

KEY:

- Structure Plan Boundary
- Title Boundaries
- Contours

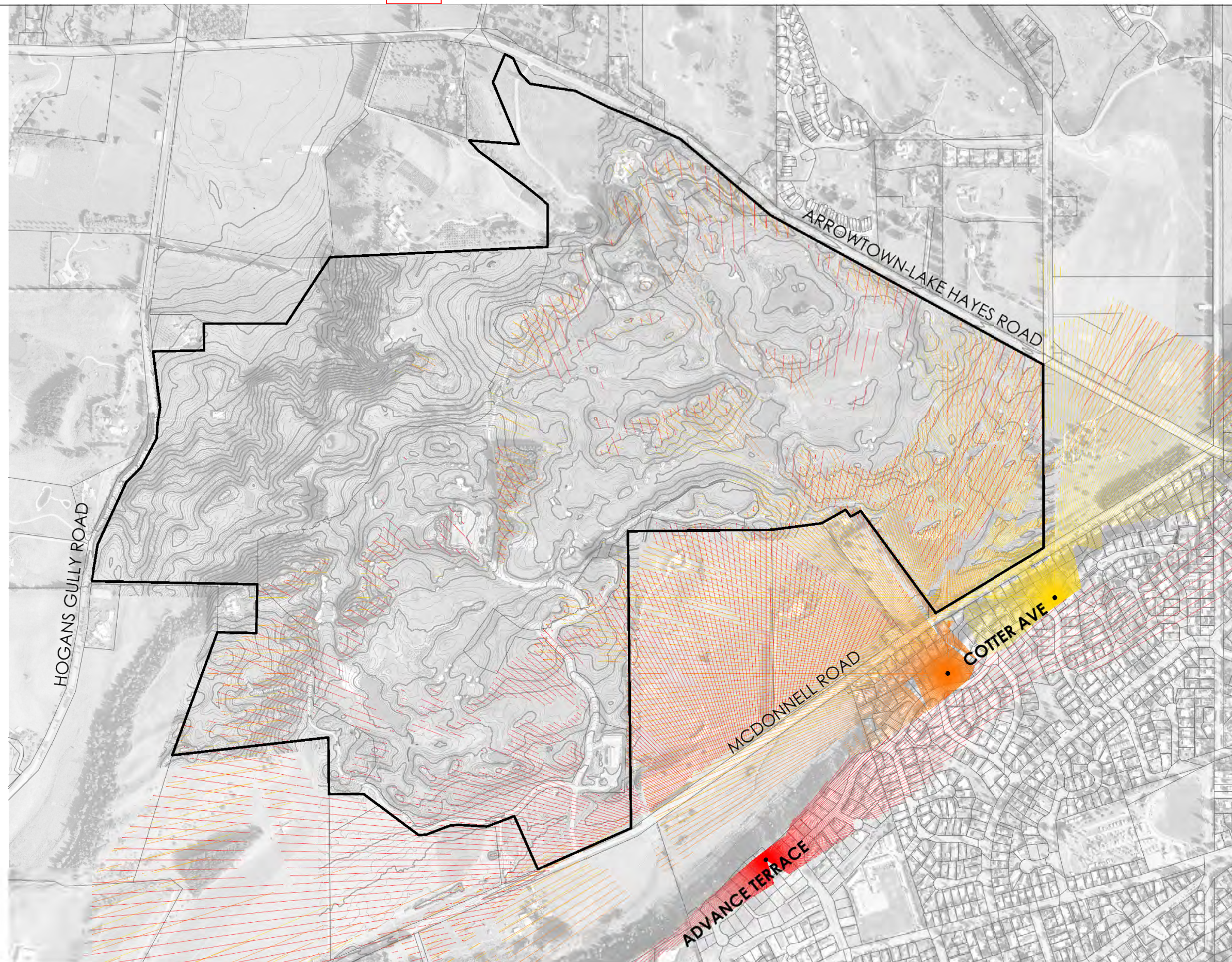
Note:

-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.

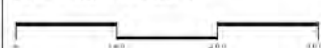
-Line of Sight' lines radiated at 0.1 degree intervals about each viewpoint.

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



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



PLAN STATUS:

RESOURCE STUDY

THE HILLS - VISIBILITY MAPPING COTTER AVE & ADVANCE TERRACE

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

DRAWING NO.
MH_0_RS_004

KEY:

- Structure Plan Boundary
- Title Boundaries
- Contours

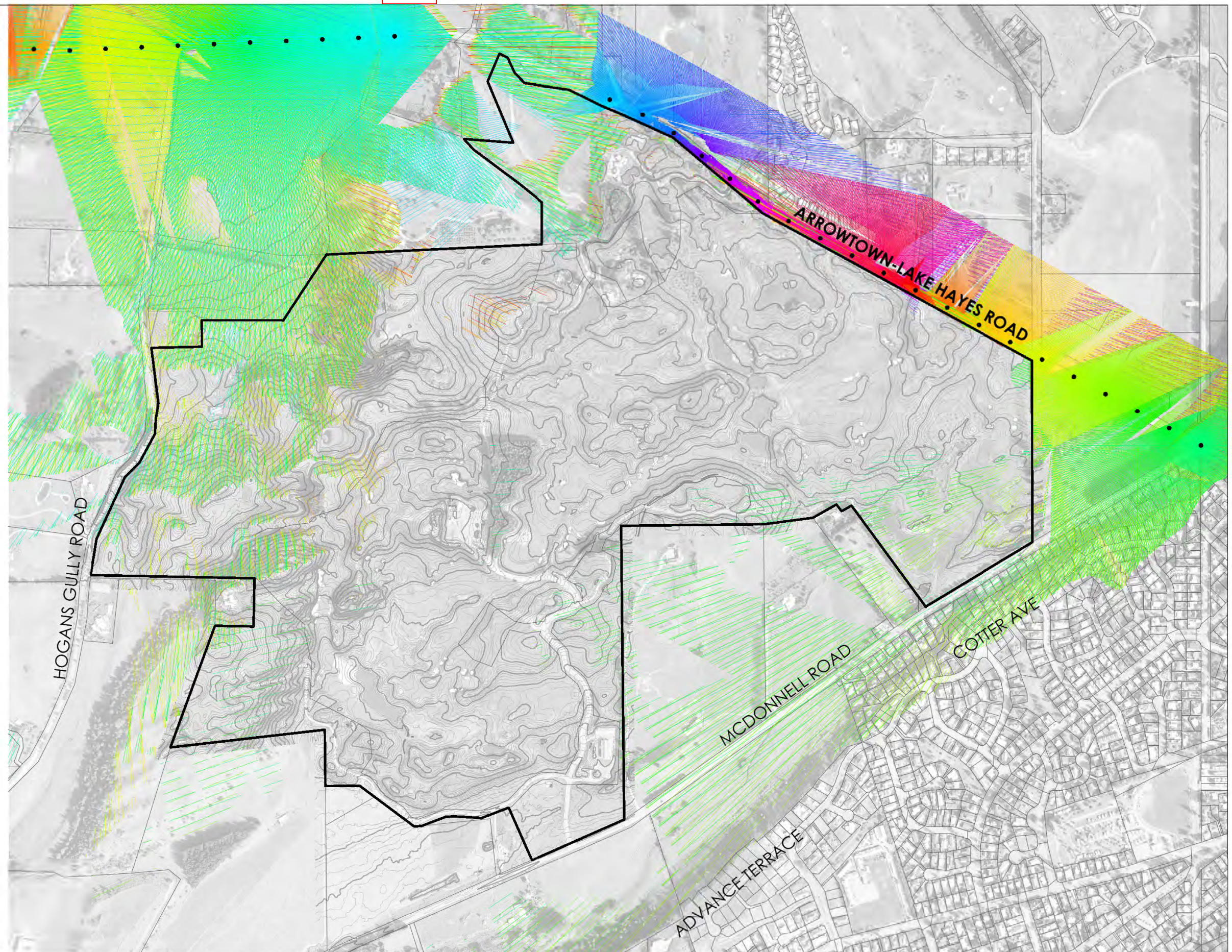
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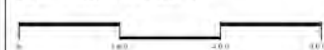
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PLAN STATUS:

RESOURCE STUDY

THE HILLS - VISIBILITY MAPPING ARROWTOWN-LAKE HAYES ROAD

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

DRAWING NO:
MH_0_RS_005

KEY:

— Structure Plan Boundary

— Title Boundaries

— Contours

VISIBILITY ANALYSIS:

— Arrowtown-Lake Hayes Road

— Hogans Gully Road

— McDonnell Road

— Private Residences

STRUCTURE PLAN:

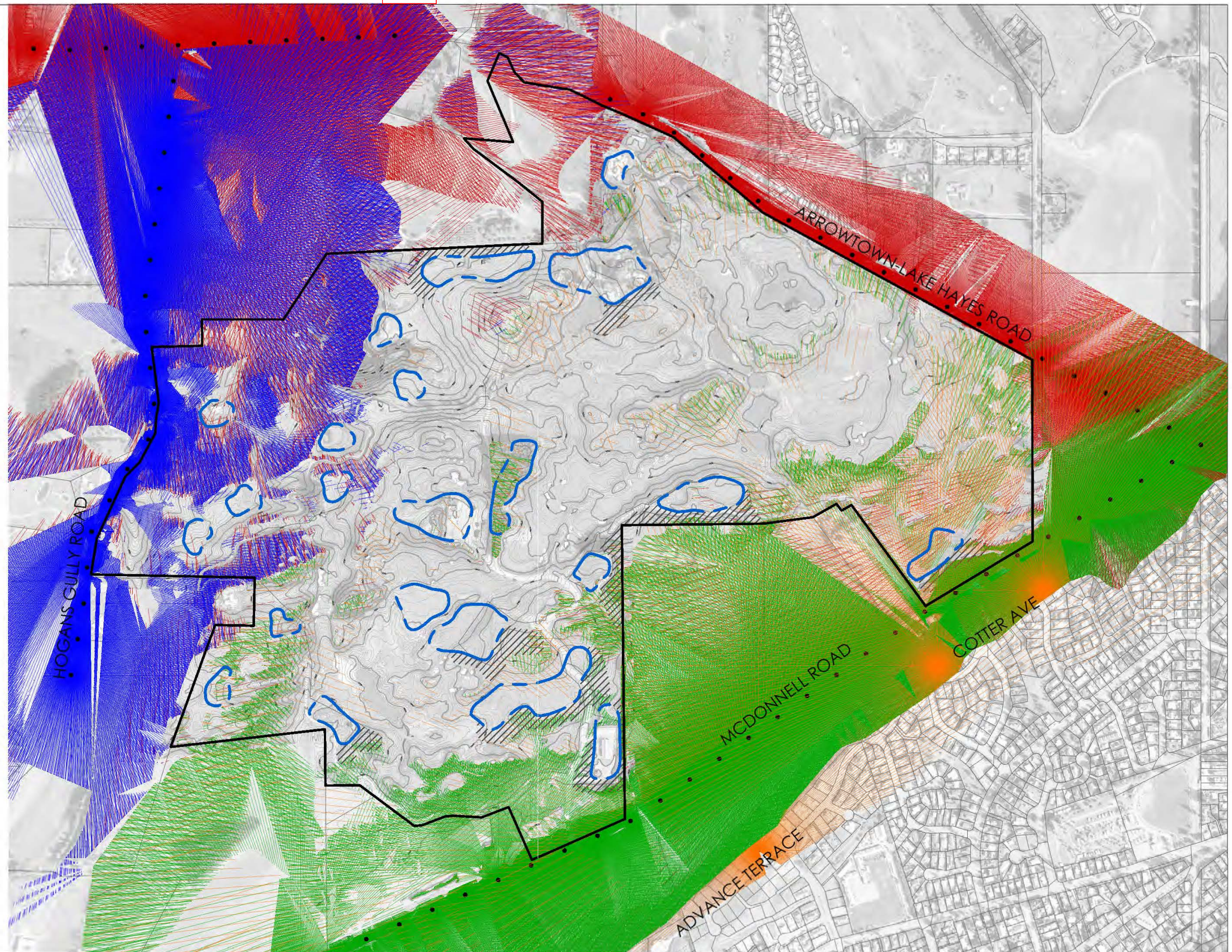
— Activity Area

OVERLAYS:

/// Landscape Amenity Management Area

Note:

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PLAN STATUS:

