

**BEFORE THE HEARING PANEL APPOINTED BY THE QUEENSTOWN LAKES  
DISTRICT COUNCIL**

**Under** of 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

**By** **THE HILLS RESORT LIMITED**

**Evidence of Jeffrey Andrew Brown for  
The Hills Resort Limited**

Dated: 13 March 2026

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## 1 Introduction

- 1.1 My name is Jeffrey Andrew Brown. I have the qualifications of Bachelor of Science with Honours and Master of Regional and Resource Planning, both from the University of Otago. I am a full member of the New Zealand Planning Institute. I am also a member of the New Zealand Resource Management Law Association. I was employed by the Queenstown Lakes District Council (**QLDC**) from 1992 – 1996, the latter half of that time as the District Planner. Since 1996 I have practiced as an independent resource management planning consultant, and I am currently a director of Brown & Company Planning Group Ltd, a consultancy with offices in Auckland, Queenstown and Wellington. I have resided in Auckland since 2001.
- 1.2 **Attachment A** contains a more detailed description of my work and experience.
- 1.3 I have complied with the Code of Conduct for Expert Witnesses contained in the Environment Court Consolidated Practice Note 2023. This evidence is within my area of expertise, except where I state that I am relying on another person, and I have not omitted to consider any material facts known to me that might alter or detract from the opinions I express.
- 1.4 This evidence is on behalf of The Hills Resort Limited (**THRL**), in relation to THRL's requested change – Plan Change 1 (**PC1**) – to The Hills Resort Zone (**THRZ**) which is an operative zone of the Queenstown Lakes District's Proposed District Plan (**PDP**). PC1 seeks to change THRZ Structure Plan by amending the location and extent of existing Activity Areas, establishing eleven additional Home Sites in the south of THRZ and providing for three new Activity Areas associated with the resort, along with consequential amendments to provisions arising from these changes to the Structure Plan.
- 1.5 I am familiar with the zone and the wider area, having visited many times including for this process, other planning processes within the zone and environs, and from other visits.
- 1.6 In relation to THRZ, I have been involved with various planning matters including:
- Early consents for the golf course, in the early 2000s;
  - For the original change of zoning during Stages 1 and 2 of the PDP process, including preparation of the submissions, preparation of evidence, and participation in the mediation that yielded THRZ;

- Participation, through Stages 1 and 2 of the PDP process, in the rezoning of the Hills' land at McDonnell Road, east of THRZ (owned by Boxer Hill Trust (**BHT**), to the Wakatipu Basin Lifestyle Precinct (**WBLP**), including preparation of evidence and attendance at witness conferencing and hearing before the Environment Court (2015 – 2023);
- Ongoing participation, through Stages 1 and 2 of the PDP process, in the rezoning sought for the Hills' land at Hogans Gully Road, west of THRZ (also owned by BHT) (2015 – present);
- Assistance with background work and preparation of the documentation for PC1, including co-authoring the request, the s32 evaluation, the assessment of effects on the environment, and the proposed amended provisions (2023 – 2025);
- Assistance with preparation of various applications for resource consent for activities within THRZ, including the golf training facility in Activity Area (**AA**) 1; club house accommodation suites; club house extension; earthworks; water storage; subdivision and development of AA2 and AA3; and earthworks for and subdivision of the BHT land at McDonnell Road (all 2024 – 2026);
- Ongoing participation in PC1 including liaison with the Council officers, site visits, and liaison with submitters.

1.7 The documents I have reviewed and/or refer to throughout my evidence are listed below:

- The relevant chapters of the PDP<sup>1</sup>;
- The PC1 documents including DOCUMENT 1 – Request for Plan Change; DOCUMENT 2 – The Change – proposed amendments to the PDP; DOCUMENT 3 – Assessment of Effects of the Environment; DOCUMENT 4 – Section 32 Evaluation; DOCUMENT 5 – Design Statement; DOCUMENT 6 – Landscape Assessment Report; and DOCUMENT 7 – Geotechnical and Natural Hazard Assessment;
- The submissions and further submission filed on PC1;

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<sup>1</sup> The PDP is the dominant planning instrument for this case. The regional and national instruments are of limited relevance and were addressed in the plan change material as lodged, but I do not further address them in this evidence.

- The Section 42A Report prepared by Craig Barr and appendices including the expert reports of Bridget Gilbert (landscape) and Anthony Facey (traffic);
  - The evidence of witnesses for THRL: Emma Hill, Brett Thomson, Yvonne Pfluger, Andy Carr, and Chris Day.
- 1.8 I comment on the plan change documents, the submissions, evidence, and the s42A report throughout my evidence.
- 1.9 I state at the outset that I broadly agree with, and adopt:
- The plan change documentation along with various updates to the provisions that I discuss in this evidence; and
  - Mr Barr's s42A report analysis and conclusions except for the matters that I address in this evidence.
- 1.10 My evidence therefore focusses on the changes sought by submitters and those proposed by Mr Barr in Appendix 3 to the s42A report, and I need not repeat detail that is well covered in the plan change documentation and by Mr Barr.
- 1.11 Unless otherwise stated to the contrary in my evidence that follows and in THRL's evidence, I accept the conclusions of Mr Barr, Ms Gilbert and Mr Facey.
- 1.12 The site and surrounding environment is described in DOCUMENT 1 of the request package and by Ms Pfluger.

## **2 Overview of the plan change**

- 2.1 The Hills land currently comprises the 18-hole championship golf course, clubhouse, maintenance area, the 9-hole chip and putt course, sculptures, and three dwellings, but is otherwise undeveloped.
- 2.2 Since THRL became operative in 2021, detailed background and design work has been undertaken to position the 18-hole championship course as a premier course of greater international acclaim (a top 50 course within the southern hemisphere), the top course in the South Island and a top five course nationally. The detailed work has determined that the current routing of the golf course could be significantly improved and that rerouting is necessary to achieve premier status.

- 2.3 While rerouting of the golf course is generally permitted under the current THRZ provisions, it will necessitate the reconfiguration or relocation of some of the development areas on the Structure Plan.
- 2.4 In addition to the detailed planning work being undertaken for the golf course, planning work has also begun on resort facilities including visitor accommodation, residential accommodation, golf facilities and other recreational offerings. In light of the changes required to the Structure Plan as a consequential outcome of the rerouting of the golf course, THRL seeks to amend the Structure Plan and provisions to ensure these resort facilities are provided for. In summary, the key reasons for the Request are:
- (a) To ensure amendments to the location of Activity Areas arising from design changes to the golf course are reflected in the Structure Plan and provisions for THRZ; and
  - (b) To provide limited additional residential activity and additional recreational amenity for residents and guests of the resort.
- 2.5 The amendments to the Structure Plan include:
- (a) Revision of the size, extent and / or location of the development areas being Activity Areas (**AA**) 1, 2, 4, 5, 6, 10, and 11;
  - (b) Addition of Home Sites (**HS**) 6 – 16, for residential accommodation;
  - (c) Addition of two new development areas to provide for golf training facilities (**AA GTF**) and for sports and recreation for visitors and residents (**AA SG**); and
  - (d) A new specified location for helicopter take-off and landings (**AA H**), rather than this being within AA C;
  - (e) Revisions to the Landscape Amenity Management Area (**LAMA**) locations corresponding to the revisions to the associated development areas, home sites and for AA SG. LAMAs are identified on the Structure Plan and comprise areas where landscaping is required to integrate or mitigate the presence of buildings and infrastructure, and as a means of contributing to the amenity of the Zone;
  - (f) Addition of the Structural Planting Areas (**SPA**) areas, also identified on the Structure Plan, which are located around Activity Areas HS6 to HS16 and work in conjunction with the LAMAs to ensure a homogenous

appearance of vegetation that visually connects the Activity Areas and integrates built development into the landscape. They do not provide a screening purpose but support the visual context for built development, while also enhancing ecological values.

- 2.6 The amendments to the provisions include:
- (a) Updates to Section 47.1 (Zone Purpose) to reflect the changes to the Structure Plan;
  - (b) Associated revisions to Section 47.2 (objectives and policies);
  - (c) Revisions to Section 47.4 (activity rules);
  - (d) Revisions to Section 47.5 (development standards);
  - (e) Revisions to the Structure Plan at 47.7 and the indicative LAMA and SPA plans at 47.8;
  - (f) Revisions to Chapter 25 (Earthworks);
  - (g) Revisions to Chapter 27 (Subdivision and Development).
- 2.7 The full suite of provisions, with amendments as addressed in this evidence, is at [Attachment B](#).

### **3 The PC1 provisions – matters raised by submitters and as recommended in the Section 42A report**

- 3.1 Below I address the matters raised by submitters and Mr Barr's various recommendations, in the following themes:
- (a) Statutory framework;
  - (b) Landscape and amenity issues:
    - Integration with the Boxer Hill Trust (**BHT**) land to the west;
    - The Draper and Weber / Gibson submissions and Ms Gilbert's views regarding various House Sites;
    - The Page submission regarding AA S2, AA 2, and AA H (Helipad);

- The Todd and Brown submissions regarding AA SG (Sports Courts and Gardens);
  - The Todd and Brown submissions regarding Activity Area 4;
- (c) Vehicle access and trails:
- The location and use of the vehicle access from Hogans Gully Road to HS 9 – HS 16;
  - The Hogans Gully access: surface, speed limit, and lighting;
  - Walking / cycling trail near Hogans Gully Road and near the Dan property;
  - Vehicle access to HS 5 – HS 8 near the Dan property;
- (d) Whether THRZ is still a “Resort” if the changes proposed are accepted;
- (e) Other provisions;
- (f) Section 32AA summary;
- (g) Part 2 and s32AA of the Act.

3.2 At the outset I agree with Mr Barr’s discussion of the background to the plan change (s42A report, Part 5) and the rationale, noting that Emma Hill has discussed this in more detail in her evidence.

**Statutory framework**

3.3 I broadly agree with Mr Barr’s analysis at Part 5 of the s42A report, in relation to the limited relevance of the national instruments (paragraphs 7.4 – 7.5) and the regional instruments (paragraph 7.6). I agree with him that the Strategic Issues are relevant. The important matters identified in Strategic Objectives (**SO**) 3.2.1, 3.2.1.1 and 3.2.1.6 (which all relate to positive socio-economic benefits and community prosperousness and wellbeing) are in my view already addressed in THRZ provisions and, further, that the Plan Change improves the manner in which the Zone achieves the PDP’s higher order provisions.

- 3.4 To the extent that SO 3.2.5.8 (relating to the Wakatipu Basin Rural Amenity Zone (**WBRAZ**), which for the most part surrounds THRZ) is relevant<sup>2</sup>, my view is that it is achieved by the Plan Change because the changes to the Structure Plan and related provisions ensure that the landscape character and visual amenity values of the Basin and the Landscape Character Units within it continue to be maintained and enhanced.

## Landscape and visual amenity issues

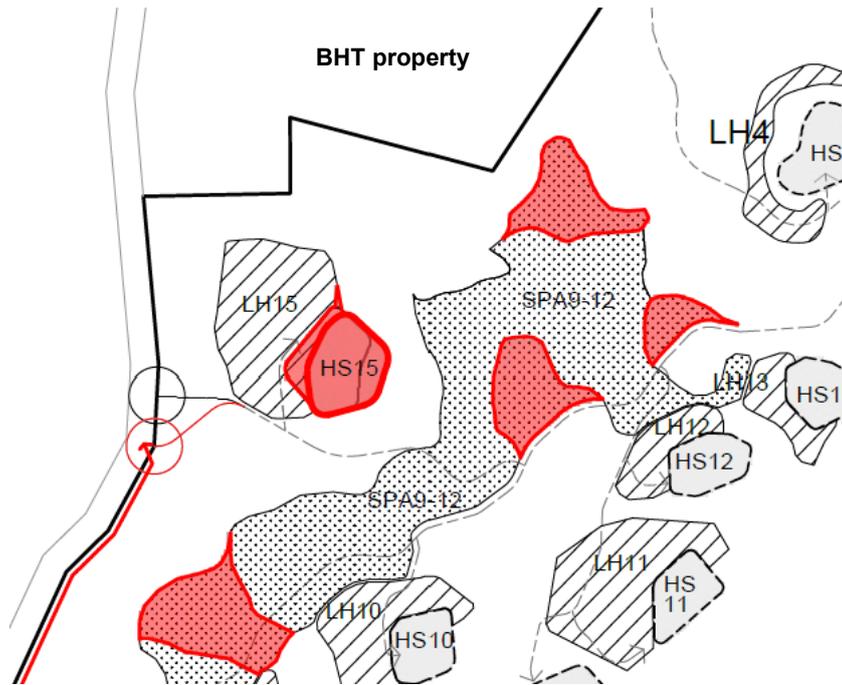
### Integration with the adjoining Boxer Hill Trust land (S42A report Part 4, paragraphs 4.4 – 4.7)

- 3.5 In these paragraphs Mr Barr discusses the BHT land at the northeast corner of the Arrowtown-Lake Hayes Road / Hogans Gully Road intersection and the relationship with the Plan Change land. The BHT land is owned by an entity related to the ownership of the Plan Change land.
- 3.6 The history of the zoning of the BHT land is briefly as follows. Following the Wakatipu Basin Land Use Planning Study<sup>3</sup>, Stage 2 of the District Plan review zoned the land in the Wakatipu Basin Lifestyle Precinct (**WBLP**) in recognition of the Study's finding that the land had a "high" absorption capability for new lifestyle development. That absorption capability and the WBLP zoning was rejected by the Independent Hearings Panel: the absorption capability was downgraded to "low" and the land included in the Wakatipu Basin Rural Amenity Zone (**WBRAZ**). That decision was appealed. The appeal is still unresolved but the parties (BHT, the Council and the Otago Regional Council) are in discussions.
- 3.7 The matter raised by Mr Barr and Ms Gilbert is whether the interface of the Plan Change land and the BHT land could be treated in a way that provides a cohesive landscape management response.
- 3.8 Ms Pfluger has addressed this, in respect of the Plan Change land, by extending the Structural Planting Area (SPA 9-12) east, as shown in red on the updated Structure Plan and zoomed in at [Figure 1](#) below.

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<sup>2</sup> THRZ is not within the WBRAZ therefore it is not directly relevant but Objective 47.2.1 for THRZ seeks provide for an integrated golf resort with particular regard to maintaining the landscape character and amenity values of the Zone and surrounding environment, as Mr Barr points out in his para 7.16, therefore there is an indirect link.

<sup>3</sup> *Wakatipu Basin Land Use Planning Study*, QLDC, March 2017



**Figure 1: Updated Structure Plan showing expanded SPA areas (red dotted areas)**

**s32AA**

- 3.9 In respect of s32AA of the Act, if a zoning is applied to the BHT land that enables some development (which is unknown at this time) there would be benefit, to landscape values, of including the additional SPA area within SPA 9-12 on the Structure Plan, compared with the alternative which is the status quo (SPA 9-12 in the configuration as notified) in enabling (to the extent the Plan Change is able) to integrate with the possible development of the BHT land to the immediate west. There are costs associated with the additional planting, especially of the BHT land is not rezoned/developed but these are outweighed by the benefits if it is. The expansion of SPA 9-12 is efficient (as the SPA is a method already inherent in the notified provisions) and will be effective in its purpose. While it is not yet known whether the BHT can be developed (because the zoning is unresolved) I do not see any risks of acting in this regard (i.e. no risk arises from extending the SPA).
- 3.10 If a zoning is applied to the BHT land that enables some development, the zone provisions will address this matter also; e.g. the draft provisions would likely include mechanisms for requiring landscaping that would (as a matter of discretion) integrate visually with the landscaping within the Plan Change land to the immediate east.

**The Hogans Gully / Speargrass Valley catchment: The Draper submission (#13) and Weber / Gibson submission (#20) (s42A report Part 8: paragraphs 8.8 – 8.10)**

3.11 I agree with Mr Barr’s commentary in Sections 8.8 – 8.10 and 10.8 – 10.15 of the s42A report, and add further comment as follows.

