

V:\MH_The Hills\10_Master1_Pra Planning\MH_10_1_MLP_013A (Rural Lifestyle Area B).dgn

KEY:

- Hills Structure Plan Boundary
- Proposed zoning Areas

Overlays:

- /// Landscape Amenity Management Area:
*Includes tree planting, sited to preserve views
of surrounding landscape and partially screen
proposed dwellings*



Level 1, Steamer Wharf, Lower Beach Street
PO Box 1164, Queenstown 9348
Tel +64 3 450 2200 Fax +64 3 441 1451
info@darbypartners.co.nz
www.darbypartners.co.nz

SCALE: 1:4,000 (A1); 1:8,000 (A3)



PLAN STATUS:

DP REVIEW

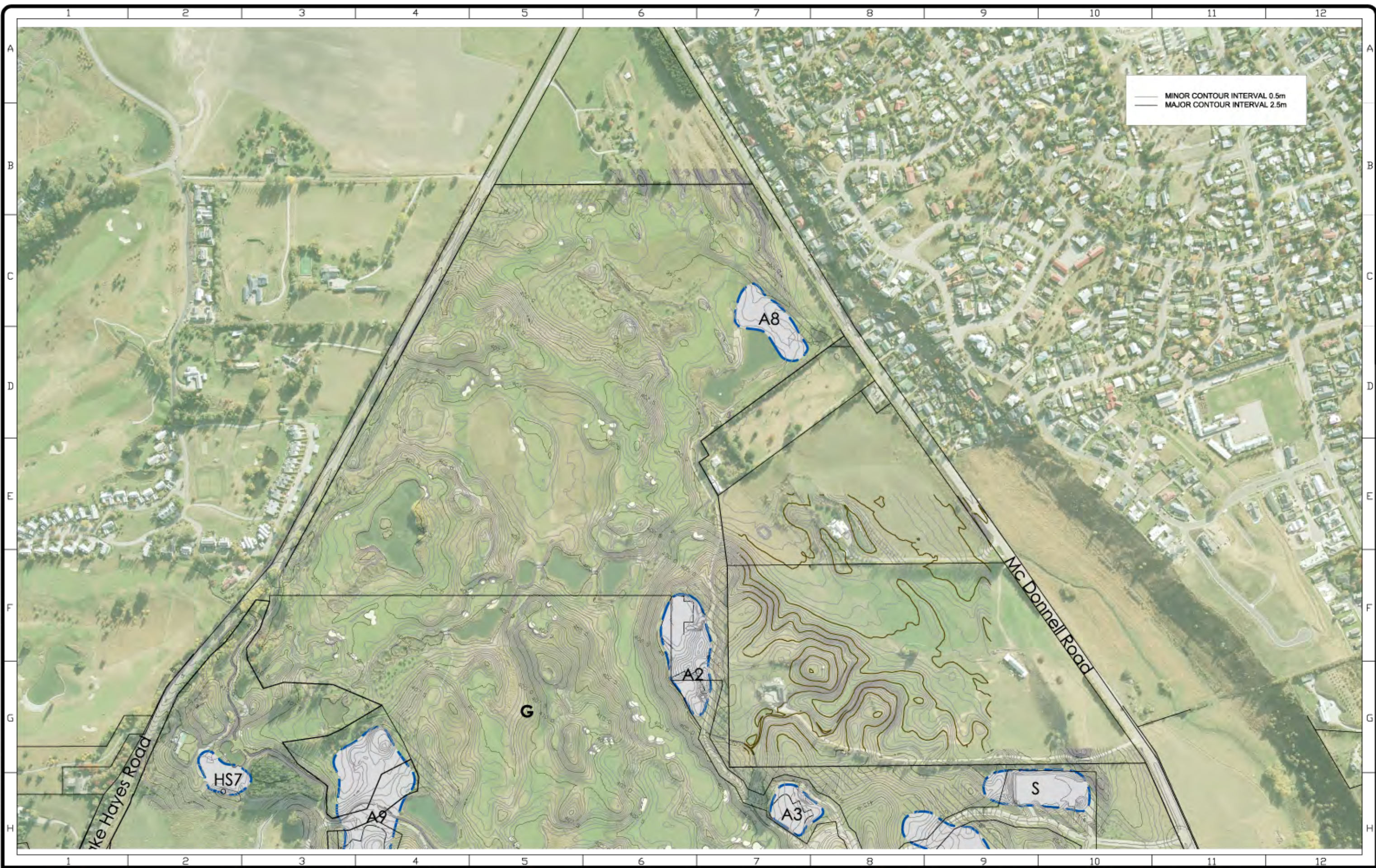
THE HILLS PROPOSED RURAL LIFESTYLE AREA B

DRAWN / REVIEWED: RT / JC
APPROVED: DT
DATE: 14.10.15

DRAWING NO:

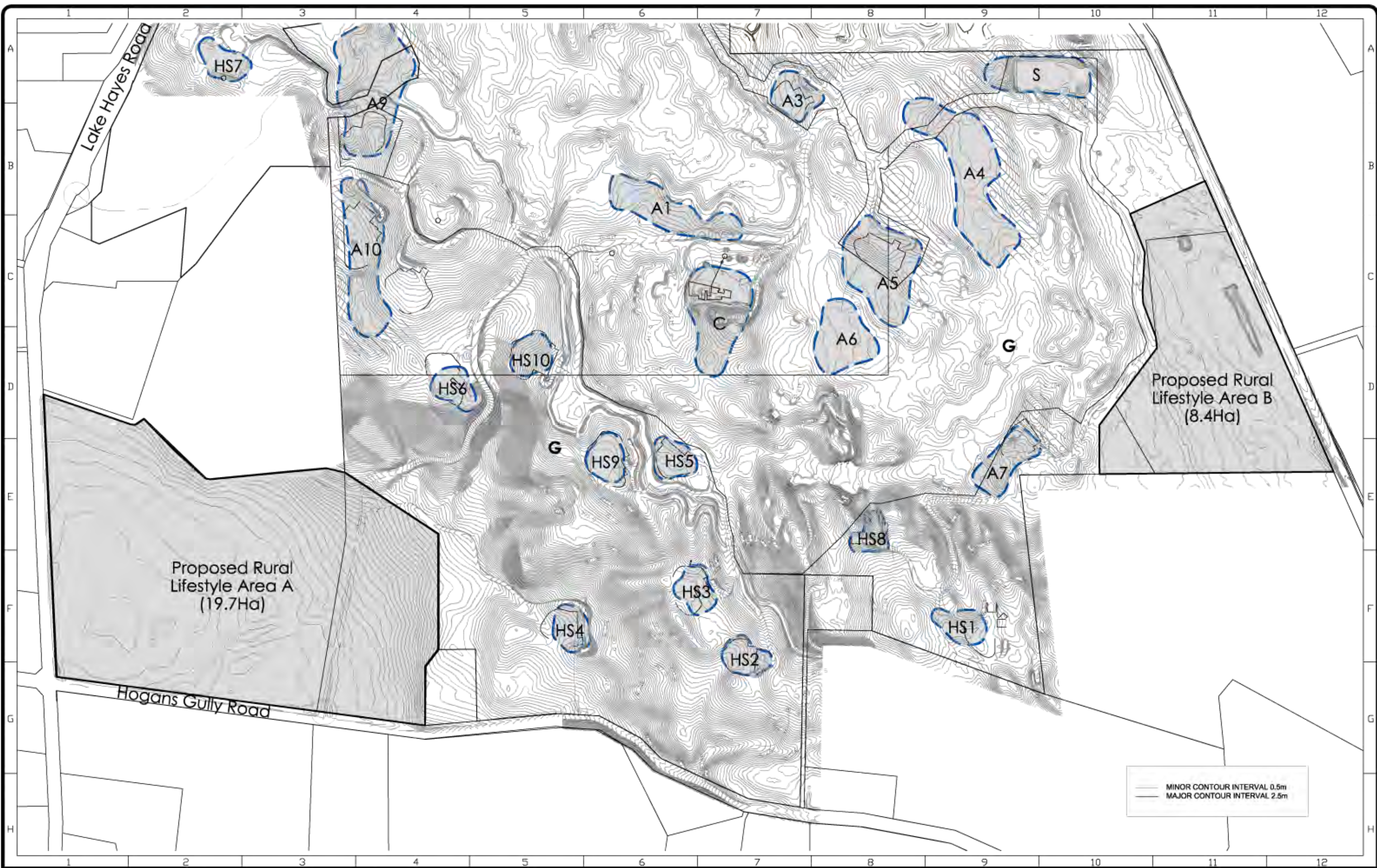
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ORIGINAL SIZE A3 DO NOT SCALE, REFER ALL DISCREPANCIES TO THE ENGINEER



Notes:	Issue	Description	By	Date	Project:	Client:	<div><p>hadley consultants LTD CONSULTING CIVIL & STRUCTURAL ENGINEERS</p><p>44 Robins Road, PO Box 1396, Queenstown, New Zealand, P. +64 3 450 2140, F. +64 3 441 3513, W. www.hadleys.co.nz</p></div> <div>This drawing is supplied on the understanding that the information contained hereon will not be passed to any other party without written permission first being obtained from Hadley Consultants Ltd.</div>			
	A	Preliminary Issue	JWPH	20.10.15	<div><p>NATURAL HAZARD ASSESSMENT</p><p>Title: TOPOGRAPHIC SITE PLAN 1</p></div>	<div>TROJAN HELMET LTD</div>				
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MU	JWPH	1:5000 @ A3	152859		152859	S01	A			

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Notes:

Issue	Description	By	Date
A	Preliminary Issue	JWPH	20.10.15

Project:

NATURAL HAZARD ASSESSMENT
Title:
ACTIVITY AREA PLAN 2

Client:

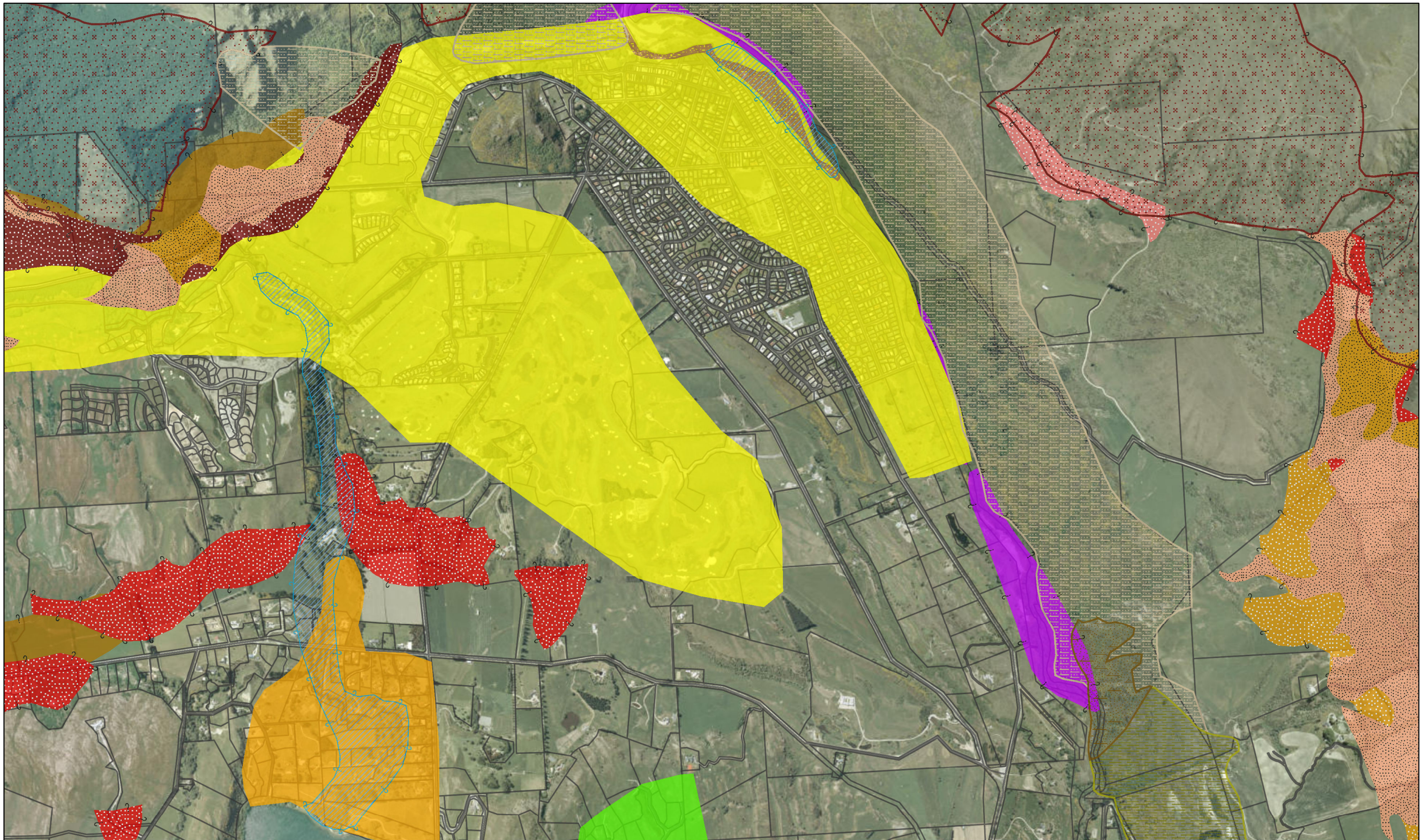
TROJAN HELMET LTD

 CONSULTING CIVIL & STRUCTURAL ENGINEERS 44 Reine Road, PO Box 1356, Queenstown, New Zealand, P: +64 3 450 2143, F: +64 3 441 3513, W: www.hadley.co.nz			
Drawn:	Checked:	Scale:	Drawing Number:
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Appendix B

QLDC Hazard Maps



The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Queenstown Lakes District Council, their employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the information represented by the GIS data. While reasonable use is permitted and encouraged, all data is copyright reserved by Queenstown Lakes District Council. Cadastral information derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED

The Hills

Legend


Property Land


 Parcel Boundaries


Property Address


 Roads


Hazards


 Active Fault - Location approximate

 Inactive Fault - Location approximate


 Flooding due to Rainfall

 Flooding due to Damburst

 Landslide: Active Pre-existing Schist Debris Landslides


 Landslide: Pre-existing Schist Debris Landslides (Activity Unknown)

 Landslide: Dormant Pre-existing Schist Debris Landslides


 Landslide: Shallow Slips and Debris Flows in Colluvium


 Landslide: Debris Flow Hazards

 Landslide: Slope Failure Hazard in Superficial Deposits

 Landslide: Rockfall

 Landslide: Pre-existing or Potential Failure in Lake Sediments or Tertiary Sediments

 Landslide: Piping potential in the Artesian Zone of the Wanaka Aquifer


 Landslide: Potential Hazard - Debris Flood/Debris Flow


 Landslide Areas - non verified


 Erosion Areas

 Alluvial Fan - Incision Line


 Alluvial Fan - Channels


 Alluvial Fan - Source Area


 Alluvial Fan - Catchment Areas


 Alluvial Fan - Hazard Area


 Alluvial Fan - ORC: fan active bed

 Alluvial Fan - ORC: fan recently active


 Alluvial Fan - ORC: fan less recently active


 Alluvial Fan (Regional scale) Active, Composite

 Alluvial Fan (Regional scale) Active, Debris-dominated


 Alluvial Fan (Regional scale) Active, Floodwater-dominated


 Alluvial Fan (Regional scale) Inactive, Composite


 Alluvial Fan (Regional scale) Inactive, Debris-dominated


 Alluvial Fan (Regional scale) Inactive, Floodwater-dominated


 Avalanche Areas


 Liquefaction Risk: Nil to Low (T&T 2012)

 Liquefaction Risk: Probably Low (T&T 2012)

 Liquefaction Risk: Possibly Moderate (T&T 2012)

 Liquefaction Risk: Possibly High (T&T 2012)

 Liquefaction Risk: Possibly Susceptible (Opus 2002)

 Liquefaction Risk: Susceptible (Opus 2002)

Appendix C

Figure 2

KEY:

— Structure Plan Boundary

— Activity Area

Activity Areas:

- G: Golf course, open space and farming
- C: Clubhouse
- A: Visitor Accommodation / Residential
- HS: Homesite (3,000m²)
- F: Farm
- S: Resort Services & Staff Accommodation

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

Overlays:

/// Landscape Protection Area

The Hills Structure Plan - Yield Schedule
Sep-10

Activity Area	Size	Density (unit/Ha)		Lots	
		Low	High	Low	High
A1	0.9 Ha	1	8	1	7
A2	0.9 Ha	1	8	1	7
A3	0.4 Ha	1	8	1	3
A4	1.7 Ha	1	8	1	13
A5	1.2 Ha	1	8	1	10
A6	0.7 Ha	1	8	1	6
A7	0.5 Ha	1	8	1	4
A8	0.6 Ha	1	4	1	2
A9	1.7 Ha	1	8	1	13
A10	1.1 Ha	1	8	1	8
Subtotal				10	74
H1	0.3 Ha			1	1
H2	0.3 Ha			1	1
H3	0.3 Ha			1	1
H4	0.3 Ha			1	1
H5	0.3 Ha			1	1
H6	0.3 Ha			1	1
H7	0.3 Ha			1	1
H8	0.2 Ha			1	1
H9	0.3 Ha			1	1
H10	0.3 Ha			1	1
Subtotal				10	10
Total				20	84

Total Structure Plan Area	162.7 Ha		
Ave. Lot size (per total land area)		8.1 Ha	1.9 Ha

FOR DISCUSSION



Fig.2

QLDC hazard zonations. Depiction of liquefaction and alluvial fan hazards at site.



Liquefaction risk, probably low



Alluvial fan, debris dominated.

THE HILLS STRUCTURE PLAN

DRAWN / REVIEWED: RT / JC
APPROVED: DT
DATE: 14.09.15

DRAWING NO:
MH_10_1_MLP_010E



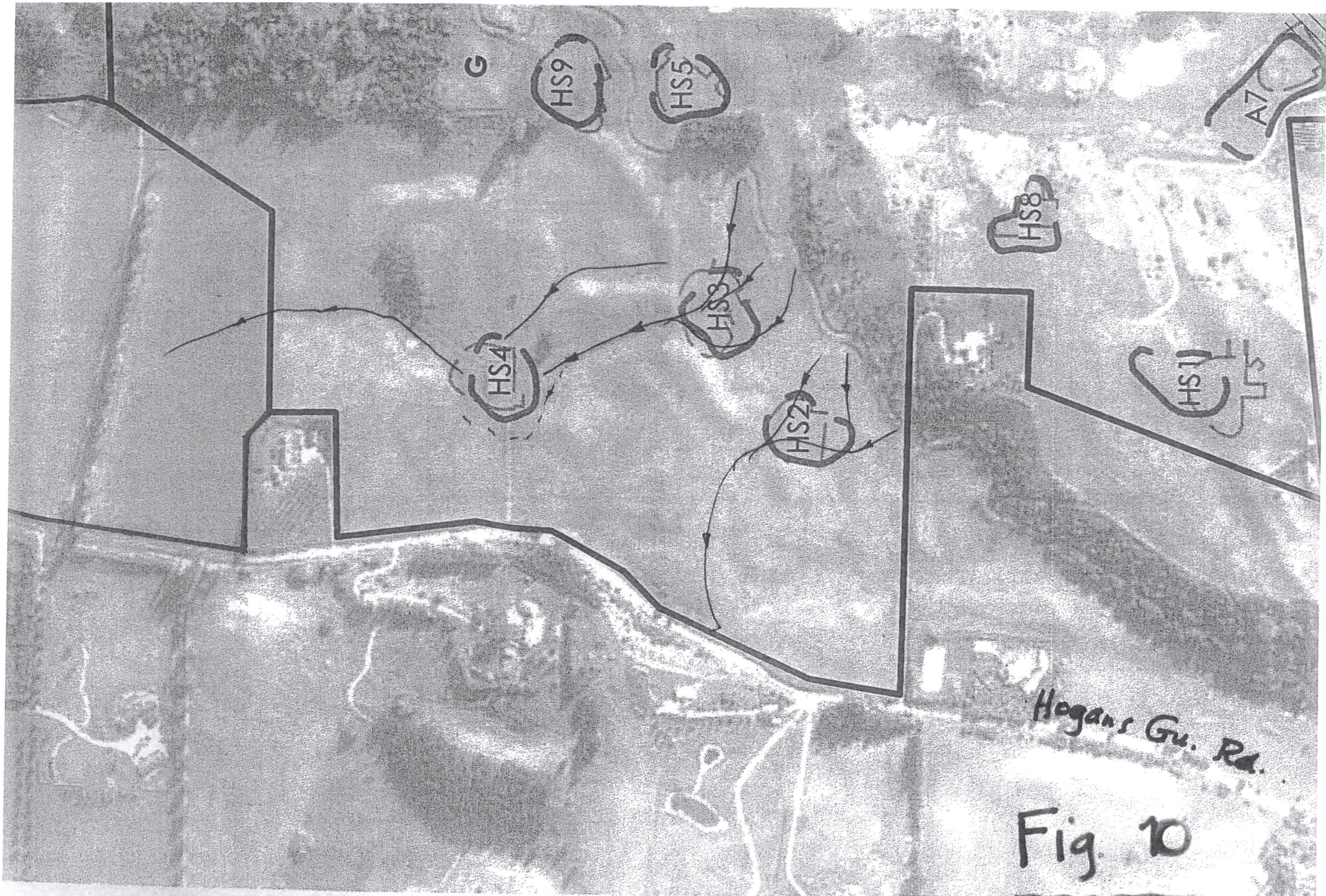
Level 1, Steamer Wharf, Lower Beach Street
PO Box 1164, Queenstown 9346
Tel +64 3 457 2200 Fax +64 3 441 1451
info@dabbypartners.co.nz
www.dabbypartners.co.nz

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PLAN STATUS
DRAFT

Appendix D

Figure 10



Trojan Helmet Ltd

**Hills Golf Course (including
McDonnell Road Land) and
Hogans Gully Road Land**

Proposed District Plan Submission

Natural Hazard Assessment

Contact Details:







Hadley Consultants Ltd
44 Robins Road
PO Box 1356
Queenstown 9348

Ph: 03 450 2140
Fax: 03 441 3513
Web: www.hadleys.co.nz



Responsible Engineer:
James Hadley
Director

Document Status

Revision	Author:		Reviewer:		
	Name	Signature	Name	Signature	Date
A (Initial Issue)	J. Hadley		J. McCartney		20 October 2015
B (For Submission)	J. Hadley		J. McCartney		21 October 2015
C (Final)	J. Hadley		J. McCartney		22 October 2015

Limitations

This report has been written for the particular brief to HCL from their client and no responsibility is accepted for the use of the report for any other purpose, or in any other context or by any third party without prior review and agreement.

In addition, this report contains information and recommendations based on information obtained by inspection, sampling or testing at specific times and locations with limited site coverage as outlined in this report. This report does not purport to completely describe all site characteristics and properties and it must be appreciated that the actual conditions encountered throughout the site may vary, particularly where ground conditions and continuity have been inferred between test locations. If conditions at the site are subsequently found to differ significantly from those described and/or anticipated in this report, HCL must be notified to advise and provide further interpretation.

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Appendix A

Darby Partners and HCL Topographic Drawings

Appendix B

QLDC Hazard Maps

Appendix C

Figure 2

Appendix D

Figure 10

1. Introduction

Trojan Helmet Ltd (THL) has engaged Hadley Consultants Limited (HCL) to conduct a natural hazards assessment of their land which comprises both the Hills Golf Course and an adjacent land holding which fronts Hogans Gully Road.

This report considers the relevant site conditions and natural hazard issues affecting the potential building development within possible development areas identified by others. Specifically, the natural hazard elements investigated and assessed are:

- Liquefaction hazard,
- Alluvial fan hazard, and
- Inundation and flood risk.

The purpose of this report is to provide a reference document to assess whether any natural hazard constraints exist in a global context which will adversely impact proposed development areas on the THL land holdings.

This report is intended to inform submissions made by THL on the Queenstown Lakes District Council's (QLDC) Proposed District Plan.