RESOURCE STUDY

THE HILLS - VISIBILITY MAPPING STRUCTURE PLAN OVERLAY

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

DRAWING NO
MH_0_RS_006

KEY:

- Structure Plan Boundary
- Title Boundaries
- Contours

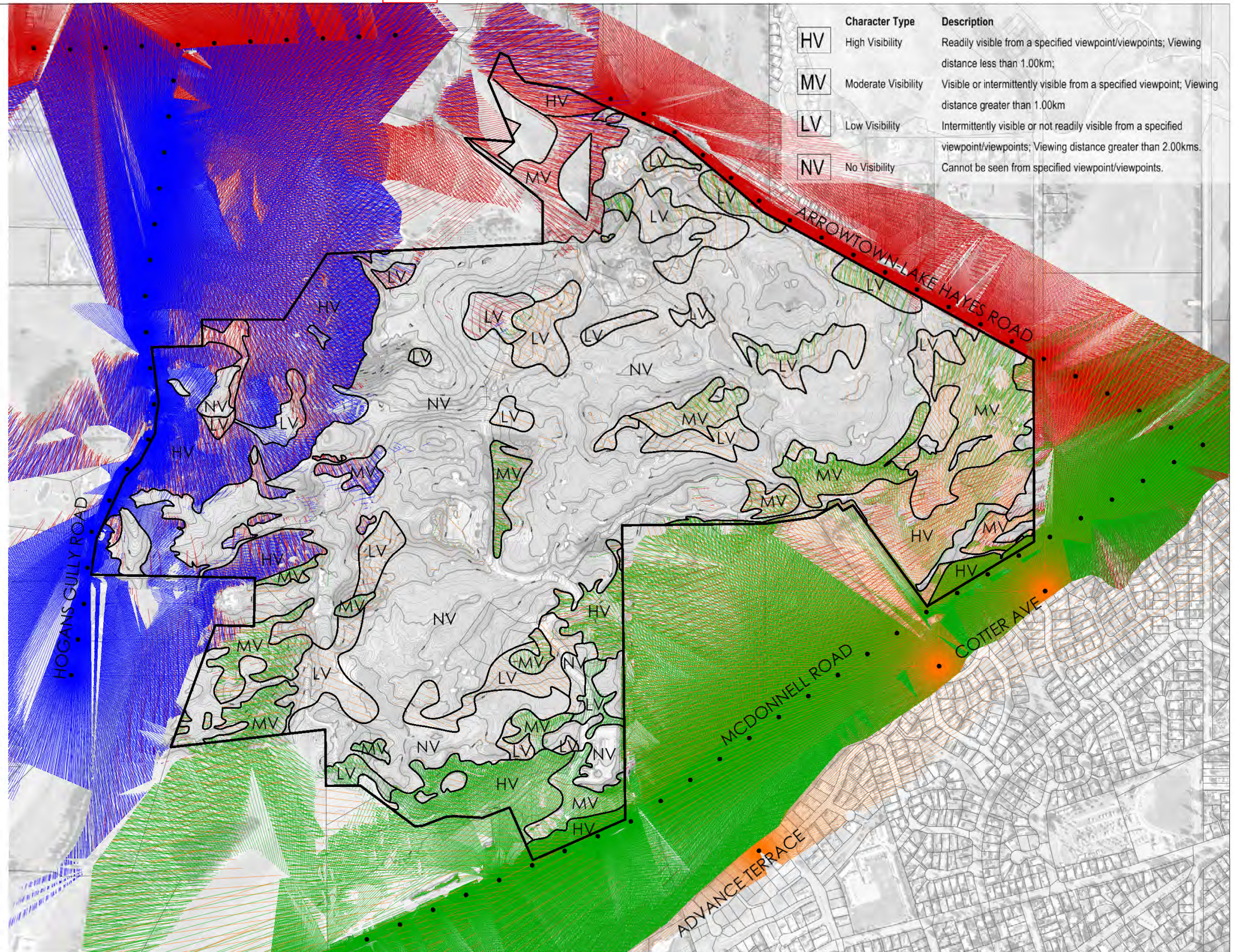
VISIBILITY ANALYSIS:

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

Note:

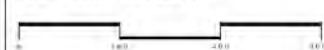
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Character Type	Description
HV High Visibility	Readily visible from a specified viewpoint/viewpoints; Viewing distance less than 1.00km;
MV Moderate Visibility	Visible or intermittently visible from a specified viewpoint; Viewing distance greater than 1.00km
LV Low Visibility	Intermittently visible or not readily visible from a specified viewpoint/viewpoints; Viewing distance greater than 2.00kms.
NV No Visibility	Cannot be seen from specified viewpoint/viewpoints.



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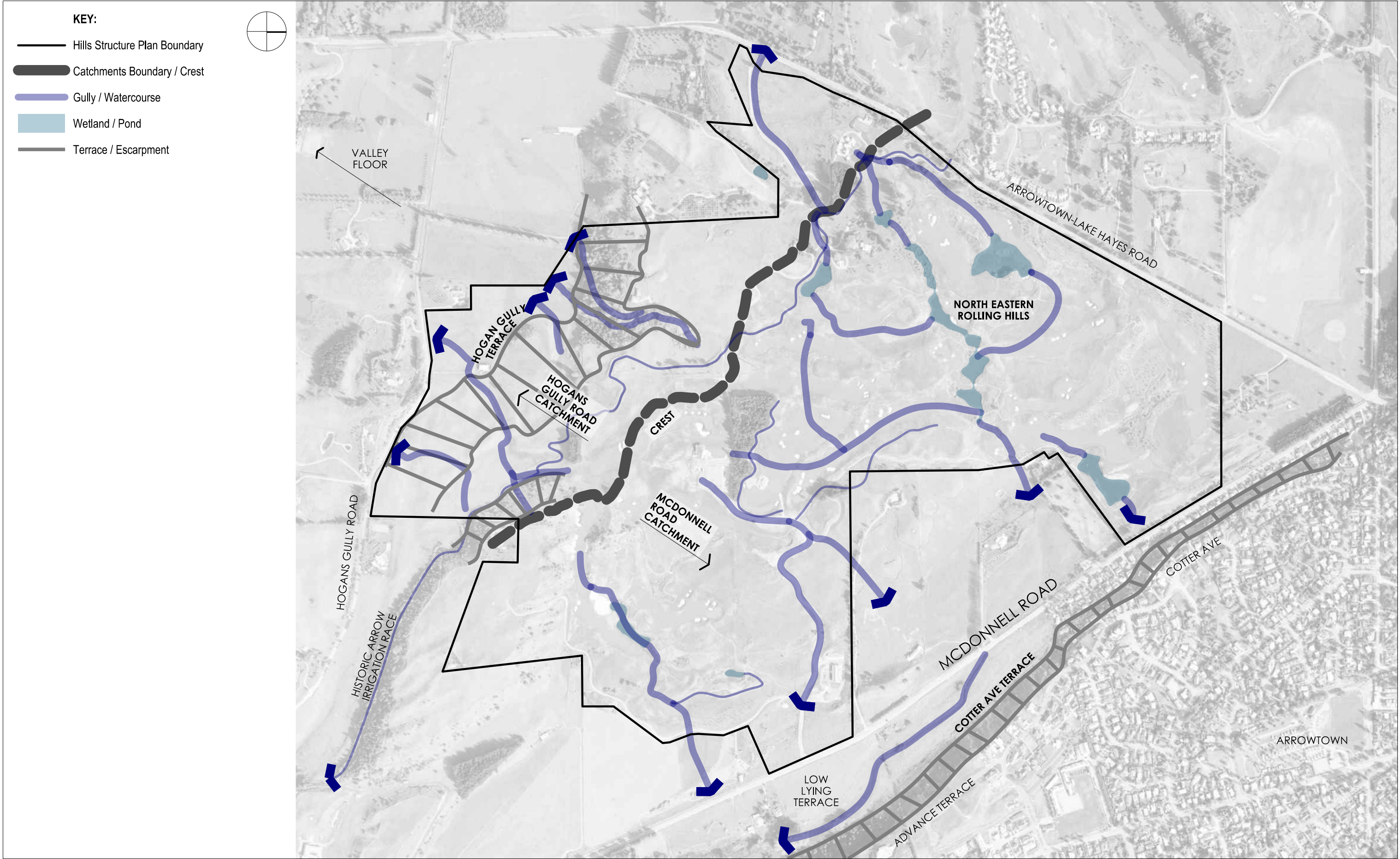
PLAN STATUS:

RESOURCE STUDY

THE HILLS - VISIBILITY MAPPING VISIBILITY ANALYSIS

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

DRAWING NO:
MH_0_RS_007



**The Hills
Resort Zone**

**Section 32 Evaluation
Report**

BROWN&COMPANY
P L A N N I N G G R O U P



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1. Strategic Context

Section 32(1)(a) of the Resource Management Act 1991 ('the Act') requires that a Section 32 evaluation report must examine the extent to which the proposed objectives are the most appropriate way to achieve the purpose of the Act.

The purpose of the Act requires an integrated planning approach and direction:

5
Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*
 - (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

In terms of the evaluation required in relation to the proposed Hills Resort Zone, section 32(3) clarifies that the assessment under section 32(1)(b) must relate to:

- The provisions and objectives of the proposed new zone (i.e. the Hills Resort Zone);
- The objectives of the Proposed Plan to the extent that they are:
 - Relevant to the objectives of the proposed Hills Resort Zone; and
 - Would remain if the proposed Hills Resort Zone were to take effect.

2. Regional Planning Documents

The Regional Policy Statement 1998 [~~RPS~~] is also currently under review, and may be further advanced in that process by the time the District Plan Review is notified. At the time of submissions closing on the QLDC proposed District Plan, further submissions have closed on the Proposed Regional Policy Statement. Amendments to this evaluation may be required to accommodate any changes to the RPS. That is appropriate as a Section 32 evaluation is an evolving document and changes can be made up to and including at the stage of an Environment Court decision.

The District Plan must *give effect to* the operative RPS and must *have regard to* any proposed RPS.

This Proposed Regional Policy Statement has significance under Section 75 of the Act. Its overview states:

"Continued prosperity and wellbeing is essential to ensuring the community is equipped to face the environmental, economic, cultural and social changes of the 21st century, and to provide opportunities for all people to realise their aspirations. A thriving and healthy natural environment is vital to sustaining our wellbeing".

The operative RPS contains a number of objectives that are relevant to this proposal, including:

- 4.4.1 to 4.4.5 (Manawhenua Perspective)
- 5.4.1 to 5.4.5 (Land)

- 6.4.2 to 6.4.7, 6.57 (Water)
- 7.4.1 (Air)
- 9.4.1 to 9.4.3 (Built Environment)
- 10.4.1 (Biota)

Each objective has related policies which have also been considered.

The proposed plan change provisions are consistent with, and give effect to, the relevant operative RPS provisions.

A District Plan must not be inconsistent with a Regional Plan.

The Regional Plan . Water for Otago is relevant to this proposal. The following objectives in particular are identified:

- 7.A.1 to 7.A.3. (In relation to the maintenance of water quality).

There are a number of related policies which have also been considered. Overall, it is assessed that this submission is consistent with relevant regional plans.

