QUEENSTOWN LAKES DISTRICT COUNCIL

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DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

OF THE RESOURCE MANAGEMENT ACT 1991

Applicant:	Waterfall Park Developments Limited
RM reference:	RM250715
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) for the construction of three residential units exceeding standards for height, floor area and materials; and earthworks.
Location:	1 Ayr Avenue, Arrowtown
Legal Description:	Lot 4 DP 540788 held in Record of Title 929491
Zoning:	**ODP:** Rural General Zone **PDP:** Wakatipu Basin Rural Amenity Zone
Overlays:	Lake Hayes Catchment Area
Landscape Character Unit:	Speargrass Flat (8)
Activity Status:	**Restricted Discretionary**
Decision Date:	**18 December 2025**

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the Resource Management Act 1991 (**RMA**) the application will be processed on a **non-notified** basis given the findings of Section 5 of the Section 95A and 95B report. This decision is made by Ian Bayliss, Senior Planner on 18 December 2025 under delegated authority pursuant to Section 34A of the RMA.

2. Pursuant to Section 104 of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix 1** of the Section 104 decision imposed pursuant to Section 108 of the RMA. This consent can only be implemented if the conditions in **Appendix 1** are complied with by the consent holder. The decision to grant consent was considered (including the full and complete records available in Council's electronic file and responses to any queries) by Ian Bayliss, Senior Planner under delegated authority pursuant to Section 34A of the RMA.

1. SUMMARY OF PROPOSAL AND SITE DESCRIPTION

1.1 Proposal

Land use consent is sought for the construction of three residential units on three sites exceeding standards for height, floor area and materials; and earthworks at 1 Ayr Avenue, Arrowtown.

The applicant has provided a detailed description of the proposal, the site and locality and the relevant site history in Section 1 of the report entitled, "*Application for Resource Consent to construct three residential units at Ayrburn*", prepared by Morgan Shephard of Brown & Company Planning Group, and submitted as part of the application (hereon referred to as the applicant's AEE and attached as **Appendix 2**). This description is considered accurate and is adopted for the purpose of this report with the following addition.

The three sites that are the subject of this application have been approved via subdivision consent RM250242 granted on August 19, 2025, which identified building platforms. Section 224c has not been granted for RM250242 at the time of this consent.

1.2 Post Lodgement

The applicant has provided additional assessment relating to the scale of the activity and an assessment against the potential adverse rural character effects via the s92(1) process (dated: 08 December 2025). This additional assessment can be found from page 31 of the applicant's AEE (**Appendix 2**).

2. ACTIVITY STATUS

The 2007 QLDC Operative District Plan is being reviewed through a series of plan changes commenced in August 2015 known as the Proposed District Plan (PDP). As set out in Chapter 1 of the PDP, the district plan can now be summarised as comprising:

A. Provisions reviewed since 2015 referred to as the PDP that apply in areas mapped in the PDP ePlan maps; and

B. Provisions reviewed since 2007 referred to as the Operative District Plan (ODP) that apply in areas mapped in the ODP ePlan maps, which appear as white in the PDP ePlan maps.

Strategic Chapters 3-6 of the PDP as well as Designations, Heritage and Wāhi Tūpuna apply to all areas.

Where decisions on the PDP have been appealed, the corresponding ODP rules continue to apply. As appeals are resolved, more PDP rules are treated as operative and the equivalent ODP rules are treated as inoperative (s.86F RMA). Currently, resource consent may be required under either, or both the ODP and PDP provisions listed below.

2.1 OPERATIVE DISTRICT PLAN (ODP)

There are no relevant rules under the ODP, as those rules are now inoperative given the relevant rules under the PDP are treated as operative pursuant to section 86F.

2.2 PROPOSED DISTRICT PLAN (PDP)

The subject site is zoned Wakatipu Basin Rural Amenity Zone in the PDP planning maps, and the proposed activity requires resource consent under the PDP for the following reasons:

Chapter 24 - Wakatipu Basin Rural Amenity Zone:

- A **restricted discretionary** activity pursuant to Rule 24.4.7B for the construction of residential units within the Residential Activity Area of the Ayrburn Structure Plan. Council's discretion is restricted to the following matters:
  a. Effects on landscape character associated with the bulk and external appearance of buildings
  b. Access
  c. Infrastructure

d. Landform modification, exterior lighting, landscaping and planting (existing and proposed).
e. Natural Hazards
f. Where the site is located within the Lake Hayes Catchment as identified in Schedule 24.9, the contribution of, and methods adopted by the proposal to improve water quality within the Lake Hayes Catchment.

[Doesn't this need consent under 24.4.6? – it can fall under any rule from 24.4.5-Rule 24.4.7A inclusive but it doesn't say 24.4.7B and 24.5.1.6 is not this area]

- A **restricted discretionary** activity pursuant to Rule 24.5.4 for external materials with a light reflectance value (LRV) greater than 30%. It is proposed to use joinery with an LRV of up to 70%. Council's discretion is restricted to the following matters:
    a. Effects on landscape character associated with the bulk and external appearance of buildings.
    b. Visual prominence from both public places and private locations.

- A **restricted discretionary** activity pursuant to Rule 24.5.8.1 for the proposed residential units that exceed the 6.5m height plane. The maximum height proposed is 8m. Council's discretion is restricted to the following matters:
    a. Visual prominence from both public places and private locations
    b. External appearance including materials and colours
    c. Landform modification/planting (existing and proposed)

- A **restricted discretionary** activity pursuant to Rule 24.5.5 to exceed 500m² building floor area on each lot. The maximum building coverage proposed is 785m^2. Council's discretion is restricted to the following matters.
    a. Building scale and form
    b. Visual prominence from both public places and private locations.

Chapter 25 - Earthworks

- A **restricted discretionary** activity pursuant to Rule 25.5.11.2 to exceed the maximum contiguous area of earthworks. It is proposed to undertake earthworks across 17,000m^2 where 10,000m^2 on a slope of less than 10º is permitted.

- A **restricted discretionary** activity pursuant to Rule 25.5.4 to exceed the maximum volume of earthworks. It is proposed to undertake 17,830m^3 of earthworks where 400m^3 per site is permitted.

- A **restricted discretionary** activity pursuant to Rule 25.5.15 to exceed the maximum depth of cut. It is proposed to undertake a cut depth of 4.2m where 2.4m is permitted.

  With respect to the above earthworks rules, Council's discretion is restricted to the following matters:

a. Soil erosion, generation and run-off of sediment.
b. Landscape and visual amenity values.
c. Effects on infrastructure, adjacent sites and public roads.
d. Land stability.
e. Effects on water bodies, ecosystem services and biodiversity.
f. Cultural, heritage and archaeological sites.
g. Nuisance effects.
h. Natural Hazards.
i. Functional aspects and positive effects.

2.3 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH 2011 ("NES")

Based on the applicant's review of Council records, the piece of land to which this application relates is not a Hazardous Activities and Industries List (HAIL) site, and therefore the NES does not apply.

2.4 ACTIVITY STATUS SUMMARY

Overall, this application is being considered and processed as a **restricted discretionary** activity.

NOTIFICATION DETERMINATION DECISION UNDER SECTIONS 95A AND 95B OF THE RESOURCE MANAGEMENT ACT

3. SECTION 95A – PUBLIC NOTIFICATION

Section 95A of the RMA requires a decision on whether or not to publicly notify an application. The following steps set out in this section, in the order given, are used to determine whether to publicly notify an application for a resource consent.

3.1 Step 1 – Mandatory public notification

The applicant has not requested public notification of the application (s95A(3)(a)).

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

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

Therefore, public notification is not required by Step 1.

3.2 Step 2 – Public notification precluded

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

The proposal is not:

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

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

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

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

A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

An assessment in this respect is therefore undertaken under Step 3, and decision made in sections 3.3.1 - 3.3.4 below:

3.3.1 Effects that must / may be disregarded (s95D(a)-(e))

Effects that must be disregarded:

- *Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*
- *The activity is a **restricted discretionary** activity, so that adverse effects which do not relate to a matter of **discretion** have been disregarded (s95D(c)).*
- *Trade competition and the effects of trade competition (s95D(d)).*

- *The following persons have provided their **written approval** and as such adverse effects on these parties have been disregarded (s95D(e)). Site locations relative to the subject site are as per figure 1 below.*

Person (owner/occupier)	Address (location in respect of subject site)
[redacted]	Lot 1 DP 313872 (589 Speargrass Flat Road)
[redacted]	Lot 6 DP 392663 (37 Arrowtown-Lake Hayes Road) Lot 2 DP 516022 (424 Arrowtown-Lake Hayes Road)
[redacted]	Lot 2 DP 559337 (575 Speargrass Flat Road)
[redacted]	(567 Speargrass Flat Road)
[redacted]	Lot 1 DP 23930 (547 Speargrass Flat Road)

Figure 1 – Aerial view of the subject site (blue) and owner/occupiers of nearby properties who have provided written approval; 575 Speargrass Flat Road (red); 589 Speargrass Flat Road (green); 567 Speargrass Flat Road (purple); 547 Speargrass Flat Road (orange); and 424 Arrowtown-Lake Hayes Road (yellow).

Effects that <u>may</u> be disregarded:

- *An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b) – referred to as the "permitted effects". The relevance of any permitted effects with regards to this application is provided in section 3.3.2 below.*

<u>3.3.2 Permitted Effects (s95D(b))</u>

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.

In this case it is not permitted to construct a building and effects in relation to this matter are not disregarded in this assessment.

In relation to earthworks, it is permitted to undertake a maximum volume of 400m^3 across an area of 10,000m^2 or less with a maximum cut depth of 2.4m. The applicant proposes:

- a maximum volume of 17,830m^3, exceeding that permitted by 17,430m^3.
- a maximum area of 17,000m^2, exceeding that permitted by 7,000m^2.
- a maximum cut depth of 4.2m, exceeding that permitted by 1.8m.

Given the scale of the proposed earthworks, permitted effects in relation to earthworks are of limited relevance to the following assessment.

<u>3.3.3 Existing Environment</u>

The existing environment includes:

- The construction of a carriageway (Ayrburn Avenue) surrounded by extensive landscaping as approved under RM171280.
- A residential area incorporated into the underlying structure plan further to a consent order on the Wakatipu Basin PDP decisions [2024] NZEnvC 299.
- As approved under RM180584, the construction of a 380-room hotel, inclusive of two restaurants, a bar, conference centre/large event facility inclusive of storage buildings, a wellness centre, wedding chapel and site works for services, roading, revegetation and ecological enhancement.
- The underlying subdivision of the subject sites as approved by RM250424 inclusive of earthworks and landscaping.
- Two large and prominent billboards located at the entrance of Ayrburn as approved by XX?

The existing character of the larger Ayrburn Site anticipates built form as offset out in the underlying structure plan approved by the [2024] NZEnvC 299 decision on the PDP. This decision identifies this area of the Ayrburn Structure Plan as having a moderate capacity to absorb residential built form and associated activity.

This change to the structure plan has altered what the district plan says about anticipated built development and what is acceptable in terms of the character of the environment and associated landscape in this area. Restricted discretionary activities are however not part of the existing environment or effects anticipated by the plan. Taking into account the above receiving environment the following assessment considers the proposal on the basis that one residential unit of up to 500m2 and 6.5m in height is anticipated on each site.

This existing environment is relevant the following assessments.

<u>3.3.4 Assessment: Effects on the Environment</u>

Taking into account sections 3.3.1 and 3.3.2 above, the following assessment determines whether the proposed activity will have, or is likely to have, adverse effects on the environment that are more than minor that will require public notification (s95A(8)(b)).

Council's Land Development Engineer, Steve Hewland, has assessed the applicant's proposal and has provided comment (**Appendix 3**). Mr Hewland's conclusions are relied upon for the purpose of this report.

The applicant has provided a Landscape Assessment from Tony Milne of Rough Milne Mitchell Landscape Architects Limited (**Appendix 4**). Mr Milne's proposal and associated conclusions been peer reviewed by Council's external peer reviewer, Bridget Gilbert of Bridget Gilbert Landscape Architecture (**Appendix 5**). The conclusions of Ms Gilbert, based on the landscape proposal provided by Mr Milne, is relied upon for the purposes of the following assessment.

The applicant has provided an Environmental Management and Sediment Control Plan (EMSCP) from Eliza Chillingworth of Enviroscope Limited (Appendix 6). Ms Chillingworth's proposal and associated conclusions have been peer reviewed by Council's external peer reviewer, Mr Gregor McLean of Southern Skies Environmental (Appendix 7). The conclusions of Mr McLean, based on the EMSCP provided by Ms Chillingworth, is relied upon for the purposes of the following assessment.

The Assessment of Effects provided at section 8.0 of the applicant's AEE, inclusive of the additional information provided via the s92(1) process (dated: 08 December 2025), is adequate and is relied upon for the purpose of this report with the following additions.

For clarity, the following assessment will refer to the proposed residential units in reference to the underlying lot numbers approved via RM250242 as depicted in **Figure 2** below. This referencing is consistent with the information provided within the applicant's AEE.

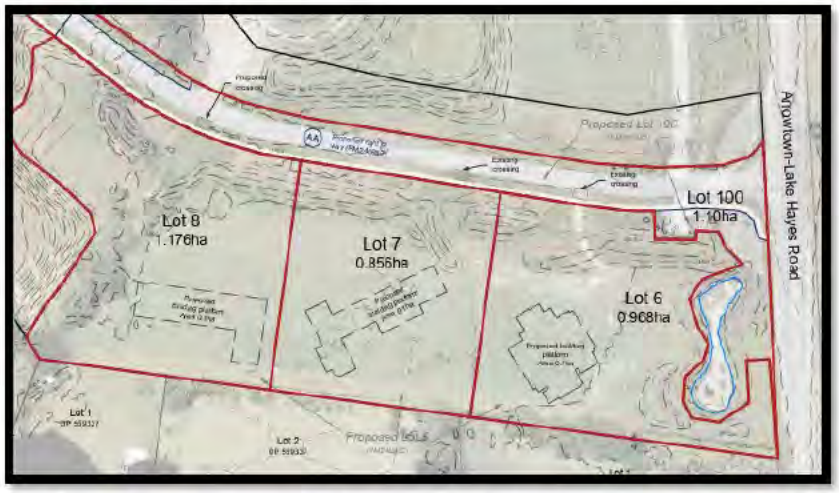

***Figure 2** – Lots and associated building platforms approved under RM250242.*

External Appearance

Colours and Materials

The proposed colours for the majority of the proposed buildings are within the standards, as anticipated by the district plan, being 30% or less, aside from the timber joinery which will be painted in Resene 'concrete' (or similar), with a maximum light reflectance value (LRV) of 70%. Given the minor nature of the joinery detailing in the wider perspective of the development, it is unlikely that the addition of a lighter joinery colour will be noted in the wider environment beyond the immediate receiving environment. The other proposed external materials are consistent with residential units found within the receiving environment, specifically these are cedar weatherboards, wooden window frames, stone and mortar with cedar shingles on the roofing. These materials are characteristic of rural buildings within the South Island setting. As such, the potential adverse character and amenity effects will be no more than minor.

Given the relatively small area of the materials with high LRV, it is unlikely to result in additional glare that will be noticed due to the proposed landscaping plan (as further discussed below).

As such, the potential adverse nuisance (glare), rural character and associated amenity effects of the proposed colours and materials upon the wider environment will be no more than minor.

Building Height

The proposed maximum height of the built form is 8m, noting that the proposed chimney flues extending beyond the 8m height plane are permitted. The proposed built form will be visible from a public space -

specifically Arrowtown-Lake Hayes Road to the east of the subject site. It is noted that the receiving zone does not require built form to be fully obscured or hidden, and residential development is anticipated within this area of the Ayrburn Structure Plan, inclusive of a sealed, residential style road (Ayrburn Avenue) from which the access to the lots is provided (approved via RM171280).

The proposed mitigation planting strategy set out in the November 2025 Landscape Planwill mitigate potential adverse dominance and associated visual prominence effects. It is in a location and at a depth where, when viewing the site from Arrowtown-Lake Hayes Road, the additional height will be softened, and as such, can be absorbed into the wider Ayrburn character, as anticipated by the current plan provisions and consents that make up the existing environment.

The proposed roof pitches are gabled to be consistent with other buildings in the receiving environment, and the glazing treatment is of a modest design associated with rural character (being of smaller scale) and does not draw the eye.

Building Footprint/Area
The applicant's assessment (provided on 8 December 2025) is adopted with regards to the building footprint area/scale and associated rural character and amenity effects. While the applicant has not strictly stated effects in RMA terms, when assessed in the context of the balance of the increasingly urbanised and commercialised environment of Ayrburn, potential adverse dominance, rural character and associated amenity effects on the wider environment will be no more than minor.

Overall, the potential adverse dominance, character and associated amenity of the proposed development and the associated breaches with regards to the scale, upon the wider environment will be no more than minor.

Landscape Character and Amenity.
The site is located within Landscape Character Unit (LCU) 8 known as Speargrass Flat. A description of the LCU as relevant to this application with regards to landscape issues and constraints and contrasting opportunities and benefits associated with additional development are as outlined within Chapter 24, and as per the below, noting that overall, there is a *"Sense of openness and spaciousness as a 'foil' for the more intensively developed rural residential areas nearby"* within the western portion of LCU containing the subject site.

Issues and Constraints – "Absence of a robust edge to the Lake Hayes Rural Residential LCU makes Speargrass Flat vulnerable to 'development creep'. Open character, in combination with walkway / cycleway, makes it sensitive to landscape change".

Opportunities and Benefits – "Riparian restoration potential. Easy topography."

Section 3.3.3 (existing environment) of this report notes that the residential activity area ('R') of the Ayrburn Structure Plan has been identified as having a 'moderate' absorption capacity rating for development and as such, residential development is anticipated in this area of the wider site. This is also specifically noted within Chapter 24 itself.

The applicant has reviewed the original landscape plan submitted with the application after consultation with Council's Landscape peer reviewer, Ms Gilbert post site visit. The landscape plan has been varied to achieve a greater density of planting at a higher grade (160L or 400L) to achieve a greater level of screening where possible, and where not, softening from the public vantage point of Arrowtown-Lake Hayes Road. Ms Gilbert's assessment disagrees with the applicant's Landscape Report's finding that adverse landscape related effects are very low, and Ms Gilbert considers that the adverse landscape effects and visual amenity effects rate are rated moderate-low. This is consistent with a conclusion that the effects are minor or no more than minor. Relying on Ms Gilbert's expertise, it is considered that the potential adverse landscape effects with regards to the external appearance of the built form within the receiving landscape will be no more than minor.

Given the proposed landscaping and the scale of the proposed plantings, it is unlikely that the proposed LRV of the joinery, building heights and building footprints will be overtly dominant when viewed from the public space, or, impose upon the landscape in a noticeable way.

Cumulative effects
In this instance the confined matters of discretion for this consent and landscape evidence provided do not allow scope to consider overall cumulative effects of development on landscape character and visual amenity values considered in combination with other developments and developments to come in this part of the Wakatipu Basin. There are also no issues in relation to precedent effects with these restricted discretionary activities.

Overall, it is considered that the proposed development will maintain the existing and anticipated landscape character and amenity associated with the Speargrass Flat LCU and can be absorbed into the receiving landscape without impact upon the overall LCU. As such, the potential adverse landscape and associated visual amenity and character effects of the proposed built form upon this LCU will be no more than minor.

Earthworks & Environmental Management
The proposed earthworks are to be undertaken to facilitate future residential activities on site noting that residential activities are anticipated within the building platforms as approved under RM250242.

The site is defined as a 'High Risk' site within Council's Environmental Management framework due to the scale of the proposed works (greater than 2500m^2 open at all times) and as such, the applicant has provided an Environmental Management and Sediment Control Plan (EMSCP) to facilitate the proposed development of the site noting that this EMSCP has been updated for the entirety of the development within the site (inclusive of subdivision works under RM250242). This EMSCP has been peer reviewed by both ORC (Morphum Environmental) and QLDC noting that the QLDC peer review references the ORC peer review comments.

Soil Erosion, Generation and Run-off of Sediment
The EMSCP depicts the use of super silt fences as mitigation to reduce sedimentation and run off from exiting the site. The EMSCP also seeks to utilise water truck spraying and irrigation for un-retained/open works and stabilisation methods as mitigation. Further, clean water diversion channels and drop-out pits are also proposed to manage sediments. In consideration of the rural environment and the residential nature of the works, the proposed mitigation measures are considered functional. Additionally, the applicant seeks to revegetate (hydroseed) the earthworked area upon completion of the works to mitigate further erosion post completion of works. As such, potential adverse effects regarding soil erosion, generation and associated run off will be no more than minor.

Effects on Water Bodies, Eco-system Services and Biodiversity
Acknowledging that the site is located within the Lake Hayes Catchment, it is not immediately adjacent to Lake Hayes. The nearest sensitive receiver is Mill Creek, approximately 150m to the west of the subject site. The applicant has provided stormwater detention solutions to facilitate the subdivision works approved under RM250242 and Mr McLean raises no concerns with regards to the management of earthworks in relation to natural resources such as water bodies or other ecosystems and associated biodiversity.

Further, the applicant has provided an ecological assessment from Ben Ludgate of SLR (Appendix 8). This assessment includes contaminant loading modelling which caters to the post-development of the site. The report notes that *"Following the completion of construction activities, future stormwater discharges can contain contaminants (e.g., suspended sediments, oxygen demanding substances, toxicants, and elevated nutrient levels) that have different water quality attribute values (e.g., temperature, conductivity) to current discharges and therefore have the potential to adversely affect water quality and ecological communities in the ultimate receiving water of Mill Creek. The proposed stormwater management concept for the Ayrburn 3 Lot subdivision development provides for collection of* ***stormwater runoff from roofs,*** *roads, and open space and conveyance in a communal piped network to the west of the lots where stormwater will discharge on to a grassed swale. A 'treatment train' will comprise filter strips (e.g., surface flow through grassed surfaces to discharge to the piped network), with erosion protection at the outlet of the piped network (to dissipate energy) and stormwater will then discharge on to a grassed swale at the outlet of the pipe, which is approximately 130 m from Mill Creek. The grassed swale has shallow gradient and a flood bund will allow for additional attenuation of runoff, providing additional treatment by allowing runoff to settle. Although the greater stormwater*

drainage from increased impervious surfaces at the site can contain contaminants, the 'treatment train', particularly the settling of runoff on the grass swale, should mitigate additional inputs by allowing contaminants to settle."

Overall, the report concludes that *"the proposed land use change to a subdivision is expected to considerably reduce phosphorus, nitrogen, suspended solids, zinc and copper runoff from the site compared with the current landuse (a vineyard; CKL 2025). These positive effects are all in addition to the reduction of sediment, and associated phosphorus, inputs to Mill Creek resulting from the extensive works stabilising the banks of the creek throughout the Waterfall Park development area, and the riparian planting undertaken adjacent to Mill Creek throughout this area."* As such, it is considered that the proposed change of use via the underlying subdivision of the site allows for a net positive outcome for the ongoing water quality management of Lake Hayes. Effects in relation to this matter are therefore no more than minor.

Landscape and Visual Amenity
Acknowledging the site is located within LCU 8, it is understood that the proposed earthworks will be revegetated once complete and while there may be temporary adverse visual effects whilst the earthworks are being undertaken, the applicant has advised (by way of s92(1) response) that the earthworks are to construct foundations, and will only take a matter of weeks across all three sites. The earthworks will not be undertaken at one time, rather one future house site at a time. As such, effects will be limited to the initial stages of construction and re-grassed and stabilised to ensure that once works are complete, potential visual effects will be mitigated. Earthworks are a necessary part of development and although the volume of earthworks greatly exceeds permitted thresholds the resulting changes to landform will not be unsympathetic to the landscape values of the site and will not facilitate addition impacts on visual amenity on surrounding sites.

Effects on Infrastructure and Public Roads
Given the nature of the works, it is not anticipated that the proposed earthworks will result in excess movement on and off site with heavy machinery or materials of which will impair public infrastructure. As such, the potential adverse effects of the proposed earthworks upon public infrastructure and public roads will be no more than minor.

Land Stability
The proposed earthworks do not include any retaining and have been considered by Mr Hewland who has not raised any concerns with regards to the proposed works imposing upon the existing stability of the site. As such, potential adverse land stability and associated safety effects will be no more than minor.

Cultural, Heritage and Archaeological Sites
There are no known cultural or archaeological items or features within the proposed sites and the wider subject site is not located within an area specifically described as Wāhi Tūpuna, nor otherwise culturally sensitive. As such, potential adverse effects on cultural and archaeological sites will be no more than minor.

Nuisance Effects
The proposed works are anticipated to fall within the residential noise limits for construction activities and are to be completed as soon as possible. The applicant has proposed watering by way of cart and irrigation to mitigate sedimentation and associated dust. The proposed works are small in scale with limited vibration to occur given no retaining walls are proposed, and it is unlikely that the material will be left as an open scar for a long period of time (>6 months). The applicant has also provided an EMSCP to mitigate potential adverse effects. As such, the potential adverse nuisance effects associated with sedimentation, dust, noise, vibration and associated amenity effects will be no more than minor.

Natural Hazards
Natural Hazards have been assessed under subdivision consent RM250242 noting that minimum finished floor levels were recommended to prevent the risk of flooding in a one-in-100-year event. It is not anticipated that the proposed, additional earthworks to facilitate the proposed residential units will exacerbate known or unknown hazards where land stability or safety is compromised.

As such, the potential adverse effects of the earthworks upon known natural hazards will be no more than minor.

Summary
Overall, noting that the applicant's assessment with regards to potential adverse water quality effects has been adopted in its entirety, and that the relevant specialist reports (EMSCP & Landscape) have been peer reviewed, it is considered that the potential adverse effects on rural character and associated amenity, dominance, and landscape character and associated amenity in the wider environment will be no more than minor.

3.3.5 Decision: Effects on the Environment (s95A(8))

On the basis of the above assessment, it is assessed that the proposed activity will not have adverse effects on the environment that are more than minor. Therefore, public notification is not required under Step 3.

3.4 Step 4 – Public Notification in Special Circumstances

There are no special circumstances in relation to this application.

4. LIMITED NOTIFICATION (s95B)

Section 95B(1) requires a decision on whether there are any affected persons (under s95E). The following steps set out in this section, in the order given, are used to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under section 95A.

4.1 Step 1: certain affected groups and affected persons must be notified

Determination under s95B(2)

The proposal does not affect protected customary rights groups and does not affect a customary marine title group; therefore, limited notification is not required.

Determination under s95B(3)

Limited notification is not required under Step 1 as the proposal is not on or adjacent to or may affect land subject to a statutory acknowledgement under Schedule 11, and the person to whom the statutory acknowledgement is made is not determined an affected person under section 95E (s95B(3)).

4.2 Step 2: if not required by Step 1, limited notification precluded in certain circumstances

Limited notification is not precluded under Step 2 as the proposal is not subject to a rule in the District Plan or is not subject to a NES that precludes notification (s95B(6)(a)).

Limited notification is not precluded under Step 2 as the proposal is not a controlled activity land use (s95B(6)(b)).

4.3 Step 3: if not precluded by Step 2, certain other affected persons must be notified

If limited notification is not precluded by Step 2, a consent authority must determine, in accordance with section 95E, whether the following are affected persons:

Boundary activity

The proposal is not a boundary activity where the owner of an infringed boundary has not provided their approval.

Any other activity

The proposal is not a boundary activity and therefore the proposed activity falls into the *'any other activity'* category (s95B(8)), and the adverse effects of the proposed activity are to be assessed in accordance with section 95E.

4.3.1 Considerations in assessing adverse effects on Persons (S95E(2)(a)-(c))

a) The consent authority **may** disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect (a "permitted baseline"). Section 3.3.2 above sets out the relevance of the permitted baseline to this application.

b) The consent authority **must** disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and

c) The consent authority **must** have regard to every relevant statutory acknowledgement specified in Schedule 11.

4.3.1 [ii] Persons who have provided written approval (s95E(3))

The persons identified in Section 3.3.1 above have provided their **written approval** and as such adverse effects on these parties are disregarded for the purpose of s95E(3).

4.3.2 Assessment: Effects on Persons

Taking into account the exclusions in sections 95E(2) and (3) as set out in section 4.3.1 above, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor:

Figure 3 – Aerial view of the subject site (blue) and neighbouring/adjacent properties of 347 Arrowtown-Lake Hayes Road (yellow). Red box indicates proposed area of development (not to scale).

The property of 347 Arrowtown Lake-Hayes Road is located neighbouring/adjacent to and overlooks the application site (**Figure 3**).

There is a separation distance of approximately 400m between the two sites with 347 Arrowtown-Lake Hayes elevated above the site, situated on the slopes of McIntyre's Hill.

The separation distance between the two sites offers some mitigation in terms of scale and associated visual and dominance effects. Further, the applicant has provided a landscape plan which offers a considerable level of softening, whereby Mr Milne and Ms Gilbert have concluded that landscape and associated visual amenity effects will be low, and in turn, less than minor from the aspect of McIntyre's Hill.

The proposed external colours and materials, aside from the breach in LRV for the joinery, will be consistent with that anticipated in the wider view of the receiving environment, and given the separation distance, it is unlikely that the joinery will be noted.

In consideration of the scale, when viewed within the context of the existing environment, the development is within the anticipated character of the Ayrburn vernacular as a whole. As such, potential adverse visual and associated rural character with this regard will be less than minor.

Overall, the potential adverse effects upon the identified owners/occupiers of the neighbouring properties of 347 Arrowtown Lake-Hayes Road will be less than minor.

Effects on persons in relation to the properties within the Lifestyle Precinct to the south have been disregarded on the basis that they have given Affected Persons Approval. Given the location of the subject site and the nature of the proposal in the context of the existing environment, it is not considered that any other persons are adversely affected by this proposal.

4.3.3 Decision: Effects on Persons (s95E(1))

In terms of section 95E of the RMA, and on the basis of the above assessment, no person is considered to be adversely affected.

Therefore, limited notification is not required under Step 3.

4.4 Step 4 – Further Notification in Special Circumstances (s95B(10))

Special circumstances do not apply that require limited notification.

5. NOTIFICATION DETERMINATION

For the reasons set out in sections 3 and 4 of this notification decision report, under s95A and s95B of the RMA, the application is to be processed on a non-notified basis.

Prepared by

[redacted]

Carrie Skilton
PLANNER

Decision made by

[redacted]

Ian Bayliss
SENIOR PLANNER

DECISION UNDER SECTION 104 OF THE RESOURCE MANAGEMENT ACT

6. S104 ASSESSMENT

This application must be considered in terms of Section 104 of the RMA.

Subject to Part 2 of the RMA, Section 104 sets out those matters to be considered by the consent authority when considering a resource consent application. Considerations of relevance to this application are:

(a) any actual and potential effects on the environment of allowing the activity; and

(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and

(b) any relevant provisions of:

(i) A national environmental standard;
(ii) other regulations;
(iii) a national policy statement;
(iv) a New Zealand coastal policy statement;
(v) a regional policy statement or proposed regional policy statement;
(vi) a plan or proposed plan; and

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

6.1 EFFECTS ON THE ENVIRONMENT (s104(1)(a)&(ab))

Actual and potential effects on the environment have been outlined in the section 95 report. Conditions of consent can be imposed under s108 of the RMA as required to avoid, remedy or mitigate adverse effects (s104)(1)(a)).

6.2 RELEVANT DISTRICT PLAN PROVISIONS (s104(1)(b)(vi))

The PDP review process is settled in relation to provisions relating to this application, but it has not been made operative, therefore an assessment against the relevant objectives and policies within the ODP is still required at the time of this consent.

6.2.1 Operative District Plan

The relevant objectives and policies of the ODP are contained within Section 5 (Rural Areas) and Section 22 (Earthworks).

Section 5 – Rural Areas
Specifically, objective 1 (landscape character) and associated policies 1.3, 1.4 and 1.7; and objective 3 (rural amenity) and associated policy 3.5; objective 4 (water) and associated policy 4.1 are relevant to this application.

The overall intention of the zone relates to the maintenance and retention of the rural resource for rural and other associated productive activities. In this case, the proposed development has no rural component, it is residential in nature and scale. The proposed development is therefore contrary to the objectives 1 and 3, and the respective policies.

It is noted that the applicant has provided evidence that the proposed development will not impose upon water quality, ensuring that associated ecosystems are not threatened. The proposed development is therefore consistent with objective 4 and associated policy 4.1.

As such, the proposal is considered to be contrary to the overall intentions of the rural zone as highlighted through the relevant objectives and policies.

Section 22 – Earthworks
Specifically, objective 1 (effects) and associated policies 1.1, 1.2, 1.3 and 1.4; and objective 2 (rural landscapes) and associated policies 2.3 and 2.4; and objective 3 (hazards) and associated policies 3.1 and 3.2 are relevant to this application.

The applicant has engaged a certified environmental practitioner in Environmental Management (Enviroscope) to assist in the management and mitigation of potential adverse sedimentation and runoff throughout the construction phase. Further, the applicant has designed the development to ensure that stormwater is managed effectively onsite throughout earthworks to mitigate potential ongoing sedimentation. Land Development Engineer, Steve Hewland has also assessed the proposal from a land stability aspect and raises no concerns regarding land stability or the exacerbation of other natural hazards due to the proposed earthworks. Further, the subject site is not located within a rural landscape which has visual prominence such as a protected landscape or ridges, and as such, the proposed earthworks, once completed and remediated, will not impose upon an area of significant visual, rural amenity.

As such, the proposal is considered to be consistent with the relevant objectives and policies of Section 22.

Summary
Overall, the proposal is considered to be generally inconsistent with the relevant objectives and policies of the Operative District Plan given the site is to be utilised for residential activities of an unanticipated scale within the Rural Zone.

6.2.2 Proposed District Plan

The Objectives and Policies assessment provided at section 5.1 of the applicant's AEE, is considered adequate and is therefore adopted for the purposes of this report with the following additional assessment.

The relevant objectives and policies of the PDP are contained within Chapter 24 (Wakatipu Basin), Chapter 25 (Earthworks), of the Proposed District Plan.

Chapter 24 – Wakatipu Basin
Specifically, objective 24.2.1 (landscape character & visual amenity) and associated policies 24.2.1.3(a) and (b), 24.2.1.4, 24.2.1.6, 24.2.1.7, 24.2.1.8, 24.2.1.13 & 24.2.1.16; and objective 24.2.4 (water quality) and associated policies 24.2.4.1 & 24.2.4.2 are relevant to this application.

It is highlighted that the subject site is within LUC 3 whereby there is 'moderate' capacity for additional residential development within the residential activity area of the Ayrburn Structure Plan. In this instance, the applicant has provided comment from a suitably qualified Landscape Architect (Mr Milne) which has been peer reviewed by Council (Ms Gilbert). The proposed development is designed to not encourage sprawl along roads, can maintain a defensible edge against other nearby capacity ratings, does not impose restriction on landform views, and does not degrade the level of openness as experienced from the receiving environment. The proposed modification of the landform does not seek to alter the landscape in such a way which, upon remediation of the earthworked areas, will be obvious in the wider lens of the landscape. Existing and anticipated amenity values can be maintained, as outlined by both Mr Milne and Ms Gilbert. The applicant has advised all lighting will be managed by way of fitting covers and orientating this downwards to avoid inappropriate light spill.

The site is located within the Lake Hayes catchment, associated objectives, policies and assessment matters relating to water quality seek to avoid adverse cumulative impacts upon existing ecosystem services and nature conservation values. The applicant's ecological assessment concludes that the change of land use from horticultural (viticulture) to residential will result in a net positive outcome for the catchment.

In this case, the applicant has provided contaminant load modelling for post-development conditions, the conclusions highlight that there is a reduced contaminant runoff as the swale has a long enough residence

time to effectively treat water twice in succession. As such, it is considered that the proposed development will improve the water quality of any water moving off site into the Lake Hayes catchment as opposed to the original use of the site, which included viticultural activities.

Overall, the proposal is consistent with the relevant objectives and policies of Chapter 24.

Chapter 25 – Earthworks
Specifically, objective 25.2.1 (minimising adverse effects) and associated policies 25.2.1.1, 25.2.1.2, 25.2.1.4, 25.2.1.5 & 25.2.1.6 are relevant to this application.

The applicant has engaged a certified environmental practitioner in Environmental Management (Enviroscope) to assist in the management and mitigation of potential adverse sedimentation and runoff throughout the construction phase. Further, the applicant has designed the development to ensure that stormwater is managed effectively onsite throughout earthworks to mitigate potential ongoing sedimentation. Land Development Engineer, Steve Hewland has also assessed the proposal from a land stability aspect and raises no concerns regarding land stability. Acknowledging that the overall earthworks are greater than that anticipated of the site, once complete and remediated, these will not be obvious in terms of the wider views of the site.

Through the implementation of the applicant's environmental management plan, which has also been peer reviewed by Council, the proposal is considered to be consistent with the outcomes anticipated of Chapter 25.

Summary
Overall, the proposal is considered to be consistent with the relevant objectives and policies of the Proposed District Plan.

6.2.3 District Plan Weighting
A weighting assessment in relation to the ODP and Proposed District Plan (Stage 1 Decisions Version 2018 and Stage 2 Decisions Version) is only required if the conclusions reached under either planning document are different (i.e. the assessment under one plan concludes that consent can be granted and the other concludes that consent should be refused), which is the case in this instance.

In this case the operative Rural zoning of the site under the ODP has been replaced by the Wakatipu Basin Rural Amenity Zone under the PDP, and there are no outstanding appeals on the zoning or the content of any of the site-specific objectives and policies as they relate to site.

The objectives and policies of the PDP which are relevant to this proposal have undergone extensive testing through the District Plan Review and are now beyond challenge. On this basis, it is considered that almost full weight can be given to the PDP provisions with respect to Chapter 24 (Wakatipu Basin) given the level of certainty around these provisions.

As above, the proposal is considered consistent with and not contrary to the relevant objectives and policies of the PDP.

6.3 OTHER RELEVANT PROVISIONS (s104(1)(b)(i)-(v))

6.3.1 – Otago Regional Policy Statement

The applicant has provided an assessment against the relevant Otago Regional Policy Statements at section 5.2 of the applicant's AEE. This assessment is considered relevant, adequate, and is adopted for the purposes of this report.

6.4 ANY OTHER MATTER (s104(1)(c))

6.3.1 Consent Notice 11494440.1 held in Record of Title 929491

This consent notice was imposed at the time of the underlying subdivision (RM181343) and controls matter relating to:

a) The requirement for expert investigations regarding future development and natural hazards.
b) The requirement for necessary services and access.

The application as proposed does not seek to vary this consent notice, and the development is not contrary to Consent Notice 11494440.1.

6.5 PART 2 OF THE RMA

Part 2 of the RMA highlights the purpose of the RMA, which is to *"promote the sustainable management of natural and physical resources"*; being the sustainable management of natural and physical resources, whilst also protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

Section 6 addresses matters of national importance; of relevance is matters 6(a), 6(b) and 6(c) with regards to the Lake Hayes Catchment. In this case, the applicant has engaged a certified environmental practitioner in Environmental Management (Enviroscope) to assist in the management and mitigation of potential adverse sedimentation and runoff throughout the construction phase. Further, the applicant has designed the development to ensure that stormwater is managed effectively onsite to mitigate potential ongoing sedimentation. As such, the measures applied to mitigate potential adverse effects align with the protection of matters considered to be of national importance.

Section 7 addresses other matters; of relevance is 7(c) which relates to the maintenance and enhancement of amenity values, and the quality of the environment. The application does not degrade the amenity or quality of the surrounding rural environment, therefore maintaining that existing.

Section 8 addresses te Tiriti o Waitangi (The Treaty of Waitangi); in this case, as the site is not located within an area designated as Wāhi Tūpuna under the PDP, and there were no concerns regarding the subdivision of the parent lot; there are no potential concerns regarding the consideration of te Tiriti o Waitangi.

Overall, the proposal is considered to meet the purpose and principles of Part 2.

7.0 DECISION ON RESOURCE CONSENT PURSUANT TO SECTION 104 OF THE RMA

Consent is **granted** for the construction of three residential units exceeding height, floor area and external appearance; and associated earthworks subject to the conditions outlined in **Appendix 1** of this decision report imposed pursuant to Section 108 of the RMA.

Prepared by

[redacted]

Carrie Skilton
PLANNER

Decision made by

[redacted]

Ian Bayilss
SENIOR PLANNER

8.0 DEVELOPMENT CONTRIBUTIONS AND ADMINISTRATIVE MATTERS

Local Government Act 2002: Development Contributions

This proposal may require a development contribution under the Local Government Act 2002 in line with QLDC's Development Contribution Policy. Where a development contribution is determined as required, payment will be due prior to commencement of the consent, except where a Building Consent is required when payment shall be due prior to the issue of the code of compliance certificate.

Please contact the Council if you require a Development Contribution Estimate.

Administrative Matters

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

The Council will contact you in due course to arrange the required monitoring. It is suggested that you contact the Council if you intend to delay implementation of this consent or if all conditions have been met.

This resource consent is not a building consent granted under the Building Act 2004. A building consent must be obtained before construction can begin unless relevant exemptions apply.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of section 125 of the RMA.

If you have any enquiries, please contact us at resourceconsent@qldc.govt.nz.

9.0 APPENDICES LIST

APPENDIX 1 – Consent Conditions
APPENDIX 2 – Applicant's AEE
APPENDIX 3 – Council's Engineering Comment
APPENDIX 4 – Applicant's Landscape Assessment
APPENDIX 5 – Council's Landscape Peer Review
APPENDIX 6 – Applicant's Environmental Management and Sediment Control Plan (EMSCP)
APPENDIX 7 – Council's EMSCP Peer Review
APPENDIX 8 – Applicant's Ecological Assessment

APPENDIX 1 – CONSENT CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the following plans including:

Architectural Plans – Lot 6 (SA Studio)

- *"Ayr Residence – Mt Soho"* – Site Plan (Mt Soho Lot 6) – Drawing Number: RC_100 – Dated: 09.09.25.
- *"Ayr Residence – Mt Soho"* – Ground Floor Plan (Mt Soho Lot 6) – Drawing Number: RC_101 – Dated: 09.09.25.
- *"Ayr Residence – Mt Soho"* – First Floor Plan (Mt Soho Lot 6) – Drawing Number: RC_102 – Dated: 09.09.25.
- *"Ayr Residence – Mt Soho"* – Roof Plan (Mt Soho Lot 6) – Drawing Number: RC_103 – Dated: 09.09.25.
- *"Ayr Residence – Mt Soho"* – Elevations (Mt Soho Lot 6) – Drawing Number: RC_200 – Dated: 09.09.25.
- *"Ayr Residence – Mt Soho"* – Elevations (Mt Soho Lot 6) – Drawing Number: RC_201 – Dated: 09.09.25.
- *"Ayr Residence – Mt Soho"* – Height Overlay (Mt Soho Lot 6) – Drawing Number: RC_400 – Dated: 09.09.25.
- *"Ayr Residence – Mt Soho"* – Height Overlay Roof Plans (Mt Soho Lot 6) – Drawing Number: RC_401 – Dated: 09.09.25.

Architectural Plans – Lot 7 (SA Studio)

- *"Ayr Residence – Mt Soho"* – Site Plan (Mt Soho Lot 7) – Drawing Number: RC_100 – Dated: 27.05.25.
- *"Ayr Residence – Mt Soho"* – Ground Floor Plan (Mt Soho Lot 7) – Drawing Number: RC_101 – Dated: 27.05.25.
- *"Ayr Residence – Mt Soho"* – First Floor Plan (Mt Soho Lot 7) – Drawing Number: RC_102 – Dated: 27.05.25.
- *"Ayr Residence – Mt Soho"* – Roof Plan (Mt Soho Lot 7) – Drawing Number: RC_103 – Dated: 27.05.25.
- *"Ayr Residence – Mt Soho"* – Elevations (Mt Soho Lot 7) – Drawing Number: RC_200 – Dated: 27.05.25.
- *"Ayr Residence – Mt Soho"* – Elevations (Mt Soho Lot 7) – Drawing Number: RC_201 – Dated: 27.05.25.
- *"Ayr Residence – Mt Soho"* – Height Overlay (Mt Soho Lot 7) – Drawing Number: RC_400 – Dated: 27.05.25.
- *"Ayr Residence – Mt Soho"* – Height Overlay Roof Plans (Mt Soho Lot 7) – Drawing Number: RC_401 – Dated: 27.05.25.

Architectural Plans – Lot 8 (SA Studio)

- *"Ayr Residence – Mt Soho"* – Site Plan (Coronet Lot 8) – Drawing Number: RC_100 – Dated: 27.05.25.
- *"Ayr Residence – Mt Soho"* – Ground Floor Plan (Coronet Lot 8) – Drawing Number: RC_101 – Dated: 27.05.25.
- *"Ayr Residence – Mt Soho"* – First Floor Plan (Coronet Lot 8) – Drawing Number: RC_102 – Dated: 27.05.25.
- *"Ayr Residence – Mt Soho"* – Roof Plan (Coronet Lot 8) – Drawing Number: RC_103 – Dated: 27.05.25.
- *"Ayr Residence – Mt Soho"* – Elevations, Option 1 (Coronet Lot 8) – Drawing Number: RC_200 – Dated: 27.05.25.
- *"Ayr Residence – Mt Soho"* – Elevations, Option 1 (Coronet Lot 8) – Drawing Number: RC_201 – Dated: 27.05.25.

- *"Ayr Residence – Mt Soho"* – Elevations, Option 2 (Coronet Lot 8) – Drawing Number: RC_202 – Dated: 27.05.25.
- *"Ayr Residence – Mt Soho"* – Elevations, Option 2 (Coronet Lot 8) – Drawing Number: RC_203 – Dated: 27.05.25.
- *"Ayr Residence – Mt Soho"* – Height Overlay (Coronet Lot 8) – Drawing Number: RC_400 – Dated: 27.05.25.
- *"Ayr Residence – Mt Soho"* – Height Overlay Roof Plans (Coronet Lot 8) – Drawing Number: RC_401 – Dated: 27.05.25.

Landscaping Plans (Winton)

- *"Ayr Residences"* - Land Use Plan, Structural Planting, For Consent – Drawing Number: AR-011 – Dated: 13 Nov 2025.
- *"Ayr Residences"* - Land Use Plan, Tree Planting Plan, For Consent – Drawing Number: AR-030 – Dated: 13 Nov 2025.
- *"Ayr Residences"* – Landscape Details, Entry Gates – Drawing Number: AR-509 – Dated: 31 July 2025.
- *"Ayr Residences"* - Landscape Details, Entry Stone Walls – Drawing Number: AR-011 – Dated: 13 Nov 2025.

stamped as approved on 18 December 2025

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 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 Resource Management Act 1991.

4. 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. The current standards are available on the QLDC website.

5. The external appearance, colours and materials approved by way of this consent are as follows:
   - Lot 6 - cedar weatherboard and stone, cedar shingle roofing, light timber joinery, corten chimney flue, copper roofing details.
   - Lot 7 - cedar weatherboard and stone, cedar shingles roofing, light timber joinery, corten chimney flue, copper roofing details.
   - Lot 8 - dark cedar weatherboard and stone, alpine tray roofing, light timber joinery, black steel chimney flue, dark roofing details; **OR** cedar weatherboard and stone, cedar shingles roofing with light timber joinery, corten chimney flue, copper roofing details.

6. The structural landscaping approved under Condition 1 (Landscaping Plan: AR-011) outside of the curtilage area shall be implemented prior to earthworks being undertaken.

7. The Fagus along the southern boundary shall be maintained between 5.5 – 6.5m high.

To be completed prior to the commencement of any works on-site (unless already completed under RM250242)

8. 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 QLDC's Land Development and Subdivision Code of Practice, in relation to this development.

9. At least 7 days prior to commencing earthworks 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 QLDC's Land Development and Subdivision Code of Practice who shall supervise the earthworks and undertake inspection and assessment as necessary to provide a Schedule 2A certificate and geotechnical completion report as required under Condition (30). This shall include subsurface investigations as necessary to determine the liquefaction risk and any necessary mitigation.

10. Prior to 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, in accordance with Condition (4), to detail the following requirements:

    a) The provision of a water supply to each residential unit 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.
    b) The provision of fire hydrants with adequate pressure and flow to service and maintain the residential units with a Class FW2 fire risk in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies 2008. Any lesser risk must be approved in writing by Fire & Emergency NZ, Queenstown Office. Evidence of adequate flow testing to hydrants shall be submitted to Council prior to subdivision completion.
    c) The provision of a low pressure foul sewer connection from each residential unit to Ayrburns reticulated sewerage system in accordance with Council's standards and connection policy, which shall be able to drain the buildable area within each lot. This shall include a boundary kit for each unit including non-return valve, isolating valve, and flush point. Telemtery shall be included to control pump timing to avoid peak flow times.
    d) Details of a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site for the critical 5% AEP storm event, either onsite or to the stormwater swale within the site. This shall include:
        (i) Percolation testing shall be undertaken at individual soak pit locations to confirm soakage. A copy of the test results shall be provided to Council and shall be in general accordance with the *'Acceptable Solutions and Verification Methods for New Zealand Building Code Clause: E1 Surface Water'.*
        (ii) The final design and sizing of any soak pit shall be based on the individual percolation test results.
    e) The provision of stormwater management and secondary flow paths to contain overland flows in the critical 1% AEP storm event so that there is no inundation of any buildable areas, and no increase in run-off onto land beyond the site from the pre-development situation.
    f) 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, but not limited to, all Roads, Water, Wastewater and Stormwater Infrastructure). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.

11. At least 15 working days prior to any works commencing on the relevant future lot as approved under RM250242 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. 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 environmental elements as specified in the guidelines:

    a) Administrative Requirements
        (i) Weekly site inspections
        (ii) Monthly environmental reporting
        (iii) Monthly monitoring by a 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 Erosion and Sediment Control Plan to be prepared by a Suitably Qualified and Experienced Person.
        (ii) Water quality
        (iii) Dust
        (iv) Cultural heritage
        (v) Noise
        (vi) Vibration
        (vii) Chemical and fuel management
        (viii) Waste management

    The EMP (and any sub-plans e.g. ESCP described below) shall also be consistent with any recommendations outlined in the Enviroscope report as submitted with the application, or any updates to the report for the entirety of the development across the subject site as submitted to the QLDC Monitoring and Enforcement Team.

12. Prior to ground-disturbing activities on the relevant future lot as approved under RM250242, the Consent Holder shall engage an Appropriately Qualified Person to prepare and submit an Erosion and Sediment Control Plan (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.

13. Prior to commencing ground-disturbing activities on the relevant future lot as approved by RM250242, the Consent Holder shall nominate an Environmental Representative for the works program in accordance with requirements outlined on pages 9 and 10 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans.*

14. Prior to commencing ground disturbing activities on the relevant future lot as approved by RM250242, 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 on page 8 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans.*

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, 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.

To be monitored throughout earthworks

16. Prior to works commencing on the relevant future lot as approved by RM250242 the Consent Holder must install erosion and sediment controls in accordance with the ESCP as well as provide As-built documentation for these controls by Suitably Qualified and Experienced Person HOLD POINT 2. It is noted that earthworks required to construct environmental management controls are allowed to commence once Council has provided notice that HOLD POINT 1 has been met.

17. All works shall be undertaken in accordance with the most current version of the EMP as accepted as suitable by Council.

18. The EMP shall be accessible on site at all times during work under this consent.

19. 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.

20. 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.

21. The Consent Holder shall undertake and document weekly and Pre and Post-Rain Event site inspections as outlined on pages 10 and 11 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.

22. 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 Condition (23) below.

23. The Consent Holder shall complete and submit exception reporting to QLDC in the form of a monthly environmental report. The monthly environmental report shall be submitted to QLDC's Regulatory Department within five (5) working days of the end of each month.

24. 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 QLDC details of any Environmental Incident within 12 hours of becoming aware of the incident.

b) Provide an Environmental Incident Report to QLDC within 10 working days of the incident occurring as per the requirements outlined in Section 3.3.1 of *Queenstown Lakes District Council's Guidelines for Environmental Management Plans.*

25. Environmental records are to be collated onsite and shall be made available to QLDC upon request; immediately if the request is made by a QLDC official onsite and within 24 hours if requested by a QLDC officer offsite. Records and registers to be managed onsite shall be in accordance with the requirements outlined on page 14 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans.*

26. 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 *Guideline.*

27. Should the water quality monitoring show that there are any exceedances of the Performance Criteria as outlined in section 5.5 of the EMP, the EMP will need to be updated to provide for suitable alternative controls designed by a suitably qualified professional that can ensure Performance Criterial are not exceeded.

28. No permanent batter slope within the site shall be formed at a gradient that exceeds 1(V):2(H).

29. No earthworks, temporary or permanent, are to breach the boundaries of the site with the exception of the vehicle crossings and service connections to Ayr Avenue.

30. Following earthworks and prior to commencing construction, the consent holder shall provide to the Manager of Resource Management Engineering at Council a geotechnical completion report and a Schedule 2A "Statement of professional opinion as to suitability of land for building construction" in accordance with Section 2.6.1 of QLDC's Land Development and Subdivision Code of Practice that has been prepared by a suitably qualified geotechnical professional as defined in Section 1.2.2 and demonstrates to Council that the building sites are suitable for building development. In the event that the conditions within the building sites are only found to be suitable for building construction subject to certain mitigation measures and/or remedial works being carried out, then the consent holder shall be responsible for implementing all necessary mitigation required to prepare the land for building construction. All fill shall be either certified in accordance with NZS 4431:2022, or where any buildings are to be founded on fill that has not been certified in accordance with NZS 4431:2022, the foundations of the building shall be designed by a suitably qualified engineer and a corresponding producer statement shall be submitted to the Manager of Resource Management Engineering at Council.

31. Hours of Operation for earthworks, shall be:
    - Monday to Saturday (inclusive) - 07:30 – 18:00
    - Sundays and Public Holidays – No activity.

To be completed prior to occupation

32. Prior to occupation of any of the residential units, 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 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 (10) above.

    c) Sealed vehicle crossings/access to each residential unit from Ayr Avenue as per application plans.

    d) Any power supply and/or telecommunications connections to the residential units shall be underground from existing reticulation and in accordance with any requirements/standards of the network provider's requirements.

e) A surveyor's certificate shall be provided to demonstrate that the three residential units maintain a minimum ground floor building foundation level requirement to underside of floor slab/joists of 349.5m or greater (Dunedin 1958 vertical datum), or greater elevation to avoid inundation, and to ensure that the height of the residential units does not exceed that approved.

f) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition (8) for all engineering works completed in relation to or in association with this subdivision (for clarification this shall include, but not be limited to, 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.

g) All earthworked areas shall be top-soiled and revegetated or otherwise permanently stabilised.

h) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

i) 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.

Ongoing Conditions/Covenants

33. In the event that the Engineering Acceptance issued under Condition (10) 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 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 s.127 of the Resource Management Act].

34. Prior to the occupation of any of the residential units, a covenant pursuant to Section 108(2)(d) of the Resource Management Act 1991 shall be registered on the Record of Title of the subject site as follows:

a) A covenant shall provide 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 32(e) 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.

b) The owners are advised that the residential unit is serviced via a Pressure Sewer System as defined in the Queenstown Lakes District Council Pressure Sewer Policy. At the time a residential unit is constructed on the lots, the owners for the time being shall:

i) Arrange for a suitably qualified person (Approved Supplier) to design and install all private pressure sewer system components (On-property Equipment) to connect with the existing pressure sewer lateral and boundary kit installed at the boundary of the lot. The On-property Equipment (including the grinder pump, collection tank, electrical and control system and related pipework) shall be installed and commissioned by an Approved Supplier in accordance with the requirements of the Queenstown Lakes District Council Pressure Sewer Policy and the detailed installation, maintenance and operation guidelines (Home Owners Manual) associated with the pressure sewer system components.

ii) The individual owners shall be responsible for the ongoing operation, monitoring and maintenance of all On-property Equipment within each lot in accordance with the Home Owners Manual and the requirements of the Queenstown Lakes District Council Pressure Sewer Policy.

ADVICE NOTES

1. This consent may trigger a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information, please contact the DCN Officer at QLDC.

2. There is repetition of some conditions in this land use consent and the related subdivision consent RM250242. If repeated conditions under RM250242 are completed, the relevant conditions of this resource consent will be considered satisfied.

3. The consent holder is advised of the requirements that the construction activities comply with the relevant standards of Chapter 36 (Noise) of the Proposed District Plan.

For Your Information

Monitoring
The conditions in your decision will advise if monitoring is required. To assist with compliance of your resource consent, and to avoid your monitoring deposit being used before your development starts, please complete the "Notice of Works Starting Form" and email to the Monitoring Planner at RCMonitoring@qldc.govt.nz

Environmental Management Plan
Please be aware of your requirements to appropriately manage environmental effects associated with your activity. Site management means having adequate controls in place on your site. This will ensure compliance is achieved and harmful by-products of construction activities do not damage the environment or cause nuisance to neighbours. We've provided some advice to help you mitigate any possible adverse effects that may be generated on your site as a result of construction related activities.

Engineering Acceptance
You may also have conditions that require you to apply for Engineering Acceptance. To apply, please complete the Engineering Acceptance Application Form and submit to engineeringapprovals@qldc.govt.nz. Further information regarding Engineering Acceptance can be found here.

Development Contribution

If this decision requires a development contribution (DC) charge, we will be sending a notice in due course. To answer questions such as what is a DC charge, when a DC charge is triggered and timing of payments, this information is available here.

If you wish to make a DC estimate calculation yourself, please use this link. Full details on current and past policies can be found here.

APPENDIX 2 – APPLICANT'S AEE

APPLICATION FOR RESOURCE CONSENT

To construct three residential units at Ayrburn

11 September 2025

BROWN&COMPANY
PLANNING GROUP

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

APPLICANT AND PROPERTY DETAILS

Applicant's name:	Waterfall Park Developments Limited (**WPDL**)
Address for Service:	C/- Lauren Christie Ayrburn [redacted]
Address for invoicing:	As above
Site Address:	1 Ayr Avenue, Arrowtown
Legal Description:	Currently part of Lot 4 DP 540788 (Future Lot 6 – 8 of RM250242 which is a subdivision of Lot 6 & Lot 100, RM240982)
Plan Zone:	Wakatipu Basin Rural Amenity Zone
Activity Status:	Restricted Discretionary

Prepared for:	*Waterfall Park Developments Limited (WPDL)*
Date:	*11 September 2025*
Prepared by:	*Morgan Shepherd*
Reviewed by:	*Jeff Brown*

Declaration

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

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

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

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

[redacted]

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

Waterfall Park Developments Limited

11 September 2025

ATTACHMENTS

A	An assessment of effects on the environment in accordance with the Fourth Schedule to the Act.
B	Records of Title
C	Architectural Plans – Lot 6
D	Architectural Plans – Lot 7
E	Architectural Plans – Lot 8
F	Earthworks Plans
G	Landscape Plan
H	Landscape Assessment
I	Stormwater and Flood Risk Assessment
J	Environmental Management Plan
K	Copy of RM240982 Approved Scheme Plan
L	Proposed draft conditions of consent
M	Affected Party Approval
N	Form 9

CONTENTS

FOURTH SCHEDULE
ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

1. A DESCRIPTION OF THE PROPOSAL

1.1. Scope of this Document

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

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

- A description of the site and surrounding locality;
- Consent history;
- A description of the proposal;
- Relevant provisions of the QLDC's Proposed District Plan (**PDP**);
- An assessment of effects on the environment;
- Part 2 RMA considerations;
- Section 95A Assessment.

1.2. The site and locality

The site is located adjoining Arrowtown-Lake Hayes Road and Ayr Avenue in the Wakatipu Basin.

The location and extent of the site is shown in ***Figure 1*** below.

Figure 1. Aerial photograph identifying general location and extent of the subject site (outlined in red)

The site is subject to a subdivision consent (RM240982) (granted but not yet titled) which creates a single title for the subject site for the Residential Activity Areas of the Ayrburn Structure Plan and a subsequent subdivision (RM250242) that creates three residential allotments and residential building platforms as shown below in ***Figure 2***.

