APPLICATION FOR RESOURCE CONSENT

For New Buildings, Associated Earthworks, Landscaping, Visitor Accommodation and Fee Simple Subdivision at The Hills Golf Club

11 July 2025

BROWN&COMPANY
PLANNING GROUP

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

APPLICANT AND PROPERTY DETAILS

Applicant's name:	The Hills Resort Limited
Address for Service:	The Hills Resort Limited C/- Brown & Company Planning Group PO Box 1467, QUEENSTOWN 9348 max@brownandcompany.co.nz 03 409 2258 / 021 191 8834
Address for invoicing:	Greg Kenward gkenward@castlepartners.co.nz
Site Address:	164 McDonnell Road, Arrowtown 9371
Legal Description:	Lot 3 DP 516022
District Plan Zone:	The Hills Resort Zone
Plan Designations, Limitations or Overlays:	Landscape Character Unit 22: The Hills
Activity Status:	Non-Complying

Prepared for:	*The Hills Resort Limited*
Date:	*11 July 2025*
Prepared by:	*Christine Edgley / Max Lichtenstein*
Reviewed by:	*Caleb Tien*

Declaration

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being complete and accurate.

If signing as the Applicant, I/we hereby represent and warrant that I am/we are aware of all my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to the Fees Information section.

If signing as agent of the Applicant, I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to the Fees Information section.

I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.



.....
for Brown & Company Planning Group
on behalf of

The Hills Resort Limited

11 July 2025

ATTACHMENTS

A	An assessment of effects on the environment in accordance with the Fourth Schedule to the Act.
B	Record of Title
C	Architectural Plans
D	Earthworks and Landscape Plans
E	Subdivision Scheme Plan
F	Services Report
G	Landscape Effects Assessment
G1	Landscape Effects Assessment – Graphics Supplement
H	Environmental Management Plan
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FOURTH SCHEDULE
ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

1. A DESCRIPTION OF THE PROPOSAL

1.1. Scope of this Document

This Assessment of Effects on the Environment (**AEE**) is submitted in fulfilment of the applicant's duties under the Resource Management Act 1991 (**RMA or the Act**). The AEE addresses matters relating to this land use consent application to the Queenstown Lakes District Council (**QLDC** or **the Council**) for the proposal.

This AEE has been prepared in accordance with the requirements of section 88 and the Fourth Schedule of the RMA and provides all information necessary for a full understanding of the proposal and the effects it will have on the environment. To this end, the AEE contains the following information:

- A description of the site and surrounding locality;
- Development and consent history;
- A description of the proposal;
- Relevant provisions of the QLDC's Proposed District Plan (**PDP**);
- An assessment of effects on the environment;
- Section 104D RMA assessment for a non-complying activity;
- Part 2 RMA considerations; and
- Section 95 RMA assessment.

Furthermore, to comply with the requirements of Fourth Schedule of the Act, this AEE is supported by several specialist plans and reports, as listed in the attachment list on Page 4.

1.2. The site and locality

The Hills Resort (**The Hills**) is a golf club located in the Wakatipu Basin that was progressively developed by the Hill family between 2000 and 2007. The Hills is owned and operated by The Hills Resort Limited (**the applicant).**

The Hills is located at 164 McDonnell Road and within the triangle-shaped wedge formed by McDonnell Road to the east, Arrowtown-Lake Hayes Road to the west, and Hogans Gully Road to the south, within the Wakatipu Basin. The existing 18-hole golf course currently occupies the majority of the land and is characterised by varied terrain with clusters of exotic and native trees, areas of tussock grassland, sand bunkers, small ponds and art installations.

The Hills presently comprises an 18-hole championship golf course and a clubhouse but is otherwise mostly undeveloped. Existing buildings are limited to the Clubhouse and carparking located centrally within the site within Activity Area C (on The Hills Resort Zone Structure Plan, chapter 47.7), residential units within existing Home Sites (HS) 1, 2 and 4, buildings associated with the golf resort in Activity Areas G, 9 and S1, and farm buildings. All existing buildings are integrated with well-established vegetation and are difficult to discern from outside of the site.

Beyond The Hills, Arrowtown is located to the east of McDonnell Road, with the southern reaches of the urban residential area contained by the Arrowtown Golf Course. On the western side of McDonnell Road, adjacent to The Hills course, there are existing rural residential land parcels.

On the northwestern side of Arrowtown-Lake Hayes Road is Millbrook Resort and golf course, with the recently developed Ayrburn historic commercial precinct located below that. Nearby Hogans Gully Road is characterised by residential units on larger landholdings, set well back from the road and generally

difficult to see due to the topography and vegetation. The northern extent of the Operative Bendemeer Special Zone is at a higher elevation, and to the east of that is the Hogans Gully Resort Zone, which is a golf resort zone with similarities to The Hills, providing for a golf course, residential and visitor accommodation activity and which is currently being developed.

The land parcels comprising The Hills are legally described as Lot 1 DP 501981 and Lots 1-5 DP 516022 and are contained within Records of Title 755877, 803676-803678 and 1068487-1068488 and comprise a total land area of approximately 162ha. The works covered by the current application is limited to the underlying land parcel Lot 3 516022. Lot 3 DP 516022 comprises approximately 101ha, is irregularly shaped, and is contained within Record of Title 803678 (**Attachment B**).

The area subject to the current application (**the Site**), is located centrally within Lot 3 DP 516022, south of the existing Clubhouse and parking area. The Site is shown in **Figures 1** and **2** below.

No existing building platforms are presently approved on the Site.

There is currently no registered presence of contaminants on the Site as per the Otago Regional Council (**ORC**) Hazardous Activities and Industries List (**HAIL**) register. The national database of recorded archaeological sites in New Zealand (**Archsite**) has no evidence of any archaeological sites near the Site.

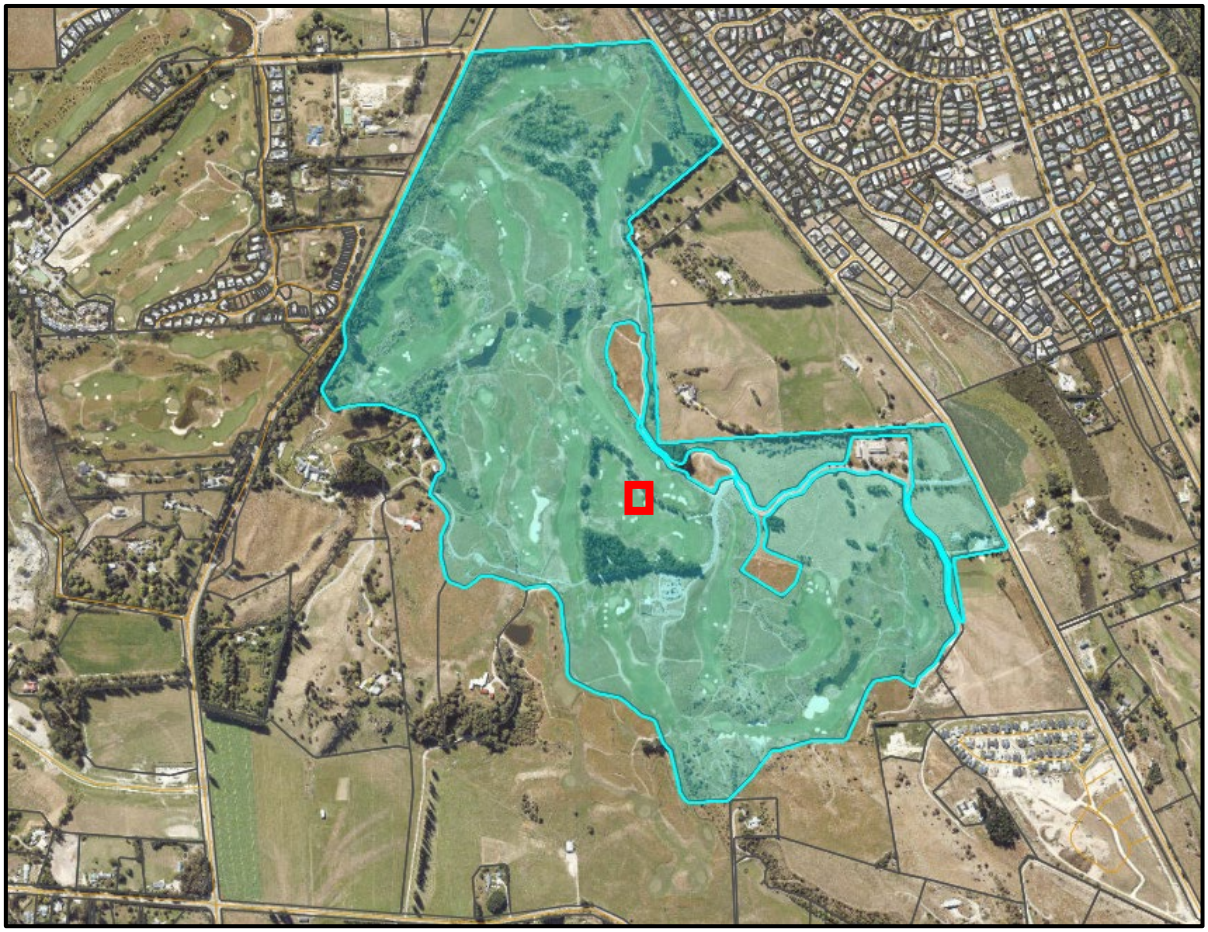


Figure 1: *Extent of Lot 3 DP 516022 (outlined in turquoise) and the wider golf course and surrounds. Red inset shows the location of the Site subject to the current application. Source: QLDC GIS (Northpoint vertical).*



Figure 2: Red inset showing the approximate area of the Site, in relation to the existing Clubhouse and carpark immediately North. Source: QLDC GIS (Northpoint vertical).

1.3. Development and Consent History

The wider site has a long development history. A selection of the most relevant consents to the current proposal are listed below:

RM010864 *To undertake earthworks for the construction of additions to a private golf course at Arrowtown-Lake Hayes Road.* Granted January 2002.

RM020696 *To undertake additional earthworks for an existing golf course at Arrowtown-Lake Hayes Road.* Granted September 2002.

RM020797 *Construct an additional 9 Hole Golf Course and access roads at Arrowtown-Lake Hayes Road.* Granted November 2002.

RM030160 *Construct a greenkeepers workshop for the private golf course At McDonnell Road, Arrowtown.* Granted August 2003.

RM041043 *Commercially operate a newly constructed golf course and construct a Clubhouse and golf cart storage located At Arrowtown-Lake Hayes Road.* Granted February 2005.

RM050001 *Variation to RM020797 to construct an additional 9 Hole Golf Course and access roads at Arrowtown-Lake Hayes Road.* Granted February 2005.

RM070603 *Host a Temporary Event being the New Zealand Golf Open on an annual basis for a three-year period At Arrowtown-Lake Hayes Road.* Granted October 2007.

RM070604 *Variation to Condition 9 of RM041043 and Condition 1 of RM051232 to increase the commercial operation of the existing golf course from 20 players per day to 20 players per hour and alteration to onsite carparking.* Granted January 2008.

RM081223 *To undertake a 17 Lot subdivision and the identification of residential platforms of Lots 1-16, but not Lot 17.* Granted June 2009, and since lapsed.

RM081224 *To identify 17 residential building platforms and construct 17 dwellings for both residential and visitor accommodation purposes and undertake associated earthworks.* Granted June 2009, and since lapsed.

RM130850 *To hold an event (NZ Golf Open Tournament) at The Hills and Millbrook Resort Golf Courses for one week per year for three years, and to undertake associated helicopter landings and to erect event signage.* Granted January 2014.

RM150763 *To undertake a boundary adjustment subdivision creating a 4ha lot around an existing dwelling.* Granted February 2016.

RM160450 *To change Condition 1 of RM150763 to undertake a boundary adjustment subdivision.* Granted July 2016.

RM160609 *To vary conditions relating to the subdivision and land use consent granted by RM150763, and to enable the approved building platform to be moved and reshaped within proposed Lot 2.* Granted September 2016.

