

**Before the Expert Panel appointed
under the Fast-track Approvals Act 2024**

Under

the Fast-track Approvals Act 2024

And

In the Matter of

an application for approvals by Mt
Iron Junction Limited to develop 250
medium to high density residential
dwellings, a childcare centre, a retail
building, a café, reserve areas and
recreation amenities

**Statement of Evidence of
Duncan Lawrence White on behalf of
Mt Iron Junction Limited in response to
comments made under Section 53**

Planning

Dated: 26 June 2026

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INTRODUCTION

1. My name is Duncan Lawrence White.
2. I hold the qualifications of a Bachelor of Science in Geography, a Diploma for Graduates and a Post Graduate Diploma in Science. Both of the latter two qualifications are in Land Planning and Development. These qualifications are all from the University of Otago.
3. I have over 23 years' experience as a planner. I gained seven years planning experience with the Manukau City Council, including three years as a subdivision officer processing subdivision resource consent applications, followed by four years as an environmental policy planner undertaking district plan changes, policy development and the acquisition of reserves.
4. For the past 16 years I have lived in Wanaka and worked as a planner for Patersons Land Professionals (Patersons). Patersons is a land development consultancy that undertakes a variety of rural and urban subdivision, resource consent applications and plan change work.
5. This statement is given as part of Mt Iron Junction Limited's (**MIJ** or **Applicant**) response to comments on the Mt Iron Junction Housing Scheme (**Project**) made under Section 53 of the Fast-track Approvals Act 2024 (**FTA**).
6. My original findings are provided in full in the application for the substantive fast track approval and Appendices Q (Draft Conditions), R (District Plan Matters Requiring Consent, S (Objectives and Policies) and T (Regional Plan Matters).
7. I have prepared this statement in the limited time available for the Applicant to respond to comments under the FTA. If the Panel requires elaboration on any of the matters raised in this statement, I am available to provide further information on request.
8. Although this is not an Environment Court proceeding my confirmation of compliance with the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023 is included in Appendix Seven (Expert Confirmation of Compliance with Code of Conduct) of the Legal Overview submitted as part of the substantive application and further Code of Conduct Table confirming my qualifications and experience provided to the Expert Panel on 26 June 2026.
9. This evidence responds to information on the service station sought in Minute 2 of the Mt Iron Junction Housing Development Expert Panel and comments under s53 of the Fast-track Approvals Act 2024 from Queenstown Lakes District Council

(QLDC), Otago Regional Council (ORC), New Zealand Transport Agency (NZTA), Crown Ministers and neighbours.

FAST-TRACK PANEL – MINUTE 2

10. In Minute 2 of 21 May 2026 at para 6(d) the panel sought the following additional information:

(d) *“While the Panel acknowledges that the consent petrol station is not part of the application before us, we would like to understand the relationship between the this and the application area, especially in terms of the relevant amenity and hazard issues;”*

The following paragraphs provide the hazard information about the service station.

11. A Caltex service station was consented through the underlying land use consent RM181471 on the site adjacent to the application site on what is currently Lot 1 DP 605028. The application plan set for the service station included the plan attached in **Appendix A** that shows the hazardous areas associated with the approved service station design.
12. This plan identifies the hazardous areas associated with the fuel (including LPG) delivery, storage and dispensing systems and the LPG bottle swap areas. These areas are located on the Junction Road side of the service station site or underneath the forecourt area on the north-eastern side of the service station building. The LPG bottle swap area is located to the south of the service station building. At it is closest the bottle swap area is approximately 40m from the nearest proposed residential boundary to the south-west. All of the hazardous areas associated with these systems are contained entirely within the service station site. The design of the service station mitigated the potential effect of hazards and contamination through the design of the fuel systems in accordance with AS/NZS 60079.10.1:2009.
13. Contamination risk from service stations is covered through WorkSafe hazardous substances regulations and petroleum storage codes (including HSNOCOP 44 and 45). These are intended to protect, people, property and the environment and cover risk sources such as underground fuel tanks and pipework, leak detection, monitoring and operational management. The service station design was in accordance with these standards.
14. The design for the approved service station included the use of a stormwater channel grate around the fuel tank fill points and the dispensers to collect stormwater from the forecourt area that may have been contaminated by fuel. This is to direct contaminated stormwater to a Humes API oil interceptor tank to separate

contaminants from stormwater. Detailed design and specifications of the proposed stormwater interceptor tank are to be provided as part of the building consent stage of the project. It is also proposed to install a Stormwater360 Stormfilter stormwater treatment device to treat all uncontaminated stormwater runoff from the proposed pavement areas before discharging to soakage¹.

15. RM181471 includes conditions of consent that cover the certification of the fuel storage and delivery systems to ensure compliance with the Hazardous Substances (Classes 1 to 5 Controls) Regulations 2001. As a result of these factors the previous application considered to result in less than minor effects on land, water and stormwater² to the extent that the discharge of treated stormwater from the service station site was a permitted activity under Rule 12.B.1.8 Regional Plan: Water for Otago.
16. Given these measures the service station is considered to not generate any hazard issues outside the service station site that would affect proposed uses of the application site.

QUEENSTOWN LAKES DISTRICT COUNCIL

17. The following section responds to the s53 comments from Queenstown Lakes District Council.

Landscape

18. Paul Smith's landscape evidence for the Applicant demonstrates that the fundamental difference between the Applicant and QLDC's landscape peer review is not whether Mt Iron is an important landscape feature, but rather how the receiving environment is characterised and the extent to which the site can absorb urban development. While Ms McManaway's Landscape Peer Review for Council concludes that the site retains a predominantly rural-living character and therefore has only moderate capacity to absorb development (Peer Review paras 42–48, 85), Mr Smith explains that the site is more appropriately assessed as a peri-urban environment, noting that both Ms Steven and Ms McManaway acknowledge the landscape is at least "peri-urban" or "transitional/peri-urban" in character (paras 24, 45). Mr Smith further notes that the site already contains a consented urban development under RM181471, including development densities greater than adjacent rural-residential environments, and that the Rural zoning and Urban Growth Boundary no longer accurately reflect the existing and consented context

¹ MSC Consulting Group Ltd – 27 September 2018 – Engineering Infrastructure Report for Caltex – Mt Iron Junction p5 – included as Appendix C to Application for RM181471

² Paterson Pitts Group – 31 October 2018 – Mt Iron Junction Ltd – Application for Land Use Consent Lot 5 DP 15016 – pp 31 -32

(paras 16, 22–23, 27–32). In this regard, Mr Smith concludes that the site has a moderate to high capacity to accommodate development while still protecting the key landscape values associated with Mt Iron and the eastern entrance to Wanaka (para 48).

19. In relation to concerns regarding urban expansion outside the Urban Growth Boundary and the loss of openness identified by QLDC (QLDC comments paras 2.5, 3.1.3, 3.8.3–3.8.4; Peer Review paras 44–48, 75–76), Mr Smith notes that the Urban Growth Boundary predates the Environment Court approved RM181471 consent and does not reflect subsequent urban development patterns in this locality (paras 27–32). He notes that the site is located west of the Cardrona River, which is identified in the Queenstown Lakes Spatial Plan as the urban extent of Wanaka, and that the consented development already establishes an urban form and density within much of the site (paras 28–31). Importantly, while QLDC places considerable weight on the retention of the consented Protected Landscape Area to maintain openness (Peer Review paras 7–8, 47), Mr Smith highlights that Condition 60g of RM181471 expressly contemplated the removal of that area once more intensive urban development was enabled, confirming that its protection was never intended to be permanent (paras 15–16). He therefore concludes that retaining openness for the purpose of preserving rural character is no longer the determining issue; rather, the critical question is whether the proposal continues to protect the prominence and sentinel role of Mt Iron, which it does (paras 17 and 48).
20. With respect to visual effects and the eastern gateway experience, QLDC's peer review concludes that the development may create moderate-high visual effects in close views and reduce the legibility of Mt Iron as a gateway feature (Peer Review paras 57–62, 81–82; QLDC comments paras 2.3, 3.1.4–3.1.5). Mr Smith disagrees with this assessment and considers that excessive emphasis has been placed on short-duration, close-range views from SH6 and SH84 (Smith paras 59–71). He notes that the visualisations prepared for the application demonstrate that Mount Iron will remain the dominant landform and visual focus when approaching Wanaka, with the proposed development sitting comparatively low within the foreground and below Mount Iron's defining skyline and rock outcrops (paras 64–67). He accepts that some views of the toe of Mount Iron will be interrupted, but observes that this effect would also occur under the existing consented development and through future vegetation growth that is otherwise unrestricted by consent conditions (paras 70–71). As a result, Mr Smith maintains that visual effects range from very low to moderate and that Mount Iron will continue to be experienced as the dominant landscape feature at the entrance to Wanaka (paras 71–72).
21. Overall, Mr Smith concludes that the proposal will not adversely affect Mount Iron's physical landscape values, natural character, visual prominence, memorability or

landmark qualities (paras 84–88). Importantly, both Mr Smith and Ms McManaway agree that the proposal will not dominate Mount Iron and that any adverse effects do not rise to a level of significance (paras 81–83, 89; Peer Review paras 80–82, 87). The principal difference is one of degree, with QLDC assessing effects as moderate and Mr Smith assessing them as low to low-moderate due to the peri-urban context, consented development, comprehensive landscape treatment and retention of Mount Iron's dominance within the wider landscape (paras 48, 82–89). Accordingly, Mr Smith's evidence supports the conclusion that the development represents an appropriate and logical extension of urban development at Wanaka's eastern edge, while maintaining the key perceptual values that underpin Mount Iron's role as a landmark and gateway feature.

22. The proposal is not fully consistent with the avoidance-based direction of Policy 6.3.2.1 of the Proposed District Plan, which seeks to avoid urban development within the Rural Zone. However, when assessed against the broader objectives and policies of Chapter 6, the proposal is considered to be generally consistent with the outcomes sought. The site is located within a modified environment adjoining the existing urban edge and has been assessed by the applicant's landscape evidence as having the capacity to accommodate development without materially diminishing rural character, visual amenity, landscape values, or the wider open character of the Upper Clutha Basin. The proposal is consolidated adjacent to existing urban development, avoids dispersed or ribbon-style expansion, utilises existing access infrastructure, incorporates landscape mitigation and indigenous planting, and does not physically encroach upon or modify the Mount Iron Outstanding Natural Feature.
23. It is acknowledged that the Council's planning and landscape peer review evidence reaches a different conclusion. In particular, para 4.3.3 of Mr Fuller's Planning Technical Memo records Ms McManaway's opinion that the site's peri-urban character and ability to absorb development has been overstated and that the proposal may result in moderate landscape effects and moderate-high visual amenity effects, leading to a conclusion that the proposal is at least inconsistent with the relevant Chapter 6 policies. That conclusion is based on a differing assessment of the receiving environment and the significance of landscape and visual effects. The key issue is therefore the weight to be given to competing landscape evidence regarding the site's character, landscape capacity and relationship with the Mount Iron ONF. The Applicant's landscape evidence considers the proposal does not result in the adverse landscape and rural character outcomes that Policies 6.3.2 and 6.3.4 seek to avoid. On balance, while there is acknowledged tension with the Rural Zone urban development avoidance provisions and a clear difference of expert opinion regarding landscape effects, the proposal can reasonably be regarded as generally consistent with the intent of the Landscape and Rural Character objectives and policies of Chapter 6.

Urban Design

24. The urban design comments of Council's peer reviewer (Corrinne Frischnecht) have been considered and responded to by David Compton-Moen on behalf of the Applicant.
25. The urban design concerns raised by QLDC are considered to be largely matters of refinement rather than fundamental objections to the quality or appropriateness of the proposed development. Significantly, the Urban Design Peer Review concludes that the proposal already demonstrates a quality urban design outcome, including housing diversity, strong onsite amenity, passive surveillance, retention of views to Mount Iron, and internal pedestrian connectivity, and that it is capable of achieving an acceptable urban design outcome through detailed design development and consent conditions. The Peer Review also accepts the proposal's contribution to housing supply and affordability, including the provision of land for 13 affordable dwellings through the Queenstown Lakes Community Housing Trust arrangement.
26. In relation to the site's prominent gateway location and interface with State Highways 6 and 84, the Council's concerns focus on the treatment of visually prominent building elevations, landscaping, and the screening of parking areas. These comments do not challenge the overall development pattern or urban structure, but instead seek additional architectural articulation and enhanced landscape treatment. The Applicant's urban design assessment³ and associated visualisations considered by the Peer Reviewer demonstrate that building form, varied housing typologies, landscaping, and view retention have already been integrated into the design response. The matters identified by QLDC can appropriately be addressed through final design detailing and landscape certification conditions, as recognised by the Peer Reviewer's conclusion (para 71) that the proposal is capable of achieving an acceptable urban design outcome.
27. With respect to connectivity and active transport, both QLDC's overarching comments and the Urban Design Peer Review acknowledge that the proposal provides a pedestrian- and cycle-friendly internal environment, including an extensive internal footpath network, shared paths, open-space connections, and direct links to the Mount Iron Reserve trail network. The principal urban design concern is the absence of active transport connections to connect the site to Three Parks, Wanaka and Albert Town. This issue is addressed later in this evidence, in the evidence of Andy Carr and through recommended conditions.

³ Appendix B to Substantive Application.

28. Overall, the Council's comments and Urban Design Peer Review support the conclusion that the proposed development is fundamentally well designed and would provide a high level of residential amenity, housing diversity, affordable housing outcomes, passive surveillance, open-space integration, and a coherent neighbourhood structure. The issues identified by QLDC relate primarily to optimisation of landscape treatment, architectural detailing, pedestrian prioritisation within parking areas, cycle parking provision, and wider active transport connections. These matters are appropriately addressed through proposed conditions and detailed design stages and do not detract from the underlying conclusion that the development represents a logical and well-functioning urban form capable of achieving a high-quality urban design outcome.

Transport and Active Transport Connections

29. Council's comments in section 3.3.6 - 3.3.11 of the covering memo relating to internal traffic layout, based on the Stantec transport peer review, notes a high level of compliance with District Plan standards with some areas identified for amendment. The Land Development Engineering memo is consistent with this approach and recommends appropriate conditions of consent to achieve these outcomes (specifically in subdivision condition 9(f – j)). Amendments to these conditions to correct areas of non-compliance have been proposed and accepted by the applicant.
30. Mr Carr in his evidence comments on the more technical transportation components from the transport peer review and from Council's Property & Infrastructure Team. In relation to these Mr Carr concludes (at para 122 of his evidence)" in large part I consider that these can be addressed through the detailed design of the transport infrastructure, and through engineering approvals." I agree with this statement.
31. Two of the comments from neighbours (Laird and Smeets and Barham and McFarlane) raise concerns that parking provided within the development will not be sufficient. As mentioned in Mr Carr's evidence the carparking ratio for the development is 2.1 car park spaces per unit. This parking ratio is supported by para 4.2 of Stantec's transport peer review.
32. The Stantec peer review (para 5.2.2) considers that two accessible carpark spaces should be provided within the public carpark 2 (Lot 902) to align with NZS4121:2001 'Design for Access and Mobility – Buildings and Associated Facilities' and Council have proposed an amendment to the conditions of consent to include an additional accessible carpark space in this carpark. Mr Carr (in para 72) disagrees and considers that the carpark is not associated with any particular land use and will largely be used by visitors to the residential components of the development. Mr Carr considers that one accessible space would be appropriate. On this basis

Council's recommended condition to provide an additional accessible space in carpark 2 is not supported.

33. The issue of the parking standard for the units that are to be identified as being suitable for Residential Visitor Accommodation (RVA) is raised in para 5.2.1 of the Stantec transport peer review. This paragraph suggests that a condition of consent be developed that identifies which units may be used for RVA to ensure that these units have carparks designed for Class 2 users who are unfamiliar with the carpark. This issue is also identified in the Land Development Engineering memo, however that memo (at para 4.1.3.9) states that up to 80% of the units could be used for RVA and so recommends that all parking be designed for Class 2 (unfamiliar users). In fact the proposed consent notice (**Appendix B** draft subdivision condition 9(o)) limits RVA to only 20% of the residential units. Para 5.3(iii) of the Property & Infrastructure memo also requires parking areas to be designed to meet Class 2 standards. To address this issue draft condition 9(o) is now proposed to require identification of which units may be used for RVA at the engineering approval stage. This condition requires the identification of which of the units (max 20% or a total of 50 units) are capable of being used for RVA and requires all these units to have carparks designed to Class 2 user standards.
34. In paras 83 – 86 and 90 – 97 of Mr Carr's evidence he discusses comments in the Property & Infrastructure memo (paras 5.2 (i – iv) on the internal cycle and pedestrian network and connections to future public transport stops on the state highways should a public transport system become available in Wanaka (also mentioned in the ORC comments at paras 71 – 72 and comments from the ORC's Transport Team). His conclusion is that these are matters that can be designed and confirmed at the detailed engineering design stage as there are differences in opinion on the application of some of these standards and these can be resolved through the detailed engineering design and engineering approval stages of the project. Mr Carr has also considered public and private bicycle storage within the site (paras 73 – 77) and concludes that there is ample cycle parking provided by the development and therefore there is no reason to conclude that cycling within the development would be reduced by a lack of cycle parking within the development.
35. The comments from NZTA, all QLDC comments, the QLDC transport peer review and the ORC's Transport Team discuss the benefits of active transport connections from the site along the closed road that forms the site's south-western boundary, then westwards along SH84 to the Sir Tim Wallis Drive underpass (this is in addition to the proposed connection from the development to the trail network in the Mount Iron Reserve). QLDC's Property & Infrastructure team at para 5.2(vi) consider the track around the base of Mount Iron to be unsuitable as an active travel route for commuter cyclists due to demand generated by this development and reliance on

this route does not provide for safe, inclusive or integrated access. These comments also seek a connection from the northern tip of the site along the western side of SH6 to the Aubrey Road/SH6 intersection.

36. Mr Carr in his evidence (paras 44 – 62) considers these options. At para 50 he considers it is technically feasible to form a 3m wide shared path along the closed road that forms the site's south-western boundary (the basis of a suitable track already exists for this length and in an appropriate location), then on the northern berm of SH84 as far as the edge of the sealed path northwest of the Sir Tim Wallis Drive underpass. This is a distance of approximately 1km. Mr Carr (at para 54) considers that a 3m wide unlit fine gravel surface would be sufficient for commuter traffic.
37. **Appendix C** to this evidence includes a preliminary costing prepared by Patersons for this track. This estimate concludes this track would cost approximately \$250,000 (incl. GST). On the basis of this estimate, and the significance placed on the track by the organisations providing comments, the applicant is prepared to offer a financial contribution for the cost of constructing this shared path. This financial contribution is secured by an offered condition of consent that will require the payment of this amount to be paid for the formation of the path once certification of the stage of the Development that creates the 50th residential lot has been received pursuant to section 224(c).. The condition provides for a working group to be set up (from affected stakeholder groups) to determine who is responsible for the design, implementation, construction and ongoing maintenance of the track.
38. In paras 57 – 62 Mr Carr considers that a connection from the site to the north would not be warranted as there are no major trip generators in this direction and that this connection would not address an effect associated with the proposed development (para 59). In para 60 Mr Carr notes that shared routes along the highway frontages of the site would not be warranted by demand and as there are short, more direct and more attractive routes within the site. I concur and note that in places the site boundary is close to the edge of the seal or is constrained by stormwater channels in places so construction of paths in these locations would potentially be problematic.
39. While Mr Carr considers the connection to the north to be unnecessary the offered condition enables the contribution to be used on either the northern or the western connections or both.
40. With these change it is considered that better connection to the active transport network now proposed meet Objective 29.2.1 of the PDP as this better provides for all active transport modes, contribute towards addressing the effects of climate

change by reducing dominance and congestion of vehicles, as well as enabling the significant benefits of public walking and cycle trails.

41. Transport comments from Mr Carr (in the external transport assessment within the application – Appendix K1), NZTA comments, the Stantec transport peer review and the covering letter with Council's comments and some of the submissions from the neighbours all note that the SH6/84 and Riverbank Road roundabout, while recently constructed, is likely to reach capacity within five to seven years, even in the absence of any development on the subject site.
42. NZTA's position (at paras 2.2 and 4.3) is that wider network growth is resulting in congestion at the roundabout but that the Project will add additional demand at the roundabout, so will have a tangible impact on the roundabout, particularly in the evening peak. In para 4.4 NZTA acknowledges that capacity improvements to the existing roundabout may be required and that these upgrades are not identified in any transport funding programme and so are unlikely to be prioritised or delivered to mitigate transport network capacity constraints arising partially from the development.
43. At NZTA's para 4.6 comments that improvements to the roundabout would likely be a partial or full second circulating lane being added to the existing roundabout. Paras 2.2 and 4.5 seek a contribution based on an agreed proportional impact on the intersection.
44. This has been considered by the Applicant and as a result they are prepared to offer a financial contribution to NZTA of 9.9% of the cost of a roundabout improvement scheme. The basis for the 9.9% contribution is set out in para 34 of Mr Carr's evidence. The 9.9% figure is based on the expected traffic flow of 2,578 vehicles in a weekday evening peak hour at the roundabout in 2035 (a 10 year design life) without the proposed development. Table 9 of the External Traffic Assessment (Appendix K1 to the fast-track application) forecast the development would generate 255 new vehicle movements. The 255 new vehicle movements in the critical evening peak hour period represents an increase of 9.9% over the expected traffic flows without the development.
45. The applicant is prepared to offer a financial contribution of \$350,000 toward the proposed roundabout upgrade. This offer is secured through a draft condition of consent. This consent condition requires this payment to be made prior to the occupation of 50 residential units on the site. This is a condition of subdivision consent so this payment must be made at that time otherwise the 224 certificate and therefore titles will not issue for any further subdivision after the occupation of the 50th residential unit.

Noise and Vibration

46. The covering memo from QLDC (paras 3.4.1 – 3.4.3) considers that noise from the development is similar to the existing noise environment and will not cause unreasonable disturbance or annoyance outside the application site. Road noise will be noticeable for the units closest to the highways but is proposed to be mitigated by specific building design. This approach is supported by conditions of consent that are largely agreed between the acoustic engineers (Mr Exeter for QLDC and Ms Satory for the applicant) and by NZTA in relation to noise from the highway (para 8.1). That paragraph supports the proposed wording of conditions to manage noise arising from adjacent state highways.
47. Ms Satory in her paras 17 – 21 responds to the comments on noise from adjacent landowners.
48. Overall, I concur with para 3.4.3 of the QLDC covering memo that noise and vibration effects are appropriately managed through the proposed conditions of consent and as a result the development will not cause unreasonable disruption to neighbouring sites or within the development.

Recreation and Open Space

49. I have reviewed the recreation and open space memo from QLDC. There is no disagreement with the sections of this memo covering the provision of reserves (paras 4.1 – 4.14). The active travel components of the report have been discussed previously in this evidence.
50. As requested in para 4.21 street plantings are the subject of a review and acceptance process that will enable all plantings and assets in parks and roads to be reviewed and accepted, see draft condition 10(a – k). Council's suggested changes to this draft condition were mostly accepted by the applicant.
51. Mr Harrison's point (para 4.23) about the interface between the service station and the playground open space on reserve Lot 801 has been noted and Mr Compton-Moen's landscape design and urban design evidence acknowledges that the final landscape design can further refine this edge. Council has requested an amendment to the conditions of consent to achieve this outcome. This is reflected in the amended subdivision condition 10(c) (see **Appendix B**). This condition requires: *The landscape plan shall clearly show detail of the interface between the consented service station and Lot 801 to ensure a high level of amenity and safety is achieved.* This amended condition has been accepted.

52. Para 4.22 of Mr Harrison's recreation and open space memo requests that buildings on Lots 1 -26 be setback 2m from the Mount Iron Reserve boundary. The justification for this is limited to "*ensure users of the Mt Iron Reserve are not unduly impacted by the built-form and dominance of the development*". The requested setback is not possible due the size of the lots and the proposed houses and the need to maintain adequate separation between the front of the houses and the roads and the property boundary and the garage door in order to provide sufficient space for onsite parking. While it is not possible to provide the requested 2m it is possible to make some adjustments to provide for a 1.5m setback. This setback also achieves the requested fire separation. The requested condition (with the 1.5m setback) has been incorporated as a condition (12) on the land use consent, rather than as a consent notice condition as originally, but incorrectly, requested.
53. Fencing and landscaping along the reserve boundaries (para 4.24) has been designed to provide an attractive, visually permeable boundary treatment that provides some privacy for residents without dominating reserve users and this will be constructed as part of the development. A consent notice to achieve this outcome was proposed in the draft conditions contained in Appendix Q to the application. – condition, now draft condition 53(a) *All boundary fences along or adjoining any areas of reserves shall be no greater than 1.5 metres in height and shall be no less than 50% visually permeable*. The requested fencing covenant condition has been included as subdivision condition 56.

Infrastructure and Earthworks

54. Council's comments in section 3.6 of the covering memo relating to three waters servicing are consistent with the assessment contained in the Infrastructure Report for the Fast-track application. Specifically for stormwater, that subject to detailed design and Council's Engineering Approval and Acceptance processes, it is feasible to dispose of stormwater to ground onsite as proposed. Para 4.2.4.1 of Lynette Overton's memo confirms the suitability of the approach, as does para 7.3 of Robert Galvin's memo. The same memo at para 6.4 provides criteria for the detailed design, future assessment and future ownership of the stormwater system by Council through the Engineering Approval and Acceptance process, particularly around the delineation of which components of the stormwater system will be privately owned and which will be vested in Council. This is the normal approach to stormwater in Wanaka. The proposed conditions on stormwater as agreed by Council (**Appendix B** to this evidence) – primarily condition 9(d) provides for this system and this approach.
55. Potable water supply to the development is covered in para 6.3 of Mr Galvin's memo from Council's perspective as infrastructure owner and responsible for network

capacity and maintenance and also in para 4.2.2 of Ms Overton's memo for specific unit/lot connections. From a network perspective Mr Galvin's para 6.3 confirms that the approach for potable water is acceptable, subject to detailed design and easements and Ms Overton's para 4.2.2 confirms there is capacity in the system to service the site and each unit is to be provided with a water connection. These outcomes are to be achieved through standard conditions of a subdivision consent relating to the water supply network, fire hydrants and connections as confirmed in para 3.6.4 of the covering memo.

56. Mr Galvin's memo para 6.2 confirms there is capacity in the existing wastewater network for the development, that the proposed wastewater network is to be designed and constructed in accordance with Council's Land Development and Subdivision Code of Practice and that all wastewater infrastructure is to be vested in Council. Ms Overton's memo covers the relocation of the existing wastewater reticulation in the north-western part of the site and conditions are proposed to ensure each lot has a wastewater connection. The proposed design and draft conditions (primarily condition 9(c)) achieve this outcome. This finding is consistent with the Infrastructure Report, the concept engineering design provided in the application (Appendix F) and para 3.6.5 of the Council summary comments.
57. Ms Overton's memo is consistent with the Infrastructure Report, confirms that power and telecommunications will be available and connections to each unit conditioned to be installed as part of the subdivision consent.
58. Para 4.3.2 of Ms Overton's memo confirms that the proposed earthworks are required, appear to blend into current ground levels at the site boundaries and that there will be no adverse effects associated with the earthworks. The draft conditions proposed provide for environment management, as do conditions of the ORC land use and discharge consents.
59. There are no differences between these findings and the applicant's engineering design and assessment.

Wildfire Risk

60. To respond to comments on wildfire risk (including Casey, Smeets and Laird, Morgan, Miles, Ryan and Johnson) as well as from QLDC (primarily memo from Lynette Overton para 4.4.2) the applicant has engaged Jamie Cowan from Wildfire Management NZ. Mr Cowan is currently overseas and has had limited availability due to his travel schedule but has been able to provide the following comments and is able to provide further, more detailed assessment once he returns on 15 July if required:

"I consider this site to be of low risk to the threat of wildfires. The reasons for this are as follows:

- *It is not upslope from any potential wildfire*
- *it is not on Mt Iron,*
- *it is well separated on the northern boundaries from the continuous flammable kanuka scrub apart from a very small area to the rear of Lot 25*
- *it has no areas of continuous flammable vegetation on the other boundaries*
- *it has excellent access and egress for people escaping any fire and emergency responders arriving*
- *It has excellent access to reticulated water supplies*
- *It is within 3km of the Wanaka fire station*

It could be subject to ember attack in the event of a large fire on Mt Iron in a northerly wind, as is much of Wanaka.

Any fire starting within the development is unlikely to spread onto Mt iron except off Lot 25 as long as the current approximately 15m vegetation clearance is maintained along the northern boundary. (It would be beneficial if Lot 25 could have a similar veg clearance of 15m, like all the other Lots, however as this is only one Lot the risk is minimal)

The following are observations from the limited information I am able to see on the plans:

- *The landscaping appears minimalist with limited vegetation around the units. This could be improved by following the FENZ landscaping principles for Zone 0. (Appendix D)*
- *By ensuring any area with 1.5m of any building and attached timber deck is clear of flammable vegetation and material such as mulch, bark chips or other flammable material.*
- *Given the type of open urban development, with limited other plantings, I consider the Zone 1 & 2 principals are largely met or not relevant.*
- *Any outdoor fire such as braziers or outdoor fires should be avoided.*

In summary, the risk from a fire on Mt Iron impacting on this development is low. There is a risk from a structure fire within the development sending embers onto Mt Iron and igniting the vegetation. As covered above I consider this to be unlikely and no higher from this development than from every other structure within 30 to 50m of Mt Iron. Given the close proximity to the Wanaka fire station and the vegetation

clearance discussed above, I consider the risk to be managed to an acceptable level."

61. It is proposed to include the 1.5m separation of the buildings on Lots 1 -26 from the Mount Iron Reserve boundary as a condition of consent (See draft QLDC land use conditions – **Appendix B**) to ensure the second bullet point of para 32 can be achieved.
62. Mr Cowan's experience from Wildfire Management NZ's website is:
 - *"Jamie has been involved in wildfire management for over 18 years in numerous operational and training roles. Starting out with the Department of Conservation in 2006 as a Fire Fighter, Rural Fire Officer and Fire Investigator. Jamie left the Department to take up a Deputy Principal Rural Fire Officer role for the Otago Rural Fire Authority which he held for 3 years before starting his own business, Wildfire Management NZ. Jamie was a member of Fire and Emergency NZ's National Incident Management Team (NIMT), from 2014 to 2022 when they were disbanded.*
 - *Through Jamie's involvement in the wildfire incident management space, he has been involved in many of the larger fires within NZ over the past decade. As a wildfire management specialist, Jamie utilises his knowledge not only within his own business but as a contractor to FENZ, providing fire investigation services, wildfire risk assessment and mitigation, Incident Management training and fire behaviour analysis.*
 - *Jamie has been involved in the wildfire investigation space since 2010 and has had the privilege of investigating NZ largest and most damaging wildfires in the past decade. Namely Port Hills 2017 (including attendance at the high court as an expert witness), The Pigeon Valley and Nelson fires 2019, and the Lake Ohau fire 2020.*
 - *Jamie, has a wealth of national and international experience with ten international deployments since 2012 in firefighting and all IMT roles except Logistics. Jamie's qualifications include, NZ Certificates (Level 5) Vegetation Fire Management, Level 2 Fire Investigation, Canadian Advanced Fire Behaviour S490, and an Advanced Diploma in Fire Investigation via the Canberra Institute of Technology.*
 - *Jamie has extensive working knowledge of Incident Control Systems, including the New Zealand Coordinated Incident Management System (CIMS), Canadian Incident Command System (ICS), Australasian Inter-Service Incident Management System (AIIMS) and the National Incident Management System (NIMS)."*

Subdivision Scheme Plan

63. Paras 1.4, 4.5.4 and 4.5.7.4 of Ms Overton's Development Engineering memo notes that Lot 203 is shown as a Jointly Owned Access Lot in the right hand table on Sheet 100 but is not amalgamated with any other lot. The inclusion of Lot 203 in the table as a Jointly Owned Access Lot is incorrect as Lot 203 is not intended to be a jointly owned access lot, it is intended to remain in the ownership of Mt Iron Junction. An updated scheme plan set is appended to this evidence (**Appendix E**). As this change is a revision the entire scheme plan set has been updated to Revision 6, although the only change has been to remove reference to Lot 203 as a Jointly Owned Access Lot and include it in a separate row of the table to be retained by Mt Iron Junction. Lot 203 is not proposed to be amalgamated with any other lots so does not need an amalgamation condition.

Strategic Direction

64. The assessment contained in Mr Fuller's QLDC planning memo on the District Plan Objectives and Policies has been reviewed. It is noted that assessment considered that the project is *"inconsistent overall with the strategic direction of the Proposed District Plan, particularly Chapters 3, 4, 6, and also Chapters 21 and 29. In summary, the proposal would introduce substantial urban development outside of the Urban Growth Boundary, create landscape and visual amenity effects in the Mt Iron ONF environment and upon the perceptual values of Mt Iron, and does not demonstrate the level of integration, accessibility, and active transport connectivity required for a well-functioning urban development."*
65. The application noted that the application was for urban development outside the Urban Growth Boundary and therefore inconsistent with the Strategic Direction framework in Chapter 3, including Objectives 3.2.2 and 3.2.2.1, however this assessment considered that the proposal does not defeat or frustrate the outcomes sought for strategically managed and integrated urban growth. The site is contiguous with the existing urban edge and forms part of a modified peri-urban gateway environment influenced by established residential, commercial and transport infrastructure. Development is consolidated within a defined site and does not result in detached, sporadic or sprawling expansion into intact rural landscapes, consistent with Objective 3.2.2.1(e).
66. Chapters 3, 4 and 6 of the District Plan seek coordinated growth that avoids fragmented expansion, protects rural and landscape values, and achieves compact and well-functioning urban environments. The proposal is not consistent with Objective 4.2.1 Urban Growth Boundary however the application is not inconsistent or frustrate the strategic intent of the containment, protection of rural character, or maintenance of outstanding natural feature values objectives and policies.

67. Paras 22 -23 of this evidence contain an assessment against the Chapter 6 Landscape and Rural Character Chapter of the Proposed District Plan. It is important not to place undue reliance on the characterisation of the site as "peri-urban" to diminish the relevance of the Rural Zone and Rural Character Landscape provisions. The Council's planning and landscape reviewers consider the site's peri-urban character and associated development capacity to be overstated (although I note that Ms Steven for the Morgan Family Trust also characterises the site and surroundings as peri-urban, noting that the site remains Rural Zoned, is subject to the Rural Character Landscape overlay, and retains characteristics more closely aligned with a rural living environment than a genuinely urban setting. While the surrounding development context is relevant, it does not negate the policy objective of maintaining rural character and visual amenity values in this location.
68. As mentioned in previous paragraphs the application has been modified to include a financial contribution for the construction of an active transport link which links the development to the Wanaka urban area and Three Parks and so provides better connections for commuters, to schools and commercial and recreational opportunities. This enables more consistency with the Chapter 4 and 29 (Transport) objectives and policies.
69. Previous sections of this evidence include an assessment of the risks to the development from wildfire and concludes this risk is low. As a result it is considered that the application is not contrary to policies of the Natural Hazards chapter (Chapter 28) of the District Plan.

Removal of Covenant Conditions

70. Paras 6.1 and 6.2 of the Council planning memo (prepared by Jeff Fuller) notes that the variation to the underlying land use consent RM181471 would remove all the previously consented development with the exception of the service station. He notes there is no significant disagreement about the use of a variation to reduce the scope of a consented development, however he raises a concern about the removal of the condition that requires a Protected Landscape Area at the southwestern end of the site and in para 6.3 requests an examination of whether there has been a change of circumstance that has rendered the condition of no further value.
71. I consider that there has been a material change in circumstances since the granting of RM181471 to justify the variation of the conditions. The receiving environment around the site has continued to change and the Project has been listed in Schedule 2 of the FTA. The Applicant's legal submissions cover this point further in regard to the tests for changing consent conditions.

Draft Conditions

72. The draft conditions proposed by QLDC have been reviewed, where appropriate these have been accepted, where beneficial these have been adapted or relocated within the consent documents. **Appendix F** contains the table included as Appendix 9 to Council's comments with comments from the applicant about each of the proposed conditions.
73. The ORC also provided draft conditions splitting the original consolidated conditions into land use for the residential earthworks component and discharge consent from the residential earthworks. These sections are the conditions that are to be administered by the ORC. There is almost complete agreement on the draft conditions with only some minor correction amendments proposed from the ORC's amended draft. These conditions are included in **Appendix B**. This appendix also has explanations on the reasons for the acceptance, rejection or amendments to the draft conditions shown as tracked changes.

OTAGO REGIONAL COUNCIL

74. I have reviewed the ORC's s53 comments and agree with the assessment in section 3 (para 17 – 26) that the positive effects listed in para 17 are likely to arise from the proposal, that these effects are of regional significance (para 23) and that the development project, when assessed as a whole, is likely to provide significant regional benefits for the purposes of the FTAA (para 26). These findings are consistent with the conclusions drawn in the substantive application (pp 90 – 92).
75. The ORC's assessment (paras 35 -36) confirms the matters of consent applied for from the ORC in the substantive application. I also note para 36 agrees with the assessment of the relevant rule of the Regional Plan: Water for Otago, the Regional Plan: Air for Otago and the Regional Plan: Waste for Otago.
76. The review confirms that land use consent is required for earthworks for residential development and discharge of sediment into water or onto or into land where it may enter water associated with earthworks for residential development. Both these elements require approval as restricted discretionary activities under Rule 14.5.2.1 of the Regional Plan Water. As a restricted discretionary activity discretion is limited to the matters set out in para 38 (p7), I agree with the assessment in para 49 (p9) that the effects of the earthworks elements have *“been appropriately avoided, remedied or mitigated by the measures proposed by the Applicant.”*
77. I also agree with the policy assessment in Section E of the ORC's comments (paras 50 – 67), the conclusion (limited to the matters the ORC has assessed) that the application will meet the sustainable management purpose of the Resource

Management Act 1991 (RMA) (paras 75 and 76) and Section H covering the sections of the RMA that direct decision-making (para 78).

78. I have reviewed the ORC's proposed amendments to the draft conditions provided in the substantive application. I agree with the way the ORC have split the conditions into the conditions associated with the land use consent for residential earthworks (RMFT26.001.01) and the discharge permit for residential earthworks (RMFT26.001.02) for ease of administration. This also separates the conditions administered by the ORC from those administered by QLDC.
79. There is almost complete agreement with the ORC on the draft conditions. These amended draft conditions are included in **Appendix B**. Several reference corrections are shown in green (additional text is shown underlined and deletions are shown in ~~strike through~~) to land use consent condition 2. In condition 3 I have suggested a five year duration for the earthworks component, rather than the three years proposed. This amendment is to allow sufficient time for the works to be completed given the scale of the development, possible market conditions, road sealing seasons and grass strike etc. The only other change proposed is the suggested removal of condition 13 that limits works to only two concurrent earthworks stages. It is proposed to remove condition 13 as this site presents a low environmental risk due to its flat topography, highly permeable subsoils, and the absence of sensitive receiving environments in close proximity. Also the EMP provides appropriate erosion and sediment controls to minimise the discharge of sediments to surface water. Imposing a restriction limiting earthworks to no more than two stages at any one time is therefore considered unnecessary and overly restrictive. Such a limitation is not proportionate to the level of risk and may constrain efficient construction sequencing without delivering a commensurate environmental benefit.
80. The only change to the draft conditions proposed for the discharge permit were the corrections of the referencing in conditions 2 and 11.

NZ TRANSPORT AGENCY

81. Most of the matters raised in the NZTA s53 comments have been responded to in the transport evidence of Andy Carr. These comments relate specifically to the elements with a planning focus.
82. As discussed previously (in paras 29 – 33) a result of the comments in paras 4.5 and 4.6 of NZTA's comments a financial contribution condition of \$350,000 is offered towards improving the capacity of the existing roundabout. The financial contribution is preferable from the Applicant's perspective to the staging of development until capacity in the roundabout has been added to accommodate the expected vehicle generation of the proposed development and the associated timeframe uncertainty.

The timeframes for completing the additional capacity would almost certainly be outside the timeframes expected for the delivery of this project and those anticipated for a fast-track project. I note para 4.4 of NZTA's comments lend weight that conclusion.

83. Without a design of the second circulating lane it is difficult to confirm whether this would impact on the development or whether the development would impact on any potential upgrade.
84. The statement in para 4.8 confirming NZTA intend to uplift Area B of Designation 184 is noted.
85. NZTA's comments seeking active transport connections has been discussed previously (paras 29 -40) of this evidence.
86. The comments in paras 6.1 and 6.3–6.4 on stormwater disposal have been reviewed by the engineers from Patersons who agree that the Engineering Approval process (which is normal for developments that include QLDC infrastructure) has been offered through the draft conditions and this will confirm infiltration rates for individual soakpit locations and that specific soakpit design and sizing for each soakpit location. As a result there will be no effect from stormwater from the site on the highway in all rain events up to the 1 in 100 year storm. This achieves the outcomes sought by para 6.4 of NZTA's comments.
87. The comment in paras 6.2 regarding the impact of super design events (events greater than 1 in 100 year event) have also been reviewed by the engineers from Patersons. This design will provide soakage and storage containment for events up to the 1 in 100 year event and result in negligible flows going to the NZTA highway which meets and notably exceeds the requirements of QLDC for pre and post development off-site flow neutrality. In a super design event, example the 1 in 250-year event, the on-site storage will be used up and the limited combined 0.27m³/s soakage to ground will be well exceeded. Further calculations indicate that 250-year predevelopment flows to the highway soak pits combined will be 0.65m³/s, and in the post development scenario this will increase to 1.3m³/s, an increase of 0.65m³/s or double predevelopment flows. However, this finding relies upon the predevelopment losses in the 250 year event being the same as those for the more frequent events, in reality this is not the case as during significant return period events the existing predevelopment catchment would become fully saturated, and the curve numbers or runoff coefficients would increase to those of a near impervious surface (CN 95-98 etc). In the difference between the 100 year and 250-year events, the catchment predevelopment would act very similar to a fully or close to fully impervious area, on this basis there would be little to no difference or increase

in flows to the highway in a super design event between the existing pre development and post development scenarios.

88. NZTA's comments about landscaping (Section 7 paras 7.1 and 7.2) are noted and agreed with. As are the comments on the mitigation of noise in Section 8 (para 8.1).

NEIGHBOURS

89. The issues raised by the comments from the Old Racecourse Road neighbours have mostly been addressed in preceding paragraphs. The subsequent paragraphs respond to specific comments and issues. These issues are also addressed in the evidence of Mr Compton-Moen (paras 28 – 41).
90. Vida Laird and Luke Smeets – the development provides for 250 residential units, 263 was the number of units anticipated when the Mt Iron Junction development was listed as a fast-track project. The number of units has been refined to 250 through the detailed design process. The fast-track process does not rezone the subject site but if approved would authorise the project despite the underlying Rural zone or the adjacent Large Lot Residential A zone and the associated zone standards. While the development differs from the site and the zoning of adjacent sites the adverse effects associated with the project are avoided or mitigated to a level that is considered acceptable in the circumstances. Accordingly, it is concluded that the proposal represents an appropriate and well-managed form of urban development in this location that is consistent with national direction.
91. CM Morgan and JC Morgan Family Trust - Ms Steven's comments for the Trust principally raise concerns regarding the site's location outside the Urban Growth Boundary, the loss of openness within the gateway landscape, and the effect of urban development on views of Mt Iron and the wider landscape character. These matters have been addressed through the planning and landscape evidence, including the evidence of Mr Smith. While I acknowledge Ms Steven's opinion that the site continues to exhibit important open space characteristics and has only moderate capacity for urban development, I consider greater weight should be given to the actual receiving environment, the consented environment established through RM181471, and the site's peri-urban character. As discussed earlier in my evidence, the proposal does not adversely affect the physical values or prominence of the Mt Iron ONF, does not result in isolated or sprawling urban development, and represents a logical extension of the existing urban edge notwithstanding its location outside the current Urban Growth Boundary (refer Landscape and Strategic Direction sections above).
92. Ms Steven also raises concerns regarding compatibility with the surrounding urban form and the proposition that the proposed density and built form are more

characteristic of a larger urban environment such as Three Parks. While the proposal adopts a more compact urban form than surrounding Large Lot Residential and rural residential developments, this is an intentional response to the need to provide additional housing supply, housing diversity and more affordable housing outcomes within Wanaka. The urban design evidence and QLDC urban design peer review both recognise that the proposal is capable of achieving a high-quality urban design outcome and already incorporates housing diversity, substantial open space, pedestrian connectivity, passive surveillance and retention of views towards Mount Iron. In my opinion, the presence of a differing urban typology does not make the development inappropriate in this location, particularly where it is comprehensively master planned, supported by infrastructure and integrated with the surrounding environment.

