

**IN THE ENVIRONMENT COURT  
AT CHRISTCHURCH**

**I TE KŌTI TAIAO O AOTEAROA  
KI ŌTAUTAHI**

IN THE MATTER of the Resource Management Act 1991

AND an appeal under clause 14 of the First  
Schedule of the Act

BETWEEN TROJAN HELMET LIMITED

(ENV-2019-CHC-37)

Appellant

AND QUEENSTOWN LAKES DISTRICT  
COUNCIL

Respondent

Environment Judge J J M Hassan – sitting alone under s279 of the Act

In Chambers at Christchurch

Date of Consent Order: 7 September 2021

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**CONSENT ORDER**

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A: Under s279(1)(b) of the Resource Management Act 1991, the Environment Court, by consent, orders that the appeal is allowed and Queenstown Lakes District Council is directed to include the new provisions and make the amendments to the provisions of the Proposed Queenstown Lakes District Plan, as set out in Appendix 1, attached to and forming part of this order.

B: The appeal is otherwise dismissed.

C: Under s285 of the Resource Management Act 1991, there is no order as to costs.



## REASONS

### Introduction

[1] This proceeding concerns an appeal<sup>1</sup> by Trojan Helmet Limited against parts of a decision of the Queenstown Lakes District Council regarding the provisions of the Proposed Queenstown Lakes District Plan – Stage 2. The relief seeking the inclusion of a new zone for its land named the “Hills Resort Zone” was allocated into Topic 31 (Wakatipu Basin Rezoning).

[2] I have read and considered the consent memorandum of the parties dated 9 June 2021 which proposes to finally resolve the parts of the appeal allocated to Topic 31 by including the agreed new provisions for the Hills Resort Zone, and the amended provisions in Chapter 2 (Definitions), Chapter 24 (Wakatipu Basin – Schedule 24.8), Chapter 25 (Earthworks), Chapter 27 (Subdivision and Development), Chapter 31 (Signs), Chapter 35 (Temporary Activities) and Chapter 36 (Noise) of the Proposed District Plan, and the accompanying planning maps. I have also reviewed the associated s32AA evaluation report and associated joint witness statements.

### Other relevant matters

[3] Seven persons<sup>2</sup> gave notice of an intention to become a party to the appeal under s274 of the Resource Management Act (‘the RMA’) and have all signed the memorandum setting out the relief sought.

### Outcome

[4] The court makes this order under s279(1) RMA, such order being by consent, rather than representing a decision or determination on the merits

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<sup>1</sup> ENV-2019-CHC-37.

<sup>2</sup> Banco Trustees Limited and others; J Blair; E A, J M, J and D Hanan; Hogans Gully Farming Limited; Otago Regional Council; Queenstown Park Limited and Remarkables Park Limited.

pursuant to s297. The court understands for present purposes that:

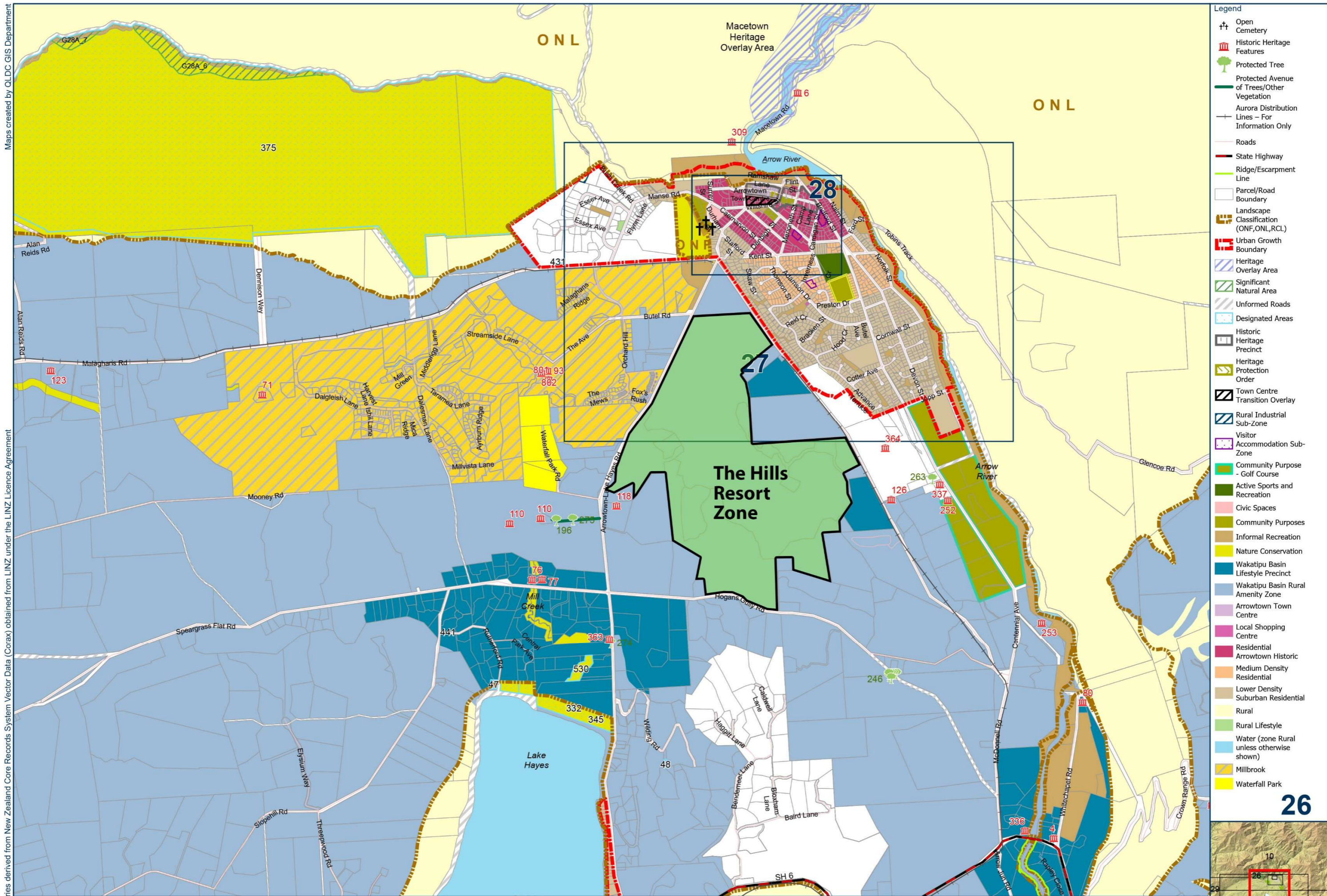
- (a) all parties to the proceedings have executed the memorandum requesting this order;
- (b) all parties are satisfied that all matters proposed for the court's endorsement fall within the court's jurisdiction and conform to the relevant requirements and objectives of the RMA including, in particular, pt 2.