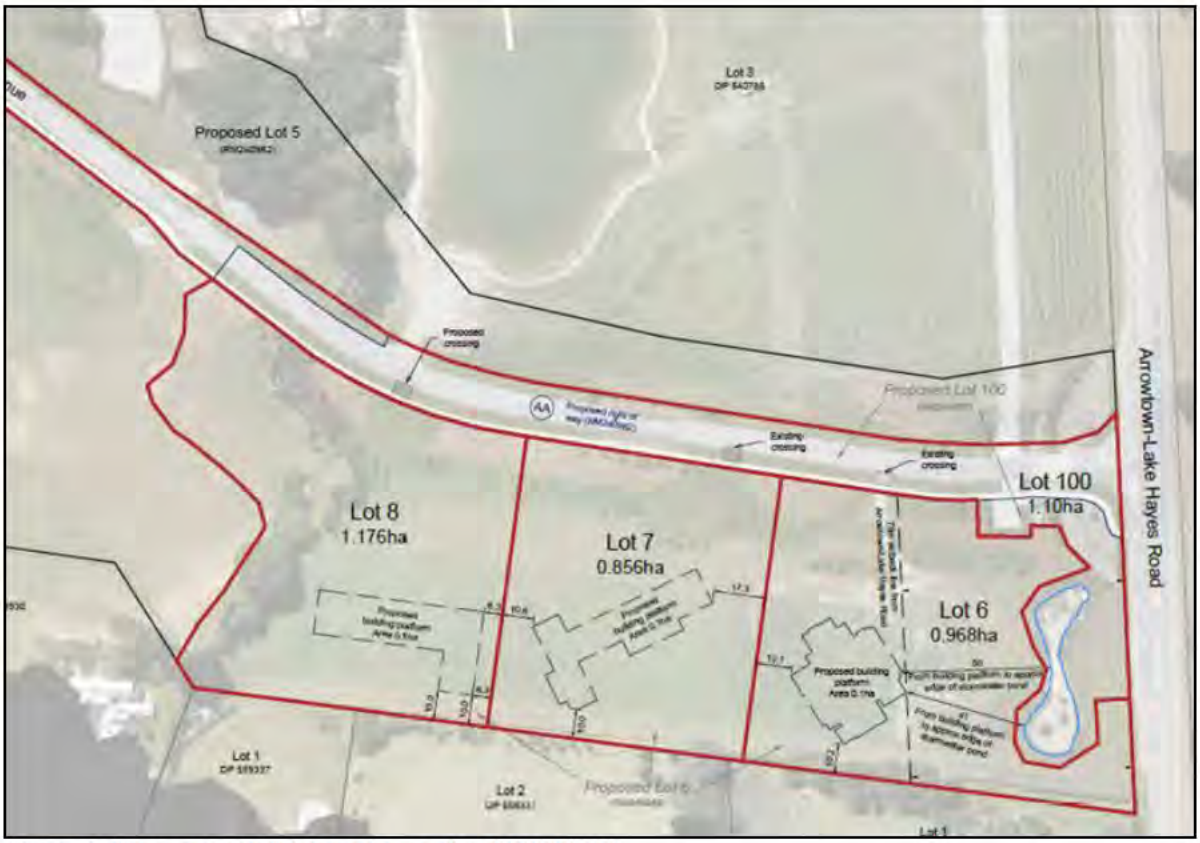

Figure 2. Approved subdivision scheme plan (RM250242)

1.3. Development and Consent History

The following resource consents have been granted and are of relevance to the site and the proposal:

RM171280 Consent to build a road and bridge to access the Waterfall Park Zone.

RM180584 A comprehensive consent for a hotel (with 380 guest rooms), including two restaurants, a bar, conference centre/large event facilities within the reception building. This consent also includes restoration and repurposing of existing heritage farm buildings, two new storage buildings, wellness centre, wedding chapel, bridges, culverts and crossings for vehicles and pedestrians over Mill Creek and extensive revegetation and ecological enhancement.

RM181608 Boundary adjustment between Millbrook and Waterfall Park land.

RM200290 Application to undertake a 6 lot subdivision to separate the historic farm buildings from the site of the proposed hotel development approved under RM180584. The subdivision included amalgamations, the creation of roading lots and the creation of an esplanade strip on Lot 5. Land use consent for a parking shortfall associated with the proposed activity on Lot 5 (approved under RM180584) was also sought. This consent was refused and that decision was appealed. The appeal has been withdrawn.

RM210591 Consent to vary the consented used of two of the Ayrburn stone farm buildings (RM180584) to enable a broader range of commercial activity to be undertaken, and an extension to the existing carparking area for an additional six spaces.

RM211193 Consent for the extension of the hospitality activities in existing historic buildings and within new buildings. This consent also included the use of the outdoor "Dell" area for up to 12 temporary events per year and associated parking.

RM220829 Consent to construct and operate the Barrel Room, including for use as a restaurant / bar.

RM220874 Consent to vary RM211193, and for commercial activity in the Bakehouse with service access.

RM220926 Consent for the construction and operation of a village for later living (to be known as Northbrook) and a hotel within the Waterfall Park Zone, comprising of six principal buildings, sheds, landscaping, access, parking and loading, and related earthworks.

RM230163 Consent to carry out earthworks to construct Frost Fighting Ponds.

RM230229 Application for Rights of Way under Section 348 of the Local Government Act 1974 to create easements in favour of Council for achieving legal access to Ayrburn Domain and to ensure public pedestrian access through the site from the southern boundary to the northern waterfall.

RM230425 Consent for a function venue known as the "Haybarn", an overflow carpark and bus stop, and service access.

RM230645 Consent to vary RM180584 to allow commencement of commercial activities at Ayrburn Domain and allow public access via Ayr Avenue.

RM230909 Certificate of compliance for freshwater farming of Kōura in ponds, their commercial harvesting, and commercial recreational harvesting by the public.

RM240135 Consent to vary RM211193 for design amendments to the Bakehouse and for a new chiller/storage building.

RM240314 Consent for a one-off temporary event (Synthony) at the Dell for three consecutive days from 1 February – 31 May 2025.

RM240982 Consent to undertake a 9 lot subdivision, including proposed esplanade strips, to reflect the approved and constructed development across Ayrburn and the future development enabled by the Ayrburn Structure Plan. This application was granted on 15 May 2025.

RM250242 Consent for a subdivision of future Lot 6 (RM240982) into three residential lots and to establish a building platform on each allotment and a boundary adjustment between future Lot 6 and 100.

1.4. The proposal

The applicant proposes the construction of three residential units within the residential building platforms on future Lots 6 – 8 as follows:

Lot 6 – 'Crown Peak'

This residential unit has been designed to comprise multiple buildings sited around a central landscape courtyard with the northern building containing the kitchen, living and dining areas on the ground floor and additional living areas and three bedrooms, each with bathrooms on the upper level. The master bedroom wing is located to the west of this and is accessed via an internal hallway. To the southeast of the main wing and connected by verandah is another wing containing living areas and additional bedrooms.

To the southwest of the courtyard is the garaging which includes a residential flat on the upper level.

The building is clad in cedar weatherboard and stone, with cedar shingles roofing, timber joinery and a corten chimney flue and copper downpipe.

The maximum height of the buildings is 8m, with the chimney flues extending 0.65 – 0.9m above that.

The total building footprint proposed is 785m².

Lot 7 – 'Mt Soho'

This residential unit comprises a linear collection of buildings facing northwest. At ground level, the main building contains a central kitchen, living and dining area with a master suite off each end. The upper level contains more living area and two bedrooms with bathrooms. To the southeast of the main building is another building containing additional living area and bedrooms and the garaging which includes a residential flat on the upper level.

The building is clad in cedar weatherboard and stone, with cedar shingles roofing, timber joinery and a corten chimney flue and copper downpipe.

The maximum height of the buildings is 8m, with the chimney flues extending 0.25 – 0.75m above that.

The total building footprint proposed is 687m².

Lot 8 – 'Coronet'

This residential unit comprises three separate buildings, with a basement under the western most building. At ground level, the main building contains kitchen, living and dining areas, a laundry, bedroom and bathroom. Above ground floor level is three bedrooms and bathrooms.

To the west of the main building is another living area with a basement subterranean wine bunker.

To the east of the main building is the garaging (at ground level) and a residential flat on the upper level.

A glasshouse is proposed to the north of the garage building.

It is proposed to clad the building in either dark cedar weatherboard and stone with alpine tray roofing, dark timber joinery and black steel chimney flue and downpipe, or, a lighter cedar weatherboard and stone with cedar shingles roofing with lighter timber joinery and a corten chimney flue and copper downpipe.

The maximum height of the buildings is 8m, with the chimney flues extending 0.50 – 0.80m above that.

The total building footprint proposed is 650m².

Landscaping

As detailed in the Landscape Plan (**Attachment G** and ***Figure 3*** below) the proposal includes the following:

- Laurel hedge along the southern boundary to be retained and maintained between 2 – 3m (as required by RM220403 and RM250242);
- Laurel hedging along the internal boundaries of each lot (to be maintained between 2 – 3m high) and along the crown of the existing mounding;
- Retention of trees that are spread along the Ayr Avenue and Arrowtown-Lake Hayes Road boundaries;
- Additional trees set back from the Arrowtown-Lake Hayes Road boundary;

- Additional trees along the southern boundary to be maintained between 5.5 – 6.5m high;
- Retention of trees located within the Tree Protection Area in Lot 8.

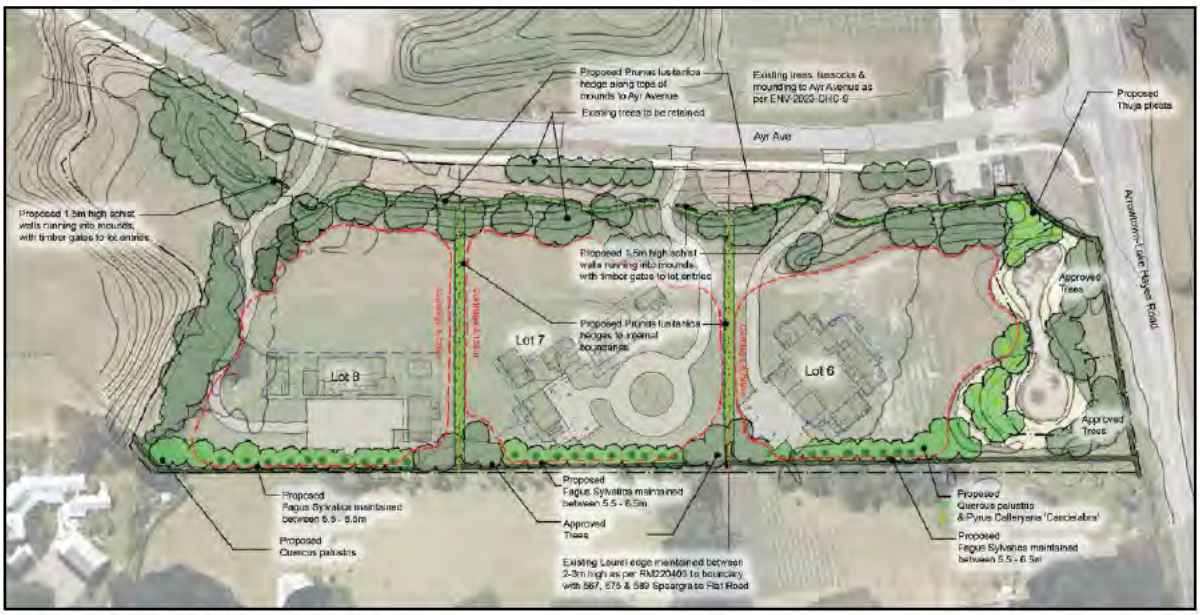

Figure 3. Proposed Landscape Plan

Earthworks

The proposal includes the following earthworks:

- Total volume: 17,830m³
- Maximum cut: 4.2m
- Total area: 17,000m²

All erosion and sediment controls will be established in accordance with an Environmental Management Plan (EMP) (**Attachment J**) prepared by a suitably qualified and experienced person.

The proposal is in keeping with the conditions of RM250242 that relate to landscaping matters:

- All external lighting shall be fitted with covers and be oriented downwards to minimise external light spill.
- All water tanks, gas bottles, rubbish storage, and other onsite infrastructure shall be screened to prevent it being visible from outside the Lots.
- All driveways to be finished in either a gravel, chipseal or asphalt surface or an exposed aggregate concrete surface with charcoal oxide mixed into the slurry.
- All stormwater management will be by way of rock lined, grass or planted swales and rain gardens.
- All gates shall be of a rural style comprising timber rail steel lattice panels.

Servicing

Vehicle crossings are to be constructed under RM250242.

There is capacity within the existing water supply for the proposed units, and the wastewater solution involves connection to the existing wastewater infrastructure on Ayr Avenue, which also has capacity to cater for the proposal. This is assessed under RM250242.

Stormwater will be captured on each lot and discharged (via a piped network) to the west towards the floodplain bunding (associated with the Haybarn consent RM230425) and ultimately into Mill Creek as discussed in the Stormwater and Flood Hazard Assessment (**Attachment I**) and assessed under RM250242.

2. RESOURCE MANAGEMENT MATTERS

The subject site is zoned Wakatipu Basin Rural Amenity Zone (**WBRAZ**) under the Proposed District Plan (**PDP**) as seen in ***Figure 4*** below.

Figure 4. *PDP zoning of site (light blue illustrates Wakatipu Basin Rural Amenity Zone)*

The site is located within one Residential Activity Area of the Ayrburn Structure Plan as seen in ***Figure 5*** below. The Tree Protection Area that intersects the Residential Activity Area is contained within Future Lot 8.

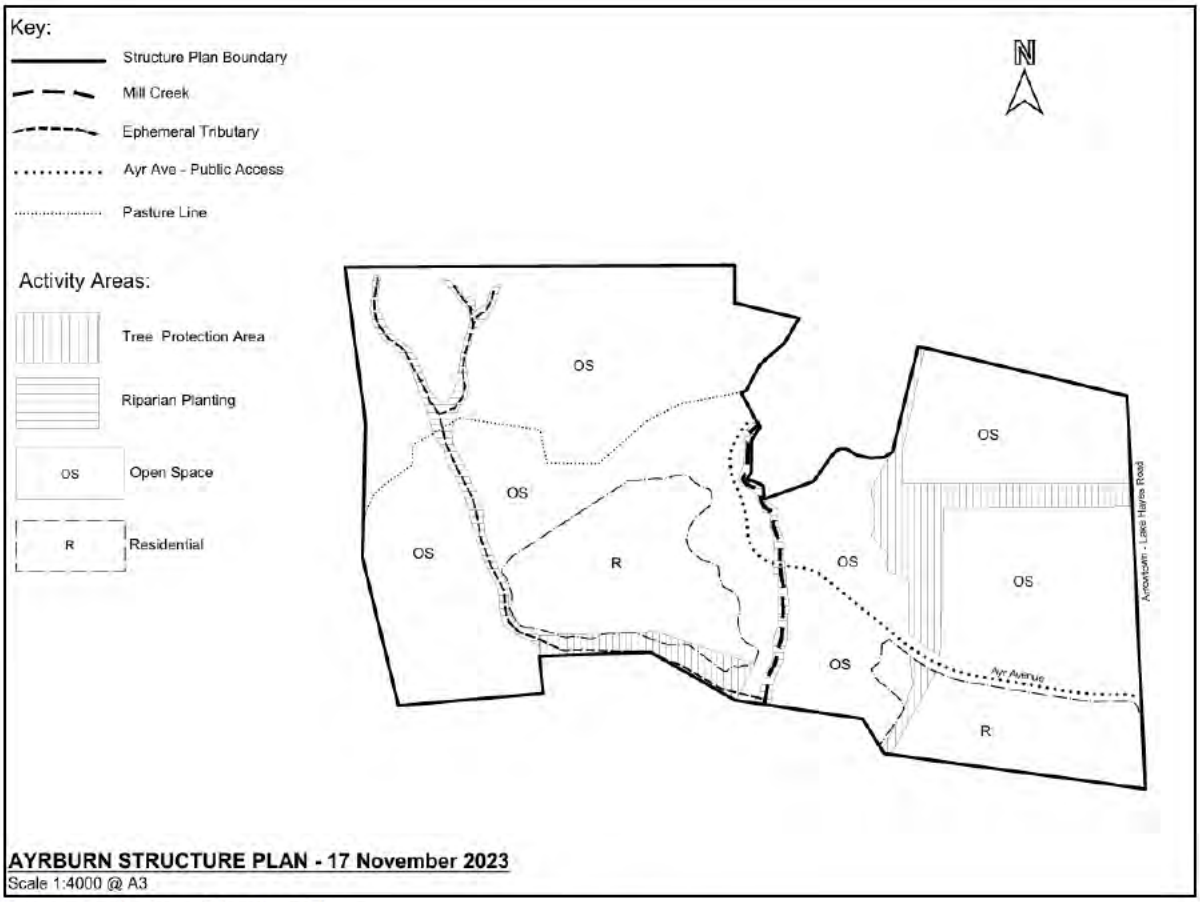

Figure 5. Ayrburn Structure Plan

The relevant provisions are assessed in the following tables.

Table 1. Chapter 24 – Wakatipu Basin Rural Amenity Zone

Rule	For	Activity Status / Consent required?
Chapter 24 – WBRAZ Activity Rules		
24.4.5.1	The construction of buildings for residential activity, including residential flats, that are located within a building platform approved by a resource consent and registered on the applicable record of title. Control is reserved over: a. Effects on landscape character associated with the bulk and external appearance on buildings; b. Access; c. Infrastructure; d. Landform modification, exterior lighting, landscaping and planting (existing and proposed); e. Where the site is located within the Lake Hayes Catchment as identified in Schedule 24.9, the contribution of, and methods adopted by, the proposal to improving water quality within the Lake Hayes Catchment. f. Where the site is located within the Warehuanui Hills East Structure Plan area, the visual prominence of the building and associated landscaping, fencing, driveways and ancillary structures when viewed from:	**No – Controlled** activity consent is not required as the building platforms are not yet registered on the titles. Restricted Discretionary activity consent is required under Rule 24.4.7B below.

Rule	For	Activity Status / Consent required?
	…	
24.4.6	The construction of buildings for residential activity not provided for by Rules 24.4.5 to Rule 24.4.7A.	**No – Restricted Discretionary** activity consent is not required under this rule as the proposed buildings and residential activity are provided for by Rule 24.4.7B.
24.4.7	The construction of buildings for residential activity outside a building platform approved by a resource consent and registered on the applicable record of title on a site where there is such a building platform.	**No** – this rule does not apply as the building platforms are not yet approved or registered (and the residential units will be located within the RM250242 building platforms when approved and registered).
24.4.7A	Any new residential activity including the construction of buildings for that residential activity within those areas identified in Rule 24.5.1.6.	**No – Discretionary** activity consent is not required as the site is not within those areas identified in Rule 24.5.1.6.
24.4.7B	Any new residential activity including the construction of buildings for that residential activity within those areas identified in Rule 24.5.1.6A.	**Yes – Restricted Discretionary** activity consent is required for the proposed residential units and associated residential activity within the Residential Activity Area of the Ayrburn Structure Plan.
24.4.26	Within the Residential Activity Areas identified on the Ayrburn Structure Plan located in Section 27.13: 24.4.26.1 Landscaping and conservation planting 24.4.26.2 The construction of any building for residential activity prior to the approval of subdivision consent applicable to all of the land within the Residential Activity Area containing such building.	**Permitted** **Non-Complying** Consent is not required under this rule as subdivision containing the land within the Residential Activity Area has been approved (RM240982).
24.4.27	Within the land contained in the Ayrburn Structure Plan located in Section 27.13: 24.4.27.1 The construction of any building within Activity Area OS. 24.4.27.2 The discharge of wastewater to land. 24.4.27.3 The application of any fertiliser containing nitrogen or phosphorous provided this restriction does not apply to the initial establishment of hydroseed grass areas and other plants or to the use of organic fertiliser such as compost, manure or seaweed.	**No – Non-Complying** activity consent is not required under this rule as the proposal does not include any of the activities or uses listed in 24.4.27.1 – 24.4.27.7.

Rule	For		Activity Status / Consent required?
	24.4.27.4	Commercial livestock farming.	
	24.4.27.5	Motor vehicle access into Ayrburn from the legal road adjoining the western boundary of Ayrburn, provided that this restriction does not apply to electric bicycles, mobility scooters or golf buggies.	
	24.4.27.6	The planting of vegetation other than pasture grass, crops or grapevines within any Activity Area OS provided that this control does not apply to planting to maintain or replace trees and landscaping along Ayr Avenue.	
	24.4.27.7	The planting of vegetation other than pasture grass within Activity Area OS adjoining the northern boundary of Ayrburn which adjoins the Millbrook Zone (Christine's Hill) above the Pasture Line shown on the Ayrburn Structure Plan.	
Chapter 25 – Earthworks Activity Rules			
25.4.2	Earthworks that do not comply with the standards for the maximum total volume of earthworks in Tables 25.2, except for earthworks covered by Rules 24.5.1A and 25.4.1B.		**Yes – Restricted Discretionary** activity consent is required as the proposed earthworks do not comply with the maximum total volume of earthworks in the WBRAZ (addressed in *Table 2* below).

Table 2. Activity Standards

Rule	For	Consent required
Chapter 24 – WBRAZ Standards		
24.5.1.6A	Any site located within a Residential Activity Area identified on the Ayrburn Structure Plan located in Section 27.13, a maximum of one residential unit per net site area and average area: 6,000m² minimum and 1ha average, with that averaging calculation to take into account only land that is located within the same Residential Activity Area as identified on the Ayrburn Structure Plan.	**No – Non-Complying** activity consent is not required as the proposal includes one residential unit (each including a residential flat) per allotment which complies with the minimum and average lot sizes.
24.5.4	**Building Material and Colours** All building and its alteration, including shipping containers that remain on site for more than six months, are subject to the following: All exterior surfaces* must be coloured in the range of browns, greens or greys including: 1. Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and	**Yes – Restricted Discretionary** activity consent is required as the light reflectance value of the joinery is greater than 30% (being 61% and 70%).

Rule	For	Consent required
	2. All other exterior surface** finish, except for schist, must have a light reflectance value of not greater than 30%. *Excludes soffits, windows and skylights (but not glass balustrades). **Includes cladding and built landscaping that cannot be measured by way of light reflectance value but is deemed by the Council to be suitably recessive and have the same effect as achieving a light reflectance value of 30%.	
24.5.5	**Building Ground Floor Area** Where a residential building is constructed within a building platform under Rule 24.4.5, the ground floor area of all buildings must not exceed 500m²	**Yes – Restricted Discretionary** activity consent is required for the following ground floor areas of all buildings: Lot 6: 785m² Lot 7: 687m² Lot 8: 650m²
24.5.6	**Building coverage** The building coverage of all buildings on a site not subject to Rule 24.5.5 must not exceed 15% net site area, or 500m², whichever is the lesser.	**No – Restricted Discretionary** activity consent is not required as the proposal is subject to Rule 24.4.5 (Building Ground Floor Area).
24.5.7	**Setback from internal boundaries** `The minimum setback of any building from internal boundaries shall be 10m, except where Rule 24.5.7.2 applies. 1. The setback of buildings from the southern boundary of Lot 2 DP 392663, Part Lot 7 DP 392663, and Part Lot 2 DP 501981 (or subsequent title/s) (adjacent to the Arrowtown Retirement Village, McDonnell Road, Arrowtown) shall be defined by a line between: i. a point at the McDonnell Road boundary 75m from the southern boundary of Lot 2 DP 392663; and ii. a point at the western boundary of the Precinct and 25m from the southern boundary of Part Lot 7 DP 392663.	**No – Restricted Discretionary** activity consent is not required as the internal boundary setback breach on Lot 8 was applied for under RM250242.
24.5.8.1	The maximum height of buildings shall be 6.5m	**Yes – Restricted Discretionary** activity consent is required as the proposed residential units exceed the 6.5m height limit.
24.5.8.2	The maximum height of buildings shall be 8m.	**No – Non-Complying** activity consent is not required as the buildings do not exceed the 8m height limit.
24.5.9.5	**Setback from roads** The minimum setback of any building from Arrowtown-Lake Hayes Road, within the land contained in the Ayrburn Structure Plan located in Section 27.13, shall be 75m.	**No – Restricted Discretionary** activity consent is not required as the building on proposed Lot 6 is setback 75m from Arrowtown-Lake Hayes Road (measured from the boundary of the road reserve).

Rule	For	Consent required
24.5.12	**Setback of buildings from waterbodies** The minimum setback of any building from the bed of a wetland, river or lake shall be 30m. This rule does not apply to: a. waterbodies that have been built as part of a subdivision or development for the primary purpose of treating and disposing of stormwater, or b. the construction of buildings for residential activities pursuant to Rule 24.4.5.	**No – Restricted Discretionary** activity consent is not required as the pond adjoining Arrowtown Lake Hayes Road has been built for the primary purpose of treating and disposing of stormwater. In any case, the proposed building platform on Lot 6 is setback at least 41m from the stormwater pond.
24.5.17	**Glare** a. All fixed exterior lighting shall be directed away from adjacent roads and sites. b. Activities on any site shall not result in more than a 3 lux spill (horizontal and vertical) of light to any other site, measured at any point within the boundary of the other site. c. There shall be no upward light spill.	**No – Restricted Discretionary** activity consent is not required as the proposal complies with this standard.
24.5.19	**Firefighting water and access** New buildings for residential activities where there is no reticulated water supply, or any reticulated water supply is not sufficient for firefighting must have one of the following: Either a sprinkler system installed and plumbed with a maintained static water storage supply of at least 7,000 litres available to the system, or Water supply and access for firefighting that meets the following requirements: a. Water storage of at least 45,000 litres shall be maintained (excluding potable water storage for domestic use) with an outlet connection point that can provide 1500L/min (25 L/s) and any necessary couplings; b. A hardstand area with a minimum width of 4.5m and length of 11m located within 6m of the firefighting water supply connection point and capable of supporting a 20 tonne fire service vehicle; c. The connection point for the firefighting water supply must be located more than 6m and less than 90m from the building for residential activities and be accessible by emergency service vehicles during fire events; d. Access from the property road boundary to the hardstand area capable of accommodating a 20 tonne fire service vehicle.	**No – Restricted Discretionary** activity consent is not required as there is sufficient reticulated water supply for firefighting.
Chapter 25 – Earthworks Standards		
25.5.4	**Maximum Volume** Wakatipu Basin Rural Amenity Zone = 400m³	**Yes – Restricted Discretionary** activity consent is required for 17,830m³ of earthworks.
25.5.11.2	**Earthworks over a contiguous area of land shall not exceed the following area:** 10,000m² where the slope is less than 10°	**Yes – Restricted Discretionary** activity consent

Rule	For	Consent required
		is required for 17,000m² of earthworks.
25.5.15	**Height of cut and fill and slope** The maximum depth of any cut shall not exceed 2.4m	**Yes – Restricted Discretionary** activity consent is required for a maximum cut of 4.2m (for the basements).
25.5.16	**Height of cut and fill and slope** The maximum height of any fill shall not exceed 2m	**No – Restricted Discretionary** activity consent is not required.

2.1.1. Summary of consents required

In summary, the following consents are required for the proposal:

Under the PDP:

- A **Restricted Discretionary** activity resource consent pursuant to Rule 24.4.7B for the construction of residential units within the Residential Activity Area of the Ayrburn Structure Plan;
- A **Restricted Discretionary** activity resource consent pursuant to Rule 24.5.4 for external materials with a light reflectance value greater than 30%;
- A **Restricted Discretionary** activity resource consent pursuant to Rule 24.5.8.1 for the proposed residential units that exceed the 6.5m height plane;
- A **Restricted Discretionary** activity resource consent pursuant to Rule 24.5.5 to exceed 500m² building floor area on each lot;
- A **Restricted Discretionary** activity resource consent pursuant to Rule 25.4.2 to exceed the maximum total volume of earthworks;
- A **Restricted Discretionary** activity resource consent pursuant to Rule 25.5.11.2 to exceed the maximum contiguous area of earthworks; and
- A **Restricted Discretionary** activity resource consent pursuant to Rule 25.5.15 to exceed the maximum depth of cut.

Other consents:

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

Overall, resource consent is required for a **Restricted Discretionary** activity.

3. WHERE IT IS LIKELY THAT AN ACTIVITY WILL RESULT IN ANY SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT, A DESCRIPTION OF ANY POSSIBLE ALTERNATIVE LOCATIONS OR METHODS FOR UNDERTAKING THE ACTIVITY:

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

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

4.1. Introduction

This assessment of effects on the environment addresses:

- The permitted baseline and existing environment;
- Effects on landscape and visual amenity values;
- Servicing effects;
- Effects associated with earthworks;
- Effects on water quality within the Lake Hayes Catchment; and
- Summary of effects on the environment.

4.2. Permitted baseline and existing environment

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

4.2.1. Permitted baseline

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

All residential units within the WBRAZ require resource consent (at least a controlled activity) and therefore there is no permitted baseline in this regard.

4.2.2. Existing environment

As detailed in Section 3 above there are a number of relevant resource consents which relate to the site and the existing activities. RM171280 consented Ayr Avenue which has been constructed. For the purposes of this application, RM240982 consented a 9 lot subdivision to create titles to provide for the development enabled by the Ayrburn Structure Plan.

The existing environment only includes the environment as modified by implemented resource consents that have been granted at the time an application is considered, where it is likely that those resource consents will be implemented. In this case, RM250242 a consent for subdivision of future Lot 6 (RM240982) into three residential lots and to establish a building platform on each allotment and a boundary adjustment between future Lot 6 and 100. The consent also approves an internal boundary setback breach created on future Lot 8.

4.3. Effects on landscape and visual amenity values

The Ayrburn Structure Plan provides for residential development within this area and the proposal involves residential units within residential building platforms (as approved under RM250242).

A Landscape Assessment has been prepared by Rough Milne Mitchell (**Attachment G**) assessing the actual and potential landscape and visual effects arising from the proposed residential units.

The Landscape Assessment conclusions are summarised as follows:

- Due to the proposed modular layout, the viewing distances and duration of view between passers by using public roads and proposed (and existing) planting, the perceived different

between a compliant ground floor area and the proposed ground floor area of each building will be difficult to perceive from any singular viewpoint;

- The proposed height breaches are intermittent across the roof form and comprise of dark recessive materiality. The articulation of the roof form and building height, in combination with the materiality will reduce the visual prominence and potential adverse effects;
- The potential adverse effects associated with the proposed height breaches on neighbouring properties and from public places are very low – low;
- Any potential adverse effects of the proposed earthworks on the landscape are considered to be very low;
- The proposed buildings are designed to complement the wider aesthetic of Ayrburn and will not adversely affect any of the wider landscape character and visual amenity values of LCU 8.

Based on the above, any potential adverse effects on the surrounding landscape and visual amenity will be less than minor.

4.4. Servicing effects

As approved under RM250242, the allotments will be adequately serviced as discussed in the Water & Wastewater Memo and Stormwater Management Plan submitted with that application.

The existing wastewater network has sufficient capacity to cater for the proposed residential units, as does the stormwater treatment train approach which is to be constructed.

The vehicle crossings onto Ayr Avenue are approved and constructed under RM250242 to provide for the proposal. There is sufficient area within garaging and courtyards for carparking and manoeuvring on site.

Overall, the proposed residential units can be serviced without giving rise to adverse effects on the surrounding environment.

4.5. Effects associated with earthworks

The proposed earthworks are required to prepare the foundations and basements (where applicable) for the buildings, construct driveways and landscaping within each site.

Given the extent of erosion and sediment controls measures that will be implemented as set out in the EMP (**Attachment J**), any potential effects relating to erosion, land stability or sedimentation will be less than minor as the earthworks will be well managed and contained within the site.

The proposed earthworks will be managed (in accordance with an approved EMP) to ensure there is no adverse effects on any nearby waterbodies as discussed in Section 4.6 below.

4.6. Effects on water quality within the Lake Hayes Catchment

Contaminant load modelling for the site under pre-development and post-development conditions was prepared to ensure the proposal results in an improvement to the water quality of the runoff as approved under the subdivision application (RM250242). That modelling confirmed that the subdivision reduces contaminant runoff as the swale has long enough residence time to effectively treat water twice in succession.

The proposed earthworks will not result in adverse effects on water quality given the separation distance from any external waterbodies in addition to the comprehensive methods proposed within the EMP which will capture, manage and filter stormwater to remove sediment property to leave the area of works and site.

Overall, the proposal will not result in any adverse effects on water quality within the Lake Hayes Catchment.

4.7. Summary of effects on the environment

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

5. ASSESSMENT UNDER THE RELEVANT OBJECTIVES AND POLICIES

5.1. Proposed District Plan

5.2.1 Objectives and Policies

The relevant provisions are assessed in the following tables.

Table 3. Chapter 24 and 25 Objectives and Policies

Provision	Provision Detail	Assessment
Chapter 24 – Wakatipu Basin		
Objective 24.2.1	***Landscape character and visual amenity values in the Wakatipu Basin are maintained or enhanced.***	The proposal maintains landscape character and visual amenity values of the Wakatipu Basin as discussed in the Landscape Assessment. The proposal achieves this objective.
Policy 24.2.1.1	*Identify in Schedule 24.8 and on the planning maps the landscape capacity of areas outside of the Precinct to absorb subdivision and residential development according to the following rating scale:* *a. Very Low capacity;* *b. Low capacity;* *c. Moderate-Low capacity;* *d. Moderate capacity;* *e. Moderate-High capacity; and* *f. High capacity.*	As provided for in the PDP the Residential Activity Area has a moderate capacity to absorb development.
Policy 24.2.1.3	*Subdivision or residential development in all areas of the Wakatipu Basin Rural Amenity Zone outside of the Precinct that are identified in Schedule 24.8 to have Moderate capacity must be of a scale, nature and design that:* *a. is not inconsistent with any of the policies that serve to assist to achieve objective 24.2.1; and* *b. ensures that the landscape character and visual amenity values of each relevant LCU as identified in Schedule 24.8 is maintained or enhanced by ensuring that landscape capacity is not exceeded.*	As discussed above, the area has a Moderate capacity to absorb development. The proposal maintains the landscape character and visual amenity values of the LCU as discussed in the Landscape Assessment. The proposal is not considered to exceed the landscape capacity and is not inconsistent with any of the policies that serve to assist to achieve Objective 24.2.1. The proposal achieves this policy.
Policy 24.2.1.4	*Within those areas identified as having a landscape capacity rating of Moderate, do not allow any new residential development*	The proposal does not constitute sprawl along roads as it is provided for by the Ayrburn Structure Plan. The proposed residential units are contained within future residential building

Provision	Provision Detail	Assessment
	and subdivision for residential activity that is not located and designed so as to: *a. avoid sprawl along roads;* *b. maintain a defensible edge to and not encroach into any area identified as having Moderate-low, Low or Very Low landscape capacity rating;* *c. minimise incremental changes to landform and vegetation patterns associated with mitigation such as screen planting and earthworks which adversely affect important views of the landform and vegetation character identified for the relevant Landscape Character Units in Schedule 24.8; and* *d. not degrade openness when viewed from public places if that is identified in Schedule 24.8 as an important part of the landscape character of the relevant area, including as a result of any planting or screening along roads or boundaries.*	platforms and do not encroach into an area with a lower landscape capacity rating. The proposal is consistent with the Ayrburn Structure Plan and is well contained by existing planting and existing landforms. The proposal does not degrade openness when viewed from public places for the reasons discussed in the Landscape Assessment and does not propose any additional planting or screening along road boundaries. The proposal achieves this policy.
Policy 24.2.1.6	*Ensure subdivision and development is designed (including accessways, services, utilities and building platforms) to minimise inappropriate modification to the natural landform.*	The proposal requires 17,830m³ of earthworks. The proposed earthworks do not give rise to inappropriate modification to the natural landform as the site has been subject to earthworks in the past. The proposal achieves this policy.
Policy 24.2.1.7	*Ensure that subdivision and development maintains or enhances the landscape character and visual amenity values identified in Schedule 24.8 - Landscape Character Units.*	The proposal maintains the landscape character and visual amenity values of the LCU as discussed in the Landscape Assessment (**Attachment D**). The proposal achieves this policy.
Policy 24.2.1.8	*Maintain or enhance the landscape character and visual amenity values of the Rural Amenity Zone including the Precinct and surrounding landscape context by:* *a. controlling the colour, scale, form, coverage, location (including setbacks) and height of buildings and associated infrastructure, vegetation and landscape elements.*	The proposed residential units are of high-quality design that will maintain the landscape character and visual amenity values of Ayrburn and Rural Amenity Zone. All infrastructure connections will be underground, and existing landscaping will be maintained. The proposal maintains the landscape character and visual amenity values of the Rural Amenity Zone as discussed in the Landscape Assessment (**Attachment D**). The proposal achieves this policy.
Policy 24.2.1.9	*Require all buildings to be located and designed so that they do not compromise the landscape and amenity values and the natural character of Outstanding Natural Features and Outstanding Natural Landscapes that are either adjacent to the building or where*	The proposed residential units are located within future residential building platforms (that are well setback from boundaries, including the Arrowtown-Lake Hayes Road boundary) and designed to complement and integrate into Ayrburn. The proposal does not compromise the landscape and amenity

Provision	Provision Detail	Assessment
	the building is in the foreground of views from a public road or reserve of the Outstanding Natural Landscape or Outstanding Natural Feature.	values or natural character of any ONL or ONF. The proposal achieves this policy.
Policy 24.2.1.13	*Control earthworks and vegetation clearance to minimise adverse effects on landscape character and visual amenity.*	The proposal does not result in any vegetation clearance. Earthworks are minimal to enable building foundations, basements, driveway and vehicle courtyards to be constructed. The proposal does not result in adverse effects on landscape character and visual amenity. The proposal achieves this policy.
Policy 24.2.1.14	*Enable residential activity within approved and registered building platforms subject to achieving appropriate standards.*	The building platforms are approved under RM250242 but yet to be registered on future titles.
Policy 24.2.1.16	*Manage lighting so that it does not cause adverse glare to other properties, roads or public places, or degrade views of the night sky.*	The residential units do not include extensive or large continuous areas of glazing (ie. floor to ceiling gable windows) that have the potential to result in lightspill and therefore the glare resulting from glazing and indoor lighting at night is minimised. RM250242 contains a condition of consent to restrict uplighting and lux spill. The proposal achieves this policy.
Policy 24.2.1.18	*Ensure subdivision and development maintains a defensible edge between areas of rural living in the Precinct and the balance of the Rural Amenity Zone.*	The proposal adjoins the Lifestyle Precinct to the south. As discussed above, the residential units are within approved building platforms that have been located to maintain the defensible edge between the existing rural living and the WBRAZ, acknowledging the Structure Plan. The proposal achieves this policy.
Policy 24.2.1.19	*Require buildings, or building platforms identified through subdivision, to maintain views from roads to Outstanding Natural Features and the surrounding mountain Outstanding Natural Landscape context, where such views exist; including by:* *a. implementing road setback standards; and* *b. ensuring that earthworks and mounding, and vegetation planting within any road setback, particularly where these are for building mitigation and/or privacy, do not detract from views to Outstanding Natural Features or Outstanding Natural Landscapes; while* *c. recognising that for some sites, compliance with a prescribed road setback standard is not practicable due to the site size and dimensions, or the application of other setback requirements to the site.*	The proposal maintains view from roads to the surrounding ONL and ONF's through the placement of building platforms which are set back considerably from any public viewpoints, as discussed in the Landscape Assessment (**Attachment D**). The proposal achieves this policy.

Provision	Provision Detail	Assessment
Chapter 25 – Earthworks		
Objective 25.2.1	***Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities.***	The proposed earthworks will be undertaken in accordance with an approved EMP which will ensure any adverse effects on the environment are minimised through appropriate mitigation measures. The proposed earthworks will not The proposal achieves this objective and policy.
Policy 25.2.1.1	*Ensure earthworks minimise erosion, land instability, and generation and off-site discharge during construction activities associated with subdivision and development.*	
Policy 25.2.1.2	*Manage the effects of earthworks to avoid inappropriate adverse effects and minimise other adverse effects, in a way that:* *a. Protects the values of Outstanding Natural Features and Landscapes;* *b. Maintains the amenity values of Rural Character Landscapes;* *c. Protects the values of Significant Natural Areas and the margins of lakes, rivers and wetlands;* *d. Minimises the exposure of aquifers, in particular the Wakatipu Basin, Hāwea Basin, Wānaka Basin and Cardrona alluvial ribbon aquifers;* *Note: These aquifers are identified in the Otago Regional Plan: Water for Otago 2004.* *e. Protects Māori cultural values, including wāhi tapu and wāhi tūpuna and other sites of significance to Māori;* *f. Protects the values of heritage sites, precincts and landscape overlays from inappropriate subdivision, use and development; and* *g. Maintains public access to and along lakes and rivers.*	The proposed earthworks do not impact any ONF or ONL values, or the margins of Mill Creek. They do not cause any exposure of aquifers, affect any Māori cultural or heritage values. To the extent relevant, the proposal achieves the policy.
Policy 25.2.1.3	*Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.*	The proposal does not include earthworks on visually prominent slopes, natural landforms and ridgelines. The proposal achieves this policy.
Policy 25.2.1.4	*Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.*	The proposed earthworks have been designed to maintain the amenity values of Ayrburn and the surrounding rural area. The proposal achieves this policy.
Policy 25.2.1.5	*Design earthworks to recognise the constraints and opportunities of the site and environment.*	The proposal earthworks have been designed recognising the surrounding topography and existing development. The proposal achieves this policy.

Provision	Provision Detail	Assessment
Policy 25.2.1.6	*Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.*	The proposed earthworks will not adversely affect infrastructure, buildings or the stability of adjoining sites to the south. The proposal achieves this policy.
Policy 25.2.1.7	*Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.*	The proposal will not result in adverse effects on water bodies, or nuisance effects as earthworks will be undertaken in accordance with an approved EMP. The proposal achieves this policy.
Policy 25.2.1.10	*Ensure that earthworks that generate traffic movements maintain the safety of roads and accesses, and do not degrade the amenity and quality of surrounding land.*	The traffic movement associated with the proposed earthworks will not impact the safety of or accesses onto Ayr Avenue. The proposal achieves this policy.
Policy 25.2.1.11	*Ensure that earthworks minimise natural hazard risk to people, communities and property, in particular earthworks undertaken to facilitate land development or natural hazard mitigation.*	The proposed earthworks have been designed to minimise any flooding risk to the future residential units. The proposal achieves this policy.

5.1.1. Conclusion – Objectives and Policies of the PDP

The proposal is consistent with the relevant objectives and policies from Chapter 24 and 25 of the PDP.

5.2. Regional Policy Statement, Regional Plans and other planning instruments

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

The PRPS2021 identifies eleven significant resource management issues for the region and explains how national direction will be applied in the Otago context. The eleven issues can be broken down into natural asset-based issues, place-based issues, and those issues relating to economic and domestic pressures, cumulative impacts and resilience.

The proposed development has been considered against the objectives and policies of the PORPS2019 and the PRPS2021. The proposal is consistent with the broad policy direction of both Regional Policy Statements, noting that the more detailed and mostly settled provisions of the PDP, and the WBRAZ, give effect to the regional instruments.

The proposal is, therefore, overall consistent with the regional instruments.

5.3. National Environmental Standard

In accordance with the National Standard for Assessing and Managing Contaminants in the Soil, all applications for resource consent need to be determined if they apply under this National Environmental Standard (NES).

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

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

(b) *sample the soil to determine contamination*

(c) *disturb the soil (earthworks)*

(d) *subdivide the land*

(e) *change the use of the land.*

The proposal involves disturbance of soil.

The site has been previously investigated as part of existing consents. Preliminary Site Investigations and Detailed Site Investigations have been undertaken and provided to Council.

No consents are required under the NES and no further assessment is required.

6. PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

6.1. Section 5 – Purpose

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

> *… managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –*
>
> *(a) Sustaining the potential of natural and physical resources … to meet the reasonably foreseeable needs of future generations; and*
>
> *(b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
>
> *(c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

The proposal addresses the matters in section 5(2)(a)-(c) of the Act.

All potential adverse effects on the environment have been avoided, or are proposed to be appropriately mitigated.

6.2. Section 6 – Matters of national importance

Section 6 of the Act identifies the following matters of national importance that must be recognised and provided for:

a. *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*

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

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

d. *the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*

e. *the relationship of Maori and their culture and traditions to and along the coastal marine area, lakes, and rivers:*

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

g. the protection of protected customary rights:

h. the management of significant risks from natural hazards.

The proposal does not give rise to adverse effects on any matters of national importance as it does not impact the margins of Mill Creek or potential flood risk and does not result tin any effects on historic heritage.

The proposal recognises and provides for the relevant matters of national importance.

6.3. Section 7 – Other matters

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

b. the efficient use and development of natural and physical resources:

c. the maintenance and enhancement of amenity values:

f. maintenance and enhancement of the quality of the environment:

g. any finite characteristics of natural and physical resources:

The proposal is an efficient use of the land zoned for rural lifestyle development and does not otherwise adversely affect any matters under Section 7.

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

Not applicable.

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

No mitigation measures are necessary.

9. IDENTIFICATION OF AFFECTED PERSONS AND SECTION 95A ASSESSMENT

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

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

Step 1 – Mandatory public notification

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

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

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

Therefore, public notification is not required by Step 1.

Step 2 – Public notification precluded

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

The proposal is not:

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

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

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

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

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

An assessment in this respect is therefore undertaken as follows:

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

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

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

Step 4 – public notification in special circumstances

There are no special circumstances in relation to this application.

10. LIMITED NOTIFICATION (S95B)

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

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

As per Section 92B(7), the proposed activity is not a boundary activity under Section 87AA>

For the purposes of Section 95B(8) a person is an affected person in accordance with Section 95E.

As per Section 95E(1) the consent authority decides if a person is an affected person if the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

Section 95E(3) states that a person is not an affected person in relation to an application for a resource consent for an activity if:

(a) the person has given, and not withdrawn, approval for the proposed activity in a written notice received by the consent authority before the authority has decided whether there are any affected persons; or

(b) the consent authority is satisfied that it is unreasonable in the circumstances for the applicant to seek the person's written approval.

The following property owners have provided their written approval:

- [redacted] – 589 Speargrass Flat Road
- [redacted] – RT 413071 & RT 803677

There are no other potentially affected neighbours.

Given the above and the overall effects assessment in Section 4 above, limited notification is not required.

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

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

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8 December 2025

Carrie Skilton
Consents Planner
Queenstown Lakes District Council

Email: [redacted]

Dear Carrie

RE: S92(1) REQUEST FOR FURTHER INFORMATION – RM250715

The following information is provided in response to your request for further information in your email dated 5 December 2025.

Planning

1. ***Please provide an assessment relating to the scale of the proposed development. This is a matter of discretion under rule 24.5.6 and has not been addressed within the AEE noting that the below table may be of some assistance. The potential adverse effects in relation to this matter are dominance, rural character and associated rural amenity.***

Proposed Residential Unit	*Proposed Floor Area*	*Increase - m^2 / %*
Lot 6	*785m^2*	*285m^2 / 56.9%*
Lot 7	*687m^2*	*187m^2 / 37.4%*
Lot 8	*650m^2*	*150m^2 / 30%*
All Lots	*2122m^2 (1500m^2 anticipated)*	*622m^2 / 41.4%*

To clarify, while I do acknowledge that rural character can also be assessed visually in terms of landscape, and that both Tony and Bridget (as suitably qualified persons) have both reached their conclusions (both supportive), this RFI point is with regards to how rural character is experienced. Rural character in a general sense, relates to specific attributes and qualities which are distinctive to rural environments.

The Wakatipu Basin Rural Amenity Zone (**WBRAZ**) is an Amenity Zone. The purpose of the WBRAZ is to maintain or enhance the character and amenity of the Wakatipu Basin, while providing for rural living and other activities.

The only reference to 'rural character' in Chapter 24 is under Policy 24.2.1.5 and it relates to maintaining a predominant sense of *rural character* in LCU 4 described in Schedule 24.7 as the 'Tucker Beach Road West Lower Terrace and Northwestern Terrace' areas.

The site subject to the application is located within LCU 8 and the capability to absorb additional development is identified as '***Moderate*** – *within the Residential Activity Area shown on the Ayrburn Structure Plan in Section 27.13.*

The matters of discretion under Rule 24.5.6 (building coverage standard) are restricted to building scale and form; and visual prominence from both public places and private locations. These matters were assessed in the Landscape Assessment submitted with the application which was peer reviewed by Bridget Gilbert. Both landscape architects are supportive of the proposal and have not raised any concerns with respect to rural character, or any values and attributes that could be conceived to be associated with 'rural character'.

Despite this, in an attempt to respond to your query, the proposed buildings are located within an established rural living landscape and subject to a Structure Plan that anticipates and provides for residential development and activity, it is not a currently open or expansive rural area that portrays rural character values that are typically associated with arable or pastoral working farm uses. As discussed in the Landscape Assessment, due to viewing distances, the recessive nature of the materiality and colour of the roofscapes and the filtering provided by vegetation, the effects of the breaches are low to very low and do not interfere with the appreciation of the values recognised within Chapter 24.8.

2. ***Please confirm if the proposed earthworks will be within the construction noise limits as outlined within Chapter 36. The potential adverse effects in relation to this matter are nuisance and associated amenity.***

The proposed earthworks will comply with the construction noise limits. The applicant is prepared to accept a condition of consent relating to the construction noise limits if Council consider it necessary.

3. ***Please advise of an estimate of the duration of the proposed earthworks will take, acknowledging of course that this is dependent on a few factors. This information is required to understand any potential adverse temporary visual effects***.

The proposed earthworks for the foundations are not extensive and may only take a matter of weeks. It is also likely the construction of each house, and the associated earthworks will be undertaken separately and all potential visual effects will be contained within the site.

The applicant is prepared to volunteer a condition of consent requiring all planting outside the curtilage areas on the Structural Planting landscape plan to be undertaken prior to earthworks being undertaken if that would assist appease the concern.

We trust this resolves your queries, however, please feel free to get in touch if you have any questions on the above matters.

APPENDIX 3 – COUNCIL'S ENGINEERING COMMENT

QUEENSTOWN LAKES DISTRICT COUNCIL

www.qldc.govt.nz

ENGINEERING REPORT

TO: **Carrie Skilton**
FROM: **Steve Hewland**
DATE: **13/10/2025**

APPLICATION DETAILS	
REFERENCE	RM250715
APPLICANT	Waterfall Park Developments Limited
APPLICATION TYPE & DESCRIPTION	Construction of 3 residential units with associated earthworks.
ADDRESS	1 Ayr Avenue, Arrowtown
ZONING	Wakatipu Basin Rural Amenity Zone
SITE AREA	32.4ha
ACTIVITY STATUS	Restricted Discretionary
VALUATION NUMBER	2907113110

Applicati	**Reference Documents**	Documents provided with consent application
	Previous Relevant Consents	RM250242 Underlying Subdivision, titles not yet issued
	Date of site visit	n/a as familiar with the site

Location / Plan

Proposal/Background

The proposal is to build residential units on Lots 6-8 of subdivision RM250242 which was recently granted. Engineering Acceptance or titles have not yet been issued so my recommendations are structured on requiring that access and services are provisioned the same as required by RM250242. I have not reassessed the details of these and rely on my earlier review and assessment at the time of RM250242.

Also, Lot 6 that was subdivided by RM250242 has not yet obtained titles under RM240982. **I leave it to the QLDC planner to consider this** and include any related consent condition.

Access

Sealed vehicle crossings/access to each residential unit are required off Ayr Avenue, the locations of these were assessed at the time of the underlying subdivision as acceptable. Sealed driveways will be extended to the dwellings where each has a large external parking area and ample manoeuvring room (although as Ayr Av is private there are no District Plan standards regarding reversing onto it). Each dwelling also provides internal vehicle garaging which I am satisfies meets or exceeds the minimum standards for residential parking. I recommend a condition that the vehicle crossings/accessways are designed in accordance with the application plan and constructed to Councils standards prior to occupation.

Services

As noted above this assessment is limited, refer to my engineering report for RM250242 for more details.

Potable Water

The residential will be serviced from the existing 315mm main on Ayrburn Avenue. Each unit requires a connection and a Toby box at the boundary.

Firefighting

New hydrants are required to meet the minimum standards.

Wastewater

The units will be serviced from the existing 63mm pressure main on Ayrburn Avenue. Each unit requires a boundary kit and connection at the boundary.

Stormwater

Onsite disposal requires SED.

Overland flow drains to an existing swale along the southern boundary of the units. There are ongoing maintenance and performance requirements for each residential unit. If this maintenance is necessary to prevent inundation of the buildable areas then this should be reflected in the Schedule 2A and Geotechnical Completion Report as well.

Utilities

There are no requirements under this land use application for independent connections, I recommend a condition that these utilities are extended underground.

Earthworks

Earthworks are proposed to achieve required finished floor levels (minimum freeboard requirement of RL 349.5m as determined at the time of RM250242), create level building platforms and surrounding areas, landscaping features, basements and foundations, the construction of access, and provision of services.

The proposal includes the following earthworks: Total volume: 17,830m³, Maximum cut: 4.2m, Maximum Fill <2m, Total area: 17,000m². There are no significant earthworks near property boundaries however, the swale drain along the southern boundary that drains into Mill Creek will likely be within 10m of earthworks breaching Rule 25.5.19. **I leave it to the QLDC planner to include any conditions of consent to mitigate risks to this waterway.**

To certify that the sites are suitable for residential development including meeting minimum freeboard requirements following the earthworks I recommend that a Schedule 2A and Geotechnical Completion report is provided, and that any ongoing performance requirements relating to foundation design or other hazard mitigation are implemented under this consent and prior to occupation.

Natural Hazards

Liquefaction risk is unknown, geotechnical investigations and advice will be required during earthworks and a Schedule 2A certification process is recommended.

At the time of RM250242 minimum finished Floor Level (FFL) has been determined to prevent the risk of flooding (up to the 100 year event) the residential units.

ENGINEERING		COMMENTS	Condition
PROJECT INFORMATION	Developers Engineering Representative	Required.	X
	Notice of commencement	Not necessary.	
	Traffic Management Plan	Private Road.	
	Design Certificates	Required.	X
	Completion Certificates	Required.	X
	As builts	Required.	X

ENGINEERING		COMMENTS	Condition
TITLE	Covenants/consent notices	In the absence of consent notices required at the time of subdivision, I recommend new covenant conditions regarding the minimum FFL to mitigate flooding and the requirement to maintain the boundary sewer kits.	X

1.0 RECOMMENDED CONDITIONS

It is recommended that the following conditions are included in the consent decision:

General

1. 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

2. 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 QLDC's Land Development and Subdivision Code of Practice, in relation to this development.

3. At least 7 days prior to commencing earthworks 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 QLDC's Land Development and Subdivision Code of Practice who shall supervise the earthworks and undertake inspection and assessment as necessary to provide a Schedule 2A certificate and geotechnical completion report as required under Condition (7). This shall include subsurface investigations as necessary to determine the liquefaction risk and any necessary mitigation.

4. Prior to 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, in accordance with Condition (1), to detail the following requirements:

a) The provision of a water supply to each residential unit 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.

b) The provision of fire hydrants with adequate pressure and flow to service and maintain the residential units with a Class FW2 fire risk in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies 2008. Any lesser risk must be approved in writing by Fire & Emergency NZ, Queenstown Office. Evidence of adequate flow testing to hydrants shall be submitted to Council prior to subdivision completion.

c) The provision of a low pressure foul sewer connection from each residential unit to Ayrburns reticulated sewerage system in accordance with Council's standards and connection policy, which shall be able to drain the buildable area within each lot. This shall include a boundary kit for each unit including non-return valve, isolating valve, and flush point. Telemtery shall be included to control pump timing to avoid peak flow times.

d) Details of a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site for the critical 5% AEP storm event, either onsite or to the stormwater swale within the site. This shall include:

   (i) Percolation testing shall be undertaken at individual soak pit locations to confirm soakage. A copy of the test results shall be provided to Council and shall be in general accordance with the *'Acceptable Solutions and Verification Methods for New Zealand Building Code Clause: E1 Surface Water'.* The final design and sizing of any soak pit shall be based on the individual percolation test results.

   (ii) Detention and attenuation as necessary.

   (iii) For any offsite disposal, a copy of the full stormwater model and report outlining the parameters used and demonstrating capacity within the swale shall be provided.

e) The provision of stormwater management and secondary flow paths to contain overland flows in the critical 1% AEP storm event so that there is no inundation of any buildable areas, and no increase in run-off onto land beyond the site from the pre-development situation.

f) 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, but not limited to, all Roads, Water, Wastewater and Stormwater Infrastructure). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.

To be monitored throughout earthworks

5. No permanent batter slope within the site shall be formed at a gradient that exceeds 1(V):2(H).

6. No earthworks, temporary or permanent, are to breach the boundaries of the site with the exception of the vehicle crossings and service connections to Ayr Avenue.

7. Following earthworks and prior to commencing construction, the consent holder shall provide to the Manager of Resource Management Engineering at Council a geotechnical completion report and a Schedule 2A "Statement of professional opinion as to suitability of land for building construction" in accordance with Section 2.6.1 of QLDC's Land Development and Subdivision Code of Practice that has been prepared by a suitably qualified geotechnical professional as defined in Section 1.2.2 and demonstrates to Council that the building sites are suitable for building development. In the event that

the conditions within the building sites are only found to be suitable for building construction subject to certain mitigation measures and/or remedial works being carried out, then the consent holder shall be responsible for implementing all necessary mitigation required to prepare the land for building construction. All fill shall be either certified in accordance with NZS 4431:2022, or where any buildings are to be founded on fill that has not been certified in accordance with NZS 4431:2022, the foundations of the building shall be designed by a suitably qualified engineer and a corresponding producer statement shall be submitted to the Manager of Resource Management Engineering at Council.

To be completed prior to occupation

8. Prior to occupation of any of the residential units, 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 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 (4) above.

   c) Sealed vehicle crossings/access to each residential unit from Ayr Avenue as per application plans.

   d) Any power supply and/or telecommunications connections to the residential units shall be underground from existing reticulation and in accordance with any requirements/standards of the network provider's requirements.

   e) A surveyor's certificate shall be provided to demonstrate that the three residential units Finished Floor Levels have been elevated to a minimum of 349.5m (Dunedin 1958 vertical datum) or greater elevation to avoid inundation.

   f) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition (2) for all engineering works completed in relation to or in association with this subdivision (for clarification this shall include, but not be limited to, 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.

   g) All earthworked areas shall be top-soiled and revegetated or otherwise permanently stabilised.

   h) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

   i) 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.

Ongoing Conditions/Covenants

9. In the event that the Engineering Acceptance issued under Condition (4) 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 Officer 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 s.127 of the Resource Management Act].

10. Prior to occupation of any of the residential units, a covenant pursuant to Section 108(2)(d) of the Resource Management Act 1991 shall be registered on the Record of Title of the subject site as follows;

a) A covenant shall provide 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 4(e) 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.

b) Any vehicle crossing/access link with Ayr Avenue that is constructed at the time of development shall not be moved, realigned or widened, unless otherwise approved via a resource consent.

c) The owners are advised that the residential unit is serviced via a Pressure Sewer System as defined in the Queenstown Lakes District Council Pressure Sewer Policy. At the time a residential unit is constructed on the lots, the owners for the time being shall:

i) Arrange for a suitably qualified person (Approved Supplier) to design and install all private pressure sewer system components (On-property Equipment) to connect with the existing pressure sewer lateral and boundary kit installed at the boundary of the lot. The On-property Equipment (including the grinder pump, collection tank, electrical and control system and related pipework) shall be installed and commissioned by an Approved Supplier in accordance with the requirements of the Queenstown Lakes District Council Pressure Sewer Policy and the detailed installation, maintenance and operation guidelines (Home Owners Manual) associated with the pressure sewer system components.

ii) The individual owners shall be responsible for the ongoing operation, monitoring and maintenance of all On-property Equipment within each lot in accordance with the Home Owners Manual and the requirements of the Queenstown Lakes District Council Pressure Sewer Policy.