93. In relation to the concerns regarding effects on the Morgan property at 33 Old Racecourse Road, I acknowledge the issues raised regarding outlook, privacy and the proximity of proposed residential units. However, these matters must be considered in the context of the proposed residential use of the site, the proposed landscaping, building setbacks and the detailed urban design response. The proposal has already been refined through the design process and conditions of consent provide further opportunities to ensure landscape treatment and residential amenity outcomes are appropriately achieved. Having considered the matters raised by Ms Steven, together with the urban design, landscape and planning evidence, I do not consider that the effects on neighbouring residential amenity are of a magnitude that would warrant declining the application, nor do they alter my overall conclusion that the actual and potential adverse effects of the proposal can be appropriately avoided, remedied or mitigated through the proposed design and conditions of consent.
94. Ian and Lois Miles – fire comments have been addressed in previous paragraphs.
95. Gordon Lang and Janet Lang – Infrastructure capacity has been investigated within the application, specifically the Infrastructure Report (Appendix J) and the technical memo from Robert Galvin of QLDC's Property and Infrastructure Team. That memo confirms that wastewater capacity constraints are not anticipated (para 6.2(iii)) and for water supply the memo (para 6.3) comments that given "*the scale and capacity of the trunk infrastructure supply is not considered a constraint, subject to appropriate sizing of the internal network.*" Stormwater is to be managed onsite in accordance with Council standards. Roading networks within the site and connecting to the highway network are generally in accordance with Council standards and will be subject to standard engineering review and acceptance processes by Council prior to construction. This supports the conclusion (p23) from the application Infrastructure Report that: "*All necessary roads, drainage and*

reticulated services can be provided to the proposed residential lots. The detailed design of these services and any associated staging will be further developed under the detailed design phase of the development."

96. Gillian Ryan and Scott Johnson – the discrepancy between the number of units 263 as previous anticipated v 250 as refined through detailed design has been explained in a previous paragraph. The development consists of both medium density and high density residential components. The two apartment blocks are high density residential, while the remaining residential development is medium density.

CROWN MINISTERS

97. Comments have been received from the following ministers of the Crown: Minister for the South Island and Associate Minister of Transport, the Minister for Infrastructure and the Minister for Economic Growth. These letters all support the application and do not raise any issues that require a specific planning response.

CONCLUSIONS

98. The Section 53 comments have been carefully considered along with the supporting expert evidence prepared on behalf of the Applicant. Following that review, I remain of the opinion that the key issues raised by QLDC, ORC, NZTA and submitters have either been resolved through clarification, addressed through amendments to the proposed conditions of consent, and/or are matters capable of being appropriately managed through detailed design and implementation processes.
99. In particular, the additional landscape evidence confirms that the proposal will not adversely affect the physical values of Mount Iron and that Mount Iron will remain the dominant landmark and gateway feature at the entrance to Wanaka. The urban design evidence demonstrates that the proposal provides a coherent and well-designed residential neighbourhood with a high level of amenity, housing diversity, open space and connectivity. The transport, infrastructure, noise, recreation and servicing matters raised by Council and other agencies are either accepted by the Applicant and reflected in amended conditions of consent or are capable of being appropriately addressed through Council's normal engineering approval and certification processes. The additional information provided also confirms that wildfire risk, hazardous substance management associated with the adjacent service station and infrastructure servicing can all be managed to acceptable levels.
100. The active transport, transport network and servicing matters raised by QLDC, ORC and NZTA have resulted in additional commitments by the Applicant, including financial contributions towards active transport connectivity and future improvements to the SH6/SH84/Riverbank Road roundabout. These commitments

further reduce the significance of the concerns raised and improve the integration of the development with the wider Wanaka urban area.

101. The proposal will provide substantial regional benefits through the delivery of 250 residential units, including affordable housing opportunities, increased housing choice, support for workforce accommodation needs and associated economic benefits. These outcomes are directly aligned with the purpose of the Fast-track Approvals Act and respond to well-documented housing and growth pressures within Wanaka and the wider Queenstown Lakes District.
102. Although the proposal represents urban development outside the current Urban Growth Boundary, it is located immediately adjacent to the existing urban edge within a modified peri-urban environment and does not result in isolated, fragmented or sprawling urban expansion. The evidence demonstrates that the site has the capacity to accommodate the proposed development while maintaining the key landscape, visual and amenity values that define this location.
103. Accordingly, having considered the Section 53 comments, the additional evidence prepared in response, and the proposed conditions of consent, I remain of the opinion that the actual and potential adverse effects of the Project can be appropriately avoided, remedied or mitigated. The identified regional and local benefits of the Project substantially outweigh those adverse effects and, for these reasons, I conclude that the Mt Iron Junction Housing Scheme should be approved, subject to the proposed conditions of consent.



Duncan Lawrence White

26 June 2026

Appendix A

Service Station Hazardous Area Plan

Appendix B

Draft Conditions – Full Set

Draft Conditions for Mt Iron Junction – Updated with S53 Comments

[Green text is amendments and additions to the conditions initiated by the Applicant]

[Red text are suggested amendments and additions to the conditions initiated by QLDC]

Land Use Consent – Residential Earthworks (RMFT26.001.01)

To be administered by the Otago Regional Council

Specific

1. This resource consent authorises the use of land for earthworks for the purpose of residential development on the land legally described as Lot 2 and Lot 6 DP605028 and Lot 3 DP 359869 (Site).
2. The use of land residential earthworks and the associated discharge of sediment-laden water and sediment to land must be carried out in accordance with the plans and all information submitted with the application detailed below and referenced by the Otago Regional Council as consent number RMFT26.001.01:
 - a) Application for Fast Track Approval Mt Iron Junction Limited dated 20 February 2026;
 - b) Mt Iron Junction Environmental Management Plan Revision B prepared by Enviroscope dated 15 December 2025;
 - c) Subdivision Scheme Plans prepared by Patersons ~~s. Pitts Group~~ dated 16 February 2026; and
 - d) Geotechnical Report prepared by Geosolve dated March 2018

If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.

3. The Consent Holder must complete all residential earthworks authorised by this consent no more than ~~three~~ five years following notification of the commencement date to the Otago Regional Council as required by Condition (5).
4. The earthworks authorised by this resource consent must only be exercised in conjunction with consent RMFT26.001.02 which authorises the discharge of sediment-laden water to land which may enter water associated with this resource consent.
5. Prior to the commencement of residential earthworks, the Consent Holder must ensure that all personnel working on the site are made aware of and have access to at all times:
 - a) The contents of this document; and

Commented [DW1]: Amended to provide a slightly longer period for completion of earthworks given the scale of development and possible staging changes as a result of market conditions, sealing seasons, grass strike etc.

- b) The final Environmental Management Plan and Erosion and Sediment Control Plan required by Condition (8).

Copies of these documents must be present on-site at all times while the work authorised by this consent is being undertaken.

Performance Monitoring

- 6. The Consent Holder must notify the Otago Regional Council in writing of the commencement date of earthworks not less than 10 working days prior to the commencement of works. The prestart notification must include the following information:
 - a) The start date of the works;
 - b) Photographs of the area/s where works is to be undertaken – photographs must be in colour and no smaller than 200 x 150 millimetres in size and be in JPEG form; and
 - c) Advise who the Environmental Representative for the works programme is and provide contact details to the Otago Regional Council.
- 7. Prior to commencing any work on site, the Consent Holder must ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction.

Matters to be discussed include (at minimum):

- a) Timeframes for key stages of the works authorised under this consent;
- b) Resource consent conditions;
- c) Erosion and Sediment Control Plan; and
- d) Environmental Management Plan

A record of attendance must be kept and made available to the Otago Regional Council upon request.

- 8. At least 15 working days prior to the commencement of earthwork activity, the Consent Holder must submit a finalised Environmental Management Plan (EMP) and Erosion and Sediment Control Plan (ESCP) for review and acceptance by the Otago Regional Council. The ESCP must be in accordance with Auckland Council's Guideline Document 2016/005 (GD05) and be based on the draft EMP/ESCP dated 15 December 2025 and submitted as part of the application. This document must be prepared by a suitably qualified and experienced person as described in Otago Regional Council's Residential Earthworks in Otago Guide. The EMP/ESCP must address the following (as a minimum):
 - a) Administrative Requirements
 - i. Weekly site inspections;
 - ii. Monthly environmental reporting;
 - iii. Pre and post rainfall inspection as required by GD05;
 - iv. Independent audit by Suitably Qualified and Experienced Person;
 - v. Notification and management of environmental incidents
 - vi. Records and registers;

- vii. Environmental roles and responsibilities of personnel (including nomination of Principal Contractor);
 - viii. Site induction;
- b) Operational Requirements:
- i. Erosion and sedimentation, including an ESCP to be prepared by a SQEP;
 - ii. Water quality monitoring including sampling locations;
 - iii. Dust management;
 - iv. Chemical and fuel management;
- c) Sufficient detail to address the following matters:
- i. Specific erosion and sediment control works including clean and dirty water diversions and sediment basins (locations, dimensions, capacity etc);
 - ii. Supporting calculations and design drawings;
 - iii. Catchment boundaries and contour information;
 - iv. Details of construction methods;
 - v. Timing and duration of construction and operation of control works;
 - vi. Processes in place if unexpected contaminated land is encountered;
 - vii. Contingency measures for snow and/ or frost events;
 - viii. Measures to avoid silt and/or sediment tracking onto roads and then to water for the duration of the earthworks, such as:
 - (A) Providing stabilised entry and exit point(s) for vehicles;
 - (B) Providing wheel wash facilities; and
 - (C) Cleaning of road surfaces using street-sweepers immediately where sediment has been tracked onto road;
 - ix. Details relating to the management of exposed areas; and
 - x. Monitoring and maintenance requirements.
- 9.
- a) The Consent Holder must submit an updated EMP/ESCP to the Otago Regional Council when:
- i. Any significant changes have been made to the construction methodology since the original plan was accepted; or
 - ii. There has been an Environmental Incident and investigations have found that the management measures are inadequate.
- b) Any updated versions of the EMP/ ESCP must be submitted to the Otago Regional Council for review and acceptance. Works implementing the updated EMP/ ESCP must not commence until it has been accepted, and all works must be undertaken in accordance with the most current EMP/ ESCP accepted by the Otago Regional Council at all times.
- c) The Consent Holder must establish and implement document version control and ensure that the Otago Regional Council is provided with an electronic copy of the most current and complete version of the EMP and ESCP at all times.
10. No works must commence until the initial or any updated version of the EMP/ ESCP has been accepted, and all works must be undertaken in accordance with the most current EMP/ ESCP accepted by the Otago Regional Council at all times.

11. Within 10 working days following installation of the erosion and sediment control works, and prior to the commencement of earthworks activity on the subject site, a SQEP must provide written certification that the erosion and sediment control measures have been constructed and completed in accordance with the erosion and sediment control plan to the Otago Regional Council.

The operational effectiveness and efficiency of all erosion and sediment control measures must be maintained throughout the duration/each stage of earthwork activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Otago Regional Council on request.

- 12.
- a) The Consent Holder must ensure that the operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the approved EMP and ESCP must be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Otago Regional Council on request.
 - b) Sediment removed from treatment devices must be placed on stable ground where it cannot re-enter the device or be washed into any watercourse.
 - c) Where maintenance work is required to ensure the effectiveness of these erosion and sediment control measures, the record should include the date, time and details on the nature of any maintenance.

The Environmental Representative (or equivalent) must ensure regular inspections of these measures, and particularly within 12 hours after any rainfall event. Where it is identified that erosion and sediment control measures have become ineffective and maintenance is required, the Otago Regional Council must be contacted within 24 hours and the erosion and sediment control measures must be reinstated to be effective, to the satisfaction of the Otago Regional Council.

- ~~13. Unless otherwise authorised by the Consent Authority, earthworks on the site must be staged in accordance with the application documents so that no more than two stages are disturbed at any one time, and must be sequenced to minimise the discharge of sediments to surface water in accordance with the most recent approved EMP/ESCP.~~

14. The Consent Holder must engage a suitably qualified and experienced practitioner (SQEP) to monitor the site monthly to:
- a) Ensure that the site is complying with its EMP and ESCP; and
 - b) Identify any new environmental risks arising that could cause an environmental effect and suggest alternative solutions that will result in more effective and efficient management.
 - c) The outcome of these inspections must be included in the Monthly Environmental Report referred to in Condition (15).

15. During the exercise of this consent, the Consent Holder must complete and submit reporting to the Otago Regional Council in the form of a Monthly Environmental Report. The

Commented [DW2]: Deleted as the site presents a low environmental risk due to its flat topography, highly permeable subsoils, and the absence of sensitive receiving environments in close proximity. Also the EMP provides appropriate erosion and sediment controls to minimise the discharge of sediments to surface water. Imposing a restriction limiting earthworks to no more than two stages at any one time is therefore considered unnecessary and overly restrictive. Such a limitation is not proportionate to the level of risk and may constrain efficient construction sequencing without delivering a commensurate environmental benefit.

Monthly Environmental Report must be submitted within 5 working days of the end of each month. The Monthly Environmental Report must include reporting and statements actively addressing but not limited to the following that occurred during the reporting month:

- a) Updates to the EMP or ESCP;
 - b) Weekly Site Inspections – number of inspections completed, and summary of corrective actions undertaken;
 - c) Reporting on monitoring undertaken (including Pre- and Post-Rainfall Events and water quality sampling and results as required by the EMP and ESCP.
16. All machinery associated with the earthworks activity must be operated in a way, which ensures that spillages of hazardous substances such as fuel, oil, grout, concrete products and any other contaminants are prevented.
17. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.
18. For the duration of the earthworks subject of this consent:
- a) All machinery must be clean, free of contaminants and in good repair, prior to entering the site;
 - b) No construction materials may be left in a position where they could be carried away by storms, floods, waves or other natural events;
 - c) The Consent Holder must take all practicable measures to prevent spills of hazardous substances being discharged into water or onto land in a manner that may enter water. Such measures may include, but not be limited to;
 - i. all practicable measures must be undertaken to prevent oil and fuel leaks from vehicles and machinery;
 - ii. fuel storage tanks and machinery must be maintained at all times to prevent leakage of oil and other contaminants;
 - iii. no refuelling of machinery or equipment must occur within a surface waterbody or the coastal marine area;
 - iv. there must be no storage of fuel within 20 metres of a surface water body;
 - v. a spill kit, that is capable of absorbing the quantity of oil and petroleum products that may leak or be spilt must be kept on-site at all times.
 - d) The Consent Holder must inform the Otago Regional Council immediately and no later than 12 hours of an oil spill and must provide the following information;
 - i. the date, time, location and estimated volume of the spill;
 - ii. the cause of the spill;
 - iii. clean up procedures undertaken;

- iv. details of the steps taken to control and remediate the effects of the spill on the receiving environment;
- v. as assessment of any potential effects of the spill; and
- vi. measures to be undertaken to prevent a recurrence.

- e) All machinery, fencing, signs, chemicals, rubbish, debris and other materials must be removed upon completion of the earthworks within 10 working days.

19. **19.** The area of earthworks must be progressively stabilised against erosion at all stages of the earthwork activity and must be sequenced to minimise the discharge of contaminants to groundwater or surface water in accordance with Erosion and Sediment Control Plan. Measures to stabilise against erosion may include:

- a) the use of covers, geotextiles, or mulching;
- b) top-soiling and grassing of otherwise bare areas of earth;
- c) aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.

20. The Consent Holder must notify the Otago Regional Council in writing no less than 10 working days following the completion of each stage of the subdivision or abandonment of earthworks and must provide photographs of the area/s where work has been undertaken. Photographs must be in colour and be no smaller than 200 x 150 millimetres in size, be in JPEG form, and be to the satisfaction of the Otago Regional Council.

General

21. In order to prevent site access points from becoming sediment sources that lead to sediment laden water entering waterways from the road, the Consent Holder must ensure that all ingress and egress points to the site are Stabilised Construction Entrances. All construction traffic must be limited to these entrances only.
22. Where any incident caused by the residential earthworks has led to any adverse environmental effects occurring that have not been consented, the Consent Holder must:
- a) Report to Otago Regional Council details of the incident within 12 hours of becoming aware of the incident.
 - b) Identify any corrective actions taken by the Consent Holder so far.
 - c) Provide a comprehensive Environmental Incident Report to the Otago Regional Council within 10 working days of the incident occurring.
- 23.
- a) This resource consent does not authorise land disturbance on a contaminated site.
 - b) If unexpected contamination is discovered, the consent holder must cease all earthworks in the area of the contamination immediately and notify the Otago Regional Council within 5 working days. Works in the area affected by contamination can only recommence once any required consents are obtained.
24. In the event that any unexpected contaminated soil or material is uncovered by the works, an accidental discovery protocol shall be implemented, including but not limited to the following steps:

Commented [DW3]: Numbering updated to correct repetition of 18. This correction has not been noted as a change for subsequent conditions

- a) Earthworks within ten metres of unexpected contaminants must cease immediately;
 - b) All practicable steps must be taken to prevent the contaminated material becoming entrained in stormwater. Immediate steps must include, where practicable:
 - i. diverting any stormwater runoff from surrounding areas away from the contaminated material; and
 - ii. minimising the exposure of the contaminated material, including covering the contaminants with an impervious cover;
 - c) Notification of the Otago Regional Council, within 24 hours of the discovery;
 - d) Earthworks within ten metres of unexpected contaminants must not recommence until a suitably qualified and experienced contaminated land practitioner (SQEP) confirms to the Otago Regional Council that continuing works does not represent a significant risk to the environment;
 - e) All records and documentation associated with the discovery must be kept and copies must be provided to the Otago Regional Council upon request.
25. In the event that an unidentified archaeological site is located during works, the following will apply;
- a) Work must cease immediately at that place and within 20 metres around the site.
 - b) All machinery must be shut down, the area must be secured, and the Heritage New Zealand Pouhere Taonga Regional Archaeologist and the Otago Regional Council must be notified.
 - c) If the site is of Maori origin, the Consent Holder must also notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975).
 - d) If human remains (koiwi tangata) are uncovered the Consent Holder must advise the Heritage New Zealand Pouhere Taonga Regional Archaeologist, NZ Police, the Otago Regional Council and the appropriate iwi groups or kaitiaki representative and the above process under (c) will apply. Remains are not to be disturbed or moved until such time as iwi and Heritage New Zealand Pouhere Taonga have responded.
 - e) Works affecting the archaeological site and any human remains (koiwi tangata) must not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue. Further assessment by an archaeologist may be required.
 - f) Where iwi so request, any information recorded as the result of the find such as a description of location and content, must be provided for their records.
26. The Consent Holder must maintain a record of any environmental complaints received in relation to the exercise of this consent. The register must include, but not be limited to:
- a) The date, time, location and nature of the complaint;
 - b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information;
 - c) Action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again;
 - d) A record of the complaints must be submitted to the Otago Regional Council on request.
27. For the duration of the works on the site a written record of the excavation process must be maintained. This record must include the location of the site, type and volume of material excavated, and the relevant disposal location. An up-to-date copy of these records must be

kept available for Otago Regional Council inspection purposes, and a final copy of the record must be sent to the Otago Regional Council within 10 working days following completion of the works.

28. Where information is required to be provided to the Otago Regional Council in the conditions of this consent this is provided in writing to compliance@orc.govt.nz and the email heading is to reference RMFT26.001.01 and the condition(s) the information relates to.

Discharge Permit – Residential Earthworks (RMFT26.001.02)

Specific

1. This consent authorises discharge of sediment laden water to land where it may enter water, associated with the use of land for earthworks for the purpose of residential development within the area of land legally described as Lot 2 and Lot 6 DP605028 and Lot 3 DP359869.
2. The discharge of sediment-laden water to land must be carried out in accordance with all plans and information submitted with the following documents:
 - a) Application for Fast Track Approval Mt Iron Junction Limited dated 20 February 2026;
 - b) Mt Iron Junction Environmental Management Plan Revision B prepared by Enviroscope dated 15 December 2025;
 - c) Subdivision Scheme Plans prepared by Patersons Pitts Group dated 16 February 2026; and
 - d) Geotechnical Report prepared by Geosolve dated March 2018

If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.

3. The discharge authorised by this resource consent must only be exercised in conjunction with consent RMFT26.001.01 which authorises the discharge of sediment-laden water to land which may enter water associated with this resource consent.
4. This consent does not authorise the direct discharge of sediment to water.
5. The discharge authorised by this consent must not, after reasonable mixing, give rise to all or any of the following effects in receiving waters:
 - a) the production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials;
 - b) any conspicuous change in colour or visual clarity;
 - c) any emission of objectionable odour;
 - d) the rendering of fresh water unsuitable for consumption by farm animals; or
 - e) any significant adverse effects on aquatic life.
6. The quality of the discharge must not exceed the standards specified below when sampled at locations identified in the approved EMP/ESCP.

Parameter	Units	Discharge Standard
Turbidity	NTU	≤ 150
Visual Clarity	mm	≤ 100

Total Suspended Sediment	Mg/L	≤ 50
pH		5.5 – 8.5
Hydrocarbons or tannins		No visible trace
Waste		No visible trace

7.
 - a) Samples of the discharge must be collected and analysed for the parameters in Condition (6), at the locations identified in the approved EMP/ESCP prior to and post a significant rainfall and/or adverse weather event. Where a Significant Rain Event occurs through the night, monitoring must be undertaken the following morning by 8am.
 - b) For the purpose of this condition a significant rain event is defined as any forecast/actual rain event of 20 mm within a 12-hour period (as per QLDC EMP Guidelines) or any precipitation that is capable of generating overland flow, noting that this varies seasonally; and
 - c) All samples must be collected and analysed in accordance with the latest edition of GD05 or by similar methods certified as being equivalent in writing by the Otago Regional Council.

8. In circumstances where one or more of the limits set out in condition (6) are exceeded, the Consent Holder must report to the Otago Regional Council within 48 hours of any confirmed exceedance.
 - a) This notification must include advice of any corrective actions taken by the Consent Holder.
 - b) A comprehensive Environmental Incident Report must be provided to the Otago Regional Council within 10 working days of the notification of the exceedance. This report must include:
 - i. identification of the likely cause of the limit exceedance;
 - ii. the effects on the receiving environment likely to arise because of the limit exceedance;
 - iii. the management responses and remedial action undertaken so far;
 - iv. actions that may be necessary to prevent any further limit exceedances occurring; and

9. Records of all discharge monitoring in accordance with this consent must be kept on site and compiled and submitted to Otago Regional Council as part of Monthly Report required by Condition (15) of Land Use Consent RMFT26.001.01 and otherwise supplied any other time upon request.

10. The Consent Holder must maintain a record of any environmental complaints. The register must include, but not be limited to:

- a) The date, time, location and nature of the complaint;
- b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information;
- c) Action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again.
- d) A record of the complaints must be submitted to the Otago Regional Council along with the Monthly Environmental Report required by Condition (15) of Land Use Consent RMFT26.001.01.

A record of the complaints must be submitted to the Otago Regional Council upon request.

11. Where information is required to be provided to the Otago Regional Council in the conditions of this consent this is provided in writing to compliance@orc.govt.nz and the email heading is to reference RMFT26.001.01² and the condition(s) the information relates to.

Commented [DW4]: Updated to refer to the Discharge Permit (rather than the Land Use Consent).

Part A – Land Use Conditions

To be administered by Queenstown Lakes District Council

The activity:

Land use consent (section 9 of the Resource Management Act 1991 (RMA)).

General condition

1. The activity of undertaking a 250 unit Comprehensive Housing Development, Commercial Tenancy, Café and Childcare Centre including associated earthworks and infrastructure (**Development**), shall be carried out in general accordance with the application for resource consent, including any reports, plans, and any further information provided by the Consent Holder, and in accordance with the following conditions of consent. Where there is any apparent conflict between the application and consent conditions, the consent conditions shall prevail. The land use conditions only include conditions relevant for specific land use elements as the land development components will be carried out under/through the subdivision process and in accordance with the conditions specified in Part B of this consent.
2. In accordance with s26(1) of the FTAA 2024, this consent shall lapse unless given effect to within 10 years from the date of the approval of this application.
3. ~~No building may be occupied until such time as s244c-s224c for the corresponding subdivision consent has been issued. Unless where the development is to be staged, in which case no buildings within each stage may be occupied until 224c for that stage has been completed.~~
4. The development shall proceed in general accordance with the following plans:

Master Plan

- a) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Overall Master Plan – Dated 21/11/2025 – Drawing No: 2023_084/011 – Rev N - Prepared by DCM Urban
- b) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Masterplan West – Dated 21/11/2025 – Drawing No: 2023_084/012 – Rev N - Prepared by DCM Urban
- c) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Masterplan East – Dated 21/11/2025 – Drawing No: 2023_084/013 – Rev N - Prepared by DCM Urban

Earthworks and Engineering (subject to Engineering Approval)

- a) Mt Iron Junction Ltd – Preliminary Engineering Design – Site Overview – P240103 - Sheet 110 – Rev 1 – Patersons
- b) Mt Iron Junction Ltd – Preliminary Engineering Design – Earthworks – P240103 - Sheet 200 - 202 – Rev 1 - Patersons

Commented [DW5]: Inserted as recommended by QLDC - Fuller memo (para 7.2.1) with grammatical correction. All conditions from here on have been renumbered.

- c) Mt Iron Junction Ltd – Preliminary Engineering Design – Roading – P240103 - Sheets 300 – 347 – Rev 1 - Patersons
- d) Mt Iron Junction Ltd – Preliminary Engineering Design – Stormwater – P240103 - Sheets 400 - 410 – Rev 1 - Patersons
- e) Mt Iron Junction Ltd – Preliminary Engineering Design –Wastewater– P240103 - Sheets 500A - 514 – Rev 1 - Patersons
- f) Mt Iron Junction Ltd – Preliminary Engineering Design – Water Supply – P240103 - Sheet 600 – 600D – Rev 1 - Patersons

Environmental Management Plan

- a) Mount Iron Junction – Environmental Management Plan – Erosion and Sediment Control Plan – Bulk Earthworks – Enviroscope – ESCP – 001 -002 Rev B

Architectural Designs

- a) Mount Iron Junction – Housing Scheme –Site Plan – Drawing Sheets A1.1 – A1.64 – Rev F - Prepared by Figure and Ground - December 2025
- b) Mount Iron Junction – Housing Scheme –Perspectives – Drawing Sheets A7.1 – A7.16 – Prepared by Figure and Ground – November 2025

Setback Plans

- a) Mt Iron Junction Ltd – Subdivision of Lot 2 and Lot 6 DP 605028 & Lot 3 DP 359869 - Building Setbacks – P240103 - Layouts 1 – 6 – Rev 5– Patersons

Landscape Design

- a) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Street Cross Sections Sheets 028 - 031 – Rev N - Prepared by DCM Urban
- b) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape –Open Space – Sheets 033 – 042 – Rev N- Prepared by DCM Urban
- c) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape –State Highway Interface – Sheet 044 – Rev N- Prepared by DCM Urban
- d) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Details – Sheets 067 – 085 – Rev N- Prepared by DCM Urban
- e) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape –Landscape Developed Design – Sheets 101 – 131 – Rev N- Prepared by DCM Urban
- f) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Detailed Planting Plan – State Highway Boundary Treatment– Sheets L 201 – L214 – Rev D- Prepared by DCM Urban
- g) Mt Iron Junction Housing Scheme – Fast-track Approvals Act Application Graphic Attachment – Planting Details – Sheets 20 – 22 – Rough Milne Mitchell – 17 December 2025

Review

5. For the purposes of, and pursuant to section 128 of the RMA, the Council can review the conditions of this and related consents annually commencing 12 months from the date this consent is granted, for any of the following purposes:
 - a) To modify existing conditions of consent relating to the effects of the activity on the environment
 - b) To require the Consent Holder to adopt the best practicable option to reduce, remediate or remove any adverse effect upon the environment, arising from the generated effects of the activity; and
 - c) If the Council deems that it is necessary to do so in order to deal with any adverse effect on the environment which may arise from the exercise of this consent, and which is appropriate to deal with at a later date.

Staging

6. The development may be staged into separate development areas. To ensure compliance with this consent, the conditions shall be applied only to the extent that they are relevant to any particular development area.

Reserve and Street Tree Landscape Plans

~~Prior to the commencement of any works on road or reserve areas within a particular stage (including pedestrian/cycle track works on Mount Iron) under this consent, the consent holder shall first provide detailed landscape plans and design specifications in respect of reserve areas by a suitably qualified Landscape Architect to be certified by the Queenstown Lakes District Council's Parks & Reserves Planning Manager. The final landscape plan shall achieve the following:~~

- ~~i. All works shall meet Part 7: Landscape of QLDC's Land Development and Subdivision Code of Practice adopted on 17th April 2025 and subsequent amendments to that document up to the date of issue of any resource consent.~~
- ~~ii. The landscape plan shall clearly illustrate all landscape works (including street trees and other landscape assets) within the reserves and roads that are to vest in Council.~~
- ~~iii. Clearly identify all trees (including the location of each tree), the species, size and location.~~
- ~~iv. Ensure that areas of reserve exclude any areas of road.~~
- ~~v. Irrigation plan showing how trees are to be irrigated.~~
- ~~vi. Tree pit details showing root ball treatment and staking.~~

Commented [DW6]: Deleted as per QLDC recommendation (Fuller memo para 7.2.2).

vii. ~~Ensure that all batter slopes and mounds are to a gradient not exceeding 1:5 when measured across any point to ensure that all slopes are movable. This will require that plans clearly demonstrate that this gradient will not be exceeded.~~

viii. ~~Path width, material and construction details.~~

ix. ~~Detail of any stormwater soak pits/detention areas, including planting, maintenance and confirmation that the surrounding areas can be easily mown.~~

x. ~~Details and locations for any other proposed assets, such as park seats, play equipment, facilities, irrigation and fencing.~~

Note: All reserve improvements require prior agreement with the Parks and Open Space Manager, and require a developer's agreement with Council.

xi. ~~Access for maintenance and maintenance requirements.~~

xii. ~~A potable water supply point to be provided to the boundary of the reserve lots (Lots 801 and 803–805). The position of these water supplies shall be agreed with Council's Parks & Reserves Planning Manager. Or evidence from the Council's Parks & Reserves Planning Manager that no water supply is necessary to one or both lots.~~

xiii. ~~A power supply shall be provided to the boundary of the reserve lots (Lots 801 and 803–805). The position of the power supply shall be agreed with Council's Parks & Reserves Planning Manager.~~

Site-wide Landscaping

7. Prior to the commencement of any building construction within a development area, the consent holder shall provide updated landscape plans and design specifications to show the following. These revised plans shall be prepared by a suitably qualified Landscape Architect for all landscaping within that development area. These plans are to be certified by the Queenstown Lakes District Council.

- a) Details of the final lighting plan, designed by a suitable qualified lighting designer to ensure lighting levels meet the required lux requirements to support a safe nighttime environment.
- b) Additional landscaping should be incorporated along the south and western façade of the service station to soften the interface with the playground c. Additional landscaping along the easternmost carpark of the site adjoining the state highway that mitigates the carpark as well as softens the built form when entering from the east and does not detract from Mount Iron in the background.

Commented [DW7]: Inserted as per QLDC recommendation (Fuller memo para 7.2.3). Have amended the preamble for clarity. Have also maintained condition 8 to separate the design/approval processes in condition 7 from the implementation and aftercare required by condition 8.

8. The approved Mt Iron Junction Master Plan and Detailed Planting Plans for each development area based on the landscape concept plans for each development area shall be implemented prior to the occupation of buildings within that development area, and the plants shall thereafter be maintained and irrigated in accordance with the Detailed Planting Plans in the relevant area. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.
9. A Landscape Management Plan (LMP) shall be submitted to Council for certification prior to implementation of the Detailed Planting Plan for each development area. The LMP shall include:
 - a) Planting methodology for all planting including details of tree pits, tree staking and guying, site preparation to support healthy and sustained growth of planting areas, and establishment of meadow and lawn areas.
 - b) Details of an irrigation watering system to be installed for all landscape planting and frequency and duration of operation until such time planting has successfully established and becomes self-sustaining with healthy growth. Irrigation shall be managed to encourage deep root growth and shall gradually reduce the dependency for irrigation over a three-year period.
 - c) Organic mulching, weed and pest control measures for the first three years post completion of planting to support healthy growth and establishment.

Housing Units

10. Any of the residential units that are within or partially within 100m of the edge of either the State Highway 6 and/or State Highway 84 carriageway shall be designed, constructed and maintained to achieve the following:
 - a) An indoor design noise level of ~~40dB LAeq(24hr)~~ 40 dB LAeq(24 hour) inside all habitable spaces
 - b) If windows must be closed to achieve the design noise levels, the building must be designed, constructed and maintained with a ventilation and cooling system. For habitable spaces, the system must be designed to achieve the following:
 - i. Ventilation must be provided to meet clause G4 of the New Zealand Building Code. At the same time, the sound of the system must not exceed ~~30dB LAeq(30s)~~ 30 dB LAeq(30 sec) when measured 1m away from any grille or diffuser.
 - ii. The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour. At the same time, the sound of the system must not exceed ~~35dB LAeq(30s)~~ 35 dB LAeq(30 sec) when measured 1m away from any grille or diffuser.
 - iii. The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 25 degrees Celsius. At the same time, the sound of the system must not exceed ~~35dB LAeq(30s)~~ 35 dB LAeq(30 sec) when measured 1m away from any grille or diffuser.
 - c) A design report prepared by a suitably qualified and experienced acoustics specialist must be submitted to QLDC demonstrating compliance with this condition prior to construction or alteration to any building. The design must take into account the future permitted use of

the state highway; for existing roads this is achieved by the addition of 3dB to existing measured or predicted noise levels.

11. 80% of the residential units in the development shall be used only for residential activities and shall not be used for residential visitor accommodation other than homestays (as those activities are defined in the Proposed Queenstown Lakes District Plan).

A covenant under section 108 of the RMA shall be recorded on the relevant record(s) of title to ensure ongoing compliance with this requirement.

12. The position of all buildings on Lots 1-26 shall be amended to be set back a minimum distance of 1.5m from the northwest boundary with the Mt Iron Reserve.

Childcare Centre

13. The hours of operation of the childcare centre shall be 07:30am - 8:00pm, Monday to Friday.

14. The childcare centre will be limited to a maximum number of 65 children at any given time.

15. A detailed Landscape Plan in accordance with the approved landscape masterplan showing the landscaping within the childcare centre site shall be prepared and submitted to Council for approval.

16. The approved landscaping plan for the early childcare centre site shall be implemented prior to the facility becoming operational.

17. Prior to the occupation of the building, the consent holder shall complete the following:

- a) The construction and sealing of the vehicle crossing, all vehicle manoeuvring and car parking areas in accordance with the stamped as approved plans to Council's standards. Parking and loading spaces shall be clearly and permanently marked out. Provision shall be made for stormwater disposal from all impermeable surfaces.
- b) Appropriate signage shall be installed at the entrance to the site and within the car park area to alert drivers to beware of children when reversing.
- c) The provision of a sealed vehicle crossing that shall be constructed to the site in accordance with the stamped as approved plans to Council's standards.
- d) All signage and road markings shall be in accordance with the TCD (Traffic Control Devices manual) of Traffic Signs and Markings requirements.
- e) All earthworked and exposed areas shall be top-soiled and grassed or revegetated or otherwise permanently stabilised.
- f) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out under this consent.

Commented [DW8]: From QLDC Appendix 9.

Have added: All buildings on Lots 1-26 must be set back a minimum distance of 1.5m from the northwest boundary (Mt Iron Reserve).

As the units are to be constructed prior to the completion of the subdivision I have included this as a land use consent condition rather than a consent notice condition.

As this is a change to design of the units or the location of the units. The 2m suggestion has implications for the road setback, the ability to park between the garage and the road boundary and for the maneuverability of Units 1 and 2. As a consequence of not being able to achieve the 2m setback but needing to achieve the recommended setback of 1.5m to enable the entire 1.5m fire mitigation setback to be within the lot boundaries.

g) Prior to the occupation of the childcare centre an acoustic fence with a minimum height of 1.8m shall be erected around the entire northern and eastern boundaries of the outdoor play area. This fence shall:

- i. Have a surface mass of at least 10kg/m². Suitable fencing materials may include 25 mm timber, 9 mm fibre cement, 12 mm plywood, masonry, or concrete.
- ii. The fence must be continuous with no gaps or cracks. Timber palings if used are to be well overlapped (25 mm minimum) or a board and batten system, and a sleeper rail connecting the base of the palings to the ground.
- iii. Be maintained to be acoustically effective for as long as the centre is operational.

h) At least four cycle parking spaces shall be provided for the childcare centre.

18. A signage plan in accordance with the signage shown on Stage 1 of the Mt Iron Junction Master Plan showing details of signage within the early childcare centre site shall be prepared and submitted to Council for approval as part of the building consent application.

Market and Cafe

19. The market shall be limited to a small scale convenience grocery store with a maximum Gross Floor Area for the retail component of 280m².
20. The cafe shall be limited to a maximum Gross Floor Area for the kitchen and dining area components of 160m².
21. The hours of operation of the market and cafe shall be 07:30am - 8:00pm daily.
22. A detailed landscape plan generally in accordance with the approved landscape master plan, showing the landscaping around the retail and restaurant buildings and car park area shall be prepared and submitted to the Council for approval.

The detailed landscape plan shall also include defined pedestrian paths and traffic measures to slow traffic within the café/market carpark to improve safety for pedestrians and cyclist and encourage lower vehicle speeds.

23. The approved landscaping plan for the market and cafe site shall be implemented prior to the buildings becoming operational and the plants thereafter be maintained and irrigated in accordance with that plan.
24. Prior to the occupation of the building, the consent holder shall complete the following:
- a) The provision of a sealed vehicle crossing that shall be constructed to the site in accordance with the stamped as approved plans to Council's standards.
 - b) All signage and road markings shall be in accordance with TCD (Traffic Control Devices manual) ~~MOTSAM (Manual of Traffic Signs and Markings)~~ requirements.

Commented [DW9]: Inserted with different wording (same intent) as per QLDC recommendation (Fuller memo para 7.2.4).

Commented [DW10]: Moved from condition 23(e) as per QLDC Appendix 9.

Commented [DW11]: Inserted as per Appendix 9 of QLDC Comments

- c) All earthworked and exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
- d) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- e) At least two cycle parking spaces shall be provided for the cafe.
- f) Noise generated by truck deliveries in the loading bay of the market may increase the Noise Rating Level between 8:00 am and 8:00 pm up to a limit of 61 dB LAeq when measured at the facade of the first and second Floor Apartments – Lot 102.
- g) An acoustically effective barrier with a minimum height of 2.0 m must be constructed between the southern loading bay of the market and the boundary of Lot 102. The barrier must be solid with no gaps and have a surface mass of no less than 10 kg/m². The barrier must be in place before the market operates and must be maintained to be acoustically effective for as long as the market is operational.

Commented [DW12]: Inserted as per QLDC recommendation (Fuller memo para 7.2.4).

Commented [DW13]: Inserted as per QLDC recommendation (Fuller memo para 7.2.4).

25. A signage plan in accordance with the signage locations shown on the master plan showing the details of signage within the retail site shall be prepared and submitted to Council for approval as part of the building consent application.

Part B – Subdivision Conditions

To be administered by [Queenstown Lakes District Council](#)

The activity:

Subdivision consent (section 11 of the Resource Management Act 1991 (**RMA**)).

General conditions

1. The activity of subdividing to enable the residential units, commercial buildings and childcare, roading and open space to facilitate the land use authorised by the land use component of this consent (**Development**), shall be carried out in general accordance with the application for resource consent, including any reports, plans, and any further information provided by the Consent Holder, and in accordance with the following conditions of consent. Where there is any apparent conflict between the application and consent conditions, the consent conditions shall prevail.

Note this consent authorises subdivision to create the fee simple lots (Lots 102 and 103) that the apartment buildings are to be located on but does not authorise the unit title subdivision of the two apartment buildings. The unit title subdivision of these buildings will be the subject of separate subdivision applications.

2. In accordance with s26(1) of the FTAA 2024, this consent shall lapse unless given effect to within 10 years from the date of the approval of this application.
3. The development shall proceed in accordance with the following plans:

Master Plan

- a) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Overall Master Plan – Dated 21/11/2025 – Drawing No: 2023_084/011 – Rev N - Prepared by DCM Urban
- b) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Masterplan West – Dated 21/11/2025 – Drawing No: 2023_084/012 – Rev N - Prepared by DCM Urban
- c) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Masterplan East – Dated 21/11/2025 – Drawing No: 2023_084/013 – Rev N - Prepared by DCM Urban

Earthworks and Engineering (subject to Engineering Approval)

- a) Mt Iron Junction Ltd – Preliminary Engineering Design – Site Overview – P240103 - Sheet 110 – Rev 1 – Patersons
- b) Mt Iron Junction Ltd – Preliminary Engineering Design – Earthworks – P240103 - Sheet 200 - 202 – Rev 1 - Patersons
- c) Mt Iron Junction Ltd – Preliminary Engineering Design – Roading – P240103 - Sheets 300 – 347 – Rev 1 - Patersons

- d) Mt Iron Junction Ltd – Preliminary Engineering Design – Stormwater – P240103 - Sheets 400 - 410 – Rev 1 - Patersons
- e) Mt Iron Junction Ltd – Preliminary Engineering Design –Wastewater– P240103 - Sheets 500A - 514 – Rev 1 - Patersons
- f) Mt Iron Junction Ltd – Preliminary Engineering Design – Water Supply – P240103 - Sheet 600 – 600D – Rev 1 - Patersons

Environmental Management Plan

- a) Mount Iron Junction – Environmental Management Plan – Erosion and Sediment Control Plan – Bulk Earthworks – Enviroscope – ESCP – 001 -002 Rev B

Setback Plans

- a) Mt Iron Junction Ltd – Subdivision of Lot 2 and Lot 6 DP 605028 & Lot 3 DP 359869 - Building Setbacks – P240103 – Sheets 120 - 125 – Rev 5 – Patersons

Scheme Plans

- a) Mt Iron Junction Ltd – Subdivision of Lot 2 and Lot 6 DP 605028 & Lot 3 DP 359869 – Subdivision Scheme Plans – P240103 – Sheets 000 - 109 – Rev 5 – Patersons

Landscape Design

- a) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Street Cross Sections Sheets 028 - 031 – Rev N - Prepared by DCM Urban
- b) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape –Open Space – Sheets 033 – 042 – Rev N- Prepared by DCM Urban
- c) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape –State Highway Interface – Sheet 044 – Rev N- Prepared by DCM Urban
- d) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Details – Sheets 067 – 085 – Rev N- Prepared by DCM Urban
- e) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape –Landscape Developed Design – Sheets 101 – 131 – Rev N- Prepared by DCM Urban
- f) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Detailed Planting Plan – State Highway Boundary Treatment– Sheets L 201 – L214 – Rev D- Prepared by DCM Urban
- g) Mt Iron Junction Housing Scheme – Fast-track Approvals Act Application Graphic Attachment – Planting Details – Sheets 20 – 22 – Rough Milne Mitchell – 17 December 2025

Staging

4. This subdivision may be staged. For the purposes of issuing approvals under sections 223 and 224(c) of the Resource Management Act 1991, the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in any order and all stages may be combined, providing all necessary subdivision works (such as servicing, provision of formed legal access and other works required to satisfy conditions of this consent), are completed for each stage, prior to

certification being issued as necessary under sections 223 and 224(c) of the Resource Management Act 1991. Any balance lots created shall either be serviced to Council's standards or held together in one title with a serviced lot.

Advice Note: The acceptance of a reserve requires the approval of Full Council and the recommendation of the Wanaka Community Board or Community Services Committee. This process can take up to three months. It is the consent holder's responsibility to contact the Parks and Reserves Team at: parksplanning@qldc.govt.nz to begin this process. If a reserve is not proposed to vest in the first stage to seek title, a substantiated reason will typically be required, and the reserve outcome assured and agreed upon by the Parks and Reserves Department.

