

FINAL DRAFT



THE HILLS RESORT ZONE - PLAN CHANGE SUBMISSION

Master Planning Design Statement

October 2024



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Date: 09.10.2024

Rev: -

1. Introduction

My name is Richard Brett Thomson. I am Design Manager and Director of design consultancy, RBT Design Limited.

RBT Design specializes in master planning, golf course architecture and landscape architecture. The business has been operating since 2010. Prior to that I worked for Boffa Miskell in Queenstown from 1995-1999, after which I worked as Design Manager for Darby Partners Limited in Queenstown, from 2000 until 2010.

I have bachelor degrees on both Science (1989) and Landscape Architecture (1993). Professional development in 2002 took me to Harvard University's Executive Education programme, focusing on Golf and Residential Site Planning, Golf Clubhouse Programming and Golf Course Development.

During the past 25 years I have worked on a number of completed golf course developments in New Zealand : Clearwater Resort (1999-2001), The Hills (2001-2004), Jacks Point (2000-2009), Windross Farm (2010-2016), Tieke Golf Estate (2017-2021) and Te Arai Links (2019-Current). Given my previous involvement with Jacks Point and The Hills I am very familiar with the Queenstown Lakes District and the landscape drivers for any development within the District. Due to my previous involvement with the Hills in particular, I am very familiar with the site and its wider environs, and during the course of my recent engagement I have undertaken numerous further site visits.

2. Scope

The role of master planning, as it relates to boutique destination resorts, is to create an integrated environment, 'placemaking' if you will. An environment which enables the creation of unique and memorable experiences for visitors and residents alike, something that is unable to be replicated elsewhere. The architecture and landscape are the key placemaking components of that environment and must be executed to a very high level in order to be successful. They must respond to the unique characteristics of both the region and country, to create that strong sense of 'place'.

In mid-2023 the owners of Tara Iti and Te Arai Links asked me to visit The Hills to assist with the detailed master planning of the resort. At that point my company was in the closing stages of the landscape implementation at Te Arai Links, which is a golf resort north of Auckland located in a sensitive coastal environment.

Golf course architects OCM were later engaged by The Hills to review the existing course layout, with a view to optimizing the golfing experience at and ranking of the course.

My firm's brief was to review The Hills Structure Plan to ascertain development outcomes that could be delivered under the existing Structure Plan and identify any changes necessary to deliver a world class golf resort, taking account of matters such as the potential development outcomes, the relationship of likely activities and activity areas, and the overall resort offering. This was expanded to consider these matters in light of the course redesign that was underway.

From my review of the existing Structure Plan and numerous site visits, it became apparent that:

- No golf ball dispersion corridors had been applied in the structure planning, resulting in potential conflicts between golf and development in the activity areas adjacent to the course. Golf ball dispersion corridors allow for errant golf shots and apply appropriate off-sets from development areas. This is explained in more detail later in this report.
- The Structure Plan was based around the existing golf course routing and assumed that there would be no change to the alignment and orientation of the golf course.
- Some of the Activity Areas had been placed in low lying areas, not optimised for drainage, view and aspect eg existing A7, A10 and A11.
- Some activity areas would need to be redesigned/relocated or removed to accommodate the new golf course routing and golf ball dispersion corridors Areas (refer Appendix 1).

Additionally, I was asked to investigate the development controls to ensure that these enabled suitable development outcomes for the planned resort while having regard to the landscape sensitivities of the site, and to investigate the balance of the site to look for other development opportunities (for example, the 9-hole Farm course), as long as they adhered to the important design principles and objectives of the Zone.

An important and driving factor of my brief was to ensure that any adjustments to the Structure Plan adhere to the design and policy philosophy of the existing Structure Plan and associated District Plan provisions and can be 'absorbed' by the receiving landscape. This has meant that the following considerations have been at the forefront of my review :

- A predominance of open space must be retained.
- Development must integrate with the golf courses, the underlying topography (albeit that this is quite highly modified) and vegetation.
- Development must be located only where it can be absorbed into the landscape and where it maintains the open space that contributes to the character of the property and area.
- Future buildings (and the location of activity areas where these are enabled) must be integrated with the surrounding landform so that they are visually discrete, particularly when viewed from adjacent public roads and the Arrowtown escarpment. Landscaping and earth shaping are measures that may assist with this, as are controls on building height and coverage.
- Any landscaping or earth mounding to serve a mitigation purpose must also contribute and maintain the high level of amenity that the property provides.
- A high level of internal amenity is to be achieved through careful siting of buildings and access ways, retention of expansive open space, and the use of landscaping.

These principles have informed my review of the Structure Plan have been applied when investigating and preparing the proposed Structure Plan changes, the starting point for which has been golf course architects OCM's redesign of the golf course.