3.12 In response to the Draper’s submission, the RL levels and the maximum building heights of House Sites 9, 10, 11 and 16 were reduced by 1m<sup>4</sup>. In further response to Ms Gilbert’s analysis, the maximum RL and maximum building height rules for House Sites 10, 12, 15 and 16 have each been reduced a further 1m and a restricted discretionary rule created to address proposals for buildings that would exceed those heights (proposed Rule 47.5.3A). Exceeding these heights by more than 1m would require non-complying consent (Rule 47.5.3B). The new rules are as follows (and noting that House Sites 10, 12, 15 and 16 are deleted from Rule 47.5.3) (blue text = additions):

	Standards – The Hills Resort Zone	Non-compliance status
...		
	<b>Buildings</b>	
47.5.3	<b>Maximum Height - all Activity Areas except Activity Areas 4 and 5 <u>and House Sites 10, 12, 15 and 16</u></b> ...	NC
<u>47.5.3A</u>	<u>Maximum height – House Sites 10, 12, 15 and 16</u> <u>No building shall protrude through the RL listed below and shall be no higher than the height listed below:</u> <u>a. Activity Area HS10 RL403.5 masl – 4.5m</u> <u>b. Activity Area HS12 RL408.5 masl – 4.5m</u> <u>c. Activity Area HS15 RL375.5 masl – 4.5m</u> <u>d. Activity Area HS16 RL414.5 masl – 4.5m</u> <u>The notes in 47.5.3 above also apply to this rule.</u>	<u>RD</u>  <u>Discretion is restricted to:</u> <u>a. Visual prominence from public places outside the Zone;</u> <u>b. External appearance including materials and colours.</u>

<sup>4</sup> As recorded in the letter to the Council dated 15 January 2026

<u>47.5.3B</u>	<p><u>Maximum height – House Sites 10, 12, 15 and 16</u></p> <p><u>No building shall protrude through the RL listed below and shall be no higher than the height listed below:</u></p> <p>a. <u>Activity Area HS10 RL404.5 masl – 5.5m</u></p> <p>b. <u>Activity Area HS12 RL409.5 masl – 5.5m</u></p> <p>c. <u>Activity Area HS15 RL376.5 masl – 5.5m</u></p> <p>d. <u>Activity Area HS16 RL415.5 masl – 5.5m</u></p> <p><u>The notes in 47.5.3 above also apply to this rule.</u></p>	<u>NC</u>
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- 3.13 These changes are in tandem with changes to the LAMA and SPA areas which can be seen on **Figure 1**. The updated SPA areas have infilled the three open, elevated flatter areas with planting, as sought by Ms Gilbert, to achieve a more coordinated landscape outcome.
- 3.14 This is supported by Ms Pfluger<sup>5</sup>.
- 3.15 I consider that the existing THRZ policy framework, particularly Policy 47.2.1.14(c), adequately governs the proposed new rules and no new policy is required. The changes to the rules assist in them better achieving that policy, and Objective 47.2.1.

**s32AA**

- 3.16 On s32AA, the changes to the rules have benefits in better enabling the absorption of built development into the Speargrass / Hogans Gully valley landscape, in combination with the SPA expansion discussed above. There are costs in restricting the height of buildings, and the additional consenting costs of the restricted discretionary pathway for buildings higher than 4.5m, but these costs are acceptable taking into account the opportunity the Zone is providing for dwellings in these HS locations, and given that controlled activity consent is required in any case for dwellings, under Rule 47.4.4. The additional consenting pathway is effective for managing potential additional landscape effects of buildings proposed that are higher than the permitted height, and the non-complying consent requirement will be effective in discouraging applications for higher buildings. There is a degree of inefficiency in the three-pronged rule framework for building height on the house sites, but this is negated by the

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<sup>5</sup> Yvonne Pfluger's evidence, paras. 41 – 52

benefits and effectiveness of the rules for landscape protection. I do not consider that any risk of acting arises.

- 3.17 I agree with Mr Barr's assessment in this regard and that no amendments are required. Rule 47.5.13, a standard, manages light spill and is sufficient for the internal roading and entranceway.

**Activity Areas A2, S2 and H: the Page submission (#18) (S42A report Part 8: paragraphs 8.11 – 8.20 and 13.1 – 13.8)**

**AA 2**

- 3.18 I broadly agree with Mr Barr's comments in his paragraphs 8.11 – 8.19 and his conclusion in paragraph 8.20. I reiterate his paragraphs 8.17 – 8.18, noting that although the Pages' submission seeks amendments to the location of buildings within AA S2 and AA A2, the location of these two AAs already exists in the operative THRZ Structure Plan and provisions.
- 3.19 However, AA 2 is being extended to the north, and, taking into account the views from the Pages' property towards the northeast across AA 2, the maximum RL (416masl) and maximum building height (8m) within AA 2 have each been lowered by 1m, for the whole of the proposed AA 2 including the operative area. This, in combination with the LAMA that runs more or less north-south parallel to the boundary with the Pages' property, will in my view ensure that the Pages' amenity values will continue to be maintained. Ms Pfluger supports the AA 2 extension and the height reduction<sup>6</sup>.

**s32AA**

- 3.20 The height reduction in AA 2 will benefit the Page's amenity values and there are no real costs. There are no particular efficiency or effectiveness issues and no risks of acting. The risk of not acting is the impact on the amenity values.

**AA S2 – staff accommodation**

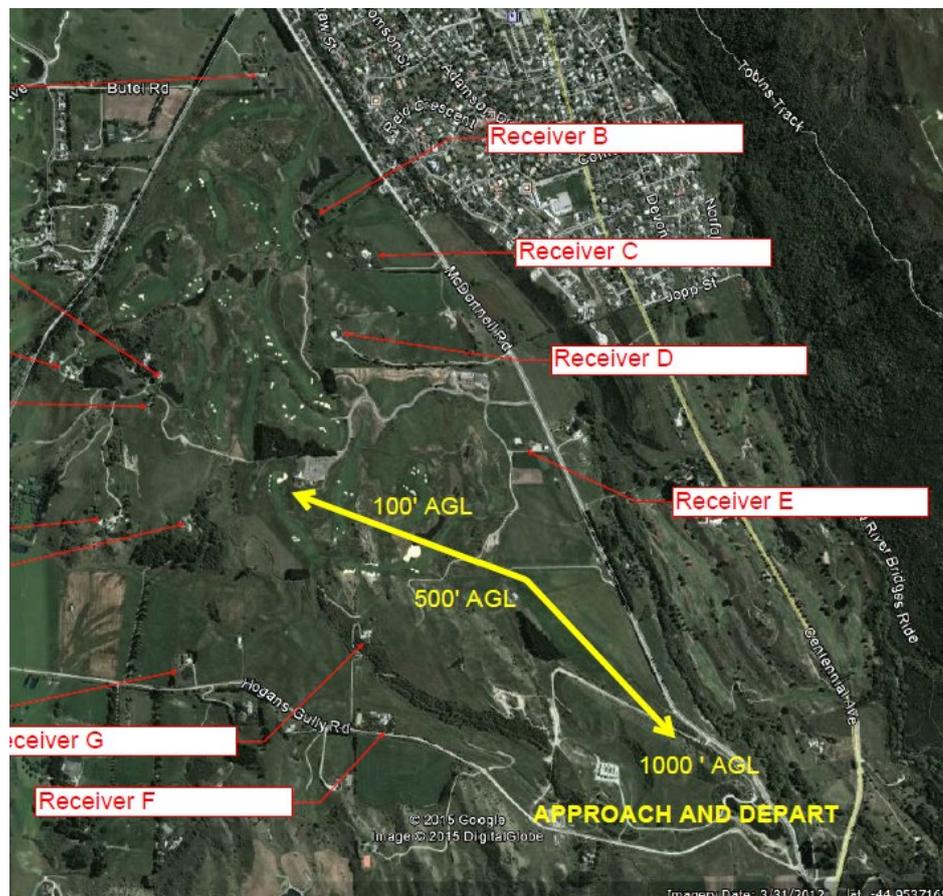
- 3.21 AA S2 is unchanged from the operative Structure Plan and associated provisions, and I agree with Mr Barr that there is no scope for this submission point.

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<sup>6</sup> *ibid*, paragraph 31

**AA H – helipad**

- 3.22 The Pages (submission (#18.3)) seeks that the existing no-fly zone over their property at 148 McDonnell Road is maintained. Mr Barr agrees with the Plan Change AEE that the location of proposed AA H is very close to the existing location of AA C where helicopter landings and take offs are currently provided for under operative Rule 47.4.35.
- 3.23 He therefore considers that the adverse effects are likely to be the same as the current provisions allow, and are therefore, appropriate. I agree, and add that the helicopter flight path, used for the noise assessment of helicopters at the time of the original plan change for THRZ, and which would prevail for AA H, does not anticipate helicopters flying over the Page property. This is shown on the noise contour maps, based on the flight path, in **Figure 2** below.



**Figure 2: Helicopter noise contours, from Marshall Day's noise assessment (dated 12 Oct 2015) for the original submission to the PDP seeking the zoning change for the Hills land. "Receiver D" is the Page dwelling**

- 3.24 I agree with Mr Barr that the adverse effects of the proposed location of AA H are likely to be the same as the current provisions allow, and noting also that the helipad would be shifting slightly further away from the Page property. I therefore

agree with Mr Barr’s recommendation (paragraph 13.8) that submission (#18.3) be rejected.

3.25 I note that Mr Barr considers it would be helpful that the noise assessment prepared by Marshall Day identified in the AEE is provided. I agree and provide it at [Attachment C](#).

**Activity Area SG – the Todd (#2.1) and Brown (#4.1) submissions**

3.26 AA SG is the subject of the Todd and Brown submissions and is addressed at Part 10, paragraphs 10.3 – 10.7 of the s42A report. The submissions seek that the proposed location of AA SG is rejected, and the Todd submission also seeks that it is relocated to AA C. The reasons provided for both submissions relate to hours of operation, noise effects, and traffic effects, and that the provisions of AA SG did not match the development shown in the concept plans submitted in support of the Plan Change.

3.27 Mr Barr (paragraphs 10.6 – 10.7) relies on Ms Gilbert’s evidence in relation to visual effects, and considers that the proposed AA SG is appropriate, and recommends that the submissions are rejected. I agree, and further rely on Ms Pfluger’s view that AA SG is appropriate<sup>7</sup>.

3.28 I agree with this conclusion, insofar as it relates to the visual effects of establishing AA SG. In relation to other potential amenity effects, I have deleted AA SG from Rule 47.4.19 (restaurants permitted in some AAs), as follows, as restaurants are now not an intended activity in AA SG, in light of the Todd / Brown submissions.

	<b>Activities – The Hills Resort Zone</b>	<b>Activity Status</b>
...		
	<b>Commercial Activity</b>	
...		
47.4.18	Restaurants in Activity Area A9, <a href="#">SG</a> and C	P
...		

3.29 Any potential for adverse effects from lighting of sports courts is otherwise managed by Rule 47.5.13, and I do not consider that any new rule is required.

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<sup>7</sup> *ibid*, paragraph 29

3.30 In the standards, the new rule for buildings in AA SG is modified as follows (red = text as notified, blue = changes in response to the submissions):

	Standards – The Hills Resort Zone	Non-compliance status
...		
47.5.14A	<p><b><u>Buildings in Activity Area SG</u></b></p> <p>a. <u>Buildings in Activity Area SG 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>one greenhouses</u></p> <p><del>iv. café / restaurant</del></p> <p>v. <u>any structure ancillary to the recreational facilities, including fences for sports courts</u></p> <p>b. <u>The maximum gross floor area of any building shall be 200 60m<sup>2</sup>.</u></p> <p>c. <u>The maximum number of buildings shall be three.</u></p>	D
...		
	<b>Other Activities</b>	
47.5.20	<p><b>Retail sales</b></p> <p>Goods or services displayed, sold or offered for sale within the Zone shall be limited to:</p> <p><b><u>In activity areas other than Activity Area SG:</u></b></p> <p>a. Goods grown, reared or produced within the Zone;</p> <p>b. Restaurants, Delicatessen style, cellar door, or convenience retail (where the gross floor area does not exceed 200m<sup>2</sup> for any convenience retail premise) for temporary or permanent residents, or visitors to the resort;</p> <p>c. Within Activity Area C <del>and GTF</del>, in addition to a. and b above, goods and services associated with, and ancillary to the permitted or approved activities;</p> <p>d. Retail associated with a Temporary Activity (event) taking place.</p> <p><b><u>In Activity Area SCG:</u></b></p> <p><b><u>a. Retail shall be limited to one non-permanent food truck.</u></b></p>	NC

47.5.20A	<u>Within Activity Area SG, any retail activity (including any licensed premise) shall operate within the hours of 0800 to 2000.</u>	<u>D</u>
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3.31 These changes significantly reduce the potential scale of built form and overall activity potential in AA SG, and address the disconnect between the rules for and anticipated use of the Activity Area that Todd and Brown identified. As I understand, the intent of AA SG, it is for member residents and their guests only (in line with the rest of the resort – it is not a public space) for tennis and other outdoor recreational activities.

3.32 Chris Day has addressed noise from AA SG activities and concludes that noise sources including for example music, tennis and pickleball, would easily meet the PDP noise levels.

3.33 There is potential for AA SG to be used as a venue for events but these would be managed under Chapter 35 of the PDP – which applies District-wide – and sets out the standards within which permitted events can be undertaken. Where these standards are breached, discretionary consent is required.

**s32AA**

3.34 The updated AA SG provisions (which reduce the potential scale of built form and the activity have benefits in that the activities enabled are adequate for the operations of the resort, and will minimise effects on amenity values of the wider environment. There are some costs from the limitation of the opportunities for use of the activity area, compared with the activity area as notified, but these costs are minor and acceptable. The provisions will be effective and efficient in enabling the outdoor recreation activities for use by visitors to and residents of the Zone, while managing external effects by limiting built form and the activity’s scale. I do not consider that any risks arise from acting (through the changes proposed), while not acting has the potential for adverse effects on amenity values in the wider environment, as evidenced by the Todd and Brown submissions.

3.35 I therefore consider that the changes to AA SG adequately address the submissions (#2.1) and (#4.1) and that any potential adverse effects arising from AA SG are acceptable.

### **Activity Area A4 expansion – Todd (#2.2) and Brown (#4.2)**

- 3.36 These submissions seek that the enlargement of AA 4 is rejected, on the basis of visual effects.
- 3.37 The Landscape / Visual Assessment (dated 9 May 2025) submitted with the Plan Change request concluded that the visibility of the eastern part of AA 4 will be low, and the overall visual effects of the reconfigured AA 4 will be comparable to the currently approved location, including when viewed from the Arrowtown escarpment.
- 3.38 Mr Barr (paragraph 10.6 of the s42A report) refers to and relies on Ms Gilbert's assessment, which states that the adverse visual effects of the AA 4 expansion are low, for the following reasons:
- The relative distance and elevation of the Arrowtown escarpment viewers to A4;
  - The proposed provisions to manage building height, coverage, and appearance;
  - The visual mitigation provided by the LAMA.
- 3.39 Ms Pfluger's conclusion is consistent with Ms Gilbert's<sup>8</sup>. Given these experts' analyses and conclusions, I consider that any perceived adverse visual effects of the reconfigured AA 4 on the Structure Plan are acceptable.

### **Traffic and access, and trails**

#### ***Location and use of the Hogans Gully Road vehicle access to House Sites 9 – 16 (s42A report Part 11: paragraphs 11.4 – 11.17)***

- 3.40 Mr Facey considers that the vehicle access point into the Zone from Hogans Gully Road, shown on the Structure Plan as notified, is unacceptable, and recommends that it is shifted 35m to the east<sup>9</sup>. He considers that the new location is appropriate and would allow for sight distance criteria to be met.
- 3.41 Mr Carr considers that the current location is appropriate with earthworks for sight lines, but otherwise agrees with Mr Facey<sup>10</sup>, and the new location 35m to the east

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<sup>8</sup> Yvonne Pfluger's evidence, paragraph 30

<sup>9</sup> Antoni Facey's traffic assessment, paragraphs 3.18 – 3.19

<sup>10</sup> Andy Carr's evidence, paragraphs 36 - 37

is shown on the updated Structure Plan. This change is shown on **Figure 1** above.

