

## 48 Hogans Gully Resort Zone

### 48.1 Resort Zone Purpose

**48.1.1** The purpose of the Zone is to enable high quality golf course resort and on-site visitor facilities that are subservient to the surrounding landscape and rural context. The Zone enables the development and ongoing operation of a golf course with a clubhouse, driving range, maintenance facilities, and associated commercial activities, along with visitor accommodation and limited residential activities, to complement the resort amenities.

Development anticipated by the Zone will be absorbed into the landscape by locating built development within the upper terraces of the Zone where it is not visible from the adjacent surrounding roads (State Highway 6, McDonnell Road and Hogans Gully Road). Large open space and landscape protection areas adjacent to the surrounding roads will be maintained to protect open character and visual amenity values. Design and landscaping controls will blend built development into the surroundings, and an extensive ecological planting and protection program will enhance the nature conservation values of the Zone and will assist in integrating built form into the landscape when viewed from elevated public locations. The Landscape Amenity Management Areas (LAMA) identified on the Structure Plan are located where additional mitigation is required to avoid or mitigate potential adverse visual and cumulative effects.

The golf course will be a high quality championship-level course that is suitable for national and international tournaments, which can showcase the District and contribute significantly to the economy.

A public walking / cycling trail is enabled and located where it will link with the wider Wakatipu Trails network while not conflicting with golf operations.

The continuation of pastoral farming within the Landscape Protection Activity Area will provide for an open pastoral landscape as viewed from surrounding roads.

### 48.1.2 Activity Areas

The Hogans Gully Resort Zone Structure Plan at Chapter 27.13 sets out the spatial layout of activities within the Zone. The location of activity areas takes into account the topography and ecological features of the Zone, the optimal routing of the golf course and positioning of the golf course facilities, and the potential for visibility of built development when viewed from the surrounding roads and elevated public locations.

The Structure Plan identifies Activity Areas across the Zone that serve different functions and provide for certain activities, as follows:

- a. **Landscape Protection (LP)** – the open, pastoral area adjacent to State Highway 6, McDonnell Road, Hogans Gully Road (Activity Area LP1), and the Bendemeer Zone (Activity Area LP2). The purpose of Activity Area LP1 is to provide for pastoral farming and to retain the open landscape character of the Zone adjacent to the surrounding roads. The purpose of Activity Area LP2 is also to retain open landscape character around the edge of the Zone, and in particular to provide a buffer area between the development areas within the Zone and the Bendemeer

Zone. Built development is restricted in Activity Area LP;

- b. **Pastoral / Golf Course (PG)** – this Activity Area occupies the wider, open, elevated terraces of the Zone and provides for part of the golf course, surrounding pastoral land and the driving range and golf academy;
- c. **Ecology / Golf (EG)** – located within the narrower, enclosed and incised gully and rocky outcrop areas within the Zone’s upper terraces, and this Activity Area provides for part of the golf course and expansive areas for ecological protection and enhancement;
- d. **Club House (C)** – located centrally within the Zone and adjacent to and overlooking the 18<sup>th</sup> fairway and green. It provides for a range of commercial activities associated with the golf course and resort operations, including resort reception, golf services, visitor accommodation, restaurant and bar and administration;
- e. **Maintenance / Service (M)** – located in the southern part of the Zone and provides for golf course maintenance, equipment and materials storage, and staff facilities, and to support the ongoing operation and maintenance of the resort. Topography (including required new earth mounding) and vegetation will ensure that structures and activities within this Activity Area will not be visible when viewed from State Highway 6;
- f. **Homestead (HS)** – located centrally within the site, this Activity Area contains the existing homestead, accessory buildings, site landscaping and access. It provides for alterations and additions to the existing building, and for a limited number of additional accessory buildings;
- g. **Driving Range (DR)** – located in the northeast of the Zone adjacent to the main entrance from McDonnell Road, to contain buildings for a driving range and golf academy, and associated carparking and access. Topography (including required new earth mounding) and vegetation will ensure that structures and activities within this Activity Area will not be visible when viewed from McDonnell Road;
- h. **Visitor Accommodation (VA)** – located centrally, adjacent to the Club House and the 18<sup>th</sup> hole, to provide for visitor accommodation units;
- i. **Visitor Accommodation / Residential (VAR1 to VAR9)** – located in pockets within the upper terraces of the Zone where built development can be absorbed into the landscape and the rural context, to provide for visitor accommodation and residential activities as part of the Resort development. Specific numbers of units are enabled in each of these Activity Areas, based on their absorption capability within the landscape. A total of 60 visitor accommodation / residential units are enabled within Activity Areas VAR1 – VAR9. Topography (including required new earth mounding) and vegetation will ensure that structures and activities within these Activity Areas will not be visible when viewed from surrounding roads.

The Structure Plan also identifies the vehicle access ways into and through the Zone, the public walking / cycling trail, and the LAMA.

**48.1.1 Staging of the development**

The development within the Zone will be staged to ensure it principally provides for visitor industry activities. The maintenance facilities in Activity Area M (along with required landscape mitigation works), the golf course and associated infrastructure (Activity Areas PG and EG), club house (Activity Area C), driving range (Activity Areas PG and DR) and visitor accommodation activities (Activity Area VA) will be established prior to any built development within Activity Areas VAR1 – VAR9.

**48.1.2 Landscape values of the Hogans Gully Resort Zone**

The Zone contains the following distinct character areas:

- a. The northern and central elevated part of the Zone comprises multiple ridge and steep gully systems, schist outcrops and plateau, with rolling, hummocky landform in the western area;
- b. The southern and eastern parts of the Zone comprise lower linear terraces of river alluvium, separated from the elevated moraine by steep escarpments;

The landscape attributes of the Zone include the following:

- c. Distinctive and dramatic ridge, knoll and gully systems formed by glacial erosion;
- d. Natural wetlands in the gullies;
- e. The Arrow irrigation race traversing the Zone;
- f. Open pastoral land adjoining the surrounding roads (State Highway 6, McDonnell Road and Hogans Gully Road), allowing views to Morven Hill, the Crown Terrace escarpment and the moraine 'foothill' landscape of the Zone;
- g. Vegetation patterns characterised by pastoral grassland, with some areas of exotic conifer forest and patches of willow and birch. The northern and central gully formations contain indigenous grey shrubland, mostly of matagouri, with some wetland and riparian vegetation;
- h. A moderate level of naturalness, where development remains subservient to more natural landscape elements and patterns;
- i. High visibility of the lower linear terraces from the surrounding roads, providing an impression of a low key and spacious rural entrance to the Wakatipu Basin;
- j. High visibility of the whole Zone from the zig-zag of the Crown Range Road and parts of Tobins Track, as part of panoramic views across the Wakatipu Basin. From the elevated parts of Arrowtown visibility is limited and distant.

The Zone has the following landscape values:

- k. High biophysical values, as result of the distinctive ice-eroded ridge, knoll and gully landforms and the associated indigenous grey shrubland and wetland vegetation;

- l. High expressiveness and legibility values as a consequence of the legible ice-scoured and alluvial landforms;
- m. High aesthetic values as a result of the scenic quality of the rural landscape and the memorability of parts of the Zone, particularly the open pastoral terraces, the schist escarpments adjacent to the terraces and the hummocky elevated moraine 'foothills';
- n. Moderate naturalness values, as a result of the predominance of natural elements and open space over built development and man-made structures;
- o. Moderate associative values as a result of the attractive rural character of the area and its importance in significant views along State Highway 6 and the Crown Range Road.

The undulating, hummocky topography and the anticipated indigenous vegetation protection and enhancement, in combination with other landscape mitigation, means that the Zone has capacity to absorb well-sited, carefully designed development that is generally not visible from surrounding roads within the Wakatipu Basin floor and is integrated with the landform and planting strategies described in Section 48.1.

#### **48.1.3 Landscape Amenity Management Areas**

LAMAs are identified on the Structure Plan and all have a relationship to a specific Activity Area (Activity Areas M, DR, C, VAR2, VAR5, and VAR8). 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 resort 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 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. 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 48.10 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.