3. Proposed Queenstown Lakes District Plan – Strategic Direction

The following goals and objectives from the Strategic Directions chapter of the proposed District Plan are relevant to this assessment:

Table 1 – Assessment against the Goals and Objectives of the Proposed Strategic Direction Chapter

Strategic Directions Chapter	Assessment
<p><i>Goal 3.2.1: To develop a prosperous, resilient and economy</i></p> <p>Objective - To enable the development of innovative and sustainable enterprises that contribute to diversification of the District's economic base and create employment opportunities.</p>	<p>The Hills Golf Course has already contributed significantly to the economy of the District. It has supported the diversification of the District's tourism base, by providing a world class golf course. The hosting of the New Zealand Open as strengthened Queenstown's scenic beauty (tourism) as well as highlighting Queenstown as a designation for golf tourism.</p> <p>The proposed rezoning will ensure the ongoing economic viability of the golf course and its contribution to the district's economy.</p> <p>The proposed rezoning seeks to provide for carefully considered and sensitively sited innovative and sustainable development that will create numerous employment opportunities related to the golf course development and maintenance, visitor accommodation and related services, hospitality, events, commercial recreation etc.</p>
<p>Objective 3.2.1.4 – Recognise the potential for rural areas to diversify their land use beyond the strong productive value of farming, provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests.</p>	<p>The Hills Golf Course has not been farmed for some 10 years, it has been developed as a world class golf course, as such does not already contribute to the strong productive value of farming. The proposed rezoning has been sensitively designed to take into account and maintain existing rural/semi-rural amenity values of the site and wider area.</p>
<p><i>Goal 3.2.3: A quality built environment taking into account the character of individual communities</i></p>	<p>The Structure Plan for the development has been created through the undertaking of a detailed landscape analysis as to the appropriate siting of buildings in parts of the zone that can absorb</p>

Strategic Directions Chapter	Assessment
<p>Objective - To protect the District's cultural heritage values and ensure development is sympathetic to them.</p>	<p>development.</p> <p>Buildings will be subject to a list of suitable building materials, and buildings in more sensitive locations will be subject to a controlled activity consenting regime.</p> <p>The proposed Resort Zone will not affect the existing character of Arrowtown, some development may be viewed from the higher points in Arrowtown but the development will be seen in the context of a golf course resort as opposed to urban development.</p>
<p><i>Goal 3.2.4 The protection of our natural environmental and ecosystems</i></p> <p><i>Objective 3.2.4.1 Promote development and activities that sustain or enhance life-supporting capacity of air, water, soil and ecosystems.</i></p>	<p>The land within the Golf Course contains a mixture of exotic and native species, most have been planted recently to contribute to the landscaping of the Golf Course. There will not be any effects of the life-supporting capacity of air, water, soil and ecosystems.</p>
<p><i>Goal 3.2.5: Our distinctive landscapes are protected from inappropriate development.</i></p> <p>Objective - To direct new subdivision, use or development to occur in those areas that have potential to absorb change without detracting from landscape and visual amenity values.</p> <p>Objective - To recognise there is a finite capacity for residential activity in rural areas if the qualities of our landscape are to be maintained.</p> <p>Objective - To recognise that agricultural land use is fundamental to the character of our landscapes.</p>	<p>The Structure Plan process has enabled a thorough investigation of the appropriate locations within the site that can absorb development without detracting from the scenic qualities that the golf course contributes to the wide landscape.</p> <p>The Hills golf course is already a highly modified environment and has the characteristics of the neighboring Millbrook Resort Zone, as opposed to a farmed rural environment. The site is mostly manicured and landscaped.</p> <p>It is recognised that there are other land uses that can be enabled in the Rural Zone that contribute to the landscape as well as farming. A golf course is a perfect example, it contributes to the economy as well as the landscape.</p>
<p><i>Goal 3.2.7: - Council will act in accordance with the principles of the Treaty of Waitangi and in partnership with Ngai Tahu.</i></p> <p>Objective - Protect Ngai Tahu values, rights and interests, including taonga species and habitats, and wahi tupuna.</p> <p>Objective . Enable the expression of kaitiakitanga by providing for meaningful collaboration with Ngai Tahu in resource management decision making and implementation</p>	<p>Consultation has not been undertaken with Ngai Tahu in the drafting of this submission. However it is considered the proposal will not give rise any adverse effects lwi or the values and principles of the Treaty of Waitangi.</p>

4. Commissioned Reports

A number of expert and technical reports have been commissioned to support the proposed rezoning, and which in essence undertake an assessment of environmental effects to assist with and provide context for this Section 32 evaluation.

The reports (where relevant, names used from hereon in the rest of this report are in brackets):

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: It is concluded that the house sites and activity areas sought through the submission are suitable for rural residential and residential/visitor accommodation landuse and it is highly unlikely this development would present a risk to human health.

5. Key Issues

The key resource management issues that are considered to arise in relation to the proposal relate to:

- Landscape and Amenity
- Access
- Infrastructure Provision

These issues are addressed later in this evaluation.

6. Options

This section outlines options considered to address the issues identified in section 5 (above), and makes recommendations as to the most appropriate course of action in each case.

The options considered are as follows:

1. Status Quo (i.e. retain proposed Rural zoning)
2. Rezone to create a %Resort Zone+based around golf (i.e. Hills Resort Zone)

The following tables outline the Benefits, Costs, Efficiency, Effectiveness and the Risk of Acting or not acting for each option.

Option 1: Status Quo (Rural General Zoning)	
Benefits	<ul style="list-style-type: none"> ○ Preserves the land for another land use in the future (which may or may not be residential or rural in nature)
Costs	<ul style="list-style-type: none"> ○ The Hills is already a World Class Golf Course and hosts large scale events such as the New Zealand Golf Open, it is not used for rural or farming purposes. Retaining the rural zoning does not reflect that. ○ Works associated with the existing golf course and related/ancillary activity (eg art and sculpture) may require resource consents, which is costly and inefficient. ○ The rural zoning does not allow for the comprehensive and integrated development of the golf course and related activities ○ The rural zoning does not allow for residential or resort development without a plan change/variation process. ○ Does not recognize or provide for existing activities and uses ○ Potential for ad-hoc development if the future aspirations of the landowner are undertaken by resource consent.
Efficiency	<ul style="list-style-type: none"> ○ Does not take advantage of the District Plan Review process, where the Council must consider the zoning of land within the District.
Effectiveness	<ul style="list-style-type: none"> ○ This option is not effective and does not assist in providing a framework for events and development that has been undertaken with the benefit of significant analysis (landscape, visibility, infrastructure)
Risk of Acting (or not acting)	<ul style="list-style-type: none"> ○ Lost opportunity to align zoning with actual/existing land uses and activities and provide for future compatible uses ○ Lot opportunity to utilize the District Plan review process for the above.

Option 2 Rezone to Create a Resort Zone based around Golf	
Benefits	<ul style="list-style-type: none"> ○ Would create a resort zone based around the existing golf course.. ○ Gives security to the owners that events such as the New Zealand Golf Open can be held without a large resource consenting burden (See Appendix 1 which lists the consents previously required and granted for such events). ○ Aligns zoning with actual land use, reducing the consenting burden (refer Appendix 1) ○ Would allow the opportunity for a structure plan development to be created that is integrated with the golf course, including comprehensive analysis of appropriate places for development so effects can be minimized. ○ Provide choice for accommodation for residents and visitors to the District ○ Provides opportunities for employment, and contributes to the District's economy ○ Provides for the ongoing use and development of the golf course and related activities as a high quality asset that contributes to the District's tourism appeal
Costs	<ul style="list-style-type: none"> ○ Large up-front cost to undertake and support a submission of this size, extensive study as to appropriate locations for development within the proposed zone.
Efficiency	<ul style="list-style-type: none"> ○ A resort zone centered around golf, residential and visitor accommodation is not uncommon in the Queenstown Lakes District, there are templates that can be used from Millbrook and Jacks Point to create a resort zone (with site specific changes)
Effectiveness	<ul style="list-style-type: none"> ○ Creating a resort zone is an effective way to facilitate development around a structure plan. ○ The new District Plan splits out the Resort Zone (Millbrook, Jacks Point and Waterfall Park), previously they were all in one Resort Zone; this would have been an efficient option.
Risk of Acting (or not acting)	<ul style="list-style-type: none"> ○ Should a resort zone not be enabled the owners may pursue other ad-doc development options for their land.

Ranking:

Option 1: Status Quo – Rural General Zoning (2)

Option 2: Rezone to a Create a Resort Zone based around Golf (1)

Based on the above analysis, Option 2 is ranked the most appropriate.

7. Purpose of the Proposed Resort Zone

The proposed purpose of the Hills Resort Zone is as follows:

“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. “

8. Scale and Significance Evaluation

The level of detail contained in this evaluation has been determined by an assessment of the scale and significance of the effects that are anticipated if the proposed Hills Resort zone is approved. In making this assessment, regard has been had to whether the proposed objective, policies and rules:

- Have effects on matters of national importance.
- Adversely affect those with specific interests, e.g., Tangata Whenua, neighbours
- Involve effects that have been considered implicitly or explicitly by higher order planning documents
- Impose increased costs or restrictions on individuals, communities or businesses.

9. Evaluation of proposed Objective [S32 (1) (a)]

45.2.1 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.

The above objective is considered appropriate to address the key resource management issues identified in section 5 because:

- The objective undertakes to outline the main activities anticipated within the zone, namely residential, visitor accommodation, ancillary worker accommodation, commercial and commercial recreational activities and an evolving sculpture park, which are to be provided for within the context of a premier golf course.
- The golf course has already been developed and is an asset for the Queenstown Lakes District. The New Zealand Open has put New Zealand on the map as a world class destination for premier golf.
- The landscape of the golf course is already modified to create the golf course, however the physical attributes of the course have been designed to showcase the natural environment.
- Careful design and the use of a structure plan and associated rules can ensure that development has appropriate regard to the landscape and amenity values of the site and the wider environment.
- Proposed development will be in some cases viewable from Arrowtown and other public places, however the design and placement of buildings within the landscape will not detract from the wider landscape or the manicured and landscaped golf course.

10. Evaluation of the proposed provisions S32 (1) (b)

The below table considers whether the proposed provisions are the most appropriate way to achieve the relevant objectives. In doing so, it considers the costs and benefits of the proposed provisions. (See also Table 1- Broad options considered, in Section 4 above.)

Table 5 – Evaluation of proposed policies

Policy Number	Policy	<i>Is the policy the most appropriate way to support the Objective? Is it efficient and effective? Does it support the objectives in the Proposed District Plan?</i>
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.	<p>A structure plan is a common tool used within the Queenstown Lakes District Plan. It is created through the building up of layers of information (landforms, amenity, ecology, availability of services etc) to create a framework for development and provides the finer detail of a zone.</p> <p>As shown by the analysis accompanying the structure plan, there has been a great deal of research into the landscape characteristics of the site and its potential to absorb additional development.</p> <p>This is an effective process in that it requires all of the information about the zone to be assessed in a comprehensive manner.</p> <p>A structure planning process provides increased certainty to both the community (where and how development can occur) and the land owner (where development can occur and the consenting process required to achieve it). If alternative development options are considered desirable in the future they can then be considered through a consenting regime.</p> <p>The process has resulted in determining the maximum number of dwellings that is appropriate for the site, both for the potential for development to be absorbed in the landscape and for the ability of the dwellings to be serviced.</p> <p>Accordingly, the policy supports the objective, and provides for the best use of the land.</p>

Policy Number	Policy	<i>Is the policy the most appropriate way to support the Objective? Is it efficient and effective? Does it support the objectives in the Proposed District Plan?</i>
		It also supports Goal 3.2.1 and its objective; golf tourism is an important part of the District's economy.
44.2.1.2	To ensure that the character of the wider landscape is maintained by controlling the density and location and appearance of built form within the zone.	<p>It is important than when considering any rezoning proposal in the Rural zone which seeks to provide for development of a greater density than is provided for by the Rural zoning, the context of the wider landscape is considered.</p> <p>The structure plan is an important part of the proposed zone in that it sets out the parameters for future development. The creation of the structure plan has been informed by the visual and landscape assessment. It is efficient that this assessment is undertaken during the zoning change, as under any new zoning the development envelope for the future is set. In the future all that is required is a regulatory framework to ensure that the design and appearance of buildings enabled by the rezoning can be assessed.</p> <p>Accordingly, the policy supports Goal 3.2.5 and its objective, as a landscape analysis has been undertaken to ensure that development is only located in activity areas or home sites that can absorb development.</p>
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.	<p>The proposed Resort zone provides for residential and visitor accommodation, and as with the other resorts zones, (namely Millbrook and Jacks Point) it is centered around a golf course.</p> <p>Given the undulating topography of the golf course there are opportunities for sensitively located visitor accommodation and residential development.</p> <p>The structure plan provides security for both the landowner and the Council that the location of development has been through the rigors of the 1st Schedule process to ensure it complements the landscapes in which it is sited.</p> <p>Accordingly, the policy supports Goal 3.2.1 and its objective, as golf tourism is an important part of the District's economy.</p>
44.2.1.4	To provide a world class golfing experience which showcases the resort's natural amenity, sculpture park and well-designed development.	At present the site is zoned Rural which does not reflect the activities that are currently occurring, which have been enabled through the resource consents granted for the land. The Hills is already a world class golf course, as evidenced by its hosting of prestigious golfing