2. Nature of Proposed Development

The development proposed across the THL land comprises new zoned Rural Lifestyle Areas combined with a new Resort Zoning (the Hills Resort Zone) in which specific pockets of building development are identified for activities which include discrete Homesites, Visitor Accommodation, Farm and Resort Services and Staff Accommodation.

There are two primary Proposed Rural Lifestyle zones as follows;

- Proposed Rural Lifestyle Area A comprising a 19.7Ha block bounded by Hogans Gully Road to the south and Arrowtown – Lake Hayes Road to the west; and
- Proposed Rural Lifestyle Area B comprising an 8.4Ha block with frontage to McDonnell Road.

The remainder of the proposed development areas are located wholly within the existing Golf Course area (which will form the new Hills Resort Zone) and represent discrete pockets of development across the site.

The overall development sites and areas are indicated on the Darby Partners and HCL topographic drawings contained in Appendix A.

Some of the proposed development areas within the Golf Course site include building platforms previously consented under RM081223. Where relevant, previous work on these platforms has been considered in this more global evaluation of natural hazards impacting the land holding.

3. Scope of Assessment

The purpose of this report is to provide a global overview of the natural hazard issues which might affect development capability across the THL land holdings. In making this assessment, HCL have undertaken the following activities;

- Stereo pair photo analysis of geological features to identify potential areas of instability.
- Review of previous site investigation and assessment work by others for previous developments at the THL site. These investigations have been used to verify the HCL developed geological and geotechnical models adopted when assessing hazard.
- Detailed site walkover and geological mapping of all proposed development areas.
- Logging and mapping of open excavations and test pits across the site to confirm site lithologies.
- Review and consideration of QLDC Hazard Maps and their impact and relevance to the THL site following specific evaluation and verification of the geomorphology which exists.

It is intended that this document form a master Natural Hazards document for the THL land holdings which may be referred to when considering discrete planning submissions for the separate Rural Lifestyle A and B areas, and the other Activity Areas within the proposed Hills Resort Zone.

4. Site Description

The proposed development takes in the Hills Golf Course Land, located at 164 McDonnell Road approximately 1km south of Arrowtown and an area of land comprising 19.7Ha to the south of the Golf Course. This land, referred to as the Hogans Gully Land, is bounded by Hogans Gully Road to the south and Arrowtown – Lake Hayes Road to the west. The drawings included in Appendix A illustrate the site location and development areas.

The Golf Course is accessed from McDonnell Road which runs along the eastern boundary of the site and the Hogans Gully Land is accessed from Hogans Gully Road which runs along the southern site boundary.

Prior to the development of the golf course the THL land comprised farmland. The existing vegetative cover comprises a combination of long pasture, golf course green, landscaped areas and wooded areas. Vegetative cover on the Hogans Gully Land currently comprises farmland, paddocks and pasture.

The site includes several existing structures and these existing building sites have not been assessed as it is assumed they have been considered in detail as part of previous assessment work which allowed their construction.

Topographic contours of the site are shown on HCL Drawings 152859-S01 and S02 in Appendix A.

The site is undulating and ground levels typically vary between RL350m to RL430m. Slopes on the site are predominately gentle (5 to 15°); however, localised steep slopes are also present in some areas across the site.

Rock exposures also exist across the site, most notably on the Golf Course Land but also on the south facing flanks above the Hogans Gully Land.

There are a number of springs, gullies and manmade drainage features present across the site which will give rise to ephemeral flows during wet periods. The most significant drainage features include a stream which runs along the southern boundary of the THL land roughly parallel with Hogans Gully Road and an internal water race system which traverses the higher elevation Golf Course Land roughly west to east.

The site is primarily accessed from McDonnell Road, although additional farm track access is possible from Hogans Gully Road and from Arrowtown – Lake Hayes Road for existing private residences.

The site also includes a relatively complex system of internal roads, footpaths, cart paths and farm tracks that will impact local catchment boundaries and run off characteristics.

The land receives approximately 850mm of rainfall per annum and may be subject to drought conditions during the summer months.

5. QLDC Hazard Register and Previous Work

QLDC Hazard Maps (refer Appendix B) note that the site may be affected by;

- Liquefaction Hazard, assessed as provisionally LIC1.
- Alluvial Fan Hazard.

The liquefaction risk classification is shown to affect the majority of the Golf Course Land, whilst the Alluvial Fan Hazard is limited in its extent, taking in parts of the south facing slopes above the Hogans Gully Land.

In August 2006, Tonkin and Taylor Ltd (T&T) conducted a detailed investigation of the Golf Course area as part of a previous development proposal. This work by T&T included;

- Site evaluation,
- The excavation and logging of 12 test pits ranging in depth from 1.8m to 4.8m,
- Scala Penetrometer testing.

As part of their reporting T&T also provided soil parameters for foundation design and slope stability analysis.

T&T recorded that there was no evidence of slope instability recorded in the vicinity of the proposed building platforms, although some instability was observed in the oversteepened slopes above the Hogans Gully Land.

With regard to liquefaction, T&T noted that;

- i) Subgrade materials were expected to provide good bearing for shallow foundations.
- ii) Settlement of the subgrade materials under seismic loading is expected to be minimal.
- iii) For detailed design in accordance with NZS 1170.5:2004, subsoil Class C conditions could be assumed.
- iv) The regional groundwater table was not encountered and is expected to lie at a depth several metres below existing ground surface across the site.

Overall the T&T work did not identify any natural hazard issues (such as liquefaction) affecting any of the proposed Golf Course sites and concluded that building foundations were expected to be founded on glacial outwash and glacial sediment which should provide good bearing.

6. Geological Setting

6.1 Physiography

The site is located within the Wakatipu Basin, a feature formed by a series of glacial advances.

The most recent glacial advance occurred in the area between 10,000 and 20,000 years ago. This glacial activity has deposited glacial till, outwash and lake sediments over scoured bedrock.

Post glacial times were then dominated by erosion and deposition of alluvial gravels by local watercourses and river systems and during periods of high lake levels. This is relevant in the context of the Hogans Gully Land, where Shotover River derived alluvium is identified.

6.2 Site Lithologies

The predominant site lithologies across the site may be summarised as follows;

- i) **Schist.** Schist outcrops irregularly, and is particularly evident beneath the higher terrain towards the south above the Hogans Gully Land. No particular distress was observed (eg glacial shearing/plucking), nor was there any evidence of mass movement.
- ii) **Glacial Till.** Glacial Till dominates across the Golf Course Land, and is particularly notable by the presence of the hummocky terrain. Where visible in outcrop and suboutcrop, it is a lodgement till, comprising compact silt/sand, with subordinate gravel clasts, and generally rare cobbles with rare boulders.

There appear to be three different ages of tills, the oldest being a capping on schist in the vicinity of Sites HS1 and HS8, intermediate age tills form the hummocky terrain within the Golf Course proper, while the youngest till has intruded into the Hogans Gully Land. The latter is finer than the older type, but there isn't a marked difference in grading. Additional observations include;

- No mass movement noted in the till,
- Possible historic fill mounds sometimes hard to differentiate from insitu till.

- iii) **River Alluvium.** The presence of river alluvium is defined in different areas of the site as follows;

- **Within Proposed Rural Lifestyle Area A:** This area is assessed as Shotover derived alluvium sourced from the west. Of particular note are the finger-like beach deposits which accumulated at the surface of the river alluvium by long shore drift when the lake was high.
 - **Within Proposed Rural Lifestyle Area B:** Observations in a test pit near the western margin of this zone disclosed a well-bedded, river alluvium comprising well-graded sandy gravel to cobbly sandy gravel. Clasts appear to be Shotover sourced, hence it is likely that the sediments were deposited by a former Hayes Creek draining the basin south of Coronet Peak. Degradation has produced a stepped morphology, grading gently down towards McDonnell Road.
- iv) **Fans.** Small fans do grade out into the Proposed Rural Lifestyle Area A, but they do not appear to be active. A small, intra-course fan is present near Site A6 and there may be other fan elements around the site and away from proposed development areas. Due to their lack of activity these fan areas require consideration in any detailed design, but are not considered a high risk hazard.

7. Specific Development Area Assessment

7.1 General

Consideration of the Development Area as a whole has been separated as follows;

- i) Proposed Rural Lifestyle Area A,
- ii) Proposed Rural Lifestyle Area B,
- iii) Development Sites designated "HS" and "A" across the Golf Course area.

We note that due to the presence of existing structures the following sites were excluded from evaluation by HCL;

- Site S – the Resort Services Area,
- Site C – the Clubhouse,
- HS6 – An existing house site,
- HS7 – Existing loge.

We confirm that all other development areas indicated on the Darby Partners drawings contained in Appendix A have been assessed. To avoid repetition in reporting, we have grouped sites with common features.

7.2 Liquefaction Risk and Flood Hazard

We collectively address the Liquefaction Risk noted by QLDC as affecting Proposed Rural Lifestyle Area B and all of the HS and A development areas within the Golf Course Land.

HCL's assessment of the site lithologies is that the Golf Course Land is mantled by glacial till comprising compact sands and gravels with a regional groundwater level located at depth. Schist bedrock outcrops in several locations and neither the compact till or the bedrock are susceptible to liquefaction. Further, Proposed Rural Lifestyle Area B includes alluvial deposits, again with a significant depth of groundwater.

HCL's assessment is also verified by the previous reporting and site investigation work of T&T.

The confirmed presence of compact glacial tills and the absence of shallow groundwater allow us to confirm that liquefaction hazard is not a relevant risk for any of the proposed development areas.

A flood hazard is not recorded by QLDC and we confirm that subject to normal cut off drainage and catchment management, no large scale flood or inundation risk exists.

7.3 Proposed Rural Lifestyle Area A

Observations relevant to this area include;

- Greater than 50% of the proposed site is located on flat to gently sloping terrain comprising Shotover-derived alluvium.
- Some inactive fan elements encroach into the development area from the north and northeast mantling both glacial till and alluvial deposits in these areas. This is depicted in Figure 2 contained in Appendix C.
- Streams associated with the fan elements are small and assessed as ephemeral with minor source catchments.
- Former high level Lake Wakatipu storm benches are identifiable features in the central reaches of the site and are well drained.
- Based on field inspection and the small size of the streams and source catchments, we do not believe the QLDC classification of the fan elements as active and debris dominated to be correct.

In summary, we believe that the alluvial fan hazard risks associated with this development area are very low subject to;

- a) Provision of normal cut off drainage measures to control upslope runoff from ephemeral watercourses.
- b) Further test pitting as part of any resource consent application to confirm the age and activity of the fan deposition.

7.4 Proposed Rural Lifestyle Area B

The following observations were made with respect to Proposed Rural Lifestyle Area B;

- The area contains alluvial deposits and consists of low relief with terraces degrading to the east.
- The exposed cut in the western edge of the development area shows Shotover-derived alluvium circa 23,000 years old comprising sandy gravels.
- The lithology is consistent across the site with the depth to groundwater likely to exceed 10m.

In summary, and noting our earlier comment under Section 7.2 with regard to liquefaction and flood risk, we again believe that the natural hazard risks associated with this development area are very low.

7.5 Sites Requiring Little or No Mitigation

The following sites have been assessed and grouped as relatively benign with minimal mitigation required for building development. These sites are;

- A1,
- A2,
- A3,
- A4,
- A5,
- A9,
- HS1,
- HS5, and
- HS8.

Other than the southern extent of A4 where a small depression exists, all of these sites are well drained with competent subgrade conditions. The sites are considered very low risk with regard to natural hazard where normal building controls around verification of bearing capacities for foundation design along with the provision of positive surface drainage control will allow development of these sites.

7.6 Site A8

Site A8 at the northern end of the Golf Course Land occupies a low relief mound on the north east side of the low relief pond.

Concern exists that the building or development area could include uncertified fill as part of pond construction. The relative heights of the pond water level (controlled by its outlet) and likely subgrade levels for foundations increases the risk of saturated subgrade conditions.

The site is not subject to natural hazard, but should be the subject of a specific geotechnical investigation to confirm the presence or otherwise of uncertified fill prior to the construction of any building.

7.7 Site A6

This site occupies a low relief localised fan which grades out from the hummocky till zone to the west. The site is located slightly above the creek level, suggesting a perched water table may be present in this area.

Some surface water control from the catchment to the west is required.

Again, the site is not subject to any natural hazard issues, but prior to construction of buildings the site should be subject to a specific geotechnical investigation to confirm the nature and extent of any fan materials and presence or otherwise of a perched water table which may require draining.

7.8 Site A10

This site takes in a substantial area of saturated ground in a through-drainage depression heading south. There are also overland flow issues to be resolved from the steep terrain catchment to the east.

The site could be developed subject to specifically designed drainage and ground improvement works involving cut to waste, installation of piped stormwater reticulation including resolution of secondary overflow issues and import to fill to achieve positive drainage to the area and to provide suitable foundation conditions.

7.9 Site A7

This site is currently constrained by existing services due to the presence of a pump shed, transformer and inspection panels.

There is also localised uncertainty regarding lithologies with the possible presence of fill due to the services modifications.

There are no natural hazard issues affecting the site, however we recommend a detailed geotechnical investigation to define fill areas prior to any building construction occurring.

7.10 Site HS10

This site is affected by water race leakage concentrating in the slope comprising the house site area.

Prior to building development at this site it will be necessary to;

- Complete subsurface investigations to confirm the impact of the race leakage on overall slope stability.
- Pipe the water race for long term security of the site and provide for some form of diversion away from buildings in the event of a catastrophic pipe rupture.

7.11 Site HS9

This site is located in a localised depression and it will be necessary to resolve drainage to the south to avoid a ponding risk.

Similar to HS10, it will be necessary to;

- Complete subsurface investigations to confirm the depth to competent bearing materials (till) in the base of the depression due to likely thick colluvium/soil layer accumulation in the natural basin.
- Pipe the water race for long term security of the site and provide for some form of diversion away from buildings in the event of a catastrophic pipe rupture in the race.

7.12 Sites HS2, HS3 and HS4

These three sites are all located in the valley lines of ephemeral drainage systems. Consequently they are presently wet and saturated. Figure 10 included in Appendix D illustrates the location of the sites and how the channel and ephemeral gully systems affect each area.

It will be possible to develop Sites HS2, HS3 and HS4 if drainage, diversion and ground improvement work is completed, but we recommend that at the time detailed house designs are proposed, consideration is given to locating construction to higher relief ground within the respective Housesite areas. This will minimize the diversion and drainage works required.

All of HS2, HS3 and HS4 are subject to risk from a failure in the water race. Again, piping of the race and consideration of diversions in the event of a breach are recommended to mitigate this risk.

8. Conclusions and Recommendations

Based on our site evaluation and assessment work we have made the following conclusions with regard to Natural Hazards and how they impact the THL Golf Course Land (encompassing the proposed Hills Resort Zone and proposed Rural Lifestyle Area B Zone) and Hogans Gully Land (encompassing the proposed Rural Lifestyle Area A Zone);

Natural Hazard Risks

- i) The Golf Course Land, including Proposed Rural Lifestyle Area B where alluvial deposits are identified, comprises competent and compact glacial till underlain by near surface schist bedrock. These materials are not susceptible to liquefaction and the risk of liquefaction is further reduced by low regional groundwater levels.
- ii) Based on our assessment and investigation of the Golf Course Land, the provisional classification of the site as an LIC1 liquefaction risk by QLDC is not valid. The risk of liquefaction impacting the site is assessed as very low and liquefaction does not constrain the site as a natural hazard.
- iii) The Proposed Rural Lifestyle Area A (Hogans Gully) Land comprises predominately alluvial material where the northern section of the Proposed Rural Lifestyle Area A may potentially be impacted by an alluvial fan hazard. Based on our assessment we don't believe the fan area is active and in the event it was active, its extent would be significantly reduced from that indicated by QLDC Hazard Maps. We have assessed any risk from alluvial fan hazard as low, recognising that if further investigation confirms activity, the risk can be mitigated through bunding protection and regrading at the time of resource consent.
- iv) None of the land areas or development areas are subject to regional flood or inundation hazard.

Specific Development Site Controls

- v) Prior to any building construction occurring we recommend that sites A6, A7 and A8 require specific geotechnical investigation and design of foundations by a Chartered Professional Engineer. This investigation shall include rationalisation of cut off drainage to improve subgrade conditions and to address overland flow paths.
- vi) Sites HS9 and HS10 are impacted by the existing water race and potential leakage from this race. Prior to any building construction occurring we recommend that a specific geotechnical investigation be completed by a Chartered Professional Engineer to confirm the extent of potential soil accumulation in the depression on HS9 and slope stability impacts of the water race on HS10. Both sites will require piping of the water race and diversion design in the event of a catastrophic pipe breach.

- vii) Development sites A10, HS2, HS3 and HS4 are more complex sites as a result of being sited across some natural drainage paths. The sites are not subject to large scale natural hazard risk, but to develop them will require specific design of works to cut off and divert existing flow paths to prevent site inundation, and to address hazards associated with the water race to the north. To ensure that these site development issues are properly addressed, we recommend that prior to any building construction occurring, specific engineering design of drainage and ground improvement works be completed by a Chartered Professional Engineer. We recommend consideration be given to refining the location of these development sites so that they take in higher ground within their respective activity areas, removed from natural drainage paths.

Appendix A
Darby Partners and HCL
Topographic Drawings

V:\MH_The Hills\10_Master1_Preliminary\10_1_MLP_010F (Structure Plan).dgn

KEY:

- Structure Plan Boundary
- Activity Area



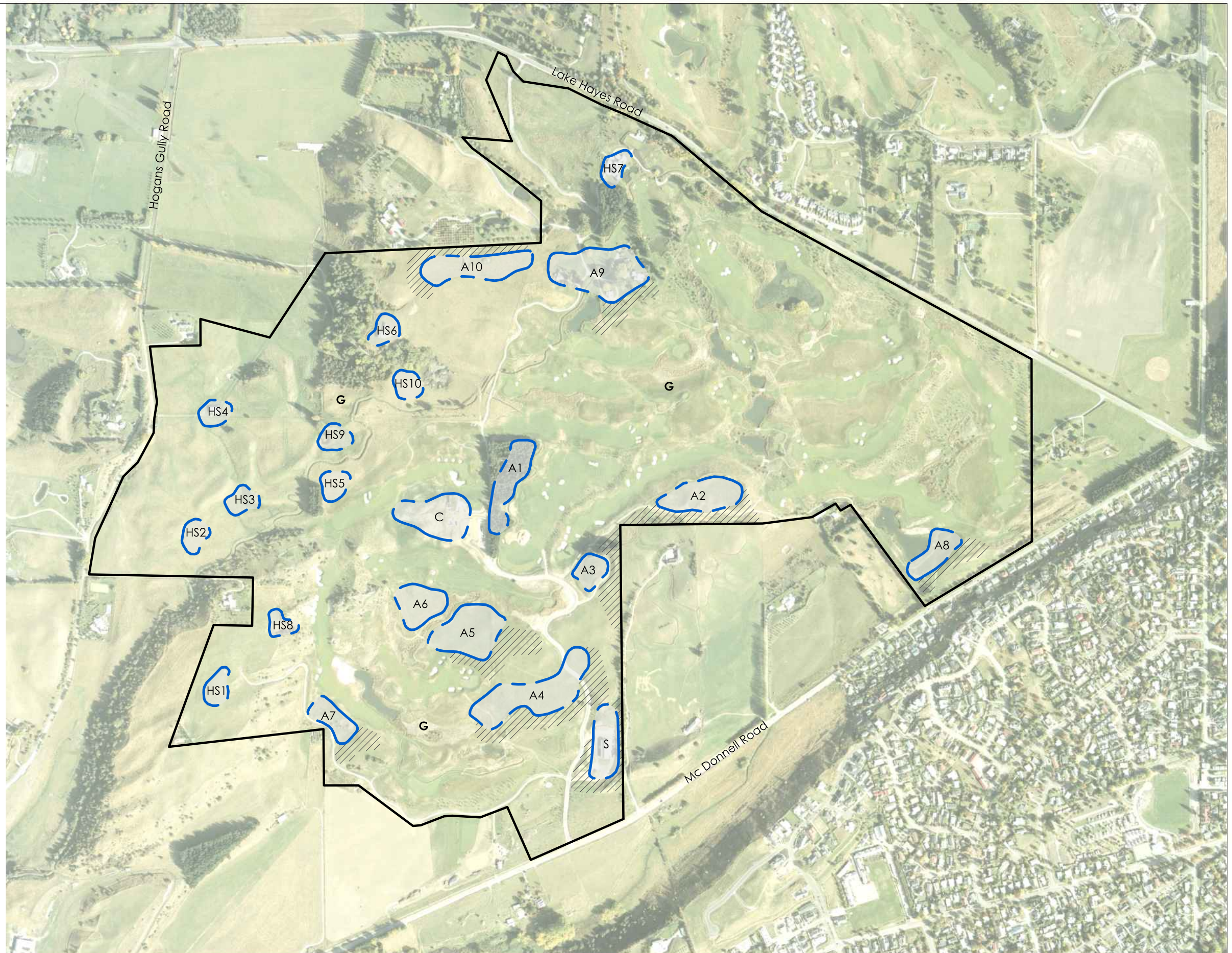
Activity Areas:

- G: Golf course, open space and farming
C: Clubhouse
A: Visitor Accommodation / Residential
HS: Homesite (3,000m²)
S: Resort Services & Staff Accommodation

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

Overlays:

- Landscape Amenity Management Area



Level 1, Steamer Wharf, Lower Beach Street
PO Box 1164, Queenstown 9348
Tel +64 3 450 2200 Fax +64 3 441 1451
info@darbypartners.co.nz
www.darbypartners.co.nz

SCALE: 1:4,000 (A1); 1:8,000 (A3)



PLAN STATUS:

DP REVIEW

THE HILLS STRUCTURE PLAN

DRAWN / REVIEWED: RT / JC
APPROVED: DT
DATE: 14.10.15

DRAWING NO:

MH_10_1_MLP_010F

V:\MH_The Hills\10_Master1_Plan\10_1_MLP_011B (Structure Plan - Access).dgn

KEY:

- Structure Plan Boundary
- Activity Area

Activity Areas:

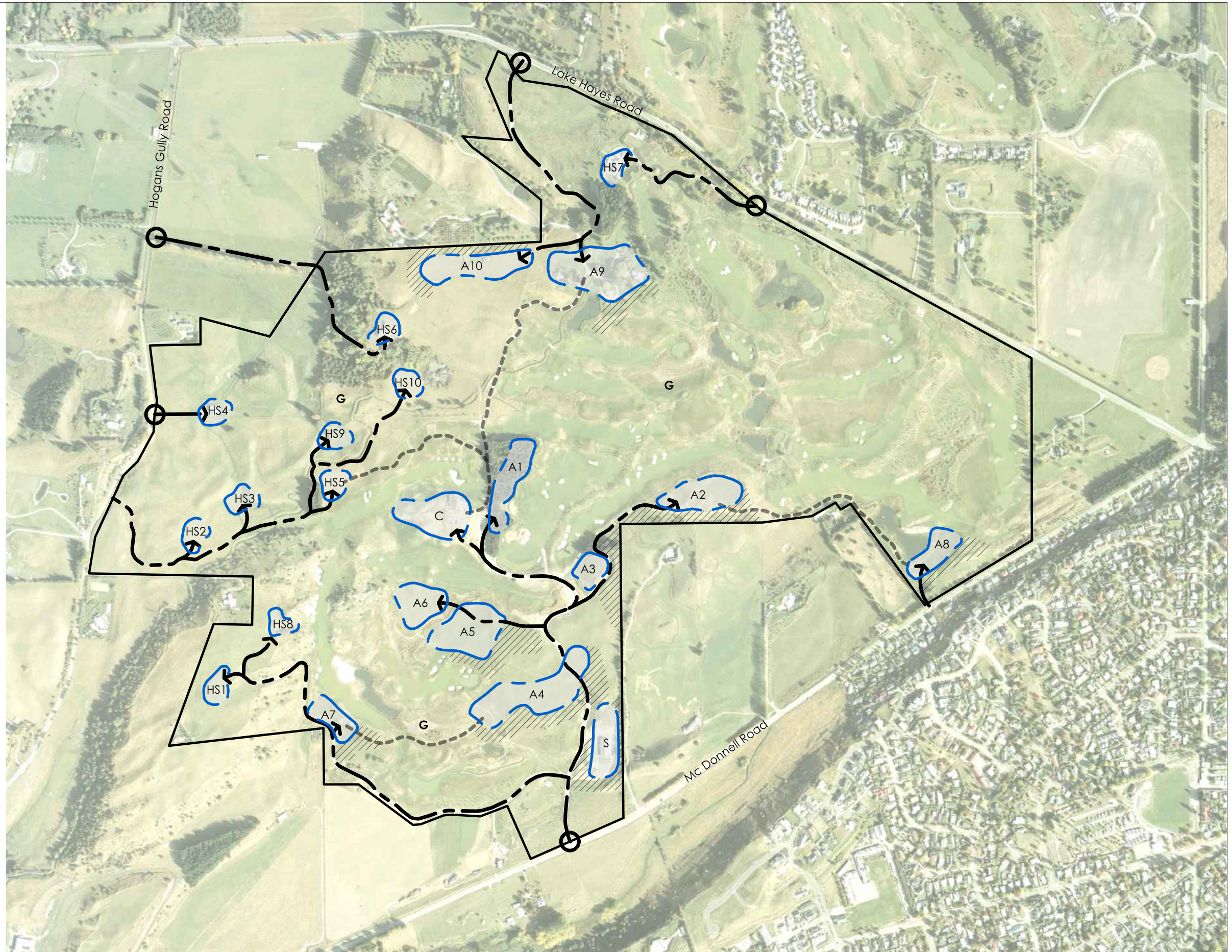
- G: Golf course, open space and farming
- C: Clubhouse
- A: Visitor Accommodation / Residential
- HS: Homesite (3,000m²)
- S: Resort Services & Staff Accommodation