## 48.2 Objectives and policies

**48.1.4 Objective - A golf course resort that provides on-site visitor facilities and amenities, and limited residential activities, all located and designed to integrate with the rural landscape character and amenity values of the Zone and wider surroundings, and where nature conservation values are maintained and enhanced through significant native regeneration.**

### Policies

#### Structure Plan and Resort Development

- 48.2.1.1 Enable the development, operation, use and maintenance of the golf course as the primary on-site visitor activity within the Zone.
- 48.2.1.2 Require development to be in accordance with a Structure Plan to ensure development appropriately integrates with and does not adversely affect the landscape, recreational, and ecological values and opportunities of the Zone and the wider Basin.
- 48.2.1.3 Development that is not located in accordance with the Structure Plan, where it will give rise to adverse effects on landscape character and amenity values, is avoided.
- 48.2.1.4 Require that development is staged to ensure that the visitor industry facilities, including the golf course and related facilities (maintenance facilities, clubhouse and driving range), and visitor accommodation facilities in Activity Area VA, are established prior to further built development.

#### Activities

- 48.2.1.5 Provide for Visitor Accommodation in Activity Areas C, VA and VAR1 – VAR9, while avoiding residential activities in Activity Areas C and VA and providing for limited residential activity within VAR1 – VAR9, to ensure that the Zone principally provides for temporary visitor accommodation.
- 48.2.1.6 Provide for a limited number of Residential Units across the Zone, in order to maintain a low average density of residential development.
- 48.2.1.7 Provide for resort and golf-related administration, visitor accommodation and facilities (including restaurant, café, bar, lounge, and limited retail) in Activity Area C; restaurant, bar, café and lounge facilities in Activity Area VA; and for driving range and educational (golf academy) activities in Activity Area DR.
- 48.2.1.8 Provide for limited ancillary buildings for golf and resort purposes, farming and resort infrastructure that avoids or mitigates adverse effects on landscape and amenity values.
- 48.2.1.9 Provide for the take-off and landing of helicopters while ensuring that adverse effects on neighbours' amenities are avoided or mitigated by flight paths and flight numbers.

- 48.2.1.10 Provide for a public walkway and cycleway as part of the wider Wakatipu Trails network.
- 48.2.1.11 Avoid any commercial and industrial activities that are not integral to the operation of the Resort.

#### Ecology, Landscape and Amenity

- 48.2.1.12 Protect and enhance ecological values through an extensive ecological management and enhancement programme, including indigenous vegetation protection, restoration and enhancement, and other protection measures including plant and animal pest management and ongoing management and monitoring, to ensure that:
- a. indigenous habitats are viable and can support a variety of indigenous fauna reestablished within the Zone; and
  - b. planting areas contribute to blending built development into the local and wider landscape.
- 48.2.1.13 Ensure that the enhancement planting is appropriately staged, in accordance with the staging required in the Ecological Planting and Staging Plan at 48.12 and in Chapter 27.7.25 to correspond with stages of development of the Resort.
- 48.2.1.14 Require landscaping within individual lots to integrate with the enhancement planting in the Zone and to ensure that buildings blend into the landscape.
- 48.2.1.15 Maintain landscape values in those parts of the Zone adjacent to the surrounding roads (Activity Area LP1) and visible from nearby properties (LP2), including by retaining open space and farming, and by restricting built development.
- 48.2.1.16 Require the establishment of LAMAs in accordance with the Structure Plan in Section 48.8 to ensure that the potential adverse effects of built form on landscape and visual amenity values are avoided or mitigated.

#### Buildings and access

- 48.2.1.17 Control building height, roof form, building coverage, external materials and colours, and glare in order to:
- a. Avoid or mitigate adverse visual effects of built form on landscape values when viewed from within and beyond the Zone; and
  - b. Ensure that built development is subservient to the landscape within the context of the Zone and wider rural environment.
- 48.2.1.18 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.

#### Resort Infrastructure

- 48.2.1.19 Require that development within the Zone is connected to a reticulated wastewater treatment and disposal system, where available.
- 48.2.1.20 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.

- 48.2.1.21 Ensure a comprehensive approach to on-site stormwater management that is designed to provide sufficient capacity for anticipated development within the Zone.

### 48.3 Other Provisions and Rules

#### 48.1.5 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. Wāhi Tūpuna	District Plan web mapping application

#### 48.3.1 Interpreting and Applying the Rules

- 48.3.2.1 A permitted activity must comply with all rules listed in the Activity and Standards tables, and any relevant district wide rules.

- 48.3.2.2 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.

- 48.3.2.3 The following abbreviations are used within this chapter:

P	Permitted	C	Controlled
RD	Restricted Discretionary	D	Discretionary
NC	Non Complying	PR	Prohibited

## 48.4 Rules – Activities

	<b>Activities – Hogans Gully Resort Zone</b>	<b>Activity Status</b>
	<b>Structure Plan</b>	
48.4.1	Landscaping, amenity planting, conservation planting, including clearance of any exotic vegetation	P
48.4.2	<p>Primary Road Access, and the indicative walkway/cycleway, as shown on the Structure Plan (+/- 30m).</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> <li>a. Entrance design (including lighting);</li> <li>b. Materials and colour;</li> <li>c. Edge and berm treatment (including footpaths (if required) and any lighting);</li> <li>d. Stormwater management;</li> <li>e. Location and alignment.</li> </ol>	C
	<b>Landscape Amenity Management Areas (LAMA)</b>	
48.4.3	<p>The establishment of any LAMA identified on the Structure Plan, associated with buildings in Activity Areas M, DR, C, VAR2, VAR5, and VAR8.</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</li> </ol>	C

	<p>earthworks:</p> <ul 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> </ul> <p>c. The mechanisms (including registration of legal instruments, as appropriate) to ensure that:</p> <ul style="list-style-type: none"> <li>i. any LAMA will be 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. there are ongoing monitoring requirements.</li> </ul> <p><b>Information requirements</b></p> <p>Where LAMA is proposed, the application must be accompanied by a LAMA strategy prepared by a suitably qualified and experienced person. The LAMA strategy shall include the following information:</p> <ul style="list-style-type: none"> <li>a. A description of the LAMA proposed relative to the subject Activity Area, including any new vegetation, existing vegetation to be retained, earthworks (including mounding and shaping), and/or other measures.</li> </ul> <p>If the LAMA proposed departs from the indicative LAMA plans at Part 48.10, an assessment which explains the rationale for any departures and which demonstrates that the LAMA proposed will result in an effective approach to the mitigation and integration of built form, and contribute to coherence and amenity within the Zone.</p>	
	<b>Buildings</b>	
48.4.4	<p>Buildings in Activity Areas LP1, PG, EG, limited to buildings for resort infrastructure, and accessory buildings for golf and farming purposes</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> <li>a. External materials and colours</li> <li>b. Location with respect to effects when viewed from State Highway 6, McDonnell Road or Hogans Gully Road.</li> </ul>	C
48.4.5	<p>Buildings in Activity Areas VAR1 – VAR9, C, M, DR and VA and where in the case of any buildings within any of Activity Areas M, DR, C, VAR2, VAR5, and VAR8 the relevant LAMA in proximity to the Activity Area has been established in accordance with a resource consent granted under Rule 48.4.3.</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> <li>a. Infrastructure (including the approach to stormwater and</li> </ul>	C

