

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

Under the

Fast-track Approvals Act 2024

And

In the Matter of

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

**Memorandum of Counsel on behalf of
Mt Iron Junction Limited responding to
comments on draft conditions**

Dated: 22 September 2026

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MAY IT PLEASE THE EXPERT PANEL

1. This Memorandum of Counsel is filed on behalf of Mt Iron Junction Limited (**MIJ**) in response to Minute 13 of the Expert Panel which accompanied the draft Record of Decision for the Mt Iron Junction Housing Scheme (**Project**).
2. In accordance with Minute 13, this Memorandum provides MIJ's response to comments on the draft conditions under Section 70 of the Fast-track Approvals Act 2024 (**FTA**).
3. A comparison table is provided as **Appendix 1**, setting out MIJ's response as follows:
 - (a) the conditions as drafted by the Expert Panel;
 - (b) the parties' comments and suggested amendments; and
 - (c) MIJ's response and suggested amendments.
4. MIJ appreciates the parties' comments on the draft conditions and is in general agreement with the majority of the points raised. We have not repeated points where MIJ agree with the change requested within this Memorandum of Counsel.
5. However, MIJ wishes to provide a response to particular condition amendments sought where those amendments are not agreed by MIJ.

Queenstown Lakes District Council

Subdivision Condition 22

6. Queenstown Lakes District Council (**QLDC**) comments that there appears to be overlap between Subdivision Conditions 7 and 22 but acknowledges that these conditions relate to either QLDC roads or New Zealand Transport Agency Waka Kotahi (**NZTA**) roads.¹
7. QLDC also comments that Subdivision Conditions 6 and 8 could be added under the "*Prior to Commencing Works*" section of the Subdivision Consent Conditions where Subdivision Condition 22 is located.
8. MIJ considers that the separate conditions in Subdivision Conditions 7 and 22 for QLDC roads and NZTA roads respectively should be retained.

¹ Queenstown Lakes District Council, Comments on Draft Conditions, 15 September 2026 at Comment at Subdivision Condition 22.

9. MIJ agrees with relocating Subdivision Conditions 6 – 8 to the “Prior to Commencing Works” section and re-ordering to group these like conditions together.

Subdivision Condition 52(gg)

10. QLDC suggests the following amendments to Subdivision Condition 52(gg):

With regard to the construction of the Active Transport Links:

The paths shown as B2, D1, D2 and E1 shall be constructed by the consent holder and approved by QLDC and NZTA (as the road controlling authority for State Highways) as the case may be as part of the first stage of the subdivision that includes a residential unit or occupation of any residential unit, or prior to the commencement of any commercial activity on the site other than the consented service station (whichever is the earlier).

The path shown as C1 shall be constructed as part of the adjoining Stages 2, 3, and 4 of the development.

The path shown as C2 shall be constructed as part of the construction of Mountain Road West.

11. MIJ agrees with QLDC’s additions underlined in paragraph 10 above, and reiterates its suggested amendments provided in the Memorandum of Counsel dated 15 September 2026 on the same Condition 52(gg) regarding the timing of path B2 to ensure safety for track users. In our submission these two sets of amendments can all be incorporated.

13. Merging the QLDC amendments with the amendments proposed by MIJ on 15 September 2026, Subdivision Condition 52(gg) would read as follows:

With regard to the construction of the Active Transport Links:

The paths shown as ~~B2~~, D1, D2 and E1 shall be constructed by the consent holder and approved by QLDC and NZTA (as the road controlling authority for State Highways) as the case may be as part of the first stage of the subdivision that includes a residential unit or occupation of any residential unit, or prior to the commencement of any commercial activity on the site other than the consented service station (whichever is the earlier).

The paths shown as C1 and B2 shall be constructed by the consent holder as part of the adjoining Stages 2, 3, and 4 of the development.

The path shown as C2 shall be constructed by the consent holder as part of the construction of Mountain Road West.