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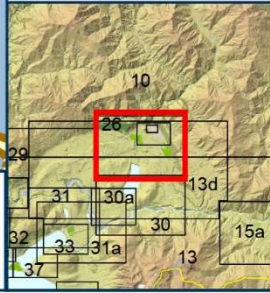
**J J M Hassan**  
**Environment Judge**

**APPENDIX 1**



- Legend**
- †† Open Cemetery
  - Historic Heritage Features
  - Protected Tree
  - Protected Avenue of Trees/Other Vegetation
  - Aurora Distribution Lines - For Information Only
  - Roads
  - State Highway
  - Ridge/Escarpment Line
  - Parcel/Road Boundary
  - Landscape Classification (ONF, ONL, RCL)
  - Urban Growth Boundary
  - Heritage Overlay Area
  - Significant Natural Area
  - Unformed Roads
  - Designated Areas
  - Historic Heritage Precinct
  - Heritage Protection Order
  - Town Centre Transition Overlay
  - Rural Industrial Sub-Zone
  - Visitor Accommodation Sub-Zone
  - Community Purpose - Golf Course
  - Active Sports and Recreation
  - Civic Spaces
  - Community Purposes
  - Informal Recreation
  - Nature Conservation
  - Wakatipu Basin Lifestyle Precinct
  - Wakatipu Basin Rural Amenity Zone
  - Arrowtown Town Centre
  - Local Shopping Centre
  - Residential Arrowtown Historic
  - Medium Density Residential
  - Lower Density Suburban Residential
  - Rural
  - Rural Lifestyle
  - Water (zone Rural unless otherwise shown)
  - Millbrook
  - Waterfall Park

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# 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.

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);
- 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, 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 boutique hotel / lodge and related on-site visitor activities (0.9 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 (0.9 ha);
- g. **Seclusion Flats (A3)** – to provide for a range of visitor accommodation and residential activities, 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 (2.2 ha);
- i. **Terrace Views (A5)** – to provide for visitor accommodation between the 14<sup>th</sup> and 15<sup>th</sup> fairways, in close proximity to the central resort facilities at the Clubhouse, with 360 degree views of the wider alpine landscape (1.2 ha);
- j. **Fairway Living (A6)** – to provide for a range of visitor accommodation and residential activities, within a glacial valley featuring schist outcrops adjoining the 14<sup>th</sup> fairway, with wide views of the surrounding landscape(0.9 ha);
- k. **Farmside (A7)** – to provide for a range of visitor accommodation and residential activities, adjacent to The Hills farm and near the 17<sup>th</sup> 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 9<sup>th</sup> fairway, with views of the Coronet/Brow Peak ridgeline (0.6 ha).
- l. **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);
- m. **Forest Accommodation (A10)** – to provide for secluded visitor accommodation within a private, established forested area (1.2 ha);
- n. **Fairway Living (A11)** – to provide for a range of visitor accommodation and residential activities adjacent to Fairways 6 and 7 with wide views of the surrounding landscape (0.9ha);
- o. **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
- p. **Home Sites (HS2 – HS5)** – to provide for residential activity on sensitively located home sites, including Residential Visitor Accommodation and Homestays (0.3 ha each).

The Structure Plan also identifies Landscape Amenity Management Areas, including existing vegetation to be retained in perpetuity; 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.

## **47.2 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 in the location generally shown on the Structure Plan contained in Section 47.7.

### Activities

- 47.2.1.5 Provide for commercial activities within the Clubhouse 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, A5 and A10.
- 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.

### Landscape and Amenity

- 47.2.1.13 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) 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.

### Buildings

- 47.2.1.14 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.
- 47.2.1.15 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

- 47.2.1.16 Require that development within the Zone is connected to a reticulated wastewater treatment and disposal system, where available.
- 47.2.1.17 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.
- 47.2.1.18 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 Relocatable Buildings	36. Noise

37. Designations	39. Wahi Tupuna	Planning Maps
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### 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	Access, and the walkway/cycleway, as shown on the Structure Plan in Section 47.7 (+/- 30m). Control is reserved to: a. Entrance design (including lighting); b. Materials and colour; c. Edge and berm treatment (including footpaths (if required) and any lighting); d. Stormwater management.	C
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> <ol style="list-style-type: none"> <li>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: <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>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: <ol style="list-style-type: none"> <li>i. are implemented and physically completed; and</li> <li>ii. have been audited by the Council no sooner than 6 months following physical completion; and</li> <li>iii. have been certified by the Council as being completed.</li> </ol> </li> <li>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.</li> <li>d. The mechanisms (including registration of legal instruments, as appropriate) to ensure that: <ol style="list-style-type: none"> <li>i. Any LAMA will be established 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> <li>iii. Ongoing monitoring requirements.</li> </ol> </li> </ol> <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> <ol 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> </ol> <p>Note: this rule does not apply where the LAMA has been established under Rule 27.7.15.1.</p>	C
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47.4.4	<p>Buildings (other than outdoor art installations and sculptures) in Activity Areas A1 – A10, A11, HS1 – HS5, S1 – S2, C, and DR and where in the case of any buildings within any of the Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, HS3, S1 and S2 the relevant LAMA in proximity to the Activity Area has been established in accordance with a resource consent granted under Rule 47.4.3.</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, A7, 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, A7, A8, A9, A10, HS3, 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, A7, A8, A9, A10, HS3, S1 and S2 may rely on the LAMA that has been established as part of any prior application under either this rule, Rule 47.4.3 or a subdivision consent pursuant to Rule 27.7.15.</p>	C
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47.4.5	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	NC
47.4.6	Buildings in Activity Area G: a. golf course shelters b. sheds for golf course maintenance purposes c. farm buildings	P
47.4.7	Buildings in Activity Area G, except as provided for in Rule 47.4.6 above	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	P
47.4.10	Residential activity limited to staff accommodation in Activity Areas S1 and S2 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	P
	<b>Residential Activity</b>	
47.4.11	Residential Activity in Activity Areas A2, A3, A4, A6, A7, A8, A9, A11 and HS1 – HS5	P
47.4.12	Residential Units in Areas A1, A5 and A10	NC
47.4.13	Residential use of visitor accommodation units in Activity Areas A5, and A10 that complies with Standard 47.5.17	P
47.4.14	Residential Visitor Accommodation (unlimited duration) in Activity Areas A2, A3, A4, A6, A7, A8, A9, A11, HS1 – HS5	P
47.4.15	Homestays in Activity Areas A2, A3, A4, A6, A7, A8, A9, A11, HS1 – HS5	P
47.4.16	Residential Activity in Activity Areas S1 and S2 (excluding staff accommodation), G and DR	NC
	<b>Commercial Activity</b>	
47.4.17	Retail Sales in Activity Areas A1, A5, A10, HS1 and C	P
47.4.18	Restaurants in Activity Area A9 and C	P
47.4.19	Licensed Premises in Activity Areas A1, A5, A9, A10, HS1 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 Area C	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	Service Activities except for those provided for by Rule 47.4.21.	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
47.4.27	Mining	NC
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
47.4.32	Industrial Activities except for those provided for by Rule 47.4.30	NC
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 C 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	NC