	<p>wastewater management)</p> <p>b. Access, including design and finished surface treatment of access and walkways</p> <p>c. Effects on landscape character</p> <p>d. Consistency with the Landscaping and Site Treatment Details at Part 48.7.</p> <p>Where buildings are proposed in Activity Areas M, DR, C, VAR2, VAR5, and VAR8, in addition to a – c above control is reserved to:</p> <p>e. 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</p> <p>d. Whether additional LAMA is required in order to provide adequate mitigation. If additional LAMA is required, the matters of control in Rule 48.4.3 will apply.</p> <p>Note: Future applications for buildings in Activity Areas M, DR, C, VAR2, VAR5 and VAR8 may rely on the LAMA that has been established as part of any prior application under either this rule, Rule 48.4.3, or a subdivision consent pursuant to Rule 27.7.25.</p>	
48.4.6	Buildings within any of Activity Areas M, DR, VAR2 and C where the relevant LAMA in proximity to the Activity Area has not been established in accordance with Rule 48.4.3	NC
48.4.7	Alterations and additions to the homestead in Activity Area HS. Control is reserved to: <ul style="list-style-type: none"> <li>a. Effects on landscape character associated with the bulk and external appearance of buildings</li> <li>b. Landform modification, exterior lighting, access, infrastructure</li> <li>c. Landscaping and planting (if required for mitigation of any potential effects of the building on landscape character)</li> </ul>	C
48.4.8	Buildings in Activity Area LP2, and any buildings in Activity Areas LP1, PG, EG, not otherwise provided for.	NC
	<b>Visitor Accommodation</b>	
48.4.9	Visitor Accommodation in Activity Areas C, VA, and VAR1 – VAR9	P
48.4.10	Visitor Accommodation in Activity Areas M, LP, PG and EG	NC
	<b>Residential Activity</b>	
48.4.11	Residential activities, Residential Visitor Accommodation and Homestays in Activity Areas VAR1 – VAR9 and HS	P
48.4.12	Residential activities in Activity Areas C, VA, M, DR, LP, PG and EG	NC
	<b>Commercial, Community and Recreational Activities</b>	

48.4.13	Operation, use and maintenance of golf courses, buggy / golf cart tracks, informal walkways and accessways, and related recreational and ancillary commercial activities, commercial golf instruction, irrigation plant and reticulation	P
48.4.14	Golf course construction Control is reserved to: <ul style="list-style-type: none"> <li>a. Erosion and sediment management.</li> <li>b. Effects on landforms within the golf course construction area.</li> <li>c. Location and sequencing of golf course development relative to any buildings or LAMA areas required for future mitigation.</li> </ul>	C
48.4.15	Educational activities, limited to the Resort golf academy in Activity Area DR	P
48.4.16	Recreation, Recreational Activities, and Informal Recreation Activities	P
48.4.17	Commercial Recreation Activities other than those activities related to golf	D
48.4.18	Offices and administration activities directly associated with the management and development of the Resort or ancillary to other permitted or approved activities located within Activity Areas C, DR and M	P
48.4.19	Bars, cafés, restaurants, golf-related ancillary retail, conference facilities, and indoor and outdoor entertainment in Activity Areas C and VA	P
48.4.20	Commercial and Community Activities not otherwise provided for	NC
	<b>Rural Activities</b>	
48.4.21	Farming and domestic livestock activities	P
48.4.22	Mining	NC
48.4.23	Forestry Activities, except for Plantation Forestry where the National Environmental Standard for Plantation Forestry prevails	PR
48.4.24	Factory Farming	PR
	<b>Service Activities and Industrial Activities</b>	
48.4.25	Indoor and outdoor storage and use of golf course construction and maintenance equipment and materials, service and industrial activities related to the golf course construction and maintenance within the Zone, including related staff facilities and amenities in Activity Area M	P
48.4.26	Service Activities and Industrial Activities, except for: <ul style="list-style-type: none"> <li>a. activities directly related to other approved or permitted activities within the Zone;</li> <li>b. located within the Activity Area M</li> </ul>	NC

48.4.27	Panelbeating, spray painting, motor vehicle repair or dismantling except for activities directly related to other approved or permitted activities within the Zone and located within Activity Area M	PR
48.4.28	Fibreglassing, sheet metal work, bottle or scrap storage, motorbody building or wrecking, fish or meat processing (excluding that which is ancillary to a retail premises such as a butcher, or fishmonger), or any activity requiring an Offensive Trade Licence under the Health Act 1956	PR
	<b>Other Activities</b>	
48.4.29	Informal airports in all Activity Areas limited to helicopters for emergency landings, rescues, fire-fighting and activities ancillary to farming	P
48.4.30	Informal airports limited to helicopters within Activity Area C Discretion is restricted to: <ul style="list-style-type: none"> <li>a. The number of trips;</li> <li>b. Noise effects on properties outside the Zone;</li> <li>c. The flight path to and from the landing location.</li> </ul>	RD
48.4.31	Access to Activity Area HS from McDonnell Road for activities other than those provided for in Activity Area HS	NC
48.4.32	The construction of any Visitor Accommodation / Residential Unit in Activity Areas VAR1 – VAR9 prior to issue of the certificate of title for the lot the Visitor Accommodation / Residential Unit is to be constructed on	NC
48.4.33	Any other activity not provided for by any rule	NC

## 48.5 Rules – Standards

	Standards – Hogans Gully Resort Zone	Non-compliance status				
	<b>Structure Plan and sequencing of development</b>					
48.5.1	Development shall be located in accordance with the Structure Plan	NC				
48.5.2	The golf course and built development within the Zone shall be sequenced as follows: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Stage</th> <th>Works</th> </tr> </thead> <tbody> <tr> <td>Stage 1</td> <td> <ul style="list-style-type: none"> <li>• Establishment of the maintenance facilities in Activity Area M (including associated landscape mitigation) and access roading and resort infrastructure;</li> <li>• Construction of the golf course in</li> </ul> </td> </tr> </tbody> </table>	Stage	Works	Stage 1	<ul style="list-style-type: none"> <li>• Establishment of the maintenance facilities in Activity Area M (including associated landscape mitigation) and access roading and resort infrastructure;</li> <li>• Construction of the golf course in</li> </ul>	NC
Stage	Works					
Stage 1	<ul style="list-style-type: none"> <li>• Establishment of the maintenance facilities in Activity Area M (including associated landscape mitigation) and access roading and resort infrastructure;</li> <li>• Construction of the golf course in</li> </ul>					

		<p>Activity Areas PG and EG and the Clubhouse in Activity Area C, and associated golf related infrastructure and roading;</p> <ul style="list-style-type: none"> <li>Construction of the driving range in Activity Area PG and the associated buildings in Activity Area DR, and associated infrastructure and roading.</li> </ul>	
	<b>Stage 2</b>	<ul style="list-style-type: none"> <li>Construction of at least 16 Visitor Accommodation Units in Activity Area VA.</li> </ul>	
	<b>Stage 3</b>	<ul style="list-style-type: none"> <li>Construction of the Visitor Accommodation / Residential Units in Activity Areas VAR1 – VAR9.</li> </ul>	
48.5.3	<p><b>Ecological Protection and Enhancement</b></p> <p>Buildings in Activity Areas VAR1 – VAR9 shall not be occupied prior to:</p> <ol style="list-style-type: none"> <li>completion of the ecological protection and enhancement works identified as A, B, C and R on the <b>Ecological Planting and Staging Plan</b> at Part 48.12</li> <li>completion of the ecological planting required in the relevant individual lot, as detailed in the <b>Landscaping and Site Treatment Details</b> at Part 48.7</li> </ol>		NC
	<b>Buildings</b>		
48.5.4	<p><b>Building Siting</b></p> <p>All buildings in VAR1 – VAR9 shall be located a minimum of 3 metres from the lot boundary.</p>		NC

48.5.5	<p><b>Glare / Lighting</b></p> <p>a. All exterior lighting shall be down lighting no more than 1m above ground level, except that this rule does not apply to roading at the intersection with McDonnell Road</p> <p>b. Lighting shall not create any light spill onto adjoining properties and shall be directed away from adjacent roads and properties.</p> <p>c. Any building or fence that can be viewed from a public place that is constructed or clad in metal, or material with reflective surfaces shall be painted or otherwise coated with a recessive finish consistent with Rule 48.5.10.</p> <p>d. 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, measured at any point inside the boundary of the adjoining property.</p>	NC
48.5.6	<p><b>Building Height</b> The maximum building height shall be as follows:</p> <p>48.5.6.1 Activity Area C 8m provided that:</p> <p>a. no part of any building protrudes above a height plane of 434 MASL; and</p> <p>b. the eastern elevation shall comprise single storey built form only of maximum height above finished floor level of 429.5 MASL</p> <p>48.5.6.2 Activity Area VA 6.5m</p> <p>48.5.6.3 Activity Area DR 6.5m</p> <p>48.5.6.4 Activity Area M 5.5m</p> <p>48.5.6.5 Activity Area HS 8m</p> <p>48.5.6.6 Activity Areas EG, PG and LP 3.8m</p> <p>48.5.6.7 Activity Areas VAR 1 – VAR 9 3.8m</p> <p>Provided that, in Activity Areas VAR1 – VAR9:</p> <p>a. All visitor accommodation / residential units shall be restricted to single story building forms.</p> <p>Height shall be measured from the top of the floor slab to the highest point of the roof form. Finished floor levels shall be as set out in <b>Schedule 48.9: Finished Floor Levels.</b></p>	NC