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

Overlays:

- Landscape Amenity Management Area

- Existing access point
- Road access
- Buggy / cart access



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SCALE: 1:4,000 (A1); 1:8,000 (A3)



PLAN STATUS:

DP REVIEW

THE HILLS STRUCTURE PLAN - ACCESS

DRAWN / REVIEWED: RT / DT
APPROVED: DT
DATE: 14.10.15

DRAWING NO:

MH_10_1_MLP_011B

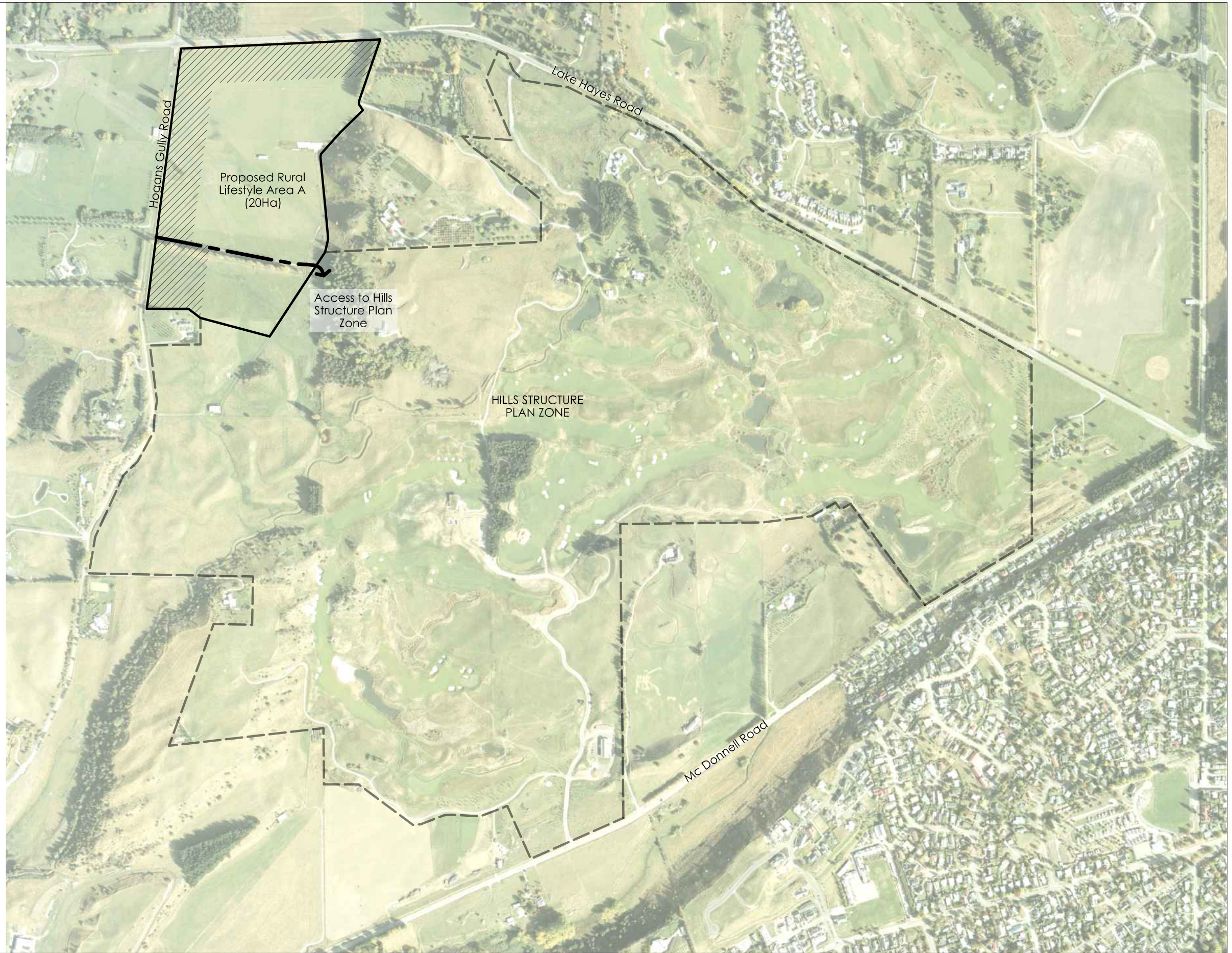
V:\MH_The Hills\10_Master1_Pre Planning\MH_10_1_MLP_012B (Rural Lifestyle Area A).dgn

KEY:

- Hills Structure Plan Boundary
- Proposed zoning Areas

Overlays:

- /// Landscape Amenity Management Area:
Includes tree planting, sited to preserve views of surrounding landscape and partially screen proposed dwellings



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PO Box 1164, Queenstown 9348
Tel +64 3 450 2200 Fax +64 3 441 1451
info@darbypartners.co.nz
www.darbypartners.co.nz

SCALE: 1:4,000 (A1); 1:8,000 (A3)



PLAN STATUS:

DP REVIEW

THE HILLS PROPOSED RURAL LIFESTYLE AREA A

DRAWN / REVIEWED: RT / JC
APPROVED: DT
DATE: 14.10.15

DRAWING NO:

MH_10_1_MLP_012B

V:\MH_The Hills\10_Master1_Pra Planning\MH_10_1_MLP_013A (Rural Lifestyle Area B).dgn

KEY:

- Hills Structure Plan Boundary
- Proposed zoning Areas

Overlays:

- /// Landscape Amenity Management Area:
*Includes tree planting, sited to preserve views
of surrounding landscape and partially screen
proposed dwellings*



Level 1, Steamer Wharf, Lower Beach Street
PO Box 1164, Queenstown 9348
Tel +64 3 450 2200 Fax +64 3 441 1451
info@darbypartners.co.nz
www.darbypartners.co.nz

SCALE: 1:4,000 (A1); 1:8,000 (A3)



PLAN STATUS:

DP REVIEW

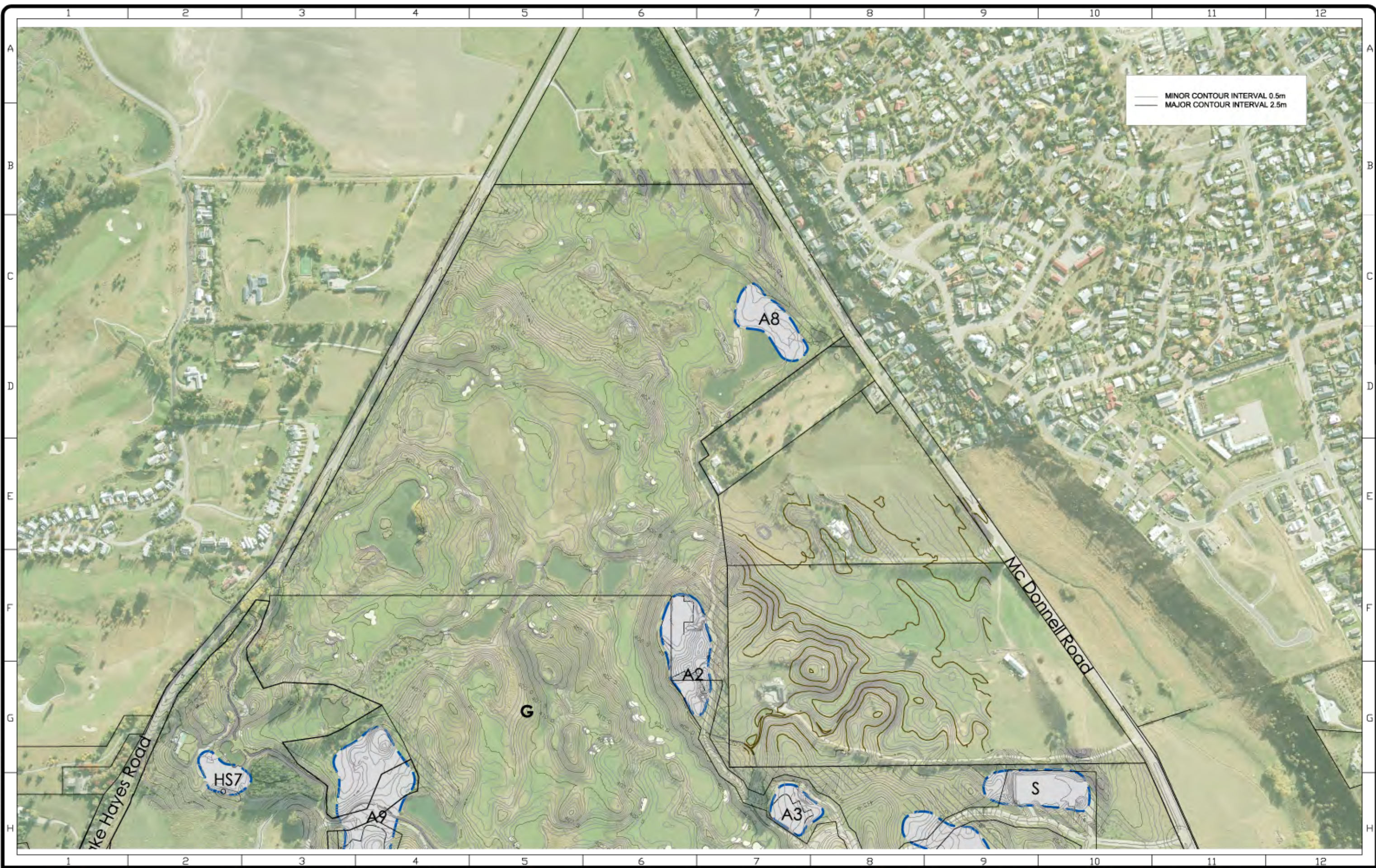
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APPROVED: DT
DATE: 14.10.15

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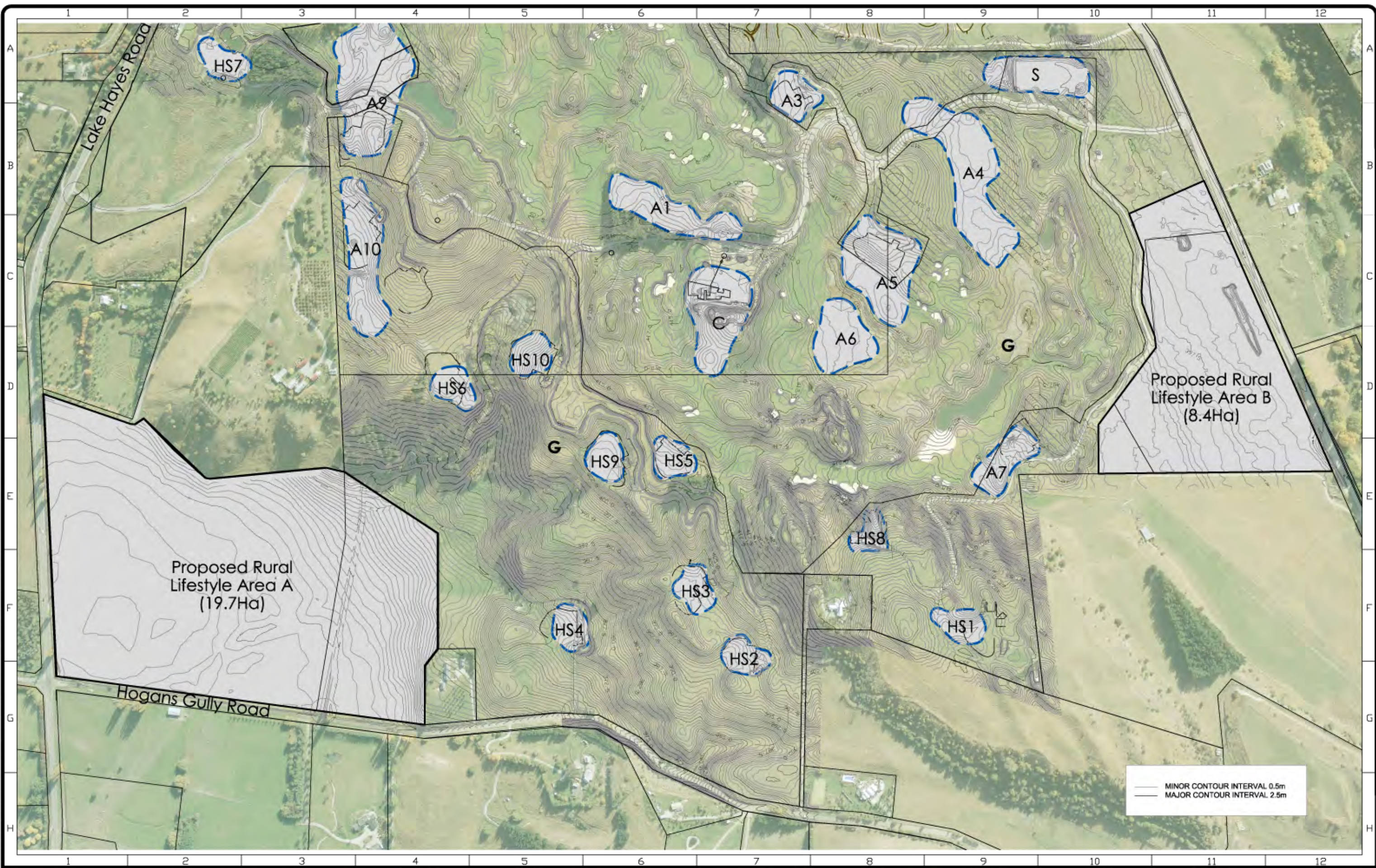
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ORIGINAL SIZE A3 DO NOT SCALE, REFER ALL DISCREPANCIES TO THE ENGINEER



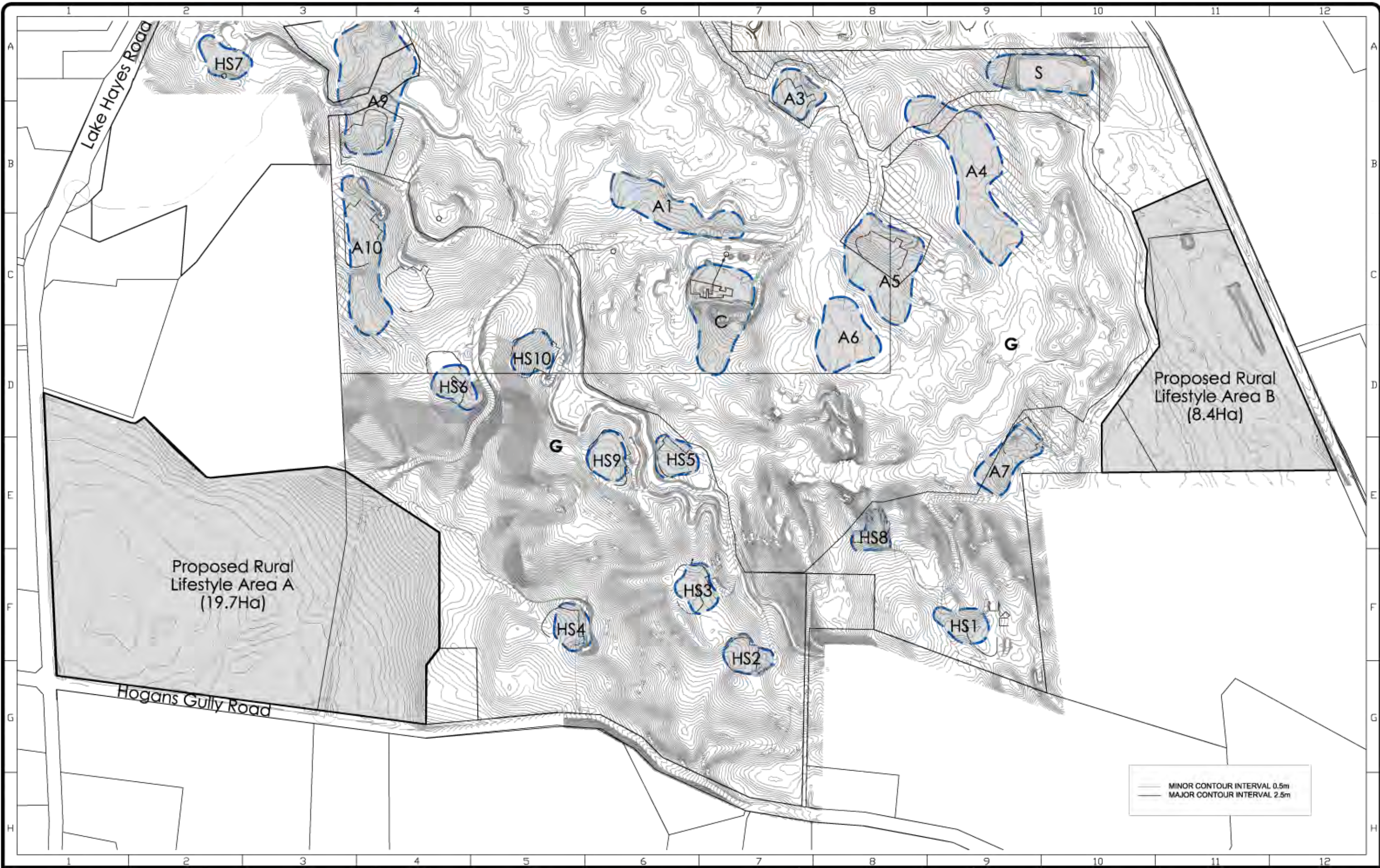
Notes:	Issue	Description	By	Date	Project:	Client:	<div><div>hadley consultants LTD</div><div>CONSULTING CIVIL & STRUCTURAL ENGINEERS</div></div> <div>44 Robins Road, PO Box 1366, Queenstown, New Zealand, P. +64 3 450 2140, F. +64 3 441 3513, W. www.hadleys.co.nz</div> <div><div>Drawn: MU</div><div>Checked: JWPH</div><div>Scale: 1:5000 @ A3</div><div>Drawing Number: 152859</div><div>Sheet: S01</div><div>Issue: A</div></div> <div>This drawing is supplied on the understanding that the information contained hereon will not be passed to any other party without written permission first being obtained from Hadley Consultants Ltd.</div>			
	A	Preliminary Issue	JWPH	20.10.15	NATURAL HAZARD ASSESSMENT	TROJAN HELMET LTD				
						Title:				
					TOPOGRAPHIC SITE PLAN 1					

ORIGINAL SIZE A3 DO NOT SCALE, REFER ALL DISCREPANCIES TO THE ENGINEER



Notes:	Issue	Description	By	Date	Project:	Client:	<div><div><div>hadley consultants LTD</div><div>CONSULTING CIVIL & STRUCTURAL ENGINEERS</div></div><div>44 Robins Road, PO Box 1356, Queenstown, New Zealand, P. +64 3 450 2140, F. +64 3 441 3513, W. www.hadleys.co.nz</div></div> <td colspan="3" rowspan="2">This drawing is supplied on the understanding that the information contained herein will not be passed to any other party without written permission first being obtained from Hadley Consultants Ltd.</td>			This drawing is supplied on the understanding that the information contained herein will not be passed to any other party without written permission first being obtained from Hadley Consultants Ltd.			
	A	Preliminary Issue	JWPH	20.10.15	NATURAL HAZARD ASSESSMENT	TROJAN HELMET LTD							
						Title:							
					TOPOGRAPHIC SITE PLAN 2								
							Drawn:	Checked:	Scale:	Drawing Number:			
							MU	JWPH	1:5000 @ A3	Project:	152859	Sheet: S02	Issue: A

ORIGINAL SIZE A3 DO NOT SCALE, REFER ALL DISCREPANCIES TO THE ENGINEER



Notes:

Issue	Description	By	Date
A	Preliminary Issue	JWPH	20.10.15

Project:

NATURAL HAZARD
ASSESSMENT

Title:

ACTIVITY AREA PLAN 2

Client:

TROJAN HELMET
LTD

hadley consultants LTD
CONSULTING CIVIL & STRUCTURAL ENGINEERS
44 Reine Road, PO Box 1356, Queenstown, New Zealand, P: +64 3 450 2143, F: +64 3 441 3513, W: www.hadley.co.nz

Drawn:

MU

Checked:

JWPH

Scale:

1:5000 @ A3

Drawing Number:

Project: 152859

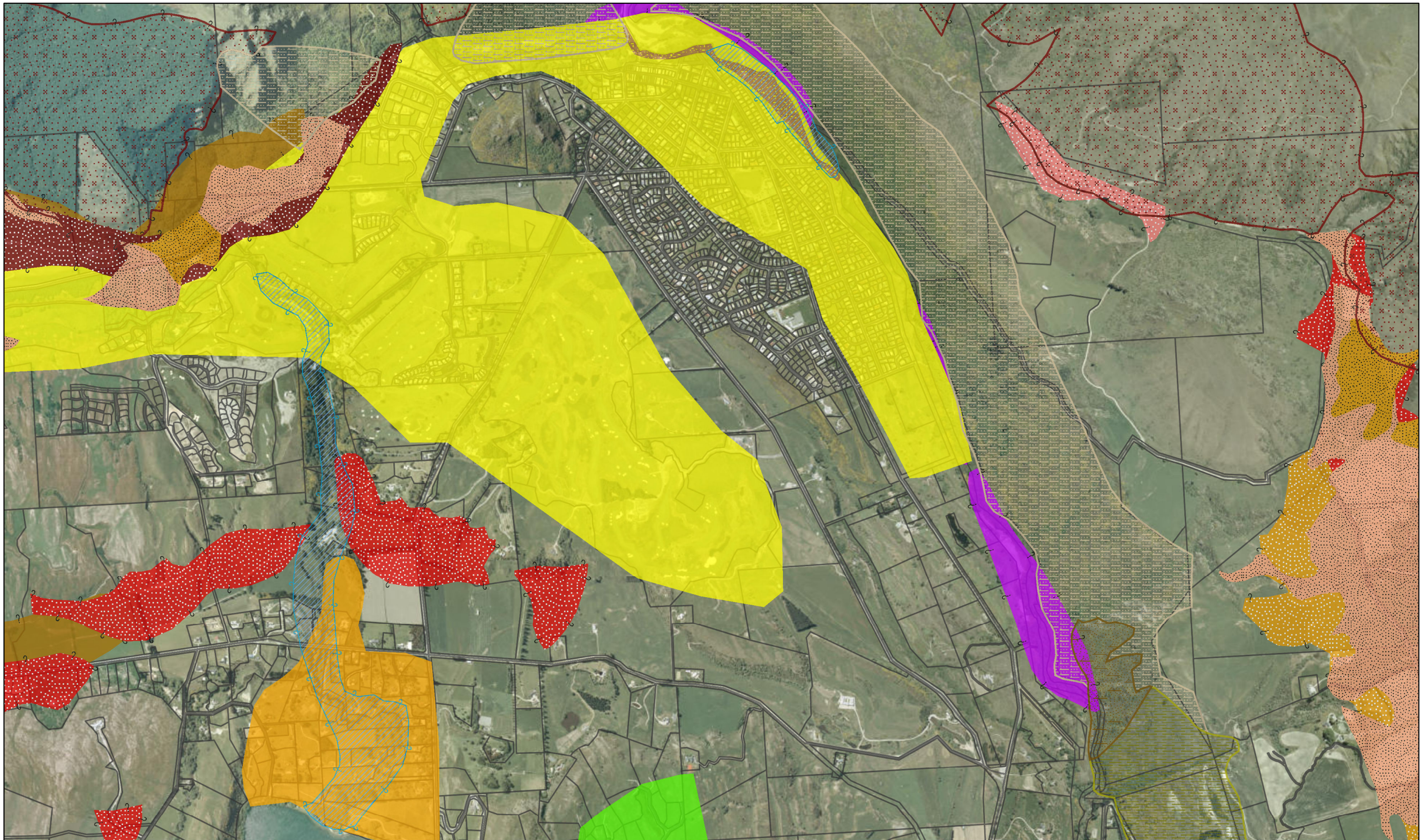
Sheet: S04

Issue: A

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Appendix B

QLDC Hazard Maps



The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Queenstown Lakes District Council, their employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the information represented by the GIS data. While reasonable use is permitted and encouraged, all data is copyright reserved by Queenstown Lakes District Council. Cadastral information derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED

