

The Hills Resort – Plan Change 1

- We are Sandra and George Page (submitter #18) and reside at 148 McDonnell Road
- We have owned our property for 40 years and lived in our home for 28 years. Our property consists of 15 hectares (37 acres)
- It has been suggested we did not take any action when the Plan Change for the change of zoning was being processed. This is not correct. Five & half years ago when profiles appeared on the Hills property close to our driveway boundary and protected views area:
 - I emailed Brendan (our contact at the Hills) on 26/10/2020 re profiles in protected views area. He said he would forward the email to the appropriate people.
 - I emailed QLDC on 04/12/2020 regarding the profiles and requesting notification of any Resource Consent applications etc for the Hills
 - Cnl replied stating. If a resource consent application was lodged Councils Processing Planner will assess the application and determine if it needs to go out for public consultation. If so the Planner would determine who is to be invited to submit on the application
 - Council said if an application is received documents will be available to view on-line

The next we knew the Hills was rezoned as a Resort.

- In respect to the staff accommodation (which is on our drive-way boundary) even though in 2020 a profile was erected very close to our boundary and since then the spot has been marked with a waratah we have been advised the staff accommodation building will be approx. 25 metres from our driveway boundary and does not extend along our boundary.
- Regarding our protected views
In 2002 we met with Michael Hill and Brett Thomson (who was then working for Darby Partners) to discuss views from our property that were to be protected. Following this meeting a plan was prepared (dated 6 September 2002 and titled “Pages Planting Plan”) documenting views to Cecil Peak, Bobs Peak and Coronet Peak from our property that were to be kept open. (Copy of this plan was attached with our submission).
- The area marked “A2” on The Hills Resort Zone Structure Plan follows our boundary and this area is the subject of the protected views.

- The initial Plan Change indicated a height of 8m for the four sites in the A2 area. We have been informed that this has now been reduced to 7m. This is still the highest maximum height for any buildings in the Resort Zone and the impact from our property is substantial. If houses are built to the maximum height allowed, we will lose our entire view looking towards Bobs Peak. This is a view enjoyed from many rooms of the house and garden.

Reports from Brown & Company Planning Group and RBT Design Ltd had stated that the tops of the activity area may be visible from our residence. This statement is very misleading.

They will be substantially visible even at the 7-metre maximum height with the total loss of any views particularly towards Bobs Peak. The Hearings Panel have viewed the profiles from our property and will be aware of the substantial adverse visual effects for us.
- We have been told the four sites in A2 will be subdivided and sold, with the owners engaging independent Architects for the design of their residence. With a 7m height maximum it is likely builds will be double storied, and the Hills Resort will have no control over the design etc. of these dwellings. The Hills Resort is a commercial operation, so it would be considerate and respectful to ensure any impact on neighbours is at a minimum.

Just because they can do something because of the Zone Change – doesn't mean they should.
- We are the largest neighbouring property of the Hills (as can be seen in Figure 2 (page 27) of Craig Barrs Planning & s42A report) and potentially the most affected by aspects of the development. As mentioned before we have owned our land for 40 years and resided in our home (which incidentally George built) for 28 years. We feel our submission and proof of agreements have been treated dismissively and harshly in many of the reports.
- We note heights have been reduced up to 2 metres for some house sites off Hogans Gully Road with consideration and mutual resolution given to many other submitters.
- On reading the **Opening Legal Submission for the Hills Resort Ltd by Rebecca Wolt – Counsel for the Hills Resort Ltd** She has stated that by reducing the building height by 1 metre this would ensure our amenity values will continue to be maintained. She needs to view the profiles from our property and will realise this statement is not accurate.

She states The Hills Resort Limited is not aware of any formal or informal agreement regarding preservation of our views in perpetuity. We consider this statement unethical. How can they not be aware of any agreement when the plan dated 6 September 2002 exists and they have been contacted regarding this over the years. The plan was independent of any consenting process.

Her statement saying "the 2002 plan may be related to a consenting process undertaken by Sir Michael Hill around that time" is also inaccurate. There was no consenting process around that time but seven years later. In 2009 when the Hills were applying for consent for "underground houses" a letter dated 6 March 2009 prepared by Brown & Pemberton to Lakes Environmental reported on the views from Page property to be maintained and referred to the plan dated 6 September 2002 of which they had obtained a copy of this plan and attached it - marked "E". Also stating the dimensions of the viewshafts were shown on the 2002 plan. The letter also stated they had asked the landscape architects to prepare revised landscaping plans for homesite 2, as some of the landscaping proposed in the application could obstruct the viewshafts. The letter also stated some proposed planting has been moved to ensure view shafts from the Pages property are maintained. This is evidence of the agreement and its validity. I can provide a copy of the letter, if required. These houses did not proceed.