General

5. All physical development works, documentation and other consent obligations shall be carried out in accordance with the requirements of the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 17th April 2025 and subsequent amendments to that document up to the date of issue of any resource consent.

Note: The current standards are available on Council's website via the following link:
<https://www.qldc.govt.nz>

To be completed prior to the commencement of any works on-site

6. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of the Council's Land Development and Subdivision Code of Practice, in relation to this development.
7. The consent holder shall obtain and implement a Traffic Management Plan (TMP) certified by Council prior to undertaking any works within or adjacent to Council's roads that affects the normal operating conditions of the road reserve through disruption, inconvenience or delay. The TMP shall be prepared by a certified Temporary Traffic Management Planner (TTMP) as validated on their CoPTTM ID certification. All contractors obligated to implement temporary traffic management plans shall employ a qualified Site Traffic Management Supervisor (STMS) to manage the site in accordance with the requirements of the NZTA's "Traffic Control Devices Manual Part 8: Code of practice for temporary traffic management". The STMS shall implement the TMP. A copy of the approved TMP shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.
8. At least 7 days prior to commencing excavations and fill procedures, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified geo-professional who is familiar with the Geosolve report (dated March 2018, Geosolve Ref 170839) and who shall supervise the earthworks procedures and soakage testing, in accordance with the recommendations of the report. Should the site conditions be found to be unsuitable for the proposed excavation and construction methods, then a suitably qualified and experienced engineer shall submit to the Manager of Resource Management Engineering at Council new designs and work methodologies for the works prior to further

Commented [DW14]: Inserted as per QLDC Appendix 9 comments. Have included advice note about reserve acceptance, but have not included the requested condition or the final part of the advice note about the vesting of reserves in the first subdivision stage. There is a preliminary staging plan in Sheet 003 App E to the application that shows how the development might be staged. Reserve areas are shown in Stages 3 and 5. Given the works required it is unlikely that the reserves will be able to be vested as part of the first subdivision stage. Given the intention to complete the development in a short time period the reserves in subsequent stages will be vested reasonably quickly and the site is adjacent to the Mount Iron Reserve so has easy access to open passive recreation space. Additionally the reserves will need public access and so will need to vest at the same time as adjacent roads.

work being undertaken, with the exception of any necessary works required to stabilise the site in the interim.

Engineering and Landscape Approval

Engineering Approval

9. Prior to the commencing works on the site, with the exception of earthworks including associated controls approved through the Environmental Management Plan (EMP) process within this consent, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below.

The application shall include all development items listed below unless a partial review approach has been approved in writing by the Manager of Resource Management Engineering at Council.

The Engineering Review and Acceptance application(s) shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the Applicant's cost.

The Engineering Review and Acceptance application(s) shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate for the following requirements below.

- a. The provision of a water supply to each lot in terms of Council's standards and connection policy. The costs of making these connections shall be borne by the consent holder. This shall include either:
 - i. Installation of an Acuflo GM900 toby valve for each residential lot located at the junction between Council's reticulation and the lot's lateral. And/Or
 - ii. A bulk flow meter to each of Lots 102 and 103 on which the apartment buildings are to be which consists of an approved valve and valve box with backflow prevention and provision for water metering to be located at the road boundary. The costs of the connection shall be borne by the consent holder.
- b. A potable water supply point to be provided to the boundary of the reserve lots (Lot 801 and 803 - 805), or evidence from the Council's Parks & Reserves Planning Manager that no water supply is necessary to one or both lots.
- c. The provision of a foul sewer connection from all residential and commercial lots to Council's reticulated sewerage system in accordance with Council's standards and connection policy, which shall be able to drain the buildable area within each lot. The costs of the connections shall be borne by the consent holder.
- d. The provision of a stormwater collection and disposal system from each lot which shall provide both primary and secondary protection for the development, in accordance with Council's standards and connection policy. This shall include:

- i. The provision of soak pits/infiltration galleries adequate to dispose of the runoff from the development during the critical 1% AEP storm event. Percolation testing shall be undertaken by a suitably qualified professional at the individual soak pit/infiltration gallery locations to adequately demonstrate that soakage is available in all areas proposed for soakage. The method for soakage testing is to be agreed with the Manager of Resource Management Engineering at Council prior to testing. A copy of the test results shall be provided to the Manager of Resource Management Engineering at Council along with the design of the soak pits/infiltration galleries based on the percolation testing results. The soak pit/infiltration gallery design shall be in general accordance with the "Acceptable Solutions and Verification Methods for New Zealand Building Code Clause: E1NM1 Surface Water," except for using the 1% AEP storm event, taking into account the critical storm duration and ensuring the soak pits/infiltration galleries will drain within 24 hours of the end of the critical event.

- ii. A reticulated primary system to collect and dispose of stormwater from all impervious areas within each lot to the soak pits/infiltration galleries approved under **Condition 9(d)(i)**, above. This shall include details of treatment solutions to avoid adverse water quality effects on receiving waters, low impact design solutions are encouraged. As a minimum there shall be provision for the interception of settle-able solids, hydrocarbons and floatable debris prior to discharge to receiving waters.

The individual lateral connections shall be designed to provide gravity drainage for the entire area within each lot.

- iii. A secondary protection system consisting of secondary flow paths to the soak pits/infiltration galleries approved under **Condition 9(d)(i)** above to cater for the 1% AEP storm event and/or setting of appropriate building floor levels to ensure that there is no inundation of any buildable areas, and no increase in run-off rates onto land beyond the site from the pre-development situation; and
 - iv. A copy of the full stormwater model and report outlining the parameters used shall be provided; and
 - v. A predevelopment and post development contour plan shall be provided for the stormwater design.
- e. Provision of a suitable firefighting water supply and hydrants with adequate pressure and flow to service the development and accompanying report from a suitably qualified professional demonstrating compliance with the NZ Fire Service Code of Practice for Firefighting Water Supplies 2008 (SNZ PAS 4509:2008) (or superseding standard). Any alternative solution must be approved in writing by Fire & Emergency NZ, Queenstown Office.
 - i. Any buildings on the lots shall either be fitted with a sprinkler system and/or be designed with an appropriate fire cell size to meet the requirements of SNZ PAS 4509 for the relevant water supply classification prior to the occupation of any buildings.

- ii. Any water reticulation containing fire hydrants shall be vested to Council and provided with suitable easements in gross of no less than 3m in width.
- f. The provision of transportation infrastructure to the development. This shall include details of on-street parking and manoeuvring areas and all sealed internal access roads in accordance with the minimum design criteria in Table 3.3 of the Code of Practice. Including a footpath/cycleway of 3.0m on the southeastern side of Junction Road from the cul-de-sac head to the crossing at approximately chainage 80. Footpaths within Roads 2 and 3 shall be designed to withstand traffic loading.
- g. Details of suitable access for waste collection vehicles to access all collection points.
- h. The formation of all intersections in accordance with the latest Austroads intersection design guides.
- i. All signage and marking shall be in accordance with MOTSAM and the TCD Manual.
- j. Details of vehicle crossings construction to Council's standards for those vehicle crossings that are to be constructed prior to the 224(c) certificate for that stage.
- k. The provision of stormwater disposal from all impervious surfaces.
- l. Temporary turning heads shall be provided at stage boundaries that do not terminate at and include an intersection that enables turning.
- m. The provision of road lighting in accordance with Council's road lighting policies and standards current at the time engineering approval is granted, including the Southern Light lighting strategy. Any road lighting installed on private roads/rights of way/access lots shall be privately maintained, and all operating costs shall be the responsibility of the lots serviced by such access roads. Any lights installed on private roads/rights of way/access lots shall be isolated from the Council's lighting network circuits.
- n. The provision of Design Certificates for all engineering works associated with this development submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
- o. The consent holder shall demonstrate which lots are to be restricted from Residential Visitor Accommodation such that 80% of residential units shall be used only for residential activities and shall not be used for residential visitor accommodation. Carparking for each unit capable of being used for residential visitor accommodation shall be to Class 2 design standard.

Commented [DW15]: Inserted as per QLDC App 9 comments.

Commented [DW16]: As above

Commented [DW17]: From QLDC Appendix 9. This condition was recommended for condition 51 (dd). The condition has also been used here as the design of the carparks for each unit needs to be confirmed at Engineering Approval stage and this will be one of the criteria to determine whether the unit is suitable for RVA or not.

Reserve and Street Tree Landscape Plans

- 10. Prior to the commencement of any landscape works on road or reserve areas (including pedestrian/cycle track works on Mount Iron) under this consent on the site, the consent holder shall provide a detailed landscape plan (including design specifications) to be certified by the

Queenstown Lakes District Council's Parks & Open Spaces Planning Manager. The final landscape plan shall achieve the following:

- a. All works shall meet Part 7 – Landscape, of QLDC's Land Development and Subdivision Code of Practice (dated 2025) and subsequent amendments to that document up to the date of issue of any resource consent. Any works that do not meet these standards shall be noted and require specific approval;

*Note: The current standards are available on Council's website via the following link:
<https://www.qldc.govt.nz/media/3yyc4fzi/2020-qldc-land-development-and-subdivision-code-of-practice.pdf>*

- b. The landscape plan shall clearly illustrate all landscape works (including street trees and other landscape assets) within the reserves and roads that are to vest with Council;
- c. The landscape plan shall clearly show detail of the interface between the consented service station and Lot 801 to ensure a high level of amenity and safety is achieved.
- d. Clearly identify all trees (including the location of each tree), the species, size and location;
- e. Irrigation plan showing how trees, plants and/or grass are to be irrigated;
- f. Tree pit details showing root ball treatment and staking;
- g. Ensure that all batter slopes and mounds do not exceed a gradient of 1:5 when measured across any point to ensure that all slopes are mowable. This will require that plans clearly demonstrate that this gradient will not be exceeded;
- h. Path width, material and construction details so that all tracks achieve a minimum grade 2 standard as set out in standards **Microsoft Word - QLDC Cycle Trail 2024 FINAL**
- i. Detailed design of Active Travel routes including surfacing.
- j. Details and locations for any other proposed assets, such as park seats, irrigation and fencing; Note: All reserve improvements require prior agreement with the Parks and Open Spaces Planning Manager, and require a developer's agreement with Council.
- k. Maintenance **requirements**.

~~Prior to the commencement of any works on road or reserve areas (including pedestrian/cycle track works on Mount Iron) under this consent, the consent holder shall first provide detailed landscape plans and design specifications in respect of reserve areas by a suitably qualified Landscape Architect to be certified by the Queenstown Lakes District Council's Parks & Reserves Planning Manager. The final landscape plan shall achieve the following:~~

- ~~i. All works shall meet Part 7: Landscape of QLDC's Land Development and Subdivision Code of Practice adopted on 17th April 2025 and subsequent amendments to that document up to the date of issue of any resource consent.~~

Commented [DW18]: Confirm hyperlink reference.

Did not include following as non-specific and already covered in path width, material and construction details. Pathways with a hard sealed surface such as asphalt shall be no less than 2.2 metres in width – case specific.

Commented [DW19]: Have not added:

~~l. on road or reserve areas (including pedestrian/cycle track works on Mount Iron)~~

As the Council landscape approval can occur after earthworks and drainage works have commenced. This enables earthworks and drainage to commence as these are not contingent on landscape design. This is clarified in the preamble to condition 10.

- ii.—The landscape plan shall clearly illustrate all landscape works (including street trees and other landscape assets) within the reserves and roads that are to vest in Council.
 - iii.—Clearly identify all trees (including the location of each tree), the species, size and location.
 - iv.—Ensure that areas of reserve exclude any areas of road.
 - v.—Irrigation plan showing how trees are to be irrigated.
 - vi.—Tree pit details showing root ball treatment and staking.
 - vii.—Ensure that all batter slopes and mounds are to a gradient not exceeding 1:5 when measured across any point to ensure that all slopes are mowable. This will require that plans clearly demonstrate that this gradient will not be exceeded.
 - viii.—Path width, material and construction details.
 - ix.—Detail of any stormwater soak pits/detention areas, including planting, maintenance and confirmation that the surrounding areas can be easily mown.
 - x.—Details and locations for any other proposed assets, such as park seats, play equipment, facilities, irrigation and fencing.
- Note: All reserve improvements require prior agreement with the Parks and Open Space Manager, and require a developer's agreement with Council.
- xi.—Access for maintenance and maintenance requirements.
 - xii.—A potable water supply point to be provided to the boundary of the reserve lots (Lot 801 and 803–805). The position of these water supplies shall be agreed with Council's Parks & Reserves Planning Manager. Or evidence from the Council's Parks & Reserves Planning Manager that no water supply is necessary to one or both lots.
 - xiii.—A power supply shall be provided to the boundary of the reserve lots (Lot 801 and 803–805). The position of the power supply shall be agreed with Council's Parks & Reserves Planning Manager.

Pre-Start Conditions

11. The earthworks must be carried out in accordance with the Erosion and Sediment Control Plan and Environmental Management Plan, prepared by Enviroscope dated 24 November 2025. The purpose of this EMP is to provide a reference manual for the construction phase of the project including:
 - a) Strategies to manage environmental aspects and risks, based on associated best practice.
 - b) Provides for contingency planning.
 - c) Provides a framework for monitoring, reporting, review and continual improvement.

- d) Defines roles and responsibilities.
- e) Procedures to investigate and resolve environmental non-conformances and initiate corrective and preventative actions.

Construction Environmental Management Plan

12. At least 15 working days prior to the commencement of earthwork activity, the Consent Holder must submit a finalised Environmental Management Plan (EMP) and ESCP (Erosion and Sediment Control Plan) to Council's Monitoring and Enforcement Team for review and acceptance in writing by QLDC. This document must be prepared by a SQEP. The EMP/ ESCP must be based on the EMP/ ESCP dated ~~24 November~~ 15 December 2025 and submitted as part of the application, and must address the following (as a minimum):

- a) Administrative Requirements
 - i. Weekly site inspections
 - ii. Monthly environmental reporting
 - iii. Independent audit by Suitably Qualified and Experienced Person
 - iv. Notification and management of environmental incidents
 - v. Records and registers
 - vi. Environmental roles and responsibilities of personnel (including nomination of Principal Contractor)
 - vii. Site induction
- b) Operational Requirements
 - i. Erosion and sedimentation, including an ESCP to be prepared by a SQEP
 - ii. Water quality monitoring including sampling locations
 - iii. Dust management
 - iv. Chemical and fuel management
- c) Sufficient detail to address the following matters:
 - i. Specific erosion and sediment control works (locations, dimensions, capacity etc);
 - ii. Supporting calculations and design drawings;
 - iii. Catchment boundaries and contour information;
 - iv. Details of construction methods;
 - v. Timing and duration of construction and operation of control works;
 - vi. Processes in place if unexpected contaminated land is encountered;
 - vii. Contingency measures for snow and/ or frost events (in relation to chemical treatment)
 - viii. Measures to avoid silt and/or sediment tracking onto roads and then to water for the duration of the earthworks, such as:
 - Providing stabilised entry and exit point(s) for vehicles;
 - Providing wheel wash facilities; and
 - Cleaning road surfaces using street-sweepers immediately where sediment has been tracked onto the road.
 - ix. Details relating to the management of exposed areas; and
 - x. Monitoring and maintenance requirements.

Any amendments to the approved EMP must be submitted to the Council's Monitoring and Enforcement Team for review and acceptance in writing.

A copy of the EMP (and any amendments) shall be provided to the Otago Regional Council for its information.

13. The Consent Holder must submit an updated EMP/ ESCP to the Consent Authority when:
- i. Any significant changes have been made to the construction methodology since the original plan was accepted; or
 - ii. There has been an Environmental Incident and investigations have found that the management measures are inadequate.
- a) Any updated versions of the EMP/ ESCP must be submitted to the Consent Authority for review and acceptance. Works implementing the updated EMP/ ESCP must not commence until it has been accepted, and all works must be undertaken in accordance with the most current EMP/ ESCP accepted by the Consent Authority at all times.
- b) The Consent Holder must establish and implement document version control and ensure that the Consent Authority is provided with an electronic copy of the most current and complete version of the EMP and ESCP at all times.
14. No works must commence until the initial or any updated version of the EMP/ ESCP has been accepted, and all works must be undertaken in accordance with the most current EMP/ ESCP accepted by the Consent Authority at all times.

Construction Noise and Vibration Management Plan

15. Prior to any earthworks commencing on the site, the Consent Holder shall prepare a Construction Noise and Vibration Management Plan (CNVMP). The CNVMP shall be forwarded no later than 10 working days prior to work commencing to the QLDC and ORC's Monitoring Officers for review to confirm that the CNVMP contains sufficient information required by this condition and the following ones. The objectives of the CNVMP ~~is are~~ to set out the ~~methods and procedures that will be used to ensure compliance with the hours of work and noise and vibration controls in these conditions and in the Acoustic Engineering Services Report dated 19 December 2025~~ procedures to identify and adopt the BPO for minimising adverse construction noise and vibration effects on neighbours, and to define the procedures to be followed to ensure that the project construction noise and vibration limits are being complied with.
16. The CNVMP shall provide, as a minimum, the following details:
- a. The relevant conditions ~~setting out limits on noise levels, vibration levels, construction noise and vibration limits and hours of work.~~
 - b. The programme of works and ~~consented approved~~ hours of construction work
 - c. Identification of surrounding noise sensitive receivers
 - d. The nature of any restrictions to be implemented by the ~~consent approval~~ holder to ensure noise generated by the construction vehicles will comply with the noise limits on the site.
 - e. Procedures for ensuring that the ~~consent approval~~ holder provides receivers around the site with ongoing and regular updates throughout the various stages of construction work

Commented [DW20]: Deleted reference to ORC monitoring officer as ORC consents now separated.

Commented [DW21]: Agree to all proposed condition 16 changes.

so that receivers have advanced notice of the approximate dates and duration of the busiest and noisiest construction activities on site that may affect these receivers.

- f. Written communication with occupants of all dwellings around the site of the works in writing at least ten (10) days prior to the commencement of activities on site. The written advice shall set out:

- i. a brief overview of the construction works.
- ii. the working hours and expected duration.
- ~~iii. all mitigation measures to be implemented; and~~
- ~~iv. the procedure for recording concerns/complaints regarding noise~~

- g. ~~All noise and vibration mitigation measures to be implemented including physical mitigation, minimum setback distances, and restrictions on plant.~~

- h. ~~The procedure for recording concerns/complaints regarding noise. The procedure for undertaking noise and vibration measurements to confirm the minimum setback distances for plant and monitor compliance.~~

- i. ~~The procedure for undertaking noise and vibration measurements to confirm the minimum setback distances for plant and monitor compliance.~~

17. The CNVMP shall, as a minimum address the requirements of Annex E of NZS 6803:1999 Acoustics – Construction Noise and the Association of Australasian Acoustical Consultants Guideline for interpreting and applying NZS 6803:1999. The CNVMP and any amendments must be prepared by a suitably qualified acoustics consultant. Amendments that include changes to the construction methodology must be tracked and any revised CNVMP shall be submitted to the Council’s Monitoring team for approval.
18. All construction works on the site shall be carried out in accordance with the CNVMP and a copy of the CNVMP must be kept on site during construction hours.
19. The CNVMP may authorise some work to take place at other times where the CNVMP demonstrates that those works will comply with the ~~the PDP construction noise limits~~ ~~construction noise limits a construction noise limit of 45 dB L_{Aeq}(15 min) and a vibration limit of 0.3 mm/s PPV at any occupied dwelling~~ (for example, light vehicle movements, works well separated from any receivers, site meetings, electrical fitout, painting etc).

Commented [DW22]: From QLDC Appendix 9.

Prior to Commencing Works

20. At least five working days prior to commencing work on the site the consent holder shall advise the Manager of Resource Management Engineering at Council of the scheduled start date of physical works. Compliance with the prior to commencement of works conditions shall be demonstrated.
21. The Consent Holder must notify the Consent Authority in writing of the commencement date of earthworks no less than 10 working days prior to the commencement of works. The prestart notification must include the following information:
- a) The start date of works

- b) Photographs of the area/s where work is to be undertaken – Photographs must be in colour and no smaller than 200 x 150 millimetres in size and be in JPEG form.
- c) Name and contact details of their Environmental Representative for the works.

22. The Consent Holder must engage a SQEP to monitor the site monthly to:

- a) Ensure that the site is complying with its EMP and ESCP; and
- b) Identify any new environmental risks arising that could cause an environmental effect and suggest alternative solutions that will result in more effective and efficient management.

The outcome of these inspections must be included in the Monthly Environmental Report.

23. Within 10 working days following installation of the erosion and sediment control works, and prior to the commencement of earthworks activity on the subject site, a SQEP must provide written certification that the erosion and sediment control measures have been constructed and completed in accordance with the erosion and sediment control plan to the Consent Authority.

24. Prior to commencing ground-disturbing activities, the consent holder shall nominate an Environmental Representative for the works program in accordance with the requirements detailed on pages 9 and 10 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.

25. Prior to commencement of the earthworks the Consent Holder must ensure that all personnel working on the site are made aware of, and have access at all times to:

- a) The Land Use and Discharge consents;
- b) The Erosion and Sediment Control Plan; and
- c) The final Environmental Management Plan.

Copies of these documents must be present on-site at all times while the work authorised by this consent is being undertaken.

26. Prior to commencing any work on site, the Consent Holder must ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction. Matters to be discussed include (at minimum):

- a) Timeframes for key stages of the works authorised under this consent
- b) Resource consent conditions
- c) Erosion and Sediment Control Plan
- d) Environmental Management Plan

A record of attendance must be kept and made available to the Consent Authority upon request.

27. The consent holder shall install measures to control and/or mitigate dust, silt run-off and sedimentation that may occur, in accordance with the Council's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District brochure, prepared by the Council and in accordance with the ESCP submitted under **Condition 12** above to ensure that neighbouring sites remain unaffected from earthworks. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised. As-built documentation for these controls shall be provided by a SQEP. Any earthworks required to construct environmental management controls are allowed to commence once Council has been provided notice of the works.

Hours of Operation – Construction

28. Construction hours

- a. The permitted days and hours of construction work are:
- i. Monday to Friday – 7:00am to 6:00pm
 - ii. Saturday – 8:00am to 1:00pm for any construction work within 100m of any occupied building on the site.
 - iii. Saturday – 7:00am to 5:00pm for construction work more than 100m from any occupied dwelling.

~~Except that the use of machinery is not permitted on site between 7:00 am and 7:30 am on Monday to Saturday.~~

Commented [DW23]: Inserted from QLDC Appendix 9.

- b. No construction work is permitted on Sundays or Public Holidays

To be Monitored Throughout Earthworks

29. Earthworks must be managed to minimise the deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the site. In the event that such deposition does occur, it must be removed immediately once observed or reported. In no instance shall roads or footpaths or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.
30. All earthworks, geotechnical investigations and fill certification shall be carried out under the guidance of a suitably qualified and experienced geotechnical professional as described in Section 2 of the Council's Land Development and Subdivision Code of Practice. At the completion of onsite earthworks, the geo-professional shall incorporate the results of ground bearing test results regardless of whether affected by development cut and fill earthworks and include the issue of a Geotechnical Completion Report and Schedule 2A certificate covering all land within the development. The Schedule 2A certification shall include a statement under Clause 3(e) covering section 106 of the Act. In the event the Schedule 2A includes limitations or remedial works against the lot, the Schedule 2A shall include a geotechnical summary table identifying requirements against the lot for reference by future lot owners. The certificate and

any supporting information shall be submitted to the Manager of Resource Management Engineering at Council.

31. The Consent Holder must ensure that the operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the approved EMP and ESCP must be maintained throughout the duration of earthworks activity, and until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Consent Authority on request.
- a) Sediment removed from treatment devices must be placed on stable ground where it cannot re-enter the device or be washed into any watercourse.
 - b) Where maintenance work is required to ensure the effectiveness of these erosion and sediment control measures, the record should include the date, time and details on the nature of any maintenance.
 - c) The Environmental Representative (or equivalent) must ensure regular inspections of these measures, and particularly within 12 hours after any rainfall event. Where it is identified that erosion and sediment control measure have become ineffective and maintenance is required, the consent authority must be contacted within 24 hours and the erosion and sediment control measures must be reinstated to be effective, to the satisfaction of the Consent Authority.
32. For the duration of the earthworks:
- a) All machinery must be clean, free of contaminants and in good repair, prior to entering the site;
 - b) No construction materials may be left in a position where they could be carried away by storms, floods, waves or other natural events;
 - c) The Consent Holder must take all practicable measures to prevent spills of hazardous substances being discharged into water or onto land in a manner that may enter water. Such measures may include, but not be limited to;
 - i. all practicable measures must be undertaken to prevent oil and fuel leaks from vehicles and machinery;
 - ii. fuel storage tanks and machinery must be maintained at all times to prevent leakage of oil and other contaminants;
 - iii. a spill kit, that is capable of absorbing the quantity of oil and petroleum products that may leak or be spilt must be kept on-site at all times.
 - d) The Consent Holder must inform the Consent Authority immediately and no later than 12 hours of a spill of hazardous substances and must provide the following information;
 - i. the date, time, location and estimated volume of the spill;
 - ii. the cause of the spill;
 - iii. clean up procedures undertaken;
 - iv. details of the steps taken to control and remediate the effects of the spill on the receiving environment;
 - v. as assessment of any potential effects of the spill; and

- vi. measures to be undertaken to prevent a recurrence.
- e) All machinery, fencing, signs, chemicals, rubbish, debris and other materials must be removed upon completion of the earthworks within ten working days.
- 33. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.
- 34. During the exercise of this consent, the Consent Holder must complete and submit reporting to the Consent Authority in the form of a Monthly Environmental Report. The Monthly Environmental Report must be submitted within 5 working days of the end of each month. The Monthly Environmental Report must include reporting and statements actively addressing but not limited to the following that occurred during the reporting month:
 - a) Updates to the EMP/ESCP;
 - b) Weekly Site Inspections – number of inspections completed, and summary of corrective actions undertaken;
 - c) Reporting on monitoring undertaken (including Pre- and Post-Rainfall Events and water quality sampling and results as required by the EMP and ESCP.
- 35. The Consent Holder must maintain a record of any complaints received in relation to the exercise of this consent. The register must include, but not be limited to:
 - a) The date, time, location and nature of the complaint;
 - b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information;
 - c) Action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again.

A record of the complaints must be submitted to the Consent Authority upon request.
- 36. This consent does not authorise work on a contaminated site. If unexpected contamination is discovered, the consent holder must cease all earthworks in the area of the contamination immediately and notify the Consent Authority within two days. Works in the area affected by contamination can only recommence once any required consents are obtained.
- 37. All machinery associated with the earthworks activity must be operated in a way, which ensures that spillages of hazardous substances such as fuel, oil, grout, concrete products and any other contaminants are prevented.
- 38. The area of earthworks must be progressively stabilised against erosion at all stages of the earthwork activity and must be sequenced to minimise the discharge of contaminants to groundwater or surface water in accordance with the Erosion and Sediment Control Plan.
 - a) Interim stabilisation measures may include but are not limited to:
 - i. the use of covers, geotextiles, or mulching

- ii. top-soiling and grassing of otherwise bare areas of earth
- iii. aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.

39. In accordance with page 9 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans, where any Environmental Incident where the EMP has failed leading to any adverse environmental effects offsite occurs, the consent holder shall:
- a. Report to Council details of any Environmental Incident within 12 hours of becoming aware of the incident.
 - b. Provide an Environmental Incident Report to Council within 10 working days of the incident occurring as per the requirements outlined on page 9 of Queenstown Lakes District Council's Guidelines for Environmental Management Plans.
40. Environmental records are to be collated onsite and shall be made available to Council upon request; immediately if the request is made by a Council official onsite and within 24 hours if requested by a Council officer offsite. Records and registers to be managed onsite shall be in accordance with the requirements outlined on page 10 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.
41. The quality of the discharge must not exceed the standards specified below when sampled at locations identified in the approved EMP/ESCP:

Parameter	Units	Discharge Standard
Total Suspended Solids (TSS)	mg/L	≤ 50
Turbidity	NTU	≤ 150
pH		5.5 – 8.5
Visual Clarity	mm	≤ 100
Hydrocarbons or tannins		No visible trace
Waste		No visible trace

Samples of the discharge must be collected and analysed against the discharge standards at the frequencies specified below, and at the locations identified in the EMP/ESCP:

Parameter	Frequency
Total Suspended Solids (TSS)	When there is a discharge of water across the site boundary and where a Significant Rain Event occurs through the night, monitoring must be undertaken the following morning by 8am.
Turbidity	
pH	
Visual Clarity	
Hydrocarbons or tannins	
Waste	

All samples must be collected and analysed in accordance with the latest edition of GD05 or by similar methods certified as being equivalent in writing by the Consent Authority.

Records of all discharge monitoring in accordance with this condition must be kept on site and compiled and submitted to Consent Authority as part of the Monthly Report and supplied any other time upon request.

Note: for the purpose of this condition, a “Significant Rain Event” is any forecast or actual rain event of 20mm or greater within a 12-hour period; or any rain event that can generate overland flow.

42. In circumstances where one or more of the discharge limits are exceeded the Consent Holder must report to the Consent Authority within 48 hours of any confirmed exceedance.
- a) This notification must include advice of any corrective actions taken by the Consent Holder.
 - b) A comprehensive Environmental Incident Report must be provided to the Consent Authority within 10 working days of the notification of the exceedance. This report must include:
 - i. Identification of the likely cause of the limit exceedance;
 - ii. The effects on the receiving environment likely to arise because of the limit exceedance;
 - iii. The management responses and remedial action undertaken so far;
 - iv. Actions that may be necessary to prevent any further limit exceedances occurring;
 - v. Identify remedial action that is necessary and practicable and confirmation of implementation.
43. The discharge authorised by this consent must not result in:
- a) The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials;
 - b) Any conspicuous change in the colour or visual clarity;
 - c) Any emission of objectionable odour;
 - d) The rendering of fresh water unsuitable for consumption by farm animals or any significant adverse effects on aquatic life in any river, lake, artificial watercourse, or wetland.

Accidental Discovery Protocol

44. In the event that an unidentified archaeological site is located during works, the following will apply;
- a) Work must cease immediately at that place and within 20 metres around the site.
 - b) All machinery must be shut down, the area must be secured, and the Heritage New Zealand Pouhere Taonga Regional Archaeologist and the Consent Authority must be notified.
 - c) If the site is of Maori origin, the Consent Holder must also notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975).

- d) If human remains (koiwi tangata) are uncovered the Consent Holder must advise the Heritage New Zealand Pouhere Taonga Regional Archaeologist, NZ Police, the Consent Authority and the appropriate iwi groups or kaitiaki representative and the above process under (c) will apply. Remains are not to be disturbed or moved until such time as iwi and Heritage New Zealand Pouhere Taonga have responded.
- e) Works affecting the archaeological site and any human remains (koiwi tangata) must not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue. Further assessment by an archaeologist may be required.
- f) Where iwi so request, any information recorded as the result of the find such as a description of location and content, must be provided for their records.

Post Earthworks Completion

- 45. The consent holder shall, on completion of the earthworks for each stage and as soon as climatic conditions allow, permanently stabilise the site by planting, seeding, mulching or otherwise covering any exposed ground to minimise the risk of dust, erosion and sedimentation and to enhance slope stability.
- 46. Within one month following the completion of all earthworks for each stage:
 - a. The consent holder shall submit to the Councils' monitoring officers, a completion report from a suitably qualified and experienced Geo-Professional that provides a professional opinion that there is a low ongoing geotechnical risk associated with the completed works. This report shall also provide confirmation that the site has been appropriately stabilised.
 - b. The consent holder shall submit to the Councils' monitoring officers an earthworks completion report from a suitably qualified and experienced professional to confirm that the earthworks authorised by this consent, have been satisfactorily completed to meet all relevant conditions and compliance obligations of this consent.
- 47. Once the geotechnical professional has confirmed that the site, or part thereof, is considered to be sufficiently stabilised, the associated erosion and sediment control measures shall be removed and any sediment within the controls shall be disposed of in a way that will not cause a nuisance to surrounding environment.

To be Completed Before Council Approval of the Survey Plan

- 48. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved. This shall include any Easements in Gross as required by Council for infrastructure to vest. Requirements for vested infrastructure and Easements in Gross shall be agreed with Council prior to Engineering Acceptance.
 - b) The names of all roads, private roads and private ways which require naming in accordance with Council's road naming policy shall be shown on the survey plan.

[Note: the road naming application should be submitted to Council prior to the application for the section 223 certificate].

- c) The consent holder shall confirm the reserve classification of any reserve to be vested in QLDC.

Amalgamation Conditions

49. Amalgamation conditions as shown on the scheme plans as applicable at the completion of each stage are to be registered with Land Information New Zealand (CSN XXXXX).

To be completed before the issue of the s224(c) certificate

50. Prior to certification of each stage of the development pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following in relation to the works within that stage of the development:
- a. The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including rights of way and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
 - b. The completion and implementation of all works detailed in **Condition 9** above.
 - c. The provision of a water supply to all residential lots in terms of Council's standards and connection policy. This shall include an Acuflo GM900 as the toby valve and an approved water meter as detailed in QLDC Water Meter Policy (Appendix A), dated June 2017. The costs of the connections shall be borne by the consent holder.
 - d. An Elster PSM V100 or Sensus 620 water meter shall be provided to Council's maintenance contractor Veolia for all residential lots as per **condition 9a** above, and evidence of supply shall be provided to Council's Subdivision Inspector.
 - e. The provision of a foul sewer connection from all lots to Council's reticulated sewerage system in accordance with Council's standards and connection policy.
 - f. An Elster Helix 4000 or C4000 / 4200 (For 40mm to 200mm connections) or Sensus Meitwin; Meistream WP; water meter shall be installed on to the Acuflo manifold for the **bulk flow** water connections to the apartment buildings.
 - g. The provision of **bulk flow** water meters for commercial and childcare **buildings**.
 - h. The provision of a sealed vehicle crossing to all residential units with onsite parking and the childcare centre (Lot 100) and commercial buildings (Lot 101). These vehicle crossing shall be constructed to Council's standards.
 - i. All vehicle access, manoeuvring and parking areas associated with the development shall be subject to a post construction safety audit by an independent traffic engineer

Commented [DW24]: Both from QLDC Appendix 9.

in accordance with the NZTA Manual “Safe System Audit Guidelines” at the consent holders cost and the results shall be submitted to Council for review and certification. Should the review recommend any further works required to achieve a safe traffic environment, the consent holder shall have these works approved by Council and implemented prior to subdivision completion.

- j. The provision of a stormwater connection from all units and buildings to the stormwater system in accordance with Council's standards and connection policy.
- k. Hydrant testing shall be carried out during the peak period of an average day (7:30 – 9:30am 4pm – 6:00pm) to confirm that there are sufficient hydrants with adequate pressure and flow to service the development with a Class FW2 fire risk in accordance with Appendix G of SNZ PAS 4509:2008 NZ Fire Service Code of Practice for Firefighting Water Supplies. Any lesser risk must be approved in writing by Fire & Emergency NZ, Queenstown Office. The testing shall be carried out by a suitably qualified and experienced person (SQEP) as defined in section 1.8 of QLDC's Land Development and Subdivision Code of Practice and evidence of the SQEP suitability to undertake or oversee such testing shall be submitted with the hydrant testing results. The results shall be submitted to Council and all related costs shall be borne by the consent holder.
- l. The consent holder shall enter into a developer's agreement between the developer and Council in relation to the stormwater system. This agreement shall bind the developer to its requirements and confirm the following:
 - (i) The applicant takes responsibility for Operation & Maintenance of the areas initially for a 5 year period from issue of 224c.
 - (ii) The applicant shall meet the Key Performance Indicators (KPIs) for successful operation and management of the systems that are established and agreed with Council through detailed design process prior to engineering acceptance by QLDC.
 - (iii) The consent holder shall provide Council annually (31st March) with copies of all ongoing performance monitoring data and reporting a showing compliance with the agreed KPIs and O&M manual.
 - (iv) If the system is not shown to be working effectively during or at the end of the 5 year maintenance period, any remedial works required ensuring the effective and efficient operation of the stormwater disposal system in compliance with the O & M manual and associated KPIs shall be completed by the consent holder.
 - (v) In the event of the system not performing effectively during or at the end of the 5 year maintenance period, the maintenance period may be extended by a further 2 years to allow the applicant to demonstrate the effective and efficient operation of the stormwater disposal system prior to handover to Council.
 - (vi) A bond provided by the consent holder/developer in relation to maintenance of the system for the maintenance period.

Advice Note: A pro forma Developers Agreement addressing the above can be provided on request to Council.

- m. The Consent Holder shall obtain a Full Council decision confirming that all areas of reserve have been formally agreed to be vested.
- n. For each stage the consent holder shall fully implement all road/street landscaping and planting as shown on the landscape plan approved under **Condition 10** above.
- o. All landscape planting on Lots 1 – 4, 62, 200 and 203 along State Highways 6 and 84 shown on ~~the an updated~~ Detailed Planting Plan – State Highway Boundary Treatment– Sheets L 201 – L214 ~~–Rev B–~~ Prepared by DCM Urban, shall be completed prior to issue of the 224(c) for the relevant subdivision stage that creates these lots as individual **lots**.
- p. The Consent Holder shall enter into a maintenance agreement under S207A of the Local Government Act 2002 Amendment Act, with the QLDC (Parks and Reserves), with the obligation being upon the Consent Holder to fulfil the requirements detailed in (i) to (iv) below. The maintenance period shall be three years from any issue of 224(c):
 - (i) All new assets, including irrigation and fencing, shall be kept in good working order and be free of defects or disrepair.
 - (ii) Trees and vegetation shall be irrigated and maintained to an acceptable standard as specified by QLDC Parks and Reserves Planning team. It shall be the responsibility of the consent holder to ensure that any new plantings, as shown on the approved landscape plans, that die or decline at any time over the 3-year maintenance period following the initial planting shall be replaced. The replacement plants shall be of the same species, grade and size as the original specimens and planted no later than the following planting season or as instructed by QLDC.
 - (iii) The vested reserves shall be kept in a tidy condition and shall be free of litter and refuse.
 - (iv) Health and safety plans shall be provided for all non-QLDC approved contractors undertaking maintenance in the reserves or road reserves.
 - (v) On completion of construction, asbuilts for walkways (and grassed areas if any), which are to be vested with Council are to be provided as per Land Development and Subdivision Code of Practice (dated 2025).

Advice Note: Asbuilt submission package, including asbuilt specs and guidelines, available on the QLDC LDSCoP 2025 website:
<https://www.qldc.govt.nz/services/resource-consents/land-developments-and-subdivisions>
- q. Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been

Commented [DW25]: Inserted as consequential change from QLDC recommendation (Fuller memo para 7.2.3).

Commented [DW26]: From QLDC Appendix 9.

made available (minimum supply of single phase 15kVA capacity) to the boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.

- r. Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground data services have been made available to all lots and that all the network supplier's requirements for making such means of supply available have been met.
- s. All earthworks, geotechnical investigations and fill certification shall be carried out under the guidance of suitably qualified and experienced geotechnical professional as described in Section 2 of the Queenstown Lakes District Council's Land Development and Subdivision Code of Practice. At the completion of onsite earthworks the geo-professional shall incorporate the results of ground bearing test results for each residential allotment within the subdivision regardless of whether affected by development cut and fill earthworks and include the issue of a Geotechnical Completion Report and Schedule 2A certificate covering all saleable lots within the subdivision. The Schedule 2A certification shall include a statement under Clause 3(e) covering Section 106 of the Resource Management Act 1991. In the event the Schedule 2A includes limitations or remedial works against any lot(s) the Schedule 2A shall include a geotechnical summary table identifying requirements against each relevant lot in the subdivision for reference by future lot owners. Any remedial works outlined on the Schedule 2A that requires works across lot boundaries shall be undertaken by the consent holder prior to 224(c) certification being issued.
- t. The submission of Completion Certificates from the Contractor and the Engineer advised in **Condition 6** for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
- u. All newly constructed foul sewer and stormwater mains shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main. The CCTV shall be completed and reviewed by Council before any surface sealing.
- v. All signage shall be installed in accordance with Council's signage specifications and all necessary road markings completed on all public or private roads (if any), created by this subdivision.
- w. For each stage the consent holder shall fully implement all road/street landscaping and planting as shown on the landscape plan approved under **condition 10**.
- x. All new reserve and road reserve asset information shall be submitted electronically with spatial attributes as outlined in Schedule 1D of the QLDC LDSC 2025.
- y. Road naming shall be carried out, and signs installed, in accordance with Council's road naming policy.

- z. All signage shall be installed in accordance with Council's signage specifications and all necessary road markings completed on all public or private roads created by this subdivision.
- aa. All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise permanently stabilised.
- bb. The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- cc. Prior to s224c for the first stage, the Consent Holder shall provide confirmation in writing from the Queenstown Lakes Community Housing Trust, or an alternative community housing provider registered with the Community Housing Regulatory Authority, that an agreement has been entered into to provide land for the construction of 13 residential units by the community housing provider as community housing on sites nominated by the Consent Holder.

dd) The consent holder shall demonstrate which lots are to be restricted from Residential Visitor Accommodation such that 80% of residential units shall be used only for residential activities and shall not be used for residential visitor accommodation.

Commented [DW27]: From QLDC Appendix 9.

ee) Prior to certification of the stage of the Development that creates the 50th residential lot pursuant to section 224(c), \$350,000 (including GST) will be provided to NZ Transport Agency Waka Kotahi (NZTA) for future upgrades to the roundabout at the intersection of State Highway 6, State Highway 84 and Riverbank Road. The purpose of this monetary contribution is to offset the Consent Holder's contribution to increased traffic volumes on the roundabout at the intersection of State Highway 6, State Highway 84 and Riverbank Road.

ff) The Consent Holder will contribute \$250,0000 (including GST) (Trail Funding) prior to certification of the first stage of the Development pursuant to section 224(c) towards the formation of a pedestrian and cycle trail link (Trail Link).

gg) The Trail Funding is for the purposes of a connection to the Development from either one or both of the following two connection points (Connection Point):

- i. The western edge of the Development site going west; and/or
- ii. The eastern edge of the Development site going north-east.

hh) To determine key decisions for the Trail Link, the Consent Holder must invite delegates from the following parties to form a working group (Working Group):

- i. Consent Holder;
- ii. Queenstown Lakes District Council (QLDC);
- iii. NZ Transport Agency Waka Kotahi (NZTA); and
- iv. Upper Clutha Tracks Trust (Tracks Trust).

jj) The Working Group shall be responsible for the following key decisions:

- i. Determining which party is ultimately responsible (Responsible Party) for the implementation, construction and ongoing maintenance of the Trail Link;

- ii. [The path or location of the Trail Link; and](#)
- iii. [The Connection Point.](#)

Management Entities

51. Prior to the 224 certificate for each stage of the development that includes commonly owned property (not to be vested in QLDC) (excluding the unit titles) the consent holder must establish an Incorporated Society or Societies (or legal body) to be responsible and liable for ongoing operation, maintenance, management and repair of communal lots, and all associated communal infrastructure (if any). The following requirements must be met in order to satisfy the condition:
- a. The common assets must be operated and managed by the Incorporated Society or Societies (or other legal body).
 - b. The Incorporated Society must not be disestablished without the prior written consent of ☒ at QLDC.
 - c. The structure, functions and rules of the Incorporated Society or Societies (or legal body) must include provision for the following:
 - i. All relevant lot owners to automatically be and remain a member of Incorporated Society for so long as they are registered proprietor of a Lot using the relevant infrastructure.
 - ii. All relevant lot owners fulfil the obligations of a member, as set out in the Rules of the Incorporated Society to be set out at the time of establishment
 - iii. The Incorporated Society will be responsible for the maintenance of landscaping, roading, servicing infrastructure, and any asset management plans as they pertain to the common assets and private lots.
 - iv. Ongoing compliance with the relevant resource consent, bylaw or other requirements of QLDC.
 - v. An acceptable method of management of the Incorporated Society's (or equivalent legal body) future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The rules must identify a process for setting, collecting and enforcing the payment of levies.
 - d. All costs associated with the establishment of the Incorporated Society (or equivalent legal body) must be borne by the Consent Holder.
 - e. A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society (or equivalent legal body) must be provided to QLDC for certification that the infrastructure and assets will be properly maintained over time. The document(s) must provide evidence for each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.
52. A consent notice shall be registered on the Record(s) of Title to be issued for each lot requiring for so long as they are a registered proprietor of the lot, the owners of the lot must be members of the established Incorporated Society (or equivalent legal body) that jointly owns and is responsible and liable for the ongoing management and maintenance of the common assets.

