Proposed Subdivision Consent Conditions (QLDC)

To be administered by the Queenstown Lakes District Council

This consent authorises a staged subdivision of the application site into a mix of vacant residential, commercial, reserve and roading lots.

General

1 That the development must be undertaken/carried out in general accordance with the plans:

Subdivision Plans:

- 'Proposed Subdivision Plan' prepared by Patersons, Drawing No Q7557-001, Sheets 000 – 021, Rev 0, dated 10 April 2025
- 'Proposed Subdivision Plan - Aerial Image Overlay' prepared by Patersons, Drawing No Q7557-001, Sheet 100, Rev 0, dated 10 April 2025
- 'Reserves to Vest either in QLDC or a Incorporated Society (or equivalent legal body)' prepared by Patersons, Drawing No Q7557-001, Sheet 101, Rev 0, dated 10 April 2025
- 'Vehicle Crossings in Breach of QLDC PDP Rule 29.5.21 and Breach of Rear Lane QLDC LDSCOP, Drawing No Q7557-002, Sheets 001 – 004, Rev 0, dated 10 April 2025
- 'Proposed Subdivision Plan - NZONE Skydive Noise Contours', prepared by Patersons, Drawing No Q7557-007, Sheet 001, Rev 0, dated 10 April 2025
- 'Proposed Reserves to Vest and Indicative Wastewater Areas' prepared by Patersons, Drawing No Q7557-009, Sheets 001 – 010, Rev 0, dated 10 April 2025

Engineering Plans

- General Arrangement – Road Reserve and Carriageway Widths, prepared by Stantec, dated 11.04.2025
- General Arrangement – Main Infrastructure Feature, prepared by Stantec, dated 11.04.2025
- Earthworks – Finished Ground Contours – Overall Layout, prepared by Stantec, dated 11.04.2025
- Earthworks – Finished Ground Contours – Sheets 1 - 8, prepared by Stantec, dated 11.04.2025
- Earthworks – Depths Plan – Overall Layout, prepared by Stantec, dated 11.04.2025
- Earthworks – Depths Plan – Sheets 1 - 9, prepared by Stantec, dated 11.04.2025
- Roading – Overall Layout Plan, prepared by Stantec, dated 11.04.2025
- Roading, Layout Plan, prepared by Stantec, Sheets 1 – 8, dated 11.04.2025
- Roading – Typical Cross-Sections – 24m Road Reserve, prepared by Stantec, dated 11.04.2025
- Roading – Typical Cross-Sections – 22m and 21m Road Reserve, prepared by Stantec, dated 11.04.2025
- Roading – Typical Cross-Sections – 20m Road Reserve, prepared by Stantec, dated 11.04.2025
- Roading – Typical Cross-Sections – 19m and 18m Road Reserve, prepared by Stantec, dated 11.04.2025
- Roading – Typical Cross-Sections – 17m Road Reserve, prepared by Stantec, dated 11.04.2025

- Roading – Typical Cross-Sections – 16m Road Reserve, prepared by Stantec, dated 11.04.2025
- Roading – Typical Cross-Sections – 15m Road Reserve, prepared by Stantec, dated 11.04.2025
- Roading – Typical Cross-Sections – 13.5m, 12m & 9m Road and 7m Lane Reserves, prepared by Stantec, dated 11.04.2025
- Utilities – SW – Stormwater – Overall Layout, prepared by Stantec, dated 11.04.2025
- Utilities – SW – Stormwater Layout – Sheet 1 - 8, prepared by Stantec, dated 11.04.2025
- Utilities – SW – Southern Creek Box Culvert Plan and Sections, prepared by Stantec, dated 11.04.2025
- Utilities – SW – Layout Plan – Major Watercourses, prepared by Stantec, dated 11.04.2025
- Stormwater Pre-Development Catchments, prepared by Stantec, dated 11.04.2025
- Stormwater Post-Development Catchments, prepared by Stantec, dated 11.04.2025
- Stormwater Scheme Plan, prepared by Stantec, dated 11.04.2025
- Utilities – SW – SW Detention Basin Details, prepared by Stantec, dated 11.04.2025
- Utilities – SW – Typical Details – Rock Revetments, prepared by Stantec, dated 11.04.2025
- Utilities – SW – Typical Details – Impact Basin, prepared by Stantec, dated 11.04.2025
- Utilities – SW – Plan and Cross Section CH0 - 1350, prepared by Stantec, dated 11.04.2025
- Northern Swale Plan and Cross Sections, prepared by Stantec, dated 11.04.2025
- Stormwater – Southern Swale A – Plan and Cross Sections Sheet 1 of 2, prepared by Stantec, dated 11.04.2025
- Stormwater – Southern Swale A – Plan and Cross Sections Sheet 1 of 2, prepared by Stantec, dated 11.04.2025
- Stormwater – Southern Swale B – Plan and Cross Sections, prepared by Stantec, dated 11.04.2025
- Utilities – SS – Sanitary Sewer – Overall Layout, prepared by Stantec, Dated 11.04.2025
- Utilities – SS – Sanitary Sewer Layout – Sheet 1 - 8, prepared by Stantec, Dated 11.04.2025
- Sanitary Sewer Pump Station A Site Plan, prepared by Stantec, Dated 11.04.2025
- Sanitary Sewer Pump Station A Sections, prepared by Stantec, Dated 11.04.2025
- Sanitary Sewer Pump Station B Site Plan, prepared by Stantec, Dated 11.04.2025
- Sanitary Sewer Pump Station B Sections, prepared by Stantec, Dated 11.04.2025
- Sanitary Sewer Pump Station C Site Plan, prepared by Stantec, Dated 11.04.2025
- Utilities – Water – Water Rising and Falling Mains Layout, prepared by Stantec, dated 11.04.2025
- Utilities – Water – Bore Locations and Access, prepared by Stantec, dated 11.04.2025
- Utilities – Water – Treated Water Reservoirs – Layout and Section, prepared by Stantec, dated 11.04.2025
- Utilities – Water – Water Treatment Plant – Schematic - prepared by Stantec, dated 11.04.2025
- Utilities – Water – Water Treatment Plant Layout, prepared by Stantec, dated 11.04.2025
- Utilities – Water – Treated Water Reservoirs – Dimensions and Operations Levels, prepared by Stantec, dated 11.04.2025
- Road Carriageway Hierarchy, prepared by Stantec, dated 11.04.2025
- Shared Paths Network, prepared by Stantec, dated 11.04.2025
- Bus Routes and Stops, prepared by Stantec, dated 11.04.2025
- Multi Modal Network, prepared by Stantec, dated 11.04.2025
- Road Operating Speeds, prepared by Stantec, dated 11.04.2025
- Local Parks, prepared by Stantec, dated 11.04.2025
- Heavy Vehicle Design Provisions, prepared by Stantec, dated 11.04.2025

Landscaping Plans

- 'Landscape Strategy Community Park' prepared by STR Landscapes, Drawing No L01, dated 10 April 2025
- 'Landscape Strategy Southern Reserves' prepared by STR Landscapes, Drawing No L02, dated 10 April 2025
- 'Landscape Strategy Highway Reserves' prepared by STR Landscapes, Drawing No L03, dated 10 April 2025
- 'Landscape Strategy North Eastern Reserves' prepared by STR Landscapes, Drawing No L04, dated 10 April 2025
- 'Landscape Strategy North Western Reserves' prepared by STR Landscapes, Drawing No L05, dated 10 April 2025

stamped as approved on DATE

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

Monitoring

2 The Consent Holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the RMA.

Consent Lapse

3 This subdivision consent shall lapse 15 years after the date that consent is granted unless:

(a) A survey plan is submitted to QLDC for approval under Section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with Section 224 of the RMA; or

(b) An application under section 125 of the RMA is made to QLDC before the consent lapses to extend the period after which the consent lapses and QLDC grants an extension.

Staging

4 This subdivision may be staged. For the purposes of issuing approvals under sections 223 and 224(c) of the Resource Management Act 1991, the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed.

This consent may be progressed in any order and any stages may be combined, provided all necessary subdivision works (such as servicing, provision of formed legal access and other works required to satisfy consent conditions of this consent) are completed for each stage, prior to certification being issued as necessary under Sections 223 and 224(c) of the Resource Management Act 1991. Any residual land within the title shall be contained within a balance allotment. Delineations between road lots may be shifted to match the completed extents for each stage.

The following requirements must also be met:

(a) Stage 1 is to include the completion of the following works:

i. vesting of Recreation Reserve Lot 9008
ii. completion of a roundabout at the State Highway 6 entrance to the development
iii. completion of the highway bund/diversion channel (including landscaping) within Lot 9013 from the State Highway 6 entrance to the northern side of the Southern Gully
iv. construction of the initial phase Water Treatment Plant and Reservoir completed along with conveyance infrastructure between the bore, the Water Treatment Plant, the Reservoir and the lots within Stage 1
v. construction of the initial phase Wastewater Treatment Plant completed with conveyance infrastructure and land treatment areas to service the lots within Stage 1

(b) Stage 2 is to include the vesting of Recreation Reserve Lot 9001.

(c) The highway bund / diversion channel (including landscaping) within Lot 9012 from the State Highway 6 entrance to the Northern Channel and the capacity upgrades to the Northern Channel and detention basins on Lots 9010, 9011, 9019, 9020, 9021, 9022 and 9024 are to be completed prior Section 224(c) for lots located on the northern side of Road 01.

(d) The highway bund / diversion channel (including landscaping) within Lot 9015 from the southern side of the Southern Channel to the southern boundary is to be completed prior to Section 224(c) for Lots 1372 – 1438.

(e) Section 224(c) is not to be sought for any residential lot located within the 55 dB contour of the NZone activity as 'Proposed Subdivision Plan - NZONE Skydive Noise Contours', prepared by Patersons, Drawing No Q7557-007, Sheet 001, Rev 0, dated 10 April 2025 until such time as NZone have permanently ceased operating from the site. Written confirmation of the cessation of the activity is to be provided to QLDC.

Assets Proposed to Vest in QLDC

5 Prior to the submission of any application for Engineering Review and Acceptance under Condition 17 and prior to QLDC approving a survey plan pursuant to s223 of the RMA for any stage, the consent holder shall confirm and agree with QLDC, acceptance in respect of all allotments and associated infrastructure proposed to vest in QLDC.

6 If an agreement under Condition 5 is not reached or should any allotment not be accepted by QLDC for vesting, the relevant scheme plan(s) referenced in Condition 1 shall be updated and shown as lots to be owned by a common entity as outlined in Condition 7.

7 Prior to the issue of a s224(c) certificate, the Consent Holder must establish an Incorporated Society (or equivalent legal body) to own, manage and maintain any communal lots, and all associated communal infrastructure (if any) not accepted by QLDC for vesting under Conditions 5 and 6. The following requirements must be met in order to satisfy the condition:

(a) The common assets are required to remain in the ownership of the Incorporated Society (or equivalent legal body), except with the prior approval of QLDC.

(b) The structure, functions and rules of the Incorporated Society must include provision for the following:

i. All lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of a Lot;
ii. All lot owners fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;
iii. The Incorporated Society will be responsible for the maintenance of landscaping, infrastructure, asset management plans, and similar matters as they pertain to the common assets.
iv. Ongoing compliance with the relevant resource consent, bylaw, or other requirements of QLDC, and
v. An acceptable method of management of the Incorporated Society's (or equivalent legal body) future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules must identify a process for setting, collecting and enforcing the payment of levies.

(c) All costs associated with the establishment and maintenance of the Incorporated Society (or equivalent legal body) must be borne by the Consent Holder.

(d) A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society (or equivalent legal body) must be provided to QLDC for certification that the infrastructure and assets will be properly maintained over time. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

8 A covenant shall be registered on the Record(s) of Title to be issued for each lot requiring that for so long as they are a registered proprietor of the Lot, the owners of the Lot must be members of the established Incorporated Society (or equivalent legal body) that jointly owns and is responsible and liable for the ongoing management and maintenance of the common assets.

Prior to commencement of works

Management Plans

9 Prior to commencement of any works authorised by this consent, the Consent Holder shall:

(a) Submit a Detailed Site Investigation and Remediation Action Plan prepared by a suitably qualified person and submitted for certification by the QLDC.

(b) Submit a Pest and Weed Management Plan prepared by a suitably qualified person for the Southern and Central Channels and lakefront terraces for certification by the QLDC. This management plan is to detail the extent and methods for removal of the existing weed species and ongoing maintenance and the methods for eradication of pest species on Lots 9001, 9002, 9003, 9014, 9017, 9018, 9023, 9027 and 9028.

10 Prior to commencement of any works authorised by this consent within Lot 9002, a Wetland Management Plan is to be prepared by a suitably qualified person for the ephemeral wetland located within Lot 9002. This Plan is to be submitted to QLDC for certification. This management plan is to detail the measures to enhance and to maintain the existing ecological values of the wetland.

11 Prior to commencement of any works within each stage of the subdivision, the Consent Holder shall:

(a) A Submit an Environmental Management Plan (EMP) for that stage by a suitably qualified person for certification by QLDC. 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:

(i) Administrative Requirements

a) Weekly site inspections
b) Monthly environmental reporting
c) Independent audit by Suitably Qualified and Experienced Person
d) Notification and management of environmental incidents
e) Records and registers
f) Environmental roles and responsibilities of personnel (including nomination of Principal Contractor)
g) Site induction

(ii) Operational Requirements

a) Erosion and sedimentation (including Erosion and Sediment Control Plan) (to be prepared by a Suitably Qualified and Experienced Person)
b) Water quality
c) Dust
d) Cultural heritage
e) Noise (to be prepared by a Suitably Qualified and Experienced Person)
f) Vibration (to be prepared by a Suitably Qualified and Experienced Person)
g) Indigenous vegetation clearance
h) Chemical and fuel management
i) Waste management

The EMP (and any sub-plans e.g. ESCP described below) shall also be consistent with any recommendations outlined in the Geosolve Geotechnical Report January 2025.

(b) Submit an Erosion and Sediment Control Plan (ESCP) for that stage prepared by a suitably qualified person . 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:

(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 for that Stage; or

(iii) There has been an Environmental Incident and investigations have found that the management measures are inadequate.

