

Castle Hill Visitor Zone

CHVZ -Overview

The Castle Hill Rural Visitor Zone provides for a high-quality tourist development around a nine-hole golf course and wetland with a range of services and facilities, including hotel and conference facilities, terraced housing and staff and hostel accommodation, camping ground, commercial area, residential units and condominiums. There is also opportunity for and facilities to accommodate other-recreation and for a range of sporting and recreational activities. CHVZ is around 18ha and contains an area to be preserved as wetlands.

The CHVZ is around 18ha in area. The CHVZ is split into four sub-areas, the Development, Recreation Open Space, Land Management and Maintenance Sub-Areas, as illustrated on the outline development plan.

The Development Sub-Area, that is 6.8ha in area will contain the hotel, conference and spa facilities, terraced housing, staff and hostel type accommodation, a commercial area including retail, hospitality activities and building / facilities to accommodate other recreation activities.

The Recreation Open Space Sub-Area, that is 8.69ha in area will contain a high-country style nine-hole golf course. The golf course will be set amongst tussock clad rolling earth mounds and stands of beech trees, whilst providing open and expansive views over the southern half of the zone.

The Land Management Sub-Area, that is 1.45ha in area will contain the existing wetland and provides for its ecological enhancement, as well as pathways / boardwalks for guests to interact with it.

The Maintenance Sub-Area, that is 0.12ha in area is to contain a building that will house machinery, maintenance equipment, supplies etc for the ongoing maintenance of the development.

A comprehensive Landscape Master Plan outlining all future development within the CHVZ and its four sub-areas, and a package of works that outlines the way in which the Landscape Master Plan achieves the CHVZ Objectives, Policies and Rules will be provided to and approved by Selwyn District Council prior to the granting of any Resource Consents.

CHVZ-Objectives and Policies

CHVZ -Objectives

CHVZ - 01 Castle Hill Rural Visitor Zone is a high-quality development that provides a mix of tourism, accommodation and recreational and camping activities that integrate with and protect the surrounding outstanding natural landscape-environment.

CHVZ -Policies

~~CHVZ-P1 Avoid the range of buildings and structures, retail and residential activities that do not comply with the outline development plan shown in Schedule 1 or the anticipated development within the Sub-Areas.~~

~~CHVZ—P2 Restrict a range of non-residential activities that do not comply with the outline development plan shown in Schedule 1 or the anticipated development within the Sub-Areas.~~

CHVZ-P1 Enable appropriately located and designed buildings and the development for of tourism, retail, hospitality and accommodation activities within the CHVZ that accords with the objectives, policies, rules and the Visitor Accommodation, Commercial and Camping Ground Sub-Areas shown on the outline development in a way that protects the landscape characteristics and values of the outstanding natural landscape. ~~plan in Schedule 1.~~

CHRVZ-P2 Recognise the remote location and the need for visitor industry activities to be self-reliant by providing facilities and / or services that are ancillary to visitor accommodation activities.

CHVZ-P3 Enable the development of a hotel and conference facilities, a limited number of residential terraced housing units staff and hostel type accommodation, a restaurant, bar, clubrooms associated with the golf course, a spa facility and a building for recreational activities in a way that complements the character of the Castle Hill Village surrounding environment through building design and external materials used and building position, and landscaping within the Camping Ground and Visitor Accommodation Sub-Areas shown Development Sub-Area as shown on the outline development plan in Schedule 1.

CHVZ-P4 Enable a golf course with associated landscaping and associated clubrooms within the Recreation Open Space Sub-Area and limit the presence of built form.

CHVZ-P5 Manage landscaping so that it complements the character of the Castle Hill Village and surrounding outstanding natural landscape environment.

CHRVZ-P6 Enhance the ecological values of the Wetland within the Land Management Sub-Area, whilst providing access within this area.

CHRVZ-P7 Ensure development can be appropriately serviced through the adequate provisions of water, wastewater treatment and disposal of stormwater and safe vehicle access.