	<b>Standards – The Hills Resort Zone</b>	<b>Non- compliance status</b>
	Structure Plan.	
47.5.2	<p><b>Provision of walkway / cycleway</b></p> <p>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 shown on the Structure Plan.</p>	NC
	<b>Buildings</b>	
47.5.3	<p><b>Maximum Height - all Activity Areas except 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 A1      RL418.5 masl – 8m</li> <li>b. Activity Area A2      RL416masl – 8m</li> <li>c. Activity Area A3      RL421 masl – 8m</li> <li>d. Activity Area A6      RL419.5 masl – 8m</li> <li>e. Activity Area A7      RL414 masl – 8m</li> <li>f. Activity Area A8      RL402.5 masl – 6.7m</li> <li>g. Activity Area A9      RL417.5 masl – 8m</li> <li>h. Activity Area 10      RL406.5 – 6m</li> <li>i. Activity Area 11      RL408.5 – 8m</li> <li>j. Activity Area HS1      RL419 – 8m masl</li> <li>k. Activity Area HS2      RL421.5 masl – 8m</li> <li>l. Activity Area HS3      RL415 masl – 6.5m</li> <li>m. Activity Area HS4      RL408 masl – 8m</li> <li>n. Activity Area HS5      RL437.5 masl – 5.5m</li> <li>o. Activity Area C      RL425.0 masl – 8m</li> <li>p. Activity Area DR      RL412.5 masl – 5.5m</li> <li>q. Activity Area S1      RL408.5 masl – 7m</li> <li>r. Activity Area S2      RL411 masl – 7m</li> <li>s. Filming towers      12m</li> <li>t. All other buildings and structures (except in Activity Areas A1-A9) (except outdoor art installations)      5.5m</li> </ul> <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>	NC





	<b>Standards – The Hills Resort Zone</b>	<b>Non- compliance status</b>
47.5.10	<p><b>Building Coverage – Activity Areas A1, A2, A3, A6, A7, A8, A9, A11, S1 and S2</b></p> <p>The maximum building coverage, as a percentage of the Activity Area shall be as set out below:</p> <ul style="list-style-type: none"> <li>a. A1, A9: 55%</li> <li>b. A2 – A8, A10, A11, S1 and S2: 40%</li> </ul>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. bulk, scale and form of the buildings with respect to the effect on visual and landscape values of the area;</li> <li>b. associated earthworks and landscaping.</li> </ul>
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> <ul style="list-style-type: none"> <li>a. Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and</li> <li>b. All other exterior surface** finishes, except for schist, must have a light reflectance value of not greater than 30%.</li> </ul> <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> <ul style="list-style-type: none"> <li>a. Landscape character;</li> <li>b. Visual amenity;</li> <li>c. External appearance;</li> <li>d. Visual prominence from both public places and private locations.</li> </ul>
47.5.12	<p><b>Buildings in Activity Area G</b></p> <ul style="list-style-type: none"> <li>a. The maximum floor area of any golf course shelter or golf course shed shall be 20m<sup>2</sup>.</li> <li>b. The maximum gross floor area of any farm building shall be 50m<sup>2</sup>.</li> <li>c. The maximum number of farm buildings shall be 3.</li> </ul>	<p>D</p>
47.5.13	<p><b>Lightspill</b></p> <ul style="list-style-type: none"> <li>a. All fixed lighting shall be directed away from adjacent roads and properties.</li> </ul>	<p>D</p>

	<b>Standards – The Hills Resort Zone</b>	<b>Non- compliance status</b>
	<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>	
47.5.14	<p><b>Structures</b> 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 Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>effects on landscape character, views and amenity, particularly from public roads;</li> <li>the materials used, including their colour, reflectivity and permeability;</li> <li>whether the structure will be consistent with traditional rural elements;</li> <li>Visual and traffic safety effects beyond boundary of Zone.</li> </ol>
	<b>Visitor Accommodation / Residential Activity</b>	
47.5.15	<p><b>Total number of units in the Zone</b> 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> 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> 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	<p><b>Residential Density in Activity Areas HS1 – HS5</b> The maximum number of Residential Units per Home Site in HS1 – HS5 shall be 1.</p>	NC
47.5.19	<p><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.</p>	NC
	<b>Other Activities</b>	

	<b>Standards – The Hills Resort Zone</b>	<b>Non- compliance status</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> <ol style="list-style-type: none"> <li>Goods grown, reared or produced within the Zone;</li> <li>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;</li> <li>Within Activity Area C, in addition to a. and b above, goods and services associated with, and ancillary to the permitted or approved activities;</li> <li>Retail associated with a Temporary Activity (event) taking place.</li> </ol>	NC
47.5.21	<p><b>Vehicle accesses and walkway / cycleway shown on Structure Plan</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>Landscape character;</li> <li>Visual amenity;</li> <li>External appearance.</li> </ol>

## 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:





- Rule 47.5.9 Informal Airports.

## **47.7 The Hills Resort Zone Structure Plan**


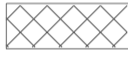
**KEY**

- 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

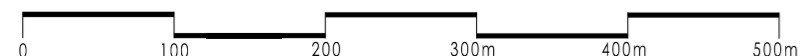
-  Activity Area
-  Road Access (location indicative)
-  Main Access Point
-  Walking / Bike Trail (location indicative)