Advice Notes:

1. This consent may trigger a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information, please contact the DCN Officer at QLDC.

2. There is repetition of some conditions in this land use consent and the related subdivision consent RM250242.

Prepared by: Reviewed by:

Steve Hewland
LAND DEVELOPMENT ENGINEER

Mike Wardill
Team Leader RM ENGINEERING

APPENDIX 4 – APPLICANT'S LANDSCAPE ASSESSMENT

Landscape Assessment Report

Land use for Proposed Lots 6-8 (RM 250242) Ayr Avenue, Ayrburn

1 Ayr Avenue, Arrowtown 9371

7th May 2025

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Document Quality Assurance

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Project Number: 24141
Status: For Resource Consent
Prepared for: Waterfall Park Developments Ltd

Prepared by:

.....

Rory Langbridge
NZILA Registered Landscape Architect

Reviewed by:

.....

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Use and Reliance

Contents

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1 Introduction

1.1 Purpose and Scope

Rough Milne Mitchell Landscape Architects (**RMM**) has been engaged by Waterfall Park Developments Ltd (**the Applicant**) to assess the actual and potential landscape and visual effects related to the construction of 3 proposed buildings on Lots 6-8 RM 250242 located at 1 Ayr Avenue, Arrowtown 9371 (**the site**).

Figure 1. The location of the three proposed dwellings located on proposed Lots 6-8 residential building platforms subject to RM250242.

The landscape assessment report is formatted as per the following:

- A description of the proposed dwelling for each lot.
- An outline of the relevant statutory provisions within the District Plan which are directly relevant to landscape and visual matters and form the framework for this assessment.
- An assessment against the relevant statutory provisions.
- A conclusion.

1.2 Methodology

The methodology and terminology used in this report has been informed by the Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines[1][1].

The site and its surrounds have been visited on numerous occasions over the last five years.

This report is tailored to suit the nature of the project and its context including the framework of the governing legislation.

The table included in Figure 2 outlines the rating scales that are referred to in this report. The table included in Figure 3 is a comparative scale between the seven-point scale, and the RMA s95 notification determination test.

[1] 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022.

Very Low	Low	Low - Moderate	Moderate	Moderate - High	High	Very High

Figure 2. The seven-point landscape and visual effects rating scale.[2]

Very Low	Low	Low - Moderate	Moderate	Moderate - High	High	Very High
Less than Minor	Minor		More than Minor		Significant	

Figure 3. The comparative scale of degree of effects.[33]

2 The Proposal

2.1 Description of the Proposal

The proposal is to construct a residential unit within each of the three 'to be approved' residential building platforms located on Ayr Avenue, Arrowtown. The 3-lot subdivision and the establishment of residential building platforms are subject to RM250242 currently being processed by Council.

The dwelling proposed for Lot 6 has a ground floor area(GFA) of 815m², Lot 7 has a GFA of 687m² and Lot 8 has a GFA of 650m².

The three dwellings proposed are rooted in New Zealand's vernacular, reflecting the region's cultural, historical, and environmental context.

- The use of gable roofs, a hallmark of New Zealand's architectural vernacular, is reminiscent of farmhouses and alpine settlements and are paired with hardwood post and beam verandah structures for shelter and aesthetic appeal.
- Use of timber pays homage to the region's farming roots and traditional vernacular and the shingle roofing used references the traditional roofing material used on the historic Ayrburn Cart Shed. The Lot 8 residence which also has an alternative roof option of alpine tray roofing, references the flat sheet roofing of mining huts within Arrowtown's mining structures.
- Locally sourced stone is proposed in places which reinforces a connection to the land evokes farming practices, blending natural textures into the landscape. Traditional timber-framed windows reinforce the historical aesthetic of farming homes in the area.

Access to each new lot is achieved in a way that integrates with the existing landscape and complements the aesthetic of Ayr Avenue. Gates and garden walls are consistent with the design vernacular and set well back from the road frontage so as not to be prominent.

A plan **Structural Planting AR-010** that forms part of this consent application identifies all the existing mounding and plantings that will be retained. Of particular relevance are the retention and protection of;

- The laurel hedge along the southern boundary of the tree properties that will be retained and maintained on an ongoing basis below 2.5m in height as per RM220403.

[2] Ibid Page 140
[3] ibid Page 151.

- The hedging along the crown of the existing mounding that reinforces the visual edge to the public landscape of Ayr Avenue.

- The trees that are spread randomly along both the Ayr Avenue and Arrowtown-Lake Hayes Road (**ALHR**) boundaries that provide separation from and contribute amenity to both roads.

- Existing trees located within the Tree Protection Zone in Lot 8 will ensure separation between the Residential and Open Space Activity Area (as identified on the Ayrburn Structure Plan) is maintained.

3 Relevant Statutory Provisions

The principal statutory document for the landscape and visual assessment of the proposed subdivision is the Queenstown Lakes District – Proposed District Plan (PDP). The key objectives and policies relating to landscape matters within the PDP seek to maintain or enhance the character and amenity of the Wakatipu Basin, while providing for rural living and other activities.

3.1 Relevant Statutory Provisions

The following planning documents have been considered in the preparation of this assessment and are relevant to an assessment of landscape and visual amenity effects:

- Queenstown Lakes District – Proposed District Plan (**PDP**)

Under the relevant **Activity Rules**;

- **24.4.5.1** stipulates '*the construction of buildings for residential activity, that are located within a building platform approved by a resource consent*' is a **Controlled activity** with matters of landscape having control reserved over
  a. Effects on landscape character associated with the bulk and external appearance of buildings;
  b. Access
  d. Landform modification, exterior lighting, landscaping and planting (existing and proposed).

- **24.4.7B** stipulates the construction of a building for residential activity is a **Restricted Discretionary** activity with discretion restricted to the same matters that require consideration under 24.4.5.1 above.

- **24.4.26** stipulates that Landscaping and conservation planting is a permitted activity

Under the required **Standards 24.5,** the relevant rules include;

- **Rule 24.5.5** - Building Ground Floor Area, stipulates that the ground floor of the buildings shall not exceed 500m² (with a breach being a Restricted Discretionary activity). Discretion is restricted to building scale and form, visual prominence from both public places and private locations.

- **Rule 24.5.8.1 Height of Buildings** stipulates that for buildings with a height of over 6.5m and no more than 8m, the application would be a **Restricted Discretionary** with discretion restricted to
  a. Visual prominence from both public places and private locations.
  b. External appearance including materials and colours.
  c. Landform modification/planting (existing and proposed).

The objectives and policies that are relevant to this landscape assessment are Objective 24.2.1, Policy 24.2.1.3, Policy 24.2.1.4, Policy 24.2.1.6, Policy 24.2.1.7, Policy 24.2.1.8, Policy 24.2.1.9, Policy 24.2.1.14, Policy 24.2.1.18, Policy 24.2.1.19

6 An Assessment Against the Relevant Statutory Provisions

It is noted that:

- Specific measures have been taken in the design, form and materiality of the buildings to remain in keeping with and complement the developing historic character of the Ayrburn precinct.

- Access to each new lot is achieved in a way that integrates well with the existing landscape and does not disrupt or detract from but rather complements the aesthetics of Ayr Avenue. The use of stone headwalls on each entrance reinforces the aesthetic of Ayrburn.

- Structure planting of both native and exotic species will be retained along the eastern and north boundaries of the combined area. (Refer **Structural Planting AR-010).** These will ensure the new residences are integrated with the surrounding landscape context and provide them with privacy and separation in a way that retains the aesthetic of both Ayr Avenue and the ALHR.

- All outdoor lighting for the residences will be low level downward lighting in keeping with the principles of dark sky lighting.

When considering the standards as set out in 24.5, the architectural plans prepared by SA Studio show that the three residences each breach **Rule 24.5.5**, with the ground floor areas of each dwelling exceeding 500m² and the heights of all three buildings exceed the 6.5m height limit. Both these breaches require a restricted discretionary activity consent.

The form and layout of the buildings are well articulated and pod like comprising several separate and connected structures and at times, formed around an internal or arrival courtyard. This means that at no time are all built components of a dwelling visible at any one time. This in turn reduces the perceived footprint of the buildings. Furthermore, the new dwellings are located within an established landscape that reduces the prominence of the new builds and that will be enhanced by a perimeter laurel hedge that will limit the visibility of all three houses from ALHR and Ayr Avenue.

Along the site's southern boundary, the existing laurel hedge (to be maintained below 2.5m) will be retained which, when combined with the planting that currently exists, will ensure against the buildings being prominent from these southern locations. The trees currently separating Lot 8 from the Open Space Activity Area to the west are to be retained and protected.

The effect of the breach in the floor areas of each dwelling is considered to be **low**.

Rule 24.5.8.1 seeks to restrict the height of the dwelling to no more than 6.5m with buildings between 6.5 and 8m being considered as a Restricted Discretionary activity. The baseline effect against which the proposal must be assessed against is a 500m² 6.5m high dwelling located 10m from the southern boundary.

Due to the variation in layout of each dwelling and the articulated pod-like layout of each building form, the height breaches and the implication of each breach varies slightly.

Figure 4 below identifies those areas of each dwelling that falls between 6.5 and 8m above existing ground level.

Figure 4: Shows the extent and location of those portions of the three dwellings that have a height of between 6.5 and 8.0m above existing ground level. (Source SA Studio)

Dealing with them in turn:

Lot 6:

The elements that exceed the 6.5m height limit comprise the peaks of two of the roofs. These roof areas are located 82-89m back from the ALHR boundary, and between 14 and 42m back from the site's southern boundary. The proposed material for the roof is a dark recessive colour.

When viewed from ALHR, existing landscaping, comprising mounding, trees and hedging establishes a reasonable visual obstruction for observers using ALHR. When the roof of the dwelling is visible, the roof of the building will be viewed against a substantial backdrop of structural vegetation.

When viewed from the 5 private sites to the south, due to the existing structural vegetation none of the proposed dwelling pods for Lot 6 will be visible from these lots.

Lot 7:

The elements that exceed the 6.5m height limit comprise the peaks of three of the roof forms. These roof areas are located over 150m from the ALHR boundary, and at least 11 back from the site's southern boundary. In addition, the main roof form that exceeds 6.5m is between 32 and 44m back from the southern boundary. The proposed material for the roof will be a dark recessive colour.

Due to the retention of the structural planting as identified, some of which are still in their maturing stage, and due to the development of Lot 6, views of Lot 7 will be very limited from ALHS and will be viewed through a environment of existing trees and other built forms.

The main building of Lot 7 will have limited visibility from some points within Lot 1 DP 313872, but it will not be visible from the existing dwelling. The view is a partial view of the main building located 59m from the property boundary. The additional height of the roof form will not interrupt the longer mountain views enjoyed from this property

The proposed dwelling will be most visible from Lot 2 DP 559337. The greatest effect will stem from the establishment of a residence in this location, which is a baseline effect and can be disregarded.

The dwelling on Lot 2 DP 559337 is set 81m back from the boundary shared with Lot 7 and has a number of trees that currently provide for separation. When viewed from this lot the angles that the roofs make to the direction of the view effectively reduce the visual extent of the roofscape and therefore the degree to which the additional height impacts on the distant views.

The hedging and other existing structural plantings both on the application site and the neighbouring property means that the dwelling on Lot 7 will not be visible from the dwelling on Lot 1 DP559337 or Lot 1 DP23930.

Lot 8:

A portion of all three roofs of the dwelling exceeds the 6.5m height limit. The end of one of the buildings is located 10m from the southern boundary, with the other two set approximately 21-26m from the boundary.

The new dwelling will be partially visible from the existing dwellings on Lots 1 and 2 DP 559337, and most likely from a future dwelling Lot 2 DP 334133, however this would depend on the location of the future dwelling and the landscaping that is undertaken on the adjoining lot. Due to the presence of existing screening vegetation, Lot 8 will not be visible from Lot 1 DP23930.

Currently Lot 8 is separated from Lots 1 and 2 DP 559337 boundary by a laurel hedge that is to be maintained at a height of under 2.5m. There are a number of larger trees that have been planted on the northern boundary of Lot 2.

The primary effect will stem from the establishment of a dwelling where one did not previously exist. This change is a baseline effect that can be disregarded. Due to the articulated nature of the development form and the orientation of two of the three roofs, the impact of the extent of roof height on the long views enjoyed from these lots is minimised.

Those portions of the dwellings that extend above 6.5m but remain below 8.0 are a **Restricted Discretionary** activity with discretion restricted to

d. Visual prominence from both public places and private locations.
e. External appearance including materials and colours.
f. Landform modification/planting (existing and proposed).

When the proposed dwellings are compared against the baseline effect of a 6.5m residential development that can comprise a dwelling of 500m² set square to the boundary with a setback of 10m. The comparative effect will only be the upper portions of those roofscapes that exceed 6.5m. These roofs are both dispersed and comprise of dark recessive materiality that reduces their visual prominence and the potential effect they may have on long views. In all instances the offending portion of the roofs are located 80-90m from the respective neighbouring dwellings.

When assessed against the objectives and policies of the PDP, **Objective 24.2.1** seeks to ensure that the landscape character and amenity of the Wakatipu Basin is maintained and enhanced. Residential Activity Areas identified on the Ayrburn Structure Plan are considered to have a moderate capacity to absorb development.

Due to the viewing distances, the recessive nature of the materiality and colour of the roofscapes

and the filtering provided by existing vegetation, on the whole the effects of the various breaches are considered to be **low to very low**. They will not interfere with the appreciation of the values recognised within Chapter 24.8.

Policy 24.2.1.3 stipulates that moderate development must be of a scale, nature and design that ensures that the landscape character and visual amenity values of LCU 8 as identified in Schedule 24.8 are maintained or enhanced. While the buildings proposed are large, they are considered to be of a design and materiality that will complement the wider aesthetic of Ayrburn and will not adversely affect any of the wider landscape character and visual amenity values of LCU 8.

Policy 24.2.1.4 seeks to avoid sprawl, maintain a defensible edge to areas rated low, minimise incremental changes to landform and vegetation patterns and maintain openness where this is considered a character value. Residential development on these sites is consistent with the Ayrburn Structure plan, considered appropriate and will be well contained by existing planting and existing landforms. They do not impact on the "the landform features" that provide a sense of containment nor "to the relatively open valley landscape[4]" referred to in Chapter 24.8.

Policy 24.2.1.6 seeks to minimise inappropriate modification of the natural landform. The existing site is substantially level, with attractive planted mounding containing the site and providing separation from surrounding roads. These features will not be affected by the proposed new buildings.

Policy 24.2.1.7 seeks to maintain or enhance the landscape character and visual amenity values identified in Schedule 24.8. The proposed buildings do not impact adversely on the landform or vegetation patterns identified, and furthermore they will be consistent with the character of the wider settlement aesthetics and will maintain "*the integration of buildings with landform and/or planting*.[5]"

Policy 24.2.1.8 seeks to maintain or enhance the landscape character and visual amenity values through the control of "*colour, scale, form, coverage, location (including setbacks) and height of buildings and associated infrastructure, vegetation and landscape elements*." These matters have been considered as part of the matters of control under 24.4.5.1 and the effects of minor breaches identified are considered to be low.

Policy 24.2.1.18 seeks to ensure a defensible edge is maintained between "*areas of rural living in the Precinct and the balance of the Rural Amenity Zone".* It is considered that the Ayrburn Structure Plan provides for this.

Policy 24.2.1.19 seeks to ensure that buildings and building platforms do not adversely impact on views enjoyed of ONF and ONL's by breaches in roading setbacks or associated landscape and mounding within the allowed setbacks. All roading setbacks are fully complied with and mounding and associated plantings are being retained. The building platforms are set well back from the road boundary and will form a minor extension to the existing landscape structure and therefore will not impact on the views enjoyed.

7 Conclusion

The application is for a land use consent to construct a residential unit within each of the three 'to be approved' residential building platforms located on Ayr Avenue, Arrowtown. The 3-lot subdivision and the establishment of residential building platforms are subject to RM250242 currently being processed by Council.

[4] QLPDP- Chapter 24.8 - LCU 8 – Enclosure/Openness
[5] Ibid – Visual Amenity Values

The application is considered a controlled activity under **24.4.5.1** and a restricted discretionary activity under **24.4.7B**.

The three dwellings breach the 500m² floor area limitation under Rule 24.5.5 and the 6.5m height limit under rule **24.5.8.1.**

Due to the form and pod like layout of the proposed dwellings, the existing landscape elements that are to be retained and the nature and location of the height transgressions, the effects of these are considered to be **low to very low**.

The application is considered to be consistent with the relevant objectives and policies of the Wakatipu Basin found in chapter 24.2.

Proposed 3 Lot Subdivision
Graphic Attachment to Landscape Assessment Report

05 September 2025

Document Information

Project
Proposed 3 Lot Subdivision
Address
1 Ayr Avenue, Arrowtown 9371
Client
Waterfall Park Developments Ltd
Document
Graphic Attachment to Landscape Assessment
Status
For Resource Consent
Revision
1
Prepared By
Rough Milne Mitchell Landscape Architects Ltd
Project Number: 25143
Author: Sophie Harrison
Peer Reviewed: Tony Milne

Contents

Context - Wakatipu Basin

Legend

Application Site

Scale 1:250 @ A3

Site Context

Legend

Application Site	
Parcel Lines	
Properties that have signed an APA	

Appellation Titles

A - Lot 6 DP 392663
37 Hogans Gully Road

B - Lot 1 DP 313872
589 Speargrass Flat Road

C - Lot 2 DP 334133

D - Lot 2 DP 559337
575 Speargrass Flat Road

E - Lot 1 DP 559337
567 Speargrass Flat Road

F - Lot 1 DP 23930
547 Speargrass Flat Road

Scale 1:10,000 @ A3

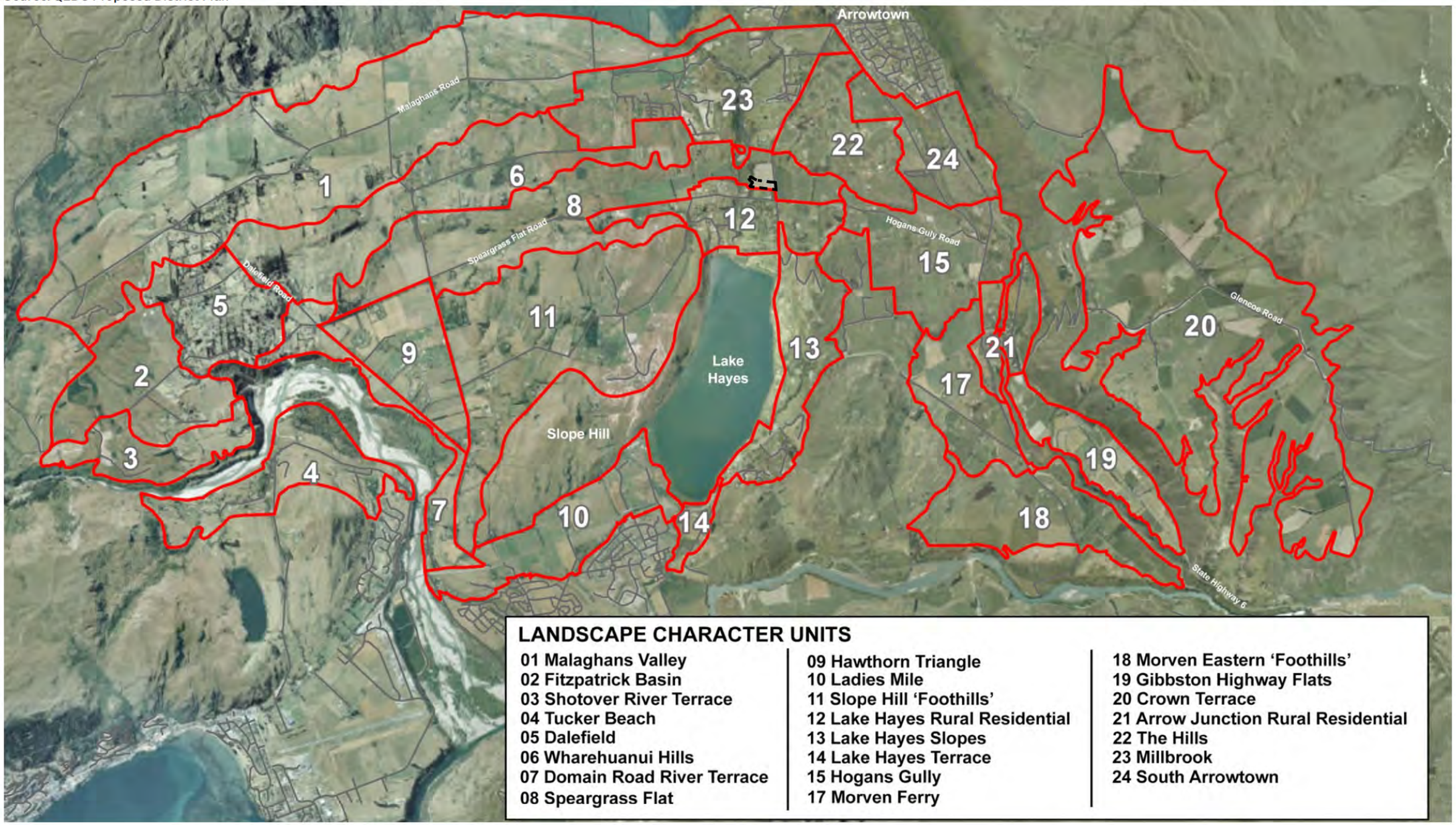
Source: LINZ Data Source

Planning Context - Landscape Character Units[86]

Legend

Approximate Extent of Application Site

Source: QLDC Proposed District Plan



LANDSCAPE CHARACTER UNITS

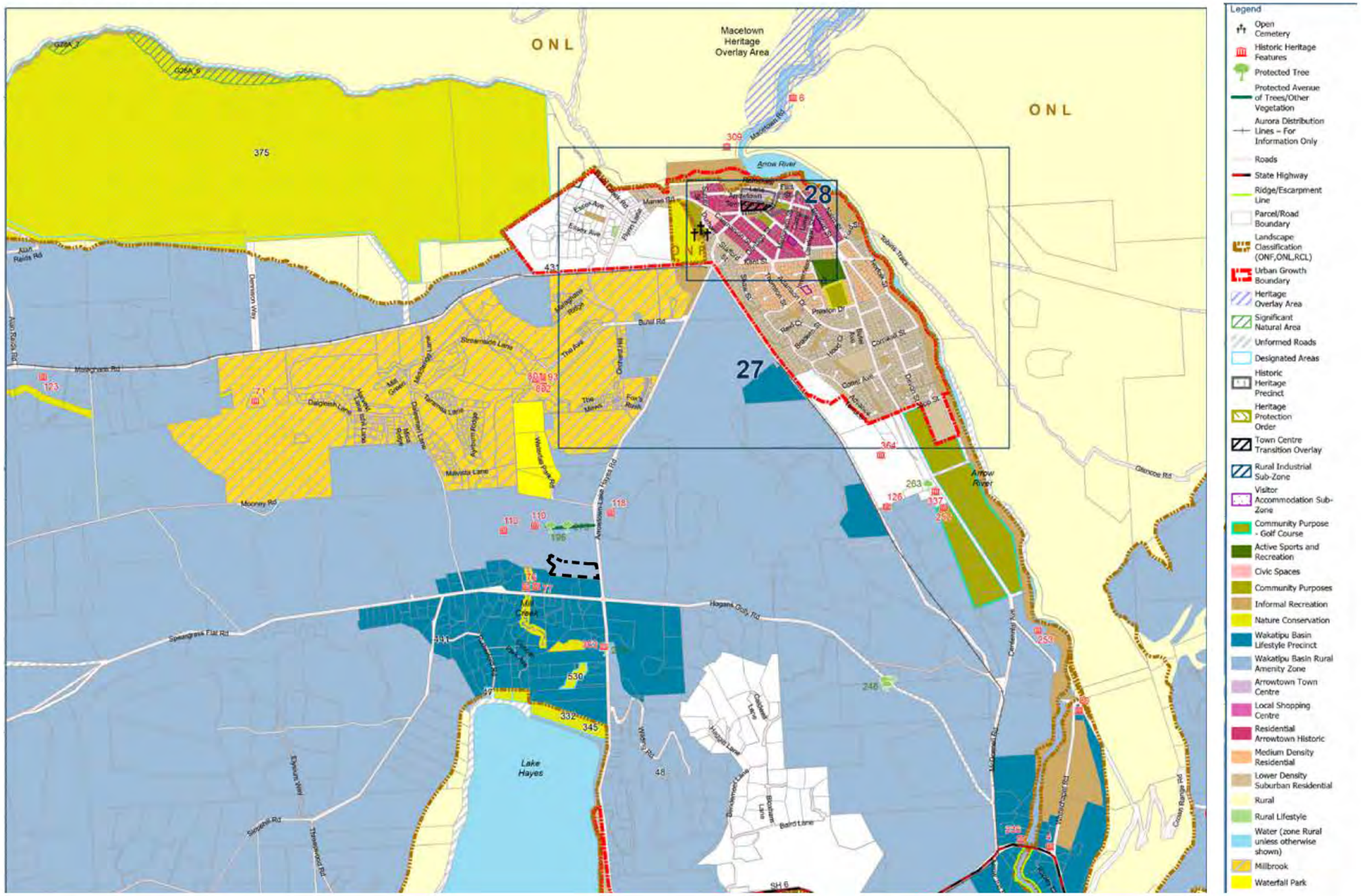
01 Malaghans Valley
02 Fitzpatrick Basin
03 Shotover River Terrace
04 Tucker Beach
05 Dalefield
06 Wharehuanui Hills
07 Domain Road River Terrace
08 Speargrass Flat
09 Hawthorn Triangle
10 Ladies Mile
11 Slope Hill 'Foothills'
12 Lake Hayes Rural Residential
13 Lake Hayes Slopes
14 Lake Hayes Terrace
15 Hogans Gully
17 Morven Ferry
18 Morven Eastern 'Foothills'
19 Gibbston Highway Flats
20 Crown Terrace
21 Arrow Junction Rural Residential
22 The Hills
23 Millbrook
24 South Arrowtown

Planning Context - Proposed District Plan (PDP)

Legend

Approximate Extent of Application Site

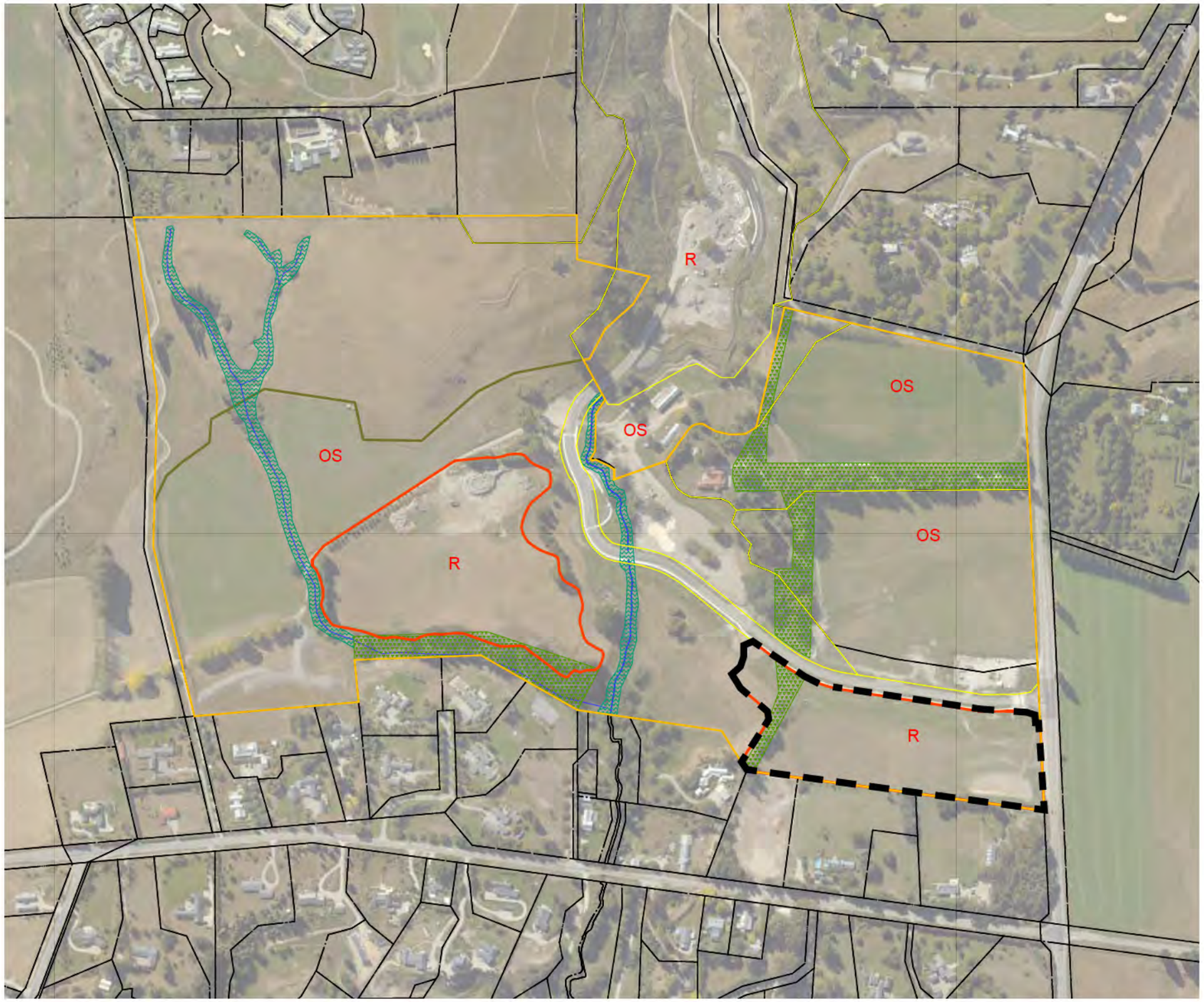
Source: QLDC Proposed District Plan



Ayrburn Structure Plan

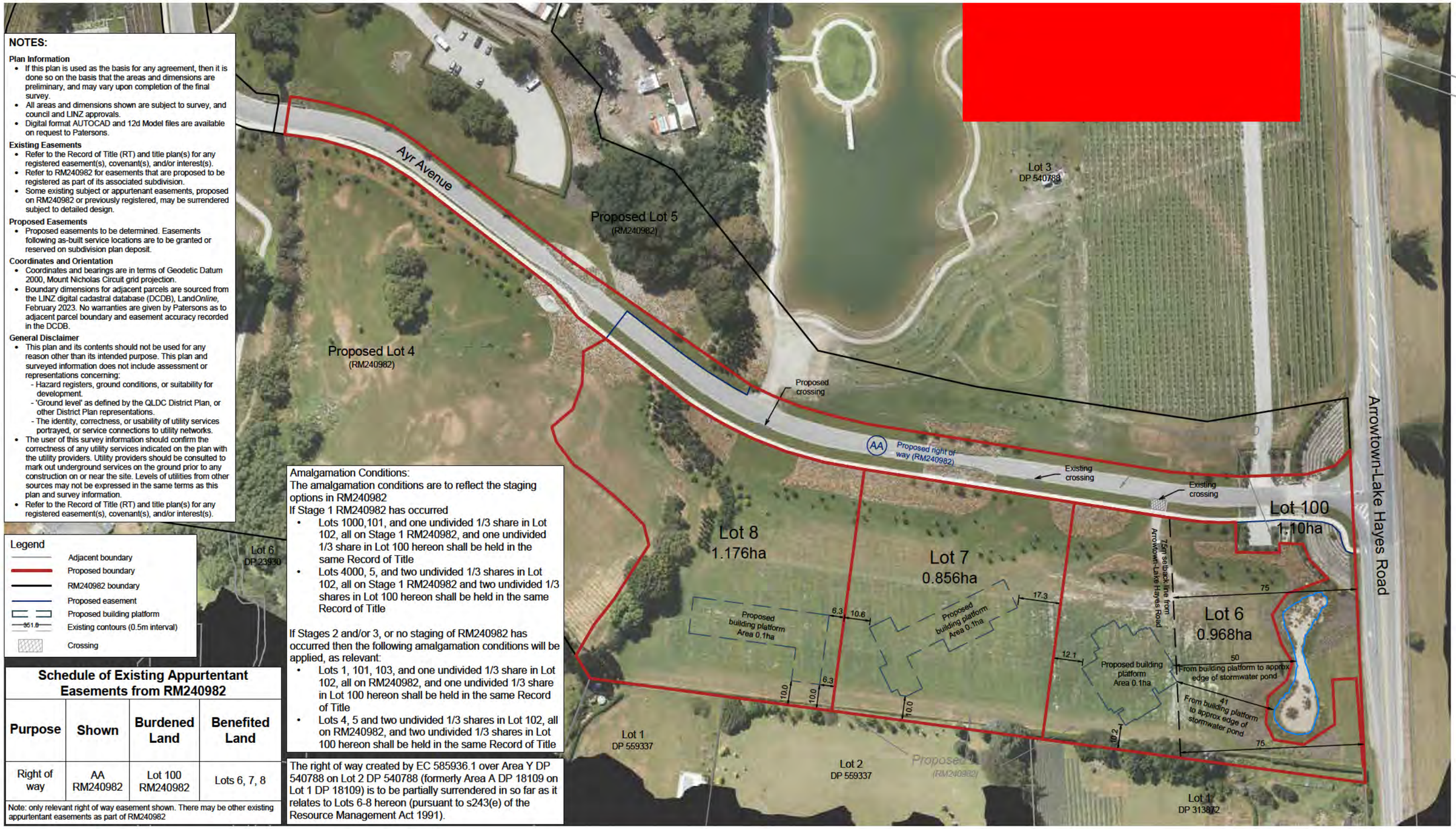
Legend

- Application Site
- Parcel Lines
- Mill Creek
- Ephemeral Tributary
- Ayr Ave - Public Access
- Pasture Line
- Tree Protection Area
- Riparian Planting
- R Area Boundary



Scale 1:5000 @ A3

Application Site



NOTES:

Plan Information
- If this plan is used as the basis for any agreement, then it is done so on the basis that the areas and dimensions are preliminary, and may vary upon completion of the final survey.
- All areas and dimensions shown are subject to survey, and council and LINZ approvals.
- Digital format AUTOCAD and 12d Model files are available on request to Patersons.

Existing Easements
- Refer to the Record of Title (RT) and title plan(s) for any registered easement(s), covenant(s), and/or interest(s).
- Refer to RM240982 for easements that are proposed to be registered as part of its associated subdivision.
- Some existing subject or appurtenant easements, proposed on RM240982 or previously registered, may be surrendered subject to detailed design.

Proposed Easements
- Proposed easements to be determined. Easements following as-built service locations are to be granted or reserved on subdivision plan deposit.

Coordinates and Orientation
- Coordinates and bearings are in terms of Geodetic Datum 2000, Mount Nicholas Circuit grid projection.
- Boundary dimensions for adjacent parcels are sourced from the LINZ digital cadastral database (DCDB), Land*Online*, February 2023. No warranties are given by Patersons as to adjacent parcel boundary and easement accuracy recorded in the DCDB.

General Disclaimer
- This plan and its contents should not be used for any reason other than its intended purpose. This plan and surveyed information does not include assessment or representations concerning:
  - Hazard registers, ground conditions, or suitability for development.
  - 'Ground level' as defined by the QLDC District Plan, or other District Plan representations.
  - The identity, correctness, or usability of utility services portrayed, or service connections to utility networks.
- The user of this survey information should confirm the correctness of any utility services indicated on the plan with the utility providers. Utility providers should be consulted to mark out underground services on the ground prior to any construction on or near the site. Levels of utilities from other sources may not be expressed in the same terms as this plan and survey information.
- Refer to the Record of Title (RT) and title plan(s) for any registered easement(s), covenant(s), and/or interest(s).

Legend
- Adjacent boundary
- Proposed boundary
- RM240982 boundary
- Proposed easement
- Proposed building platform
- 351.8 Existing contours (0.5m interval)
- Crossing

Schedule of Existing Appurtenant Easements from RM240982

Purpose	Shown	Burdened Land	Benefited Land
Right of way	AA RM240982	Lot 100 RM240982	Lots 6, 7, 8

Note: only relevant right of way easement shown. There may be other existing appurtenant easements as part of RM240982

Amalgamation Conditions:
The amalgamation conditions are to reflect the staging options in RM240982
If Stage 1 RM240982 has occurred
- Lots 1000,101, and one undivided 1/3 share in Lot 102, all on Stage 1 RM240982, and one undivided 1/3 share in Lot 100 hereon shall be held in the same Record of Title
- Lots 4000, 5, and two undivided 1/3 shares in Lot 102, all on Stage 1 RM240982 and two undivided 1/3 shares in Lot 100 hereon shall be held in the same Record of Title

If Stages 2 and/or 3, or no staging of RM240982 has occurred then the following amalgamation conditions will be applied, as relevant:
- Lots 1, 101, 103, and one undivided 1/3 share in Lot 102, all on RM240982, and one undivided 1/3 share in Lot 100 hereon shall be held in the same Record of Title
- Lots 4, 5 and two undivided 1/3 shares in Lot 102, all on RM240982, and two undivided 1/3 shares in Lot 100 hereon shall be held in the same Record of Title

The right of way created by EC 585936.1 over Area Y DP 540788 on Lot 2 DP 540788 (formerly Area A DP 18109 on Lot 1 DP 18109) is to be partially surrendered in so far as it relates to Lots 6-8 hereon (pursuant to s243(e) of the Resource Management Act 1991).

patersons. Land Professionals

CLIENT
WATERFALL PARK DEVELOPMENTS LTD

AYRBURN FARM SUBDIVISION

DRAWING TITLE
LOTS 6-8 AND 100 BEING A PROPOSED SUBDIVISION OF PROPOSED LOTS 6 AND 100 RM240982

DATUM INFORMATION	
COORDINATE SYSTEM	NZGD2000 MOUNT NICHOLAS CIRCUIT
DATUM	DUNEHT1958
ORIGIN OF COORDINATES	IT X DP 23038
ORIGIN OF LEVELS	IT X DP 23038 : 358.566m

REV	DRAWN	DATE	NOTE
D	SR	03.04.25	PROPOSED LEVELS UPDATE
E	SR	13.05.25	BUILDING PLATFORMS
H	HR	01.07.25	LOT 6 / LOT 100 BOUNDARY
I	HR	04.07.25	LABELS
STATUS			**FOR CONSENT**

SURVEYED	-	
DESIGNED	-	
DRAWN	HR	18.03.25
REVIEWED	SR	27.03.25
APPROVED	SR	27.03.25

PROJECT	**Q6388M**
DRAWING NO	**22**
SHEET	**001**
REVISION	**I**
SCALE (A3)	**1:1500**

Viewpoint Photo Locations

Legend

Application Site

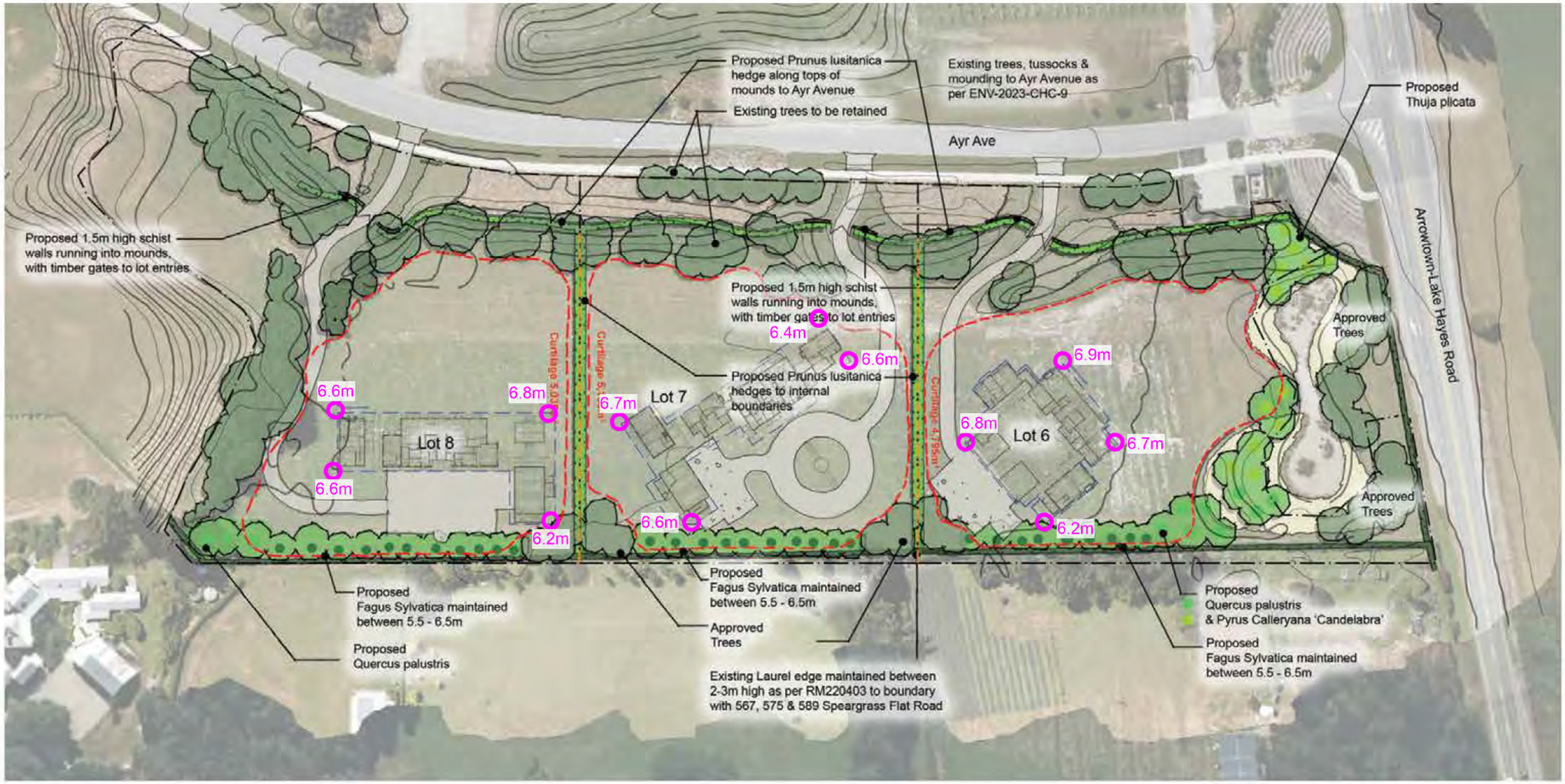
Parcel Lines

Photo Location

Scale 1:800 @ A3

Source: LINZ Data Source

Structural Planting Plan and Location of Pole Markers



Legend

- Existing Laurel hedge
- Proposed Laurel hedge
- Existing trees (Refer to RM250242 & AR-010 for species)
- Proposed trees (see notes for species)
- Existing Chionochloa rubra planting (RM250242)
- Existing riparian planting
- Tree Protection Zone
- Stone walls & timber gates
- Curtilage (RM250242)
- Building Platform (RM250242)
- 1m contour
- 0.5m contour
- Boundary fences between lots

Hedge planting:

- All boundary hedges maintained between 2-3m high as per RM220403 and RM250242
- New hedges planted at 0.8m ctrs, min. 1.0m high plants
- Hedges planted with slow-release fertiliser
- Hedges mulched to min. 400mm width to retain moisture
- Hedges guarded against pests
- Temporary irrigation installed and operated for 5 years from planting date

Tree planting:

- Trees (including replacement trees) to be planted at a minimum 80L bag size and 3.0m high
- Trees planted with slow-release fertiliser
- Trees mulched to min. 400mm radius to retain moisture
- Trees guarded against pests
- Temporary irrigation installed and operated for 5 years from planting date

Ayr Residences

Land Use Plan - Structural Planting - For Consent

0 10 20 50m

SCALE = 1:1000 AT A3

Scale 1:1000 @A3

Date 01 Sep 2025

Drawing No. AR-011

WINTON BEST BY DESIGN

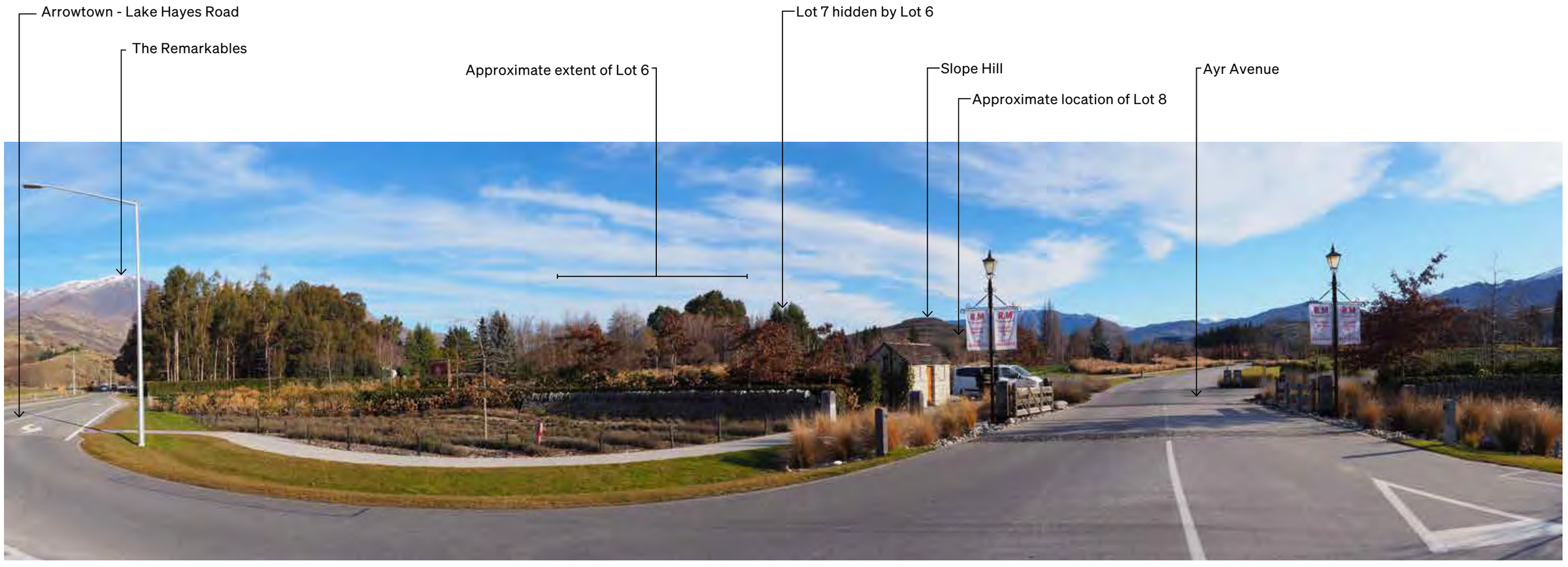
Viewpoint 1

Viewpoint Photograph 1: From Arrowtown - Lake Hayes Road looking west towards site. The existing landscaping visible in the panorama will be complemented by additional tree planting and the establishment of a 2.0m hedge along the roadside boundary. The panorama illustrates the extent that a complying building located on the BLA would have when viewed from this direction.

Photograph Information:

Date of Photography: 18 June 2025
Camera: Olympus OM-D E-M10 Mark II
Print Size: A3

Viewpoint 2



Viewpoint Photograph 2: From Ayr Avenue intersection with Arrowtown - Lake Hayes Road looking southwest to the site.

Photograph Information:
Date of Photography: 18 June 2025
Camera: Olympus OM-D E-M10 Mark II
Print Size: A3

Viewpoint 3

Viewpoint Photograph 3: From Ayr Avenue intersection with Arrowtown - Lake Hayes Road looking southwest to the site.

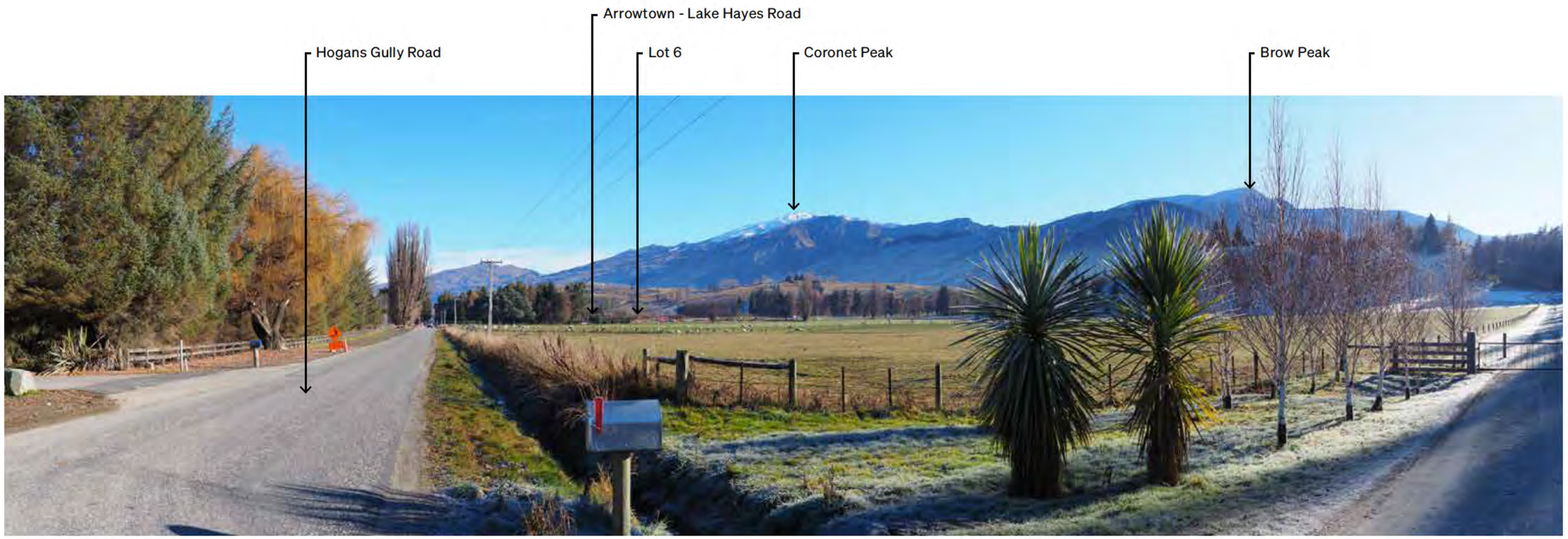
Photograph Information:
Date of Photography: 18 June 2025
Camera: Olympus OM-D E-M10 Mark II
Print Size: A3

Viewpoint 4

Viewpoint Photograph 4: From Arrowtown - Lake Hayes Road looking south west towards the site. The proposed buildings will not be visible from this location.

Photograph Information:
Date of Photography: 18 June 2025
Camera: Olympus OM-D E-M10 Mark II
Print Size: A3

Viewpoint 5



Viewpoint Photograph 5: From Hogans Gully Road looking towards Coronet Peak. The roof of Lot 6 will be visible untill such time as the mitigation planting screens visibility. Longer views of the mountain backdrop will not be affected.

Photograph Information:
Date of Photography: 18 June 2025
Camera: Olympus OM-D E-M10 Mark II
Print Size: A3

ROUGH MILNE MITCHELL
LANDSCAPE ARCHITECTS

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APPENDIX 5 – COUNCIL'S LANDSCAPE PEER REVIEW

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landscapearchitecture
m 021 661 650
e bridget@bgla.nz

Landscape Review

RM250715 - Waterfall Park Developments Limited - 1 Ayr Avenue, Arrowtown.

19 November 2025 | FINAL

1 Introduction

1.1 Bridget Gilbert Landscape Architecture Limited (**BGLA**) has been requested by Queenstown Lakes District Council (**Council**) to undertake a Landscape Review of a resource consent application to:

a. Undertake earthworks for the construction of three residential units (also breaching site standards) within three residential building platforms.

b. Construct three residential units (within three approved platforms), all breaching building height and maximum building coverage standards. The proposed maximum building height is 8m with the permitted building height standard being 6.5m high. The proposed maximum building coverage is 785m^2 with the permitted building coverage standard being 500m^2.

1.2 I understand that overall, the application has a **restricted discretionary** activity status.

1.3 A summary of my expert qualifications and relevant experience is attached in **Appendix A**.

1.4 Whilst it is understood that the application will not proceed to a hearing, I confirm that my peer review comments have been prepared in accordance with the Environment Court's Code of Conduct for Expert Witnesses as specified in the Environment Court's Practice Note 2014. This peer review is within my area of expertise, except where I state that I rely upon the evidence of other experts. I have not omitted to consider any material facts known to me that might alter or detract from the opinions expressed.

1.5 My comments have been prepared applying the landscape assessment methodology recommended in *Te Tangi a te Manu* (Aotearoa New Zealand Landscape Assessment Guidelines) (**TTatM**), including the use of the seven-point effects rating scale recommended in TTatM.

1.6 The following documents have been relied on in the preparation of these landscape comments:

c. Assessment of Environmental Effects Report, prepared by Brown & Company, dated September 2025.

d. AEE Appendices C to E, Architectural Plans - Lot 6, 7 and 8, prepared by SA Studio, dated September 2025.

e. AEE Appendix F, Earthworks Plan, prepared by Patersons Land Professionals, dated June 2025.

f. AEE Appendix G, Landscape Plan, prepared by Winton, dated September 2025.

g. AEE Appendix H, Landscape Assessment (and attachments) prepared by Rough Milne Mitchell Landscape Architects, dated May / September 2025 (collectively referred to as the **Landscape Report**).

1.7 I undertook a site visit in relation to this review in October 2025, with poles in place to indicate the location, extent and height of the proposed buildings.

1.8 I am familiar with the broader area, having co-authored the Wakatipu Basin Land Use Planning Study and assisted Council with landscape advice in relation to the Chapter 24 Variation and appeals. I also provided landscape peer review advice in relation to the subdivision consent for the subject site.

1.9 I have attended an online meeting with the Council planner and applicant's team to discuss landscape matters in relation to the application. That culminated in the applicant providing an updated Landscape Plan, prepared by Winton and dated 13 November 2025 (**November 2025 Landscape Plan**).

1.10 The November 2025 Landscape Plan introduces additional specimen tree planting to mitigate views from Arrowtown Lake Hayes Road and upsizes many of the specimen trees so that they will provide a mitigation benefit within a shorter timeframe. I confirm that my landscape peer review comments are based on the November 2025 Landscape Plan.

1.11 For completeness, it is my understanding that the neighbours adjoining the southern site boundary have provided written support for the application. For this reason, my peer review has not taken into account the neighbouring/adjacent properties that have provided written approval. However, my peer review has considered the public views from outside the site, inclusive of views from the perspective of McIntyres Hill to the north.

2 Landscape Assessment Methodology

2.1 I confirm that the landscape assessment methodology that has been applied in the Landscape Report (and associated documents) is, very broadly, consistent with landscape assessment best practice.

3 Description of the Existing Environment, Relevant Statutory Context and Proposed Development

3.1 The Landscape Report in combination with all of the other documents listed above, provides an adequate description of the existing environment, proposed development and statutory context.

4 Evaluation of Landscape Related Effects

4.1 I consider that the Landscape Report (and associated documents) has accurately scoped the viewing audiences that may be potentially affected by the proposed development.

4.2 Factoring in the mitigation planting strategy set out in the November 2025 Landscape Plan, I generally concur with the findings of the Landscape Report (and associated documents) with respect to visual amenity effects although consider the effects have been slightly underrated (see below).

4.3 Again, factoring in the mitigation planting strategy set out in the November 2025 Landscape Plan I also generally concur with the findings of the Landscape Report (and associated documents) in relation to landscape effects although consider the effects have been slightly underrated (see below).

4.4 I note that the Landscape Report repeatedly rates adverse landscape related effects as **very low** ('less than minor') or **low** ('less than minor'). I consider that the adverse landscape (including visual amenity) effects have been underrated in the Landscape Report and will rate as **moderate-low** ('minor') due to the collective scale and influence of the building coverage and height infringements.

4.5 Should Council be minded to grant consent, I recommend the incorporation of the following landscape related conditions:

i. The approval of a Landscape Management Plan that addresses the long-term management and maintenance obligations associated with Landscape Plan.

ii. The incorporation of comprehensive tree protection conditions that align with arboricultural best practice.

5 Conclusion

5.1 Assuming the above recommendations are incorporated, I consider that the proposed development is appropriate from a landscape perspective.

5.2 Should Council officers or the applicants' consultants require further clarification on the matters raised above, please do not hesitate to get in touch.

Bridget Gilbert
Landscape Architect
B Hort Dip LA ALI NZILA (Registered, Fellow)

APPENDIX A

Bridget Gilbert: Qualifications and Experience

Bridget holds the qualifications of Bachelor of Horticulture from Massey University and a postgraduate Diploma in Landscape Architecture from Lincoln College, is an associate of the Landscape Institute (UK) and a registered member of the New Zealand Institute of Landscape Architects.

Bridget has practised as a Landscape Architect for almost thirty years in both New Zealand and England. Upon her return to New Zealand, Bridget worked with Boffa Miskell Ltd in their Auckland office for seven years. She has been operating her own practice for the last eighteen years, also in Auckland.

During the course of her career, Bridget has been involved in a wide range of work in expert landscape evaluation, assessment, and advice throughout New Zealand, including:

- landscape assessment in relation to Regional and District Plan policy;
- preparation of structure plans for rural, coastal, and urban developments;
- conceptual design and landscape assessment of infrastructure, rural, coastal, and urban development; and
- detailed design and implementation supervision of infrastructure, rural, coastal, and urban projects.

Of particular relevance to Bridget's landscape peer review role within the Queenstown Lakes District, Bridget co-authored the Wakatipu Basin Land Use Planning Study in 2017. Since that time, Bridget has assisted QLDC with landscape advice in relation to PDP Chapters 3, 6, 21, 24, 41 and 46 and assisted with the preparation of the recently notified Priority Area Landscape Schedules work, giving her a reasonable understanding of the range of landscape issues across the District's rural landscapes.

Bridget has provided landscape advice in relation to rural living developments throughout many parts of rural New Zealand, including: Northland; Whangarei District Rodney; Waiheke, Rakino and Great Barrier Islands; Whitford; Clevedon; Franklin; Matamata; Cambridge; Coromandel Peninsula; Waitomo District; Taupo; New Plymouth; and Tasman District.

Bridget is an Independent Hearing Commissioner for Auckland Council.

Until recently, Bridget was a panel member of the Auckland Urban Design Panel (with a Chair endorsement).

APPENDIX 6 – APPLICANT'S EMSCP

Environmental Management Plan

Ayr Residences – Subdivision and Land Use Works

October 2025

Document Control	
Report title	Ayr Residences – Subdivision and Land Use Works – Environmental Management Plan
Address	Lot 4 DP 540788, 1 Ayr Avenue, Arrowtown
Client	Waterfall Park Developments Limited
Project number	24068

Revision	Revision date	Revision details	Prepared by	Reviewed by
A	16/09/2024	Prepared for client	WT & TG	TG
B	01/05/2025	Revised scope and earthworks plans for Lots 6-8	WT & TG	TG
C	04/06/2025	Revised earthworks plans for Lots 6-8	WT & TG	TG
D	28/08/2025	EMP updated following issue of consents	LC	EC
	04/09/2025	EMP updated following council queries	LC	EC
E	07/10/2025	EMP & ESCP updated to include the earthworks required for the building basements and landscaping required for a separate QLDC Land Use Consent Application	KB & EC	EC
F	08/10/2025	EMP update following client revisions	KB & EC	EC

Appendices	
Appendix 1	Erosion and Sediment Control Plan Drawings
Appendix 2	Schematics for Erosion and Sediment Controls
Appendix 3	Environmental Induction Handout
Appendix 4	Environmental Induction Register
Appendix 5	Weekly Environmental Inspection Form
Appendix 6	Environmental Incident Report
Appendix 7	Complaints Register
Appendix 8	Environmental Non-Conformance Register
Appendix 9	Water Quality Monitoring Results Form
Appendix 10	Archaeological Discovery Protocol
Appendix 11	Associated Resource Consent Conditions

Contents

Emergency Contacts

Contact made with any of the following shall be undertaken with due consultation of the Environmental Representative or Project Manager. These are outlined in **Table 1** below.