3.42 In relation to the use of the Hogans Gully Road access, in response to the Draper submission the requestor agreed to limit the use of the access to House Sites 9 – 16 only, and for it not to be a through-road for general resort traffic to and from Hogans Gully Road<sup>11</sup>. A new rule, Rule 47.5.23, was promoted accordingly. This is consistent with the Weber / Gibson (#20.3), and Brinsley (#17.2) submissions.

3.43 Mr Barr agrees, subject to also providing policy support by adding the following to Policy 47.2.1.14 (addition in blue):

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

...

**d. restricting the use of the eastern access from Hogans Gully Road to Home Sites 9-16 only.**

3.44 The proposed wording of Rule 47.5.23 is as follows:

	<b>Standards – The Hills Resort Zone</b>	<b>Non-compliance status</b>
...		
<b><u>47.5.23</u></b>	<p><b><u>Use of eastern access road from Hogans Gully Road</u></b></p> <p><b><u>The eastern access from Hogans Gully Road shall provide access to House Sites 9 – 16 only and shall not be used as a through-road for vehicles from other parts of the Zone</u></b></p>	<b><u>NC</u></b>

3.45 The standard would be implemented at subdivision stage, by the imposition of all or a combination of measures including signage, gates, member/owner rules, and covenants. The new matter of control in the subdivision rule is:

	<b>Zone and Location Specific Rules</b>	<b>Activity Status</b>
...		

<sup>11</sup> As recorded in the letter to the Council dated 15 January 2026

	Zone and Location Specific Rules	Activity Status
27.7.22	<p><b>Hills Resort Zone</b></p> <p>27.7.22.1 Subdivision comprising all of any part of Activity Areas A1, A2, A3, A4, A5, <del>A7</del>, A8, A9, A10, A11, S1, S2, <del>and</del> HS1 - HS<del>5</del>16, <del>C, G, GTF and SG</del>:</p> <p>Control is reserved to:</p> <p>...</p> <p><u>c. The methods to ensure that access to House Sites 9 – 16 from Hogans Gully Road shall not be used as a through-road for vehicles from other parts of the Zone.</u></p> <p>...</p>	C

3.46 In my opinion, the addition of new Rule 47.5.23 and the new matter of control for subdivision adequately address the matter of the use of the new vehicle access from Hogans Gully Road.

3.47 Given the provision of Rule 47.5.23 and the shifting of the Hogans Gully Road access 35m to the east in response to Mr Barr’s summary in paragraph 11.17 of the s42A report, any roading and access effects of the Plan Change will therefore be appropriate.

**s32AA**

3.48 There is a safety benefit of the shift of the access point, and an amenity benefit of the restriction of the accessway’s use. There are no costs (as the accessway would need to be constructed anyway). There is reduction in safety risk, but potential safety risk of not acting. The identification of the accessway location on the Structure Plan is certain, and is accordingly efficient and effective.

3.49 On the basis of the above analysis and in reliance on the expert assessments of Mr Facey and Mr Carr, I consider that any potential adverse traffic effects arising from the Plan Change are minor and acceptable.

***Hogans Gully vehicle access – surface, speed limit, and lighting***

3.50 Other submission points regarding noise effects from road surface treatment (#20.4), speed limit reduction on Hogans Gully Road (#17.1 and #20.2), and exclusion of heavy vehicles from the Hogan Gully Road access (#20.9) have been rejected by Mr Barr. I agree in this regard for the reasons Mr Barr provides (paragraphs 11.11, 11.13 – 11.15), namely that there is no evidence to justify surface treatment, that speed limit reduction cannot occur within a plan change

process, and that it is not practicable nor justifiable to preclude heavy vehicle passage.

3.51 Submission (#20.5) (Weber /Gibson) seek that there should be no lighting on internal roading or at the entranceway of the proposed Hogans Gully Road access. Mr Barr (at paragraphs 10.19 – 10.21) does not recommend any amendments in response to this submission as lighting is already managed by relevant standards in Chapter 47. I agree.

***Walking and cycling trail (s42A report Part 12: paragraphs 12.1 – 12.9)***

3.52 The Queenstown Trails Trust (QTT) (#16.1) seeks that the proposed pedestrian and cycle right of way through the Zone linking McDonnell and Hogans Gully Roads proposed as part of the Plan Change is approved.

3.53 The notified Structure Plan showed this trail to the easternmost point of the Zone where it adjoins Hogans Gully Road. This is now extended along Hogans Gully Road to the west, as shown on the Structure Plan.

3.54 QTT’s submission (#16.2) seeks that an additional easement from the southernmost corner of the property and heading west through THRZ and Lot 6 DP 392663 (at the corner of Hogans Gully Road and Arrowtown-Lake Hayes Road) to enable a connection into the Ayrburn Heritage Precinct is included into the Structure Plan. This is out of scope for this plan change request.

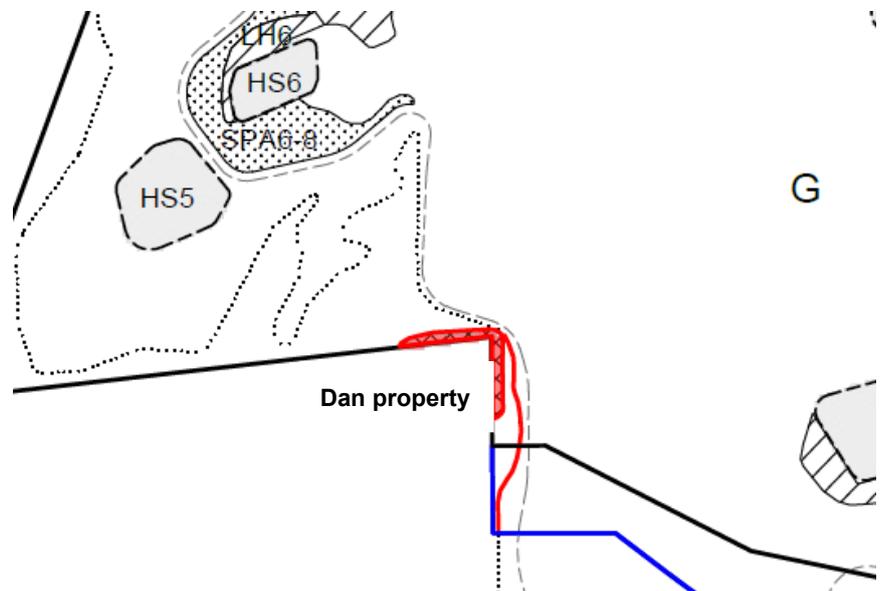
3.55 Simon Dan’s submission (#15.6) seeks that the trail location is located to ensure as much separation as possible from his property at 214 McDonnell Road. Mr Barr considers that providing additional planting along this boundary will address this submission point, and I agree. There are two changes to the provisions arising:

(a) In Rule 47.4.1, a new matter of control for the walkway / cycleway connecting Hogans Gully Road and McDonnell Road, requiring assessment of planting to ensure the maintenance of privacy to the Dan property (Lot 2 DP 518669). This rule reads (red = as notified, blue = additional)

Activities – The Hills Resort Zone		Activity Status
Structure Plan		
47.4.1	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 <del>(+/- 30m)</del> .	C

	<p>Control is reserved to:</p> <ul style="list-style-type: none"> <li>a. Entrance design (including lighting);</li> <li>b. Materials and colour;</li> <li>c. Edge and berm treatment (including footpaths (if required) and any lighting);</li> <li>d. Stormwater management;</li> <li>e. <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></li> <li>f. <u>Planting to ensure maintenance of privacy to Lot 2 DP 518669.</u></li> </ul>	
...		

(b) The protection in perpetuity of the existing hedge along the boundary at the northwestern corner of the Dan property, as shown in **Figure 3** below:



**Figure 3: Amended Structure Plan showing the walkway/cycleway (dotted line and red line); and vegetation (red hatched) to be retained along the northern and western boundaries of the Dan property**

3.56 The additional matter of control in (a) above signals to the developer that the planting is required, and allows the Council to assess whether the planting will ensure maintenance of the privacy to the Dan property. Further, the location of the trail on the Structure Plan is, as annotated in the legend, “indicative” and the final location of the trail will determine the extent to which planting is required to fulfil this rule.

3.57 Additional policy support is required for this new rule, in my view, and I propose that Policy 47.2.1.4 is modified as follows (additions in blue):

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, in a manner that maintains privacy of nearby properties.

3.58 The protection of the hedge is required under the default rules for activities contrary to the Structure Plan. The hedge provides a strong visual separation of pedestrians and cyclists from the Dan property and is protected in perpetuity.

3.59 On s32AA, I do not see any costs of this addition to Policy 47.2.1.4 and the additional matter of control in Rule 47.4.1, and the change to the Structure Plan to retain the hedgerow vegetation. Rather, there are benefits from the Zone provisions assuring the privacy of the Dan property that could otherwise be impacted by the visibility to and from users of the trail. The methods are effective and efficient in achieving the objective of privacy, and there is no risk of acting or not acting.

***Vehicle access to HS 5 – HS 8 near the Dan property***

3.60 The Dan submission also identifies headlights from cars affecting their amenities. The measures I have discussed above, including the protection of the existing hedge and the matter of control for the walkway / cycle access, will also have the effect of mitigating any adverse effects of headlights from vehicles. When a vehicle is approaching from McDonnell Road through the BHT land, it would travel through the BHT subdivision of the WBLP-zoned land to the east of THRZ before reaching the THRZ boundary enroute to HSs 5 – 8. The earthworks consent granted by the Council includes mounding and landscaping between the access road and the Dan property boundary, as shown on **Figure 4** below.

3.61 Although outside the plan change boundary, the plan further demonstrates that intervening mounding would prevent headlight spill to the Dan property.



Figure 4: earthworks plan for BHT's land, showing access from the north

**Whether THRZ is still a “Resort” if PC1 is accepted**

3.62 Mr Barr addresses this matter in paragraphs 14.1 – 14.20 of the s42A report. He recommends the following policy and rule to ensure the Resort purpose of the Zone is maintained given the additional home sites that will be established:

*Policy 47.2.1.4A Require that development of residential activity in Home Sites 6 – 15 are staged with visitor accommodation activity to ensure that the Zone principally provides for visitor industry facilities, with a low average density of residential activity.*

	Activities – The Hills Resort Zone	Activity Status
...		
	<b>Visitor Accommodation</b>	
47.4.10	<u>There shall be no less than 14 Visitor Accommodation units constructed within any of Activity Areas A1, A3, A6 and C prior to any building in HS 6 to 16.</u>	NC
...		

3.63 I disagree that these additional provisions are necessary, and I explain as follows.

3.64 The PDP defines a “Resort” as

***an integrated and planned development involving low average density of residential development (as a proportion of the developed area) principally providing temporary visitor accommodation and forming part of an overall development focused on onsite visitor activities.***

- 3.65 The principal rules to achieve the low average density of residential development and principally providing temporary visitor accommodation are the activities provided for in Rules 47.4.9 – 47.4.16, and the standards in Rules 47.5.15 – 47.5.17. These are not being changed, other than by the addition of the new House Sites 6 – 16. Their addition does not change the overall proportion of residential units as prescribed through Rules 47.5.15 (which limits the number of visitor accommodation and residential units in the Zone to 150), and Rule 47.5.16 (which limits the number of residential units to 66). The Zone will therefore still maintain the low average density of residential development, will still provide principally for temporary visitor accommodation, and will still overall, be a development focused on onsite visitor activities.
- 3.66 The additional House Sites are integrated into the balance of the Zone physically by the consistent landscape treatment (through the LAMA and SPA methods), the through the access links (mainly golf cart, walking, and cycling) to the main resort facilities centred around the Clubhouse. There will be commonality in path treatment, finish and directional signage to provide a consistent user experience throughout the resort.
- 3.67 Objective 47.2.1 for THRZ states:
- 47.2.1 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.**
- 3.68 I consider that the addition of the House Sites, while maintaining the rules that give effect to achieving the Resort definition, will be consistent with this objective, and I disagree with Mr Barr’s view that the change he recommends is necessary for the Zone to remain consistent with the objective.

## **Other provisions**

### ***Rules 47.4.5, 47.4.7, 47.4.10 and 47.4.22***

- 3.69 These rules or parts thereof restrict certain listed activities by requiring non-complying consent for them. The rules were proposed to be deleted because they are otherwise covered by the default non-complying rule for “any other activity not provided for by any rule” (Rule 47.4.36). Mr Barr discusses these rules at paragraphs 15.10 – 15.16 and does not support deletion of the rule. I agree with Mr Barr on this point, for the reasons he explains, and consider that the rules can be retained in their operative form.
- 3.70 I all other respects I agree with Mr Barr in his evaluation of the various changes to the provisions.

### ***Rule 27.7.22***

- 3.71 The Plan Change seeks to delete from Rule 27.7.22 (subdivision in THRZ) the requirement for a 6 month period to pass before the Council audits any LAMA or SPA established at the subdivision stage. The reason for the deletion is that the purpose of the LAMA and SPA is related to built form, and in the case of the LAMA the mitigation of visual effects of built form; and in the case of both the LAMA and the SPA the integration of built form into the landscape. While a LAMA or SPA may be established as part of subdivision conditions, any building would be non-complying until the relevant LAMA and/or SPA is established (Rule 47.4.5) and has been audited by the Council after at least 6 months (Rule 47.4.3 and Rule 47.4.3A) and certified as completed.
- 3.72 The land use consent rules therefore establish the framework for the timing of building vis-à-vis the LAMA / SPA completion, and it is unnecessary for the timing aspect to be replicated in the subdivision chapter. There is no need for s224 certification to be held up because of the LAMA / SPA audit process.

## **4. Higher order PDP provisions, Part 2, s32AA and conclusion**

- 4.1 From the s32 provided with the request and the AEE, and subject to the matters I have discussed above, my view is that the changes sought to THRZ achieve:
- the objective of THRZ (Objective 47.2.1); and
  - the higher order strategic objectives and policies of the PDP in Chapter 3, including those relating to landscape values, socio-economic benefits, and the visitor industry.

- 4.2 On this basis I am satisfied that the request, with the various modifications I have discussed, meets the purpose and principles of the Act.
- 4.3 Through my evidence I have addressed the updated provisions under s32AA and conclude that the updates are appropriate when compared with the status quo option (i.e. the notified version).
- 4.4 In summary overall, I consider that the requested changes with the updates I have discussed are appropriate.

**J Brown**

**13 March 2026**

## Jeffrey Brown – CV

### Curriculum vitae – Jeffrey Brown

#### Professional Qualifications

1986: Bachelor of Science with Honours (Geography), University of Otago

1988: Master of Regional and Resource Planning, University of Otago

1996: Full Member of the New Zealand Planning Institute

#### Employment Profile

- May 05 – present: Director, Brown & Company Planning Group Ltd – resource management planning consultancy based in Queenstown and Auckland. Consultants in resource management/statutory planning, strategic planning, environmental impact assessment, and public liaison and consultation. Involved in numerous resource consent, plan preparation, changes, variations and designations on behalf of property development companies, Councils and other authorities throughout New Zealand.
- 1998 – May 2005: Director, Baxter Brown Limited – planning and design consultancy (Auckland and Queenstown, New Zealand). Consultants in resource management statutory planning, landscape architecture, urban design, strategic planning, land development, environmental impact assessment, public liaison and consultation.
- 1996-1998: Director, JBA, Queenstown – resource management consultant.
- 1989 – 1996: Resource management planner in several local government roles, including Planner (1992 – 1994) and District Planner (1994 – 96), Queenstown-Lakes District Council. Held responsibility for all policy formulation and consent administration.

#### Other

- Full member of the Resource Management Law Association
- New Zealand Planning Institute – presenter at *The Art of Presenting Good Planning Evidence* workshops for young planners (2016)
- Judge, New Zealand Planning Institute Best Practice Awards (2017 – present)

## Attachment B

### Proposed Changes to The Hills Resort Zone Updated version including modifications

Black text = operative zoning provisions

Red text = Plan Change 1 – notified changes

Blue text = further changes in response to matters raised by submitters and s42A report

## 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 (SG)** – 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 HS16. 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 HS16.