48.5.7	<p><b>Roof form in VAR1 – VAR9</b></p> <p>a. All roofs shall be constructed at the minimum slopespecified by the relevant manufacturer but shall not exceed 5 degrees.</p> <p>b. Roof features and light well features may extend 1.2metres above roof forms and shall be no more than 1.2m x 1.2m in plan dimension.</p>	NC										
48.5.8	<p><b>Site coverage – Activity Areas VAR1 – VAR9</b></p> <p>Site coverage on any lot in Activity Areas VAR 1 – VAR 9 shall be:</p> <table border="1" data-bbox="400 640 986 1211"> <thead> <tr> <th data-bbox="400 640 719 757">Coverage by:</th> <th data-bbox="719 640 986 757">Coverage as percentage of lotarea:</th> </tr> </thead> <tbody> <tr> <td data-bbox="400 757 719 813">Buildings</td> <td data-bbox="719 757 986 813">35% maximum</td> </tr> <tr> <td data-bbox="400 813 719 1070">Hardstand / driveway</td> <td data-bbox="719 813 986 1070">25% maximum for lots up to 1000m<sup>2</sup> 20% maximum for lots greater than 1000m<sup>2</sup></td> </tr> <tr> <td data-bbox="400 1070 719 1126">Lawn / garden</td> <td data-bbox="719 1070 986 1126">10% maximum</td> </tr> <tr> <td data-bbox="400 1126 719 1211">Indigenous vegetationplanting</td> <td data-bbox="719 1126 986 1211">30% minimum</td> </tr> </tbody> </table>	Coverage by:	Coverage as percentage of lotarea:	Buildings	35% maximum	Hardstand / driveway	25% maximum for lots up to 1000m <sup>2</sup> 20% maximum for lots greater than 1000m <sup>2</sup>	Lawn / garden	10% maximum	Indigenous vegetationplanting	30% minimum	NC
Coverage by:	Coverage as percentage of lotarea:											
Buildings	35% maximum											
Hardstand / driveway	25% maximum for lots up to 1000m <sup>2</sup> 20% maximum for lots greater than 1000m <sup>2</sup>											
Lawn / garden	10% maximum											
Indigenous vegetationplanting	30% minimum											
48.5.9	<p><b>Building coverage – Activity Areas M, C, DR, HS and VA</b></p> <p>The maximum building coverage for all buildings in Activity Areas M, C, DR and HS shall not exceed the following percentage of the total area of those activity areas:</p> <table data-bbox="371 1395 815 1615"> <tbody> <tr> <td data-bbox="371 1395 719 1435">Activity Area M</td> <td data-bbox="759 1395 815 1435">25%</td> </tr> <tr> <td data-bbox="371 1435 719 1476">Activity Area C</td> <td data-bbox="759 1435 815 1476">35%</td> </tr> <tr> <td data-bbox="371 1476 719 1516">Activity Area DR</td> <td data-bbox="759 1476 815 1516">25%</td> </tr> <tr> <td data-bbox="371 1516 719 1556">Activity Area HS</td> <td data-bbox="759 1516 815 1556">15%</td> </tr> <tr> <td data-bbox="371 1556 719 1597">Activity Area VA</td> <td data-bbox="759 1556 815 1597">25%</td> </tr> </tbody> </table> <p>Provided that in Activity Area VA, the maximum coverage by a single building shall be 150m<sup>2</sup>.</p>	Activity Area M	25%	Activity Area C	35%	Activity Area DR	25%	Activity Area HS	15%	Activity Area VA	25%	NC
Activity Area M	25%											
Activity Area C	35%											
Activity Area DR	25%											
Activity Area HS	15%											
Activity Area VA	25%											

48.5.10	<p><b>External Materials</b></p> <p>External wall cladding shall have a light reflectance value (LRV) of 30% or lower as specified, and shall be restricted to the following materials only:</p> <ol style="list-style-type: none"> <li>a. Timber: burnt larch, charcoal or black stained weathered timber cladding, Western Red Cedar or Alaskan Yellow Cedar with penetrating oil stain in dark recessive colours. All in lieu of painted timber surfaces.</li> <li>b. Stone: Schist.</li> <li>c. Profiled metal: standing seam profile in dark colours, or pre-weathered zinc.</li> <li>d. Joinery suites limited to dark aluminium or steel frames with an LRV less than 25%.</li> <li>e. Concrete: either in situ or precast. Low light reflection coefficient to be achieved through texture or oxide additives.</li> <li>f. Corten or mild steel: as wall cladding panels.</li> </ol> <p>Roof materials shall have a LRV of 20% or lower, and shall be restricted to the following materials only:</p> <ol style="list-style-type: none"> <li>g. Metal: standing seam profile. Factory coated metal or pre-weathered zinc.</li> <li>h. Corten steel: Corten rain-screen over membrane roofing system.</li> <li>i. Membrane flat roof systems with black or grey mineral chip.</li> <li>j. Timber black stained or weathered timber rain-screen over membrane roofing system.</li> <li>k. Green roof: Proprietary roof system with locally sourced plants in keeping with the wider planting scheme and species listed at 48.7.A1(i).</li> <li>l. Paved areas within lots shall be restricted to mid to dark grey natural materials, such as schist paving, asphalt, exposed aggregate, granites, bluestone or similar.</li> </ol>	NC
48.5.11	<p><b>Maximum Total Site Coverage</b></p> <p>The maximum site coverage shall not exceed 5% of the total area of the Zone. For the purposes of this Rule, site coverage includes all buildings, accessory, utility and service buildings but excludes weirs, filming towers, bridges and roads and parking areas and other hard surfacing.</p>	NC

48.5.12	<p><b>Building Design – Activity Areas C and DR</b></p> <p>All buildings shall be in accordance with the architectural plans at Schedule 48.11.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>i. Effects on landscape character.</li> <li>ii. Consistency with effects of the building in Schedule 48.11 in relation to the scale, form, materials and colours.</li> </ul>				
48.5.13	<p><b>Buildings for golf purposes in Activity Areas PG, EG</b></p> <ul style="list-style-type: none"> <li>a. The total number of buildings for golf purposes in Activity Areas PG and EG shall be 2.</li> <li>b. The maximum gross floor area of any building for golf purposes shall be 25m<sup>2</sup>.</li> </ul>	D				
48.5.14	<p><b>Buildings for farming purposes or resort infrastructure (including existing buildings) in Activity Area LP1</b></p> <ul style="list-style-type: none"> <li>a. The total number of buildings in Activity Area LP1 (including existing buildings) shall be 5.</li> <li>b. The maximum gross floor area of any building for the purpose of this rule shall be 50m<sup>2</sup></li> <li>c. No buildings shall be located south of the primary access road to Activity Area M.</li> </ul>	NC				
<b>Visitor Accommodation / Residential Activity</b>						
48.5.15	<p><b>Residential Activity within Visitor Accommodation Units</b></p> <p>Within Visitor Accommodation Units in Activity Areas VAR1 –VAR9, any residential activity shall be limited to not more than 180 nights per year per unit by the owners of the units</p>	NC				
48.5.16	<p><b>Number of Visitor Accommodation units in Activity Area VA</b></p> <p>The minimum number of Visitor Accommodation units in Activity Area VA shall be 16.</p>	NC				
48.5.17	<p><b>Maximum number of Visitor Accommodation / Residential Units in Activity Areas</b></p> <p>The maximum number of Visitor Accommodation / Residential Units per Activity Area in Activity Areas VAR1 –VAR9 and HS shall be as follows:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;">Activity Area</th> <th style="text-align: center;">Maximum number of</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"></td> <td></td> </tr> </tbody> </table>	Activity Area	Maximum number of			NC
Activity Area	Maximum number of					