(c) Submit a Construction Management Plan (CMP) for that stage prepared by a suitably qualified person for certification by QLDC. This plan shall include details of the following:

(i) Details of the site manager, including their contact details cell phone, email, postal address.
(ii) The location of a large notice board on the site that clearly identifies the name, telephone number and address for service of the site manager.
(iii) Measures to be adopted to maintain the land in a tidy condition in terms of disposal / storage of rubbish, storage and unloading of building materials and similar construction activities.
(iv) 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 their expense, to clean the roads.
(v) Access controls.
(vi) Site parking arrangements.
(vii) Safety fencing, and site perimeter security.
(viii) Maintenance of land stability at the site boundaries.
(ix) Directions for advising adjoining landowners and occupiers of planned construction activities.
(x) Handling and addressing of complaints.

(d) Submit a Chemical Treatment Management Plan for that stage prepared by a suitably qualified person in accordance with GD05 and QLDC's Guidelines for Environmental Management Plans. The purpose of the Plan is to set out the requirements for the implementation of chemical treatment to improve the efficiency of sediment retention devices on site. The Plan must include the following information as a minimum:

(i) Specific design details of chemical treatment system based on a rainfall activated dosing methodology for the site's sediment retention ponds;
(ii) Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet);
(iii) Details of optimum dosage (including assumptions);
(iv) Results of initial chemical treatment trial;
(v) A spill contingency plan; and
(vi) Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

(e) Submit a detailed landscape plan(s) (including design specifications) for each stage prepared by a suitably qualified Landscape Architect for certification by QLDC. The landscape plans are to include details of:

- Planting within any local purpose or recreation reserves to be vested in QLDC
- Planting within any road reserves to be vested in QLDC

The final landscape plan(s) shall be generally consistent with the landscape plans approved in Condition 1 and shall achieve the following:

(i) All works shall meet Part 7: Landscape of being QLDC's Land Development and Subdivision Code of Practice adopted on 8 October 2020 and subsequent amendments to that document up to the date of issue of any resource consent.
(ii) Ensure that areas of recreation reserve exclude any areas of road.
(iii) Details of landscape trees and plants to be planted within any reserves that includes the species, size and location.
(iv) Details of street trees and verge planting within road reserves, including details of the species, size and location.
(v) Irrigation plan showing how trees are to be irrigated.
(vi) Tree pit details showing root ball treatment and staking.
(vii) Ensure that all batter slopes and mounds are to a gradient not exceeding 1:5 when measured across any point to ensure that all slopes are mowable. This will require that plans clearly demonstrate that this gradient will not be exceeded.
(viii) Path width, material and construction details so that all trails achieve a minimum Grade 2 standard as detailed in the QLDC Trail Design Standards and Specifications 2018. Where a Grade 2 standard cannot be achieved due to topography, pending detailed design, the trail locations and formations may change or an alternative grade may be accepted.
(ix) Detail of any stormwater soak pits/detention areas, including planting, maintenance and confirmation that the surrounding areas can be easily mown.
(x) Details and locations for any other proposed assets or reserve improvements, such as park seats, irrigation, fencing and signage.
(xi) Maintenance requirements.
(xii) A potable water supply point to be provided to the boundary of all recreation reserve lots.
(xiii) Incorporation of any relevant recommendations from the Pest and Weed Management Plan and Wetland Management Plan certified under Conditions 9(b) and 10.

No landscaping works may be undertaken on the site until the plan has been certified.

Notes:

- *It is noted that due to topography, and pending detailed design, the trail locations and formations may change. Flexibility around this is to be given, noting any changes to the trails shall come past the Parks and Reserves Department, prior to commencement of construction.*
- *The consent holder should also be aware that the certification or acceptance of any landscape plan does not remove the requirement to ensure Council approval for vesting of reserve areas.*

(f) Submit a Construction Traffic Management Plan for any stage where works within or adjacent to a road reserve are works that affects the normal operating conditions of the road reserve through disruption, inconvenience or delay. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor (STMS) in accordance with QLDC's requirements for traffic management plans and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management where relevant in relation to the State Highway.

12 The Plans listed in Conditions 9 - 11 shall be accessible on site at all times during work under this consent. A certified Plan may be amended, if necessary, to reflect any changes in design, construction methods or approaches to the management of effects arising from completion of

final detailed design for any stage. Any amendments must be discussed with and submitted to QLDC for certification in writing prior to implementation of the change.

Engineering Approvals

13 All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 8th October 2020 and any subsequent amendments to that document up to the date of issue of this subdivision consent, except where specified within the below conditions of consent.

14 At least 7 days prior to commencing excavations in any given stage, the consent holder shall provide the QLDC with the name of a suitably qualified professional as defined in Section 1.7.2 of QLDC's Land Development and Subdivision Code of Practice and who shall supervise and monitor any earthworks. This engineer shall be responsible for providing a Geotechnical Completion Report and Schedule 2A certificate, including fill certification, for all lots within the subdivision.

Construction Access

15 Prior to commencing ground-disturbing activities on the site or accessing of the site by heavy vehicles, the Consent Holder shall:

(a) Provide to QLDC, correspondence from the NZTA confirming that the existing SH6 access points are in accordance with NZTA standards to be utilised as a construction access points.

(b) Should construction access to the site be moved at any point during construction works, the construction vehicle crossing shall be identified in consultation with, and by certified by NZTA. Prior to first use, the Consent Holder shall provide correspondence from NZTA to the QLDC confirming that the construction access has been constructed to NZTA standards.

16 There shall be no construction access to the site through Māori Jack Road and Homestead Bay Road at any time.

Engineering Review and Acceptance

17 Prior to commencing works (excluding earthworks) in any given stage, the consent holder shall obtain 'Engineering Review and Acceptance' from the QLDC for development works to be undertaken and information requirements specified below. Clear staging plans shall be provided and/or the documents supplied shall clearly delineate the works (or part-works) to be completed for each stage being applied for.

The application shall include all development items listed below unless a 'partial' review approach has been approved in writing by the QLDC.

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 13, to detail the following requirements:

Transport

a) Formation of the roading assets in accordance with the 'Road Carriageway Hierarchy' plan prepared by Stantec, FIG.R001, Revision A, dated 11.04.2025 and the road cross-sections in Appendix D of the Stantec Integrated Transport Assessment dated 10 April 2025.

b) Provide the final location of the bus stops which are to be in the approximate locations shown on the 'Bus routes and stops' plan prepared by Stantec, FIG.R003, Revision A, dated 07.04.2025. The bus stop design is to be generally consistent with the QLDC Bus Stop Policy and Standards dated 2 September 2008.

c) The formation of an access track down the terrace face within Lot 9023 for operations and maintenance vehicle access to the borefield OR confirmation of an enduring legal right of access granted along the Lake Wakatipu foreshore land to access the borefield and associated formation. The access track shall be designed and formed in the approximate location detailed on the plan "Utilities – Water: Water Rising and Falling Mains Layout" prepared by Stantec dated 11 April 2025 and the following requirements:

    (i) The maximum gradient may be 1 in 5 (20%).
    (ii) The carriageway may remain unsealed with measures to reduce wear of the surfacing (ie rutting, corrugations, potholing and similar) in areas where the longitudinal gradient exceeds 1 in 10 (10%).
    (iii) Carriageway widening is to be provided to accommodate an 8m medium rigid truck (service vehicle or emergency vehicle) moving through the site as a design vehicle.

d) The formation of an access road within Lot 9024 to the Water Treatment Plant, Wastewater Treatment Plan and Reservoirs Lots 9024 – 9026. The access track shall be designed and formed in in the approximate location detailed on the plan "Utilities – Water: Water Rising and Falling Mains Layout" prepared by Stantec dated 11 April 2025 and the following requirements:

    (i) The maximum gradient may be 1 in 5 (20%).
    (ii) The carriageway may remain unsealed with measures to reduce wear of the surfacing (ie rutting, corrugations, potholing and similar) in areas where the longitudinal gradient exceeds 1 in 10 (10%).
    (iii) Carriageway widening is to be provided to accommodate an 8m medium rigid truck (service vehicle or emergency vehicle) moving through the site as a design vehicle.

e) The formation of all new road intersections in accordance with the latest Austroads intersection design guides. These designs shall be subject to review and approval by Council with any associated costs met by the consent holder.

f) The provision of sealed vehicle crossings that shall be constructed to each residential lot to Council's standards in accordance with the below:

    (i) For all low density residential lots marked as non-compliant with Rule 29.5.21 on Patersons Plan set (reference vehicle crossing separation breaches plan set), at detailed design of the road network a drawing is to be prepared identifying locations

along the kerb where vehicle crossings are not to be permitted considering the placement of pedestrian crossing facilities (including kerb drop downs), and the intersection function and corner radius. The consent holder shall provide specific confirmation of the locations where vehicle crossings are not permitted from a suitability qualified traffic engineer, to ensure that the non-compliance with the Council standard will not result in unacceptable safety and operational effects. At the time the lot is developed, if a position is proposed that does not meet the acceptable locations, then it will be subject to the normal resource consent process.

(ii) The consent holder shall provide an assessment from a suitably qualified traffic engineer where a lot vehicle crossing is located on the inside of a curve with a change of angle of 45 degrees or more, and the road has a target operating speed of 30km/h or higher. The assessment will be based on Austroads Guide to Road Design (Geometric Design) Stopping Sight Distance with reaction time of 1.5 seconds and estimated operating speed of the road at the location of the vehicle crossing. The traffic engineer shall confirm that non-compliance with the Council standard will not result in unacceptable safety and operational effects.

g) The provision of road lighting in accordance with QLDC's road lighting policies and standards, including the Southern Light Strategy (2017). A Lighting Subcategory Sub-category of PR5 or PR6 shall be used for residential roads in accordance with AS/NZS 1158.3.1:2020.

h) Details of road lighting in accordance with QLDC's road lighting policies and standards, including the Southern Light Strategy (2017) for the commercial area.

i) The provision of road marking and signage for all roads, car parks, and circulation/ manoeuvring aisles. All signage and marking shall be in accordance with the Traffic Control Devices (TDC) Manual.

j) The transportation infrastructure design shall be submitted for review and certification shall be accompanied by the following;

i) Vehicle tracking movements shall be clearly demonstrated for all roads (specifically that of a 8m rigid truck for local roads and 12.5 m bus for the collector road).

ii) Detailed design for all roading shall illustrate how traffic calming measures have integrated pedestrian facilities, parking layout, and streetscapes into the overall design to achieve the target operating speed. The detailed design shall be prepared in consultation with an independent qualified person and a report submitted by this person confirming the designs achieve the target operation speed.

iii) The provision of a landscape plan demonstrating that proposed street trees will not clash or cause issue with access to any underground services to be vested in Council.

k) The consent holder shall engage an independent and suitably qualified and experienced traffic engineer to carry out a detailed design safety audit in general accordance with the NZTA Manual "Road Safety Audit Procedures for Projects" and section 3.2.7 of the Councils Code of Practice. This shall include confirmation that appropriate traffic signs and road marking have been provisioned in accordance with the Traffic Control Devices

Manual. The consent holder shall comply with any recommendations at their own cost. A copy of this report shall be submitted to QLDC for review and acceptance.

l) The shared access to Lots 587, 588, 591, 592 shall have a minimum formed width of 3m.

Water

m) For Stage 1, detailed plans and specifications shall be supplied for the following:

(i) The construction of a borefield within Lot 9023 with associated infrastructure and buildings.

(ii) A rising main and (if required) booster pumps to convey raw water to the water treatment plant at Lot 9025.

(iii) A water treatment plant (WTP) within Lot 9025. This plant shall be designed to ensure on-going compliance with the requirements of the Water Services Act 2021 and Water Services (Drinking Water Standards for New Zealand) Regulations 2022 and Aesthetic Values or Drinking Water Notice 2022.

(iv) A pump and rising main (if required) from the WTP to the reservoir within Lot 9026.

(v) Water reservoirs with a minimum capacity of 2,860m³ within Lot 9026, with details demonstrating that the reservoir(s) have been designed as an Importance Level 4 structure.

(vi) A gravity network from the water reservoir to the reticulated lots and any necessary booster pump infrastructure and / or pressure reducing valves to achieve QLDC level of service flows and pressures to the reticulated lots.

n) For all stages after Stage 1, detailed plans and specifications for any bulk water treatment and supply infrastructure or works required for the provision of the potable water supply for each specific stage.

o) For any stage proceeding Stage 1, the Consent Holder shall monitor the water consumption and the number of lots occupied for the completed stages. In the event that an application is made for Engineering Review and Acceptance to service a stage with a lesser per household water supply than detailed in the Stantec Engineering Feasibility Report dated 11 April 2025, this shall be supported by a Monitoring Report detailing the water consumption records.

p) For all stages, the water design shall ensure that potable water is able to be provided to each residential and commercial lot that meets the requirements of the CoP, which shall be by:

(i) The provision of a minimum 20mm id potable water supply lateral to the Single House Lots 1 - 1438. This shall include an Acuflo GM900 toby valve installed at the boundary.

(ii) The provision of a minimum 100mm id potable water supply lateral to High Density Superlots Lots, 6004 – 6017. The bulk lateral shall be terminated with a valve and capped just prior to the boundary, and a 20mm id lateral for future construction water

extended off this bulk lateral and into the site with an Acuflo GM900 toby valve installed at the boundary.

Note: As per Condition 41(a), a suitable bulk metre and backflow prevention will be installed at time of future development of these lots.

(iii) The provision of a minimum 63mm potable water supply lateral to Medium Density Superlots, Lots 7001 – 7022. This bulk lateral shall be terminated with a valve and capped just prior to the boundary, and a 20mm id lateral for future construction water extended off this bulk feed with an Acuflo GM900 toby valve installed at the boundary.

Note: As per Condition 41(a), suitable bulk meter and backflow prevention will be installed at time of future development of these lots.

(iv) The provision of a minimum 100mm potable water supply lateral to Commercial Superlots, Lots 6001 - 6003. This bulk lateral shall be terminated with a valve and be capped just prior to the boundary, and a 20mm id lateral for future construction water extended off this bulk lateral and into the site with an Acuflo GM900 toby installed at the boundary.