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 HS6-16, 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:

- a. Development integrates with the golf courses, the underlying topography and vegetation;
- b. Development is located where it can be absorbed, while achieving a predominance of open space and maintaining landscape character;
- c. 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, in a manner that maintains privacy of nearby properties.

#### 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 A106 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.
- d. Restricting the use of the eastern access from Hogans Gully Road to Home Sites 9-16 only.

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
	<b>Structure Plan</b>	
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 (<del>+/- 30m</del>).</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> <li>Entrance design (including lighting);</li> <li>Materials and colour;</li> <li>Edge and berm treatment (including footpaths (if required) and any lighting);</li> <li>Stormwater management;</li> </ol>	C

	<p>e. <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></p> <p>f. <u>Planting to ensure maintenance of privacy to Lot 2 DP 518669.</u></p>	
47.4.2	Landscaping and amenity planting, including clearance of vegetation (except as required by the Structure Plan)	P
	<b>Buildings</b>	
47.4.3	<p><b>Landscape Amenity Landscape Area (LAMA)</b></p> <p>The establishment of any LAMA identified on the Structure Plan.</p> <p>Control is reserved to:</p> <p>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:</p> <ul style="list-style-type: none"> <li>i. the extent to which any existing vegetation should be retained;</li> <li>ii. the size, volume and batter of any earthworks required;</li> <li>iii. the species mix, proposed density and location of any new vegetation and its size at planting and maturity;</li> <li>iv. ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants;</li> <li>v. irrigation methods;</li> <li>vi. the extent to which the earthworks are congruous with the landscape.</li> </ul> <p><del>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:</del></p> <ul style="list-style-type: none"> <li><del>i. are implemented and physically completed; and</del></li> <li><del>ii. have been audited by the Council no sooner than 6 months following physical completion; and</del></li> <li><del>iii. have been certified by the Council as being completed.</del></li> </ul> <p><del>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.</del></p> <p>d. The mechanisms (including registration of legal instruments, as appropriate) to ensure that:</p> <ul style="list-style-type: none"> <li>i. Any LAMA will be <u>established-completed</u> prior to construction of any buildings in any Activity Area, and that</li> <li>ii. Ongoing commitments exist in relation to the maintenance and management of the LAMA, including through a landscape management strategy;</li> </ul>	C

	<p>iii. Ongoing monitoring requirements.</p> <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"> <li>i. <u>are implemented and physically completed; and</u></li> <li>ii. <u>have been audited by the Council no sooner than 6 months following physical completion; and</u></li> <li>iii. <u>have been certified by the Council as being completed.</u></li> </ul> <p><b>Information requirements</b></p> <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> <ul style="list-style-type: none"> <li>a. 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.</li> <li>b. 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.</li> </ul> <p>Note: this rule does not apply where the LAMA has been established under Rule 27.7.22.1.</p>	
<p><u>47.4.3A</u></p>	<p><b><u>Structural Planting Areas (SPA)</u></b></p> <p><u>The establishment of any SPA identified on the Structure Plan.</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> <li>a. <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> <ul style="list-style-type: none"> <li>i. <u>the extent to which any existing vegetation should be retained;</u></li> <li>ii. <u>the species mix, proposed density and location of any new vegetation and its size at planting and maturity;</u></li> <li>iii. <u>ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants; and</u></li> <li>iv. <u>irrigation methods.</u></li> </ul> </li> <li>b. <u>The mechanisms (including registration of legal instruments, as appropriate) to ensure that:</u> <ul style="list-style-type: none"> <li>i. <u>The SPA will be completed prior to construction of any buildings in any of Activity Areas HS6 to HS16, and that</u></li> <li>ii. <u>Ongoing commitments exist in relation to the maintenance and management</u></li> </ul> </li> </ul>	<p><u>C</u></p>

	<p style="text-align: center;"><u>of the SPA, including through a landscape management strategy;</u></p> <p><u>iii. Ongoing monitoring requirements.</u></p> <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"> <li><u>i. are implemented and physically completed; and</u></li> <li><u>ii. have been audited by the Council no sooner than 6 months following physical completion; and</u></li> <li><u>iii. have been certified by the Council as being completed.</u></li> </ul> <p><u>Note: this rule does not apply where the SPA has been established under Rule 27.7.22.1</u></p>	
<p>47.4.4</p>	<p>Buildings (other than outdoor art installations and sculptures) in Activity Areas A1 — A10, A11, HS1 — HS<u>516</u>, S1 — S2, C, <u>GTF and SG and DR</u> and where in the case of any buildings within any of the Activity Areas A1, A2, A3, A4, A5, <u>A7</u>, A8, A9, A10, <u>GTF, SG</u>, HS3, <u>HS6-16</u>, S1 and S2 the relevant LAMA <u>and SPA (if applicable)</u> in proximity to the Activity Area has been <del>established in accordance with a resource consent granted</del> <u>approved</u> under Rules 47.4.3, <u>47.4.3A or 27.7.22</u>.</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> <li>a. Infrastructure (including the approach to stormwater and wastewater management)</li> <li>b. Access, including design and finished surface treatment of access and walkways</li> <li>c. Firefighting supplies — if not addressed through subdivision consent</li> <li>d. The appearance of the building, including bulk, scale and form with respect to the effect on visual and landscape values of the area</li> <li>e. Effects on visual and landscape amenity of the area including coherence with the surrounding buildings</li> <li>f. Landform modification (including artificial waterbodies), landscaping and planting (existing and proposed) within the Activity Area, including for enhancing internal amenity within the Resort.</li> <li>g. In Activity Areas A6, <u>A7</u>, A8 and A10, and HS3, geotechnical stability and building foundations.</li> </ul> <p>In addition to a. to g. above, where buildings are proposed within any of Activity Areas A1, A2, A3, A4, A5, <u>A7</u>, A8, A9, A10, <u>GTF, SG</u>, HS3, <u>HS6-16</u>, S1 and S2:</p> <ul style="list-style-type: none"> <li>h. 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</li> <li>i. 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.</li> </ul> <p>Note: Future applications for buildings in Activity Areas A1, A2, A3, A4, A5, <u>A7</u>, A8, A9, A10, <u>SG</u>, HS3, <u>HS6-16</u>, S1 and S2 may rely on the LAMA <u>or SPA (if applicable)</u>.</p>	<p>C</p>

	that has been established as part of any prior application under either this rule, Rule 47.4.3, <del>47.4.3A</del> or a subdivision consent pursuant to Rule 27.7.22	
47.4.5	<del>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</del>	NC
47.4.6	Buildings in Activity Area G, <u>limited to</u> : a. golf course shelters b. sheds for golf course maintenance purposes c. farm buildings d. <u>toilet facilities</u>	P
47.4.7	<del>Buildings in Activity Area G, except as provided for in Rule 47.4.6 above</del>	NC
47.4.8	Outdoor art installations in all Activity Areas	P
	<b>Visitor Accommodation</b>	
47.4.9	Visitor accommodation (excluding staff accommodation) in Activity Areas A1 — A11, <u>C and HS1</u>	P
47.4.10	Residential activity limited to staff accommodation in Activity Areas S1 and S2 <del>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</del>	P
	<b>Residential Activity</b>	
47.4.11	Residential Activity in Activity Areas A2, <del>A3</del> , A4, <del>A5, A6, A7</del> , A8, A9, <u>A10</u> , A11 and HS1— <u>HS516</u>	P
47.4.12	Residential Units in Areas A1, <del>A5A3</del> and <del>A10A6 and C</del>	NC
47.4.13	Residential use of visitor accommodation units in Activity Areas <del>A5, A3</del> and <del>A10A6</del> that complies with Standard 47.5.17	P
47.4.14	Residential Visitor Accommodation (unlimited duration) in Activity Areas A2, <del>A3</del> , A4, <del>A5, A6, A7</del> , A8, A9, <u>A10</u> , A11, HS1 — <u>HS516</u>	P
47.4.15	Homestays in Activity Areas A2, <del>A3</del> , A4, <del>A5, A6, A7</del> , A8, A9, <u>A10</u> , A11, HS1 — <u>HS516</u>	P
47.4.16	Residential Activity in Activity Areas S1 and S2 (excluding staff accommodation), <u>G, C, GTF and SG</u>	NC
	<b>Commercial Activity</b>	
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>SG</u> and C	P
47.4.19	Licensed Premises in Activity Areas A1, <del>A5, A9, A3, A6</del> , A10, HS1, <u>GTF, SG</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 and 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	<del>Service Activities except for those provided for by Rule 47.4.21.</del>	NC
	<b>Recreation Activity</b>	
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
	<b>Rural Activities</b>	
47.4.26	Farming and domestic livestock activities	P
<del>47.4.27</del>	<del>Mining</del>	<del>NC</del>
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
	<b>Industrial Activity</b>	
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 related to other approved or permitted activities within the Zone in Activity Areas S1 and S2	P
<del>47.4.32</del>	<del>Industrial Activities except for those provided for by Rule 47.4.30</del>	<del>NC</del>
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
	<b>Other Activities</b>	
47.4.35	Informal airports limited to helicopters within Activity Area <del>C</del> <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
	<b>Structure Plan</b>	
47.5.1	Development shall be located in accordance with the Structure Plan.	NC
47.5.2	<b>Provision of walkway / cycleway</b>  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
	<b>Buildings</b>	
47.5.3	<b>Maximum Height - all Activity Areas except Activity Areas 4 and 5 <u>and House Sites 10, 12, 15 and 16</u></b>  No building shall protrude through the RL listed below and shall be no higher than the height listed below:  a. Activity Area A1 RL <del>418.5422.0</del> masl — 8m  b. <u>Activity Area A1.b RL424.0 masl — 6m</u>	NC

c. Activity Area A2	RL41 <del>65</del> masl — <del>87</del> m
d. Activity Area A3	RL421 masl — 8m
e. Activity Area A6	RL419.5 masl — <del>810</del> m
<del>f. Activity Area A7</del>	<del>RL414 masl — 8m</del>
g. Activity Area A8	RL402.5 masl — 6.7m
h. Activity Area A9	RL417.5 masl — 8m
i. Activity Area 10	RL <del>406.5</del> <u>410.5</u> masl — <del>68</del> m
j. Activity Area 11	RL <del>408.5</del> <u>410.0</u> masl — 8m
k. Activity Area HS1	RL419. <u>0</u> masl — 8m <del>masl</del>
l. Activity Area HS2	RL421.5 masl — 8m
m. Activity Area HS3	RL415 masl — 6.5m
n. Activity Area HS4	RL408 masl — 8m
o. Activity Area HS5	RL437.5 masl — 5.5m
p. <u>Activity Area HS6</u>	<u>RL436.5 masl – 6.5m</u>
q. <u>Activity Area HS7</u>	<u>RL430.5 masl – 6.5m</u>
r. <u>Activity Area HS8</u>	<u>RL432.5 masl – 6.5m</u>
s. <u>Activity Area HS9</u>	<u>RL40<del>21</del>.5 masl – <del>65.5</del>m</u>
<del>t. <u>Activity Area HS10</u></del>	<del><u>RL405.5 masl – 6.5m</u></del>
u. <u>Activity Area HS11</u>	<u>RL421<del>198.25</del> masl – <del>65.5</del>m</u>
<del>v. <u>Activity Area HS12</u></del>	<del><u>RL410.5 masl – 6.5m</u></del>
w. <u>Activity Area HS13</u>	<u>RL417.0 masl – 6.5m</u>
x. <u>Activity Area HS14</u>	<u>RL411.5 masl – 6.5m</u>
<del>y. <u>Activity Area HS15</u></del>	<del><u>RL377.5 masl – 6.5m</u></del>
<del>z. <u>Activity Area HS16</u></del>	<del><u>RL416.5masl – 6.5m</u></del>
aa. Activity Area C	RL425.0 masl — 8m
<del>bb. Activity Area DR</del>	<del>RL412.5 masl — 5.5m</del>
cc. <u>Activity Area GTF</u>	<u>RL416.5 masl – 6.5m</u>
dd. Activity Area S1	RL408.5 masl — 7m
ee. Activity Area S2	RL411 masl — 7m
ff. <u>Activity Area SG</u>	<u>RL406.0 masl - 7m</u>
gg. Filming towers	12m

	<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>	
<p><b><u>47.5.3A</u></b></p>	<p><b><u>Maximum height – House Sites 10, 12, 15 and 16</u></b></p> <p><b><u>No building shall protrude through the RL listed below and shall be no higher than the height listed below:</u></b></p> <ul style="list-style-type: none"> <li>a. <u>Activity Area HS10 RL403.5 masl – 4.5m</u></li> <li>b. <u>Activity Area HS12 RL408.5 masl – 4.5m</u></li> <li>c. <u>Activity Area HS15 RL375.5 masl – 4.5m</u></li> <li>d. <u>Activity Area HS16 RL414.5 masl – 4.5m</u></li> </ul> <p><b><u>The notes in 47.5.3 above also apply to this rule.</u></b></p>	<p><b><u>RD</u></b></p> <p><b><u>Discretion is restricted to:</u></b></p> <ul style="list-style-type: none"> <li>a. <u>Visual prominence from public places outside the Zone;</u></li> <li>b. <u>External appearance including materials and colours.</u></li> </ul>
<p><b><u>47.5.3B</u></b></p>	<p><b><u>Maximum height – House Sites 10, 12, 15 and 16</u></b></p> <p><b><u>No building shall protrude through the RL listed below and shall be no higher than the height listed below:</u></b></p> <ul style="list-style-type: none"> <li>a. <u>Activity Area HS10 RL404.5 masl – 5.5m</u></li> <li>b. <u>Activity Area HS12 RL409.5 masl – 5.5m</u></li> <li>c. <u>Activity Area HS15 RL376.5 masl – 5.5m</u></li> <li>d. <u>Activity Area HS16 RL415.5 masl – 5.5m</u></li> </ul> <p><b><u>The notes in 47.5.3 above also apply to this rule.</u></b></p>	<p><b><u>NC</u></b></p>
<p>47.5.4</p>	<p><b>Maximum Height — Activity Areas 4 and 5</b></p> <p>No building shall protrude through the RL listed below and shall be no higher than the height listed below:</p> <ul style="list-style-type: none"> <li>a. Activity Area A4 RL417.3 masl — 6m</li> <li>b. Activity Area A5 RL418.5 masl - 7m</li> </ul> <p>The notes in 47.5.3 above also apply to this rule.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. Visual prominence from public places outside the Zone;</li> <li>b. External appearance including materials and colours.</li> </ul>



	<p>b. <u>A23</u> — A8, A10, A11, S1 and S2: 40%</p> <p>c. <u>A2</u> 29%</p> <p>d. <u>A9 and C</u> 38%</p> <p>e. <u>GTF</u> 23%</p> <p>f. <u>SG</u> 7%</p>	<p>landscape values of the area;</p> <p>b. associated earthworks and landscaping.</p>
47.5.11	<p><b>Building Materials and Colours</b></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> <p>a. Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and</p> <p>b. All other exterior surface** finishes, except for schist, must have a light reflectance value of not greater than 30%.</p> <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> <p>a. Landscape character;</p> <p>b. Visual amenity;</p> <p>c. External appearance;</p> <p>d. Visual prominence from both public places and private locations.</p>
47.5.12	<p><b>Buildings in Activity Area G</b></p> <p>a. The maximum floor area of any golf course shelter, <u>toilet facility</u> or golf course shed shall be 20m<sup>2</sup>.</p> <p>b. The maximum gross floor area of any farm building shall be 50m<sup>2</sup>.</p> <p>c. The maximum number of farm buildings shall be 3.</p>	D
47.5.13	<p><b>Lightspill</b></p> <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	<p><b>Structures</b></p> <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>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. effects on landscape character, views and amenity, particularly from public roads;</li> <li>b. the materials used, including their colour, reflectivity and permeability;</li> <li>c. whether the structure will be consistent with traditional rural elements;</li> <li>d. Visual and traffic safety effects beyond boundary of Zone.</li> </ul>
<u>47.5.14A</u>	<p><b><u>Buildings in Activity Area SG</u></b></p> <ul style="list-style-type: none"> <li>a. <u>Buildings in Activity Area SG shall be limited to:</u> <ul style="list-style-type: none"> <li>i. <u>pergolas and pavilions for shelter and amenity</u></li> <li>ii. <u>toilet facilities</u></li> <li>iii. <u>one greenhouses</u></li> <li>iv. <u>café / restaurant</u></li> <li>v. <u>any structure ancillary to the recreational facilities, including fences for sports courts</u></li> </ul> </li> <li>b. <u>The maximum gross floor area of any building shall be 200 60m<sup>2</sup>.</u></li> <li>c. <u>The maximum number of buildings shall be three.</u></li> </ul>	D
<b>Visitor Accommodation / Residential Activity</b>		
47.5.15	<p><b>Total number of units in the Zone</b></p> <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	<p><b>Residential units</b></p> <p>The maximum number of Residential Units in the Zone (excluding staff accommodation in Areas S1 and S2) shall be 66.</p>	NC
47.5.17	<p><b>Residential Activity within Visitor Accommodation units</b></p> <p>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.</p>	NC