CHVZ-R1 Hotel, and Conference and Spa Facilities	
<p>Activity status: CON</p> <p>1. Hotel, and conference and spa facilities and any ancillary accessory building.</p> <p>Where:</p> <p>a. it is located within the Development Visitor Accommodation Sub-Area, shown on the outline development plan, in Schedule 1.</p> <p>Where this activity complies with the following rule requirements:</p> <p>CHVZ-REQ1 – Building Coverage CHVZ-REQ2 – Building Height CHVZ-REQ3 – Building Setbacks CHVZ-REQ4 – Building Design and Appearance CHVZ-REQ5 – Landscape Master Plan CHVZ-REQ6 – Sewage Treatment and Disposal</p> <p>Matters of control:</p> <p>2. The exercise of control in relation to CHVZ-R1.1. is reserved over the following matters:</p> <p>a. the design, location and appearance of buildings and structures and its compatibility with the Castle Hill Village character and the Landscape Master Plan.</p> <p>following matters:</p> <p>a. The design and appearance of buildings is such that the extent to which:</p> <p>i. It is compatible with an alpine theme and reflects the natural, high country character of the site and locality; and</p> <p>ii. it enhances those parts of the natural landscape and vegetation identified on the outline development plan;</p> <p>iii. it does not adversely impact neighbouring property's privacy; and</p> <p>iv. it provides sufficient open space between the groups of buildings.</p>	<p>Activity status when compliance not achieved:</p> <p>3. When compliance with CHVZ-R1.1.a is not achieved: DIS NC</p> <p>4. When compliance with any rule requirement is not achieved: Refer to CHVZ -Rule Requirements.</p> <p>Notification:</p> <p>5. Any application arising from CHVZ-R1 shall not be subject to public notification. Notice shall not be served on any person.</p>

CHVZ-R2 Terraced Housing

Activity status: CON

1. Terraced housing and any ~~ancillary~~ associated accessory buildings.

Where:

- a. it is located in the Development Visitor Accommodation Sub-Area shown in the outline development plan, in Schedule 1.;
- ~~and~~
- ~~b. there shall be a maximum of 100 terraced housing.~~

And this activity complies with the following rule requirements:

CHVZ-REQ1 – Building Coverage

CHVZ-REQ2 – Building Height

CHVZ-REQ3 – Building Setbacks

CHVZ-REQ4 – Building Design and Appearance

CHVZ-REQ5 – Landscape Master Plan

CHVZ-REQ6 – Sewage Treatment and Disposal

Matters of control:

2. The exercise of control in relation to CHVZ-R2.1. is reserved over the following matters:

- a. the design, location and appearance of buildings and structures and its compatibility with the Castle Hill Village character and the Landscape Master Plan.

~~following matters:-~~

- ~~a. The design and appearance of buildings is such that the extent to which:~~
 - ~~i. It is compatible with an alpine theme and reflects the natural, high country character of the site and locality; and~~
 - ~~ii. it enhances those parts of the natural landscape and vegetation identified on the outline development plan;~~
 - ~~iii. it does not adversely impact neighbouring property's privacy; and~~
 - ~~iv. it provides sufficient open space between the groups of buildings.~~

Activity status when compliance not achieved:

3. When compliance with CHVZ -R2.1.a is not achieved: NC

4. When compliance with any rule requirement is not achieved: Refer to CHVZ -Rule Requirements

Notification:

5. Any application arising from CHVZ-R4 shall not be subject to public notification. ~~Notice shall not be served on any person.~~