Table 1: Emergency Contacts

Element	Emergency Contact	Details
Pollution incident	Otago Regional Council (ORC) Spill Hotline	0800 800 033 pollution@orc.govt.nz compliance@orc.govt.nz
Environmental complaint	Environmental Representative	Ryan Bullock [redacted]
Discovery of contaminated land	Environmental Representative	
Unexpected heritage finds	Environmental Representative	[redacted]
Human remains	New Zealand Police	111
Fire including bushfire	Fire and Emergency New Zealand (FENZ)	111
Public utilities	Queenstown Lakes District Council (QLDC)	(03) 441 0499 rcmonitoring@qldc.govt.nz
Internal contacts	Project Manager	Lauren Christie Winton [redacted]
Internal contacts	Environmental Consultant	Elisa Chillingworth Enviroscope [redacted]

1.0 INTRODUCTION

1.1 Purpose and Scope

On behalf of Waterfall Park Developments Limited (WPDL), Enviroscope has prepared this Environmental Management Plan (EMP) for the earthworks associated with the development of a 3-Lot residential subdivision at Ayrburn, Arrowtown. This EMP aims to reduce the effects of the project's construction activities on the environment and sensitive receptors.

This document aligns with the objectives and policies of the Otago Regional Council's (ORC) Regional Plan, specifically, section 14.5 – Earthworks for Residential Developments and with the Queenstown Lakes District Council (QLDC) objectives and policies of Chapter 25 – Earthworks, of the Proposed District Plan.

This EMP is prepared in accordance with the ORC Residential Earthworks in Otago – A guide for developers, landowners, contractors and service providers, March 2023 (Guide — Residential Earthworks in Otago). As well as the QLDC Guidelines for Environmental Management Plans, June 2019 (EMP Guidelines). It is considered to have a 'High' environmental risk level as per the risk categories outlined in the EMP Guidelines.

The purpose of this EMP is to be an effective and practical reference manual for construction personnel that applies to all project activities during the construction phase and includes the following:

- Strategies to manage environmental aspects and risks, based on associated best practice.
- Provides for contingency planning.
- Provides a framework for monitoring, reporting, review and continual improvement.
- Defines roles and responsibilities.
- Procedures to investigate and resolve environmental non-conformances and initiate corrective and preventative actions.

This EMP has been prepared following best practice, based on the preliminary designs available at the time of the preparing this EMP. A detailed EMP and Erosion and Sediment Control Plan (ESCP), will be provided to the respective regulatory authority, once the engineering and survey plans are confirmed and contractors are appointed. Once appointed, the Contractor's details will be updated and the EMP amended in accordance with the Contractor's proposed methodologies of construction, programme of works. An overview of the project and sequencing can be found in the construction methodology at **Section 2.0**.

1.2 Site Overview

The subject site, legally described as Lot 4 DP 540788, is located at 1 Ayr Avenue, Arrowtown. The subject site is partially developed, with access off the formed Ayr Avenue, extensive landscaping and existing stormwater infrastructure surrounding the proposed lots. The subject site is currently undergoing a three-lot subdivision process to create the proposed Lots 6, 7, and 8, along with associated subdivision works. Construction of the permanent stormwater infrastructure is also underway. The current land uses vary around the subject site, with the adjacent vineyard, adjoining amenity ponds and embankments.

The subject site is very flat, with a gradual gradient of 1-2%, falling from west to east, in an evenly distributed sheet flow manner. There are no waterbodies present within the subject site, there is an existing stormwater attenuation pond present on the eastern corner of the site, formed as part of earlier stages of the Ayrburn development.

The vegetation cover of the proposed lots is predominantly pasture and extensive amenity landscape plantings on the periphery comprising of a mixture of planted exotic and indigenous tree and shrub species in the form of Oak, Willows, Red tussock, Silver and Mountain Beech.

This is summarised in **Table 2,** and the site is shown in **Figure 1** below.

Table 2: *Site characteristics*

Site Name	
Legal Description	Lot 4 DP 540788
Territorial Authority	Queenstown Lake District Council (QLDC)
Regional Authority	Otago Regional Council (ORC)
Geology and Soils	A geotechnical report has been prepared by GeoSolve dated May 2025 which details site investigations and reports on the geotechnical conditions including drainage potential. The report notes that "*The subsurface soils observed in TPs 1-11 during the site investigation typically comprise:* • *0.2-0.4 m of topsoil, overlying;* • *0.7-1.6 m of alluvial silt, overlying;* • *Interbedded alluvial sand, silt and gravel.* *Groundwater was not observed in test pits and based on previously completed borehole data (completed within the lower terrace directly to the west of the site, approximately 7 m below the upper terrace level) the groundwater is expected to be approximately 15 m below the site."* Soakage Testing was undertaken at two test pits across the site and found unfactored infiltration rates of 45-50 mm/hr.
Waterbodies	No surface waterbodies have been identified within the site boundaries. The closest waterbody within proximity to the site is Mill Creek, situated approximately 150 m beyond the western boundary. Minimal clean water run-on is anticipated due to the presence of existing clean water roadside swale along Ayr Avenue upslope of the site. This swale outlets to a permanent manmade stormwater attenuation pond to the east of the site.

Vegetation	The proposed earthworks' extents are located away from established vegetation. The wider Ayrburn site has invested in significant riparian planting along Mill Creek and the grounds have been extensively landscaped. The proposed Lots and access have been designed to limit disturbance of existing vegetation where possible.
Contaminated Land	A review of the ORC and QLDC HAIL registers has not provided any indication of the subject site being used in the past for a HAIL activity. Areas of known contaminants that exist across the wider Waterfall Park site have previously been remediated or are not within proximity of the proposed development.

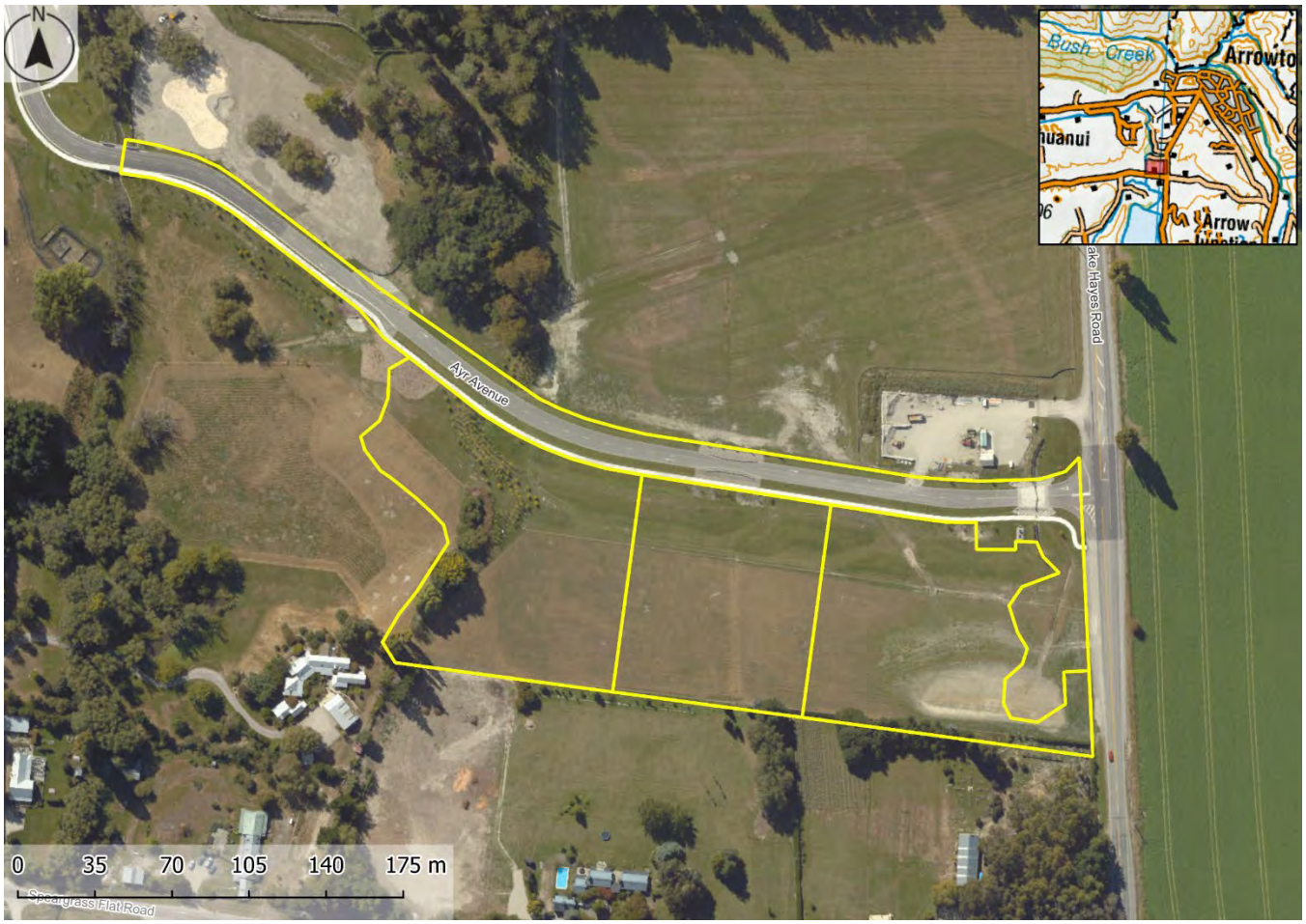

Figure 1: *Location of the site (Source: QGIS)*

1.3 Summary of Earthworks

Earthworks will consist of topsoil stripping and stockpiling, cut and fill earthworks and topsoil respread. **Table 3** summarises proposed and consented earthworks volumes. The Earthworks are proposed to be undertaken in two phases. The phasing is as follows:

- **Phase 1** – Undertake earthworks to subdivide three sections and establish three building platforms. Phase 1 has been approved under **RM250242** (QLDC), **RM25.239.01** and **RM25.239.02** (ORC), and is currently underway.
- **Phase 2** – Undertake excavations required for the three separate building basements and the landscaping associated with each individual Lot. Each basement excavation and associated landscaping earthworks will be completed sequentially. The open earthworks area will therefore be phased as identified in ESCP-002, **Appendix 1**.

Generally, earthworks will be undertaken in accordance with the recommendations and limitations of the Geotechnical Assessment Report. It is expected the Geotechnical Engineer will be onsite during earthworks to inspect and advise on the earthworks being undertaken and provide guidance to the contractor and civil engineering consultant on any impacts on the design of any findings on site. The extent of earthworks and staging is depicted on the Erosion and Sediment Control (ESCP) drawing in **Appendix 1**.

Table 3: Earthworks Quantities

Phase 1 – Subdivision & Building Platforms		
Description	**Volume m^3**	**Area m^2**
Topsoil strip	4,000	-
Topsoil respread	3,370	-
Cut to Fill Subgrade	1,900	-
Total	27,480	17,630
Phase 2 - Building Basement Excavations and Associated Landscaping		
Description	**Volume m^3**	**Area m^2**
Topsoil strip	2,230	-
Topsoil respread	2,230	-
Cut	3,400	-
Fill	3,400	-
Imported material	2,390	-
Total	17,830	17,000

1.4 Associated Resource Consents and Permits

This EMP has been prepared to ensure that all relevant conditions of associated resource consents are addressed. Provided the activity is undertaken in accordance with this EMP, it will comply with the relevant conditions set within the associated resource consents. The resource consents associated with this project are given in **Table 4**. Associated Resource Consent Conditions are attached as **Appendix 11.**

Table 4: Associated resource consents

Resource Consent Number	Related Council	Activity Description	Date of Decision Issue
RM250242	QLDC	Application under Section 88 of the Resource Management Act 1991 (RMA) for subdivision of future lot 6 (of RM240982) into three residential lots and establish a building platform (1000m^2) on each allotment and boundary adjustment between future lot 6 and lot 100; land use consent for internal setback breach created in future lot 8 and breach to transport standards for vehicle crossing design.	19th August 2025
RM25.239.01	ORC	To carry out earthworks for the purpose of residential development	30th June 2025
RM25.239.02	ORC	To discharge sediment to land in a manner that may enter water for the purpose of residential development	30th June 2025
TBC	QLDC	Land Use Consent	TBC

1.5 Suitably Qualified and Experienced Professional

This EMP has been partly prepared by Katy Bonacci of Enviroscope Limited. Katy holds a Bachelor of Science degree, majoring in Environmental Science and Geography. Katy has experience preparing Environmental Management Plans and Erosion and Sediment Control Plans within the Queenstown Lakes District.

This EMP has been prepared and reviewed by Tom Grandiek of Enviroscope Limited. Tom is a certified Environmental Professional (CEnvP) and holds a Bachelor of Applied Sciences degree, majoring in Environmental Management. He spent five years working in RMA compliance with local government. Tom has extensive experience in the preparation and monitoring of EMPs and ESCPs.

This EMP has been updated by Lucy Cramp of Enviroscope Limited. Lucy is a Certified Environmental Practitioner (CEnvP) and holds a Master's degree in Environmental Management. She has over six years' experience in environmental consulting, with extensive expertise in preparing environmental reports for resource consent applications, as well as in the preparation, implementation, and monitoring of EMPs and ESCPs.

This EMP has been reviewed by Elisa is a certified Environmental Professional (CEnvP) and holds a Bachelor of Science with Honours (BSc). Elisa has spent seven years working in Environmental Management and Construction Industry and has extensive experience in the preparation, implementation and monitoring of EMPs and ESCPs.

Tom, Lucy and Elisa meet the criteria of a Suitably Qualified and Experienced Professional (SQEP) for the purposes of preparing this EMP and overseeing the environmental aspects of this project.

2.0 CONSTRUCTION METHODOLOGY

2.1 Sequencing of Works

The following sequencing will ensure the earthworks are undertaken efficiently while ensuring good environmental outcomes. This is a preliminary staging methodology and may be subject to change based on site conditions encountered during construction. This methodology has been prepared following best practice, based on the preliminary designs available at the time of preparing this EMP.

A detailed EMP and Erosion and Sediment Control Plan (ESCP), will be provided to the respective regulatory authority, once the engineering and survey plans are confirmed and contractors are appointed. Once appointed, the Contractor's details will be updated and the EMP amended in accordance with the Contractor's proposed methodologies of construction, programme of works. This methodology shall be read in conjunction with the Erosion and Sediment Control Plan (ESCP) attached as **Appendix 1.**

Preliminary works and site establishment

- Ensure the current EMP and associated resource consents is available onsite and complete site induction with Environmental Consultant.
- Establish stabilised entranceways off Ayr Avenue and install coconut coir logs within the existing roadside swale.
- Establish the site laydown.

Phase 1 – Ayrburn Residences – Subdivision Earthworks and Civil Works– ESCP-001

Bulk earthworks are proposed to be undertaken in sequential phases. Phase 1 will involve the subdivision and construction of three building platforms within the greater Ayrburn development.

- Install super silt fences downslope of proposed earthworks areas.
- Undertake the installation of the stormwater drainage pipe along the southern site boundary, placing coconut coir logs at the outlet of the pipe. Any exposed surfaces shall progressively stabilise with topsoil and grass seed. Geofabric inlet protection is to be applied to stormwater scruffy domes immediately following installation.
- Strip overlying topsoil and stockpile.
- Undertake cut-to-fill to form building platforms and driveways. Install drop-out pits within the swales as shown in ESCP-001.
- Once building platforms are formed to design levels, these are to be topsoiled and seeded to stabilise.
- Connect existing infrastructure or install new services as required.
- Install boundary hedges between the three Lots. Complete the installation of the stormwater controls along the southern boundary and under the boundary hedges.
- Carry out trenching for civil services, install the services, and backfill trenches promptly to minimise open excavations. Install bunds upslope of trenches prior to forecast rainfall to divert clean water runoff.
- Carry out directional drilling works, as per the engineer design.
- Install the new backflow manifold on the existing 315mm OD Main, as per engineer design.
- Upon completion of the civil infrastructure installations, progressively stabilise the trench excavations as per design requirements.
- The remaining surfaces shall be progressively topsoiled and seeded and or landscaped in accordance with the

landscape plan prepared by Winton, dated September 2025. It is recommended that k-line irrigation is established to promote rapid grass strike.

- Install or upgrade the final vehicle crossings and access alignments to each Lot.

Phase 2 – Ayrburn Residences – Building Basement and Landscaping Earthworks– ESCP-002

Phase 2, which will occur in three stages, comprises the construction of three residential basements and corresponding landscaping works. Excavations will be undertaken sequentially, and the methodology detailed below shall be implemented repetitively for each Lot, to manage environmental risks associated with the proposed earthworks and minimise the exposed area.

The proposed basement earthworks will prepare the ground for the construction of three three-story houses (basement plus two above-ground levels). The proposed landscape earthworks will prepare the ground for both hard and soft landscaping, as shown on the Landscape Plan provided by Winton, dated September 2025.

- Excavate each basement sequentially to the design levels. The maximum cut depth is approximately 4.2 m. Ensure excavated material is stockpiled or disposed of at an approved fill location.
- If groundwater is encountered during excavation or flows are attenuated within the cut area after a rain event, ensure the contingency dewatering methodology outlined below is followed.
- Once design levels are reached, place aggregate or lay the foundation to stabilise the cut area and to prevent dust generation and minimise erosive potential.
- Complete the earthworks required for the landscaping.

Phase 3 – Civil Works and Vertical Construction – ESCP-002

Main civil works consist of the establishment of the stormwater infrastructure, communications, stormwater, wastewater and water supply for the three residential buildings. It is expected that the main civil infrastructure will be installed as part of Phase 1.

- Connect existing infrastructure or install new services as required.
- Carry out trenching for civil services, install the services, and backfill trenches promptly to minimise open excavations. Install bunds upslope of trenches prior to forecast rainfall to divert clean water runoff.
- Upon completion of the civil infrastructure installations, progressively stabilise the trench excavations as per design requirements.
- Undertake vertical construction. It is anticipated that the residential buildings will be constructed sequentially.Once the roof and downpipes are established, connect them to the stormwater network for the site. This will reduce the sites catchment footprint.

Phase 3 - Landscaping and revegetation

- Undertake final landscaping and revegetation of any remaining exposed areas as per the Land Use Plan prepared by Winton, dated September 2025.

Contingency Measures – Dewatering

The risk of encountering groundwater on this site is low. However, in the event of encountering localised groundwater

or attenuated flows due to a rain event during earthworks, the contractor will ensure the following:

- Separate clean groundwater from exposed earthworks where possible; pipe drops could be installed to convey flows beyond the extent of the works as required. Groundwater or attenuated flows contaminated with residual sediment, shall be conveyed to the series of IBC tanks to settle prior to discharge from the site.
- On-site reuse of groundwater or attenuated flows should be considered a priority for all dewatering activities. Examples include dust suppression, assistance with compaction, re-injection or watering landscaped areas. Reused water must never be discharged in a manner that exceeds the capacity of sediment controls and/or generates run-off from the site.
- Groundwater should be appropriately treated and attenuated to ensure that it is not adversely affected by contaminants. Attenuated flows or groundwater must meet water quality discharge criteria (see **Section 5.5**) prior to discharge. The stormwater attenuation area located against the easternmost site boundary would be a suitable area to discharge flows meeting the water quality discharge parameters.

Decommissioning

- Remove erosion and sediment control devices once stabilisation has occurred across the entire site. This is generally defined as 80% vegetative cover.

2.2 Hours of Operation

Construction activities and the associated hours of operation shall comply with *NZS 6803:1999 Acoustics - Construction Noise Guidelines*. Site works may be undertaken between 0730 and 1800 hours, Monday to Saturday. No works are to be undertaken on Sundays or Public Holidays. However, this does not preclude any emergency works or works required for incident investigation or response. Additional detail relating to noise-producing activities are to be undertaken in accordance with **Section 7.0** of this EMP.

3.0 EMP IMPLEMENTATION

3.1 Environmental Roles and Responsibilities

3.1.1 Project Manager

The Project Manager is responsible for the effective implementation of the EMP and has overall responsibility for the environmental performance of the project. Duties include:

- Ensuring adequate resources are in place to implement the EMP.
- Ensuring all staff and sub-contractors operate within the guidelines of the EMP.
- Ensuring that an EMP is prepared and that environmental standards, processes and procedures meet relevant resource consent conditions.
- Overseeing the successful implementation, monitoring and review of the EMP.
- Ensuring that inspections are carried out in accordance with the relevant EMP.
- Restricting or stopping any activity that has the potential to or has caused adverse environmental effects.
- Providing notification and reporting of Environmental Incidents to Council and other environmental reports as required by The Guidelines and/or conditions of resource consent.
- Delegating authority of the above responsibilities.

3.1.2 Environmental Representative

The Environmental Representative supports the Project Manager in the day-to-day implementation of the EMP. Duties include:

- Ensuring the installation of environmental controls as per the EMP.
- Undertaking environmental site inspections.
- Undertake water quality sampling during rainfall events.
- Overseeing the maintenance and improvement of defective environmental controls.
- Providing environmental inductions to all staff and sub-contractors.
- Assisting the project leadership in attending to Environmental Incidents and Complaints.

The Environmental Representative shall be familiar with environmental risks associated with the project, the EMP and best practice erosion and sediment control principles and practices.

3.1.3 Environmental Consultant

The Environmental Consultant (SQEP) will provide technical environmental management advice as required. Key tasks include delivering the Site Environmental Induction to core staff and providing as-built confirmation of erosion and sediment controls to Council. The Environmental Consultant shall undertake monthly monitoring of the site and submit Monthly Environmental Reports to QLDC and ORC.

3.1.4 All Staff and Sub-Contractors

All staff and sub-contractors have a responsibility to undertake all activities in accordance with the requirements of this EMP. This includes reporting any activity that has the potential to or has resulted in an Environmental Incident to the Project Manager or Environmental Representative.

3.2 Site Environmental Induction

All staff and subcontractors shall attend an Environmental Induction to ensure they are aware of the project's environmental risks as well as their responsibilities to help manage these risks. Prior to ground-disturbing activities, the Environmental Consultant will deliver the induction to core staff. During the project, the Environmental Representative will induct sub-contractors and new staff. The site induction handout is attached as **Appendix 3** and all persons inducted will be recorded on the Induction Register attached as **Appendix 4.**

3.3 Environmental Inspections

Table 5 outlines the regular environmental inspections to be undertaken.

***Table 5:** Environmental inspections*

Environmental Inspection	Timing	Purpose
Weekly Inspection	Every seven days	• Confirm that all environmental controls are present, functional, and adequate. • Identify any activities that may cause an environmental incident or actual or potential environmental effects. • Identify maintenance requirements for implemented management measures. All weekly inspections shall be recorded on the Weekly Site Inspection form attached as **Appendix 5.**
Pre-Event Inspection	Prior to a significant rainfall and or/adverse weather event[1]	• To ensure that erosion and sediment controls are present, functional, and adequate for forecast rain event. • This inspection will inform any preventative work required and may result in the Rapid Response Procedure being implemented (see **Section 4.8**).
Adverse Weather Event Monitoring	During a significant weather event (if safe to do so)	• Erosion and sediment control devices continue to function correctly and inform any necessary emergency responses. • Record any non-conformances and identify any areas of improvement.

[1] 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 a rain event that can generate overland flow, noting that this varies seasonally. A significant or adverse weather events (damaging wind, snow, freezing conditions and/or rain) as referred to in the QLDC and ORC EMP and ORC Earthworks Guidelines.

Environmental Inspection	Timing	Purpose
Post-Event Inspection	Post a significant rainfall and or/adverse weather event	• Erosion and sediment control devices are repaired and/or maintained. • Any observations and corrective actions should be recorded in **Appendix 8**.

3.4 Monthly Environmental Inspection and Reporting by SQEP

The Environmental Consultant (SQEP) will monitor the site monthly to ensure that the EMP is correctly implemented, identify any unforeseen issues arising and advise on alternative environmental solutions.

The Environmental Consultant (SQEP) will also submit a Monthly Environmental Report to QLDC and ORC within five working days of the end of each month. The report will include the following information:

- Updates to the EMP and the Erosion and Sediment Control Plan (ESCP) during the month (if required).
- Number of weekly inspections completed.
- Summary of any water quality monitoring and/or sampling undertaken.
- Positive environmental outcomes achieved and opportunities.

3.5 Environmental Incident Management

Environmental incidents shall be responded to as soon as the project team becomes aware of them occurring. The response will generally involve oversight by the Environmental Consultant and will involve:

- Immediate cessation of the activity that caused the incident.
- Investigation into the cause of the incident.
- Initial response to bring the incident under control.
- Implement any remediation works.

The Project Manager must notify QLDC and ORC of the details of any Environmental Incident within 12 hours of becoming aware of the incident. Notification will be through a phone call to Council monitoring staff (see Emergency Contacts in **Table 1**). The Project Team shall provide an Environmental Incident Report within ten working days of the incident occurring. The Incident Report form is attached as **Appendix 6**.

3.6 Complaints Procedure

Any complaint received will be recorded and an investigation will be carried out. The complainant will be provided with a response acknowledging receipt of the complaint and outlining corrective actions to be implemented. After the investigation, any necessary corrective actions will be carried out and a follow-up of the original complaint is to be conducted to ensure the actions implemented have been effective. All complaints will be recorded on the Complaints Register attached as **Appendix 7**.

3.7 EMP Non-Conformance and Corrective Actions

EMP non-conformances found during site inspections, monitoring or as a result of environmental incidents or complaints shall be recorded in the EMP Non-Conformance Register. The non-conformance register attached as **Appendix 8** will detail when corrective actions are due, how they are to be carried out and the close out date. The non-conformance register ensures that issues do not escalate or are missed, as well as, providing a clear record of evidence that can be used to defend any potential complaint or formal enforcement action.

3.8 Records and Registers

The records listed below will be collated onsite. If a request is made by a QLDC and ORC official, the records shall be made available to the official within 24 hours of the request being made.

- Environmental Induction Register – **Appendix 4.**
- Weekly Environmental Inspection Form – **Appendix 5.**
- Environmental Incident Reports – **Appendix 6.**
- Complaints Register – **Appendix 7.**
- EMP Non-Conformance Register – **Appendix 8.**
- Water Quality Monitoring Results – **Appendix 9.**
- Rain event inspection observations – Job diary.

3.9 EMP Updates

The EMP will be regularly reviewed throughout the project to ensure the document remains fit for purpose and to drive continual improvement. This may be initiated by:

- Significant changes to the construction methodology.
- Improvements identified as a result of an Environmental Incident or Corrective Action.
- Where directed by QLDC and/or ORC's Monitoring and Enforcement team.

All EMP updates will be managed through the document control table on page one and shall be submitted to QLDC and ORC for acceptance.

4.0 EROSION AND SEDIMENT CONTROL

4.1 Guidelines and Standards

Erosion and sediment controls shall be designed and installed in accordance with current best practice guidelines, **to the extent practicable**, recognising the site's unique characteristics. The choice of which erosion and sediment control measures are used will depend on site-specific constraints and the project construction staging.

Generally, this is: Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document GD2016/005).

- QLDC Guidelines for Environmental Management Plans, June 2019 (The Guidelines).
- ORC Residential Earthworks in Otago – A guide for developers, landowners, contractors and service providers March 2023 (Guide — Residential Earthworks in Otago)

GD05 ARC Guidelines

ORC Earthworks Guidelines

QLDC Environmental Guidelines

4.2 Erosion and Sediment Control Principles

Erosion and sediment control ('ESC') devices shall be installed, maintained and decommissioned in accordance with the following principles:

- Erosion and sediment controls are integrated with construction planning.
- Construction will be completed in phases, with Phase 2 staged to reduce the duration and area of exposed soil.
- A 'treatment train' approach so that the sediment retention devices operate as efficiently and effectively as possible.
- Separation of 'clean' and 'dirty' water with clean water to be diverted around the site to minimise the volume of dirty water needing management onsite.
- The extent and duration of soil exposure is minimised.
- Controls are always maintained in proper working order.
- Progressively stabilise and revegetate disturbed or completed areas.
- The site is monitored, and erosion and sediment control practices are adjusted to maintain the required performance standard.
- Soil erosion is minimised as far as reasonable and practical.
- Avoidance of sediment discharge off-site and protection of receiving environments.

4.3 Erosion and Sediment Control Devices

These guidelines for the devices employed on this project shall be read in conjunction with the ESCP attached as **Appendix 1** of this document.

4.4 Erosion Control Practices

4.4.1 Site Definition

At the commencement of the project, the following components onsite will be clearly defined as detailed in **Table 6.**

Table 6: Site definition specifications

Site component	Method of Demarcation
Site boundaries	Temporary fencing or hoardings
Designated site access	Installation of stabilised access/signs

4.4.2 Non-Structural Controls

Non-structural approaches to erosion control are closely linked to the fundamental principles of ESC detailed in **Section 4.2.** The key principles (best practice management) of key relevance to erosion control are outlined below. These principles and concepts provide guidance for ESC throughout the planning, construction and maintenance phases of a project.

Staging

Only by exposing those areas that are required for active earthworks, the duration of exposure and risk of erosion and sedimentation can be minimised. 'Earthworks staging', where the site has earthworks undertaken in smaller units over time, limits erosion. This includes isolating work areas and completing them in manageable sections. This project will occur in two phases. Phase 1, which is underway, encompasses the earthworks required for subdividing into three Lots and the associated building platforms. Phase 2 involves the building basement excavations and landscaping of each of the three Lots. Phase 2 is also separated into three stages, with each Lot completed separately. Staging is demonstrated in the Erosion and Sediment Control plan attached as **Appendix 1.**

Timing of works

is recommended that work be undertaken outside of periods of significant or adverse weather events (damaging wind, snow, freezing conditions and/or rain) as referred to in the QLDC and ORC EMP and ORC Earthworks Guidelines.

Progressive rehabilitation

It is important that when completed, exposed or disturbed areas are progressively stabilised. Stabilisation methods will vary around the site due to differing gradients and growing mediums. Stabilisation and rehabilitation measures are outlined below:

4.4.3 Stabilisation Measures

Hydroseeding

- Hydroseed is to be applied to all topsoiled surfaces where practicable.
- It is recommended that a diverse seed mix that provides both short and long-term stabilising properties is utilised. A seed mix consisting of rapidly establishing perennial ryegrass, with longer establishing fescues and Browntop would be suitable. It is recommended that a seed mix with properties that will enable both rapid establishment and deep root base, which is beneficial to providing rapid stabilisation and long-term stability of the slope.

Manual broadcasting of grass seed mix

- In areas unable to be safely accessed by machinery, manual application of the selected grass seed mix should be adopted. Direct hand sowing in areas of difficult terrain should be undertaken.

Temporary Stabilisation – Soil Binders

- Erosion control, soil binders or polymers may be utilised as a short-term ground protection agent (generally less than 6 months) on exposed surfaces prior to final shaping and treatment. Polymers help bind soil particles and produce a 'laminated' surface area, reducing susceptibility to erosion. A proven, environmentally safe product should be utilised under the direction of the project SQEP.
- Use of soil binders is not considered appropriate where the established soil crust is likely to be damaged, or within areas of concentrated flow or periodic inundation is likely to occur. It is also emphasised that use of soil binders does not constitute stabilisation of the site, but rather as a temporary mitigation measure against the potential effects of raindrop and/or windborne erosion.

Aggregate

- Stabilising driveways should be considered a main priority, given that these surfaces contribute to the exposed earthworks surface area across the site. Aggregate should be applied progressively as the driveway surfaces are formed to subgrade design levels, reducing erosive potential.
- Building platforms should be capped with clean aggregate or topsoiled and seeded to reduce the erosive potential of site surfaces.

Planting

- For the ongoing long-term stabilisation of the Ayrburn Residences Subdivision the Landscape Plan prepared by Winton dated September 2025 should be followed.

4.4.4 Stabilised Entranceway

Three stabilised entranceways shall be constructed on the existing vehicle crossings to access Lots 6 to 8. The locations of these entranceways are depicted on as indicated on ESCP-001 attached as **Appendix 1**. The stabilised entranceway will be constructed in accordance with the schematic diagram in ESCP-005, **Appendix 1** (complete guidelines on pages 60-65 of GD05).

4.4.5 "Clean Water" Diversion Channels

Existing clean water stormwater swales surround the subject site, and no clean water run-on can enter the lots. Swales along Ayr Avenue have been vegetated and culverted below accesses as part of previous consented works associated

with the wider Ayrburn development. Coconut coir logs shall be installed in the swales immediately downslope of stabilised accesses to intercept residual sediment run-off from driveway accesses during earthworks. This is discussed further in **Section 5.5.3** below. No formalised clean water diversion channels or bunds are required.

4.4.6 Drop-Out Pits

Drop-out pits will be used within the swales between the Lots to allow the heavier coarse sediments to drop out, reducing loads on the super silt fences.

Drop-out pits will be constructed in accordance with the image reference in ESCP-007, **Appendix 1** (complete guidelines on page 45 of GD05).

4.4.7 Stockpiles

Stockpiling of on-site materials is anticipated, including stripped topsoil for respreading across the site, suitable cut materials for filling designated areas, and imported fill materials for staged filling operations.

Stockpiles should be located within the nominated location. It is recognised that the location of stockpiles may change with the progress of the earthworks. Most importantly is how stockpiles are managed. Ensuring they are placed on stable ground away from critical source areas is key. Stockpiles shall be constructed in accordance with the schematic diagram in ESCP-007, **Appendix 1.**

4.5 Sediment Control Practices

4.5.1 Stormwater Attenuation Pond

An existing stormwater detention pond is situated to the east of the Lot 6 building platform. This currently receives stormwater runoff conveyed via the existing roadside swales along Ayr Avenue, as well as the lots and serves as part of the long-term stormwater management system for the site. This 720 m^3 pond has been designed to accommodate a 5.73 ha contributing catchment. As a contingency measure, this pond can provide attenuation of 'dirty' water generated on site surfaces, although the intention is to minimise sediment entering this device. If deemed necessary, this pond can be pumped and excess sediment cleaned out following completion of earthworks.

4.5.2 Super Silt Fence

Super silt fences shall be installed below the earthwork's extents of Lots 6-8. These devices will capture and attenuate potential sheet flows from disturbed surfaces. Super silt fences are considered the primary sediment control device for this project, providing a barrier that can collect and hold material and prevent it from entering critical source areas or discharging beyond site boundaries.

These devices have been selected due to the flat topography of the site, which produces slow-moving sheet flows that can be effectively intercepted and attenuated in super silt fences. It is acknowledged that the contributing catchments in some cases exceed the parameters for what constitutes a 'large catchment' (0.5 ha) as stipulated in GD05. Refer to the catchment sizes provided on ESCP-001, **Appendix 1**. However, the proposed super silt fences are well within the design criteria set within Table 13, page 131 of GD05.

The key focus on erosion control and progressive rehabilitation of site surfaces (discussed in **Sections 4.3.2** and **4.3.3**) will reduce the erosive potential of site surfaces as works progress, thus continuously reducing the sediment load on these devices. The flat nature of the site enables ease of access for machinery required to remove excess sediment from super silt fences. This will be undertaken regularly to maintain retention capacity, as well as regular checks for damage.

Super silt fences will be installed in accordance with the schematic diagram in ESCP-006, **Appendix 1** (complete guidelines on pages 120-125 of GD05). Silt fence returns must be installed at 60-metre intervals in accordance with GD05.

4.5.3 Coconut Coir Logs

Coconut coir logs are typically constructed using densely packed coir fibre mats rolled up and secured within coir mesh in a tube-like structure. Coir logs shall be placed within the existing roadside swales to aid in capturing suspended sediments that may exit the site via the stabilised accesses. Coconut coir logs shall also be placed at the outlet of the permanent stormwater pipe to the west of Lot 8 as per ESCP-001, **Appendix 1**, operating in a 'treatment train' with silt socks and geofabric inlet protection installed on scruffy domes. This will intercept residual sediment that may infiltrate the stormwater pipe until the outlet structure is constructed in accordance with detailed design. Coir logs will be installed in accordance with the reference images in ESCP-007, **Appendix 1.**

4.5.4 Silt Socks

Silt socks will be placed at the base of scruffy domes to secure geofabric in place as mentioned above. This will help to reduce the frequency of replacement of the geofabric utilised to prevent sediments from entering the scruffy dome. These devices are essentially mesh or fabric tubes filled with sand. Silt socks will be installed in accordance with the reference images in ESCP-007, **Appendix 1** (complete guidelines on pages 126-130 of GD05).

4.5.5 Stormwater Inlet Protection

Stormwater inlet protection will be installed to provide the last line of defence for any material that leaves the boundary of the site. The method used will be a slip of permeable geofabric material placed overtop of scruffy domes along the permanent stormwater drainage pipe, with a silt sock placed around the circumference of the scruffy dome to secure the geofabric in place. Stormwater inlet protection will be installed in accordance with the reference image in ESCP-007, **Appendix 1** (complete guidelines on pages 131-133 of GD05).

4.5.6 Settlement Tanks (Contingency)

Flows captured in building foundation excavations if required shall be pumped to a series of three IBC settlement tanks (1,000 L) or a sediment tank, to provide an opportunity for sediment to settle out of suspension prior to discharge from site. Groundwater is not anticipated to be encountered on this project. However, should this be encountered, the tanks may also be used to contain any groundwater seepages that enter the site during bulk excavations and mix with exposed sediment. If additional treatment capacity is required, these may be upgraded to larger settlement tanks.

The water quality parameters provided in **Section 5.0** of this EMP must be adhered to prior to discharging. Reference images are provided on ESCP-007, **Appendix 1**.

4.6 As-Built Verification

The Environmental Consultant will provide the Council with as-built confirmation to verify that the erosion and sediment controls have been installed in accordance with the approved ESCP.

4.7 Maintenance of Erosion and Sediment Control Devices

Ongoing maintenance of the site shall be undertaken as follows:

Regular and Weather-Responsive Inspections:

- Daily visual checks during active earthworks.
- Prior to and Post-Rainfall Inspections: Mandatory within 24 hours before or after rainfall events.
- Weekly formal inspections by the Environmental Representative.

Prompt Corrective Action:

- Address any identified damage, blockage, or failure immediately and always before the next forecasted rainfall.
- Sediment removal and maintenance must prevent any reduction in treatment capacity.

Structural Integrity:

- Check for scouring, undercutting, collapsed batters, or overtopping.
- Ensure all outlet structures, spillways, and decant systems remain stable and functioning as per design specifications.

Access and Health & Safety:

- Maintain safe access routes for inspection and maintenance crews.
- Ensure no instability or unsafe conditions develop around ESC devices.

Table 7: Typical Maintenance Requirements

ESC Device	Maintenance Requirements
Silt Fences / Super Silt Fences	Clear trapped sediment before it reaches 1/3 height, repair rips or leaning posts, ensure toe-in is maintained.
Stabilised Construction Entrances	Maintain rock surfacing depth, clean any tracked sediment off public roads, maintain track matt (if installed) regularly.
Stormwater inlet protection	Replace geotextile if ripped. Remove sediment build up.
Drop out pits	Remove sediment buildup, repair erosion or bank failures, keep linings (if any) secure.

4.8 Rapid Response Procedure for Significant or Adverse Weather Events

The Environmental Representative (ER) will maintain active and ongoing monitoring of weather forecasts from reliable sources (e.g., MetService, NIWA) throughout the duration of earthworks. The ER will ensure that sufficient preparation time is allowed for site crews to inspect, maintain, and reinforce erosion and sediment control (ESC) measures prior to any significant or adverse weather event.

Weather Forecast Monitoring:

- The ER will check and document daily weather forecasts, including short-term severe weather warnings.

Pre-Rainfall ESC Inspections:

- Conduct thorough inspections of all ESC devices (e.g., silt fences) at least 24 hours prior to the forecast event to confirm functionality and available capacity.

Stabilisation of Exposed Areas:

- Apply temporary stabilisation measures (e.g., straw mulch, polymers/soil binders, hydroseeding, geotextiles) to any exposed, inactive, or at-risk areas.

Suspension of Earthworks:

- Temporarily cease earthworks activities on vulnerable areas prior to and during the forecast event to minimise active soil exposure.

ESC Maintenance:

- Undertake any necessary sediment removal (e.g., from silt fences) and repair any structural damage or undercutting identified.

Active Monitoring During Rainfall (Where Safe):

- During prolonged rainfall events, and where safe to do so, the ER or delegated site personnel will monitor key ESC measures for overtopping, bypassing, or failure.

Emergency Repairs:

- Be prepared to undertake immediate reactive maintenance if any ESC device shows signs of failure during the event.

Snow and Ice

- Remain vigilant of the forecast and inspect ESC devices prior to forecast snow events, during thaws.
- Where possible, avoid starting new earthworks just before snow or icy conditions.
- Direct meltwater away from exposed soil.
- Ensure ongoing maintenance of the drop-out pits to slow down meltwater flow to reduce erosion and promote sediment settlement.
- As soon as conditions allow, repair any damaged ESC devices and reapply mulch or geotextile fabric where needed.

Record Keeping and Reporting

All pre- and post-weather event inspections, maintenance actions, and site observations shall be recorded in the site's ESC inspection and maintenance log. Where required by consent conditions, notifications and significant event reporting (e.g., turbidity exceedances or ESC failures) will be provided to the relevant Regional Council Compliance Monitoring Officer (e.g., ORC, QLDC) in accordance with consent timeframes.

Spare erosion and sediment control products should be stored onsite at all times including but not limited to:

- Silt fencing (remainder of roll)
- Waratahs (x10)
- Spare high tensile wire
- Silt fence clips (x50)
- Rock rip rap for check dams and stabilised access
- Geofabric x 2 rolls
- Pump and generator

4.9 Decommissioning and Removal

Erosion and sediment control devices will remain in place until 'stabilisation' of the site has been achieved. This is generally defined as 80% vegetative cover as depicted in **Figure 2**.

It is noted that the removal of controls may result in minor soil exposure. Any soils exposed during decommissioning will be stabilised with either grass, mulch or other appropriate erosion control.

0%

40%

80%

100%

Figure 2: Visual cover estimation

4.10 Inspections and Monitoring

Details of inspections and monitoring are stated in **Section 3.3.**

4.11 Contingency Measures

The following contingency measures in **Table 7** shall be deployed as required.

***Table 7:** Erosion and sediment control contingency measures*

Issue	Contingency Measure
Sediment-laden stormwater flowing across the site boundary	• Cease all earthworks immediately in the contributing catchment. • Deploy sandbags, silt socks, or bunding to redirect and contain overland flow. • Install emergency silt fence or geofabric barriers where practical. • Divert clean water away from disturbed areas to reduce further mobilisation. • Employ a hydrovac truck to remove excess dirty water from the site to an approved disposal site. • Notify the Environmental Consultant (SQEP) and initiate a site-specific incident response plan. • Conduct incident documentation (location, cause, volume, response time). Submit to regulatory authority.

Issue	Contingency Measure
Controls do not appear to be working as intended	• Undertake immediate inspection of failed controls (e.g., collapsed silt fence). • Reinstate or upgrade the control using materials on-site (e.g., double silt fence, reinforce batter). • Assess whether additional or alternative measures are required (e.g., temporary stabilisation). • Environmental Consultant (SQEP) to update the ESCP and record actions taken. • Notify QLDC and ORC.

The site is inappropriately exposed prior to imminent rain event	• Suspend further soil disturbance activities immediately.
	• Prioritise stabilisation of exposed areas using:
	  ○ Hydroseed/hydromulch if >48 hours before rain (subject to ground conditions)
	  ○ Polymer if <48 hours (subject to ground conditions)
	  ○ Geofabric or jute matting for slopes and channels
	• Inspect and reinforce existing ESC devices before rainfall.
	• Activate **Section 4.8** Rapid Response Procedure.

Sediment retention devices are near capacity and more rain is forecast	• Temporarily reduce contributing catchment using diversion bunds if feasible. • Document actions and notify the Environmental Consultant (SQEP) and Council.
Abatement notice issued by Council	• Notify the Project Manager and Environmental Consultant (SQEP) immediately. • Review abatement notice requirements and timelines. • Prepare and implement a corrective action plan to meet the requirements of the abatement notice. • Provide regular updates and photographic evidence to the Council until resolution. • Update the EMP and ESCP to reflect any system changes post-abatement.

4.12 Erosion and Sediment Control Incident

An erosion or sediment control incident is considered to have occurred where performance criteria outlined in **Section 4.1** is not met. The incident procedures outlined in **Section 3.5** shall commence.

5.0 WATER QUALITY MANAGEMENT

5.1 Waterbodies

Surface water bodies (rivers, streams, lakes and wetlands) provide important habitats for many species of plants, fish, birds and animals, some of which are endemic and/or threatened. To protect these values, water quality must be safeguarded, and the natural flow of the watercourse maintained to the greatest possible extent. Where flow must be reduced or diverted, mitigation is required to ensure the values of the watercourse are not degraded.

5.2 Sensitive Receptors

No surface waterbodies have been identified within the site boundaries. The closest waterbody within proximity to the site is Mill Creek, situated approximately 150 m beyond the western boundary. The subject site is located within the wider Lake Hayes catchment. These are discussed below and shown in **Figure 3**. Minimal clean water run-on is anticipated due to the presence of existing clean water roadside swale along Ayr Avenue upslope of the site. This swale outlets to a permanent manmade stormwater attenuation pond to the east of the site.

Mill Creek, a major tributary of Lake Hayes, is a permanent waterway that discharges into Lake Hayes approximately 750 m south of the southern site boundary. It has a catchment area of 55 km^2, with the catchment highly modified with land uses within the catchment predominantly comprised of agricultural activities and rural residential and recreational development (including the Millbrook Resort Golf Course).

Mill Creek serves as an important spawning tributary for trout. The Creek is fed by a number of modified tributaries and has itself been modified to some extent as part of previous consented stages of the Ayrburn development. Extensive riparian planting and ecological enhancement of the surrounding valley and Mill Creek margins has been undertaken as part of the Ayrburn Development. A search on NIWA's NZ River Maps database shows that Mill Creek is estimated to have a median flow of 0.188 m^3/s and to discharge 3,575 tonnes of suspended sediment per year.

A search of water quality data provided by Land Air Water Aotearoa (LAWA) shows that the overall water quality of Mill Creek is considered 'good'. The 5-year median (for data ending in December 2023) for water clarity and turbidity is low, at 0.92 m and 4.2 NTU respectively, demonstrating that Mill Creek is considered of relatively poor quality in terms of suspended fine sediment load. Mill Creek also contains relatively high levels of nitrogen due to the input of groundwater (via springs) elevating nitrogen concentrations. Mill Creek is considered naturally significant under the Otago Regional Council Regional Plan.

Lake Hayes' is located approximately 750 m south of the site at its closest point. A search of water quality data provided by Land Air Water Aotearoa (LAWA) shows that the 5-year median (for data ending in December 2023) for Secchi disk depth is moderate, at 3.8 m. The overall water quality of Lake Hayes, based on the Trophic Level Index (TLI), is considered 'poor'. Relatively high frequencies of algae blooms are characteristic of Lake Hayes, which generates a 5-year median (for data ending in December 2023) of chlorophyll a at 26 mg/m^3. Lake Hayes is considered of minor natural and cultural significance under the Otago Regional Council Regional Plan.

Figure 3: *Waterbodies within and in proximity to the site (Source: QGIS)*

5.3 Legislative Considerations

5.3.1 NPS-FM

The Otago Regional Council has proposed a progressive implementation plan for meeting the NPS-FM 2017 and includes objectives and targets for FMUs in accordance with the requirements of the NPS-FM. However, it is noted that this process has been required by the current government to be ceased.

Given the industry best practice erosion and sediment control measures proposed, potential adverse effects on surface water bodies are considered to be appropriately managed and mitigated. Overall, the proposal is consistent with the objectives and policies of the partially operative NPS-FM.

5.3.2 Regional Plan: Water for Otago

The schedules, maps and associated values or controls that are stipulated in the Water Plan for the area in around the site, include:

- **Schedule 1A – Natural Values:** Mill Creek, located in the 'Lakes subregion', is characterised by a range of ecosystem values and is specifically recognised as providing significant habitat for the 'nationally endangered'

roundhead galaxiid (a native fish species).

- **Schedule 1A – Natural Values:** Lake Hayes, located in the 'Lakes subregion', is specifically recognised as providing habitat for eel and trout.
- **Schedule 1D – Kai Tahu Values:** Mana whenua interests identified as being associated with Lake Hayes include wāhi taoka. Access and customary use interests associated with Lake Hayes include mahika kai (places where food is procured and produced).

5.4 Assessment of Effects

5.4.1 Effects on Waterbodies

The closest waterbody within proximity to the site is Mill Creek, situated approximately 150 m beyond the western boundary. Due to sediment retention devices such as ponds or basins not being utilised for this project, no point discharges are anticipated from ESC devices. The outlet of the permanent stormwater drainage pipe produces a point discharge, where flows dissipate through a grassy flood plain before entering Mill Creek. Utilisation of sediment controls, such as coconut coir logs, shall be important to reduce flow velocity and minimise the potential for contaminants to enter the creek.

The erosion and sediment controls prescribed in the ESCP (**Appendix 1**) have been designed in accordance with the respective QLDC and ORC Earthworks Guidelines in order to appropriately treat and assimilate excessive sediment and contaminants associated with the earthwork's activities. The actual and or potential adverse effects on receiving waterbodies, as a result of the proposed works, are expected to be less than minor.

5.4.2 Cumulative Effects on Waterbodies

The wider Lake Hayes catchment spans an area of 55 km^2 and is highly modified, with land uses within the catchment predominantly comprised of agricultural activities and rural residential and recreational development (including the Millbrook Resort Golf Course). There are likely to be concurrent earthworks activities within the wider Lake Hayes catchment that contribute to the same Mill Creek catchment during the proposed works. The proposed erosion and sediment controls are to be maintained at all times, and any resulting discharge is expected to be insignificant in magnitude and temporary in nature. An assessment of the hydrological and potential sediment transport profile of the site indicates that surface run-off generated within the site is highly unlikely to interact with any active earthworks outside of the site boundaries.

Active monitoring of water quality parameters of discharge from the subject site will be undertaken to ensure the site does not adversely contribute to the quality of receiving waterbodies. Erosion and sediment controls are to be always maintained prior to site stabilisation, to ensure that the best practice approach in accordance with GD05 is adopted. The proposed works are a temporary activity and should not result in any significant pressure or change in the water quality or quantity of the receiving waterbodies, therefore, no cumulative effects are associated with this activity.

5.4.3 Effects on Kai Tahu Tikanga and Natural Values

Mill Creek and Lake Hayes are both naturally and culturally significant, as detailed in **Section 5.2.** The proposed erosion and control measures are designed to avoid degradation of these waterbodies and to protect its mauri through the prevention of sediment-laden discharges. This ensures the protection of aquatic habitats and downstream users and recognises and respects Kāi Tahu tikanga and values.

5.5 Performance Criteria

The assumed sediment retention efficiencies of control devices are averages. Sediment concentration of the discharge varies throughout a rainfall/weather event. Unless a Turbidity or TSS limit is set very high, it is likely that the Turbidity/TSS will exceed an arbitrary threshold at some stage of a storm but will on average be within the envelope of acceptable effects anticipated for the Project. Turbidity and clarity are well understood proxies for water quality within sediment control devices and can be easily measured in real time along with the other site inspection and management activities that will occur during or immediately after a storm event.

The water quality parameters recommended have been determined following assessment of the activity and receiving waterbodies to ensure adverse effects are suitably avoided. Any discharge from the sites' works areas, or erosion and sediment control devices will meet the criteria in **Table 8**, in accordance with Condition 4 of **RM25.239.01**.

In addition to the above, in accordance with Condition 3 of **RM25.239.01**, any discharge 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
e) any significant adverse effects on aquatic life.

In any river, lake, artificial watercourse or wetland.

***Table 8:** Water quality discharge criteria*

Parameter	Discharge Criteria
Turbidity[2]	≤ 150 NTU
Visual Clarity (mm)	≥ 100 mm (As per GD05)
Total Suspended Sediment (TSS)	≤ 50 mg/L
pH[3]	5.5 – 8.5
Hydrocarbons or tannins	No visible trace
Waste	No waste or litter is visible

5.6 Management Measures

The following measures will be deployed to ensure the protection of water quality:

[2] Turbidity and or visual clarity can provide a practical, real-time measure on site that can be inferred from the relationship with TSS. If the specified turbidity or visual clarity value is not met, a water sample will be collected and sent for TSS laboratory testing.

[3] pH to be tested only when chemical treatment is undertaken.

- Erosion and sediment controls will be implemented and maintained in accordance with the Erosion and Sediment Control Measures in **Section 4.0**.
- Refuelling, servicing and storage of hydrocarbons will be in accordance with the relevant procedures in the Chemicals and Fuels Management in **Section 10.0**.
- All concrete washing is to be undertaken in the designated concrete wash-out pit as per the design specifications in ESCP-008, **Appendix 1**.
- All plant and equipment onsite will be inspected regularly to ensure they are of an acceptable standard.
- Stockpiling of any organic, erodible or hazardous material onsite is not to be placed within close proximity of a watercourse/major drainage line, unless appropriate controls are in place.

5.7 Water Quality Monitoring Plan

Water quality will be monitored in accordance with **Table 9** and outlined in further detail in **Appendix 9**.

Table 9: *Water quality monitoring measures*

Sampling Scope	
Objective	To assess whether controlled and uncontrolled discharge, meets the Discharge Criteria referred to in **Section 5.5.**
Responsibility	On site water quality sampling is to be completed by the nominated Environmental Representative.
Spatial boundaries	Discharges from within the sites' work areas and/or erosion and sediment control devices.
Frequency	When there is a discharge of water across the site boundary or from a sediment retention pond or decanting earth bund, and where a Significant Rain Event occurs through the night, monitoring must be undertaken the following morning by 8am. A significant rain event is defined as any forecast/actual rain event of 20 mm within a 12-hour period or a rain event that can generate overland flow, noting that this varies seasonally. Where a Significant Rain Event occurs through the night, monitoring shall be undertaken the following morning.
Sampling Design	
Water Quality Criteria	As outlined in the Discharge Criteria referred to in **Section 5.5.**
Sampling Locations	At boundaries of the site where any water is flowing, specifically the following point discharges • Permanent stormwater drainage outlet – Easting 1269798", Northing 5012997" • Site boundaries beyond super silt fences • The discharge point from the contingency settlement tank series (if required/in use)

Sampling Method	• TSS – Registered laboratory • Turbidity (NTU) – Nephelometer • Visual clarity – Clarity tube/Secchi disk • pH – pH meter, only if utilising chemical treatment • Gross pollutants – visual observations • Tannins – visual observations (any unusual darkening of waters?) • Hydrocarbons – visual observations (is there any oily film[4] on surface or smell?)
Quality Control	Any water quality meters will be calibrated according to manufacturer instructions.
Recording	
Recording Results	All results will be entered into a spreadsheet and kept onsite (form attached as **Appendix 9**).
Actions	
Non-conformances	Any exceedances observed will be reported to the Project Manager/ Environmental Consultant who will investigate and ensure appropriate corrective actions are implemented immediately.

5.8 Contingency Measures

The following contingency measures in **Table 10** shall be adopted if required.

***Table 10:** Water quality contingency measures*

Issue	Contingency Measure
Exceedance of water quality criteria	• Contact the Project Manager and Environmental Consultant (SQEP) immediately. • Works will cease or be modified to remove further risk of contamination. • QLDC and ORC will be verbally notified. • The Environmental Incident procedure will commence. • Remedial measures will be implemented, and the Environmental Incident will be closed out by the Environmental Representative with a copy of an Environmental Incident report to the Project Manager, QLDC and ORC.

5.9 Water Quality Incidents

A water quality incident is considered to have occurred where the water quality performance criteria outlined in **Section 5.5** is breached. The incident procedures outlined at **Section 3.5** shall commence.

[4] Some bacteria produce a naturally occurring film on the water surface. Bacteria films breaks apart in angular shapes when disturbed whereas hydrocarbon film separates as globules.

6.0 DUST MANAGEMENT

6.1 Dust

Dust from construction activities, vehicle movements and stockpiles can contribute to sediment runoff and create a nuisance to the public, neighbouring properties, adjoining roads and service infrastructure. The key risks associated with dust occur during the bulk earthworks phase of the project.

There are a range of activities that may produce dust onsite including:

- General disturbance of soil (particularly during drier months).
- Inappropriate staging that does not seek to minimise the extent of exposed soil.
- Vehicle movements along haul roads.
- Sediment-tracking onto surrounding roads.
- Stockpiling of topsoil or subsoil.
- Slow or ineffective revegetation procedures.

6.2 Sensitive Receptors

Key sensitive receptors to protect from the effects of dust include customers of the Ayrburn restaurant and facilities, users of the Ayrburn Cycle Trail, established residential dwellings to the south, and Mill Creek. The prevailing wind at the nearest aerodrome (Queenstown airport), conducive to dust generation in warmer months, is generally from the north-west. Existing mature trees along the southern site boundary form a shelterbelt to provide some protection for residential properties to the south against dust dispersion.

The adoption of the progressive rehabilitation measures discussed in **Sections 4.3.2** and **4.3.3** of this EMP, in conjunction with the management measures prescribed in **Section 6.3** below, will ensure dust generation is avoided as much as reasonably practicable. Due to the limited duration of earthworks involved, actual and potential effects associated with dust are anticipated to be less than minor.

6.3 Performance Criteria

The project must ensure that reasonable and practical measures are taken to avoid dust moving across the boundaries of the site at all times.

6.4 Management Measures

The following measures will be deployed to ensure dust generation onsite is minimised:

- Stage works where possible to minimise soil exposure extents and timeframes.
- Revegetate disturbed areas progressively throughout construction.

- Dust suppression of exposed areas and stockpiles by water trucks or other methods (e.g., k-lines) approved by the Environmental Representative.[5]
- If dust activities cannot be controlled during high winds, works will cease until favourable conditions return.
- Only designated access points and haul routes are to be used.
- Site access to be constructed in accordance with GD05 (detail at **Section 4.4.4**).
- All site access and surrounding roads to be swept clean regularly.
- A speed limit will be posted as 20 km/hr, unless deemed otherwise by the Project Manager.
- To avoid spillage risks, trucks will not be overloaded.
- All trucks must have tail gates up and swept or cleaned prior to exiting to external roads.
- Stockpile heights are to be minimised where possible (< three metres) unless they are covered (e.g. an erosion blanket, chemical sealant, temporary cover crop or mulched).
- Long-standing stockpiles (greater than six weeks) shall be appropriately stabilised.
- Within two weeks of completion, all earth worked areas will be sown out with grass, landscaped or otherwise stabilised by an appropriate erosion control.

6.5 Monitoring

Site staff will maintain continual vigilance for any increases in wind to ensure measures are deployed prior to dust crossing site boundaries. Weekly Environmental Inspections and the Monthly SQEP Environmental Inspections will also ensure that the management measures described above are sufficient and performing effectively.

6.6 Contingency Measures

The contingency measures in **Table 11** shall be adopted if required.

***Table 11:** Dust contingency measures*

Issue	Contingency Measure
Excessive dust creation from soil disturbance	• Increase frequency of water truck spraying or increase irrigation. • Spray down excavation areas and activities where excavator bucket is operating. • Cease excavation during high winds, particularly if wind direction is likely to impact sensitive receivers.
Excessive dust creation from hauling operations	• Reduce truck speeds. • Cover or spray down loads causing dust impacts. • Apply skim of aggregate over the haul road surface. • Install shakedown devices at entry and exit points.

[5] Ensure a consented water take permit is approved by the local authority. If taking water from lakes and or rivers, ensure that the permitted volume of water is taken.