Policy Number	Policy	<i>Is the policy the most appropriate way to support the Objective? Is it efficient and effective? Does it support the objectives in the Proposed District Plan?</i>
		<p>events such as The New Zealand Open.</p> <p>The proposed rezoning provides the landowner with the opportunity to further develop the golfing experience while having the security of a more suitable and appropriate underlying zoning.</p> <p>The policy is supportive of the Proposed District Plan in that it highlights the need for the design and natural amenity of the Golf Course and sculpture park to be paramount.</p> <p>It particularly supports Goal 3.2.1 and its objective, as golf tourism is an important part of the District's economy.</p>
44.2.1.5	To provide for an evolving sculpture park within the resort.	<p>A sculpture park has, for some time, been being developed within, and as part of the Golf Course environment. This has been the subject of resource consents for buildings within the Rural Zone as a discretionary activity creating uncertainty and inefficiencies in terms of consenting requirements.</p> <p>The policy supports proposed objective and the evolution of the sculpture park where changes can be made over time to introduce new sculptural elements into the landscape</p> <p>The policy supports Goal 3.2.1 and 3.2.4.</p>
44.2.1.6	To provide a venue for events which may contribute to the District's economy.	<p>The Hills Golf Course has hosted a number of events in recent years including the New Zealand Open. These events contribute greatly to the economy both in terms of visitor spending and showcasing the golf course and surrounding landscape in the media worldwide. The landowner has a good track record for running events and to ensure these events can continue, including within the tight timeframes that often apply, it is important and appropriate that there are minimal consenting requirements. This may encourage more investment in the events.</p> <p>It is therefore efficient and effective to provide for temporary activities within the proposed Resort Zone.</p> <p>The policy supports Goal 3.2.1 and its objectives, especially Objective 3.2.1.3 in the development of innovative and sustainable enterprises that contribute to the diversification of the District's economic base.</p>
44.2.1.7		A hindrance to businesses expanding in the District at present is the availability of

Policy Number	Policy	<i>Is the policy the most appropriate way to support the Objective? Is it efficient and effective? Does it support the objectives in the Proposed District Plan?</i>
	To provide for workers accommodation associated with the resort within the Service Activity Area.	<p>accommodation for workers. For The Hills to continue to develop the resort they need workers with skills such as green keeping and hospitality. It is recognized that providing for the on-site accommodation of workers will enable The Hills to further develop the zone efficiently and effectively . removing the need to compete in a difficult housing market.</p> <p>The policy supports Goal 3.2.6 and its objectives- especially the provision of access to housing that is more affordable.</p>
44.2.1.8	To allow for the take-off and landing of helicopters provided effects on neighbors amenity are mitigated.	<p>It is common for helicopters to be used as a method of transport in resort environments. It is important that the effects of these are mitigated accordingly. As shown by the noise assessment by Marshall Day the typical daily usage of helicopters and their increased usage during temporary events will not give rise to adverse noise effects, nor will the amenity of the surrounding environment and neighboring properties be compromised.</p> <p>The policy supports Goal 3.2.1.</p>
44.2.1.9	To avoid commercial, industrial and other activities that are not related to the development of the resort.	<p>It is proposed to create a world class golfing and resort environment, accordingly there is no place for unrelated commercial, industrial and other activities that detract from that goal.</p> <p>It is efficient and effective for these activities (unless directly relating to the Resort Zone or existing activities (an art and sculpture workshop)) to be avoided within the proposed zone.</p> <p>The policy supports Goal 3.2.5.</p>

11. Efficiency and effectiveness of the provisions.

In electing the preferred options regard has been had to their potential effectiveness and efficiency.

Overall, it is considered that the proposed Hills Resort Zone:

- Provides for residential and visitor accommodation in a way that does not detract from the landscape characteristics of wider environment within which it is sited;
- Will enable the efficient consenting and running of large scale events such as the New Zealand Open which make a significant contribution to the District's economy
- Achieves the purpose of the Act and the overarching objectives of the Plan through well managed and carefully located development.

12. Conclusions

The proposed changes to the District Plan to create a ~~%~~Resort Zone+will meet the purpose of the Act in that it supports sustainable management. The Hills Golf Course already contributes to the social, economic and cultural well being of the owners and contributes to Arrowtown.

The Council is promoting the diversification of the economy, The Hills Resort Zone supports the enhancement and development of the economy in that Golf Tourism is a rapidly growing sector of the tourism industry in the District.

The Resort zoning will enable a number of activities that already undertake as part of the Golf Course and its development as well as providing for residential and visitor accommodation in parts of the Zone that can absorb development. This has been established through the extensive reports appended to this submission addressing landscape, infrastructure provisions, masterplanning, possible contamination, natural hazards and noise.

Appendix 1: List of Resource Consents . The Hills

RC number	Date of Issue	Lapse date if stated/Current Status	Type of consent	Summary of what was consented
RM010864	15/01/2002		Land use	Undertake Earthworks For The Construction Of Additions To A Private Golf Course
RM021019	9/12/2002		Land use	Construct A Pump Shed
RM030160	24/09/2003	Variation Decision Issued	Land use	Construct A Greenkeepers Workshop For The Private Golf Course
RM020696	15/10/2004	Extended	Land use	Undertake Additional Earthworks For An Existing Golf Course
RM020797	15/10/2004	Extended	Land use	Construct An Additional 9 Hole Golf Course & Access Roads By Way Of Earthworks
RM041043	10/02/2005		Land use	Commercially Operate A Newly Constructed Golf Course And Construct A Clubhouse And Golf Cart Storage
RM040658	17/02/2005	Withdrawn	Land use	Erect A Sculpture
RM050226	21/04/2005		Variation	Application For Variation To Resource Consent Rm020797 - Construct An Additional 9 Hole Golf Course & Access Roads By Way Of Earthworks
RM051093	24/03/2006		Land use	Erect An Implement Shed On Property
RM051232	29/03/2006			Variation To Resource Consent Rm041043 To Construct And Operate A Golf Course At Property Which Is Assessed
RM050589	14/08/2006	FIR	Land use	Retrospective Consent To Erect Two Sculptures And Consent To Erect A Further Six Sculptures
RM060862	13/10/2006		Subdivision	Undertake A Boundary Adjustment Subdivision
RM060862	13/10/2006		Variation to RM041043	Undertake A Boundary Adjustment Subdivision
RM070530	15/06/2007	FIR		Establish 17 Residential Dwellings With Associated Earthworks And Visitor Accommodation
RM070603	29/10/2007	29/10/2010	Temporary land use	Host A Temporary Event Being The New Zealand Golf Open On An Annual Basis For A Three Year Period
RM070604	17/01/2008		Variation Of Rm041043 & Rm051232	Increase The Commercial Operation Of The Existing Golf Course From 20 Players Per Day To 16 Players Per Hour And Alteration To On-Site Car-Parking
RM080793	26/08/2008		Variation To Rm 070603	Nominate Sculpture Platforms Until May 2010

RC number	Date of Issue	Lapse date if stated/Current Status	Type of consent	Summary of what was consented
RM071229	5/09/2008		Variation of RM041043	Boundary Adjustment To Re-Arrange The Overall Title Structure Of The Site
RM081223	16/06/2009		Subdivision	Subdivide To Create 17 Allotments And Identify 16 Residential Building Platforms And Undertake Associated Works
RM081224	16/06/2009		Land use	Identify 17 Residential Building Platforms, Construct 17 Dwellings For Both Residential & Visitor Accommodation Purposes And Undertake Associated Earthworks.
RM090714	9/10/2009		Variation To Rm070603	To Enable Alternate Dates For A Golfing Event
RM100270	9/06/2010		Variation To Rm070603	To Allow Signage Platforms To Remain In Place For An Additional 5 Years
RM120041	21/03/2012		Land use	To host the PGA tournament for a further 10 years and the retention of the sculpture platforms on the course.
RM120394	30/08/2013		Land use	Construct two separate toilets on the hills golf course
RM130850	17/01/2014	2016	Land use	To hold an event (NZ golf open tournament) at the Hills and Millbrook resort golf courses for one week per year for three years, to undertake associated helicopter landings, to erect event signage
RM150314	27 May 2015		Land use	Undertake earthworks and landscaping on the hills

Trojan Helmet Limited
Proposed Hills Resort Zone
Assessment of Landscape and Visual Effects

October 2015



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Background and Approach

Boffa Miskell Limited (BML) has been commissioned to prepare a landscape and visual assessment of the development that would be enabled under the proposed Hills Resort zoning for the Hills golf course near Arrowtown.

The proposed Hills Resort zoning and related structure plan covers the approximately 162ha site currently occupied by The Hills golf course near Arrowtown. This assessment addresses this proposed rezoning only, while separate reports have been prepared for the Rural Lifestyle Zoning proposed for two separate parcels of land also owned by the Hills, adjacent to McDonnell Road and Hogans Gully Road.

The purpose of this assessment is to assess the landscape effects, including the visual effects, of the proposed Hills Resort rezoning, including the individual development areas shown on the structure plan, and where the potential for adverse landscape/visual effects is identified, to consider and make recommendations on whether/how those effects can be mitigated. It is noted that BML provided advice on these issues during the formulation of the structure plan and associated Hills Resort Zone rules, including in respect to building location, colours and materials, and landscaping to ensure that any potential landscape and visual effects can be minimised. In this assessment I will also assess the effectiveness of these proposed mitigation measures, as they have been carried through into the proposed zone rules.

This assessment is based on the proposed Structure Plan for the Hills Resort Zone (see graphic attachment Figure 2) and the Masterplanning Report prepared by Darby Partners. A site visit was undertaken on 7 September 2015 to assess the existing landscape on and surrounding the site, as well as the potential visibility of the proposal in relation to existing development and public viewpoints. The photographic record from this site visit forms part of the landscape assessment (see graphic attachment Figure 5-8).

A description of the existing landscape character of the site and surrounding landscape, including the land cover and existing development forms the first part of the landscape assessment.

Secondly, a visibility analysis of the maximum level of development that would be enabled under the proposed Hills Resort zoning is undertaken. This part of the assessment also provides a short description of the landscape's potential to absorb change. An overall conclusion is then reached as to the potential visual and landscape effects of the proposed development.

Thirdly, an assessment of the proposal against the relevant proposed District Plan provisions relating to landscape is provided.

Finally, an assessment of the proposed Hills Resort zone provisions is provided to ascertain whether appropriate landscape outcomes will be achieved and are ensured by the proposed rezoning.

Description of the Existing Environment

Site Location

The Site is located on the south western side of Arrowtown Township. The former deer farm has been developed into an international 18 hole golf course (the Hills) over the past decade based on a design provided by Darby Partners. The Site is part of a larger triangular shaped landholding encompassing approximately 190 hectares in total and extends between Arrowtown-Lake Hayes Road in the west to McDonnell Road in the east, and Hogans Gully Road in the south. The proposed Hills Resort zoning applies to only part of this property (approximately 162ha), with a Rural Lifestyle zoning being sought for the remainder, which is assessed in separate reports.

Existing Landscape Character and Values

The surrounding topography of this north eastern corner of Wakatipu Basin is varied and of high visual diversity. Arrowtown Township is contained to the east by the slopes of the Crown Range Terrace and to the north by Brow Peak/German Hill. The township is nestled below the slopes along the Arrow River, which enters the Wakatipu Basin at this point. The small-scale glacial landform of Feehly Hill, with its popular scenic reserve, lies to the north of the Site, adjacent to the developed areas of Arrowtown.

The existing Millbrook Resort and golf course is located on the western side of Arrowtown-Lake Hayes Road. The design of the landscaping within the resort has similarities to the Site and the rolling terrain provides similarly manicured but diverse landscape characteristics.

The Arrowtown escarpment extends along the township and along its southern part it forms the current urban boundary. This prominent landscape feature contains urban development along the northern 900 metres of McDonnell Road. Intensive development extends along the road and creates a strong residential character along this stretch of road. South of this intensively developed section the road extends through a more rural landscape, with views to prominent dwellings along the top edge of the escarpment. A number of individual buildings are located on the flats adjacent to McDonnell Road to the south, including an existing maintenance shed on the Hills property near the entrance way to the Hills golf course.

The south western corner of the larger landholding, along McDonnell Road, is currently occupied by a driving range associated with the Hills golf course. This area contains flat modified pasture and, therefore provides distinctively different landscape characteristics to the remainder of the property, which is comprised of more undulating terrain and more visual diversity. For this 8.4 hectare area a Rural Lifestyle Zoning is sought, which is addressed in a separate report (see assessment for Proposed Rural Lifestyle (Area B)).