RM161284 *To construct, operate and maintain a 9 Hole Golf Course (the "Farm" short course) at Hogans Gully Road.* Granted April 2017.

RM170644 *To undertake a boundary adjustment subdivision between Lot 1 DP 392663, Lot 7 DP 392663 and Lot 2 DP 501981, and to cancel a Right of Way Easement.* Granted August 2017.

RM210672 *To undertake a subdivision, involving adjusting boundaries as they exist between four sites and to undertake a two-lot fee simple subdivision to create one additional allotment at 428 Arrowtown Lake Hayes Road.* Granted January 2022.

RM250376 *To establish a new building with associated earthworks and landscaping to operate as a Golf Facility at 164, McDonnell Road, Arrowtown*. This application includes a s127 variation to remove trees protected by RM041043. Currently being processed at the time of this application.

RM250414 *To undertake a temporary Cleanfill Facility at 174 McDonnell Road, Arrowtown.* Currently being vetted at the time of this application.

RM250428 *To construct a water storage facility, associated earthworks and servicing, and entranceway realignment at 164 McDonnell Road, Arrowtown.* Currently being vetted at the time of this application.

1.4. The Proposal

1.4.1. Overview

The applicant proposes to construct and operate three visitor accommodation units known as the "Clubhouse Suites". Construction will involve associated earthworks and landscaping. Once constructed, the applicant intends to undertake a Fee Simple subdivision and create three new allotments. The completed and subdivided Clubhouse Suites will be associated with The Hills Resort and all three are intended to be used for visitor accommodation purposes.

For the purposes of a streamlined Resource Consent application, both the land-use and subdivision consents have been bundled in this AEE.

1.4.2. Design and Construction

Design

The Clubhouse Suites are located immediately to the south of the existing Clubhouse, are single-level and semi-subterranean in nature, with earthworks used to "sink" the buildings into the landscape, particularly when viewed from the west.

The visitor accommodation activity will be comprised of three identical two-bedroom self-contained units, each with a gross floor area of 195m^2. Each unit will have open plan living areas (both indoor and outdoor), kitchen and laundry facilities, and each bedroom has an ensuite with an additional powder room provided. The outdoor living area on the northern elevation includes a fireplace, barbeque area and space for a spa pool or garden.

The buildings will be comprised of cedar weatherboard in an oiled finish, plaster in a light grey finish, membrane roofing in a brown or dark grey finish, and aluminium joinery in a bronze finish. The light grey plaster finish will have a light reflectance value (**LRV**) of 90%. Care has been taken by the architects to implement strategic design practices, acknowledging the high LRV. These design forms include: the suites sunken positioning, an overhanging roof, the plaster as a small percentage of the overall finish and that the courtyard walls face inwards.

Details of the buildings are set out in the Architectural Plans included at **Attachment C**.

Timing of Works

Operational hours of construction activity will be 0730 hours – 1800 hours, Monday to Saturday, excluding statutory holidays.

Construction is expected to begin anytime within a period of twelve months from a consent decision being issued. Completion of construction is expected to be within eighteen months.

Earthworks

Earthworks are required to establish the new buildings and "sink" them into the landscape, integrating with the golf course. Additional mounding is proposed at the southern end of the site to minimise visibility from the Bendeemer terrace.

The total earthworks area is 6,600m^2 and will involve a total volume of 7,094m^3 (comprised of 2,828m^3 fill and 4,266m^3 of cut), with a maximum cut depth of 3.5m and a maximum fill depth of 4.5m. The area of earthworks is limited to the immediate surrounds of the new buildings.

Excess fill generated by the earthworks will be transported within The Hills to a nearby cleanfill facility, subject to the outcome decision of **RM250414**. All earthworks procedures will be carried out by a competent contractor and in accordance with industry best practice. All erosion and sediment controls and earthworks will be established in accordance with QLDC's Land Development and Subdivision Code of Practice, as per the Environmental Management Plan at **Attachment H**.

The full extent of earthworks is detailed in the Earthworks Plan at **Attachment D**.

Landscaping

Landscaping includes the reinstatement of a brown top/fescue grass mix to the northern, western and southern edges of the buildings, to tie into the adjoining golf course and Clubhouse aesthetic. A native planting pallet is proposed to be established along the northern side of the entry pathway, and minimal amenity planting occurs within the immediate vicinity of the private courtyard spaces and laneway. Specimen trees are included to cover the golf cart parking areas. The landscaping is shown in detail in the Landscape Plan included at **Attachment D**.

1.4.3. Subdivision

The future allotments are detailed in the subdivision scheme plan (**Attachment E**) and seen in **Figure 3** below. The applicant intends to form a new entity that the future lot owners will be obligated to be party to by way of a covenant. This new entity will be the in the form of a Resident's Society that will own and maintain all services and roading within the Resort.

The proposal will result in the underlying lot (Lot 3 DP 516022) being subdivided into three new allotments:

- Proposed Lot 200 is the southernmost lot and has a total area of 544m^2 and an access easement over Lot 3 DP 516022.
- Proposed Lot 201 is the middle lot and has a total area of 516m^2 and an access easement over Lot 3 DP 516022.
- Proposed Lot 202 is the northernmost lot and has a total area of 522m^2 and an access easement over Lot 3 DP 516022.

Upon completion of subdivision and new Record of Titles are issued, the underlying Lot 3 DP516022 will become balance land known as Lot 1000. Balance Lot 1000 will be 101.03ha in size.

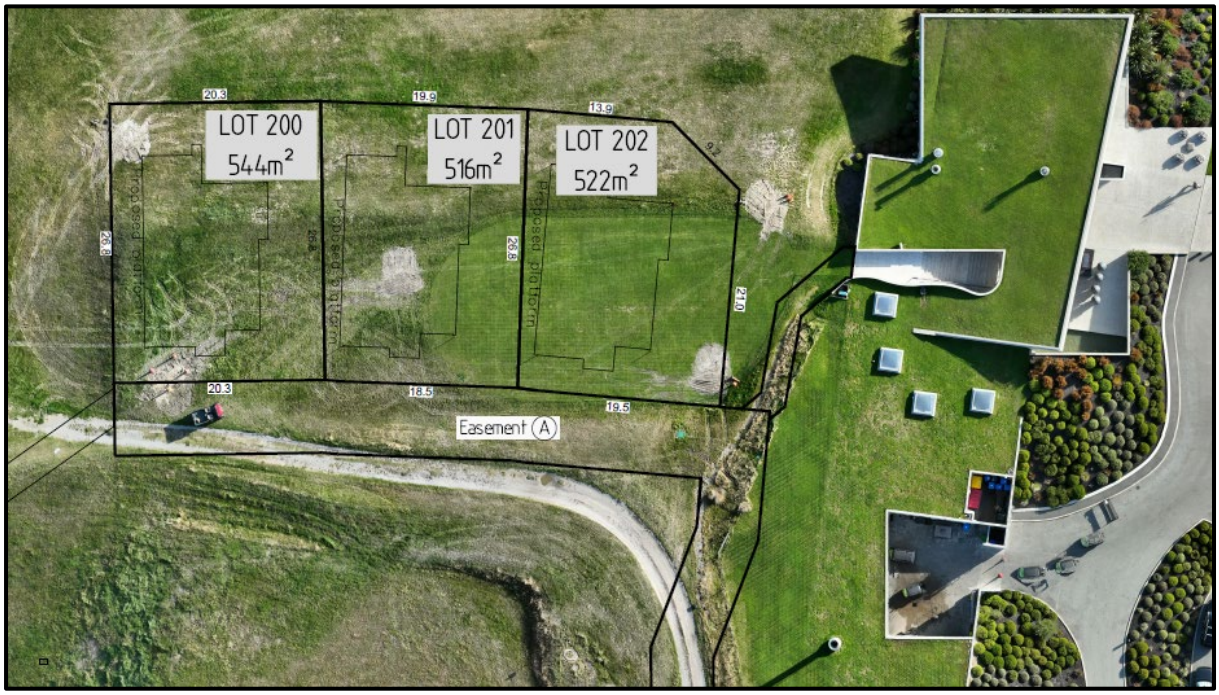


***Figure 3**: The three proposed new allotments, in relation to the existing clubhouse and bare site. Source: CFMA Scheme Plan. (Northpoint horizontal).*

1.4.4. Services and Infrastructure

All required services, infrastructure and access will be provided to the proposed future lots. The servicing details are outlined below and more specifically in the Services Report at **Attachment F**.

Access

The proposed buildings are to be accessed via the existing primary access off McDonnell Road. As shown on the subdivision scheme plan in **Attachment E**, physical and legal access to Proposed Lots

200-202 will be achieved via right of way easements over the existing private way connecting to McDonnell Road.

Due to their proximity to the existing Clubhouse, access to the units will be via pedestrian and golf cart pathways only. The proposal provides for golf cart parking only and access to the units for emergency service vehicles is accommodated. No additional car vehicle parking is proposed to service the units, beyond what is already provided for within the existing carparking area serving the golf course.

It is not anticipated that the Clubhouse Suites will generate significant vehicle movements over and above what the existing golf course currently generates, as visitors to the Clubhouse Suites will likely be using the golf course anyway.

Wastewater

As addressed in the Services Report (**Attachment F**), it is anticipated that the proposal will generate an increase in demand for wastewater treatment. The proposal includes a new duplex pressure sewer system located nearby in a practical position (yet to be confirmed) that will connect to the existing Clubhouse system and from there to the existing council network on Arrowtown Lake Hayes Road

Further information is outlined in the Services Report (**Attachment F**, page 8).

Stormwater

Stormwater is proposed to be disposed of via soakage methods, based on the findings of the Geotechnical Report (**Attachment I,** page 16). Further information is addressed in the Services Report (**Attachment F**, page 10).

Water Supply

As identified in the Services Report (**Attachment F**, page 13) the water supply will adjoin the existing bore located north-east of the Site. The bore is for the purposes of a communal domestic supply and is identified as F41/0341 on the ORC database.

The water supply will also support the requirements of a firefighting supply. Detail of such goes beyond the scope of this AEE but is addressed in the Services Report (**Attachment F**).

Electricity

As identified in the Services Report (**Attachment F**, page 18) there is an existing Aurora electricity network connection within the wider Site to McDonnell Road. It is proposed that the new buildings will be serviced via new underground electrical reticulation as an extension of the existing service.

Further detail is provided in the Services Report (**Attachment F,** page 18).

Telecommunications

Private telecommunications cables connect the Clubhouse to the Chorus network on McDonnell Road. As the proposed buildings are for the purpose of Visitor Accommodation, internet connectivity and communications will be serviced via a guest portal operated from the adjacent Clubhouse. Spare ducting will be installed should individual connections be required in future.

Further detail is provided in the Services Report (**Attachment F,** page 18).

2. RESOURCE MANAGEMENT MATTERS

The Site is located within The Hills Resort Zone (**THRZ**), which provides a zoning framework for the maintenance and further development of the golf course and the development of complementary resort facilities, including supporting and other recreational activities, clubhouse and restaurant facilities, visitor accommodation, staff accommodation, residential activities, plus a public pedestrian/cycle way

through the resort to Arrowtown. THRZ was confirmed by the Environment Court via consent order in September 2021 and has been operative since that time.

THRZ is governed by a spatial Structure Plan, which identifies Activity Areas and associated landscaping areas called Landscape Amenity Management Areas (**LAMA**s), where required to mitigate the potential adverse effects of built development on landscape character, to be achieved by planting and mounding.

THRZ Structure Plan is shown in **Figure 4** below.