		Units	
	VAR1	5	
	VAR2	10	
	VAR3	13	
	VAR4	4	
	VAR5	4	
	VAR6	6	
	VAR7	7	
	VAR8	3	
	VAR9	7	
	HS	1	
	Total	60	
	Provided that: <ol style="list-style-type: none"> <li>The combined maximum number of Residential Units in Activity Areas VAR1 – VAR9 shall be 30.</li> <li>The maximum number of Residential Units in Activity Area HS shall be 1.</li> </ol>		
	<b>Site treatment in Activity Areas VAR1 – VAR9</b>		
48.5.18	<b>Indigenous vegetation planting</b> The area of indigenous vegetation planting required by Rule 48.5.8 shall be undertaken in accordance with the Landscaping and Site Treatment Details at Schedule 48.7.A.1 - Landscaping.		D
48.5.19	<b>Boundary Treatment, Access and Parking, Services, Swimming and Spa Pool, and Outdoor Fires</b> Boundary Treatment, Access and Parking, Services, Swimming and Spa Pool, and Outdoor Fires shall be in accordance with the Landscaping and Site Treatment Details at Schedule 48.7.A.2 – A.7.		D
48.5.20	<b>Fencing – Activity Area LP</b> Any fencing must be at the boundary of Activity Area LP or otherwise for containing grazing.		D
	<b>Other Activities</b>		
48.5.21	<b>Retail Sales</b> No goods or services shall be displayed, sold or offered for sale from a site except: <ol style="list-style-type: none"> <li>goods grown, reared or produced on the site;</li> <li>goods and services associated with, and ancillary to the commercial and recreation activities within</li> </ol>		NC

	Activity Areas C, VA and DR.	
48.5.22	<p><b>Nature and Scale of Activities</b></p> <p>Except within Activity Areas C and M, no goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site.</p>	NC

## 48.6 Non-notification of Applications

**48.6.1** Except as provided for by the Act, all applications for controlled activities and restricted discretionary activities will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons, other than any application made under Rule 48.4.30.

## 48.7 Landscaping and Site Treatment Details – Activity Areas VAR1 – VAR9

### A.1 Landscaping

i) Plant species to be used within the required indigenous vegetation planting area on the lot shall be limited to the following only:

- a. *Trees*
  - *Sophora microphylla* (Kowhai)
  - *Nothofagus solandri* var. *cliffortioides* (Mountain beech)
  - *Aristotelia serrata* (Wineberry/makomako)
  - *Aristotelia fruticosa* (Mountain wineberry)
- b. *Native grasses*
  - *Chionochloa rubra* (Red tussock)
  - *Chionochloa rigida* (Snow tussock)
  - *Carex dipsacea* (Sedge)
  - *Anemanthele lessoniana* (Gossamer grass)
  - *Festuca novae zelandiae* (Hard tussock)
  - *Elymus solandri* (Blue wheatgrass)
  - *Poa colensoi* (Blue tussock)
  - *Carex breviculmis* (Grassland sedge)
- c. *Native shrubs*
  - *Brachyglottis greyi* (Daisy bush)
  - *Hebe odora* (Boxwood hebe)
  - *Hebe topiaria* (hebe)
  - *Hebe cupressoides* (Cypress hebe)
  - *Hebe salicifolia* (Koromiko)

- *Griselinia littoralis* (Broadleaf)
  - *Melicactus alpinus* (Porcupine shrub)
  - *Discaria toumatou* (Matagouri)
  - *Coprosma propinqua* (Mingimingi)
  - *Carmichaelia petriei* (Desert/native broom)
- d. *Flaxes*
- *Phormium cookianum* (Mountain flax)
  - *Phormium tenax* (Flax)
- e. *Alpine rock plants*
- *Raoulia species* (Cushion plants)
- f. *Ferns*
- *Pteridium esculentum* (Bracken Fern)
- g. *Other species*
- *Any other indigenous species not included on this list but established in the wider Wakatipu Basin*
- ii) All areas within the lot excluding the building, driveway, turning area and lawn, are to be planted with plants selected from the list A.1.(i) above. All planting to be implemented within the first planting season from completion of construction.
- iii) All planting is to be designed and planted to show species variety, achieving a wild / natural landscape outcome, utilising multiple species from the plant list at A.1.(i) above.
- iv) This is to be achieved by utilising a minimum of 8 species from the planting list in A.1.(i), to achieve visually continuous planting in the surrounding wider landscape and within adjacent visitor accommodation / residential lots. Each of the selected species shall make up a minimum of 12.5% of the species mix aside from the 4 species listed under A.1.(i) a) 'trees' which can make up a minimum of 5% of the total planting.
- v) Lawn and private gardens (such as herb and vegetable gardens) shall be no more than 10% of the lot size.
- vi) No exotic trees or plants are permitted aside from a small herb or vegetable garden (see A.1.(i) above).
- vii) Varieties of plant cultivar or colour are discouraged.
- viii) Plant numbers on slopes must be calculated for the actual surface area to ensure slopes will be sufficiently planted. Exterior service areas are to be appropriately screened with native planting selected from the planting species list and materials referred to under A.1.(i). Exterior service areas include but are not limited to wastewater tanks, gas bottles, washing lines, rubbish and recycling area, air conditioning units, compost facilities, firewood stacks etc.
- ix) Sculptures and garden art shall be discretely located within courtyards or similar, shall not exceed 2 metres in height and of an appropriate recessive colour range and material. Brightly

coloured or reflective garden sculptures are not permitted.

#### **A.2 Boundary Treatment**

- x) There is to be no fencing on external or internal lot boundaries. Where owners wish to undertake fencing for the purpose of containment only, the fence must be located beyond the lot setbacks amongst vegetation and screened from neighbours and wider views by vegetation.
- xi) Where a fence is required for containment, it shall be no higher than 1 metre in height and be constructed in traditional post and wire, or waratah and wire, or post and netting, or waratah and netting. Posts for the purpose of fencing shall be in traditional round tanalised pine only, not exceeding 1 metre in height and left to weather.
- xii) Walls for the purpose of privacy and shelter (around courtyards for example) shall be constructed in the materials specified for architectural wall claddings at Rule 48.5.10, shall not exceed 1.5 metres in height, and shall not be located within the indigenous vegetation planting area required by Rule 48.5.8.
- xiii) Any walls for the purpose of retaining and landscaping shall be in local schist only, horizontally laid.
- xiv) Pool fencing is to comply with any applicable safety standards and and landscape design. Pool fencing must be of dark colours and natural materials.

#### **A.3 Access and Parking**

- xv) All driveway and vehicle courtyards within the lot boundary shall be concrete with an exposed aggregate finish only.
- xvi) Vehicle parking aprons shall be beyond lot setbacks, with driveway access at a maximum of 4 metres across the setback.
- xvii) Garaging for a minimum of two cars shall be provided on each lot.
- xviii) House numbering shall be installed on a single macrocarpa post no higher than 1m, located to the left-hand side of the driveway entrance. This shall be in colours of burnt larch, charcoal, black stained, or natural/ weathered macrocarpa relative to the cladding of the building on the lot.
- xix) Within lots, ornamental gates or entry features such as stone walls, timber walls or timber posts, by way of example, are not allowed.

#### **A.4 Services**

- xx) Power meters, vents or any electronic units attached to the visitor accommodation / residential unit shall be painted to match wall cladding.
- xxi) No air conditioning units, or other units of any kind are permitted to be mounted on roofs. Air conditioning units must be ground mounted for screening requirements).
- xxii) A television satellite dish (Sky or internet by way of example) is optional but must be

located on the roof, in grey colour, and not exceeding 600mm in diameter. Internet services are provided underground to each lot.

- xxiii) All exterior service areas must not be located in the indigenous vegetation planting area required by Rule 48.5.8. Exterior service areas include but are not limited to wastewater tanks, washing lines, rubbish and recycling areas, air conditioning units, compost facilities, firewood stacks, fuel tanks and gas bottles
- xxiv) All site utilities to visitor accommodation / residential unit such as gas supply, electrical supply, stormwater piping, foul sewer, and telecommunications shall be undergrounded.

#### **A.5 Landform**

- xxv) Any mounding shall be located within the lot setbacks and be of natural shape and contour to avoid a 'flat top' and steep sides.
- xxvi) Any mounding is required to blend into existing topography to accentuate the natural landform and add to the rural character of the site.