47.5.18	<b>Residential Density in Activity Areas HS1 — HS516</b> The maximum number of Residential Units per Home Site in HS1 — HS516 shall be 1.	NC
47.5.19	<b>Staff accommodation in Activity Areas S1 and S2</b> The total collective number of bedrooms within Activity Areas S1 and S2 shall not exceed 50.	NC
	<b>Other Activities</b>	
47.5.20	<b>Retail sales</b> Goods or services displayed, sold or offered for sale within the Zone shall be limited to:  <u>In activity areas other than Activity Area SG:</u>  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 200m <sup>2</sup> for any convenience retail premise) for temporary or permanent residents, or visitors to the resort;  c. Within Activity Area C <b>and GTF</b> , 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.  <u>In Activity Area SG:</u>  <u>a. Retail shall be limited to one non-permanent food truck.</u>	NC
<u>47.5.20A</u>	<u>Within Activity Area SG, any retail activity (including any licensed premise) shall operate within the hours of 0800 to 2000.</u>	<u>D</u>
47.5.21	<b>Vehicle accesses and walkway / cycleway shown on Structure Plan</b>  a. Access and walkway/cycleway to be formed in exposed aggregate concrete, concrete with charcoal oxide (6.0kg/m <sup>3</sup> ), 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:  a. Landscape character;  b. Visual amenity;  c. External appearance.
<u>47.5.22</u>	<b>Planting</b>  a. <u>Within any LAMA established in relation to HS6 to</u>	<u>RD</u>

	<p><u>HS16, 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>Discretion is restricted to effects on landscape character.</u></p>
<p><u>47.5.23</u></p>	<p><u>Use of eastern access road from Hogans Gully Road</u></p> <p><u>The eastern access from Hogans Gully Road shall provide access to House Sites 9 – 16 only and shall not be used as a through-road for vehicles from other parts of the Zone.</u></p>	<p><u>NC</u></p>

## 47.6 Non-Notification of Applications

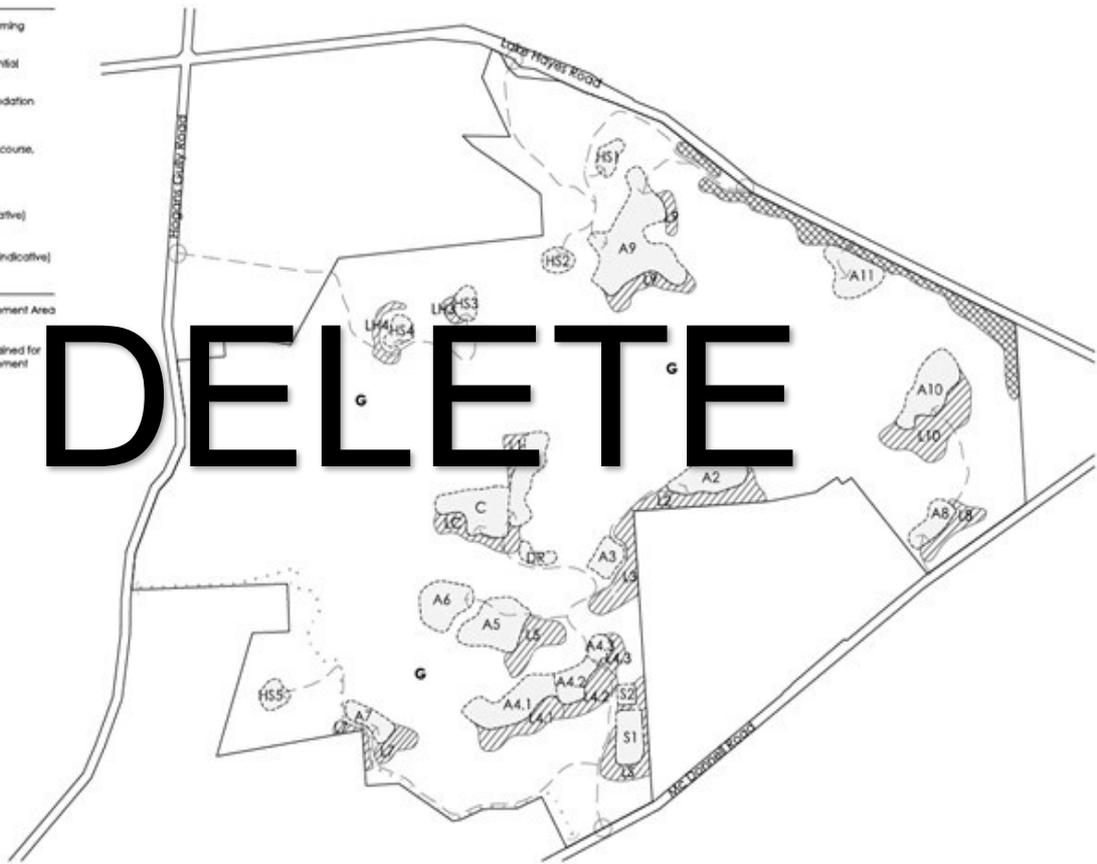
Any application for resource consent for controlled activities or restricted discretionary activities shall not require the written consent of other persons and shall not be notified or limited notified, with the exception of the following:

- a. Rule 47.5.9 Informal Airports.

## 47.7 The Hills Resort Zone Structure Plan

[Insert new Structure Plan]

- KEY**
- G Golf course, open space and farming
  - C Clubhouse
  - A Visitor Accommodation / Residential
  - HS Homesite (3,000m<sup>2</sup>)
  - S Resort Services & Staff Accommodation
  - DR Driving Range
- Note: all activity areas include G: Golf course, open space and farming
- Activity Area
  - Road Access (location indicative)
  - Main Access Point
  - Walking / Bike Trail (location indicative)
- OVERLAYS**
- Landscape Amenity Management Area (LAMA)
  - Existing Vegetation to be retained for Landscape Amenity Management



**The Hills Resort Zone**  
Structure Plan

**KEY**

- G Golf course, open space and farming
- C Clubhouse
- A Visitor Accommodation / Residential
- HS Homesite (3000m<sup>2</sup> max.)
- S Resort Service & Staff Accommodation
- GF Golf Training Facility
- SG Sports Courts and Gardens
- H Helicopter Landing Area

*Note: all activity areas include G: Golf course, open space and farming*

-  Activity Areas
-  Road Access
-  Access Point
-  Walking / Bike Trail (Location Indicative)

**OVERLAYS**

-  Landscape Amenity Management Area (LAMA)
-  Existing Vegetation to be retained for Landscape Amenity Management
-  Structural Planting Area (SPA)



SCALE 1:12500 @ A4 12th March 2026  
 0 100m 200m 300m 400m 500m

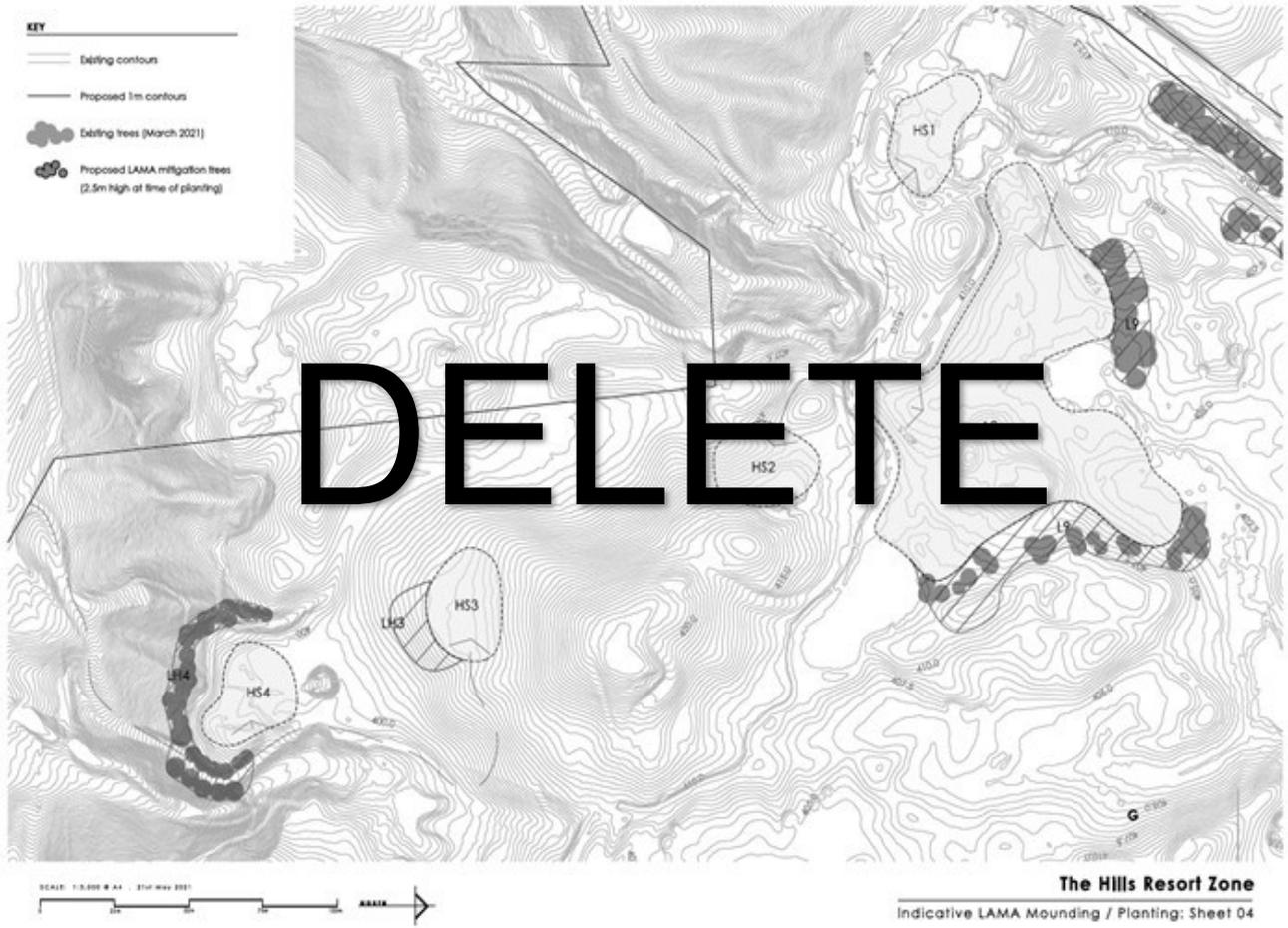


## 47.8 Indicative LAMA Plans

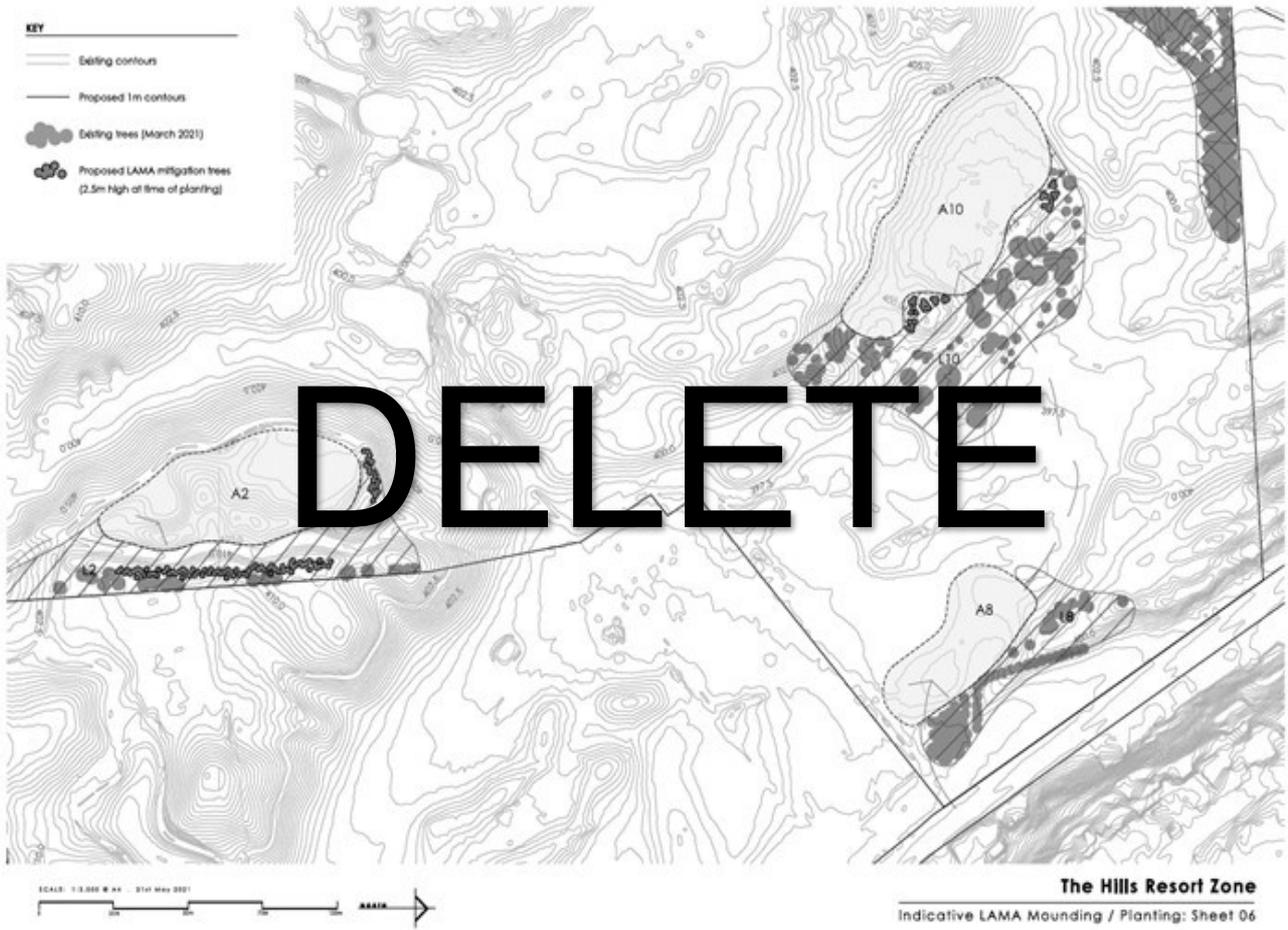
[Insert new LAMA Plans]