CHVZ-R3 Staff and Hostel Accommodation	
<p>Activity status: CON</p> <p>1. Staff and Hostel Accommodation and any associated accessory building.</p> <p>Where:</p> <p>a. it is located in the Development Sub-Area shown in the outline development plan, in Schedule 1.</p> <p>And this activity complies with the following rule requirements:</p> <p>CHVZ-REQ1 – Building Coverage CHVZ-REQ2 – Building Height CHVZ-REQ3 – Building Setbacks CHVZ-REQ4 – Building Design and Appearance CHVZ-REQ5 – Landscape Master Plan CHVZ-REQ6 – Sewage Treatment and Disposal</p> <p>Matters of control:</p> <p>2. The exercise of control in relation to CHVZ-R3.1. is reserved over the following matters:</p> <p>a. the design, location and appearance of buildings and structures and its compatibility with the Castle Hill Village character and the Landscape Master Plan.</p>	<p>Activity status when compliance not achieved:</p> <p>3. When compliance with CHVZ -R3.1.a is not achieved: DIS</p> <p>4. When compliance with any rule requirement is not achieved: Refer to CHVZ -Rule Requirements</p> <p>Notification:</p> <p>5. Any application arising from CHVZ-R3 shall not be subject to public notification.</p>
CHVZ-R4 Buildings and Structures for Tourism Activities	
<p>Activity status: CON</p> <p>1. Building(s) and structures, including any associated accessory building, for</p> <ol style="list-style-type: none"> ice hockey/ice skating curling hot pools indoor and outdoor rock climbing / bouldering entertainment arcade facility retail and food and beverage activities, where they are ancillary to tourism and visitor accommodation activities. <p>Where:</p> <p>a. it is located in the Development Sub-Area shown in the outline development plan, in Schedule 1; and</p> <p>And this activity complies with the following rule requirements:</p> <p>CHVZ-REQ1 – Building Coverage</p>	<p>Activity status when compliance not achieved:</p> <p>3. When compliance with CHVZ -R4.1.a is not achieved: DIS</p> <p>4. When compliance with any rule requirement is not achieved: Refer to CHVZ -Rule Requirements.</p> <p>Notification:</p> <p>5. Any application arising from CHVZ-R4 shall not be subject to public notification.</p>

<p>CHVZ-REQ2 – Building Height CHVZ-REQ3 – Building Setbacks CHVZ-REQ4 – Building Design and Appearance CHVZ-REQ5 – Landscape Master Plan CHVZ-REQ6 – Sewage Treatment and Disposal</p> <p>Matters of control: 2. The exercise of control in relation to CHVZ-R4.1. is reserved over the following matters:</p> <p>a. the design, location and appearance of buildings and structures and its compatibility with the Castle Hill Village character and the Landscape Master Plan.</p>	
CHVZ-R5 Golf Clubhouse	
<p>Activity status: CON 1. Golf clubhouse including any associated accessory building and any ancillary buildings.</p> <p>Where:</p> <p>a. it is located within the Development Commercial Sub-Area, shown on the outline development plan, in Schedule 1.</p> <p>Where this activity complies with the following rule requirements:</p> <p>CHVZ-REQ1 – Building Coverage CHVZ-REQ2 – Building Height CHVZ-REQ3 – Building Setbacks CHVZ-REQ4 – Building Design and Appearance CHVZ-REQ5 – Landscape Master Plan CHVZ-REQ6 – Sewage Treatment and Disposal</p> <p>Matters of control: 2. The exercise of control in relation to CHVZ-R5.1. is reserved over the following matters:</p> <p>a. the design, location and appearance of buildings and structures and its compatibility with the Castle Hill Village character and the Landscape Master Plan.</p> <p>following matters:</p> <p>b. The design and appearance of buildings is such that the extent to which:</p>	<p>Activity status when compliance not achieved: 3. When compliance with CHVZ-R5.1.a. is not achieved: DIS NC</p> <p>4. When compliance with any rule requirement is not achieved: Refer to CHVZ -Rule Requirements.</p> <p>Notification: 5. Any application arising from CHVZ-R5 shall not be subject to public notification. Notice shall not be served on any person.</p>