The Hills

Legend

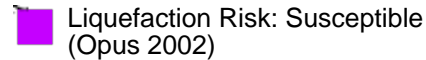
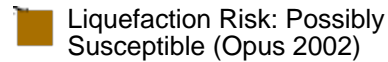
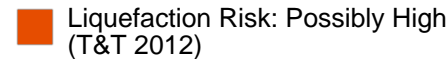
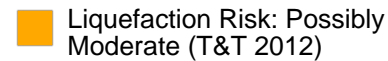
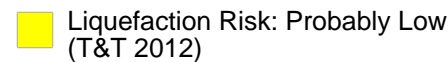
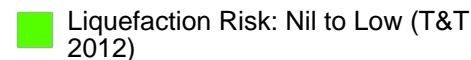
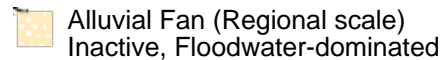
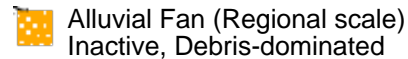
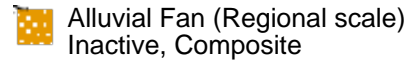
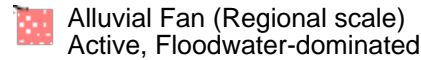
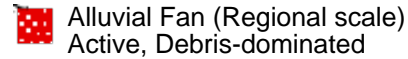
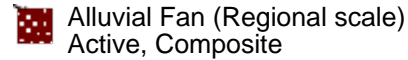
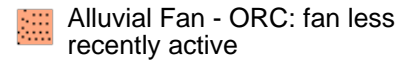
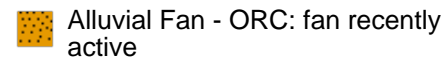
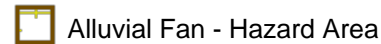
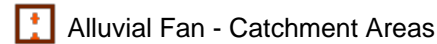
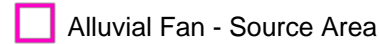
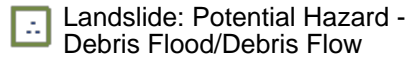
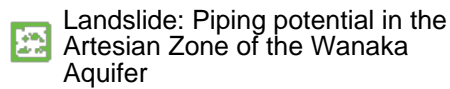
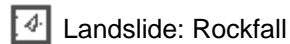
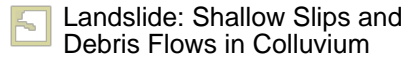
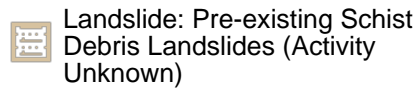
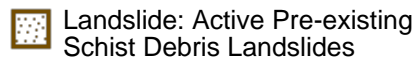
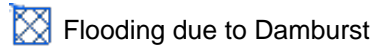
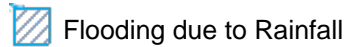
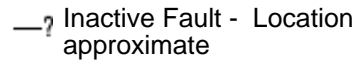
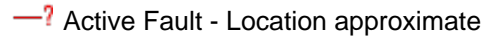
Property Land



Property Address



Hazards



Appendix C

Figure 2

KEY:

- Structure Plan Boundary
 - - - Activity Area

Activity Areas:

- G: Golf course, open space and farming
 C: Clubhouse
 A: Visitor Accommodation / Residential
 HS: Homesite (3,000m²)
 F: Farm
 S: Resort Services & Staff Accommodation

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

Overlays:

- /// Landscape Protection Area

The Hills Structure Plan - Yield Schedule
 Sep-10

Activity Area	Size	Density (unit/Ha)		Lots	
		Low	High	Low	High
A1	0.9 Ha	1	8	1	7
A2	0.9 Ha	1	8	1	7
A3	0.4 Ha	1	8	1	3
A4	1.7 Ha	1	8	1	13
A5	1.2 Ha	1	8	1	10
A6	0.7 Ha	1	8	1	6
A7	0.5 Ha	1	8	1	4
A8	0.6 Ha	1	4	1	2
A9	1.7 Ha	1	8	1	13
A10	1.1 Ha	1	8	1	8
Subtotal				10	74
H1	0.3 Ha			1	1
H2	0.3 Ha			1	1
H3	0.3 Ha			1	1
H4	0.3 Ha			1	1
H5	0.3 Ha			1	1
H6	0.3 Ha			1	1
H7	0.3 Ha			1	1
H8	0.2 Ha			1	1
H9	0.3 Ha			1	1
H10	0.3 Ha			1	1
Subtotal				10	10
Total				20	84
Total Structure Plan Area		162.7 Ha			
Ave. Lot size (per total land area)		8.1 Ha		1.9 Ha	

FOR DISCUSSION



Fig.2

QLDC hazard zonations. Depiction of liquefaction and alluvial fan hazards at site.



Liquefaction risk, probably low



Alluvial fan, debris dominated.

**THE HILLS
 STRUCTURE PLAN**

DRAWN / REVIEWED: RT / JC
 APPROVED: DT
 DATE: 14.09.15

DRAWING NO:
 MH_10_1_MLP_010E



Level 1, Steamer Wharf, Lower Beach Street
 PO Box 1164, Queenstown 9346
 Tel +64 3 457 2200 Fax +64 3 441 1451
 info@dabypartners.co.nz
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SCALE: 1:4,000 (A1); 1:8,000 (A3)

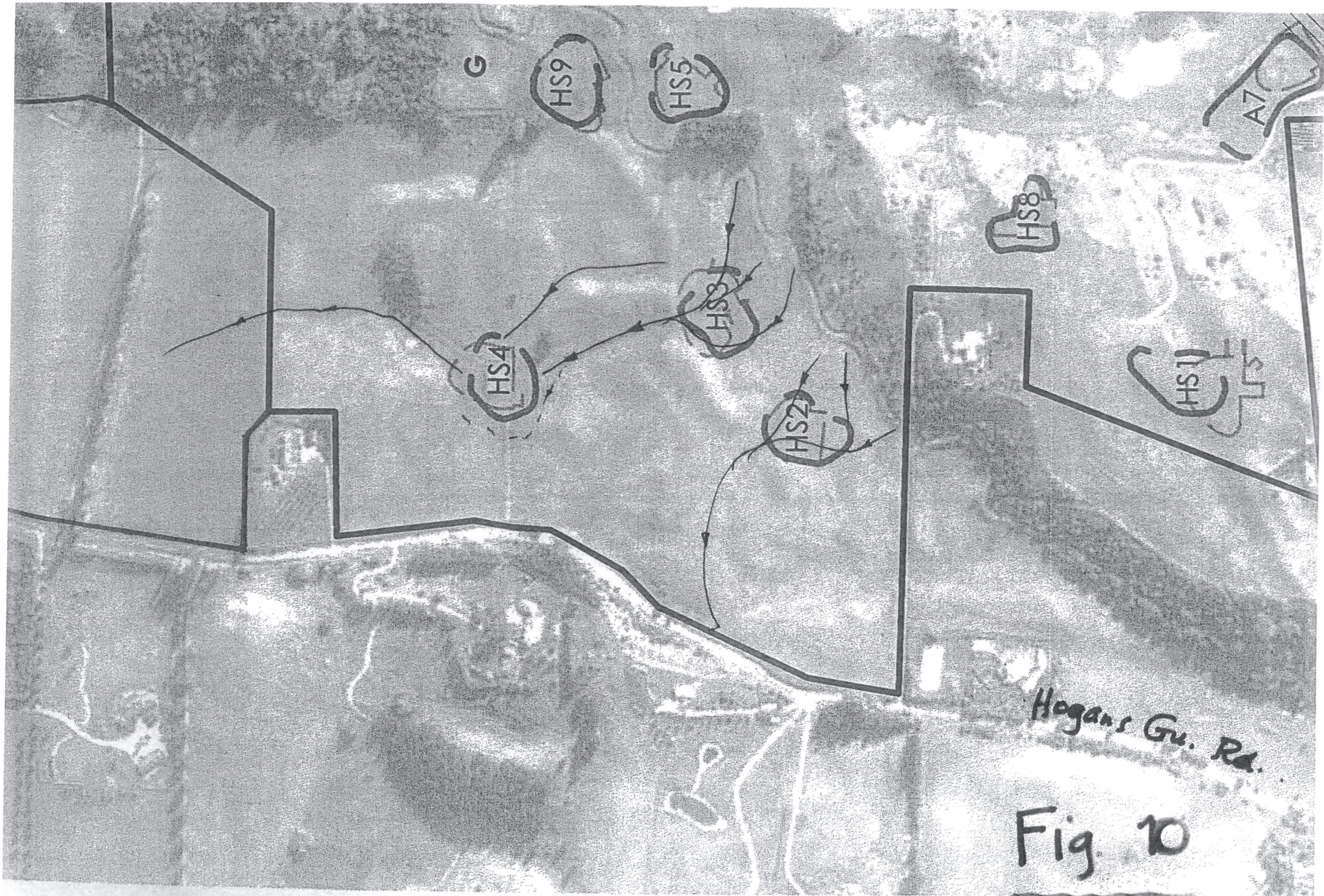


PLAN STATUS

DRAFT

Appendix D

Figure 10



Submitter Details

First Name: **Amy**
 Last Name: **Wilson-White**
 Organisation: **Trojan Helmet Limited**
 On behalf of: **Brown & Company Planning Company Ltd**
 Street: **PO Box 1467**
 Suburb:
 City: **Queenstown**
 Country: **New Zealand**
 PostCode: **9348**
 Daytime Phone: **034092258**
 Mobile: **0272288514**
 eMail: **amyw@brownandcompany.co.nz**

Trade competition and adverse effects:

☐ I could gain an advantage in trade competition through this submission
 ☒ I could not

☐ I am directly affected by an effect of the subject matter of the submission that :
 ☒ I am not

directly affected by an effect of the subject matter of the submission that :

- adversely affects the environment, and
- does not relate to the trade competition or the effects of trade competitions.

Wishes to be heard:

- ☒ Yes
☐ No

Preferred hearing location:

- | | | | |
|---|---|--|---|
| <input checked="" type="radio"/> Ch 1 - Introduction | <input checked="" type="radio"/> Ch 2 - Definitions | <input checked="" type="radio"/> Ch 3 - Strategic Direction | <input checked="" type="radio"/> Ch 4 - Urban Development |
| <input checked="" type="radio"/> Ch 5 - Tangata Whenua | <input checked="" type="radio"/> Ch 6 - Landscape | <input checked="" type="radio"/> Ch 7 - Low Density Residential | <input checked="" type="radio"/> Ch 8 - Medium Density Residential |
| <input checked="" type="radio"/> Ch 9 - High Density Residential | <input checked="" type="radio"/> Ch 10 - Arrowtown Residential Historic Management Zone | <input checked="" type="radio"/> Ch 11 - Large Lot Residential | <input checked="" type="radio"/> Ch 12 - Queenstown Town Centre |
| <input checked="" type="radio"/> Ch 13 - Wanaka Town Centre | <input checked="" type="radio"/> Ch 14 - Arrowtown Town Centre | <input checked="" type="radio"/> Ch 15 - Local Shopping Centres | <input checked="" type="radio"/> Ch 16 - Business Mixed Use Zone |
| <input checked="" type="radio"/> Ch 17 - Queenstown Airport Mixed Use | <input checked="" type="radio"/> Ch 21 - Rural Zone | <input checked="" type="radio"/> Ch 22 - Rural Residential and Rural Lifestyle | <input checked="" type="radio"/> Ch 23 - Gibbston Character Zone |
| <input checked="" type="radio"/> Ch 26 - Historic Heritage | <input checked="" type="radio"/> Ch 27 - Subdivision and Development | <input checked="" type="radio"/> Ch 28 - Natural Hazards | <input checked="" type="radio"/> Ch 30 - Energy and Utilities |
| <input checked="" type="radio"/> Ch 32 - Protected Trees | <input checked="" type="radio"/> Ch 33 - Indigenous Vegetation and Biodiversity | <input checked="" type="radio"/> Ch 34 - Wilding Exotic Trees | <input checked="" type="radio"/> Ch 35 - Temporary Activities and Relocated Buildings |
| <input checked="" type="radio"/> Ch 36 - Noise | <input checked="" type="radio"/> Ch 37 - Designations | <input checked="" type="radio"/> Ch 41 - Jacks Point Zone | <input checked="" type="radio"/> Ch 42 - Waterfall Park |
| <input checked="" type="radio"/> Ch 43 - Millbrook Resort Zone | | | |

Submission

Attached Documents

File
The Hills Resort Zone Submission FINAL

File
Annexure A Map showing Proposed Zone Boundary
Annexure B The Hills Resort Zone Structure Plan
Annexure C Proposed Hills Resort Zone
Annexure E Master Planning Document
Annexure D Section 32
Annexure F Landscape and Visual Effects
Annexure F 2 Attachments
Annexure G Helicopter Noise Assessment
Annexure H Transportation The Hills Resort Zone rep
Annexure I Infrastructure Feasibility The Hills
Annexure J Natural Hazard Assessment
Annexure K PSI and detailed Site Investigations The Hills
Proposed District Plan 2015 - Stage 1

Submission on Queenstown Lakes Proposed District Plan

Clause 6 of First Schedule, Resource Management Act 1991
FORM 5

To:
Submission Team
Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN 9348

For office use only

Submission No:

Receipt Date:

1. Submitter details:

Name of Submitter: Trojan Helmet Limited (Submission 1 Resort Zone and General Submission)

Address for Service: C rown Company Planning Group PO ox 1467
Q EENSTO N

And:

C Lane Neave P O ox 701 Q EENSTO N 9348

Email: office_brownandcompany.co.nz
rebecca.wolt_laneneave.co.nz

Contact Person: A Hutton rown
R olt

2. This is a submission on the Queenstown Lakes District Proposed District Plan (“Proposed Plan”).

3. The specific provisions that the submission relates to are:

The entire Proposed Plan, including but not limited to:

- 3.1 Proposed New Zone: Chapter 45 The Hills Resort Zone
- 3.2 Proposed Planning Maps: Map 26 (Speargrass Flat, Millbrook)
- 3.3 Chapter 3: Strategic Direction
- 3.4 Chapter 6: Landscapes
- 3.5 Chapter 21: Rural zone
- 3.6 Chapter 36: Noise

4. Submission

4.1 The submitter (Trojan Helmet Limited) owns The Hills Golf Course

The Hills was designed by John Darby of Darby Partners and opened in 2007 to host the New Zealand Open. It is set in over 500 acres of land across a glacial valley. The layout highlights the dramatic elevation changes and rocky schist outcrops that are a feature of the area.

The championship layout provides a serious challenge for accomplished players while thoughtful and considerate design means that the golf course is equally enjoyable for golfers of all abilities. The beauty of the courses lakes, waterways and wetland areas are complimented by a stunning array of sculptures made by local and international artists. It has hosted the New Zealand Open four times and the NZ PGA Championship twice. The media coverage for these events and the showcasing of the local environment has contributed to putting New Zealand on the map in terms of golfing tourism.

The award winning Club House nestled near the centre of the course was designed by NZ Architect Andrew Patterson, his brief from Michael Hill was to design a building that is totally in harmony with the landscape and then give it a presence of religious proportions that stops people in their tracks, and polish it off by making everything function flawlessly.

The championship golf course and the stunning architecture of the Club House set a benchmark for design and for buildings to be integrated into the landscape.

There is now an opportunity to build on the successful and carefully designed golf course and buildings and provide for further development that complements, is in harmony with and further showcases The Hills Golf Course and its surrounds.

Accordingly, the submitter seeks the golf course and its surrounds be rezoned The Hills Resort Zone to enable such development.

The proposed Hills Resort Zone includes a bespoke set of District Plan provisions, along with a Structure Plan, for inclusion in the District Plan, the purpose of which is to provide for world class resort facilities, including residential, visitor accommodation, worker accommodation, a small commercial area and art and sculpture, spread throughout the championship golf course. The new zoning also seeks to recognise and provide for consented activities.

The proposed Structure Plan will ensure that this development is appropriately located and well integrated with the golf course and the surrounding landscape.

The proposed District Plan provisions are comprehensive and have, along with the Structure Plan, been carefully considered and drafted to ensure that development is enabled within those areas of the golf course that have the ability to absorb change without giving rise to adverse landscape, visual and other effects, subject to appropriate controls on building design, materials, height, and landscaping.

The proposed Resort Zone also seeks to provide for further opportunities for world class events, like the New Zealand Open for which The Hills is renowned, as well as smaller events such as charity tournaments and other temporary events that showcase the District and contribute to its tourism and the economy. The proposed Resort Zoning provides an opportunity to wrap a specific regulatory framework around these events, to provide certainty around the ability to continue hosting them, while at the same time providing the Council with appropriate control over matters such as traffic management, operations, waste management and sanitation.

The Proposed Resort Zone will result in new employment opportunities in the District. Accordingly, the proposed zone seeks to provide for accommodation for workers in the Zone, thereby avoiding exacerbating the apparent shortage of worker accommodation experienced elsewhere in the District.

Finally, commercial activities related and ancillary to the purpose of the new zone are sought to be enabled, to ensure the needs of residents and visitors to the resort can be met.

The proposed Hills Resort Zone has been comprehensively assessed as to its appropriateness by a range of experts. Their assessments, in summary, are that:

Landscape: the proposed zoning, in conjunction with the controls contained in the proposed District Plan provisions and the Structure Plan, will not give rise to adverse effects on landscape character and amenity, or to adverse visual effects. With the proposed controls in place, the development enabled by the new zoning is appropriate for the environment within which it is located and will ensure its special landscape characteristics are maintained.

Traffic: the surrounding roading network can accommodate the increase in traffic that will arise as a result of development enabled by the rezoning, and accessways to the new zone can be appropriately and safely designed.

Natural Hazards: the proposed zone is not subject to any natural hazard risk.

Servicing and Infrastructure: the development enabled by the rezoning can be appropriately serviced, and infrastructure is/can be made available/appropriately designed in terms of water supply, wastewater and stormwater.

Noise: Noise associated with temporary events (e.g. golf tournaments such as the NZ Open), including helicopter activities, can be appropriately managed so as not to give rise to adverse noise and amenity effects.

Contamination: The site does not present any risk to human health and is suitable residential activity.

Planning: the proposed rezoning is more appropriate than the current rural zoning because:

- It better reflects the current uses and appropriately provides for future uses of The Hills Golf Course;
- It appropriately enables events such as the NZ Open, which contribute significantly to the District's tourism and economy;
- It will ensure landscape values associated with the site are appropriately recognised and maintained;
- It is appropriate in terms of section 32 and the Purpose of the Resource Management Act (**Act**)

To provide further detail as to the above, the following information and reports are **attached** to and form part of this submission:

- A plan showing the land to which this submission relates, and which the submitter seeks be rezoned Hills Resort Zone as **Annexure A**
- The Proposed Structure Plan for The Hills Resort Zone as **Annexure B**
- The Proposed District Plan provisions that will apply in The Hills Resort Zone as **Annexure C**
- A Section 32 evaluation of the Hills Resort Zone+prepared by Brown & Company Group, dated October 2015 as **Annexure D**
- The Hills Resort Zone, Master Planning report, prepared by Darby Partners, Dated 21 October 2015 as **Annexure E**
- The Hills, Structure Plan Resort Zone for The Hills, Assessment of Landscape and Visual effects, Prepared by Boffa Miskell, Dated October 2015 as **Annexure F**

- The Hills Rezoning, Helicopter Noise Assessment, Prepared by Marshall Day Acoustics, 12 October 2015 as **Annexure G**
- The Hills Resort Zone, Transportation Assessment Report, Prepared by Traffic Design Group, dated October 2015 as **Annexure H**
- The Hills Golf Course Land, Infrastructure Feasibility. Prepared by Hadley Consultants Limited, dated 21 October 2015 as **Annexure I**
- Hills Golf Course Land (including McDonnell Road Land) and Hogans Gully Land, Natural Hazard Assessment, Prepared by Hadley Consultants Limited, dated 21 October 2015 as **Annexure**
- The Hills Special Zone Submission, Preliminary and Detailed Site Investigations, Prepared by Davis Consulting Limited, Dated 21/10/2015 as **Annexure K**

Accordingly, the Submitter seeks its land be rezoned as outlined above.

- 4.2 An alternative and much less preferred way of addressing the Submitter's concerns is to amend the Proposed Plan to appropriately recognise and provide for the existing golf course and its associated and ongoing development in the Rural zone, and for resort style development to be enabled on the land identified in Annexure A.

The amendments required to achieve this alternative and less preferred relief are set out below, along with reasons. Consequential changes would also be required to the rules that would continue to apply to the land under the notified rural zoning.

4.2.1 Chapter 3: Strategic Direction

4.2.1.1 Goals objectives and policies:

- (a) The Submitter **SUPPORTS and OPPOSES** the goals, objectives and policies in Chapter 3.2 of the Proposed Plan, and seeks the following amendments, or similar:

Objective 3.2.1.4 *Recognise the potential for rural areas to diversify their land use beyond the strong productive value of traditional rural activities including farming, provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests.*

...

3.2.5 Goal ***Our distinctive landscapes are protected from inappropriate development.***

Objective 3.2.5.2 *~~Minimise the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.~~ **Recognise the landscape character and visual amenity values of the Rural Landscapes and manage the adverse effects of subdivision, use and development on these values.***

Policies 3.2.5.2.1 *Identify the district's Rural Landscape Classification on the district plan maps, ~~and minimise the effects of subdivision, use and development on these landscapes.~~*

3.2.5.2.2 ***Avoid, remedy or mitigate the adverse effects of subdivision, use and development within these landscapes.***

Policies 3.2.5.4.2 Provide for rural living opportunities in appropriate locations.

Objective 3.2.5.5 Recognise that agricultural land use and other activities that rely on rural resources is are fundamental to the character of our landscapes.

Policies 3.2.5.5.1 Give preference to farming ~~activity~~ and other activities that rely on rural resources in rural areas except where it conflicts with significant nature conservation values.

3.2.5.5.2 Recognise that the retention of the character of rural areas is often dependent on the ongoing viability of activities that rely on rural resources and farming and that evolving forms of agricultural and other land uses which may change the landscape are anticipated.