Note: *As per Condition 41(a), suitable bulk meter and backflow prevention will be installed at time of future development of these lots.*

(v) The above 20mm id lateral connections to each lot shall include water meters at the lot boundary as agreed with QLDC or the Incorporated Society (or equivalent legal body) if the water infrastructure is not being vested under Conditions 5 and 6.

(vi) Where the toby valve box is to be placed within a trafficable area, a trafficable lid/box shall be included.

q) The provision of a landscaping irrigation plan with suitable backflow prevention for landscaping to be vested in QLDC or the Incorporated Society (or equivalent legal body) if the water infrastructure is not being vested under Conditions 5 and 6.

r) The provision of fire hydrants with adequate pressure and flow to service and maintain each residential lot with a minimum Class FW2 fire risk and each commercial lot with a FW3 fire risk in accordance with the NZ Fire Service Code of Practice for Fire Fighting Water Supplies 2008. Any lesser risk must be approved in writing by the Fire Service NZ and supplied to QLDC.

Wastewater

s) For Stage 1, detailed plans and specification shall be supplied for the following:

(i) The construction of a pump station within Lot 9018 or alternative location to be able to service the stage. The pump station shall include suitable emergency storage and/or generator backup and shall be connected to a SCADA (Supervisory Control and Data Acquisition) system or suitable alternative monitoring system, to be approved by Council, to protect the pump station against any system failure and/or overloading. The pump station design shall also include a water supply connection and provision of a vehicle crossing and access driveway from the surrounding Council road network and set down area to allow for ongoing maintenance access by heavy vehicles (if required).

(ii) A rising main to the wastewater treatment plant within Lot 9025.

(iii) A sludge activated wastewater treatment plant within Lot 9025 in general accordance with the details in the Stantec Engineering Feasibility Report dated 11 April 2025.

(iv) Land treatment areas of sufficient size to service the full wastewater treatment capacity of the first stage of the wastewater treatment plant.

t) For all stages, detailed plans and specifications for any wastewater treatment and disposal infrastructure or works, including land treatment areas required for the disposal of treated effluent from each specific stage. This shall include details of:

(i) Identification of sufficient land treatment area to allow for an average rate of discharge of between 5 – 8 mm/day for dry weather flow.

(ii) Details of the vegetation management regime for the land treatment areas in (i).

(iii) Locations of the sub-surface drip irrigation system within the nominated land treatment area.

(iv) If Easement Area XQ DP 380128 as shown on the "Existing Easements on Lot 12 DP 364700" plan prepared by Patersons, dated 10.04.25 is to be utilised as a land treatment area for the subdivision, the Consent Holder is to provide written confirmation that Easement 7802746.10 in favour of the Jacks Point Residents and Owners Association has been surrendered for the area of the proposed land treatment area.

u) The Consent Holder shall monitor the following:

(i) The quantity of wastewater generation from and the number of lots occupied for the preceding stages.
(ii) The wastewater quality discharged from the wastewater treatment plant.

In the event that an application for Engineering Review and Acceptance is submitted proposing to service a stage utilising a lesser per household wastewater generation than the QLDC Code of Practice, this shall be supported by a Monitoring Report with the above information.

v) The provision of a foul sewer connection from each residential and commercial lot to the wastewater pump station in accordance with Council's standards and connection policy. These connections shall be installed with an invert suitable to drain the full buildable area within each lot while maintaining minimum grade and pipe cover.

Where these connections are via gravity they shall be installed with an invert suitable to drain the full buildable area within each lot while maintaining minimum grade and pipe cover. Where these connections are via a pressure sewer they should include a boundary kit in accordance with the QLDC pressure sewer policy.

Stormwater

w) The provision of a gravity stormwater collection and disposal system which shall provide both primary and secondary protection for roads and future development within the residential lots, in accordance with Council's standards and connection policy. This shall include:

   i) The provision of a reticulated primary system to collect and disposal of stormwater under the 5% AEP storm event from all road surfaces and all potential impervious areas within each residential and commercial lot. The individual lateral connections to each residential and commercial lot shall be designed to provide gravity drainage for the entire buildable area within the lot.

      The primary reticulated stormwater system shall drain to a dedicated outfall/s to the Southern and Central Gullies and Northern Channel. The outfall/s shall be designed to ensure that non-scouring velocities are maintained and/or suitable energy dissipation and scour protection measures are installed.

      To ensure suitable water quality is maintained, the primary system shall make provision for the interception of settleable solids, hydrocarbons and floatable debris prior to discharge to the Southern and Central Gullies or Northern Channel. These measures shall include a proprietary treatment device on the primary stormwater network outfall/s. This device shall be able to remove approximately 75% TSS and would likely take the form of a Hynds Downstream Defender, SW360 Vortcapture, or similar. This treatment devices shall be located to easily enable any required ongoing maintenance and clearing.

   ii) The provision of a secondary stormwater protection system consisting of secondary flow paths to cater for the 1% AEP storm event, and/or setting of appropriate building floor levels to ensure that there is no inundation of any buildable areas within the lots,

x) The above primary and secondary system shall ensure that any flows to the gullies within Lots 9014, 9017-9021 and 9024 make suitable provision for free-board to the developable land and include velocity controls and/or scour protection to ensure the base and banks of the gullies will not be subject to erosion/scour damage.

Design

y) Prior to commencement of construction of any of the following infrastructure, details of the design of the following utility buildings and reservoirs (and ancillary buildings and structures) are to be provided to QLDC for certification:

   - Borefield and manifold building
   - Water treatment plant
   - Wastewater treatment plant
   - Reservoirs

   The designs are to meet the following standards:

   (i) All above-ground utility buildings and reservoirs are to be clad in external cladding materials finished in the range of browns, greys and black with a light reflectance value of 20% or less.

(i) The water and wastewater treatment plant buildings and associated structures are to be constructed within Lot 9025 and are not to exceed a total floor area of 6,000m² and a maximum height of 6m above ground level.

(ii) The reservoir tanks are to have an internal diameter not exceeding 30m and a total height not exceeding 6m above ground level.

(iii) The borehead and manifold buildings over the bores are to have a maximum floor area of 35m² and a maximum height of 5m. Ancillary electrical buildings are to each have a maximum floor area of 40m² and a maximum height of 3.5m and are to be located adjacent to the borehead buildings.

z) The formation of the reservoir platform is to be of sufficient space to allow for the construction of a third reservoir in the future with appropriate circulation space for access and servicing.

Hazards

aa) For Stage 1, detailed design plans of the highway bund and swale within Lot 9013 are to be provided. The swale and bund are to be sufficient to convey 21.6 cumecs with additional freeboard.

bb) Prior to any stage that includes the formation of residential or commercial lots on the north side of Road 01, detailed design plans of the highway bund and swale within Lot 9012 are to be provided. The swale and bund are to be sufficient to convey 19.4 cumecs with additional freeboard.

cc) Prior to any stage that includes the formation of residential lots accessed via Road 181, detailed design plans of the highway bund and swale within Lot 9015 are to be provided. The swale and bund are to be sufficient to convey 20.3 cumecs with additional freeboard.

Certification

dd) The provision of Design Certificates for all engineering infrastructure works associated with this subdivision submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater, Stormwater). The certificates shall be in the format of the *Queenstown Lakes District Council – Land Development & Subdivision Code of Practice 2020* Schedule 1A Certificate.

ee) The provision of a Design Certificate submitted by a suitably qualified design professional for the Wastewater Pump Station/s, Water booster Pump Station/s, Water Treatment Plant, Wastewater Treatment Plant, and Water Reservoir. The certificates shall be in the format of Engineering NZ Producer Statement PS1.

Environmental Controls

18 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.*

19 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.*

20 The QLDC are to be notified 15 days in advance of soil contamination remediation works commencing.

21 Prior to bulk earthworks operations (and vegetation clearance) for the initial stage or any subsequent new stage of works, 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. It is noted that earthworks required to construct environmental management controls are allowed to commence once Council has provided notice that has been met.

22 Prior to commencement of works on the site, the ephemeral wetland within Lot 9002 is to be fenced to exclude stock from grazing in the wetland.

Accidental Discovery Protocol

20 Prior to commencing excavation work, the Consent Holder shall ensure that all persons involved in, or supervising works on-site are familiar with the Accidental Discovery Protocol established under Condition 21 below. The Accidental Discovery Protocol shall be clearly displayed and accessible on site at all times during work under this consent.

21 If at any time the consent holder:

a) Discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder shall without delay:

(i) Notify QLDC, Aukaha and Te Ao Marama and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police.

(ii) Stop work within 20 metres of the discovery to allow a site inspection by Heritage New Zealand Pouhere Taonga and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Any koiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation. Site work shall recommence following consultation with Council, the New Zealand Pouhere Taonga, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

b) Discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder shall without delay:

(i) stop work within 20 metres of the discovery or disturbance and;

(ii) advise QLDC, Heritage New Zealand Pouhere Taonga and if required, shall make an application for an Archaeological Authority and;

(iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may only recommence following consultation with QLDC and Heritage New Zealand Pouhere Taonga.

During construction

22 The loading and stockpiling of earth and other materials shall be confined to the subject site.

23 No earthworks, temporary or permanent, are to breach the boundaries of the subject site. With the specific exception of earthworks required to install infrastructure services connections to the existing networks, and works along SH6 approved by NZTA.

24 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 certified by QLDC. All works shall be undertaken in accordance with the most current version of the EMP as certified by QLDC.

25 The current EMP shall be accessible on site at all times during work under this consent and the Consent Holder shall establish and implement document version control.

26 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*.

27 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 28 below.

28 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.

29 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.*

30 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.*

31 Hours of operation for earthworks, shall be:

- Monday to Saturday (inclusive): 7.30am to 6.00pm.
- Sundays and Public Holidays: No Activity.

No heavy vehicles are to enter or exit the site, and no machinery shall start up or operate earlier than 7.30am. All activity on the site is to cease by 6.00pm.

32 All recommendations of the Detailed Site Investigation and any Remediation Action Plan shall be implemented during any disturbance of the potential HAIL sites identified in the Preliminary Site Investigation for the application site prepared by WSP dated 3 February 2025.

33 If contamination that exceeds criteria for residential land use remains on site, a Contaminated Site Management Plan is to be prepared for the affected area.

34 Only cleanfill material shall be deposited at the site. Cleanfill material is defined as material that when buried/placed will have no adverse effect on people or the environment, and includes virgin natural materials such as clay, soil and rock, and other inert materials such as concrete or brick that are free of:

- combustible, putrescible, degradable or leachable components;
- hazardous substances;
- products or materials derived from hazardous waste treatment, hazardous waste stabilisation or hazardous waste disposal practices;
- materials that may present a risk to human or animal health such as medical and veterinary waste, asbestos or radioactive substances;
- liquid waste.

Acceptable materials include bricks, pavers, masonry blocks, ceramics, un-reinforced concrete, reinforced concrete where any protruding steel is cut off at the concrete face, fibre cement building products, road sub-base, tiles and virgin soils (including rock, sand, gravel, clay) - provided they are uncontaminated. Any other materials will require the prior written approval of Council prior to disposal at the site. Topsoil shall be used for final cover only.

35 On completion of any earthworks associated with the water reservoir(s) and prior to the placement of any tanks or associated infrastructure, the consent holder shall provide to Manager of Resource Management Engineering at Council a geotechnical completion report from a suitably qualified geo-professional that confirms that the completed platform and associated batter slopes are stable and appropriate for the anticipated tanks.

36 All tree felling works are to be undertaken between the months of August to February to avoid disruption of nesting birds.

37 The balance lots which are not being utilised for construction activities are to continue to be grazed until earthworks or construction activities are to commence in those lots.

Prior to s223 certification

38 Prior to the QLDC signing the Title Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:

a) The survey plan must show all lots to vest to QLDC as agreed under Conditions 5 – 7, including roads, local purpose reserves and recreation reserves.

b) All necessary easements shall be shown in the Memorandum of Easements attached to the Title Plan and shall be duly granted or reserved. This shall include:

(i) Any Easements in Gross as required by Council for infrastructure to vest where this has been agreed under Conditions 5 - 7. Requirements for vested infrastructure and Easements in Gross shall be agreed with QLDC's Land Development Engineer prior to Council signing the Survey Plan and prior to obtaining 'Engineering Review and Acceptance' for design of infrastructure.

(ii) Public access easements shall be shown in the Memorandum of Easements attached to the Title Plan are required over any road allotments which have not be accepted for vesting by QLDC under Condition 5.

c) The names of all roads which require naming in accordance with QLDC's road naming policy shall be shown on the survey plan.

[Note: the road naming application should be submitted to the Manager Resource Management Engineer at QLDC. and should be lodged prior to the application for the section 223 certificate]

Prior to s224c certification

39 Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following works as applicable to each stage of the subdivision:

a) Implementation of the Plans approved under Conditions 9 – 11 above which apply to that specific stage.

b) The completion and implementation of all works detailed in Conditions (17) above which apply to that specific stage.

c) Where the water and/or wastewater treatment plant are not being vested in QLDC under Conditions 5-7, evidence of a design, build and operation contract for the wastewater plant shall be provided to QLDC.

d) Where any infrastructure or device (wastewater treatment plant, water treatment plant, water reservoirs, borefield or booster pumps and the like) are to be vested in QLDC under Conditions 5-7, an Operations and Maintenance Manual is to be submitted to QLDC for certification.

e) Prior to s224c for Stage 1, confirmation from NZTA of the satisfactory completion of the roundabout at the entrance to the development off State Highway 6 shall be provided to QLDC.

f) Prior to s224c being issued for 600 residential lots, confirmation from NZTA of the satisfactory completion of a roundabout providing access from State Highway 6 into Hanley's Farm at Jack Hanley Drive shall be provided to QLDC.

g) Prior to s224c being issued for 1200 residential lots, a continuous road connection extending between State Highway 6 and Homestead Bay Road is to be completed.