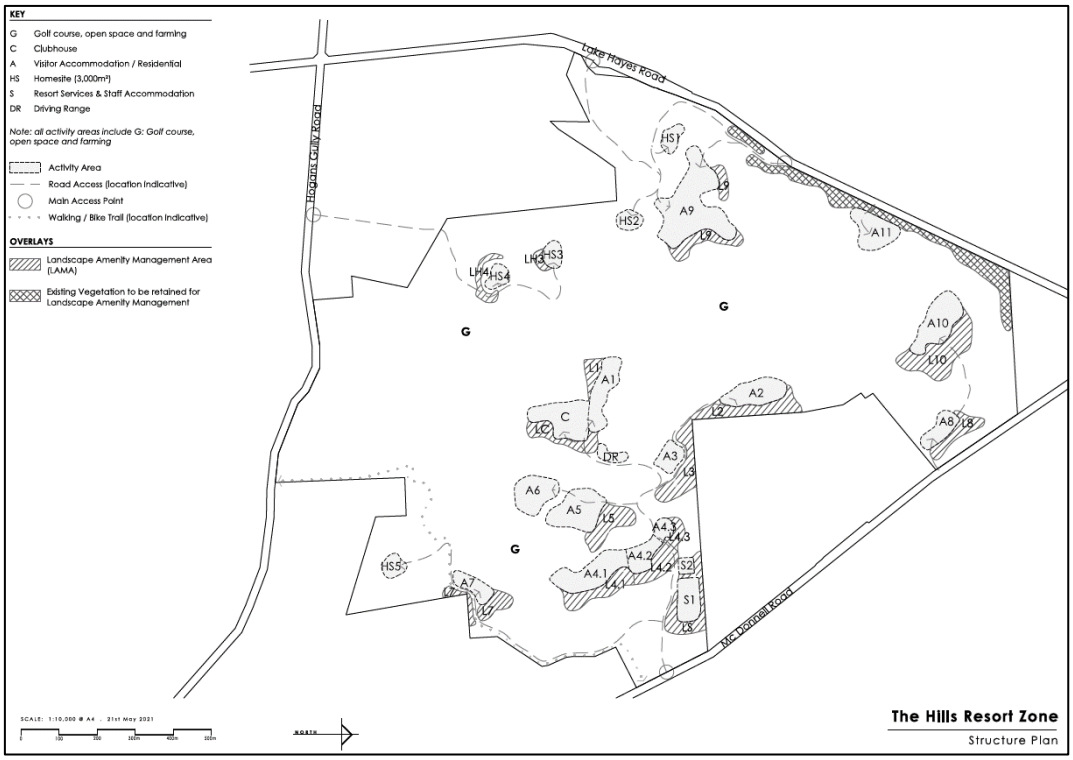


Figure 4: *The Hills Resort Zone Structure Plan.*

The Site is located within the Clubhouse Activity Area (**Activity Area C**), which is subject to LAMA C (**LC**). PDP Chapter 47 THRZ includes Indicative LAMA Plans, which are intended to demonstrate an effective approach to the mitigation and integration of built form within the associated Activity Area, although departures from the Indicative LAMA Plans are anticipated by the provisions.

The Indicative LAMA Plan for LC/Activity Area C is provided in Chapter 47.8 of the PDP, and is shown in **Figure 5** below.

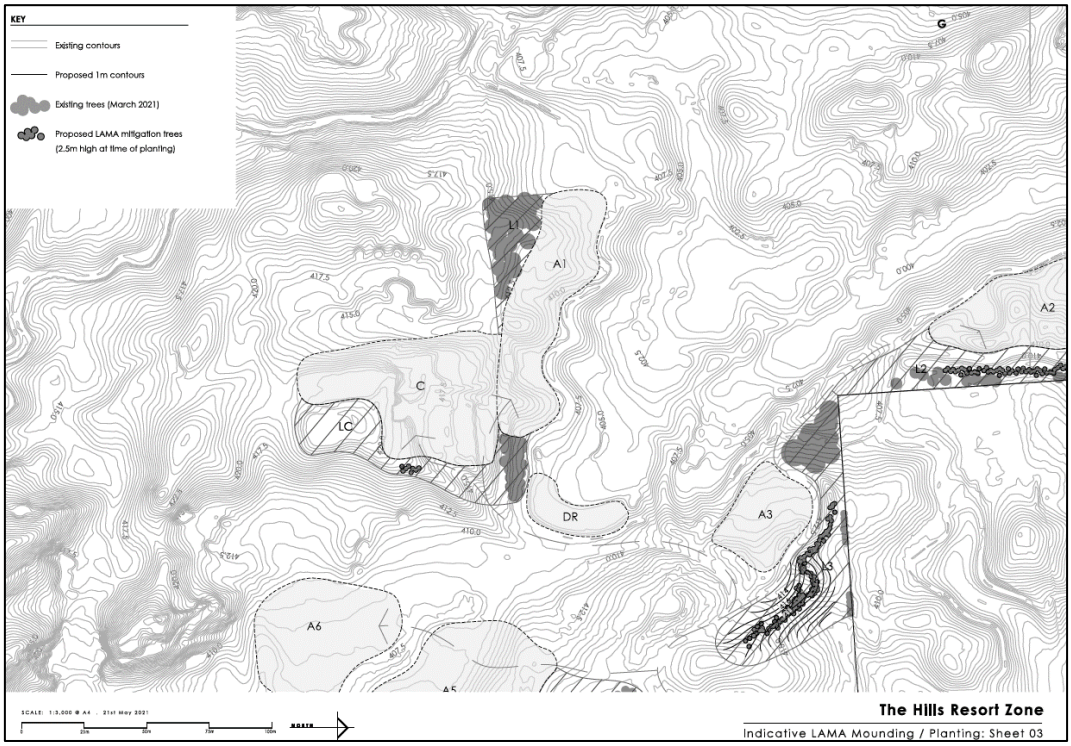


Figure 5: The Indicative LAMA Plan for LC / Activity Area C.

2.1 Relevant PDP Rules and Standards

The proposed activity is assessed under the relevant existing activity rules and standards in **Tables 1** and **2** below.

Table 1: PDP Activities

Rule	Activity	Activity status	Consent Required
Chapter 25 - Earthworks			
25.4.3	Earthworks that do not comply with the standards for the maximum total volume of earthworks in Table 25.2, except for .... The Hills Resort Zone **Maximum volume** Activity Area C 1,000m^3	Restricted Discretionary	**Yes – Restricted Discretionary** Activity consent is required for the total volume of earthworks breaching the maximum volume.
Chapter 27 - Subdivision and Development			
27.7.1	Subdivision consistent with a Structure Plan that is included in the District Plan.	Controlled	**Yes** – Consent is required as subdivision is consistent with THRZ Structure Plan.
27.7.22.1	Subdivision comprising all of any part of Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, A11, S1, S2 and HS1 - HS5.	Controlled	**No –** Consent is not required as the proposal does not involve subdivision of

Rule	Activity	Activity status	Consent Required
			any of these activity areas.
Chapter 47 - The Hills Resort Zone			
47.4.1	Access … as shown on the Structure Plan in Section 47.7 (+/- 30m)	Controlled	**No –** Consent is not required as access is consistent with the structure plan.
47.4.2	Landscaping and amenity planting, including clearance of vegetation (except as required by the Structure Plan)	Permitted	**No –** Consent is not required as landscaping and amenity planting is permitted.
47.4.3	Landscape Amenity Landscape Area (LAMA) The establishment of any LAMA identified on the Structure Plan.	Controlled	**No –** Consent is not required as this application does not involve the establishment of a LAMA.
47.4.4	Buildings (other than outdoor art installations and sculptures) in Activity Areas A1 – A10, A11, HS1 – HS5, S1 – S2, C, and DR and where in the case of any buildings within any of the Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, HS3, S1 and S2 the relevant LAMA in proximity to the Activity Area has been established in accordance with a resource consent granted under Rule 47.4.3.	Controlled	**Yes – Controlled** Activity consent is required for buildings in Activity Area C.
47.4.8	Outdoor art installations in all Activity Areas	Permitted	**No –** Consent is not required for outdoor art installations.
47.4.9	Visitor Accommodation (excluding staff accommodation) in Activity Areas A1-A11.	Permitted	**No –** This rule does not apply to the proposal as it is in Activity Area C.
47.4.25	Buggy / golf cart tracks, walkways and cycleways	Permitted	**No –** Consent is not required for golf cart access.
47.4.36	Any other activity not provided for by any rule	Non-Complying	**Yes - Non-Complying** Activity consent is required for undertaking Visitor Accommodation activity in an activity area not otherwise provided for in Rule 47.4.9.

Table 2: PDP Standards

Rule	Activity		Activity status if breached	Consent required?
Chapter 25 Earthworks				
25.5.10B.2	**Maximum volume** Activity Area C	1,000m^3	Restricted Discretionary	**Yes** – **Restricted Discretionary** consent is required as the total earthworks volume will be 7,094m^3.
25.5.10B.3	**Maximum volume** All Activity Areas: Farming activities Golf course development / redevelopment, and earthworks associated with establishment of LAMA	 500m^3 No limit	Restricted Discretionary	
25.5.11	Earthworks over a contiguous area of land shall not exceed the following area: 25.5.11.1 2,500m^2 where the slope is 10° or greater. 25.5.11.2 10,000m^2 where the slope is less than 10° …		Restricted Discretionary	**No** – The area of works is limited to the immediate surrounds of the new building on a slope less than 10° and will not exceed 10,000m^2.
25.5.12	Erosion and sediment control measures must be implemented and maintained during earthworks to minimise the amount of sediment exiting the site, entering water bodies, and stormwater networks.		Restricted Discretionary	**No** – Best practice erosion and sediment control measures will be in place, as per the EMP (**Attachment H**) to avoid nuisance effects from arising.
25.5.13	Dust from earthworks shall be managed through appropriate dust control measures so that dust does not cause nuisance effects beyond the boundary of the site.		Restricted Discretionary	
25.5.14	Earthworks that discovers any of the following: 25.5.14.1 kōiwi tangata (human skeletal remains), wāhi taoka (resources of importance), wāhi tapu (places or features of special significance) or other Māori artefact material, or 25.5.14.2 any feature or archaeological material that predates 1900, or 25.5.14.3 evidence of contaminated land (such as discolouration, vapours, landfill material, significant odours), that is not provided for by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, any resource consent or other statutory authority, shall comply with the standards and procedures in Schedule 25.10 'Accidental Discovery Protocol'.		Restricted Discretionary	
25.5.15	The maximum depth of any cut shall not exceed 2.4 metres. …		Restricted Discretionary	**Yes** – **Restricted Discretionary** consent is required as the maximum cut depth proposed is 3.5m.