Ongoing Conditions/Consent Notices

53. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant titles by way of a consent notice pursuant to section 221 of the Act.

For the purposes of this consent notice, Development is defined as the residential units, commercial buildings and childcare, roading and open space to facilitate the land use authorised by the Resource Consent [FTSA202] (Development).

- a. All boundary fences along or adjoining any areas of reserves shall be no greater than 1.5 metres in height and shall be no less than 50% visually permeable.
- b. No permanent obstruction or vegetation in excess of 1m in height shall be located within 0.5m of the road boundary on Lots 416 or 417.
- c. No permanent obstruction or vegetation in excess of 1m in height shall be located within 1.75m of the road boundary on Lots 430 - 436.
- d. The landscape planting on Lots 101 - 103 along State Highway 6 shown on the Detailed Planting Plan – State Highway Boundary Treatment– Sheets L 201 – L214 – Rev D- Prepared by DCM Urban, shall be completed prior to the occupation of buildings on these lots.

- ~~e. 80% of the residential units in the development shall be used only for residential activities and shall not be used for residential visitor accommodation other than homestays (as those activities are defined in the Proposed Queenstown Lakes District Plan). The consent holder as part of the 224(e) for each stage shall advise QLDC of the percentage of lots contributing to achieving this overall requirement.~~

~~This unit is not to be used for Visitor Accommodation or Residential Visitor Accommodation activities, other than Homestays.~~

- e. The lots identified under Engineering Approval for the relevant stage that are to be used only for residential activities and shall not be used for residential visitor accommodation other than homestays (as those activities are defined in the Proposed Queenstown Lakes District Plan) are subject to the following condition.

This unit is not to be used for Visitor Accommodation or Residential Visitor Accommodation activities, other than Homestays.

- f. Each lot owning or benefitting from commonly owned assets must be members of the established Incorporated Society (or equivalent legal body) that jointly owns and is responsible and liable for the ongoing management and maintenance of the common assets.

- g. All future buildings must be within general accordance with land use consent FTSA202 (QLDC Reference).

Commented [DW28]: Wording amendment for clarity.

Commented [DW29]: From QLDC Appendix 9.

Have not added:

h. All buildings on Lots 1-26 must be set back a minimum distance of 2m from the northwest boundary (Mt Iron Reserve).

As the units are to be constructed prior to the completion of the subdivision I have included this as a land use consent condition rather than a consent notice condition.

As this is a change to design of the units or the location of the units. The 2m suggestion has implications for the road setback, the ability to park between the garage and the road boundary and for the maneuverability of Units 1 and 2. As a consequence of not being able to achieve the 2m setback but needing to achieve the recommended setback of 1.5m to enable the entire 1.5m fire mitigation setback to be within the lot boundaries.

54. In the event that the Engineering Acceptance issued under **Condition 9** contains ongoing conditions or requirements associated with the installation, ownership, monitoring and/or maintenance of any infrastructure subject to Engineering Acceptance, then at Council's discretion, a Covenant in Gross (or other alternative legal instrument acceptable to Council) shall be registered on the relevant Records of Title detailing these requirements for the lot owner(s). The final form and wording of the document shall be checked and approved by Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected. The applicant shall liaise with the Subdivision Planner and/or Manager of Resource Management Engineering at Council in respect of the above. All costs, including costs that relate to the checking of the legal instrument by Council's solicitors and registration of the document, shall be borne by the applicant.

[Note: This condition is intended to provide for the imposition of a legal instrument for the performance of any ongoing requirements associated with the ownership, monitoring and maintenance of any infrastructure within this development that have arisen through the detailed engineering design and acceptance process, to avoid the need for a consent variation pursuant to section 127 of the Resource Management Act.]

55. On completion of earthworks, a consent notice pursuant to section 221 of the Act shall be registered on the Register of Title of the subject site providing for the performance of any ongoing requirements for protection of secondary flow paths or minimum floor levels for buildings, where deemed necessary by Council to satisfy **Condition 9(d)(iii)** above. The final wording of the instrument shall be checked and approved by the Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected.

Covenant

56. The consent holder shall ensure that a fencing covenant, required under s6 of the Fencing Act 1978, is registered on all land that adjoins land vested as reserve to ensure that any reserves to vest in O.L.D.C are protected and that Council has no liability to contribute towards any work on a fence between a public reserve vested in or administered by the Council and any adjoining land.

Commented [DW30]: Agree – have amended wording so the covenant would only be registered on land adjoining reserves:

Part C – Amended Conditions of RM181471

Explanatory notes – not for inclusion in the granted variation. The existing consent conditions of RM181471 have been amended remove conditions not related to the service station. Deleted conditions or text are shown in ~~strike through~~, additional text is shown underlined.

General

1. That the development be undertaken or carried out in accordance with the following plans and documents:

Paterson-Pitts Group

- ~~W6221 – Mt Iron Junction – Earthworks Drawings – Cut/Fill Areas – Sheet 201 – Rev C – 1 8/1 2/20~~
- ~~W6221 – Mt Iron Junction – Earthworks Drawings – Design Contours – Sheet 202 – Rev C – 1 8/1 2/20~~
- ~~W6221 – Mt Iron Junction – Earthworks Plans – Long Section – Sheet 203 – Rev C – 1 8/1 2/20~~
- ~~W6221 – Mt Iron Junction – Earthworks Plans – Long Section – Sheet 204 – Rev C – 1 8/1 2/20~~
- ~~W6221 – Mt Iron Junction – Road Layout – Sheet 300 – Rev C – 1 8/1 2/20~~
- ~~W6221 – Mt Iron Junction – Roading Hierarchy Plan – Sheet 301 – Rev C – 1 8/1 2/20~~
- ~~W6221 – Mt Iron Junction – Roading Cross Section – Sheet 302 – Rev C – 1 8/1 2/20~~
- ~~W6221 – Mt Iron Junction – Car Park Locations – Sheet 303 – Rev C – 1 8/1 2/20~~
- ~~W6221 – Mt Iron Junction – Vehicle Tracking – Sheet 304 – Rev C – 1 8/1 2/20~~
- ~~W6221 – Mt Iron Junction – Concept Storm water Layout – Sheet 400 – Rev C – 1 8/1 2/20~~
- ~~W6221 – Mt Iron Junction – Concept Stormwater Soakpit – Sheet 401 – Rev C – 1 8/1 2/20~~
- ~~W6221 – Mt Iron Junction – Concept Foul Sewer Layout – Sheet 501 – Rev C – 18/12/20~~
- ~~W6221 – Mt Iron Junction – Concept Water Layout – Sheet 601 – Rev C – 18/12/20~~
- ~~W6221 – Mt Iron Junction – Site Clearance Site Management Plan – Sheet 101 – Rev B – 18/12/20~~
- ~~W6221 – Mt Iron Junction – Bulk Earthworks Site Management Plan – Sheet 103 – Rev B – 18/12/20~~
- ~~W6221 – Mt Iron Junction – Post Earthworks Site Management Plan – Sheet 103 – Rev B – 18/12/20~~
- ~~W6221 – Mt Iron Junction – Bulk Earthworks Site Management Plan Detail Drawings – Sheet 104 – Rev B – 18/12/20~~

Rough & Milne Landscape Architects

Master Plan

- ~~Mt Iron Junction Master Plan – 4 February 2021~~
- Consented Mt Iron Junction Masterplan – Caltex Boundary – Fast-track Approvals Act Application – 4 February 2021

Detailed Plans

- ~~Mt Iron Junction – Planting Plan 1 – West Corner SH84 – 21 December 2020~~
- ~~Mt Iron Junction – Planting Plan 2 – Meadow SH84 – 21 December 2020~~
- ~~Mt Iron Junction – Planting Plan 3 – North Spine Road – 21 December 2020~~
- ~~Mt Iron Junction – Planting Plan 4 – Service Station – Proposed Landscape Plan – 4 February 2021~~
- Mt Iron Junction – Proposed Landscape Plan Mt Iron Junction Service Station, Wanaka Service Station – Fast-track Approvals Act Application – 4 February 2021
- ~~Mt Iron Junction – Planting Plan 5 – Workers Accommodations – 21 December 2020~~

- Mt Iron Junction — Planting Plan 6 — East Link Road Meadow — SH6 — 21 December 2020
- Mt Iron Junction — Planting Plan 7 Terrace Housing 1 — 21 December 2020
- Mt Iron Junction — Planting Plan 8 — Terrace Housing 2 — 21 December 2020
- Mt Iron Junction — — Mounding Contours — — 4 February 2021
- Mt Iron Junction — Earthworks — Cross Sections — — 4 February 2021
- Mt Iron Junction — Earthworks — Cross Sections — AA BB — 21 December 2020
- Mt Iron Junction — Earthworks — Cross Sections — CC DD — 21 December 2020
- Mt Iron Junction — Earthworks — Cross Sections — EE FF — 21 December 2020
- Mt Iron Junction — Materials Palette — 17132 — 21 December 2020
- Mt Iron Junction — Colour Palette — 21 December 2020 Three Sixty Architecture

General

- Mt Iron Junction — Architectural Design Statement — 21 December 2020

Worker's Accommodation

- Mt Iron Junction — Worker's Accommodation — Ground Floor Plans — 21 December 2020
- Mt Iron Junction — Worker's Accommodation — Elevations — 21 December 2020
- Mt Iron Junction — Worker's Accommodation — Elevation Details — 21 December 2020

Terrace Housing

- Mt Iron Junction — Terrace Housing — Ground Floor — 21 December 2020
- Mt Iron Junction — Terrace Housing — First Floor — 21 December 2020
- Mt Iron Junction — Terrace Housing — Elevations — 21 December 2020
- Mt Iron Junction — Terrace Housing — Sketches — 21 December 2020
- Mt Iron Junction — Terrace Housing — 2 Bedroom Villa — 21 December 2020
- Mt Iron Junction — Terrace Housing — 3 Bedroom Villa — 21 December 2020

SHA Architecture

- Caltex Mt Iron Junction - Architectural Statement -- 21 December 2020
- Caltex Mt Iron Junction -- Key Plan -- Ref 18035 -- Sheet 101 - Rev L - 21 December 2020
- Caltex Mt Iron Junction -- Site Plan -- Ref 18035 -- Sheet 102 - Rev L - 21 December 2020
- Caltex Mt Iron Junction - Signage Details -- Ref 18035 -- Sheet 201 - Rev L - 4 February 2021
- Caltex Mt Iron Junction - Perspectives -- Ref 18035 -- Sheet 301 - Rev L - 4 February 2021

stamped as approved on date

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 (Act) and any finalised, additional charges under section 36(3) of the Act.
3. The consent holder is liable for costs associated with the monitoring of this resource consent under section 35 of the Act.

4. This consent shall lapse unless given effect to within ten years from the date of consent.
5. ~~No buildings authorised by this consent shall be occupied by tenants or the public until the roundabout at the intersection of State Highway 6, State Highway 84 and Riverbank Road has been constructed and is operational.~~
6. ~~The consent holder shall supply the consent authority with written confirmation from Waka Kotahi NZ Transport Agency (road controlling authority) that any proposed intersection and/or vehicle crossing works will not adversely affect State Highway 6 and/or State Highway 84.~~
7. ~~At least three weeks prior to any works being carried out in the State Highway road reserve, an agreement to work on the State Highway must be completed and submitted to Waka Kotahi NZ Transport Agency's maintenance contractor for approval.~~
8. ~~At least seven days prior to commencing works on site, the consent holder shall submit to Waka Kotahi NZ Transport Agency or its network management consultant, Aspiring Highways, and to the Road Corridor Engineer at Council, for certification and acceptance an application to undertake works within a State Highway road reserve and a Traffic Management Plan. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor (STMS). All contractors obligated to implement Traffic Management Plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. No works shall commence until the Traffic Management Plan is approved by Waka Kotahi NZ Transport Agency, or its network management consultant and Council. A copy of the approved plan shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.~~
9. ~~Prior to commencement of any site works the consent holder shall provide to the Council confirmation from Aurora Energy Limited that they have sought and obtained all necessary approvals under NZECP34 or that such approvals are not required.~~

Advice Note: The consent holder is advised of its Health and Safety Obligations when working in proximity to electricity infrastructure and it is recommended that it consult Aurora's 'Stay Safe Near Electricity Guide' when preparing to carry out the works anticipated by this consent. If the consent holder has questions about these issues it is recommended that they contact Aurora to discuss.

BULK EARTHWORKS

Environmental Management Plan

10. At least 15 working days prior to any works commencing on site the consent holder shall submit an Environmental Management Plan(EMP) to Council's Monitoring and Enforcement Team for review and acceptance (HOLD POINT 1). This document must be prepared by a suitably qualified and experienced person (SQEP). The EMP shall be in accordance with the principles and requirements of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans and specifically shall address the following elements as specified in the guidelines:
 - a. Administrative Requirements
 - (i) Weekly site inspections;
 - (ii) Monthly environmental reporting;
 - (iii) Independent audit by SQEP;
 - (iv) Notification and management of environmental incidents;

- (v) Records and registers;
- (vi) Environmental roles and responsibilities of personnel (including nomination of Principal Contractor); and
- (vii) Site inductions

b. Operational Requirements

- (i) Erosion and sedimentation (including an Erosion and Sediment Control Plan **(ESCP)**) (to be prepared by a SQEP);
- (ii) Water quality;
- (iii) Dust;
- (iv) Cultural heritage;
- (v) Noise (to be prepared by a SQEP);
- (vi) Vibration (to be prepared by a SQEP)
- (vii) Chemical and fuel management; and
- (viii) Waste management.

The EMP shall give consideration to staging the earthworks in defined areas within the overall site to minimise visual impacts during those works.

The EMP shall identify that the landscape protection area as shown on the Mt Iron Junction Master Plan -- 4 February 2021, shall not be used for construction activity, including but not limited to temporary storage of materials, machinery and vehicles, except for that required for landscape works within the landscape protection area.

~~The EMP (and any sub-plans e.g. ESCP described below) shall also be consistent with any recommendations outlined in the Patterson Pitts -- Engineering Plans referred to in Condition 4.~~

11. Prior to ground-disturbing activities on the initial stage of works or any subsequent new stage of works, the consent holder shall engage a SQEP to prepare and submit an ESCP to Council's Monitoring and Enforcement Team for review and acceptance. This plan shall be a sub-plan of the overarching EMP and must be prepared in accordance with the requirements outlined on pages 13- 18 in Queenstown Lakes District Council's Guidelines for Environmental Management Plans.

These plans must be updated when:

- a) The construction program moves from one Stage to another; or
- b) Any significant changes have been made to the construction methodology since the original plan was accepted for that Stage; or
- c) There has been an Environmental Incident and investigations have found that the management measures are inadequate.

12. Prior to commencing ground-disturbing activities, the consent holder shall nominate an Environmental Representative for the works program in accordance with the requirements detailed on pages 9 and 10 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
13. Prior to commencing ground disturbing activities, the consent holder shall ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an

Environmental Site Induction in accordance with the requirements detailed on page 8 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.

14. The consent holder shall install measures to control and/or mitigate dust, silt run-off and sedimentation that may occur, in accordance with the Council's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Council and in accordance with the ESCP submitted under Condition 10 above to ensure that neighbouring sites remain unaffected from earthworks. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised. As-built documentation for these controls shall be provided a SQEP (HOLD POINT 2). It is noted that the earthworks required to construct environmental management controls are allowed to commence once Council has provided notice that (HOLD POINT 1) has been met.
15. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads as a result of the works, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.

During Construction

16. All works shall be undertaken in accordance with the most current version of the EMP as accepted as suitable by Council.
17. The EMP shall be accessible on site at all times during work under this consent.
18. The consent holder shall establish and implement document version control. Council shall be provided with an electronic copy of the most current and complete version of the EMP at all times.
19. The consent holder shall develop and document a process of periodically reviewing the EMP as outlined on page 6 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*. No ground disturbing activities shall commence in any subsequent stage of development until an EMP has been submitted and deemed suitable by Council's Monitoring and Enforcement Team.
20. The consent holder shall undertake and document weekly and Pre and Post-Rain Event site inspections as detailed on pages 10 and 11 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
21. A SQEP shall monitor the site monthly to ensure that the site is complying with its EMP, identify any new environmental risks arising that could cause an environmental effect and suggest alternative solutions that will result in more effective and efficient management. This must include a specific audit by the SQEP of the effectiveness of the ESCP. The outcome of these inspections should be included in the monthly environmental report referred to in Condition 22 below.

22. The consent holder shall complete and submit exception reporting to Council in the form of a monthly environmental report. The monthly environmental report shall be submitted to Council's Regulatory Department within five working days of the end of each month.
23. In accordance with page 9 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*, where any Environmental Incident where the EMP has failed leading to any adverse environmental effects offsite occurs, the consent holder shall:
- a. Report to Council details of any Environmental Incident within 12 hours of becoming aware of the incident.
 - b. Provide an Environmental Incident Report to Council within 10 working days of the incident occurring as per the requirements outlined on page 9 of *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
24. Environmental records are to be collated onsite and shall be made available to Council upon request; immediately if the request is made by a Council official onsite and within 24 hours if requested by a Council officer offsite. Records and registers to be managed onsite shall be in accordance with the requirements outlined on page 10 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
25. Any discharge (refer definition in the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*) that leaves the site shall comply with the Water Quality Discharge Criteria outlined on page 19 of the *Guidelines*.
26. The earthworks, batter slopes and site management shall be undertaken in accordance with the recommendations of the report by GeoSolve (GeoSolve ref 170839, dated March 2018).
27. Hours of operation for earthworks, shall be:
- a. Monday to Saturday (inclusive): 7.30am to 6.30pm
 - b. Sundays and Public Holidays: No Activity
- In addition, no heavy vehicles are to enter or exit the site, and no machinery shall operate earlier than 7.30am. All activity on the site is to cease by 6.30pm.
28. All earthworks, geotechnical investigations and fill certification shall be carried out under the guidance of a suitably qualified and experienced geotechnical professional as described in Section 2 of the Council's Land Development and Subdivision Code of Practice. At the completion of onsite earthworks, the geo-professional shall incorporate the results of ground bearing test results regardless of whether affected by development cut and fill earthworks and include the issue of a Geotechnical Completion Report and Schedule 2A certificate covering all land within the development. The Schedule 2A certification shall include a statement under Clause 3(e) covering section 106 of the Act. In the event the Schedule 2A includes limitations or remedial works against the lot, the Schedule 2A shall include a geotechnical summary table identifying requirements against the lot for reference by future lot owners. The certificate and any supporting information shall be submitted to the Manager of Resource Management Engineering at Council.

29. In the event that the Schedule 2A certificate issued under Condition 28 contains limitations or remedial works required, then a section 108 covenant or alternative effective legal instrument shall be registered on the relevant Computer Freehold Registers. The section 108 covenant condition shall read; *"Prior to any construction work (other than work associated with geotechnical investigation), the owner for the time being shall submit to Council for certification, plans prepared by a suitably qualified engineer detailing the proposed foundation design, earthworks and/or any other required works in accordance with the Schedule 2A certificate attached. All such measures shall be implemented prior to occupation of any building."*
30. All earth worked and/or exposed areas shall be progressively grassed, revegetated, or otherwise stabilised at the completion of work in that area of the site.
31. The consent holder shall remedy any damage to all existing road surfaces and berms that has arisen from work carried out for this consent.

DEVELOPMENT INFRASTRUCTURE

To be completed prior to the commencement of any works on-site

32. All engineering works shall be carried out in accordance with the Council's policies and standards, being the Council's Land Development and Subdivision Code of Practice and subsequent amendments to that document up to the date of issue of any resource consent unless otherwise authorised under this consent.

Note: The current standards are available on Council's website via the following link:

<http://www.qldc.govt.nz/planning/resource-consents/qldc-land-development-and-subdivision•code-of-practice/>

33. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of the Council's Land Development and Subdivision Code of Practice, in relation to this development.
34. At least 7 days prior to commencing excavations, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified geo• professional as defined in Section 1.7 of the Council's Land Development and Subdivision Code of Practice who is familiar with the GeoSolve report (GeoSolve ref 170839, dated March 2018) and who shall supervise the earthworks procedure and soakage testing, in accordance with the report recommendations. Should the site conditions be found unsuitable for the proposed excavation/construction methods, then a suitably qualified and experienced engineer shall submit to the Manager of Resource Management Engineering at Council new designs/work methodologies for the works prior to further work being undertaken, with the exception of any necessary works required to stabilise the site in the interim.
35. At least 5 working days prior to commencing work on site the consent holder shall advise the Manager of Resource Management Engineering at Council of the scheduled start date of physical works. Compliance with the prior to commencement of works conditions shall be demonstrated.

36. Prior to commencing any works on the site, the consent holder shall obtain 'Engineering Review and Acceptance' from the Council for all development works and information requirements specified in this condition. The application shall include all development items listed below unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. An 'Engineering Review and Acceptance' application shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the applicant's cost. The 'Engineering Review and Acceptance' application(s) shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition 32, to detail the following requirements:
- a. The provision of a water supply to ~~each unit the service station~~ within the development in terms of Council's standards and connection policy. ~~A water supply connection shall also be provided to the Department of Conservation boundary in such a position that it can be extended in future to service possible future visitor services.~~ The costs of making these connections shall be borne by the consent holder.
 - b. This shall include either:
 - i. ~~Installation of an Acuflo GM900 toby valve for each unit located at the junction between Council's reticulation and the unit's lateral. And/OR~~
 - ii. A bulk flow meter which consists of an approved valve and valve box with backflow prevention and provision for water metering to be located at the road reserve boundary. The costs of the connection shall be borne by the consent holder.

~~Regardless of the option chosen above, a~~ A High Hazard back flow valve shall be provided at the service station's water connection to the wider network.
 - ~~c. The provision of a 150mm diameter foul sewer within the development and a connection to the Department of Conservation boundary in such a position that it can be extended in future to service possible future visitor services to Council's reticulated sewerage system in accordance with Council's standards and connection policy. The costs of the connections shall be borne by the consent holder and the connections shall be in a position that can be extended to service buildings within each of these sites.~~
 - d. Provision of a suitable firefighting water supply and hydrants with adequate pressure and flow to service the development and accompanying report from a suitably qualified professional demonstrating compliance with the NZ Fire Service Code of Practice for Firefighting Water Supplies 2008 (SNZ PAS 4509:2008) (or superseding standard). Any alternative solution must be approved in writing by the Area Manager for the Central North Otago branch of the Fire Emergency New Zealand. Any buildings on the lots shall either be fitted with a sprinkler system and/or be designed with an appropriate fire cell size to meet the requirements of SNZ PAS 4509 for the relevant water supply classification prior to the occupation of any buildings. Any water reticulation containing fire hydrants shall be vested to Council and provided with suitable easements in gross of no less than 3m in width.

- e. The provision of a stormwater collection and disposal system which shall provide both primary and secondary protection for the development, in accordance with Council's standards and connection policy. This shall include:
- i. The provision of soak pits/infiltration galleries adequate to dispose of the runoff from the development during the critical 1% AEP storm event. Percolation testing shall be undertaken by a suitably qualified professional at the individual soak pit/infiltration gallery locations to adequately demonstrate that soakage is available in all areas proposed for soakage. The method for soakage testing is to be agreed with the Manager of Resource Management Engineering at Council prior to testing. A copy of the test results shall be provided to the Manager of Resource Management Engineering at Council along with the design of the soak pits/infiltration galleries based on the percolation testing results. The soak pit/infiltration gallery design shall be in general accordance with the "Acceptable Solutions and Verification Methods for New Zealand Building Code Clause: E1NM1 Surface Water," except for using the 1% AEP storm event, taking into account the critical storm duration and ensuring the soak pits/infiltration galleries will drain within 24 hours of the end of the critical event.

Note: It is strongly recommended that the consent holder reaches agreement with Council's Property and Infrastructure Department regarding the location of the soakpits/infiltration galleries prior to completing their design to ensure that there are no issues in the event that the site is subdivided and the soak pits/infiltration galleries are vested.

- ii. A reticulated primary system to collect and dispose of stormwater from all potential impervious areas within each lot to the soak pits/infiltration galleries approved under Condition 36(e)(i), above. This shall include details of treatment solutions to avoid adverse water quality effects on receiving waters, low impact design solutions are encouraged. As a minimum there shall be provision for the interception of settle-able solids, hydrocarbons and floatable debris prior to discharge from the site. The individual lateral connections shall be designed to provide gravity drainage for the entire area within each activity area.
- iii. A secondary protection system consisting of secondary flow paths to the soak pits/infiltration galleries approved under Condition 36(e)(i) above to cater for the 1% AEP storm event and/or setting of appropriate building floor levels to ensure that there is no inundation of any buildable areas within the lots, and no increase in run-off onto land beyond the site from the pre-development situation.
- iv. A predevelopment and post development contour plan shall be provided for the stormwater design, in particular, ensuring that all

stormwater run-off from earth mounding around the service station is collected and disposed of within the subject site.

- f. ~~The provision of road lighting in accordance with Council's road lighting policies and standards, including the *Southern Light* lighting strategy. Any road lighting installed on private roads/rights of way/access lots shall be privately maintained and all operating costs shall be the responsibility of the lots serviced by such access roads. Any lights installed on private roads/rights of way/access lots shall be isolated from the Council's lighting network circuits.~~
- g. ~~The formation and sealing of the roads shown on the stamped and approved plans, in accordance with Council's standards except where noted otherwise below or otherwise agreed to by Council. The road design shall include the following:~~
- h. ~~The road between the roundabout and the southwest-northeast 'spine road' shall be formed in general accordance with Figure E23 of the Council's Land Development and Subdivision Code of Practice, except that no recessed parking is required. No stopping at all times road markings shall be installed on both sides of the road.~~
- i. ~~The southwest-northeast 'spine road' shall be formed in general accordance with Figure E15 of the Council's Land Development and Subdivision Code of Practice.~~
- j. ~~A minimum sightline measured at 2.5m from the nearest edge of the shared footpath/cyclepath, and extending a minimum of 10m on either side shall be achieved between all roads and vehicle crossings. Objects within the sight triangle shall be limited to a maximum of 1m in height.~~
- k. ~~The formation of the internal 'T' intersection, in accordance with the latest Austroads intersection design guides or otherwise agreed to by Council. These designs shall be subject to review and acceptance by Council with any associated costs met by the consent holder. All signage and marking shall be in accordance with Waka Kotahi NZ Transport Agency's Manual of Traffic Signs and Markings (MOTSAM) and the Traffic Control Devices Manual.~~
- l. The provision of sealed vehicle crossings that shall be constructed to each part of the development to Council's standards. This shall include:
 - i. Street trees shall be planted at a size that provides for a minimum of 1.5m of clear space between the lowest branches and the adjacent carriageway. Tree trunks to be no greater than 200mm in width when mature.
 - ii. The length of the northern vehicle crossing to the service station shall be minimised such that a 99th percentile vehicle can enter the site while a fuel tanker is waiting to leave the site.
 - iii. Appropriate road markings and signage shall be installed on the vehicle crossings to the service station to ensure vehicles keep left.
 - iv. The eastern vehicle crossing to the service station is to operate as a one-way entrance from the link road. The vehicle crossing onto the spine road shall operate as a two-way entrance and exit.

- ~~m. The formation of a shared path with a minimum width of 3.0m as shown on the stamped as approved plans, with a minimum formation standard in accordance with Drawing B5-26 of the Council's Land Development and Subdivision Code of Practice.~~
- ~~n. The consent holder shall engage an independent and suitably qualified and experienced traffic engineer to carry out a detailed design safety audit in general accordance with the Waka Kotahi NZ Transport Agency Manual "Road Safety Audit Procedures for Projects" and section 3.2.7 of the Council's Land Development and Subdivision Code of Practice. This shall include confirmation that appropriate traffic signs and road marking have been provisioned in accordance with the MOTSAM and the Traffic Control Devices Manual. The consent holder shall comply with any recommendations at their own cost. A copy of this report shall be submitted to Council for review and acceptance.~~
- ~~o. The provision of a PS1 Producer Statement shall be submitted for any permanent retaining walls within the lot which exceed 1.5m in height or are subject to additional surcharge loads.~~
- ~~p. The provision of Design Certificates for all engineering works associated with this subdivision submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the Council's Land Development and Subdivision Code of Practice Schedule 1A Certificate.~~

37. Prior to commencing any works on the site, the consent holder shall submit an External Lighting Plan (**ELP**) prepared by a suitably qualified and experienced lighting consultant to the Manager of Resource Consents at Council for review and certification (as being in accordance with this condition). The ELP shall detail the location of all external lighting and details for all lighting fixtures, with measures to mitigate and manage lighting effects, and must demonstrate that the external lighting is in accordance with the Council's *Southern Light* lighting strategy. The ELP can be prepared and certified in stages. The ELP must demonstrate the following:
- a. All external lighting (excluding under the service station forecourt canopy and signage):
 - i. must be down lighting only;
 - ii. must be capped or filtered to avoid excessive light spill on surrounding ground;
 - iii. must not direct light beyond the boundary of the site towards State Highway 6, State Highway 84 and adjacent properties;
 - iv. must not be used to highlight or accentuate built forms, structures, or landscape features that may distract from the natural values and character of the surrounding landscapes; and
 - v. must not create light pollution of the night sky.
 - b. All external lighting attached to buildings and structures must be on a timer or sensor switch, or managed to be switched off when the site is not occupied by people.
 - c. All external lighting attached to buildings and structures must not exceed 3m in height above surrounding ground. All other external lighting must be no higher than 1m above surrounding ground.
38. All external materials and colours shall be submitted to Council for certification prior to construction. All external materials and colours for all buildings and structures shall be of natural tones of grey, green and brown with a light reflectivity value of between 8% and 30%, and between 8% and 20% for the roof (with the exception of the Caltex Red within the Caltex Star logo on the service station building, forecourt canopy and signage). All materials of a

natural finish such as timber, plaster, concrete and steel shall be treated to achieve the above colour controls. For the avoidance of doubt, this condition shall take precedence where any difference arises between this condition and the approved plans identified in Condition 1.

At the completion of works

39. At the completion of works the consent holder shall complete the following:

- a. The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of ways and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
- b. The completion and implementation of all works detailed in **Condition 36** above.
- c. ~~In the event that the water supply installed is as per Condition 36(a)(i), an Elster PSM V100 or Sensus 620 water meter shall be installed or provided to Council's maintenance contractor Veolia for each unit as per Condition 36(a)(i) above, and evidence of supply shall be provided to Council's Subdivision Inspector.~~
- d. Any wired telecommunications or electrical connections shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
- e. The submission of Completion Certificates from the Contractor and the Engineer advised in Condition **33** for all engineering works completed in relation to or in association with this subdivision (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the Council's Land Development and Subdivision Code of Practice Schedule 1 B and 1C Certificate.
- f. All newly constructed foul sewer and stormwater mains shall be subject to a closed circuit television (**CCTV**) inspection carried out in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main. The CCTV shall be completed and reviewed by Council before any surface sealing.
- g. All signage shall be installed in accordance with Council's signage specifications and all necessary road markings completed on all public or private roads (if any), created by this development.
- h. ~~Road naming shall be carried out, and signs installed, in accordance with Council's road naming policy.~~

- i. An engineer's PS4 Producer Statement shall be submitted for any permanent retaining walls within the lot which exceed 1.5m in height or are subject to additional surcharge loads.
 - j. All earth worked and/or exposed areas shall be progressively grassed, revegetated, as per the Detailed Planting Plan and stabilised within three months of the completion of work in that area of the site.
 - k. The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
40. All external lighting shall comply with the Council certified **ELP** for the site prepared in accordance with **Condition 37** above.

Covenants

41. ~~In the event that the Engineering Acceptance issued under Condition 36 contains ongoing conditions or requirements associated with the installation, ownership, monitoring and/or maintenance of any infrastructure subject to Engineering Acceptance, then at Council's discretion, a Covenant in Gross (or other alternative legal instrument acceptable to Council) shall be registered on the relevant Records of Title detailing these requirements for the lot owner(s). The final form and wording of the document shall be checked and approved by Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected. The applicant shall liaise with the Subdivision Planner and/or Manager of Resource Management Engineering at Council in respect of the above. All costs, including costs that relate to the checking of the legal instrument by Council's solicitors and registration of the document, shall be borne by the applicant.~~

~~*{Note: This condition is intended to provide for the imposition of a legal instrument for the performance of any ongoing requirements associated with the ownership, monitoring and maintenance of any infrastructure within this development that have arisen through the detailed engineering design and acceptance process, to avoid the need for a consent variation pursuant to section 127 of the Act}.*~~

42. On completion of earthworks, a covenant pursuant to section 108(2)(d) of the Act shall be registered on the Register of Title of the subject site providing for the performance of any ongoing requirements for protection of secondary flow paths or minimum floor levels for buildings, where deemed necessary by Council to satisfy **Condition 36(e)(iii)** above. The final wording of the instrument shall be checked and approved by the Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected.
43. In the event that the Schedule 2A certificate and Geotechnical Completion Report issued under **Condition 28** contains limitations or remedial works required, then a covenant pursuant to section 108(2)(d) of the Act shall be registered on the relevant Records of Title detailing requirements for the lot owner(s). The final wording of the instrument shall be checked and approved by the Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected.

SERVICE STATION LANDSCAPING

44. The approved Mt Iron Junction – Proposed Landscape Plan – Mediation Planting Plan 4 - Service Station - 4 February 2021 ~~Mt Iron Junction Master Plan – 4 February 2021 and Detailed Planting Plans for each area listed under the heading "Detailed Plans" in Condition 1 above~~ shall be implemented within the first planting season following completion of earthworks and infrastructure installation, and the plants shall thereafter be maintained and irrigated in accordance with the Detailed Planting Plans in the relevant area. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.
45. Details of the hard landscaping for each Detailed Planting Plan area shall be submitted to Council for certification prior to implementation of the Detailed Planting Plans. Hard landscaping details shall include all pavements, retaining and freestanding walls, barriers, bollards and fences, drainage, furniture, landscape features etc. All hard landscaping elements shall be of design and external appearance that comply with the external materials and colours controls for buildings as listed below, and use natural materials and colours that are complementary, sympathetic to, and blend into the Mt Iron context.
46. A Landscape Management Plan (**LMP**) shall be submitted to Council for certification prior to implementation of the Detailed Planting Plans. The LMP shall include:
- a) Planting methodology for all planting including details of street tree pits, tree staking and guying, site preparation to support healthy and sustained growth of planting areas, and establishment of meadow and lawn areas.
 - b) Details of an irrigation watering system to be installed for all landscape planting and frequency and duration of operation until such time planting has successfully established and becomes self-sustaining with healthy growth. Irrigation shall be managed to encourage deep root growth and shall gradually reduce the dependency for irrigation over a three year period.
 - c) Organic mulching, weed and pest control measures for the first three years since completion of planting to support healthy growth and establishment.
 - ~~d) d) Identify the timing for the staged removal of the belt of pines along the western boundary of the landscape protection area identified on the Mt Iron Junction Master Plan – 4 February 2021 over a five year period.~~
47. All trees to be planted (including replacement trees) shall be planted in accordance with the Council certified LMP, best horticultural practice and as per the Detailed Planting Plans. All trees shall be planted in tree pits of no less than 1m deep and 1m by 1m and shall be backfilled with organic rich topsoil to support root growth, with the sides of the tree pit ripped to loosen any soil compaction and to support tree root growth beyond the tree pit. All trees to be double staked or guyed to best horticultural practice, include a slow release fertiliser within back filled topsoil, and an organic mulch applied around the base of the tree to suppress weeds and retain moisture.
48. ~~All grassed areas as shown the approved Mt Iron Junction Master Plan – 4 February 2021 shall be managed as a continuous healthy grass sward. All grassed areas within the landscape protection area shall be managed as open grazed pasture or meadow grassland, and may be seasonally cut to maintain a healthy meadowland and to manage fire risk. The areas shall not be managed as regularly mown lawn.~~

49. All trees shall be managed to achieve healthy growth, full mature growth potential and natural form.
50. Any planting within the final State Highway 6/State Highway 84 intersection visibility splays, as shown indicatively on the Mt Iron Junction Master Plan -- 4 February 2021, shall be ground cover only (maximum height of 1.1 m)
51. Any trees that could grow in excess of 2m in height shall be located a minimum of 4m away from the final State Highway 6/State Highway 84 intersection visibility splays, as shown indicatively on the Mt Iron Junction Master Plan --4 February 2021.
52. ~~The belt of pines (*P.radiata*) shown to be retained along the western boundary of the site on the Mt Iron Junction Master Plan -- 4 February 2021 shall be removed in stages, with total removal within 5 years of granting consent. All other existing wilding species within the site shall be removed within 2 years of works beginning on site. Wilding species are defined as:~~
 - ~~Contorta or lodgepole pine (*Pinus contorta*);~~
 - ~~Scots pine (*Pinus sylvestris sylvestris*);~~
 - ~~Douglas fir (*Pseudotsuga menziesii*);~~
 - ~~European larch (*Larix decidua*);~~
 - ~~Gorsican pine (*Pinus nigra*);~~
 - ~~Bishops pine (*Pinus muricata*);~~
 - ~~Ponderosa pine (*Pinus Ponderosa*);~~
 - ~~Mountain pine (*Pinus mugo uncinata*);~~
 - ~~Dwarf Mountain pine (*Pinus mugo*);~~
 - ~~Maritime pine (*Pinus pinaster*);~~
 - ~~Sycamore (*Acer pseudoplatanus*);~~
 - ~~Hawthorn (*Crataegus monogyna*);~~
 - ~~Boxthorn (*Lycium ferocissimum*);~~
 - ~~Buddleia (*Buddleja davidii*);~~
 - ~~Grey willow (*Salix cinerea*);~~
 - ~~Crack willow (*Salix fragilis*);~~
 - ~~Cotton-caster (*Simonsii*);~~
 - ~~Rowan (*Sorbus aucuparia*);~~
 - ~~Spanish heath (*Erica lusitanica*);~~
 - ~~Broom (*Cytisus scoparius*);~~
 - ~~Gorse (*Ulex europeus*).~~
53. ~~Where they apply to areas of the site containing buildings, the Detailed Planting Plans shall be subject to a fire risk assessment, and shall comply with the recommendations of the Fire and Emergency New Zealand which shall be submitted to Council in writing. If the recommendations reduce the mitigation requirements, and in particular the visual screening of the service station from State Highway 84, then an amended Detailed Planting Plan shall be submitted to Council for certification that achieves the mitigation requirements of this consent and the recommendations of Fire and Emergency New Zealand.~~
54. All completed landscape works, including earthworks, planting and fencing along State Highway 84, shall be certified by Council as completed as per the approved Earthworks and Detailed Planting Plans and hard landscaping details prior to occupation of any buildings within that Detailed Planting Plan area.

LANDSCAPE PROTECTION

Service Station Setback and Landscape Mounding

55. The consent holder shall ensure no less than a 35m setback between the southern boundary of the site and the service station forecourt area, as shown on the Mt Iron Junction Master Plan --4 February 2021-.
56. The consent holder shall implement earth mounding at a minimum height of 3.5m above the finished floor level of the service station buildings, to the full extent as shown on the Earthworks --Mounding Contours Plan referred to in Condition 1-.
57. The earthworks shown in the Earthworks --Mounding Contours Plan referred to in Condition 1- may be implemented separately, and subsequently, to the earthworks shown in the Patterson Pitts --Engineering Plans referred to in Condition 1-.
58. The completed landscape earth mounding around the service station shall be surveyed and a contour plan showing final contours of earth mounding shall be submitted to Council for certification prior to planting beginning on the mound. The plan shall clearly show the heights of the full extent of earth mounding in relation to the finished floor levels of the service station buildings.
59. The earth mounding around the service station shall be maintained to no less than the height and extent as shown on the Earthworks --Mounding Contours Plan referred to in Condition 1-.

Covenant Condition

60. Prior to the exercise of this consent, the consent holder shall enter into and have registered on the property title the area marked as "Protected Landscape Area" on the Mt Iron Junction Master Plan --4 February 2021-, a Covenant in Gross pursuant to Sections 116(1)(a) and (b) of the Land Transfer Act 2017 in favour of those parties in the Schedule hereto. The covenant shall provide for the following matters in respect of the "Protected Landscape Area" while the covenant continues to have legal effect:
 - a) The area shall be retained in open space or rural use with landscape planting as shown on the Detailed Landscape Plans for this area to preserve the sense of open space and rural character;
 - b) The grassland area of the "Protected Landscape Area" identified on the plan shall be managed as a meadow, to be fenced and grazed, or seasonally cut to maintain a healthy meadow grassland and to manage fire risk, and shall not be maintained as a lawn;
 - c) The area shall be fenced with post and wire farm fencing to a height of no more than 1.2m along the entire length of its State Highway 84 boundary;
 - d) There shall be no subdivision (as is defined in the Resource Management Act 1991) of the "Protected Landscape Area";
 - e) There shall be no use or development of the "Protected Landscape Area" other than as shown on the Mt Iron Junction Master Plan --4 February 2021- and associated Detailed Landscape Plans for this area. The area shall be kept free of all buildings, structures including signs, temporary and long term storage or parking of vehicles (informally or formally), containers, marquees, machinery, materials, and above ground service and utility cabinets or structures;
 - f) Notwithstanding the restrictions in (a) to (e) above, temporary use of the "Protected Landscape Area" shall be allowed for Waka Kotahi NZ Transport Agency during the construction and upgrade of the adjacent State Highway 6/State Highway 84 intersection. For the avoidance of doubt, temporary use includes the establishment and use of temporary signage, fencing, buildings and structures (e.g. portaloos, site offices and enclosed storage), and the storage or parking of construction vehicles, machinery and materials.

g) The restrictions in (a) – (e) shall continue until such time that rules or standards arising from a change in zoning are treated as operative (under the Resource Management Act 1991) for the "Protected Landscape Area" and shall thereafter be deemed to be null and void and of no legal effect. For the purposes of this condition:

i. ~~change in zoning~~ means a change in District Plan zoning rules or standards which provides for greater intensity of urban development than the Operative District Plan Rural General zone or the Proposed District Plan Rural zone.

The covenant shall outline the purpose of the "Protected Landscape Area". The open space is to be part of the overall development of the site and contributes to maintaining a balance of rural character and context for adjacent built development. Prior to finalising and registering the covenant, a draft covenant shall be submitted to Waka Kotahi for review and certification that the wording of the covenant is in accordance with Condition 60(f).

SERVICE STATION General

61. The service station shall not include a high flow diesel pump and nor shall it be advertised as a truck stop.
62. The carwash shall only operate between 0800 and 2000 hours.
63. Service vehicles, including tankers, rubbish collection and other deliveries, shall not enter or exit the site to drop-off or pick up goods on Mondays to Fridays between 7am to 9am and between 4pm to 6pm
64. ~~The planting within the landscaped area on the earth mound to the south and west of the service station area as per the Planting Plan – Service Station referred to in Condition 1 shall not be amended pruned, trimmed or altered in any manner, and the earth mound shall not be towered or excavated. The area shall be maintained for landscape mounding and planting only and shall not be used for the placement of services, utilities, lighting, signs, materials etc., or for temporary storage or parking.~~

Engineering

65. The layout of the service station shall be in accordance with the Mt Iron Junction Master Plan – 4 February 2021.
66. All engineering works for the service station shall be carried out in accordance with the Council's policies and standards, being the Council's Land Development and Subdivision Code of Practice and subsequent amendments to that document up to the date of issue of any resource consent unless otherwise authorised under this consent.

Note: The current standards are available on Council's website via the following link:

<http://www.qldc.govt.nz/planning/resource-consents/qldc-land-development-and-subdivision> • code-of-practice

67. Prior to commencing any work on the service station site the lead contractor for the service station shall submit a detailed 'Site Management Plan', detailing dust and sediment controls, including a construction methodology to the Manager of Resource Management Engineering at Council for acceptance prior to works commencing. The construction methodology component of this document shall include all stages of excavation, construction, stormwater

control measures, and retention measures to ensure adequate support is provided to the excavation, such that no adverse effects specifically from the construction of the service station are caused to surrounding land, structures, roads, underground services and waterways.