Issue	Contingency Measure
Excessive dust creation from stockpiles	• Spray stockpiles with water or apply a temporary polymer. • Hydro-mulch, seed or stabilise stockpiles, cover stockpiles with geofabric. • Locate stockpiles further away from sensitive receptors.
Abatement notice issued by Council	Contact the Environmental Consultant (SQEP) immediately to advise on methods to meeting abatement notice requirements within the time stated by the abatement notice.

6.7 Dust Incident

A dust incident is considered to have occurred where:

- Dust is observed crossing the boundary into sensitive receptors or,
- A justified complaint is received regarding dust emissions across the boundary of the site.

The incident procedures outlined at **Section 3.5** shall commence.

7.0 NOISE AND VIBRATION MANAGEMENT

7.1 Noise and Vibration

Many construction and demolition activities can incur noise and vibration effects. However, noise generated during construction, maintenance, and demolition work is generally of a temporary nature. Provided ongoing noise does not occur at inconvenient times, the adverse effects can generally be avoided or mitigated.

The following assessment and management measures are intended for standard construction equipment that is not expected to induce noise or vibration beyond the maximum limits in the QLDC District Plan. Where upper noise and vibration levels of district plans will be breached, an Acoustic Specialist may need to be engaged to assist with the management of these nuisance effects.

Potential noise and/or vibration effects may be generated by the following:

- Excavation and earth moving plant.
- Light vehicles near sensitive receptors.
- Ancillary plant and equipment.
- Compaction equipment.
- Reversing alarms.

7.2 Sensitive Receptors

Key sensitive receptors to protect from the effects of noise and vibration include established residential dwellings to the south. The extent of cut-to-fill required, and soil type lends to favourable ground conditions that ensure standard construction guidelines are implemented during construction to mitigate potential adverse effects on surrounding nearby receptors.

The effects of noise and vibration will be actively managed through the implementation of the management measures outlined in **Section 7.3**. In addition, the low presence of schist will reduce the likelihood of adverse effects of noise and vibration. These measures are expected to ensure that adverse effects of noise and vibration are minimised as much as reasonably practicable.

7.3 Performance Criteria

1. Construction activities shall meet relevant noise limits specified under Rule 36.5.13 of the Queenstown Lakes Proposed District Plan. This rule requires Construction sound at any point within the site must comply with the limits specified in Tables 2 and 3 of *NZS 6803:1999 Acoustics - Construction Noise*, when measured and assessed in accordance with that standard (see **Table 12** below).
2. Construction activities shall meet relevant vibration limits specified under Rule 36.5.10 of the Queenstown Lakes Proposed District Plan. This rule requires vibration from any activity must not exceed the guideline values given in *DIN 4150-3:1999 Effects of vibration on structures* on any structures or buildings on any other site (see **Table 13** below).
3. Construction activities shall be undertaken in accordance with the permitted hours of operation outlined at **Section 2.2** of this EMP.

Table 12: Upper limits in dB(A) for construction work noise in residential areas for more than 20 weeks

Time of Week	Time Period	$L_{Aeq(t)}$	L_{Afmax}
Weekdays	0630 – 0730	55 dB	75 dB
	0730 – 1800	70 dB	85 dB
	1800 – 2000	65 dB	80 dB
Saturdays	0630 – 0730	45 dB	75 dB
	0730 – 1800	70 dB	85 dB

Table 13: Vibration Thresholds for Structural Damage (PPV mm/s)

	Short Term				Long-Term
	At Foundation			Uppermost Floor	Uppermost Floor
Types of Structures	0 to 10 HZ	10 to 50 Hz	50 to 100 HZ	All Frequencies	All Frequencies
Commercial/Industrial	20	20 to 40	40 to 50	40	10
Residential	5	5 to 15	15 to 20	15	5
Sensitive/Historic	3	3 to 8	8 to 10	8	2.5

Note: When a range of velocities is given, the limit increases linearly over the frequency range.

7.4 Management Measures

The following measures will be deployed to ensure noise and/or vibration associated with the project are appropriately mitigated:

- Notify surrounding sensitive receptors prior to commencing particularly noisy or vibration inducing activities.
- Where practicable, select lower noise producing equipment or use lower noise generating alternatives.
- Regularly service equipment to ensure plant is running optimally.
- Plant and equipment to be fitted with noise control/attenuation devices as appropriate and maintained and operated in accordance with manufacturer's specifications.
- Revving of engines will be limited. All plant and vehicles will be turned off when not in use and if safe to do so.
- The use of audible alarms on mobile equipment will be limited, and two-way communication will be used.
- Undertake activities that may lead to noise or vibration effects, during reasonable and practical hours.

7.5 Monitoring

All earthworks activity will be closely monitored by the operator to ensure that noise and vibration remains within the required limits. If monitoring finds the activity cannot comply with performance criteria, an Acoustic Specialist may need to be engaged to assess the project and provide appropriate mitigation measures and monitoring. Weekly Environmental Inspections and Monthly SQEP Environmental Inspections shall include an assessment of the site to determine the effectiveness of noise and vibration management controls.

7.6 Contingency Measures

The following contingency measures in **Table 14** shall be adopted if required.

Table 14: *Noise and vibration contingency measures*

Issue	Contingency Measure
Noise and/or vibration complaint received	Manage the complaint in accordance with the Environmental Complaints procedure in **Section 3.6.**
Exceedance of performance requirement criteria	The Environmental Consultant (SQEP), in consultation with the Environmental Representative, will investigate and implement actions to reduce noise and/or vibration levels to below criteria levels.
Ongoing noise and/or vibration issues	Where noise or vibration emissions consistently exceed the performance criteria despite the site staff's best efforts, an Acoustic Specialist will be engaged to assist.
Abatement notice issued by Council	Contact the Environmental Consultant (SQEP) immediately to advise on methods to meeting abatement notice requirements within the time stated by the abatement notice.

7.7 Noise and Vibration Incident

A noise or vibration incident is considered to have occurred when a justified complaint is received and on investigation is found to exceed the performance criteria. The environmental incident procedures outlined in **Section 3.5** shall commence.

8.0 CULTURAL HERITAGE MANAGEMENT

8.1 Cultural Heritage

The loss or damage of cultural heritage items could be caused by construction activities. The damage or loss of artefacts can lead to the loss of culturally or historically significant items and information.

Examples of cultural heritage items include:

- Koiwi tangata (human skeletal remains).
- Waahi taoka (resources of importance).
- Waahi tapu (places or features of special significance).
- Māori artefact material.
- A feature or archaeological material predating 1900.
- Unidentified archaeological or heritage site.

8.1 Location of Known Cultural Heritage Significance

A search of QLDC's database indicates there are two historic heritage features located within the land parcel of the subject site. These are identified as the Ayrburn Homestead and Stone Farm Buildings (reference number 110) as shown in **Figure 5**. The Stone Farm Buildings have since been remediated and repurposed for commercial activity as part of consented activity. The Ayrburn Homestead remains in place approximately 72-metres west of Mill Creek. It is anticipated that the proposed extent of earthworks within the scope of this EMP will not pose any effects on these structures.

***Figure 4:** Locations of areas with cultural significance* ⬟ *(Source: QLDC GIS)*

8.2 Performance Criteria

- The protection of cultural heritage artefacts and places in accordance with the *Heritage New Zealand Pouhere Taonga Act, 2014*.
- Strict adherence to Heritage New Zealand's *Archaeological Discovery Protocol* (attached as **Appendix 10**) in the case of unexpected finds.

8.3 Management Measures

All works on this project will be undertaken in accordance with the obligations of the *Heritage New Zealand Pouhere Taonga Act*, 2014.

8.4 Monitoring

Weekly inspections shall include a visual assessment of the site to ensure that no new significant artefacts have been encountered. However, operators must remain vigilant for such encounters as they occur.

8.5 Accidental Finds

If any unknown artefacts are uncovered, the project will work to Heritage New Zealand's *Archaeological Discovery Protocol* (attached as **Appendix 10**).

9.0 VEGETATION MANAGEMENT

9.1 Vegetation

The proposed earthworks' extents are located away from established vegetation. The wider Ayrburn site has invested in significant riparian planting along Mill Creek and the grounds have been extensively landscaped. The proposed Lots and access have been designed to limit disturbance of existing vegetation where possible.

9.2 Sensitive Receptors

No sensitive receptors were identified at the time of inspection.

9.3 Performance Criteria

- Undertake disturbance within the consented earthworks extent.
- Avoid the clearance of indigenous or protected vegetation where possible during excavation works.
- Avoid the spread of noxious weeds onsite or to other sites.

9.4 Management Measures

The following measures will be deployed to manage vegetation:

- Demarcate protected vegetation areas as no go zones.
- Treating weeds prior to disturbance of the natural surface.
- Maintain existing indigenous and or any protected vegetation.
- Weed free topsoil will be retained for reuse in site rehabilitation.

9.5 Monitoring

Weekly Environmental Inspections and Monthly SQEP Environmental Inspections shall include a visual assessment of the site to determine the effectiveness of vegetation management controls.

9.6 Vegetation Incident

A vegetation incident is considered to have occurred where:

- Protected vegetation is damaged or removed.
- A no-go zone is breached.

The environmental incident procedures outlined at **Section 3.5** shall commence.

10.0 CHEMICALS AND FUELS MANAGEMENT

10.1 Chemicals and Fuels

Hazardous substances can endanger both human health and the environment. Used incorrectly they can cause catastrophic accidents, such as fires and explosions, and serious harm to people who are exposed to them.

10.2 Sensitive Receptors

Key sensitive environmental receptors include staff members working on the site, neighbouring properties, stormwater infrastructure and Mill Creek.

The chemicals and fuel management measures in this EMP are expected to minimise adverse effects as far as reasonably practicable.

10.3 Performance Criteria

- Chemicals and fuels are stored and used in a manner that avoids contamination of site and surrounding environment.
- All spills are cleaned up immediately and the contaminated soils/waters disposed of appropriately.

10.4 Management Measures

The following measures will be deployed to ensure chemicals and fuels associated with the project are appropriately managed.

- All hazardous substances to be stored, transported and used according to the safety data sheet requirements.
- Storage of chemicals and fuels shall be located as far as practicably possible from waterways and concentrated flows.
- Refuelling of vehicles and plant onsite will occur in the designated refuelling bay as shown in ESCP-008, **Appendix 1.**
- All concrete washing is to be undertaken in the designated concrete wash-out pit as per the design specifications in ESCP-008, **Appendix 1.**
- One 240 L Oil and Hydrocarbon spill kit will be located in close proximity to the location of liquid hazardous materials storage and refuelling areas.
- The volumes of the hazardous substances listed in **Table 15** will not be exceeded.

***Table 15:** Maximum volumes of chemicals and fuels*

Chemicals and Fuels	Maximum Volume	Storage Location
Diesel	1,500 L	Portable fuel trailer/Fuel tank or Jerry cans in lockable container
Unleaded Fuel	100 L	Jerry cans in lockable container
Oil	10 L	Packaging in lockable container

Chemicals and Fuels	Maximum Volume	Storage Location
Lubricant (WD40 or similar)	Six Cans	Packaging in lockable container
Grease	5 L	Packaging in lockable container
Spot marking paint	2 L	Packaging in lockable container
Cementitious products	100 kg	Packaging in lockable container

10.5 Monitoring

Weekly Environmental Inspections and Monthly SQEP Environmental Inspections shall include a visual assessment of the site to determine the effectiveness of chemicals and fuels management.

10.6 Contingency Measures

The following contingency measures in **Table 16** shall be adopted if required.

***Table 16:** Chemicals and fuels contingency measures*

Issue	Contingency Measure
Spills response	• Stop works in proximity to the spill and assess the safety of all personnel. • Take immediate action to contain the spill to prevent discharge into stormwater drains or natural waterways. • Use spill kits to contain and treat the spill. • Notify Environmental Consultant to advise on next steps. • If necessary, notify the Regional Council spill response unit. • Remove contaminated material to a suitable contained location for remediation/disposal (require any necessary approvals/permits from ORC). • The spill kits shall be replaced by an approved supplier.
Inappropriate storage	• Upgrade facility. • Clean-up of storage area. • Notify and train staff.
Inappropriate handling/transport	• Notify and train staff through toolbox meetings on the appropriate handling and transport methods.
Inadequate spill kit materials	• Order more materials. • Investigate types of chemicals onsite and consult a supplier for advice on appropriate equipment. • Develop or revise spill material monitoring and ordering system.
Inappropriate disposal of chemicals or fuels	• Provide appropriate disposal facilities or service providers. • Notify and train staff.

Issue	Contingency Measure
Inaccurate or insufficient records	• Advise staff and update records. • Monitor through inspections.

10.7 Chemicals and Fuels Incident

A chemicals and fuels incident are considered to have occurred where:

- A spill more than five litres has occurred.
- A situation is discovered where a spill of more than five litres would likely have occurred before it happens where the management measures listed above have not been followed.

The environmental incident procedures outlined at **Section 3.5** shall commence.

11.0 WASTE MANAGEMENT

11.1 Waste

Waste from construction activities can create a nuisance to the public, neighbouring properties, and adversely affect flora and fauna.

11.2 Sensitive Receptors

Key sensitive environmental receptors include staff members working on the site, neighbouring properties, stormwater infrastructure and Mill Creek. The waste management measures in this EMP are expected to minimise adverse effects as far as reasonably practicable.

11.3 Performance Criteria

- Non-recyclable waste generation is minimised, and the site and surrounds are kept free from waste at all times.
- Wastes shall be stored safely and in an organised manner until recycling, reuse, or disposal.

11.4 Management Measures

The following measures will be deployed to ensure waste management associated with the project is appropriately mitigated:

- The Waste Management Hierarchy philosophy will be implemented, as illustrated in **Figure 5**.

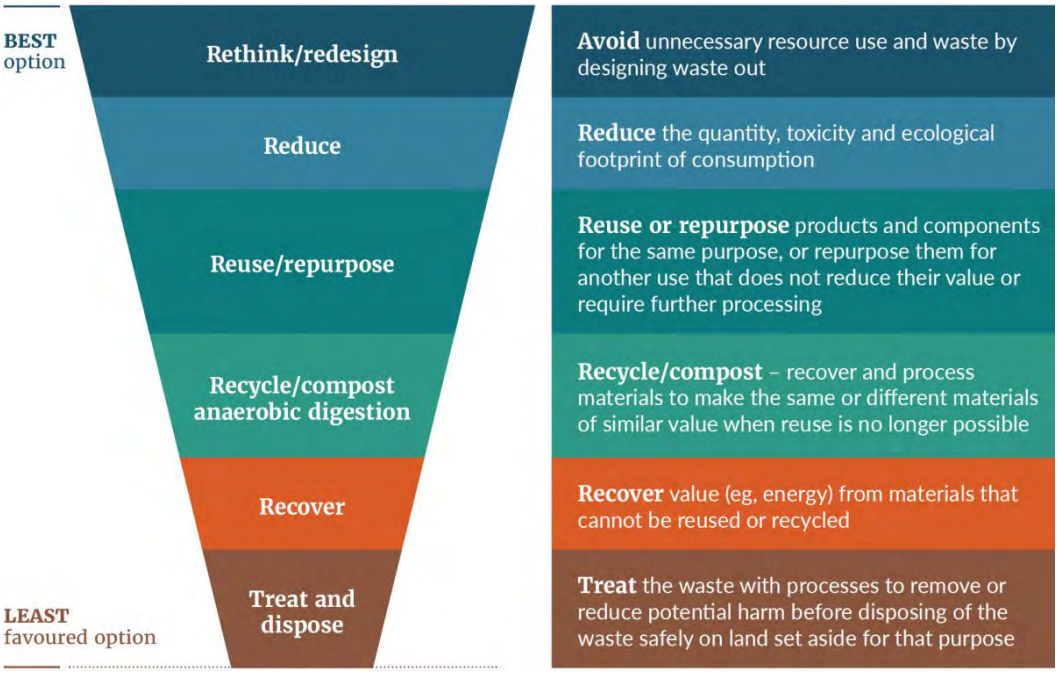

Figure 5: *The Waste Hierarchy (Source: Ministry for the Environment).*

- Measures will be implemented to ensure the site is maintained in a safe, clean and tidy state.
- Where possible, waste shall be segregated into labelled bins with lids: General, Hazardous and Recyclables.
- Wastes onsite shall be suitably contained and prevented from migrating offsite.
- The waste is to be contained so it doesn't contaminate soil, surface or ground water, create unpleasant odours or attract vermin.
- Any material dropped in or adjacent to open drains shall be recovered immediately after it occurs.
- Waste storage is not permitted in or near drainage paths.
- The burning of waste is strictly prohibited.
- No wastes shall be disposed of onsite.
- Wastes shall be removed from site regularly and at completion of works.

11.5 Monitoring

Site staff will be briefed on waste processes prior to works commencing and shall maintain continual vigilance for excess waste around the site and following appropriate disposal procedures. Weekly Environmental Inspections and Monthly SQEP Environmental Inspections shall include a visual assessment of the site to determine the effectiveness of waste management controls.

11.6 Contingency Measures

If waste items are accumulating or are stockpiled, the following contingency measures will be adopted:

- Arrange for collection by approved licensed contractor.
- Provide additional bins with lids if available.
- Remove waste offsite as soon as possible.

11.7 Waste Incident

A waste incident is considered to have occurred where:

- Waste from the site is found within a sensitive environment or where it may reasonably migrate to a sensitive environment,
- A complaint is received regarding inappropriate management of waste and on investigation is warranted.

The environmental incident procedures outlined at **Section 3.5** shall commence.

12.0 CONTAMINATED SITE MANAGEMENT

12.1 Contaminated Land

A review of the ORC and QLDC HAIL registers has not provided any indication of the subject site being used in the past for a HAIL activity. Areas of known contaminants that exist across the wider Waterfall Park site have previously been remediated or are not within proximity of the proposed development.

12.2 Sensitive Receptors

While contaminants are not anticipated to be encountered, if contaminants are accidentally uncovered, key sensitive receptors to protect include key sensitive environmental receptors include staff members working on the site, neighbouring properties, stormwater infrastructure and Mill Creek.

The contaminated land management measures in this EMP are expected to minimise adverse effects as far as reasonably practicable.

12.3 Performance Criteria

- Effectively identify and manage any sites where contaminants are found and ensure they do not contaminate beyond the location they are found (including offsite) or present a risk to human health.
- If contaminants are identified during earthworks, these must be reported to the Environmental Representative and the local authorities

12.4 Management Measures

The following measures will be deployed to ensure contaminated soil associated with the project is appropriately mitigated:

- If any evidence of contamination be noticed in the field, the personnel noting the contamination shall immediately notify the Environmental Representative.
- Any known contaminated soil to be removed must be undertaken wearing appropriate PPE.
- All imported fill material from off-site sources will be procured from a project approved quarry/source. Records of quantity and location shall be managed by the Project Engineer.
- Many of the controls required to manage potential for effects associated with low level contaminated soil is based on best practice erosion and sediment control and dust management techniques. These are outlined in **Section 4.3** (erosion and sediment controls) and **Section 6.4** (dust controls). Both sections cover management of stockpiles.
- All surplus fill material requiring removal shall meet the Ministry for Environment definition of clean fill, as specified in Section 2.2 of the report “A Guide to the Management of Cleanfills”, prepared by *Beca Carter Hollings & Ferner Ltd for the Ministry for the Environment and dated January 2002.*
- If materials have been approved to be removed from site, materials will be transported to the approved disposal location.

- Trucks removing or transporting any soil from the site will be covered or sealed to prevent dust, leakage or loss of materials during transport.

12.5 Monitoring

Unless any higher-level contamination is accidentally found during earthworks, no specific monitoring of soil, groundwater or water quality will occur (other than what is detailed in the water quality criteria outlined in **Section 5.5**). If material is found it is expected that monitoring may be required but this shall be at the direction of the soil contamination expert.

12.6 Contingency Measures

It is not expected that contaminated material will be encountered, however this cannot be ruled out. If a potential contaminated site is identified (e.g., by landfilled waste, odour) during construction works, the following contingency measures will be undertaken:

- Immediately notify the Project Manager.
- Prevent spread of contamination by installation of silt fencing, covering material with plastic or geofabric material. This will be done wearing appropriate PPE as outlined in the Health and Safety Management Plan.
- Engage the Environmental Consultant who will advise on the engagement of a Contaminated Soil expert.
- EMP to be amended to manage any new contaminated soil encountered in coordination with the contaminated soil expert (if engaged).

12.7 Contamination Incident

An environmental incident is considered to have occurred where inspection finds that excavation or other work continues within contaminated soil without report or remedial action. The environmental incident procedures outlined in **Section 3.5** shall be followed.

APPENDIX 1 Erosion and Sediment Control Plan Drawing

Legend

	Stabilised access
	Clean water overland flow
	Dirty water overland flow
	Existing swales action as clean water diversion channel (CWDC)
	Laydown area
	Super silt fence
	Engineered-designed culvert
	Drop-out pit
	Silt sock / Coconut coir log
	Temporary haul road
	Stockpile
	Catchment boundaries
	Existing stormwater attenuation pond
	Building platform location
	Stormwater inlet protection

Super Silt Fence Catchments

Device Name	Catchment Size (ha)
SSF 1	0.36 (sized to accommodate the future Phase 2 footprint)
SSF 2	0.30
SSF 3	0.72
SSF 4	0.68

Notes

- This plan is to be read in conjunction with the Environmental Management Plan document prepared by Enviroscope.
- All locations of erosion and sediment control (ESC) devices are indicative and exact placement to be confirmed onsite.
- ESC devices to be installed and maintained in accordance with Auckland Council's 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05) and manufacturer's instructions where relevant.
- All devices are to be inspected daily and pre- and post-rain event to ensure they are fully functional.
- The laydown area is a hardstand area where all plant, machinery, refuelling, chemicals and fuels, waste management measures should be located.

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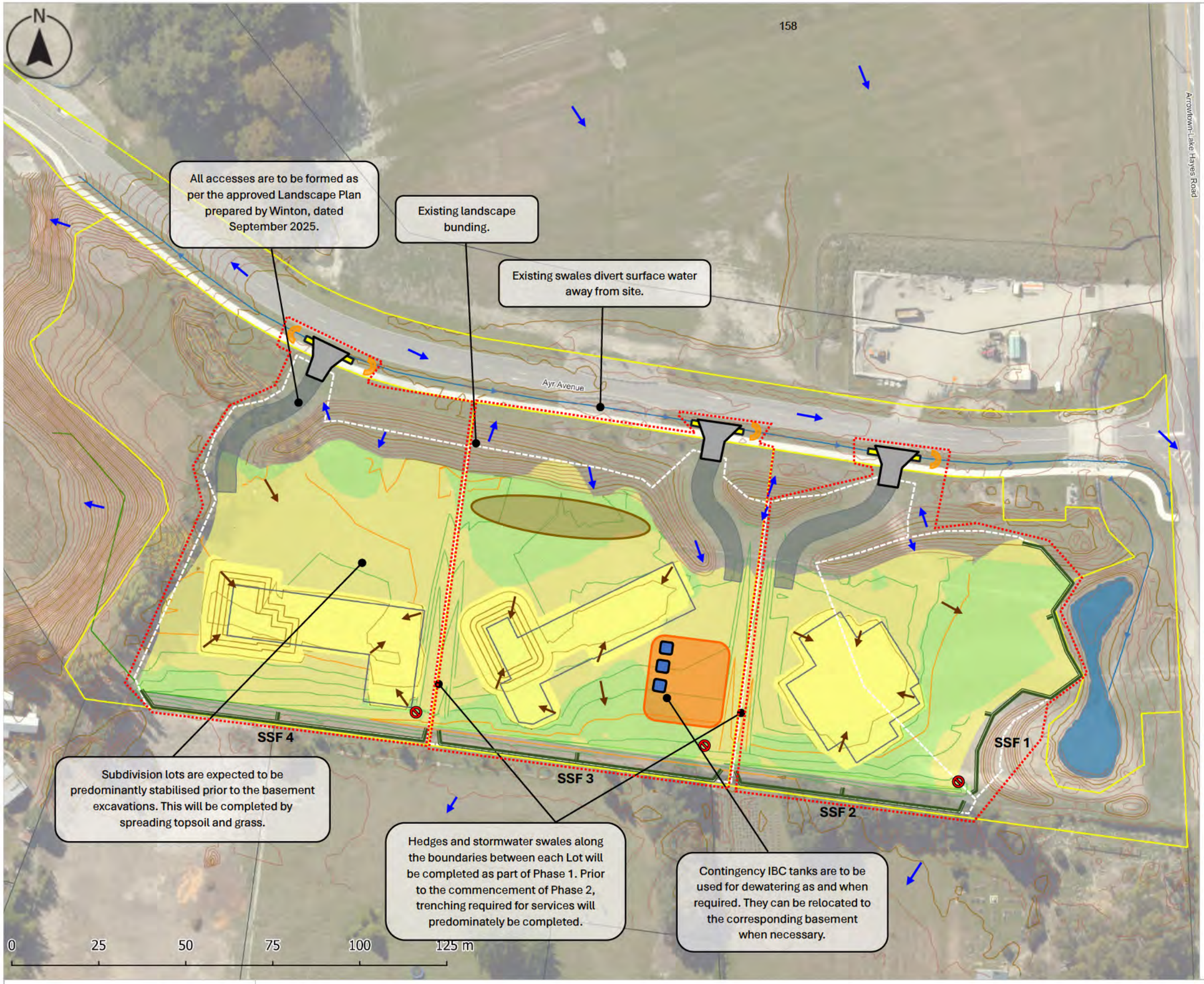
Project: Ayrburn Subdivision
Description: Erosion and Sediment Control Plan – Subdivision Earthworks – **Phase 1** – Works Underway

Drawn	Approved	Date	Drawing Number	Revision
KB	EC	8/10/2025	ESCP – 001	F



Legend

	Landscape-design permanent access
	Stage Boundaries
	Clean water overland flow
	Dirty water overland flow
	Existing swales action as clean water diversion channel (CWDC)
	Laydown area
	Super silt fence
	Engineered-designed culvert
	Silt sock / Coconut coir log
	IBC settlement tank (1,000 L) (contingency)
	Stockpile
	Catchment boundaries
	Gravelled driveway
	Existing stormwater attenuation pond
	Building platform location
	Stormwater inlet protection

Notes

- This plan is to be read in conjunction with the Environmental Management Plan document prepared by Enviroscope.
- All locations of erosion and sediment control (ESC) devices are indicative and exact placement to be confirmed onsite.
- ESC devices to be installed and maintained in accordance with Auckland Council's 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05) and manufacturer's instructions where relevant.
- All devices are to be inspected daily and pre- and post-rain event to ensure they are fully functional.
- The laydown area is a hardstand area where all plant, machinery, refuelling, chemicals and fuels, waste management measures should be located.
- Earthworks for the basement and landscaping of each individual Lot (6, 7, and 8) will be undertaken individually and consecutively, as separate stages. Each Lot will be progressively stabilised through both hard and soft landscaping before works commence on the next Lot.
- The laydown and stockpile areas are mobile and will be relocated to each Lot as works progress.

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Project: Ayrburn Subdivision
Description: Erosion and Sediment Control Plan – Building Basement and Landscaping Earthworks– **Phase 2**

Drawn	Approved	Date	Drawing Number	Revision
KB	EC	8/10/2025	ESCP – 002	F

APPENDIX 2 Erosion and Sediment Control Plan Schematics

EROSION MATTING

(Images from Enviroscope)

- Application of geotextile erosion matting instantly reduces the erosive potential of disturbed areas of earthworks.
- Erosion matting may be used on short steep slopes or batters during periods of inactivity on site.
- Erosion matting can come in the form of temporary biodegradable geotextiles (e.g. coconut fibre or biowool) or permanent non-biodegradable geotextiles (e.g. synthetic geofabric or plastic).

HYDROSEEDING/HYDROMULCHING

(Source: Hydroseeding NZ and Images from Enviroscope)

- Application of hydroseed is designed to promote rapid stabilisation. While this is not considered instant stabilisation, this does provide limited protection from raindrop impact for a short duration until grass cover is established.
- The seed mix contained in the hydroseed should be considered relative to the soil type of each respective site. This should be determined at the direction of the SQEP.
- It is noted that newly sowed hydroseed may be mobilised by intense run-off and require re-application. This should be considered when assessing the timing of application, prioritising application during warmer seasonal periods.

PLANTING

(Image from Enviroscope)

- Planting should be undertaken in accordance with the associated vegetation management and planting documentation prepared by Winton dated September 2025.
- Planting can provide a natural buffer between exposed earthworks areas and sensitive receiving environments.

Project: Ayrburn Subdivision
Description: Erosion and Sediment Control Schematics

Drawn	Approved	Date	Drawing Number	Revision
KB	EC	8/10/2025	ESCP – 003	F

HAY MULCHING

(Images from Enviroscope)

- Application of hay mulch provides instant stabilisation for a short to medium term period (3-5 months).
- Hay mulch provides a warm micro-climate with optimal conditions to encourage establishment of vegetation cover. This is particularly useful for establishing vegetation in colder periods of the year.

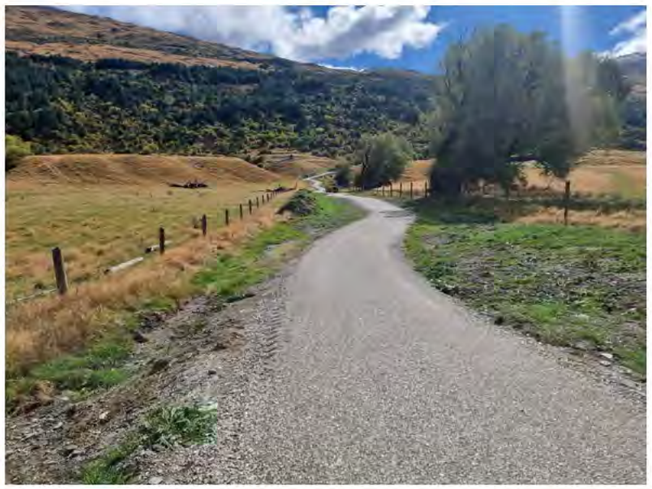
TEMPORARY SOIL BINDERS

(Pages 166-170 of GD05)

- Soil binders or polymers can be used to form a cohesive membrane or protective crust over exposed earthworks. This reduces windblown dust generation and reduces raindrop impact to minimise erosion.
- Provides short-term protection (generally < 6 months). This does not constitute 'stabilisation'.

AGGREGATE APPLICATION

(Page 68 of GD05)



- Application of aggregate on access roads and/or building platforms reduces the potential for windborne dust generation and raindrop impact generating sediment run-off.
- Particularly applicable to haul road carriageways where vehicle activity will be frequent.

DUST SUPPRESSION

(Page 169-172 of GD05)

- Dust suppression is typically achieved via use of a water cart of a sprinkler system. This should be applied incrementally so maintain a moist surface, but without saturating the surface and resulting in sediment run-off.
- It is recommended that water captured within the stormwater attenuation basin is reused on site for dust suppression purposes.

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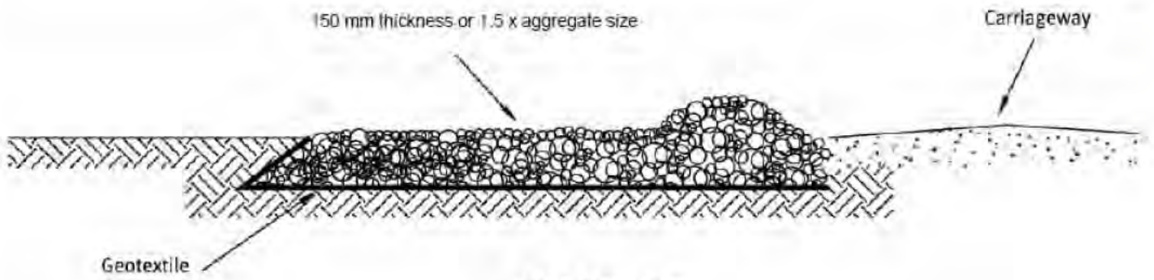
Project: Ayrburn Subdivision
Description: Erosion and Sediment Control Schematics

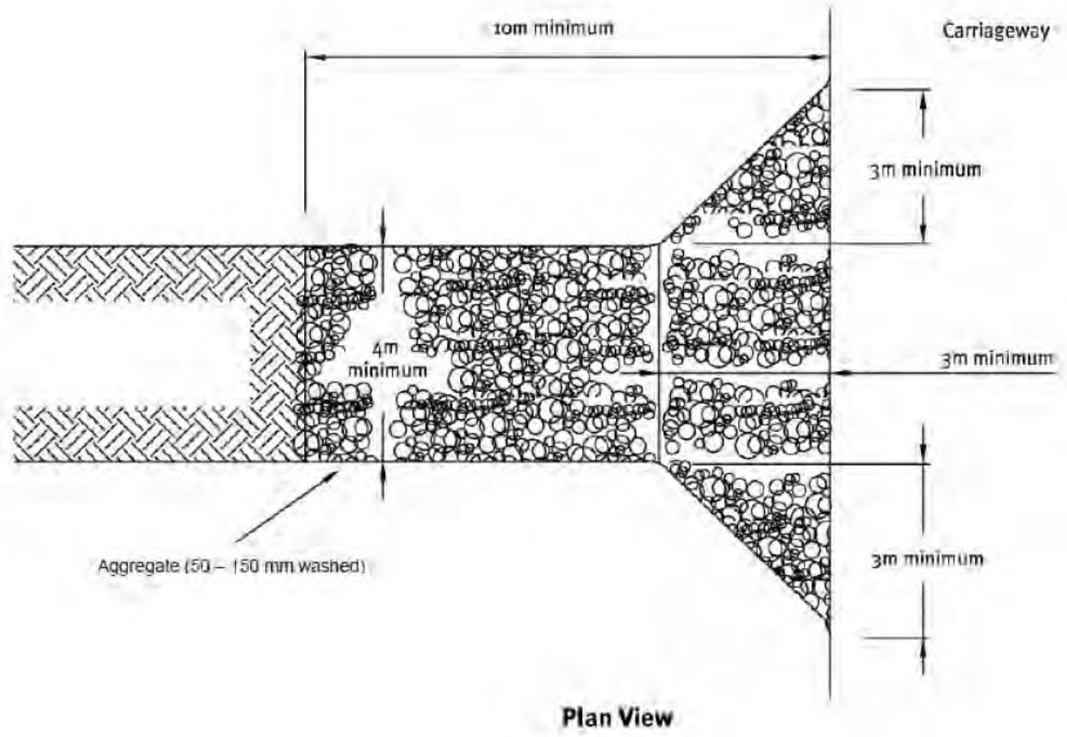
Drawn	Approved	Date	Drawing Number	Revision
KB	EC	8/10/2025	ESCP – 004	F

STABILISED ACCESS

(Page 60 from GD05)



Side Elevation



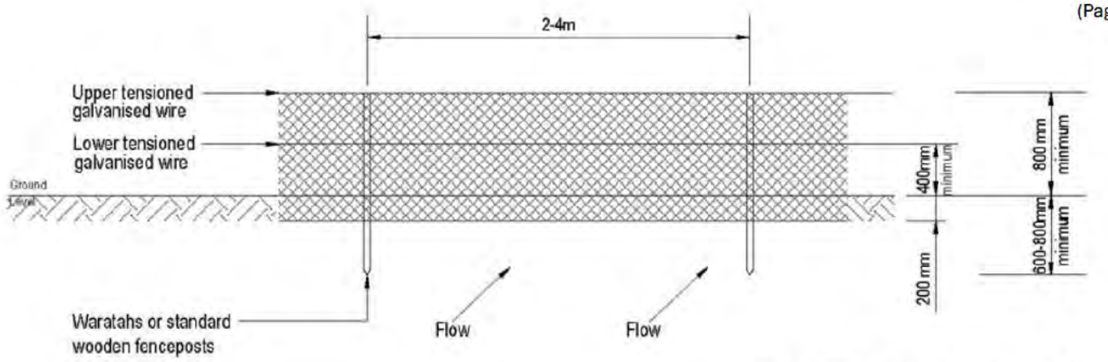
Plan View

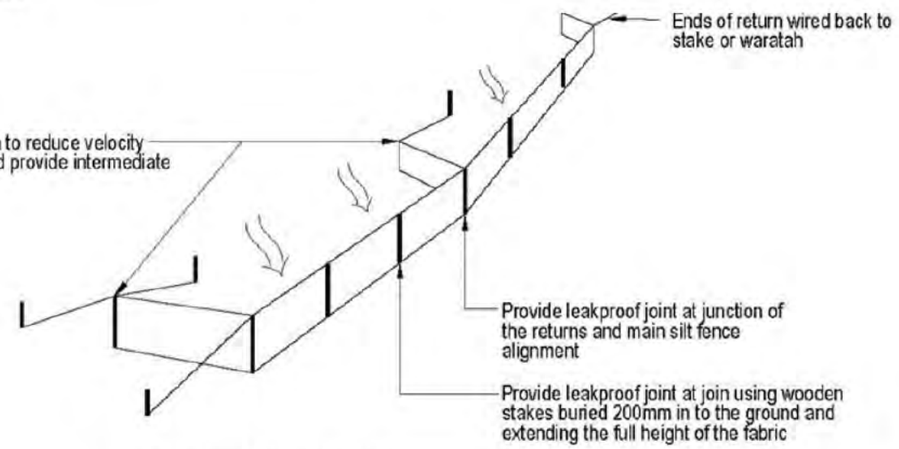
Design Parameter	Specification
Aggregate size	50-150 mm washed aggregate
Minimum thickness	150 mm
Minimum length	10 m
Minimum width	4 m

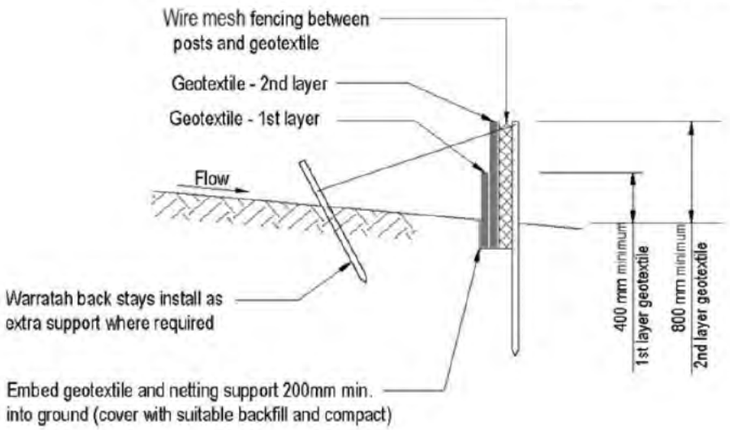
- Additional aggregate may need to be added to the stabilised entranceway throughout the project to maintain the thickness.
- Any sediment that has been tracked onto the surrounding roads must be swept away at regular intervals.

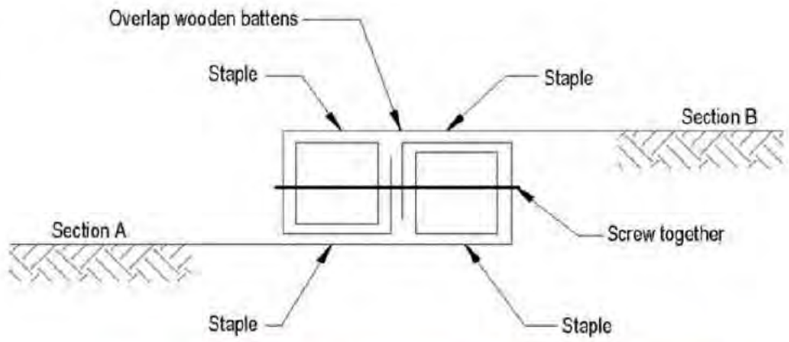
SUPER SILT FENCE

(Page 120-125 from GD05)









Slope steepness (%)	Slope length (m) (maximum)	Spacing of returns (m)	Silt fence length (m) (maximum)
0- 10%	Unlimited	60	Unlimited
10- 20%	60	50	450
20- 33%	30	40	300
33- 50%	30	30	150
Greater than 50%	15	20	75

- The super silt fence should be 800 mm above ground level and a minimum of 200 mm below ground level.
- The anchoring of the silt fence should ensure stability, and the double layered geotextile should provide for drop-out prior to any water filtering through the upper portions of the fabric.
- It is imperative that the front face of the fence follows the contour as close as possible to ensure the designed holding capacity is achieved and to avoid creating pressure points on the fence.
- Supporting waratahs should be placed at 2-4 m intervals.
- Returns will be installed every ten metres along the silt fence. Install silt fence returns at either end of the silt fence, projecting up-slope to a sufficient height to prevent outflanking.
- Stays to be installed with silt fence to provide additional structural support.

TEMPORARY STOCKPILES

- Temporary stockpiles should be a maximum height of two metres to mitigate wind effects and to preserve the quality of the topsoil as future planting media for revegetation.
- If the stockpile is to be left insitu for a period of 12 weeks or more it shall be seeded with grass or erosion control matting to provide erosion and dust protection.
- A silt fence should be installed on the downslope of the stockpile.

SILT SOCKS/COCONUT COIR LOGS

Page 126-130 from GD05

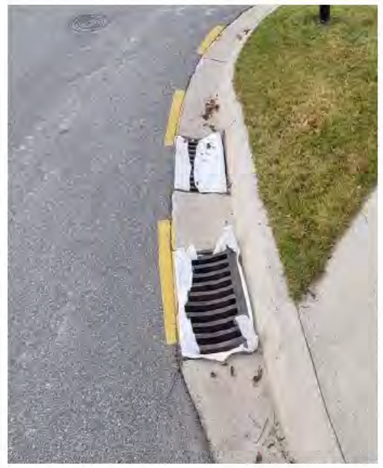
- It is important that the silt socks are secured flush with the ground to prevent sediment from undercutting the sock.
- Ensure silt socks are placed along the contour of a site.
- Coir logs should be placed within the permanent stormwater diversion swale to reduce in-channel flow velocity and allow the capture of any residual sediment that infiltrates into 'clean' flows.
- Ensure coir logs are secured with waratahs and/or rope and pegs so that logs make firm contact with ground level, preventing water from flowing underneath.

SETTLEMENT TANKS (CONTINGENCY)

- A series of IBC settlement tanks (1,000 L) or similar may be used if required to receive surface flows that accumulate in building foundation excavations, ensuring flows containing residual sediment are appropriately treated prior to discharge from site.
- In the unlikely event any groundwater seepages occur which may mix with sediment and require treatment, these may also be skim pumped to these tanks and allowed to settle prior to discharge from site.

STORMWATER INLET PROTECTION

Image from Enviroscope



- Inlet protection should simply consist of geofabric material placed in the grate as a filtering device.
- These should be monitored and cleaned out weekly and material should be replaced as soon as filtering capacity is lost.

DROP-OUT PIT

Page 45 from GD05

- Drop out pits should be one metre deep by one-metre-wide cube.
- As a contingency measure, drop out pits can be increased in size and lined to prevent any scour of

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Project: Ayrburn Subdivision
Description: Erosion and Sediment Control Schematics

Drawn	Approved	Date	Drawing Number	Revision
KB	EC	8/10/2025	ESCP – 007	F

REFUELING BAY

- Locate the hardstand as far as practicably possible from waterways and concentrated flows.
- Ensure spill kit is located nearby.

CONCRETE WASHOUT PIT

- The concrete wash out pit consists of a plastic-lined bunded pit constructed with fill or straw bales.
- After concrete washout any water shall be left to evaporate.
- Cured concrete is to be disposed of within the plastic sheet to a licensed facility.

SPILL KITS

- Spill kits should be located in the laydown area.

WASTE

- Where possible, waste shall be segregated into labelled bins.
- Wastes on site will be suitably contained and prevented from escaping off site. This may include covering skip bins during high winds.
- Waste storage is not permitted in or near drainage paths.
- Wastes will be removed from site when bin is full.

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Project: Ayrburn Subdivision
Description: Erosion and Sediment Control Schematics

Drawn	Approved	Date	Drawing Number	Revision
KB	EC	8/10/2025	ESCP – 008	F

APPENDIX 3 Environmental Site Induction Handout

ENVIRONMENTAL SITE INDUCTION HANDOUT

Key Roles and Responsibilities

Role	Responsibilities
Project Manager	The Project Manager is responsible for the effective implementation of the EMP and has overall responsibility for the environmental performance of the project. Duties include: • Ensuring adequate resources are in place to implement the EMP. • Ensuring all staff and sub-contractors operate within the guidelines of the EMP. • Ensuring that an EMP is prepared and that environmental standards, processes and procedures meet relevant resource consent conditions. • Overseeing the successful implementation, monitoring and review of the EMP. • Ensuring that inspections are carried out in accordance with the relevant EMP. • Restricting or stopping any activity that has the potential to or has caused adverse environmental effects. • Providing notification and reporting of Environmental Incidents to Council and other environmental reports as required by The Guidelines. • Delegating authority of the above responsibilities.
Environmental Representative	The Environmental Representative supports the Project Manager in the day-to-day implementation of the EMP. Duties include: • Ensuring the installation of environmental controls as per the EMP. • Undertaking environmental site inspections. • Overseeing the maintenance and improvement of defective environmental controls. • Providing environmental inductions to all staff and sub-contractors. • Assisting the project leadership in attending to Environmental Incidents and Complaints. The Environmental Representative shall be familiar with environmental risks associated with the project, the EMP and best practice erosion and sediment control principles and practices.
All staff and sub-contractors	All staff and sub-contractors have a responsibility to undertake all activities in accordance with the requirements of this EMP. This includes reporting any activity that has the potential to or has resulted in an Environmental Incident to the Project Manager or Environmental Representative.

Key Environmental Locations

Environmentally sensitive receptors: Nearby residential dwellings, staff working onsite, recreational users of Ayrburn Cycle Trail, and Mill Creek.

Key Resource Consent Conditions

It is important to comply with all associated resource consent conditions in order to avoid or mitigate adverse environmental effects.

The site EMP has been prepared in response to all environmental-related conditions of consent and therefore provides direction for how compliance with these conditions will be achieved. Provided that the EMP is followed, the project will at the same time comply with all conditions of consent.

Limits of Clearing and Importance of Staging

The staging and sequencing of works is a key component to ensure that environmental effects of construction are appropriately managed. It is imperative that the sequencing outlined in Section 2.1 of the EMP is followed so that the site is stabilised in the most efficient manner.

All staff should be familiar with this sequence. Any potential changes to that sequence need to be approved by the Project Manager which will be discussed first with the Environmental Consultant.

Key Environmental Management Measures in EMP

Erosion and Sediment Control (Section 4 of EMP)

- Direction provided in Erosion and Sediment Control Plan (ESCP) in Appendix 1 of EMP.
- Separation of clean and dirty water is the most important principle to ensure that the contributing catchment of dirty water that needs to be treated is as small as possible.
- Progressive stabilisation (revegetation) of disturbed areas will ensure that the extent and duration of exposed soil is minimised. Keep it covered!
- All controls to be checked immediately before storm events to ensure they are in good-working order.
- Erosion and sediment control devices to remain in place until site is stabilised (defined as 80% vegetative cover).

Any works that disturb the controls outlined on the ESCP must be reinstated before moving to the next task.

Water Quality Management (Section 5 of EMP)

- Any water caught in the sediment devices to be re-used in dust suppression where possible and if required.
- Any observations of dirty water running offsite to be reported directly to the Project Manager.

Dust Management (Section 6 of EMP)

- Dust suppression should occur on any exposed soil on unsealed roads, this can be done using the water caught in the retention basin.
- Avoid all unnecessary vegetation clearing that exposes soil and work should be conducted in stages as this can increase the impact from dust in the event of strong winds.

- During high wind events and dust suppression is becoming difficult works must cease until more favourable weather conditions.
- Constant vigilance should be maintained onsite to ensure that dust is appropriately managed and weekly monitoring should be completed to ensure that management measures are effective.

Noise and Vibration Management (Section 7 of EMP)

- Noise producing works only be undertaken during the hours of 0730-1800 from Monday-Saturday and no works to be completed on Sundays or public holidays.
- Particularly noisy work should be completed during the middle of the day during business hours.
- Noise dampening should occur when possible.
- Weekly site inspections should be undertaken by the Environmental Representative to ensure the strategies in place are effective.

Cultural Heritage Management (Section 8 of EMP)

- If any artefacts are found works must stop within 20 meters of the discovery and the site manager notified immediately.
- The site manager must then secure the area and notify the Heritage New Zealand Regional Archaeologist, who will advise when works can begin again.

Vegetation Management (Section 9 of EMP)

- Maintain vegetated surfaces as far as reasonably possible.
- Maintain protected or indigenous vegetation.
- Complete all landscaping and or ecological restoration in accordance with approved plans.

Chemicals and Fuel Management (Section 10 of EMP)

- Chemicals and fuels are stored and used so not to cause contamination of works areas and surrounding environment.

Waste Management (Section 11 of EMP)

- Waste management on site will ensure wastes are stored safely and in an organised manner until recycling, reuse or disposal.

Environmental Incidents

The procedure for managing environmental incidents is outlined in Section 3.5 of the EMP, however these can be summarised as follows:

- Environmental incidents must be reported as soon as they occur, and the Project team must respond immediately to mitigate further environmental impacts.
- Investigation into the cause of the incident should be completed and a solution should be constructed to remediate the Environmental damage.
- The Project Manager must then notify the QLDC and/or the ORC of the details of the incident within 12 hours of being made aware of the incident.

Rapid Response for Storm Events

The procedure for rapid response to storm events is outlined in Section 4.6 of the EMP, however these can be summarised as follows:

- The Project Manager will observe and understand the **weather forecast** throughout the project to ensure appropriate preparation onsite.
- If a **significant storm** event is forecast all works should stop within an appropriate amount of time to inspect ESC devices and undertake any maintenance or site stabilisation required.
- The sediment controls should be in operating condition and fully functional.
- During the storm event the site should be monitored to sure the functioning of the ESC devices and maintained if required.

When storms are forecast it is crucial that tools are downed in time for the rapid response procedure to be implemented. This will help avoid environmental incidents, potential enforcement action and site shutdown.

APPENDIX 4 Environmental Site Induction Register

Ayrburn Subdivision

ENVIRONMENTAL SITE INDUCTION REGISTER

Name	Organisation	Date Inducted	Induction Delivered by	Signature

APPENDIX 5 Weekly Environmental Site Inspection Form

Ayrburn Subdivision

WEEKLY ENVIRONMENTAL SITE INSPECTION FORM

Environmental Representative: Date:

Item	Yes	No	Comment
General			
Is the EMP available onsite?	☐	☐	
Have any environmental incidents occurred during the week? If so, provide details	☐	☐	*If yes, complete environmental incident report.
Complete description of weather for upcoming week – circle applicable			

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
						

Are there any rain events forecasted for the coming week?	☐	☐	
Have pre rain event inspections been completed?	☐	☐	
Have post rain event inspections been completed?	☐	☐	
Water Quality			
Is water quality monitoring occurring when water is flowing across the site boundaries?	☐	☐	*If yes, complete water quality monitoring form
Is there visual evidence of sediment from the construction site entering waterways/drainage lines?	☐	☐	
Does water in sediment retention devices meet water quality criteria before being discharged?	☐	☐	
Are daily visual inspections of waterways being conducted and recorded by the Project Manager?	☐	☐	
Erosion and Sediment Control			
Are works contained within the current stage and site boundaries?	☐	☐	
Are completed areas being progressively stabilised?	☐	☐	
Is there any new evidence of erosion?	☐	☐	
Are erosion and sediment controls installed as per the ESCP?	☐	☐	

Ayrburn Subdivision

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Item	Yes	No	Comment
Is dirty water entering dirty water diversion channels during rain events?	☐	☐	
Do sediment controls have over 80% capacity?	☐	☐	
Cultural Heritage			
Have any finds of cultural significance been found?	☐	☐	
Noise and Vibration			
Have any complaints been received during the week?	☐	☐	*If yes, complete Complaints Register
Are nearby sensitive receptors being notified before significant noise and/or vibration causing activities?	☐	☐	
Are works only occurring within the hours of operation?	☐	☐	
Dust			
Have any complaints been received during the week?	☐	☐	*If yes, complete Complaints Register
Are works being staged to minimise soil exposure?	☐	☐	
Have completed areas been revegetated or stabilised?	☐	☐	
Is dust suppression of disturbed work areas and stockpiles occurring?	☐	☐	
Are works ceasing during high winds?	☐	☐	
Are only designated access points and haul routes being used?	☐	☐	
Is the site access and surrounding roads swept clean of sediment?	☐	☐	
Vegetation			
Are vegetated surfaces being maintained as far as reasonably possible?	☐	☐	
Contaminated Soils			
Have any contaminants been uncovered during excavations?	☐	☐	
Chemicals and Fuels			
Are all hazardous substances on site stored, transported and used according to the safety data sheet requirements?	☐	☐	
Are vehicles and plant being refuelled in the refuelling bay?	☐	☐	

Item	Yes	No	Comment
Is concrete washing being undertaken in the concrete wash-out pit?	☐	☐	
Is there an adequate supply of spill kits onsite? Have any used materials been replaced?	☐	☐	
Waste			
Is the site in a safe, clean and tidy state?	☐	☐	
Are wastes segregated into labelled bins with lids?	☐	☐	
Are skip bins not overfilled?	☐	☐	
Is waste removed from open drains and drainage paths?	☐	☐	

Actions resulting from this inspection must be forwarded to the Project Manager any actions should be recorded in the Non-Conformance Register – Appendix 8.

Additional Comments:

Names and Signatures of inspection attendees:

APPENDIX 6 Environmental Incident Report Form

Ayrburn Subdivision

ENVIRONMENTAL INCIDENT REPORT FORM

Project Address:	**Consent Number:**
Brief Project Description:	

Instructions- Complete this form for all environmental incident that cause contaminants (including sediment) or environmental nuisance to leave the site. Be succinct, stick to known facts and do not make assumptions. Once completed submit to Queenstown Lakes District Council at RCMonitoring@qldc.govt.nz and Otago Regional Council at pollution@orc.govt and compliance@orc.govt.nz. Call the QLDC Regulatory team immediately on 03 441 0499 and ORC's Pollution Hotline on 0800 800 033 for any serious or ongoing incidents that cannot be brought under immediate control.

Date and Time	Date: XX/XX/XXX Time: XX:XX hours
Description? Provide a brief and factual description of what happened during the incident, include relevant details such as: - The activity being undertaken when the incident occurred - The estimated distance to nearest waterway (include stormwater and dry courses) - The estimated distance to the nearest sensitive receiver Sketches/diagrams/photos may be referenced and appended to this report to aid in the description of the incident.	
Exact Location of the incident? Include address, landmarks, features, nearest tree, etc. Maps and plans can be attached.	
Quantity or volume of material escaped or causing incident? (provide and estimate quantity)	
Who identified the incident?	Contractor ☐ Council ☐ Community ☐ Other ☐
What immediate actions/control measures were taken to rectify or contain the incident?	
What initial corrective action will be taken to prevent similar incidents recurring in the near future?	
Has the Queenstown Lakes District Council been notified? Yes ☐ No ☐ Will be notified ☐ **Has the Otago Regional Council been notified?** Yes ☐ No ☐ Will be notified ☐	
Role of person making report: Project Manager / Site Supervisor / Environmental Representative / SQEP Name…… Signature…… Organisation…… Date…… Mobile phone number……	

APPENDIX 7 Environmental Complaints Register

Ayrburn Subdivision

ENVIRONMENTAL COMPLAINTS REGISTER

Complaint #	Date and Time Received	Complainant details (name, address, phone number)	Details of Complaint	Investigation and Findings	Outcome	Close out Date

APPENDIX 8 Environmental Non-Conformance Register

Ayrburn Subdivision

ENVIRONMENTAL NON-CONFORMANCE REGISTER

Ref Number	Date Observed	Found via (e.g., inspection, monitoring, complaint?)	Details of Non-conformance	Corrective Actions	Updated by	Close out Date

APPENDIX 9 Water Quality Monitoring Results Form

WATER QUALITY MONITORING RESULTS FORM

Date		Monitoring Trigger		Location Description	
		Yes	No	Measurement	
Is turbidity less than 100 NTU?*		☐	☐	____ NTU	
Is the pH of the water between 5.5-8.5?*		☐	☐	pH ____	
Are total suspended solids less than 50 mg/L?*		☐	☐	____ mg/L	
Are hydrocarbons visible?		☐	☐		
Are tannins visible in the water?		☐	☐		
Is there any waste in the water?		☐	☐		
Description of any non-conformance and actions required: •					
Include images of sampling location:					

*Enviroscope can provide Water Quality Monitoring services to measure turbidity and pH. If 100 NTU is exceeded, collect a water sample to send to laboratory for TSS measurement.

HOW TO: WATER QUALITY SAMPLING

1. Select a Sampling Location

Sampling a discharge

Collect sample where water crosses the site boundary or enters a sensitive receptor from a retention device. Always photograph the location you sample from.

Sampling a waterway

Collect sample from the centre of the flow and the top third of the water column where possible.

Sampling a from a Sediment Retention Device

Collect sample from the discharge location, this is either near the decanting arms, spillway, hose or the outlet pipe.

2. Collect a Water Sample

Taking a Water Sample

- ➔ Label container with site name, sampling location, date and time taken.
- ➔ Fill the container with water from the surface of your sampling location.

If you wade into the water to collect the sample, always collect the sample 'upstream' of where you're standing to avoid contamination by disturbed sediment.

Always ensure your meters are calibrated regularly to ensure accurate sampling results.

3. Measure and Record Turbidity, Clarity, and pH

Measuring Turbidity using a Turbidity Meter

- ➔ Fill the turbidity pottle with the sampled water. Wipe away any moisture on the outside of the pottle and insert it into the meter. Turn the meter on and once the standby value appears press read. Record the turbidity value.

Measuring Clarity using a field testing seechi disc

- ➔ Lower the seechi disc into the water sample until you can no longer see the disc. Then lift the seechi disc back up until the disc is just visible. Record the number where the water level sits.

Measuring pH using a pH Meter

- ➔ Submerge the probe of the pH meter into the water sample. Keep the probe in the water until the value on the meter is fixed. Swirling the probe can help the value fix faster. Record the pH value.

APPENDIX 10 Archaeological Discovery Protocol

HERITAGE NEW ZEALAND
POUHERE TAONGA

Heritage New Zealand Pouhere Taonga Archaeological Discovery Protocol

Under the Heritage New Zealand Pouhere Taonga Act (2014) an archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. For pre-contact Maori sites this evidence may be in the form of bones, shells, charcoal, stones etc. In later sites of European/Chinese origin, artefacts such as bottle glass, crockery etc. may be found, or evidence of old foundations, wells, drains or similar structures. Burials/koiwi tangata may be found from any historic period.

In the event that an unidentified archaeological site is located during works, the following applies;

1. Work shall cease immediately at that place and within 20m around the site.
2. The contractor must shut down all machinery, secure the area, and advise the Site Manager.
3. The Site Manager shall secure the site and notify the Heritage New Zealand Regional Archaeologist. Further assessment by an archaeologist may be required.
4 If the site is of Maori origin, the Site Manager shall notify the Heritage New Zealand Regional Archaeologist and 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*, *Protected Objects Act*).
5. If human remains (koiwi tangata) are uncovered the Site Manager shall advise the Heritage New Zealand Regional Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative and the above process under 4 shall apply. Remains are not to be moved until such time as iwi and Heritage New Zealand have responded.
6. Works affecting the archaeological site and any human remains (koiwi tangata) shall not resume until Heritage New Zealand gives written approval for work to continue. Further assessment by an archaeologist may be required.
7. Where iwi so request, any information recorded as the result of the find such as a description of location and content, is to be provided for their records.
8. Heritage New Zealand will determine if an archaeological authority under the *Heritage New Zealand Pouhere Taonga Act* 2014 is required for works to continue.

It is an offence under S87 of the *Heritage New Zealand Pouhere Taonga Act 2014* to modify or destroy an archaeological site without an authority from Heritage New Zealand irrespective of

whether the works are permitted or a consent has been issued under the Resource Management Act.