3. Adjustments to Activity Areas

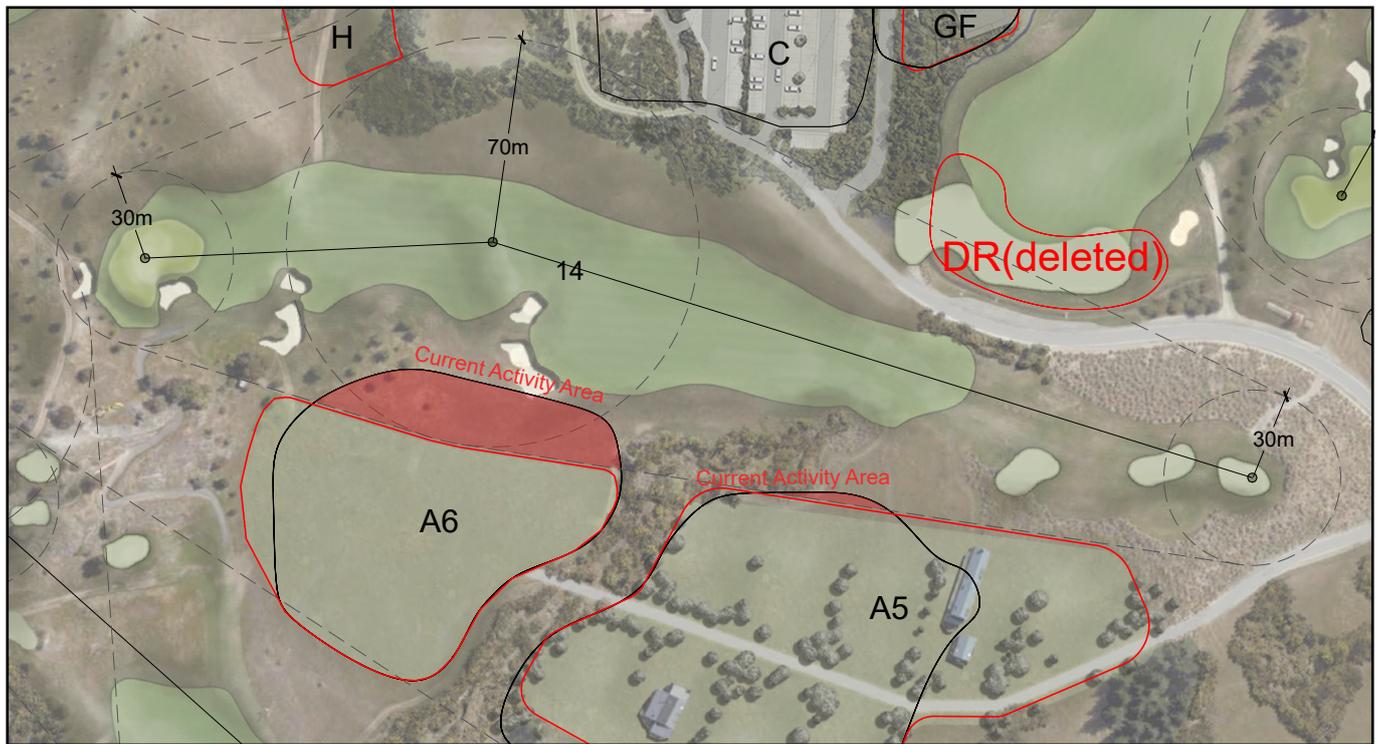
I shall go through each Activity Area and outline each of the proposed changes. However, firstly I will explain the concept of the 'golf ball dispersion corridor' as this has, in conjunction with the important design and policy principles outlined above, directed the site planning and has had a major impact on the new configuration of the Activity Areas.

A golf ball dispersion corridor is created by placing a 30m radius circle around the tee, a 70m radius in the theoretical 'landing zone' in the fairway and a third 30m diameter circle in the green. This is shown in Plan A, below. The tangents of the circles are all connected to create a corridor, within which the majority of golf balls should land.

Elevation of the golf hole relative to the development areas also has an impact on site planning. If the golf hole is low and development areas are elevated, then the golf ball dispersion corridor can narrow.

A snippet of the golf dispersion corridors for the existing Structure Plan layout is shown on Plan A, below. Their impact on some of the existing Activity Areas is quite apparent. Refer to Appendix 1 showing the effects the golf dispersion has had throughout the site.

Once the new golf routing was finalized by golf course architects OCM, I applied the golf course dispersion corridor to the new course layout to identify any conflicts with the existing Activity Area locations. Where conflicts were identified, I proposed revisions as necessary to the Activity Area location and/or layout to ensure that all Activity Areas were located outside the dispersion corridor, except A2 and A3 which are significantly elevated above the 13th golf hole. I assessed and determined appropriate heights and site coverage controls, generally adhering to those that apply to the existing Structure Plan layout, but modifying where necessary to respond to the locational changes of some Activity Area locations and their associated landscape sensitivities. These proposed changes were then modeled by Boffa Miskell to assess any off site visual impacts.



Plan A : Golf ball dispersion corridor

I now detail the changes made to each Activity Area.

Activity Area A1

- This is the Activity Area that received the biggest change in both size and location.
- The 1st hole has been repositioned to start close to the Clubhouse and to play through the existing A1 Activity Area.
- We have responded by repositioning the new Activity Area toward the west.
- This Activity Area is anticipated to be the primary area for visitor accommodation and we decided to explore the potential to enlarge it.
- We undertook some preliminary site planning looking at finished building floor levels and building heights in conjunction with earth shaping to ensure that the landscape could absorb the change.

Activity Area A2

- The new 9th golf green was repositioned by golf architects OCM toward the west.
- The old 9th green was adjacent to Activity Areas A3.
- We investigated enlarging A3 to include the old 9th green as this appeared a logical extension, as long as any potential effects on neighbours could be mitigated.
- We did some preliminary modeling, extending the existing LAMA, using earthworks and planting to integrate the extension.

Activity Area A3

- No change.

Activity Area A4

- Proposed A4 is, for the most part, in a similar location and size as the existing, approved A4.
- The golf architects had looked at placing the new par 3, 16th hole closer to the 15th green.
- The 15th green and 16th tees were positioned in the southern end of the existing A4 Activity Area.
- We have repositioned this portion of A4 to the east, 'around' the new golf features and in front of some existing mounding.
- As part of our modeling, we have created a new LAMA to the west of the Activity Area to mitigate, integrate and embed this development node into the landscape.

Activity Area A5

- When the golf ball dispersion corridor was applied to the 14th golf hole, we had to modify the extent of

the Activity Area to mitigate potential ball strike issues.

- Given its location, we investigated the potential to expand the area to the north, adjacent to the golf tees. In turn, we extended the existing LAMA, adjacent to new development area, to mitigate any potential visual impact and to integrate the expanded area into its location.

Activity Area A6

- When the ball dispersion corridor was applied to the 14th golf hole, we had to modify its extent.
- As a result, this Activity Area has shrunk.

Activity Area A7

- Once again, when we applied the ball dispersion corridor, we found the risk to health and safety to be too great, as the Activity Area was well within the dispersion corridor.
- We have deleted this Activity Area.

Activity Area A8

- No change

Activity Area A9

- No change

Activity Area A10

- The existing A10 is situated in a low-lying area of the site and will require some earthworks to create a desirable development area.
- The new golf routing of the 10th hole, combined with the ball dispersion corridors for both the 8th and 10th holes meant that A10 had to be re planned, as the corridors impinged on the Activity Area.
- We repositioned the southern part of A10 up onto the existing 12th fairway.
- The existing LAMA, located to the east of the Activity Area, is very extensive in both height and width, which gave us some flexibility in the site planning, as this LAMA mitigates any offsite visual effects.

Activity Area A11

- Once again, a portion of the existing A11 is situated in a low-lying area of the site and will require earthworks to create a desirable development precinct.
- The golf architects have made some minor adjustments to both the 6th and 7th holes.
- When the golf ball dispersion corridors were over laid, we identified additional land that could be added into A11, without significant off-site effects.
- The Activity Area overlooks dragon fly pond, which we sought to optimise.