[Note: for the avoidance of doubt, this may be achieved via multiple roads including through connection to Chief Reko Road if that road has legally secured public access]

h) Prior to s224c being issued for 1400 residential lots, confirmation from NZTA of the satisfactory completion of a roundabout providing access from State Highway 6 into Jacks Point at Māori Jack Road shall be provided to QLDC OR written confirmation from NZTA of payment of the estimated construction cost of a future roundabout in this location (to a value agreed between the Consent Holder and NZTA) shall be provided to QLDC.

i) A second potable water source is to be secured prior to s224c being issued for greater than 1400 residential lots. Written confirmation of access to this supply including any necessary resource consents and access rights is to be submitted to QLDC. Confirmation shall be supplied from a suitably qualified engineer that there is sufficient capacity in the second water source to provide a minimum of 16.8 L/s of water supply to the subdivision and the raw water is able to be treated within the water treatment plant to meet the relevant standards for drinking water supplies. Alternatively, if a second water source is not proposed at this number of lots, evidence based on monitoring undertaken in accordance with Condition 17(o) shall be supplied.

j) Prior to s224c being issued for Stage 1, the bund around the water and wastewater treatment plant shown on Stantec Drawing 310104425-00-000-C0020 shall be formed and planted in accordance with the landscape plan certified under Condition 11(e) above.

k) Prior to s224c being issued for Stage 1, the bund around the reservoirs shown on Stantec Drawing 310104425-00-000-C403 shall be formed planted in accordance with the landscape plan certified under Condition 11(e) above.

l) Prior to s224c for Lots 1398 to 1403, a continuous strip of planting shall be established within the Local Purpose Reserve Lot 9016 adjacent to Lots 1398 - 1403. These plantings are to comprise a mixture of shrubland and Mountain Beach trees. The shrubland plants are to have a maximum spacing of 1 metre and the trees are to have a maximum spacing of 3m.

m) For any stage that contains a HAIL site, the recommendations of the Detailed Site Investigation and Remediation Action Plan approved under Condition 9(a) above are to be implemented in full for each specific HAIL site within that stage and a Site Validation Report (SVR), prepared by suitably qualified and experienced practitioner in accordance with, demonstrating that the site is suitable for its intended land use.

n) Section 224c is not to be sought for any residential lots located within the 55 dB Ldn of the NZone airstrip shown in 'Proposed Subdivision Plan - NZONE Skydive Noise Contours', prepared by Patersons, Drawing No Q7557-007, Sheet 001, Rev 0, dated 10 April 2025 until

written confirmation that the NZone skydiving activity has permanently ceased operating on the site has been submitted to QLDC.

o) 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, Water, Irrigation, Wastewater, Stormwater reticulation.

p) Where the water infrastructure is to be vested and water meters are not installed at the time of subdivision, water meters meeting QLDC's specification are to be provided to Council's maintenance contractor Veolia for each residential lot as per condition 17(p)(v) above, and evidence of supply shall be provided to QLDC.

q) All newly constructed gravity foul sewer and stormwater mains shall be subject to a closed-circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used, and lateral connections shall be inspected from inside the main. The CCTV shall be completed and reviewed by Council before any surface sealing and any defects identified shall be repaired.

r) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of a minimum single phase 15kva underground electricity supply has been made available to the boundaries of each residential lot 1 - 1438, and that all the network supplier's requirements for making such means of supply available have been met.

s) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of a minimum single phase 15kva underground electricity supply has been made available to the boundaries of each commercial, medium and high density superlots (Lots 6001 – 6017 and 7001 – 7022), and that all the network supplier's requirements for making such means of supply available have been met.

t) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the boundaries of each lot and that all the network supplier's requirements for making such means of supply available have been met.

u) Any road signage shall be installed in accordance with Council's signage specifications and all necessary road markings completed on all public roads in accordance with MOTSAM and the TCD Manual.

v) Road naming shall be carried out, and signs installed, in accordance with Council's road naming policy.

w) At the completion of onsite earthworks, the geo-professional identified under Condition (14) shall incorporate the results of ground bearing test results for each residential allotment (regardless of whether affected by development cut and fill earthworks) and include these with fill certification in accordance with NZS 4431:1989, a Geotechnical Completion Report and Schedule 2A certificate covering all lots within the subdivision. In the event the Schedule 2A includes limitations or remedial works against any lot(s) the Schedule 2A shall also include a geotechnical summary table identifying requirements against each relevant lot in the subdivision for reference by future lot owners. Any remedial

works outlined on the Schedule 2A that requires works across lot boundaries shall be undertaken by the consent holder prior to 224(c) certification being issued.

x) At the completion of onsite earthworks, the geo-professional identified under Condition (14) shall provide certification in accordance with NZS 4431:1989 for all areas of fill within the site on which future buildings are to be founded. Noting any future residential subdivision of this land will require the provision of a Geotechnical Completion Report and Schedule 2A certificate.

y) The consent holder shall engage an independent and suitably qualified traffic engineer to carry out a post-construction road safety audit in general accordance with the NZTA Manual "Road Safety Audit Procedures for Projects" and section 3.2.7 of QLDC's Land Development and Subdivision Code of Practice. This shall include confirmation that appropriate traffic signs and road markings have been installed in accordance with the New Zealand Transport Agency's Traffic control devices manual. The consent holder shall undertake works in compliance with any recommendations of the road safety audit at their own cost. A copy of this report and confirmation that the recommendations have been complied with shall be submitted to QLDC for review and acceptance.

z) Hydrant testing shall be carried out to confirm that there are sufficient hydrants with adequate pressure and flow to service the lots created with a minimum Class FW2 fire supply 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 Service NZ, Dunedin Office. The testing shall be carried out over the peak period of an average day. All related costs shall be borne by the consent holder.

aa) The submission of Completion Certificates for all engineering works completed in relation to or in association with the relevant stage of subdivision. The certificates shall be in the format of the *Queenstown Lakes District Council – Land Development & Subdivision Code of Practice 2018* Schedule 1B and 1C Certificate.

bb) The submission of Completion Certificates from both the Contractor and Approved Certifier for the Wastewater Pump Station/s, Water booster Pump Station/s, Water Treatment Plant, Wastewater Treatment Plant, and Water Reservoir, as completed in relation to or in association with the relevant stage of subdivision. The certificates shall be in the format of Engineering NZ Producer Statement PS3 and PS4.

cc) The consent holder shall ensure that all silt attributable to the construction of this stage of development is removed from the mud-tanks within the road network and downstream stormwater pipe network, including any treatment devices.

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

ee) All exposed earthwork areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.

ff) The consent holder shall obtain a Full Council decision (or otherwise delegated) confirming that all areas of reserve have been formally agreed to be vested, if agreed to be vested under Conditions 5 - 7.

gg) The consent holder shall fully implement all works as shown on the landscape plan approved by condition 11(e).

hh) For any lots to be vested in QLDC which contain landscaping approved under Condition 11(e), the consent holder shall enter into a maintenance agreement under s207A of the Local Government Act 2002 Amendment Act (LGA) as per clause 7.4.11.2 of the QLDC Land Development Subdivision Code of Practice 2020, with the QLDC Parks and Reserves Department, with the obligation being upon the consent holder to fulfil the requirements detailed in (i) to (x) below. The maintenance period shall be three (3) years from any issue of 224(c):

i) All new assets, including irrigation and fencing, shall be kept in good working order and be free of defects or disrepair;
ii) Trees and vegetation shall be irrigated and maintained to an acceptable standard as specified by QLDC Parks and Reserves Planning team. It shall be the responsibility of the consent holder to ensure that any new plantings, as shown on the approved landscape plans, that die or decline at any time over the three (3) year maintenance period following the initial planting shall be replaced. The replacement plants shall be of the same species, grade and size as the original specimens and planted no later than the following planting season or as instructed by QLDC;
iii) The vested reserve(s) shall be kept in a tidy condition and shall be free of litter and refuse;
iv) Health and safety plans shall be provided for all non-QLDC approved contractors undertaking maintenance in the reserves or road reserves.
v) On completion of construction, as-builts for walkways (and grassed areas if any), which are to be vested with Council, to be provided as per Land Development and Subdivision Code of Practice (dated 2020).

ii) The consent holder shall enter into a maintenance agreement under s207A of the Local Government Act 2002 Amendment Act (LGA) as per clause 7.4.11.2 of the QLDC Land Development Subdivision Code of Practice 2020, with the QLDC Parks and Reserves Department, with the obligation being upon the consent holder to fulfil the requirements detailed in the Weed and Pest Management Plan certified in Condition 9(b). The maintenance period shall be three (3) years from any issue of 224(c) for each stage(s) which include Lots 9001, 9002, 9003, 9014, 9017, 9018, 9023, 9027 and 9028.

jj) The consent holder shall enter into a maintenance agreement under s207A of the Local Government Act 2002 Amendment Act (LGA) as per clause 7.4.11.2 of the QLDC Land Development Subdivision Code of Practice 2020, with the QLDC Parks and Reserves Department, with the obligation being upon the consent holder to fulfil the requirements detailed in the Wetland Management Plan certified in Condition 10. The maintenance period shall be three (3) years from any issue of 224(c) for the stage which includes Lot 9002.

kk) Prior to s224c certification, all new reserve and road reserve asset information shall be submitted electronically with spatial attributes as outlined in Schedule 1D of the QLDC LDSC 2020.

Registration of consent notices and covenants

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

41 The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles, by way of Consent Notice pursuant to s.221 of the Act.

i) In the event that the Schedule 2A certificate issued under Condition 39(w) and (x) contains limitations or remedial works required, then a consent notice shall be registered on the relevant Records of Title detailing requirements for the lot owner(s). This shall include any specific slope stability set back areas.

ii) A consent notice condition pursuant to s.221 of the Resource Management Act 1991 shall be registered on the Records of Title for the relevant lots providing for the performance of any ongoing requirements for protection of emergency stormwater flow paths or minimum floor levels for buildings, where deemed necessary by Council to satisfy Condition 10(r)(ii) above. The final wording of the consent notice 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.

iii) In the event that the Engineering Acceptance issued under Condition 17(x) 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 consent notice (or other alternative legal instrument acceptable to Council) shall be registered on the relevant Records of Title detailing these requirements for the lot owner(s). The final form and wording of the document shall be checked and approved by Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected. The applicant shall liaise with the Subdivision Planner and/or Manager of Resource Management Engineering at Council in respect of the above. All costs, including costs that relate to the checking of the legal instrument by Council's solicitors and registration of the document, shall be borne by the applicant.

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

iv) All boundary fences along or adjoining any areas of reserve shall be no greater than 1.2 metres in height and shall be no less than 50% visually permeable.

41 The following conditions of the consent shall be complied with in perpetuity and shall be registered on the Titles for Lots 6001 – 6017 and Lots 7001 - 7022, by way of Consent Notice pursuant to s.221 of the Act:

(a) The subject lot has only been provided with a basic single residential water, power, and telecommunication connection. At the time the lot is further developed or subdivided in

future the owner for the time being shall be responsible for installing any additional required supply connections from infrastructure within the surround roads.

42 The following conditions of the consent shall be complied with in perpetuity and shall be registered on the Titles for Lots 1 - 1438, by way of Consent Notice pursuant to s.221 of the Act:

General

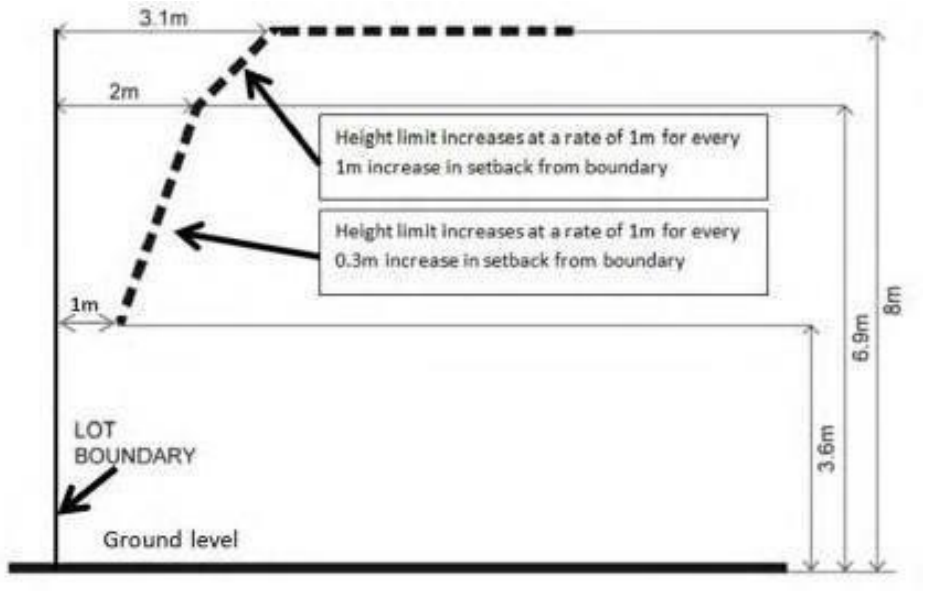
a) The activities permitted are residential activities only (as defined by the Queenstown Lakes District Plan).
b) There shall be no more than one residential unit per lot.

Height

c) The maximum height of buildings shall be 8m.

Recession plane

d) For lots less than 380m² net area - buildings shall not protrude through the following recession plane requirements measured from lot boundaries (except road boundaries):



Gable end roofs may penetrate the above building recession plane restrictions by no more than one third of the gable height.

The above building recession plane restrictions shall not apply to gutters, nor any common walls shared at a boundary and parts of buildings that do not extend beyond the length of that wall.

e) For lots 380m² net area or greater - buildings shall comply with the following recession plane requirements:

No part of any building on a flat site shall protrude through a recession plane inclined towards the site at the following angles:

Northern boundary: 55 degrees
Western and eastern boundaries: 45 degrees
Southern boundary: 35 degrees

The recession planes commence at:

i. 3.5m above ground level at any given point along any internal site boundary up to a distance of 12m from a rear internal boundary; and
ii. 2.5m above ground level at any given point along any internal site boundary of a rear internal boundary or any internal site boundary of a rear site.

Gable end roofs may penetrate the above building recession plane restrictions by no more than one third of the gable height.

The above building recession plane restrictions shall not apply to common walls shared at a boundary and parts of buildings that do not extend beyond the length of that wall.