The Site itself comprises the Hills golf course and contains varied terrain with clusters of exotic and native trees, areas of tussock grassland, sand bunkers and small ponds interspersed between the holes. The setting is of high aesthetic quality and designed and maintained to the highest standards. While significant earthworks have occurred as part of the establishment of the golf course, the appearance of the Site provides a high level of visual amenity and a semi-rural outlook for Arrowtown residences located along the western escarpment of the township (Cotter Ave and Advance Terrace).

The Site also contains existing buildings on its southern and eastern sides. These buildings are predominantly set within well-established clusters of vegetation and are difficult, if not impossible to see from outside the Site. These nodes of existing development are also proposed to form part of the Hills Resort Zone.

The south eastern corner of the larger landholding, on the intersection of Arrowtown-Lake Hayes Road and Hogans Gully Road, contains a block of land that is visually separated from the remainder of the golf course by a distinctive change in elevation. The terrace edge that contains Speargrass Flat Valley steps up along Arrowtown-Lake Hayes Road and forms a series of small, visually contained terraces. These terraces currently contain residential dwellings that are largely out of view from the road due to the screening landform. The farmed block of land at the low-lying intersection currently does not contain buildings, unlike the immediately adjacent property along Hogans Gully Road. A Rural Lifestyle Zoning is proposed for this 19.71 hectare area which is addressed in a separate report (see assessment for Proposed Rural Lifestyle (Area A)).

Proposal Description

In summary, the proposed Hills Resort Zone comprises a 162 hectare area of land that is currently occupied by the existing Hills golf course and residential dwellings owned by the Hills family members. The proposed Resort Zone is based on a structure plan, prepared by Darby Partners (see Figure 2), that identifies areas suitable for development within the Zone. The location of the activity areas and home sites has been chosen based on the high ability of these areas to absorb change due to their low visibility from outside the property.

The structure plan identifies 10 areas as suitable for residential and/or visitor accommodation activities, that could accommodate clusters of buildings for these purposes. Additionally, the currently consented¹ 17 home sites on the property are proposed to be carried over into the structure plan. It is proposed that seven of these consented home sites be absorbed into the residential/visitor accommodation activity areas (Areas A2, A3, A5, A7, A9 and A10), with the remaining 10 home sites proposed for individual residential homes (i.e. single residential units).

An objective, policies and rules have been developed for the proposed Resort Zone, which generally enable development within the activity areas identified on the structure plan, provided specified standards are met. Building levels/heights, colours and materials are proposed to apply to development in each area in order to maintain an overall low visibility of buildings throughout the Site and when viewed from beyond. The master planning report prepared by Darby Partners contains more detailed information about the vision and anticipated design outcomes for the proposed Zone.

All fixed lighting will be directed away from adjacent roads and properties with low light spill to areas located outside of the Zone.

¹ RM081223 and RM081224.

Assessment of Landscape and Visual Effects

The following sections of this assessment address the potential landscape and visual effects of development in each of the proposed activity areas. The assessment:

- Provides a description of each area's ability to absorb change based on existing landform and vegetation;
- Provides an analysis of potential visibility from public and private places;
- Recommends mitigation and enhancement measures, where necessary, to mitigate any potential landscape and visual effects that might arise from the proposed development;
- Reaches conclusions about the anticipated landscape effects of development as a whole.

Assessment Methodology

Assessment of Effects on Landscape Values

Landscape and visual impacts result from natural or induced change in the components, character or quality of the landscape. Usually these are the result of landform or vegetation modification or the introduction of new structures, facilities or activities. All these impacts must be assessed to determine the effects of a proposal on landscape character and quality, rural amenity and on public and private views. In this assessment the potential effects are based on a combination of the landscape's sensitivity and visibility and the nature and scale of the development proposal.

Landscape's Ability to Absorb Change

The assessment of the landscape's ability to absorb change is based on its existing character sensitivity and visual sensitivity.

The analysis of landscape character sensitivity/its ability to absorb change is based on judgments about sensitivity of aspects most likely to be affected. These aspects cover natural and cultural factors, quality/condition of the landscape and aesthetic factors.

Visual sensitivity covers the visibility of an activity area as well as the nature and extent of population likely to visually experience the area (eg private/ public viewpoints).

It is worth noting that the landscape character of the Site has been substantially modified through the existing golf course development, which has created a manicured landscape appearance. While the landscape is aesthetically pleasant and well maintained, the landform and vegetation within the site are of a low naturalness. The openness of the landscape is generally aligned with rural landscapes, but the character differs from that of rural land with productive land uses.

The landscape's ability to absorb change is identified as follows:

- High: change can be readily absorbed due to low visibility without causing adverse landscape character effects within the golf course
- Medium: the area can absorb some change due to medium visibility and moderately sensitive landscape character within the golf course
- Low: high visibility of an area combined with moderate or high landscape character sensitivity within the golf course

Visibility Analysis

The analysis of potential visibility includes an assessment from viewpoints on surrounding public roads and reserves, in particular from Arrowtown and the roads adjacent to the Site.

Two representative elevated viewpoints around Arrowtown (Feehly Hill and top of Tobins Track on Crown Terrace) were assessed and conclusions about visibility from private properties drawn based on an assessment from nearby public viewpoints, such as roads.

The assessment of visibility is framed in the following way:

Viewpoint distances:

- Long distance: more than 1.0 km (eg top of Tobins Track and Feehlys Hill)
- Mid distance: 500m – 1.0km (eg southern edge of Arrowtown)
- Short distance: less than 500m (eg McDonnell Road, Arrowtown-Lake Hayes Road)

Visibility:

- Low: viewed from mid to long distance, partly visible (less than half of the building)
- Medium: viewed from mid distance, partly visible (more than half of the building)
- High: viewed from short to mid distance, partly or fully visible (more than half of the building)

It is worth noting that the methodology above is based on a factual assessment on whether a building is visible, and does not include a consideration of whether a building can be made less visible by landscaping, colours and materials etc. These matters are taken into account when assessing visual effects however.

The visibility analysis is also informed by the mapping of the Zone of Visual Influence (ZVI), prepared by Darby Partners (refer graphic attachment to Master Planning Report). The on-site investigations carried out for the assessment (07/09/2015), however, formed the main basis for the analysis.

Findings from the visibility analysis form the basis for the assessment of visual effects.

Recommended mitigation and enhancement

A number of measures are recommended to mitigate the visual and landscape effects of the proposed development, and/or to enhance landscape outcomes. These measures are proposed to form part of/be secured by the rules that apply to the new Zone. The measures include vegetation planting, earth contouring for screening, restrictions on building heights and on colours and materials used on buildings. The implementation of these measures has been taken into account when reaching a conclusion on the visual and landscape effects of the proposal.

Assessment of Landscape and Visual Effects on Values by Activity Area

The following section provides an assessment of the visual effects of the proposed development for each activity area within the Proposed Hills Resort zone, including a short description of the area's ability to absorb change, an assessment of visibility based on the site investigations and recommended measures to appropriately mitigate any landscape and/or visual effects.

Visitor Accommodation/ Residential Activity Areas within Resort Zone:

Activity Area A1:

- Ability to Absorb Change: MEDIUM. Activity Area 1 is located near the centre of the golf course in close proximity to the existing clubhouse, which forms a node of built development along with the existing adjacent car parks. The higher-lying, southern part of the activity area is visible from parts of Arrowtown, but overall the area has a medium ability to absorb change due to the existing vegetation in the form of mature pine trees and the small scale terrain variation that creates a low-lying bowl overlooking the adjacent holes of the golf course. The area has a low visibility from public roads outside the property due to its location at a distance of over 750m. Views from Arrowtown can be gained towards the higher part of the existing pine trees.
- Potential Visibility: MEDIUM. Buildings proposed in this central part of the golf course have a medium potential to be seen from long distance external viewpoints. The viewpoints most likely to be affected would be high-lying areas to the east, such as Feehly Hill and the Crown Terrace. The visibility from Arrowtown would be medium to low, provided buildings are kept off the rising ridgeline to the west, by appropriate choice of finished building height (RL). The internally facing area is located to the west of a number of low ridges with linear mature vegetation that would provide screening even from elevated viewpoints along the Arrowtown escarpment. The existing dwelling and planting on the neighbouring McDonnell Road property would form the foreground to this view. The activity area is located next to a stand of mature pine trees that would provide a backdrop to buildings in this area when viewed from the east.
- Recommended Mitigation and Enhancement Measures: The exact height of buildings would determine the extent of visibility from Arrowtown, and therefore a finished floor level of RL 418.5 masl, which is below the elevation of the pine trees to the southwest, is recommended for this area, meaning that buildings of up to 8 meters can be accommodated, without giving rise to significant visual effects. Enhancement options for the area could include further planting on the ridge to the east, identified in the LAMA along the eastern property boundary.

Activity Area A2:

- Ability to Absorb Change: HIGH. Activity Area 2 contains two consented building platforms facing the interior of the golf course oriented to the west. The area is well screened by an existing ridgeline to the east. Currently a small spur separates the two consented platforms from each other. In order to accommodate the maximum level of development proposed for this area, this small spur will need to be removed to create a larger low-lying area, backed by the screening ridge to the east.

- Potential Visibility: LOW. The area is low lying in relation to the surrounding terrain and low in visibility due to the existing ridgeline to the east. It may be visible from the neighbouring property located approximately 200 meters to the east however. The views from Arrowtown are unlikely to be affected by development in this activity area, as it is oriented in a westerly direction, backed by intervening landform.
- Recommended Mitigation and Enhancement Measures: To ensure adverse visual effects on the neighbouring property are avoided, a low floor level (RL 416masl) is recommended for the buildings in this activity area. Planting of vegetation and/or land contouring within the LAMA area identified on the structure plan adjacent to this activity area may be required to soften the development in the event that the existing landform is not sufficient to fully screen it when viewed from the neighbouring dwelling and potentially from Arrowtown.

Activity Area A3:

- Ability to Absorb Change: HIGH. An individual building platform is consented in this activity area, which is proposed to be incorporated into the slightly larger activity area. The area is visually well contained by landform that wraps around the area on the northern and eastern sides. Existing mature vegetation along the Hills property boundary to the north provides further screening.
- Potential Visibility: MEDIUM to LOW. This small activity area is located in a discrete part of the golf course and is well screened from views from Arrowtown. The landform separating this activity area from the neighbouring property will help to block most of the views, but it is possible that the tops of the proposed buildings may be visible. A row of young conifers has been planted along the northern boundary of the Site, which will provide additional screening on the existing landform over time.
- Recommended Mitigation and Enhancement Measures: Existing landform and planting of vegetation in the LAMA shown on the structure plan adjacent to this activity area would provide screening if necessary. Buildings at RL 421masl are likely protrude above the existing landform, but for lower buildings existing screening may be sufficient to block all outside views into the area, in particular views from the immediately adjacent property. Careful consideration needs to be given to the extent and nature of surrounding landscaping and earthworks to screen or soften the building, and the final building design and location, to ensure that landscape effects are minimised.

Activity Area A4:

- Ability to Absorb Change: MEDIUM-LOW. Currently this Activity Area is not as well contained by landform as the areas previously discussed. A large flat part of the golf course expands in a north-south direction at a distance of around 350m from McDonnell Road adjacent to the entrance drive. Parts of the area are contained by low ridges to the east, while others, in particular those adjacent to the entrance way, are open.
- Potential Visibility: MEDIUM. This relatively large area is visually quite exposed to the east and views from parts of the Arrowtown escarpment, in particular from Advance Terrace, extend across parts of this activity area. Depending on the screening and exact location of buildings it is likely that some of the buildings would be visible from a mid distance of around 500 metres, in particular from parts of the Arrowtown escarpment.

- Recommended Mitigation and Enhancement Measures: With the proposed RL 418masl, buildings would require some additional screening to reduce their visibility from Arrowtown. It is recommended that the existing terrain undulation on the east side of and adjacent to this activity area is contoured further to provide more landform screening. The landform could also be planted on, preferably with evergreen indigenous trees (eg beech) to provide further screening. The proposed LAMA shown on the structure plan adjacent to the activity area provides an appropriate means by which to achieve these outcomes. Careful consideration needs to be given to the extent and nature of surrounding landscaping and earthworks to soften the buildings, and the building location and design to ensure that landscape effects can be appropriately mitigated and minimised.