The agreement relating to our protected view shafts was discussed and prepared between neighbours (Michael Hill and ourselves) with Brett Thomson in attendance. On more than one occasion Sir Michael had indicated, if a development proceeded, he would have the plan placed on the Title. Although a long time ago, with Brett Thomson on site at the time and I am sure him having prepared the plan that he has some recollect of the intention of this agreement.

- Does the Hearings Panel have any questions or like clarification on any matter?

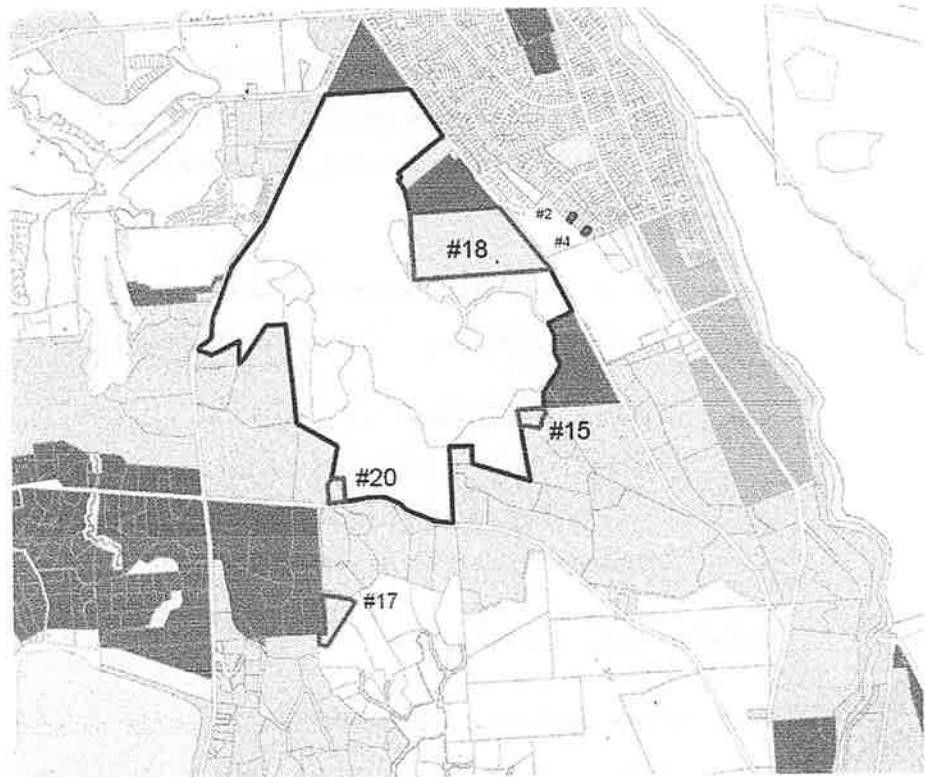


Figure 2. Annotated PDP Zone map illustrating the location of submitters who oppose or seek changes, referenced by submitter number. The black solid line delineates THRZ from Millbrook Resort Zone (north) and Hogans Gully Resort Zone (South). Surrounding pale blue colour is the Wakatipu Basin Rural Amenity Zone, and the dark blue is the Lifestyle Precinct sub-zone

- 8.6 Below I address procedural matters in respect of the submission of James and Janene Draper (#13) and Sandra and George Page (#18). In the sections that follow I address thematic issues, and in doing so comment on the relevant submissions.
- 8.7 For completeness, I have not identified any submission which ought to be struck out in terms of section 41D of the RMA.

James and Janene Draper Submission

- 8.8 The submission of James and Janene Draper #13 focused on the introduction of several homesites as viewed from Hogans Gully Road and their property at 110 Hogans Gully Road. A letter from Brown and Company Planning Consultants (the Requestors Planning Agent) was received on 15 January 2026 which identified that agreement had been reached between the Requestor and the Drapers and as a

6 March 2009

Lakes Environmental
Private Bag 50077
QUEENSTOWN 9348

Attention: Hanna Afifi & Keri Price

Dear Hanna & Keri,

RM081223 & RM081224: MINOR CHANGES AND CLARIFICATIONS TO THE APPLICATIONS FOR SUBDIVISION AND LANDUSE CONSENT AT 'THE HILLS'

Following discussions with submitters on the above resource consent application, we amend the lodged resource consent applications as described in the following sections.