Rule	Activity	Activity status if breached	Consent required?
25.5.16	The maximum height of any fill shall not exceed 2 metres. …	Restricted Discretionary	**Yes** – **Restricted Discretionary** consent is required as the maximum fill height proposed is 4.5m.
25.5.18	Earthworks greater than 0.5 metres in height or depth shall be set back from the site boundary the following minimum distances: …	Restricted Discretionary	**No** – The area of works is significantly removed from any site boundaries, therefore will easily comply with these standards.
25.5.21	**Cleanfill** No more than 300m^3 of Cleanfill shall be transported by road to or from an area subject to Earthworks.	Restricted Discretionary	**No** – Excess cut is more than 300m^3 (1438m^3), but will be deposited at the neighbouring Cleanfill Facility without the need to be transported via road, subject to the decision of **RM250414**.
Chapter 27 Subdivision and Development			
27.7.39.3	Where no communal owned and operated water supply exists, all lots other than lots for access, roads, utilities and reserves, shall be provided with a potable water supply of at least 1000 litres per day per lot.	Non-Complying	**No –** As per the Services Report (**Attachment F**), water supply will be provided by the existing consented bore and communally owned.
27.7.39.4	Electricity reticulation must be provided to all allotments in new subdivisions	Non-Complying	**No -** As per the Services Report (**Attachment F**), electricity reticulation will be provided.
27.7.39.6	Telecommunication reticulation must be available to all allotments in new subdivisions in zones other than the Rural Zone, Gibbston Character Zone and Rural Lifestyle Zone	Non-Complying	**No -** As per the Services Report (**Attachment F**), telecommunication reticulation will be provided via the existing services to the Clubhouse building.
Chapter 47 The Hills Resort Zone			
47.5.1	Development shall be located in accordance with the structure plan	Non-Complying	**No –** Development of Activity Area C

Rule	Activity	Activity status if breached	Consent required?
			is consistent with THRZ Structure Plan.
47.5.2	**Provision of walkway / cycleway** No more than 40 Units (visitor accommodation or residential) in the Zone shall be constructed prior to construction of the walkway/cycleway in the location shown on the Structure Plan.	Non-Complying	**No** – There is no existing visitor accommodation currently existing within the Zone beyond the existing four residential units that are consented for visitor accommodation activity.
47.5.3	**Maximum Height - all Activity Areas except Activity Areas 4 and 5** No building shall protrude through the RL listed below and shall be no higher than the height listed below: … o. Activity Area C RL425.0 masl – 8m … Note: RL is masl Note: The building heights are rolling heights and shall be measured from existing ground level. Where a RL limit and building height limit are specified, the lower limit shall apply.	Non-Complying	**No** – The buildings will comply with both the RL and rolling height limits as demonstrated in the elevations included in the Architectural plans (**Attachment C**).
47.5.11	**Building Materials and Colours** Any building and fence (excluding any outdoor art installation or sculpture) and its alteration that remain on site for more than six months, are subject to the following: All exterior surfaces* must be coloured in the range of browns, greens or greys including: a. Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and b. All other exterior surface** finishes, except for schist, must have a light reflectance value of not greater than 30%. * Excludes soffits, windows and skylights (but not glass balustrades). ** Includes cladding and built landscaping that cannot be measured by way of light reflectance value but is deemed by the Council to be suitably recessive and have the same effect as achieving a light reflectance value of 30%.	Restricted Discretionary	**Yes** – **Restricted Discretionary** consent is required as the plaster to the exterior walls and landscaping walls will be in a light grey finish with an LRV of 90%.
47.4.13	**Lightspill** a. All fixed lighting shall be directed away from adjacent roads and properties. No activity shall result in a greater than 3.0 lux spill, (horizontal and vertical), of light onto any property	Discretionary	**No** – Any external lighting will comply with the standards.

Rule	Activity	Activity status if breached	Consent required?
	located outside of the Zone, as measured at any point inside the boundary of the adjoining property.		
47.5.14	**Structures** Any structure must be located a minimum distance of 20 metres from a road boundary…	Restricted Discretionary	**No –** Consent is not required as the Site is located more than 20 metres from any road boundary.
47.5.15	**Total number of units in the Zone** The maximum number of units in the Zone, including Visitor Accommodation Units and Residential Units (but excluding staff accommodation) shall be 150.	Non-Complying	**No** – Only three units are proposed, in addition to the four existing residential units within the Zone that are consented for visitor accommodation.
47.5.17	**Residential Activity within Visitor Accommodation units** Within Visitor Accommodation Units in Activity Areas A2-A11, any residential use shall be limited to not more than 180 nights per year per unit by the owner(s) of the unit.	Non-Complying	**No** – This VA activity is proposed outside of Activity Areas A2-A11 but the applicant will propose a voluntary consent condition to limit the residential use of these units to not more than 180 nights per year.
47.5.21	**Vehicle accesses … shown on Structure Plan** a. Access and walkway/cycleway to be formed in exposed aggregate concrete, concrete with charcoal oxide (6.0kg/m3), asphalt / chipseal with flush edging (of a material noted in this list), locally sourced natural stone, locally sourced gravel, timber, or dark/earth-toned unit pavers. b. Stormwater management: access to be rock-lined, grassed or planted swales preferred over kerb and channel. Where kerb and channel is unavoidable (ie. to meet Council engineering standards), edging materials shall comprise of a material noted in the list in a above.	Restricted Discretionary	**No –** Access will be an aggregate concrete golf cart track and natural stone paved path. Stormwater will be managed primarily detailed via soakage and is outlined in the Services Report (**Attachment F**).

2.1.1. Context of THRZ Private Plan Change Request

Since the Environment Court consent order approving THRZ was issued in September 2021, detailed master planning work has been undertaken to position the 18-hole championship course as a course of greater international acclaim (a top-50 course within the southern hemisphere), the premier course in the South Island, and a top five course nationally. The detailed planning work has determined that the current routing of the golf course could be significantly improved and that rerouting is necessary to

achieve premier status. While rerouting of the golf course is permitted under the current THRZ provisions, the rerouting will necessitate the reconfiguration or relocation of some of the activity areas identified on THRZ Structure Plan.

Considering the changes required to the Structure Plan as a consequential outcome of the rerouting of the golf course, amendments to the Structure Plan and provisions are also prudent to ensure these resort facilities are provided for. The amendments to the Structure Plan include additional Home Sites for residential accommodation, two new development areas to provide for golf training facilities and sports and recreation for visitors and residents, and a new specified location for an informal airport.

To this end, a private plan change request for THRZ was lodged in November 2024 and is currently in progress. At the time of lodging this resource consent application, the private plan change request has been accepted by the QLDC Planning and Strategy Sub-committee and is soon to be publicly notified and proceed to an Independent Hearing Panel, as per the Act. The amendments proposed in the private plan change request currently have no legal effect and as such no weighting has been given to them (or the private plan change request in general) in the below assessment of environmental effects. For this application, there is no applicable statutory change for Activity Area C. However, the plan change request includes an amendment to the description of Activity Area C to provide for visitor accommodation in the Clubhouse Suites.

Notwithstanding this, the proposal has been considered against the proposed amendments to demonstrate that, in the event the private plan change is approved, the proposal is consistent with the amendments sought.

The amended Structure Plan is set out in **Figure 6** below.

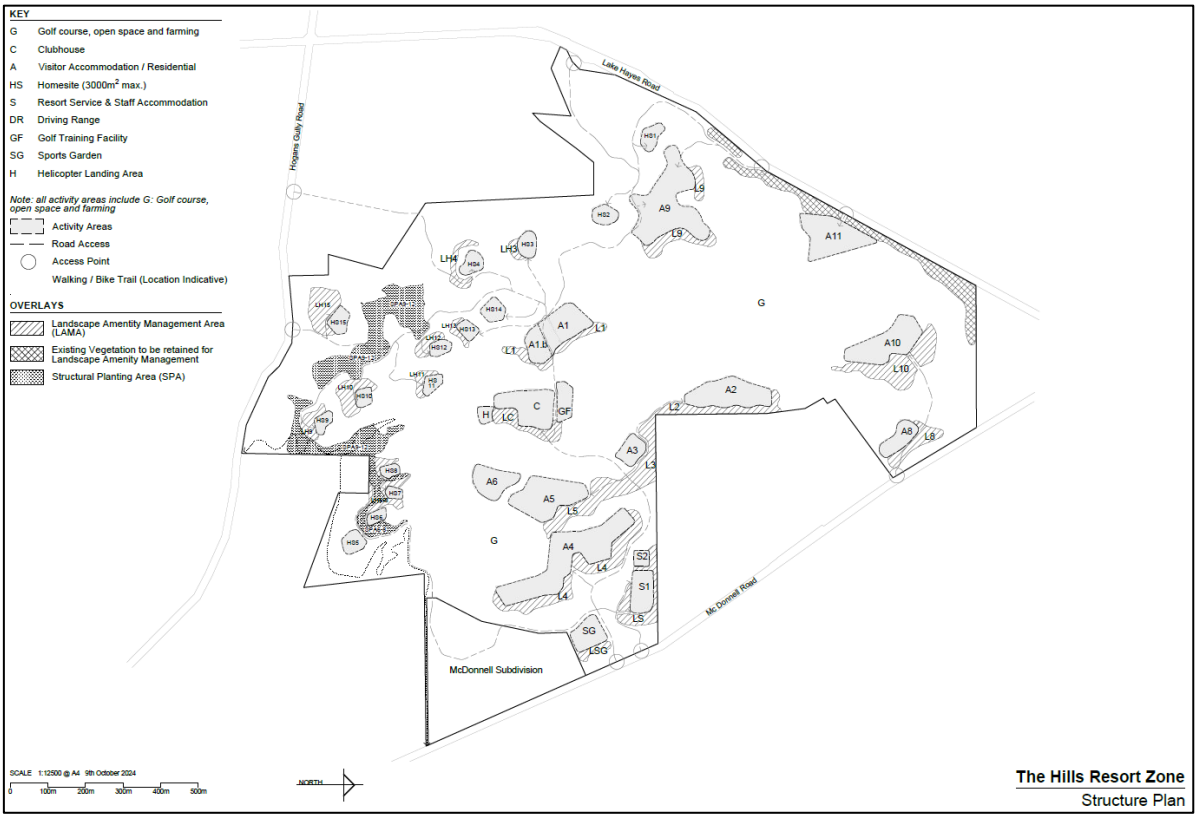


Figure 6: *Amended The Hills Resort Zone Structure Plan as lodged in November 2024.*

The proposed amended Indicative LAMA Plans for this part of The Hills Resort Zone do not include any changes to the LAMA for Activity Area C, as shown in **Figure 7** below.

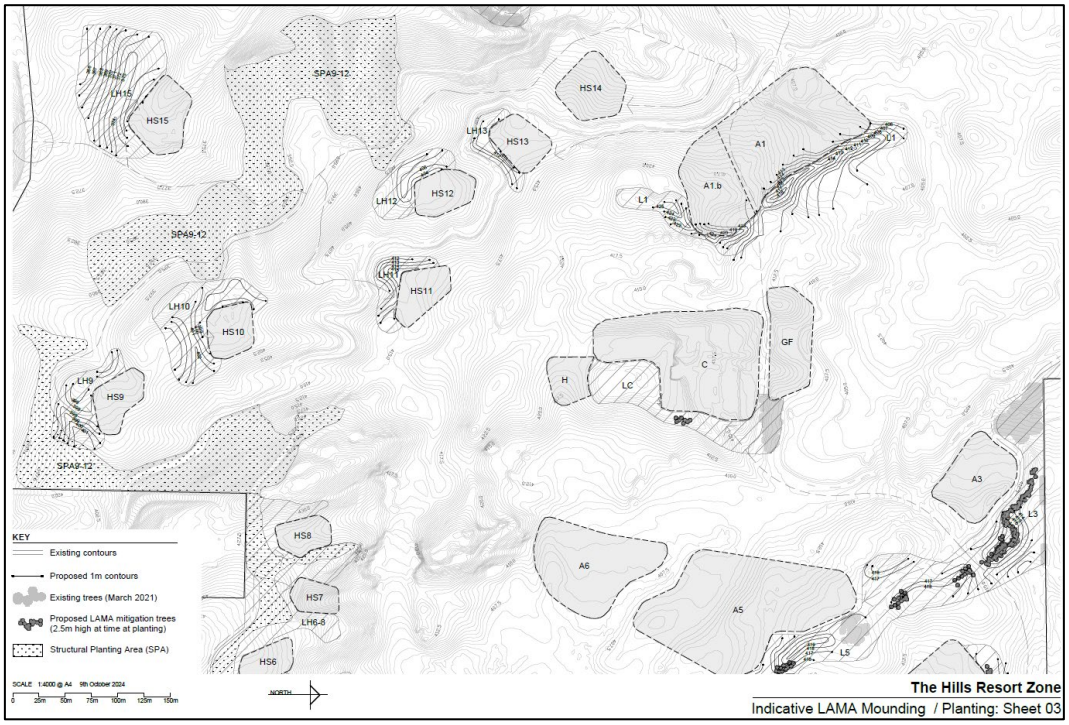


Figure 7: Amended relevant The Hills Resort Zone Indicative LAMA Plans as lodged in November 2024.

The amendments sought to the relevant provisions are shown in **Tables 3** and **4** below (amendments shown in ~~red text struck through~~ for deletions and red text underlined for additions). The proposal is further assessed in relation to the amended provisions.

Amended Activity Area Description

Clubhouse (C) — to provide for a range of commercial activities associated with the use of the golf course and resort, including golf services, restaurant, spa, gymnasium, meeting and conference facilities, visitor accommodation in the Clubhouse Suites, and cellar door facilities.