Note: Refer to the Definitions chapter of the Queenstown Lakes Proposed District Plan for interpretation of recession planes, rear sites and flat sites.

Window sills

f) Window sill heights above the first storey shall not be set lower than 1.5m above the floor level where the external face of the window is within 4m of an internal site boundary, except where buildings face reserves or where opaque glass is used for windows.

Building coverage

g) For lots less than 550m² net area - buildings shall not exceed a maximum site coverage of 60%.

h) Buildings on lots of 550m² net area or greater shall not exceed 50% maximum site coverage.

Setbacks

i) For lots less than 380m² - buildings shall be setback to achieve the following:

Front sites (not including corner sites)

i. One internal setback of 3m;
ii. A road setback of at least 3m, provided that any garage is setback at least 5m from the road boundary unless the garage door opening is perpendicular to the road boundary; and
iii. All remaining internal setbacks of 1m.

Corner sites (lots with more than one road frontage)

iv. A road setback of at least 3m along a road boundary which has a length of at least 6.4m. One other road setback may be reduced to 1.5m. All other road setbacks a minimum of 3m;

v. One internal setback of 3m;
vi. All remaining internal setbacks 1m.

Exceptions

vii. Accessory buildings for residential activities, including garages, may encroach into any 1m internal setback where the buildings are no more than 3.5m in height and where there are no windows or openings orientated towards the internal boundary.
viii. The eaves of any residential unit may encroach into the setback by no more than 400mm;
ix. No setbacks are required when buildings share a common wall at the boundary.

j) For lots 380m² or greater – buildings shall be setback to achieve the following:

Front sites (not including corner sites)

i. One internal setback of 3m;
ii. A road setback of at least 3m, provided that any garage is setback at least 5m from the road boundary unless the garage door opening is perpendicular to the road boundary;
iii. For sites with a frontage exceeding 12.5m, one internal setback of 1.5m from an internal boundary that intersects with a road boundary; and
iv. All remaining internal setbacks of 1m.

Corner sites (lots with more than one road frontage)

v. A road setback of at least 3m along a road boundary which has a length of at least 6.4m. One other road setback may be reduced to 1.5m. All other road setbacks a minimum of 3m;
vi. One internal setback of 3m;
vii. All remaining internal setbacks 1m.

Exceptions

viii. Accessory buildings for residential activities, including garages, may encroach into any 1m internal setback where the buildings are no more than 3.5m in height and where there are no windows or openings orientated towards the internal boundary.
ix. The eaves of any residential unit may encroach into the setback by no more than 400mm;
x. No setbacks are required when buildings share a common wall at the boundary.

Acoustic insultation

k) Any residential activities located within 80 m of the seal edge of State Highway 6, shall be designed and constructed to meet noise performance standards for noise from traffic on the State Highway that will not exceed 35dBA Leq(24 hour) in bedrooms and 40 dBA (Leq (24 hour) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ2107:2000 Acoustics Recommended design sound levels and reverberation times for building interiors.

External cladding

l) The external cladding of buildings shall comply with the following:

i. at least 70% of the total painted or galvanised external surface of buildings (excluding roofs and windows) with a reflectance value of between 0 and 35% ; and
ii. roof colours with a light reflectance value of 20% or less, and in the range of browns, greys and black.

m) Roof claddings are limited to coated aluminium roofing products only.

Lighting

n) All fixed lighting shall be directed in a downward direction and away from adjacent roads and properties.

No build areas or building restriction areas

o) No buildings shall be located within any building restriction area identified on the Record of Title for the property.

43 The following condition of the consent shall be complied with in perpetuity and shall be registered on any balance lots, by way of Consent Notice pursuant to s.221 of the Act.

i. Lot xxx is a balance allotment intended for future development and has not been serviced in accordance with Council's standards and no development contributions have been paid. At the time of any future development of this lot, all necessary services shall be provided to the lot (and any additional lots) in accordance with Council's standards and connection policy as they apply at the time of the future development. For the purposes of this condition, the term "necessary services" may include wastewater disposal, water supply, stormwater disposal, telecommunications and electricity supply (insofar as the intended land use necessitates such services). The cost of providing services and making any connections shall be borne by the owner of the lot for the time being and they may also be required to pay to the Queenstown Lakes District Council any applicable development contributions at that time.

On deposit of a survey plan for further development, this condition shall be cancelled in respect of all residential and access lots, road lots and reserve lots on that survey plan. For clarity, the consent notice condition will continue for any further balance land titles. In this manner the consent notice shall be deemed to have expired for those residential and access lots, road lots and reserve lots on that survey plan.

For the purposes of this condition road, access, and reserve lots include lots that are vested in a management entity, incorporated society or equivalent legal body.

Proposed Land Use Consent Conditions for Residential Units and Retaining Walls on Single House Lots 1 – 1438 (QLDC)

To be administered by the Queenstown Lakes District Council

General

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

- 'Proposed Subdivision Plan' prepared by Patersons, Drawing No Q7557-001, Sheets 000 – 021, Rev 0, dated 10 April 2025

stamped as approved on DATE

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

Monitoring

2 The Consent Holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the RMA.

Consent Lapse

3 This land use consent shall lapse 25 years after the date that consent is granted unless given effect to prior or an extension of time application under section 125 of the RMA is approved by the QLDC before the consent lapses.

Residential Units on Lots 1 - 1438

4 The use of the lots is restricted to residential activities only.

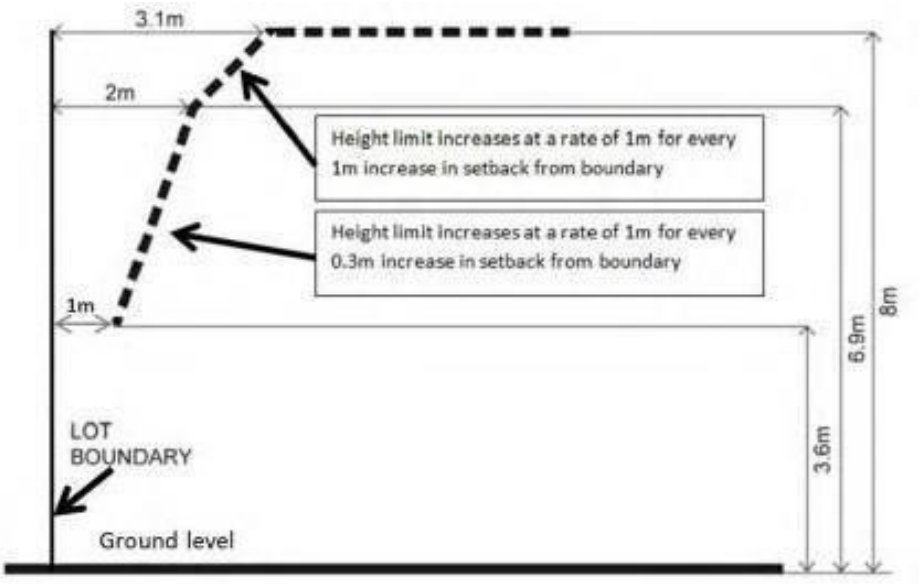
5 There shall be no more than one residential unit per lot.

Height

6 The maximum height of buildings shall be 8m.

Recession planes

7 For lots less than 380m² net area - buildings shall comply with the following recession plane requirements measured from lot boundaries (except road boundaries):



Gable end roofs may penetrate the above building recession plane restrictions by no more than one third of the gable height.

The above building recession plane restrictions shall not apply to gutters, nor any common walls shared at a boundary and parts of buildings that do not extend beyond the length of that wall.

8 For lots 380m² net area or greater - buildings shall comply with the following recession plane requirements:

No part of any building on a flat site inclined towards the site at the following angles:

Northern boundary: 55 degrees
Western and eastern boundaries: 45 degrees
Southern boundary: 35 degrees

The recession planes commence at:

iii. 3.5m above ground level at any given point along any internal site boundary up to a distance of 12m from a rear internal boundary; and
iv. 2.5m above ground level at any given point along any internal site boundary of a rear internal boundary or any internal site boundary of a rear site.

Gable end roofs may penetrate the above building recession plane restrictions by no more than one third of the gable height.

The above building recession plane restrictions shall not apply to common walls shared at a boundary and parts of buildings that do not extend beyond the length of that wall.

Note: Refer to the Definitions chapter of the Queenstown Lakes Proposed District Plan for interpretation of recession planes, rear sites and flat sites.

Window sills

9 Window sill heights above the first storey shall not be set lower than 1.5m above the floor level where the external face of the window is within 4m of an internal site boundary, except where buildings face reserves or where opaque glass is used for windows.

Building coverage

10 For lots less than 550m² net area - buildings shall not exceed a maximum site coverage of 60%.

11 Buildings on lots of 550m² net area or greater shall not exceed 50% maximum site coverage.

Setbacks

12 For lots less than 380m² - buildings shall be setback to achieve the following:

Front sites (not including corner sites)

x. One internal setback of 3m;
xi. A road setback of at least 3m, provided that any garage is setback at least 5m from the road boundary unless the garage door opening is perpendicular to the road boundary; and
xii. All remaining internal setbacks of 1m.

Corner sites (lots with more than one road frontage)

xiii. A road setback of at least 3m along a road boundary which has a length of at least 6.4m. One other road setback may be reduced to 1.5m. All other road setbacks a minimum of 3m;
xiv. One internal setback of 3m;
xv. All remaining internal setbacks 1m.

Exceptions

xvi. Accessory buildings for residential activities, including garages, may encroach into any 1m internal setback where the buildings are no more than 3.5m in height and where there are no windows or openings orientated towards the internal boundary.
xvii. The eaves of any residential unit may encroach into the setback by no more than 400mm;
xviii. No setbacks are required when buildings share a common wall at the boundary.

13 For lots 380m² or greater – buildings shall be setback to achieve the following:

Front sites (not including corner sites)

xi. One internal setback of 3m;
xii. A road setback of at least 3m, provided that any garage is setback at least 5m from the road boundary unless the garage door opening is perpendicular to the road boundary;

xiii. For sites with a frontage exceeding 12.5m, one internal setback of 1.5m from an internal boundary that intersects with a road boundary; and

xiv. All remaining internal setbacks of 1m.

Corner sites (lots with more than one road frontage)

xv. A road setback of at least 3m along a road boundary which has a length of at least 6.4m. One other road setback may be reduced to 1.5m. All other road setbacks a minimum of 3m;

xvi. One internal setback of 3m;

xvii. All remaining internal setbacks 1m.

Exceptions

xviii. Accessory buildings for residential activities, including garages, may encroach into any 1m internal setback where the buildings are no more than 3.5m in height and where there are no windows or openings orientated towards the internal boundary.

xix. The eaves of any residential unit may encroach into the setback by no more than 400mm;

xx. No setbacks are required when buildings share a common wall at the boundary.

Acoustic insultation

14 Any residential activities located within 80 m of the seal edge of State Highway 6, shall be designed and constructed to meet noise performance standards for noise from traffic on the State Highway that will not exceed 35dBA Leq(24 hour) in bedrooms and 40 dBA (Leq (24 hour) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ2107:2000 Acoustics Recommended design sound levels and reverberation times for building interiors.

External cladding

15 The external cladding of buildings shall comply with the following:

iii. at least 70% of the total painted or galvanised external surface of buildings (excluding roofs and windows) with a reflectance value of between 0 and 35% ; and

iv. roof colours with a light reflectance value of 20% or less, and in the range of browns, greys and black.

16 Roof claddings are limited to coated aluminium roofing products only.

Lighting

17 All fixed lighting shall be directed in a downward direction and away from adjacent roads and properties.

No build areas or building restriction areas

16 No buildings shall be located within any building restriction area identified on the Record of Title for the property.

Retaining Walls

17 All engineering works, including the construction of retaining walls, shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 8th October 2020 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/

18 Prior to commencing ground-disturbing activities on site, the consent holder must submit an Environmental Management Plan in accordance with the QLDC Environmental Management Plan guidelines for approval. The Consent Holder must 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.

19 Prior to commencing ground-disturbing activities on site and at all times during works, the consent holder must implement environmental management measures in accordance with the finalised Environmental Management Plan and carried out in accordance with this document.

20 Prior to commencing ground disturbing activities, the Consent Holder must ensure 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.

21 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.

22 No earthworks that are not authorised by this consent, temporary or permanent, are to breach the boundaries of the site.

23 At least one copy of the finalised EMP shall be accessible on site at all times during work under this consent.

24 In accordance with page 9 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans, where any accidental discovery and/or Environmental Incident where the EMP has failed leading to any adverse environmental effects offsite occurs the Consent Holder shall report to QLDC details of any Environmental Incident within 12 hours of becoming aware of the incident.

25 On completion of the earthworks, and prior to the occupation of the residential unit the consent holder shall complete the following:

a) All earth worked areas shall be top-soiled and revegetated or otherwise permanently stabilised.
b) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

26 The maximum height of any retaining wall(s) along the boundary is to be 1m above ground level.

27 Where a fence is proposed above the retaining wall along an internal boundary, the total combined height of the retaining wall and boundary fence shall not exceed 2m above ground level. Where a fence is proposed above the retaining wall along a road boundary, the total combined height of the retaining wall and boundary fence shall not exceed 1.2m.

Advice Note

1 The consent holder is advised that any retaining walls proposed in this development which bear additional surcharge loads will require Building Consent, as they are not exempt under Schedule 1 of the Building Act 2004.

Proposed Regional Council Consent Conditions

To be administered by the Otago Regional Council

Take and use of groundwater

Specific

1. The take and use of groundwater from a borefield at the map reference(s) E1265453 N4997247 (Bore tag CC11/0151) and on the land legally described Lot 8 Deposited Plan 443832 for community water supply and firefighting supply via the Homestead Bay Water Supply Scheme must be carried out in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.

2. The rate and quantity of abstraction must not exceed:

    i. 44 litres per second total;
    ii. 3,800 cubic metres per day;
    iii. 103,680 cubic metres per month; and
    iv. 1,261,440 cubic metres in each 12 month period, commencing 1 July of any year and ending 30 June of the following year.

