowtown Lake-Hayes near Hogans Gully Road Intersection looking East - Single 50mm Frame (Proposed with Buildings - Amended HS building heights 13/03/2026)
- VP 6A: View from outside 36 Hogans Gully Road looking Northeast - Single 50mm Frame (Existing)
- VS 6B: View from outside 36 Hogans Gully Road looking Northeast - Single 50mm Frame (Proposed with Planting at 5 Years - Notified HS building height 6.5m)
- VS 6C: View from outside 36 Hogans Gully Road looking Northeast - Single 50mm Frame (Proposed with Planting at 5 Years - Amended HS building heights 13/03/2026)
- VS 6D: View from outside 36 Hogans Gully Road looking Northeast - Single 50mm Frame (Proposed with Buildings - Amended HS building heights 13/03/2026)
- VP 7A: View from outside 58 Hogans Gully Road looking Northeast - Single 50mm Frame (Existing)
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- VP 8A: View from outside 108 Hogans Gully Road looking Northwest - Single 50mm Frame (Existing)
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The Hills



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- VP 9A: View from View from Arrowtown Lake-Hayes opposite Ayrburn looking East - Single 50mm Frame (Existing)
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- VS 9C: View from View from Arrowtown Lake-Hayes opposite Ayrburn looking East - Single 50mm Frame (Proposed with Planting at 5 Years - Amended HS building heights 13/03/2026)
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-
- VP 10A: View from View from 110 Hogans Gully Road looking East - Single 50mm Frame (Existing)
- VS 10B: View from View from Arrowtown Lake-Hayes opposite Ayrburn looking East - Single 50mm Frame (Proposed with Planting at 5 Years - Notified HS building height 6.5m)
- VS 10C: View from View from Arrowtown Lake-Hayes opposite Ayrburn looking East - Single 50mm Frame (Proposed with Planting at 5 Years - Amended HS building heights 13/03/2026)
- VS 10D: View from View from Arrowtown Lake-Hayes opposite Ayrburn looking East - Single 50mm Frame (Proposed with Buildings - Amended HS building heights 13/03/2026)





Existing View



NB: Approved Buildings not visible

Proposed View with Planting at 5 Years (Notified HS building height 6.5m)



NB: Approved Buildings not visible

Proposed View with Planting at 5 Years (Amended HS building heights 13/03/2026)



NB: Approved Buildings not visible

Proposed View with Buildings (Amended HS building heights 13/03/2026)



Existing View



NB: Approved Buildings not visible

Proposed View with Planting at 5 Years (Notified HS building height 6.5m)



NB: Approved Buildings not visible

Proposed View with Planting at 5 Years (Amended HS building heights 13/03/2026)



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Proposed View with Buildings (Amended HS building heights 13/03/2026)



Existing View



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Proposed View with Planting at 5 Years (Notified HS building height 6.5m)



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Proposed View with Planting at 5 Years (Amended HS building heights 13/03/2026)



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Existing View



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Proposed View with Buildings (Amended HS building heights 13/03/2026)



Existing View



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NB: Approved Buildings not visible

Proposed View with Planting at 5 Years (Amended HS building heights 13/03/2026)



NB: Approved Buildings not visible

Proposed View with Buildings (Amended HS building heights 13/03/2026)

