

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

Further Memorandum for The Hills Resort Limited regarding the erection of profile poles

Dated: 11 March 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 relation to the erection of profile poles, and follows the earlier memorandum of 12 February 2026.
2. The Hearing Panel has set the following timetable:
 - (a) The section 42A report is to be published on 13 February.
 - (b) THRL's evidence is to be filed by 13 March 2026.
 - (c) Submitter evidence is to be filed by 20 March 2026.
 - (d) The Hearing Panel will undertake a site visit on 13 April 2026.
 - (e) The hearing will take place on 14 – 16 April 2026.
3. In the 12 February 2026 memorandum, THRL advised that to facilitate hearing preparations for all parties and the Panel, it would erect profile poles that depict:
 - (a) The proposed changes to the Activity Areas, where raised in submissions.
 - (b) The proposed homesites.
 - (c) The associated LAMA.
4. THRL indicated that the profile poles would be set up for the full week of 2-6 March 2026 for submitters, and again on 13 April 2026 for the Hearing Panel site visit.
5. The profile poles were set up last week; however, some adjustments were required for placement accuracy. The adjustments have been made, and the poles are now set up for viewing (they have been up in the correct locations since Monday).
6. Poles are set up for the following:
 - (a) Activity Area 4.
 - (b) Sports Garden Activity Area.
 - (c) Homesites 6 – 16.

7. Poles have not been set up for Activity Area C, A1, A3, A5, A6, A8, A9, A10 or A11, as these Activity Areas are either unchanged, or are not raised in submissions.
8. Regrettably, poles are not yet set up for A2, due to an oversight. These will be set up as soon as possible.
9. There are two sets of poles set up:
 - (a) Red topped poles, depicting the maximum building height/RL¹ in the given Activity Area or Homesite (**HS**) (as the case may be).
 - (b) Green topped poles, representing mounding height in the Landscape Amenity Management Areas (**LAMA**).
10. For the Activity Areas and Homesites, the poles depict the outer extent of the Activity Area/HS, although a building cannot occupy the entire Activity Area/HS marked out by the poles, due to the building coverage controls that apply to these areas (see proposed Rules 47.5.8 and 47.5.10).
11. For the LAMA, the poles represent the high points at either end of the of the LAMA, although the LAMA will extend beyond the pole locations, as shown in the detailed sheet drawings that sit behind the HRZ Structure Plans (PDP Chapter 47, plans entitled 'Indicative LAMA Mounding').
12. For the Sports Gardens Activity Area (**SG**), two centre poles are set up that depict maximum building height, while two-metre-high poles depict the outer extent of the SG Activity Area (buildings of maximum height are unlikely to establish in these outer locations).
13. For proposed HS 9 and 11, the pole heights represent a maximum building height of 5.5 metres above existing ground level which corresponds with a nominated RL, being a one metre reduction to the notified building height/RL. THRL proposes to lower RLs and maximum building heights for HS 9 and 11 by one metre in response to submissions and recommendations contained in QLDC's section 42A reports/evidence. For the avoidance of doubt, the poles depict the lowered heights.

¹ There is both a maximum rolling height and RL that regulate building height in the HRZ, with the lower of the two to apply - see HRZ Rule 47.5.3. The poles represent a 'worst case' height outcome.

14. For proposed HS 10, 12, 15 and 16 the pole heights represent a maximum building height of 4.5 metres above existing ground level which corresponds with a nominated RL, being a two-metre reduction to the notified building height/RL. THRL proposes to lower RLs and maximum building heights for HS10, 12, 15 and 16 by two metres in response to submissions and recommendations contained in QLDC's section 42A reports/evidence. For the avoidance of doubt, the poles depict the lowered heights.
15. In addition, for HS15, the poles depict the minor repositioning of the Homesite recommended in QLDC's section 42A reports/evidence, with a corresponding change to the position of the LAMA.
16. These changes will be detailed in THRL's evidence, due 13 March 2026.
17. For proposed HS 6-8, 13 and 14, the poles represent the RL and 6.5 maximum building height proposed in the notified Change.
18. Plans showing the pole locations and a table with pole heights and locational coordinates are **attached**.
19. The poles will remain set up for the remainder of this week, through to Wednesday of next week. They will be taken down on Wednesday next week and set up again on 13 April 2026 for the Panel's site visit.
20. If any submitter is unable to view the poles during these times, THRL can re-erect the poles upon request.