3. The Consent Holder must notify the Consent Authority in writing of the commencement date of the taking of groundwater no less than 10 working days prior to the first exercise of this consent.

4. The taking of water authorised by this consent may only be used for:

    a) Community water supply; and
    b) Firefighting supply.

Performance Monitoring

5. Prior to the first exercise of this consent, the Consent Holder must install a:

    i. Water meter(s) that will measure the rate and volume of water taken to within an accuracy of +/5% over the meter's nominal flow range at the location of the take. The water meter must be capable of output to a datalogger/telemetry.
    ii. A datalogger(s)/telemetry that time stamps a pulse from the flow meter at least once every 15 minutes and have the capacity to hold at least twelve months of data taken.

6 The Consent Holder must provide records from the datalogger electronically to the Consent Authority at annual intervals by 31 July each year and at any other time upon request. Data must be provided electronically giving the date, time and flow rates in no more than 15-minute increments of water.

7 Within 20 working days of the installation of the water meter and datalogger, and any subsequent replacement of the water meter or datalogger and at five yearly intervals thereafter, and at any time when requested by the Council, the Consent Holder must provide

written certification to the Consent Authority signed by a suitably qualified person certifying, and demonstrating by means of a clear diagram, that:

i. Each device is installed in accordance with the manufacturer's specifications;
ii. Data from the recording device can be readily accessed and/or retrieved in accordance with the conditions above; and
iii. That the water meter has been verified as accurate.

8 The water meter and datalogger unit must be installed and maintained throughout the duration of the consent in accordance with the manufacturer's specifications.

9 All practicable measures must be taken to ensure that the water meter and recording device(s) are fully functional at all times.

10 The Consent Holder must report any malfunction of the water meter or datalogger to the Consent Authority within 5 working days of observation of the malfunction. The malfunction must be repaired within 10 working days of observation of the malfunction and the Consent Holder must provide proof of the repair, including photographic evidence, to the Consent Authority within 5 working days of the completion of repairs. Photographs must be in colour and be no smaller than 200 x 150 millimetres in size and be in JPEG form.

General

11 Prior to the first exercise of this consent the Consent Holder must install a backflow prevention device to ensure water and/or contaminants cannot return to the water source.

Review

12 The Consent Authority may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the Consent Holder of its intention to review the conditions of this consent during the period of three months either side of the date of granting of this consent each year, or within two months of any enforcement action taken by the Consent Authority in relation to the exercise of this consent, for the purpose of:

a) Determining whether the conditions of this consent are adequate to deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage, or which becomes evident after the date of commencement of the consent;
b) Ensuring the conditions of this consent are consistent with any National Environmental Standards, relevant regional plans, and/or the Otago Regional Policy Statement;
c) Reviewing the frequency of monitoring or reporting required under this consent;
d) Varying the consented quantities and rates of take and monitoring, operating and reporting requirements, and performance requirements to respond to:

i. The results of previous monitoring carried out under this consent and/or:
    a) Water availability, including alternative water sources;
    b) Actual and potential water use;
    c) Groundwater levels and/or the setting of aquifer restriction levels;
    d) Surface water flow and level regimes;
    e) Groundwater or surface water quality;
    f) Efficiency of water use;

g) New requirements for measuring, recording and transmission.

Water Permit – Divert

Specific

1. This consent authorises the diversion of stormwater as shown on the "Stormwater Drainage Scheme Plan" prepared by Stantec, Reference 310104425-00-000-C0253, dated 10.04.25 to divert flows from the Remarkables catchment along the eastern boundary of the site as follows:

   (a) From the State Highway 6 roundabout location in a northward direction via a diversion channel/bund into a rock-lined open channel; and
   (b) From the State Highway 6 roundabout location in a southward direction via a diversion channel/bund into the existing large capacity Southern Gully.
   (c) From the southern side of the Southern Gully to the southern boundary and along the southern boundary into the Southern Gully.

2. The diversion of stormwater on the land legally described as Lot 8 Deposited Plan 443832 must be carried out in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.

General

3. The diversion of stormwater must not cause flooding, erosion, land instability, sedimentation or property damage of any other person's property.

Review

4. The Consent Authority may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the Consent Holder of its intention to review the conditions of this consent during the period of three months either side of the date of granting of this consent each year, or within two months of any enforcement action taken by the Consent Authority in relation to the exercise of this consent, for the purpose of:

   a) Determining whether the conditions of this consent are adequate to deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage, or which becomes evident after the date of commencement of the consent;
   b) Ensuring the conditions of this consent are consistent with any National Environmental Standards, relevant regional plans, and/or the Otago Regional Policy Statement; and
   c) Reviewing the frequency of monitoring or reporting required under this consent.

Land Use Consent – Culvert

Specific

1. This consent authorises the placement, use and maintenance of culvert crossings as detailed below:

    a) Placement of a box culvert in the Southern Gully to provide for Road 181 as shown on plan "Utilities – SW: Southern Creek Box Culvert Plan and Sections" prepared by Stantec, Reference 310104425-00-000-C0230, dated 11.04.2025;
    b) Placement of 8 x side by side DN750 culverts for the access road to the reservoir as shown in "Utilities – Water: Water Rising and Falling Mains Layout" prepared by Stantec dated 11 April 2025.
    c) Ongoing use and maintenance of the above culverts and crossings.

2. The placement of a crossing and placement and use of a culvert on the land legally described Lot 8 Deposited Plan 443832 and Lot 12 Deposited Plan 364700 must be carried out in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.

3. The culvert within the Southern Channel authorised by this consent must be constructed as detailed below:

    a) 3 metre x 3 metre box culvert;
    b) Culvert will be placed parallel with the watercourse; and
    c) Culvert will be placed to ensure no undercut/erosion

4. The crossing within Lot 12 for the reservoir access track authorised by this consent must be constructed as detailed below:

    a) 8 x DN750 culverts;
    b) Culverts will be placed parallel with the watercourse; and
    c) Culverts will be placed to ensure no undercut/erosion

5. Prior to the commencement of the works, the Consent Holder must ensure that all personnel working on the site are made aware of, and have access at all times the contents of this document. Copies of these documents must be present on-site at all times while the work authorised by this consent is being undertaken.

Performance Monitoring

6. Prior to the installation of the culvert structures the consent holder shall forward designs of the proposed culvert and associated structures for the written approval of the Consent Authority.

7. The Consent Holder must notify the Consent Authority in writing at least 48 hours prior to the commencement and upon completion of the culvert crossing installation and associated structures. Upon completion, photographs of the crossing must be provided to the Consent Authority in JPEG format.

8. Within 20 working days of the completion of the activity, the Consent Holder must collect and provide the Consent Authority in writing the following information:

    a) the culvert's asset identification number, if known:
    b) whether the culvert's ownership is—

        i. held by the Crown (for example, the Department of Conservation), a regional council, a territorial authority, the New Zealand Transport Agency, or KiwiRail Holdings Limited; or
        ii. held publicly by another person or organisation; or
        iii. held privately; or
        iv. unknown.

    c) the geographical co-ordinates of the culvert;
    d) the number of barrels that make up the culvert;
    e) the culvert's shape;
    f) the culvert's length;
    g) the culvert's diameter or its width and height;
    h) the height of the drop (if any) from the culvert's outlet;
    i) the length of the undercut or erosion (if any) from the culvert's outlet;
    j) the material from which the culvert is made;
    k) the mean depth of the water through the culvert;
    l) the mean water velocity in the culvert;
    m) whether there are low-velocity zones downstream of the culvert;
    n) the type of bed substrate that is in most of the culvert;
    o) whether there are any remediation features (for example, baffles or spat rope) in the culvert;
    p) whether the culvert has wetted margins;
    q) the slope of the culvert;
    r) the alignment of the culvert;
    s) the number of wingwalls or screens on the culvert;
    t) the flow of the river or connected area (whether none, low, normal, or high);
    u) whether the water is tidal at the structure's location;
    v) at the structure's location;
        i. the width of the river or connected area at the water's surface; and
        ii. the width of the bed of the river or connected area.
    w) whether there are improvements to the structure to mitigate any effects the structure may have on the passage of fish;
    x) whether the structure protects particular species, or prevents access by particular species to protect other species;
    y) the likelihood that the structure will impede the passage of fish;
    z) the apron's length;
    aa) the height of the drop (if any) from the apron's downstream end;
    bb) the material from which the apron is made;
    cc) the mean depth of the water across the apron;
    dd) the mean water velocity across the apron; and
    ee) the type of bed substrate that is across most of the apron.

9. The Consent Holder must:

    a) Maintain a record of:

i. All placement, alteration, extension and reconstruction works, including when the works commence, how long they take, and when the works are completed;
ii. Details of all monitoring and maintenance works undertaken in accordance with condition X including evidence of any maintenance works undertaken;
iii. Details demonstrating compliance with the remaining conditions of consent.

b) If requested, provide this record to the Consent Authority within 10 working days of the date of request.

General

10. The Consent Holder must ensure that the works and associate discharge authorised by this consent does not cause any flooding, erosion, scouring, land instability or property damage.

11. The Consent Holder must ensure that all practicable measures are taken to prevent cement and cement products, from entering flowing water. This must include:

a) Avoiding flowing water coming into contact with the concrete until the concrete is firmly set.
b) Using boxing or other similar devices to contain wet cement during construction of the structure.
c) If any concrete is spilled beyond the boxing, pouring of concrete must stop immediately and all concrete must be removed from the watercourse.
d) No equipment used in the pouring of concrete may be washed out on-site.

12. The Consent Holder must take all reasonable precautions to minimise the spread of pest plants and aquatic weeds. In particular, the Consent Holder must:

a) Water blast all machinery to remove any visible dirt and/or vegetation prior to being bought on-site to reduce the potential for pest species being introduced to the bed of the watercourse. Machinery and equipment that has worked in watercourses must, prior to entering the site, also be cleaned with suitable chemicals or agents to kill didymo.
b) Avoid working in areas where aquatic weeds such as Lagarosiphon major are known to be present; and
c) To avoid the spread of the Didymosphenia germinate or any other pest plant, not use machinery in the berm or bed of the river that has been used in any area where the pest plant(s) are known to be present in the previous 20 working days, unless the machinery has been thoroughly cleansed with a decontamination solution;
d) Remove any vegetation caught on the machinery at the completion of works; and
e) Prior to leaving the site, water blast all machinery following the completion of works to reduce the potential for pest species being spread from the bed of the watercourse.

13. All machinery; temporary fencing and signs; chemicals; rubbish, debris and other materials must be removed upon completion of the works.

Land Use Consent – Defence Against Water

Specific

1. The three defences against water authorised by this consent are comprised of diversion channels and bunds that are detailed on the following plans prepared by Stantec:

    - "Stormwater – Southern Swale A – Plan and Cross Sections, Sheet 1 of 2", Reference 310104425-00-000-C0274, dated 10.04.25
    - "Stormwater – Southern Swale A – Plan and Cross Sections, Sheet 2 of 2", Reference 310104425-00-000-C0275, dated 10.04.25
    - "Stormwater – Southern Swale B – Plan and Cross Sections", Reference 310104425-00-000-C0276, dated 10.04.25

2. The defences against water must be constructed in general accordance with the above plans referenced in Condition 1.

3. The placement of a defences against water on the land legally described Lot 8 Deposited Plan 443832 and Lot 12 Deposited Plan 364700 must be carried out in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.

4. The defences against water authorised by this consent must be maintained to ensure that they are structurally sound, pose no undue risk to human life, property, or the natural environment.

5. The defence against water authorised by this consent may only be used to divert stormwater flows toward the Southern Gully and Northern Channel and Southern Boundary Channel as shown in the plans referenced in Condition 1.

    Note: This does not prevent the land from being utilised as land treatment areas for wastewater disposal.

6. The activities authorised by this consent must only be exercised in conjunction with the Water Permit RMXXX [Diversion of Water).

Performance Monitoring

7. The Consent Holder must notify the Consent Authority in writing at least 48 hours prior to the commencement and upon completion of the defence against water installation. Upon completion, photographs of the structure must be provided to the Consent Authority in JPEG format.

Land Use Consent – Residential Earthworks and Associated Discharge

Specific

1. This consent authorises the use of land for residential earthworks and the associated discharge of sediment-laden water to land as shown in the following plans prepared by Stantec:

    - Earthworks – Finished Ground Contours – Overall Layout, prepared by Stantec, dated 11.04.2025
    - Earthworks – Finished Ground Contours – Sheets 1 - 8, prepared by Stantec, dated 11.04.2025
    - Earthworks – Depths Plan – Overall Layout, prepared by Stantec, dated 11.04.2025
    - Earthworks – Depths Plan – Sheets 1 - 9, prepared by Stantec, dated 11.04.2025

2. The use of land for earthworks and any associated discharge for the Homestead Bay Residential Development on the land legally described Lot 8 Deposited Plan 443832 and Lot 12 Deposited Plan 364700, must be carried out in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.

3. 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 required by Condition 8;
    c) The Environmental Management Plan as required by Condition 9;

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

4. 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).

5. The earthworks authorised by this consent must not exceed 1,542,745 square metres in area and a total volume of 2,400,000cubic metres including:

    a) 1,239,400 cubic metres of cut; and
    b) 1,052,500 cubic metres of fill.

Performance Monitoring

6. The Consent Holder must notify the Consent Authority in writing of the commencement date of earthworks not less than 10 working days prior to the commencement of works within each stage of the subdivision. The prestart notification must include the following information:

    a) The start date of the works;
    b) Photographs of the area/s where works is to be undertaken – photographs must be in colour and no smaller than 200 x 150 millimetres in size and be in JPEG form; and
    c) Advise who the Environmental Representative for the works programme is and provide contact details to the Consent Authority.