VISUALISATIONS - METHODOLOGY

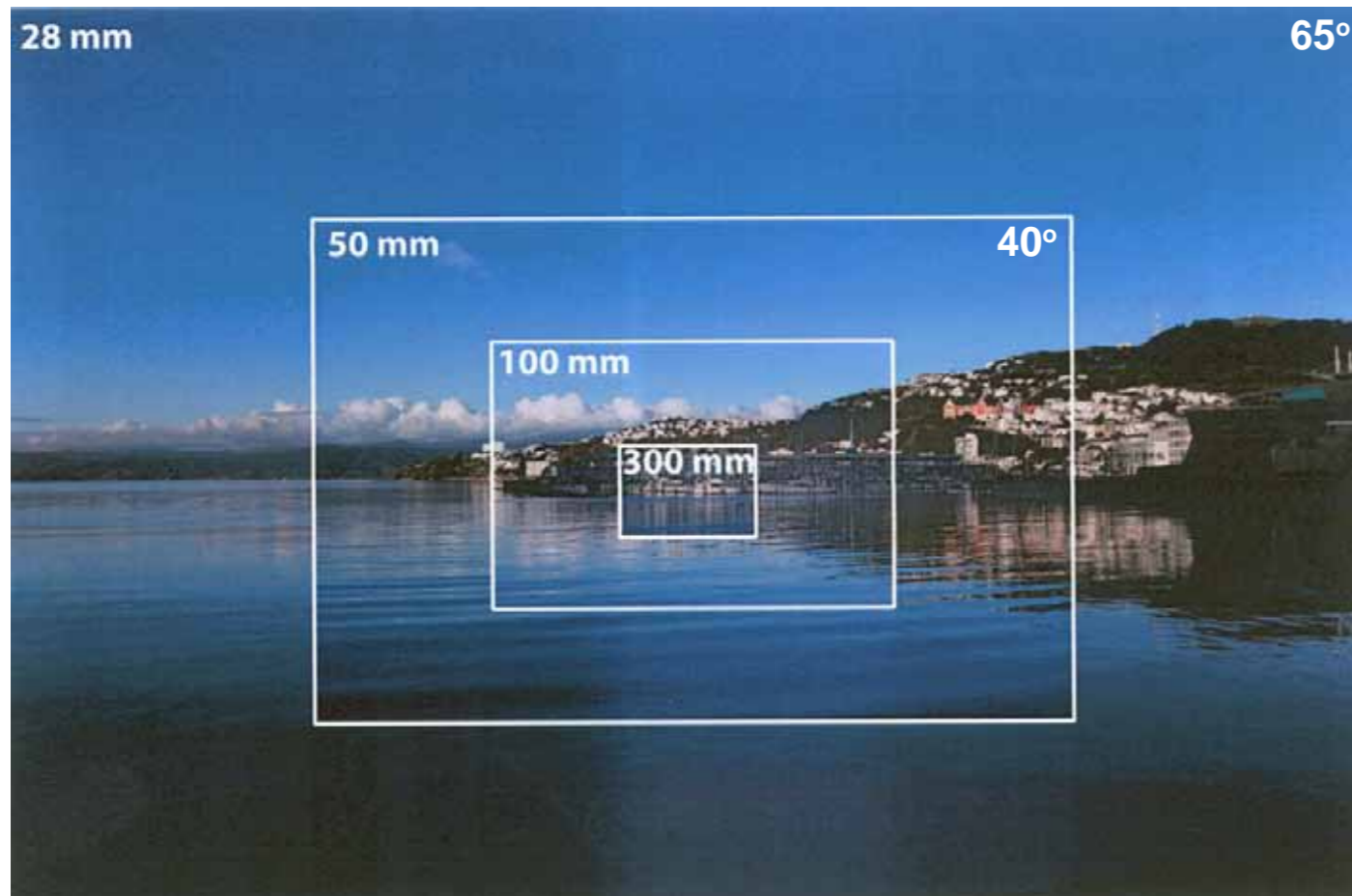
SITE VISIT & PHOTOGRAPHY

Site photographs were taken hand-held with a Canon digital SLR camera fitted with a 50mm focal length lens. A series of photos were taken at predetermined viewpoints, situated on public land. The locations of each viewpoint were fixed using the in-built camera GPS unit.

NZILA GUIDELINES & PANORAMA PREPARATION

The visualisations have been produced in accordance with the Tuia Pito Ora New Zealand Institute of Landscape Architects (NZILA) Best Practice Guidelines for Visual Simulations (BPG 10.2) and also adhere to Boffa Miskell's internal Visualisation Guidelines.

Camera lenses with different focal lengths capture images with differing fields of view. As can be seen below (derived from Fig 9 of the NZILA BPG), a photo taken with a 28mm lens provides a horizontal field of view of 65°. A 50mm lens will provide a cropped (40°) version of the same view.