Activity Area A5:

- Ability to Absorb Change: HIGH. Area A5 is located in the central part of the Site, in proximity to the existing golf course development of the access road and Clubhouse. A consented residential building platform occupies part of this area, which would be absorbed into the activity area as part of this proposal. The low-lying area is adjacent to a small waterway and forms an amphitheatre shaped oval, generally out of view from outside of the Site. Due to its internal location this activity area is at a considerable distance (around 800m) from Advance Terrace in Arrowtown, and has a high potential to absorb buildings. Views to the area can only be gained from high-lying viewpoints in the east, such as the Crown Terrace, but not from Arrowtown. Some of the eastern part of the area is currently elevated towards an internal ridgeline and buildings in this part of the area would need to be accommodated low in the terrain, with landform screening to the east, to ensure appropriate landscape outcomes. A small cluster of existing conifers can be found within the area adjacent to the existing access road, which would provide a screening function for views from Arrowtown.
- Potential Visibility: LOW. This internal area faces into the central part of the golf course and is visually well contained. Due to the existing landform to the east, views to this area from Arrowtown are screened as long as buildings are located within low lying buildings platforms, off the eastern ridgeline that confines this area. It is anticipated that buildings up to 8 metres in height could be accommodated in this area, if sited at the proposed RL of 419.5masl, which would allow for full screening through planting or contouring in the LAMA adjacent to the northeast, if necessary.
- Recommended Mitigation and Enhancement Measures: A low-lying floor level that enables a balance of cut and fill is recommended for this area, in particular RL 419.5masl, meaning that buildings of up to 8m may be accommodated within the area. If additional mitigation is needed to fully screen views from the east, planting can be implemented on the eastern ridgeline, which would be highly effective for views from the Arrowtown escarpment. The LAMA shown on the structure plan appropriately provides for this.

Activity Area A6:

- Ability to Absorb Change: HIGH. Similar to activity area A5, A6 faces the internal part of the Site in a low-lying area near the Clubhouse. This circular area is contained by ridgelines on all sides. Due to the surrounding terrain, no or minimal additional mitigation would be needed to accommodate development in this area without causing adverse effects on external views.

- Potential Visibility: LOW. Similar to A5, this internal area faces into the central part of the golf course, is relatively low lying and is visually well contained. Due to its internal location, the activity area is at a considerable distance (about 900m) from Advance Terrace in Arrowtown, with existing landform to the east of the activity area screening views to the area, provided buildings are located on low lying buildings platforms.
- Recommended Mitigation and Enhancement Measures: Development in this activity area is likely to be screened from views from Arrowtown by existing landform and vegetation, meaning buildings of up to 8m can be accommodated without adverse visual or landscape effects. No other mitigation measures are required.

Activity Area A7:

- Ability to Absorb Change: HIGH. This relatively small activity area expands the site of a consented building platform. The landform surrounding this area is made up of undulating terrain to the north east with a cluster of willows, and a rising terrace to the south that form the southern boundary of the Hills property. Due to its secluded and contained location at a distance of over 800 metres from Arrowtown's Advance Terrace, this area could accommodate a small cluster of buildings.
- Potential Visibility: LOW. This contained area, including the proposed development, has low visibility from outside the Site, although some care needs to be taken to ensure that views from Advance Terrace are successfully blocked by the intervening ridgelines in the golf course. The area is contained by existing landform and deciduous trees to the east, and lends itself to a small cluster of buildings.
- Recommended Mitigation and Enhancement Measures: This area is well screened by existing landform and vegetation. Additional screening, if required, can be implemented in the LAMA shown on the structure plan. Fixed floor levels (RL414masl) are recommended to ensure views to the area from Advance Terrace are blocked.

Activity Area A8:

- Ability to Absorb Change: MEDIUM- LOW. This small activity area is located near the north eastern boundary of the Site, along McDonnell Road. This area is considered to be the visually most sensitive, since it is located in the immediate vicinity of the existing Arrowtown township. At a distance approximately 150m its proximity to the elevated residential dwellings along Cotter Avenue in Arrowtown and the intervening landform, which is restricted to a very low bund along the Hills' property boundary, makes this areas more susceptible to views from these elevated viewpoints. However, existing vegetation in the form of a shelterbelt of young conifers along the property boundary and mature poplars and willows add a degree of visual separation between Activity Area A8 and existing dwellings along the Arrowtown escarpment.
- Potential Visibility: HIGH. The elevated escarpment of Arrowtown (Cotter Ave and parts of Advance Terrace) have direct views to the area despite the existing landform (a bund) and vegetation (a shelterbelt) along the Site boundary. The outlook to the Site/Hills golf course from these elevated properties currently provides a high level of amenity to those properties. Due to the elevated position of these existing dwellings, it would be difficult to fully screen development in this activity area, even with mature vegetation. It is anticipated however

that a small number of buildings could be accommodated in this area amongst the vegetation along the lake edge, if appropriate height limits are imposed.

- Recommended Mitigation and Enhancement Measures: The rural outlook across this area and the character of the area could be maintained if building heights are restricted to 6.5 metres (at RL 402.5masl), a maximum of two buildings are established, and they are carefully sited along the frontage of the existing pond and between existing mature vegetation. Some additional planting along the Site boundary could also further assist in blending/softening the buildings into the surroundings without restricting the outlook beyond. The LAMA identified on the structure plan appropriately provides for this planting. With these measures in place, the outlook and visual amenity from elevated Arrowtown residences would not be adversely affected by development in the activity area.

Activity Area A9:

- Ability to Absorb Change: HIGH. This activity area, is located around a cluster of existing buildings and mature trees. The existing development in this area includes two residential dwellings, set in a visually enclosed part of the property, as well as an additional consented building platform. The trees surrounding the existing dwellings form an attractive amenity setting. Views into the area from the Arrowtown- Lake Hayes Road are blocked by a dense row of shelterbelts, and long-distance views from the Arrowtown escarpment (at over 1km) are obscured by several intervening ridges and vegetation.
- Potential Visibility: LOW. This proposed development area is barely visible from outside the property, as it is located amongst a cluster of existing buildings and mature trees. It is visually separated from roads and existing residential dwellings, including those on the Arrowtown escarpment, by both landform and existing vegetation. If glimpses to the area are possible, buildings would be hardly detectable at viewing distances of over 1km.
- Recommended Mitigation and Enhancement Measures: Due to the existing screening, buildings of up to 8m could be located in this area without adverse visual effects if the mature vegetation is maintained for screening purposes. Should any additional screening be required for this activity area, planting could be implemented within the LAMA to the east of this area, where it would blend in with the existing vegetation.

Activity Area A10:

- Ability to Absorb Change: HIGH. This activity area lies on a high elevated terrace that is visually separated from the remainder of the golf course. This flat terrace faces in a westerly direction towards Lake Hayes and has no visual connection to Hogans Gully and Arrowtown Lake Hayes Road. The only views to the area are from a long distance on Slope Hill above Lake Hayes. The buildings proposed in this area would be located behind an existing dwelling on a lower terrace. Due to the existing modifications in the vicinity of the area in the form of the neighbouring dwelling, and the high-lying nature of the terrace, the change absorption capacity of this activity area is high.
- Potential Visibility: MEDIUM. The flat elevated terrace is not visible from Arrowtown- Lake Hayes Road and Hogans Gully Road. The views from the neighbouring existing dwelling, adjacent to the west, should be taken into account (and gives rise to the 'medium' visibility classification), as development on the terrace has the potential to be seen from this dwelling at a distance of around 200 metres. The remainder of views to the area would be restricted

to elevated long distance viewpoints on Slope Hill and beyond, at over 2km distant. If views to the top part of buildings were to be possible from Hogans Gully and Arrowtown Lakes Hayes Road, they would be perceived in the context of existing buildings located on adjacent terraces, which means visual effects from these areas would be low.

- Recommended Mitigation and Enhancement Measures: Vegetation planting is recommended to be carried out adjacent to the western aspect of this activity area to soften the appearance of buildings and address any visual effects on the neighbouring property. The LAMA shown on the structure plan is an appropriate mechanism by which to ensure such mitigation plantings.

Clubhouse and Resort Services Area

- Ability to Absorb Change: The proposed service area for the golf course is located near the entrance to the Site off McDonnell Road. This service area currently contains a large maintenance shed that is well screened from the road with mounding and vegetation. Due to the existing level of development in this area and the existing screening around it this area is considered to provide a HIGH ability to absorb further change with buildings of a similar height.

The existing clubhouse is located in a central location of the Site at a distance of at 700 metres from the nearest road. The clubhouse has been developed to a very high design standard with a low-lying building platform and both the clubhouse and adjacent car park are well screened by vegetation and landform from viewpoints outside the Site. The area to the south of the clubhouse is located within undulating terrain and the low-lying parts of this area have a HIGH potential to absorb change.

- Potential Visibility: While glimpses to the service area are possible from the golf course entrance at McDonnell Road and some parts of the Arrowtown escarpment, effective screening is already in place for this area to ensure that visibility of existing and potential future structures is LOW.

The existing clubhouse has very LOW visibility due to its low profile and surrounding landform and vegetation, in particular the cluster of pine trees to the north. Parts of the ridgeline immediately south of the existing clubhouse are visually more exposed to views from the southern Arrowtown escarpment (Advance Terrace), so future development in this area should be kept off the main ridgeline.

- Recommended Mitigation and Enhancement: The service area is well screened from most viewpoints and any potential mitigation would be required along the private property boundary to the north, where deciduous trees are already established.

The currently developed clubhouse area is screened by the cluster of existing pine trees. Buildings within the proposed clubhouse extension area to the south could be screened or softened, if required by planting immediately adjacent to buildings on the eastern boundary of the proposed area.

Homesites within Resort Zone

- **Ability to Absorb Change:** The proposed homesites are located in visually discrete areas that are separated from each other by landform. It is proposed that eight of these homesites will be absorbed within the activity areas described above, with nine of them to be retained as sites for individual dwellings. HS7 and HS 6 already contain dwellings. It is considered positive landscape outcomes that fit with the character of the Site can be achieved by careful design and siting of buildings, and that a visually cohesive development that integrates well with the landscape can be achieved.
- **Potential Visibility:** The location of the homesites has been undertaken with care and it is expected that buildings can be absorbed well in these areas. HS2-5 are located in varied terrain amongst hummocks that can visually absorb the buildings with low visibility from Hogans Gully Road. It is likely that parts of the proposed buildings on HS2-4 will be visible from Hogans Gully Road at a distance of around 150- 250m, if they are developed to a height of 8 metres. However, the buildings would be seen in the context of a number of existing dwellings along this road. HS5, HS9 and HS10 are in the vicinity of the Clubhouse, facing into the internal aspect of the Site, tucked against rising landform, which leads to low visibility of the sites from outside the Site boundary. HS5 is located to the north of an existing cluster of pine trees, which currently block views from Hogans Gully Road to the homesite.

HS1 and 8 are located on the north facing terrace in the south eastern corner of the Site. The propose homesite HS8 is within a low point of the terrain, which would mean that it is of low visibility from outside the Site. HS1 is on a higher lying part of the rocky escarpment along the southern boundary of the Site, which will lead to a medium visibility from viewpoints to the east, such as McDonnell Road and Arrowtown. While the frontage of this building would be visible from parts of McDonnell Road and the Arrowtown escarpment, a suitable building platform can be achieved in relation to the terrain by partly cutting it into the slope on the southern side of the building. In combination with dark colours and low reflectivity, buildings in this area are not going to appear visually prominent from Arrowtown, which is at a distance of over 1km away. Visibility of HS1 from Mc Donnell Road would be restricted to glimpses between existing conifers along the eastern boundary of the property.

- **Recommended Mitigation:** For HS2-5 specific low-lying RLs (see proposed Zone provisions) are recommended to ensure that the buildings can be successfully integrated in the hummock landscape on the southern side of the site. The internally facing platforms on HS9 and 10 may accommodate higher buildings without visual effects. For HS 1 and 8, the building design and colour is of importance to ensure that the structures can be successfully integrated into the landscape. A design that allows for these buildings to be cut into the back slope would avoid their appearance on the skyline.

Conclusion on Visual and Landscape Effects

The above visibility analysis provides an individual assessment of views that would likely be gained to the proposed activity areas, homesites, the clubhouse and resort services area. In this section overall conclusions are drawn on the visual effects that would be experienced by viewers on public and private land surrounding the property.