<ul style="list-style-type: none"> i. It is compatible with an alpine theme and reflects the natural, high country character of the site and locality; and ii. it enhances those parts of the natural landscape and vegetation identified on the outline development plan; iii. it does not adversely impact neighbouring property's privacy; and iv. it provides sufficient open space between the groups of buildings. 	
CHVZ-R3 Residential Units	
<p>Activity status: CON</p> <p>1. Residential unit and any ancillary structures, not including terraced housing.</p> <p>Where:</p> <ul style="list-style-type: none"> a. it is located within the Camping Ground or Visitor Accommodation Sub-Area, shown on the outline development plan, in Schedule 1; <p>And this activity complies with the following rule requirements:</p> <p>CHVZ-REQ1—Sewage Treatment and Disposal</p> <p>CHVZ-REQ2—Setbacks</p> <p>CHVZ-REQ3—Height</p> <p>CHVZ-REQ4—Design and Appearance</p> <p>CHVZ-REQ5—Landscaping</p> <p>Matters of control:</p> <p>2. The exercise of control in relation to CHVZ-R3.1. is reserved to the following matters:</p> <ul style="list-style-type: none"> a. The design and appearance of buildings is positioned such that the extent to which: <ul style="list-style-type: none"> i. it protects and enhances those parts of the natural landscape and vegetation identified on the outline development plan having conservation significance; ii. it does not adversely impact on neighbouring property's privacy; and iii. it provides sufficient open space between the groups of buildings. 	<p>Activity status when compliance not achieved:</p> <p>3. When compliance CHVZ-R3.1.a. is not achieved: NC</p> <p>4. When compliance with any rule requirement is not achieved: Refer to CHVZ-Rule Requirements</p> <p>-</p> <p>Notification:</p> <p>5. Any application arising from CHVZ-R3 shall not be subject to public notification. Notice shall not be served on any person.</p>
CHVZ-R6 Maintenance Facility	
<p>Activity status: CON</p> <p>1. Maintenance facility, including any associated accessory building.</p>	<p>Activity status when compliance not achieved:</p> <p>3. When compliance</p>

<p>Where:</p> <p>a. it is located in the Maintenance Sub-Area shown in the outline development plan, in Schedule 1; and</p> <p>And this activity complies with the following rule requirements:</p> <p>CHVZ-REQ1 – Building Coverage CHVZ-REQ2 – Building Height CHVZ-REQ3 – Building Setbacks CHVZ-REQ4 – Building Design and Appearance CHVZ-REQ5 – Landscape Master Plan CHVZ-REQ6 – Sewage Treatment and Disposal</p> <p>Matters of control:</p> <p>2. The exercise of control in relation to CHVZ-R6.1. is reserved over the following matters:</p> <p>a. the design, location and appearance of buildings and structures and its compatibility with the Castle Hill Village character and the Landscape Master Plan.</p>	<p>with CHVZ -R6.1 is not achieved: DIS</p> <p>4. When compliance with any rule requirement is not achieved: Refer to CHVZ-Rule Requirements</p> <p>Notification:</p> <p>5. Any application arising from CHVZ-R6 shall not be subject to public notification.</p>
CHVZ-R6A Ancillary Structures	
<p>Activity Status: PER</p> <p>1. Ancillary Structure.</p> <p>Where:</p> <p>a. The ancillary structure is finished in materials with a maximum reflectance value of 30%.</p>	<p>Activity status when compliance not achieved: CON</p> <p>Matters of control:</p> <p>2. The exercise of control in relation to CHVZ-R6A.1. is reserved over the following matters:</p> <p>a. the design, location and appearance of structures and their compatibility with the Castle Hill Village character and the Landscape Master Plan</p>
CHVZ-R7 Any other Building or Structure	

<p>Activity Status: DIS</p> <p>1. Any other building or structure.</p> <p>Notification: 2. Any application arising from CHVZ-R7 shall not be subject to public notification. Notice shall not be served on any person.</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>CHVZ-R8 Earthworks</p>	
<p>Activity status: PER</p> <p>1. Earthworks</p> <p>Where:</p> <p>2. It is located within the CHVZ; and the volume of earthworks is no greater than 500m³ and the area of earthworks is no greater than 1000m² in any 12-month period.</p>	<p>Activity status when compliance not achieved:</p> <p>3. When compliance with CHVZ-R8 is not achieved: RDIS</p> <p>Matters for discretion:</p> <ul style="list-style-type: none"> a. The way in which the earthworks are directly associated with the Landscape Master Plan b. Whether the proposal will integrate into the landscape and the appropriateness of the scale and any mitigation measures, such as planting. c. The impact of development on views from public places and roads. d. Whether the proposal supports the anticipated outcome of the CHRVZ. <p>Notification: 4. Any application</p>