With the Activity areas now adjusted, moved or omitted, the LAMA (Landscape Amenity Management Areas) have also been adjusted where activity areas have changed. To keep aligned with the current structure plan, the same methodology as has been used within these areas by showing new landform and/or specimen tree planting. Along with the existing vegetation retained in these areas, these LAMA will be cohesive with the already proposed LAMA's and help provide visual mitigation. These areas have been modeled as part of the Landscape and Visual Assessment report prepared by Boffa Miskell. The proposed changes to the Structure Plan are shown Appendix 2. The proposed changes (in red) are overlaid on the existing Structure Plan. A 'clean' version of the proposed Structure Plan, including updated LAMA plans, is in Appendix 3".

4. Homesites

There was a previous consent in 2008 for a number of architecturally designed homesites on the south of the property. Those plans, although consented, were never implemented. In the intervening years, the land was converted to a nine-hole short course, called The Farm. My understanding is that limited earthworks were required to establish the Farm course, as it was already very hummocky, with natural depressions and rolls in the landform. I understand that The Farm course is not well utilised by current members and is costly to maintain, and that consequently the intention is to disestablish the course. Additionally, a property adjacent to the Farm had been acquired by The Hills, namely 113 Hogans Gully Road.

Part of our brief was to investigate the development potential of this part of the property given the planned Farm course closure and the acquisition of the nearby property and having regard to the previously consented home site locations and any landscape sensitivities of this part of the site.

We identified seven potential homesites within The Farm and three homesites adjacent to the 17th golf hole giving a total of ten possible new Homesites. The Homesites are located in natural depressions or gullies and we assessed that with appropriate design controls, both architectural and landscape, addressing matters including the access road to the new homesites, curtilage areas, revegetation requirements and ongoing pastoral farming, these new homesites could be nestled and absorbed into the landscape.

The proposed new homesites range between 1250m² - 3000m². A similar size (3000m²) to existing homesites HS1-5.

The proposed site coverage for nine of the ten Homesites equates to 800m², which is broadly consistent with the site coverage controls that apply to the existing Homesites. Proposed HS7 is the only Homesite with a lesser site coverage, equating to 400m², which responds to the gully location of this Homesite.

The maximum proposed building height for all new homesites is 6.5m, which is a similar, albeit lower, height to most of the existing homesites, and which also responds to the location of the new homesites. The current approved Homesites of HS1-HS5 range in height from 5.5m to 8m.

Similar to the Activity Areas, LAMA's have been located adjacent to the homesites to help provide visual mitigation. The modeling undertaken by Boffa Miskell suggests that with the implementation of LAMA, future buildings on the proposed new Homesites would not be readily visible from surrounding viewpoints. Any planting within these LAMA's will be controlled by limited plant species list that will be cohesive with the revegetation framework that is stated below.

An important consideration when master planning the new homesites has been to ensure that they are integrated into the landscape and the wider resort. To this end, we have identified areas around the proposed homesites that would be revegetated with grey shrubland, which picks up on the vegetation patterns already present on the property and found throughout the Wakatipu Basin. The revegetation planting is proposed to extend into other parts of the resort where it is appropriate, fitting and naturalistic, including the elevated land and rocky outcrops and around or in proximity to proposed Homesites 5 – 8.

The proposed revegetation would provide a 'framework' that ties all the homesites together, while also delivering ecological benefits.

A concept Site Plan for the Homesites is attached as Appendix 4. This provides a concept plan view of what the overall outcome would be in terms of the built form, open space and revegetation pattern.

5. Sports Courts and Garden (SG)

This is a new Activity Area, and part of the comprehensive resort offering. It is intended to be a recreational and social facility, an informal area away from 'golf' where visitors and residents can socialise, host or participate in casual events. A similar facility is in place at Tara Iti, where it is an important addition to the resort and a casual space for members and visitors to relax. The proposed new Activity Area is set in a landscaped framework of a working garden to cater for the resort's kitchen, as well as an amenity garden that will enclose and shelter the area through a combination of hedging plants and trees. A glasshouse, small tennis pavilion and refreshments area are some of the anticipated built forms. More substantial buildings are not proposed or anticipated within this Activity Area.

Appendix 5 contains a concept plan, and Appendix 6, an artist's impression, of the anticipated activity mix and development outcomes, illustrating a recreation facility embedded in a garden environment.

6. Golf Training Facility (GF)

A Golf Training Activity Area is proposed to be located within existing Activity Area 1. As this Activity Area is proposed to be relocated (discussed earlier in this report), a new Activity Area needs to be identified to continue to make provision for the Golf Training facility.

The new Golf Training Activity Area will effectively replace the Driving Range Area. The Golf Training Facility Activity Area has been positioned closer to the Clubhouse than the Driving Range Activity Area, making it more accessible to undertake some practice on the way to the first tee. The existing Driving Range Area is proposed to be removed/deleted from the existing Structure Plan.

The size, rolling height and max RL for the new Activity Area have all been adjusted to respond to the new location, while at 900m² the total buildable area remains the same as the existing Driving Range Activity Area, and the development parameters that apply to the existing A1 Area continue to be observed.

The Golf Training facility will be dedicated to golf training, tuition, golf practice, health and fitness (i.e., a gym) as well as comprising a space for golfers to informally socialize. Once again, this is similar to the golf facility at Tara Iti and is an integral part of the resort offering.

7. Cycle/Pedestrian Trail

As part of the review and in preparation for the commencement of development we walked the proposed cycle/pedestrian trail alignment, which links McDonnell Road with Hogan Gully Road. We provided to The Queenstown Trails Trust the Hills CAD computer files to look at the topography and identify their preferred trail alignment. The intention was to ensure that the best routing was achieved to enable easy hiking and easy biking, without having to get off your bike. We then walked and mapped out further alignment options and adjustments with the Trails Trust representative/CEO, Mark Williams, over two site meetings on the 20th January and 20th February 2024.

The acquisition of 113 Hogan Gully Road enabled the repositioning of the track for a better user experience. The trail is now proposed to go to the south of Lot 113, from where it winds its way across the topography, near HS9 and HS10 and through a future revegetated landscape. This will provide a meaningful and approachable connection between Hogans Gully and McDonnell Roads, while retaining future resort visitors' and residents' privacy.