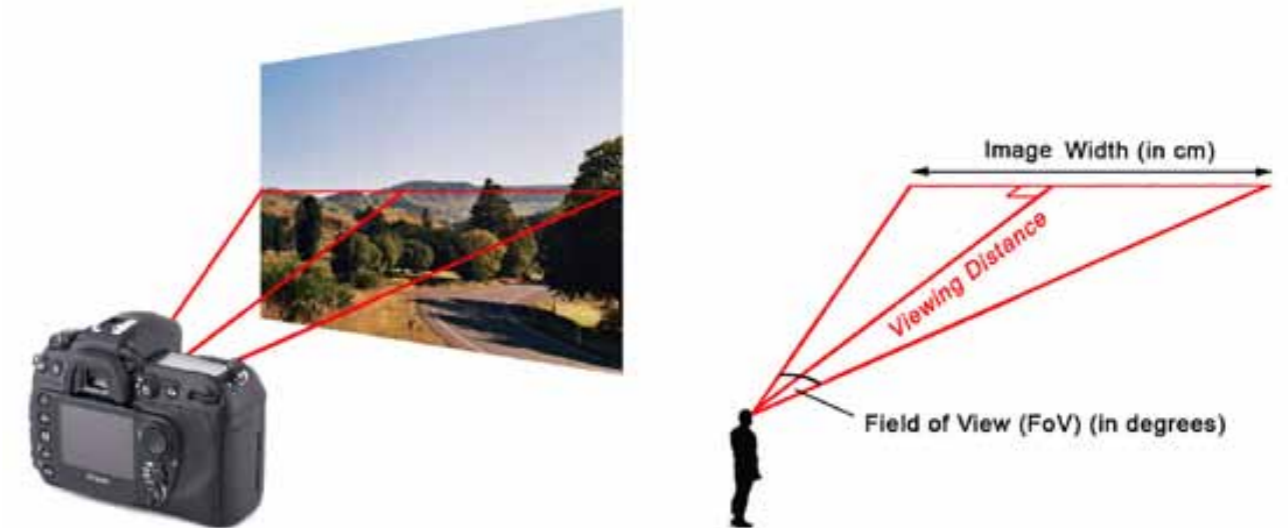


3D MODELLING

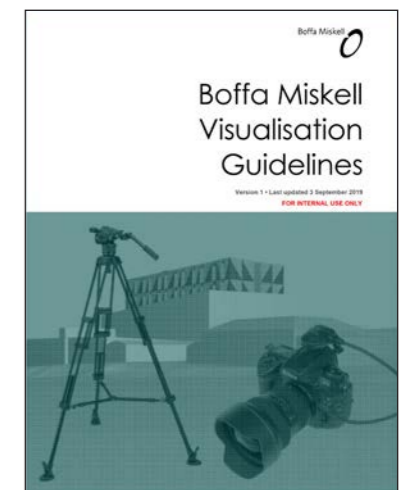
Virtual camera views were then created in 3D modelling software, and 3D terrain data and architectural modelling were imported. These views were then registered over the corresponding photograph, using identifiable features in the landscape and the characteristics of the camera to match the two together. The visualisations were then assembled using graphic design software.

IMAGE READING DISTANCES

These visualisations have a field of view of 40° and so should be viewed from a distance of 50 cm when printed at A3. This will ensure that each simulation is viewed as if standing on-site at the actual camera location, and as in accordance with Section 7.11 of the NZILA BPG. Users are encouraged to print these pages on A3 transparency, go to the viewpoint and hold at the specified reading distance in order to verify the methodology.



Geometry of Image Reading Distance





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Boffa Miskell is a leading New Zealand environmental consultancy with nine offices throughout Aotearoa. We work with a wide range of local, international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, Te Hīhiri (cultural advisory), engagement, transport advisory, climate change, graphics and mapping. Over the past five decades we have built a reputation for creativity, professionalism, innovation and excellence by understanding each project's interconnections with the wider environmental, social, cultural and economic context.

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