(b) The reasons for the submission include:

General Reasons:

- (i) As notified the Proposed Plan does not strike an appropriate balance between accepting the inevitability of growth and how landscape values should be managed in the face of this growth. Rather, the Proposed Plan is weighted too far in the direction of protection of all landscapes, and this will frustrate appropriate development proposals.
- (ii) Growth impacts on other resource management issues facing the District. One of the most important of these (alongside managing natural conservation values, managing urban amenity values, and servicing growth with utilities and road access) is managing the District's landscape values. It is inevitable that growth will affect landscape values. This inevitability should be accepted, and the Proposed Plan should focus on how the effects can be appropriately managed so that adverse effects are avoided, remedied or mitigated and future generations can continue to enjoy the values that attract growth.
- (iii) Further, the notified Proposed Plan over-emphasises the importance of farming activities. Farming is one method for utilising rural resources, but its long term economic opportunities, in many rural parts of the District, are very uncertain. The value of rates in many cases means that the farming incomes need to be high to meet those costs as well as to provide an income for the farmer. There are very few farmers that derive their income entirely from farming, particularly within the Wakatipu Basin.
- (iv) Other activities that require a rural location, such as rural residential and rural lifestyle uses, and golf courses, may better provide economic wellbeing for landowners and the wider community in the face of rapid growth, and therefore should also be enabled and should be on at least an equal footing with farming, depending on location and managing potential adverse effects on landscape and other values.
- (v) The District Plan regime should balance protection and use and development of all resources, taking into account particularly Sections 6(b) (the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development); 7(c) (the maintenance and enhancement of amenity values) and 7(f) (the maintenance and enhancement of the quality

of the environment) is the most appropriate regime to achieve the purpose of the Act.

Specific Reasons:

- (vi) Objective 3.2.1.4 and Objective 3.2.5.5 and its allied policies overly emphasise the importance of farming activities and do not recognise that other important natural factors and processes, and human activities, have shaped the landscape character of the District.
- (vii) The proposed amendments address this by acknowledging that, along with farming, other activities that rely on rural resources are fundamental to landscape character.
- (viii) The proposed amendments to Objective 3.2.5.2 and Policy 3.2.5.2.1 are appropriate for the following reasons:
 - (a) The use of the term *%minimise+* in the objective is too broad and could disenable otherwise legitimate development proposals. The proposed words *%recognise ... values and manage the adverse effects ... on these values+* more clearly sets out that, in any specific proposal (whether a plan change or resource consent) the landscape and visual amenity values must be recognised (which, in practice, would be by way of thorough assessment) and then adverse effects on such values must be managed. This means that adverse effects must be avoided, remedied or mitigated, as is the duty under section 5 of the Act.
 - (b) The splitting of Policy 3.2.5.1 into two policies 3.2.5.2.1 and 3.2.5.2.2 better separates the two distinct purposes which are:
 - to identify the relevant landscapes; and
 - to set out the intent of the District Plan for those landscapes.
 - (c) Further it better aligns the policy with the parent objective, which is to manage the adverse effects of subdivision and development on the relevant values.
 - (d) Adverse effects should be *%avoided, remedied or mitigated+*, rather than *%minimised+*, and this aligns with section 5(2)(c) of the Act. It also better provides for the different (and in many cases unique) circumstances of any particular development proposal where the adverse effects on landscape character and visual amenity values may, in the broad determination under section 5, not necessarily need to be completely avoided but could be adequately remedied or mitigated. The opportunities for this should be expressed in the policy.
- (ix) Policy 3.2.5.4.2 is supported because it correctly identifies that some parts of the District have capacity to absorb change without detracting from landscape and visual amenity values, whether by way of zone or consent, but that residential development in rural areas needs to be carefully managed to avoid, remedy or mitigate potential adverse effects on landscape character and visual amenity values.
- (c) The submission points above are examined further and in more detail in the subsequent parts of this submission, in relation to Chapters 6 (Landscapes) and 21 (Rural Zone).

4.2.2 Chapter 6: Landscapes

4.2.2.1 Chapter 6.1 – Purpose and 6.2 – values

- (a) The Submitter **OPPOSES** the goals, objectives and policies in Chapter 3.2, and seeks amendments, or similar:

6.2 Values

...

Some rural areas, particularly those closer to Queenstown and Wanaka town centres and within parts of the Wakatipu Basin, have an established pattern of housing on smaller landholdings. The landscape character of these areas has been modified by vehicle accesses, earthworks and vegetation planting for amenity, screening and shelter, which have reduced the open character exhibited by larger scale farming activities.

While acknowledging these rural areas have established housing, a substantial amount of subdivision and development has been approved in these areas and the landscape values of these areas are vulnerable to degradation from further subdivision and development. It is realised that rural lifestyle development has a finite capacity if the District's distinctive rural landscape values are to be sustained.

However, rural living can be enabled in certain locations if landscape character and visual amenity values are not unduly compromised.

- (b) The reasons for the submission include:
- (i) The vision statement as notified recognises the finite capacity of the rural resources to absorb new rural lifestyle and rural residential development, but needs to also recognise that there are rural areas that can absorb development, whether in new areas or infill within existing areas, provided that the potential adverse effects on the landscape character and visual amenity values are properly considered when determining applications.
 - (ii) Further subdivision within some areas should not be forbidden or necessarily discouraged. Rather, the focus should be on accepting that there will be pressure on the rural resources to absorb new development and to focus the assessment on such matters as specific location within the topography, boundaries, access, landscaping, colours and materials of buildings, and visibility from other areas.

4.2.2.2 Objectives and policies

- (a) The Submitter **OPPOSES** Objective 6.3.1 and Policies 6.3.1.1 . 6.3.1.4, and seeks the following amendments, or similar:

6.3.1 Objective **The District contains and values Outstanding Natural Features, Outstanding Natural Landscapes, and Rural Landscapes that require protection from inappropriate subdivision and development and Rural Landscapes where the adverse effects of subdivision and development are appropriately managed.**

Policies **6.3.1.1** *Identify the District's Outstanding Natural Landscapes and Outstanding Natural Features on the Planning Maps.*

6.3.1.2 *Classify the Rural Zoned landscapes in the District as:*

- *Outstanding Natural Feature (ONF)*

- Outstanding Natural Landscape (ONL)
- Rural Landscape Classification (RLC)

6.3.1.3 *That subdivision and development proposals located within the Outstanding Natural Landscape, or an Outstanding Natural Feature, ~~be assessed against the assessment matters in provisions 21.7.1 and 21.7.3 because subdivision and development is~~ are inappropriate in almost all locations, meaning successful applications will be exceptional cases.*

6.3.1.4 *~~That subdivision and development proposals located within the Rural Landscape be assessed against the assessment matters in provisions 21.7.2 and 21.7.3 because subdivision and development is inappropriate in many locations in these landscapes, meaning successful applications will be, on balance, consistent with the assessment matters.~~ That subdivision and development proposals within the Rural Landscape Classification are located and designed in such a manner that adverse effects on landscape character and visual amenity values are avoided, remedied or mitigated.*

6.3.1.5 *Avoid urban subdivision and development in the Rural Zones.*

6.3.1.6 *~~Enable rural lifestyle living through applying Rural Lifestyle Zone and Rural Residential Zone zones plan changes in areas where the landscape can accommodate change,~~ and carefully considered applications for subdivision and development for rural living.*

(b) The reasons for the submission include:

- (i) Objective 6.3.1 should only apply the term ~~%inappropriate+~~ to landscapes that are protected through section 6(b) of the Act, i.e. Outstanding Natural Landscapes and Outstanding Natural Features. The term ~~%inappropriate+~~ cannot be applied to the Rural Landscape Classification for the following reasons:
 - (a) It is contrary to Section 6(b) of the Act;
 - (b) It is contrary to the relevant objectives and policies in the Strategic Direction Chapter, including Objective 3.2.5.2 and 3.2.5.3 and their allied policies.
- (ii) The basic mechanics of the rules that serve these objectives and policies require that proposals are assessed against the assessment matters. The policies should not state that proposals will be assessed against the assessment matters; the wording in Policies 6.3.1.3 and 6.3.1.4 is redundant.
- (iii) The revised wording of Policies 6.3.1.4 and 6.3.1.6 is appropriate for the following reasons:
 - (a) For Policy 6.3.1.4:

- The reason in (ii) above in relation to the assessment matters; and
 - To ensure that the ~~%appropriate+~~ test of Section 6(b) of the Act does not apply to subdivision and development within landscapes that are not outstanding, and
- (b) For Policies 6.3.1.4 and 6.3.1.6: Adverse effects should be ~~%avoided, remedied or mitigated+~~ which aligns with section 5(2)(c) of the Act. It also better provides for the different (and in many cases unique) circumstances of any particular development proposal where the adverse effects on landscape character and visual amenity values may, in the broad determination under section 5, not necessarily need to be completely avoided but could be adequately remedied or mitigated. The opportunities for this should be expressed in the policy.
- (c) The Submitter **OPPOSES** Objective 6.3.2 and Policies 6.3.2.1 . 6.3.2.5, and seeks the following amendments, or similar:

6.3.2 Objective ***Avoid, remedy or mitigate adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development.***

- Policies*
- 6.3.2.1** *Acknowledge that subdivision and development in the rural zones, specifically residential development, has a finite capacity if the District's landscape quality, character and amenity values are to be sustained.*
- 6.3.2.2** *Allow residential subdivision and development only in locations where the District's landscape character and visual amenity would not be degraded significantly adversely affected, recognising that there are parts of the rural areas that can absorb rural living development, provided that the potential adverse effects on the landscape character and visual amenity values are properly considered when determining applications.*
- 6.3.2.3** *Recognise that proposals for residential subdivision or development in the Rural Zone that seek support from existing and consented subdivision or development have potential for adverse cumulative effects-, particularly where the subdivision and development would constitute sprawl along roads.*
- 6.3.2.4** *Have particular regard to the potential adverse effects on landscape character and visual amenity values from infill within areas with existing rural lifestyle development or where further subdivision and development would constitute sprawl along roads.*
- 6.3.2.5** *Ensure incremental changes from subdivision and development do not degrade landscape quality, or character ~~or openness~~ as a result of activities associated with mitigation of the visual effects of proposed development such as screening planting, mounding and earthworks.*

- (d) The reasons for the submission include:
- (i) Objective 6.3.2 as notified seeks to avoid adverse cumulative effects. This is too strong and may foreclose the opportunity for proposals for which adverse effects can be adequately remedied or mitigated, if not entirely avoided. Such an assessment would be made at the time of the application. The insertion of ~~%remedy or mitigate+~~ into the objective is therefore necessary.
 - (ii) Policy 6.3.2.2 should be amended to recognise that there are rural areas that can absorb development, whether in new areas or infill within existing areas, provided that landscape character and visual amenity values are not *significantly* adversely affected. This wording recognises that the landscape values are one component in the overall determination of applications, and seeks that any potential adverse effects are properly considered in this determination.
 - (ii) Policy 6.3.2.5 is should be amended by deleting reference to ~~%openness+~~. The Environment Court has repeatedly identified that ~~%openness+~~ is not a factor except in relation to outstanding landscapes.

- (e) The Submitter **S PPORTS and OPPOSES** Objective 6.3.4 and Policies 6.3.4.1 . 6.3.4.3, and seeks the following amendments, or similar:

6.3.4 Objective *Protect, maintain or enhance the District's Outstanding Natural Landscapes (ONL).*

Policies **6.3.4.1** *Avoid subdivision and development that would ~~degrade~~ **adversely affect** the important qualities of the landscape character and amenity, particularly where there is no or little capacity to absorb change.*

6.3.4.2 *Recognise that large parts of the District's Outstanding Natural Landscapes include working farms and accept that viable farming involves activities which may modify the landscape, providing the quality and character of the Outstanding Natural Landscape is not adversely affected.*

6.3.4.3 *Have regard to adverse effects on landscape character, and visual amenity values as viewed from public places, with emphasis on views from formed roads.*

6.3.4.4 Have regard to the adverse effects from subdivision and development on the open landscape character where it is open at present.

- (f) The reasons for the submission include:
- (i) The outstanding natural landscapes of the District are in many cases iconic and contribute to the District's identity, and their ongoing protection, maintenance and enhancement is generally necessary and supported.
 - (ii) Given the spatial scale of the ONLs and the varied topography, they have some limited capacity to absorb development and adverse effects of development should be avoided. The words ~~%adversely affect+~~ in Policy 6.3.4.1 are preferable to the term ~~%degrade+~~. ~~%degrade+~~ is too absolute,

whereas ~~%adversely affect+~~in this context promotes assessment of whether any actual or potential effects are or could be adverse.

- (iii) The openness of a landscape may be an issue in ONLs, but not in non-outstanding landscapes. This has been confirmed many times by the Environment Court. The new Policy 6.3.4.4 is therefore appropriate under Objective 6.3.4 and is relocated from Policy 6.3.5.6.
- (g) The Submitter **OPPOSES** Objective 6.3.5 and Policies 6.3.5.1 . 6.3.5.6, and seeks the following amendments, or similar:

6.3.5 Objective ***Ensure subdivision and development does not ~~degrade~~ avoids, remedies or mitigates adverse effects on landscape character and diminish visual amenity values of the Rural Landscapes (RLC).***

Policies **6.3.5.1** *Allow subdivision and development only where it will not degrade landscape quality or character, or diminish the visual amenity values identified for any Rural Landscape.*

6.3.5.2 *Avoid, remedy or mitigate any adverse effects from subdivision and development that are:*

- *Highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and*
- *Visible from public roads.*

6.3.5.3 *Avoid planting and screening, particularly along roads and boundaries, which would ~~degrade~~ adversely affect openness views where such openness views are is an important part to the appreciation of the landscape quality or character.*

6.3.5.4 *Encourage any landscaping to be sustainable and consistent with the established character of the area.*

6.3.5.5 *Encourage development to utilise shared accesses and infrastructure, to locate within the parts of the site where they will be least visible, and have the least disruption to the landform and rural character.*

~~**6.3.5.6** *Have regard to the adverse effects from subdivision and development on the open landscape character where it is open at present.*~~

- (h) The reasons for the submission include:

- (i) Objective 6.3.5 is modified by replacing ~~%degrade+~~with ~~%avoids, remedies or mitigates adverse effects on+~~which aligns with section 5(2)(c) of the Act. It also better provides for the different (and in many cases unique) circumstances of any particular development proposal where the adverse effects on landscape character and visual amenity values may, in the broad determination under section 5, not necessarily need to be completely avoided but could be adequately remedied or mitigated. The opportunities for this should be expressed in the policy.

- (ii) Policy 6.3.5.2 is modified for the same reasons as in (i) above.
 - (iii) Policy 6.3.5.3 is modified by deleting references to ~~%openness+~~, as the Environment Court has confirmed that that is not an issue in non-outstanding landscapes and replacing with ~~%views+~~ where such views ~~%are important to the appreciation of the landscape quality of character+~~. This then invites specific analysis of the views, whether open or not, in the particular circumstances of any proposal.
 - (iv) Policy 6.3.5.6 is deleted from this part of the Proposed Plan and shifted to where it is relevant under outstanding natural landscapes, under Objective 6.3.4.
- (i) The Submitter **S PPORTS** Objective 6.3.8 and its allied policy for the following reasons:
- (i) The District's landscapes provide the opportunities for tourism and therefore must be sustained.

4.2.3 Chapter 21: Rural Zone

4.2.3.1 Zone Purpose 21.1 and objectives 21.2.1 and associated policies

- (a) The Submitter **OPPOSES** these provisions but seeks modifications as follows:

21.1 Zone Purpose

The purpose of the Rural zone is to enable farming activities and other activities that rely on rural resources while protecting, maintaining and enhancing landscape values, nature conservation values, the soil and water resource and rural amenity.

A wide range of productive activities occur in the Rural Zone and because the majority of the District's distinctive landscapes comprising open spaces, lakes and rivers with high visual quality and cultural value are located in the Rural Zone, there also exists a wide range of the desire for rural living, recreation, commercial and tourism activities and the desire for further opportunities for these activities.

...

21.2.1 Objective ***Enable farming, ~~permitted~~ other activities that require a rural location and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.***

Policies **21.2.1.1** *Enable farming and other activities that require a rural location and other established activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.*

21.2.1.2 *Provide for Farm Buildings ~~associated with larger landholdings~~ where the location, scale and colour of the buildings will not adversely affect landscape values.*

21.2.1.4 *Minimise ~~the~~ dust, visual, noise and odour effects of activities on ~~by requiring facilities to locate a~~*

~~greater distance from~~ formed roads, neighbouring properties, waterbodies and zones that are likely to contain residential and commercial activity.

21.2.1.6 ~~Avoid, mitigate, remedy or off-set~~ adverse cumulative impacts on ecosystem services and nature conservation values.

- (b) The reasons for the modifications sought include:
- (i) The Zone Purpose, Objective 21.2.1 and Policy 21.2.1.1 over-emphasise the importance of farming activities and do not recognise that many other activities require a rural location because they rely on rural resources. The Hills Golf Course is an example of this. The proposed modifications remedy this by enabling, along with farming, other activities that rely on rural resources.
 - (ii) Farming is one method for utilising rural resources, but its long term economic future, in many rural parts of the District, is uncertain. Other activities that require a rural location, such as commercial recreation activities, may better provide economic wellbeing for landowners and the wider community and therefore should also be enabled and should be on at least an equal footing with farming.
 - (iii) Because of their over-emphasis on farming, these provisions are inconsistent with other provisions that directly promote diversification of the use of rural resources. Examples of other such provisions are:
 - 21.1 . Zone Purpose: second and third paragraphs;
 - Objective 21.2.10 and allied policies, regarding diversification of farms (subject to the modifications in Part 3.3.2 below).
 - (iv) Policy 21.2.1.2 should be amended to avoid confusion of what a ~~%larger landholding+~~ may be perceived to be (it is not a defined term in the PDP). Farm buildings to be provided for on rural zoned sites of any size.
 - (v) Policy 21.2.1.4 is attempting to control reverse sensitivity effects, however the phrase ~~%locate a greater distanceō~~ +provides no certainty of intent or outcome.
 - (vi) Policy 21.2.1.6 does not align well with the RMA. ~~%Ecosystems services+~~ is defined within the PDP, however further nature conservation values are not defined within the PDP and should be clarified.

4.2.3.2 **Objective 21.2.10 and associated policies relating to the potential for diversification of farms**

- (a) **The Submitter S PPORTS and OPPOSES** the objective and policies and seeks modifications as follows.

21.2.10 Objective ~~Recognise the potential for diversification of rural activities (including farming activities) farms that utilises support the sustainability of the natural or-and physical resources of farms rural areas and supports the sustainability of farming activities.~~

Policies **21.2.10.1** ~~Encourage revenue producing activities that can support the long term sustainability of farms in the rural areas of the district.~~

21.2.10.2 *Ensure that revenue producing activities utilise natural and physical resources (including buildings) in a way that maintains and enhances landscape quality, character, rural amenity, and natural values.*

21.2.10.3 *Recognise that the establishment of complementary activities such as commercial recreation or visitor accommodation located within farms may enable landscape values to be sustained in the longer term. Such positive effects should be taken into account in the assessment of any resource consent applications.*

- (b) The reasons for the support and amendments are:
- (i) The notified wording of these provisions follows on from the higher order provisions in Chapter 3 and in Objective 21.2.1 and its allied policies, as discussed in parts 3.2 and 3.4.1 of this submission. In many parts of the District farming is not an economically sustainable activity, and it may remain that way for the foreseeable future.
 - (ii) The modifications seek to ensure that the sustainability applies to the natural and physical resources of the rural areas and is not exclusively about the sustainability of ~~the~~ farming. Farming is one of many activities that utilise those natural and physical resources.
 - (iii) The Hills Golf Course is not farmed at present but contributes to the visual amenity of the surrounding area.

4.3. Consequential changes to the rules that apply in the chapters of the PDP addressed in the above submission points may be required to give effect to the modifications to the objectives and policies sought.

4.4. The Submitter considers that without the amendments detailed in this submission the Proposed Plan:

- (a) will not promote the sustainable management of natural and physical resources;
- (b) will not provide for the efficient use and development of natural and physical resources;
- (c) is otherwise inconsistent with the relevant provisions of the Resource Management Act 1991, including the purposes and principles of Part 2 of the Act; and
- (d) does not result in the most appropriate plan provisions in terms of section 32 of the Act.

5. Trojan Helmet Limited seeks the following decision from the Queenstown Lakes District Council:

- (a) That the land identified in **Annexure A** be rezoned Hills Resort Zone, and the Structure Plan in **Annexure** and District Plan Provisions in **Annexure C** be included in the Proposed Plan and apply to the new zone; or
- (b) As a less preferred relief, that the Proposed Plan be amended to appropriately recognise and provide for the existing golf course at The Hills and its associated and ongoing development in the Rural zone, and for resort style development on the land identified in

Annexure A to be enabled, by making the amendments set out in Part 4 of this submission, including any similar and/or consequential amendments; or

(c) That the Proposed Plan be amended in a similar or such other way as may be appropriate to address the matters raised in this submission; and

(d) Any consequential decisions required to address the matters raised in this submission.

Trojan Helmet Limited **DOES** wish to be heard in support of this submission.

If others make a similar submission Trojan Helmet Limited will consider presenting a joint case with them at a hearing.

Signature of Submitter



A A Hutton
Authorised to sign on behalf of Trojan Helmet Limited

Date: 23 October 2015

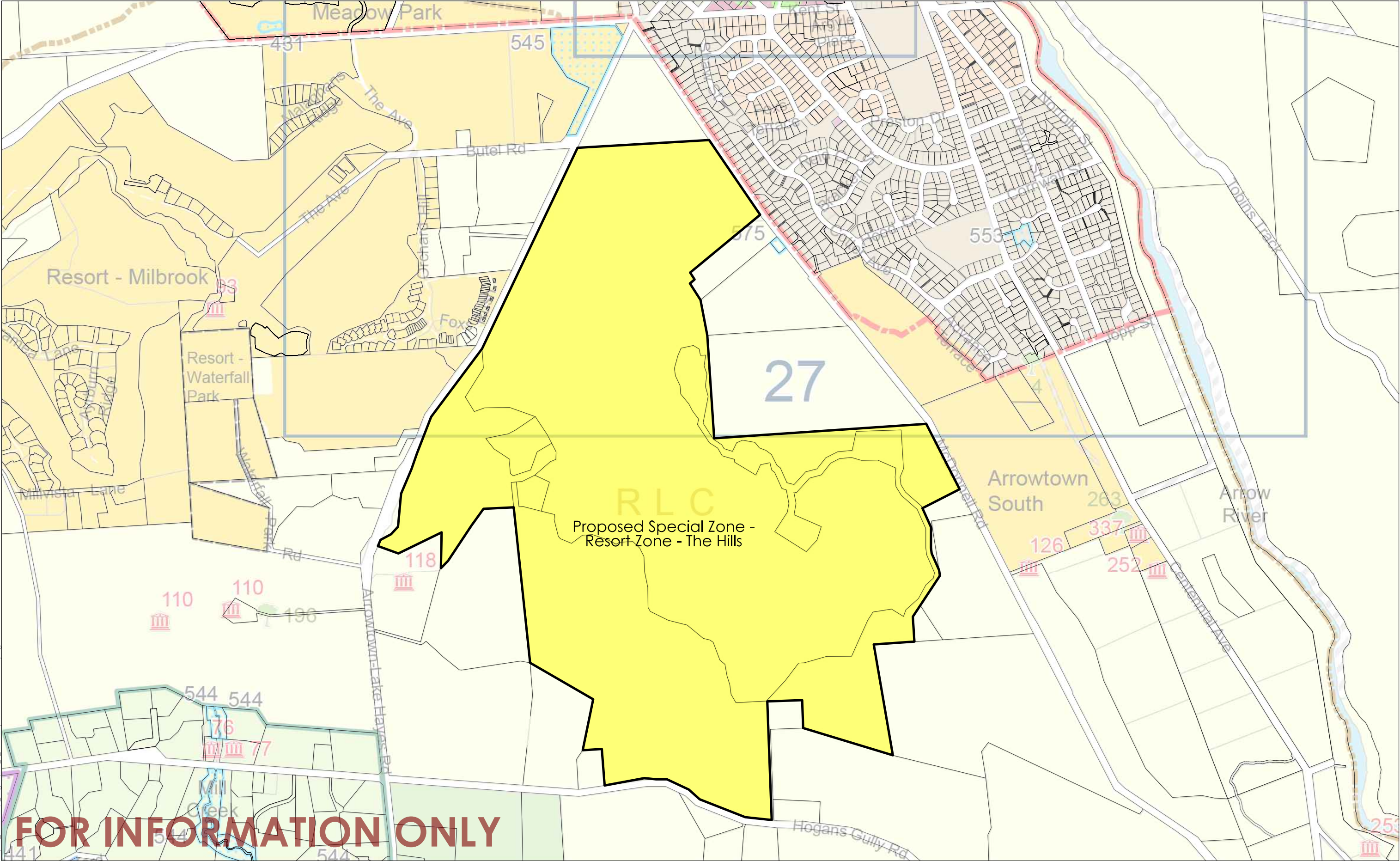
Telephone: 03 409 2258 / 021 529745

Notes to person making submission:

If you make your submission by electronic means, the email address from which you send the submission will be treated as an address for service.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of Schedule 1 of the Resource Management Act 1991.