8. Vehicular Access

Two new accesses are proposed: one is dedicated a service access to provide direct access to the Service Activity Area (S1), and the other is to provide convenient access from Hogans Gully Road to a number of the proposed new homesites.

These new accesses are identified in Appendix 2. More specifically:

1. **New Service Access:** this is proposed to be located approximately 70m north of the existing main entry to the resort from McDonnell Road. This new access would enable a separate access for construction vehicles during development of the resort, and for delivery, maintenance and staff vehicles during operation of the resort. The proposed service access would connect directly to the Service Activity Area, providing a convenient access for the above activities, leaving the main (existing) entry available for use by visitors and residents. Experience has shown us that it is ideal to separate these user groups and that to do so, enhances the overall resort experience.
2. **Hogan Gully Access :** this proposed new access utilises an existing farm access and would provide an access point from Hogans Gully Road to proposed new Homesites 9 – 14 (although HS 13 and 14 also could be readily accessed from the existing formed access to the southwest on Hogans Gully Road). The proposed access would wind its way up from Hogans Gully Road

into a gully onto a flattish terrace, which it traverses to access the Homesites. The access road, including any required earthworks, will be integrated into this part of the site and the landscape through the proposed revegetation planting. The new access road will connect into the wider internal resort roding network, providing visitors and residents access to the central resort facilities.

In addition to the above, the existing access from McDonnell Road through the site to the Activity Areas and central resort facilities is proposed to be realigned in the vicinity of A4 to account for and accommodate the proposed reconfiguration of this Activity Area.

Access to proposed Homesites 6 – 8 will be provided from McDonnell Road, via an extension of the access shown on the existing Structure Plan to HS5.

9. Helicopter Landing Area

Helicopters are currently permitted with Activity Area C (Clubhouse). It is proposed to be repositioned to a new location adjoining this activity area and located in an adjacent low saddle landform, between the 14th and 18th fairways and given its own activity area designation of 'H'. We felt this location was less intrusive. The repositioning also enables development of visitor commendation (the Clubhouse Suites) within Activity Area C.

10. Summary

In summary, all the adjustments to the existing Structure Plan are minor, with the exception of Activity Area A1 which is proposed to be relocated to facilitate the golf course rerouting, and the addition of ten new homesites due to the intended disestablishment of The Farm golf course.

Due to proposed controls on site coverage, the proposed adjustments to the existing Structure Plan enable only an additional 0.2ha (2000m²) of developable area, as compared with the existing structure Plan.

The maximum development units remains at 150, including the additional ten new Homesites.

I was brought into the project as master planner and lead landscape architect. After reviewing the Structure Plan and working with the golf course architects we have made some adjustments to the spatial planning. The process of refining the Structure Plan has been an iterative one, key to which has been retaining a predominance of open space and locating development where it can be absorbed into the receiving landscape. In my opinion the proposed revisions provide for a resort development of the highest quality.

Appendices

Appendix 1	Site Plan - Golf Overlay
Appendix 2	Site Plan - Structure Plan Overlay
Appendix 3	Structure Plan and Detail Sheets
Appendix 4	Homesites - Site Plan
Appendix 5	Sports Courts and Gardens - Site Plan
Appendix 6	Sports Courts and Gardens - 3D view

Appendix 1

KEY

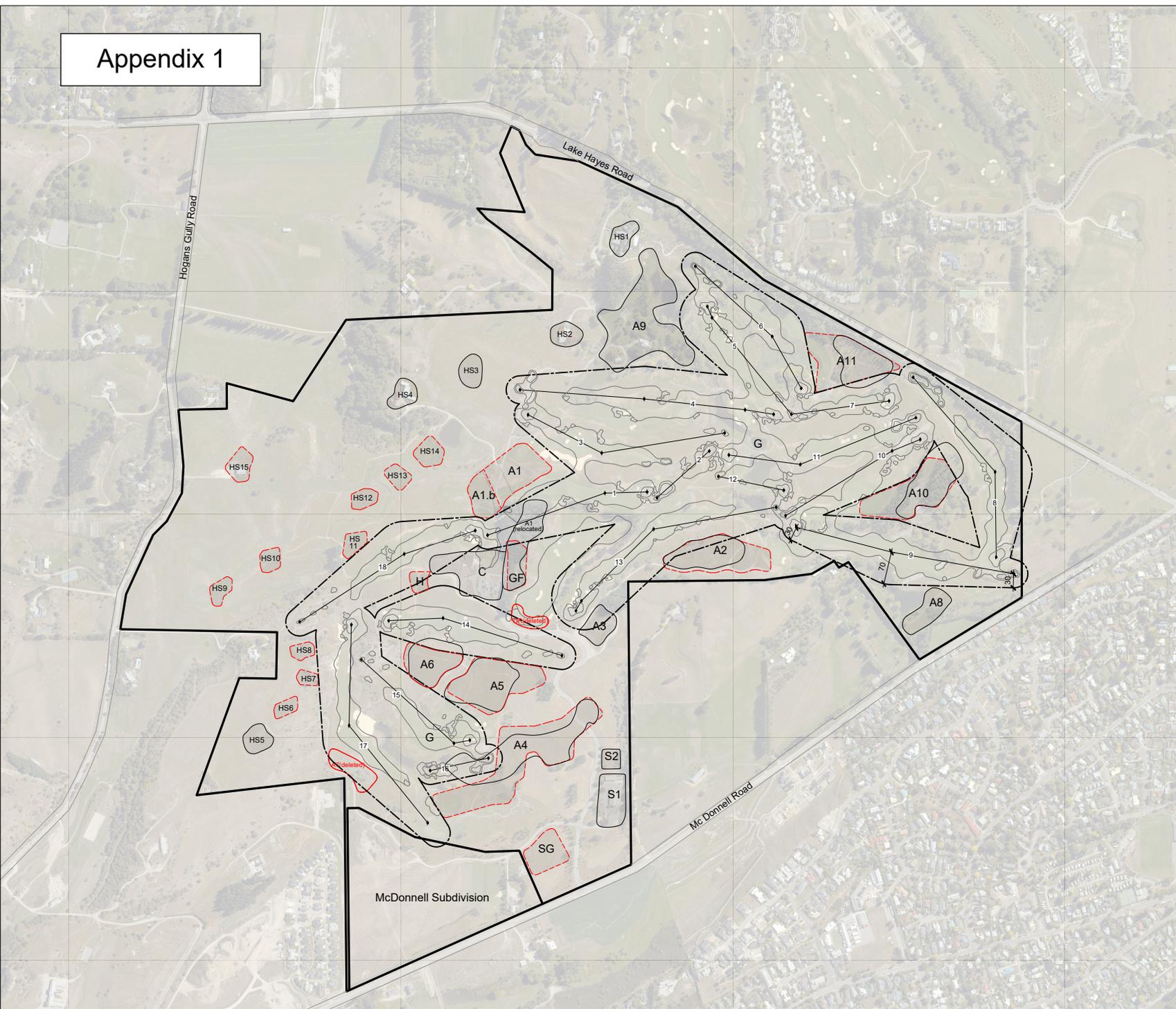
- G Golf course, open space and farming
- C Clubhouse
- A Visitor Accommodation / Residential
- HS Homesite (3000m² max.)
- S Resort Service & Staff Accommodation
- DR Driving Range
- GF Golf Training Facility
- SG Sports Garden
- H Helicopter Landing Area