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

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

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

8. At least 10 working days prior to the commencement of earthworks activities for each stage, the Consent Holder must submit a finalised Environmental Management Plan (EMP) and Erosion and Sediment Control Plan (ESCP) for review and acceptance by the Consent Authority. The ESCP must be in accordance with Auckland Council's Guideline Document 2016/005 (GD05). This document must be prepared by a suitably qualified and experienced person. The EMP/ESCP must address the following (as a minimum):

   a) Administrative Requirements
      i. Weekly site inspections
      ii. Monthly environmental reporting
      iii. Independent audit by Suitably Qualified and Experienced Person
      iv. Notification and management of environmental incidents
      v. Records and registers
      vi. Environmental roles and responsibilities of personnel (including nomination of Principal Contractor)
      vii. Site induction

   b) Operational Requirements
      i. Erosion and sedimentation, including an ESCP to be prepared by a SQEP
      ii. Water quality monitoring including sampling locations
      iii. Dust management
      iv. Chemical and fuel management

   c) Sufficient detail to address the following matters:
      i. Specific erosion and sediment control works (locations, dimensions, capacity etc);
      ii. Supporting calculations and design drawings;
      iii. Catchment boundaries and contour information;
      iv. Details of construction methods;
      v. Timing and duration of construction and operation of control works;
      vi. Processes in place if unexpected contaminated land is encountered;
      vii. Contingency measures for snow and/ or frost events (in relation to chemical treatment)
      viii. Measures to avoid silt and/or sediment tracking onto roads and then to water for the duration of the earthworks, such as:
         - Providing stabilised entry and exit point(s) for vehicles;
         - Providing wheel wash facilities; and

- Cleaning road surfaces using street-sweepers immediately where sediment has been tracked onto the road.

ix. Details relating to the management of exposed areas; and

x. Monitoring and maintenance requirements.

9. 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 current EMP/ESCP accepted by the Consent Authority at all times.

10. In carrying out any earthworks directly adjacent to any surface water body, the following standards must be adopted:

a) Minimise the overall non-stabilised earthworks footprint;
b) Progressively stabilise completed areas of earthworks as soon as practicable;
c) Divert clean run off away from non-stabilised earthworks areas;
d) Use the best practicable option to design and install a variety of perimeter controls for the management of flows of water and sediment and sediment retention; and
e) If a heavy rainfall event is forecast, undertake pre-event inspections and any maintenance that is required and postpone work as required.
f) In the event that a discharge occurs, the Consent Authority must notify the Consent Authority within 12 hours. In the event that a discharge occurs, works must cease immediately, and the discharge must be mitigated and/or rectified to the satisfaction of the Consent Authority.

11. For the duration of the earthworks subject of this consent:

a) All machinery must be clean, free of contaminants and in good repair, prior to entering the site;

b) No construction materials may be left in a position where they could be carried away by storms, floods, waves or other natural events;

c) The Consent Holder must take all practicable measures to prevent spills of hazardous substances being discharged into water or onto land in a manner that may enter water. Such measures may include, but not be limited to:
   i. All practicable measures must be undertaken to prevent oil and fuel leaks from vehicles and machinery;
   ii. Fuel storage tanks and machinery must be maintained at all times to prevent leakage of oil and other contaminants;
   iii. No refuelling of machinery or equipment within 10 metres of any surface water body;
   iv. There must be no storage of fuel within 10 metres of any surface water body;
   v. A spill kit, that is capable of absorbing the quantity of oil and petroleum products that may leak or be spilt must be kept on-site at all times.

d) The Consent Holder must inform the 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. An assessment of any potential effects of the spill; and
vi. Measures to be undertaken to prevent a recurrence.

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

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

<u>General</u>

13. 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.

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

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

15. During earthwork activities, the ingress and accumulation of surface run off water and/or perched groundwater must be minimised by:

a) Maintaining a waterproof cover over any excavation trenches and pits outside of working hours;
b) Diversion of surface water flow around the work areas; and
c) Regular disposal of the water, if ponding occurs within the excavation.

16. In the event that an unidentified archaeological site is located during works, the following will apply:

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

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

Land Use Consent – Contaminated Land

1. This consent authorises the disturbance of contaminated land for remediation as part of subdivision earthworks.

2. The disturbance of contaminated land must be carried out in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.

3. The activities authorised by this consent must only be exercised in conjunction with Land Use Consent RM25.XXX (earthworks consent).

4. All sampling and testing of contamination on the site must be overseen by a suitably qualified person. All sampling must be undertaken in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines.

5. The works on and remediation of the contaminated land must be supervised by a suitably qualified contaminated land professional who must ensure that materials that are cleanfill or contaminated are defined, and provide advice on contamination not previously identified, if required.

6. Site sourced and imported material used to fill any excavation must:

    a) Consist of clean quarry sourced aggregate; or
    b) Not be sourced from any site listed as a HAIL site, unless the material has been tested by a Suitably Qualified and Experienced Practitioner and confirmed as meeting the definition of cleanfill.

Performance Monitoring

7. Prior to commencement of any ground disturbance works on the site, the Consent Holder must submit a Detailed Site Investigation (DSI) and Remediation Action Plan (RAP) for certification by the Consenting Authority.

8. No activity on the subject site may commence until all measures identified in the certified DSI and RAP as needing to be put in place prior to commencement of any works have been established.

9. The DSI and RAP must be prepared by a suitably qualified and experienced practitioner. The RAP must be prepared in accordance with Contaminated Land Management Guideline No 1: Reporting on Contaminated Sites in New Zealand (Ministry for the Environment, 2011) and contain sufficient detail to address the following:

    a) The remediation objectives, methodology and outcomes anticipated;
    b) The protocols to be followed in managing the contaminated materials and replacement with other clean material;
    c) The validation testing, monitoring or inspection proposed to demonstrate that the remediation has met the specified objectives;
    d) The site validation criteria.

10. Where contaminants are identified that have not been anticipated by the application, works in the area containing the unexpected contamination must cease until the contingency measures outlined in the RAP have been implemented, and have been notified to the Consent Authority. Any unexpected contamination and contingency measures must be documented in the Site Validation Report required by Condition 9.

11. Within 20 working days following the completion of the works the Consent Holder must provide the Consent Authority with a Site Validation Report (SVR), prepared by a SQEP and in accordance with Contaminated Land Management Guideline No 1. The SVR should contain sufficient detail to address the following matters:

    a) Summary of the works undertaken;
    b) A statement confirming whether the disturbance works have been completed in accordance with the Remedial Action Plan;
    c) The location and dimensions of the excavations carried out, including a relevant site plan;
    d) Records of any unexpected contamination encountered during the works, if applicable;
    e) Locations and dimensions of any contaminated soil remaining on-site;
    f) A summary of sampling and analysis undertaken for validation sampling, and for unexpected contamination (if applicable), tabulated analytical results including laboratory transcripts, and interpretation of the results in the context of the relevant soil guideline values;
    g) Copies of disposal dockets for material removed from site, if any; and
    h) Any complaints received by the Consent Holder and/or breaches of the procedures set out in the Remedial Action Plan.

Land Use Consent – Wetlands

General

1. This consent authorises earthworks, land disturbance and vegetation clearance which results in the removal of five natural inland wetlands shown as Wetlands 1, 2, 4, 5 and 6 and earthworks and land disturbance between 10-100m of Wetland 3.

2. The works authorised by this consent must be carried out in accordance with the plans and all information submitted with the application, including the Ecological Effects Assessment prepared by Wildlands dated 14/03/2025.

Wetland 3

3. Prior to commencement of any works within the application site, Wetland 3 as described in the Ecological Effects Assessment prepared by Wildlands dated 14/03/2025 is to be fenced to prevent any further grazing.

4. Prior to commencement of any works within proposed Lot 9002 (which is to contained Wetland 3), a Wetland Management Plan is to be prepared by a suitably qualified person for the ephemeral wetland. This Plan is to be submitted to the ORC for certification and is to detail the measures proposed to enhance and to maintain the existing ecological values of the wetland.

5. Once the plan in Condition 4 is certified, the Wetland Management Plan is to be implemented for a minimum of three years.

6. Wetland 3 is to be retained within a lot that is to be vested in the Queenstown Lakes District Council as a recreation reserve or will be managed by an Incorporated Society (or equivalent legal body) as a reserve for the recreational needs of the Homestead Bay community.

7. The works authorised under this consent must be managed such that they do not result in the discharge of a contaminant to Wetland 3 in which the contaminant, after reasonable mixing, may cause one or more of the following effects:

    a) The production of conspicuous oil or grease films, scums or foams, or floatable or suspended materials; or
    b) Conspicuous change in colour or visual clarity; or
    c) An emission of objectionable odour; or
    d) Adverse effects on aquatic life.

Wetlands 1, 2, 4, 5 and 6

8. Within 5 days of the commencement of works within Wetlands 1, 2, 4, 5 and 6 as described in the Ecological Effects Assessment prepared by Wildlands dated 14/03/2025, a suitably qualified freshwater ecologist must assess the wetland for aquatic fauna and any species caught should be relocated to an appropriate nearby habitat and be recorded in the NZ Freshwater Fish Database.

Wastewater Discharge

Specific

1 The total volume of wastewater discharged shall not exceed 3,974 cubic metres per day.

2 The rate of application shall not exceed a 30 day average of 7.1 millimetres per day across the land treatment area.

3 Prior to receiving any wastewater, the treatment and land application system shall comprise as a minimum:

    i. Wastewater Treatment plant providing primary, secondary and tertiary treatment;

- Land treatment areas with an initial minimum area of 5 ha available, within the areas shown on 'Proposed Reserves to Vest and Indicative Wastewater Areas' prepared by Patersons, Drawing No Q7557-009, Sheets 001 – 010, Rev 0, dated 10 April 2025;

ii. Subsurface pressure compensating drip irrigation buried to a depth greater than 200 millimetres below the ground surface;

iii. Dripper lines at a maximum of 1 m spacing and emitters spaced at a maximum of 0.6 m centres in accordance with best management practices and supplier recommendations; and

iv. Management of the land treatment areas can be via a cut and carry, cut and leave, light sheep grazing, and native plantation management regime.

The wastewater treatment plant and land treatment area specified in Condition 3 may be developed in stages aligning with the development of the Homestead Bay subdivision accommodation units, commercial and retail buildings, and community facilities.

4 The land treatment area shall not be used:

a) For roading whether sealed or unsealed;
b) As a hardstanding area;
c) For erecting buildings or any non-effluent systems structures;
d) For activities that require intensively manage grass surfaces (e.g. grass tennis courts or bowling greens or golf tees and greens); and
e) For grazing stock other than sheep.

5 The land treatment areas shall be located in Lot 8 Deposited Plan 443832 and Lot 12 Deposited Plan 364700 within the areas marked for land disposal on 'Proposed Reserves to Vest and Indicative Wastewater Areas' prepared by Patersons, Drawing No Q7557-009, Sheets 001 – 010, Rev 0, dated 10 April 2025.

6 Prior to commissioning the treatment and disposal system, the Consent Holder must supply the Consent Authority with a Producer Statement 4, Code Compliance Certificate or Certificate of Acceptance, certifying that the treatment and disposal system has been installed. These must include, but are not limited to, the following for the new stage being commissioned:

a) plans of the treatment system described in Condition 4 of this consent;
b) plans of the land treatment area clearly showing all the irrigation zones;
c) details of the area of each zone,
    i. The design application rate
    ii. The nitrogen loading rate
    iii. Land management regime
d) confirmation that the total installed and operational land treatment area is sufficient to meet Condition 3 application depths for the total commissioned treatment plant capacity: and
e) photographs of each of the new irrigation zones.

7 The annual average total nitrogen loading of the land treatment area shall at full development average 193 kg N/ha/yr across the 28.5 ha LTA and not exceed 220 kg N/ha/yr in any LTA.

8 The annual nitrogen loading to the land treatment area must not exceed the following limits:

a) 220kg N/hectare/year for cut and carry;

b) 150kg N/hectare/year for grazing or cut and leave, landscape planting;

***Advice note**: The land treatment area loading rate of 193 kg N/ha/yr is calculated based on the daily flow data collected under Condition 10 multiplied by the Total Nitrogen sampling collected under Condition 15 of this consent and divided by the Land Treatment area. At a design flow of 2,005 m^3/day average dry weather flow, to achieve Total nitrogen load of 193 kg N/ha/yr or less, the average Total nitrogen equals 7.5 milligrams per litre.*

Performance Monitoring

9 Prior to commissioning the land treatment system, the land treatment areas shall be marked out by any means that ensure the extent of the areas are identifiable on the ground surface and shall remain marked out for the term of the consent.

10

a) Prior to commissioning the land treatment area, the consent holder shall install a flow meter and data logger on the outlet pipe from the treatment system to record the volume of effluent discharged to the land treatment area. The flow meter shall have an accuracy range of +/- 5%.

b) Once the flow meter and data logger are installed, the consent holder shall measure and record the daily volume of effluent discharged to the land treatment area.

c) The flow records shall be forwarded to the Consent Authority with the annual report required under Condition 18 of this consent and upon request.

11 Prior to commissioning the treatment and land treatment system, the consent holder shall establish adequate facilities and access for wastewater quality sampling, such as a hand operated tap/valve that is on the outlet pipe from the treatment system before the wastewater discharges to the land treatment area.

12 Prior to application of wastewater to Land Treatment Area, the consent holder shall install groundwater monitoring piezometers labelled 5, 6, 7 and 8 shown on the plan: "Monitoring" prepared by Lowe Environmental Impact, dated 26.03.2025 (or as otherwise agreed by the Consent Authority) and begin monitoring in accordance with Condition 13 of this consent.

13 Within three months of the exercising of this consent, the consent holder shall obtain representative samples of the groundwater from the piezometers installed under Condition 12 of this consent.

Sample location	Parameters	Monitoring Frequency
The groundwater from bores 5, 6, 7, 8 and any other bores established in accordance with Condition 12 of this consent.	(f) Nitrate nitrogen *(g) Escherichia coli* (h) Groundwater levels	January, April, July, October each year

14 Following the commencement of the exercise of the consent:

(a) The consent holder shall notify the Consent Authority within 7 days of receiving the groundwater monitoring results required by Condition 13 if the nitrate-nitrogen concentration within the down-gradient monitoring bores is 3 milligrams per litre or greater than the up-gradient monitoring bore, or if the *Escherichia coli* concentrations are greater than 1 coliform unit per 100 millilitres.

(b) If there is an exceedance of Condition 14(a), the consent holder shall investigate and forward a written report to the Consent Authority within 30 days of receiving notice of the exceedance outlining the likely reasons for the exceedance and methods to reduce the adverse effect (e.g. disinfecting the effluent prior to discharge, increasing the size of the land application areas).