CM and JC Morgan Family Trust

14. Comments from CM and JC Morgan Family Trust (**Morgans**) provide that the Morgans support the inclusion of conditions that secure proposed mitigation measures, particularly measures to reduce effects on the Old Racecourse Road interface.²
15. The Morgans state that they seek greater certainty and explicit mention of these mitigations in the consent conditions.³

Proposed New Land Use Condition 15B

16. The Morgans seek the inclusion of new Condition 15B which states “[n]o heat pump unit servicing Lots 25–62 shall be located on the western side of any dwelling facing the properties at 25A–35 Old Racecourse Road.”
17. The Morgans consider that any heat pump units located on the western side of the proposed dwellings have the potential to create ongoing noise and amenity effects for adjoining residential properties.⁴
18. While ultimately agreeing to an addition to the conditions below, MIJ does not consider it necessary to regulate the specific location of the heat pump units as they will not create adverse noise effects for the adjoining properties and zone specific rules regulate any potential noise effects.
19. In the Rural Zone, Rule 36.5.1 provides that at any point within the notional boundary of a residential unit:
 - (a) Between 8am to 8pm the general noise limit is 50 dB L_{Aeq} (15 min).
 - (b) Between 8pm to 8am the general noise limits are:
 - (i) 40 dB L_{Aeq} (15 min); and
 - (ii) 75 dB L_{AFmax}
20. Information obtained by Mr White details that a modern residential heat pump external unit is typically around 45-55 dB(A) measured at approximately 1 metre from the unit, with higher levels possible during peak operation.

² CM and JC Morgan Family Trust, Memorandum of Counsel re Draft Consent Conditions, 15 September 2026 at [3].

³ CM and JC Morgan Family Trust, Memorandum of Counsel re Draft Consent Conditions, 15 September 2026 at [5].

⁴ CM and JC Morgan Family Trust, Memorandum of Counsel re Draft Consent Conditions, 15 September 2026 at [6].

21. Accounting for the distance between the heat pump units and the neighbouring residential properties together with the proposed boundary fencing and planting, adverse noise effects from the heat pump units will not arise at the neighbouring properties. In that sense, this situation is the same as most other heat pump units around the District.
22. In summary, in our submission Rule 36.5.1 provides the appropriate regulation of noise for residential units within the Rural Zone.
23. Notwithstanding this, MIJ is willing to agree to a condition that limits where the heat pump units can be placed on the western side of the units. MIJ proposes the following wording for New Land Use Condition 15B:

No heat pump unit servicing Lots 25 – 62 shall face the properties at 25A – 35 Old Racecourse Road.

Proposed New Subdivision Condition 55(i)

24. The Morgans seek that mitigation measures be expressly stated within the consent notice so that it can operate as a self-contained instrument rather than being dependent on the land use consent.⁵
25. The Morgans propose the addition of new Subdivision Condition 55(i):

On Lots 25-62:

- (i) *The design of Units shall be limited to single storey dwellings.*
- (ii) *the Units shall be setback a minimum distance of 2.2m from the western boundary with the 25A-36 Old Racecourse Road properties; legally described as Lot 1 DP 572625 (RT 1058119), Lot 2 DP 572625 (RT 1058120), Lot 2 DP 338608 (RT 158963), Lot 2 DP 314781 (RT 58274), Lot 2 DP 614617 (RT 1226847), Lot 1 DP 614617 (RT 1226846), Lot 2 DP 571619 (RT 1036539), Lot 2 DP 392818 (RT 372037).*
- (iii) *The units shall not locate any heat pump unit servicing on the western side of any dwelling facing the properties at 25A–35 Old Racecourse Road*

26. MIJ does not agree this addition is necessary. Consent notice conditions for the matters in suggested new Conditions 55(i) are not required. It is standard for matters around design, bulk and location of buildings to be addressed through land use consent conditions as included in the draft Decision. Building location and height will be ensured by both the resource consent plans and the future building consent

⁵ CM and JC Morgan Family Trust, Memorandum of Counsel re Draft Consent Conditions, 15 September 2026 at [11]-[13].

process. On the latter, to obtain building consent, the buildings must comply with the relevant resource consent conditions in accordance with Sections 37 and 49 of the Building Act 2004. This will provide further assurance to the Morgans that the controls in the resource consent will be complied with.

Vida Laird and Luke Smeets

Land Use Condition 14

27. Vida Laird and Luke Smeets submit that there appears to be conflicting information regarding setback distance.⁶ They raise that MIJ has proposed a setback distance of 2.5m from the boundary but the setback minimum has been drafted as 2.2m.⁷
28. MIJ disagree and do not consider there is conflicting information. MIJ clarifies that Land Use Condition 14 provides for dwellings to be set back 2.5m from the boundary, with only the eaves extending to 2.28m from the boundary as shown on the scheme plans.⁸

Subdivision Condition 52(ee)

29. Vida Laird and Luke Smeets seek that the boundary landscaping required by Subdivision Condition 52(dd) be undertaken as soon as practicable after that condition is satisfied.⁹ They consider early planting is necessary because the trees will take several years to mature and provide effective privacy screening.¹⁰
30. MIJ has considered this suggestion but does not propose to amend Subdivision Condition 52(ee). It would not be prudent to plant these trees until after the houses are built and civil works are completed to ensure that they do not get damaged by construction works.