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

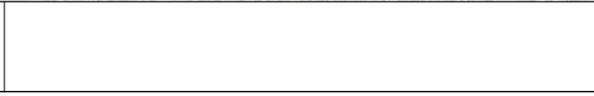
- Activity Areas
- Current Activity Areas

OVERLAYS

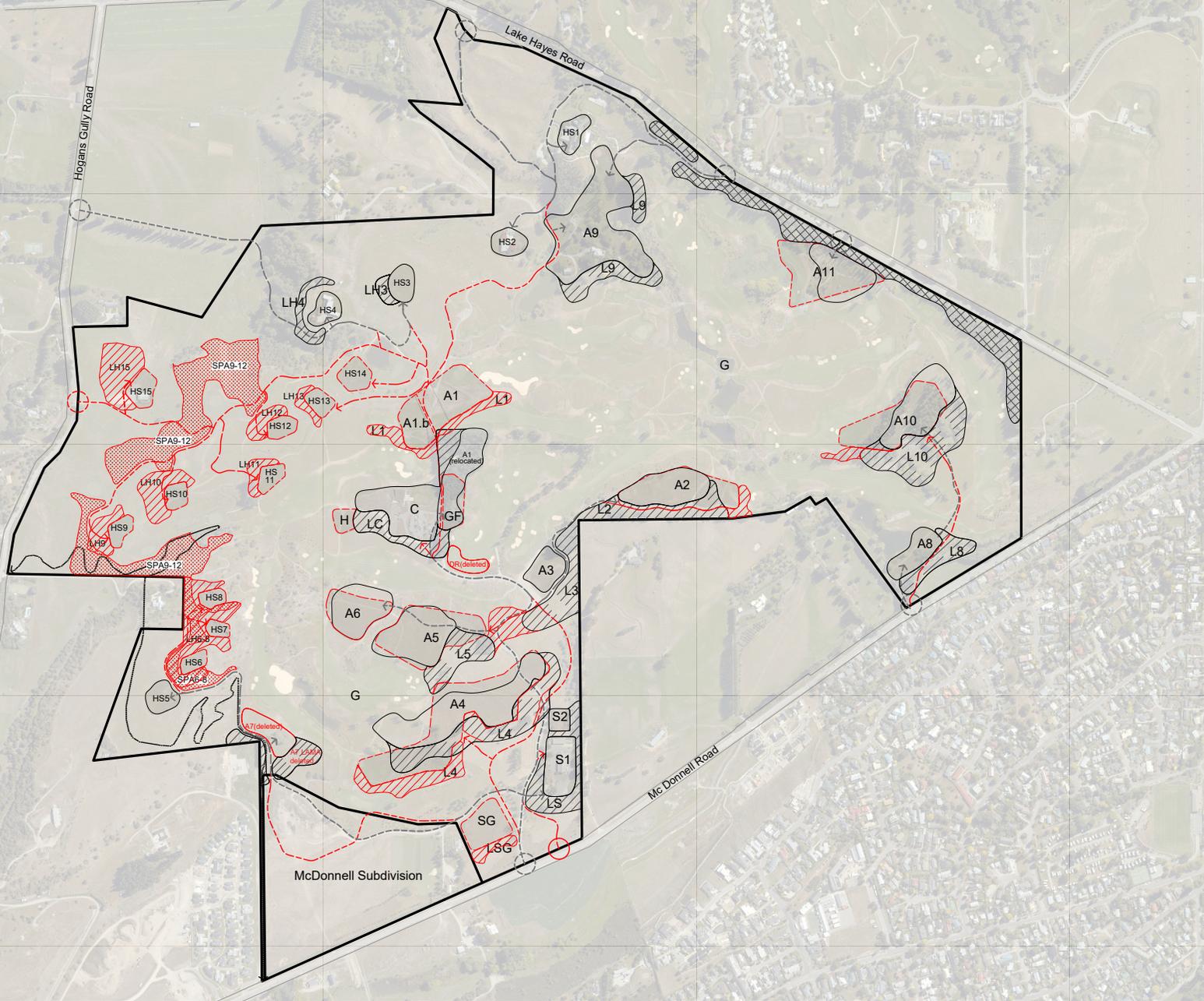
- Golf safety buffer



REV	DATE	DESCRIPTION
-	09.10.24	INFORMATION



Appendix 2



KEY

- G Golf course, open space and farming
- C Clubhouse
- A Visitor Accommodation / Residential
- HS Homesite (3000m² max.)
- S Resort Service & Staff Accommodation
- DR Driving Range
- GF Golf Training Facility
- SG Sports Garden
- H Helicopter Landing Area

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

- Current Activity Areas
- Proposed Activity Areas
- Current Road Access
- Proposed Road Access
- Current Access Points
- Proposed Access Points
- Walking / Bike Trail (Location Indicative)

OVERLAYS

- Current Landscape Amenity Management Area (LAMA)
- Current Existing Vegetation to be retained for Landscape Amenity Management
- Proposed Landscape Amenity Management Area (LAMA) - max. 2m high
- Revegetation Framework



Appendix 3

KEY

- G Golf course, open space and farming
- C Clubhouse
- A Visitor Accommodation / Residential
- HS Homesite (3000m² max.)
- S Resort Service & Staff Accommodation
- DR Driving Range
- GF Golf Training Facility
- SG Sports Garden
- 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