15 Following the commissioning of the treatment and land treatment system, the consent holder shall in any one day of January, March, May, July, September and November each year, obtain representative samples of the treated wastewater from the tap/valve installed under Condition 11 of this consent. The samples shall be analysed for the following parameters and results submitted with the annual report required by Condition 19:

a) Biochemical oxygen demand (BOD_5);
b) Total suspended solids;
c) Total nitrogen;
d) Total phosphorus;
e) Escherichia coli; and
f) pH.

16 The analytical results for the samples collected under Condition 13 of this consent must not exceed the following 12 month rolling mean limits:

a) 20 milligrams per litre of biochemical oxygen demand (5 day);
b) 30 milligrams per litre of total suspended solids;
c) 25 milligrams per litre of total nitrogen;
d) 15 milligrams per litre of total phosphorus;
e) 1,000 colony forming units per 100 millilitres of Escherichia coli (rolling 12-month geometric mean).

17 Prior to commencing construction, the following surface water quality monitoring programme shall commence in Māori Jack Stream and Lake Wakatipu:

a. Monthly sampling of Māori Jack Stream at the two locations shown on the plan attached as Plan X to this consent. The “Lower” site is for monitoring attainment of water quality criteria defined in condition 17(b) below. The “Mid” site is to provide a dataset that may assist with understanding nutrient transport and transformation processes occurring in the anaerobic wetland mid-section of Māori Jack Stream, hence potentially assisting future interpretation of results and reporting when acting in accordance with conditions requiring an Assessment Report (17(c)e and 17(c)f) and a Remedial Action Plan (17(d)). Sampling of the ”Lower” site need only occur if, at the time of each monthly field visit, there is continuous connected surface water flowing in the lower-most 100m of Māori Jack Stream down to the landward edge of the gravel beach barrier, but not necessarily through the barrier to Lake Wakatipu. Sampling of the ”Mid” site need only occur if, at the time of each monthly field visit, there is surface water present at the site. The samples must be analysed for:

i. *Escherichia coli;*
ii. Total phosphorus,
iii. Dissolved reactive phosphorus
iv. Total nitrogen;
v. Nitrate-nitrogen;
vi. Ammoniacal nitrogen;
vii. Total Kjeldahl nitrogen; and
viii. Dissolved inorganic nitrogen.

b. If the Consent Holder is not granted permission to sample from the "Mid" site or loses access to the site at any time during the exercise of this consent, the Consent Holder is not required to collect a sample.

c. Monthly sampling of the Lake Wakātipu lake margin at three locations 5 metres from the lakeshore at 0.5 metres depth, at the locations shown on the plan attached as "Monitoring" prepared by Lowe Environmental Impact, dated 26.03.2025 to this consent. The samples must be analysed for:

i. Chlorophyll-a;
ii. Water clarity;
iii. Escherichia coli;
iv. Total phosphorus;
v. Total nitrogen;
vi. Nitrate-nitrogen;
vii. Ammoniacal nitrogen;
viii. Total Kjeldahl nitrogen; and
ix. Calculation of Lake Trophic Level Index (TLI).

d. For each monthly field visit the following conditions must be recorded as a minimum:

i. Date and time samples taken;
ii. Weather conditions including wind speed at time each sample is taken, as recorded at near real time on Otago Regional Council's website for the mid-lake Wakatipu monitoring buoy "Open Water 10m" site;
iii. Preceding general weather conditions over the week prior to sampling including general description of rainfall in that week;
iv. Description and photograph of each sampling site and the state of the gravel beach barrier at the mouth of Māori Jack Stream to Lake Wakatipu.

18 The field observations and laboratory results for Condition 17 must be compiled into a spreadsheet at least quarterly and made available to the Consent Authority annually, and at any other time on request from the Consent Authority. The spreadsheet file must also contain a copy of these resource consent conditions, sampling location plans and sufficient descriptive detail to enable a suitably qualified scientist to understand the raw data being made available.

19 If the monitoring undertaken in accordance with Condition 17(a) shows that:

a. More than 20 percent of the samples collected at the lake margin sites, in any single year or over a rolling 5-year period, exceed the following parameter limits:

i. Water clarity – 3 nephelometric turbidity units;
ii. *Escherichia coli* – 10 coliform forming units per 100 millilitres;
iii. Total phosphorus – 0.005 milligrams per litre;
iv. Total nitrogen – 0.1 milligrams per litre;
v. Ammoniacal nitrogen – 0.01 milligrams per litre; or

b. More than 20 percent of the samples in Māori Jack Stream exceed the following parameter limits:

i. *Escherichia coli* - 50 coliform forming units per 100 millilitres;
ii. Dissolved reactive phosphorus - 0.005 milligrams per litre,
iii. Nitrate nitrogen - 0.075 milligrams per litre;
iv. Ammoniacal nitrogen – 0.01 milligrams per litre; and
v. total phosphorus 0.1392 milligrams per litre*[see note below];
vi. total nitrogen 0.636 milligrams per litre*[see note below]; or

c. Any of the lake chlorophyll-a, total nitrogen or total phosphorus attribute state bands as detailed in the NPS-FM 2020 have decreased from the Jacks Point Consent RM2009.312.V1 e3Scientific (2020) "baseline study" level of "A" band for all three attributes at all three lake-edge sites (SMP-4, SMP-5, SMP-6).

Then the Consent Holder must:

d. Prepare a report for the Consent Authority by 31 August of the same year as the breach. The report must be prepared by an appropriately qualified and experienced freshwater ecologist. The report must include, but is not limited to:

i. Changes in the nutrient concentrations in any groundwater monitoring bores;
ii. Changes in nutrient concentrations or ecological conditions in Māori Jack Stream;
iii. Changes in nutrient concentrations or ecological conditions in the near-shore (5 metre) margins of Lake Wakatipu within the 1.8 km stretch of shoreline between Māori Jack Stream and the jetty at the end of Lakeshore Drive in Drift Bay;
iv. Chlorophyll-a levels in the lake margin and potential for phytoplankton blooms;
v. Comparison of parameters to relevant regional plan criteria and guidelines where relevant.
vi. Relationship of any changes observed as listed above with monitoring over the same time period of Homestead Bay wastewater treatment plant effluent quality and the application rate of effluent to land treatment areas.

e. Prepare an implement a Remedial Action Plan in accordance with Condition 20.

20 The Remedial Action Plan must:

a. Be submitted to the Consent Authority by 30 September of the same year as the monitoring results report required by Condition 16.

b. Set out the methods and timeframes for alternating and adapting wastewater treatment and disposal practices or catchment mitigation measures to ensure that water quality is improved such that:

i. The average Lake TLI at each of the three lake monitoring sites as identified in "Monitoring" prepared by Lowe Environmental Impact, dated 26.03.2025 is returned to a state that is less than one TLI score greater than the average baseline for each site as recorded in the report required by Condition 20(a)c Jacks Point Consent RM2009.312.V1 e3Scientific (2020) "baseline study" (i.e., averages of the reported TLI score baselines are: Site SMP-4 2.23; SMP-5 1.96; SMP-6 1.71). .

ii. The 80th percentile total nitrogen, total phosphorus and *Escherichia coli* concentrations are below the limits in Condition 14 (c)b.

iii. The chlorophyll-a, total nitrogen, total phosphorus and dissolved reactive phosphorus attribute states under the NPS-FM 2020 are not decreased.

c. Any wastewater treatment plant actions required by the Remedial Action Plan must be incorporated into the Operations and Management Manual (O and M). The Consent Holder must provide the Consent Authority an amended O and M within 5 working days of it being finalised. The amended O and M must not be implemented until written notice is received from the Consent Authority.

d. The amended O and M must be implemented within 3 months of the receipt of the Consent Authority's written notice or within a timeframe agreed with the Consent Authority.

21 The Remedial Action Plan required by Condition 19(e) will not be required if a two-person expert scientist panel (with one expert nominated by the Consent Authority) both conclude, after considering the relevant available information (including wider catchment resource consent compliance), that the cause of the breach of the water quality limits in Condition 19(a-c) was unlikely to have been caused in any part by nutrient loss associated with the discharge authorised by this consent. If agreement between the experts is not reached then the investigation and actions required by Condition 19(e) must be undertaken.

22 An assessment of the soil conditions shall be undertaken by a suitably qualified and experienced practitioner on a biennial basis until such time as the consent authority determines the effects of the disposal to land are acceptable. The assessment shall include:

a) Four soil samples shall be from each LTA zone, at the following depths
   i. 0 -20 cm
   ii. 30 – 50 or at the application depth
   ii. 80 – 100 cm

b) The four soil samples from each depth shall then be composited and analysed for the following:
   i. Exchangeable Cations (Sodium, Potassium, Magnesium, Calcium);
   ii. Olsen P;
   iii. Total P
   iv. Cation exchange capacity;
   v. Base saturation;
   vi. Total carbon;
   vii. Total nitrogen;
   viii. pH; and
   ix. Suite of seven heavy metals (Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Zinc)

b) At the application depth, soil shall also be tested for:

i. in situ infiltration capacity (Ksat) at the application depth;
ii. indications of oxidation reduction potential (gleying) of the soil;
iii. an infield assessment of soil structure

c) A control site shall be chosen outside of the LTA, and samples collected and tested in accordance with condition's 17(a)-(c). The control samples shall not be composited with the LTA samples.

d) The results of the soil assessment shall be submitted to the consent authority within 6 months of undertaking the field work.

23 All sampling techniques employed in respect of the conditions of this consent shall be acceptable to the Consent Authority. All analyses undertaken in connection with this consent shall be performed by an IANZ registered laboratory or otherwise as specifically approved by the Consent Authority.

24 The consent holder shall follow commissioning of the wastewater treatment plant forward an annual report in writing to the Consent Authority by 1 September each year. The annual report shall cover the preceding calendar year 1 July to 30 June and shall report on compliance with the consent. As a minimum, the report shall include:

a) A copy of all analytical results for the year;
b) A summary of the year's monitoring results, in context of the previous years' results;
c) Comments on compliance with the conditions of this discharge permit;
d) Details of the cut and carry operation including the number of harvests, mass harvested, N concentration;
e) A summary of complaints received, the validity of each complaint and the corrective action taken;
f) A summary of any malfunctions or breakdowns and the corrective action taken; and
g) Any other issues considered relevant by the consent holder.

25 Prior to commissioning the treatment and land treatment system, the consent holder shall prepare and forward an Operations and Management Manual to the Consent Authority for the treatment and land treatment system to ensure its effective and efficient operation at all times.

The system shall operate in accordance with this manual at all times, which shall be updated as appropriate. The manual shall be to the satisfaction of the Consent Authority and include, as a minimum:

a) A brief description of the treatment and land treatment system, including a site map that shows the location of the treatment system, discharge location and sampling transcends;
b) Key operational matters including weekly, monthly and annual maintenance checks;
c) Monitoring requirements and procedures;
d) Contingency plans in the event of system malfunctions (including provision for the removal and disposal of effluent by tanker truck should there be prolonged system failure);
e) The means of receiving and dealing with any complaints;

f) Key personnel and contact details; and
g) Emergency contact phone numbers.

26 At all times, the consent holder shall ensure that the Consent Authority has a copy of the most recent version of the Operations and Management Manual.

27 Records of maintenance, complaints, malfunctions and breakdowns shall be kept in a log and be made available on request.

28 The wastewater treatment and land treatment system shall be serviced at least once every 12 months by a qualified person with at least two years' experience in the maintenance of such systems. The servicing shall be in accordance with the Operations and Management Manual.

General

29 No ponding or surface run-off of effluent shall occur as a result of the exercise of this consent.

30 This permit does not authorise the discharge of sludge to land or water.

Air Discharge

31 The consent holder must undertake all practicable measures to minimise discharges of odour to air as a result of the exercise of this permit that are noxious, dangerous, offensive or objectionable, in the opinion of an authorised enforcement officer of the Consent Authority, at or beyond the legal boundary of the properties from which the consent holder operates.

32 The consent holder must keep a permanent record of any complaints it receives regarding air discharges from the site. The record of complaints must be supplied to the Consent Authority as part of the annual report and upon request. The record of complaints must include, at a minimum:

(a) the name and address of the complainant, if supplied;
(b) the date, time and details of the alleged event (including location of where the odour was detected);
(c) weather conditions at the time of the alleged event including a description of the wind speed and wind direction when the complainant detected the odour;
(d) operating conditions at the time of the complaint, including any malfunctioning or breakdown of equipment;
(e) the most likely cause of the odour;
(f) investigations undertaken by the consent holder in regards to the complainant and any corrective action undertaken by the consent holder to remedy or mitigate the odour detected by the complainant; and
(g) measures put in place to prevent the occurrence of a similar incident.

The consent holder shall notify the Consent Authority of any complaints received that relate to the exercise of this permit within 24 hours of being received.

Review

33 The Consent Authority may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this consent within three months of each anniversary of the commencement of this consent, for the purpose of:

a) Determining whether the conditions of this consent are adequate to deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage, or which becomes evident after the date of commencement of the consent; or
b) Ensuring the conditions of this consent are consistent with any National Environmental Standards, Regulations, relevant plans and/or the Otago Regional Policy Statement; or
c) Requiring the consent holder to adopt the best practicable option, in order to remove or reduce any adverse effect on the environment arising as a result of the exercise of this consent.

Land Use Consent for Drilling of Land

Specific

1 The activity must be carried out in accordance with the plans and the application. The piezometres must be located and constructed in the locations shown on the plan as P5 – P8 prepared by Lowe Environmental Impact titled “Monitoring” dated 26-03-2025.

2 All ground monitoring piezometers must be located and installed under the direction of a suitable experienced hydrologist/hydrogeologist in accordance with NZ4411:2001 Environmental Standard for Drilling of Soil and Rock.

3 All groundwater piezometers must be maintained to prevent the ingress of contaminants and ensure accurate monitoring. In the event of a piezometer being destroyed or unsuitable for sampling, the consent holder must replace it with a well or piezometer in the same general location within 3 months of the issue arising.