The visibility of activity areas and homesites on the eastern part of the Site, including the clubhouse and resort services areas, would be largely restricted to the Arrowtown escarpment (Cotter Avenue and Advance Terrace) with few glimpses possible from McDonnell Road and some of the neighbouring properties. The implementation of additional mounding and screen planting within the proposed LAMAs, in combination with low-lying, fixed building platforms would ensure that significant adverse visual effects can be avoided. The proposed colours for the buildings would mean that at viewing distances of more than 500 metres (apart from A8 at 200 metres) would not dominate the landscape when viewed from these private residences.

The remainder of the proposed development areas in the central and western part of the Site are generally focussed internally with low visibility from outside the Site. The steeply rising terrain along Hogan Gully Road and parts of Arrowtown-Lakes Hayes Road almost entirely blocks views from a southwesterly direction. There is very limited need to implement additional screening within this part of the Site, as visual effects are expected to be low from public viewpoints.

From long-distance elevated viewpoints the majority of the proposed Resort Zone would be visible, but at viewing distances of over 1km, the buildings would form a very small component of the view and would be perceived together with numerous existing buildings, such as Arrowtown and Millbrook Resort. The visual effects from these elevated viewpoints are, therefore, not considered to be adverse.

The domestication that has taken place within the Site over the past decade, as the golf course has been established, has led to a change from its original rural characteristics. While the golf course still provides open space and amenity values, these values differ significantly from rural areas that contain productive agricultural land uses.

The proposed activity areas are sited in confined areas that are visually not connected to each other, and therefore, the development would not lead to cumulative visual effects within the site.

While a number of buildings may be partially visible from Arrowtown, the clusters would form a small component of the view across the open golf course, as they are at considerable distance from the township.

The proposed mitigation within the Site will build on existing landform and planting patterns and the landscape change from the mitigation will not be readily detectable from outside the golf course. Few activity areas are located close to the property boundaries and for those areas that are mitigation is proposed to ensure that adverse visual effects of buildings on neighbouring properties can be avoided as described in the assessment.

As part of the Structure Plan design particular emphasis was placed on maintaining the current visual coherence of the golf course by placing the proposed activity areas and home sites in areas, where they are in harmony with the line and form of the landscape. The small scale terrain of the Site and the landform variation allows the buildings to be sited, so that adverse effects of the structures on

the internal ridges and slopes can be avoided. Due to the existing screening from low-lying viewpoints, such as roads, appearance of buildings on the skyline is avoided. The development setbacks from public roads in combination with existing landform and vegetation screening will ensure that amenity values associated with the views from public roads are maintained.

Statutory Assessment

In accordance with Section 32 of the Resource Management Act 1991 ('RMA'), this part of the report addresses assesses the proposal against the following statutory documents, as relevant:

- Part II of the RMA
- The objectives of the Proposed Queenstown Lakes District Plan;
- The provisions of the proposed Hills Resort Zone.

Part II of the RMA

Part II of the RMA sets out the purpose and principles of the Act (**Sections 6-8**).

Section 6 requires the matters listed in the section be recognised and provided for as "matters of national importance". The only section 6 matter potentially of relevance to this proposal and landscape assessment is "(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development."

There are no outstanding natural landscapes or features within or close to the Hills' property. Therefore there are no matters of national importance relevant to this assessment.

***Section 7** RMA identifies "other matters" to which particular regard must be had by the council when assessing this proposal.*

The section 7 matters considered potentially relevant to this proposal are:

- (b) *The efficient use and development of natural and physical resources.*
- (c) *The maintenance and enhancement of amenity values.*
- (f) *Maintenance and enhancement of the quality of the environment.*

These matters are discussed below within the assessment of the objectives and policies of the Proposed Plan as notified, and the provisions of the proposed Hills Resort Zone.

Proposed District Plan

Chapter 3 Strategic Direction:

Relevant objectives and policies under 3.2.5 Goal - Our distinctive landscapes are protected from inappropriate development

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

Objective 3.2.5.3 Direct new subdivision, use or development to occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.

The Hills golf course differs in character from rural and productive farm land in the basin. It is considered that the golf course can absorb the resort style buildings proposed under the Resort Zone without adverse effects on the amenity of the area. Within the Site discrete areas are chosen

for development that can absorb change without detracting from existing landscape and visual amenity values or causing cumulative effects in terms of the inherent landscape character.

The existing landscape within the Site contains a golf course to a high design standard. While this manicured landscape provides high amenity values, it is in reality highly modified. It provides a pleasant outlook for a number of residents in Arrowtown, but the landscape and visual amenity values are not considered vulnerable to degradation due to the degree of human intervention that has taken place in the past. Within the Site care has been taken under the preparation of the structure plan for the Hills Resort Zone to locate the proposed activity areas and home sites within areas that have a greater potential to absorb change. The activity areas are all located in parts of the Site where they will not adversely affect the landscape and visual amenity values currently provided in the golf course. The location of buildings has taken into account the local small scale topography and existing vegetation of the Site to ensure that the proposed buildings can be successfully accommodated within significant visual effects on viewpoints located outside the property.

Chapter 6 Landscape:

6.3.1.8 Ensure that the location and direction of lights does not cause glare to other properties, roads, and public places or the night sky.

6.3.1.11 Recognise the importance of protecting the landscape character and visual amenity values, particularly as viewed from public places.

For external lighting down lights are proposed to minimise visibility. While lights from some of the buildings will be seen from outside the Site, including Arrowtown, the impact in the context of the township is considered to be minimal.

It is considered that the landscape character and visual amenity of the property, when viewed from surrounding viewpoints, including public and private places, can be maintained under this particular proposal.

6.3.2 Objective - Avoid adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development.

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.

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, 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.

It is proposed to change the existing operative rural zoning to the Hills Resort zone, which is considered appropriate for the existing and proposed landscape character of the golf course, which provides low landscape character values generally associated with rural land. The absence of productive farming land uses differentiates the golf course on the Site from other rural land in the district. However, within the context of the present landscape the visual coherence of the landscape will be preserved by ensuring that proposed buildings will be located in areas with the potential to absorb change, as described in detail in the assessment of activity areas.

In terms of landscape outcomes it is considered preferable to provide for this style of development, encompassing clustered residential and visitor accommodation, within a specific resort zone, to avoid residential development in rural areas. The proposed Resort Zone would not constitute sprawl of conventional residential development. The proposed residential activity areas are clustered in central parts of the Site, which avoids sprawl along the roads. As part of the proposal very specific areas have been identified for mitigation measures, where screen planting and mounding would visually form part of the existing golf course environment without impacting on the openness of the site.

6.3.5 Objective – Ensure subdivision and development does not degrade landscape character and diminish visual amenity values of the Rural Landscapes (RLC)
6.3.5.2 Avoid 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 openness where such openness is an important part 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.

It is understood that the proposed rezoning does not need to be assessed under this objective and its associated policies because if the rezoning is granted the Rural Landscape classification in the Proposed Plan will no longer apply. Nonetheless it is considered the proposal achieves these provisions. The Site in general is not highly visible from the adjacent roads due to existing landform and vegetation screening. The topography of the terrain within the Site is highly variable and a number of internally oriented spaces have been created that can absorb development without being visible from public roads. From high-lying public viewpoints, such as Feehly Hill and Tobins Track, large parts of the proposed development would be visible, but seen in the context of Arrowtown Township and Millbrook Resort. No additional screen planting along the roads is proposed as part of the Structure Plan, and therefore, no loss of openness or views from public roads is expected under the proposal. The design of the proposed development will be in character with the Hills golf course to provide high amenity. The proposed resort zone would be in character with the existing land use and would be perceived as a logical extension to the tourism and recreation experience provided within the Site. The design of the golf course with a mix of manicured greens, areas of native grasses and clusters of exotic trees and shrubs allows for the small pods of development to integrate among the undulating landform of the Site. The creation of unnatural lines and incongruous appearance of development will be avoided in order to maintain the internal amenity of the site, as well as the outlook of adjacent residents. The access tracks between activity areas and homesites will be shared, which reduces the need for additional internal roads.

Proposed Hills Resort Zone Provisions

A specific range of development is proposed to be enabled under in the Hills Resort Zoning, provided specified standards are met, including in relation to building heights and locations, colours, materials, and reflectivity. In addition, areas of mitigation landscaping and planting (LAMAs) are shown on the structure plan and rules are proposed which require landscaping in these areas to be undertaken before development in the adjacent activity area is completed. These planting areas will help to ensure appropriate landscape outcomes will be achieved, and buildings are screened or softened (whichever is required for the particular area). Together, these measures will ensure that buildings and development within the new zone is appropriate for and well integrated with its location and the character of the site and the wider environment.

The design of the structure plan has been undertaken with input from the landscape assessment. As part of this the building locations, height and activity status are specifically tailored for each activity area and home site to ensure that landscape outcomes without adverse effects on the wider landscape can be achieved. The proposed Structure Plan provides certainty around the comprehensive design of the individual areas of development. The location of activity areas and home sites responds to the site characteristics and is considered a sympathetic development within the modified environment of the golf course.

Three of the proposed activity areas are considered visually more sensitive (A3, A4, A8), principally due to the potential views that can be gained to these areas from Arrowtown. It is proposed that buildings in these areas require resource consent as controlled activities, with the following matters of control specified:

- The external appearance of the building including colours and materials
- The location of car parking and curtilage areas
- Signage for Visitor Accommodation activities
- The extent and nature of surrounding landscaping and earthworks to soften the building
- The location of buildings on ridgelines to ensure landscape effects are minimised

The controlled activity status and matters of control specified in the rules for these more sensitive activity areas also applies to the homesites, (with an additional matter for HS1 and HS8, namely the extent to which buildings in these areas are cut back into the slope to avoid the appearance on the skyline), which means that the individual design of these dwellings can be assessed prior to construction. This approach will ensure that the visually most sensitive parts of the Site will be developed in a way that adverse visual effects on private and public views can be avoided. The openness of the site, perceived from Arrowtown and adjacent roads, would not be changed and through landscaping, which will be consistent with the established character of the property, the overall landscape quality and character of the Hills golf course can be maintained.

It is proposed that for all buildings in the Resort Zone, the colours and materials used be restricted to a range of black, browns, greens or greys; pre-painted steel; and that all roofs must have a reflective value not greater than 20% and surface finishes a value not greater than 30%. These measures means that buildings will not be visually prominent, even if parts of buildings are visible from various viewpoints.

A reduced level (RL) maximum height has been nominated for most activity areas, meaning that buildings of up to 8 metres can be built in all activity areas (other than A8), including the Clubhouse, Resort Services and Homesites areas. For those areas where an RL is nominated, buildings may need to be cut into the ground in order to achieve this maximum height, which will ensure they are appropriately nestled into the landform. For A8, which is located in close proximity to the Arrowtown escarpment, a lower building height of 6.5 metres is proposed which will ensure that the

openness and views across the site can be maintained without adverse effects on the visual amenity experienced by residents in Arrowtown. In general the approach to building heights is considered appropriate, since visibility from surrounding roads to the internally located individual house sites is very low and long distance views from Arrowtown (over 1km) will only be affected to a minor extent.

The development proposed under the proposed Hills Resort zoning is not urban or rural lifestyle/residential in character. The Zone provides for a sensitively designed resort style development instead. The structure plan aims to maintain large areas of open space in the golf course activity area (approximately 95 % of the site) with confined nodes of built development where they can be absorbed in the landscape. The design builds on the existing land use pattern and will not adversely affect landscape or visual amenity values. The primary driver behind the design was to maintain the operation and aesthetic value of the golf course and to develop accommodation in a complementary style. The activities to be provided within the club house and resort services areas are considered complementary to the existing land use and appropriate in the context of the golf course.

Conclusion

This assessment of landscape and visual effects of the development that would be enabled by the proposed Hills Resort Zoning provides an analysis of the proposed residential/ visitor accommodation activity areas (A1-10) and home sites (HS1-10), as well as the club house and resort services area.

The structure plan for the proposed Resort Zone has been developed following a detailed analysis of the Site, and having particular regard to the parts of the Site with high potential to absorb change and development.

Development within the activity areas identified on the structure plan can generally occur, provided specified standards relating to building design, height and landscaping etc are met. These standards will ensure that buildings and development is in character with the surrounding local and wider environment, is not visually prominent or dominant but is recessive in appearance to blend into the landscape, and will not give rise to significant adverse landscape or visual effects.

Areas for development are located within internal parts of the Site, where landscape and visual effects will be minor when viewed from surrounding roads as well as from the residential areas of Arrowtown.