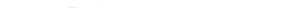
-  Landscape Amenity Management Area (LAMA)
-  Existing Vegetation to be retained for Landscape Amenity Management
-  Structural Planting Area (SPA)



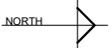
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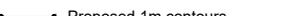


- KEY**
-  Existing contours
 -  Proposed 1m contours
 -  Existing trees (March 2021)
 -  Proposed LAMA mitigation trees (2.5m high at time at planting)
 -  Structural Planting Area (SPA)

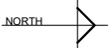
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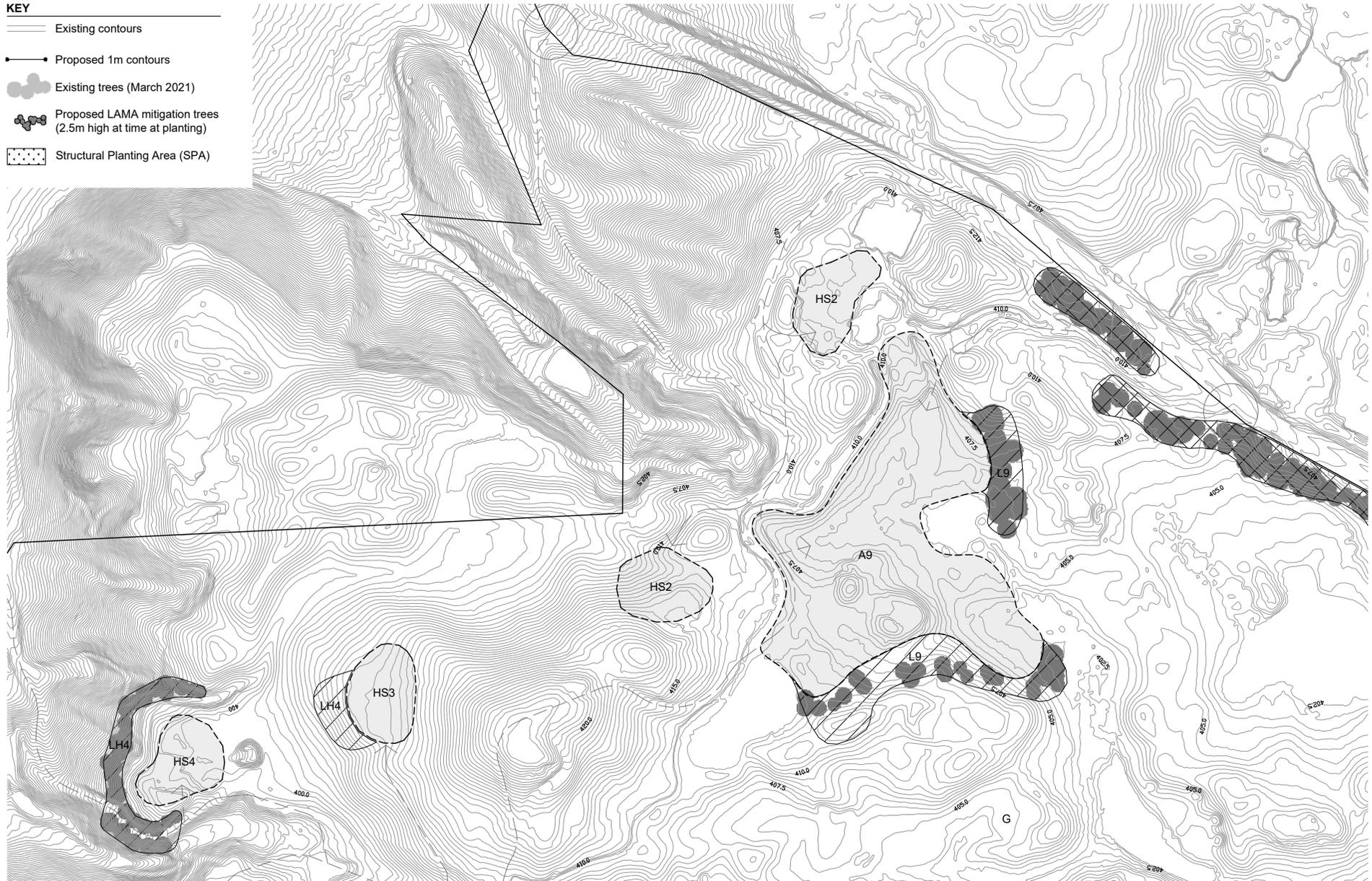
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SCALE 1:4000 @ A4 9th October 2024
 0 25m 50m 75m 100m 125m 150m



KEY

- Existing contours
- Proposed 1m contours
- Existing trees (March 2021)
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- Structural Planting Area (SPA)