Updated Engineering Plans

31. Patersons have made a minor amendment to the Active Transport Links plan included in the engineering plan set to show path B2. This change is not of substance and is to ensure the plan set are all consistent.

⁶ Vida Laird and Luke Smeets, Correspondence to Environmental Protection Authority, 12 September 2026.

⁷ Vida Laird and Luke Smeets, Correspondence to Environmental Protection Authority, 12 September 2026.

⁸ Patersons, Subdivision Scheme Plan, 27 August 2026 at Sheets 120-125.

⁹ Vida Laird and Luke Smeets, Correspondence to Environmental Protection Authority, 12 September 2026.

¹⁰ Vida Laird and Luke Smeets, Correspondence to Environmental Protection Authority, 12 September 2026.

32. We have included a link to the updated engineering plan set in the email accompanying this Memorandum of Counsel. No other changes have been made to these plans.
33. As a result of this amendment, the revision number for referencing the engineering plans in the conditions of consent should be updated to Revision 4.

Conclusion

34. MIJ thanks the parties for their comments on the draft conditions.
35. MIJ is available to further assist the Expert Panel and Mr Devlin in relation to the draft conditions as necessary.

Dated 22 September 2026



Joshua Leckie / Charlotte Coyle
Counsel for Mt Iron Junction Limited

Appendix 1

Condition Table

Condition Number	Condition from Expert Panel	Commenter	Changes suggested by commenter	Mt Iron Junction Limited Response
	N/A – administration of Discharge Permit – Residential Earthworks (RMFT26.001.02)	Queenstown Lakes District Council (QLDC)	<u>To be administered by the Otago Regional Council</u>	Agree.
Land Use Condition 10(b)(i)	Ventilation must be provided to meet clause G4 of the New Zealand Building Code. At the same time, the sound of the system must not exceed 30 dB LAeq(30 sec) when measured 1m away from any grille or diffuser.	QLDC	~~Ventilation must be provided to meet clause G4 of the New Zealand Building Code. At the same time,~~ The sound of the system must not exceed 30 dB LAeq(30 sec) when measured 1m away from any grille or diffuser.	Agree.
Land Use Condition 20	Prior to the occupation of the building centre, the consent holder shall complete the following:	QLDC	Prior to the occupation of the ~~building~~ childcare centre, the consent holder shall complete the following:	Agree.
Land Use Condition 25	A detailed landscape plan generally in accordance with the approved landscape master plan, showing the landscaping around the retail and restaurant buildings and car park area shall be prepared and submitted to the Council for certification. The detailed landscape plan shall also include defined pedestrian paths and traffic measures to slow traffic within the café/market carpark to improve safety for pedestrians and cyclist and encourage lower vehicle speeds.	QLDC	A detailed landscape plan (<u>market and café landscaping plan</u>) generally in accordance with the approved landscape master plan, showing the landscaping around the ~~retail and restaurant~~ <u>market and cafe</u> buildings and car park area shall be prepared and submitted to the Council for certification. The ~~detailed~~ landscape plan shall also include defined pedestrian paths and traffic measures to slow traffic within the café/market carpark to improve safety for pedestrians and cyclist and encourage lower vehicle speeds.	Agree.
Land Use Condition 26	The certified landscaping plan for the market and cafe site shall be implemented prior to the buildings becoming operational and the plants thereafter be maintained and irrigated in accordance with that	QLDC	The certified <u>market and café</u> landscaping plan for the market and cafe site shall be implemented prior to the buildings becoming operational and the plants thereafter be maintained and irrigated in accordance with that plan. If any plant or	Agree.