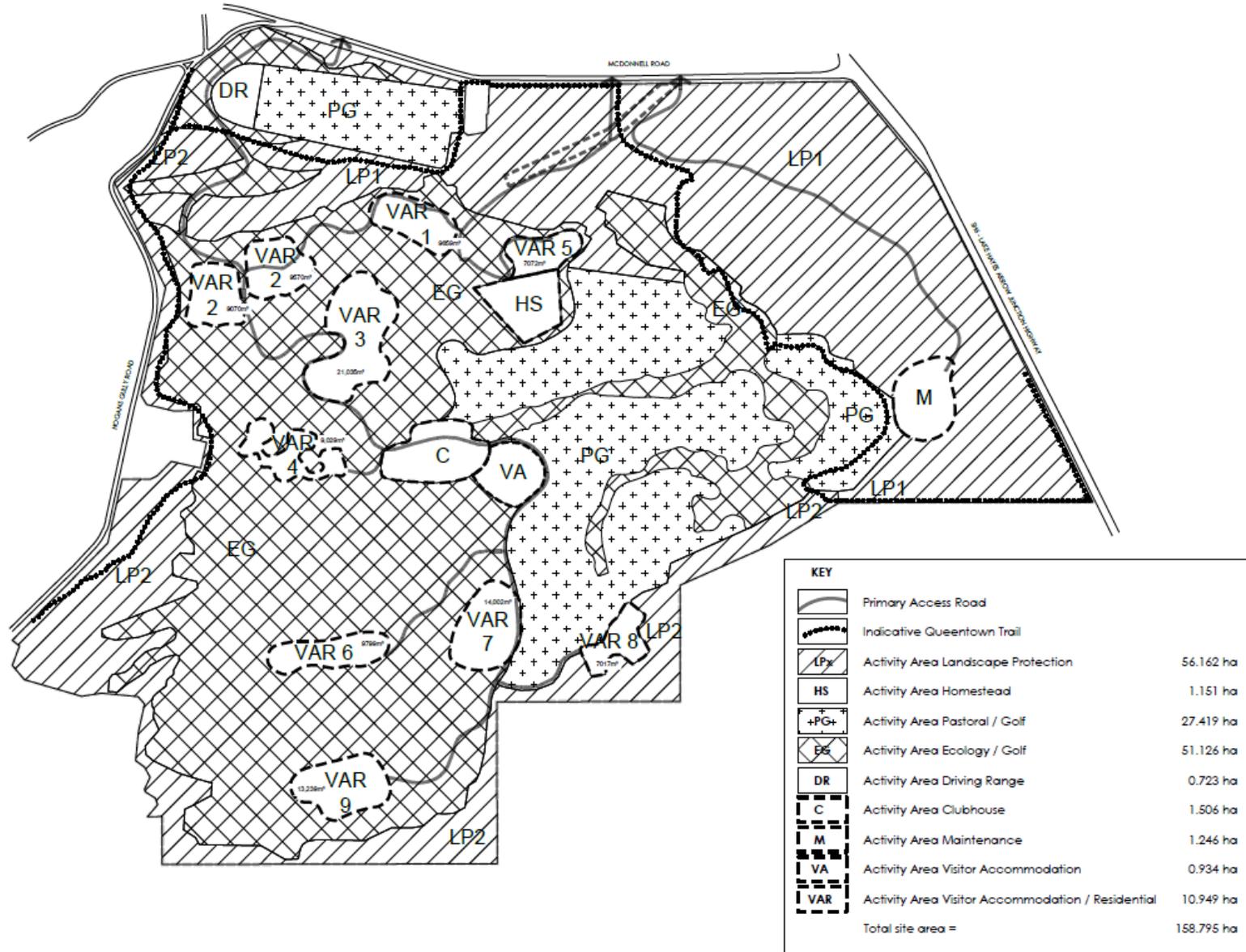
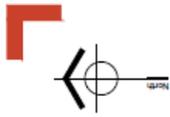
#### **A.6 Swimming and Spa Pool**

- xxvii) Any swimming pools and spa pools are not permitted within the indigenous vegetation planting area required by Rule 48.5.8.
- xxviii) Any swimming pool or spa pool plant is to be located inside the visitor accommodation / residential unit or garage and must be acoustically insulated to achieve the relevant noise standards of the Zone.

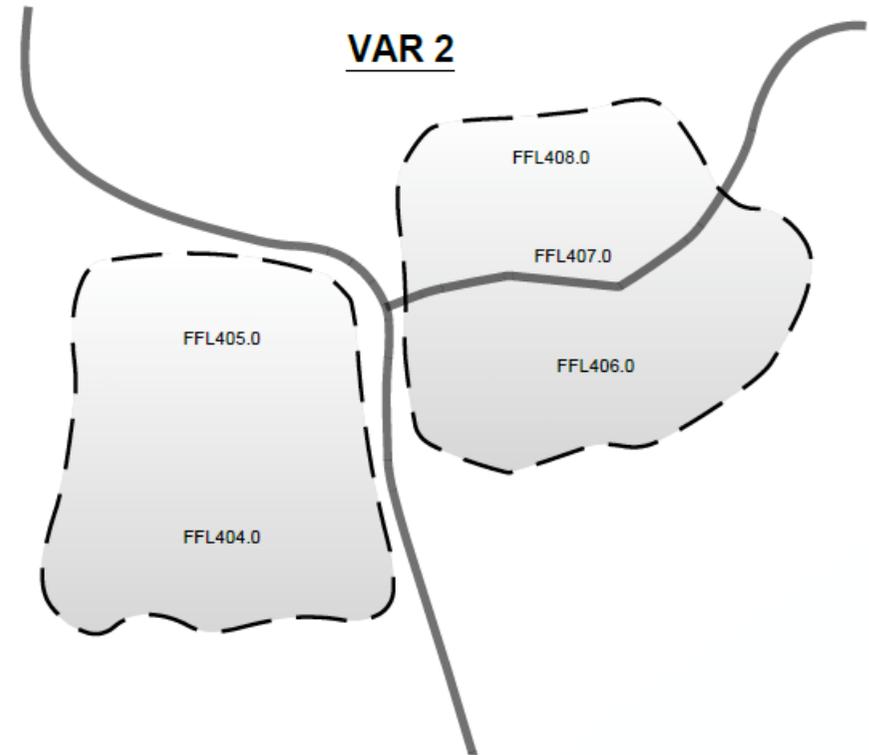
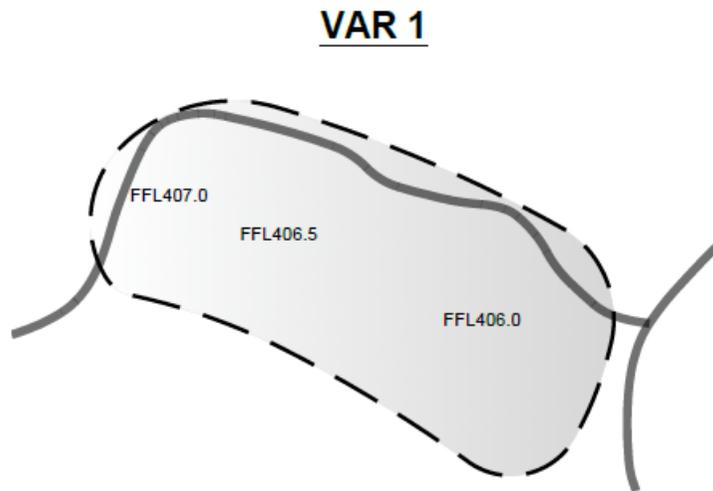
#### **A.7 Outdoor Fires**

- xxix) Any outdoor fires must be gas fired only or to approved emission controls.