**OVERLAYS**

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



SCALE: 1:10,000 @ A4 . 21st May 2021



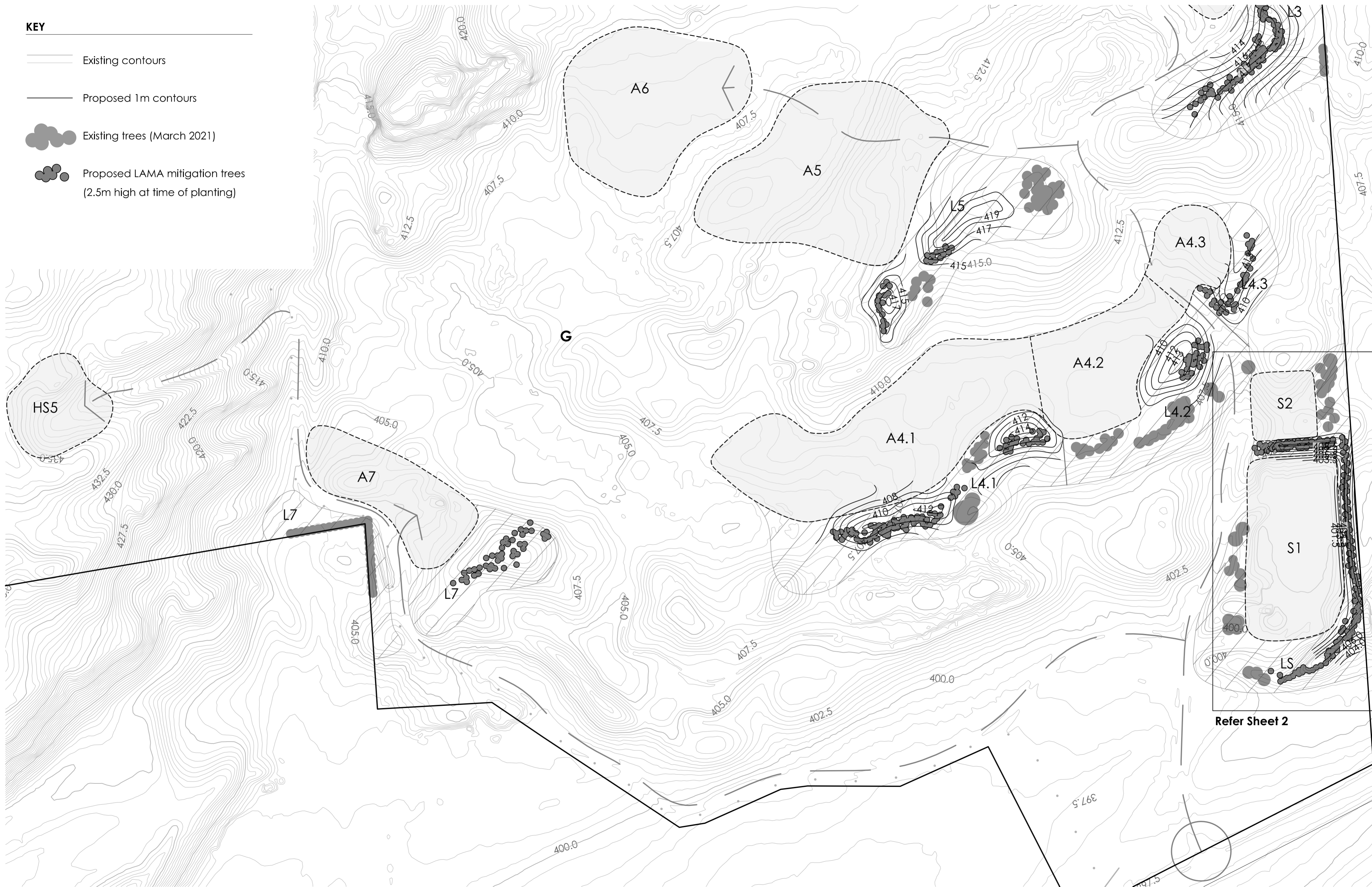
**The Hills Resort Zone**

Structure Plan

## **47.8 Indicative LAMA Plans**

**KEY**

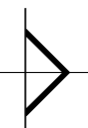
- Existing contours
- Proposed 1m contours
- Existing trees (March 2021)
- Proposed LAMA mitigation trees (2.5m high at time of planting)