68. The lead contractor for the service station shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with the Council's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Council and in accordance with the site management plan submitted under **Condition 67** above to ensure that neighbouring sites remain unaffected from earthworks. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the service station project, until all exposed areas of earth are permanently stabilised.
69. The service station operator shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of the Council's Land Development and Subdivision Code of Practice, in relation to this development.
70. At least 5 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.7 of the Council's Land Development and Subdivision Code of Practice who shall supervise the excavation and filling procedure and retaining wall construction and ensure compliance with the recommendations of this report for the service station. This engineer shall continually assess the condition of the excavation and shall be responsible for ensuring that temporary retaining is installed wherever necessary to avoid any potential erosion or instability.
71. Prior to the commencement of any works beyond bulk earthworks on the service station site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with **Condition 66**, to detail the following engineering works required:
 - a) Provision of High Hazard back flow valve at the property boundary in conjunction with an appropriate water meter that complies with Council's Water Meter Policy Dated August 2015.
 - b) The provision of fire hydrants with adequate pressure and flow to service the development in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008. Any alternative solution must be approved in writing by the Area Manager for the Central North Otago branch of Fire Emergency New Zealand.
 - c) The provision of a collection and treatment system for all areas within the site with potential for hydrocarbon contaminants. This shall include design details and calculations for the interception of petroleum hydrocarbons meeting the *Environmental Guidelines for Water Discharges from Petroleum Industry Sites in New Zealand: 1998 prepared by the Ministry for the Environment*.

- d) The provision of a collection and treatment system(s) for the car wash in accordance with Council trade waste requirements and Council standards. The system shall discharge the treated water to Council wastewater reticulation.
 - e) The provision of Design Certificates for all engineering works associated with the service station submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the Council's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
 - f) The construction and sealing of all vehicle crossings, vehicle manoeuvring areas and onsite car parking spaces in general accordance with Council's standards.
72. All temporary retention systems shall be installed immediately following excavation to avoid any possible erosion or instability.
73. On completion of earthworks within the building footprint and prior to the construction of the building, the consent holder shall ensure that either:
- a. Certification from a suitably qualified engineer experienced in soils investigations is provided to the Principal Resource Management Engineer at Council, in accordance with NZS 4431 :1989, for all areas of fill within the site on which buildings are to be founded (if any). Note this will require supervision of the fill compaction by a chartered professional engineer;
- Or
- b. The foundations of the building shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.
74. Prior to the occupation of the buildings, the consent holder shall complete the following engineering works, in accordance with **Condition 66**:
- a. The completion and implementation of all certified works detailed in **Condition 71** above.
 - b. The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of way and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
 - c. The submission of Completion Certificates from both the Contractor and Approved Engineer for all infrastructure engineering works completed in relation to or in association with this service station (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the Council's Land Development and Subdivision Code of Practice Schedule 1 B and 1C Certificate.
- The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

- d. Any power supply and wired telecommunications connections to the buildings shall be underground from existing reticulation and in accordance with any requirements/standards of the network provider's requirements
- e. The construction and sealing of all vehicle manoeuvring and car parking areas to Council's standards. This shall include:
 - i. Parking and loading spaces shall be clearly and permanently marked out.
 - ii. Provision shall be made for stormwater disposal.
 - iii. Staff parking for the service station shall be clearly and permanently marked.
- f. Installation of a drenching system along the back of the service station building for fire mitigation purposes.

Signage

- 75. Details of the signage to be installed shall be submitted to Council for certification prior to installation and shall confirm and demonstrate the following:
 - a. ~~No signs shall be located within the "Protected Landscape Area".~~
 - b. One pylon sign not exceeding 2.2m in height and containing only the Caltex logo and Caltex lettering in white on a green background shall be located in the location as shown on the approved service station plans.
 - c. One garden sign not exceeding 2.1 m in height shall be located in the location as shown on the approved service station plans. Details of the graphics proposed on this sign shall be submitted for certification.
 - d. No signage shall be located within the final State Highway 6/State Highway 84 intersection visibility splays, as shown indicatively on the Mt Iron Junction Master Plan - 4 February 2021 referred to in Condition 1.
 - e. No illumination or lighting shall be emitted from the narrow sides or the top of the sign.
 - f. The only parts of illumination shall be backlighting of areas of the logo and text.
 - g. No part of any lighting is to be directed towards the night sky, adjacent properties or the State Highway.

Hazardous Substances

- 76. The consent holder shall submit the Hazardous Substances Location Test Certificate required under the Hazardous Substances (Classes 1 to 5 Controls) Regulations 2001 to The Manager Resource Consents, within one month following completion of the installation of the tanks and thereafter shall provide any renewal certificate within one month of the date of issue.
- 77. The consent holder shall have an up to date Hazardous Substances Location Test Certificate at all times.

Terrace Housing

- 78. ~~That the terrace housing development be carried out in accordance with the relevant approved plans listed in Condition 1~~
- 79. ~~Terrace housing units that are within or partly within 100m edge of the State Highway 6 and/or State Highway 84 carriageway shall be designed, constructed and maintained to achieve:~~
 - a. ~~An indoor design noise level of 40 dB LAeq(24hr) inside all habitable spaces~~

- b.—If windows must be closed to achieve the design noise levels, the building must be designed, constructed and maintained with a ventilation and cooling system. For habitable spaces the system must achieve the following:
 - i.—Ventilation must be provided to meet clause 4 of the New Zealand Building Code. At the same time, the sound of the system must not exceed 30dB LAeq(30s) when measured 1m away from any grille or diffuser.
 - ii.—The occupant must be able to control the ventilation rate in increments up to a high air flow rate setting that provides at least 6 air changes per hour. At the same time, the sound of the system must not exceed 35dB LAeq (30s) when measures 1m away from any grille or diffuser.
 - iii.—The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 25 degrees. At the same time, the sound of the system must not exceed 35 dB LA eq(30s) when measured 1m away from any grille or diffuser.
- c.—A design report prepared by a suitably qualified and experienced acoustics specialist must be submitted to the Council demonstrating compliance with this condition prior to construction or alteration of any building. The design must take into account the future permitted use of the state highway; for existing roads this is achieved by the addition of 3 dB to existing measured or predicted noise levels.

80. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being the Council's Land Development and Subdivision Code of Practice and subsequent amendments to that document up to the date of issue of any resource consent except as approved through this resource consent.

To be completed prior to the commencement of any works on-site

81. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representative will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of the Council's Land Development and Subdivision Code of Practice, in relation to this development.
82. Prior to commencing works on the site, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.
83. Prior to commencing any works on the site, the consent holder shall obtain 'Engineering Review and Certification' from the Queenstown Lakes District Council for all development works and information requirements specified below. An 'Engineering Review and Acceptance' application shall be submitted to the Manager of Resource Management Engineering at Council and shall include copies of all specifications, calculations, design plans and Shceudle 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition 81, to detail the following requirements:
- a.—The provision of a water supply to each unit in terms of Council's standards and connection policy. This shall include an Acuflo GM99 as the toby valve and an approved water metre as detailed in QLDC Water Meter Policy (Appendix A) dated August 2015. The costs of connections shall be borne by the consent holder.

- b. The provision of a foul sewer connection from all units to Council's reticulated sewerage system in accordance with Council's standards and connection policy
- c. The disposal of stormwater for all impervious areas of the site
- d. The provision of a sealed vehicle crossing to the site and sealed vehicle manoeuvring and parking areas that shall be constructed to Council's standards.
- e. The provision of Design Certificates for all engineering works associated with this subdivision/development submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and stormwater reticulation). The certificates shall be in the format of the Council's Land Development and Subdivision Code of Practice Schedule 1A Certificate.

To be completed prior to the occupation of the units

84. Prior to the occupation of the units the consent holder shall complete the following:
- a. The completion and implementation of all works detailed in Condition 83 above
 - b. An Elster PSM V100 or Sensus 620 water meter shall be provided to Council's maintenance contractor Veolia for all units and evidence of supply shall be provided to Council's subdivision inspector
 - c. Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single 15kva capacity) to the boundary of all units created and that all the network supplier's requirements for making such means of supply available have been met.
 - d. Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to all units and that all the network supplier's requirements for making such means of supply available have been met.
 - e. The submission of Completion Certificates from the Contractor and the Engineer advised in Condition 81 for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the Council's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
 - f. All newly constructed foul sewer and stormwater mains shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main. The CCTV shall be completed and reviewed by Council before any surface sealing.
 - g. The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
 - h. The construction and sealing of all vehicle manoeuvring and car parking areas to Council's standards. This shall include the provision shall be made for stormwater disposal.
 - i. The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of ways and access lots), water, wastewater and stormwater reticulation (including private laterals and toby positions).

Workers' Accommodation

85. That the workers' accommodation development be carried out in accordance with the relevant approved plans listed in Condition 1
86. The workers' accommodation units shall be retained in a single ownership and shall not be further subdivided
87. The units shall not be rented for short term visitor accommodation
88. Workers' accommodation units that are within or partly within 100m of the edge of the State Highway 6 and/or State Highway 84 carriageway shall be designed, constructed and maintained to achieve:
- a.—An indoor design noise level of 40 dB LAeq(24hr) inside all habitable spaces
 - b.—If windows must be closed to achieve the design noise levels, the building must be designed, constructed and maintained with a ventilation and cooling system. For habitable spaces the system must achieve the following:
 - c.—Ventilation must be provided to meet clause 4 of the New Zealand Building Code. At the same time, the sound of the system must not exceed 30dB LAeq(30s) when measured 1m away from any grille or diffuser.
 - d.—The occupant must be able to control the ventilation rate in increments up to a high air flow rate setting that provides at least 6 air changes per hour. At the same time, the sound of the system must not exceed 35dB LAeq (30s) when measured 1m away from any grille or diffuser.
 - e.—The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 25 degrees. At the same time, the sound of the system must not exceed 35 dB LA eq(30s) when measured 1m away from any grille or diffuser.
 - f.—A design report prepared by a suitably qualified and experienced acoustics specialist must be submitted to the Council demonstrating compliance with this condition prior to construction or alteration of any building. The design must take into account the future permitted use of the state highway; for existing roads this is achieved by the addition of 3 dB to existing measured or predicted noise levels.
89. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being the Council's Land Development and Subdivision Code of Practice and subsequent amendments to that document up to the date of issue of any resource consent except as approved through this resource consent.
90. Prior to occupation of the units the consent holder shall prepare a management plan for the workers' accommodation units (WAMP). The objectives of the WAMP are to ensure that the units function safely and effectively, without causing unreasonable adverse noise and amenity effects on the neighbouring landowners and community. The WAMP shall accordingly include the following:
- a.—Property manager details
 - b.—Management of onsite facilities and parking
 - c.—Rubbish and recycling
 - d.—Avoidance of nuisance effects, including avoiding loud music and large outdoor groups after 22:00 hours
 - e.—Emergency procedures; and
 - f.—Planting and maintenance of fruit trees and vegetable gardens
- The WAMP shall be submitted to the Council's Manager Resource Consents for certification that it achieves the above objectives, and the consent holder shall review and update the WAMP periodically or at the Council's request
91. The onsite manager shall ensure the workers' accommodation activity is undertaken in accordance with the WMAP (above) and any amendments:

To be completed prior to the commencement of any works on-site

92. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representative will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of the Council's Land Development and Subdivision Code of Practice, in relation to this development.
93. Prior to commencing works on the site, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.
94. Prior to commencing any works on the site, the consent holder shall obtain 'Engineering Review and Certification' from the Queenstown Lakes District Council for all development works and information requirements specified below. An 'Engineering Review and Acceptance' application shall be submitted to the Manager of Resource Management Engineering at Council and shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition 81, to detail the following requirements:
- a.—The provision of a water supply to each unit in terms of Council's standards and connection policy. This shall include an Acuflo GM99 as the toby valve and an approved water metre as detailed in QLDC Water Meter Policy (Appendix A) dated August 2015. The costs of connections shall be borne by the consent holder.
 - b.—The provision of a foul sewer connection from all units to Council's reticulated sewerage system in accordance with Council's standards and connection policy
 - c.—The disposal of stormwater for all impervious areas of the site
 - d.—The provision of a sealed vehicle crossing to the site and sealed vehicle manoeuvring and parking areas that shall be constructed to Council's standards.
 - e.—The provision of Design Certificates for all engineering works associated with this subdivision/development submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and stormwater reticulation). The certificates shall be in the format of the Council's Land Development and Subdivision Code of Practice Schedule 1A Certificate.

To be completed prior to the occupation of the units

95. Prior to the occupation of the units the consent holder shall complete the following:
- a.—The completion and implementation of all works detailed in Condition 94 above
 - b.—An Elster PSM V100 or Sensus 620 water meter shall be provided to Council's maintenance contractor Veolia for all units and evidence of supply shall be provided to Council's subdivision inspector
 - c.—Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single 15kva capacity) to the boundary of all units created and that all the network supplier's requirements for making such means of supply available have been met.
 - d.—The submission of Completion Certificates from the Contractor and the Engineer advised in Condition 92 for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and stormwater reticulation). The certificates shall be in

the format of a Producer Statement, or the Council's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.

- e.—All newly constructed foul sewer and stormwater mains shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main. The CCTV shall be completed and reviewed by Council before any surface sealing.
- f.—The construction and sealing of all vehicle manoeuvring and car parking areas to Council's standards. This shall include
 - i.—Parking and loading spaces shall be clearly and permanently marked out
 - ii.—provision shall be made for stormwater disposal.
- g.—The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- h.—The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of ways and access lots); water, wastewater and stormwater reticulation (including private laterals and toby positions);

Review

96. Within ten working days of each anniversary of the date of this decision the Council may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this resource consent for any of the following purposes:
- a.—To deal with any adverse effects on the environment that may arise from the exercise of the consent which were not foreseen at the time of the application was considered and which it is appropriate to deal with at a later stage; and
 - b.—To avoid, remedy and mitigate any adverse effects on the environment which may arise from the exercise of the consent and which may arise from the exercise of the consent and which have been caused by a change in circumstances or which may be more appropriately addressed as a result of a change in circumstances, such that the conditions of this resource consent are no longer appropriate in terms of the purpose of the Resource Management Act 1991.

Appendix C

Preliminary Shared Path Costing

MEMO

TO	Peter Greene / Mt Iron Junction Limited	DATE	25/06/2026
CC	Charlotte Coyle / Lane Neave	OUR REF	P240103
FROM	Peter Joyce / Senior Surveyor/ Land Development Engineer		
REVIEWED	Duncan White/ Planner		
RE	Mt Iron Junction - Preliminary Shared Path Costing		

1. Purpose

This memorandum provides an estimate of construction costs for the proposed connecting shared path from Mt Iron Junction. The estimates are based on recent pricing obtained for a comparable project undertaken in June 2026.

2. Basis of Estimate

- Construction of a gritted footpath in accordance with Queenstown Lakes District Council Infrastructure Code – Standard Construction Drawing B5-23.
- 3.0 metre formation width has been adopted.
- Path lengths are derived from aerial photography measurements.
- Detailed design has not yet completed; allowances included for certain items.
- Quantities and rates are preliminary estimates only.

3. Summary of Costs

Three Parks Underpass – Site Boundary	: \$175,000
QLDC Reserve Path – Section 1 SO 626512	: \$75,000
Total Estimated Cost	: \$250,000

4. Notes and Assumptions

- Ground conditions, consenting requirements, and site-specific constraints may affect final costs.

5. Breakdown of expected works

Three Parks - Site Boundary		730 m length			
1.00	Strip topsoil to stockpile	m ³	3650	9.50	\$ 34,675.00
1.01	Simple E1 soakpits (90m spacing plus 2)	no	10	1500.00	\$ 15,000.00
1.02	Prepare and trim	m ²	2190	4.35	\$ 9,526.50
1.03	Place 75mm compacted depth AP20	m ²	2160	15.00	\$ 32,400.00
1.04	Timber edge	m	1460	25.50	\$ 37,230.00
1.05	20mm Gritted surface	m ²	2190	5.00	\$ 10,950.00
1.06	Screen topsoil	m ³	292	14.00	\$ 4,088.00
1.07	Respread topsoil, Swale and edges 150mm	m ²	1460	4.75	\$ 6,935.00
1.08	Traffic management	LS			\$ 20,000.00
				SUBTOTAL	\$ 170,804.50
QLDC Reserve Path Section 1 SO 626512		345 m length			
1.00	Strip hardfill to stockpile	m ³	172.5	9.50	\$ 1,638.75
1.01	Simple E1 soakpits (90m spacing plus 2)	no	5	1500.00	\$ 7,500.00
1.02	Prepare and trim	m ²	1035	4.35	\$ 4,502.25
1.03	Place 75mm AP20	m ²	2160	15.00	\$ 32,400.00
1.04	Timber edge	m	690	25.50	\$ 17,595.00
1.05	Gritted surface	m ²	1035	5.00	\$ 5,175.00
1.06	Respread topsoil, Swale and edges	m ²	690	4.75	\$ 3,277.50
				SUBTOTAL	\$ 72,088.50
				TOTAL	\$ 242,893.00

Appendix D

FENZ Wildfire Landscaping Principles

PREPARING HOME LANDSCAPING

Wildfire has the potential to significantly impact on people's lives and homes, but it is possible to design and maintain homes and property in ways that reduce vulnerability to wildfire. A key component of this protection is the proper placement and maintenance of [plants](#) around the home. While many are seeking plants that have a label that assures some level of fire resistance, it is important to recognize that **any plant will burn under the right conditions** and thus regular plant maintenance is critical.

To be able to reduce ember, radiant heat, and direct flame contact exposure to a home, develop and implement a [three-zone strategy](#) whereby the highest priorities and most restrictive measures are incorporated in the area closest to the home or other building of interest.

Incorporating these strategies does require some adjustment from the ways of the past, but with some small changes to the approach, **it is possible to have both a beautiful landscape and a home that is more resilient to wildfire**. Work from the house outward to make sure the structure itself is [hardened against fire](#), then implement the [guidelines here](#) in concentric circles moving away from your structures.

To create a fire-resistant landscape:

1. Design and implement defensible space

- Create fuel breaks surrounding your house and within your garden.
- Create space vertically and horizontally via plant placement and pruning.
- Use hardscape and noncombustible materials around structures and to separate individual plants and groups of plants.
- Use the right plants in the right places with fire, climate, and irrigation needs in mind.
- Create plant islands that have similar sun, nutrient, and water needs.
- Replace combustible gates that attach to the house with materials that will not burn.

2. Maintain your landscape

- Keep your garden free from dry and dead wood, dry grasses, and leaf litter, especially near any structures.
- Prune plants to provide horizontal and vertical space throughout your garden and surrounding structures.
- Eliminate fire ladders. A grass fire can move up into shrubs and then into trees.
- Hydrate plants with a water-wise irrigation system. Use non combustible [mulches](#) near to the house.

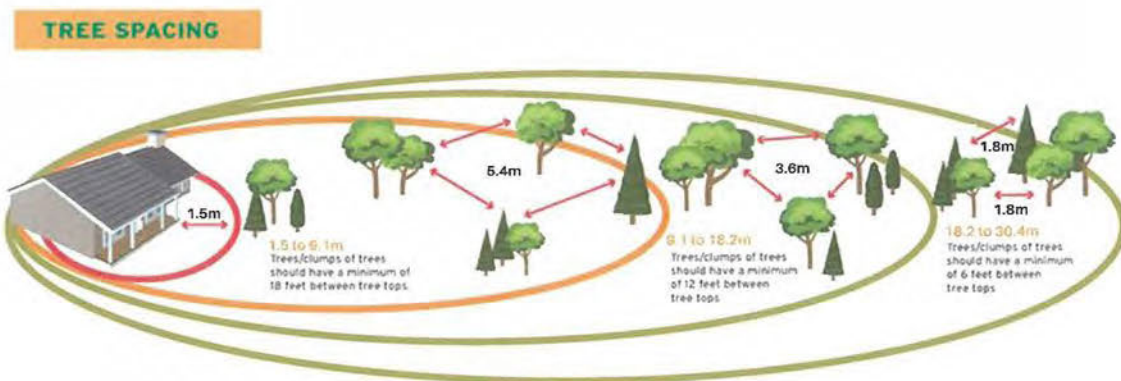
Defensible Space is only part of a **larger landscape management strategy**, designed to protect your home and property. The general surroundings leading up to your home must be considered as part of your wildfire preparedness planning.

Vegetation management

Treating fuels within the first 1.5 metres of structures is one of the most important aspects of wildfire hazard mitigation.

During wildfire, structures are threatened not only by the flaming front of the fire, but also by flaming **embers** that are lofted ahead of the fire front and can come into contact with receptive fuels (e.g. vegetation or mulch next to the house), igniting new fires. Traditional defensible space tactics are designed to mitigate threats from the flaming front of the fire but do little to address vulnerabilities to embers on or directly adjacent to a structure. Without attention to ember-related risks, defensible space efforts only address a portion of the wildfire threat—especially during wind-driven fires in which embers are the primary source of fire spread.

Helping residents achieve greater wildfire resiliency will take a coupled approach and greater awareness of ember protection. Homes survive wildfire through a combination of 1) careful design and maintenance of landscaping; 2) awareness and management of combustible materials on the property (e.g., leaf litter, wood piles, and lawn furniture); and 3) incorporation of fire- and ember-resistant construction materials with appropriate installation and maintenance.



Source: National Fire Protection Association (nfpa.org)

First responder access

Road access is crucial for **your personal safety** as well as those of first responders. Ensure that there is **enough space** for firefighting equipment to move onto your lot, as close as possible to your home and **multiple access points** to

your parcel. During incidents, power lines or trees falling across roads are not uncommon. Work to develop:

- Two or more roads in and out of your parcel provides an alternate route in case of emergency. Dead-end roads should have a turnaround as approved by the local fire authority.
- Each road should be accessible year round and at least 4 metres wide
- Road grades should be less than 5% (1.5 metre rise for each 30 metre distance) are more accessible for larger fire equipment.

Steep slopes and wind

If the home is located on a steeper [slope](#), in a drainage, in a windy area, or an area surrounded by unusually dense, tall, or combustible vegetation, thinning recommendations increase. Additionally, if the home is in a vegetation type that is especially prone to wildfire or has an active fire history, the greater the clearance and separation between plants and plant groupings the better. When the home is at the top of a slope keep in mind that fire and heat rise, allowing for pre-heating of the upslope fuels, resulting in the potential for more intense fire behaviour. In these cases, greater effort should be directed at the area downslope of the home with even higher levels of fuels treatment given to the area below a deck.

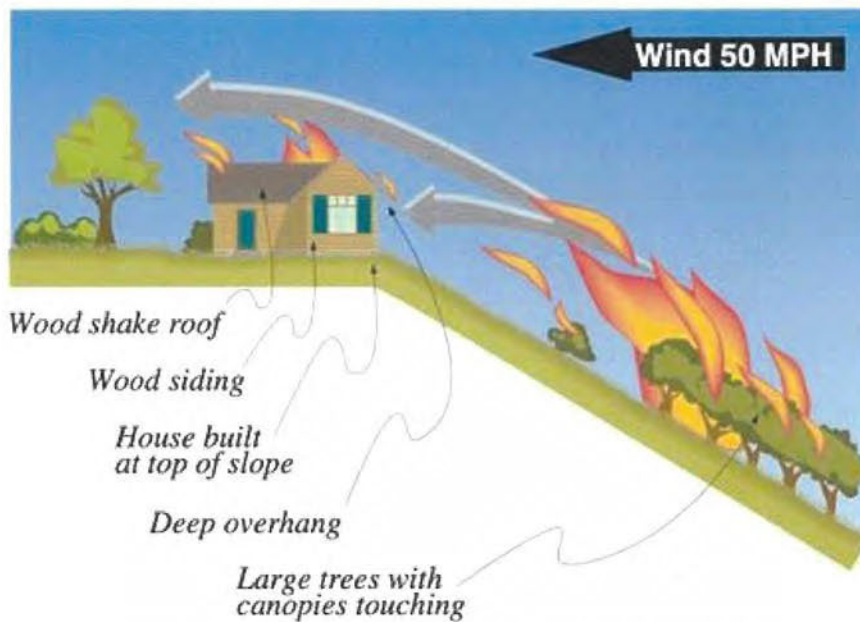
Recommendations based on the judgement of fire professionals are given below.

Under 20% slope: Space shrubs **2 x** the height

20-40% slope: Space shrubs **4 x** the height

Greater than 40%: Space shrubs **6 x** the height

Dangerous materials and conditions for sloped sites



Source: East Bay Municipal Utility District (ebmud.com)

Wind is another factor to consider alongside aspect and slope. A North-facing slope with Northerly winds can easily span the 10 metre "lean and clean" recommendation. Work with your local resource experts to install adequate measures if your property is at risk.

Decorative Features such as fencing, firewood and gazebos should be considered in laying out your landscape. As with other fuels, these are combustible materials which only serve to add heat and embers during wildfires. Use appropriate clearance or modify positioning for these features to reduce the threat from burning embers.

DEFENSIBLE SPACE



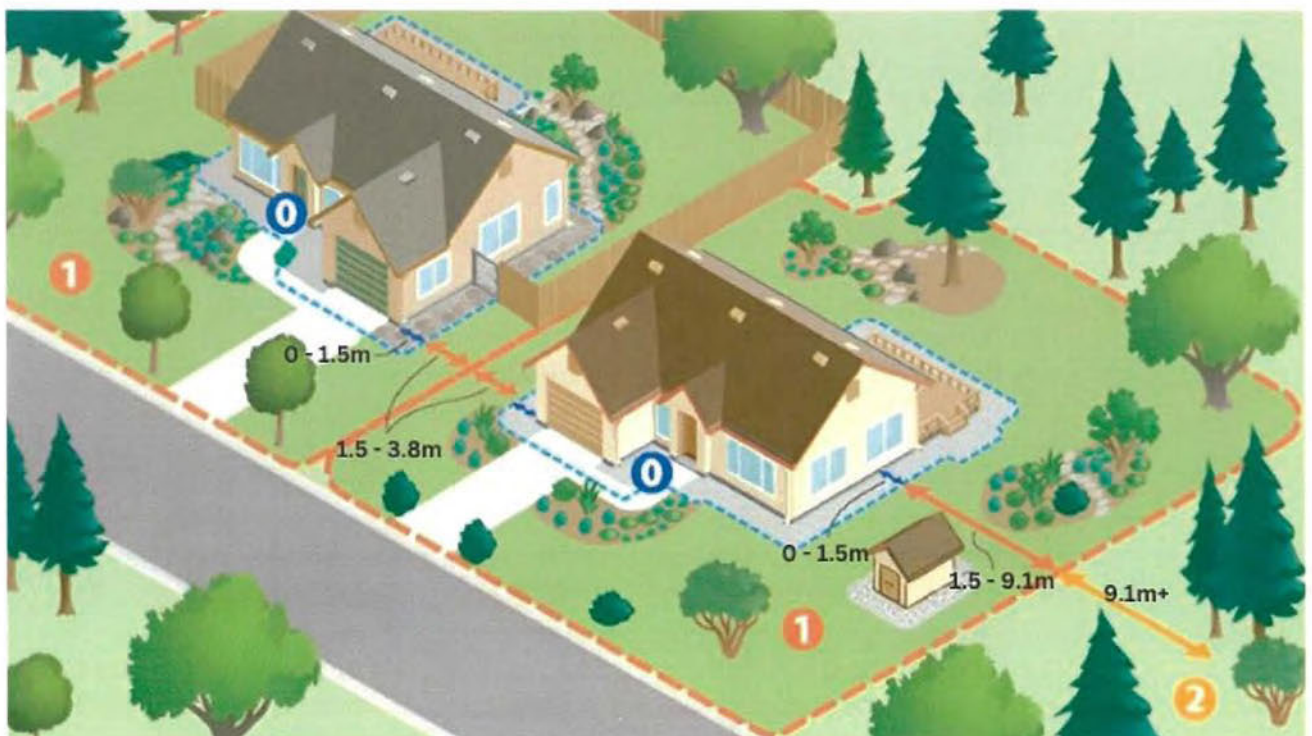
Defensible space is a term used to describe the careful selection, location and maintenance of vegetation and other combustible materials on the property. The purpose of defensible space is to:

1. **Minimize the pathways** of wildfire to burn directly to the home
2. **Reduce radiant heat exposures** to the home and structures
3. Reduce the potential for **embers to ignite vegetation** adjacent to the home
4. Provide a **safe place for fire personnel** to defend the home and allow for safe routes for evacuation.

The priority is to **start at the house and work outwards** giving the greatest effort to eliminating combustible vegetation and other materials within five feet of the house and any attached decks.

- **Zone 0:** In the first 1.5 metres surrounding any structure and attached deck, avoid anything combustible- this includes woody plants, mulch, woodpiles, combustible trellises, and stored items. Zone Zero is an excellent location for walkways, or hardscaping with pavers, rock mulch, or pea gravel. Zone 0 should be coupled with a 150mm noncombustible zone between the ground and the start of the building's exterior siding
- **Zone 1:** 1.5-10 metres from the structure should be "lean and clean". The goal is to eliminate connectivity between islands of vegetation by increasing the spacing between trees, removing lower branches of trees and shrubs, and creating areas of irrigated and mowed grass or hardscape between lush vegetation islands. Plants should be properly irrigated and maintained to remove dead/dry material.

- **Zone 2:** 11-30 + metres out to the property line. The goal is to moderate potential fire behaviour by reducing the density of the trees, shrubs, and herbaceous plants or grasses to slow fire spread and reduce flame heights. Shrubs and trees should be well spaced and pruned to eliminate fuel ladders, where fire can climb from a ground fire to the tops of the vegetation.
- **If you don't own a 30 metre zone or more around the house:** prioritize implementing the recommended actions under Zone 0 and 1. After completing these actions, work with neighbors to support each others efforts.
- **If the property is large:** As the size of the property expands so do the opportunities for strategic fire defense. It is a good practice to thin and prune trees, mow grass, and cut back shrubs along any road systems to allow for safe emergency access to and evacuation from the property. Strategic fuel breaks may be an option, especially along ridgelines or other critical control points that the local fire department can help identify. Broadscale fuel ladder reduction will be of benefit for tree survival. Water storage and installation of easy to access pipe fittings for fire personnel is also recommended.



TREES

Trees have many beneficial qualities, including their ability to absorb solar radiation and provide shade. Unfortunately, a tree that is overhanging a home can cause physical damage to the house from branches rubbing on the roof or walls, and more importantly from a fire perspective, leaf and needle drop will result in greater accumulation of debris on the roof, in gutters, and on decks and surrounding landscape. For these reasons, it is recommended to remove trees or branches that overhang any roof or deck. A healthy and lush green tree canopy itself is not necessary immediately flammable or receptive to embers.

To maintain the benefits of the shade tree while simultaneously increasing fire safety, move trees back to Defensible Space Zone One, prune the lower limbs, and eliminate vegetation, vines, and other dead fuels that would allow for fire to move from the ground to the upper portion of the tree (i.e., the tree crown). If a tree is diseased or showing signs of decline, consider its removal or replacement.



The crown of a tree should be at least 3 metres away from the nearest structure. This reduces the volume of litter drop on the roof and deck, reduces the potential for falling branches to damage the roof, and protects the foundation from root growth.

As plants and trees age they shed bark, limbs, and leaves. These materials become fuels over time. Keep in mind that some tree and shrub species, such as Italian Cypress and junipers, can easily mask their dead materials. Gardeners often miss dead accumulations that can easily be ignited by embers or flames. Maintenance of vegetation near the home is critical.

MULCH

Mulch plays an important role in your landscapes. Proper mulch application provides benefits to water retention, soil temperature, weed inhibition, and soil erosion. These qualities can help reduce fuel risk in fire prone areas, but also introduces a new combustible material into your landscape. For this reason, it is important to consider the **type**, **location**, and **quantity** of mulch used.



Recommendations

Maintaining non-combustible, ignition-resistant areas immediately adjacent to structures is particularly important. Embers often accumulate adjacent to structures, providing an ignition source for combustible materials.

For areas **less than 1.5 Metres** away from structures, non-combustible rock, gravel, concrete and pavers should be used. Live plants, even when irrigated, are **not** recommended.

For areas between **1.5 and 10 metres** of structures, large bark nuggets and composted wood chips may be used in small batches. Since these materials are combustible and will transmit fire across an area, do not use them in a widespread or continuous manner. Within this perimeter, alternate areas between bark and non-combustible materials such as concrete, gravel, rock and lawn.

Spray-on fire retardants are typically only effective at suppressing fire spread for 5 - 10 minutes. Water soluble fire retardants are also at risk of losing their effectiveness due to precipitation or irrigation of mulch material.

Irrigating wood and bark mulches, should not be relied upon to lessen fire hazard. Irrigation does reduce the ignitability of mulches, but water supply and pressure may be limited or unavailable during a wildfire. Furthermore, the dry, hot and windy weather seen during wildfires will dry out the mulch bed well in advance of the flaming front.

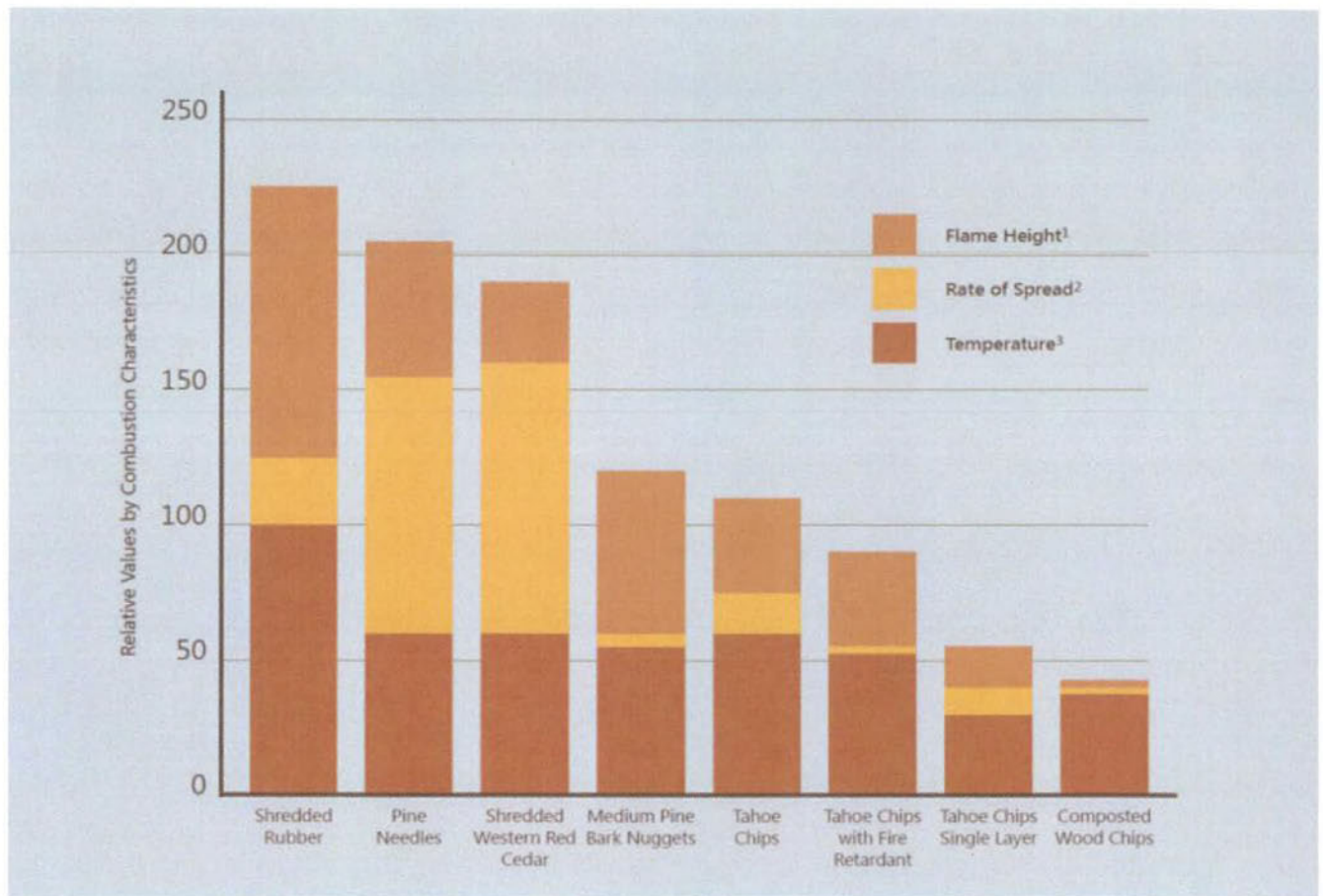
Material options

Composted Wood Chips under 75mm in size, should be applied 50-100 mm deep. This material has low burn characteristics, but may smolder. Smoldering combustion produced by this mulch treatment may not be readily noticeable during a wildfire event and may go undetected by firefighters.

Rice Straw or Coconut Fiber mulches are often the most effective treatment to protect gentle slopes from erosion. Find more information about installing [post fire erosion control here](#).

Shredded Rubber, Pine Needles and **Shredded Cedar Bark** have among the highest hazardous combustion characteristics and are recommended for use only in areas more than 10 metres from the house. Although shredded rubber is not a natural woody mulch, it is still flammable and will smolder and flame. It should be limited to use under play equipment and more than 10 metres from structures.

Paving Stones, Gravel, and **Decomposed Granite** are non-combustible and should be used within 1.5 metres of the home, along pathways, and to segment patches of combustible vegetation.



Appendix E

Updated Scheme Plan Set

MT IRON JUNCTION - SUBDIVISION SCHEME PLAN

CLIENT:	MT IRON JUNCTION LTD	JOB NUMBER:	P240103						
PROJECT NAME:	237 WĀNAKA - LUGGATE HIGHWAY, WĀNAKA - FAST TRACK APPLICATION	DAY				07	09	16	23
		MONTH				11	02	02	06
		YEAR				25	26	26	26
SHEET NO.	SHEET TITLE	DRAWING REVISIONS							
000	INDEX SHEET	0	1	2	3	4	5	6	
001	APPLICATION SITE	-	0	1	3	4	5	6	
002	LAYOUT INDEX	0	1	2	3	4	5	6	
003	PRELIMINARY STAGING PLAN	-	-	-	3	4	5	6	
100	OVERVIEW	0	1	2	3	4	5	6	
101	SUBDIVISION SCHEME PLAN - LAYOUT 101	0	1	2	3	4	5	6	
102	SUBDIVISION SCHEME PLAN - LAYOUT 102	0	1	2	3	4	5	6	
103	SUBDIVISION SCHEME PLAN - LAYOUT 103	0	1	2	3	4	5	6	
104	SUBDIVISION SCHEME PLAN - LAYOUT 104	0	1	2	3	4	5	6	
105	SUBDIVISION SCHEME PLAN - LAYOUT 105	0	1	2	3	4	5	6	
106	SUBDIVISION SCHEME PLAN - LAYOUT 106	0	1	2	3	4	5	6	
107	SUBDIVISION SCHEME PLAN - LAYOUT 107	0	1	2	3	4	5	6	
108	SUBDIVISION SCHEME PLAN - LAYOUT 108	0	1	2	3	4	5	6	
109	EXISTING EASEMENTS	0	1	2	3	4	5	5	
120	BUILDING SETBACKS - LAYOUT 120	-	-	-	3	4	5	6	
121	BUILDING SETBACKS - LAYOUT 121	-	-	-	3	4	5	6	
122	BUILDING SETBACKS - LAYOUT 122	-	-	-	3	4	5	6	
123	BUILDING SETBACKS - LAYOUT 123	-	-	-	3	4	5	6	
124	BUILDING SETBACKS - LAYOUT 124	-	-	-	3	4	5	6	
125	BUILDING SETBACKS - LAYOUT 125	-	-	-	3	4	5	6	
DISTRIBUTION:		NUMBER OF COPIES							
MT IRON JUNCTION LIMITED									
CONSULTANTS TEAM									
QUEENSTOWN LAKES DISTRICT COUNCIL									
OTAGO REGIONAL COUNCIL									
REASONS FOR ISSUE:		P							
DRAWING SIZE:		A3							
MEDIA:		PDF							
A = APPROVAL D = DESIGN X = PRICING I = INFORMATION P = PRELIMINARY/DRAFT C = CONSTRUCTION T = TENDER Y = CONSENT R = REQUESTED E = DXF OR DWG									



CLIENT
MT IRON JUNCTION LTD

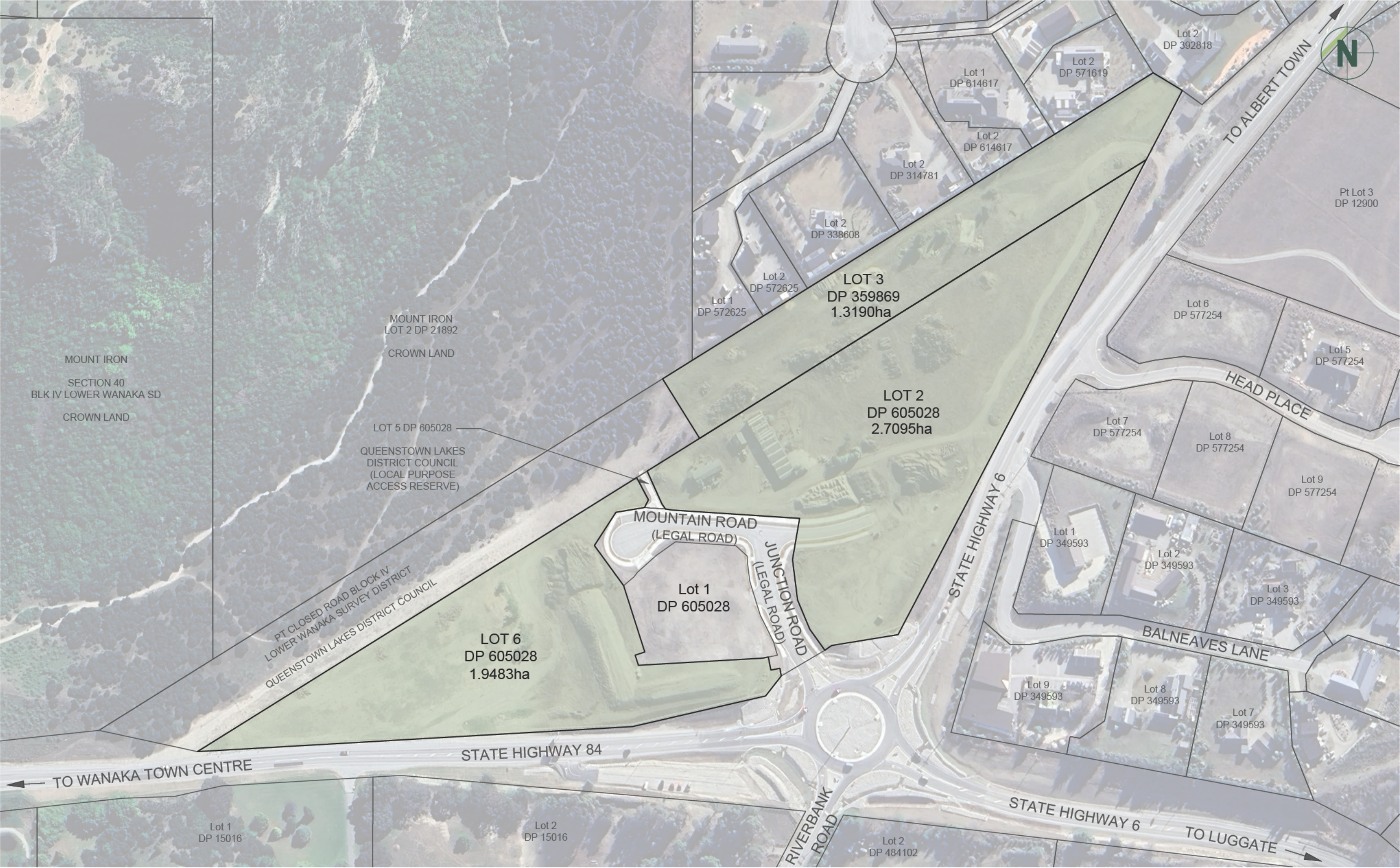
DRAWING TITLE
SUBDIVISION OF
LOT 2 & 6 DP 605028, & LOT 3 DP 359869