	arising from CHVZ-R8 shall not be subject to public notification.
CHVZ-R9 Hotel, and Conference and Spa Activities	
<p>Activity status: PER</p> <p>1. Hotel, and conference and spa activities</p> <p>Where:</p> <p>a. it is within a hotel, and conference and spa building within the Development Sub-Area shown on the outline development plan, in Schedule 1.</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with CHVZ-R9.1.a is not achieved: DIS</p> <p>Notification:</p> <p>3. Any application arising from CHVZ-R9 shall not be subject to public notification. Notice shall not be served on any person.</p>
CHVZ-R10 Visitor Accommodation	
<p>Activity status: PER</p> <p>1. Visitor accommodation</p> <p>Where:</p> <p>a. it is within a terraced unit or hostel building within the Development residential unit or building or it is located in the Camping Ground Sub-Area shown on the outline development plan, in Schedule 1.</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with CHVZ-R10.1.a is not achieved: DIS</p> <p>Notification:</p> <p>3. Any application arising from CHVZ-R10 shall not be subject to public notification. Notice shall not be served on any person.</p>
CHVZ-R11 Residential Activity	
<p>Activity status: PER</p> <p>1. Residential activity</p> <p>Where:</p> <p>a. it is within a terraced unit or staff building or associated outdoor courtyard within an identified curtilage illustrated on the Landscape Master Plan and within the Development Sub-Area shown on the outline</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with CHVZ-R11.1.a. is not achieved: NC</p> <p>Notification:</p> <p>3. Any application arising from CHVZ-R11 shall not be subject to</p>

<p>development plan, in Schedule 1. residential unit or terraced housing.</p>	<p>public notification. Notice shall not be served on any person.</p>
<p>CHVZ-R12 Tourism Recreation Reserve Activities</p>	
<p>Activity Status: PER</p> <p>1. Tourism activities limited to:</p> <ul style="list-style-type: none"> i. ice hockey/ice skating ii. curling iii. the use of hot pools iv. indoor and outdoor rock climbing / bouldering v. entertainment arcade facility <p>Community Facility and Commercial activity.</p> <p>Where:</p> <p>a. it is located within the buildings and structures provided for Tourism Activities within the Development Sub-Area a building in the Recreation and Reserve Sub-Area, shown on the outline development plan, in Schedule 1.</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with CHVZ-R12.1 a. is not achieved: DIS</p> <p>Notification:</p> <p>3. Any application arising from CHVZ-R12 shall not be subject to public notification. Notice shall not be served on any person.</p>
<p>CHVZ-R13 Retail and Food and Beverage Activities</p>	
<p>Activity status: PER</p> <p>1. Retail and Food and Beverage activities activity.</p> <p>Where:</p> <ul style="list-style-type: none"> a. it is located within a building. b. it is ancillary to a tourism or visitor accommodation activity. c. it is located in the Development Sub-Area, shown on the outline development plan, in Schedule 1. d. the gross floor area is no more than 450m² per unit or individual tenancy. e. it is located within a building in the Visitor Accommodation, Commercial, or Camping Ground Sub-Area, shown on the outline development plan, in Schedule 1. 	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with CHVZ-R13.1.a is not achieved: DIS NC</p> <p>Notification:</p> <p>3. Any application arising from CHVZ-R13 shall not be subject to public notification. Notice shall not be served on any person.</p>
<p>CHVZ-R14 Storage and Maintenance Utility Area</p>	