The comprehensive development proposal has been tailored specifically for this Site, with its current recreational/golf uses and high design and maintenance standards. The proposed rules for the zone will ensure that the significant majority of the Site (approximately 95%) will be maintained as open space which is appropriate given its current recreational uses and location in proximity to Arrowtown.

The existing golf course on the Site currently provides high visual diversity in terms of landform and land cover. The visual amenity of the Site is high, due primarily to its manicured character. Despite its current Rural Zoning, given it is used as a golf course, does not currently provide rural landscape values relating to productive land uses. The existing landscape character lends itself to the proposed development, and due to the low visibility of the proposed activity areas, in combination with the proposed restrictions on building design, heights, colours and materials etc, as detailed above, adverse effects on landscape character and values can be avoided.

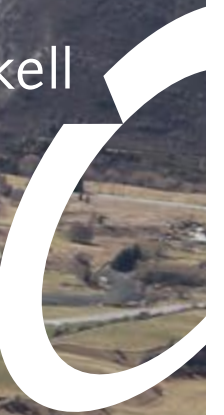
The Hills Resort Zone

QLDC DPR Submission

Graphic Supplement for Landscape and Visual Amenity Assessment
October 2015



Boffa Miskell



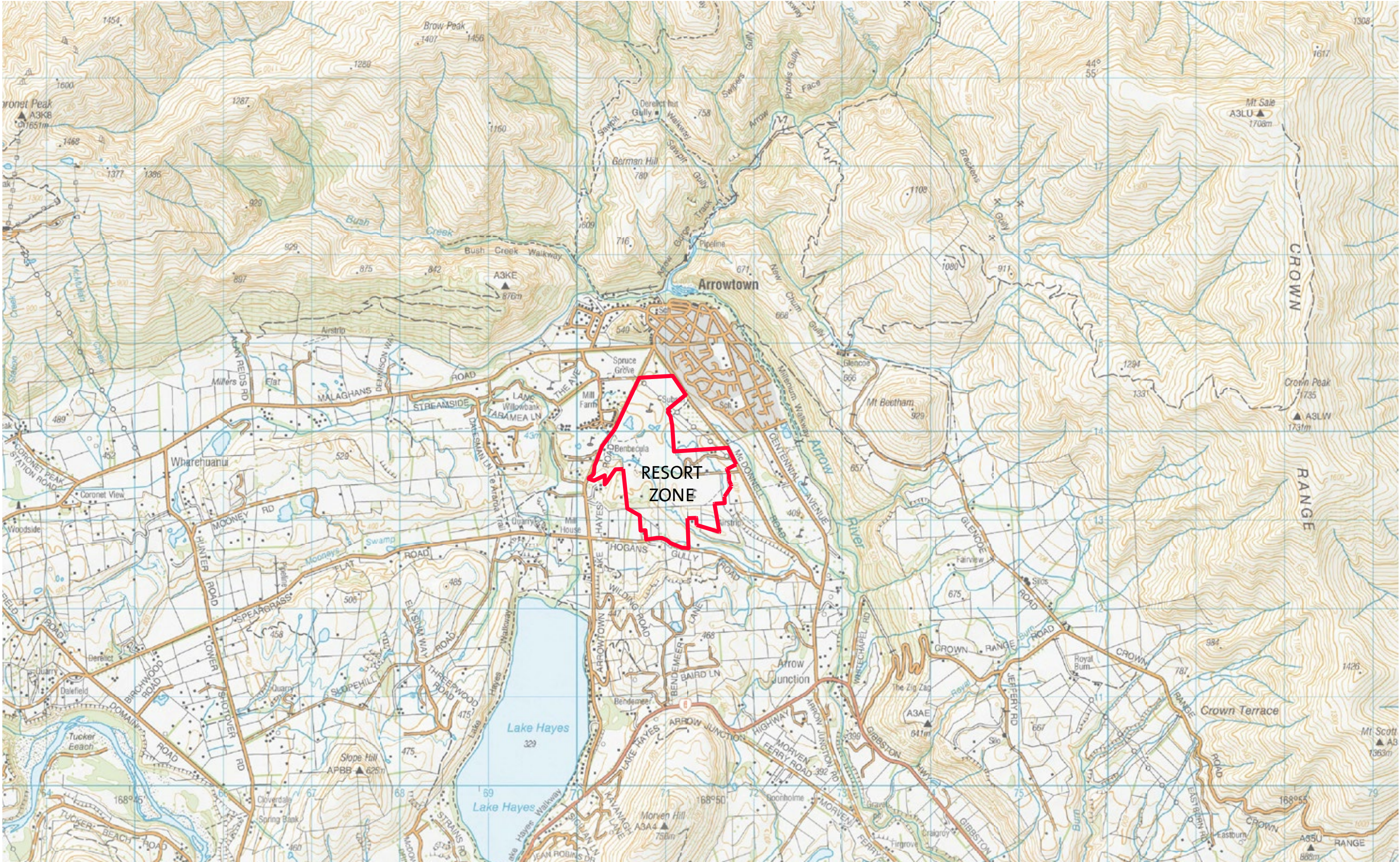
The Hills Resort Zone

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Data Sources: Map sourced from Topo50 Map series. Crown Copyright Reserved

Projection: NZGD 2000 New Zealand Transverse Mercator.

Legend

 Proposed Resort Zone

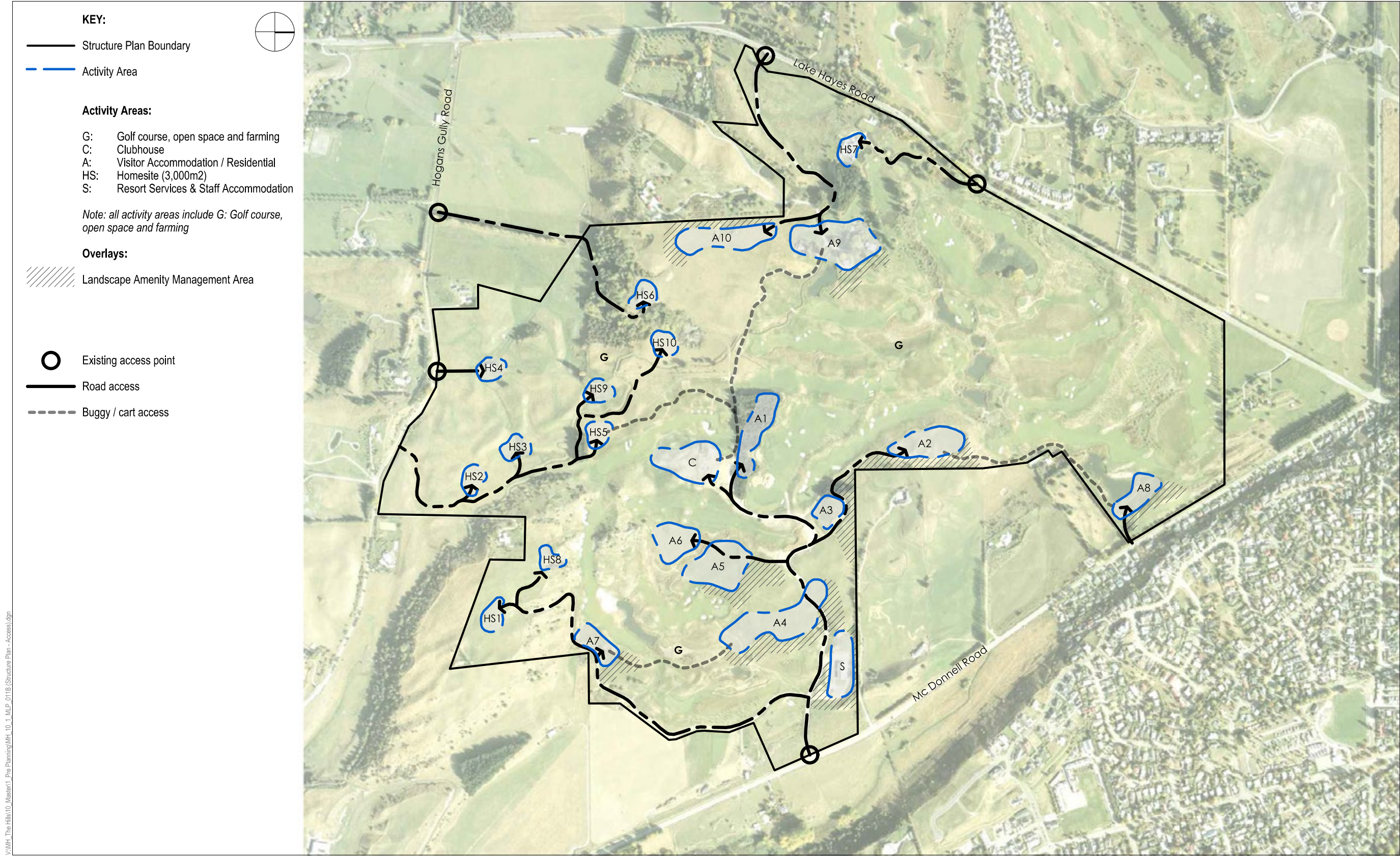
THE HILLS RESORT ZONE, QLDC DPR SUBMISSION

Figure 1: Site Location

| Date: October 2015 | Revision: 0 |

Plan prepared by Boffa Miskell Limited

Project Manager: Yvonne.Pfluger@boffamiskell.co.nz | Drawn: MWA | Checked: YPF



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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



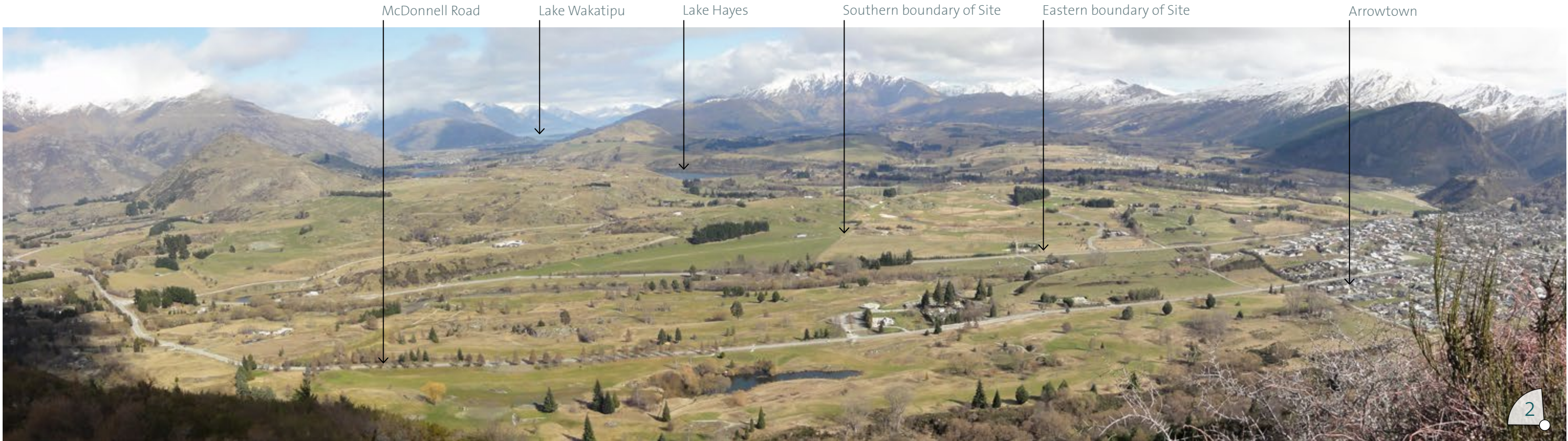


Aerial photograph showing the approximate locations of activity areas and home sites.





Site Context Photograph 1: View from Feehlys Hill, in Arrowtown, looking in a southerly direction towards the Site



Site Context Photograph 2: Photograph taken from a location near the top of Tobins Track looking in a southwesterly direction towards the Site



Site Context Photograph 3: View from McDonnell Road looking in a westerly direction toward the Site



Site Context Photograph 4: View from McDonnell Road looking in a southwesterly direction toward the Site



Site Context Photograph 5: View from Arrowtown escarpment (walkway to Cotter Avenue) looking in a westerly direction toward the Site



Site Context Photograph 6: View from Cotter Avenue looking in a westerly direction toward the Site



Site Context Photograph 7: View from Arrowtown-Lake Hayes Road looking northeast toward the Site



Site Context Photograph 8: View from Hogans Gully road looking west toward the Site