48.8 Hogans Gully Resort Zone – Structure Plan

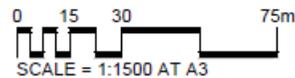


48.9 Finished Floor Levels Plan – Activity Areas VAR1 – VAR9

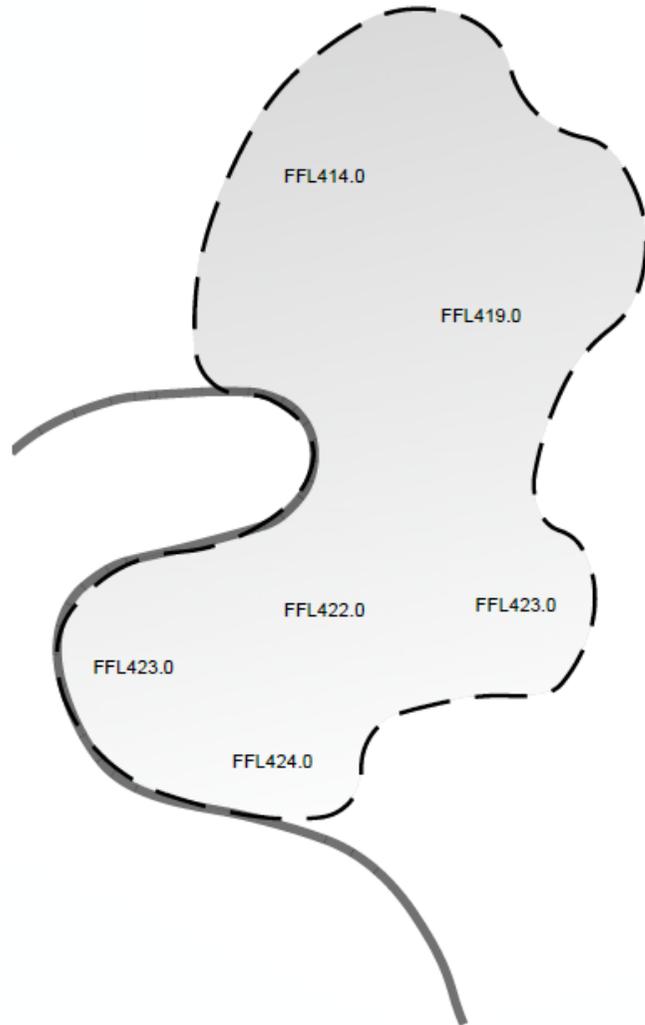


**NOTES**

- Refer to Baxter Design Proposed Structure Plan reference 2512-SK320
- Dashed lines represent the outline of each Activity Area Visitor Accommodation / Residential.
- Solid lines represent proposed primary access roads.
- Floor levels within each residential area are indicative and can vary +/- 1m from those shown here.



**VAR 3**

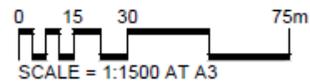


**VAR 4**

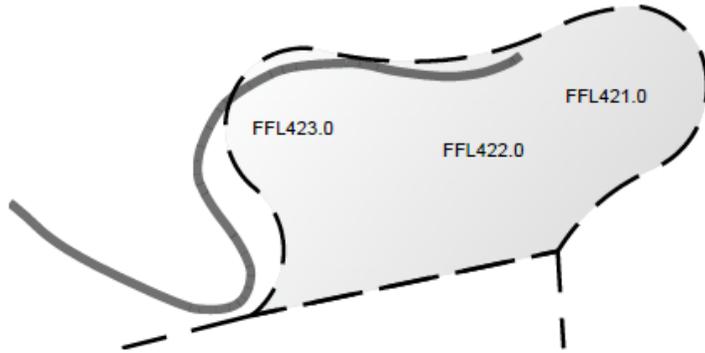


**NOTES**

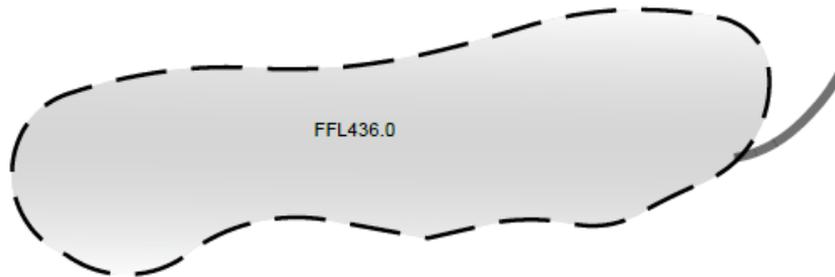
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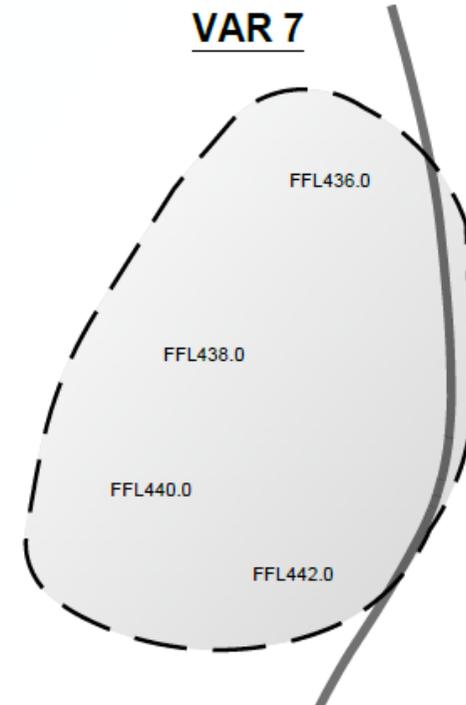
**VAR 5**



**VAR 6**

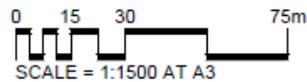


**VAR 7**

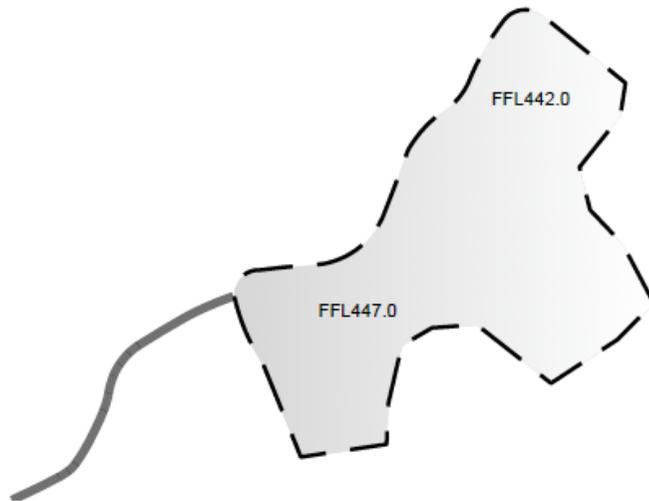


**NOTES**

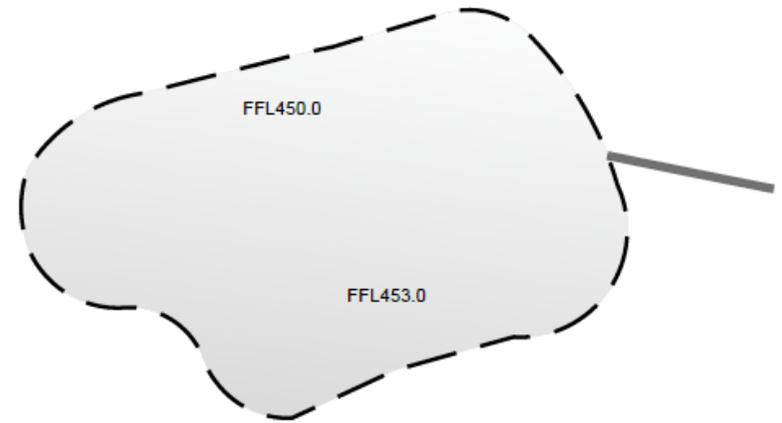
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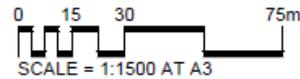
**VAR 8**