SCALE: 1:3,000 @ A4 . 21st May 2021



NORTH



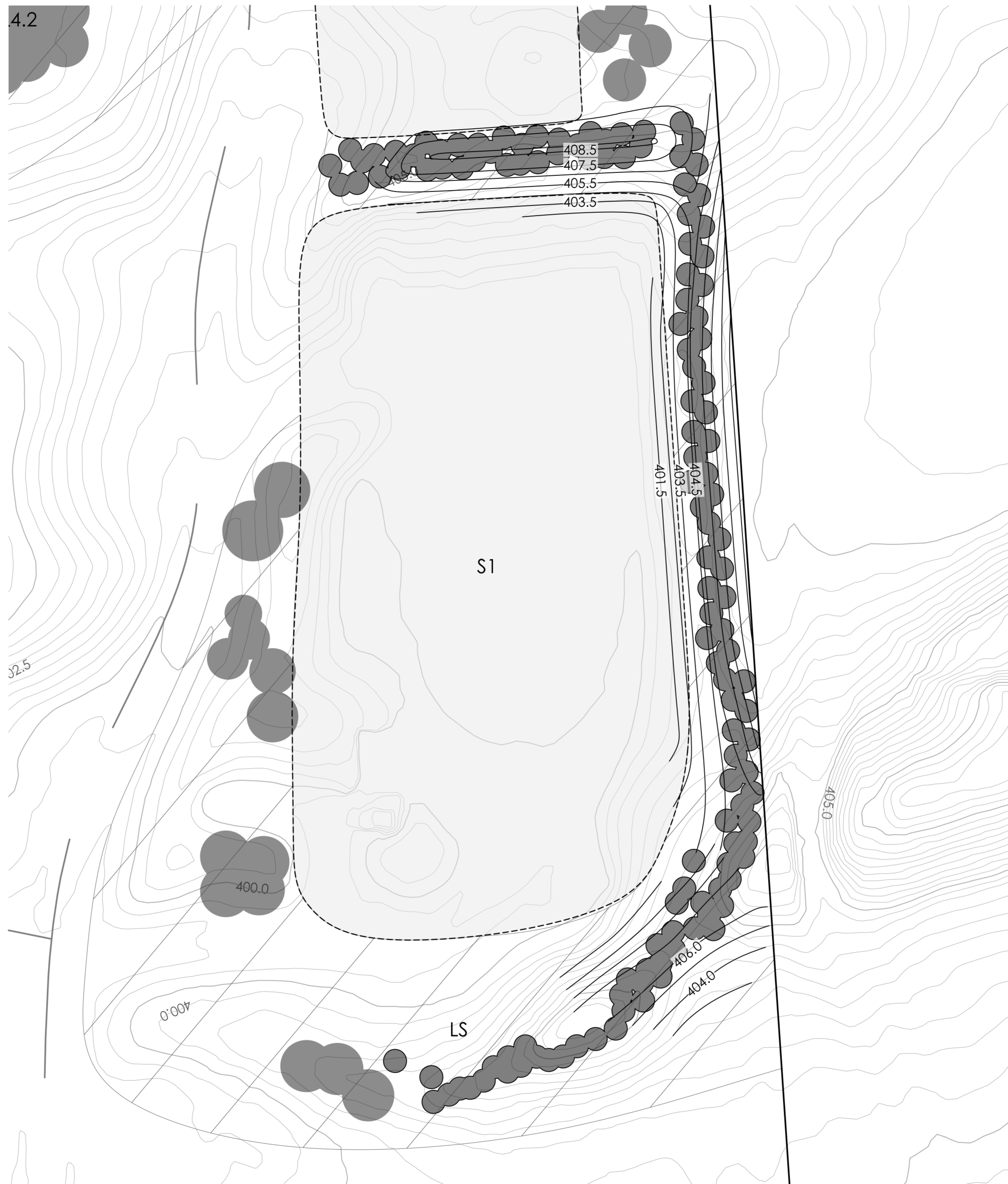
**The Hills Resort Zone**

Indicative LAMA Mounding / Planting: Sheet 01

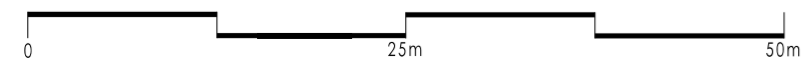


**KEY**

- 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 . 31st March 2021

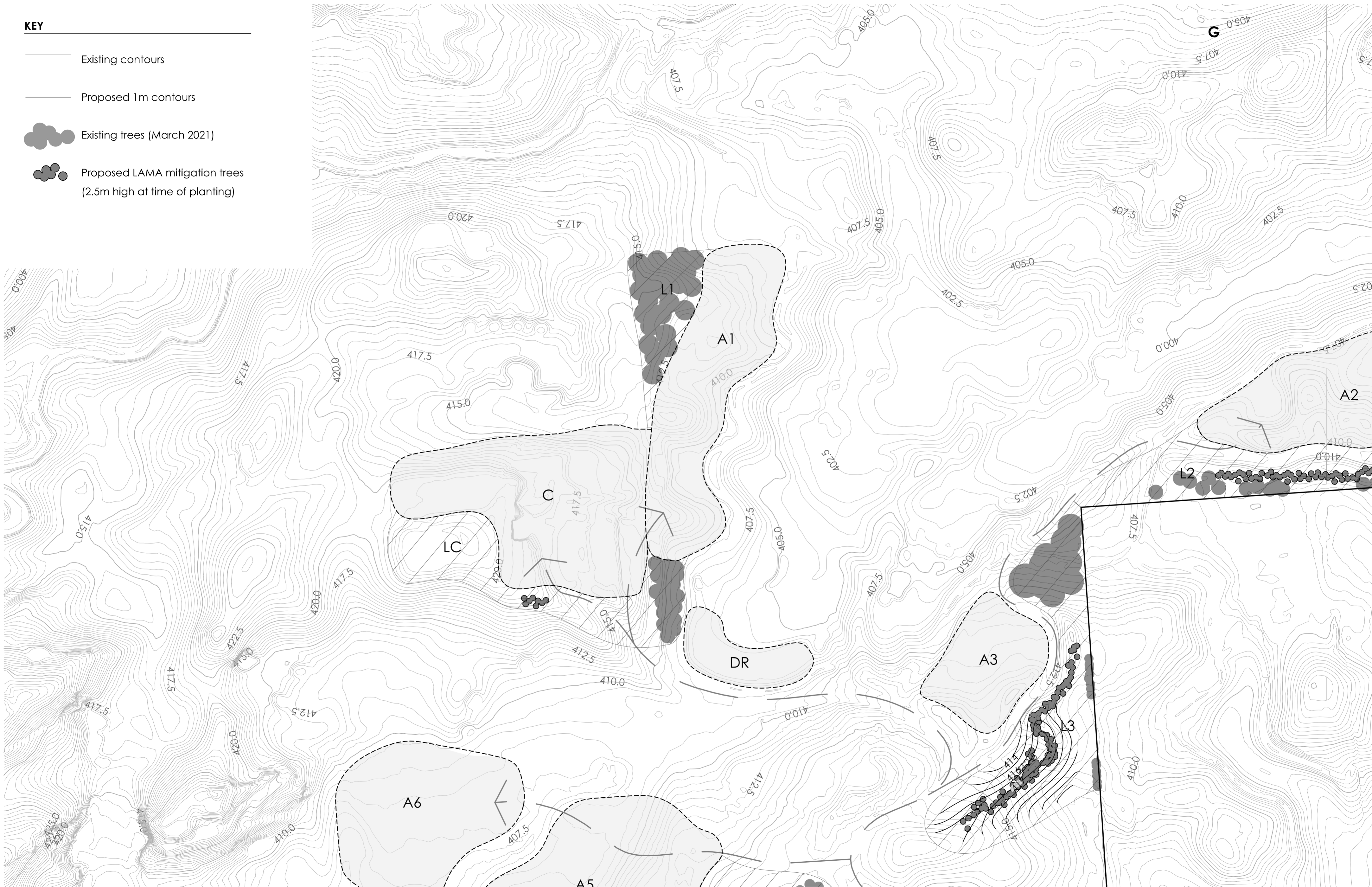


**The Hills Resort Zone**

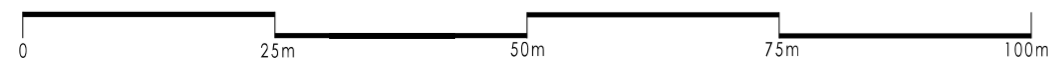
Indicative LAMA Mounding / Planting: Sheet 02

**KEY**

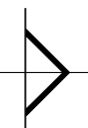
- Existing contours
- Proposed 1m contours
- Existing trees (March 2021)
- Proposed LAMA mitigation trees (2.5m high at time of planting)