INDEX

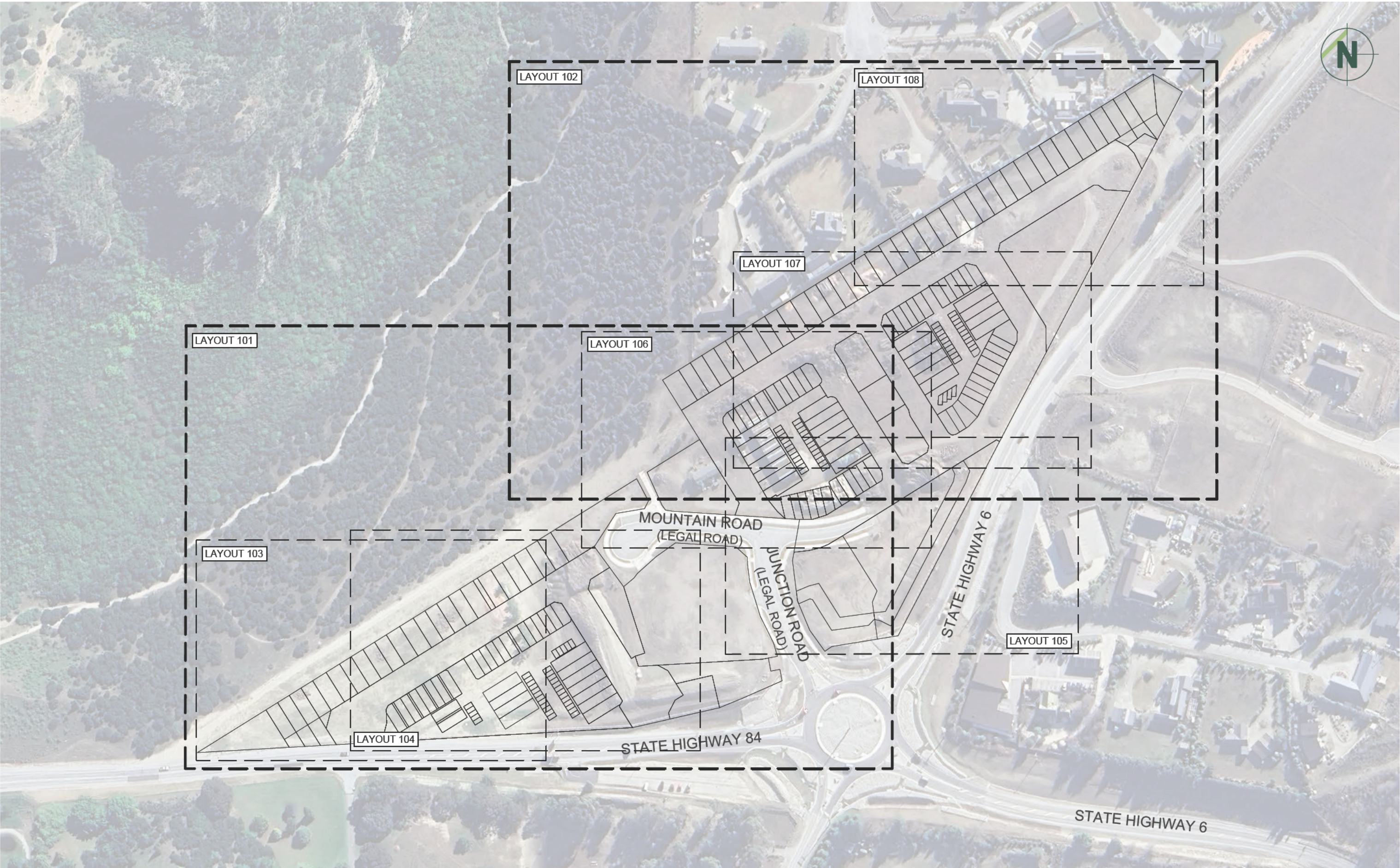
DATUM INFORMATION	REV	DRAWN	DATE	NOTE
COORDINATE SYSTEM	-	3 DTLB	07.11.2025	Update to Lot boundaries.
	-	4 DTLB	09.02.2026	Update to Lot boundaries.
DATUM	-	5 DTLB	16.02.2026	Update to Lot boundaries.
ORIGIN OF COORDINATES	-	6 DTLB	23.06.2026	Update to Lot 203 description.
ORIGIN OF LEVELS	-	STATUS		FOR CONSENT

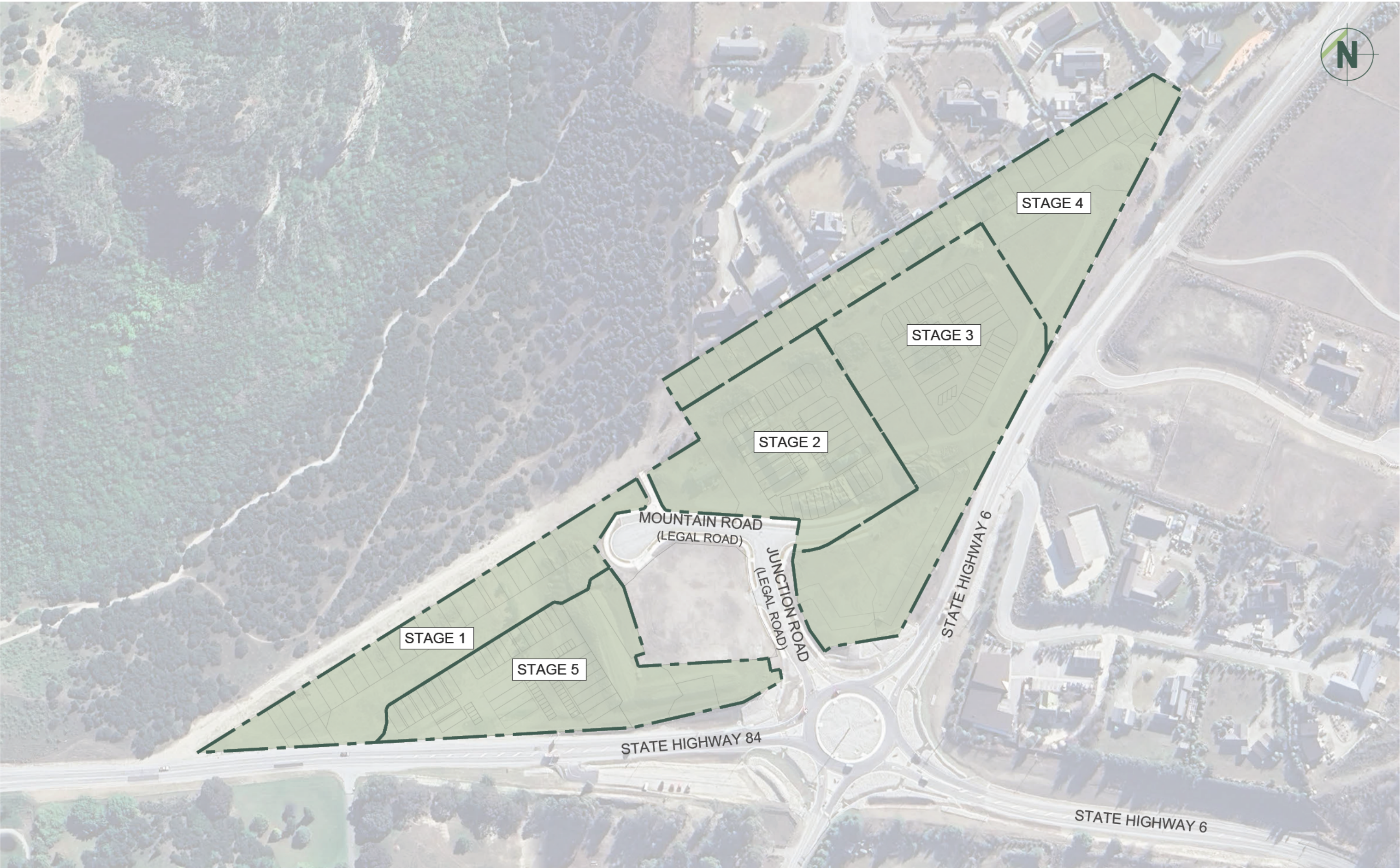
SURVEYED	-
DESIGNED	-
DRAWN	DTLB 07.11.25
REVIEWED	KMB 16.02.26
APPROVED	DLW 16.02.26
© Paterson Pitts Limited Partnership	

PROJECT P240103
DRAWING NO 002
SHEET 000
REVISION 6
SCALE (A3) N/A



patersons. Land Professionals	CLIENT	DRAWING TITLE	DATUM INFORMATION	REV	DRAWN	DATE	NOTE	SURVEYED	-	PROJECT	P240103		
	MT IRON JUNCTION LTD	SUBDIVISION OF LOT 2 & 6 DP 605028, & LOT 3 DP 359869	COORDINATE SYSTEM	3	DTLB	07.11.2025	Update to Lot boundaries.	DESIGNED	-	DRAWING NO	002		
				-	4	DTLB	09.02.2026	Update to Lot boundaries.	DRAWN	DTLB	07.11.25	SHEET	001
			DATUM	-	5	DTLB	16.02.2026	Update to Lot boundaries.	REVIEWED	KMB	16.02.26	REVISION	6
			ORIGIN OF COORDINATES	-	6	DTLB	23.06.2026	Update to Lot 203 description.	APPROVED	DLW	16.02.26		
			APPLICATION SITE	ORIGIN OF LEVELS	-	STATUS	FOR CONSENT	© Paterson Pitts Limited Partnership		SCALE (A3)	1:2000		





1. ALL BOUNDARIES AND AREAS ARE SUBJECT TO FINAL LAND SURVEY.
2. ALL BOUNDARIES AND AREAS ARE SUBJECT TO OBTAINING RESOURCE CONSENT.
3. ALL ROADS SHOWN ON THIS PLAN ARE TO VEST IN QLDC AS LEGAL ROADS.
4. LOTS 800 - 807 TO BE VESTED IN QUEENSTOWN LAKES DISTRICT COUNCIL AS LOCAL PURPOSE RESERVE AND RECREATION RESERVES AS SHOWN.
5. LOTS 900-902 TO BE VESTED IN QUEENSTOWN LAKES DISTRICT COUNCIL AS ROAD.

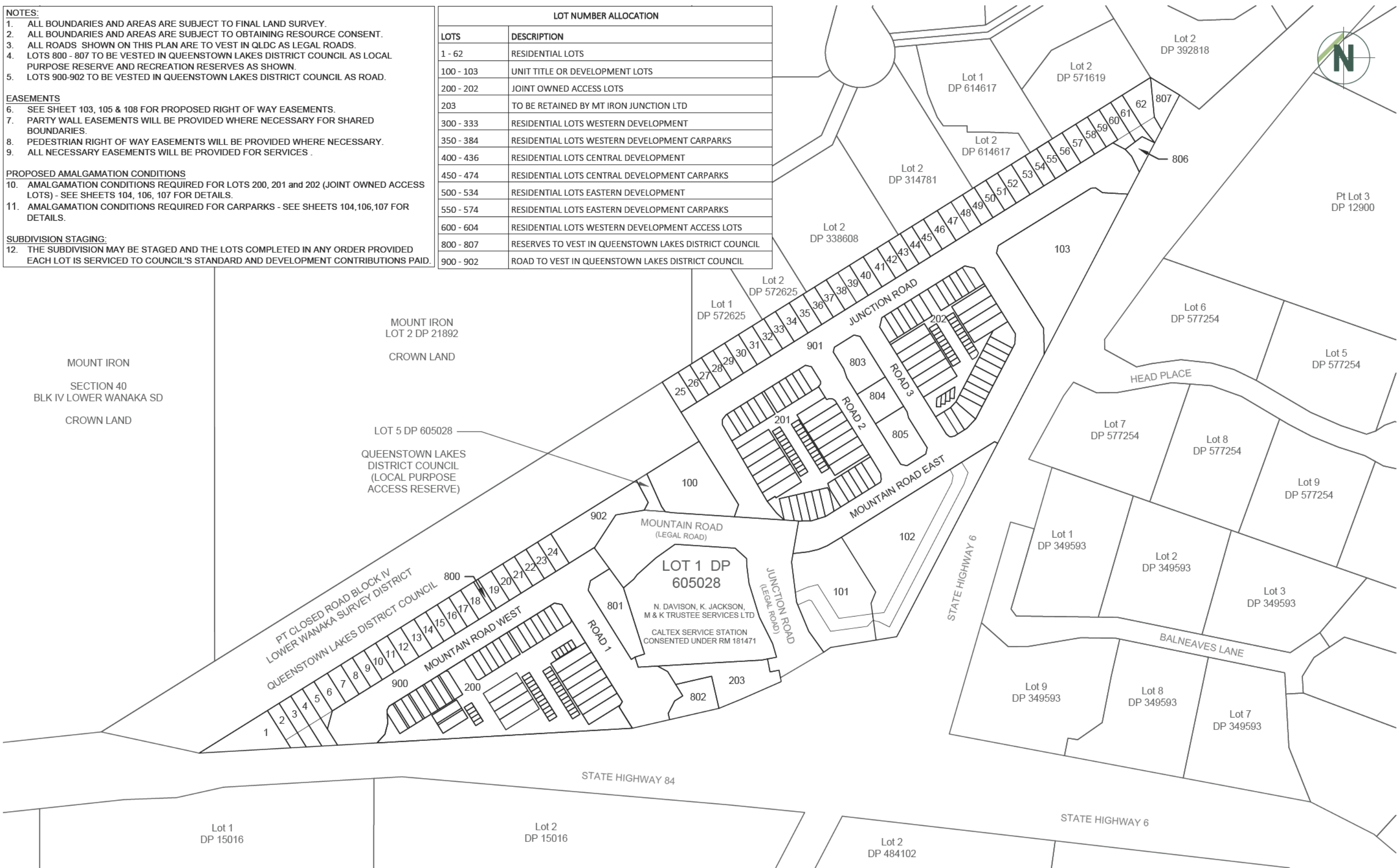
6. SEE SHEET 103, 105 & 108 FOR PROPOSED RIGHT OF WAY EASEMENTS.
7. PARTY WALL EASEMENTS WILL BE PROVIDED WHERE NECESSARY FOR SHARED BOUNDARIES.
8. PEDESTRIAN RIGHT OF WAY EASEMENTS WILL BE PROVIDED WHERE NECESSARY.
9. ALL NECESSARY EASEMENTS WILL BE PROVIDED FOR SERVICES .

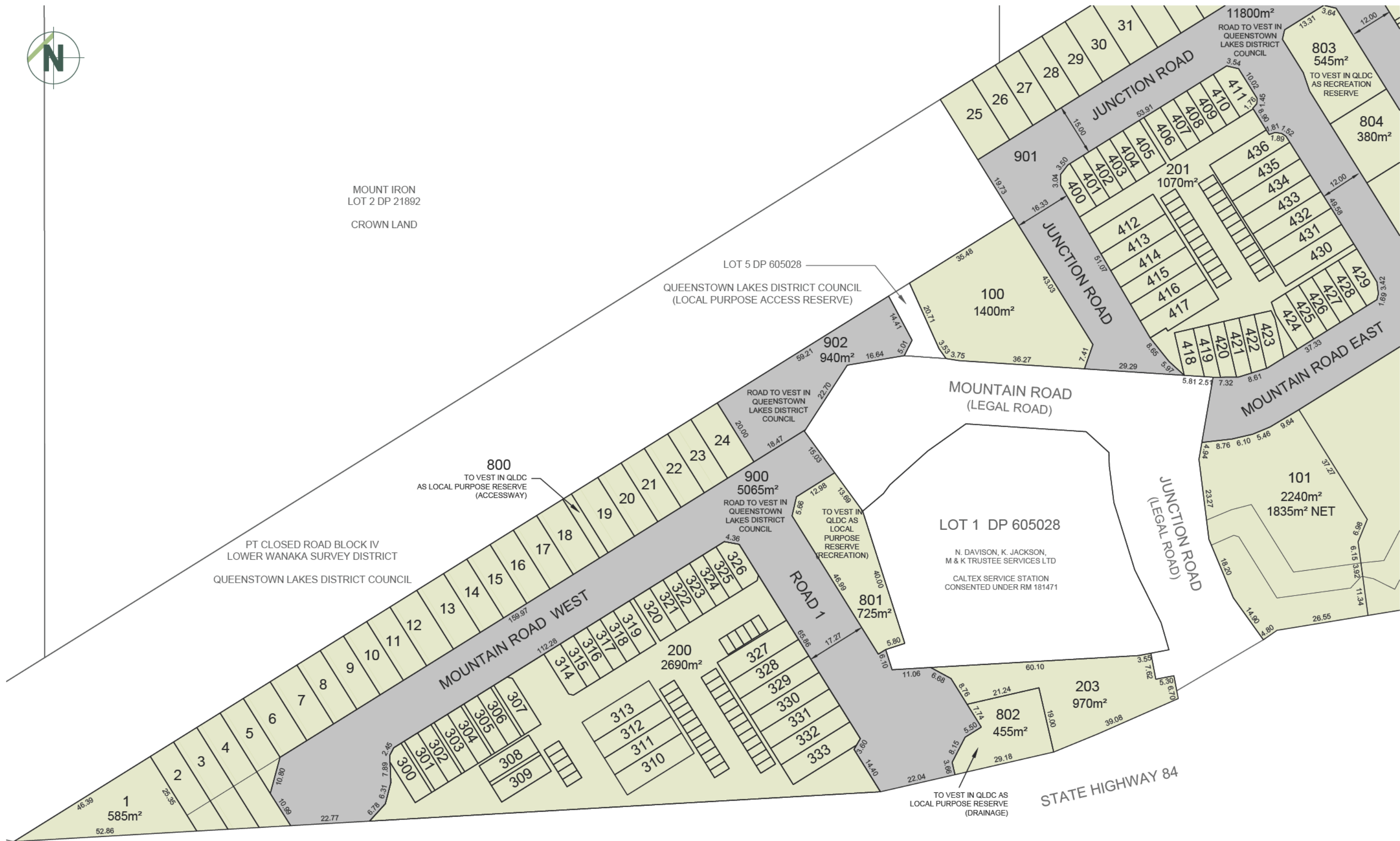
10. AMALGAMATION CONDITIONS REQUIRED FOR LOTS 200, 201 and 202 (JOINT OWNED ACCESS LOTS) - SEE SHEETS 104, 106, 107 FOR DETAILS.

11. AMALGAMATION CONDITIONS REQUIRED FOR CARPARKS - SEE SHEETS 104,106,107 FOR DETAILS.

12. THE SUBDIVISION MAY BE STAGED AND THE LOTS COMPLETED IN ANY ORDER PROVIDED EACH LOT IS SERVICED TO COUNCIL'S STANDARD AND DEVELOPMENT CONTRIBUTIONS PAID.

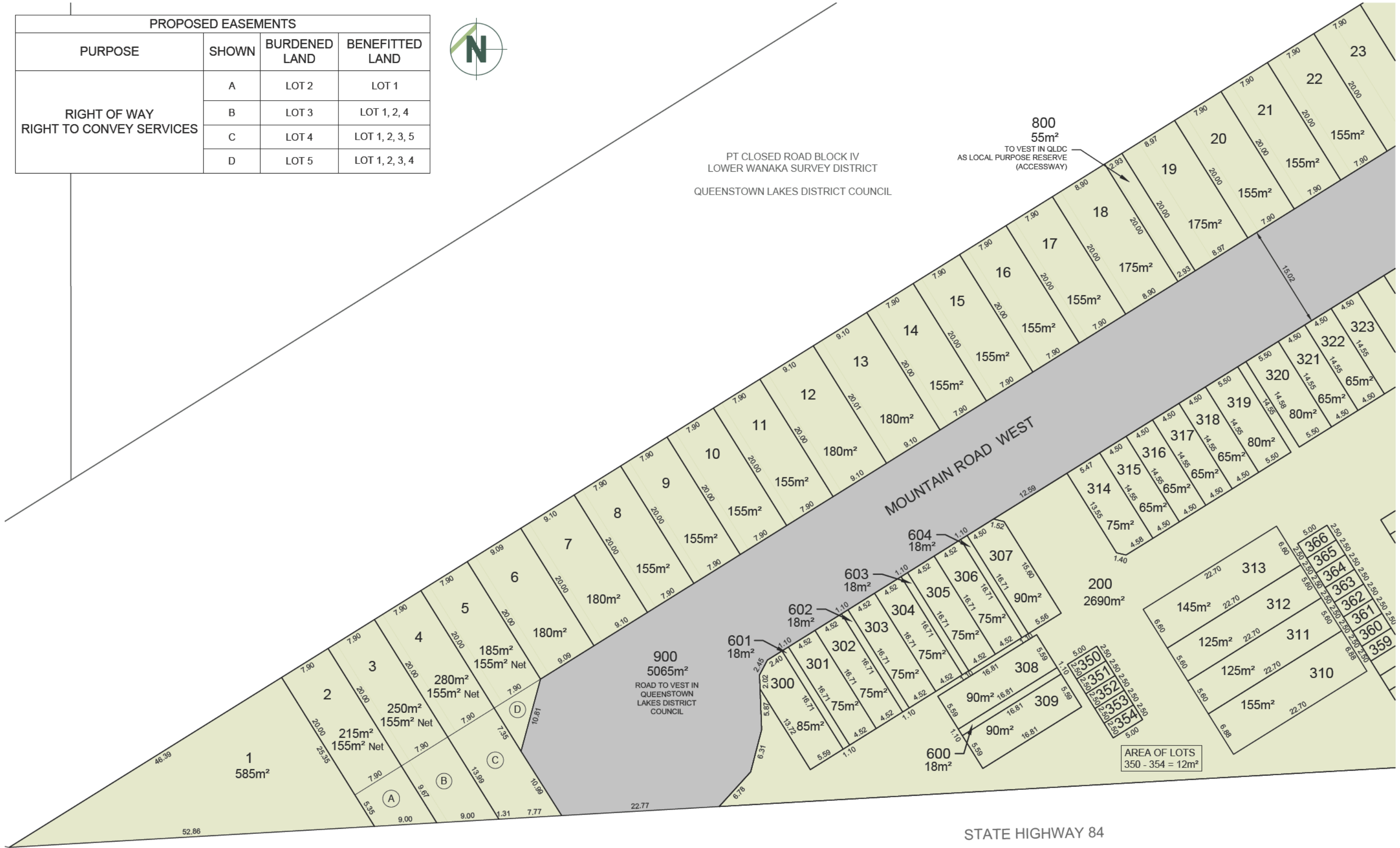
LOT NUMBER ALLOCATION	
LOTS	DESCRIPTION
1 - 62	RESIDENTIAL LOTS
100 - 103	UNIT TITLE OR DEVELOPMENT LOTS
200 - 202	JOINT OWNED ACCESS LOTS
203	TO BE RETAINED BY MT IRON JUNCTION LTD
300 - 333	RESIDENTIAL LOTS WESTERN DEVELOPMENT
350 - 384	RESIDENTIAL LOTS WESTERN DEVELOPMENT CARPARKS
400 - 436	RESIDENTIAL LOTS CENTRAL DEVELOPMENT
450 - 474	RESIDENTIAL LOTS CENTRAL DEVELOPMENT CARPARKS
500 - 534	RESIDENTIAL LOTS EASTERN DEVELOPMENT
550 - 574	RESIDENTIAL LOTS EASTERN DEVELOPMENT CARPARKS
600 - 604	RESIDENTIAL LOTS WESTERN DEVELOPMENT ACCESS LOTS
800 - 807	RESERVES TO VEST IN QUEENSTOWN LAKES DISTRICT COUNCIL
900 - 902	ROAD TO VEST IN QUEENSTOWN LAKES DISTRICT COUNCIL

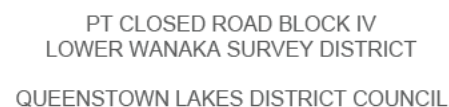






PROPOSED EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT OF WAY RIGHT TO CONVEY SERVICES	A	LOT 2	LOT 1
	B	LOT 3	LOT 1, 2, 4
	C	LOT 4	LOT 1, 2, 3, 5
	D	LOT 5	LOT 1, 2, 3, 4





800
55m²
TO VEST IN QLDC
AS LOCAL PURPOSE RESERVE
(ACCESSWAY)

902
940m²
ROAD TO VEST IN
QUEENSTOWN
LAKES DISTRICT
COUNCIL

900
5065m²
ROAD TO VEST I
QUEENSTOWN
LAKES DISTRICT
COUNCIL

1. Lot 200 to be held as 34 undivided 1/34 shares by the owners of Lots 300 - 333
2. Lot 600 to be held as two undivided one half shares by the owners of Lots 308 & 309
3. Lot 601 to be held as two undivided one half shares by the owners of Lots 300 & 301
4. Lot 602 to be held as two undivided one half shares by the owners of Lots 302 & 303
5. Lot 603 to be held as two undivided one half shares by the owners of Lots 304 & 305
6. Lot 604 to be held as two undivided one half shares by the owners of Lots 306 & 307

7. Lot 300, Lot 363 and Lot 364 are to be held together and one Record of Title issued.
8. Lot 301, Lot 361 and Lot 362 are to be held together and one Record of Title issued.
9. Lot 302, Lot 359 and Lot 360 are to be held together and one Record of Title issued.
10. Lot 303, Lot 357 and Lot 358 are to be held together and one Record of Title issued.
11. Lot 304, Lot 355 and Lot 356 are to be held together and one Record of Title issued.
12. Lot 305, Lot 369 and Lot 370 are to be held together and one Record of Title issued.
13. Lot 306, Lot 367 and Lot 368 are to be held together and one Record of Title issued.
14. Lot 307, Lot 350 and Lot 365 are to be held together and one Record of Title issued.
15. Lot 308, Lot 351 and Lot 352 are to be held together and one Record of Title issued.
16. Lot 309, Lot 353 and Lot 354 are to be held together and one Record of Title issued.
17. Lot 314 and Lot 376 are to be held together and one Record of Title issued.
18. Lot 315 and Lot 375 are to be held together and one Record of Title issued.
19. Lot 316 and Lot 374 are to be held together and one Record of Title issued.
20. Lot 317 and Lot 373 are to be held together and one Record of Title issued.
21. Lot 318 and Lot 372 are to be held together and one Record of Title issued.
22. Lot 319, Lot 366 and Lot 371 are to be held together and one Record of Title issued.
23. Lot 320, Lot 377, and Lot 379 are to be held together and one Record of Title issued.
24. Lot 321 and Lot 378 are to be held together and one Record of Title issued.
25. Lot 322 and Lot 380 are to be held together and one Record of Title issued.
26. Lot 323 and Lot 381 are to be held together and one Record of Title issued.
27. Lot 324 and Lot 382 are to be held together and one Record of Title issued.
28. Lot 325 and Lot 383 are to be held together and one Record of Title issued.
29. Lot 326 and Lot 384 are to be held together and one Record of Title issued.

30. Lot 200 to be subject to a right of way easement in favour of Lots 300 - 333, 350 - 384.

AREA OF LOTS
 $380 - 384 = 13\text{m}^2$

AREA OF LOTS
355 - 379 = 12m²

AREA OF LOTS
350 - 354 = 12m²

STATE HIGHWAY 84



DRAWING TITLE

SUBDIVISION OF

LOT 2 & 6 DP 605028, & LOT 3 DP 359869

LAYOUT 104

DATUM INFORMATION		REV	DRAWN	DATE	NOTE
COORDINATE SYSTEM	-	3	DTLB	07.11.2025	Update to Lot boundaries.
	-	4	DTLB	09.02.2026	Update to Lot boundaries.
DATUM	-	5	DTLB	16.02.2026	Update to Lot boundaries.
ORIGIN OF COORDINATES	-	6	DTLB	23.06.2026	Update to Lot 203 description.
ORIGIN OF LEVELS	-	STATUS FOR CONSENT			

SURVEYED	-
DESIGNED	-
DRAWN	DTLB 07.11.25
REVIEWED	KMB 16.02.26
APPROVED	DLW 16.02.26

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PROJECT	P240103
DRAWING NO	002
SHEET	104
REVISION	6
SCALE (A3)	1:500



MOUNT IRON
LOT 2 DP 21892

CROWN LAND

PT CLOSED ROAD BLOCK IV
LOWER WANAKA SURVEY DISTRICT

QUEENSTOWN LAKES
DISTRICT COUNCIL

PROPOSED AMALGAMATION CONDITION - JOIINT OWNED ACCESS LOT

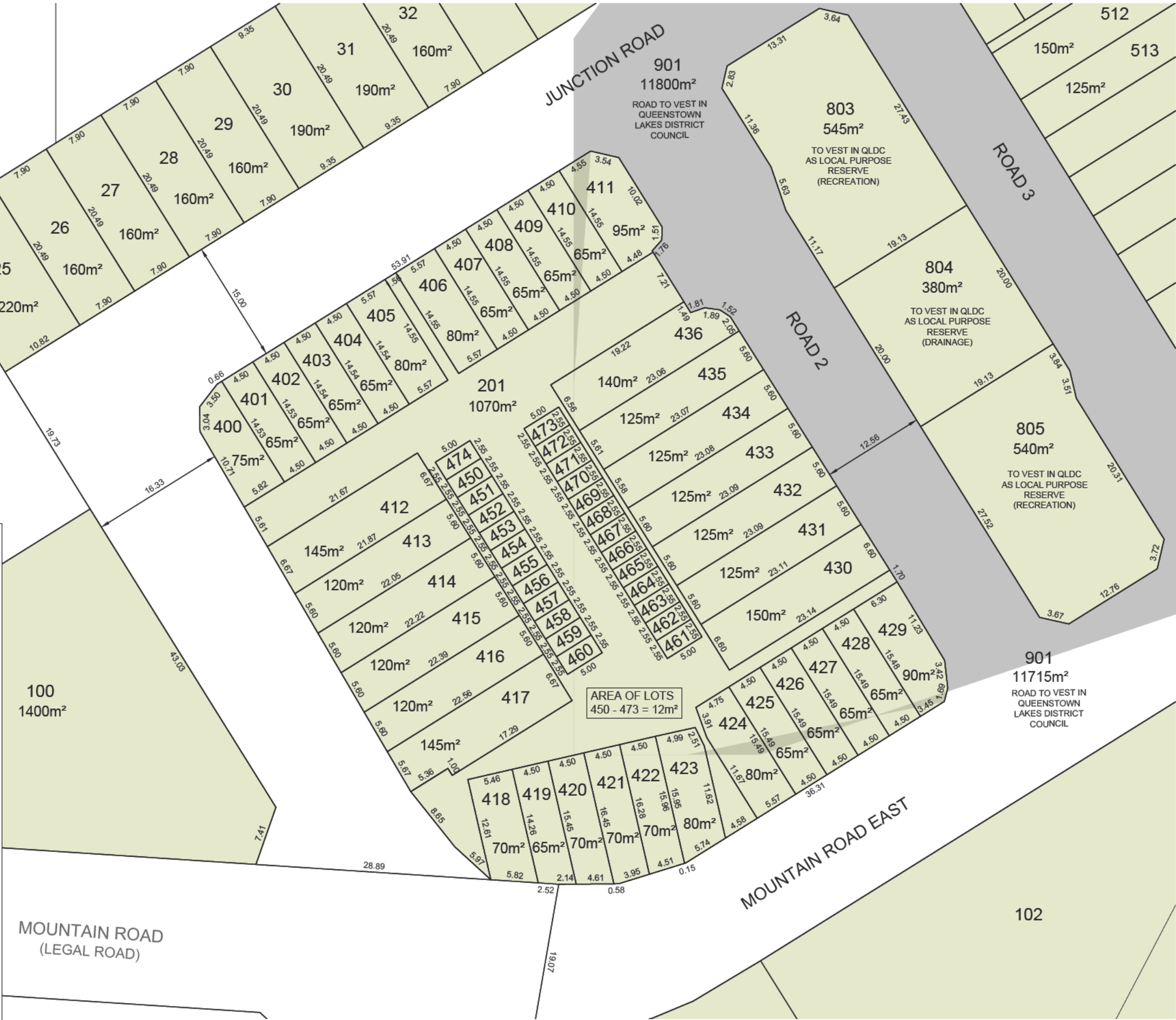
1. Lot 201 to be held as 37 undivided 1/37 shares by the owners of Lots 400 - 436.

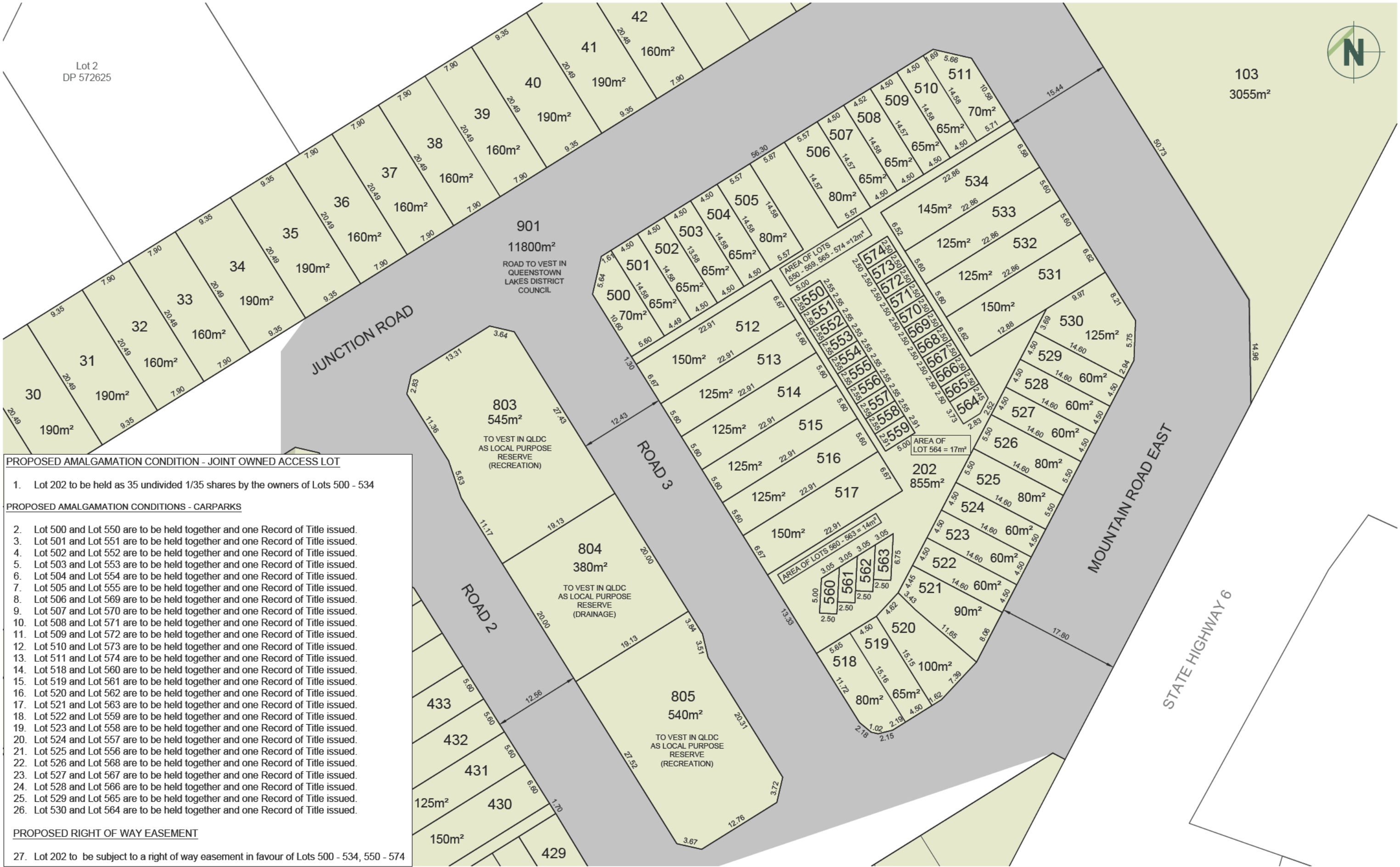
PROPOSED AMALGAMATION CONDITIONS - CARPARKS

2. Lot 400 and Lot 454 are to be held together and one Record of Title issued.
3. Lot 401 and Lot 453 are to be held together and one Record of Title issued.
4. Lot 402 and Lot 452 are to be held together and one Record of Title issued.
5. Lot 403 and Lot 451 are to be held together and one Record of Title issued.
6. Lot 404 and Lot 450 are to be held together and one Record of Title issued.
7. Lot 405 and Lot 473 and 474 are to be held together and one Record of Title issued.
8. Lot 406 and Lot 472 are to be held together and one Record of Title issued.
9. Lot 407 and Lot 471 are to be held together and one Record of Title issued.
10. Lot 408 and Lot 470 are to be held together and one Record of Title issued.
11. Lot 409 and Lot 469 are to be held together and one Record of Title issued.
12. Lot 410 and Lot 468 are to be held together and one Record of Title issued.
13. Lot 411 and Lot 467 are to be held together and one Record of Title issued.
14. Lot 418 and Lot 460 are to be held together and one Record of Title issued.
15. Lot 419 and Lot 459 are to be held together and one Record of Title issued.
16. Lot 420 and Lot 458 are to be held together and one Record of Title issued.
17. Lot 421 and Lot 457 are to be held together and one Record of Title issued.
18. Lot 422 and Lot 456 are to be held together and one Record of Title issued.
19. Lot 423 and Lot 455 are to be held together and one Record of Title issued.
20. Lot 424 and Lot 466 are to be held together and one Record of Title issued.
21. Lot 425 and Lot 465 are to be held together and one Record of Title issued.
22. Lot 426 and Lot 464 are to be held together and one Record of Title issued.
23. Lot 427 and Lot 463 are to be held together and one Record of Title issued.
24. Lot 428 and Lot 462 are to be held together and one Record of Title issued.
25. Lot 429 and Lot 461 are to be held together and one Record of Title issued.

PROPOSED RIGHT OF WAY EASEMENT

24. Lot 201 to be subject to a right of way easement in favour of Lots 400 - 436, 450-474.





PROPOSED AMALGAMATION CONDITION - JOINT OWNED ACCESS LOT

1. Lot 202 to be held as 35 undivided 1/35 shares by the owners of Lots 500 - 534

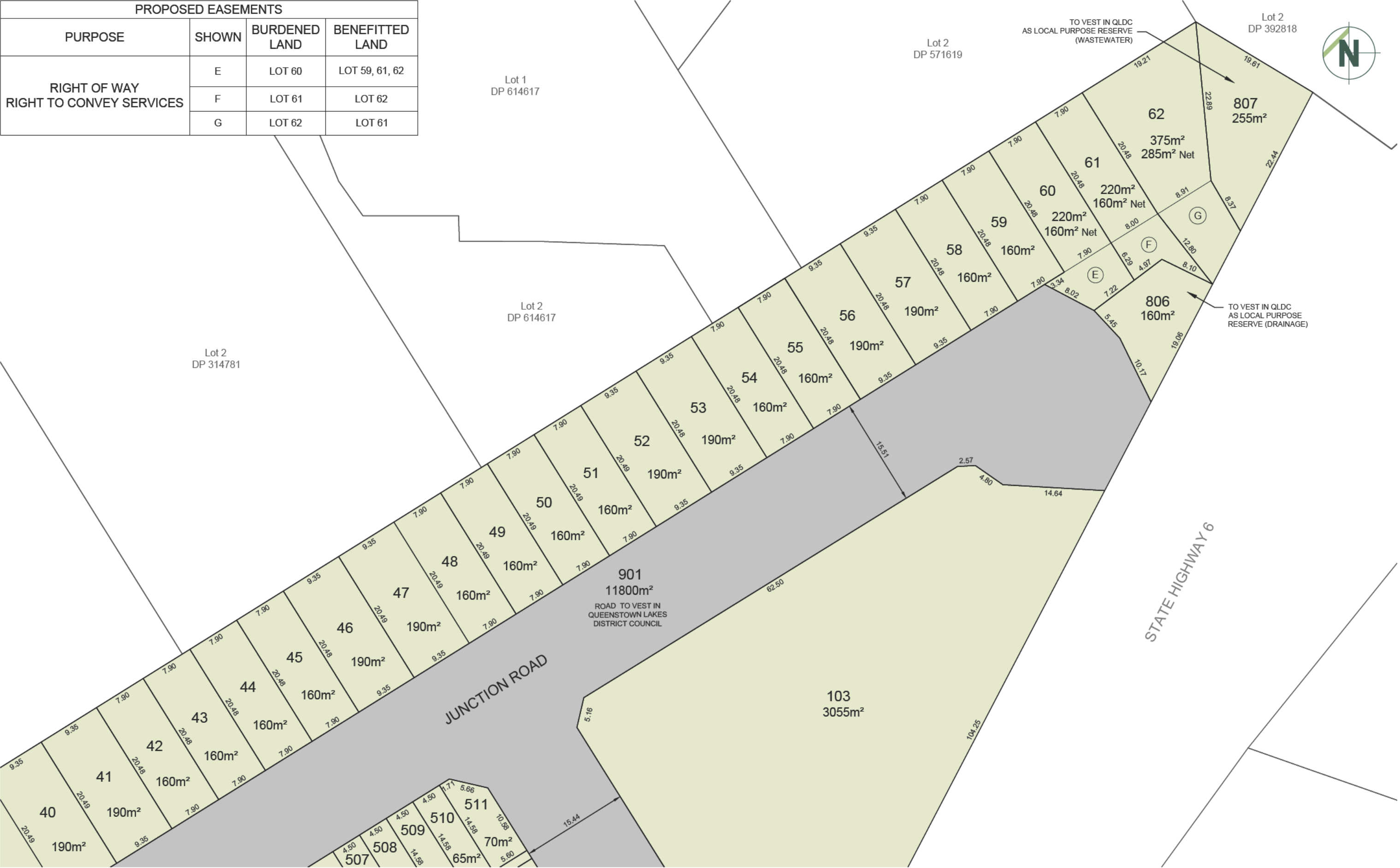
PROPOSED AMALGAMATION CONDITIONS - CARPARKS

2. Lot 500 and Lot 550 are to be held together and one Record of Title issued.
3. Lot 501 and Lot 551 are to be held together and one Record of Title issued.
4. Lot 502 and Lot 552 are to be held together and one Record of Title issued.
5. Lot 503 and Lot 553 are to be held together and one Record of Title issued.
6. Lot 504 and Lot 554 are to be held together and one Record of Title issued.
7. Lot 505 and Lot 555 are to be held together and one Record of Title issued.
8. Lot 506 and Lot 569 are to be held together and one Record of Title issued.
9. Lot 507 and Lot 570 are to be held together and one Record of Title issued.
10. Lot 508 and Lot 571 are to be held together and one Record of Title issued.
11. Lot 509 and Lot 572 are to be held together and one Record of Title issued.
12. Lot 510 and Lot 573 are to be held together and one Record of Title issued.
13. Lot 511 and Lot 574 are to be held together and one Record of Title issued.
14. Lot 518 and Lot 560 are to be held together and one Record of Title issued.
15. Lot 519 and Lot 561 are to be held together and one Record of Title issued.
16. Lot 520 and Lot 562 are to be held together and one Record of Title issued.
17. Lot 521 and Lot 563 are to be held together and one Record of Title issued.
18. Lot 522 and Lot 559 are to be held together and one Record of Title issued.
19. Lot 523 and Lot 558 are to be held together and one Record of Title issued.
20. Lot 524 and Lot 557 are to be held together and one Record of Title issued.
21. Lot 525 and Lot 556 are to be held together and one Record of Title issued.
22. Lot 526 and Lot 568 are to be held together and one Record of Title issued.
23. Lot 527 and Lot 567 are to be held together and one Record of Title issued.
24. Lot 528 and Lot 566 are to be held together and one Record of Title issued.
25. Lot 529 and Lot 565 are to be held together and one Record of Title issued.
26. Lot 530 and Lot 564 are to be held together and one Record of Title issued.