Table 3: PDP Activities as proposed to be amended by the plan change request as lodged in November 2024.

Rule	Activity	Activity status	Assessment / Comments
Chapter 47 - The Hills Resort Zone			
47.4.4	Buildings (other than outdoor art installations and sculptures) in Activity Areas A1 – A10, A11, HS1 – HS~~5~~15, S1 — S2, C, GTF and SCG ~~and DR~~ and where in the case of any buildings within any of the Activity Areas A1, A2, A3, A4, A5, ~~A7,~~ A8, A9, A10, GTF, SCG, HS3, HS6-15, S1 and S2 the relevant LAMA and SPA (if applicable) in proximity to the Activity Area has been ~~established in accordance with a resource consent granted~~ approved under Rules 47.4.3, 47.4.3A or 27.7.22.	Controlled	The proposal would fall to be considered as a Controlled Activity under this rule under the amended provisions (noting Activity Area C is not included in the reference to LAMAs in this rule, this existing at the time of the original zone promulgation).
47.4.9	Visitor accommodation (excluding staff accommodation) in Activity Areas A1 — A11, C and HS1	Permitted	The proposal for visitor accommodation within the Clubhouse Suites in Activity Area C would be a Permitted Activity under this rule's amended provisions.

Table 4: PDP Standards as proposed to be amended by the plan change request as lodged in November 2024.

Rule	Activity	Activity status if breached	Assessment / Comments
Chapter 47 – The Hills Resort Zone			
47.45.2	**Provision of walkway / cycleway** No more than 40 Units (visitor accommodation or residential) in the Zone shall be constructed prior to construction of the walkway/cycleway in the location indicatively shown on the Structure Plan.	Non-Complying	No material change and does not affect assessment of compliance.
47.5.10	**Building Coverage – Activity Areas A1, A2, A3, A6, ~~A7,~~ A8, A9, A10, A11, S1, ~~and~~ S2, GTF, SCG and C** The maximum building coverage, as a percentage of the Activity Area shall be as set out below: … d. A9 and C 38%	Restricted Discretionary	The plan change request includes a maximum building coverage for the new Activity Area C of 38%.
Chapter 27 – Subdivision and Development			
27.7.22	**Hills Resort Zone** 27.7.22.1 Subdivision comprising all o~~f~~r any part of Activity Areas A1, A2, A3, A4, A5, A7, A8, A9, A10, A11, S1, S2, and HS1 - HS15, C, G, GTF and SCG:	Controlled	The proposal for subdivision in Activity Area C would be a Controlled Activity under the amended provisions.
Chapter 25 – Earthworks			
25.5.10B.3	**Maximum volume** All Activity Areas 500m^3 Farming activities No limit Golf course development / redevelopment, and earthworks associated with establishment of LAMA and SPA	Restricted Discretionary	The change is not relevant to the proposal.

Overall, the proposal would be a **Controlled Activity** under the proposed provisions amendments as sought by the plan change request as lodged in November 2024.

2.2. Summary of Consents Required

In summary, the following consents are required for the proposal under the current provisions:

Under the PDP:

- A **controlled** Activity consent under Rule 47.4.4 for buildings in Activity Area C.
- A **controlled** Activity consent under Rule 27.7.1 for subdivision consistent with a Structure Plan that is included in the District Plan.
- A **restricted discretionary** Activity consent under Rule 25.5.10B.2 for breaching the maximum allowable volume of earthworks in Activity Area C.
- A **restricted discretionary** Activity consent under Rule 25.5.15 for a maximum cut depth that exceeds 2.4 metres.

- A **restricted discretionary** Activity consent under Rule 25.5.16 for a maximum fill height that exceeds 2 metres.

- A **restricted discretionary** Activity consent under Rule 47.5.11 for an exterior surface material LRV of greater than 30%.

- A **non-complying** Activity consent under Rule 47.4.36 for undertaking visitor accommodation activity outside of Activity Areas A1-A11 as otherwise permitted by Rule 47.4.9.

Other consents:

- The applicant applies for any other consents necessary to enable the proposal.

Overall, resource consent is sought for a **non-complying** activity.

3. ALTERNATIVE LOCATIONS OR METHODS FOR UNDERTAKING THE ACTIVITY:

As per section 168A(3)(b)(ii) of the Act, where it is likely that an activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity shall be adequately considered.

No significant adverse effects on the environment will arise therefore, no other alternatives were considered.

4. AN ASSESSMENT OF THE ACTUAL OR POTENTIAL EFFECT ON THE ENVIRONMENT OF THE PROPOSED ACTIVITY:

4.1. Introduction

Subject to Part 2 of the RMA, the Council in considering this application pursuant to Section 104(1)(a) of the Act, shall have regard to any actual or potential effects on the environment of allowing the proposed application to proceed.

In assessing any actual or potential effects on the environment of allowing the proposal to proceed, Schedule 4, Clause 7(1) of the Act states that the following matters be addressed:

(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:

(b) any physical effect on the locality, including any landscape and visual effects:

(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:

(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:

(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:

(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.

Taking the above into account, this assessment of effects on the environment addresses:

- The permitted baseline and existing environment;
- Landscape and visual amenity effects;
- Servicing, infrastructure and construction effects;
- Effects of earthworks;
- Natural hazards effects;
- Positive effects; and
- Summary of effects on the environment.

4.2. Permitted Baseline and Existing Environment

When determining the actual and potential effects of an application for resource consent, the permitted baseline allows a comparison of the potential adverse effects of the proposal against what is permitted as of right under the District Plan (the permitted baseline) and what could lawfully be undertaken on the land by way of any existing consents (the existing environment).

4.2.1. Permitted Baseline

Section 104(2) of the Resource Management Act states that when forming an opinion on whether there are adverse effects from an activity on the environment, the consent authority may disregard adverse effects if the plan explicitly permits that certain activity.

Pursuant to Rule 25.3.2.5 earthworks associated with subdivision are exempt from the maximum volume, cut and fill standards. However, all subdivision activities require resource consent and therefore this does not form part of the permitted baseline. 1000m3 of earthworks can be undertaken as a permitted activity in Activity Area C and therefore the effects associated with this level of earthworks may be disregarded.

4.2.2. Existing Environment

As set out in Section 1.3 above, multiple Resource Consents have been issued to this Site for the purposes of Golf Course development, maintenance and events. Consideration of the existing environment and existing development for the purpose of a special resort zone is relevant and appropriate to be considered in undertaking this assessment.

4.3. Landscape and Visual Amenity Effects

The proposal involves construction of three new self-contained visitor accommodation units that are intended to support the Golf Resort and are in close proximity to the existing Clubhouse, situated within the Clubhouse Activity Area. The identified landscape values in Chapter 47.1.3 of the PDP are:

a. *Hummocky moraine landform with plateaus, and remnant kettle lakes that have been converted to amenity ponds. The landform and vegetation patterns create a variable sense of openness and enclosure.*

b. *Vegetation patterns are characterised by exotic amenity plantings through the golf courses and around buildings, with native plantings adjacent to the pond, stream and wetland features. Isolated pockets of bush and woodlot plantings remain.*

c. *The landscape is relatively complex as a consequence of the landform and vegetation patterning, but the golf courses lend a coherence to the landscape. Part of the Zone is visible from elevated streets on the western edge of Arrowtown, although the hummocky terrain and existing vegetation limits visibility.*

The outlook from these areas is of an attractive golf course/parkland landscape on the edge of Arrowtown.

A Landscape Effects Assessment (**LEA**) (found at **Attachment G**) was undertaken by Boffa Miskell to determine the extent of any potential or actual landscape and visual effects from the proposal. Boffa Miskell's report considers the existing environment (the Site and surrounds) and the proposed activities and assesses the impacts resulting from natural or induced change in the landscape character.

The subdivision component of the proposal was not assessed in the LEA as it is considered to be no different to the landscape and visual effects from the construction phase, in the long term.

Appendix 1 of the LEA outlines the author's method statement. The report is divided into Landscape effects (relating to the change on a landscape's character) and visual amenity effects (being a consequence of changes to landscape values as experienced in views) and provides an outcome of the level of effect or nature of effect.

The LEA provides a comprehensive assessment of the Clubhouse Suites proposal, considering various available viewpoints surrounding the Site, and identifies the effects of construction, earthworks, and the final built form. As the Site is located in the centre of a large resort, most public views are deemed as limited-long distance views with the Site being absorbed within views of the wider Wakatipu Basin. House sites orientated north on the Bendemeer terrace are identified as having partial long-distance views, as they overlook the Site. However, through careful design and the building's recessive nature such views will be fleeting.

As addressed in Section 2.1, Table 2 of this AEE, the exterior plaster finish will have a high LRV of 90% and that subsequently triggers Rule 47.5.11. The LEA identifies that the high LRV has been mitigated through strategic design forms and that the proposal is accompanied by a minimalist landscape plan (**Attachment D**) to form a contiguous connection with the character of the surrounding landscape.

The LEA determines the landscape effects of the proposal to be very low adverse during the construction phase, reducing to neutral upon completion. Furthermore, adverse visual effects will be less than minor during construction, also reducing to neutral upon completion (**Attachment G,** page 11).

Overall, THRZ has capacity to absorb the proposed buildings given their site and locality, discreetly recessive design and the landscape and visual amenity effects of the proposal are considered to be less than minor.

4.4. Servicing, Infrastructure and Construction Effects

4.4.1. Servicing and Infrastructure Effects

As outlined in Section 1.4.3 above and the Services Report (**Attachment F**), all services and associated connections will be provided for. The water supply and wastewater disposal will connect with the Council infrastructure and no adverse effects are expected to arise, as per the Services Report (**Attachment F**).

Stormwater will be appropriately managed on site by way of soakage. Soakage availability is detailed in both the Geotechnical and Service Reports respectively.

The proposal does not involve any works to be carried out within 10m of any significant electricity distribution infrastructure. The proposed earthworks and final ground levels will not adversely affect any existing infrastructure, utility services or public assets.

Access to the site will be via preexisting internal roading infrastructure and the Hills Golf Club entrance onto McDonnell Road. No new accessway is proposed, and the users of the new facility will be members and guests who would otherwise be travelling into the resort. The proposal is not expected to generate any more daily traffic flows than what is already provided for within The Hills. As there is no additional traffic arising from the facility, the proposal will have no effects on the public roading network.

4.4.2. Construction Effects

Construction effects include any actual or potential nuisance effects that are visual, acoustic or pollutant such as noise and vibration. Effects from construction will be short-term, limited to only the time of construction. Furthermore, construction effects are assessed as low adverse given the Site's central positioning within the wider Hills Resort and distance from the Site's boundaries. For the purposes of this assessment, the nuisance effects of earthworks are included as construction effects.

Visual Effects of Construction

The visual effects of landscape changes arising from construction of are addressed in the LEA (**Attachment G**) as long-distance, transient views from multiple high-elevation areas. As discussed in Section 4.3 above, visual effects of construction activity are assessed in the LEA to be no greater than low adverse and therefore less than minor. Notably, visual effects will reduce to neutral upon completion of construction.

Acoustic Effects of Construction

In order to avoid, remedy and/or mitigate adverse acoustic nuisance effects from construction activity, works will be restricted to fixed hours and in accordance with standard NZS 6803:1999 (which sets out noise limits for construction work). Construction activity will operate only from Monday to Saturday between 0730 hours and 1800 hours, excluding public holidays.

As per the EMP, all works will also comply with DIN 4150-3:1999 *Effects of vibration on structures*. Compliance with DIN 4150-3:1999 aligns with PDP Rule 36.5.10.

Pollutant Effects of Construction

The key adverse pollutant effect is dust generation from earthworks required to undertake construction activity. Dust will be effectively managed through the mitigation measures of the EMP found at **Attachment H,** page 29. Upon completion of the works, all exposed soil will be revegetated promptly to avoid any ongoing adverse dust effects.

The Environmental Management Plan (**EMP**) (**Attachment H**) outlines a comprehensive Erosion and Sediment Control plan (**ESCP**) to mitigate the adverse effects of stormwater and overland flow run-off off site, onto adjacent properties or into nearby waterways.