Condition Number	Condition from Expert Panel	Commenter	Changes suggested by commenter	Mt Iron Junction Limited Response
	plan. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.		tree should die or become diseased it shall be replaced within the next available planting season.	
Land Use Condition 27	Prior to the occupation of the building, the consent holder shall complete the following:	QLDC	Prior to the occupation of the <u>market and cafe</u> buildings, the consent holder shall complete the following:	Agree.
Subdivision Condition 19	The CNVMP may authorise some work to take place at other times where the CNVMP demonstrates that those works will comply with the the PDP construction noise limits—a construction noise limit of 45 dB LAeq(15 min) and a vibration limit of 0.3 mm/s PPV at any occupied dwelling (for example, light vehicle movements, works well separated from any receivers, site meetings, electrical fitout, painting etc).	QLDC	The CNVMP may authorise some work to take place at other times where the CNVMP demonstrates that those works will comply with the ~~the~~ PDP construction noise limits—a construction noise limit of 45 dB LAeq(15 min) and a vibration limit of 0.3 mm/s PPV at any occupied dwelling (for example, light vehicle movements, works well separated from any receivers, site meetings, electrical fitout, painting etc).	Agree.
Subdivision Condition 22 (and associated conditions)	The consent holder shall engage a Site Traffic Management Supervisor (STMS) to prepare and implement a traffic management plan (TMP) to manage the effects of works within and adjacent to the State Highway road corridor. The TMP shall be prepared in accordance with the New Zealand Guide to Temporary Traffic Management (NZGTTM). All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS to manage the site in accordance with	QLDC	<i>"There appears to be overlap with condition 7 of the subdivision consent (acknowledging the relate to either QLDC roads or NZTA roads) - additionally, conditions 6 and 8 are also under the 'prior to commencing works header'. These could be added here instead."</i>	Disagree in part. Mt Iron Junction Limited (MIJ) suggests retaining different conditions for QLDC roads and New Zealand Transport Agency Waka Kotahi (NZTA) roads. MIJ agrees with relocating Subdivision Conditions 6 – 8 to this section and re-ordering to group these like conditions together.

Condition Number	Condition from Expert Panel	Commenter	Changes suggested by commenter	Mt Iron Junction Limited Response
	the requirements of the TMP. Prior to undertaking works managed by the TMP, the consent holder shall obtain written confirmation from the New Zealand Transport Agency (NZTA) that the TMP meets the requirements of the NZGTTM. The STMS shall implement the Traffic Management Plan. A copy of the TMP, as well as the written confirmation of NZTA of its approval of the TMP, shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.			
Subdivision Condition 52(gg)	With regard to the construction of the Active Transport Links: The paths shown as B2, D1, D2 and E1 shall be constructed and approved by QLDC and NZTA (as the road controlling authority for State Highways) as the case may be as part of the first stage of the subdivision that includes a residential unit or occupation of any residential unit, or prior to the commencement of any commercial activity on the site other than the consented service station.	QLDC	With regard to the construction of the Active Transport Links: The paths shown as B2, D1, D2 and E1 shall be constructed <u>by the consent holder</u> and approved by QLDC and NZTA (as the road controlling authority for State Highways) as the case may be as part of the first stage of the subdivision that includes a residential unit or occupation of any residential unit, or prior to the commencement of any commercial activity on the site other than the consented service station <u>(whichever is the earlier)</u>.	Agree – but seek QLDC amendments be merged with amendments sought by MIJ on 15 September regarding timing of Path B2 Merging the QLDC amendments with the 15 September 2026 amendments proposed by MIJ, Subdivision Condition 52(gg) would read as follows: <i>With regard to the construction of the Active Transport Links:</i> <i>The paths shown as ~~B2~~, D1, D2 and E1 shall be constructed <u>by the consent holder</u> and approved by QLDC and NZTA (as the road controlling authority for State Highways) as the case may be as part of the first stage of the subdivision that includes a residential unit or occupation of any residential unit, or prior to the commencement of any commercial activity on the site other than the consented service station (whichever is the earlier).</i>

Condition Number	Condition from Expert Panel	Commenter	Changes suggested by commenter	Mt Iron Junction Limited Response
				<i>The paths shown as C1 and B2 shall be constructed by the consent holder as part of the adjoining Stages 2, 3, and 4 of the development.</i> <i>The path shown as C2 shall be constructed by the consent holder as part of the construction of Mountain Road West.</i>
Proposed New Land Use Condition 15A		CM and JC Morgan Family Trust	<u>15A. The design of Units 25–62 shall be limited to single storey dwellings.</u>	Agree in part. MIJ considers this condition is not necessary. The plans show single storey units along this boundary and all built form must comply with these plans. While the condition is not necessarily required, MIJ agrees to its inclusion in the condition set.
Proposed New Land Use Condition 15B		CM and JC Morgan Family Trust	<u>15B. No heat pump unit servicing Lots 25–62 shall be located on the western side of any dwelling facing the properties at 25A–35 Old Racecourse Road.</u>	Disagree. Rule 36.5.1 of the Proposed District Plan provides that in the Rural Zone at any point within the notional boundary of a residential unit: - Between 0800h to 2000h, the general noise limit is 50 dB LAeq (15 min). - Between 2000h to 0800h, the general noise limits are 40 dB LAeq (15 min) and 75 dB LAFmax. A modern residential heat pump external unit is typically around 45-55 dB(A) measured close to the unit (about 1 metre away), with higher levels possible during peak operation.