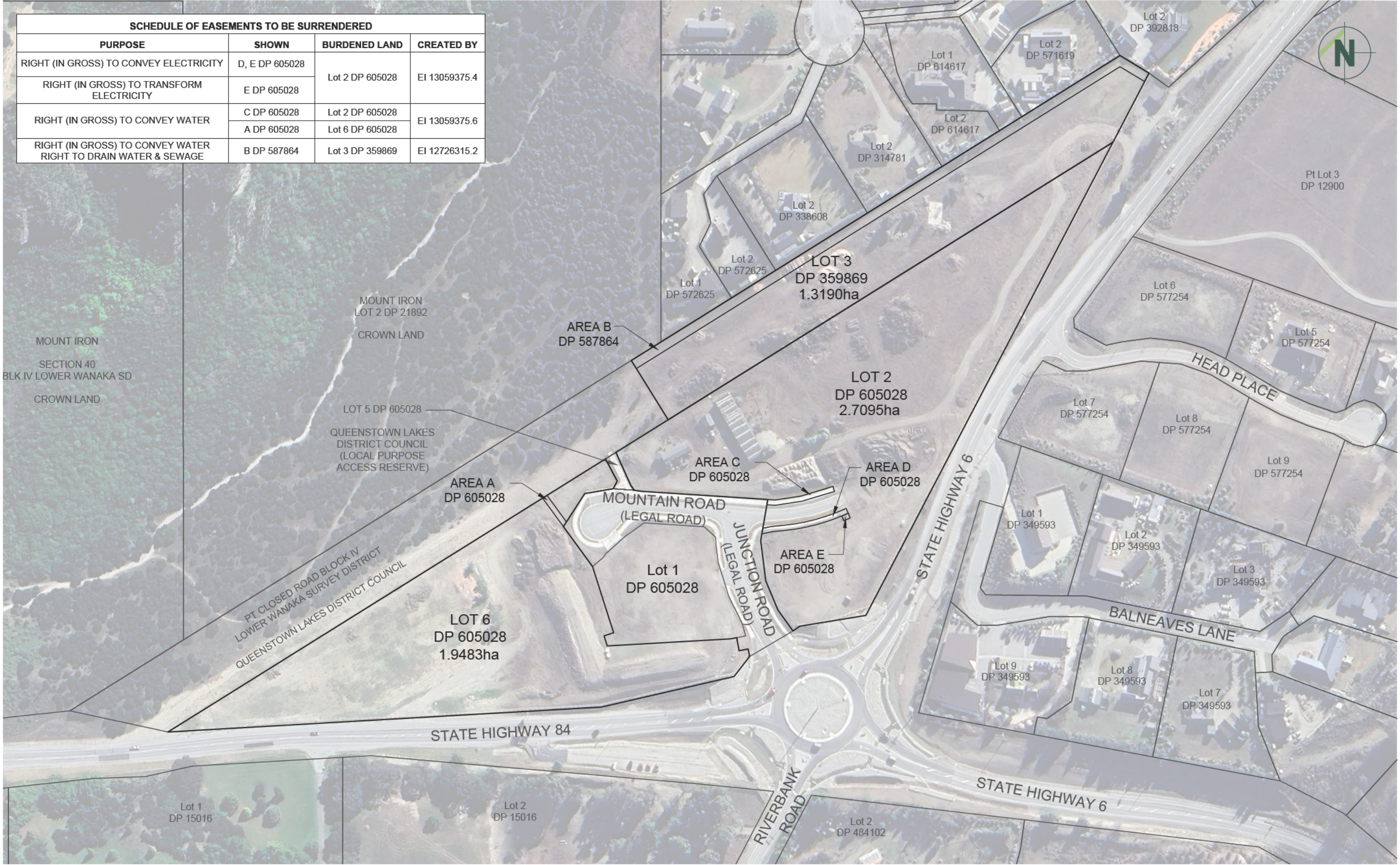
PROPOSED RIGHT OF WAY EASEMENT

27. Lot 202 to be subject to a right of way easement in favour of Lots 500 - 534, 550 - 574

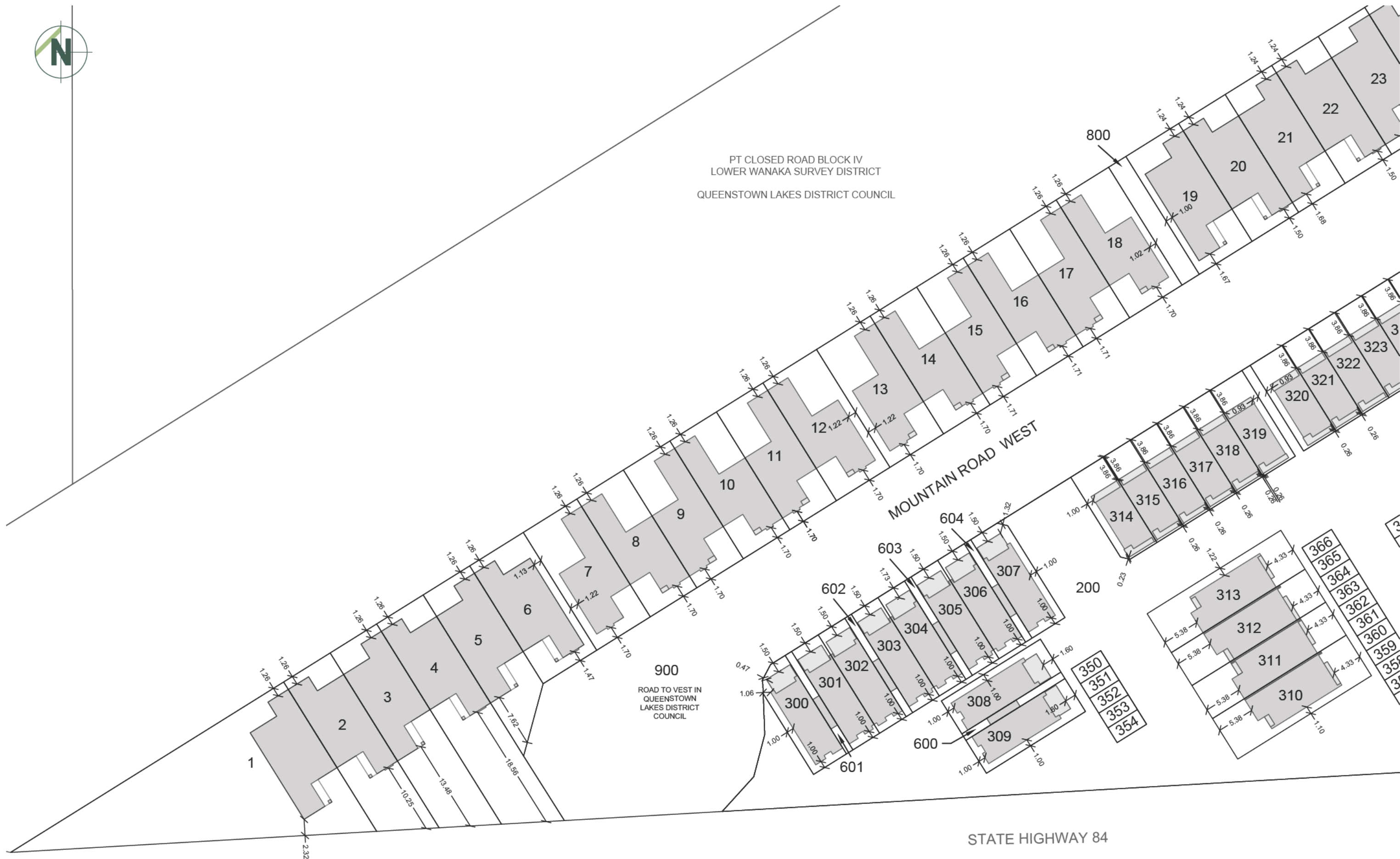
PROPOSED EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT OF WAY RIGHT TO CONVEY SERVICES	E	LOT 60	LOT 59, 61, 62
	F	LOT 61	LOT 62
	G	LOT 62	LOT 61



	CLIENT	DRAWING TITLE	DATUM INFORMATION	REV	DRAWN	DATE	NOTE	SURVEYED	-	PROJECT	P240103		
	MT IRON JUNCTION LTD	SUBDIVISION OF LOT 2 & 6 DP 605028, & LOT 3 DP 359869	COORDINATE SYSTEM	-	3	DTLB	07.11.2025	Update to Lot boundaries.	DESIGNED	-	DRAWING NO	002	
			DATUM	-	4	DTLB	09.02.2026	Update to Lot boundaries.	DRAWN	DTLB	07.11.25	SHEET	108
			ORIGIN OF COORDINATES	-	5	DTLB	16.02.2026	Update to Lot boundaries.	REVIEWED	KMB	16.02.26	REVISION	6
			ORIGIN OF LEVELS	-	6	DTLB	23.06.2026	Update to Lot 203 description.	APPROVED	DLW	16.02.26	SCALE (A3)	1:500
	LAYOUT 108			STATUS	FOR CONSENT			© Paterson Pitts Limited Partnership					



SCHEDULE OF EASEMENTS TO BE SURRENDERED			
PURPOSE	SHOWN	BURDENED LAND	CREATED BY
RIGHT (IN GROSS) TO CONVEY ELECTRICITY	D, E DP 605028	Lot 2 DP 605028	EI 13059375.4
RIGHT (IN GROSS) TO TRANSFORM ELECTRICITY	E DP 605028		
RIGHT (IN GROSS) TO CONVEY WATER	C DP 605028	Lot 2 DP 605028	EI 13059375.6
	A DP 605028	Lot 6 DP 605028	
RIGHT (IN GROSS) TO CONVEY WATER RIGHT TO DRAIN WATER & SEWAGE	B DP 587864	Lot 3 DP 359869	EI 12726315.2





PT CLOSED ROAD BLOCK IV
LOWER WANAKA SURVEY DISTRICT
QUEENSTOWN LAKES DISTRICT COUNCIL

ROAD TO VEST IN
QUEENSTOWN
LAKES DISTRICT
COUNCIL

801
TO VEST IN QLDC AS
LOCAL PURPOSE
RESERVE
(RECREATION)







MOUNT IRON
LOT 2 DP 21892

CROWN LAND

PT CLOSED ROAD BLOCK IV
LOWER WANAKA SURVEY DISTRICT

QUEENSTOWN LAKES
DISTRICT COUNCIL

LOT 5 DP 605028

QUEENSTOWN LAKES DISTRICT COUNCIL
(LOCAL PURPOSE ACCESS RESERVE)

902

ROAD TO VEST IN
QUEENSTOWN
LAKES DISTRICT
COUNCIL

MOUNTAIN ROAD
(LEGAL ROAD)

JUNCTION ROAD

901

ROAD TO VEST IN
QUEENSTOWN
LAKES DISTRICT
COUNCIL

ROAD 2

ROAD 3

MOUNTAIN ROAD EAST

patersons.
Land Professionals

CLIENT

MT IRON JUNCTION LTD

DRAWING TITLE

SUBDIVISION OF
LOT 2 & 6 DP 605028, & LOT 3 DP 359869

BUILDING SETBACKS - LAYOUT 123

DATUM INFORMATION		REV	DRAWN	DATE	NOTE
COORDINATE SYSTEM	-	3	DTLB	07.11.2025	Update to Lot boundaries.
	-	4	DTLB	09.02.2026	Update to Lot boundaries.
DATUM	-	5	DTLB	16.02.2026	Update to Lot boundaries.
ORIGIN OF COORDINATES	-	6	DTLB	23.06.2026	Update to Lot 203 description.
ORIGIN OF LEVELS	-	STATUS			FOR CONSENT

SURVEYED	-
DESIGNED	-
DRAWN	DTLB 07.11.25
REVIEWED	KMB 16.02.26
APPROVED	DLW 16.02.26
© Paterson Pitts Limited Partnership	

PROJECT	P240103
DRAWING NO	002
SHEET	123
REVISION	6
SCALE (A3)	1:500





Appendix F

Draft Conditions – Comment Table – QLDC Consents Only

Proposed Draft Consent Conditions (QLDC – Land Use)

[Version 2: 18 November 2025]

Key: QLDC s53 written comment feedback.

- QLDC changes sought shown as red underlined and ~~struckthrough~~ text.
- Applicant changes sought shown as green underlined and ~~struckthrough~~ text.

PART A – Land Use Conditions

Condition number	Applicant Proposed Conditions (QLDC sought changes marked up)	QLDC Comments on sought changes	Applicant Response
General condition			
1.	The activity of undertaking a 250 unit Comprehensive Housing Development, Commercial Tenancy, Café and Childcare Centre including associated earthworks and infrastructure (Development), shall be carried out in general accordance with the application for resource consent, including any reports, plans, and any further information provided by the Consent Holder, and in accordance with the following conditions of consent. Where there is any apparent conflict between the application and consent conditions, the consent conditions shall prevail. The land use conditions only include conditions relevant for specific land use elements as the land development components will be carried out under/through the subdivision process and in accordance with the conditions specified in Part B of this consent.		
2.	In accordance with s26(1) of the FTAA 2024, this consent shall lapse unless given effect to within 10 years from the date of the approval of this application.		
2X	No building may be occupied until such time as s244c s224c for the corresponding subdivision consent has been issued. Unless where the development is to be staged, in which case no buildings within each stage may be occupied until 224c for that stage has been completed.	Given that all infrastructure work for the development is proposed to be resolved through detailed design of the subdivision and 224c sign off process, it is necessary for the subdivision to be completed to ensure all necessary civil works have been completed ahead of the occupation of buildings.	Inserted as recommended by QLDC - Fuller memo (para 7.2.1) with grammatical correction. All conditions from here on have been renumbered.
3.			As above. Inserted as recommended by QLDC - Fuller memo (para 7.2.1) with grammatical correction. All conditions from here on have been renumbered.

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			No building may be occupied until such time as s244c for the corresponding subdivision consent has been issued. Unless where the development is to be staged, in which case no buildings within each stage may be occupied until 224c for that stage has been completed.
3-4.	The development shall proceed in general accordance with the following plans: <i>Master Plan</i> a) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Overall Master Plan – Dated 21/11/2025 – Drawing No: 2023_084/011 – Rev N - Prepared by DCM Urban b) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Masterplan West – Dated 21/11/2025 – Drawing No: 2023_084/012 – Rev N - Prepared by DCM Urban c) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Masterplan East – Dated 21/11/2025 – Drawing No: 2023_084/013 – Rev N - Prepared by DCM Urban <i>Earthworks and Engineering (subject to Engineering Approval)</i> a) Mt Iron Junction Ltd – Preliminary Engineering Design – Site Overview – P240103 - Sheet 110 – Rev 1 – Patersons b) Mt Iron Junction Ltd – Preliminary Engineering Design – Earthworks – P240103 - Sheet 200 - 202 – Rev 1 – Patersons		Has been issued. Unless where the development is to be staged, in which case no buildings within each stage may be occupied until 224c for that stage has been completed.

	c) Mt Iron Junction Ltd – Preliminary Engineering Design – Roading – P240103 - Sheets 300 – 347 – Rev 1 – Patersons d) Mt Iron Junction Ltd – Preliminary Engineering Design – Stormwater – P240103 - Sheets 400 - 410 – Rev 1 – Patersons e) Mt Iron Junction Ltd – Preliminary Engineering Design – Wastewater– P240103 - Sheets 500A - 514 – Rev 1 – Patersons f) Mt Iron Junction Ltd – Preliminary Engineering Design – Water Supply – P240103 - Sheet 600 – 600D – Rev 1 – Patersons <i>Environmental Management Plan</i> a) Mount Iron Junction – Environmental Management Plan – Erosion and Sediment Control Plan – Bulk Earthworks – Enviroscope – ESCP – 001 -002 Rev B <i>Architectural Designs</i> b) Mount Iron Junction – Housing Scheme –Site Plan – Drawing Sheets A1.1 – A1.64 – Rev F Prepared by Figure and Ground December 2025 c) Mount Iron Junction – Housing Scheme – Perspectives – Drawing Sheets A7.1 – A7.16 – Prepared by Figure and Ground – November 2025 <i>Setback Plans</i> a) Mt Iron Junction Ltd – Subdivision of Lot 2 and Lot 6 DP 605028 C Lot 3 DP 359869 - Building Setbacks – P240103 - Layouts 1 – 6 – Rev 5– Patersons		
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	<i>Landscape Design</i> a) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Street Cross Sections Sheets 028 - 031 – Rev N - Prepared by DCM Urban b) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape –Open Space – Sheets 033 – 042 – Rev N- Prepared by DCM Urban c) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape –State Highway Interface – Sheet 044 – Rev N- Prepared by DCM Urban d) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Details – Sheets 067 – 085 – Rev N- Prepared by DCM Urban e) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Landscape Developed Design – Sheets 101 – 131 – Rev N- Prepared by DCM Urban f) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Detailed Planting Plan – State Highway Boundary Treatment– Sheets L 201 – L214 – Rev D- Prepared by DCM Urban g) Mt Iron Junction Housing Scheme – Fast-track Approvals Act Application Graphic Attachment – Planting Details – Sheets 20 – 22 – Rough Milne Mitchell – 17 December 2025		
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4.5.	For the purposes of, and pursuant to section 128 of the RMA, the Council can review the conditions of this and related consents annually commencing 12 months from the date this consent is granted, for any of the following purposes: a) To modify existing conditions of consent relating to the effects of the activity on the environment b) To require the Consent Holder to adopt the best practicable option to reduce, remediate or remove any adverse effect upon the environment, arising from the generated effects of the activity; and c) If the Council deems that it is necessary to do so in order to deal with any adverse effect on the environment which may arise from the exercise of this consent, and which is appropriate to deal with at a later date.		
Staging			
5.6.	The development may be staged into separate development areas. To ensure compliance with this consent, the conditions shall be applied only to the extent that they are relevant to any particular development area.		
Reserve and Street Tree Landscape Plans			
6.	Prior to the commencement of any works on road or reserve areas within a particular stage (including pedestrian/cycle track works on Mount Iron) under this consent, the consent holder shall first provide detailed	Conditions relating to the reserves and associated landscaping should be controlled through the subdivision consent rather than land use consent as no reserves	Deleted as per QLDC recommendation (Fuller memo para 7.2.2).

	landscape plans and design specifications in respect of reserve areas by a suitably qualified Landscape Architect to be certified by the Queenstown Lakes District Council's Parks & Reserves Planning Manager. The final landscape plan shall achieve the following: i. All works shall meet Part 7: Landscape of QLDG's Land Development and Subdivision Code of Practice adopted on 17th April 2025 and subsequent amendments to that document up to the date of issue of any resource consent. ii. The landscape plan shall clearly illustrate all landscape works (including street trees and other landscape assets) within the reserves and roads that are to vest in Council. iii. Clearly identify all trees (including the location of each tree), the species, size and location. iv. Ensure that areas of reserve exclude any areas of road. v. Irrigation plan showing how trees are to be irrigated. vi. Tree pit details showing root ball treatment and staking. vii. Ensure that all batter slopes and mounds are to a gradient not exceeding 1:5 when measured across any point to ensure that all slopes are mowable. This will require that plans clearly demonstrate that this gradient will not be exceeded. viii. Path width, material and construction details. ix. Detail of any stormwater soak pits/detention areas, including planting, maintenance and confirmation that the surrounding areas can be easily mown. x. Details and locations for any other proposed assets, such as park seats, play equipment, facilities, irrigation and fencing.	are created through land use consent. Accordingly, Council's recommended conditions are provided within the subdivision condition list.	
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	Note: All reserve improvements require prior agreement with the Parks and Open Space Manager, and require a developer's agreement with Council. xi. Access for maintenance and maintenance requirements. xii. A potable water supply point to be provided to the boundary of the reserve lots (Lots 801 and 803-805). The position of these water supplies shall be agreed with Council's Parks & Reserves Planning Manager. Or evidence from the Council's Parks & Reserves Planning Manager that no water supply is necessary to one or both lots. xiii. A power supply shall be provided to the boundary of the reserve lots (Lots 801 and 803-805). The position of the power supply shall be agreed with Council's Parks & Reserves Planning Manager.		
Site-wide Landscaping			
7.	Prior to the commencement of any works the approved Mt Iron Junction Master Plan and Detailed Planting Plans for each development area shall be updated to show: a. details of the final lighting plan, designed by a suitable qualified lighting designer to ensure lighting levels meet the required lux requirements to support a safe nighttime environment. b. Additional landscaping should be incorporated along the south and western façade of the service station to soften the interface with the playground c. Additional landscaping along the easternmost carpark of the site adjoining the state highway that mitigates the	Included requirements for details of lighting, designed by SQEP lighting engineer to achieve a safe environment as recommended by the Applicant's Urban Designer	Inserted as per QLDC recommendation (Fuller memo para 7.2.3). Have amended the preamble for clarity. Have also maintained condition 8 to separate the design/approval processes in condition 7 from the implementation and aftercare required by condition 8. <u>Prior to the commencement of any building construction within a development area, the consent holder shall provide updated landscape plans and design specifications to show the following. These revised plans shall be prepared by a suitably qualified Landscape Architect for all landscaping within that development area. These plans are to be</u>

	<u>carpark as well as softens the built form when entering from the east and does not detract from Mount Iron in the background.</u>		<u>certified by the Queenstown Lakes District Council.</u>
New 8.			Amended as above to keep separation of design and implementation phases. <u>The approved Mt Iron Junction Master Plan and Detailed Planting Plans for each development area based on the landscape concept plans for each development area...</u>
8-9.	A Landscape Management Plan (LMP) shall be submitted to Council for certification prior to implementation of the Detailed Planting Plan for each development area. The LMP shall include: a) Planting methodology for all planting including details of tree pits, tree staking and guying, site preparation to support healthy and sustained growth of planting areas, and establishment of meadow and lawn areas. b) Details of an irrigation watering system to be installed for all landscape planting and frequency and duration of operation until such time planting has successfully established and becomes self-sustaining with healthy growth. Irrigation shall be managed to encourage deep root growth and shall gradually reduce the dependency for irrigation over a three-year period. c) Organic mulching, weed and pest control measures for the first three years post completion of planting		

	to support healthy growth and establishment.		
Housing Units			
9-10.	Any of the residential units that are within or partially within 100m of the edge of either the State Highway 6 and/or State Highway 84 carriageway shall be designed, constructed and maintained to achieve the following: a) An indoor design noise level of 40dB LAeq (24hr) 40 dB LAeq(24 hour) inside all habitable spaces b) If windows must be closed to achieve the design noise levels, the building must be designed, constructed and maintained with a ventilation and cooling system. For habitable spaces, the system must be designed to achieve the following: i. Ventilation must be provided to meet clause G4 of the New Zealand Building Code. At the same time, the sound of the system must not exceed 30dB LAeq (30s) 30 dB LAeq(30 sec) when measured 1m away from any grille or diffuser. ii. The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour. At the same time, the sound of the system must not exceed 35 dB LAeq(30s) 35 dB LAeq(30 sec) when measured 1m away from any grille or diffuser. iii. The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than	Update to noise descriptors for consistency with current Standards	Agreed – 4 x formatting changes.

	25 degrees Celsius. At the same time, the sound of the system must not exceed 35dB LAeq(30s) 35 dB LAeq(30 sec) when measured 1m away from any grille or diffuser. c) A design report prepared by a suitably qualified and experienced acoustics specialist must be submitted to QLDC demonstrating compliance with this condition prior to construction or alteration to any building. The design must take into account the future permitted use of the state highway; for existing roads this is achieved by the addition of 3dB to existing measured or predicted noise levels.		
10-11.	80% of the residential units in the development shall be used only for residential activities and shall not be used for residential visitor accommodation other than homestays (as those activities are defined in the Proposed Queenstown Lakes District Plan). A covenant under section 108 of the RMA shall be recorded on the relevant record(s) of title to ensure ongoing compliance with this requirement.		
12.			From QLDC Appendix 9. Have added: All buildings on Lots 1-26 must be set back a minimum distance of 1.5m from the northwest boundary (Mt Iron Reserve). As the units are to be constructed prior to the completion of the subdivision I have included this as a land use consent condition rather than a consent notice condition. As this is a change to design of the units or the location of the units. The 2m suggestion has implications for the road setback, the ability

			to park between the garage and the road boundary and for the maneuverability of Units 1 and 2. As a consequence of not being able to achieve the 2m setback but needing to achieve the recommended setback of 1.5m to enable the entire 1.5m fire mitigation setback to be within the lot boundaries. <u>The position of all buildings on Lots 1-26 shall be amended to be set back a minimum distance of 1.5m from the northwest boundary with the Mt Iron Reserve.</u>
Childcare Centre			
11 -13.	The hours of operation of the childcare centre shall be 07:30am - 8:00pm, Monday to Friday.		
12 -14.	The childcare centre will be limited to a maximum number of 65 children at any given time.		
13 -15.	A detailed Landscape Plan in accordance with the approved landscape masterplan showing the landscaping within the childcare centre site shall be prepared and submitted to Council for approval.		
14 -16.	The approved landscaping plan for the early childcare centre site shall be implemented prior the facility becoming operational.		
15 .	An acoustic fence with a minimum height of 1.8m shall be erected around the perimeter along the entire northern and eastern boundaries of the outdoor play area of the ECE centre. The fence must be solid with no gaps and have a surface mass of no less than 10 kg/m2. The fence must be in place before the centre operates and must be maintained to be acoustically effective for as long as the centre is operational.	Update to include minimum specifications, location, and timeframes from Acoustics Assessment	Deleted and incorporated into condition 17 as (g).

Commented [DW1]: From QLDC Appendix 9.

Have added: All buildings on Lots 1-26 must be set back a minimum distance of 1.5m from the northwest boundary (Mt Iron Reserve).

As the units are to be constructed prior to the completion of the subdivision I have included this as a land use consent condition rather than a consent notice condition.

As this is a change to design of the units or the location of the units. The 2m suggestion has implications for the road setback, the ability to park between the garage and the road boundary and for the maneuverability of Units 1 and 2. As a consequence of not being able to achieve the 2m setback but needing to achieve the recommended setback of 1.5m to enable the entire 1.5m fire mitigation setback to be within the lot boundaries.

16-17.	Prior to the occupation of the building, the consent holder shall complete the following: a) The construction and sealing of the vehicle crossing, all vehicle maneuvering and car parking areas in accordance with the stamped as approved plans to Council's standards. Parking and loading spaces shall be clearly and permanently marked out. Provisions shall be made for stormwater disposal from all impermeable surfaces. b) Appropriate signage shall be installed at the entrance to the site and within the car park area to alert drivers to beware of children when reversing. c) The provision of a sealed vehicle crossing that shall be constructed to the site in accordance with the stamped as approved plans to Council's standards. d) All signage and road markings shall be in accordance with the TCD (Manual of Traffic control devices) <u>manual Signs and Markings</u> requirements. e) All earthworked and exposed areas shall be top-soiled and grassed or revegetated or otherwise permanently stabilised. f) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out under this consent. g) <u>At least four cycle parking spaces shall be provided for the childcare centre.</u>	MOTSAM has been superseded by the TCD (Traffic control devices) manual. As such reference to the outdated manual have been updated throughout condition set. Condition 23 d) which relates to the Market and Café sets a requirement for 4 cycle parking spaces for the childcare. This appears to be a drafting error however it is unclear whether condition 23 d) should refer to the Market and Café or should be included under condition 16 for the Childcare. The suggested amendment from QLDC is based on the latter.	d) Accepted New (g) – inserted with different wording (same intent as per QLDC recommendation (Fuller memo para 7.2.4). <u>(g) Prior to the occupation of the childcare centre an acoustic fence with a minimum height of 1.8m shall be erected around the entire northern and eastern boundaries of the outdoor play area. This fence shall:</u> i. <u>i. Have a surface mass of at least 10kg/m². Suitable fencing materials may include 25 mm timber, 9 mm fibre cement, 12 mm plywood, masonry, or concrete.</u> ii. <u>ii. The fence must be continuous with no gaps or cracks. Timber palings if used are to be well overlapped (25 mm minimum) or a board and batten system, and a sleeper rail connecting the base of the palings to the ground.</u> iii. <u>iii. Be maintained to be acoustically effective for as long as the centre is operational.</u> <u>g) Agreed – renumbered to h)</u>
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17 -18.	A signage plan in accordance with the signage shown on Stage 1 of the Mt Iron Junction Master Plan showing details of signage within the early childcare centre site shall be prepared and submitted to Council for approval as part of the building consent application.		
Market and Cafe			
18 -19.	The market shall be limited to a small scale convenience grocery store with a maximum Gross Floor Area for the retail component of 280m ² .		
19 -20.	The cafe shall be limited to a maximum Gross Floor Area for the kitchen and dining area components of 160m ² .		
20 -21.	The hours of operation of the market and cafe shall be 07:30am - 8:00pm daily.		
21 -22.	A detailed landscape plan generally in accordance with the approved landscape master plan, showing the landscaping around the retail and restaurant buildings and car park area shall be prepared and submitted to the Council for approval. <u>The detailed landscape plan shall also include defined pedestrian paths and traffic measures to slow traffic within the café/market carpark to improve safety for pedestrians and cyclists and encourage lower vehicle speeds.</u>	As per the urban design peer review, it is council's view that details of pedestrian paths and other traffic measures to slow traffic should be provided now to be appropriately assessed. However, if the panel is minded to grant consent without this detail, this should be required through the consent conditions.	Inserted as per Appendix 9 of QLDC Comment
22 -23.	The approved landscaping plan for the market and cafe site shall be implemented prior to the buildings becoming operational and the plants thereafter be maintained and irrigated in accordance with that plan.		

23-24.	Prior to the occupation of the building, the consent holder shall complete the following: a) The provision of a sealed vehicle crossing that shall be constructed to the site in accordance with the stamped as approved plans to Council's standards. b) All signage and road markings shall be in accordance with TCD (MOTSAM (Manual of Traffic control devices) manual Signs and Markings) requirements. c) All earthworked and exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised. d) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent. e) At least four cycle parking spaces shall be provided for the childcare. f) At least two cycle parking spaces shall be provided for the cafe.	As per the comment under condition 16 above.	Agreed b) Agreed e) New - Inserted as per QLDC recommendation (Fuller memo para 7.2.4). g) <u>Noise generated by truck deliveries in the loading bay of the market may increase the Noise Rating Level between 8:00 am and 8:00 pm up to a limit of 61 dB LAeq when measured at the facade of the first and second Floor Apartments – Lot 102</u> h) <u>An acoustically effective barrier with a minimum height of 2.0 m must be constructed between the southern loading bay of the market and the boundary of Lot 102. The barrier must be solid with no gaps and have a surface mass of no less than 10 kg/m². The barrier must be in place before the market operates and must be maintained to be acoustically effective for as long as the market is operational.</u>
24.25.	A signage plan in accordance with the signage locations shown on the master plan showing the details of signage within the retail site shall be prepared and submitted to Council for approval as part of the building consent application.		

Part B – Subdivision Conditions

Condition number	Mt Iron Junction Proposed Conditions	QLDC Comments on sought changes	Applicant Response
General conditions			
1.	The activity of subdividing to enable the residential units, commercial buildings and childcare, roading and open space to facilitate the land use authorised by the land use component of this consent (Development), shall be carried out in general accordance with the application for resource consent, including any reports, plans, and any further information provided by the Consent Holder, and in accordance with the following conditions of consent. Where there is any apparent conflict between the application and consent conditions, the consent conditions shall prevail. Note this consent authorises subdivision to create the fee simple lots (Lots 102 and 103) that the apartment buildings are to be located on but does not authorise the unit title subdivision of the two apartment buildings. The unit title subdivision of these buildings will be the subject of separate subdivision applications.		
2.	In accordance with s26(1) of the FTAA 2024, this consent shall lapse unless given effect to within 10 years from the date of the approval of this application.		
3.	The development shall proceed in accordance with the following plans: <i>Master Plan</i> a) Mt Iron Junction Fast Track Application – Graphic Attachment - Urban Design and Landscape – Overall Master Plan – Dated 21/11/2025 – Drawing No: 2023_084/011 – Rev N - Prepared by DCM Urban b) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Masterplan West – Dated		

	21/11/2025 – Drawing No: 2023_084/012 – Rev N - Prepared by DCM Urban c) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Masterplan East – Dated 21/11/2025 – Drawing No: 2023_084/013 – Rev N - Prepared by DCM Urban <i>Earthworks and Engineering (subject to Engineering Approval)</i> a) Mt Iron Junction Ltd – Preliminary Engineering Design – Site Overview – P240103 - Sheet 110 – Rev 1 – Patersons b) Mt Iron Junction Ltd – Preliminary Engineering Design – Earthworks – P240103 - Sheet 200 - 202 – Rev 1 – Patersons c) Mt Iron Junction Ltd – Preliminary Engineering Design – Roading – P240103 - Sheets 300 – 347 – Rev 1 – Patersons d) Mt Iron Junction Ltd – Preliminary Engineering Design – Stormwater – P240103 - Sheets 400- 410 – Rev 1 – Patersons e) Mt Iron Junction Ltd – Preliminary Engineering Design – Wastewater– P240103 - Sheets 500A - 514 – Rev 1 Patersons f) Mt Iron Junction Ltd – Preliminary Engineering Design – Water Supply – P240103 - Sheet 600 – 600D – Rev 1 – Patersons <i>Environmental Management Plan</i> a) Mount Iron Junction – Environmental Management Plan – Erosion and Sediment Control Plan – Bulk Earthworks – Enviroscope – ESCP – 001 -002 Rev B <i>Setback Plans</i>		
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	a) Mt Iron Junction Ltd – Subdivision of Lot 2 and Lot 6 DP 605028 C Lot 3 DP 359869 - Building Setbacks – P240103 – Sheets 120 - 125 – Rev 5 – Patersons <i>Scheme Plans</i> a) Mt Iron Junction Ltd – Subdivision of Lot 2 and Lot 6 DP 605028 C Lot 3 DP 359869 – Subdivision Scheme Plans – P240103 – Sheets 000 - 109 – Rev 5 – Patersons <i>Landscape Design</i> b) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Street Cross Sections Sheets 028 - 031 – Rev N - Prepared by DCM Urban c) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Open Space – Sheets 033 – 042 – Rev N- Prepared by DCM Urban d) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – State Highway Interface – Sheet 044 – Rev N- Prepared by DCM Urban e) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Details – Sheets 067 – 085 – Rev N- Prepared by DCM Urban f) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Landscape Developed Design – Sheets 101 – 131 – Rev N- Prepared by DCM Urban g) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Detailed Planting Plan – State Highway Boundary Treatment– Sheets L 201 – L214 – Rev D- Prepared by DCM Urban	
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	h) Mt Iron Junction Housing Scheme – Fast-track Approvals Act Application Graphic Attachment – Planting Details – Sheets 20 – 22 – Rough Milne Mitchell – 17 December 2025		
Staging			
4.	This subdivision may be staged. For the purposes of issuing approvals under sections 223 and 224(c) of the Resource Management Act 1991, the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in any order and all stages may be combined, providing all necessary subdivision works (such as servicing, provision of formed legal access and other works required to satisfy conditions of this consent), are completed for each stage, prior to certification being issued as necessary under sections 223 and 224(c) of the Resource Management Act 1991. Any balance lots created shall either be serviced to Council's standards or held together in one title with a serviced lot. <u>Any lot to vest as [local purpose or recreation] reserve shall vest as part of the first stage of development, unless prior agreement from the Parks and Open Spaces Planning Manager is obtained.</u> <i>Advice Note: The acceptance of a reserve requires the approval of Full Council and the recommendation of the Wanaka Community Board or Community Services Committee. This process can take up to three months. It is the consent holder's responsibility to contact the Parks and Reserves Team at: parksplanning@qldc.govt.nz to begin this process. If a reserve is not proposed to vest in the first stage to seek title, a substantiated reason will typically be required, and the reserve outcome assured and agreed upon by the Parks and Reserves Department.</i>	Ensuring community social infrastructure is secured and provided to all future residents.	Inserted as per QLDC Appendix 9 comments. Have included advice note about reserve acceptance, but have not included the requested condition or the final part of the advice note about the vesting of reserves in the first subdivision stage. There is a preliminary staging plan in Sheet 003 App E to the application that shows how the development might be staged. Reserve areas are shown in Stages 3 and 5. Given the works required it is unlikely that the reserves will be able to be vested as part of the first subdivision stage. Given the intention to complete the development in a short time period the reserves in subsequent stages will be vested reasonably quickly and the site is adjacent to the Mount Iron Reserve so has easy access to open passive recreation space. Additionally the reserves will need public access and so will need to vest at the same time as adjacent roads. <u>Any lot to vest as [local purpose or recreation] reserve shall vest as part of the first stage of development, unless prior agreement from the</u>

			Parks and Open Space Planning Manager is obtained. <i>Advice Note: The acceptance of a reserve requires the approval of Full Council and the recommendation of the Wanaka Community Board or Community Services Committee. This process can take up to three months. It is the consent holder's responsibility to contact the Parks and Reserves Team at: parksplanning@qldc.govt.nz to begin this process. If a reserve is not proposed to vest in the first stage to seek title, a substantiated reason will typically be required, and the reserve outcome assured and agreed upon by the Parks and Reserves Department.</i>
General			
5.	All physical development works, documentation and other consent obligations shall be carried out in accordance with the requirements of the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 17th April 2025 and subsequent amendments to that document up to the date of issue of any resource consent. Note: The current standards are available on Council's website via the following link: https://www.qldc.govt.nz	All physical development works, documentation and other consent obligations shall be carried out in accordance with the requirements of the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 17th April 2025 and subsequent amendments to that document up to the date of issue of any resource consent.	
To be completed prior to the commencement of any works on-site			

6.	The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 C 1.8 of the Council's Land Development and Subdivision Code of Practice, in relation to this development.		
7.	The consent holder shall obtain and implement a Traffic Management Plan (TMP) certified by Council prior to undertaking any works within or adjacent to Council's roads that affects the normal operating conditions of the road reserve through disruption, inconvenience or delay. The TMP shall be prepared by a certified Temporary Traffic Management Planner (TTMP) as validated on their CoPTTM ID certification. All contractors obligated to implement temporary traffic management plans shall employ a qualified Site Traffic Management Supervisor (STMS) to manage the site in accordance with the requirements of the NZTA's "Traffic Control Devices Manual Part 8: Code of practice for temporary traffic management". The STMS shall implement the TMP. A copy of the approved TMP shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.		
8.	At least 7 days prior to commencing excavations and fill procedures, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified geo-professional who is familiar with the Geosolve report (dated March 2018, Geosolve Ref 170839) and who shall supervise the earthworks procedures and soakage testing, in accordance with the recommendations of the report. Should the site conditions be found to be unsuitable for the proposed excavation and construction methods, then a suitably qualified and experienced engineer shall submit to the Manager of Resource Management Engineering at Council new designs and work methodologies for the works prior to further work being undertaken, with the exception of any necessary works required to stabilise the site in the interim		

Engineering and Landscape Approval			
Engineering Approval			
	Prior to the commencing works on the site, with the exception of earthworks including associated controls approved through the Environmental Management Plan (EMP) process within this consent, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items listed below unless a partial review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The Engineering Review and Acceptance application(s) shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the Applicant's cost. The Engineering Review and Acceptance application(s) shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate for the following requirements below. a) The provision of a water supply to each lot in terms of Council's standards and connection policy. The costs of making these connections shall be borne by the consent holder. This shall include either: i. Installation of an Acuflo GM900 toby valve for each residential lot located at the junction	g) As per transport peer review – waste collection has not been demonstrated at all collection points. This should be confirmed in detailed design through engineer acceptance. Conditions o) and p) have been added to reflect the requirement for two mobility parks in the public carpark within Lot 902 and the requirement of public walkways to the underpass on Wanaka-Luggate State Highway and to the Aubrey Road intersection as per the Stantec recommendations	f) Agreed g) Agreed Agreed o. Not agreed. The recommended condition about the two accessible carparks in Lot 902 has not been included as Andy Carr's evidence argues that one accessible space is sufficient.