4.4.3. Summary of Servicing, Infrastructure and Construction Effects

Overall, any actual or potential adverse construction activity and servicing effects will be less than minor.

4.5. Effects of Earthworks

With reference to the earthworks plan (**Attachment D**), earthworks will occur only within the Site boundary. This assessment of the effects from earthworks addresses the matters of discretion as outlined in PDP Chapter 25.7.

4.5.1. Soil Erosion, Generation and Run-off of Sediment

Enviroscope's EMP (**Attachment H**) sets out the sediment and erosion control measures that any person carrying out earthworks will be required to implement. The Enviroscope report is reviewed by Lucy Cramp, who meets the criteria of a suitably qualified person for the purposes of preparing an EMP. The EMP contains a supporting ESCP with multiple practice methods to achieve effective erosion and sediment management. **Appendix 1** of the EMP (**Attachment H**) includes the ESCP design that is prepared in accordance with the scale, area, duration of the works and the sensitivity of the receiving environment.

The site is generally flat and not within 10 metres of any water body, the wider Lake Hayes Catchment or surface water flows. To protect against long term erosion, the applicant will ensure that any areas of exposed soil are landscaped (paved, vegetated or re-grassed) on completion of the works.

For the above reasons any potential or actual adverse soil erosion and sediment generation effects are less than minor.

4.5.2. Effects of Disrupting Contaminated Soils

The management of golf courses includes the use of pesticides, herbicides, and fertilisers which can leach into the soil and contaminate groundwater, as well as stormwater runoff. As the site is not registered as a HAIL site on the ORC database, nor has any significant quantity of chemical that meets any threshold of hazardous activity in the MfE HAIL Guidelines (2023) been applied, no significant adverse effects are expected to arise as a result of earthworks exposing potentially contaminated soils.

This matter is further addressed in Section 6.5 of this AEE when the proposal is assessed against the National Environmental Standard for Assessing and Managing Contaminants to the Soil.

4.5.3. Land Stability

The Geotechnical Report (**Attachment I**), prepared by Geotago Limited, identifies that site investigations showed dense soils, shallow bedrock that is not prone to liquefaction or stability issues.

The proposed earthworks are not on a site greater than 18.5 degrees and the earth shaping as part of this application is not designed to be structural to support any future building platforms. The Earthworks Plans (**Attachment D**) shows that earth shaping has been designed appropriately and is suitably set back from external boundaries to avoid adverse effects on the stability and safety of surrounding land.

Any potential or actual adverse land stability effects will therefore be less than minor.

4.5.4. Effects on Waterbodies, Ecosystem Services, and Biodiversity

The site is a primarily flat site and not within 10 metres of any water feature, the wider Lake Hayes Catchment or any Significant Natural Area (**SNA**) overlay. The EMP (**Attachment H,** page 24) does not identify any surface waterbodies within the boundaries of the proposed construction area. The EMP also outlines water quality management and monitoring measures – see **Attachment H** (page 24).

The Geotechnical Report (**Attachment I**) determines that groundwater is unlikely to be affected by the proposal given the maximum cut depth is 3.5m and the site's elevated position.

Any potential or actual adverse effects on waterbodies, ecosystem services and biodiversity will therefore be less than minor.

4.5.5. Cultural, Heritage, and Archaeological Sites

The site is not registered on the QLDC District Plan Mapping Application as being within a Wāhi tapu area. The national database of recorded archaeological sites in New Zealand (**Archsite**) has no evidence of any archaeological sites near the site. This desktop research confirms there are no known items of cultural or heritage significance on the site.

Appendix 10 of the EMP (**Attachment H**) outlines Heritage New Zealand's *Archaeological Discovery Protocol,* which will be adhered to throughout construction in case of any unexpected finds. This will be a condition of consent.

Any potential or actual adverse effects on cultural, heritage and archaeological sites will be less than minor.

4.5.6. Summary of Effects of Earthworks

Based on the assessment of effects against the relevant matters of discretion of Chapter 25.7, and the nuisance effects addressed in Section 4.4, any potential or actual adverse effects from the proposed earthworks will be less than minor.

4.6. Natural Hazards Effects

With reference to the Geotechnical Report in **Attachment I**, there is no risk of liquefaction, flooding, landslide or any other natural hazards from this proposal.

The most significant natural hazard risk is seismic activity when the Alpine Fault system disruption occurs. Significant ground shaking is expected (**Attachment I**, page 9) but effects of this event will not be limited to the Site and are expected to dramatically affect the entire Wakatipu region.

Therefore, any effects related to natural hazards will be less than minor.

4.7. Effects of Subdivision

Although subdivision will occur upon completion of construction consideration has been given to the potential effects of subdivision. This assessment is based on the matters of control of Rule 27.7.1. Effects of subdivision include the provision of access and services, lot layouts, lot sizes and dimensions, easements, natural hazards, ecological and natural values, and historic heritage.

4.7.1. Provision of Access and Services

The proposal includes sufficient access and services as addressed in Section 4.4.1 of this AEE above and in the Services Report (**Attachment F**). These services include property access, firefighting water supply, stormwater management, sewage treatment and disposal, energy supply and telecommunications, and drinking water supply.

The proposed access and services provided will not generate any adverse effects of subdivision.

4.7.2. Lot Layout and Size

The three proposed allotments are of adequate size for their intended use and are designed to assimilate with the wider Resort Zone, retaining a sense of open space. The lot layouts are designed to be an efficient use of the site and are positioned strategically for striking views, sunlight exposure and proximity to the additional resort services provided by the Clubhouse.

The lot layout and dimensions will not generate any adverse effects of subdivision.

4.7.3. Easements

The proposed subdivision will include a covenant by way of easement instrument allowing for fee-simple subdivision to be in accordance with the applicant's intention for visitor accommodation within THRZ. This covenant will exist to maintain and own all services within The Hills Resort in a manner that is appropriate and suitable for both the Golf Club and future lot owners.

This proposed covenant will not generate any actual or potential adverse effects of subdivision.

4.7.4. Natural Hazards

As discussed above in Section 4.6 of this AEE, any effects related to natural hazards from the proposed subdivision will be less than minor.

4.7.5. Ecological and Natural Values

THRZ is a modified open-space, Resort Zone that provides a high level of natural amenity. As discussed in Section 4.5.4 of this AEE above, any actual or potential adverse effects on ecological and natural values as a result of subdivision will be less than minor.

4.7.6. Historic Heritage

As discussed in Section 4.5.5 of this AEE, any actual or potential adverse effects on historic heritage will be less than minor.

4.7.7. Summary of Effects of Subdivision

Overall, any actual or potential adverse effects as a result of subdivision will be less than minor.

4.8. Positive Effects

The proposed subdivision and construction of three visitor accommodation units is an efficient use of a unique part of the site that will support THRZ's purpose of enabling high-quality resort accommodation facilities within a golf course setting, whilst still maintaining a sense of open space. The units will contribute to the resort as a destination and will also enable jobs for construction and when operational, contributing further to the local economy.

4.9. Summary of Effects on the Environment

When considered overall, effects from the proposal will be less than minor.

5. ASSESSMENT UNDER THE RELEVANT OBJECTIVES AND POLICIES

5.1. Proposed District Plan

The three key district-wide matters chapters are Chapter 25 – Earthworks, Chapter 27 – Subdivision and Development, and Chapter 30 – Energy and Utilities. Each district-wide matter chapter includes objectives and policies. Chapter 36 – Noise has not been assessed here as all works will comply with NZS 6803:1999 and no adverse acoustic effects were identified in the assessment of environmental effects. THRZ objectives and policies are contained within Chapter 47 of the PDP.

The relevant provisions are provided and assessed against the proposal below:

Table 5: PDP provisions

Provision	Detail	Assessment
Chapter 25 Earthworks		
Objective 25.2.1	**Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities.**	The proposed earthworks will be appropriately managed to ensure that erosion, land instability, sediment generation and off-site discharge are avoided. As the earth worked area will either be occupied by the proposed buildings or landscaped, there will not be any adverse long-term visual effects from earthworks.
Policy 25.2.1.1	Ensure earthworks minimise erosion, land instability, and sediment generation and off-site discharge during construction activities associated with subdivision and development.	
Policy 25.2.1.3	Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.	

Provision	Detail	Assessment
Policy 25.2.1.4	Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.	The earthworks are of a scale and extent that are necessary to construct the building, and in combination with the landscaping, will maintain the amenity values of the Hills Resort Zone. The earthworks will be appropriately managed so as to avoid adverse effects on water bodies, with nuisance effects associated with construction noise, vibration, odour, dust and traffic to also be avoided. Overall, the proposal achieves these policies.
Policy 25.2.1.5	Design earthworks to recognise the constraints and opportunities of the site and environment.	
Policy 25.2.1.6	Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.	
Policy 25.2.1.7	Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.	
Objective 25.2.2	***The social, cultural and economic wellbeing of people and communities benefits from earthworks.***	The proposal contributes to the ongoing vitality and long-term use of the Hills as an economic contributor to the local community and wider district. The proposal achieves this objective.
Policy 25.2.2.1	*Enable earthworks that are necessary to provide for people and communities wellbeing, having particular regard to the importance of:* a. … b. tourism infrastructure and activities, including …; c. … d. … e. the use and enjoyment of land for recreation, including public walkways and trails; and f. maintaining or enhancing the operational efficiency of existing infrastructure.	The proposal will create added amenity for golf resort users, therefore enhancing The Hills as an international destination resort. This will further establish the Hills as economic contributor in the District that supports the local community's wellbeing. The proposal achieves this policy.
Chapter 27 Subdivision and Development		
Objective 27.2.1	**Subdivision that will enable quality environments to ensure the District is a desirable place to live, visit, work and play.**	The proposal supports the Zone's intention to be a world-class golf resort that is desirable to visit for recreational purposes, whilst also providing economic support to the district. The proposal achieves this objective.
Policy 27.2.1.1	Require subdivision infrastructure to be constructed and designed so that it is fit for purpose, while recognizing opportunities for innovative design.	The proposal will be adequately serviced by new and existing infrastructure as discussed in the Services Report (**Attachment F**). The proposal achieves this policy.
Policy 27.2.1.2	Enable urban subdivision that is consistent with the QLDC Subdivision Design Guidelines 2015, recognising that good subdivision design responds to the neighbourhood context and the opportunities and constraints of the application site.	Although not an urban subdivision, the proposal is consistent with the QLDC Subdivision Design Guidelines 2015, in accordance with surrounding environmental context. The proposal is not contrary to this policy.
Policy 27.2.1.3	Require that allotments are a suitable size and shape, and are able to be serviced and developed for the	The proposed subdivision design reflects the existing environment and