<p>Activity Status: PER</p> <p>1. Storage and Workshop Activities.</p> <p>Where:</p> <p>a. it is within the Maintenance Utility Sub-Area shown on the outline development plan in schedule 1.</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with CHVZ-R14.1. is not achieved: DIS</p> <p>Notification:</p> <p>3. Any application arising from CHVZ-R14 shall not be subject to public notification. Notice shall not be served on any person.</p>
<p>CHVZ-R15 Golf Course</p>	
<p>Activity status: PER</p> <p>1. Golf course, including tees, fairway, roughs, bunkers, putting greens, and driving range, and ancillary structures. It does not include a driving range.</p> <p>Where:</p> <p>a. it is located in the Recreational Open Space Sub-Area shown in the outline development plan, in Schedule 1.</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>CHVZ-R16 Land Management Area Activities</p>	
<p>Activity Status: PER</p> <p>1. Conservation and Recreation Activities.</p> <p>Where:</p> <p>a. is located within a building in the Land Management Sub-Area, shown on the outline development plan, in Schedule 1</p> <p>Activity Status: CON</p> <p>2. Ancillary structures associated with education and a boardwalk.</p>	<p>Activity status when compliance not achieved:</p> <p>3. When compliance with CHVZ-R16.2 a. is not achieved: DIS</p> <p>Notification:</p> <p>4. Any application arising from CHVZ-R16 shall not be subject to public notification. Notice shall not be served on any person.</p>

<p>Matters of control:</p> <p>3. The exercise of control in relation to CHVZ-R16.2. is reserved over the following matters:</p> <p>a. the design, location and appearance of structures and its compatibility with the Castle Hill Village character and the Landscape Master Plan.</p>	
CHVZ-R17 Conservation Activity	
<p>Activity Status: PER</p> <p>1. Conservation activities.</p>	<p>Activity status when compliance not achieved: N/A</p>
CHVZ-R18 Recreation Activities	
<p>Activity Status: PER</p> <p>1. Recreation activities, including sports grounds.</p>	<p>Activity status when compliance not achieved: N/A</p>
CHVZ-R19 Rural Tourism	
<p>Activity status: PER</p> <p>1. Rural tourism.</p> <p>Where:</p> <p>a. The total area of land or buildings associated with the activity is less than 100m².</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with CHVZ-R19.1.a is not achieved: DIS</p> <p>Notification:</p> <p>3. Any application arising from CHVZ-R19 shall not be subject to public notification. Notice shall not be served on any person.</p>
CHVZ-R20 Helicopter Landing Area	
<p>Activity Status: PER</p> <p>1. Helicopter landing area.</p> <p>Where:</p> <p>a. it is located within the Recreation Open Space Golf Course Sub-Area;</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with CHVZ-R20.1. is not achieved: DIS</p> <p>Notification:</p> <p>3. Any application arising from CHVZ-R20</p>

<ul style="list-style-type: none"> b. there are is no more than four helicopter movements per day and twenty helicopter movements per week; c. the helicopter movements occur between the hours of 0700 and 1900; and d. a log detailing the time and date of all helicopter movements is maintained and made available to the Council, on request. 	<p>shall not be subject to public notification.</p>
CHVZ-R21 Keeping of Animals	
<p>Activity Status: PER</p> <ul style="list-style-type: none"> 1. Keeping of animals. 	<p>Activity status when compliance not achieved: N/A</p>
CHVZ-R22 Farming Activity	
<p>Activity Status: PER</p> <ul style="list-style-type: none"> 1. The grazing of animals. 	<p>Activity status when compliance not achieved: N/A</p>
CHVZ—R17 Rural Activities and Buildings	
<p>Activity Status: PER</p> <ul style="list-style-type: none"> 1. Activities provided for in the General Rural Zone and buildings to accommodate those activities or activities provided for in this table 	<p>Activity status when compliance not achieved:</p> <ul style="list-style-type: none"> 2. When compliance with CHVZ-R17.1. is not achieved: DIS Notification: 3. Any application arising from CHVZ-R17 shall not be subject to public notification. Notice shall not be served on any person.
CHVZ-R23 Any activity not otherwise listed	
<p>Activity Status: DIS</p> <ul style="list-style-type: none"> 1. Any activity not otherwise listed is a Discretionary Activity, unless the ONL overlay is more restrictive, in which it would be in accordance with that activity status. 	<p>Activity status when compliance not achieved: N/A</p>

CHVZ -Rule Requirements

CHVZ-REQ1 Building Coverage

1. The maximum building footprint for all buildings shall be in accordance with Table 1.
2. The maximum building footprint for one building type and its associated activity cannot be transferred when calculating the maximum building footprint for another building type and its associated activity.