All amendments are minor in nature and scale, and within the ambit of the application as notified. The changes are to address potential environmental effects or to provide clarification to issues raised in submissions.

A Changes made in relation to the submission by G & S Page

The headings shown in underline italics are taken from the Page submission. We have met with the Pages and provided them with two sets of information. The first set of information was based on the issues raised in their submission, and the second was in response to further questions that arose in relation to the first information pack we provided. The minor changes that we would like to make to the application as a result of discussions with the Pages are as follows:

1. Lowering and sealing of the maintenance track to mitigate noise and visual effects from traffic

Construction Survey Ltd, the project surveyors, has investigated the lowering of the maintenance track ('Access 3') that will be used to access homesites 1, 2, and has prepared revised plans attached, marked "A", that show its lowered level in cross section (red shows areas of cut, green shows areas of fill). The longitudinal section of Access 3, and the cross sections, show the proposed change in height.

As the plans illustrate, it is possible to lower the access track by up to 0.88 metres in places, which will assist in screening vehicle movement, noise and headlights from the Page property. The revised 'Access 3' design lowers the access road and will effectively screen vehicles and the majority of light from vehicle movement in the evenings. The hard surfacing reduces vehicle noise and dust.

We also confirm that the track, shown as 'Access 3' on the proposed plan of subdivision, will also be permanently sealed to ensure noise from vehicles is limited and dust is eliminated. Initially we proposed to keep this access way unsealed to make it more rural in nature, however to address the issues raised by the Pages, we now seek to seal this access way. However we confirm there will not be any lighting or kerb and channel on this access way.

We have also asked Traffic Design Group to review their figures for the estimated number of vehicle movements to and from homesites 1 and 2, to better assess the effects of the traffic on the Pages. A copy of their letter is attached, marked "B". The assessment of Traffic Design Group is that twelve vehicles movements per day can be expected. While we recognise this is more traffic

than currently uses the access road, the numbers are very low, and the measures undertaken further mitigate the effect of the vehicles.

2. Relocation of proposed wastewater discharge from Page boundary to downhill of dwelling 1 and 2 or use of a conventional septic tank.

Duffill Watts, the consulting engineers for the project, were satisfied that there would be no adverse effect on the Page property or bore from the disposal field location that was originally proposed, due to the type of wastewater system proposed (sub-surface drip irrigation). However we have instructed them to relocate the disposal field away from the Page property and towards the golf course, as shown on the revised plan of subdivision, attached marked "C". The easement is shown as 'B' on this plan. Duffill Watts have examined the ground conditions in this area and they are also capable of absorbing the wastewater. The site specific investigation details for this revised location were provided to Lakes Environmental on 3 February 2009 and 4 March 2009. All Duffill Watts investigations have been of the new location described above.

Use of a conventional septic tank as requested by the Pages would have more of an environmental impact than the system proposed. The engineers report lodged with the application states that "use of a conventional septic tank and disposal trench system was eliminated given the lower quality treatment provided".

The type of system proposed is the best available. The engineers report lodged with the application notes that:

"Re-circulating textile packed bed reactors and re-circulating sand filters produce a high quality of treatment, are not significantly impacted by variable wastewater flows and are reliable under normal operating conditions. Re-circulating textile packed bed reactors have the advantage over re-circulating sand filters, as they have a smaller footprint area, are enclosed within a water tight module and are easily managed".

3. No noise to emit from any pumps/ motors / generators associated with the dwellings (e.g. from sewerage tanks, water pumps, heating etc).

Duffill Watts, the consulting engineers for the project, has investigated the noise produced by the proposed wastewater disposal system. They have commented on this in their letter attached, marked "D". While the wastewater system proposed emits some noise (15dBA), this is a very low level. By way of comparison, for the residential zones of Queenstown, non-residential activities are required to meet a noise limit of 50dBa.

4. Views from Page property to be maintained (not blocked by screen planting)

In the Pages submission, they referred to a plan dated 6 September 2002. We have obtained a copy of this plan and attach it, marked "E". The dimensions of the viewshafts were shown on the 2002 plan, and these have been transposed onto the proposed landscape plan for homesite 2. We have asked our landscape architects, Darby Partners, to prepare revised landscaping plans for homesites 2, as some of the landscaping proposed in the application 'as lodged', and as amended to remove the Douglas Firs, could obstruct the viewshafts. The amended plan for homesite 2 is currently being prepared and will be provided to you as soon as it is available. We will provide the plan, marked "F" to be included with this information package. Some existing and proposed planting has been moved slightly to ensure view shafts from the Pages property are maintained, without reducing any screening effect that the vegetation was providing.