SCALE: 1:3,000 @ A4 . 21st May 2021



NORTH

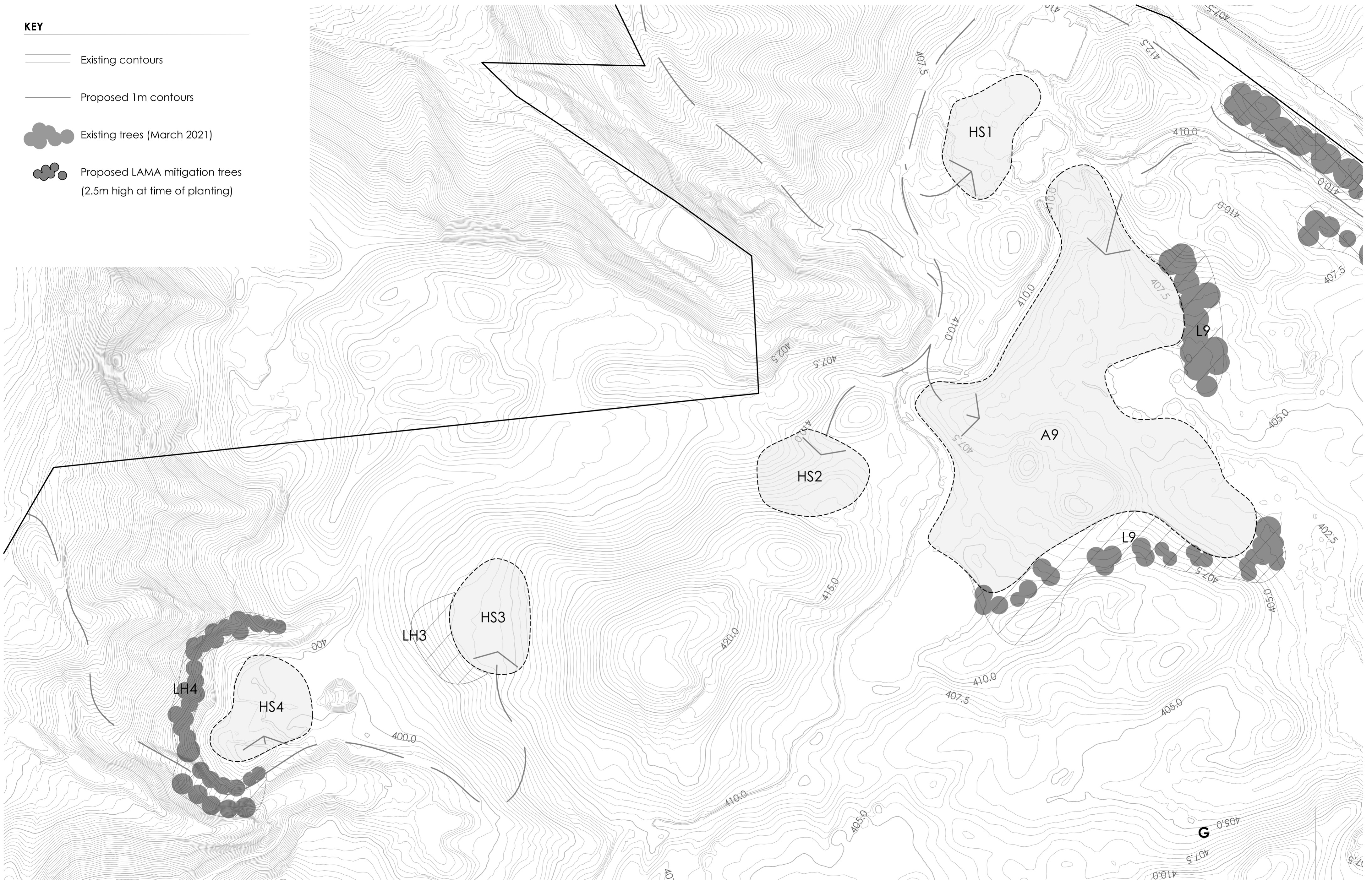


**The Hills Resort Zone**

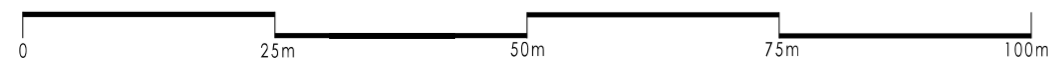
Indicative LAMA Mounding / Planting: Sheet 03

**KEY**

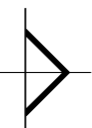
- Existing contours
- Proposed 1m contours
- Existing trees (March 2021)
- Proposed LAMA mitigation trees (2.5m high at time of planting)



SCALE: 1:3,000 @ A4 . 21st May 2021



NORTH






**The Hills Resort Zone**

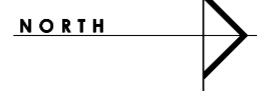
Indicative LAMA Mounding / Planting: Sheet 04



**KEY**

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

SCALE: 1:3,000 @ A4 . 21st May 2021



**The Hills Resort Zone**

Indicative LAMA Mounding / Planting: Sheet 05

**KEY**

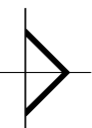
- Existing contours
- Proposed 1m contours
- Existing trees (March 2021)
- Proposed LAMA mitigation trees (2.5m high at time of planting)



SCALE: 1:3,000 @ A4 . 21st May 2021



NORTH



**The Hills Resort Zone**

Indicative LAMA Mounding / Planting: Sheet 06

## Amendments to Chapter 2 – Definitions:

Underlined text for additions and ~~strike-through~~ text for deletions.

Residential Flat	<p>Means a residential activity that comprises a self-contained flat that is ancillary to a residential unit and meets all of the following criteria:</p> <ul style="list-style-type: none"><li>a. the total floor area does not exceed;<ul style="list-style-type: none"><li>i. 150m<sup>2</sup> in the Rural Zone, the Rural Lifestyle Zone, <del>and the Wakatipu Basin Rural Amenity Zone</del> <u>and the Hills Resort Zone</u>;</li><li>ii. 70m<sup>2</sup> in any other zone;</li></ul></li></ul> <p>not including in either case the floor area of any garage or carport;</p> <ul style="list-style-type: none"><li>b. contains no more than one kitchen facility;</li><li>c. is limited to one residential flat per residential unit; and</li><li>d. is situated on the same site and held in the same ownership as the residential unit.</li></ul> <p>Note: A proposal that fails to meet any of the above criteria will be considered as a residential unit.</p>
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# Amendments to Chapter 24 - Wakatipu Basin:

## Schedule 24.8 Landscape Character Units

### 22: The Hills

<b>Landscape Character Unit</b>	22: The Hills
<b>Landform patterns</b>	Elevated moraine landform with hummocky hills, plateaus, and remnant kettle lakes, with the latter converted to amenity ponds.
<b>Vegetation patterns</b>	Exotic amenity plantings throughout the golf course and around rural residential dwellings. Native plantings around pond, stream, and wetland features. Isolated pockets of bush and woodlot plantings. Extensive roadside plantings to Arrowtown Lake Hayes Road.
<b>Hydrology</b>	Several streams, ponds, and wetland areas.
<b>Proximity to ONL/ONF</b>	Unit does not adjoin ONL or ONF; however, mid to long-range views to surrounding ONL mountain context.
<b>Character Unit boundaries</b>	North: cadastral boundary. East: McDonnell Road, toe of hummocky hill landform pattern. South: toe of hummocky hill landform pattern, stream pattern. West: Arrowtown Lake Hayes Road.
<b>Land use</b>	Golf course and rural residential.
<b>Settlement patterns</b>	Scattered dwellings throughout, primarily located around water features. Gated entrances requiring security codes. Typical lot sizes: one large lot of approximately 100ha, several smaller lots. <u>Resort development anticipates change to the existing settlement patterns, including a location specific structure plan and provisions that are sympathetic to the wider amenity landscape context and surrounding ONFs and ONLs.</u>
<b>Proximity to key route</b>	Located on Arrowtown Lake Hayes Road which is a popular route between Queenstown and Arrowtown. Also located on McDonnell Road which is a popular route between Arrowtown and SH6 / Arrow Junction.
<b>Heritage features</b>	<del>Two</del> <u>No</u> heritage buildings/features identified in PDP.
<b>Recreation features</b>	No walkways/cycleways through the unit.
<b>Infrastructure features</b>	Reticulated sewer. No reticulated water or stormwater.

## Schedule 24.8 Landscape Character Units

Landscape Character Unit	22: The Hills
<b>Visibility/prominence</b>	<p>The area is visible from the elevated streets along the western edge of <u>the Arrowtown escarpment</u>. The relatively close proximity and (reasonably) similar elevation means that part of the unit is prominent in the outlook while the hummocky terrain limits visibility to other parts.</p> <p>Roadside plantings limit views from Arrowtown Lake Hayes Road.</p> <p>Eastern edges of the unit are visible from McDonnell Road.</p> <p>The unit is also visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (<del>Mt Beetham environs</del> <u>including Tobins Track</u>) and the zigzag lookout. The diminishing influences of distance and relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.</p>
<b>Views</b>	<p>Key views relate to the view out over the unit from the tracks throughout the ONL to the east (<del>Mt Beetham environs</del> <u>including Tobins Track</u>) and the zig zag lookout. In these views the unit reads as a part of the swathe of relatively low lying, undulating rural/rural residential land flanking Arrowtown.</p> <p>The outlook from McDonnell Road and the western margins of Arrowtown comprises a relatively attractive, golf course / parkland landscape on the edge of Arrowtown. The recently approved Arrowtown South SHA comprising a distinctly urban three storey high density retirement village development will also be visible in each of these outlooks (albeit to a varying degree depending on location). The Arrowtown South Special Zone appears in the foreground of views west from the southern end of Cotter Avenue.</p> <p>From within the unit, key views are expected to relate to the attractive long-range views to the surrounding ONL mountain setting.</p>
<b>Enclosure/openness</b>	Landform and vegetation create a variable sense of openness and enclosure.
<b>Complexity</b>	Generally, a relatively complex landscape as a consequence of the landform and vegetation patterns.
<b>Coherence</b>	The underlying golf course landscape lends a coherence to the unit.
<b>Naturalness</b>	Generally, a low level of naturalness as a consequence of the distinctly modified character of the golf course setting.
<b>Sense of Place</b>	Generally, the area reads as a distinctly private, highly modified golf course parkland landscape in which rural residential development is an established component. <u>Sensitively located sculpture adds to the aesthetic qualities of the landscape</u> . The unit forms part of the swathe of golf courses that 'contain' the western and southern edges of Arrowtown, effectively functioning as a green belt to the village.