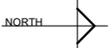






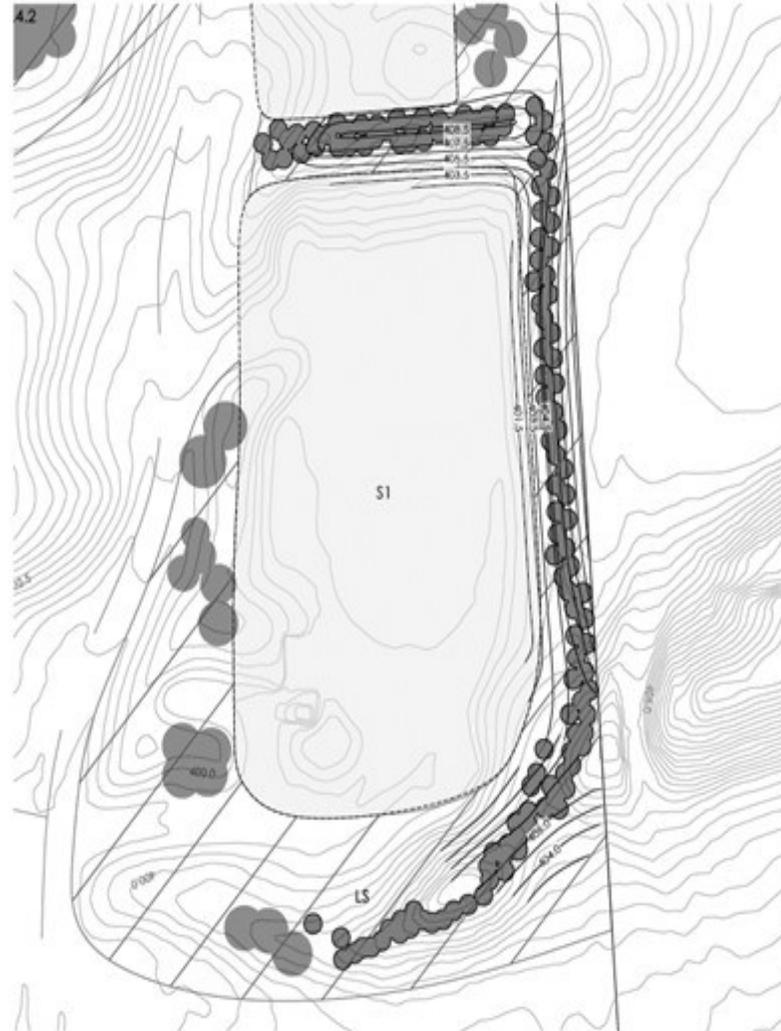
- KEY**
- Existing contours
  - Proposed 1m contours
  - Existing trees (March 2021)
  - Proposed LAMA mitigation trees (2.5m high at time at planting)
  - Proposed LAMA mitigation planting (no higher than 2m species)
  - ▨ Landscape Amenity Management Areas (LAMA)
  - ▨ Structural Planting Area (SPA)

SCALE 1:4000 @ A4 12 March 2026  
 0 25m 50m 75m 100m 125m 150m



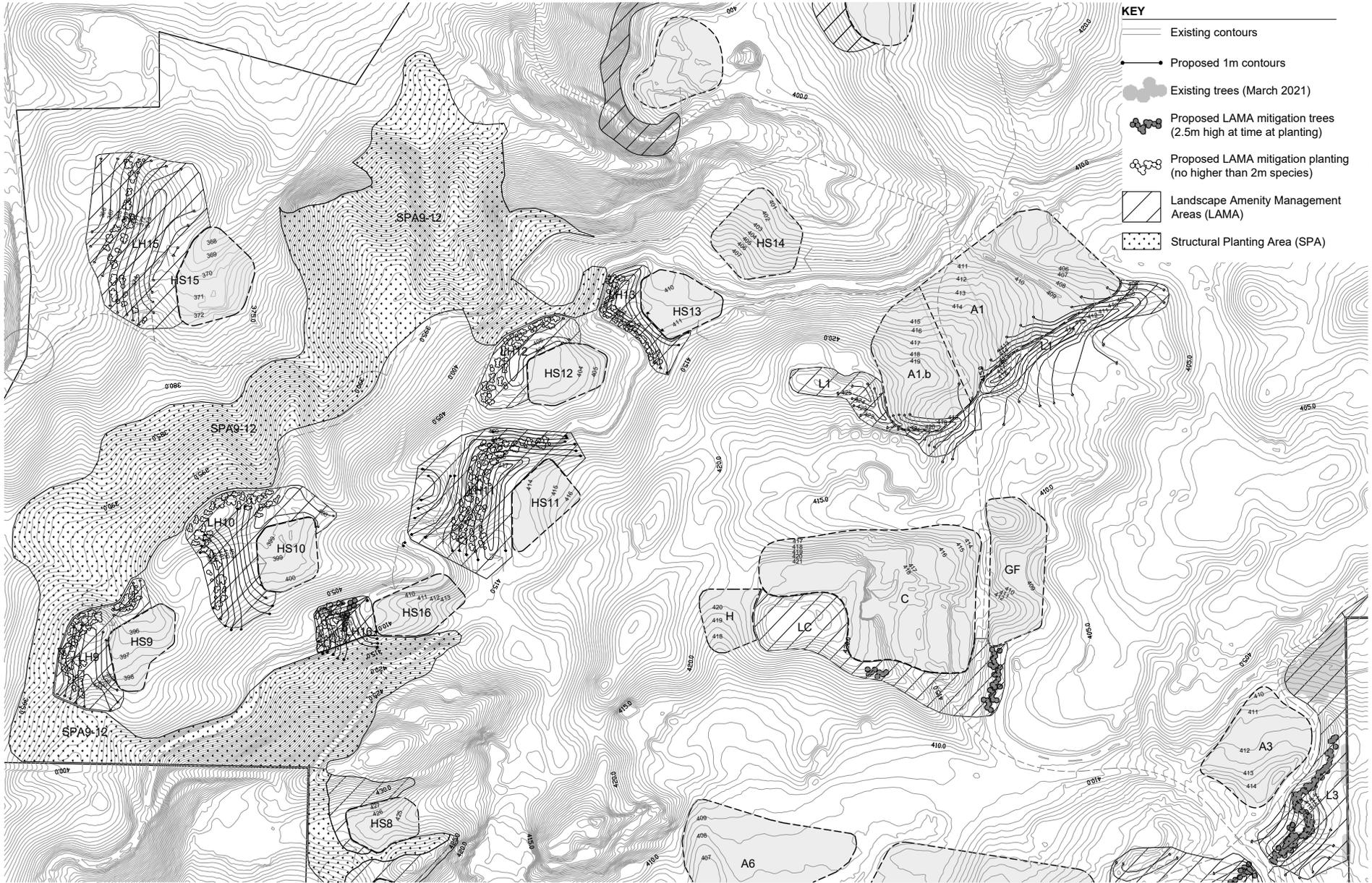
**The Hills Resort Zone**  
 Indicative LAMA Mounding / Planting: Sheet 01 -  
 Proposed and Existing LAMA Tree Planting Shown

- KEY**
-  Existing contours
  -  Proposed 1m contours
  -  Existing trees (March 2021)
  -  Proposed LAMA mitigation trees (2.5m high at time of planting)

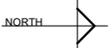


SCALE: 1:1,000 @ A4 - 21st March 2021



SCALE 1:4000 @ A4 12 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

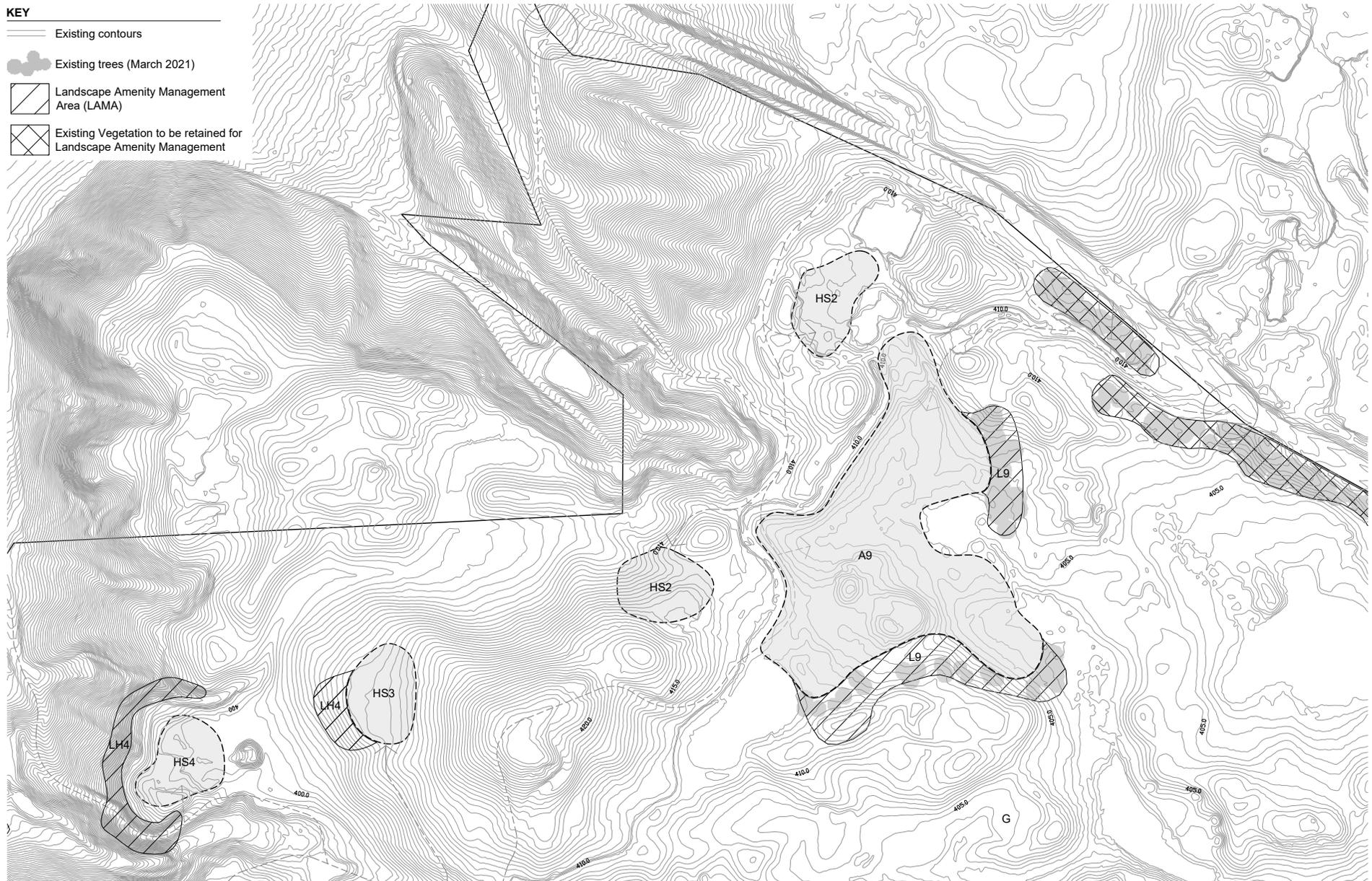
**KEY**

Existing contours

Existing trees (March 2021)

Landscape Amenity Management Area (LAMA)

Existing Vegetation to be retained for Landscape Amenity Management

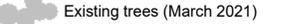
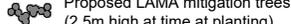
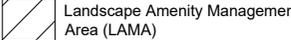


SCALE 1:4000 @ A4 12 March 2026  
0 25m 50m 75m 100m 125m 150m

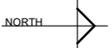


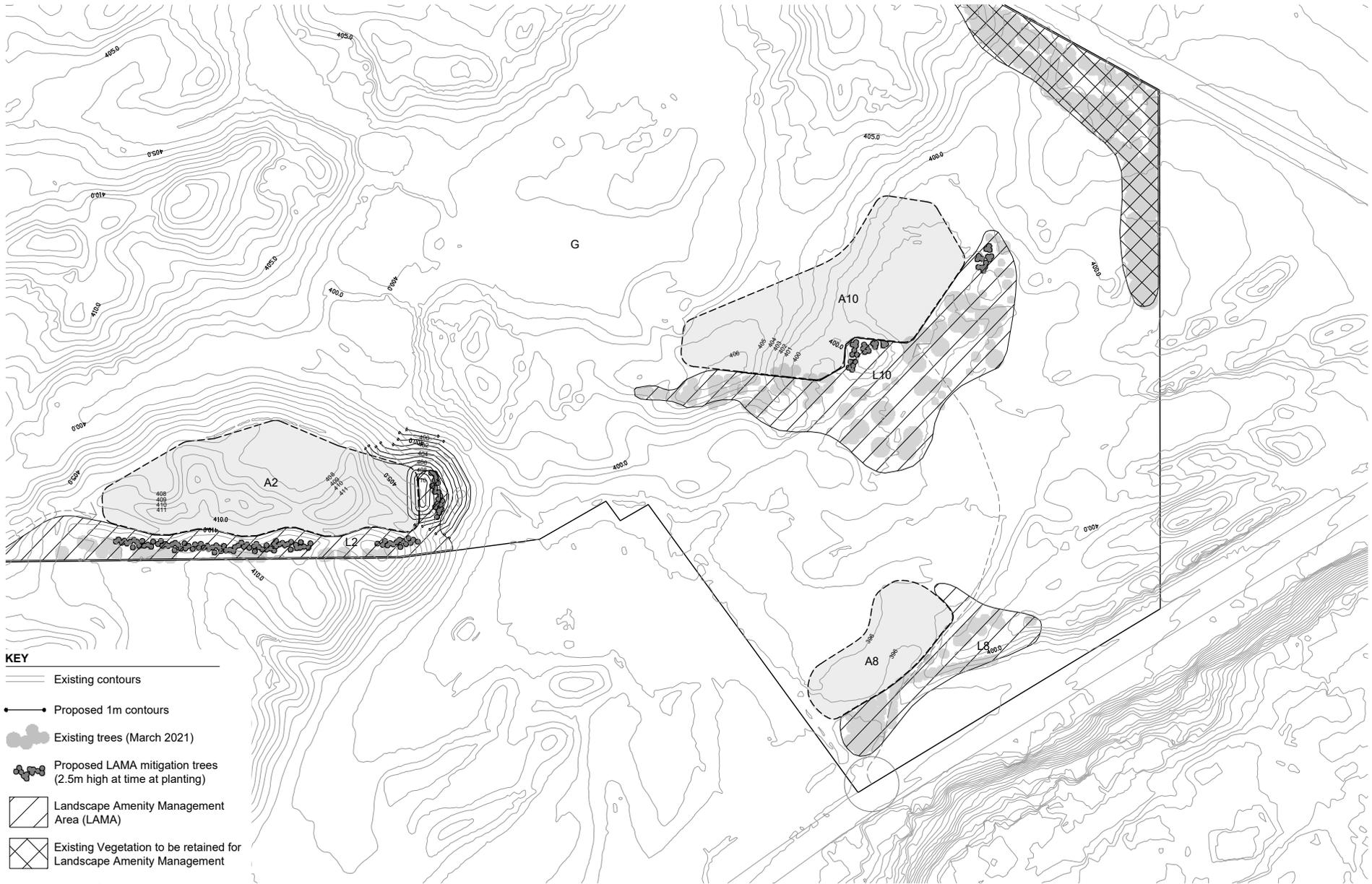
**The Hills Resort Zone**  
Indicative LAMA Mounding / Planting: Sheet 04 -  
Proposed and Existing LAMA Tree Planting Shown



- KEY**
-  Existing 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 12 March 2026  
 0 25m 50m 75m 100m 125m 150m





**KEY**

- Existing 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 12 March 2026  
 0 25m 50m 75m 100m 125m 150m



## 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
...		
	<b>Hills Resort Zone</b>	
25.5.10B	For each unit within Activity Areas A1 – A11 S1-S2	300m <sup>3</sup> per unit 500m <sup>3</sup> per Activity Area
25.5.10B.1	Activity Areas HS1 – HS <del>16-153, HS6—HS7</del>	500m <sup>3</sup> per home site
25.5.10B.2	Activity Area C	1000m <sup>3</sup>
25.5.10B.3	All Activity Areas <u>not identified above:</u> Farming activities Golf course development / redevelopment, and earthworks associated with establishment of LAMA <u>and SPA</u>	500m <sup>3</sup> 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