Condition Number	Condition from Expert Panel	Commenter	Changes suggested by commenter	Mt Iron Junction Limited Response
				All exterior heat pump units will be located on the western side of the units and there will be a fence and vegetation between any units and the boundary. Adverse noise effects from the heat pump units will therefore not arise at the neighbouring properties. In addition, Rule 36.5.1 provides adequate regulation of noise for residential units within the Rural Zone. Notwithstanding this, MIJ is willing to agree to a condition that limits where the heat pump units can be placed on the western side of the units. MIJ proposes the following wording for New Land Use Condition 15B: <u><i>No heat pump unit servicing Lots 25-62 shall face the properties at 25A – 35 Old Racecourse Road.</i></u>
Proposed New Subdivision Condition 55(i).		CM and JC Morgan Family Trust	On Lots 25-62: (i) <u>The design of Units shall be limited to single storey dwellings.</u> (ii) <u>the Units shall be setback a minimum distance of 2.2m from the western boundary with the 25A-36 Old Racecourse Road properties; legally described as Lot 1 DP 572625 (RT 1058119), Lot 2 DP 572625 (RT 1058120), Lot 2 DP 338608 (RT 158963), Lot 2 DP 314781 (RT 58274), Lot 2 DP 614617 (RT 1226847), Lot 1 DP 614617 (RT 1226846), Lot 2 DP 571619 (RT 1036539), Lot 2 DP 392818 (RT 372037).</u>	Disagree. Consent notice conditions for these matters are not required. These matters are usually dealt with through land use consent conditions. Design, building location and height will be regulated by both the existing resource consent plans and the building consent process. To obtain building consent, buildings must comply with relevant resource consent conditions (see Sections 37 and 49 of the Building Act 2004).

Condition Number	Condition from Expert Panel	Commenter	Changes suggested by commenter	Mt Iron Junction Limited Response
			(iii) <u>The units shall not locate any heat pump unit servicing on the western side of any dwelling facing the properties at 25A–35 Old Racecourse Road.</u>	
Land Use Condition 14	The position of all buildings on Lots 27 - 62 shall be set back a minimum distance of 2.2m from the western boundary with the 25A – 35 Old Racecourse Road properties.	Vida Laird and Luke Smeets	<i>"There appears to be conflicting information regarding setback distance. The applicant's legal counsel formally proposed the setback distance of 2.5m from our boundary, where the setback minimum has been drafted as 2.2m. Can this please be amended to 2.5m so we can have assurance that the plans won't be further modified to bring houses closer than they proposed."</i>	Disagree. The condition enables a house 2.5m from the boundary, only the eave is at 2.28m from the boundary.
Subdivision Condition 52(ee)	The 1.8m close boarded fence along the boundary of the site with 25A – 35 Old Racecourse Road shall be constructed and completed prior to the issue of the 224(c) certificate for the first subdivision stage that creates lots containing residential units.	Vida Laird and Luke Smeets	<i>"Can there please be consideration given to specifying that the boundary landscaping with the properties in 52 dd. occurs immediately following completion of 52 dd. A lot of these trees are going to take years to reach maturity and we would prefer they start growing ASAP to provide some privacy screening without unnecessary delay."</i>	Disagree. MIJ has considered this suggestion. However, it would not be prudent to plant these trees until after the houses are built due to the potential for these to be damaged by the construction of the units. There will be civil works along this boundary associated with the relaying of the existing pipes parallel with the boundary. It would be more prudent for the fence to be constructed, earthworks, civil construction and then unit construction to be completed before planting the trees along this boundary. Given this, MIJ suggests retaining this condition as it is drafted.
Land Use Consent – Residential Earthworks Condition 13(c)	The outcome of these inspections must be included in the Monthly Environmental Report referred to in Condition (15).	Otago Regional Council (ORC)	The outcome of these inspections must be included in the Monthly Environmental Report referred to in Condition (45 ~~14~~).	Agree.