Heritage New Zealand Regional archaeologist contact details:

Dr Matthew Schmidt
Regional Archaeologist Otago/Southland
Heritage New Zealand
PO Box 5467
Dunedin
Ph. [redacted] mobile [redacted]
Fax. +64 3 4773893
[redacted]

APPENDIX 11 Associated Resource Consent Conditions

Associated Resources Consent Conditions

Condition No.	Condition	Relevant section of the EMP
	QLDC - RM250242	
3.	This consent cannot be implemented until and unless the RM240982 subdivision plan is deposited which results in the creation of Lots 6 and 100 RM240982.	
5.	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. 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 environmental elements as specified in the guidelines: a) Administrative Requirements i. Weekly site inspections ii. Notification and management of environmental incidents iii. Records and registers iv. Environmental roles and responsibilities of personnel (including nomination of Principal Contractor) v. Site induction b) Operational Requirements i. Erosion and sedimentation (including Erosion and Sediment Control Plan) (to be prepared by a Suitably Qualified and Experienced Person) ii. Water quality iii. Dust iv. Cultural heritage v. Indigenous vegetation clearance vi. Chemical and fuel management vii. Waste management The EMP (and any sub-plans e.g. ESCP described below) shall also be consistent with any recommendations outlined in the Enviroscope report titled 'Environment Management Plan (Revision B)' dated 01 May 2025.	This **EMP**
6.	Prior to ground-disturbing activities on the initial stage of works or any subsequent new stage of works, the Consent Holder shall engage an Appropriately Qualified Person to prepare and submit an Erosion and Sediment Control Plan (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.	This **EMP** and **ESCP**

7.	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.	**Section 3.1.2**
8.	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.	**Section 3.2**
13.	No permanent batter slope within the site shall be formed at a gradient that exceeds 1(V):2(H).	
14.	No earthworks, temporary or permanent, are to breach the boundaries of the site.	
15.	All works shall be undertaken in accordance with the most current version of the EMP as accepted as suitable by Council.	This **EMP**
16.	The EMP shall be accessible on site at all times during work under this consent.	**Section 2.1**
17.	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.	This **EMP**
18.	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.	**Section 3.9**
19.	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.	**Section 3.3** and **Section 5.5**
20.	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 Condition 12 below.	**Section 3.4**
21.	The Consent Holder shall complete and submit exception reporting to QLDC in the form of a monthly environmental report. The monthly environmental report shall be submitted to QLDC's Regulatory Department within five (5) working days of the end of each month.	**Section 3.4**

22.	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 QLDC details of any Environmental Incident within 12 hours of becoming aware of the incident. b) Provide an Environmental Incident Report to QLDC within 10 working days of the incident occurring as per the requirements outlined Section 3.3.1 of Queenstown Lakes District Council's Guidelines for Environmental Management Plans.	**Section 3.5**
23.	Environmental records are to be collated onsite and shall be made available to QLDC upon request; immediately if the request is made by a QLDC official onsite and within 24 hours if requested by a QLDC officer offsite. Records and registers to be managed onsite shall be in accordance with the requirements outlined on page 14 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.	**Section 3.8, Appendix 5-9**
24.	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 Guideline.	**Section 5.2**
25.	No earthworks, temporary or permanent, are to breach the boundaries of the site.	
28.	l) All earthworked areas shall be top-soiled and revegetated or otherwise permanently stabilised. m) The consent holder shall remove all spindly laurel plants from the southern boundary hedge and replace with a grade that matches the height and width of the adjacent healthy hedge plants. n) The consent holder shall replace any trees within the Tree Protection Area that have been removed as part of the subdivision works on a like for like basis.	**Section 2.1**
Advice notes a)	This site may contain archaeological material. Under the Heritage New Zealand Pouhere Taonga Act 2014, the permission of the Heritage New Zealand Pouhere Taonga must be sought prior to the modification, damage or destruction of any archaeological site, whether the site is unrecorded or has been previously recorded. An archaeological site is described in the Act as a place associated with pre-1900 human activity, which may provide evidence relating to the history of New Zealand. These provisions apply regardless of whether a resource consent or building consent has been granted by Council. Should archaeological material be discovered during site works, any work affecting the material must cease and the Heritage New Zealand Pouhere Taonga must be contacted (Dunedin office phone 03 477 9871).	**Section 8.5** **Appendix 10**
ORC – RM25.239.01		

2.	The use of land for earthworks for residential development must be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the Consent Authority as consent number RM25.239: ..... d) Environmental Management Plan prepared by Enviroscope and dated 4 June 2025;	
3.	The Consent Holder must complete residential earthworks authorised by this consent within 4 consecutive months following notification of the commencement date to the Consent Authority as required by Condition 8. *Note: the earthworks may be staged, provided that any stages are completed within 4 months following notification of the commencement date to the Consent Authority a required by Condition 8.*	
4.	Prior to commencement of the residential 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 contents of this document; b) The final Erosion and Sediment Control Plan as required by Condition 8; and c) The Environmental Management Plan as 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.	This **EMP** and **ESCP**
5.	The earthworks authorised by this consent must only be exercised in conjunction with Discharge Permit RM25.239.02.	
6.	All earthworks for residential development must be carried out in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document GD2016/005).	The **ESCP**
7.	a) 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 required under Condition 8. b) 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.	**Section 2.1**

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 ESCP (Erosion and Sediment Control Plan for review and acceptance by the Consent Authority. This document must be prepared by a SQEP. The EMP/ ESCP must be based on the draft EMP/ ESCP dated 4 June 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 a) 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 Monitoring and maintenance requirements.	This **EMP** and **ESCP**
9.	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.	**Emergency contacts**

10.	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.	**Section 3.2** **Appendix 4**
11.	a) The Consent Holder must submit an updated EMP/ ESCP to the Consent Authority when: i. The construction program moves from one Stage to another; or ii. Any significant changes have been made to the construction methodology since the original plan was accepted; iii. or iv. 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 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. c) 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.	This **EMP** and **ESCP**
12.	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.	This **EMP** and **ESCP**
13.	Prior to commencement of earthworks for the initial stage and any subsequent new stage of works, the Consent Holder must install erosion and sediment controls in accordance with the information contained within the EMP/ ESCP as required by Condition 8, and provide As-Built Documentation to the Consents Authority. These measures must remain in place and be maintained for the duration of the respective stages of works or until all exposed areas of earth are permanently stabilised.	This **EMP** and **ESCP**
14.	Within 10 working days following installation of the specific erosion and sediment control works referred to in Condition 13, 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 required under Condition 8 to the Consent Authority. 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.	**Section 3.0**

15.	a) The Consent Holder must ensure that the operational effectiveness and efficiency of all erosion and sediment control measures specifically required by Condition 8 and must be maintained throughout the duration of each stage of earthworks, or until the site is permanently stabilised against erosion. b) A record of any maintenance work must be kept and be supplied to the Consent Authority on request. c) Sediment removed from treatment devices must be placed on stable ground where it cannot re-enter the device or be washed into any watercourse. d) 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. e) 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.	This **EMP** and **ESCP**
16.	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 referred to in Condition 17.	**Section 3.4**
17.	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 as required by Condition 15 of Discharge Permit RM25.239.02 and whether non-conforming results were obtained.	**Section 3.4**

18.	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 along with the Monthly Environmental Report required by Condition 17.	**Section 3.6** **Appendix 7**
19.	Where any incident caused by the earthworks has led to any adverse environmental effects occurring that have not been consented, the Consent Holder must: a) Report to Consent Authority 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 Consent Authority within 10 working days of the incident occurring.	**Section 3.7** **Appendix 8**
20.	a) This consent does not authorise work 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 Consent Authority within 5 days. Works in the area affected by contamination can only recommence once any required consents are obtained.	**Section 12.0**
23.	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.	**Section 10.0**
24.	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.	
25.	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.	**Section 4.0**

26.	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. 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. iv. there must be no storage of fuel within 50 metres of any streams; 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 Consent Authority 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.	**Section 10.0**

27.	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 Māori 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 (kōiwi 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 (kōiwi 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.	**Section 8.5** **Appendix 10**
Advice note 3 **ORC – RM25.239.01** Advice note 4	Under the Heritage New Zealand Pouhere Taonga Act 2014 an archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand (see Section 6). For pre-contact Maori sites this evidence may be in the form of Taonga (artefacts) such as toki (adzes) or flake tools as well as bones, shells, charcoal, stones etc. In later sites of European/Chinese origin, artefacts such as bottle glass, crockery etc. may be found, or evidence of old foundations, wells, drains or similar structures. Pre-1900 buildings are also considered archaeological sites. Burials/Kōiwi tangata may be found from any historic period. Archaeological sites are legally protected under Sections 42(1) & (2) of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under Section 87 of the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site without an Authority from Heritage New Zealand Pouhere Taonga irrespective of whether the works are permitted, or a consent has been issued under the Resource Management Act 1993 or Building Act 1991.	**Section 8.5** **Appendix 10**
ORC – RM25.239.01		

1.	The discharge to land must be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the Consent Authority as consent number RM25.239: ..... d) Environmental Management Plan prepared by Enviroscope and dated 4 June 2025;	
2.	This consent must be exercised in conjunction with Land Use Consent RM25.239.01.	
3.	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 e) any significant adverse effects on aquatic life. In any river, lake, artificial watercourse or wetland.	**Section 4.2** **Section 5.2**

4. Samples of the discharge must be collected and analysed for the following parameters at the frequencies specified below, and at the locations identified in the approved EMP/ ESCP: **Section 5.2**

Parameter	Units	Discharge Standard	Monitoring Frequency
Total Suspended Solids (TSS)	mg/L	≤ 50	When there is a discharge of water across the site boundary or from a sediment retention pond or decanting earth bund, and where a Significant Rain Event occurs through the night, monitoring must be undertaken the following morning by 8am.
pH	pH	Between 5.5 – 8.5	When there is a discharge of water across the site boundary or from a sediment retention pond or decanting earth bund, and where a Significant Rain Event occurs through the night, monitoring must be undertaken the following morning by 8am..
Turbidity	NTU	≤ 150	When there is a discharge of water across the site boundary or from a sediment retention pond or decanting earth bund, and where a Significant Rain Event occurs through the night, monitoring must be undertaken the following morning by 8am.
Hydrocarbons or tannins	Not applicable	No visible trace	When there is a discharge of water across the site boundary or from a sediment retention pond or decanting earth bund, and where a Significant Rain Event occurs through the night, monitoring must be undertaken the following 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.

5.	Records of all discharge monitoring in accordance with Condition 4 must be kept on site and compiled and submitted to Consent Authority as part of Monthly Report required as per Condition 17 of Land Use Consent RM25.239.01 and supplied at any other time upon request.	**Section 3.4** **Section 5.2**
6.	In circumstances where one or more of the limits set out in Condition 4 are exceeded the Consent Holder must immediately cease any discharge and 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 may be necessary and confirmation of implementation Advice note: The consent holder is required to obtain any resource consents required prior to implementing remedial action.	**Section 5.5**

APPENDIX 7 – COUNCIL'S EMSCP PEER REVIEW

From: "Carrie Skilton"
Sent: Mon, 20 Oct 2025 08:43:44 +1300
To: "Carrie Skilton" [redacted]
Subject: ORC Docs - EMP Peer Review - High Risk Site - RM250715 - Waterfall Park Developments Limited - 1 Ayr Avenue, Arrowtown - Day 9/20

From: Gregor <[redacted]
Sent: Friday, 17 October 2025 8:57 AM
To: Carrie Skilton [redacted]
Subject: ORC Docs - EMP Peer Review - High Risk Site - RM250715 - Waterfall Park Developments Limited - 1 Ayr Avenue, Arrowtown - Day 9/20

Morning Carrie

Thanks for the information.

As discussed, these earthworks, although 17,830m^3 , are essentially in the same footprint as RM250242 (Phase 1).

The EMP at Section 4.5.2 states:

Super silt fences are considered the primary sediment control device for this project, providing a barrier that can collect and hold material and prevent it from entering critical source areas or discharging beyond site boundaries.

These devices have been selected due to the flat topography of the site, which produces slow-moving sheet flows that can be effectively intercepted and attenuated in super silt fences. It is acknowledged that the contributing catchments in ***some cases exceed the parameters*** *for what constitutes a 'large catchment' (0.5 ha) as stipulated in GD05. Refer to the catchment sizes provided on ESCP-001, Appendix 1. However, the proposed super silt fences are well within the design criteria set within Table 13, page 131 of GD05.*

The statement underlined is correct, GD05 allows for an unlimited slope length when the sites slopes are 0-10%. Noting that it should reference Table 14, not Table 13.

- When considering super silt fence installation for larger catchments (greater than 0.5 ha) as in Table 14, carefully consider the specific site conditions and other alternative control measures available
- Base the length of the super silt fence on the limits shown in Table 14.

Table 14: Super silt fence design criteria

Slope steepness %	Slope length (m) (maximum)	Spacing of returns (m)	Super silt fence length (m) (maximum)
0 – 10%	Unlimited	60	Unlimited
10 – 20%	60	50	450
20 – 33%	30	40	300
33 – 50%	30	30	150
> 50%	15	20	75

Morphum (Jason) reviewed the Phase 1 EMP for Otago Regional Council. That review stated *"The Erosion and Sediment Control Plan (ESCP) has been reviewed and is considered to be consistent with best practice"* and "*The EMP is fit-for-purpose. It is not considered that there are any outstanding matters. The ESCP is appropriate for the site. Whilst the Super Silt Fences will be controlling catchments larger than that recommended under GD05 guidance, I consider Super Silt Fences the best practicable option for sediment control given the flat topography of the site"*

The ESC Guidelines (GD05) states that the use of Super Silt Fences with catchments over 0.5ha generally requires careful consideration of the site conditions and other alternative controls. It would appear from Jason's comments *(I consider Super Silt Fences the best practicable option for sediment control given the flat topography of the site),* that he considered this in his review. Jason states that he has previously visited the site so should have an understanding of the topography and soils.

It would be difficult to suggest that the site needs alternative ESC given that that footprint of earthworks is very similar to Phase 1 and that ESCP has been externally reviewed by Morphum for ORC. The key matter is the water quality management to ensure that any sediment related effects are appropriately managed.

I do however consider that if the water quality monitoring was to show that there were any exceedances of the Performance Criteria (Section 5.5 of the EMP) then alternative controls may require implementation.

Kind regards

Gregor McLean
[redacted]
(Kapiti Coast)
PO Box 46-188, Herne Bay, Auckland, 1147
[redacted]

SOUTHERNSKIES
ENVIRONMENTAL

APPENDIX 8 – APPLICANT'S ECOLOGICAL ASSESSMENT

Ecology Assessment

Ayrburn 3 Lot Residential Subdivision

Waterfall Park Developments Limited

c/o Winton Group Holdings Limited, PO 105526, Auckland 1143

Prepared by:

SLR Consulting New Zealand

SLR Project No.: 875.V11822.00003

14 May 2025

Revision: 1.0

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1.0	14 May 2025	Ben Ludgate	Fleur Tiernan	Ben Ludgate

Basis of Report

This report has been prepared by SLR Consulting New Zealand (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Waterfall Park Developments Limited (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

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Figures in Text

Appendices

1.0 Introduction

Waterfall Park Developments Limited (WPDL) is proposing to develop a 3-lot subdivision at Ayrburn Farm, Arrowtown. The proposed subdivision will be located on land adjacent to Mill Creek (Figure 1).

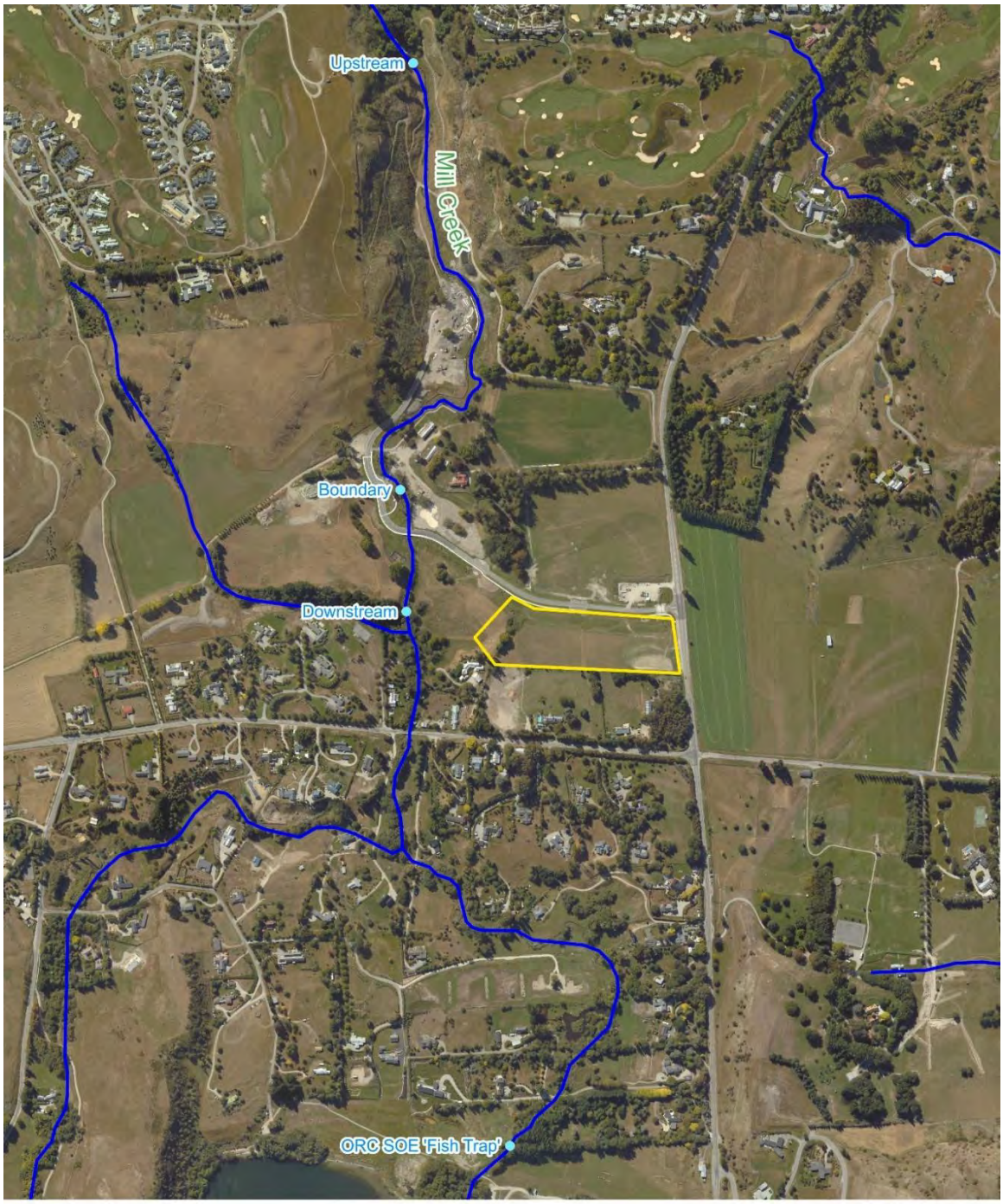
SLR has been engaged by WPDL to provide an assessment of ecological effects (AEcE) for the development. This AEcE aims to describe the current ecological characteristics of the area including water quality, macroinvertebrates, aquatic plants, and fish communities. This AEcE also provides a discussion of potential effects of the proposal on the existing environment, referring to the associated Environmental Management Plan ("EMP"; Enviroscope 2025) and Stormwater Management Plan ("SMP"; CKL 2025).

2.0 Assessment Methodology

This AEcE is a desktop review primarily based on ongoing data collections conducted in and around Mill Creek, outlined below:

Water quality has been sampled monthly since November 2018 at three sites: Upstream, adjacent to (i.e., "Boundary"), and Downstream of the proposed subdivision area by WPDL (Figure 1; see photos in Appendix A). In addition, continuous loggers for turbidity have been established at the Upstream and Downstream sites. Otago Regional Council (ORC) has a long-term State of the Environment (SOE) monitoring site in Mill Creek (Fish Trap) approximately 1.5 km downstream of the proposed subdivision area (Figure 1).

Annually in May, macroinvertebrate surveys have been conducted at each of the four water quality sites (Upstream, Boundary, Downstream, Fish Trap), with substrate surveys also undertaken at eight locations between the Downstream and Upstream sites. Observational surveys of sports fish and redds (spawning patches) have also been conducted on several occasions annually during autumn between the Downstream and Upstream sites.



SLR
LEVEL 1, 426 MORAY PLACE
DUNEDIN 9016
NEW ZEALAND
www.slrconsulting.com

Project no.:	875.V11822.00003
Date:	14 May 2025
Drawn by:	SR
Scale:	1:8,000
Sheet size:	A4
Projection:	NZGD 2000/NZTM 2000

0 100 200 m

Waterfall Park Developments Limited

Ayrburn 3 Lot Subdivision

Figure 1: Map of Mill Creek in the Ayrburn area, with proposed subdivision boundary outlined in yellow. Water quality monitoring sites are shown as blue points.

3.0 Existing Environment

3.1 Mill Creek Catchment

Mill Creek

Mill Creek is largely spring-fed and has a total catchment area of approximately 55 km². The stream is categorised as a cool dry, hill, hard sedimentary, pastoral, mid order high gradient stream (CD/H/HS/P/MO/HG) under the New Zealand River Environment Classification system. The Mill Creek catchment drains into Lake Hayes, which is approximately 1.5 km downstream of WPDL's proposed development. Historically, much of the land use within this catchment consisted primarily of cattle and sheep grazing on exotic pasture, as well as a significant amount of urban development including golf courses. However, in recent years, agricultural land use has been replaced with ongoing and planned urban development. Lake Hayes has likely undergone progressive eutrophication (nutrient enrichment) since development and intensification began in the catchment. Consequently, efforts have been made to better understand and improve the water quality of the lake, including the preparation of the 'Lake Hayes Restoration and Monitoring Plan' (Hydrosphere Research 2017).

Since 2019, Mill Creek has undergone considerable change in association with the staged construction of the Waterfall Park development. The works involved the installation of six weir structures, seven single-span bridges, two culvert crossings, and a viewing platform on, in, and over the bed of Mill Creek. Additionally, the project included the widening and reshaping of Mill Creek, and the temporary diversion and re-instatement of the creek to/from a temporary channel so works could be undertaken in the dry creek channel. Extensive riparian enhancement (fencing and planting) of the creek has also been completed as part of the Waterfall Park development.

3.2 Water quality and flow characteristics

Water quality monitoring has been generally completed on a monthly basis at all four water quality sites since October 2018. Therefore, below descriptions will reflect trends observed over a five-year period (2019-2024). ORC's Regional Plan: Water for Otago (RPW) Schedule 15 limits for Mill Creek, which are receiving water limits and targets for achieving Good Quality Water, are discussed below and are denoted in figures where appropriate. Specifically, the RPW notes that these limits are achieved when 80% of samples collected at a site, when flows are at or below median flow, over a rolling 5-year period, meet or are better than the limits in Schedule 15 (Table 15.2.2 in RPW, 2022). As all available water quality data has been presented here, including at flows above median flows, comparisons with RPW limits are indicative only.

Physical and chemical

Over the past five years (2019-2024), Mill Creek mean daily flows (monitored at the Fish Trap site) ranged between 0.16 and 3.46 m^3/s with a median of 0.39 m^3/s and mean of 0.44 m^3/s (Figure 2); the long-term median flow at this site is 0.398 m^3/s. According to New Zealand River Maps (Whitehead and Booker 2020), Mill Creek has an average of 10 flow events per year that exceed three times the median flow (i.e., "FRE3"), which provides an indication of 'flashiness'. For comparison, the nearby Arrow River, which has a much larger catchment than Mill Creek, has only 7 FRE3 events per year.

Continuous monitoring of turbidity has found that while turbidity readings were generally similar between Upstream and Downstream sites, since 2019 the Downstream site often had

marginally lower turbidity and fewer and lower spikes (Figure 3). Overall, in addition to some site-specific variation, there has been substantial temporal variation between years and months, with 2023 and 2024 having the lowest turbidity overall.

Dissolved oxygen (DO) has been measured in Mill Creek at the Fish Trap since May 2023 by dataloggers recording DO every five minutes. The data record shows the waters are well oxygenated, with DO saturation rarely going below 90%.

Comparisons of monthly sample data has found that the long-term trend for *Escherichia coli* concentrations at the Downstream and Boundary sites peaked around 2022 but since decreased back to be similar to initial baseline levels and below the RPW limit (Figure 4a). While similar peaks in *E. coli* occurred at the Fish Trap and Upstream sites, no long-term trends were detected due to concentrations being more consistent, with fewer high concentrations (spikes), and lower overall. Similar patterns were detected for total suspended solids at the Boundary and Upstream sites (Figure 4c), and with turbidity (recorded during monthly sampling) at the Downstream, Boundary, and Upstream sites (Figure 4d), with each metric peaking around 2022 but decreasing to low levels in recent years. Note that turbidity levels in the 2023-2024 monitoring period were below the RPW limit for each site. Comparatively, pH levels have remained generally consistent over time (Figure 4b).

Nutrients

No long-term trends in dissolved reactive phosphorus (Figure 5a) or nitrate+nitrite nitrogen were detected at any Mill Creek site (Figure 5b). While dissolved reactive phosphorus has generally consistently remained below RPW limits throughout the entirety of the monitoring period to date, nitrate+nitrite nitrogen has consistently remained substantially higher than RPW limits at all Mill Creek sites. Elevated nitrogen concentrations at the Upstream site, and the absence of long-term shifts in nitrate+nitrite nitrogen, indicate these high concentrations were not a result of recent construction activities in or around Mill Creek.

Long-term shifts in ammoniacal nitrogen were detected at the Fish Trap and Boundary sites, which were associated with peaks around 2022 and declines in recent years, however such shifts were so minute that they would have minimal ecological influence (Figure 5c). Moreover, ammoniacal nitrogen at each Mill Creek site has consistently remained well below RPW limits since monitoring commenced. While a positive linear trend was detected in total nitrogen at the Fish Trap site between 2018 and 2022, it is likely that results for recent years, where there is unfortunately missing data, would have followed the subsequent declining trend observed in other metrics (Figure 5d). Similarly to turbidity, total phosphorus at all sites except the Fish Trap site also peaked around 2022 and declined in recent years (Figure 5e).

Long-term water quality monitoring at Mill Creek shows that while many metrics were highest around 2022, there has been a steady improvement since, supported by enhancements to stream infrastructure such as stabilised banks and riparian plantings. Water quality is expected to remain stable as a result of these interventions. However, nitrate+nitrite nitrogen levels have remained consistently high across all sites since monitoring began, suggesting that these elevated nitrogen levels are likely attributed to groundwater and broader land use practices in the surrounding catchment, rather than recent construction.

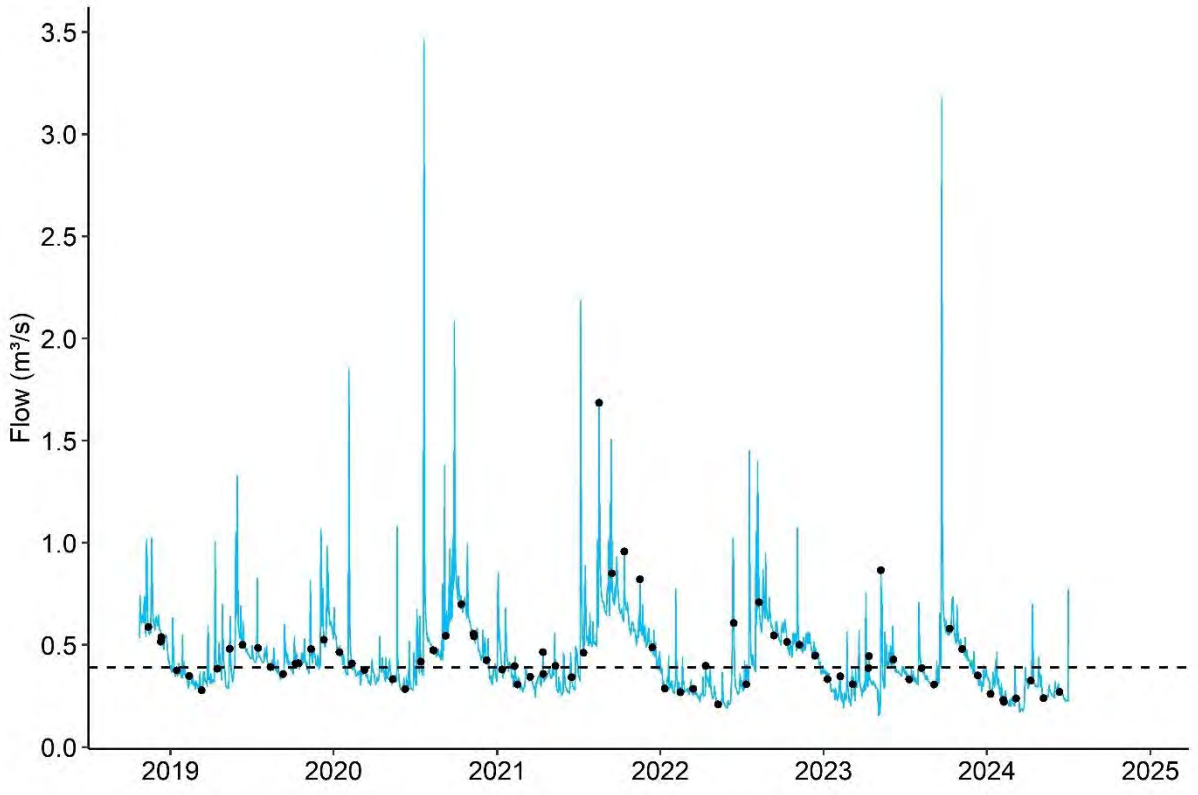


Figure 2: Mill Creek at Fish Trap mean daily flow (m^3/s), 2019 to 2024. Water quality monitoring occasions indicated by black points. The dashed line shows the median flow since October 2018 (0.398 m^3/s).

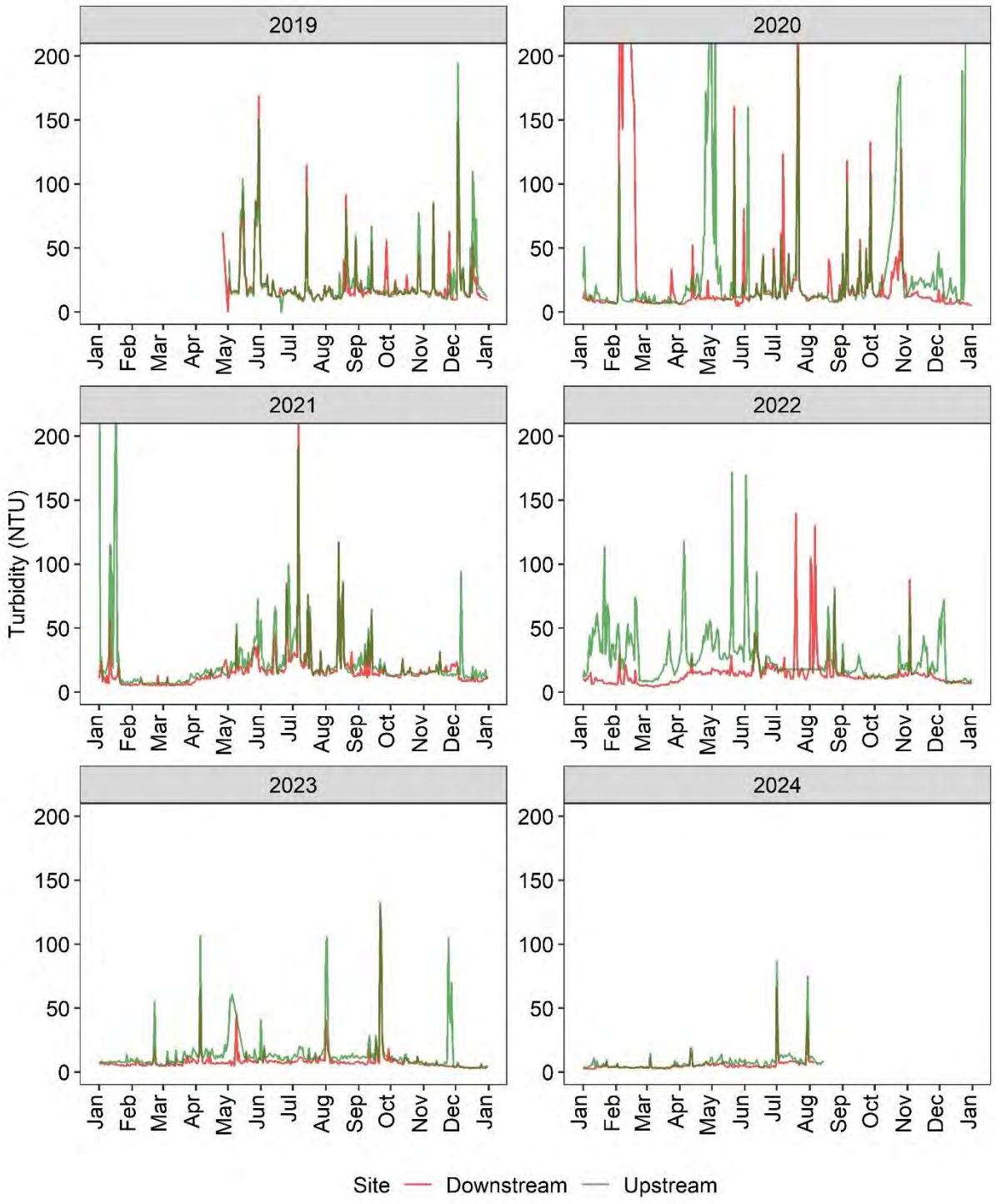


Figure 3: Turbidity (NTU), recorded by continuous monitoring loggers installed at the Downstream and Upstream monitoring sites, in Mill Creek between 2019 and 2024. Note y-axes are truncated for some years (i.e., 2020, 2021).

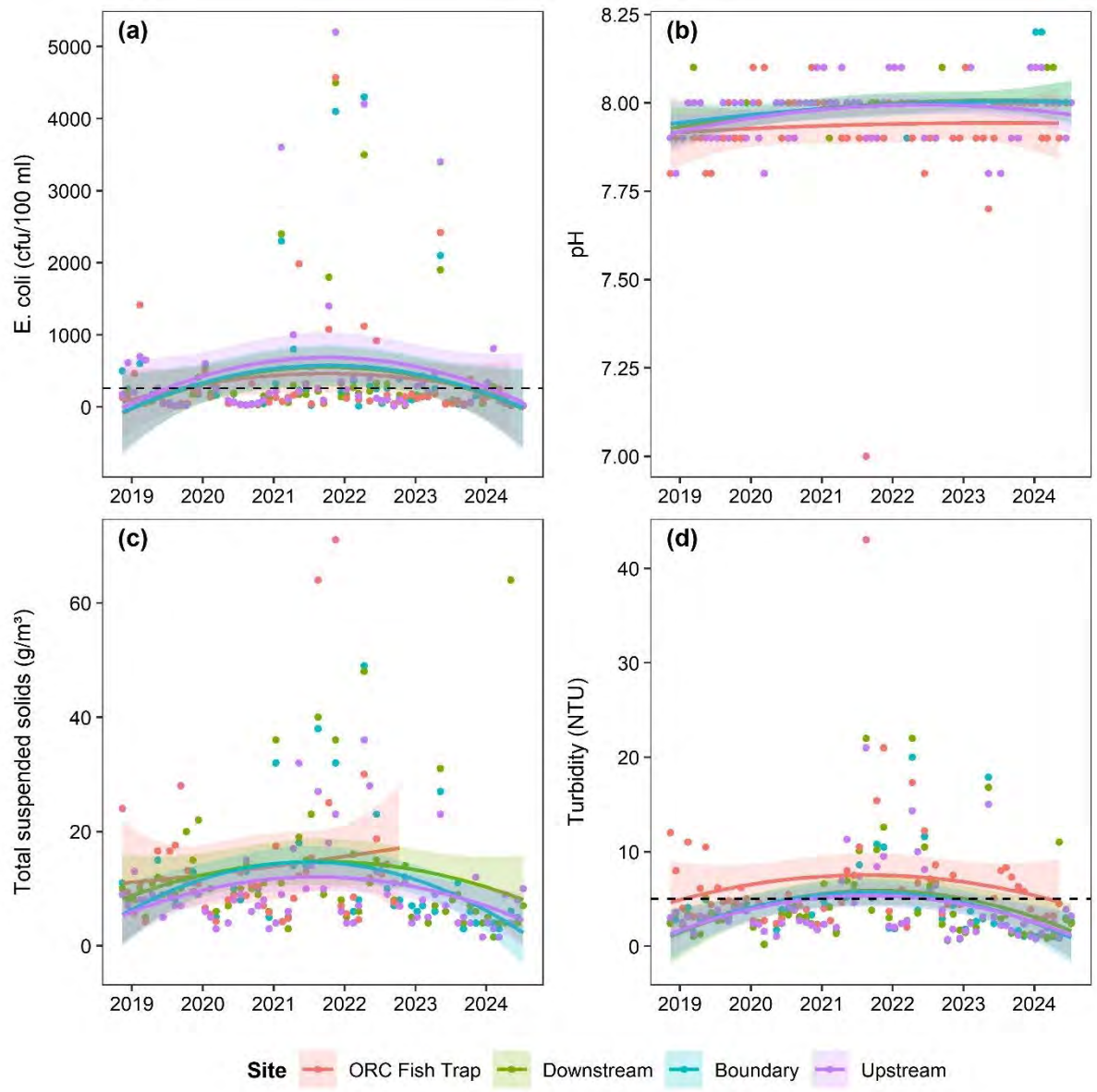


Figure 4: Long-term predicted trend (±95% confidence intervals) of physical and chemical water quality metrics at Mill Creek monitoring sites, 2019 to 2024. Dashed horizontal lines denote relevant RPW limits for *E. coli* (260 cfu/100 mL; 'a') and turbidity (5 NTU; 'd').

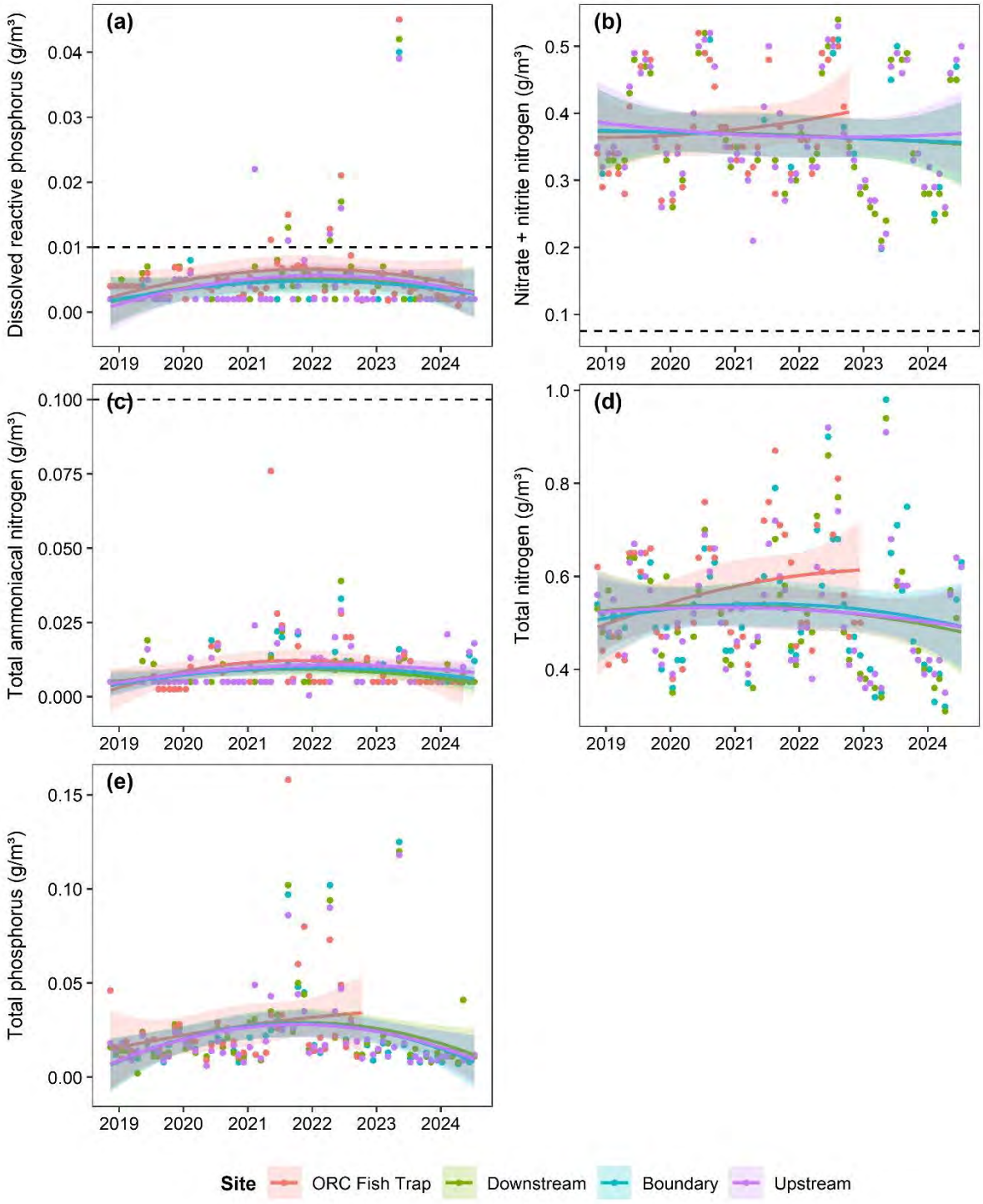


Figure 5: Long-term predicted trend (±95% confidence intervals) of nutrient concentrations at Mill Creek monitoring sites, 2019 to 2024. Dashed horizontal lines denote relevant RPW limits for dissolved reactive phosphorus (0.01 mg/L; 'a'), nitrate+nitrite nitrogen (0.075 mg/L; 'b'), total ammoniacal nitrogen (0.1 mg/L; 'c').

3.3 Instream substrate

Substrate particle size distribution has been assessed on an annual basis in Mill Creek. As the 2024 sampling followed the completion of significant instream works (e.g., channel diversion, installation of instream structures), the 2024 results therefore indicate the expected longer-term substrate sizes. Substrates were highly diverse across the Mill Creek sites, but were particularly so at sites near the Downstream monitoring site where most substrate classes were equally abundant (Figure 6). In contrast, sites further upstream, towards the Upstream monitoring site, generally contained more large gravels and small cobbles. While there was some site-specific variation overall (e.g., median substrate size at Site 7 was comparatively lower than adjacent sites), these differences were likely underpinned by local stream structure and flow characteristics.

The preferred spawning habitat of brown trout is gravels within the size range 8 to 64 mm (i.e., small-medium to large gravels; Shirvell and Dungey 1983). Gravel substrates of this size were present in great proportions at most sites within Mill Creek in May 2024, but relatively less so at Sites 1, 2, 6, and 8; these substrate sites were located within observational reaches for trout where redd counts were found to be lowest overall.

Overall, the amount of fine clay/silt and sand particles at most sites was low (combined amount ≤ 20%), which is favourable for successful egg incubation; too much fine sediment can cause smothering of eggs within redds. There has been no indication that instream works associated with instream or bankside developments have resulted in any increase in fine sediments within Mill Creek to date.

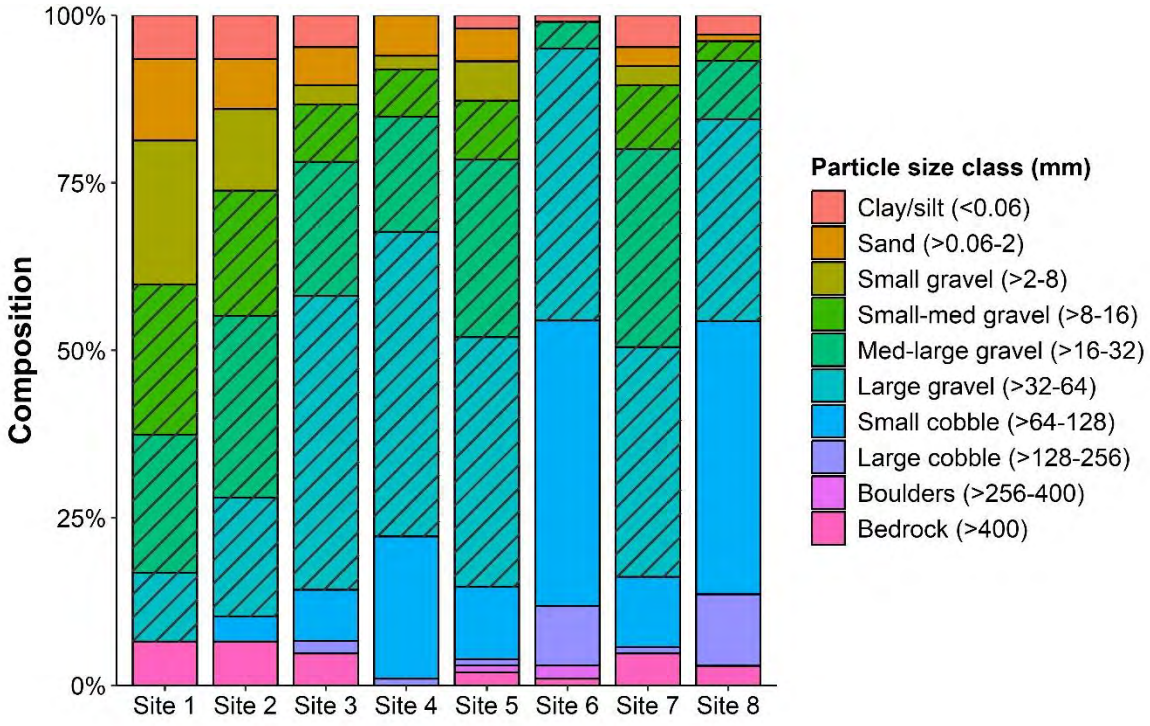


Figure 6: Composition of particle size classes in substrate samples across Mill Creek sites, May 2024. Site numbers in order from Downstream (1) to Upstream (8). Gravels suitable for trout spawning (size range 8 to 64 mm) are dashed.

3.4 Periphyton

Periphyton (algae) communities were sampled at each of the four Mill Creek water quality monitoring sites in January 2019 (Ryder Environmental Limited (REL) 2020). Periphyton monitoring found that cover and biomass was typically low in Mill Creek within Waterfall Park, at the Boundary and Downstream sites. Higher periphyton levels were however observed further upstream, at the Upstream site. This difference was likely related to the variation in substrate between these sites, with the substrate upstream being dominated by larger and more stable substrates which are favourable for periphyton growth than the smaller gravels found in downstream areas. Both mat and filamentous periphyton growth forms have been observed in Mill Creek, including the invasive algae *Didymosphenia geminata*.

Monitoring of periphyton communities was previously undertaken annually by the ORC at the Fish Trap site (discontinued in 2018). ORC periphyton biomass data from this site for 2011 to 2016 indicated ‘poor’ to ‘fair’ habitat quality (data sourced from the LAWA website; REL 2020), which is comparable to REL surveys.

No further sampling of periphyton in Mill Creek has occurred since 2019, however given the dominance of gravels throughout much of the creek, periphyton communities are expected to remain at low cover and biomass levels.

3.5 Benthic macroinvertebrates

A total of 24 benthic macroinvertebrate taxa were identified across the four Mill Creek sites in the most recent 2024 sampling event, with 16 taxa being found at the Upstream site, 20 taxa at Boundary, 17 taxa at Downstream, and 12 taxa at Fish Trap (Appendix B). Despite this site-specific range in taxa richness, the number of sensitive Ephemeroptera (mayflies), Plecoptera (stoneflies) and Trichoptera (caddisflies) (EPT) taxa (excluding the more tolerant *Hydroptilidae*) was the same at all sites (six). However, the percentage of EPT taxa in invertebrate samples was higher at the Fish Trap site (50%) than other sites (30-38%). Overall, communities at each site were dominated by *Deleatidium* mayflies, *Pycnocentria* caddisflies, and *Potamopyrgus* snails. Following the scoring of Stark (1998), Macroinvertebrate Community Index (MCI) scores at all sites were indicative of ‘fair’/’poor-fair’ habitat quality, however the more ecologically robust semi-quantitative MCI (SQMCI) scores indicated that habitat quality at the Fish Trap and Downstream sites was ‘excellent’, Boundary was ‘good’ and Upstream was ‘fair-good’.

Long-term macroinvertebrate monitoring suggests that overall taxa richness and EPT taxa richness has decreased at the Fish Trap and Upstream sites, whereas the Boundary and Downstream sites have remained relatively stable or inconsistently variable (Figure 7a,b). Percent EPT taxa richness has also remained stable or variable at all sites except at Fish Trap, where percent EPT richness has increased in recent years (Figure 7c).

Long-term MCI scores have consistently remained indicative of ‘fair’ habitat quality at all sites (Figure 7d). In contrast, SQMCI scores have remained variable but ‘fair’ on average at the Upstream site and variable between ‘good’ and ‘excellent’ at the Boundary site. SQMCI scores at the Fish Trap and Downstream sites have substantially improved over recent years, going from ‘fair-good’ to ‘excellent’ (Figure 7e).

Ultimately, the increased densities of sensitive macroinvertebrate taxa in recent years indicates that development works in Mill Creek have not negatively impacted the local macroinvertebrate communities. On the contrary, it is likely that the recent habitat improvements at Mill Creek have facilitated the development of a healthier freshwater ecosystem overall.

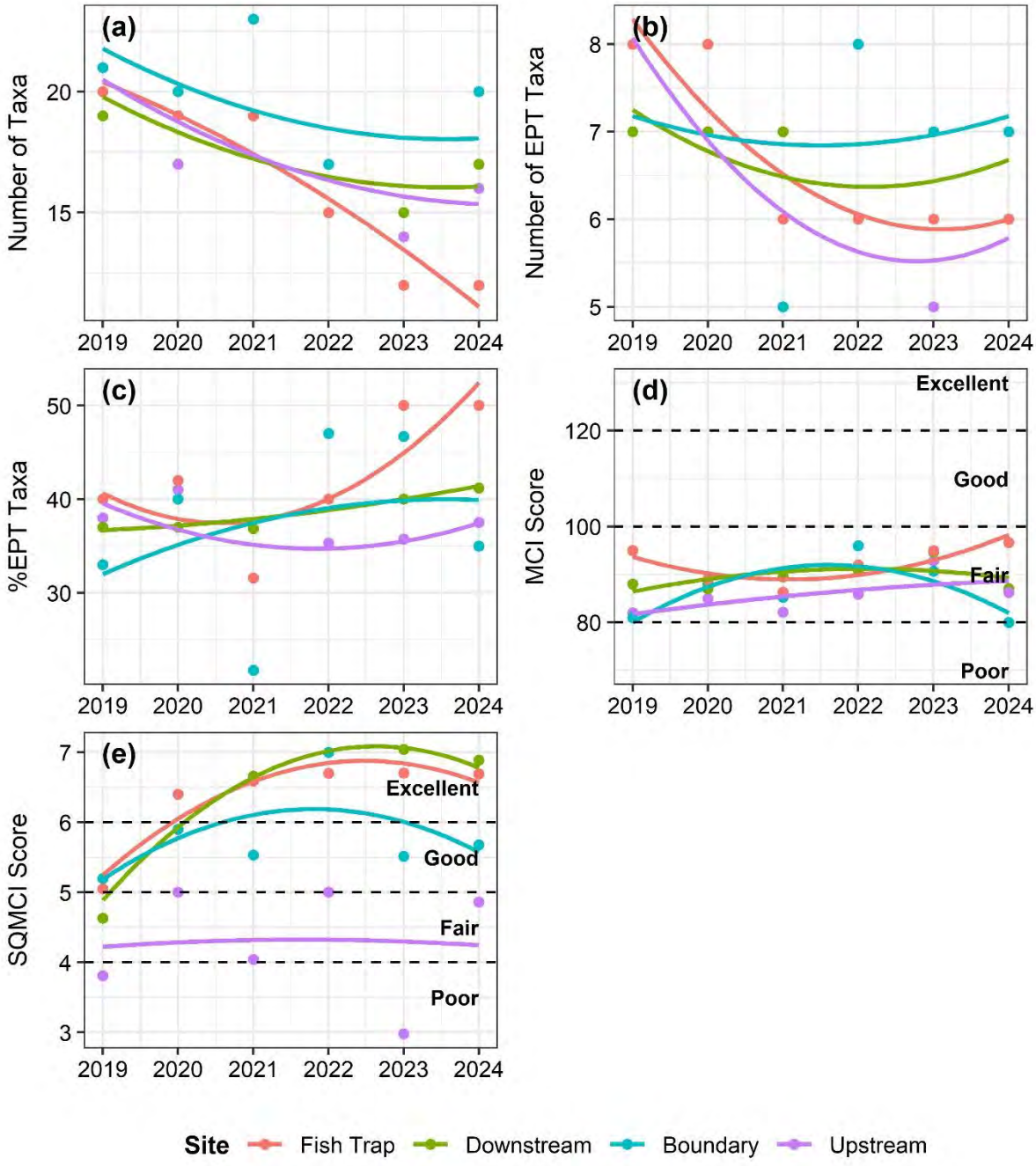


Figure 7: Long-term macroinvertebrate metrics across Mill Creek sites. Regression lines represent a line of best fit but may not accurately reflect trends due to the sample size being too small for reliable statistical analysis and when there is high metrics variability.

3.6 Fish

Fish species recorded from Mill Creek, based on replicate environmental DNA (eDNA) samples taken from the Fish Trap site in May 2023 (from Wilderlab[1]), include brown trout (*Salmo trutta*), common bully (*Gobiomorphus cotidianus*), Gollum galaxias (*Galaxias gollumoides*), grass carp (*Ctenopharyngodon idella*) and European perch (*Perca fluviatilis*). eDNA samples from Lake Hayes (in December 2023 and April 2024) found the same species, except for Gollum galaxias, and also found kōaro (*Galaxias brevipinnis*).

The presence of grass carp in the samples is suspected to have come from fish that escaped from authorised releases in contained ponds near Queenstown. The presence of Gollum galaxias is uncertain, given the known distribution of Gollum galaxias does not extend to the Clutha River catchment.

Records from the New Zealand Freshwater Fish Database indicate the presence of brown trout, common bullies, and kōaro in Mill Creek, with perch, common bully, and brown trout recorded in Lake Hayes.

Common bully is a native species with a conservation status of 'Not Threatened' (Dunn *et al.* 2018). Kōaro is a native species with a conservation status of 'At Risk – Declining' (Dunn *et al.* 2018). Brown trout and perch are both introduced sports fish species.

Only two of these fish species have been found in Mill Creek within the vicinity of Ayrburn Farm: brown trout and kōaro. An electric fishing survey undertaken in Mill Creek by REL in July 2018 found 19 juvenile brown trout (length range 55-115 mm) within the Ayrburn Farm area and two kōaro approximately 300 m further upstream.

Mill Creek is an important spawning tributary for brown trout. Since 2019, bankside observations of trout have been undertaken in May and June between the Downstream and Upstream sites, with the 2024 sampling also including an event in April. In 2024, a large population of brown trout was observed throughout Mill Creek, particularly in the mid to upper reaches where there was a greater availability of ideal spawning gravels. The most significant activity was recorded during May and June, coinciding with the upstream migration of trout from Lake Hayes to spawn. Additionally, trout redds were most prominent in the mid reaches, where ideal spawning gravels were abundant. Redd counts were notably higher in May, suggesting that this was the peak spawning period.

Long-term trout observations have either remained stable but low or have declined in recent years and redd counts have increased in upper-mid catchment reaches. It is important to note that there will be high variability with bankside trout observations used to determine trout population size in Mill Creek due to the high availability of instream refuges (e.g., steep/undercut banks) and the increased cover provided by riparian plantings. While instream refuges and riparian vegetation can obstruct trout observations, these characteristics provide many positive benefits including being ideal habitats for trout and the broader stream ecosystem. Moreover, although some reaches may appear to not have good spawning conditions, these distinct habitats are likely still valuable refuge, nursery, or feeding grounds for juvenile trout or native fish species that will generally be missed when undertaking bankside surveys.

3.7 Summary

Overall, the current state of the aquatic ecosystem in Mill Creek is of generally good quality and while several long-term water quality metrics were highest around 2022, all metrics have

[1] https://www.wilderlab.co.nz/explore

decreased back to low baseline levels in 2024. Moreover, with more stable and less disturbed instream and riparian habitats, Mill Creek water quality will likely remain more consistently healthy in the long-term. Notably, in 2024 sampling, all water quality metrics met relevant RPW limits except nitrate+nitrite nitrogen, which has remained consistently variable but high since monitoring commenced. These consistently high nitrogen levels suggest that they were not directly related to the construction activities in Waterfall Park, but rather were more likely due to unrelated activities in the upper catchment. Mill Creek supports a healthy macroinvertebrate community and adequate feeding, refuge, and breeding grounds for a relatively large trout population.

4.0 Assessment of effects

4.1 Sediment discharge during construction

Proper erosion and sediment control during construction activities is required to prevent sediment discharge, which can be through surface runoff during high rainfall and works near the banks of waterways. Sediment discharges can affect water quality and downstream macroinvertebrate and fish communities by altering the water's chemical and physical properties and affecting periphyton, a food source for invertebrates. Moreover, increased sedimentation can fill refuges and interstitial gaps between boulders and coarse gravels which are key refuges and spawning grounds for macroinvertebrates and fish.

The proposed Ayrburn 3 Lot subdivision development requires earthworks to undertake infrastructure and building construction. While no construction is to take place in or immediately adjacent to Mill Creek, soil will be exposed in the general area during development earthworks. However, land topography means that the site drains west to east and therefore away from Mill Creek via natural overland flow paths.

Aligning with the suggestions of the EMP, it is recommended that bulk earthworks are undertaken outside periods of significant or adverse weather events and that site staff remain vigilant if significant rain is forecast to maintain established sediment and erosion control on site. The use of coconut coir logs to intercept any residual sediment run-off from driveway accesses, the use of super silt fences to capture and attenuate potential sheet-flows from disturbed surfaces, and the use of an existing stormwater attenuation pond (located to the east of the proposed development) as a contingency measure, if required to provide attenuation of ‘dirty water’, should significantly reduce the potential for sediment inputs to waterways. Water quality will also be monitored at the boundary of the site where water is flowing, such as the permanent stormwater drainage outlet.

Ultimately, through the implementation of the associated EMP and its recommended erosion and sediment controls and guidelines, and the development of the proposed stormwater management system, the effects of sediment discharges during construction on aquatic life will be no more than minor.

4.2 Contaminant spills and pest introduction

The presence of construction machinery on site presents a risk of contaminants (e.g., diesel, lubricants) entering watercourses, with the potential to harm aquatic life. Machinery brought to the site from elsewhere may also spread pest species. While didymo has been historically found in Mill Creek, care should still be applied to prevent further spread throughout Mill Creek and to other local watercourses, especially near waterways following construction.

The associated EMP adequately addresses the above issues in addition to detailing how potential contaminant runoff will be controlled. Specifically, the EMP details that:

- Storage of chemicals and fuels will be as far as practicably possible from waterways and concentrated flows, and the refuelling of machinery will occur in a designated refueling bay.
- All waste outputs are mitigated and removed from site.
- Weeds will be treated prior to disturbance of natural surfaces, with weed free topsoil retained for reuse.

If the EMP is implemented as recommended, the effects of contaminant discharges on aquatic life will be no more than minor.

4.3 Stormwater discharge post development

Following the completion of construction activities, future stormwater discharges can contain contaminants (e.g., suspended sediments, oxygen demanding substances, toxicants, and elevated nutrient levels) that have different water quality attribute values (e.g., temperature, conductivity) to current discharges and therefore have the potential to adversely affect water quality and ecological communities in the ultimate receiving water of Mill Creek.