Table 1:

- a. Terraced Housing - 4,000m²
- b. Staff and Hostel - 400m²
- c. Hotel, Conference and Spa Facilities - 2,500m²
- d. Tourism Buildings and Structures - 3,500m²
- e. Golf Clubhouse and Restaurant - 1,200m²
- f. Retail - 600m²
- g. Maintenance Building -150m²

Activity status when compliance not achieved:

4. When compliance with CHVZ-REQ1. is not achieved: DIS

CHVZ-REQ2 Height

1. The maximum height shall be in accordance with Table 1. These heights exclude chimneys.

Table 1:

- a. Terraced Housing – 9m within 130m of the zone’s western boundary. 12m beyond this 130m setback.
- b. Staff and Hostel Buildings – 9m within 130m of the zone’s western boundary. 12m beyond this 130m setback.
- c. Hotel, Conference and Spa Facilities – 8m
- d. Tourism Buildings and Structures – 12m
- e. Golf Clubhouse and Restaurant – 8m
- f. Retail – 8m
- g. Maintenance Building - 8m

Activity status when compliance not achieved:

2. When compliance with CHVZ-REQ2. is not achieved: DIS

Table 1: Height

Maximum Height	Maximum Height
Hotel and Conference Facilities	15m (excluding chimneys)
Terraced Housing	15m (excluding chimneys)
Golf Clubhouse	10m (excluding chimneys)
Residential Housing	8m (excluding chimneys)
Any other Building or Structure	12m (excluding chimneys)

CHVZ-REQ3 Setbacks	
<p>1. All buildings and structures, excluding fences, shall be setback a minimum of 30m from the zone's western boundary and 20m 10m from all other the zone boundaries.</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with CHVZ-REQ3. is not achieved: DIS</p>
CHVZ-REQ4 Design and Appearance	
<p>1. External cladding materials shall be timber, local stone, textured cement plaster, or a combination thereof.</p> <p>2. External surfaces of any building shall not exceed a maximum reflectance value of 37%.</p> <p>3. Roof pitch shall be greater than 30 degrees.</p>	<p>Activity status when compliance not achieved:</p> <p>4. When compliance with CHVZ-REQ4. is not achieved: DIS</p>
CHVZ-REQ5 Landscaping Landscape Master Plan	
<p>1. A comprehensive Landscape Master Plan and its associated package of works shall:</p> <p>be provided to and approved by Council prior to the granting of any Resource Consent for the site;</p> <p>outline all future development within the CHVZ and its four sub-areas;</p> <p>be at a scale and include a level of detail that provides Council a clear understanding of the overall development;</p> <p>outlines the way in which the Landscape Master Plan achieves the CHVZ Objectives, Policies and Rules.</p> <p>2. The Landscape Master Plan and its associated package of works will provide clear detail on the following:</p> <ol style="list-style-type: none"> The size, height, design and appearance, location and use of every building and structure. The spatial arrangement of all buildings and structures, ensuring there is sufficient open space between buildings, or clusters of buildings. The internal road layout and car parking. The internal pedestrian and cycling pathways including boardwalks or trails through and / or around the Land Management Sub-Area. The general location, size, extent and intended use of outdoor areas, including plazas, courtyards, decks, patios, and lawn areas. 	<p>Activity status when compliance not achieved:</p> <p>5. When compliance with CHVZ-REQ 5 5.1 and 5.2 is not achieved: NC DIS</p> <p>6. When compliance with CHVZ-REQ5.3 and 5.4 is not achieved: DIS</p>