The submitter could NOT gain an advantage in trade competition through this submission



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DARBY PARTNERS

Level 1, Steamer Wharf, Lower Beach Street
PO Box 1164, Queenstown 9348
Tel +64 3 450 2200 Fax +64 3 441 1451
info@darbypartners.co.nz
www.darbypartners.co.nz

SCALE: 1:5,000 (A1): 1:10,000 (A3)

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CONSULTANTS:

NOTES:

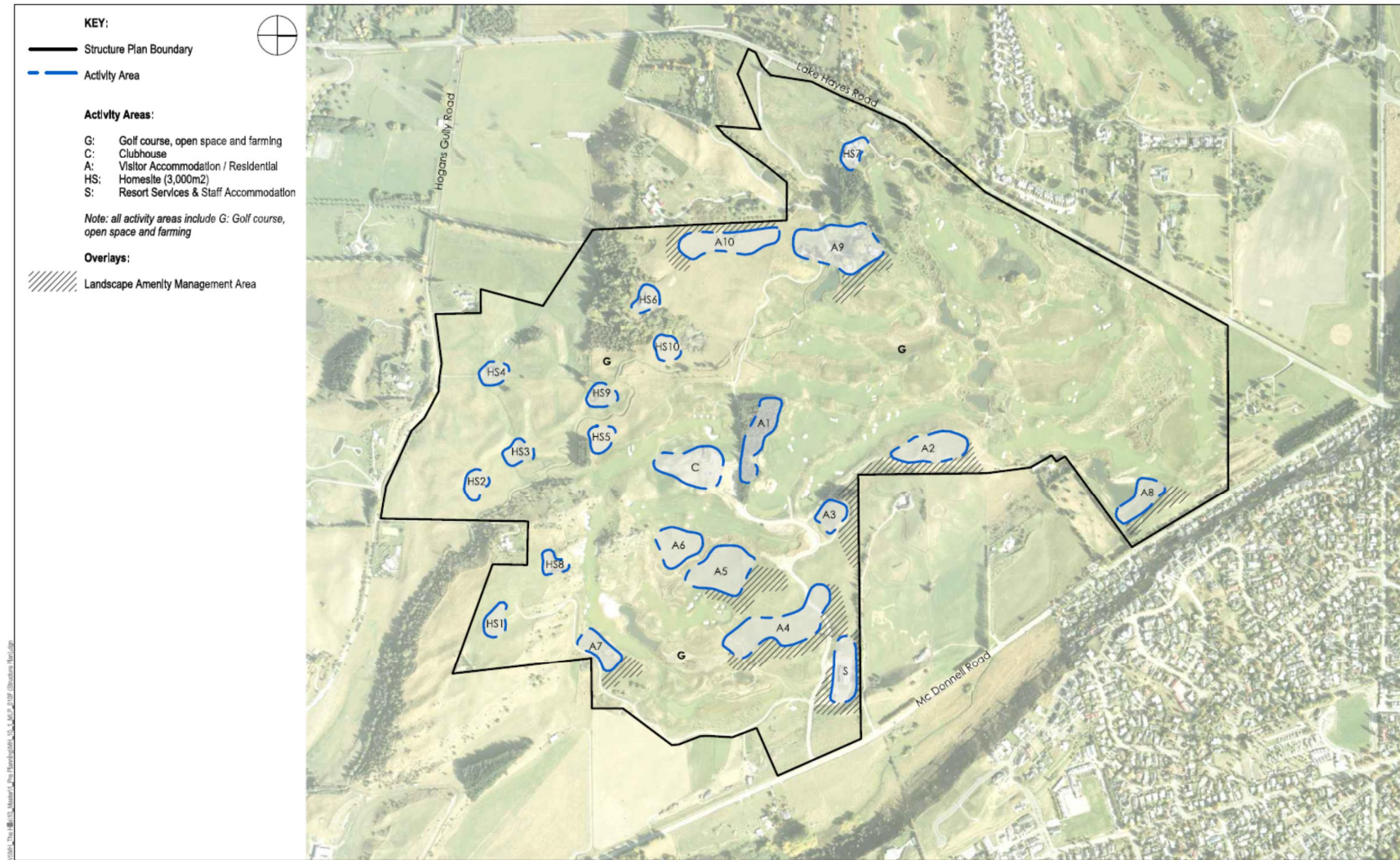
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REVISION:		DATE	DRAWN	REVIEWED	APPROVED
NO	DESCRIPTION				
-	For Information Only	20.10.15	HF	-	-

DISTRICT PLAN REVIEW

MAP 26: THE HILLS RESORT ZONE

PLAN STATUS:	JOB CODE:	DRAWING NO:	REV:
DRAFT	MH_9	DP-001	-



DARRY PARTNERS
 Level 1, Steamer Wharf, Lower Beach Street
 PO Box 1164, Queensland 3348
 Tel +61 7 450 2200 Fax +61 7 441 1451
 info@darrypartners.com.au
 www.darrypartners.com.au

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THE HILLS STRUCTURE PLAN

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44 The Hills Resort Zone

44.1 Resort Zone Purpose

The purpose of the zone is to provide world class resort facilities. The zone includes residential, visitor accommodation, worker accommodation, a small commercial area and art and sculpture spread throughout a championship golf course. A structure plan applies to the zone to ensure that development is appropriately located and well integrated with the golf course and the local and wider landscape.

44.2 Objectives and Policies

44.2.1 Objective- Development of a resort environment containing residential activity, visitor accommodation, ancillary worker accommodation and commercial activities, commercial recreation activities and an evolving sculpture park within the context of a premier golf course, while having regard to the landscape and amenity values of the site and wider environment.

Policies

- 44.2.1.1 Require development to be located in accordance with a Structure Plan to ensure that it is appropriately sited and integrated with the golf course and that adverse effects on landscape and amenity values are mitigated.
- 44.2.1.2 To ensure that the character of the wider landscape is maintained by controlling the density, location and appearance of built form within the zone.
- 44.2.1.3 To provide for visitor accommodation and residential activities in areas with potential to absorb development and which are designed to complement the landscape within which they are sited.
- 44.2.1.4 To provide a world class golfing experience which showcases the resort's natural amenity, sculpture park and well designed development.
- 44.2.1.5 To provide for an evolving sculpture park within the resort.
- 44.2.1.6 To provide a venue for events which may contribute to the District's economy.
- 44.2.1.7 To provide for workers' accommodation associated with the resort within the Service Activity Area.
- 44.2.1.8 To allow for the take-off and landing of helicopters provided effects on neighbours' amenity are mitigated.
- 44.2.1.9 To avoid commercial, industrial and other activities that are not related to the development of the resort.

44.3 Other Provisions and Rules

44.3.1 District Wide

Attention is drawn to the following District Wide Chapters. All chapters referred to are within Stage 1 of the Proposed Plan, unless marked as Operative District Plan (ODP).

1. Introduction	2. Definitions (& ODP)	3. Strategic Directions
4. Urban Development	5. Tangata Whenua	6. Landscapes
24. Signs (ODP)	25. Earthworks (ODP)	26. Historic Heritage
27. Subdivision	28. Natural hazards	29. Transport (ODP)
30. Utilities and Renewable Energy	31. Hazardous Substances (ODP)	32. Protected Trees
33. Indigenous Vegetation	34. Wilding Exotic trees	35. Temporary Activities and Relocatable Buildings, except as provided for in this zone.
36. Noise	37. Designations	Planning Maps

44.3.2 Clarification

Where an activity does not comply with a Standard listed in the Standards table at 44.5 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.

The following abbreviations are used within this Chapter:

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

44.4 Rules – Activities

	Activities – Hills Resort Zone	Status
44.4.1	Any outdoor art installations not visible from McDonnell Road, Lake Hayes-Arrowtown Road, Hogans Gully Road – including those that are defined as a <i>Building</i> because of their size.	P
44.4.2	Any Rural Activities	P
44.4.3	Any Earthworks associated with the development of the Golf Course, landscaping or development of home sites or activity areas.	P
44.4.4	Structure Plan – Permitted Activities 44.4.4.1 In all activity areas: Development and operation of golf courses, including associated earthworks, green keeping, driving ranges, administrative offices, sales and commercial instruction, and sheds for utilities, service and accessory buildings, or buildings necessary for golf course management of up to 40m ² in gross floor area. 44.4.4.2 Visitor Accommodation/ Residential Activity Area (A1-A10) <ul style="list-style-type: none"> ▪ Residential and Visitor Accommodation ▪ Commercial Recreation Activities ▪ Commercial and community activities 44.4.4.3 Golf Course, Open Space and Farming Activity Area (G): <ul style="list-style-type: none"> ▪ Rural Activities ▪ Ancillary buildings ▪ Art installations 	P

	Activities – Hills Resort Zone	Status
	<ul style="list-style-type: none"> ▪ Art and Sculpture tours ▪ Temporary events Licensed Premises for temporary events <p>44.4.4.4</p> <p>Clubhouse Activity Area (C):</p> <ul style="list-style-type: none"> ▪ Golf Club houses, restaurants, bars, beauty spas, gymnasiums, theatres, pools, conference, cultural and community facilities ▪ Office and administration ancillary to the above activities, ▪ Licensed premises ▪ Commercial and community activities ▪ The takeoff and landing of helicopters. <p>44.4.4.5</p> <p>HS Home Sites Activity Areas (HS1-HS10):</p> <ul style="list-style-type: none"> ▪ Single residential units that can be used for Residential or Visitor Accommodation Activities. For HS7, licensed premises <p>44.4.4.6</p> <p>Resort Services and Staff Accommodation Activity Area (S):</p> <ul style="list-style-type: none"> ▪ Servicing activities related to the development and operation of the resort ancillary to approved or permitted activities within the zone ▪ Workers accommodation for employees of the resort and their families <p>44.4.4.7</p> <p>Landscape Amenity Management Area (shown with hatching on the structure plan)</p> <ul style="list-style-type: none"> ▪ Landscaping including the re-contouring of land through earthworks to soften the built form and mitigate the effects of development in the adjacent activity area. The landscaping must: <ul style="list-style-type: none"> i. Include a mix of species and densities of tussocks and naturalised groups of exotic and indigenous trees and shrubs ii. Be maintained to ensure a survival rate of at least 90% within the first 5 years. <p>44.4.4.8</p> <ul style="list-style-type: none"> ▪ Access ways as shown on the Structure plan (+/- 30m) 	
44.4.5	<p>Buildings in</p> <ul style="list-style-type: none"> a. Clubhouse Activity Area b. Activity Areas: A1, A2, A5, A6, A7, A9, A10 c. Resort Services and Staff Accommodation Activity Area <p>Provided that:</p> <ul style="list-style-type: none"> i. Colours and materials meet the standard in Rule 44.5.2 ii. Height limits are not exceeded iii. Any Landscaping Amenity Management Area shown on the Structure plan adjacent to the activity area will be landscaped to provide for planting and land contouring before development in the adjacent activity area is completed. 	P
44.5.6	Premises licensed for the consumption of alcohol on the premises between the hours of 0800 and 2300, excluding the Service Activity Area and Staff Accommodation Activity Area	P
44.4.7	<p>Buildings in:</p> <ul style="list-style-type: none"> a. Activity Areas: A3, A4, A8 (provided that development in A8 is limited to two dwellings and ancillary buildings) b. Activity Areas: HS1, HS2, HS3, HS4, HS5, HS6, HS7, HS8, HS9, HS10 <p>With the exercise of Council's control limited to:</p> <ul style="list-style-type: none"> i. The external appearance of the building including colours and materials ii. The location of car parking and curtilage areas iii. Signage for Visitor Accommodation activities 	C

	Activities – Hills Resort Zone	Status
	<ul style="list-style-type: none"> iv. The extent and nature of proposed landscaping and earthworks to screen or soften the visual and effects of the building v. The location of buildings to ensure that landscape effects are minimised. vi. The extent to which buildings in HS1 and HS8 are cut into the back slope to avoid their appearance on the skyline. vii. Whether any Landscaping Amenity Management Area shown on the Structure plan adjacent to the activity area will be landscaped before development in the adjacent activity area is completed. 	
44.4.8	<p>Any outdoor art installations visible from McDonnell Road, Lake Hayes-Arrowtown Road, and Hogans Gully Road– including those that are defined as a <i>Building</i> because of their size.</p> <p>With the exercise of Council’s control limited to:</p> <ul style="list-style-type: none"> i. Siting of the art installation ii. Traffic safety 	C
44.4.9	<p>Premises licensed for the consumption of alcohol on the premises between the hours of 2300 and 0800, provided that this rule shall not apply to the sale and supply of alcohol:</p> <ul style="list-style-type: none"> a. To any person who is residing (permanently or temporarily) on the resort; b. To any person who is present on the premises for the purposes of dining up to 12am. c. Mini bars within Visitor Accommodation in the resort. <p>With the exercise of Council’s control limited to:</p> <ul style="list-style-type: none"> i. The scale of the activity ii. The configuration of activities with the building and the site (e.g., outdoor seating, entrances). iii. Noise and hours of operation. 	C
44.4.10	<p>Temporary events, including golf tournaments and concerts, provided that:</p> <ul style="list-style-type: none"> a. The event does not exceed 14 consecutive calendars days (excluding set up and pack down) b. 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 is complies with the noise limits for the Zone. c. There shall be no more than 10 temporary events per calendar year d. All structures and equipment is removed from the zone within 10 working days of the completion of the event e. For the purpose of this rule the relevant noise standards for the Zone shall not apply within the hours of 6am to 10pm <p>With the exercise of Council’s control limited to:</p> <ul style="list-style-type: none"> i. The acceptance of a Traffic Management Plan ii. Implementation of waste minimisation and management measures iii. The provision of adequate sanitation for event attendees iv. The acceptance of an Operations Plan for the event 	C
44.4.11	<p>Buildings in the Golf Course, Open Space and Farming Activity Area, except for utilities, service and accessory buildings, or buildings necessary for golf course management of up to 40m² in gross floor area</p> <p>With the exercise of the Council’s discretion limited to:</p> <ul style="list-style-type: none"> i. The external appearance of the building ii. Surrounding landscaping, whilst having regard to the use of the building and the need to access the building 	RD
44.4.12	<p>Residential activity in the Resort Services and Staff Accommodation, Golf Course, Open Space and Farming Activity Areas, except for:</p> <ul style="list-style-type: none"> ▪ Workers accommodation in the Resort Services and Staff accommodation Activity Area 	D
44.4.13	<p>Commercial and Community Activities, except for:</p> <ul style="list-style-type: none"> ▪ Commercial recreation activities; or 	D

	Activities – Hills Resort Zone	Status
	<ul style="list-style-type: none"> Offices and administration activities within the Resort Services and Staff Accommodation, and Clubhouse Activity Areas, and Activity Areas A1-A10 that are directly associated with the management and development of the resort or ancillary to a permitted or approved activity; Licensed premises Bars, restaurants, theatres, pools, gymnasiums, beauty spas, conference and cultural facilities in the Clubhouse Activity Area and Activity Areas A1 – A10. 	
44.4.14	Commercial Recreation Activities , except for: <ul style="list-style-type: none"> Golf courses, including the development and operation of golf courses, including associated earthworks, green keeping, driving ranges, administrative offices, sales and commercial instruction Art and sculpture tours; Gymnasiums, beauty spas, theatres and pools within the Clubhouse Activity Area and Activity Areas A1-A10. 	D
44.4.15	Mining	NC
44.4.16	Service Activities , except for: <ul style="list-style-type: none"> service activities directly related to approved or permitted activities within the zone; and located within the Resort Services and Staff Accommodation Activity Area; or located within the Golf Course, Open Space and Farming Activity Area with a gross floor area of no more than 40m² 	NC
44.4.17	Any other activity in an activity area not provided for by rule 44.4.17 or by any other rule	D
44.4.18	Industrial Activities ; except for: <ul style="list-style-type: none"> Industrial activities directly related to approved or permitted activities within the zone; metal work and industrial activities undertaken in Activity Area 9 for the purpose of art and sculpture industrial activities located within the Resort Services and Staff Accommodation Activity Area associated with the development and operation of the resort 	NC
44.4.19	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 the Resort Services Activity Area.	PR
44.4.20	Forestry Activities	PR
44.4.21	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, fishmonger or supermarket), or any activity requiring an Offensive Trade Licence under the Health Act 1956.	PR
44.4.22	Factory Farming	PR

44.5 Standards – The Hills Zone

	Standards – The Hills Resort Zone	Non-compliance status
44.5.1	<p>Setbacks</p> <p>No building or structure shall be located closer than 6m to the Zone boundary, and <u>in addition</u>:</p> <p>No building shall be located closer than 10m from McDonnell Road or the Arrowtown Lake Hayes Road</p>	RD
44.5.2	<p>Building Materials, Colours and Landscaping</p> <p>To ensure that they are visually recessive within the surrounding landscape all new, relocated, altered, reclad or repainted buildings, including any structure larger than 5m², are subject to the following:</p> <p>Exterior colours of buildings:</p> <p>44.5.1.1 All exterior surfaces (excluding windows) shall be coloured in the range of black, browns, greens or greys;</p> <p>44.5.1.2 Pre-painted steel, and all roofs shall have a reflective value of not greater than 20%</p> <p>44.5.1.3 Surface finishes shall have a reflective value not greater than 30%</p> <p>44.5.1.4 Natural materials such as locally sourced schist an unstained cedar may be used</p> <p>Discretion is restricted to all of the following:</p> <ol style="list-style-type: none"> Whether the building will be visually prominent, especially in the context of the wider landscape, and as viewed from neighbouring properties Whether the proposed colour and/or material is appropriate given the existence of established or proposed screening or in the case of alterations, if the proposed colour and/or material is already present on an established building The size and height of the building where the proposed colours and/or materials would be used Whether landscaping has been undertaken in an adjacent Landscaping Amenity Management Area including the size of any plantings at planting and maturity, and/or any land contouring. 	RD
44.5.3	<p>Residential Density</p> <p>In The Hills Resort Zone the maximum number of residential units shall be 100.</p>	NC

	Standards – The Hills Resort Zone	Non-compliance status
44.5.4	Building (Maximum Height) <ul style="list-style-type: none"> - Activity Area A1 RL418.5 masl - Activity Area A2 RL416 masl - Activity Area A3 RL421 masl - Activity Area A4 RL418 masl - Activity Area A5 RL419.5 masl - Activity Area A6 RL419.5 masl - Activity Area A7 RL414 masl - Activity Area A8 RL402.5 masl - Activity Area A9 RL420.5 masl - Activity Area A10 RL413.5 masl - Activity Area HS1 RL443 masl - Activity Area HS2 RL405.5 masl - Activity Area HS3 RL407 masl - Activity Area HS4 RL380.5 masl - Activity Area HS5 RL 423 masl - Activity Area HS6 8m - Activity Area HS7 8m - Activity Area HS8 435.5 masl - Activity Area HS9 411.5 masl - Activity Area HS10 RL413 masl - Filming towers 12m - Clubhouse Activity Area 8m - Resort Services and Staff Accommodation Activity Area 8m - All other buildings and structures (except in the Residential and Visitor Accommodation Areas (A1-A10) 4m - All marquees and structures permitted under Temporary Events are exempt from these height restrictions. 	NC
44.5.5	Glare <ul style="list-style-type: none"> 44.5.4.1 All fixed lighting shall be directed away from adjacent roads and properties with low light spill to areas located outside of the Zone. 44.5.4.2 Any building or fence that will be highly visible from a public road that is constructed or clad in metal, or material with reflective surfaces shall be painted or otherwise coated with a non-reflective finish. 44.5.4.3 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. 	DIS

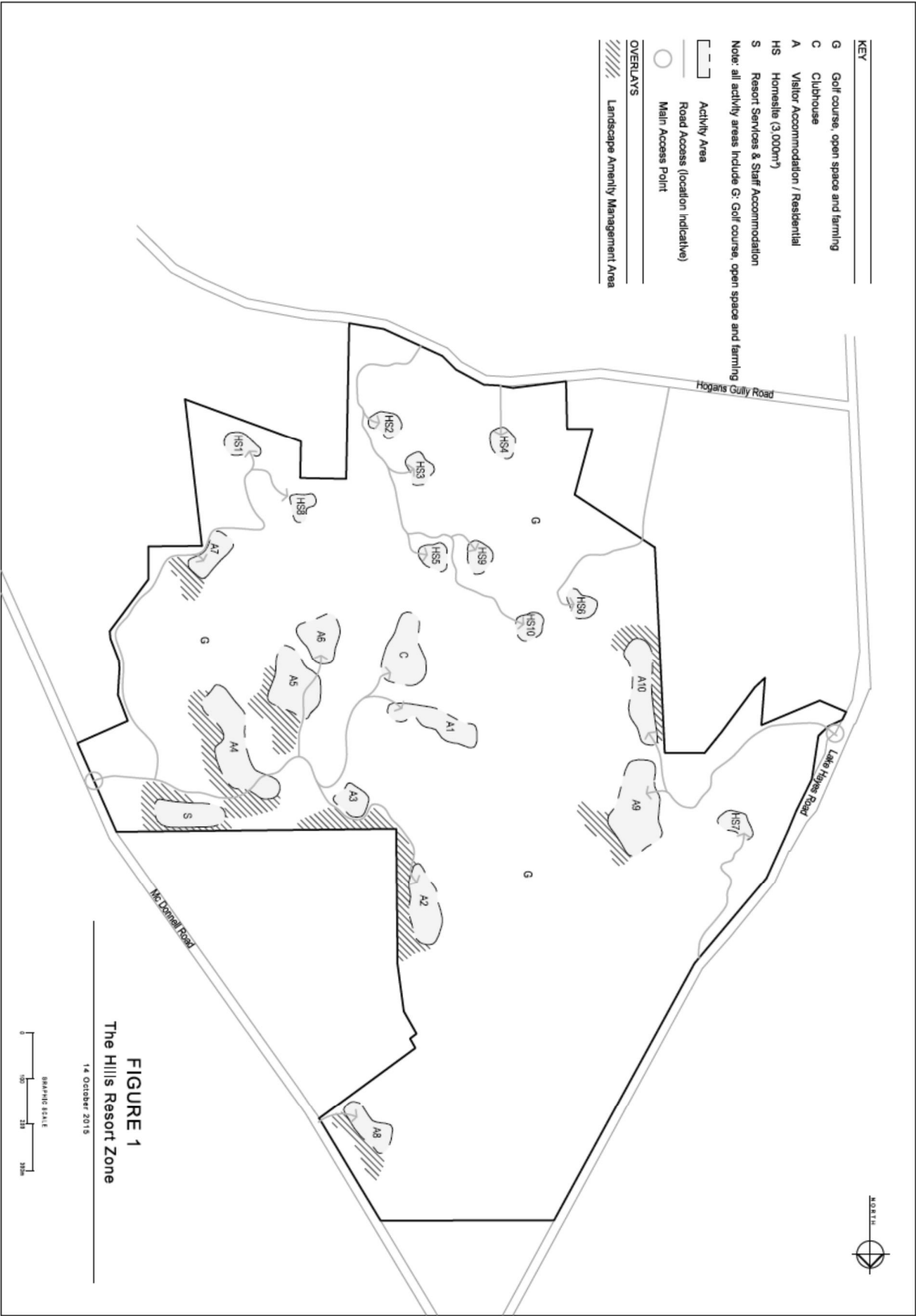
	Standards – The Hills Resort Zone	Non-compliance status
44.5.6	Retail Sales Goods or services be displayed, sold or offered for sale from a site shall be limited to: <ul style="list-style-type: none"> a. Goods grown, reared or produced at the resort; b. Delicatessen style or convenience retail for temporary or permanent residents of the resort c. Within the Clubhouse Activity Area, in addition to a. and b above, goods and services associated with, and ancillary to the permitted Recreation and Commercial Recreation activities taking place. 	NC
44.5.7	Maximum Total Site Coverage 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.	NC
44.5.8	Fire Fighting A firefighting reserve of water shall be maintained. The storage shall meet the New Zealand Fire Service Firefighting Water Supplies Code of Practice 2008.	NC
44.5.9	Take off and Landing of Helicopters Noise from helicopter operations shall not exceed 50 dB L _{dn} at the notional boundary of any dwelling, The day night average noise level (L _{dn}) shall be averaged over any consecutive seven day period and shall not exceed 53 dB L _{dn} on any one day. Assessment should be undertaken in accordance with NZS 6807: 1994 <i>"Noise Management and Land Use Planning for Helicopter Landing Areas"</i>	NC

4.6 Non-Notification of Applications

- 44.6.1 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.