Provision	Detail	Assessment
	anticipated land use under the applicable zone provisions.	the Zone's purpose as a premier golf resort. The proposal achieves this policy.
Policy 27.2.1.4	Discourage non-compliance with minimum allotment sizes. However, where minimum allotment sizes are not achieved in urban areas, consideration will be given to whether any adverse effects are mitigated or compensated by providing: a. desirable urban design outcomes; b. greater efficiency in the development and use of the land resource; c. affordable or community housing.	There are no minimum allotment sizes in THRZ structure plan for Activity Area C. The proposal achieves this policy.
Policy 27.2.1.5	Recognise that there is an expectation by future landowners that the key effects of and resources required by anticipated land uses will have been resolved through the subdivision approval process.	The proposal recognises effects on future landowners and addresses all effects in the various easements included in the Subdivision Scheme Plan (**Attachment E**) and the proposed covenant. The proposal achieves this policy.
Policy 27.2.1.7	Recognise there will be certain subdivision activities, such as boundary adjustments, that will not require the provision of services.	The proposal does require provision of servicing. To the extent relevant, the proposal achieves this policy.
Objective 27.2.4	**Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced within subdivision design.**	The proposal does not result in any impacts on natural features, indigenous biodiversity and heritage values, given its distance from such features on the wider Hills site. The proposal achieves this objective.
Policy 27.2.4.1	Incorporate existing and planned waterways and vegetation into the design of subdivision, transport corridors and open spaces where that will maintain or enhance biodiversity, riparian and amenity values.	The proposal does not involve any existing or planned waterways. The attached landscape plan provides new planting to enhance biodiversity and amenity values. The proposal achieves this policy.
Policy 27.2.4.3	Encourage subdivision design to protect and incorporate archaeological sites or cultural features, recognising these features can contribute to and create a sense of place. Where applicable, have regard to Maori culture and traditions in relation to ancestral lands, water, sites, wāhi tapu and other taonga.	There are no archaeological sites or cultural features on the site. This policy is not relevant to the proposal.
Objective 27.2.5	**Infrastructure and services are provided to new subdivisions and developments.**	As discussed above, the proposal involves adequate servicing and infrastructure. The proposal achieves this objective.
Policy 27.2.5.1	Integrate subdivision roading with the existing road networks in a safe and efficient manner that reflects expected traffic levels and the provision for safe and convenient walking and cycling. For the purposes of this policy, reference to 'expected traffic levels' refers to those traffic levels anticipated as a result of the zoning of the area in the District Plan.	No new roading is proposed. Vehicle access to the proposed lots is obtained from the existing private accessway to the Clubhouse carpark. Pedestrian and golf cart access continues on to the units. This is in accordance with the expected traffic levels. The provision of

Provision	Detail	Assessment
		safe and convenient walking and cycling will be maintained. The proposal achieves this policy.
Policy 27.2.5.2	Ensure safe and efficient pedestrian, cycle and vehicular access is provided to all lots created by subdivision and to all developments.	Safe and efficient pedestrian and cycle access is provided to all lots. Vehicular access is provided to the nearby carpark. The proposal achieves this policy.
Policy 27.2.5.4	Ensure the physical and visual effects of subdivision and roading are minimised by utilising existing topographical features.	The proposal will not give rise to any adverse visual effects and access is shaped in accordance with existing topography. To the extent relevant, the proposal achieves this policy.
Policy 27.2.5.5	Ensure appropriate design and amenity associated with roading, vehicle access ways, trails and trail connections, walkways and cycle ways are provided for within subdivisions by having regard to: a. the location, alignment, gradients and pattern of roading, vehicle parking, service lanes, access to lots, trails, walkways and cycle ways, and their safety and efficiency; b. the number, location, provision and gradients of access ways and crossings from roads to lots for vehicles, cycles and pedestrians, and their safety and efficiency; c. the standard of construction and formation of roads, private access ways, vehicle crossings, service lanes, walkways, cycle ways and trails; d. the provision and vesting of corner splays or rounding at road intersections; e. the provision for and standard of street lighting, having particular regard to siting and location, the provision for public safety and the avoidance of upward light spill adversely affecting views of the night sky; f. the provision of appropriate tree planting within roads; g. any requirements for widening, formation or upgrading of existing roads; h. any provisions relating to access for future subdivision on adjoining land; i. the provision and location of public transport routes and bus shelters	Appropriate design and amenity have been provided for through previous consents and therefore exist on site. The proposal does not result in any changes to design and amenity associated with the existing roading, vehicle access ways, trails, walkways and cycleways. To the extent relevant, the proposal achieves this policy.
Policy 27.2.5.6	All new lots shall be provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system, where such systems are available or should be provided for.	As discussed above and in the Services Report (**Attachment F**), the proposal involves adequate servicing and infrastructure connections to the existing systems. The proposal achieves these policies.
Policy 27.2.5.7	Ensure water supplies are of a sufficient capacity, including firefighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.	
Policy 27.2.5.8	Encourage the efficient and sustainable use of potable water by acknowledging that the Council's reticulated potable water supply may be restricted to provide	

Provision	Detail	Assessment
	primarily for households' living and sanitation needs and that water supply for activities such as irrigation and gardening may be expected to be obtained from other sources.	
Policy 27.2.5.9	Encourage initiatives to reduce water demand and water use, such as roof rain water capture and use and greywater recycling.	
Policy 27.2.5.10	Ensure appropriate water supply, design and installation by having regard to: a. the availability, quantity, quality and security of the supply of water to the lots being created; b. water supplies for fire fighting purposes; c. the standard of water supply systems installed in subdivisions, and the adequacy of existing supply systems outside the subdivision; d. any initiatives proposed to reduce water demand and water use.	
Policy 27.2.5.11	Ensure appropriate stormwater design and management by having regard to: a. any viable alternative designs for stormwater management that minimise run-off and recognises stormwater as a resource through re-use in open space and landscape areas; b. the capacity of existing and proposed stormwater systems; c. the method, design and construction of the stormwater collection, reticulation and disposal systems, including connections to public reticulated stormwater systems; d. the location, scale and construction of stormwater infrastructure; e. the effectiveness of any methods proposed for the collection, reticulation and disposal of stormwater run-off, including opportunities to maintain and enhance water quality through the control of water-borne contaminants, litter and sediments, and the control of peak flow.	As detailed above, the proposal includes appropriate stormwater design that aligns with what is already consented and constructed on the site. To the extent relevant, the proposal achieves this policy.
Policy 27.2.5.13	Treat and dispose of sewage in a manner that: a. maintain public health; b. avoids adverse effects on the environment in the first instance; and c. where adverse effects on the environment cannot be reasonably avoided, mitigates those effects to the extent practicable.	As discussed above, the proposed lots will be connected to the existing reticulated wastewater infrastructure, therefore maintaining public health and avoiding adverse effects on the environment. The proposal achieves these policies.
Policy 27.2.5.14	Ensure appropriate sewage treatment and disposal by having regard to: a. the method of sewage treatment and disposal; b. the capacity of, and impacts on, the existing reticulated sewage treatment and disposal system; c. the location, capacity, construction and environmental effects of the proposed sewage treatment and disposal system.	
Policy 27.2.5.15	Ensure that the design and provision of any necessary infrastructure at the time of subdivision takes into account the requirements of future development on land in the vicinity.	The subdivision proposal includes the construction of three visitor accommodation units and provides the necessary supporting infrastructure. In

Provision	Detail	Assessment
		case of future development, that will be subject to a separate resource consent. The proposal achieves this proposal.
Policy 27.2.5.16	Ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities for the anticipated land uses while: a. providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations; b. ensure the method of reticulation is appropriate for the visual amenity and landscape values of the area by generally requiring services are underground, and in the context of rural environments where this may not be practicable, infrastructure is sited in a manner that minimises visual effects on the receiving environment; c. generally require connections to electricity supply and telecommunications systems to the boundary of the net area of the lot, other than lots for access, roads, utilities and reserves.	Adequate provision for reticulated energy, lighting and communications is provided for and is located underground. There will be no adverse effects on visual amenity and landscape values with respect to underground servicing. To the extent relevant, the proposal achieves this policy.
Policy 27.2.5.17	Ensure that services, shared access and public access is identified and managed by the appropriate easement provisions.	All easements are provided for as shown on the Subdivision Scheme Plan (**Attachment E**).
Policy 27.2.5.18	Ensure that easements are of an appropriate size, location and length for the intended use of both the land and easement.	All easements are provided for as shown on the Subdivision Scheme Plan (**Attachment E**).
Objective 27.3.21	**Subdivision that provides for visitor accommodation, residential and commercial recreation activities developed consistently with the Hills Resort Zone Structure Plan.**	Although the proposal diverges from THRZ Structure Plan in respect of the activity area description, it is not considered to be contrary to this objective, as it provides for visitor accommodation, in a manner that is consistent with the overall purpose and outcomes sought for the Zone. Furthermore, contributing positively to the Zone's development framework that is outlined by the spatial Structure Plan.
Policy 27.3.21.1	Enable subdivision which provides for development that is located in accordance with THRZ Structure Plan.	
Policy 27.3.21.2	Require that development within the Hills Resort Zone is connected to a reticulated wastewater treatment and disposal system, where available.	As discussed above, connection to the existing reticulated wastewater network is provided for and therefore onsite disposal is not proposed. The proposal achieves this policy.
Policy 27.3.21.4	Ensure a comprehensive approach to on-site stormwater management that is designed to provide sufficient capacity for anticipated development within the Hills Resort Zone.	As discussed above, the proposal maintains the existing stormwater treatment train approach, designed to be of sufficient capacity for the development. The proposal achieves this policy.
Chapter 30 Energy and Utilities		
Objective 30.2.4	**Subdivision layout, site layout and building design takes into consideration energy efficiency and conservation**	The proposal includes efficient considerations in design and layout.

Provision	Detail	Assessment
		The proposal achieves this objective.
Policy 30.2.4.1	Encourage energy efficiency and conservation practices, including use of energy efficient materials and renewable energy in development.	The sunken, subterranean nature and building and design practices of the proposed Clubhouse Suites will ensure that energy efficiency is achieved. The proposal achieves this policy.
Policy 30.2.4.2	Encourage subdivision and development to be designed so that buildings can utilise energy efficiency and conservation measures, including by orientation to the sun and through other natural elements, to assist in reducing energy consumption.	The proposal's layout faces with west with sufficient exposure to Northwest sun. The sunken, subterranean nature of the building designs will assist in thermal retention and be energy efficient. The proposal achieves this policy.
Policy 30.2.4.6	Control the location of buildings and outdoor living areas to reduce impediments to access to sunlight.	The three building's westerly orientation and inclusion of outdoor living areas to the west and north will not impede access to sunlight. The proposal achieves this policy.
Chapter 47 Hills Resort Zone		
Objective 47.2.1	**An integrated golf resort development that principally provides for a range of visitor industry related activities, while also providing for limited residential activity, all of which are located and designed with particular regard to maintaining the landscape character and amenity values of the Zone and surrounding environment.**	The proposal provides for visitor accommodation within THRZ that primarily supports golf activity. The Clubhouse Suites are designed to integrate within the wider resort whilst maintaining the landscape character and amenity values of the surrounding environment. The proposal achieves this objective.
Policy 47.2.1.1	Enable the development, operation, use and maintenance of golf courses as the focal point of the Zone.	The proposal supports the primary activity of the zone to be focused on golf. Although visitor accommodation is not provided for within Activity Area C, effective design principles have been implemented to ensure it integrates well with the wider Resort. Notwithstanding the departure from the activities described in AAC, the proposal aligns with the overarching intent of these policies by supporting the strategic vision for THRZ. Overall, the proposal achieves these policies.
Policy 47.2.1.2	Require all development to be located in accordance with the Structure Plan contained in Section 47.7 to ensure that: a. Development integrates with the golf courses, the underlying topography and vegetation; b. Development is located where it can be absorbed, while achieving a predominance of open space and maintaining landscape character; c. Visibility of buildings from beyond the Zone, particularly from adjacent public roads and the Arrowtown escarpment, is mitigated through appropriate siting and landscaping (including LAMA); d. A high level of internal amenity within the Zone is achieved through careful siting of buildings and accessways, retention of expansive open space areas and the use of landscaping; and e. Reverse sensitivity effects on any adjacent farming operations are avoided.	