<p>f. The location and extent of the nine-hole golf course, including tees, fairway, roughs, bunkers, putting greens, and ancillary structures.</p> <p>g. The landscape treatment of the site shall outline:</p> <ul style="list-style-type: none"> i. the general location and extent of trees and tall shrubs. ii. provides improved ecological habitats within the site. iii. considers the fire risk of any vegetation. iv. the way in which these plants visually soften built form when seen from SH73 and Castle Hill Village, whilst maintaining views to Castle Hill and the Torlesse Range. v. the way in which these plants assist with providing a high degree of internal amenity. vi. the way in which these plants assist with integrating the development into the site, and tie the overall development in with the character of the Castle Hill Village and maintaining the identified outstanding natural landscape values outlined in the NFL. <p>3. That the site be developed in general accordance with the approved Landscape Master Plan.</p> <p>4. A landscaping plan is submitted with each subsequent Resource Consent application for new buildings. The landscape plan is to show how the building(s) and associated development will align with the Landscape Master Plan.</p> <p>5. A landscaping plan is submitted with each building consent application that shows how it:</p> <ul style="list-style-type: none"> a. is planted with predominantly natives, with no flowering annuals or bedding plants and uses native trees and shrubs listed in Schedule 1, Figure 2; b. is consistent with plantings already established within the zone; c. retains a backdrop of tall shelter trees when buildings located in the Visitor Accommodation Area are viewed from the western part of the site; d. provides improved ecological habitats as well as amenity purposes; e. creates landscaping between buildings and the golf course, that is compatible with the golf course; and f. considers the fire risk of any vegetation required for visual screening of a principal building 	
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6. There are no fences or accessory structures constructed between buildings and the golf course.	
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CHVZ-REQ6 Sewage Treatment and Disposal

1. Any residential unit or principal building shall connect to a reticulated sewage network. 2. Any residential unit or principal building shall connect to a Council reticulated water supply. 3. All sewage treatment and disposal shall be reticulated to the Castle Hill Oxidation Pond.	Activity status when compliance not achieved: 3. When compliance with CHVZ-REQ6.1 and 6.2 is not achieved: DIS
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CHVZ-Schedules

CHVZ-SCHED1 - Figures

CHVZ - FIG1 Sub-Areas



CHVZ - FIG2 Plant List	
Plant	Common Name
<i>Aristotelia serratum</i>	Makamoto - wineberry
<i>Astelia fragrans</i>	Kahaha - bush flax
<i>Carpodetus serratus</i>	Putaputawata - marble leaf
<i>Chionochloa rubra</i>	Red Tussock
<i>Coprosma lucida</i>	Karamu
<i>Coprosma propinqua</i>	
<i>Coprosma robusta</i>	Karamu
<i>Cordyline australis</i>	Ti Kouka - cabbage tree
<i>Elaeocarpus dentatus</i>	Hinau
<i>Fuscoporus cliffortioides</i>	Tawhai rauriki – Mountain Beech
<i>Griselinia littoralis</i>	Papauma - broad leaf
<i>Hebe Salicifolia</i>	Koromiko
<i>Kunzea ericoides</i>	Kanuka
<i>Larix</i>	Larch
<i>Lophomyrtus obcordata</i>	Rohuta
<i>Melicytus ramiflorus</i>	Mahoe - whiteywood
<i>Myrsine australis</i>	Mapou or Matipo
<i>Nothofagus solandri</i>	Black beech
<i>Olearia avicenniifolia</i>	Akeake
<i>Olearia paniculata</i>	Golden akeake
<i>Pittosporum eugenioides</i>	Tarata - lemonwood
<i>Pittosporum tenuifolium</i>	Kohuhu
<i>Podocarpus totara</i>	Totara
<i>Prumnopitys ferruginea</i>	Miro
<i>Prumnopitys taxiflora</i>	Matai
<i>Pseudopanax anomalus</i>	
<i>Pseudopanax arboreus</i>	Whauwhaupaku - five fingers
<i>Pseudopanax colensoi</i>	Orihou
<i>Pseudopanax carssifolium</i>	Lancewood
<i>Sophora microphylla</i>	Kowhai