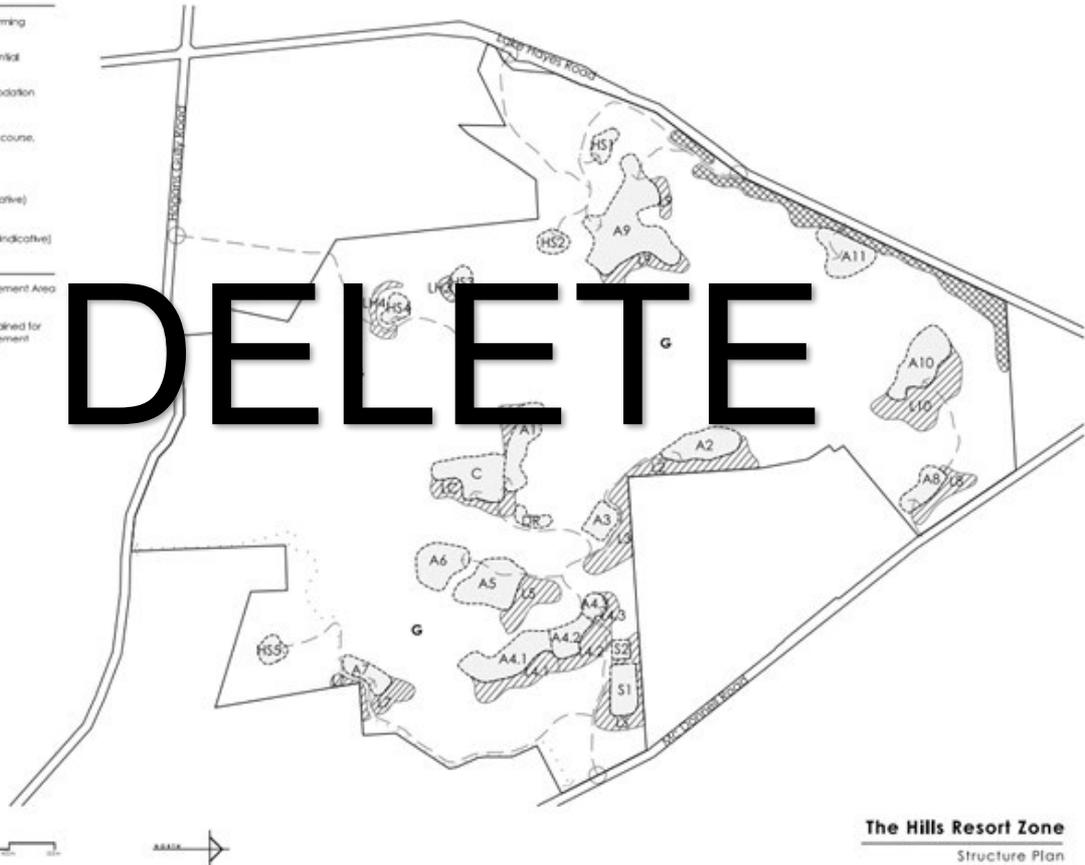
	Zone and Location Specific Rules	Activity Status
...		
27.7.22	<p><b>Hills Resort Zone</b></p> <p>27.7.22.1 Subdivision comprising all of <del>fr</del> any part of Activity Areas A1, A2, A3, A4, A5, <del>A7</del>, A8, A9, A10, A11, S1, S2, <del>and</del> HS1 - HS516, <del>C, G, GTF and SG</del>:</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> <li>a. The matters listed under Rule 27.7.1</li> <li>b. The methods to achieve a comprehensive approach to wastewater treatment and stormwater management.</li> <li>c. <u>The methods to ensure that access to House Sites 9 – 16 from Hogans Gully Road shall not be used as a through-road for vehicles from other parts of the Zone.</u></li> <li>d. The effectiveness of <del>the any</del> 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"> <li>i. the extent to which any existing vegetation should be retained;</li> <li>ii. the size, volume and batter of any earthworks required;</li> <li>iii. the species mix, proposed density and location of any new vegetation and its size at planting and maturity;</li> <li>iv. ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants;</li> <li>v. irrigation methods;</li> <li>vi. the extent to which the earthworks are congruous with the landscape.</li> </ol> </li> <li>e. 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"> <li>i. are implemented and physically completed; and</li> <li>ii. have been audited by the Council <del>no sooner than 6 months</del> following physical completion; and</li> <li>iii. have been certified by the Council as being completed.</li> </ol> <p><del>e. 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.</del></p> </li> <li>f. 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"> <li>i. Any LAMA <u>or SPA</u> will be established prior to construction of any buildings in any Activity Area;</li> <li>ii. Ongoing commitments exist in relation to the maintenance and management of the LAMA <u>or SPA</u>, including through a landscape management strategy;</li> <li>iii. Ongoing monitoring requirements.</li> </ol> </li> </ol>	C

	Zone and Location Specific Rules	Activity Status
	<p>g. <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></p> <ul style="list-style-type: none"> <li>i. <u>the extent to which any existing vegetation should be retained;</u></li> <li>ii. <u>the species mix, proposed density and location of any new vegetation and its size at planting and maturity;</u></li> <li>iii. <u>ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants; and</u></li> <li>iv. <u>irrigation methods;</u></li> </ul> <p><b>Information requirements</b></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 <del>wholly within Activity Area G</del> 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><b>Hills Resort Zone</b></p> <p>Subdivision comprising all of <del>fr</del> any part of Activity Areas A1, A2, A3, A4, A5, <del>A7</del>, A8, A9, A10, HS3, <del>HS6-HS16</del>, 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><b>Hills Resort Zone</b></p> <p>Subdivision comprising all of <del>fr</del> any part of Activity Areas A1, A2, A3, A4, A5, <del>A7</del>, A8, A9, A10, HS3, <del>HS6-16</del>, S1 and S2 where the application is not accompanied by the information required by Rule 27.7.<del>1522</del>.1 (if applicable).</p>	NC
...		

### 27.13.16 Hills Resort Zone Structure Plan

[Insert new Structure Plan]

- KEY**
- G Golf course, open space and farming
  - C Clubhouse
  - A Visitor Accommodation / Residential
  - HS Homesite (3,000m<sup>2</sup>)
  - S Resort Services & Staff Accommodation
  - DR Driving Range
- Note: all activity areas include G: Golf course, open space and farming
- Activity Area
  - Road Access (location indicative)
  - Main Access Point
  - Walking / Bike trail (location indicative)
- OVERLAYS**
- Landscape Amenity Management Area (LAMA)
  - Existing Vegetation to be retained for Landscape Amenity Management



The Hills Resort Zone  
Structure Plan

**KEY**

- G Golf course, open space and farming
- C Clubhouse
- A Visitor Accommodation / Residential
- HS Homesite (3000m<sup>2</sup> max.)
- S Resort Service & Staff Accommodation
- GF Golf Training Facility
- SG Sports Courts and Gardens
- H Helicopter Landing Area

*Note: all activity areas include G: Golf course, open space and farming*

-  Activity Areas
-  Road Access
-  Access Point
-  Walking / Bike Trail (Location Indicative)

**OVERLAYS**

-  Landscape Amenity Management Area (LAMA)
-  Existing Vegetation to be retained for Landscape Amenity Management
-  Structural Planting Area (SPA)



SCALE 1:12500 @ A4 12th March 2026



## Attachment C

**Marshall Day – Helicopter Noise Assessment**  
12 October 2015



Project: **THE HILLS REZONING**

Prepared for: **Boxer Hill Trust  
C/- Lane Neave  
P O Box 701  
Queenstown 9348**

Attention: **Rebecca Wolt**

Report No.: **Rp001 R02 2015564C**

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**Document Control**

<b>Status:</b>	<b>Rev:</b>	<b>Comments</b>	<b>Date:</b>	<b>Author:</b>	<b>Reviewer:</b>
Client Draft			8 October 2015	Steve Peakall	
	R01	Internal Review	12 October 2015	Steve Peakall	Laurel Smith
	R02	Legal Review	15 October 2015	Steve Peakall	

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APPENDIX A GLOSSARY OF TERMINOLOGY

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## 1.0 INTRODUCTION

Marshall Day Acoustics has been engaged by the Boxer Hill Trust (the Trust) to undertake an assessment of helicopter noise effects from helicopter movements using a private helicopter landing area on the Hills golf course, located at 164 McDonnell Road, Arrowtown.

Noise emissions from the proposed helicopter operations have been predicted using the Integrated Noise Model (INM) software. Predicted noise levels are considered in relation to the noise rules of the Operative Queenstown Lakes District Plan and the relevant text of the notified Proposed District Plan.

Noise performance standards have been recommended based on the Operative and Proposed District Plan noise provisions and New Zealand Standard NZS 6807: 1994 *“Noise Management and Land Use Planning for Helicopter Landing Areas”*.

This report presents the findings of the noise assessment. A glossary of terminology is presented in Appendix A.

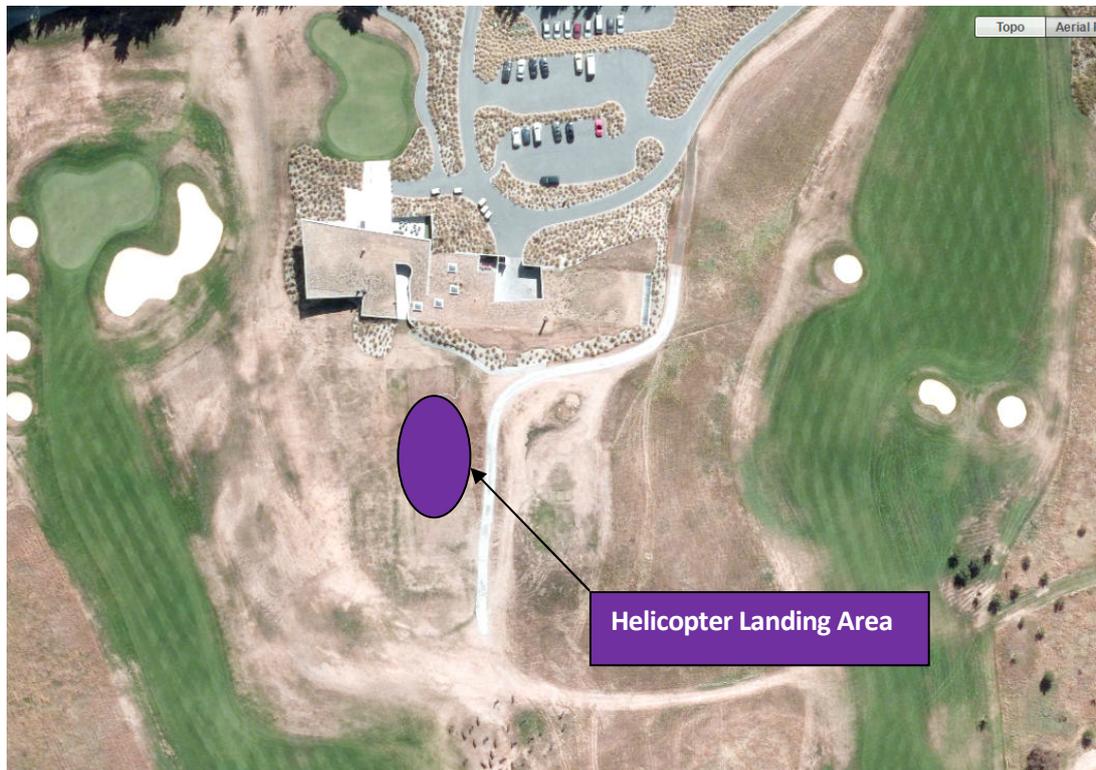
## 2.0 PROPOSAL

It is proposed by the Boxer Hill Trust to formalise a helicopter landing area at the Hills Golf Course in Arrowtown for private transportation to and from the site.

The golf course is located at 164 McDonnell Road, Arrowtown. The total land area of the site is approximately 162 Hectares. The proposed helicopter landing area is located just to the south of the existing clubhouse associated with the golf course and is currently used on an informal basis for helicopter movements.

Figure 1 shows the location of the proposed helicopter landing area.

**Figure 1: Proposed Helicopter Landing Area**



## 2.1 Proposed Activity

Typically the landing site has been used infrequently with approximately five movements per week on average. The landing zone has also been used historically for a higher number of movements on special event days at the golf course, an example of which is the New Zealand Golf Open.

The Trust is seeking to rezone its land to provide for resort style development, including visitor accommodation, residential activity, worker accommodation and ancillary commercial activity. In association with these activities the Trust is also seeking to formally allow for a number of helicopter movements to and from the site, for both special event days and for typical everyday usage.

For typical activity, the helicopter landing area would be used for not more than 12 movements (6 landings and 6 take-offs) in any consecutive seven day period. Helicopter movements would take place between the hours of 7.00 am and 10.00 pm Monday to Sunday

The type of helicopter would vary but is likely to be a Eurocopter EC130 or other type that is equivalent or lower in noise emissions. The helicopters would approach and depart the site generally to the south-east; and would not directly overfly any building or when below 500 ft in altitude.

For special event days it is envisaged that up to 20 helicopter movements could occur on any given day. MDA understand that special event days would only occur for up to ten days per year. The noise effects of consecutive special event days are discussed in more detail in section 4.3.

## 2.2 Existing Environment

Surrounding the site are several dwellings at various distances. Most are located over one kilometre from the proposed helipad, the closest being 500m away to the south. The receivers used in the assessment are shown on Figure 1, Appendix B.

It is noted that Receiver E is a wood shed and therefore not a noise sensitive receiver and that Receiver I, L, M and N are associated with the site and therefore not considered to be affected by helicopter noise for the purposes of this assessment. These have been excluded from our assessment.

Marshall Day Acoustics has visited the general area of the site on a number of occasions and observed the vicinity of the site and surrounding environs to be typical of a rural environment. The golf course is expected to be reasonably similar to a typical rural environment, and for extended periods of time may be noticeably quieter. Whilst, at the time of writing this report, no specific noise measurements on-site have occurred, the noise environment is expected to be relatively quiet, with natural sounds such as wind, birds in trees and trees rustling the main noise sources on-site.

Occasional heavy vehicles using the nearby road would be audible, as would aircraft activity associated with Queenstown Airport. The area is also subject to a moderate degree of existing helicopter activity, serving the various tourist operations that are common in the Queenstown Lakes District.

## 3.0 NOISE PERFORMANCE STANDARDS

General noise performance standards are not suitable for controlling noise from helicopter operations which involve high noise levels for short intermittent periods of time.

Helicopter noise emissions involve periods of relatively high noise levels for short periods, followed by periods where no noise is occurring, as the helicopter has either departed and left, or has been shut down. The general noise performance standards do not allow for or recognise that helicopters are inherently noisy, but also that noise occurs over a relatively short timeframe, with significant periods of respite between events where no noise is occurring.

New Zealand Standards published NZS 6807:1994 “Noise Management and Land Use Planning for Helicopter Landing Areas” (NZS 6807) to provide a standard approach to managing the effects of helicopter noise on sensitive receivers (e.g. dwellings). Some district plans throughout the country reference NZS 6807 directly, whereas others apply the principles of the Standard but with modified noise limits. The approach taken in the Operative Proposed Queenstown Lakes District Plan is described below.

### 3.1 Operative Queenstown Lakes District Plan

The site is currently zoned Rural General in the Queenstown Lakes District Plan. Helicopter landing areas are not provided for explicitly in the Operative District Plan, and helicopter noise emissions would be controlled by the general noise rules of the zone.

We understand that a helicopter landing area in the General Rural zone is a Discretionary Activity. For reference the general noise limits for the General Rural Zone are contained in Rule 8.2.4.2 (iii) (a) and are as follows:

**Table 1: Noise from non-residential activities received within the Notional Boundary in Rural General Zone**

Noise Limits dBA $L_{eq}(15mins)$	
Daytime 8.00am – 8.00pm	Night-time 8.00pm – 8.00am
50	40 and 70 dBA $L_{AFmax}$

As mentioned, general noise limits are not considered suitable for controlling noise from helicopter operations. In addition, the District Plan specifically refers, in rule 5.3.5.2 (v) (a), to New Zealand Standard NZS 6802:2008 “Acoustics - Environmental Noise” for the assessment of environmental noise emissions. This standard specifically defines helicopter noise emissions as requiring special assessment techniques outside the general scope of that standard.