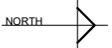


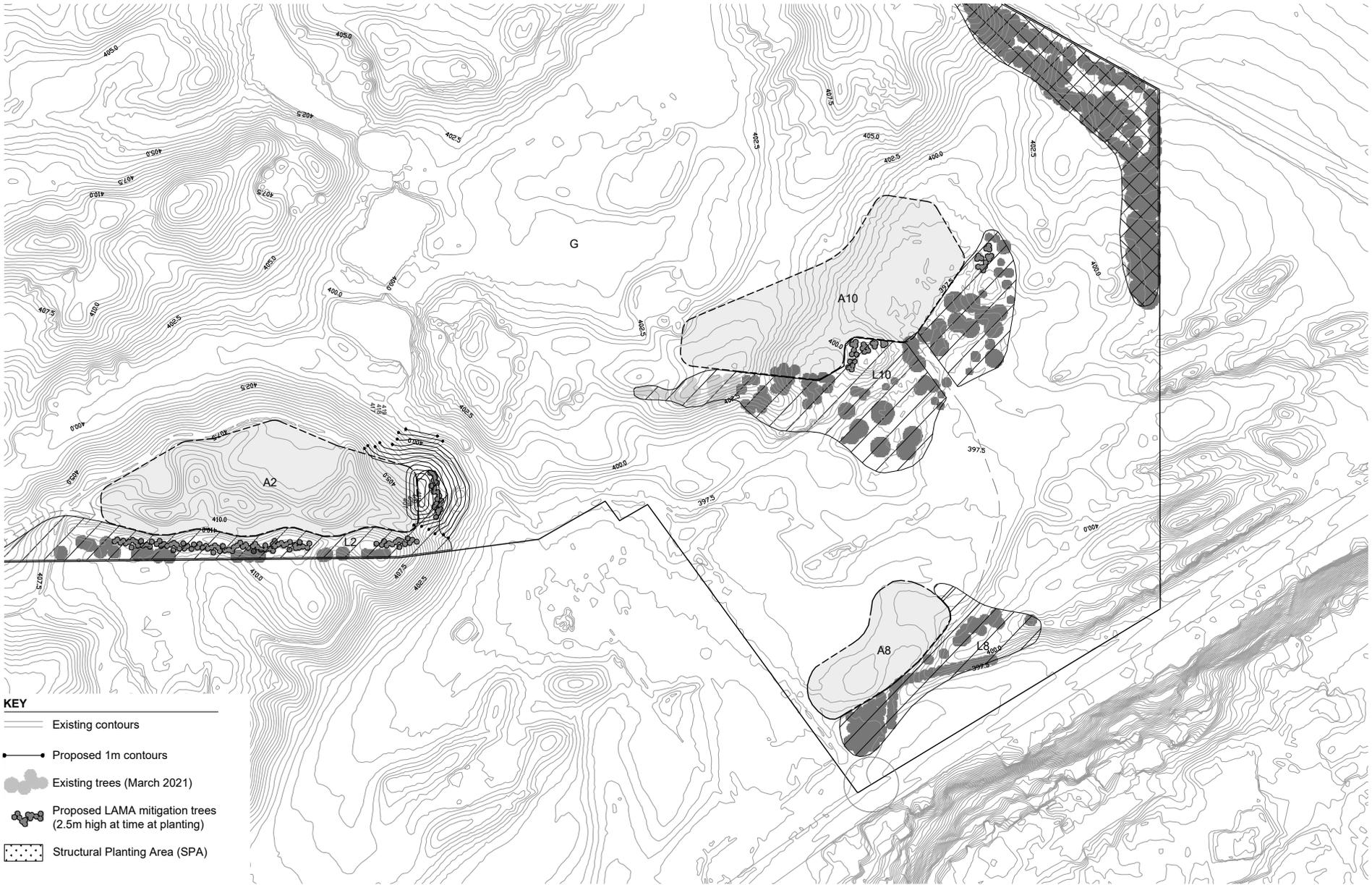
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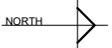
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- KEY**
- Existing contours
 - Proposed 1m contours
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 - Proposed LAMA mitigation trees (2.5m high at time at planting)
 - ▨ Structural Planting Area (SPA)

SCALE 1:4000 @ A4 9th October 2024
 0 25m 50m 75m 100m 125m 150m



Appendix 4



Key

- - - Boundaries
- (A) Proposed new entry road - 5.5m wide
- (B) Homesite Areas
- (C) Driveways - Indicative only
- (D) Proposed additions to Trail Trust network - 5m wide easement
- (E) Revegetation - grey shrubland
- (F) Grassland / farmed

Lot Schedule

Lot	Building platform area	
HS3	3000m2	APPROVED
HS5	3000m2	
HS6	1500m2	
HS7	1250m2	
HS8	1500m2	
HS9	2000m2	
HS10	2000m2	
HS11	2000m2	
HS12	2000m2	
HS13	2000m2	
HS14	3000m2	
HS15	3000m2	
Balance land	TBC	
Road Reserve	TBC	
Farm Land	TBC	
Revegetation	TBC	

Location Plan



THE HILLS

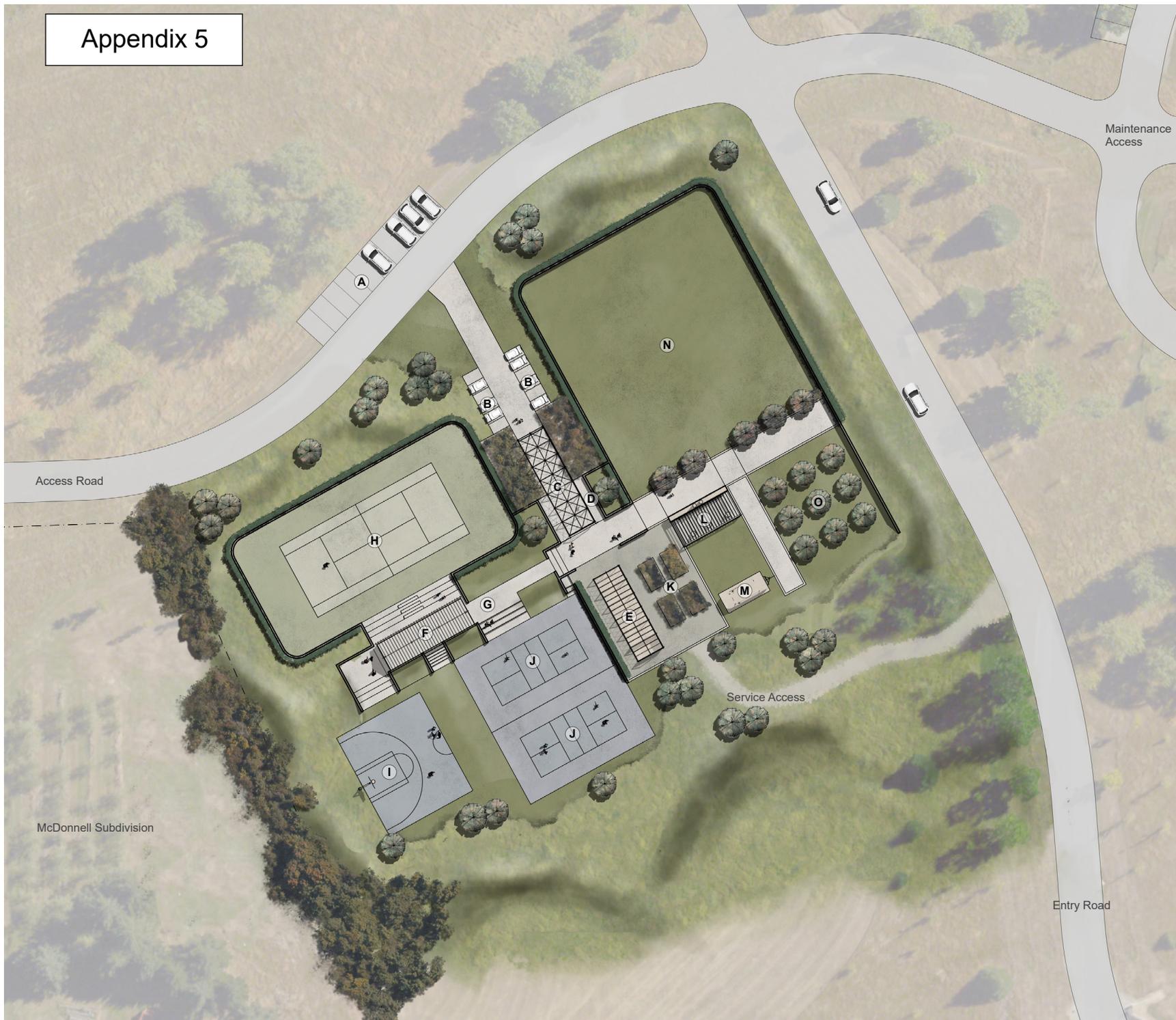
HOME SITES - SITE PLAN
Conceptual - Artists Impression