## Schedule 24.8 Landscape Character Units

Landscape Character Unit	22: The Hills
<p><b>Potential landscape issues and constraints associated with additional development</b></p>	<p>Private golf course and <del>previous resource consent processes</del> suggest limited scope for residential development. Accessways and large-scale buildings have the potential to compromise the distinctive hummocky landform pattern, <u>vegetation and waterbody features.</u></p> <p><u>Prominence of buildings and accessways in views from outside the unit have the potential to undermine: the impression of LCU 22 as a spacious buffer to Arrowtown; and the role of LCU22 as 'breathing space' between the northern Lake Hayes rural residential enclave and Arrowtown.</u></p>
<p><b>Potential landscape opportunities and benefits associated with additional development</b></p>	<p>Relatively visually discreet nature of the location (due to landform and, to a lesser degree, vegetation patterns).            Golf course landscape potentially suited to resort development.            Landform <u>and vegetation patterning</u> creates potential to integrate well sited buildings into the landscape.            Riparian restoration potential.            Integration of walkways / cycleways.            Close proximity to Arrowtown.            Large-scaled lots suggest some potential for subdivision.</p>
<p><b>Environmental characteristics and visual amenity values to be maintained and enhanced</b></p>	<p>Locating buildings so that they are visually discreet <u>in views from the local road network, public walkways and the Arrowtown escarpment.</u></p> <p>Integration of buildings <u>by: locating them in landform hollows; within areas of established plantings; and/or using sympathetic mounding and plantings. with landform and planting.</u></p> <p>Set back of buildings from the ridgeline crests to the eastern edges of the unit.</p>
<p><b>Capability to absorb additional development</b></p>	<p><b>Moderate</b></p>

## Amendments to Earthworks Chapter 25:

Underlined text for additions and ~~strike through~~ text for deletions.

Amend Chapter 25 by inserting new rules into Table 25.2 – Maximum Volume

	<u>Hills Resort Zone</u>	
<u>25.5.X</u>	For each unit within Activity Areas A1 – A11 <u>S1 – S2</u>	<u>300m<sup>3</sup> per unit</u> <u>500m<sup>3</sup> per Activity Area</u>
<u>25.5.X1</u>	<u>Activity Areas HS1 – HS3, HS6 – HS7</u>	<u>500m<sup>3</sup> per home site</u>
<u>25.5.X2</u>	<u>Activity Area C</u>	<u>1000m<sup>3</sup></u>
<u>25.5.X3</u>	<u>All Activity Areas</u> <u>Farming activities</u> <u>Golf course development / redevelopment, and earthworks associated with establishment of LAMA</u>	<u>500m<sup>3</sup></u> <u>No limit</u>

Subsequent renumbering of remaining rules in Table 25.2.

## Amendments to Subdivision and Development Chapter 27:

Underlined text for additions and ~~strike-through~~ text for deletions.

Amend Chapter 27 by inserting the following into Section 27.3 Location – Specific objectives and policies:

### Hills Resort Zone

**27.3.XX** Objective – Subdivision that provides for visitor accommodation, residential, and commercial recreation activities developed consistently with the Hills Resort Zone Structure Plan.

### Policies

**27.3.XX.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.XX.2** Require that development within the Hills Resort Zone is connected to a reticulated wastewater treatment and disposal system, where available.

**27.3.XX.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.XX.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.

Amend Chapter 27 by amending Rule 27.6.1 as follows:

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

Zone		Minimum Lot Area
<u>Hills Resort Zone</u>		<u>No Minimum</u>

### 27.7 Rules - Location Specific Standards

Note. Subdivision in accordance with the Structure Plan would be a controlled activity pursuant to Rule 27.7.1

	<b>Zone and location specific details</b>	<b>Activity status</b>
<u>27.7.15</u>	<u>Hills Resort Zone</u>  <u>27.7.15.1 Subdivision comprising all of any part of Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, A11, S1, S2 and HS1 - HS5:</u>	<u>C</u>

Control is reserved to:

- a. The matters listed under Rule 27.7.1
- b. The methods to achieve a comprehensive approach to wastewater treatment and stormwater management.
- c. 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:
  - i. the extent to which any existing vegetation should be retained;
  - ii. the size, volume and batter of any earthworks required;
  - iii. the species mix, proposed density and location of any new vegetation and its size at planting and maturity;
  - iv. ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants;
  - v. irrigation methods;
  - vi. the extent to which the earthworks are congruous with the landscape.
- d. The approach to establishment of the LAMA. For these purposes “established” means that the works required, including all planting, irrigation installation, and any earthworks:
  - i. are implemented and physically completed; and
  - ii. have been audited by the Council no sooner than 6 months following physical completion; and
  - iii. have been certified by the Council as being completed.
- 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.
- 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:
  - i. Any LAMA will be established prior to construction of any buildings in any Activity Area;

- ii. Ongoing commitments exist in relation to the maintenance and management of the LAMA, including through a landscape management strategy;
- ii. Ongoing monitoring requirements.

**Information requirements**

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:

- 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.
- 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.

27.7.15.2 Any subdivision wholly within Activity Area G that will create a new site for any visitor accommodation, residential or commercial activity.

NC

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<u>27.7.X</u>	<u>Subdivision comprising all of any part of Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, HS3, 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.</u>	<u>NC</u>
<u>27.7.X</u>	<u>Subdivision comprising all of any part of Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, HS3, S1 and S2 where the application is not accompanied by the information required by Rule 27.7.15.1 (if applicable).</u>	<u>NC</u>

**27.13 Structure Plans and Spatial Layout Plans**

Insert Hills Resort Zone Structure Plan at 27.13.X.





# Amendments to Signs Chapter 31:

Underlined text for additions and ~~strike-through~~ text for deletions.

## 31.14 Rules – Activity Status of Signs in Special Zones

The rules relating to signs in this table are additional to those in Table 31.4 and are subject to the standards in Table 31.15. If there is a conflict between the rules in Table 31.4 and the rules in this table, the rules in this table apply.

Table 31.14 – Activity Status of signs in Special Zones		Jacks Point Zone outside of Village Activity Areas and residential Activity Areas	Waterfall Park Zone	Millbrook Zone <u>Hills Resort Zone</u>
31.14.1	<b>Signs for commercial activities and community activities</b>  Control is reserved to the matters set out in Rule 31.17.	C	C	C
31.14.2	<b>Identification of a signage platform for a commercial activity or community activity</b>  Control is reserved to the matters set out in Rule 31.17.	C	C	C
31.14.3	<b>Signs for visitor accommodation</b>  Control is reserved to the matters set out in Rule 31.17.	D	D	C
31.14.4	<b>Signs not associated with commercial activities, community activities or visitor accommodation</b>	P	P	P

<b>Table 31.14 – Activity Status of signs in Special Zones</b>		<b>Jacks Point Zone outside of Village Activity Areas and residential Activity Areas</b>	<b>Waterfall Park Zone</b>	<b>Millbrook Zone <u>Hills Resort Zone</u></b>
31.14.5	<b>Any sign activity which is not listed in Table 31.4 or Rules 31.14.1 to 31.14.4 inclusive</b>	D	D	D

## Amendments to Chapter 35 Temporary Activities:

Underlined text for additions and ~~strike through~~ text for deletions.