The proposed stormwater management concept for the Ayrburn 3 Lot subdivision development provides for collection of stormwater runoff from roofs, roads, and open space and conveyance in a communal piped network to the west of the lots where stormwater will discharge on to a grassed swale. A ‘treatment train’ will comprise filter strips (e.g., surface flow through grassed surfaces to discharge to the piped network), with erosion protection at the outlet of the piped network (to dissipate energy) and stormwater will then discharge on to a grassed swale at the outlet of the pipe, which is approximately 130 m from Mill Creek. The grassed swale has shallow gradient and a flood bund will allow for additional attenuation of runoff, providing additional treatment by allowing runoff to settle.

Although the greater stormwater drainage from increased impervious surfaces at the site can contain contaminants, the ‘treatment train’, particularly the settling of runoff on the grass swale, should mitigate additional inputs by allowing contaminants to settle.

If stormwater discharges are managed as recommended within the SMP the effects on aquatic life will be no more than minor.

4.4 Positive effects

The proposed development will result in a change of land use for the site, with existing/historic land use including a vineyard and open pasture, and the proposed development being a 3-lot subdivision. Associated with this land use change could be a reduction in nutrient loss through leaching to groundwater, particularly due to the previous use of sprays/fertilisers for establishing vines. The groundwater system below Ayrburn Farm is connected to Lake Hayes, with groundwater from the Mid Mill Creek Aquifer emerging to the surface at Rutherford Road Springs and discharging to the lake from the north-western edge (Rekker 2020).

A major concern for the management of Lake Hayes has been reducing phosphorus inputs to the lake (ORC 1995, Hydrosphere Research 2017). In contrast to nitrogen, the main source of phosphorus to the lake is through surface water, predominantly via Mill Creek. Phosphorus losses from Ayrburn Farm under the land use at the time of an assessment in 2020 were estimated at 4 kg/year (Mudge and Lee 2020). Phosphorus is primarily lost via run-off from the land, particularly during high rainfall events, with the erosion and mobilisation of sediment carrying particulate phosphorus within surface water. Stormwater management at Ayrburn will help reduce sediment inputs to Mill Creek.

The proposed land use change to a subdivision is expected to considerably reduce phosphorus, nitrogen, suspended solids, zinc and copper runoff from the site compared with the current landuse (a vineyard; CKL 2025). These positive effects are all in addition to the reduction of sediment, and associated phosphorus, inputs to Mill Creek resulting from the extensive works stabilising the banks of the creek throughout the Waterfall Park development area, and the riparian planting undertaken adjacent to Mill Creek throughout this area.

5.0 References

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6.0 Closure

Sincerely,

SLR Consulting New Zealand

[redacted]

Ben Ludgate
Principal Ecologist

[redacted]

Fleur Tiernan
Principal Ecologist

7.0 Feedback

At SLR, we are committed to delivering professional quality service to our clients. We are constantly looking for ways to improve the quality of our deliverables and our service to our clients. Client feedback is a valuable tool in helping us prioritise services and resources according to our client needs.

To achieve this, your feedback on the team's performance, deliverables and service are valuable and SLR welcome all feedback via https://www.slrconsulting.com/en/feedback. We recognise the value of your time and we will make a $10 donation to our Charity Partner - Lifeline, for every completed form.

Appendix A Mill Creek Water Quality Site Photographs

Ecology Assessment

Ayrburn 3 Lot Residential Subdivision

Waterfall Park Developments Limited

SLR Project No.: 875.V11822.00003

14 May 2025

SLR

Figure A.1: Mill Creek, 'Fish Trap' monitoring site, 2024.

Figure A.2: Mill Creek, 'Downstream' monitoring site, 2024.

Figure A.3: Mill Creek, 'Boundary' monitoring site, 2024.

Figure A.4: Mill Creek, 'Upstream' monitoring site, 2024.

Appendix B Mill Creek Macroinvertebrate Community 2024

Ecology Assessment

Ayrburn 3 Lot Residential Subdivision

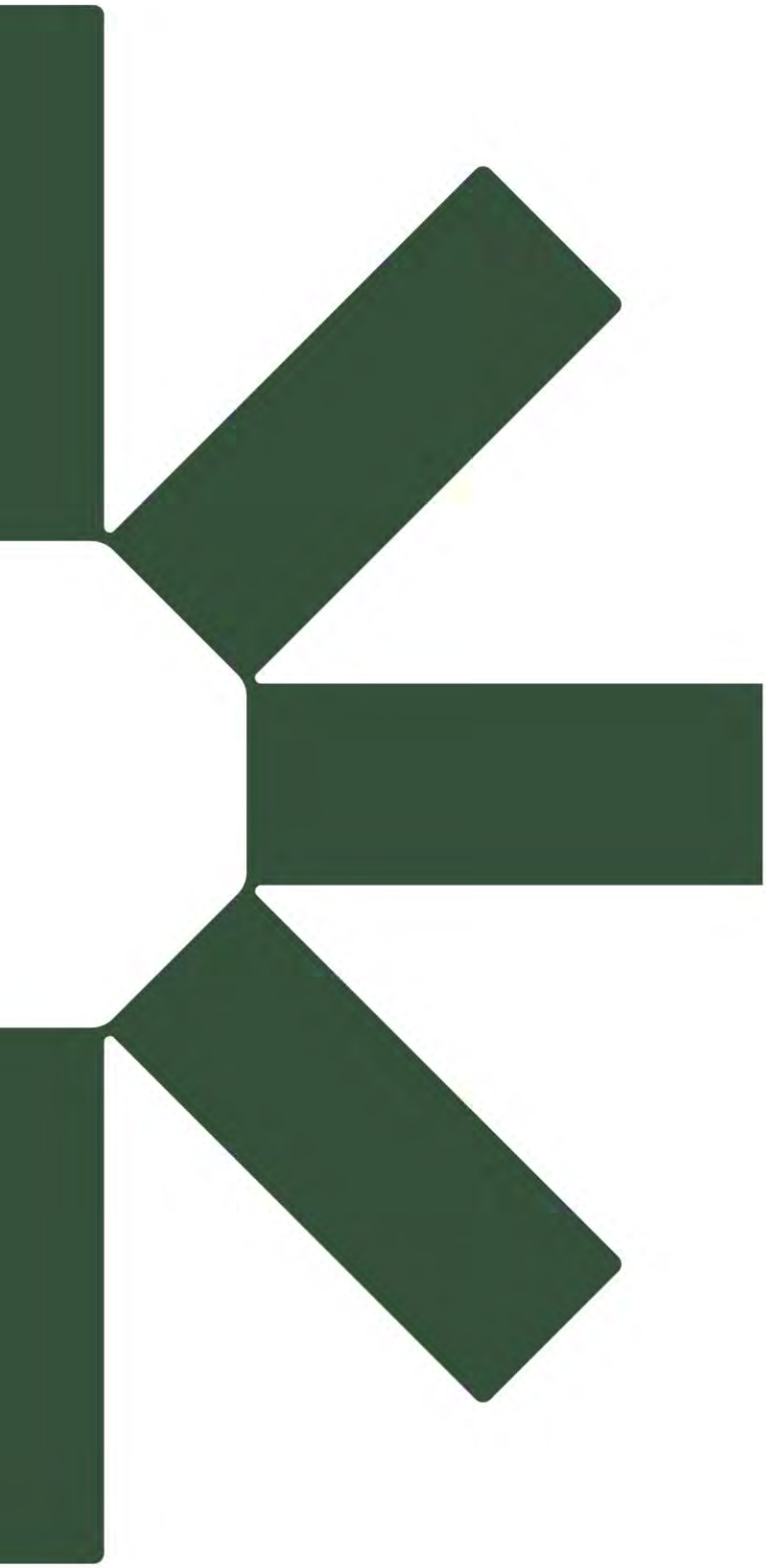
Waterfall Park Developments Limited

SLR Project No.: 875.V11822.00003

14 May 2025

Table B.1: Benthic macroinvertebrate communities in Mill Creek, May 2024. Coded abundance categories from Stark (1998). Sites in order from downstream to upstream.

ORDER	TAXON	MCI tolerance value	Fish Trap	Downstream	Boundary	Upstream
COLEOPTERA	Elmidae	6	A	A	R	R
CRUSTACEA	Ostracoda	3	R		C	C
DIPTERA	*Austrosimulium*	3		R	R	R
	Empididae	3			R	R
	Maoridiamesa	3		C	VVA	A
	Mischoderus	4	R			
	Muscidae	3	R		R	R
	Orthocladiinae	2		C	R	A
	Paralimnophila	6		R		
	Tanytarsini	3			R	
EPHEMEROPTERA	*Deleatidium*	8	VVA	VVA	VVA	A
MOLLUSCA	*Gyraulus*	3		R	C	C
	Physa = Physella	3		R		
	Potamopyrgus	4	A	VA	VA	VA
	Sphaeriidae	3		R	C	
NEMATODA	NEMATODA	3			R	
OLIGOCHAETA	OLIGOCHAETA	1	VA	A	A	A
TRICHOPTERA	*Hudsonema*	6		A	C	R
	Hydrobiosis	5	C		C	R
	Hydropsyche - Aoteapsyche	4	R	A	VA	R
	Oxyethira	2		R	R	
	Psilochorema	8	C	C	C	R
	Pycnocentria	7	VA	VA	VVA	VA
	Pycnocentrodes	5	A	C		
Number of taxa			**12**	**17**	**20**	**16**
Number of EPT taxa (incl. Hydroptilidae)			**6**	**7**	**7**	**6**
Number of EPT taxa (excl. Hydroptilidae)			**6**	**6**	**6**	**6**
% EPT taxa (incl. Hydroptilidae)			**50**	**41**	**35**	**38**
% EPT taxa (excl. Hydroptilidae)			**50**	**35**	**30**	**38**
MCI score			**97**	**87**	**80**	**86**
SQMCI score			**6.7**	**6.9**	**5.7**	**4.9**



Making Sustainability Happen

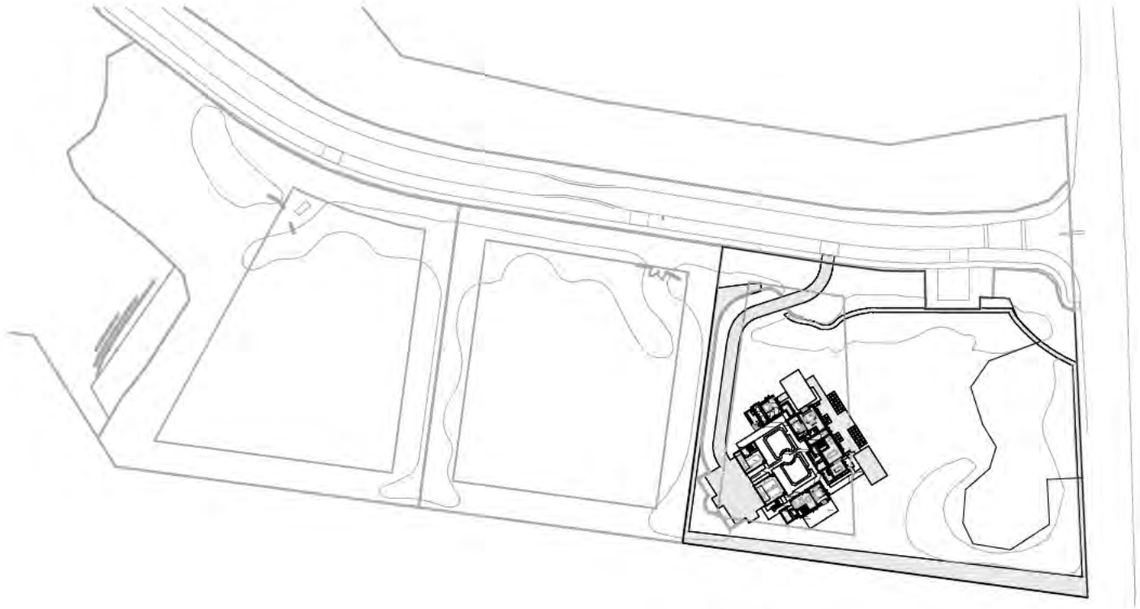
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM250715

Thursday, 18 December 2025

LEGAL DESC.	**LOT 6**
INFORMATION	
Footprint	785m2
Build Area	
Ground Floor	537.87m²
First Floor	306.37m²
Combined	844.24m²
Main Dwelling	716.9m²
Flat	127.34m²

PROJECT PARAMETERS	
CLIMATE ZONE	6
EARTHQUAKE ZONE	2
EXPOSURE ZONE	B
LEE ZONE	NO
RAINFALL	30-40
WIND REGION	A
WIND ZONE	HIGH
IMPORTANCE LEVEL	2
RISK GROUP	SM



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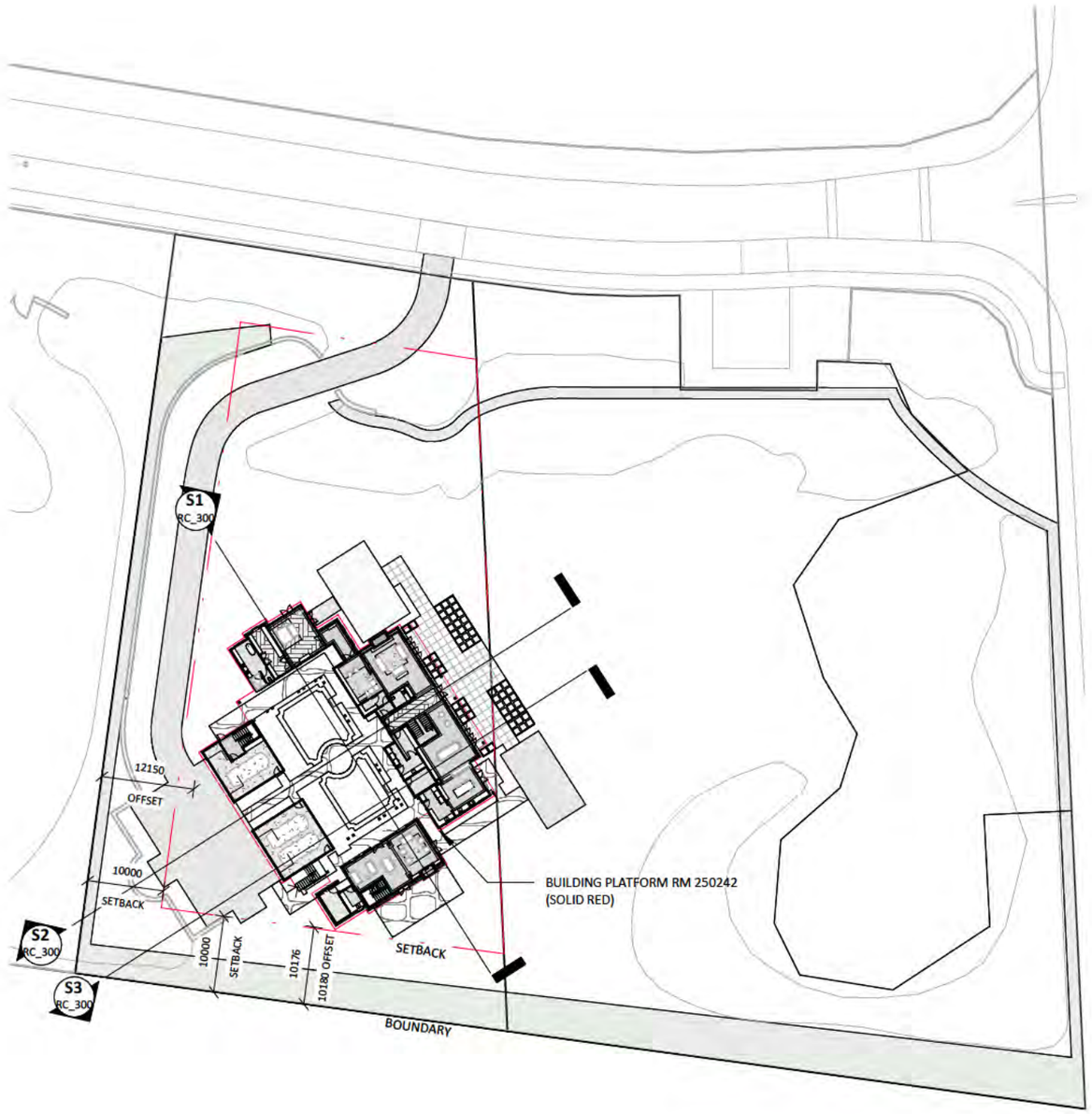

2 RC SITE PLAN LOT 6
SCALE @ A3 -1 : 750

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3	FOR APA	15.08.2025
4	FOR RESOURCE CONSENT	09.09.2025

project
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client
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sheet name
SITE PLAN
file number
CROWN PEAK LOT 6

drawing number
RC_100
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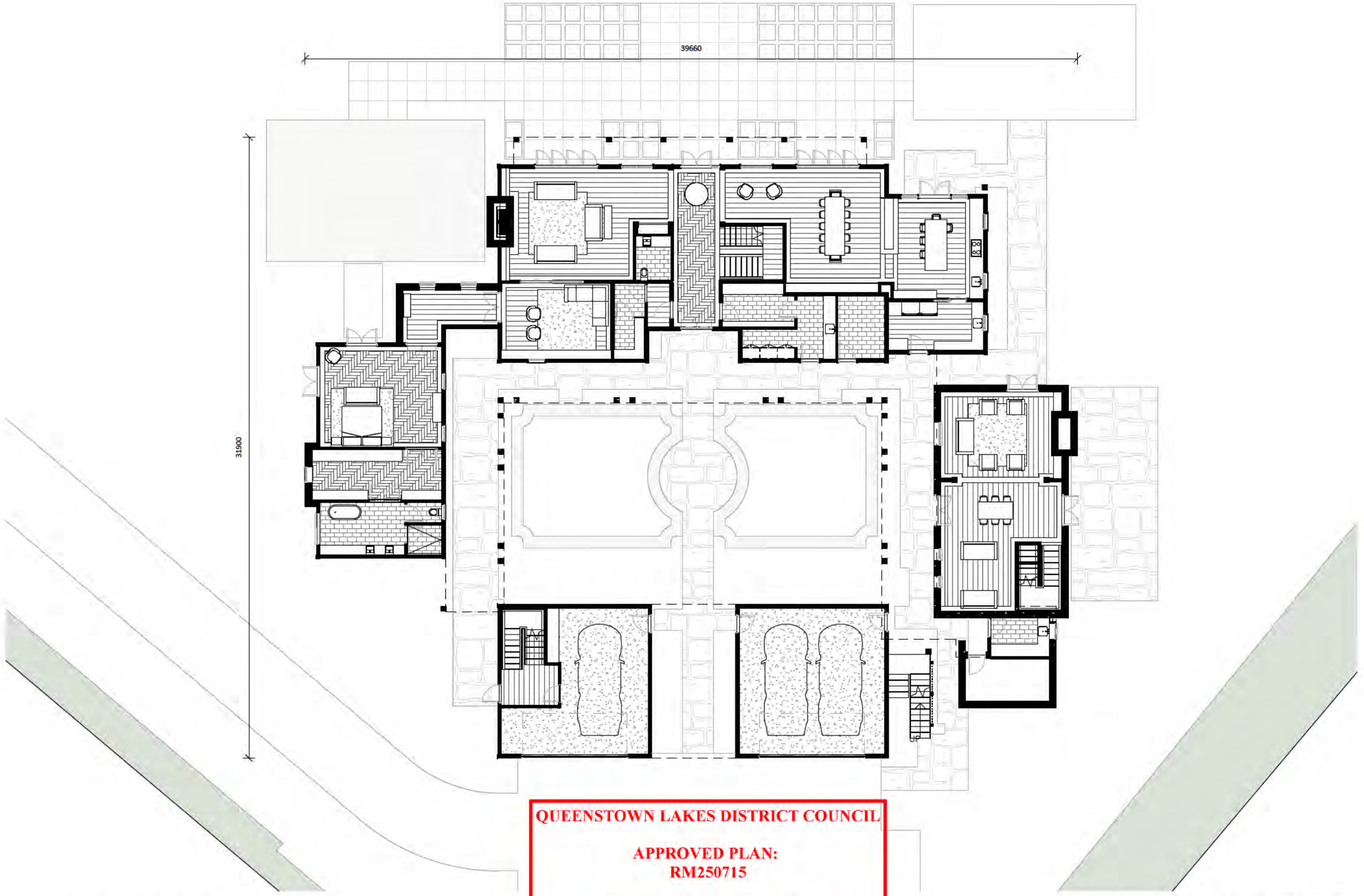

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM250715

Thursday, 18 December 2025

1 **RC GROUND PLAN**
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sheet name
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file number
CROWN PEAK LOT 6

drawing number
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scale / revision @ A3
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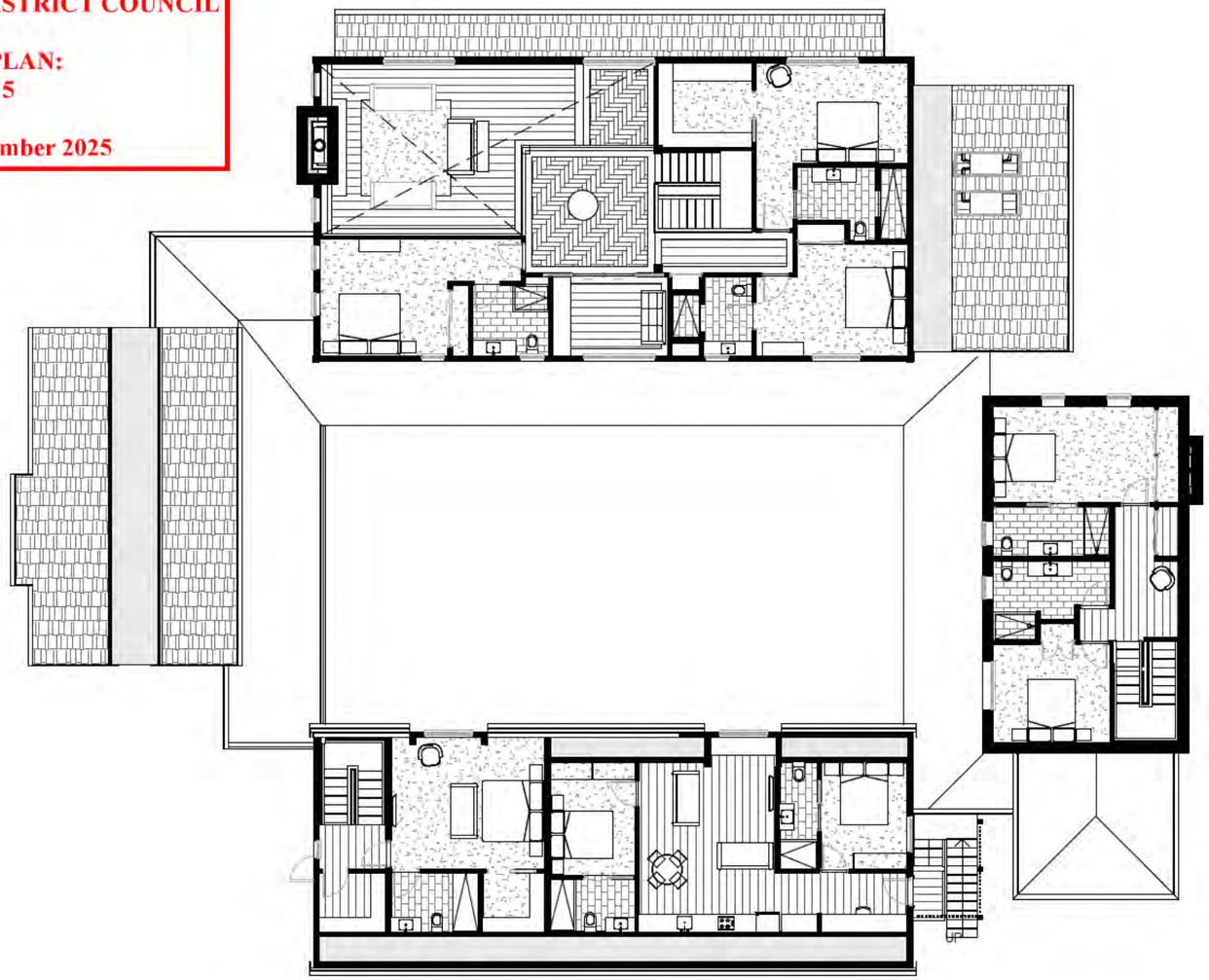

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FIRST FLOOR PLAN

file number

CROWN PEAK LOT 6

drawing number

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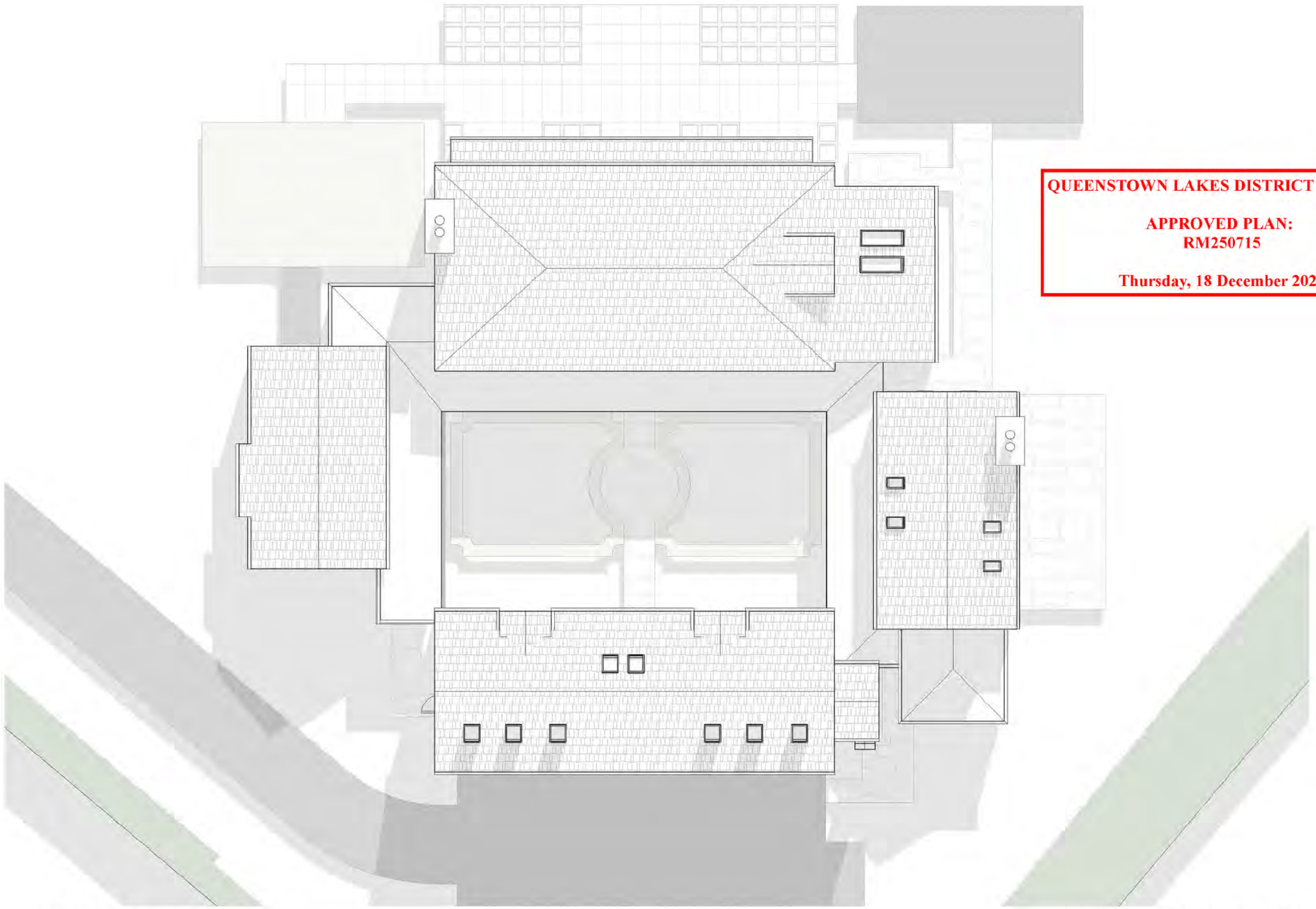

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM250715

Thursday, 18 December 2025

1 RC ROOF PLAN
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4	FOR RESOURCE CONSENT	09.09.2025

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ROOF PLAN

file number
CROWN PEAK LOT 6

drawing number
RC_103

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1 : 200

1 **RC NORTH ELEVATION**
SCALE @ A3 - 1 : 200

2 **RC EAST ELEVATION**
SCALE @ A3 - 1 : 200

MATERIALS

CLADDING 1

CEDAR WEATHERBOARD

STAIN:
DRYDENS PATINA
(OR SIMLAR)

CLADDING 2

GIBBSTON STONE

RAKED GREY
MORTAR

ROOFING

CEDAR SHINGLES

NATURAL CLEAR COAT.
LEFT TO WEATHER

JOINERY

TIMBER UNITS

RESENE DOUBLE CONCRETE
or similar
LRV: 61

CHIMNEY FLUE

CORTEN

RAINWATER GOODS

COPPER

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sheet name
ELEVATIONS

file number
CROWN PEAK LOT 6

drawing number
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scale / revision @ A3
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1 **RC SOUTH ELEVATION**
SCALE @ A3 - 1 : 200

2 **RC WEST ELEVATION**
SCALE @ A3 - 1 : 200

MATERIALS

CLADDING 1

CEDAR WEATHERBOARD

STAIN:
DRYDENS PATINA
(OR SIMLAR)

CLADDING 2

GIBBSTON STONE

RAKED GREY
MORTAR

ROOFING

CEDAR SHINGLES

NATURAL CLEAR COAT.
LEFT TO WEATHER

JOINERY

TIMBER UNITS

RESENE DOUBLE CONCRETE
or similar
LRV: 61

CHIMNEY FLUE

CORTEN

RAINWATER GOODS

COPPER

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revision

1	FOR RESOURCE CONSENT	14.05.2025
2	FOR RESOURCE CONSENT	27.05.2025
3	FOR APA	15.08.2025
4	FOR RESOURCE CONSENT	09.09.2025

project

AYR RESIDENCE - MT SOHO

client

AYRBURN PRECINCT LTD

sheet name

ELEVATIONS

file number

CROWN PEAK LOT 6

drawing number

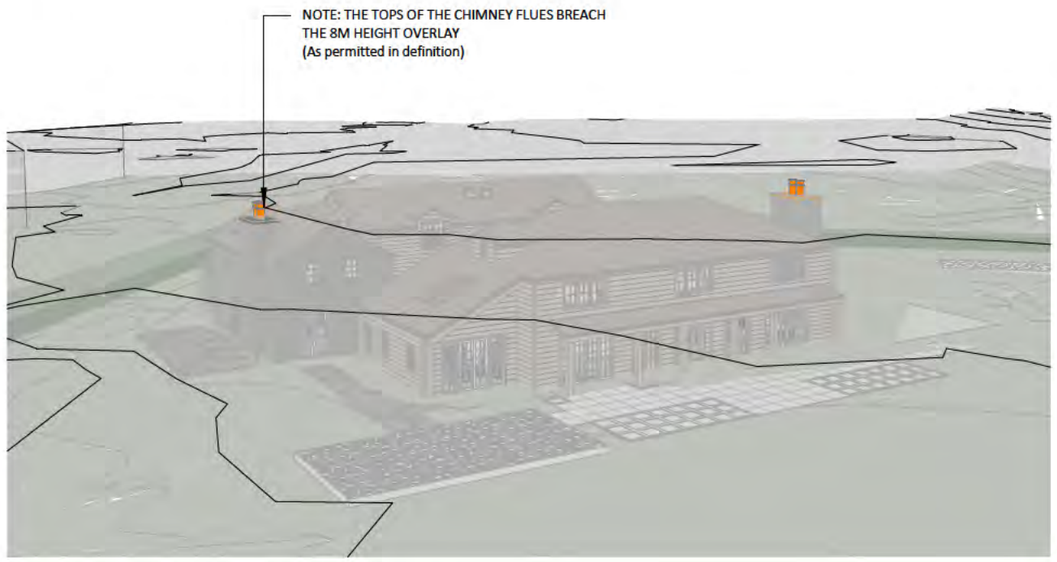
RC_201

scale / revision @ A3

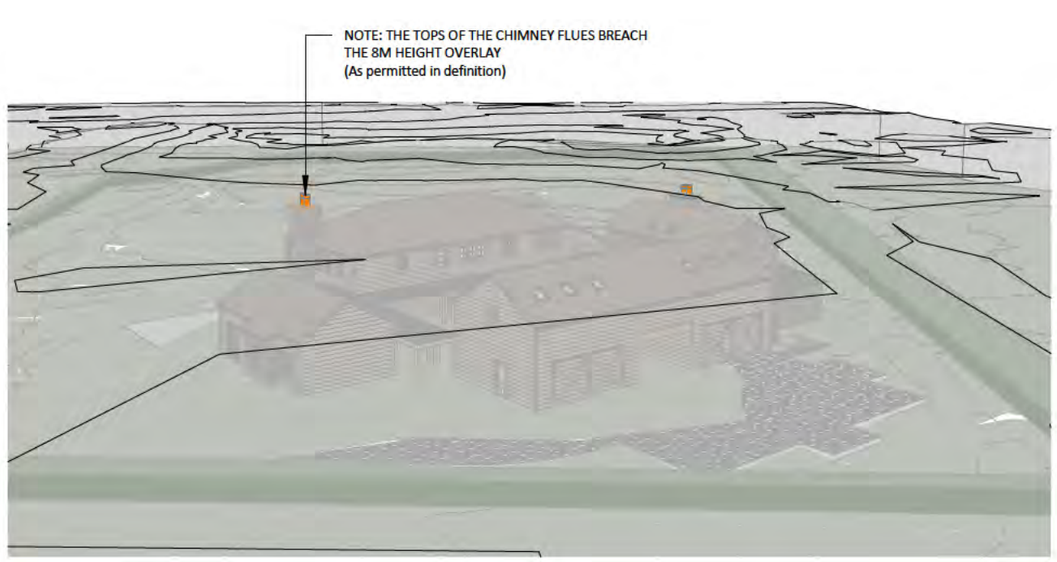
1 : 200

1 **PROJECT VIEW 1**
SCALE @ A3 -

3 **PROJECT VIEW 2**
SCALE @ A3 -



2 **PROJECT VIEW 1 8m OVERLAY**
SCALE @ A3 -



4 **PROJECT VIEW 2 8m OVERLAY**
SCALE @ A3 -

NOTE:
1. GREY SURFACE = GROUND LEVEL TOPOGRAPHY COPIED 8M HIGHER TO INDICATE ANY BREACHES

2. REFER TO SITE SECTION FOR BREACH DIMENSIONS

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM250715

Thursday, 18 December 2025

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1	FOR RESOURCE CONSENT	14.05.2025
2	FOR RESOURCE CONSENT	27.05.2025
3	FOR APA	15.08.2025
4	FOR RESOURCE CONSENT	09.09.2025

project
AYR RESIDENCE - MT SOHO

client
AYRBURN PRECINCT LTD

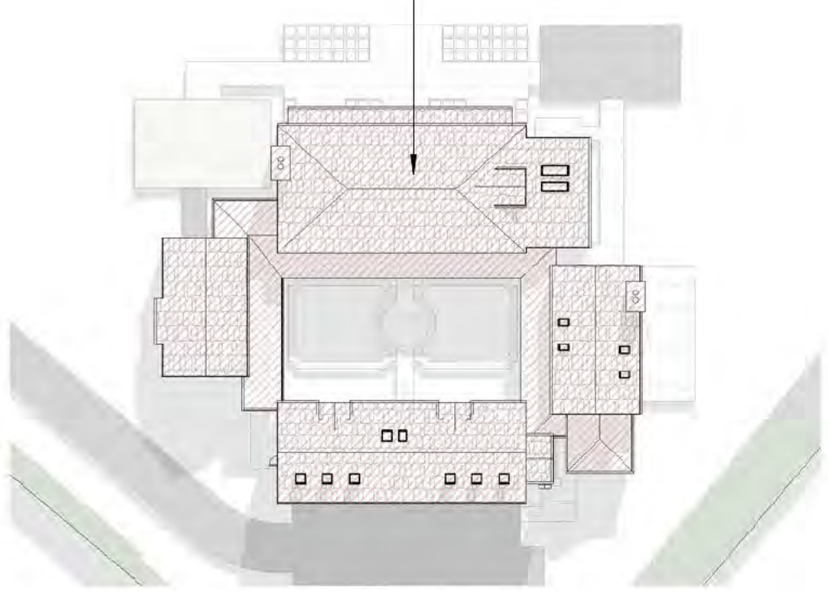
sheet name
HEIGHT OVERLAY

file number
CROWN PEAK LOT 6

drawing number
RC_400

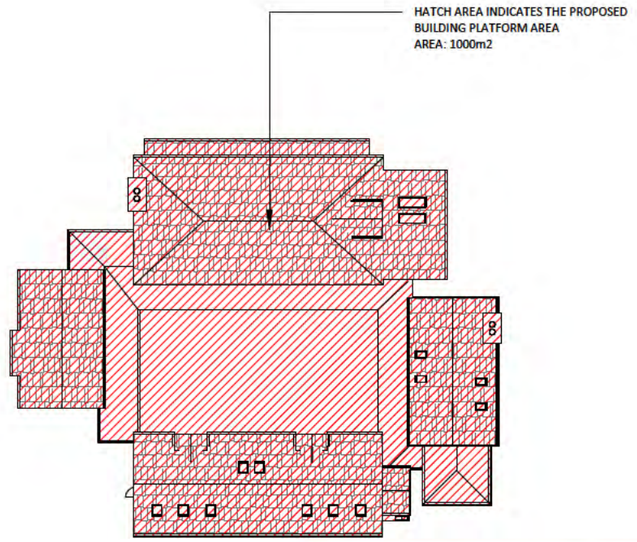
scale / revision @ A3

1 RC ROOF PLAN 6.5m OVERLAY
SCALE @ A3 - 1 : 500



3 RC ROOF PLAN FOOTPRINT
SCALE @ A3 - 1 : 500

2 RC ROOF PLAN 8m OVERLAY
SCALE @ A3 - 1 : 500



4 RC ROOF PLAN PLATFORM AREA
SCALE @ A3 - 1 : 500

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APPROVED PLAN:
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revision		
1	FOR RESOURCE CONSENT	14.05.2025
2	FOR RESOURCE CONSENT	27.05.2025
3	FOR APA	15.08.2025
4	FOR RESOURCE CONSENT	09.09.2025

project
AYR RESIDENCE - MT SOHO

client
AYRBURN PRECINCT LTD

sheet name
HEIGHT OVERLAY ROOF PLANS

file number
CROWN PEAK LOT 6

drawing number
RC_401

scale / revision @ A3
1 : 500

LEGAL DESC.	**LOT 7**

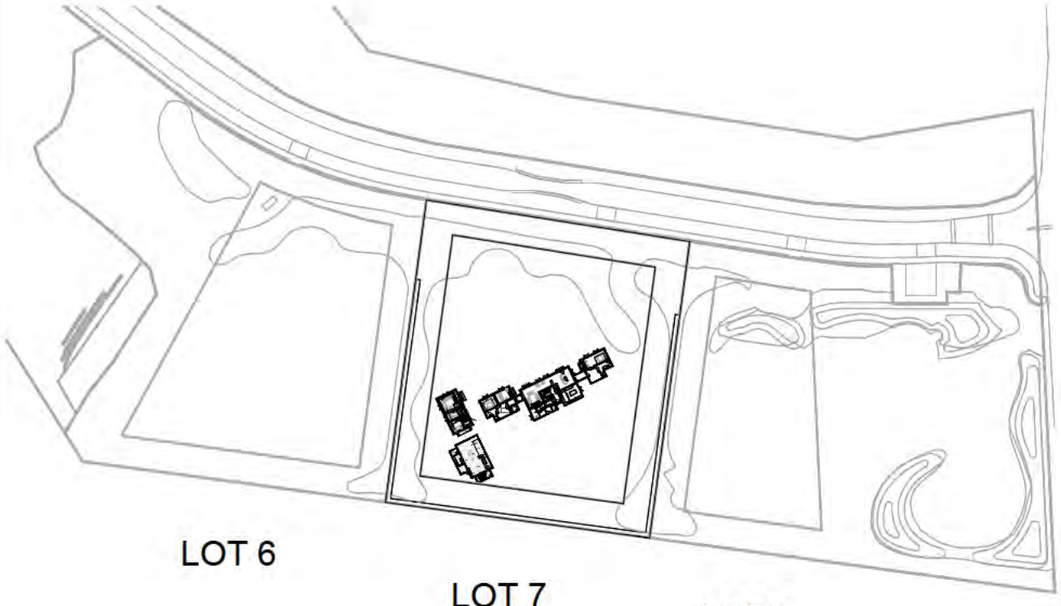
INFORMATION	
Footprint	687m2
Build Area	
Basement	88.1m²
Ground Floor	593m²
First Floor	224.38m²
Combined	905.5m²
Main Dwelling	820.39m²
Flat	85.11m²

PROJECT PARAMETERS	
CLIMATE ZONE	6
EARTHQUAKE ZONE	2
EXPOSURE ZONE	B
LEE ZONE	NO
RAINFALL	30-40
WIND REGION	A
WIND ZONE	HIGH
IMPORTANCE LEVEL	2
RISK GROUP	SM

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM250715

Thursday, 18 December 2025



1 RC SITE PLAN
SCALE @ A3 - 1 : 2000

2 RC SITE PLAN LOT 7
SCALE @ A3 - 1 : 500

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revision

1	FOR RESOURCE CONSENT	14.05.2025
2.	FOR RESOURCE CONSENT	27.05.2025

project
AYR RESIDENCE - MT SOHO

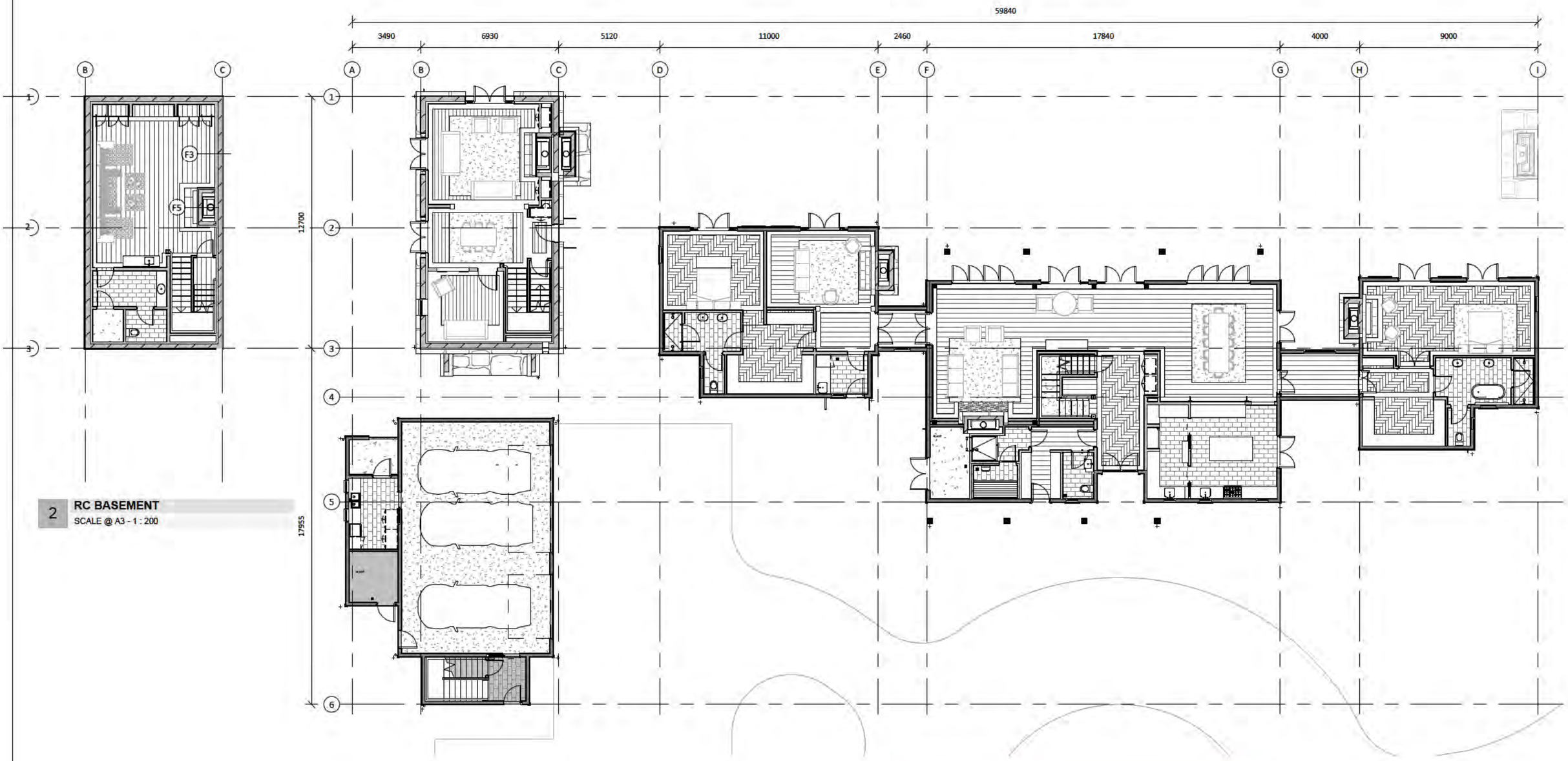
client
AYRBURN PRECINCT LTD

sheet name
SITE PLAN

file number
MT SOHO LOT 7

drawing number
RC_100

scale / revision @ A3
As indicated



2 **RC BASEMENT**
SCALE @ A3 - 1 : 200

1 **RC GROUND PLAN COMBINED**
SCALE @ A3 - 1 : 200

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM250715

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1	FOR RESOURCE CONSENT	14.05.2025
2.	FOR RESOURCE CONSENT	27.05.2025

project
AYR RESIDENCE - MT SOHO

client
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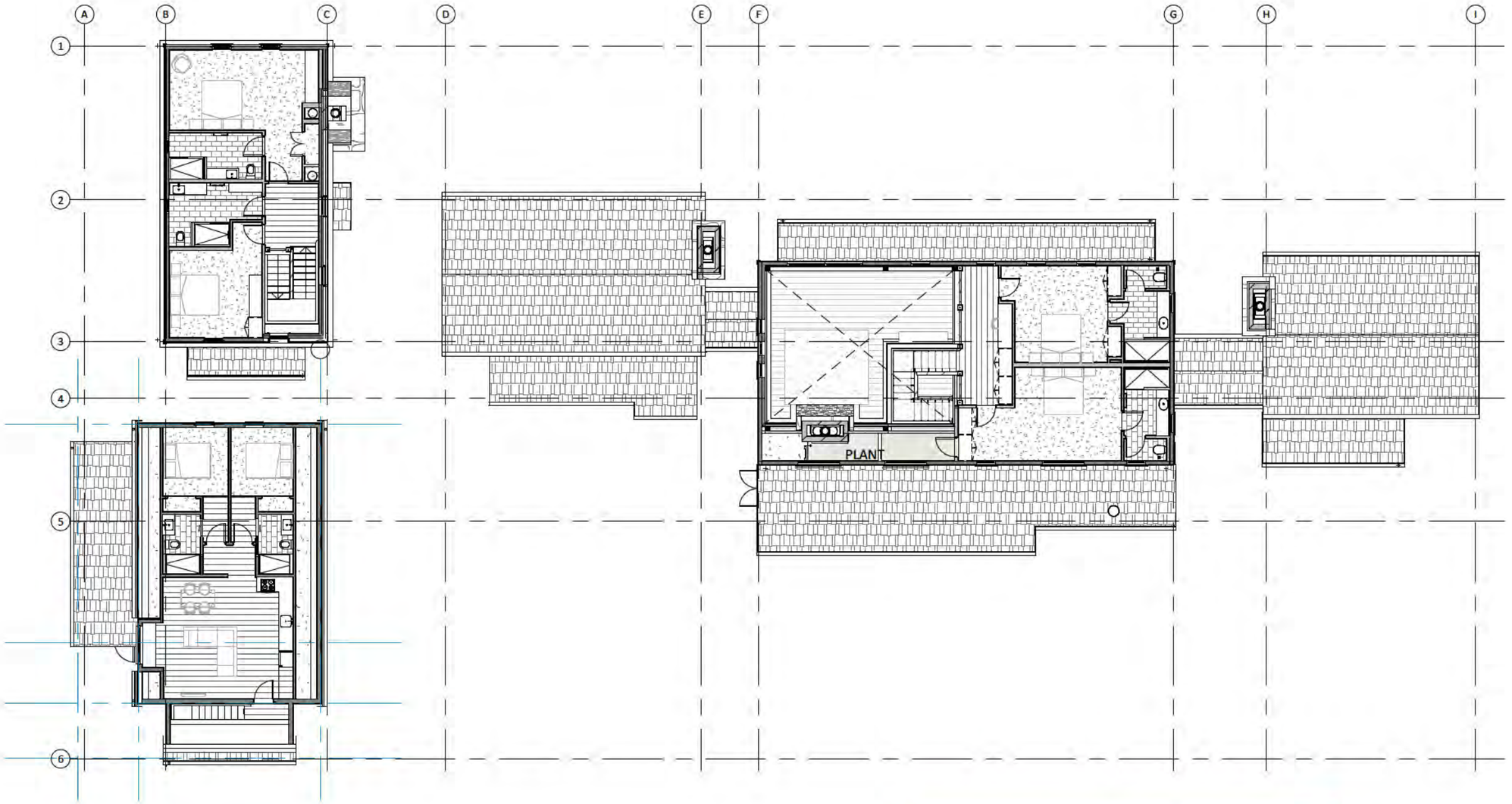
sheet name
GROUND FLOOR PLAN

file number
MT SOHO LOT 7

drawing number
RC_101

scale / revision: @ A3
1 : 200



1 **RC FIRST PLAN COMBINED**
SCALE @ A3 - 1 : 200

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM250715

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revision

1	FOR RESOURCE CONSENT	14.05.2025
2.	FOR RESOURCE CONSENT	27.05.2025

project
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client
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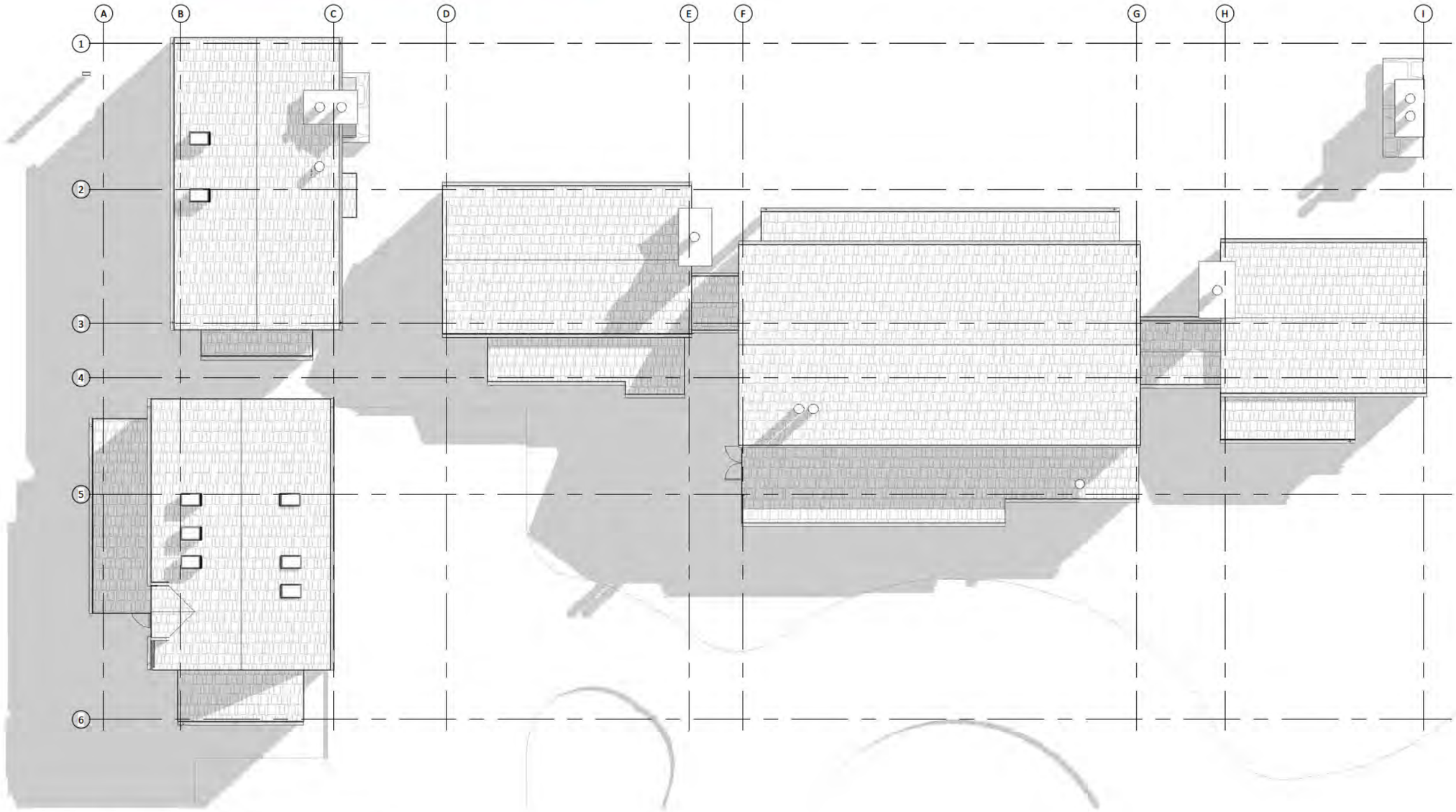
sheet name
FIRST FLOOR PLAN

file number
MT SOHO LOT 7

drawing number
RC_102

scale / revision - @ A3
1 : 200



1 **RC ROOF PLAN**
SCALE @ A3 - 1 : 200

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1	FOR RESOURCE CONSENT	14.05.2025
2.	FOR RESOURCE CONSENT	27.05.2025

project
AYR RESIDENCE - MT SOHO

client
AYRBURN PRECINCT LTD

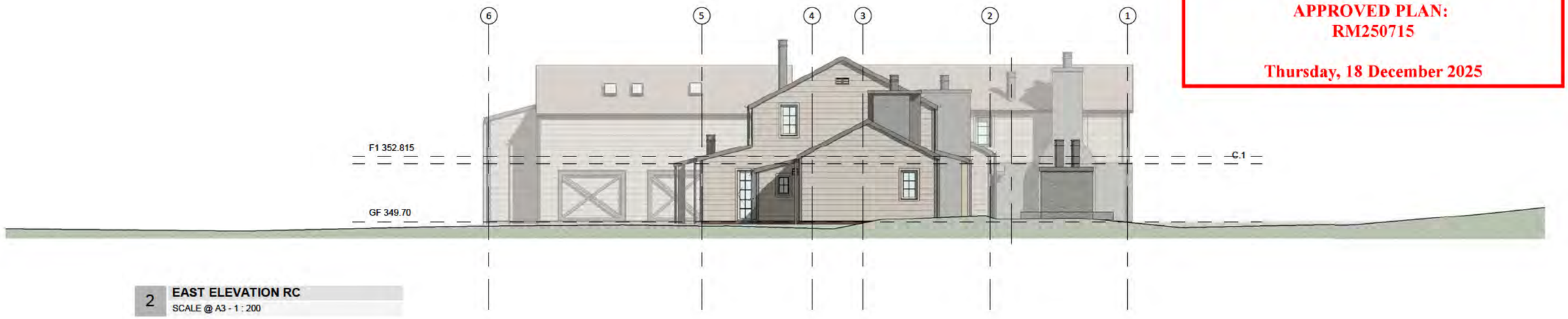
sheet name
ROOF PLAN

file number
MT SOHO LOT 7

drawing number
RC_103

scale / revision @ A3
1 : 200

1 **NORTH ELEVATION RC**
SCALE @ A3 - 1 : 200



2 **EAST ELEVATION RC**
SCALE @ A3 - 1 : 200

MATERIALS

CLADDING 1

CEDAR WEATHERBOARD

STAIN:
DRYDENS PATINA
(OR SIMLAR)

CLADDING 2

GIBBSTON STONE

RAKED GREY
MORTAR

ROOFING

CEDAR SHINGLES

NATURAL CLEAR COAT.
LEFT TO WEATHER

JOINERY

TIMBER UNITS

PAINT:
RESENE DOUBLE CONCRETE
or similar
LRV: 61

CHIMNEY FLUE

CORTEN

RAINWATER GOODS

COPPER

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2.	FOR RESOURCE CONSENT	27.05.2025

project
AYR RESIDENCE - MT SOHO

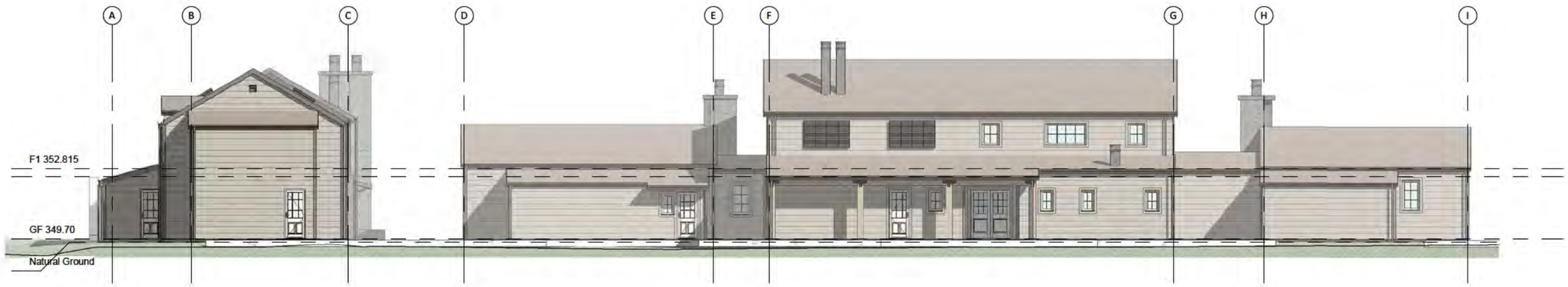
client
AYRBURN PRECINCT LTD

sheet name
ELEVATIONS

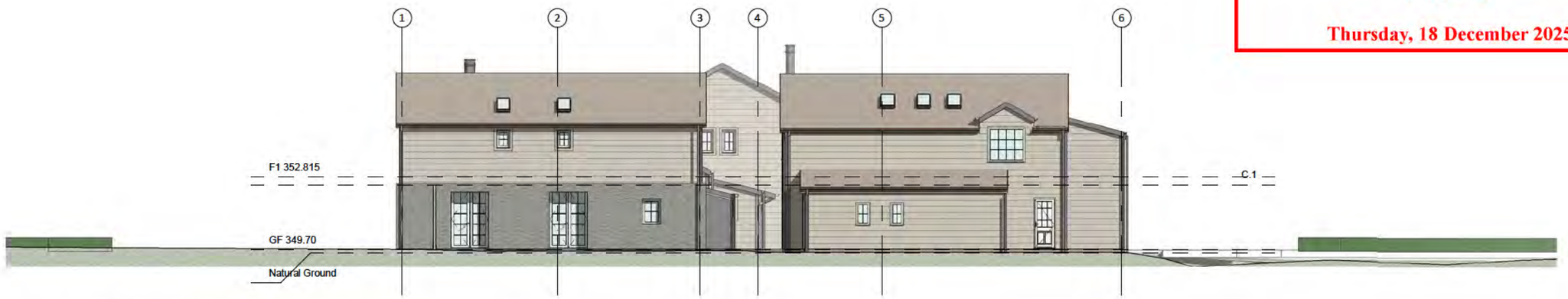
file number
MT SOHO LOT 7

drawing number
RC_200

scale / revision @ A3
1 : 200



1 **SOUTH ELEVATION RC**
SCALE @ A3 - 1 : 200



2 **WEST ELEVATION RC**
SCALE @ A3 - 1 : 200

MATERIALS

CLADDING 1

CEDAR WEATHERBOARD

STAIN:
DRYDENS PATINA
(OR SIMLAR)