THE HILLS RESORT ZONE 44

4.7 Hills Resort Zone Structure Plan



THE HILLS RESORT ZONE 44

Make the following amendments to other parts of the Proposed and Operative District Plan:

Chapter 36 – Noise

Add: The Hills Resort Zone” to Rule 36.5.3 so it reads as follows

Table 2	General Standards				Non Compliance Status
	Activity or Sounds Source	Assessment Location	Time	Noise Limits	NC
36.5.3	Millbrook Resort Zone Jacks Point Resort Zone (see also 36.5.17) <u>The Hills Resort Zone</u>	Any point within the Residences/Residential Activity Areas	0800h to 2000h	50 dB L _{Aeq} (15 min)	
			2000h to 0800h	40 DB L _{Aeq} (15 min) 75 dB L _{AFmax}	

The Hills Resort Zone

Masterplanning Report
Prepared for District Plan Review

21 October 2015

Prepared by Darby Partners



Document:

Darby Partners 2015. *The Hills Resort Zone: Masterplanning Report*. Report prepared by Darby Partners for District Plan Review.

Prepared by:	Richard Tyler Darby Partners	
Reviewed by:	Jim Castiglione Duane Te Paa Darby Partners	
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1.0 The Hills Resort Zone – Vision Statement

The Hills currently features a world class championship golf course, high quality hospitality and a constantly changing sculpture park set amongst a stunning landscape of rolling hills and schist rock outcrops. It is the home to the BMW New Zealand open golf tournament – the largest golf event in NZ. This event sees the first round shared between Millbrook and the Hills, with the finals event hosted by the Hills.

The intention of the Hills Resort Zone is to provide a framework for long term growth and management of the golf course and surrounds - catering for a range of existing and anticipated activities / outcomes while ensuring that open space and natural landscape character are maintained and enhanced.

The zone will foster the on-going vision of an exclusive world of golf, art, architecture and landscape where you can 'escape' from daily life and be at one with the outdoor environment.

It is anticipated that architecture will exhibit a modern sustainable approach in harmony with the landscape to ensure natural character predominates. The style will draw on the unique rural vernacular of central Otago buildings, with a simplistic approach to form and siting. All built form will provide spectacular views of the surrounding landscape, with privacy / seclusion from neighbours and connection with golf, art and other passive outdoor recreation.

Within the defined activity areas buildings will be sited and spaced to allow the landscape to flow freely through and interact with the activity areas identified for use, management and development. Landscape treatment will be in character with surrounding landform and planting with a minimisation of defined boundaries to integrate with the landscape.

2.0 Anticipated Environmental Outcomes

The aim is for the Hills zone to remain consistent with the existing Millbrook zone to the northwest in order to help maintain a predominantly semi-rural border around Arrowtown.

The zone will allow for visitor accommodation and residential activities in areas capable of absorbing change in the landscape, or around areas where existing development exists or is already consented. These activities will be complementary to the golf course, supporting the growing stay and play philosophy of golf worldwide.

Proposed development will be subservient to the landscape, sited in locations which are visually recessive and allowing for long term management of the land to protect the rural outlook from nearby Arrowtown and other public viewpoints.

3.0 Landscape Context

The geology of the floor of the Wakatipu basin is made up of glacial tills from the early Pleistocene era, interspersed with areas of Pelitic schist. These rock outcrops have been overrun by glaciers and created the rolling landform evident today.

Historically the area has undergone significant change from predominantly native forest to barren, open pasture with pockets of scrub. During the past 10 – 20 years a reversal of this trend has begun towards a seasonal forested landscape interspersed with areas of farmland, largely associated with on-going development of the rural landscape. This change is part of the modern cultural landscape of the Basin.

The Hills property generally contains gently hummocky terrain with a network of gully systems interspersed by small lakes, wetlands and tussock planting. There are schist rock outcrops towards the interior of the property which make up the unique character of the Hills Golf Course.

There are two main catchments separated by a crest running through the middle of the property in a north-west / south-east direction. The crest includes a series of hillocks - the highest in the south eastern corner of the property where the ground rises to RL 438m.

The first is defined as the McDonnell Road Catchment, the location of the Hills Golf Course. From the crest the ground slopes gently towards McDonnell Road with a series of hill, gully systems and small lakes. Beyond the property to the other side of McDonnell Road lies the Cotter Ave Terrace, a defined landscape feature and the extent of the south-western extent of Arrowtown Village.

To the south-west of the property is the Hogans Gully Road Catchment. From the crest the ground slopes towards a semi-defined terrace, more defined towards the north. At the base of the terrace the flatter low lying valley floor gently slopes towards the Hogans Gully / Arrowtown – Lake Hayes Road corner, and the lowest part of the property.

The historic Arrow Irrigation Water race generally follows the crest of the property in a north-west to south-east direction from Lake Hayes Road to the south west towards Hogans Gully Road. The race takes a sinuous path through the property at a fixed grade following the gently undulating topography.

Vegetation includes a mix of matagouri and wild rose to the south eastern and recently unmodified parts of the property. In and around the golf course there are large swathes of tussock planting and Poplar, Willow, Pine and other exotic tree species. The boundaries along Arrowtown – Lake Hayes Road and McDonnell Road are mostly planted with a mix of evergreen conifer and deciduous tree species.

4.0 Previous Consent

The property holds consent for 17 Lots including a series of guest units / dwellings. Each unit was specifically designed and proposed to be dug in to the ground with green roofs. A similar visibility analysis was undertaken to determine recessive topography appropriate for dwellings.

Most of the activity areas in the Proposed Structure Plan are sited close to or in the same location as the 17 Lot consent sites.

5.0 Visibility Analysis

Building on visibility mapping that was undertaken for the 17 Lot consent, an updated study was undertaken to clearly understand visibility from key viewpoints outside of the property to determine appropriate areas for development.

Significant stands of existing vegetation within the property were mapped and included with the existing terrain as a basis for the ray analysis. Views from Cotter Ave are considered relevant being static viewpoints (from private residences or public places).

Visibility mapping was undertaken from the following locations:

- Arrowtown-Lake Hayes Road @ 75m intervals – (moving)
- McDonnell Road @ 75m intervals – (moving)
- Hogans Gully Road @ 75m intervals – (moving)
- Cotter Ave @ 3 key viewpoints – (static)

The resulting visibility map highlights areas that are recessive with respect to topography and landform to inform appropriate pattern of development, and to ensure that rural amenity is maintained through protection of prominent landform / slopes.

5.1 Visibility Assessment

Due to planting within the boundary of the property there are limited or no views in to the property from Arrowtown – Lake Hayes Road and the north-eastern end of McDonnell Road. The most visible parts of the property are the exposed slopes facing Hogans Gully Road, and parts of the McDonnell Road Catchment visible from Cotter Ave.

Several folds and undulations on the elevated ground to the south of the property are highlighted as not visible or with low visibility, supporting potential single home sites / dwellings nestled into the landform. Large swathes of the internal parts of the property are not visible or with low visibility.

The resulting areas of visibility are summarised on the analysis plans as high to no visibility. This in combination with an assessment of landscape character derives the ability of various parts of the

property to absorb change. Generally the internal parts of the property have a high ability to absorb change. Some of the more peripheral or open parts of the property to the Cotter Ave Terrace are seen to have a lower ability to absorb change, and rely on visual softening by way of landform and planting to further integrate buildings in to the landscape. These areas have been defined on the structure plan as Landscape Amenity Management Areas (LAMA) – explained in section 6.1.

The Proposed Structure Plan generally discourages development unless:

- It occurs in areas that have the ability to absorb change, or relies on enhancement of landscape features to increase the ability to absorb change;
- It ensures retention of open space;
- The development is in harmony with the topography / landscape;
- It achieves visual coherence;
- It comprises comprehensive and sympathetic development;
- It avoids sprawl.

6.0 Proposed Structure Plan

The proposed Hills Structure Plan provides for ongoing management and development of the property to achieve anticipated environmental outcomes. Activity Areas are sited in response to visibility assessment and landscape features and builds on the following concepts:

- The clubhouse as a node for the resort;
- A central cluster of hamlets close to the clubhouse to foster a social village atmosphere;
- A series of homesites throughout the property to cater for retreat style guest accommodation;
- Provision for development of the central clubhouse area to support future growth within the activity areas;
- The landscape as an important asset for the golf course;
- Consideration of rural amenity when viewing the property from outside of the property;
- Access routes located to minimise impact on the functionality of the golf course;
- Internal cart paths for access to the clubhouse and golf course to discourage through roads across the property.

6.1 Activity Area Summary

A broad description of each type of activity area is:

G: Golf Course, open space and farming

Provides for open space, golf course activities and land management practises such as grazing. A range of activities associated with the golf course tournaments or other public events is anticipated within this area, and fosters the ongoing development of the golf course and a world class sculpture park.

C: Clubhouse

Includes the existing clubhouse and the location of the temporary hospitality tent during the Hills Open Golf Tournament.

A: Visitor Accommodation / Residential

Defines the zones in which clusters of visitor accommodation or residential units can be located including features such as garaging, courtyards, domestic planting and outdoor living features.

HS: Homesite

Sites of single dwellings including associated features such as garaging, courtyards, domestic planting and outdoor living.

S: Resort Services

Designated area for resort servicing including worker accommodation. The existing maintenance shed is located in this zone.

Landscape Amenity Management Area (LAMA)

The purpose of this overlay is to soften built form in the landscape so that buildings are not directly visible or prominent from public places.

(Refer Section 6.4 for detailed explanation of this Area)

6.2 Zone Density

The Structure Plan ensures that less than 5% of the zone is built on to maintain a rural amenity and predominance of open space.

Within the Visitor Accommodation / Residential Areas ('A' on the Structure Plan) density is proposed to be between 1 and 8 units per Hectare, or a minimum lot size of 1,250m² (noting that some of the area may be taken up by access leading to a smaller Lot size). This Lot size is equivalent to a standard medium to large sized Lot at Jacks Point - allowing an integration of landscape treatment from the golf course and Landscape Amenity Management Areas between the buildings.

Homesite Areas ('HS' on the Structure Plan) are limited to a principle dwelling and are each approximately 3,000m² in size.

If maximum yield is maintained throughout the zone the average Lot size would be 1.9Ha, close to the Rural Lifestyle zone of 2Ha average.

6.3 Building Colours, Materials and Height

Buildings will be subject to QLDC's Guide to Suitable Building Colours and Materials in Rural Zones.

To ensure that built form is nestled in to the landform a reduced level maximum height has been nominated for each Activity Area.

Heights were selected by:

- Nominating a ground contour to ensure that development is set in to the ground rather than sitting proud, in particular where ground rises or towards the higher edge of an area;
- From the nominated contour adding the Rural General Standard for height as the maximum RL. Underneath this RL height will follow the Rural General Standard rolling height plane, with a set height following existing ground.

This process enables the standard height plane to be adopted, but ensures that buildings are cut in where ground rises or for isolated high points within each Activity Area. Any earth cut to achieve the height limits as described above is proposed to be used as fill to accentuate or heighten existing landform within the proposed LAMA areas.

The nominated maximum heights are described for each Activity Area in the following section.

6.4 Landscape Amenity Management Areas (LAMA)

LAMA will be undertaken by way of additional landform and tree planting to build on existing landscape features. Terrain modification shall read as a continuation of existing hummocky topography around the property, and tree planting is to blend with surrounding areas.

Tree planting will include a combination of evergreen beech and exotic deciduous trees laid out in naturalistic clusters consistent with the rural character of the basin. The combination of evergreen and deciduous species will enable year round visual functionality whilst allowing seasonal interest throughout the property.

Trees may include a combination of Mountain Beech, Lombardy Poplar, Ash, Oak, Maple or any other appropriate species.

All landform modification will be at a gentle grade and re-grassed to blend with surrounding areas of the golf course.

6.5 Activity Areas

A1:

This area is sited on gently sloping ground above the existing driving range, within a stand of large pine trees. The area could accommodate a series of accommodation units nestled into the trees facing the driving range. The existing water race runs along the front of the trees defining the northern extent of the Activity Area.



The maximum height is set at RL 418.5, 8m above a contour towards the mid - front of the area running perpendicular to the existing water race. This is generally the same height as rising ground to the rear of the Area (and location of the existing clubhouse building), allowing a backdrop of landform when viewed from the north and east.

A2:

The area is sited on a plateau above the 13th hole, offering views of the course to the west. There are two depressions formed in the topography, each a location of homesites from the 17 lot consent. It is anticipated that the entire area would be flattened to nestle proposed buildings into the topography, and the resulting earth be used to build on existing landform directly to the east to minimise views from the neighbouring property. (Noted on the structure plan as LAMA).



The maximum height is set at RL 416, 8m above a contour sitting at the base of the small depressions to ensure proposed buildings are nestled in to the ground at a low elevation, and not prominent from the neighbouring house to the east.

A3:

A3 includes a small flat area contained within hummocky terrain that is suitable for buildings. An existing stand of pine trees sits to the north. Several of these trees on the southern end of the stand could be removed to allow views of the driving range to the west. Existing landform directly to the north of the area could be accentuated to minimise views from the neighbouring property (Noted on the structure plan as LAMA).



The maximum height is set at RL 421, 8m above a contour towards the base of the small flat area to keep proposed building low and reduce prominence from the neighbouring house to the north.

A4:

A4 covers a large flat bench contained by gently hummocky landform to the west, and stands of existing tree planting to the east. There is extensive space available for the LAMA to include construction of rolling landform and evergreen tree planting such as beech trees to further provide visual containment from the north-east.



The maximum height is set at RL 418, 8m above a contour running through the flat bench, and limits building height at the northern end of the area where ground gently rises up to a small hillock.

A5 / A6:

A5 and A6 are located internally to the golf course and suitable for a small hamlet of golf accommodation. It is anticipated that the buildings could face the golf course, with internal road access courtyards. To the east of A5 is rising hummocky landform that limits views from Cotter Ave Terrace, and can be built on as part of the wider landscaping and LAMA area. Between the two areas is a gully / waterway with red tussock planting providing a natural separation for the two activity areas.



The maximum height is set at RL 419.5, 8m above a contour towards the base of a subtle bench in a south facing slope within the A5 Area. The hillock to the north of the Area rises to RL 418 at its highest point. It is anticipated that this hillock be accentuated / extended to protect views from Cotter Ave.

A7:

A7 is situated on the eastern side of the 17th hole in a small depression near the dog-leg of the hole. A small hummock to the north-east of the area could be enhanced with planting and landform to provide additional visual softening of the proposed dwellings if required when viewed at a distance from Cotter Ave Terrace and the 17th tee block.



The maximum height is set at RL 414, 8m above a contour running through the middle of the Area. The height of the existing hillock to the north east of the Area is RL 412.5 at its highest point.

A8:

A8 is sited on a low lying part of the McDonnell Road catchment adjacent to a small lake. Views of the lake and course beyond are offered towards the west to south west. Adjacent to McDonnell Road is a small hill with evergreen planting buffering views in to the property. This area could be built on to provide additional screening if required depending on the height and location of proposed dwellings.



The maximum height is set at RL 402.5, 6.5m above the contour following the edge of the existing lake. This allows a flat building site be formed by cutting in to sloping ground towards McDonnell Road, and using the fill to accentuate existing landform as required. This height is consistent with the existing 6.5m height limit to the other side of McDonnell Road.

A9:

A9 includes two existing dwellings and is located internally to the property on flattish terrain. A large hill lies to the south-east of the area providing visual backdrop and shelter. A small lake is to the east which could be expanded to provide a focal point for buildings in this area.



The maximum height is set at RL 420.5, 8m above the contour at the location of the existing dwelling to the foreground of the photo. This will ensure that buildings in A9 are of similar height to this existing dwelling

A10:

A10 is located to the south of A9, and includes a minor gully system running to the south from the crest of the property. A large hill to the east provides backdrop and restricts distant views from Cotter Ave Terrace. There are panoramic views towards the north-west / south-west. The centre of the gully could be landscaped as a feature or focal point for the cluster of buildings, with the LAMA to the south and west to provide additional visual buffer to the neighbouring property and HS6.



The maximum height is set at RL 413.5, 8m above a contour running along the rising ground towards the northern edge of the Area. This ensures that buildings will sit low against the rising landform.

HS1:

HS1 is located on a northward sloping gully towards the higher part of the property with views of the golf course and valley to the north. It is generally the same location as one of the 17 lot consents homesites, which was located on higher ground further to the east.



The maximum height is set at RL 443, 8m above a contour sited at the lower part of the homesite area. The intention is to encourage excavating into the gully so built form reads as a continuation of the landform, and within the context of the gully. The ground rises to RL 441 to the west of the area

HS8:

HS 8 includes a narrow incised north facing gully with views towards the golf course, and a depression / basin in the landform between a knoll to the west (*to the left of photo*) and rising ground behind.



The maximum height is set at RL 435.5, 8m above a contour running along the top of the gully. The specified RL ensures that a proposed dwelling to this area would sit within the context of the small depression and rising landform to the rear.

HS5:

HS5 is on a shallow basin below the 18th hole, with a stand of pine trees directly to the south. The Arrow Irrigation water race borders the site to the west and runs around the south side of the trees.



The maximum height is set at RL 423, 8m above a contour running along the base of the shallow basin. This ensures that a building will sit low against the rising landform.

HS9:

HS9 is located on a shallow plateau within hummocky terrain bordered by the Arrow Irrigation water race to the north and east.



The maximum height is set at RL 411.5, 8m above a contour running along the base of the shallow basin. This ensures that a building will sit low against the rising landform.

HS10:

HS10 is on west sloping ground facing towards a vegetated gully. A small wetland to the north could be landscaped as a pond or natural feature.



The maximum height is set at RL 413, 8m above a contour running along the slope towards the middle / rear of the Area.

HS6 & 7:

Both these sites accommodate existing dwellings.

HS2 – 4:

3 homesites are sited around small basins within hummocky terrain on the Hogans Gully Road catchment. There are panoramic views of the basin to the west. The hummocky topography generally limits views of proposed buildings in these locations from Hogans Gully Road. Each of these sites were homesites in the 17 Lot consent.



Maximum heights for each homesite are as follows:

HS2: RL 405.5

HS3: RL 407

HS4: RL 380.5

Each have been set above a contour running through the middle of the Area to ensure that a building will sit low against sloping ground.

7.0 Summary

The proposed Structure Plan provides a framework for long term growth and management of the golf course and surrounds - catering for a range of existing and anticipated activities / outcomes. It protects the main asset of the property – the landscape and enables sculpture as an on-going positive addition to the landscape.

The Landscape Amenity Management Areas will focus landscape treatment to soften and integrate new buildings into the landscape, ensuring that landscape amenity and outlook is protected from outside of the property. It is intended that these areas are well designed, and blend with other areas of the property.

The proposed Hills Resort Zone will maintain consistency with the existing Millbrook zone to the northwest in order to help maintain a predominantly rural border around Arrowtown.

It will foster the on-going vision of an exclusive world of golf, art, architecture and landscape where you can 'escape' from daily life and be at one with the outdoor environment.

8.0 Appendices

MH_10_1_MLP_010F	Structure Plan
MH_10_1_MLP_011B	Structure Plan – Access
Figure 1	Structure Plan (District Plan Format)
MH_O_RS_001 - 007	Visibility Mapping
MH_10_1_MLP_020	Topography / Landform

KEY:

- Structure Plan Boundary
- - - Activity Area

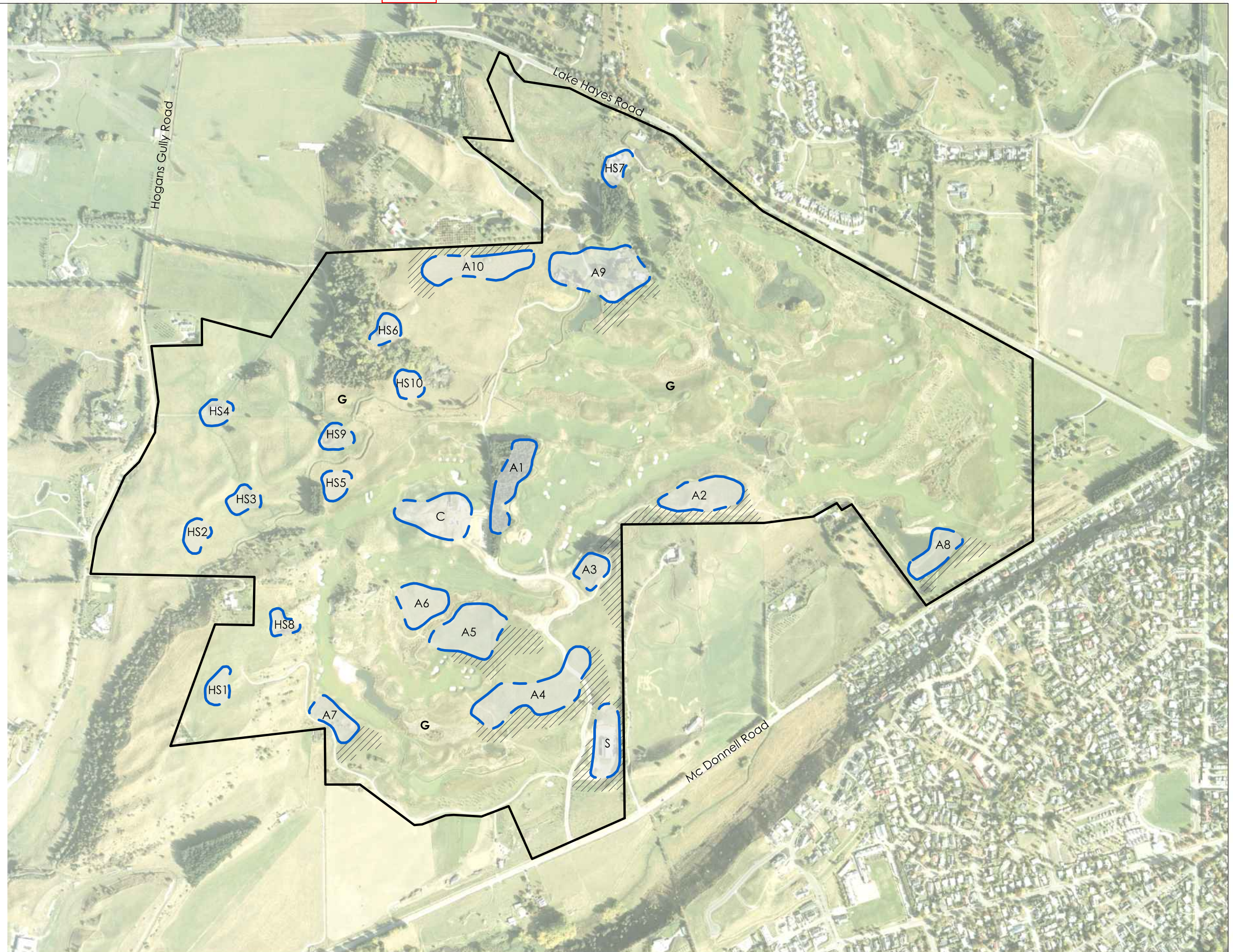
Activity Areas:

- G: Golf course, open space and farming
- C: Clubhouse
- A: Visitor Accommodation / Residential
- HS: Homesite (3,000m²)
- S: Resort Services & Staff Accommodation

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

Overlays:

- /// Landscape Amenity Management Area



Level 1, Steamer Wharf, Lower Beach Street
PO Box 1164, Queenstown 9348
Tel +64 3 450 2200 Fax +64 3 441 1451
info@darbypartners.co.nz
www.darbypartners.co.nz

SCALE: 1:4,000 (A1); 1:8,000 (A3)



PLAN STATUS:

DP REVIEW

THE HILLS STRUCTURE PLAN

DRAWN / REVIEWED: RT / JC
APPROVED: DT
DATE: 14.10.15

DRAWING NO:

MH_10_1_MLP_010F

KEY:

- Structure Plan Boundary
- - - Activity Area

Activity Areas:

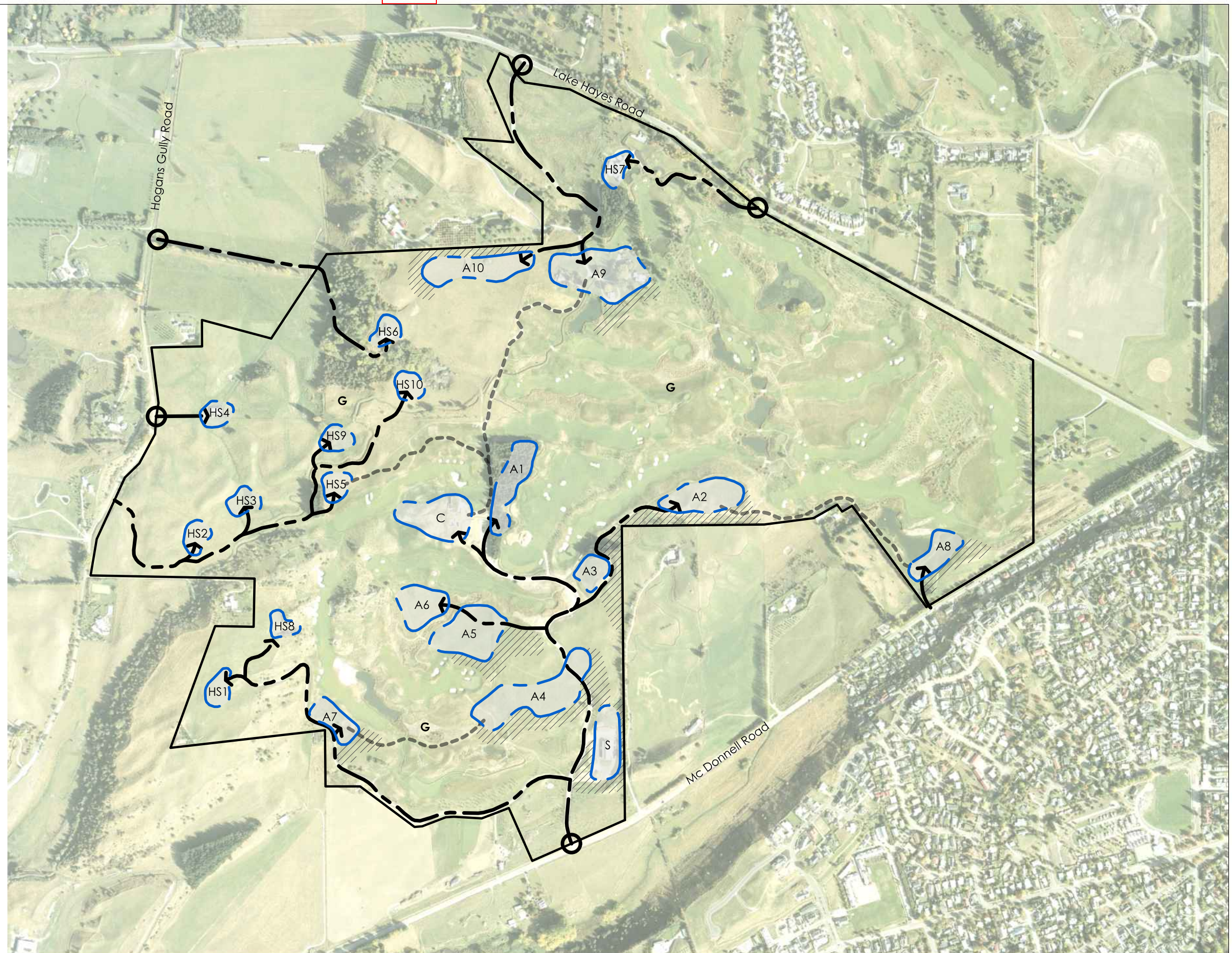
- G: Golf course, open space and farming
 C: Clubhouse
 A: Visitor Accommodation / Residential
 HS: Homesite (3,000m²)
 S: Resort Services & Staff Accommodation

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

Overlays:

- /// Landscape Amenity Management Area

- Existing access point
- Road access
- - - Buggy / cart access



DARBY PARTNERS

Level 1, Steamer Wharf, Lower Beach Street
 PO Box 1164, Queenstown 9348
 Tel +64 3 450 2200 Fax +64 3 441 1451
 info@darbypartners.co.nz
 www.darbypartners.co.nz

SCALE: 1:4,000 (A1); 1:8,000 (A3)



PLAN STATUS:

DP REVIEW

THE HILLS STRUCTURE PLAN - ACCESS

DRAWN / REVIEWED: RT / DT
 APPROVED: DT
 DATE: 14.10.15

DRAWING NO:

MH_10_1_MLP_011B

KEY

G

Golf course, open space and farming

C

Clubhouse

A

Visitor Accommodation / Residential

HS

Homesite (3,000m²)

S

Resort Services & Staff Accommodation

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

Activity Area

Road Access (location indicative)

Main Access Point

OVERLAYS

Landscape Amenity Management Area

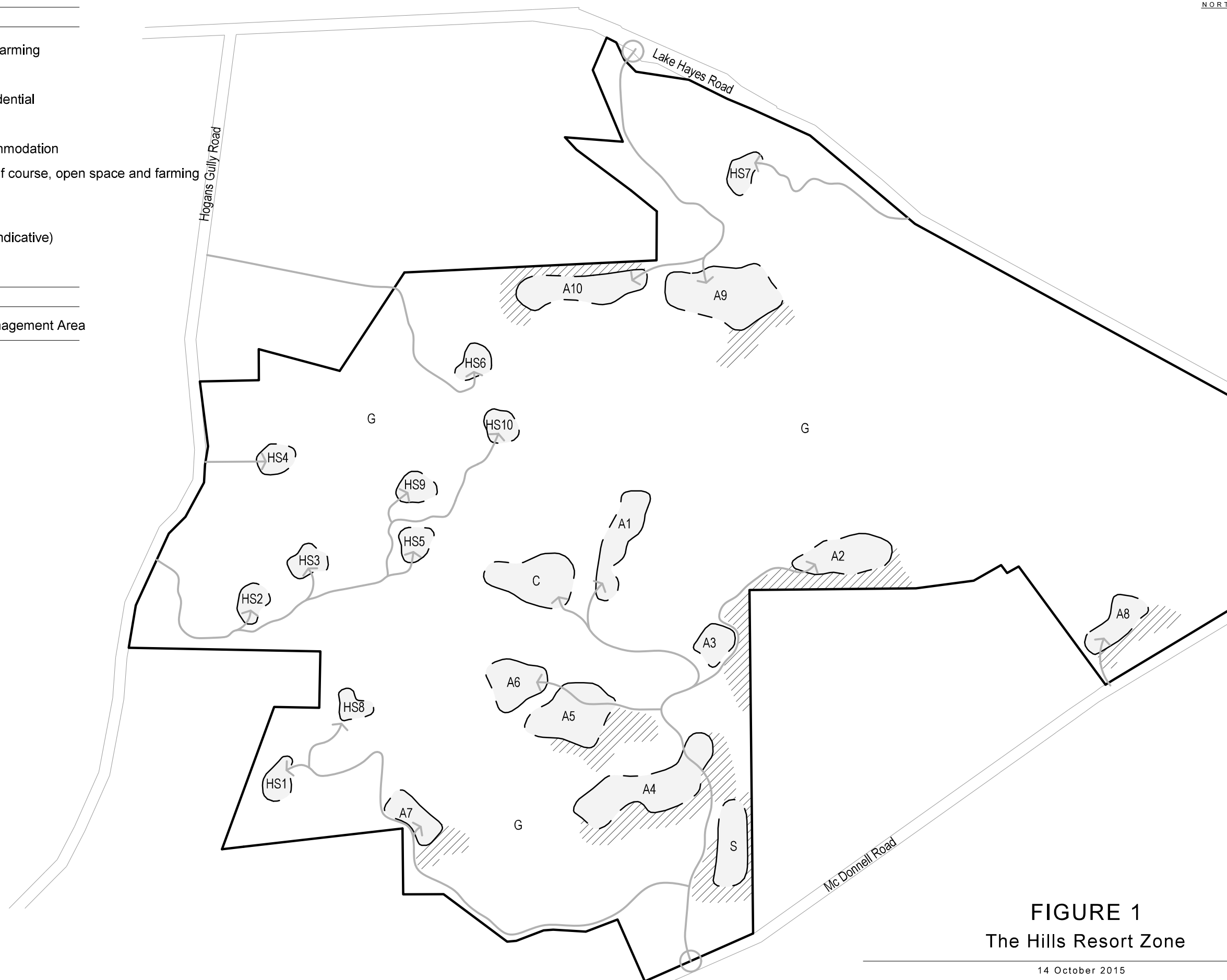
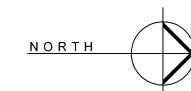
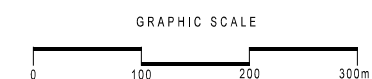


FIGURE 1
The Hills Resort Zone

14 October 2015

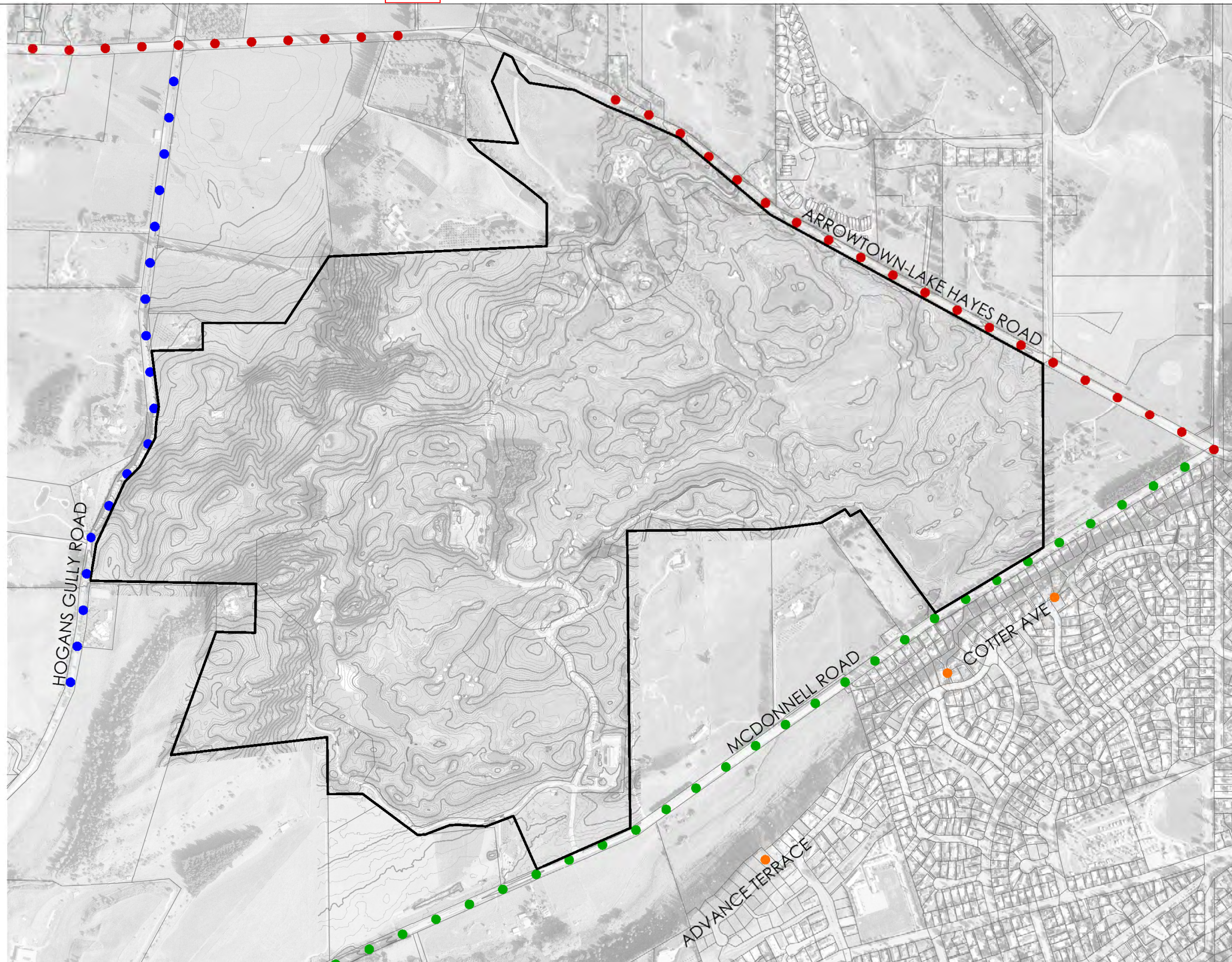


KEY:

- Structure Plan Boundary
- Title Boundaries
- Contours

VIEWPOINTS:

- Arrowtown-Lake Hayes Road
- Hogans Gully Road
- McDonnell Road
- Private Residences



DARBY PARTNERS
Level 1, Steamer Wharf, Lower Beach Street
PO Box 1164, Queenstown 9348
Tel +64 3 450 2200 Fax +64 3 441 1451
info@darbypartners.co.nz
www.darbypartners.co.nz

SCALE: 1:4,000 (A1); 1:8,000 (A3)



PLAN STATUS:

RESOURCE STUDY

THE HILLS - VISIBILITY MAPPING MASTER VIEWPOINTS

DRAWN / REVIEWED: HF/RT
APPROVED: DT
DATE: 24.09.15

DRAWING NO:
MH_0_RS_001

KEY:

- Structure Plan Boundary
- Title Boundaries
- Contours

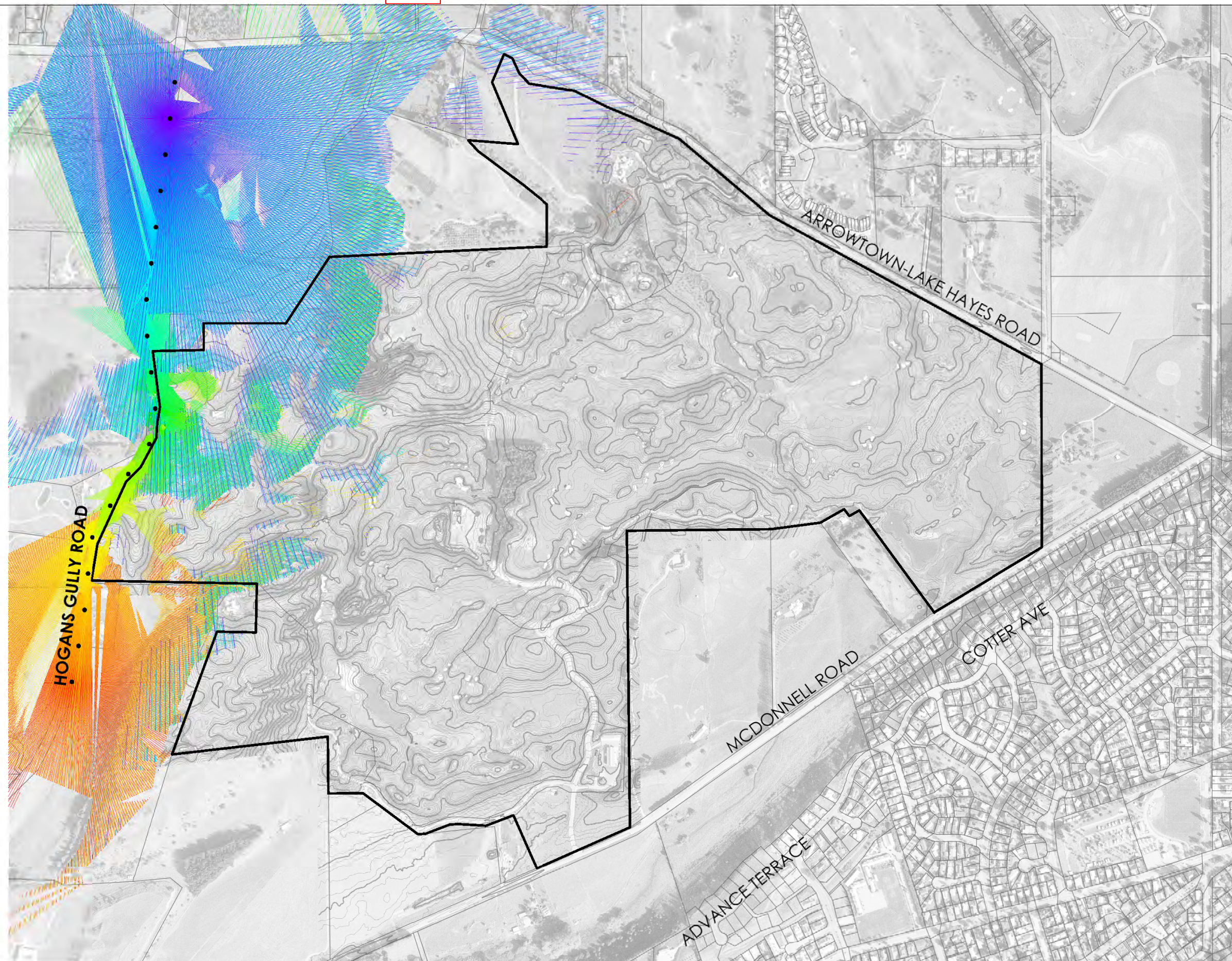
Note:

-Model has been constructed using a combination of 2007 aerial survey, areas of site survey and LINZ 20m data for the wider context/surrounding area.

-Terrain model assume existing vegetation mapped within the site at approximate heights only.

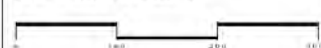
-Line of Sight' lines radiated at 0.1 degree intervals about each viewpoint.

-Viewpoints are positioned at 75m centres along the surrounding roads and several key viewpoints in Arrowtown.



Level 1, Steamer Wharf, Lower Beach Street
PO Box 1164, Queenstown 9348
Tel +64 3 450 2200 Fax +64 3 441 1451
info@darbypartners.co.nz
www.darbypartners.co.nz

SCALE 1:4,000 (A1); 1:8,000 (A3)



PLAN STATUS:

RESOURCE STUDY

THE HILLS - VISIBILITY MAPPING HOGANS GULLY ROAD

DRAWN / REVIEWED: HF/RT
APPROVED: DT
DATE: 24.09.15

DRAWING NO.
MH_0_RS_002

KEY:

- Structure Plan Boundary
- Title Boundaries
- Contours

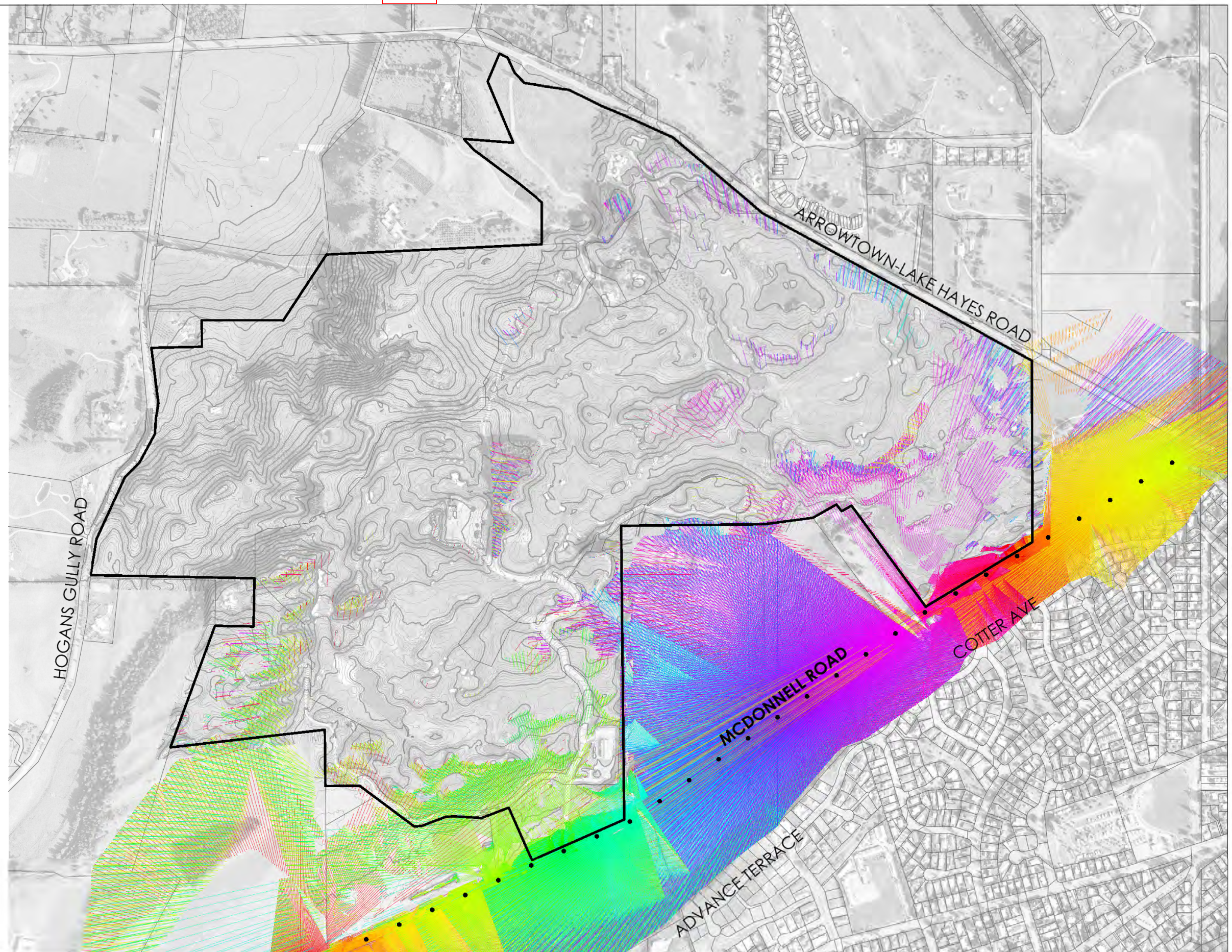
Note:

-Model has been constructed using a combination of 2007 aerial survey, areas of site survey and LINZ 20m data for the wider context/surrounding area.

-Terrain model assume existing vegetation mapped within the site at approximate heights only.

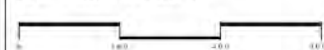
-Line of Sight' lines radiated at 0.1 degree intervals about each viewpoint.

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info@darbypartners.co.nz
www.darbypartners.co.nz

SCALE 1:4,000 (A1); 1:8,000 (A3)



PLAN STATUS:

RESOURCE STUDY

THE HILLS - VISIBILITY MAPPING MCDONNELL ROAD

DRAWN / REVIEWED: HF/-
APPROVED: DT
DATE: 21.09.15

DRAWING NO:
MH_0_RS_003