Therefore the Operative Plan (to the extent it is relevant) acknowledges that helicopter noise requires special consideration, but does not provide any express guidance as to how it should be assessed.

### 3.2 Proposed (Notified District Plan Review)

The notified text of the Queenstown Lakes Proposed District Plan recognises helicopter noise emissions as requiring special consideration by proposing a specific rule (Proposed District Plan, Chapter 36, Rule 36.5 Table 3 – Specific Standards, 36.5.13) , as outlined below:

“Table 3 Specific Standards

*36.5.13 – Helicopters: Sound from any helicopter landing area must be measured and assessed in accordance with NZ 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas. Sound from helicopter landing areas must comply with the limits of acceptability set out in Table 1 of NZS 6807. For the avoidance of doubt this rule does not apply to designated airports.”*

The rule also specifies a noise limit of 50 dB  $L_{dn}$  for residential sites, which is consistent with NZS 6807.

### 3.3 New Zealand Standard 6807:1994

NZS 6807:1994 “Noise Management and Land Use Planning for Helicopter Landing Areas” has been written to provide territorial authorities guidance on the control of noise from helicopter landing areas by way of resource consents or rules in the District Plan. The Standard recognises that general

community noise controls are not appropriate for managing the noise effects of helicopter operations.

NZS 6807 is intended for helicopter landing areas used for ten or more movements in any month or where flight movements are likely to result in a maximum sound level exceeding 70 dB  $L_{AFmax}$  at night or 90 dB  $L_{AFmax}$  during the day in any residential zone or notional boundary of any rural dwelling. It is not intended to apply to infrequently used helicopter landing areas or emergency operations. Given that under the proposed re-zoning of the Trust's land there may be more than 10 flight movements per month, it is appropriate to apply the NZS 6807 in this case.

The Standard sets out the following limits of acceptability for helicopter noise for a range of receivers:

**Table 2: NZS 6807 Limits of Acceptability**

Affected Land Use	$L_{dn}$ day-night average sound level (dB)	$L_{Amax}$ night-time maximum sound level (dB)
i. Industrial	75	n/a
ii. Commercial	65	n/a
iii. Residential	50	70
iv. Rural (at notional boundary)	50	70
v. Residential (internal)	40	55

The hours for night-time  $L_{max}$  shall be defined by the local authority. In the absence of any specific definition by the local authority for helicopter landing areas, the hours of 10.00pm to 7.00am the following day shall be defined as night-time for the purposes of the Standard.

The Standard defines an acceptable limit of 50 dB  $L_{dn}$  and an additional night-time limit of 70 dB  $L_{Amax}$  for residential and rural receivers.  $L_{dn}$  is the day night average noise level where helicopter noise between 10pm and 7am is penalised by ten decibels to account for the extra sensitivity at night. The Standard states the  $L_{dn}$  may be averaged over seven days provided that the level on any one day does not exceed 53 dB  $L_{dn}$ .  $L_{AFmax}$  is the maximum noise level received during a helicopter movement. It applies at night to protect against sleep disturbance.

### 3.4 Recommended Performance Standards

The proposed activity is for helicopter operations during the day time only. Based on the provisions of NZS 6807 and the Proposed District Plan we recommend the following noise limits apply to helicopter operations from the site in the (newly formed) zone:

Noise from helicopter operations shall not exceed 50 dB  $L_{dn}$  at the notional boundary of any dwelling. The day night average noise level ( $L_{dn}$ ) shall be averaged over any consecutive seven day period and shall not exceed 53 dB  $L_{dn}$  on any one day.

## 4.0 PREDICTED NOISE LEVELS

### 4.1 Noise Modelling Methodology

Aircraft noise modelling software called the Integrated Noise Model (INM) has been used to predict  $L_{dn}$  noise emissions from the proposed helicopter operations. The INM is produced by the Federal Aviation Administration (FAA) of the United States and is widely used internationally for modelling noise emissions from airports and heliports.

We understand the proposed helicopter landing area would be approached and departed from the south east, although other routes may be flown depending on prevailing meteorological conditions on any given day.

We understand that either a Eurocopter EC130 or AS350 Squirrel helicopter or an alternative that is equivalent or quieter will be operated to and from the proposed helipad. Noise levels have been predicted using the EC130 (which has a similar noise footprint to a AS350 Squirrel) in the INM and using the model's standard approach and departure profiles which include time on the ground with the engine and rotor operating before a departure and after an arrival.

#### 4.2 Measured Sound levels

MDA has measured noise emissions from a Eurocopter EC130 in general accordance with the New Zealand noise measurement standard NZS6801:2008. Detailed sound exposure level ( $L_{AE}$  or SEL) measurements of these helicopters arriving, departing and flying at 500 feet were performed. These measurements have been used to verify the INM modelling. In general the INM modelling is accurate for the helicopter types under investigation on centreline of the flight paths, but the model tends to over-predict noise levels off axis from the helicopter flight path, in some cases by up to 5 decibels. Therefore the noise modelling presented in this report is considered to be conservative.

#### 4.3 Predicted Noise Levels

Four scenarios have been modelled:

<b>(A) Existing Activity</b>	<b>5 movements per week</b>
<b>(B) Future Typical Activity</b>	<b>12 movements per week</b>
<b>(C) Special Event Days</b>	<b>20 movements per day</b>
<b>(D) Cumulative Noise level</b>	<b>The cumulative noise level averaged over 7 days from the future typical activity and three consecutive days of Special Event activity</b>

The predicted noise levels for each receiver shown in Appendix B are shown in Table 3 below. Note that for Scenario (A), (B) and (D) the noise levels have been averaged over 7 days in accordance with NZS 6807. For Scenario (C) the noise level is for a single day of activity has been calculated to assess whether the single daytime  $L_{dn}$  exceeds a noise level of 53 dB  $L_{dn}$  on any one day.

**Table 3: Predicted Noise Levels**

Assessment Location	Predicted Noise Levels			
	(A) Existing Activity	(B) Future Typical Activity	(C) Special Event Days	(D) Cumulative Noise level
	(dB $L_{dn}$ 7day)	(dB $L_{dn}$ 7day)	(dB $L_{dn}$ )	(dB $L_{dn}$ 7day)
Receiver A	<30	<30	31	<30
Receiver B	<30	<30	37	34
Receiver C	<30	<30	38	35
Receiver D	<30	32	43	40
Receiver F	<30	33	43	40
Receiver G	34	37	48	45
Receiver H	31	35	46	43
Receiver J	<30	33	44	41
Receiver K	<30	<30	39	36

The results show that for all scenarios the proposed noise control of 50 dB  $L_{dn, 7\text{day}}$  at the notional boundary of all surrounding dwellings can be readily complied with. This applies for typical activity and also for weeks where up to 3 special event days occur in any 7 day period.

For the worst case “Special Event Day” where up to twenty movements occur on any day, the noise levels are predicted to be no greater than 48 dB  $L_{dn}$  at the notional boundary of all dwellings. This ensures that on any one day the maximum noise level does not exceed 53 dB  $L_{dn}$  and is therefore compliant with NZS 6807. If there were to be more than three special event days in any 7 day period noise levels may exceed the criterion to a small extent.

Noise contours for the three scenarios are shown in Figure 2, Appendix B. It can be seen that terrain effects have some influence on the shape of the contours in some locations, but that generally the noise level is higher along the flight path, with noise emissions from the ground idle and flight idle components of each movement contributing to noise levels in close proximity to the helipad.

#### 4.4 Assessment of Noise Effects

Based on the predicted noise levels presented above, noise from helicopter operations would typically be at a low level at nearby residences. For special event days, noise would approach the upper limit of acceptability for helicopter noise emissions, but still fall within the proposed maximum noise control by some margin. Because there are only envisaged to be a small handful of such days per year, we consider that helicopter movements as presented in this report would result in noise effects that are reasonable.

#### 5.0 CONCLUSION

Marshall Day Acoustics has assessed noise emissions from proposed typical helicopter activity and special event days at the Hills golf course, Arrowtown.

The assessment has been carried out generally in accordance with the provisions of New Zealand Standard NZS 6807:1994 “*Noise Management and Land Use Planning for Helicopter Landing Areas*”, as required in the Proposed Queenstown Lakes District Plan.

Our predictions show that in both cases noise emissions can readily comply with a noise control of 50 dB  $L_{dn}$  at all nearby sensitive receivers. In addition, on any one day the predicted noise levels would not exceed the criterion by more than 3 decibels, which would be compliant with the provisions of NZS 6807. On this basis we recommend the new zone rules should limit helicopter use so that:

- Helicopter noise emissions do not exceed 50 dB  $L_{dn}$  at the notional boundary of any dwelling (averaged over seven days) and shall not exceed 53 dB  $L_{dn}$  on any one day, when assessed in accordance with New Zealand Standard NZS 6807:1994 “*Noise Management and Land Use Planning for Helicopter Landing Areas*”

It is considered that the noise effects from the proposed helicopter operations on noise sensitive receivers would be reasonable where emissions are below the recommended performance standards in Section 3.3.

## APPENDIX A GLOSSARY OF TERMINOLOGY

<b>Noise</b>	A sound that is unwanted by, or distracting to, the receiver.
<b>Ambient</b>	The ambient noise level is the noise level measured in the absence of the intrusive noise or the noise requiring control. Ambient noise levels are frequently measured to determine the situation prior to the addition of a new noise source.
<b>dB</b>	<u>Decibel</u> The unit of sound level.  Expressed as a logarithmic ratio of sound pressure P relative to a reference pressure of $P_r=20 \mu\text{Pa}$ i.e. $\text{dB} = 20 \times \log(P/P_r)$
<b>A-weighting</b>	The process by which noise levels are corrected to account for the non-linear frequency response of the human ear.
<b>Notional Boundary</b>	In the Queenstown Lakes District, means a line 20m from the façade of any residential unit or the legal boundary whichever is closer to the residential unit.
<b><math>L_{Aeq}(t)</math></b>	The equivalent continuous (time-averaged) A-weighted sound level. This is commonly referred to as the average noise level.  The suffix "t" represents the time period to which the noise level relates, e.g. (8 h) would represent a period of 8 hours, (15 min) would represent a period of 15 minutes and (2200-0700) would represent a measurement time between 10 pm and 7 am.
<b><math>L_{A90}(t)</math></b>	The A-weighted noise level equalled or exceeded for 90% of the measurement period. This is commonly referred to as the background noise level.  The suffix "t" represents the time period to which the noise level relates, e.g. (8 h) would represent a period of 8 hours, (15 min) would represent a period of 15 minutes and (2200-0700) would represent a measurement time between 10 pm and 7 am.
<b><math>L_{dn}</math></b>	The day night noise level which is calculated from the 24 hour $L_{Aeq}$ with a 10 dB penalty applied to the night-time (2200-0700 hours) $L_{Aeq}$ .
<b>SEL or <math>L_{AE}</math></b>	<u>Sound Exposure Level</u> The sound level of one second duration which has the same amount of energy as the actual noise event measured.  Usually used to measure the sound energy of a particular event, such as a train pass-by or an aircraft flyover
<b>NZS 6801:2008</b>	New Zealand Standard NZS 6801:2008 <i>"Acoustics – Measurement of environmental sound"</i>
<b>NZS 6802:2008</b>	New Zealand Standard NZS 6802:2008 <i>"Acoustics – Environmental Noise"</i>
<b>NZS 6805:1992</b>	New Zealand Standard NZS 6805:1992 <i>"Airport Noise Management and Land Use Planning"</i>
<b>NZS 6807:1994</b>	New Zealand Standard NZS 6807:1994 <i>"Noise Management and Land Use Planning for Helicopter Landing Areas"</i>

**APPENDIX B FIGURES**

Figure 1 – Receiver Locations

Figure 2 – Predicted Noise Levels

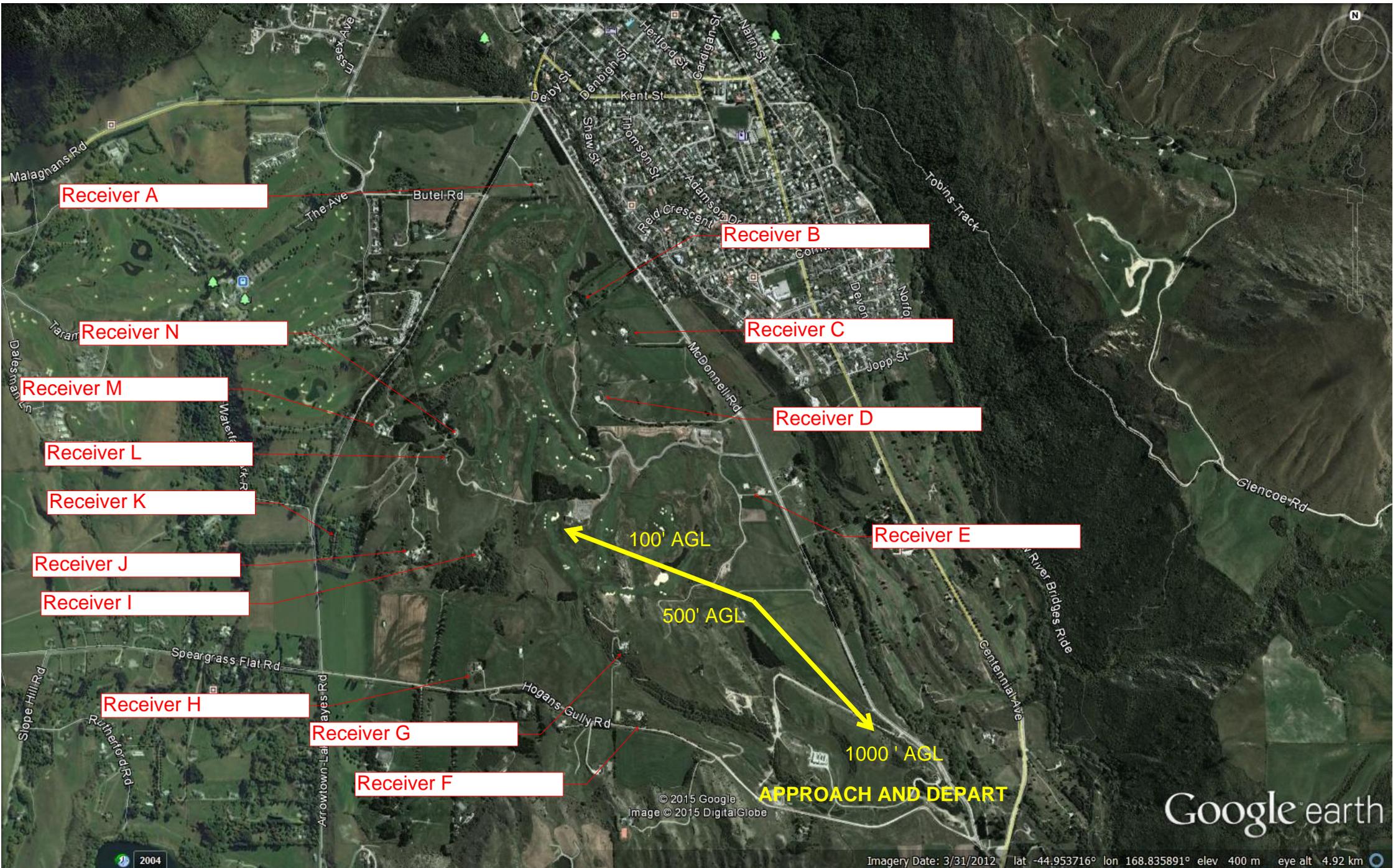


Figure 1 - Receiver Locations



Path: Z:\Jobs\2015\2015564C\06 Drawings\Out\GIS001 2005564C 151008 Figure 1.mxd

**Map Legend**

**Predicted Noise Levels**

- Existing (5 p/week) (dB Ldn 7day)
- Typical Weekly movements (12 p/week) (dB Ldn 7day)
- Special Event Day Movements (20 p/day) (dB Ldn)