scale: 1:2500 @ A1 1:5000 @ A3
date: 10 October 2024
rev: -



Appendix 5



Key

- (A) Car Parking - 10
- (B) Cart Parking - 12
- (C) Arrival Pergola
- (D) Bike Stand
- (E) Glass House
- (F) Pavilion Building
- (G) Terraced Patio
- (H) Tennis Court
- (I) Half Court Basketball
- (J) Pickle Ball
- (K) Production Garden
- (L) Fire Place and Patio
- (M) Food Truck
- (N) Events Lawn
- (O) Orchard

Location Plan



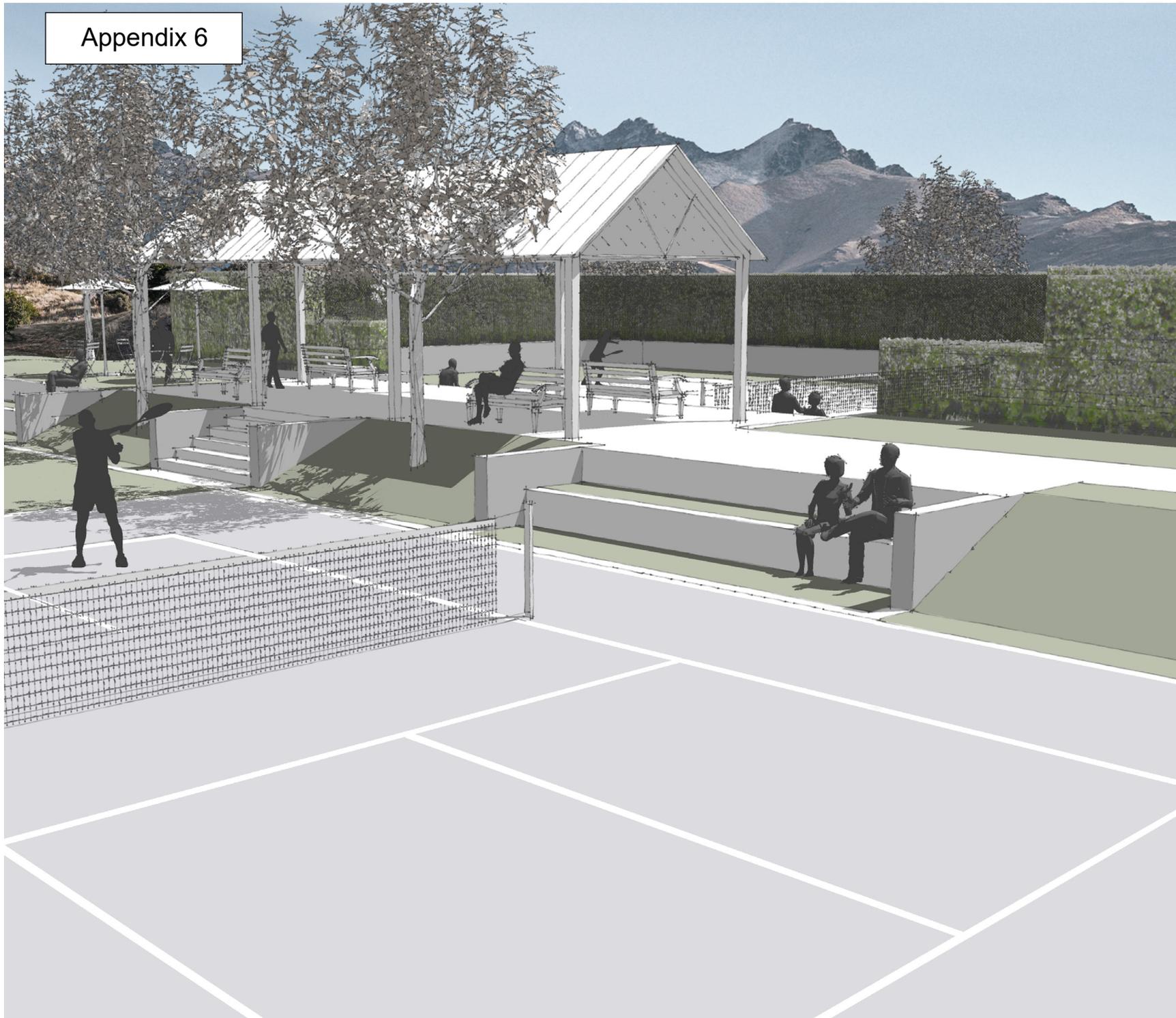
THE HILLS

SPORTS COURTS & GARDENS
 SITE PLAN **Concept Only**

scale: 1:250 @ A1 1:500 @ A3
 date: 18 July 2024
 rev: -



Appendix 6



Key

- (A)** Car Parking - 10
- (B)** Cart Parking - 12
- (C)** Arrival Pergola
- (D)** Bike Stand
- (E)** Glass House
- (F)** Pavilion Building
- (G)** Terraced Patio
- (H)** Tennis Court
- (I)** Half Court Basketball
- (J)** Pickle Ball
- (K)** Production Garden
- (L)** Fire Place and Patio
- (M)** Food Truck
- (N)** Events Lawn
- (O)** Orchard

Location Plan



THE HILLS

SPORTS COURTS & GARDENS
3D VIEW **Concept Only**



scale: NTS
date: 18 July 2024
rev: -