	between Council's reticulation and the lot's lateral. And / Or ii. A bulk flow meter to each of Lots 102 and 103 on which the apartment buildings are to be which consists of an approved valve and valve box with backflow prevention and provision for water metering to be located at the road boundary. The costs of the connection shall be borne by the consent holder. b) A potable water supply point to be provided to the boundary of the reserve lots (Lot 801 and 803 - 805), or evidence from the Council's Parks C Reserves Planning Manager that no water supply is necessary to one or both lots. c) The provision of a foul sewer connection from all residential and commercial lots to Council's reticulated sewerage system in accordance with Council's standards and connection policy, which shall be able to drain the buildable area within each lot. The costs of the connections shall be borne by the consent holder. d) The provision of a stormwater collection and disposal system from each lot which shall provide both primary and secondary protection for the development, in accordance with Council's standards and connection policy. This shall include: i. The provision of soak pits/infiltration galleries adequate to dispose of the runoff from the development during the critical 1% AEP storm event. Percolation testing shall be undertaken by a suitably qualified professional at the individual soak pit/infiltration gallery locations to adequately demonstrate that soakage is available in all areas proposed for soakage.		
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	The method for soakage testing is to be agreed with the Manager of Resource Management Engineering at Council prior to testing. A copy of the test results shall be provided to the Manager of Resource Management Engineering at Council along with the design of the soak pits/infiltration galleries based on the percolation testing results. The soak pit/infiltration gallery design shall be in general accordance with the "Acceptable Solutions and Verification Methods for New Zealand Building Code Clause: E1NM1 Surface Water," except for using the 1% AEP storm event, taking into account the critical storm duration and ensuring the soak pits/infiltration galleries will drain within 24 hours of the end of the critical event. ii. A reticulated primary system to collect and dispose of stormwater from all impervious areas within each lot to the soak pits/infiltration galleries approved under Condition 9(d)(i), above. This shall include details of treatment solutions to avoid adverse water quality effects on receiving waters, low impact design solutions are encouraged. As a minimum there shall be provision for the interception of settle-able solids, hydrocarbons and floatable debris prior to discharge to receiving waters. The individual lateral connections shall be designed to provide gravity drainage for the entire area within each lot. iii. A secondary protection system consisting of secondary flow paths to the soak pits/infiltration galleries approved under Condition 9(d)(i) above to cater for the 1% AEP storm event and/or setting of appropriate		
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	building floor levels to ensure that there is no inundation of any buildable areas, and no increase in run-off rates onto land beyond the site from the pre-development situation; and iv. A copy of the full stormwater model and report outlining the parameters used shall be provided; and v. A predevelopment and post development contour plan shall be provided for the stormwater design. e) Provision of a suitable firefighting water supply and hydrants with adequate pressure and flow to service the development and accompanying report from a suitably qualified professional demonstrating compliance with the NZ Fire Service Code of Practice for Firefighting Water Supplies 2008 (SNZ PAS 4509:2008) (or superseding standard). Any alternative solution must be approved in writing by Fire C Emergency NZ, Queenstown Office. i. Any buildings on the lots shall either be fitted with a sprinkler system and/or be designed with an appropriate fire cell size to meet the requirements of SNZ PAS 4509 for the relevant water supply classification prior to the occupation of any buildings. iii. Any water reticulation containing fire hydrants shall be vested to Council and provided with suitable easements in gross of no less than 3m in width. f) The provision of transportation infrastructure to the development including. This shall include details of <u>on-street parking and maneuvering areas and</u> all sealed internal access roads in accordance with the minimum design criteria in Table 3.3 of the Code of Practice. Including a		
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	footpath/cycleway of 3.0m on the southeastern side of Junction Road from the cul-de-sac head to the crossing at approximately chainage 80. <u>Footpaths within roads 2 and 3 shall be designed to withstand traffic loading.</u> g) <u>Details of suitable access for waste collection vehicles to access all connection points.</u> h) The formation of all intersections in accordance with the latest Austroads intersection design guides. i) All signage and marking shall be in accordance with MOTSAM and the TCD Manual. j) Details of vehicle crossings construction to Council's standards for those vehicle crossings that are to be constructed prior to the 224(c) certificate for that stage. k) The provision of stormwater disposal from all impervious surfaces. l) Temporary turning heads shall be provided at stage boundaries that do not terminate at and include an intersection that enables turning. m) The provision of road lighting in accordance with Council's road lighting policies and standards current at the time engineering approval is granted, including the Southern Light lighting strategy. Any road lighting installed on private roads/rights of way/access lots shall be privately maintained, and all operating costs shall be the responsibility of the lots serviced by such access roads. Any lights installed on private roads/rights of way/access lots shall be isolated from the Council's lighting network circuits.		
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	n) The provision of Design Certificates for all engineering works associated with this development submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate. o) The provision of two mobility carparks within the public carpark contained within Lot 902		
Reserve and Street Tree Landscape Plans			
10.	Prior to the commencement of any landscape works on road or reserve areas (including pedestrian/cycle track works on Mount Iron) under this consent on the site, the consent holder shall provide a detailed landscape plan (including design specifications) to be certified by the Queenstown Lakes District Council's Parks & Open Spaces Planning Manager. The final landscape plan shall achieve the following: a. All works shall meet Part 7 – Landscape, of QLDC's Land Development and Subdivision Code of Practice (dated 2025) and subsequent amendments to that document up to the date of issue of any resource consent. Any works that do not meet these standards shall be noted and require specific approval: <i>Note: The current standards are available on Council's website via the following link:</i> https://www.qldc.govt.nz/media/3yyc4fzi/2020-qldc-land-development-and-subdivision-code-of-practice.pdf b. The landscape plan shall clearly illustrate all landscape works (including street trees and other landscape assets) within the reserves and roads that are to vest with Council;	Reserve landscape plan related conditions deleted from land use consent and consolidated into Council's standard consent wording.	Generally agree, made preamble more specific with wording from original as proposed (Appendix Q) wording. Prior to the commencement of any landscape works on road or reserve areas (including pedestrian/cycle track works on Mount Iron) under this consent on the site, the consent holder shall provide a detailed landscape plan (including design specifications) to be certified by the Queenstown Lakes District Council's Parks & Open Spaces Planning Manager. The final landscape plan shall achieve the following Recommend not including the second part of the condition after the hyperlink in (h) as already covered in path width, material and construction details. Recommend (h) reads Path width, material and

	c. The landscape plan shall clearly show detail of the interface between the consented service station and Lot 801 to ensure a high level of amenity and safety is achieved. d. Clearly identify all trees (including the location of each tree), the species, size and location; e. Irrigation plan showing how trees, plants and/or grass are to be irrigated; f. Tree pit details showing root ball treatment and staking; g. Ensure that all batter slopes and mounds do not exceed a gradient of 1:5 when measured across any point to ensure that all slopes are mowable. This will require that plans clearly demonstrate that this gradient will not be exceeded; h. Path width, material and construction details so that all tracks achieve a minimum grade 2 standard as set out in standards Microsoft Word - QLDC Cycle Trail 2024 FINAL i. Detailed design of Active Travel routes including surfacing. j. Details and locations for any other proposed assets, such as park seats, irrigation and fencing; Note: All reserve improvements require prior agreement with the Parks and Open Spaces Planning Manager, and require a developer's agreement with Council. k. Maintenance requirements. Prior to the commencement of any works on road or reserve areas (including pedestrian/cycle track works on Mount Iron) under this consent, the consent holder shall first provide detailed landscape plans and design specifications in respect of reserve areas by a suitably qualified Landscape Architect to be		construction details so that all tracks achieve a minimum grade 2 standard as set out in standards Microsoft Word - QLDC Cycle Trail 2024 FINAL Pathways with a hard sealed surface such as asphalt shall be no less than 2.2 metres in width - case specific. Confirm hyperlink reference. Have not added: it on road or reserve areas (including pedestrian/cycle track works on Mount Iron) As the Council landscape approval can occur after earthworks and drainage works have commenced. This enables earthworks and drainage to commence as these are not contingent on landscape design. This is clarified in the preamble to condition 10.
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	certified by the Queenstown Lakes District Council's Parks & Reserves Planning Manager. The final landscape plan shall achieve the following: - i.—All works shall meet Part 7: Landscape of QLDC's Land Development and Subdivision Code of Practice adopted on 17th April 2025 and subsequent amendments to that document up to the date of issue of any resource consent. - ii.—The landscape plan shall clearly illustrate all landscape works (including street trees and other landscape assets) within the reserves and roads that are to vest in Council. - iii.—Clearly identify all trees (including the location of each tree), the species, size and location. - iv.—Ensure that areas of reserve exclude any areas of road. - v.—Irrigation plan showing how trees are to be irrigated. - vi.—Tree pit details showing root ball treatment and staking. - vii.—Ensure that all batter slopes and mounds are to a gradient not exceeding 1:5 when measured across any point to ensure that all slopes are mowable. This will require that plans clearly demonstrate that this gradient will not be exceeded. - viii.—Path width, material and construction details.		
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	ix.—Detail of any stormwater soak pits/detention areas, including planting, maintenance and confirmation that the surrounding areas can be easily mown. x.—Details and locations for any other proposed assets, such as park seats, play equipment, facilities, irrigation and fencing. Note: All reserve improvements require prior agreement with the Parks and Open Space Manager, and require a developer's agreement with Council. xi.—Access for maintenance and maintenance requirements. xii.—A potable water supply point to be provided to the boundary of the reserve lots (Lot 801 and 803-805). The position of these water supplies shall be agreed with Council's Parks & Reserves Planning Manager. Or evidence from the Council's Parks & Reserves Planning Manager that no water supply is necessary to one or both lots. xiii.—A power supply shall be provided to the boundary of the reserve lots (Lot 801 and 803-805). The position of the power supply shall be agreed with Council's Parks & Reserves Planning Manager.		
10a.	<u>The consent holder is welcome to seek guidance from the Parks & Reserves Department when preparing the landscape plan. This may facilitate certification if any matters of concern are addressed. The Street Tree Planting Guidelines (Appendix I of the QLDC CoP 2020) can assist in providing guidance</u>	Administrative requirement to ensure the purposes of each reserve is outlined and agreed ahead of being vested in council.	Agree but have recommended adding this condition as a pre-223 condition in 48 (c). Discussed further at that stage.

	https://www.qldc.govt.nz/media/3tlcmxj5/appendix-l-street-tree-planting-guidelines.pdf <i>The consent holder should also be aware that the certification or acceptance of any landscape plan does not remove the requirement to ensure Council approval for vesting of reserve areas.</i> The consent holder must confirm the reserve classification of any reserve to be vested in QLDC.		
Pre-Start Conditions			
11.	The earthworks must be carried out in accordance with the Erosion and Sediment Control Plan and Environmental Management Plan, prepared by Enviroscope dated 24 November 2025. The purpose of this EMP is to provide a reference manual for the construction phase of the project including: a) Strategies to manage environmental aspects and risks, based on associated best practice. b) Provides for contingency planning. c) Provides a framework for monitoring, reporting, review and continual improvement. d) Defines roles and responsibilities. e) Procedures to investigate and resolve environmental non-conformances and initiate corrective and preventative actions.		
Construction Environmental Management Plan			
12.	At least 15 working days prior to the commencement of earthwork activity, the Consent Holder must submit a finalised Environmental Management Plan (EMP) and ESCP (Erosion and Sediment Control Plan) to Council's Monitoring and Enforcement Team for review and acceptance in writing by QLDC. This document must be prepared by a SQEP. The EMP/ ESCP must be based on the EMP/ ESCP dated		

	24 November <u>15 December</u> 2025 and submitted as part of the application, and must address the following (as a minimum): a) Administrative Requirements i. Weekly site inspections ii. Monthly environmental reporting iii. Independent audit by Suitably Qualified and Experience Person iv. Notification and management of environmental incidents v. Records and registers vi. Environmental roles and responsibilities of personnel (including nomination of Principal Contractor) vii. Site induction b) Operational Requirements i. Erosion and sedimentation, including an ESCP to be prepared by a SQEP ii. Water quality monitoring including sampling locations iii. Dust management iv. Chemical and fuel management c) Sufficient detail to address the following matters: i. Specific erosion and sediment control works (locations, dimensions, capacity etc); ii. Supporting calculations and design drawings; iii. Catchment boundaries and contour information; iv. Details of construction methods; v. Timing and duration of construction and operation of control works; vi. Processes in place if unexpected contaminated land is encountered; vii. Contingency measures for snow and / or frost events (in relation to chemical treatment) viii. Measures to avoid silt and/or sediment tracking onto roads and then to water for the duration of the earthworks, such as: • Providing stabilised entry and exit point(s) for vehicles; • Providing wheel wash facilities; and		
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	• Cleaning road surfaces using street-sweepers immediately where sediment has been tracked onto the road. ix. Details relating to the management of exposed areas; and x. Monitoring and maintenance requirements. Any amendments to the approved EMP must be submitted to the Council's Monitoring and Enforcement Team for review and acceptance in writing. A copy of the EMP (and any amendments) shall be provided to the Otago Regional Council for its information.		
13.	The Consent Holder must submit an updated EMP/ ESCP to the Consent Authority when: a) Any significant changes have been made to the construction methodology since the original plan was accepted; or b) There has been an Environmental Incident and investigations have found that the management measures are inadequate. c) Any updated versions of the EMP/ ESCP must be submitted to the Consent Authority for review and acceptance. Works implementing the updated EMP/ ESCP must not commence until it has been accepted, and all works must be undertaken in accordance with the most current EMP/ ESCP accepted by the Consent Authority at all times. d) The Consent Holder must establish and implement document version control and ensure that the Consent Authority is provided with an electronic copy of the most current and complete version of the EMP and ESCP at all times.		

14.	No works must commence until the initial or any updated version of the EMP/ ESCP has been accepted, and all works must be undertaken in accordance with the most current EMP/ ESCP accepted by the Consent Authority at all times.		
Construction Noise and Vibration Management Plan			
15.	Prior to any earthworks commencing on the site, the Consent Holder shall prepare a Construction Noise and Vibration Management Plan (CNVMP). The CNVMP shall be forwarded no later than 10 working days prior to work commencing to the QLDC and ORC's Monitoring Officers for review to confirm that the CNVMP contains sufficient information required by this condition and the following ones. The objectives of the CNVMP is <u>are</u> to set out the methods and procedures that will be used to ensure compliance with the hours of work and noise and vibration controls in these conditions and in the Acoustic Engineering Services Report dated 19 December 2025 <u>procedures to identify and adopt the BPO for minimising adverse construction noise and vibration effects on neighbours, and to define the procedures to be followed to ensure that the project construction noise and vibration limits are being complied with.</u>	Added requirements to include mitigation and procedures for monitoring and complaints in CNVMP (as recommended by AES).	Agree – have deleted reference to ORC monitoring office as ORC consents now separated. Prior to any earthworks commencing on the site, the Consent Holder shall prepare a Construction Noise and Vibration Management Plan (CNVMP). The CNVMP shall be forwarded no later than 10 working days prior to work commencing to the QLDC and <u>ORC's</u> Monitoring Officers for review to confirm that the CNVMP contains sufficient information required by this condition and the following ones. The objectives of the CNVMP is are <u>are</u> to set out the methods and procedures that will be used to ensure compliance with the hours of work and noise and vibration controls in these conditions and in the Acoustic Engineering Services Report dated 19 December 2025 <u>procedures to identify and adopt the BPO for minimising adverse construction noise and vibration effects on neighbours, and to define the procedures to be followed to ensure that the project construction noise and vibration limits are being complied with.</u>

16.	The CNVMP shall provide, as a minimum, the following details: a) The relevant conditions setting out limits on noise levels, vibration levels construction noise and vibration limits and hours of work. b) The programme of works and consented <u>approved</u> hours of construction work c) Identification of surrounding noise sensitive receivers d) The nature of any restrictions to be implemented by the consent <u>approval</u> holder to ensure noise generated by the construction vehicles will comply with the noise limits on the site. e) Procedures for ensuring that the consent <u>approval</u> i. holder provides receivers around the site with ongoing ii. and regular updates throughout the various stages of construction work so that receivers have advanced notice of the approximate dates and duration of the busiest and noisiest construction activities on site that may affect these receivers. f) Written communication with occupants of all dwellings around the site of the works in writing at least ten (10) days prior to the commencement of activities on site. The written advice shall set out: i. a brief overview of the construction works. ii. the working hours and expected duration. iii. all mitigation measures to be implemented; and iv. the procedure for recording concerns/complaints regarding noise g) All noise and vibration mitigation measures to be implemented including physical mitigation, minimum setback distances, and restrictions on plant. h) The procedure for recording concerns/complaints regarding noise. The procedure for undertaking noise and vibration	Updates for clarity and to align with AAAC guidelines (referenced in Condition 17). Added requirements to include mitigation and procedures for monitoring and complaints in CNVMP (as recommended by AES).	Agree to all of proposed changes in condition 16.
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	measurements to confirm the minimum setback distances for plant and monitor compliance. i) The procedure for undertaking noise and vibration measurements to confirm the minimum setback distances for plant and monitor compliance.		
17.	The CNVMP shall, as a minimum address the requirements of Annex E of NZS 6803:1999 Acoustics – Construction Noise and the Association of Australasian Acoustical Consultants Guideline for interpreting and applying NZS 6803:1999. The CNVMP and any amendments must be prepared by a suitably qualified acoustics consultant. Amendments that include changes to the construction methodology must be tracked and any revised CNVMP shall be submitted to the Council's Monitoring team for approval.		
18.	All construction works on the site shall be carried out in accordance with the CNVMP and a copy of the CNVMP must be kept on site during construction hours.		
19.	The CNVMP may authorise some work to take place at other times where the CNVMP demonstrates that those works will comply with the the PDP construction noise limits construction noise limits a construction noise limit of 45 dB L_{Aeq}(15 min) and a vibration limit of 0.3 mm/s PPV at any occupied dwelling (for example, light vehicle movements, works well separated from any receivers, site meetings, electrical fitout, painting etc).	This condition is inconsistent with the AES assessment and recommendations. Construction work outside of the stated hours in Condition 28 has not been assessed. It is recommended either adopting night-time limits outside of the core hours or deleting this condition.	Agree
Prior to Commencing Works			
20.	At least five working days prior to commencing work on the site the consent holder shall advise the Manager of Resource Management Engineering at Council of the scheduled start date of physical works. Compliance with the prior to commencement of works conditions shall be demonstrated.		
21.	The Consent Holder must notify the Consent Authority in writing of the commencement date of earthworks no less than 10 working		

	days prior to the commencement of works. The prestart notification must include the following information: a) The start date of works b) Photographs of the area/s where work is to be undertaken – Photographs must be in colour and no smaller than 200 x 150 millimetres in size and be in JPEG form. c) Name and contact details of their Environmental Representative for the works.		
22.	The Consent Holder must engage a SQEP to monitor the site monthly to: a) Ensure that the site is complying with its EMP and ESCP; and b) Identify any new environmental risks arising that could cause an environmental effect and suggest alternative solutions that will result in more effective and efficient management. The outcome of these inspections must be included in the Monthly Environmental Report.		
23.	Within 10 working days following installation of the erosion and sediment control works, and prior to the commencement of earthworks activity on the subject site, a SQEP must provide written certification that the erosion and sediment control measures have been constructed and completed in accordance with the erosion and sediment control plan to the Consent Authority.		
24.	Prior to commencing ground-disturbing activities, the consent holder shall nominate an Environmental Representative for the works program in accordance with the requirements detailed on pages 9 and 10 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.		
25.	Prior to commencement of the earthworks the Consent Holder must ensure that all personnel working on the site are made aware of, and have access at all times to: a) The Land Use and Discharge consents; b) The Erosion and Sediment Control Plan; and c) The final Environmental Management Plan. Copies of these documents must be present on-site at all times while the work authorised by this consent is being undertaken.		
26.	Prior to commencing any work on site, the Consent Holder must ensure that all staff (including all sub-contractors) involved in, or		

	supervising, works onsite have attended an Environmental Site Induction. Matters to be discussed include (at minimum): a) Timeframes for key stages of the works authorised under this consent b) Resource consent conditions c) Erosion and Sediment Control Plan d) Environmental Management Plan A record of attendance must be kept and made available to the Consent Authority upon request.		
27.	The consent holder shall install measures to control and/or mitigate dust, silt run-off and sedimentation that may occur, in accordance with the Council's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District brochure, prepared by the Council and in accordance with the ESCP submitted under Condition 12 above to ensure that neighbouring sites remain unaffected from earthworks. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised. As-built documentation for these controls shall be provided by a SQEP. Any earthworks required to construct environmental management controls are allowed to commence once Council has been provided notice of the works.		
Hours of operation – Construction			
28.	Construction hours a. The permitted days and hours of construction work are: i. Monday to Friday – 7:00am to 6:00pm ii. Saturday – 8:00am to 1:00pm for any construction work within 100m of any occupied building on the site. iii. Saturday – 7:00am to 5:00pm for construction work more than 100m from any occupied dwelling.	Update as recommended by AES in the RFI Response.	Agree

	Except that the use of machinery is not permitted on site between 7:00 am and 7:30 am on Monday to Saturday. b. No construction work is permitted on Sundays or Public Holidays		
To be Monitored Throughout Earthworks			
29.	Earthworks must be managed to minimise the deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the site. In the event that such deposition does occur, it must be removed immediately once observed or reported. In no instance shall roads or footpaths or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.		
30.	All earthworks, geotechnical investigations and fill certification shall be carried out under the guidance of a suitably qualified and experienced geotechnical professional as described in Section 2 of the Council's Land Development and Subdivision Code of Practice. At the completion of onsite earthworks, the geo- professional shall incorporate the results of ground bearing test results regardless of whether affected by development cut and fill earthworks and include the issue of a Geotechnical Completion Report and Schedule 2A certificate covering all land within the development. The Schedule 2A certification shall include a statement under Clause 3(e) covering section 106 of the Act. In the event the Schedule 2A includes limitations or remedial works against the lot, the Schedule 2A shall include a geotechnical summary table identifying requirements against the lot for reference by future lot owners. The certificate and any supporting information shall be submitted to the Manager of Resource Management Engineering at Council.		
31.	The Consent Holder must ensure that the operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the approved EMP and ESCP must be maintained throughout the duration of earthworks activity, and until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Consent Authority on request.		

	a) Sediment removed from treatment devices must be placed on stable ground where it cannot re-enter the device or be washed into any watercourse. b) Where maintenance work is required to ensure the effectiveness of these erosion and sediment control measures, the record should include the date, time and details on the nature of any maintenance. c) The Environmental Representative (or equivalent) must ensure regular inspections of these measures, and particularly within 12 hours after any rainfall event. Where it is identified that erosion and sediment control measure have become ineffective and maintenance is required, the consent authority must be contacted within 24 hours and the erosion and sediment control measures must be reinstated to be effective, to the satisfaction of the Consent Authority.		
32.	For the duration of the earthworks: a) All machinery must be clean, free of contaminants and in good repair, prior to entering the site; b) No construction materials may be left in a position where they could be carried away by storms, floods, waves or other natural events; c) The Consent Holder must take all practicable measures to prevent spills of hazardous substances being discharged into water or onto land in a manner that may enter water. Such measures may include, but not be limited to; i. all practicable measures must be undertaken to prevent oil and fuel leaks from vehicles and machinery; ii. fuel storage tanks and machinery must be maintained at all times to prevent leakage of oil and other contaminants; iii. a spill kit, that is capable of absorbing the quantity of oil		

	and petroleum products that may leak or be spilt must be kept on-site at all times. d) The Consent Holder must inform the Consent Authority immediately and no later than 12 hours of a spill of hazardous substances and must provide the following information; i. the date, time, location and estimated volume of the spill; ii. the cause of the spill; iii. clean up procedures undertaken; iv. details of the steps taken to control and remediate the effects of the spill on the receiving environment; v. as assessment of any potential effects of the spill; and vi. measures to be undertaken to prevent a recurrence. e) All machinery, fencing, signs, chemicals, rubbish, debris and other materials must be removed upon completion of the earthworks within ten working days.		
33.	All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.		
34.	During the exercise of this consent, the Consent Holder must complete and submit reporting to the Consent Authority in the form of a Monthly Environmental Report. The Monthly Environmental Report must be submitted within 5 working days of the end of each month. The Monthly Environmental Report must include reporting and statements actively addressing but not limited to the following that occurred during the reporting month: a) Updates to the EMP/ESCP; b) Weekly Site Inspections – number of inspections completed, and summary of corrective actions undertaken; c) Reporting on monitoring undertaken (including Pre- and Post-Rainfall Events and water quality sampling and results as required by the EMP and ESCP.		

35.	The Consent Holder must maintain a record of any complaints received in relation to the exercise of this consent. The register must include, but not be limited to: a) The date, time, location and nature of the complaint; b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information; c) Action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again. A record of the complaints must be submitted to the Consent Authority upon request.		
36.	This consent does not authorise work on a contaminated site. If unexpected contamination is discovered, the consent holder must cease all earthworks in the area of the contamination immediately and notify the Consent Authority within two days. Works in the area affected by contamination can only recommence once any required consents are obtained.		
37.	All machinery associated with the earthworks activity must be operated in a way, which ensures that spillages of hazardous substances such as fuel, oil, grout, concrete products and any other contaminants are prevented.		
38.	The area of earthworks must be progressively stabilised against erosion at all stages of the earthwork activity and must be sequenced to minimise the discharge of contaminants to groundwater or surface water in accordance with the Erosion and Sediment Control Plan. a) Interim stabilisation measures may include but are not limited to: i. the use of covers, geotextiles, or mulching ii. top-soiling and grassing of otherwise bare areas of earth iii. aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.		
39.	In accordance with page 9 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans, where any Environmental Incident where the EMP has failed		

	leading to any adverse environmental effects offsite occurs, the consent holder shall: a) Report to Council details of any Environmental Incident within 12 hours of becoming aware of the incident. b) Provide an Environmental Incident Report to Council within 10 working days of the incident occurring as per the requirements outlined on page 9 of Queenstown Lakes District Council's Guidelines for Environmental Management Plans.																															
40.	Environmental records are to be collated onsite and shall be made available to Council upon request; immediately if the request is made by a Council official onsite and within 24 hours if requested by a Council officer offsite. Records and registers to be managed onsite shall be in accordance with the requirements outlined on page 10 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.																															
41.	The quality of the discharge must not exceed the standards specified below when sampled at locations identified in the approved EMP/ESCP: <table border="1"><thead><tr><th>Parameter</th><th>Units</th><th>Discharge Standard</th></tr></thead><tbody><tr><td>Total Suspended Solids (TSS)</td><td>mg/L</td><td>≤ 50</td></tr><tr><td>Turbidity</td><td>NTU</td><td>≤ 150</td></tr><tr><td>pH</td><td></td><td>5.5–8.5</td></tr><tr><td>Visual Clarity</td><td>mm</td><td>≤ 100</td></tr><tr><td>Hydrocarbons or tannins</td><td></td><td>No visible trace</td></tr><tr><td>Waste</td><td></td><td>No visible trace</td></tr></tbody></table> Samples of the discharge must be collected and analysed against the discharge standards at the frequencies specified below, and at the locations identified in the EMP/ESCP: <table><tr><td>Parameter</td><td>Frequency</td></tr><tr><td>Total Suspended Solids (TSS)</td><td>When there is a discharge of water across the site</td></tr><tr><td>boundary and where a pH</td><td>Turbidity</td></tr><tr><td></td><td>Significant Rain Event</td></tr></table>	Parameter	Units	Discharge Standard	Total Suspended Solids (TSS)	mg/L	≤ 50	Turbidity	NTU	≤ 150	pH		5.5–8.5	Visual Clarity	mm	≤ 100	Hydrocarbons or tannins		No visible trace	Waste		No visible trace	Parameter	Frequency	Total Suspended Solids (TSS)	When there is a discharge of water across the site	boundary and where a pH	Turbidity		Significant Rain Event		
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	Visual Clarity occurs through the night, Hydrocarbons or monitoring must be tannins undertaken the following Waste morning by 8am. All samples must be collected and analysed in accordance with the latest edition of GD05 or by similar methods certified as being equivalent in writing by the Consent Authority. Records of all discharge monitoring in accordance with this condition must be kept on site and compiled and submitted to Consent Authority as part of the Monthly Report and supplied any other time upon request. <i>Note: for the purpose of this condition, a "Significant Rain Event" is any forecast or actual rain event of 20mm or greater within a 12- hour period; or any rain event that can generate overland flow.</i>		
42.	In circumstances where one or more of the discharge limits are exceeded the Consent Holder must report to the Consent Authority within 48 hours of any confirmed exceedance. a) This notification must include advice of any corrective actions taken by the Consent Holder. b) A comprehensive Environmental Incident Report must be provided to the Consent Authority within 10 working days of the notification of the exceedance. This report must include: i. Identification of the likely cause of the limit exceedance; ii. The effects on the receiving environment likely to arise because of the limit exceedance; iii. The management responses and remedial action undertaken so far; iv. Actions that may be necessary to prevent any further limit exceedances occurring; v. Identify remedial action that is necessary and practicable and confirmation of implementation.		
	The discharge authorised by this consent must not result in:		

43.	a) The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials; b) Any conspicuous change in the colour or visual clarity; c) Any emission of objectionable odour; d) The rendering of fresh water unsuitable for consumption by farm animals or any significant adverse effects on aquatic life in any river, lake, artificial watercourse, or wetland.		
<i>Accidental Discovery Protocol</i>			
44.	In the event that an unidentified archaeological site is located during works, the following will apply; a) Work must cease immediately at that place and within 20 metres around the site. b) All machinery must be shut down, the area must be secured, and the Heritage New Zealand Pouhere Taonga Regional Archaeologist and the Consent Authority must be notified. c) If the site is of Maori origin, the Consent Holder must also notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975). d) If human remains (koiwi tangata) are uncovered the Consent Holder must advise the Heritage New Zealand Pouhere Taonga Regional Archaeologist, NZ Police, the Consent Authority and the appropriate iwi groups or kaitiaki representative and the above process under (c) will apply. Remains are not to be disturbed or moved until such time as iwi and Heritage New Zealand Pouhere Taonga have responded.		

	e) Works affecting the archaeological site and any human remains (koiwi tangata) must not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue. Further assessment by an archaeologist may be required. f) Where iwi so request, any information recorded as the result of the find such as a description of location and content, must be provided for their records.		
Post Earthworks Completion			
45.	The consent holder shall, on completion of the earthworks for each stage and as soon as climatic conditions allow, permanently stabilise the site by planting, seeding, mulching or otherwise covering any exposed ground to minimise the risk of dust, erosion and sedimentation and to enhance slope stability.		
46.	Within one month following the completion of all earthworks for each stage: a) The consent holder shall submit to the Councils' monitoring officers, a completion report from a suitably qualified and experienced Geo-Professional that provides a professional opinion that there is a low ongoing geotechnical risk associated with the completed works. This report shall also provide confirmation that the site has been appropriately stabilised. b) The consent holder shall submit to the Councils' monitoring officers an earthworks completion report from a suitably qualified and experienced professional to confirm that the earthworks authorised by this consent, have been satisfactorily completed to meet all relevant conditions and compliance obligations of this consent.		
47.	Once the geotechnical professional has confirmed that the site, or part thereof, is considered to be sufficiently stabilised, the associated erosion and sediment control measures shall be removed and any sediment within the controls shall be disposed of in a way that will not cause a nuisance to surrounding environment.		
To be Completed Before Council Approval of the Survey Plan			
48.	Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:		Add new 48(c) to provide for QLDC recommended changes to 10a.

	a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved. This shall include any Easements in Gross as required by Council for infrastructure to vest. Requirements for vested infrastructure and Easements in Gross shall be agreed with Council prior to Engineering Acceptance. b) The names of all roads, private roads and private ways which require naming in accordance with Council's road naming policy shall be shown on the survey plan. <i>[Note: the road naming application should be submitted to Council prior to the application for the section 223 certificate].</i>		c. <u>The consent holder shall confirm the reserve classification of any reserve to be vested in QLDC.</u>
Amalgamation Conditions			
49.	Amalgamation conditions as shown on the scheme plans as applicable at the completion of each stage are to be registered with Land Information New Zealand (CSN XXXXX)	Further clarification is required as to what JOAL Lot 203 will be amalgamated to	Discussed in evidence the plans are correct. Lot 203 is to be retained by Mt Iron Junction and not to be amalgamated with another lot so does not require an amalgamation condition. Have updated righthand table on Sheet 100 to correct. Updated scheme plan in evidence of Duncan White. Does not require a change to condition.
50.	Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:		This condition was not in the draft Appendix Q conditions. This looks like an error as it is a repeat of 48 so have deleted. <u>Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:</u>
To be completed before the issue of the s224(c) certificate			
50.	Prior to certification of each stage of the development pursuant to	Have added the words bulk flow meter to the larger water connections	f) and g) Accepted

	section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following in relation to the works within that stage of the development: a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including rights of way and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions). b) The completion and implementation of all works detailed in Condition 9 above. c) The provision of a water supply to all residential lots in terms of Council's standards and connection policy. This shall include an Acuflo GM900 as the toby valve and an approved water meter as detailed in QLDC Water Meter Policy (Appendix A), dated June 2017. The costs of the connections shall be borne by the consent holder. d) An Elster PSM V100 or Sensus 620 water meter shall be provided to Council's maintenance contractor Veolia for all residential lots as per condition 9a above, and evidence of supply shall be provided to Council's Subdivision Inspector. e) The provision of a foul sewer connection from all lots to Council's reticulated sewerage system in accordance with Council's standards and connection policy. f) An Elster Helix 4000 or C4000 / 4200 (For 40mm to 200mm connections) or Sensus Meitwin; Meistream WP; water meter shall be installed on to the Acuflo manifold for the bulk flow water connections to the apartment buildings.	(v) added as per Code of Practise requirements for ongoing maintaince and administration of any assets to be vested in QLDC. dd) is recommended to be added as there is currently no mechanism proposed that will allow for the monitoring and enforcement of 80% of the residential units restricted for RVA use as proposed by the applicant.	Accepted Accepted
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	g) The provision of bulk flow water meters for commercial and childcare buildings. h) The provision of a sealed vehicle crossing to all residential units with onsite parking and the childcare centre (Lot 100) and commercial buildings (Lot 101). These vehicle crossing shall be constructed to Council's standards. i) All vehicle access, manoeuvring and parking areas associated with the development shall be subject to a post construction safety audit by an independent traffic engineer in accordance with the NZTA Manual "Safe System Audit Guidelines" at the consent holders cost and the results shall be submitted to Council for review and certification. Should the review recommend any further works required to achieve a safe traffic environment, the consent holder shall have these works approved by Council and implemented prior to subdivision completion. j) The provision of a stormwater connection from all units and buildings to the stormwater system in accordance with Council's standards and connection policy. k) Hydrant testing shall be carried out during the peak period of an average day (7:30 – 9:30am 4pm – 6:00pm) to confirm that there are sufficient hydrants with adequate pressure and flow to service the development with a Class FW2 fire risk in accordance with Appendix G of SNZ PAS 4509:2008 NZ Fire Service Code of Practice for Firefighting Water Supplies. Any lesser risk must be approved in writing by Fire C Emergency NZ, Queenstown Office. The testing shall be carried out by a suitably qualified and experienced person (SQEP) as defined in section 1.8 of QLDC's Land Development and Subdivision Code of Practice and evidence of the SQEP suitability to undertake or oversee such testing shall be submitted with the hydrant testing results. The results shall be submitted to Council and all related costs shall be borne by the consent holder.		
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	l) The consent holder shall enter into a developer's agreement between the developer and Council in relation to the stormwater system. This agreement shall bind the developer to its requirements and confirm the following: i. The applicant takes responsibility for Operation C Maintenance of the areas initially for a 5 year period from issue of 224c. ii. The applicant shall meet the Key Performance Indicators (KPIs) for successful operation and management of the systems that are established and agreed with Council through detailed design process prior to engineering acceptance by QLDC. iii. The consent holder shall provide Council annually (31st March) with copies of all ongoing performance monitoring data and reporting a showing compliance with the agreed KPIs and OCM manual. iv. If the system is not shown to be working effectively during or at the end of the 5 year maintenance period, any remedial works required ensuring the effective and efficient operation of the stormwater disposal system in compliance with the O C M manual and associated KPIs shall be completed by the consent holder. v. In the event of the system not performing effectively during or at the end of the 5 year maintenance period, the maintenance period may be extended by a further 2 years to allow the applicant to demonstrate the effective and efficient operation of the stormwater disposal system prior to handover to Council. vi. A bond provided by the consent holder/developer in vii. relation to maintenance of the system for the viii. maintenance period. <i>Advice Note: A pro forma Developers Agreement addressing the above can be provided on request to Council.</i> m) The Consent Holder shall obtain a Full Council decision confirming that all areas of reserve have been formally agreed to be vested.		
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	n) For each stage the consent holder shall fully implement all road/street landscaping and planting as shown on the landscape plan approved under Condition 10 above. o) All landscape planting on Lots 1 – 4, 62, 200 and 203 along State Highways 6 and 84 shown on the an updated Detailed Planting Plan – State Highway Boundary Treatment– Sheets L 201 – L214 – Rev D Prepared by DCM Urban, shall be completed prior to issue of the 224(c) for the relevant subdivision stage that creates these lots as individual lots.. p) The Consent Holder shall enter into a maintenance agreement under S207A of the Local Government Act2002 Amendment Act, with the QLDC (Parks and Reserves), with the obligation being upon the Consent Holder to fulfil the requirements detailed in (i) to (iv) below. The maintenance period shall be three years from any issue of 224(c): i. All new assets, including irrigation and fencing, shall be kept in good working order and be free of defects or disrepair. ii. Trees and vegetation shall be irrigated and maintained to an acceptable standard as specified by QLDC Parks and Reserves Planning team. It shall be the responsibility of the consent holder to ensure that any new plantings, as shown on the approved landscape plans, that die or decline at any time over the 3-year maintenance period following the initial planting shall be replaced. The replacement plants shall be of the same species, grade and size as the original specimens and planted no later than the following planting season or as instructed by QLDC. iii. The vested reserves shall be kept in a tidy condition and shall be free of litter and refuse. iv. Health and safety plans shall be provided for all non-QLDC approved contractors undertaking maintenance in the reserves or road reserves. v. On completion of construction, asbuilts for walkways (and grassed areas if any), which are to be vested with Council vi. are to be provided as per Land Development and		
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	vii. Subdivision Code of Practice (dated 2025). Advice Note: Asbuilt submission package, including asbuilt specs and guidelines, available on the QLDC LDSCoP 2025 website: https://www.qldc.govt.nz/services/resource-consents/land-developments-and-subdivisions q) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kVA capacity) to the boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met. r) rWritten confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground data services have been made available to all lots and that all the network supplier's requirements for making such means of supply available have been met. s) All earthworks, geotechnical investigations and fill certification shall be carried out under the guidance of suitably qualified and experienced geotechnical professional as described in Section 2 of the Queenstown Lakes District Council's Land Development and Subdivision Code of Practice. At the completion of onsite earthworks the geo-professional shall incorporate the results of ground bearing test results for each residential allotment within the subdivision regardless of whether affected by development cut and fill earthworks and include the issue of a Geotechnical Completion Report and Schedule 2A certificate covering all saleable lots within the subdivision. The Schedule 2A certification shall include a statement under Clause 3(e) covering Section 106 of the Resource Management Act 1991. In the event the Schedule 2A includes limitations or remedial works against any lot(s) the Schedule 2A shall include a		
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	geotechnical summary table identifying requirements against each relevant lot in the subdivision for reference by future lot owners. Any remedial works outlined on the Schedule 2A that requires works across lot boundaries shall be undertaken by the consent holder prior to 224(c) certification being issued. t) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition 6 for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate. u) All newly constructed foul sewer and stormwater mains shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main. The CCTV shall be completed and reviewed by Council before any surface sealing. v) All signage shall be installed in accordance with Council's signage specifications and all necessary road markings completed on all public or private roads (if any), created by this subdivision. w) For each stage the consent holder shall fully implement all road/street landscaping and planting as shown on the landscape plan approved under condition 10. x) All new reserve and road reserve asset information shall be submitted electronically with spatial attributes as outlined in Schedule 1D of the QLDC LDSC 2025. y) Road naming shall be carried out, and signs installed, in accordance with Council's road naming policy.		
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	z) All signage shall be installed in accordance with Council's signage specifications and all necessary road markings completed on all public or private roads created by this subdivision. aa) All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise permanently stabilised. bb) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent. cc) Prior to s224c for the first stage, the Consent Holder shall provide confirmation in writing from the Queenstown Lakes Community Housing Trust, or an alternative community housing provider registered with the Community Housing Regulatory Authority, that an agreement has been entered into to provide land for the construction of 13 residential units by the community housing provider as community housing on sites nominated by the Consent Holder. dd) The consent holder shall demonstrate which lots are to be restricted from Residential Visitor Accommodation such that 80% of residential units shall be used only for residential activities and shall not be used for residential visitor accommodation. ee) <u>Prior to certification of the stage of the Development that creates the 50th residential lot pursuant to section 224(c), \$350,000 (including GST) will be provided to NZ Transport Agency Waka Kotahi (NZTA) for future upgrades to the roundabout at the intersection of State Highway 6, State Highway 84 and Riverbank Road. The purpose of this monetary contribution is to offset the Consent Holder's contribution to increased traffic volumes on the roundabout at the intersection of State Highway 6, State Highway 84 and Riverbank Road.</u>		
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	ff) <u>The Consent Holder will contribute \$250,0000 (including GST) (Trail Funding) prior to certification of the first stage of the Development pursuant to section 224(c) towards the formation of a pedestrian and cycle trail link (Trail Link).</u> gg) <u>The Trail Funding is for the purposes of a connection to the Development from either one or both of the following two connection points (Connection Point):</u> xiv. <u>The western edge of the Development site going west; and/or</u> xv. <u>The eastern edge of the Development site going north-east.</u> hh) <u>To determine key decisions for the Trail Link, the Consent Holder must invite delegates from the following parties to from a working group (Working Group):</u> i. <u>Consent Holder;</u> ii. <u>Queenstown Lakes District Council (QLDC);</u> iii. <u>NZ Transport Agency Waka Kotahi (NZTA); and</u> iv. <u>Upper Clutha Tracks Trust (Tracks Trust).</u> ii) <u>The Working Group shall be responsible for the following key decisions:</u> i. <u>Determining which party is ultimately responsible (Responsible Party) for the implementation, construction and ongoing maintenance of the Trail Link;</u> ii. <u>The path or location of the Trail Link; and</u> iii. <u>The Connection Point.</u>		
Management Entities			
51.	Prior to the 224 certificate for each stage of the development that includes commonly owned property (not to be vested in QLDC) (excluding the unit titles) the consent holder must establish an Incorporated Society or Societies (or legal body) to be response		

	and liable for ongoing operation, maintenance, management and repair of communal lots, and all associated communal infrastructure (if any). The following requirements must be met in order to satisfy the condition: a. The common assets must be operated and managed by the Incorporated Society or Societies (or other legal body). b. The Incorporated Society must not be disestablished without the prior written consent of [X] at QLDC. c. The structure, functions and rules of the Incorporated Society or Societies (or legal body) must include provision for the following: i. All relevant lot owners to automatically be and remain a member of Incorporated Society for so long as they are registered proprietor of a Lot using the relevant infrastructure. ii. All relevant lot owners fulfil the obligations of a member, as set out in the Rules of the Incorporated Society to be set out at the time of establishment. iii. The Incorporated Society will be responsible for the maintenance of landscaping, roading, servicing infrastructure, and any asset management plans as they pertain to the common assets and private lots. iv. Ongoing compliance with the relevant resource consent, bylaw or other requirements of QLDC. v. An acceptable method of management of the Incorporated Society's (or equivalent legal body) future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The rules must identify a process for setting, collecting and enforcing the payment of levies. d. All costs associated with the establishment of the Incorporated Society (or equivalent legal body) must be borne by the Consent Holder.		
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	e. A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society (or equivalent legal body) must be provided to QLDC for certification that the infrastructure and assets will be properly maintained over time. The document(s) must provide evidence for each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.		
52.	A consent notice shall be registered on the Record(s) of Title to be issued for each lot requiring for so long as they are a registered proprietor of the lot, the owners of the lot must be members of the established Incorporated Society (or equivalent legal body) that jointly owns and is responsible and liable for the ongoing management and maintenance of the common assets.		
Ongoing Conditions/Consent Notices			
53.	<i>The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant titles by way of a consent notice pursuant to section 221 of the Act.</i> For the purposes of this consent notice, Development is defined as the residential units, commercial buildings and childcare, roading and open space to facilitate the land use authorised by the Resource Consent [ETSA202] (Development). l. All boundary fences along or adjoining any areas of reserves shall be no greater than 1.5 metres in height and shall be no less than 50% visually permeable. m. No permanent obstruction or vegetation in excess of 1m in height shall be located within 0.5m of the road boundary on Lots 416 or 417. n. No permanent obstruction or vegetation in excess of 1m in height shall be located within 1.75m of the road boundary on Lots 430 - 436.	g. added given the proposed density of development within a sensitive rural location, it is important that the intended land use is tied to future lots to ensure through a consent notice. This will ensure the intended outcomes of the fast track proposal are realised, including affordable housing provision and urban design outcomes. h. Added to any future buildings on site do not have adverse effects upon reserve or its users.	Have not added: h. All buildings on Lots 1-26 must be set back a minimum distance of 2m from the northwest boundary (Mt Iron Reserve). As the units are to be constructed prior to the completion of the subdivision I have included this as a land use consent condition rather than a consent notice condition. As this is a change to design of the units or the location of the units. The 2m suggestion has implications for the road setback, the ability to park between the garage and the road boundary and for the maneuverability of Units 1 and 2. As a consequence of not being able to achieve the 2m setback but needing to achieve the recommended setback of 1.5m to enable the entire

	o. The landscape planting on Lots 101 - 103 along State Highway 6 shown on the Detailed Planting Plan – State Highway Boundary Treatment– Sheets L 201 – L214 – Rev D- Prepared by DCM Urban, shall be completed prior to the occupation of buildings on these lots. p. 80% of the residential units in the development shall be used only for residential activities and shall not be used for residential visitor accommodation other than homestays (as those activities are defined in the Proposed Queenstown Lakes District Plan). The consent holder as part of the 224(c) for each stage shall advise QLDC of the percentage of lots contributing to achieving this overall requirement. This unit is not to be used for Visitor Accommodation or Residential Visitor Accommodation activities, other than Homestays. e. <u>The lots identified under Engineering Approval for the relevant stage that are to be used only for residential activities and shall not be used for residential visitor accommodation other than homestays (as those activities are defined in the Proposed Queenstown Lakes District Plan) are subject to the following condition.</u> This unit is not to be used for Visitor Accommodation or Residential Visitor Accommodation activities, other than Homestays. q. Each lot owning or benefitting from commonly owned assets must be members of the established Incorporated Society (or equivalent legal body) that jointly owns and is responsible and liable for the ongoing management and maintenance of the common assets.		1.5m fire mitigation setback to be within the lot boundaries. g. <u>All future buildings must be within general accordance with land use consent ETSA202 (QLDC Reference).</u>
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	r. <u>All future buildings must be within general accordance with land use consent FTSA202 (QLDC Reference).</u>		
54.	In the event that the Engineering Acceptance issued under Condition 9 contains ongoing conditions or requirements associated with the installation, ownership, monitoring and/or maintenance of any infrastructure subject to Engineering Acceptance, then at Council's discretion, a Covenant in Gross (or other alternative legal instrument acceptable to Council) shall be registered on the relevant Records of Title detailing these requirements for the lot owner(s). The final form and wording of the document shall be checked and approved by Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected. The applicant shall liaise with the Subdivision Planner and/or Manager of Resource Management Engineering at Council in respect of the above. All costs, including costs that relate to the checking of the legal instrument by Council's solicitors and registration of the document, shall be borne by the applicant. <i>[Note: This condition is intended to provide for the imposition of a legal instrument for the performance of any ongoing requirements associated with the ownership, monitoring and maintenance of any infrastructure within this development that have arisen through the detailed engineering design and acceptance process, to avoid the need for a consent variation pursuant to section 127 of the Resource Management Act.]</i>		
55.	On completion of earthworks, a consent notice pursuant to section 221 of the Act shall be registered on the Register of Title of the subject site providing for the performance of any ongoing requirements for protection of secondary flow paths or minimum floor levels for buildings, where deemed necessary by Council to satisfy Condition 9(d)(iii) above. The final wording of the instrument shall be checked and approved by the Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected.		
Covenant			

56.	The consent holder shall ensure that a fencing covenant, required under s6 of the Fencing Act 1978, is registered on all land to ensure that any reserves to vest in QLDC are protected and that Council has no liability to contribute towards any work on a fence between a public reserve vested in or administered by the Council and any adjoining land.	As per the condition wording, this is required to ensure council is not unduly burdened with liability of fencing private and reserve land	Agree – have amended wording so the covenant would only be registered on land adjoining reserves: The consent holder shall ensure that a fencing covenant, required under s6 of the Fencing Act 1978, is registered on all land that adjoins land vested as reserve to ensure that any reserves to vest in QLDC are protected and that Council has no liability to contribute towards any work on a fence between a public reserve vested in or administered by the Council and any adjoining land.
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