CLADDING 2

GIBBSTON STONE

RAKED GREY
MORTAR

ROOFING

CEDAR SHINGLES

NATURAL CLEAR COAT.
LEFT TO WEATHER

JOINERY

TIMBER UNITS

PAINT:
RESENE DOUBLE CONCRETE
or similar
LRV: 61

CHIMNEY FLUE

CORTEN

RAINWATER GOODS

COPPER

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project
AYR RESIDENCE - MT SOHO

client
AYRBURN PRECINCT LTD

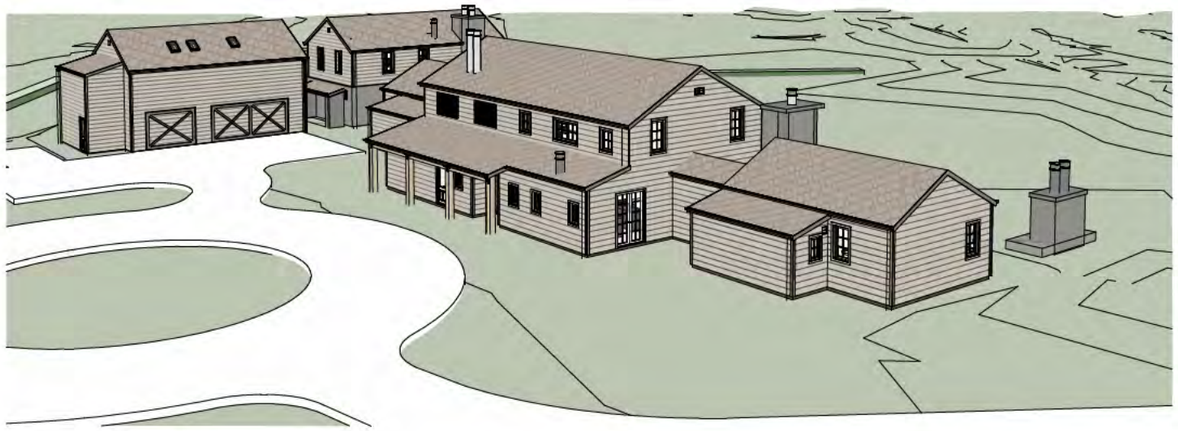
sheet name
ELEVATIONS

file number
MT SOHO LOT 7

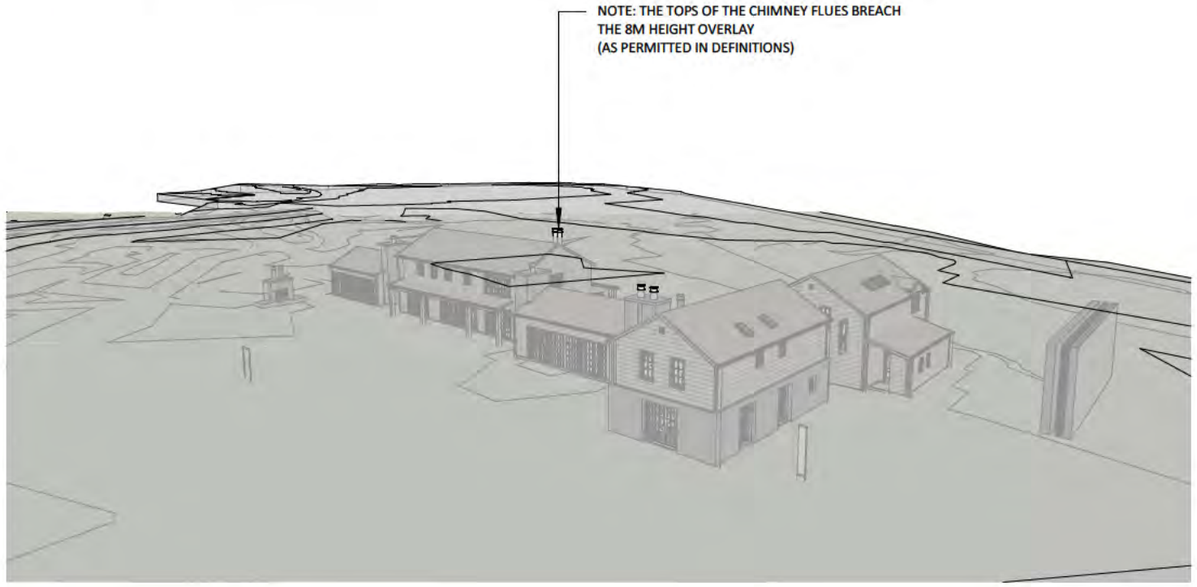
drawing number
RC_201

scale / revision @ A3
1 : 200

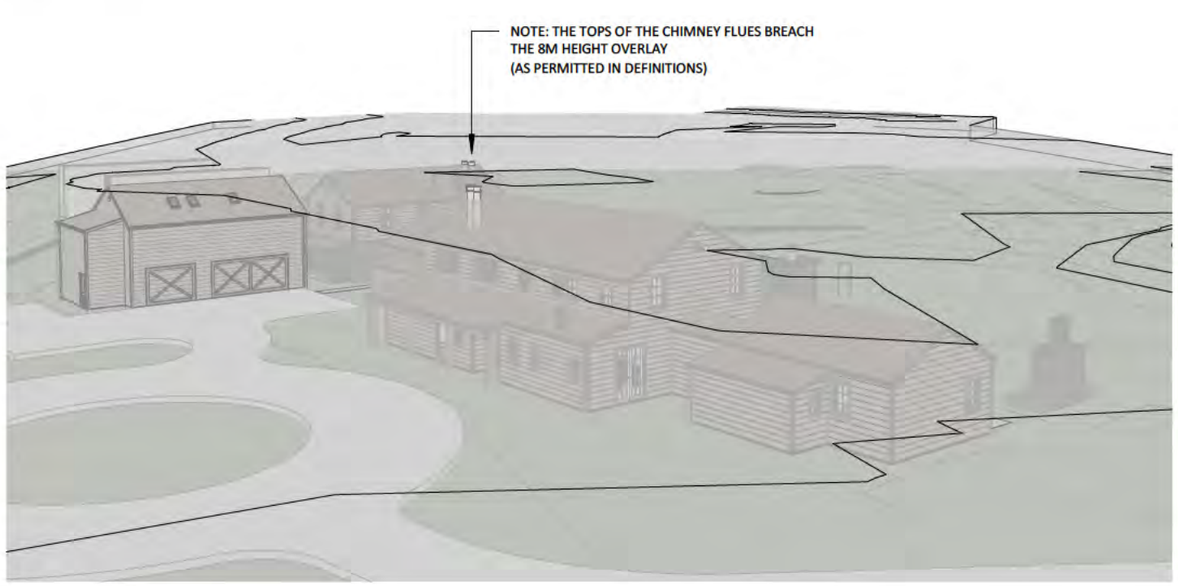
1 **PROJECT VIEW 1**
SCALE @ A3 -



3 **PROJECT VIEW 2**
SCALE @ A3 -



2 **PROJECT VIEW 1 8M OVERLAY**
SCALE @ A3 -



4 **PROJECT VIEW 2 8M OVERLAY**
SCALE @ A3 -

NOTE:
1. GREY SURFACE = NATURAL GROUND TOPOGRAPHY COPIED 8M HIGHER TO INDICATE ANY BREACHES

2. REFER TO SITE SECTION FOR BREACH DIMENSIONS

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2.	FOR RESOURCE CONSENT	27.05.2025

project
AYR RESIDENCE - MT SOHO

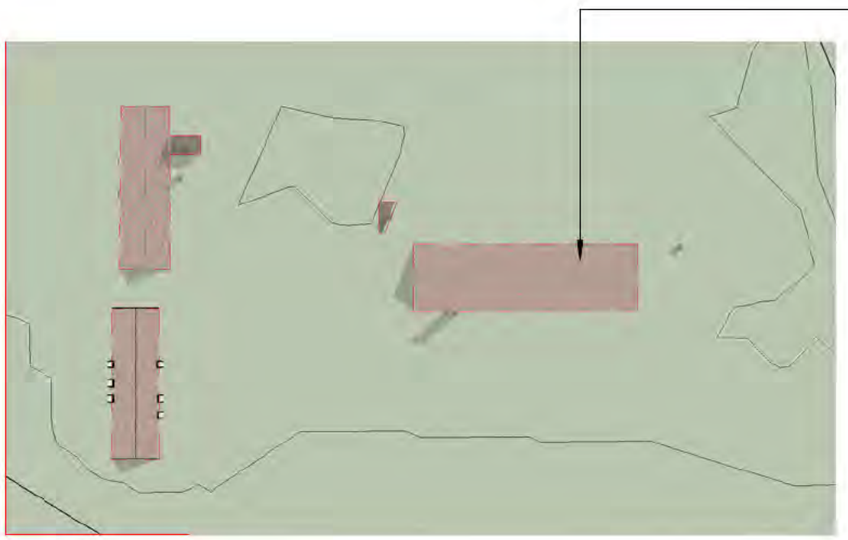
client
AYRBURN PRECINCT LTD

sheet name
HEIGHT OVERLAY

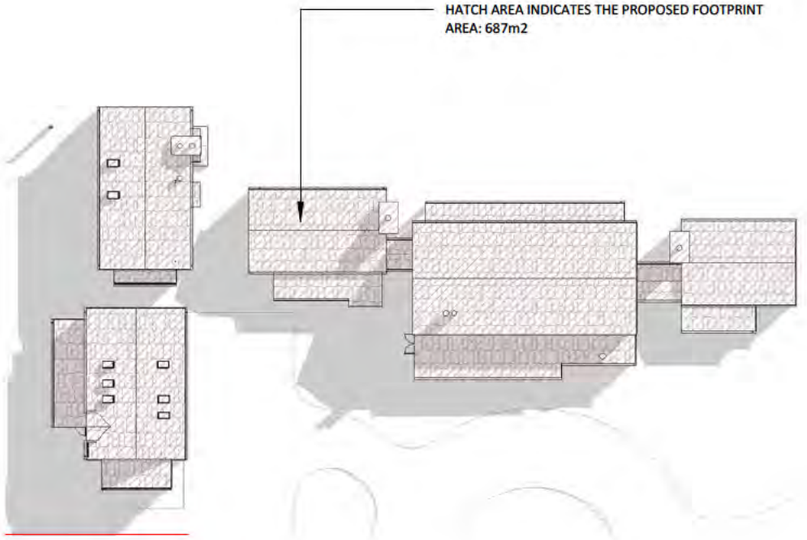
file number
MT SOHO LOT 7

drawing number
RC_400

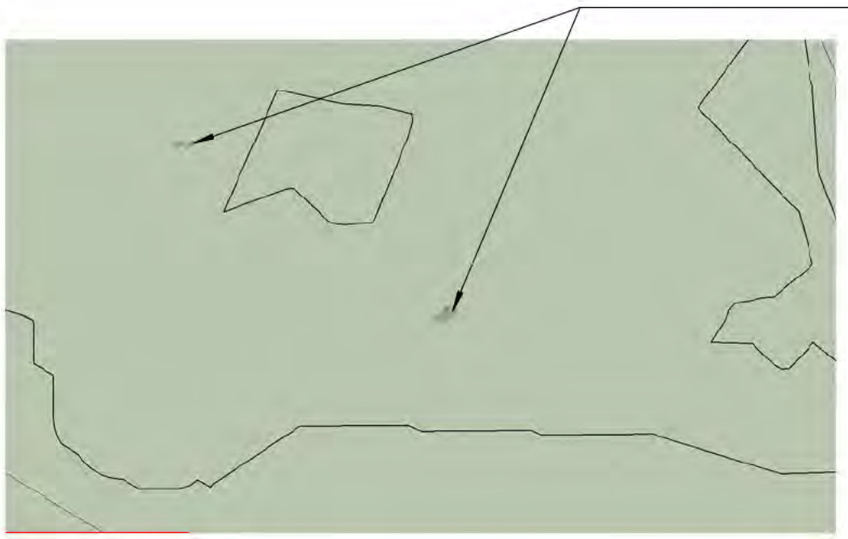
scale / revision @ A3



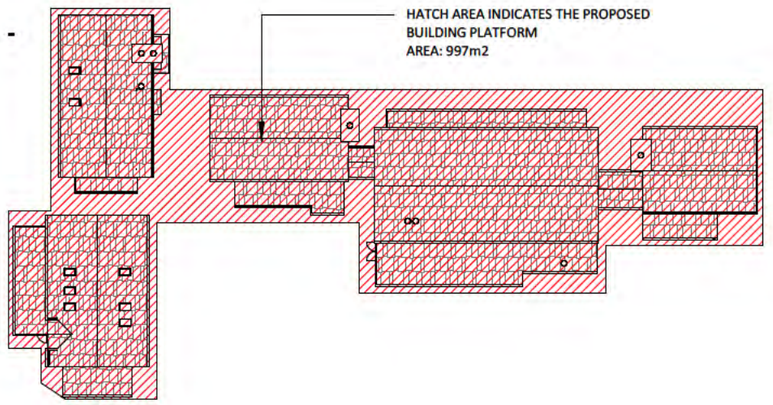
1 RC ROOF PLAN 6.5M ROOF OVERLAY
SCALE @ A3 - 1 : 500



3 RC ROOF PLAN FOOTPRINT AREA
SCALE @ A3 - 1 : 500



2 RC ROOF PLAN 8M ROOF OVERLAY
SCALE @ A3 - 1 : 500



4 RC ROOF PLAN PLATFORM AREA
SCALE @ A3 - 1 : 500

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM250715

Thursday, 18 December 2025

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revision

1	FOR RESOURCE CONSENT	14.05.2025
2.	FOR RESOURCE CONSENT	27.05.2025

project
AYR RESIDENCE - MT SOHO

client
AYRBURN PRECINCT LTD

sheet name
HEIGHT OVERLAY ROOF PLANS

file number
MT SOHO LOT 7

drawing number
RC_401

scale / revision @ A3
1 : 500

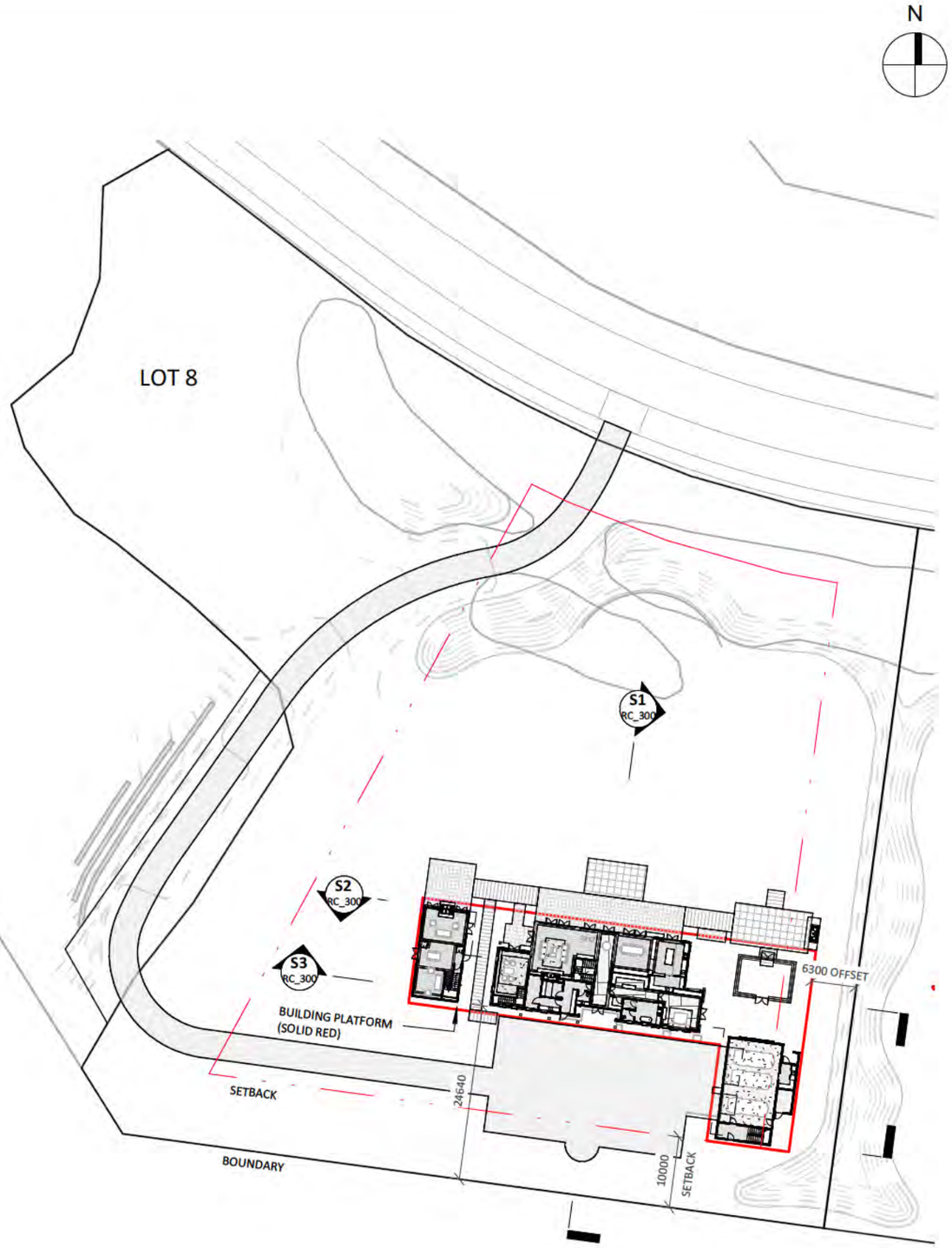
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM250715

Thursday, 18 December 2025

LEGAL DESC.	**LOT 8**
INFORMATION	
Footprint	650m2
Build Area	
Basement	112.89m²
Ground Floor	518.47m²
First Floor	285.26m²
Combined	916.62m²
Main Dwelling	820.15m²
Flat	96.47m²
PROJECT PARAMETERS	
CLIMATE ZONE	6
EARTHQUAKE ZONE	2
EXPOSURE ZONE	B
LEE ZONE	NO
RAINFALL	30-40
WIND REGION	A
WIND ZONE	HIGH
IMPORTANCE LEVEL	2
RISK GROUP	SM

1 RC SITE LOCATION
SCALE @ A3 - 1 : 2000



2 RC SITE PLAN LOT 8
SCALE @ A3 -1 : 750

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revision		
1	FOR RESOURCE CONSENT	14.05.2025
2	FOR RESOURCE CONSENT	27.05.2025

project
AYR RESIDENCE - CORONET

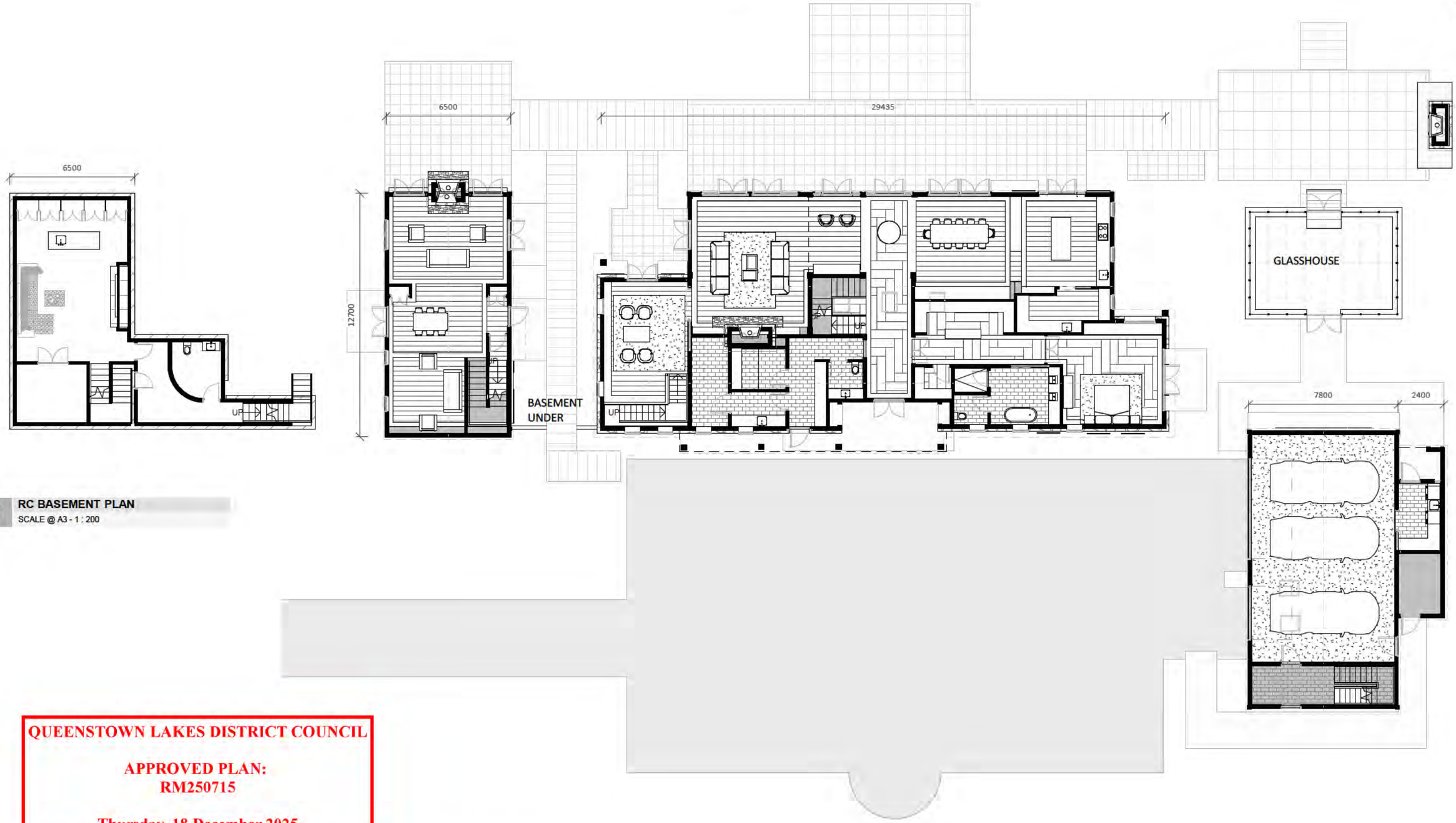
client
AYRBURN PRECINCT LTD

sheet name
SITE PLAN

file number
CORONET LOT 8

drawing number
RC_100

scale / revision @ A3
As indicated



1 **RC BASEMENT PLAN**
SCALE @ A3 - 1 : 200

2 **RC GROUND FLOOR PLAN**
SCALE @ A3 - 1 : 200

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM250715

Thursday, 18 December 2025

NOTE: LANDSCAPE AND PAVING INDICATIVE ONLY

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revision		
1	FOR RESOURCE CONSENT	14.05.2025
2	FOR RESOURCE CONSENT	27.05.2025

project
AYR RESIDENCE - CORONET

client
AYRBURN PRECINCT LTD

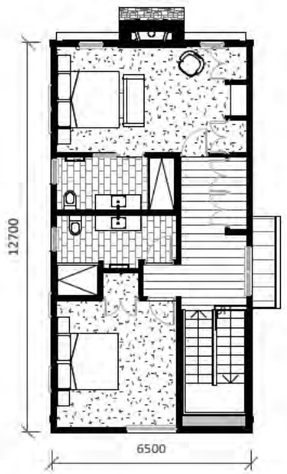
sheet name
GROUND FLOOR PLAN

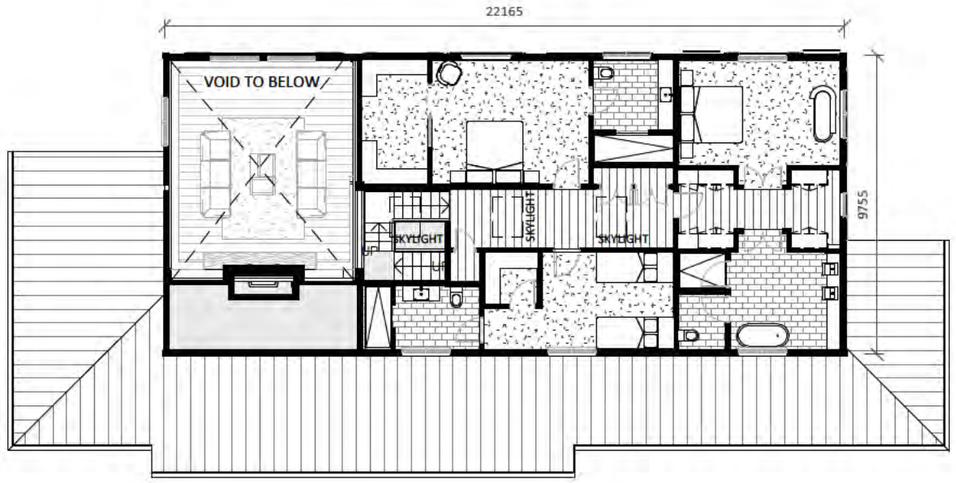
file number
CORONET LOT 8

drawing number
RC_101

scale / revision - @ A3
1 : 200

N





QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM250715

Thursday, 18 December 2025

1 **RC FIRST FLOOR PLAN**
SCALE @ A3 - 1 : 200

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revision:

1	FOR RESOURCE CONSENT	14.05.2025
2	FOR RESOURCE CONSENT	27.05.2025

project:
AYR RESIDENCE - CORONET

client:
AYRBURN PRECINCT LTD

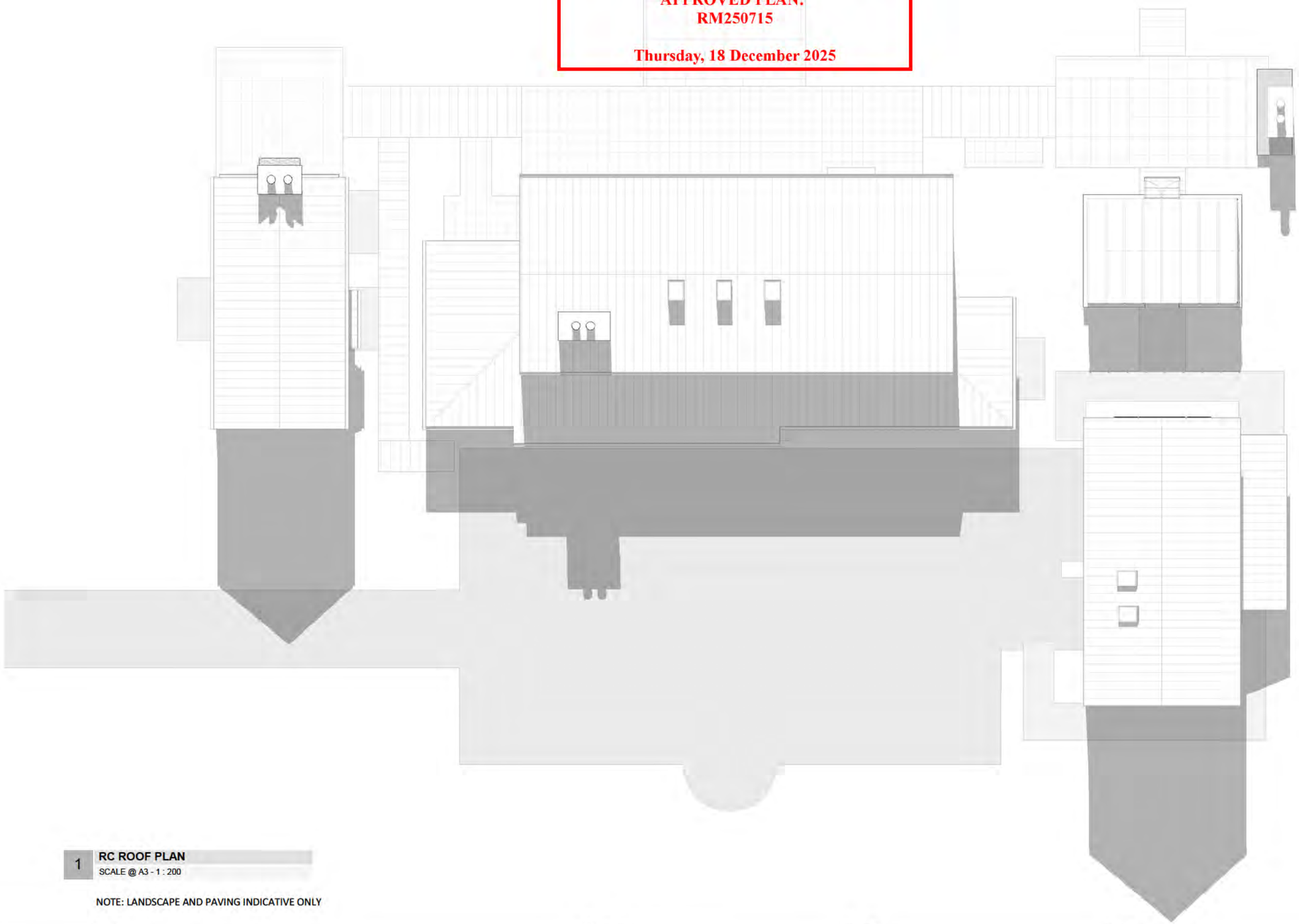
sheet name:
FIRST FLOOR PLAN

file number:
CORONET LOT 8

drawing number:
RC_102

scale / revision @ A3:
1 : 200

N



1 **RC ROOF PLAN**
SCALE @ A3 - 1 : 200

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2	FOR RESOURCE CONSENT	27.05.2025

project
AYR RESIDENCE - CORONET

client
AYRBURN PRECINCT LTD

sheet name
ROOF PLAN

file number
CORONET LOT 8

drawing number
RC_103

scale / revision @ A3
1 : 200

1 **RC NORTH ELEVATION**
SCALE @ A3 - 1 : 200

2 **RC EAST ELEVATION**
SCALE @ A3 - 1 : 200

MATERIALS - DARK OPTION

CLADDING 1

CEDAR WEATHERBOARD

STAIN:
DRYDENS PATINA
(OR SIMLAR)

CLADDING 2

GIBBSTON STONE
RAKED GREY
MORTAR

ROOFING

ALPINE TRAY

COLORSTEEL
SLATE
LVR: 7

JOINERY

TIMBER UNITS

RESENE CONCRETE
or similar
LRV: 70

CHIMNEY FLUE

BLACK STEEL

RAINWATER GOODS

COLORSTEEL SLATE

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revision

1	FOR RESOURCE CONSENT	14.05.2025
2	FOR RESOURCE CONSENT	27.05.2025

project

AYR RESIDENCE - CORONET

client

AYRBURN PRECINCT LTD

sheet name

ELEVATIONS (OPTION 1)

file number

CORONET LOT 8

drawing number

RC_200

scale / revision @ A3

1 : 200

1 **RC SOUTH ELEVATION**
SCALE @ A3 - 1 : 200

2 **RC WEST ELEVATION**
SCALE @ A3 - 1 : 200

MATERIALS - DARK OPTION

CLADDING 1

CEDAR WEATHERBOARD

STAIN:
DRYDENS PATINA
(OR SIMLAR)

CLADDING 2

GIBBSTON STONE
RAKED GREY
MORTAR

ROOFING

ALPINE TRAY

COLORSTEEL
SLATE
LVR: 7

JOINERY

TIMBER UNITS

RESENE CONCRETE
or similar
LRV: 70

CHIMNEY FLUE

BLACK STEEL

RAINWATER GOODS

COLORSTEEL SLATE

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1	FOR RESOURCE CONSENT	14.05.2025
2	FOR RESOURCE CONSENT	27.05.2025

project
AYR RESIDENCE - CORONET

client
AYRBURN PRECINCT LTD

sheet name
ELEVATIONS (OPTION 1)

file number
CORONET LOT 8

drawing number
RC_201

scale / revision @ A3
1 : 200

1 **RC NORTH ELEVATION - OPTION 2**
SCALE @ A3 - 1 : 200

2 **RC EAST ELEVATION - OPTION 2**
SCALE @ A3 - 1 : 200

MATERIALS - LIGHT OPTION

CLADDING 1

CEDAR WEATHERBOARD

STAIN:
DRYDENS PATINA
(OR SIMLAR)

CLADDING 2

GIBBSTON STONE

RAKED GREY
MORTAR

ROOFING

CEDAR SHINGLES

NATURAL CLEAR COAT.
LEFT TO WEATHER

JOINERY

TIMBER UNITS

RESENE DOUBLE CONCRETE
or similar
LRV: 61

CHIMNEY FLUE

CORTEN

RAINWATER GOODS

COPPER

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1	FOR RESOURCE CONSENT	14.05.2025
2	FOR RESOURCE CONSENT	27.05.2025

project

AYR RESIDENCE - CORONET

client

AYRBURN PRECINCT LTD

sheet name

ELEVATIONS (OPTION 2)

file number

CORONET LOT 8

drawing number

RC_202

scale / revision @ A3

1 : 200

1 **RC SOUTH ELEVATION - OPTION 2**
SCALE @ A3 - 1 : 200

2 **RC WEST ELEVATION - OPTION 2**
SCALE @ A3 - 1 : 200

MATERIALS - LIGHT OPTION

CLADDING 1

CEDAR WEATHERBOARD

STAIN:
DRYDENS PATINA
(OR SIMLAR)

CLADDING 2

GIBBSTON STONE

RAKED GREY
MORTAR

ROOFING

CEDAR SHINGLES

NATURAL CLEAR COAT.
LEFT TO WEATHER

JOINERY

TIMBER UNITS

RESENE DOUBLE CONCRETE
or similar
LRV: 61

CHIMNEY FLUE

CORTEN

RAINWATER GOODS

COPPER

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revision

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2	FOR RESOURCE CONSENT	27.05.2025

project

AYR RESIDENCE - CORONET

client

AYRBURN PRECINCT LTD

sheet name

ELEVATIONS (OPTION 2)

file number

CORONET LOT 8

drawing number

RC_203

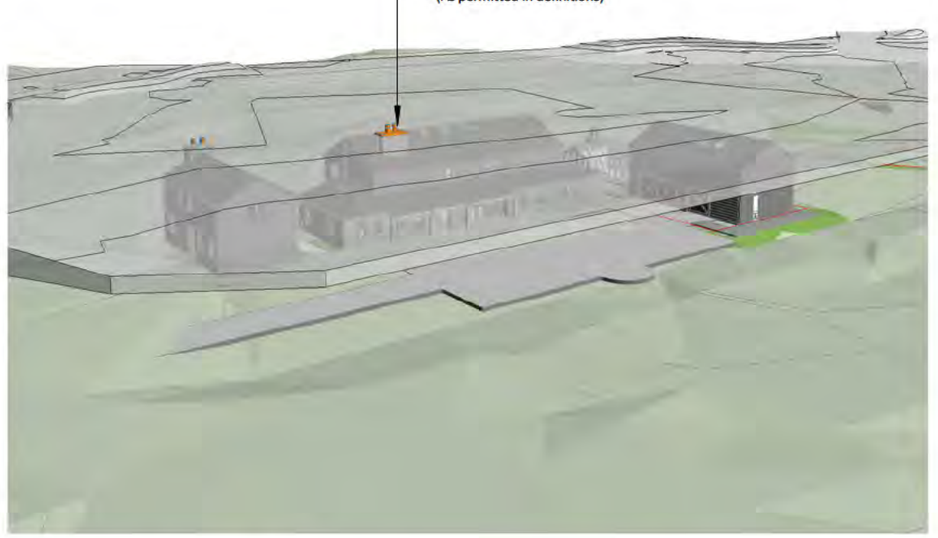
scale / revision @ A3

1 : 200

1 **PROJECT VIEW 1**
SCALE @ A3 -

2 **PROJECT VIEW 1 8m OVERLAY**
SCALE @ A3 -

3 **PROJECT VIEW 2**
SCALE @ A3 -



4 **PROJECT VIEW 2 8m OVERLAY**
SCALE @ A3 -

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM250715

Thursday, 18 December 2025

NOTE:
1. GREY SURFACE = GROUND LEVEL TOPOGRAPHY COPIED 8M HIGHER TO INDICATE ANY BREACHES

2. REFER TO SITE SECTION FOR BREACH DIMENSIONS

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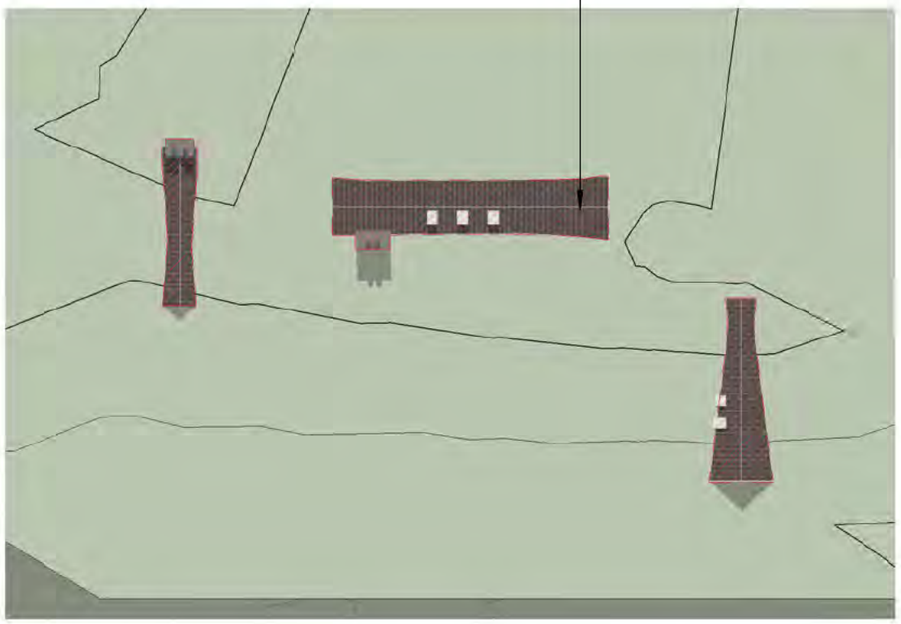
1	FOR RESOURCE CONSENT	14.05.2025
2	FOR RESOURCE CONSENT	27.05.2025

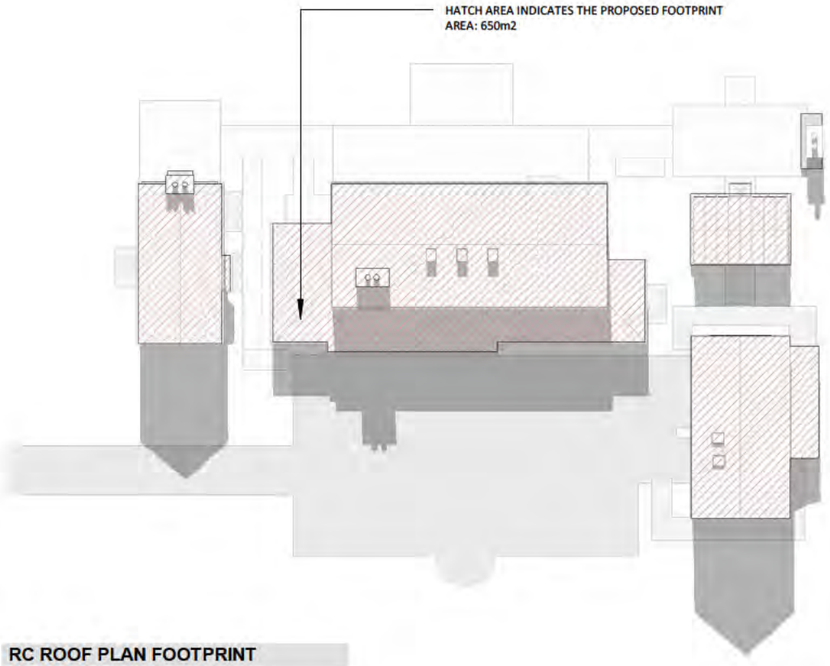
project: **AYR RESIDENCE - CORONET**
client: AYRBURN PRECINCT LTD

sheet name: **HEIGHT OVERLAY**
file number: CORONET LOT 8

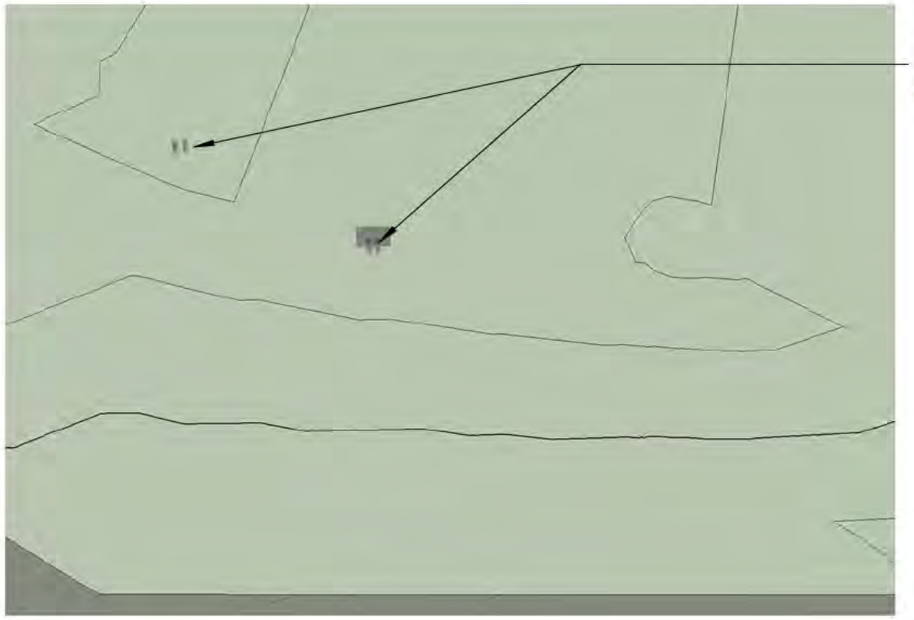
drawing number: **RC_400**
scale / revision @ A3



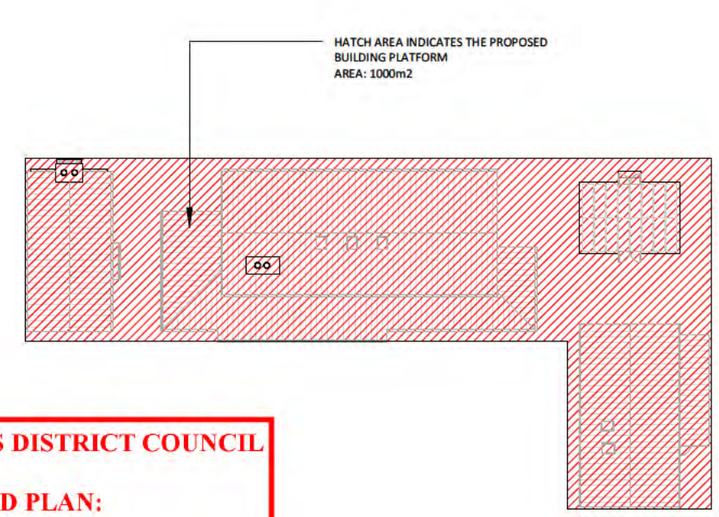
1 RC ROOF PLAN 6.5m OVERLAY
SCALE @ A3 - 1 : 500



3 RC ROOF PLAN FOOTPRINT
SCALE @ A3 - 1 : 500



2 RC ROOF PLAN 8m OVERLAY
SCALE @ A3 - 1 : 500



4 RC ROOF PLAN PLATFORM
SCALE @ A3 - 1 : 500

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM250715

Thursday, 18 December 2025

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2	FOR RESOURCE CONSENT	27.05.2025

project: **AYR RESIDENCE - CORONET**

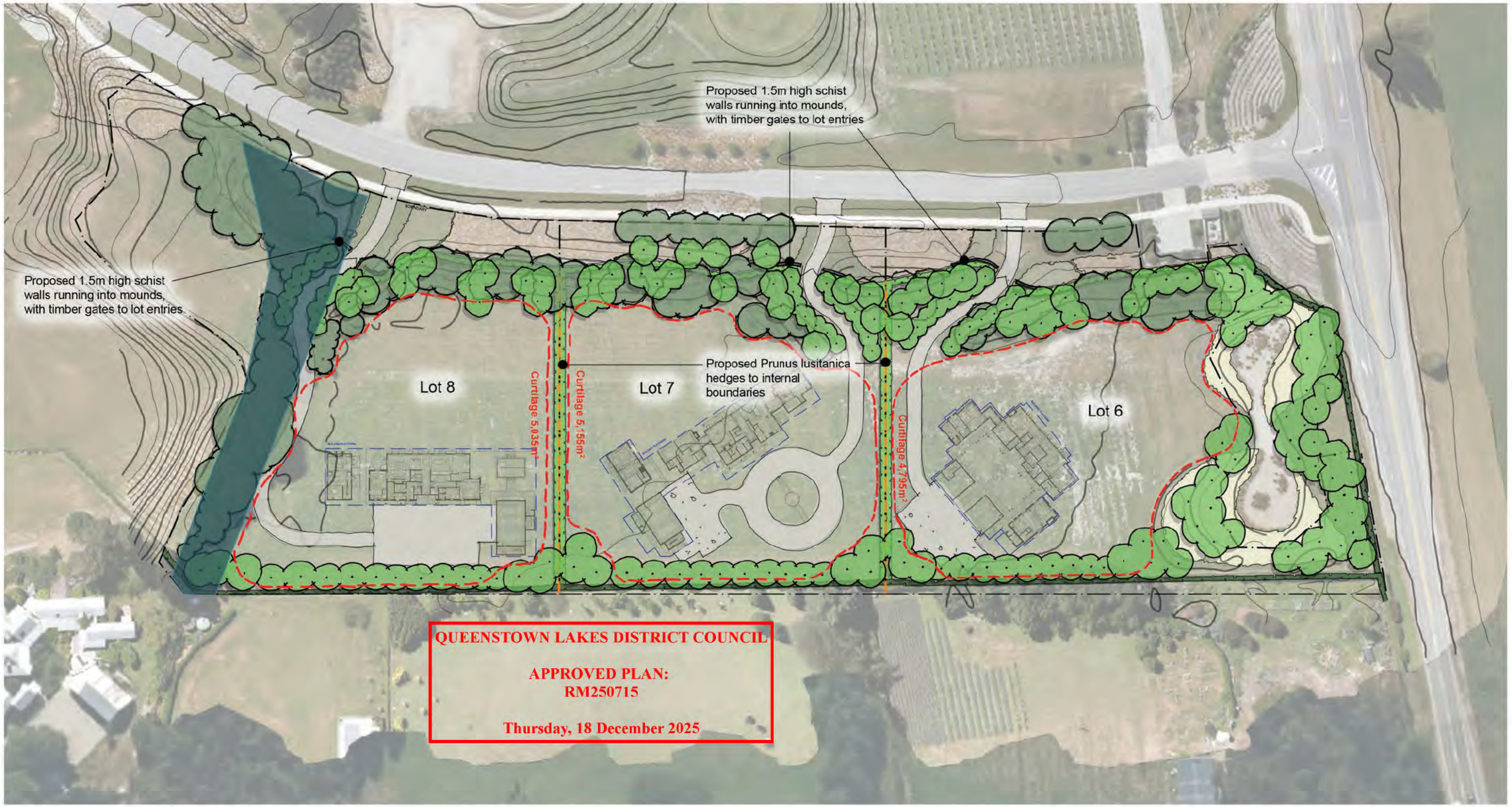
client: AYRBURN PRECINCT LTD

sheet name: **HEIGHT OVERLAY ROOF PLANS**

file number: CORONET LOT 8

drawing number: **RC_401**

scale / revision @ A3: 1 : 500



Legend

- Existing Laurel hedge
- Proposed Laurel hedge
- Existing trees (Refer to RM250242 & AR-010 for species)
- Proposed trees (see AR-030 Tree Planting Plan for species)
- Existing Chionocloa rubra planting (RM250242)
- Existing riparian planting
- Tree Protection Zone
- Stone walls & timber gates
- Curtilage (RM250242)
- Building Platform (RM250242)
- 1m contour
- 0.5m contour
- Boundary fences between lots

Hedge planting:

- All boundary hedges maintained between 2-3m high as per RM220403 and RM250242
- New hedges planted at 0.8m ctrs, min. 1.0m high plants
- Hedges planted with slow-release fertiliser
- Hedges mulched to min. 400mm width to retain moisture
- Hedges guarded against pests
- Temporary irrigation installed and operated for 5 years from planting date

Tree planting:

- Refer to AR-030 Tree Planting Plan for species & grades
- Trees planted with slow-release fertiliser
- Trees mulched to min. 400mm radius to retain moisture
- Trees guarded against pests
- Temporary irrigation installed and operated for 5 years from planting date

Ayr Residences

Land Use Plan - Structural Planting - For Consent

0 10 20 50m
SCALE = 1:1000 AT A3

Scale 1:1000 @A3
Date 13 Nov 2025
Drawing No. AR-011

WINTON
BEST BY DESIGN

Species

- Existing Trees (refer to AR-010)
- Thuja plicata x 26
- Quercus palustris x 22
- Pyrus calleryana x 6
- Liquidambar styraciflua x 40
- Fagus sylvatica x 30
- Acer platanoides x 21
- Tree Protection Zone

Sizing

Trees are 80L / 3m high unless marked

- Yellow dot indicates 160L / 3 - 5m
- Red dot indicates 400L / 4m+

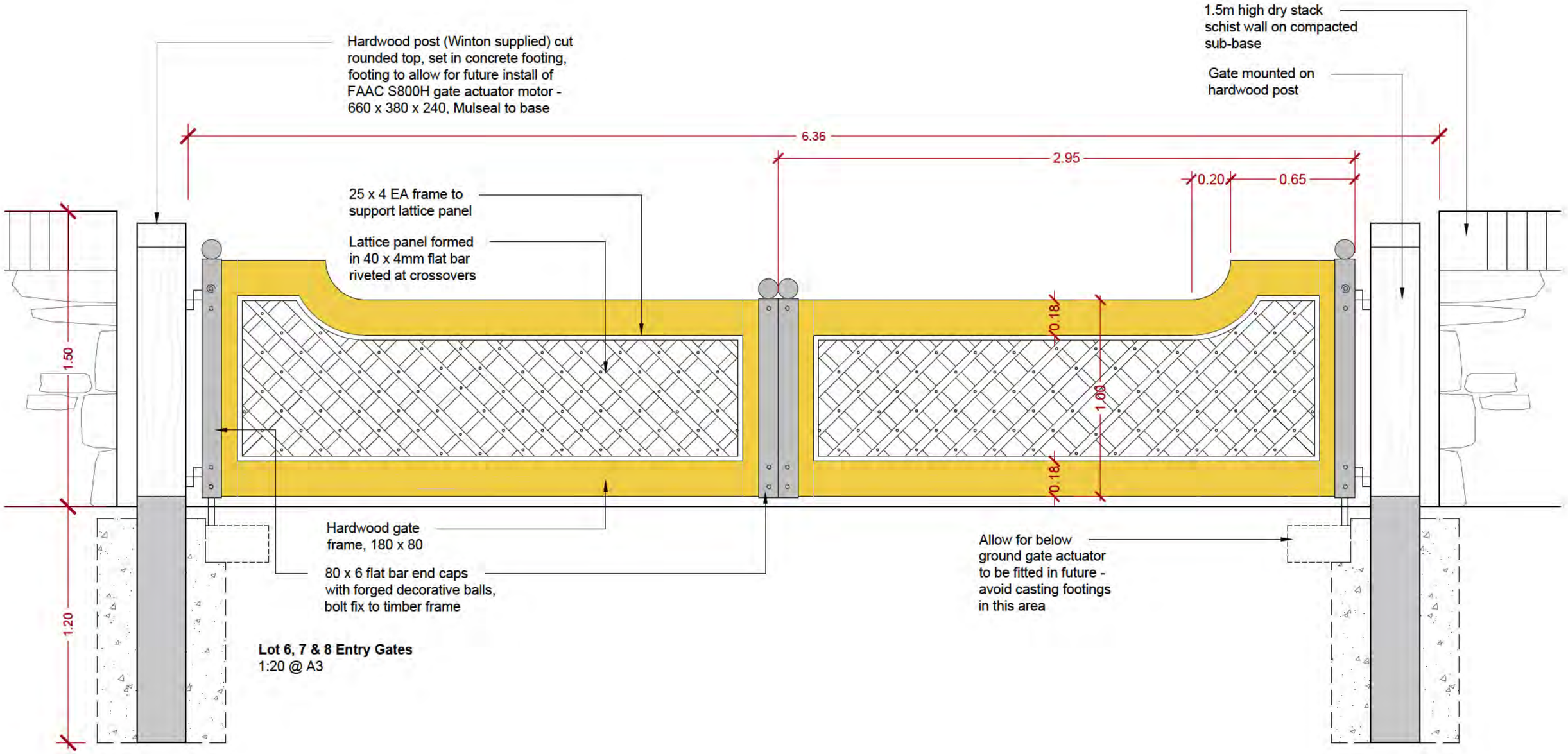
Ayr Residences

Land Use Plan - Tree Planting Plan - For Consent

0 10 20 50m
SCALE = 1:1000 AT A3

Scale 1:1000 @A3
Date 13 Nov 2025
Drawing No. AR-030

WINTON
BEST BY DESIGN



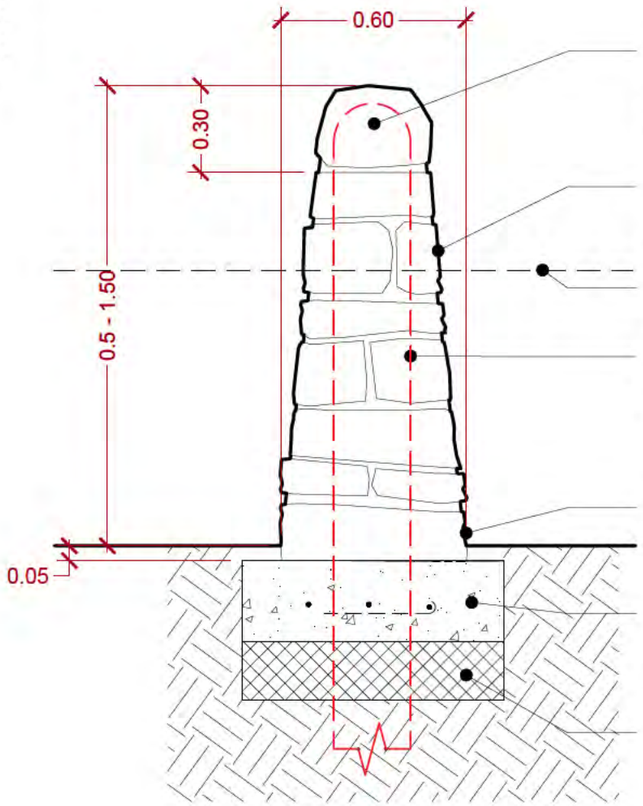
Lot 6, 7 & 8 Entry Gates
1:20 @ A3

Ayr Residences

Landscape Details - Entry Gates

Scale	Date
1:20@A3	31-Jul-25
	Drawing No. AR-509

WINTON
BEST BY DESIGN



Schist stone soldier course 300mm high, large blocks at ends of walls and changes in direction

Dry stacked schist stone wall, 1.2m high max, plus soldier course.

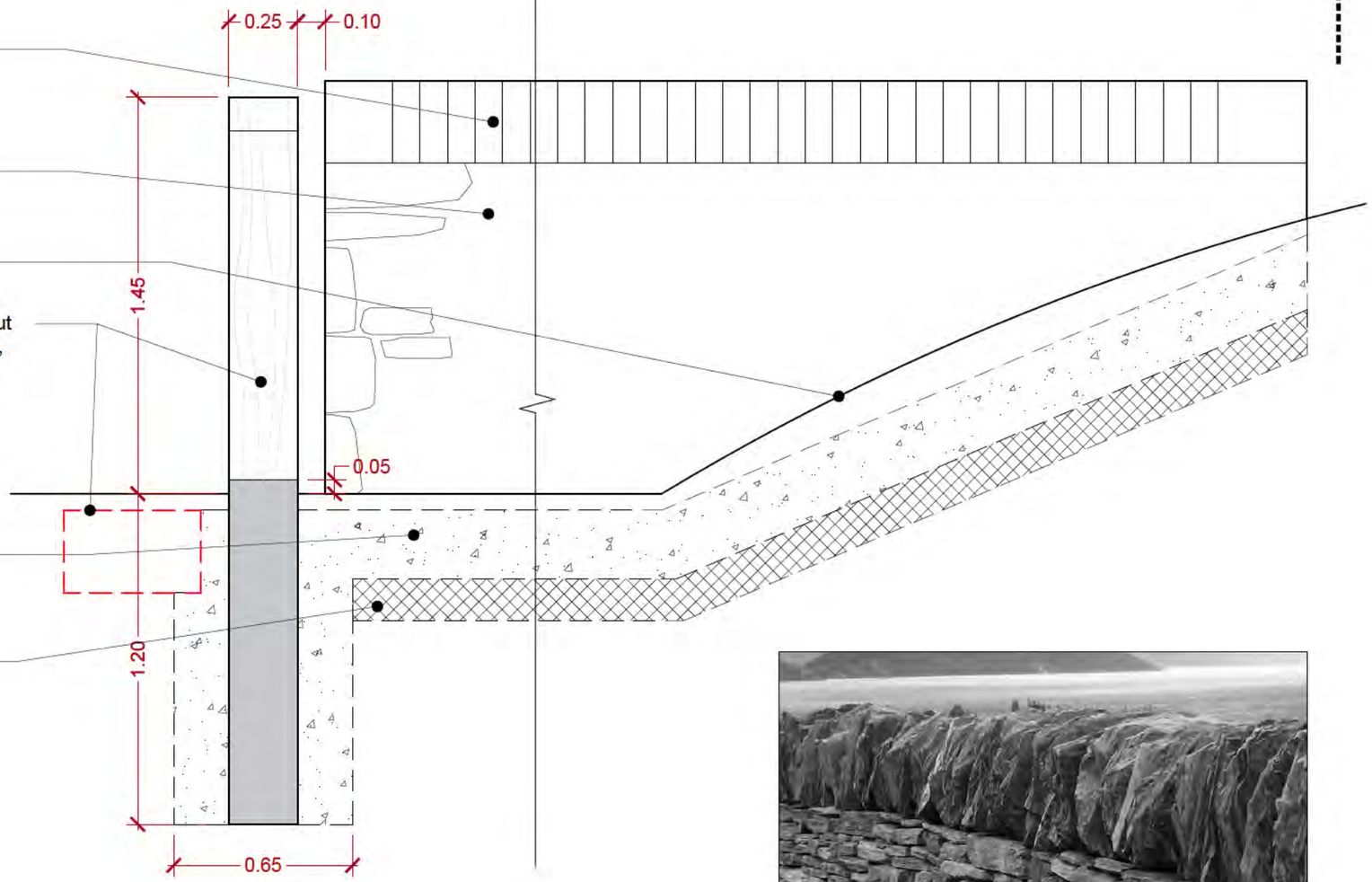
Wall height varies as it runs into mound

Hardwood post (Winton supplied) cut rounded top, set in concrete footing, footing to allow for future install of FAAC S800H gate actuator motor - 660 x 380 x 240, Mulseal to base

Stone finish extends 50mm below finished ground level

Concrete footing with 200kPa bearing capacity. Footing 850 x 250 with 4 H12 bars along, 75mm base cover

Compacted sub-base - 150mm AP65



Dry Stack Schist Stone Entry Walls
Soldier Course Capping & Gate Posts
Freestanding / Partially Embedded in Mounds
1:20 @ A3

Reference Image:
Dry stacked stone walls
with soldier course capping

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM250715

Thursday, 18 December 2025

Ayr Residences

Landscape Details - Entry Stone Walls

Scale	Date
1:20@A3	18-Jul-25
	Drawing No. AR-516

WINTON
BEST BY DESIGN