35.2.1.X Provide for Temporary Events in the Hills Resort Zone that contribute to the District's economy while ensuring that any adverse effects such as traffic and noise effects on land outside the Zone are mitigated.

Insert new rule into Table 35.4 as follows:

<p><u>35.4.X</u></p>	<p>Temporary Golf Events (in addition to Temporary Events under Rules 35.4.2 and 35.4.5) in the Hills Resort Zone provided that:</p> <ul style="list-style-type: none"> <li>i. <u>The event does not exceed 14 consecutive calendars days (excluding set up and pack down)</u></li> <li>ii. <u>The event does not operate outside the hours of 0600 to 2200. Set up and pack down outside of these hours is permitted, provided it complies with the noise limits for the Zone.</u></li> <li>iii. <u>There shall be no more than 2 temporary events per calendar year limited to golf tournaments only</u></li> <li>iv. <u>All structures and equipment are removed from the zone within 10 working days of the completion of the event</u></li> <li>v. <u>A Traffic Management Plan is provided that details how traffic effects are to be managed</u></li> <li>vi. <u>An Operations Plan is provided that details how the event is to be managed</u></li> <li>vii. <u>Adequate sanitation for event attendees is provided</u></li> <li>viii. <u>Waste minimisation measures are implemented</u></li> </ul> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> <li>a. <u>Traffic effects and the measures promoted in the Traffic Management Plan to manage these effects</u></li> <li>b. <u>Waste minimisation and management measures</u></li> <li>c. <u>Adequate sanitation for event attendees</u></li> <li>d. <u>Operations Plan for the event to manage effects, including amplified noise</u></li> </ul> <p><u>For the purpose of this rule, the relevant noise standards in 36.5 (Table 2) do not apply between the hours of 0600 and 2200.</u></p>	<p><u>C</u></p>
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35.4.6	<p data-bbox="331 150 555 177">Temporary Events</p> <p data-bbox="331 212 1232 272">Informal airports for rotary wing aircraft flight associated with temporary events that are open to the general public provided that:</p> <ul data-bbox="331 304 1232 611" style="list-style-type: none"><li data-bbox="331 304 1160 331">a. the informal airport is only used during the hours of 0800 – 2000;</li><li data-bbox="331 368 1232 429">b. no site shall be used for an informal airport for more than 7 days in any calendar year;</li><li data-bbox="331 464 1232 525">c. no site shall be used for an informal airport more than one day in any calendar month;</li><li data-bbox="331 560 1232 611">d. the aircraft operator has notified the Council's Planning Department concerning the use of the informal airport.</li></ul> <p data-bbox="331 646 1187 707">For the purpose of this Rule the relevant noise standards of the Zone do not apply.</p> <p data-bbox="331 742 940 769"><u>Rule 35.4.6 does not apply in the Hills Resort Zone</u></p>	P
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## Variation to Chapter 36 Noise:

Underlined text for additions and ~~strike through~~ text for deletions.

### 36.5 Rules – Standards

Table 2: General Standards

Rule Number	Standard				Non-Compliance Status
	Zones sound is received in	Assessment location	Time	Noise limits	
36.5.1	Wakatipu Basin Rural Amenity Zone	Any point within the notional boundary of a residential unit	0800h to 2000h	50 dB $L_{Aeq(15 \text{ min})}$	NC
	Rural Zone (Note: refer 36.5.14 for noise received in the Rural Zone from the Airport Zone - Queenstown).  Gibbston Character Zone  Airport Zone - Wanaka		2000h to 0800h	40 dB $L_{Aeq(15 \text{ min})}$ 75 dB $L_{AFmax}$	
36.5.2	Wakatipu Basin Lifestyle Precinct	Any point within any site	0800h to 2000h	50 dB $L_{Aeq(15 \text{ min})}$	NC
	<u>Hills Resort Zone (Note: for noise received in the Hills Resort Zone, the noise limits specified do not apply to noise from activities within the Hills Resort Zone)</u>  Low, Medium, and High Density and Large Lot Residential Zones (Note: refer 36.5.14 for noise received in the Residential Zones from the Airport Zone - Queenstown).  Arrowtown Residential Historic Management Zone		2000h to 0800h	40 dB $L_{Aeq(15 \text{ min})}$	

Rural Residential Zone

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Rule Number	Standard				Non-Compliance Status
	Zones sound is received in	Assessment location	Time	Noise limits	
	Rural Lifestyle Zone Waterfall Park Zone Millbrook Zone - Residential Activity Areas only Jacks Point Zone- Residential Activity Areas only Open Space and Recreation Zones				
	Airport Zone - Queenstown	...	...	...	...
36.5.4	Jacks Point Zone – Village Activity Area only	Any point within the site.	0800h to 2200h	60 dB $L_{Aeq(15\ min)}$	NC
			2200h to 0800h	50 dB $L_{Aeq(15\ min)}$	NC



## 36.5 Rules - Standards

Table 3: Specific Standards

Specific Standards					Non-compliance Status
	Activity or sound source	Assessment location	Time	Noise Limits	
36.5.10	<p>Helicopters</p> <p>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.</p> <p>In assessing noise from helicopters using NZS 6807: 1994 any individual helicopter flight movement, including continuous idling occurring between an arrival and departure, shall be measured and assessed so that the sound energy that is actually received from that movement is conveyed in the Sound Exposure Level (SEL) for the movement when calculated in accordance with NZS 6801: 2008.</p> <p>For the avoidance of doubt this rule does not apply to Queenstown Airport and Wanaka Airport.</p> <p>Advice Note: See additional rules in Rural Zone Chapter at 21.10.1, 21.10.2 and 21.10.3.</p>	<p>At any point within the notional boundary of any residential unit, other than residential units on the same site as the activity.</p> <p><u>For any landing area in the Hills Resort Zone, the assessment location is any point within the notional boundary of a residential unit outside the Hills Resort Zone.</u></p> <p>*Note: The applicable noise limit in this rule and in rule 36.5.11 below for informal airports/landing strips used by a combination of both fixed wing and helicopters shall be determined by an appropriately qualified acoustic engineer on the basis of the dominant aircraft type to be used.</p>	At all times	50 dB L <sub>dn</sub>	NC
	36.5.10.1 All locations except identified in 36.5.10.2				

	<p>36.5.10.2 Lower Density Suburban Residential Zone, Medium Density Residential Zone, High Density Residential Zone, Arrowtown Residential Historic Management Zone, Large Lot Residential Zone, Rural Zone, Rural Residential Zone and Rural Lifestyle Zone.</p> <p>Advice Note: Rule 36.5.10.2 shall not apply to helicopter noise associated with use of an informal airport permitted under Rules 21.10.2 and 21.10.3.</p>		At all times	40 dB Ldn	NC
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