Condition Number	Condition from Expert Panel	Commenter	Changes suggested by commenter	Mt Iron Junction Limited Response
Discharge Permit – Residential Earthworks Condition 9	Records of all discharge monitoring in accordance with this consent must be kept on site and compiled and submitted to Otago Regional Council as part of Monthly Environmental Report required by Condition (15) of Land Use Consent RMFT26.001.01 and otherwise supplied any other time upon request.	ORC	Records of all discharge monitoring in accordance with this consent must be kept on site and compiled and submitted to Otago Regional Council as part of Monthly Environmental Report required by Condition (15) of Land Use Consent RMFT26.001.01 and otherwise supplied any other time upon request.	Agree.
Discharge Permit – Residential Earthworks Condition 10(d)	A record of the complaints must be submitted to the Otago Regional Council along with the Monthly Environmental Report required by Condition (15) of Land Use Consent RMFT26.001.01, or within 24 hours if requested by the Otago Regional Council.	ORC	A record of the complaints must be submitted to the Otago Regional Council along with the Monthly Environmental Report required by Condition (15) of Land Use Consent RMFT26.001.01, or within 24 hours if requested by the Otago Regional Council.	Agree.
Discharge Permit – Residential Earthworks Condition 8(b)	A comprehensive Environmental Incident Report must be provided to the Otago Regional Council within 10 working days of the notification of the exceedance. This report must include: i. identification of the likely cause of the limit exceedance; ii. the effects on the receiving environment likely to arise because of the limit exceedance; iii. the management responses and remedial action undertaken so far; iv. actions that may be necessary to prevent any	ORC	Discharge Permit – Residential Earthworks Condition 8(b)(v): <u>identify remedial action that may be necessary, and confirmation of its implementation.</u>	Agree.

Condition Number	Condition from Expert Panel	Commenter	Changes suggested by commenter	Mt Iron Junction Limited Response
	further limit exceedances occurring; and			
Subdivision Condition 50	Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following: a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved. This shall include any Easements in Gross as required by Council for infrastructure to vest. Requirements for vested infrastructure and Easements in Gross shall be agreed with Council prior to Engineering Acceptance. b) The names of all roads, private roads and private ways which require naming in accordance with Council's road naming policy shall be shown on the survey plan. c) Any water reticulation containing fire hydrants shall be vested to Council and provided with suitable easements in gross of no less than 3m in width. d) The first Survey Plan submitted must include vesting of Lots 700, 701 and	NZTA	<i>"Condition addresses the vesting of the two lots (Lot 700 and 701) as road in His Majesty the King. While NZTA are happy with that condition, in the absence of an existing programme of work and funding to upgrade that roundabout, NZTA note that any NZTA fees (e.g. legal, survey, accredited supplier fees) associated with the fulfilment of this condition would need to be borne by the applicant. This matter was previously flagged in paragraph 5.6(c) of the Written Statement of Evidence of Helen Dempster, where a condition was requested that formalised that Lots 700 and 701 are vested to NZTA as Road with any costs of the legalisation process (e.g. legal drafting fees, LINZ fees, survey fees) to be the responsibility of the applicant."</i>	Agree.

Condition Number	Condition from Expert Panel	Commenter	Changes suggested by commenter	Mt Iron Junction Limited Response
	903 as road with the Queenstown Lakes District Council (Lot 903) and His Majesty the King (Lots 700 and 701) respectively. <i>[Note: The road naming application should be submitted to Council prior to the application for the section 223 certificate].</i> e) The consent holder shall confirm the reserve classification of any reserve to be vested in QLDC.			
Land Use Condition 4(c)	Mt Iron Junction Ltd – Preliminary Engineering Design – Roding – P240103 - Sheets 300 – 361 – Rev - Patersons	NZTA	Mt Iron Junction Ltd – Preliminary Engineering Design – Roding – P240103 - Sheets 300 – 361 – Rev <u>3</u> - Patersons	Agree. MIJ has made a minor amendment to the engineering plans to include path B2. The correct revision number will therefore be Revision 4. This update will need to be made to all conditions referencing the engineering plans.
Subdivision Condition 3(c)	Mt Iron Junction Ltd – Preliminary Engineering Design – Roding – P240103 - Sheets 300 – 361 – Rev 1 - Patersons	NZTA	Mt Iron Junction Ltd – Preliminary Engineering Design – Roding – P240103 - Sheets 300 – 361 – Rev <u>4-3</u> - Patersons	Agree. As above, should refer to Revision 4.
Proposed New Condition		NZTA	<u>Prior to the commencement of works on the site, the Consent Holder shall enter into a development agreement with the New Zealand Transport Agency that addresses the construction of shared use paths along State Highway 6 and State Highway 84.</u>	Agree.