**VAR 9**



- NOTES**
- Refer to Baxter Design Proposed Structure Plan reference 2512-SK320
  - Dashed lines represent the outline of each Activity Area Visitor Accommodation / Residential.
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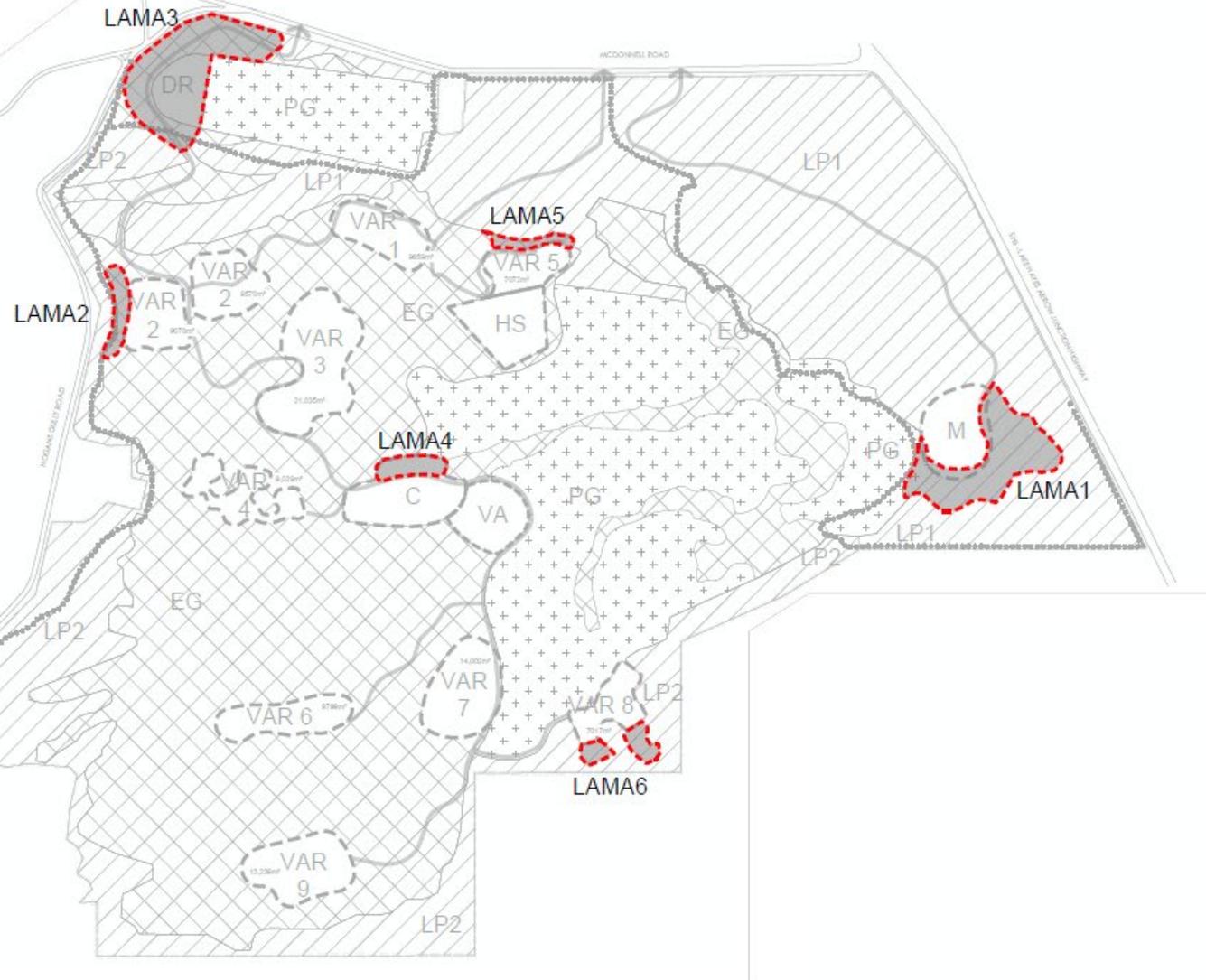
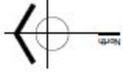




# PART 6

# HOGANS GULLY RESORT ZONE 48

## 48.10 Landscape Amenity Management Areas – Indicative Plans



KEY	
1	Maintenance Compound
2	Hogan Gully Road
3	Driving Range
4	Clubhouse Carpark
5	VAR5 McDonnell Road
6	VAR8 neighbours

# PART 6

# HOGANS GULLY RESORT ZONE 48

## 48.11 Architectural Plans – Clubhouse and Driving Range buildings



Pattersons | Hogans Gully Estate | Draft Resource Consent | Artist's Impression



**PATTERSON**

Hogans Gully Estate  
Arrowtown, Queenstown

Resource Consent  
17008

Artist's Impression

25/01/2018



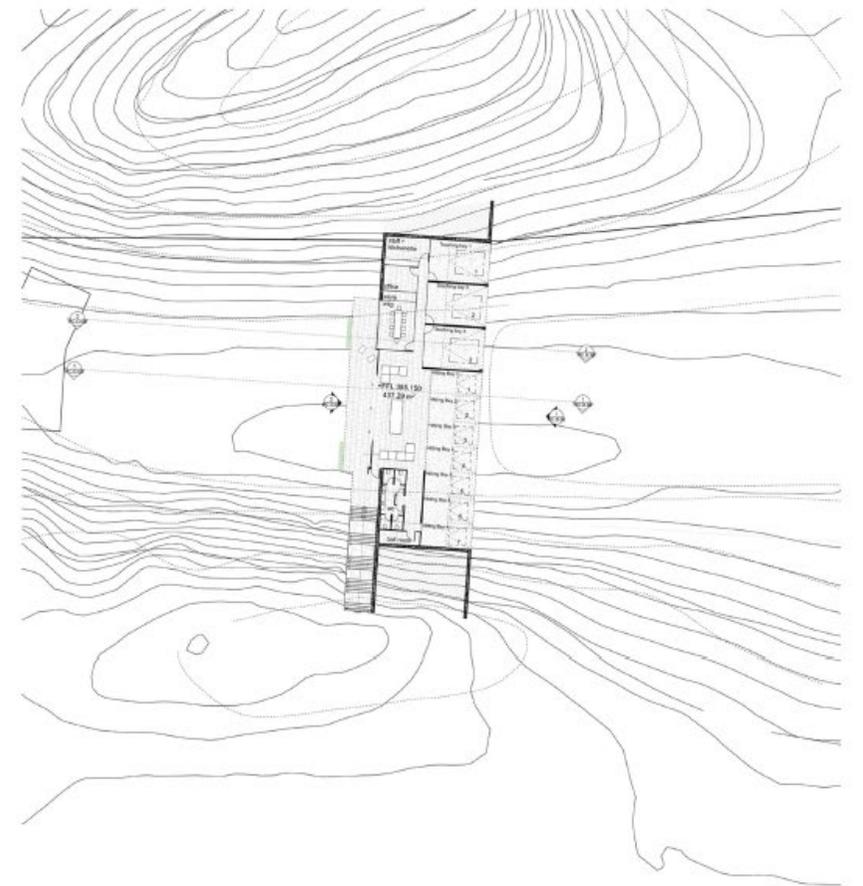
**PATTERSON**

Hogans Gully Estate  
Arrowtown, Queenstown

Resource Consent  
17008

Site Plan

1/2020/A1 / 1/1800/A1 26/01/2018 RC/01/02



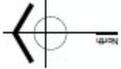
**PATTERSON**

Hogans Gully Estate  
Arrowtown, Queenstown

Resource Consent  
17008

Plan

48.12 Ecological Planting and Staging Plan



**ECOLOGICAL PLANTING STAGING PLAN NOTES**

**LAMA** The Landscape Amenity Management Areas are to be undertaken first following construction of any underground services and earthworks within these areas. Refer 2512-SK333 - Landscape Amenity Management Areas

**A** Ecological planting to be undertaken site wide on all areas not affected by golf course, roading or residential design, generally areas of grey shrubland, the bulk of wetland areas, escarpments and entry road flanks.

**B** Ecological planting undertaken progressively following the completion of earthworks associated with fairways, greens and tees and infrastructure associated with the golf course construction.

**C** Ecological planting around clubhouse, clubhouse carpark and apartments to be undertaken following completion of construction and prior to occupation.

**R** Ecological planting to be undertaken progressively around residential lots following the completion of infrastructure, roading, and earth shaping works in each residential cluster outside lot boundaries prior to occupation. Each planting area to be undertaken as each residential area is constructed - not necessarily in chronological order.

**Note** Ecological planting to be undertaken on all individual lots within each lot boundary by the lot owner following completion of the dwelling construction and prior to occupation.