Dated this 11th day of March 2026



Rebecca Wolt

Counsel for The Hills Resort Limited



FOR CLIENT REVIEW



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Rev.	Date	Revision Details	By

THE HILLS - HEIGHT POLES - WITH OCT 2025 STRUCTURE PLAN

Client	HILLS	Surveyed	KC	Date	20/10/25	Job No.	16348	Drawing No.	13
		Drawn	KC	Date	21/01/25	Scale	1:4000 @ A1 1:8000 @ A3	Sheet	001
		Checked	-	Date	-	Datum & Level	MT NIC 2000	Rev.	E
							NZVD 2016		

Notes:
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 - Ensuring the information is the most recent issue.
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Rev.	Date	Revision Details	By

**THE HILLS HEIGHT POLE LEVELS
 - MARCH 2026 - POST-PLACEMENT**

Client	HILLS	Surveyed	KC	Date	20/10/25	Job No.	16348	Drawing No.	10
		Drawn	KC	Date	21/01/25	Scale	1:2000 @ A1 1:4000 @ A3		
		Checked		Date		Datum & Level	MT NIC 2000	Rev.	E
							NZVD 2016		

The Hills Plan Change - Height Poles TABLE Rev 6

All Heights as per Proposed Structure Plan - MASL

House Site / Activity Area	Reference	Elevation at top of Pole	Existing Ground Level	Pole Height*	Coordinates(E)	Coordinates(N)	Notes
AA4	AA4-1	417.3	412.200	5.0	434348.070	819798.436	
	AA4-2	417.3	406.568	10.7	434539.330	819598.398	
	AA4-3	417.3	407.903	9.4	434570.041	819456.610	
	A4L1	413.0	406.673	6.3	434536.320	819625.994	
	A4L2	413.0	407.111	6.0	434559.384	819521.709	
SG	SG-1	400.1	398.124	2.0	434629.206	819707.291	
	SG-2	401.1	399.103	2.0	434582.990	819686.604	
	SG-3	399.2	397.239	2.0	434678.726	819640.081	
	SG-4	400.9	398.890	2.0	434612.324	819610.459	
	SG-A	405.0	398.004	7.0	434629.859	819650.651	
	SG-B	405.3	398.251	7.0	434621.489	819672.824	
HS5	HS5-1	437.5	434.849	2.6	434417.568	819025.106	
	HS5-2	437.5	429.362	8.2	434400.153	819082.133	
HS6	HS6-1	436.5	430.728	5.7	434319.815	819134.783	
	HS6-2	436.5	433.370	3.2	434357.084	819087.701	
HS7	HS7-1	430.5	423.456	7.0	434266.132	819172.845	
	HS7-2	430.5	428.195	2.3	434274.820	819134.317	
HS8	HS8-1	432.5	423.788	8.7	434202.379	819170.056	
	HS8-2	432.5	426.170	6.3	434223.543	819126.146	
HS9	HS9-1	401.5	395.195	6.3	434060.725	818979.430	
	HS9-2	401.5	397.870	3.6	434111.889	818954.760	
	LH9 - 1	400.0	398.640	1.4	434077.164	818931.122	
	LH9 - 2	401.0	399.830	1.2	434121.820	818933.510	
HS10	HS10-1	403.5	399.262	4.2	434003.529	819094.225	
	HS10-2	403.5	399.508	4.0	434036.482	819059.627	
	LS10-1	403.0	398.350	4.6	434017.442	819041.761	
	LS10-2	403.0	400.699	2.3	434058.520	819045.940	
HS11	HS11-1	418.5	413.566	4.9	434014.518	819246.310	
	HS11-2	418.5	413.536	5.0	433955.230	819267.671	
	LS11-1	417.0	412.690	4.3	433957.134	819231.484	
	LS11-2	417.0	414.810	2.2	434007.950	819225.630	
HS12	HS12-1	410.5	405.096	5.4	433876.699	819304.835	
	HS12-2	410.5	403.016	7.5	433898.548	819254.287	
	LS12-1	405.0	402.350	2.6	433877.323	819245.255	
	LS12-2	405.0	404.477	0.5	433854.600	819276.660	
HS13	HS13-1	417.0	409.604	7.4	433831.897	819388.147	
	HS13-2	417.0	410.907	6.2	433841.154	819339.684	
	LS13-1	414.0	410.760	3.2	433831.017	819319.764	
	LS13-2	414.0	410.470	3.5	433843.980	819326.400	
HS14	HS14-1	411.5	400.641	10.8	433782.334	819451.079	
	HS14-2	411.5	405.565	6.0	433789.465	819391.215	
HS15	HS15-1	375.5	373.070	2.4	433810.840	819050.680	
	HS15-2	375.5	370.600	4.9	433820.120	818996.500	
	LS15-1	373.0	367.900	5.1	433784.353	818974.063	
	LS15-2	374.0	371.610	2.4	433836.140	818968.870	
HS16	HS16-1	414.5	411.472	3.0	434042.636	819198.928	
	HS16-2	414.5	409.458	5.0	434073.018	819141.581	
	LS16-1	412.0	408.460	3.5	434063.839	819115.932	
	LS16-2	412.0	408.530	3.5	434071.120	819117.420	

* Height rounded to nearest 100mm on site