Provision	Detail	Assessment
Policy 47.2.1.13	Maintain the landscape character and visual amenity values of the Zone, including the values described in 47.1.3, by: a. Avoiding residential activities, visitor accommodation and other built development, except for small scale buildings associated with golf course operations and farming, in Activity Area G; b. Requiring the establishment of Landscape Amenity Management Areas (LAMAs) in accordance with the Structure Plan in Section 47.7 to ensure that the potential adverse effects of built form are avoided or mitigated, and to contribute to the amenity of the Zone; and c. Ensuring that buildings are located only in areas where the change can be absorbed and so that a predominance of open space is achieved across the Zone.	As discussed above and within the LEA (**Attachment G**), the proposal maintains landscape character and visual amenity values of THRZ. Visitor accommodation is not proposed in Activity Area G. The change to the landscape from this proposal is accepted to be absorbed seamlessly in order to retain a sense of open space across the zone. The proposal achieves this policy.
Policy 47.2.1.14	Avoid or mitigate adverse visual effects of development and associated infrastructure within and beyond the Zone through controls on building height, light spill, external appearance, coverage and landscaping requirements.	The proposal is not expected to generate any adverse visual effects that are more than minor. The proposal achieves this policy.
Policy 47.2.1.15	Maintain landscape character by ensuring the design of all accesses to the Zone, and the cycleway/walkway, are visually recessive and have a non-urban character.	The proposal includes access harmonious with the existing access way and has a non-urban character. The proposal achieves this policy.
Policy 47.2.1.16	Require that development within the Zone is connected to a reticulated wastewater treatment and disposal system, where available.	As discussed above and in the Services Report (**Attachment F**) the proposal adequately provides for connection to wastewater treatment and disposal systems. The proposal achieves these policies.
Policy 47.2.1.17	Where connection to a reticulated wastewater system is not available, avoid or mitigate any potential adverse effects on natural water systems and ecological values by ensuring the safe and efficient disposal of wastewater through provision of a comprehensive system that is designed to provide sufficient capacity for anticipated development within the Zone.	
Policy 47.2.1.18	Ensure a comprehensive approach to on-site stormwater management that is designed to provide sufficient capacity for anticipated development within the Zone to avoid or mitigate any potential adverse effects on natural water systems and ecological values.	As discussed above and in the Services Report (**Attachment F**) the proposal adequately provides for sufficient stormwater management systems. The proposal achieves this policy.

5.2. Conclusion

The proposal is consistent with the relevant objectives and policies from Chapters 25, 27, 30 and 47 of the PDP.

6. OTHER PLANNING INSTRUMENTS

6.1. Otago Regional Council

6.1.1. Operative Regional Plan: Water

Under the Operative Regional Plan: Water, resource consent is not required for this proposal as the earthworks required are not for residential development nor do they breach any rules relating to the discharge of sediment.

6.1.2. Regional Policy Statement

The Otago Regional Policy Statement (**RPS**) sets the direction for future management and promotion of the sustainable management of the region's natural and physical resources, as well as providing the policy context for regional plans and establishing the framework for district plans.

The Operative Regional Policy Statement 2019 (**RPS2019**) was declared operative on 4 March 2024. Following a 2019 review of the region's freshwater management framework and the introduction in 2020 of new national regulations, the RPS2019 has now been reviewed, and the Proposed Otago Regional Policy Statement 2021 (**PORPS2021**) was notified on 26 June 2021. Decisions of the Hearings Panel on provisions of the PORPS2021 were notified on 30 March 2024.

The PORPS2021 identifies twelve significant resource management issues for the region and explains how national direction will be applied in the Otago context. The twelve issues can be broken down into natural asset-based issues, place-based issues, and those issues relating to resource use, economic and domestic pressures, cumulative impacts and resilience.

The proposed development has been considered against the objectives and policies of the RPS2019 and the PORPS2021. The development is generally consistent with the broad policy direction of both Regional Policy Statements, particularly in relation to Natural Features and Landscapes and protecting Otago's natural and physical resources from inappropriate subdivision.

6.2. National Policy Statement – Highly Productive Soils

In accordance with Section 55 of the Act, all regional and local authorities are required to give effect to all National Policy Statements.

The National Policy Statement for Highly Productive Land (**NPS-HPL**) outlines how regional councils must identify highly productive land, and manage the effects of subdivision, use and development of highly productive land, in an integrated way.

The Land Use Capability (**LUC**) system categorizes land into eight classes according to its long-term capability to sustain one or more productive uses based on physical limitations and site-specific management needs. Highly productive land is predominantly LUC 1, 2, or 3 land.

The subject site is categorised as LUC Class 4, therefore the NPS-HPL is not relevant to this site.

6.3. National Policy Statement – Indigenous Biodiversity

The National Policy Statement for Indigenous Biodiversity (**NPS-IB**) was gazetted in July 2023 and came into force on 4th August 2023. The proposed Site is not within an identified Significant Natural Area (**SNA**) in the PDP, therefore the relevant provisions are those relating to indigenous biodiversity outside of SNAs and does not result in any adverse effects on indigenous biodiversity.

No further assessment is required.

6.4. National Policy Statement – Freshwater Management

The National Policy Statement for Freshwater Management (**NPS-FM**) came into effect in September 2020 and was updated in October 2024. The proposal does not adversely affect the health and well-being of water bodies and freshwater ecosystems, the health needs of people or the ability of people and communities to provide for their social, economic, and cultural wellbeing.

No further assessment is required.

6.5. National Environmental Standard

In accordance with the National Standard for Assessing and Managing Contaminants in the Soil to Protect Human Health, all applications for resource consent need to be determined if this National Environmental Standard (**NES-CS**) is applicable.

The regulations apply if any of the following activities are undertaken:

(a) remove or replace an underground fuel storage system or any of its parts

(b) sample the soil to determine contamination

(c) disturb the soil (earthworks)

(d) subdivide the land

(e) change the use of the land.

The proposal includes the disturbance of soil (earthworks) and subdivision therefore the NES-CS is relevant. There is no record with either the Otago Regional Council or the Queenstown Lakes District Council that an activity that would fall within the HAIL list has ever been undertaken or is more likely than not to have been undertaken, on the subject site. The subject site is therefore not “land covered” for the purposes of the application of the NES-CS and no further consideration or assessment is required.

7. NON-COMPLYING ACTIVITY - SECTION 104D ASSESSMENT

Pursuant to section 104D of the Act if a proposal is a Non-Complying activity, then it must pass at least one of the tests of either section 104D(1)(a) or section 104D(1)(b) before an application can be assessed to make a decision under section 104B of the Act. If the application fails both tests of section 104D then the application must be declined.

7.1. Section 104D(1)(a) – Adverse effects on the environment will be minor

Section 104D(1)(a) of the Act requires that the Council have regard to any adverse effects on the environment of allowing the activity.

Pursuant to section 104(2), when forming an opinion for the purposes of section 104D(1)(a), a council may disregard an adverse effect of the activity on the environment if the plan or a national environmental standard permits an activity with that effect. In this case, the site is zoned for residential activity and the site could be occupied full time for residential purposes (with the associated traffic movements, noise etc.) for up to 40 units, each with a Residential Flat, as a permitted activity, with no restrictions besides general built form standards.

Any potential or actual adverse effects on the environment of allowing the proposed activity for which resource consent is sought were identified and assessed in this AEE above (Section 4). No significant adverse effects were identified, and it was concluded that the proposal will result in less than minor effects.

Therefore, the adverse effects on the environment will be no more than minor, and the test of s104D(1)(a) is satisfied.

7.2. Section 104D(1)(b) – Proposal will not be contrary to the objectives and policies of the District Plan

The relevant objectives and policies for the proposal are assessed in Section 5 above. It concludes that the proposal is not contrary to the objectives and policies of the PDP. Objective 27.3.21 and Policy 47.2.1.2 seeks to encourage development to be in accordance with the THRZ structure plan, which spatially the development is in accordance with the structure plan. The proposal is not contrary to the overall objective of the Resort Zone, as it continues to provide for visitor accommodation in a manner that is consistent with the overall purpose and outcomes sought for the Zone.

Accordingly, the proposal passes both of the tests in section 104D of the Act, and no reason for the application to be declined has been identified.

8. PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

8.1. Section 5 – Purpose

The purpose of the Act is "to promote the sustainable management of natural and physical resources". Section 5(2) of the Act defines "sustainable management" as:

… 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 … 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.

The proposal addresses the matters in section 5(2)(a)-(c) of the Act. The applicant has taken care to avoid or mitigate any potential adverse effects of the proposal on the environment through the design phase, prior to applying for Resource Consent.

8.2. Section 6 – Matters of national importance

The relevant matters of Section 6 of the Act that should be considered in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide are:

b. the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;

c. the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;

f. the protection of historic heritage from inappropriate subdivision, use, and development;

h. the management of significant risks from natural hazards.

No other matters of national importance under Section 6 of the Act are relevant to this application.

The proposal involves the subdivision of land but is not located in any Outstanding Natural Landscape (**ONL**) or Significant Natural Area (**SNA**), nor does it include any Outstanding Natural Feature (**ONF**) or historic heritage. As evaluated in section 4.6 above, the greatest risk of Natural Hazard is the Alpine Fault system. Management of the significant risk of the Alpine Fault falls outside the ambit of this proposal.

8.3. Section 7 – Other matters

The relevant matters of Section 7 of the Act that should be considered as follows:

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.

The proposal accords with the relevant matters as the development of the land for subdivision, residential activity, and visitor accommodation is an efficient use of resources, while maintaining the amenity values, quality and landscape character of the surrounding environment. The proposal is therefore consistent with the relevant matters set out in Section 7 of the Act.

8.4. Section 8 – Treaty of Waitangi

In achieving the purpose of the Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). No particular matters of interest under Section 8 arise for this proposal.

9. WHERE THE ACTIVITY INCLUDES THE USE OF HAZARDOUS SUBSTANCES AND INSTALLATIONS, AN ASSESSMENT OF ANY RISKS TO THE ENVIRONMENT WHICH ARE LIKELY TO ARISE FROM SUCH USE:

Not applicable.

10. A DESCRIPTION OF THE MITIGATION MEASURES (SAFEGUARDS AND CONTINGENCY PLANS WHERE RELEVANT) TO BE UNDERTAKEN TO HELP PREVENT OR REDUCE THE ACTUAL AND POTENTIAL EFFECT:

No mitigation measures are necessary.

11. SECTION 95A ASSESSMENT AND IDENTIFICATION OF AFFECTED PERSONS

Section 95A of the RMA requires a decision on whether or not to publicly notify an application.

The steps set out below, in the order given, are used to determine whether to publicly notify an application for a resource consent.

Step 1 – Mandatory public notification

The applicant is not requesting public notification of the application (s95A(3)(a)).

Public notification is not mandatory as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA (s95A(3)(b)).

The application does not involve the exchange of recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Therefore, public notification is not required by Step 1.

Step 2 – Public notification precluded

Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)).

The proposal is not:

- for only a controlled activity; or

- a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying.

Public notification is not precluded (s95A(5)(b)(i)-(iii)). Therefore, public notification is not precluded by Step 2.

Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

Public notification is not specifically required under a rule or national environmental standard (s95A(8)(a)).

A consent authority must publicly notify an application if it decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

Effects that must be disregarded (s95D(a)) include effects on the owners or occupiers of land on which the activity will occur and on adjacent land. Effects that may be disregarded include:

- An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b));
- Trade competition and the effects of trade competition (s95D(d)); and
- Effects on persons who have provided their written approval.

On the basis of the assessment set out in Section 3 above, the proposed activities will not have adverse effects on the environment that are more than minor. Therefore, public notification is not required under Step 3.

Step 4 – public notification in special circumstances

There are no special circumstances in relation to this application.

12. LIMITED NOTIFICATION (S95B)

Section 95B requires a decision on whether there are any affected persons.

There are no affected groups or persons under section 95B(2) or 95B(3), and limited notification is not precluded as it is not subject to a rule or standards precluding notification and it is not only a controlled activity (s95B(6)).

Therefore, the assessment of affected persons must be undertaken in accordance with section 95E.

In accordance with the assessment undertaken within Section 4 above, any actual or potential adverse effects on adjacent properties will be less than minor given:

(a) The proposal is small in scale;

(b) It is largely concealed from view due to the topography of the land, vegetation and its location which is distant from and not visible from public roads and places; and

(c) It has been sympathetically designed to be in keeping with the character of the existing buildings on the site.

Overall, any effects from the proposal are less than minor and limited notification is therefore not required.

13. WHERE THE SCALE OR SIGNIFICANCE OF THE ACTIVITY'S EFFECT ARE SUCH THAT MONITORING IS REQUIRED, A DESCRIPTION OF HOW, ONCE THE PROPOSAL IS APPROVED, EFFECTS WILL BE MONITORED AND BY WHOM.

No monitoring is required apart from that normally undertaken by a Council in monitoring consent conditions.