Draft Conditions 08-0G-26

Land Use Consent – Residential Earthworks (RMFT26.001.01)

To be administered by the Otago Regional Council

Specific

1. This resource consent authorises the use of land for earthworks for the purpose of residential development on the land legally described as [redacted] and [redacted] and [redacted] (**Site**).

2. The use of land for residential earthworks and the associated discharge of sediment-laden water and sediment to land must be carried out in accordance with the plans and all information submitted with the application detailed below and referenced by the Otago Regional Council as consent number RMFT26.001.01:

   a) Substantive Application for Fast Track Approval Mt Iron Junction Limited dated 20 February 2026 as amended in response to Panel Minutes;

   b) Mt Iron Junction Environmental Management Plan Revision B prepared by Enviroscope dated 15 December 2025;

   c) Subdivision Scheme Plans prepared by Patersons dated 16 February 2026; and

   d) Geotechnical Report prepared by Geosolve dated March 2018

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

3. The Consent Holder must complete all residential earthworks authorised by this consent no more than five years following notification of the commencement date to the Otago Regional Council as required by Condition (6).

4. The earthworks authorised by this resource consent must only be exercised in conjunction with consent RMFT26.001.02 which authorises the discharge of sediment-laden water to land which may enter water associated with this resource consent.

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

   a) The contents of this document; and

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

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

Performance Monitoring

6. The Consent Holder must notify the Otago Regional Council in writing of the commencement date of earthworks not less than 10 working days prior to the commencement of works. The prestart notification must include the following information:

   a) The start date of the works;

   b) Photographs of the area/s where works is to be undertaken – photographs must be in colour and no smaller than 200 x 150 millimetres in size and be in JPEG form; and

   c) Advise who the Environmental Representative for the works programme is and provide contact details to the Otago Regional Council.

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

   Matters to be discussed include (at minimum):

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

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

8. At least 15 working days prior to the commencement of earthwork activity, the Consent Holder must submit a finalised Environmental Management Plan (EMP) and Erosion and Sediment Control Plan (ESCP) for review and acceptance by the Otago Regional Council. The ESCP must be in accordance with Auckland Council's Guideline Document 2016/005 (GD05) and be based on the draft EMP/ESCP dated 15 December 2025 and submitted as part of the application. This document must be prepared by a suitably qualified and experienced person as described in Otago Regional Council's Residential Earthworks in Otago Guide. The EMP/ESCP must address the following (as a minimum):

   a) Administrative Requirements
      i. Weekly site inspections;
      ii. Monthly environmental reporting;
      iii. Pre and post rainfall inspection as required by GD05;
      iv. Independent audit by Suitably Qualified and Experienced Person;
      v. Notification and management of environmental incidents
      vi. Records and registers;
      vii. Environmental roles and responsibilities of personnel (including nomination of Principal Contractor);
      viii. Site induction;

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

iv. Chemical and fuel management;

c) Sufficient detail to address the following matters:
   i. Specific erosion and sediment control works including clean and dirty water diversions and sediment basins (locations, dimensions, capacity etc);
   ii. Supporting calculations and design drawings;
   iii. Catchment boundaries and contour information;
   iv. Details of construction methods;
   v. Timing and duration of construction and operation of control works;
   vi. Processes in place if unexpected contaminated land is encountered;
   vii. Contingency measures for snow and/ or frost events;
   viii. Measures to avoid silt and/or sediment tracking onto roads and then to water for the duration of the earthworks, such as:
      (A) Providing stabilised entry and exit point(s) for vehicles;
      (B) Providing wheel wash facilities; and
      (C) Cleaning of road surfaces using street-sweepers immediately where sediment has been tracked onto road;
   ix. Details relating to the management of exposed areas; and
   x. Monitoring and maintenance requirements.

9.

a) The Consent Holder must submit an updated EMP/ESCP to the Otago Regional Council when:
   i. Any significant changes have been made to the construction methodology since the original plan was accepted; or
   ii. There has been an Environmental Incident and investigations have found that the management measures are inadequate.

b) Any updated versions of the EMP/ ESCP must be submitted to the Otago Regional Council for review and acceptance. Works implementing the updated EMP/ ESCP must not commence until it has been accepted, and all works must be undertaken in accordance with the most current EMP/ ESCP accepted by the Otago Regional Council at all times.

c) The Consent Holder must establish and implement document version control and ensure that the Otago Regional Council is provided with an electronic copy of the most current and complete version of the EMP and ESCP at all times.

10. No works must commence until the initial or any updated version of the EMP/ ESCP has been accepted, and all works must be undertaken in accordance with the most current EMP/ ESCP accepted by the Otago Regional Council at all times.

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

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

12. The Consent Holder must:

a) ensure that the operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the approved EMP and ESCP must be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Otago Regional Council on request, and

b) Sediment removed from treatment devices must be placed on stable ground where it cannot re-enter the device or be washed into any watercourse, and

c) Where maintenance work is required to ensure the effectiveness of these erosion and sediment control measures, the record should include the date, time and details on the nature of any maintenance.

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

13. The Consent Holder must engage a suitably qualified and experienced practitioner (SQEP) to monitor the site monthly to:

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

14. During the exercise of this consent, the Consent Holder must complete and submit reporting to the Otago Regional Council in the form of a Monthly Environmental Report. The Monthly Environmental Report must be submitted within 5 working days of the end of each month. The Monthly Environmental Report must include reporting and statements actively addressing but not limited to the following that occurred during the reporting month:

a) Updates to the EMP or ESCP;
b) Weekly Site Inspections – number of inspections completed, and summary of corrective actions undertaken;
c) Reporting on monitoring undertaken (including Pre- and Post-Rainfall Events and water quality sampling and results as required by the EMP and ESCP.

15. All machinery associated with the earthworks activity must be operated in a way, which ensures that spillages of hazardous substances such as fuel, oil, grout, concrete products and any other contaminants are prevented.

16. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.

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

a) All machinery must be clean, free of contaminants and in good repair, prior to entering the site;
b) No construction materials may be left in a position where they could be carried away by storms, floods, waves or other natural events;
c) The Consent Holder must take all practicable measures to prevent spills of hazardous substances being discharged into water or onto land in a manner that may enter water. Such measures may include, but not be limited to;

i. all practicable measures must be undertaken to prevent oil and fuel leaks from vehicles and machinery;
ii. fuel storage tanks and machinery must be maintained at all times to prevent leakage of oil and other contaminants;
iii. no refuelling of machinery or equipment must occur within a surface waterbody or the coastal marine area;
iv. there must be no storage of fuel within 20 metres of a surface water body;
v. a spill kit, that is capable of absorbing the quantity of oil and petroleum products that may leak or be spilt must be kept on-site at all times.

d) The Consent Holder must inform the Otago Regional Council immediately and no later than 12 hours of an oil spill and must provide the following information;

i. the date, time, location and estimated volume of the spill;
ii. the cause of the spill;
iii. clean up procedures undertaken;
iv. details of the steps taken to control and remediate the effects of the spill on the receiving environment;
v. as assessment of any potential effects of the spill; and
vi. measures to be undertaken to prevent a recurrence.

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

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

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

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

General

20. 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.

21. Where any incident caused by the residential earthworks has led to any adverse environmental effects occurring that have not been consented, the Consent Holder must:

    a) Report to Otago Regional Council details of the incident within 12 hours of becoming aware of the incident.
    b) Identify any corrective actions taken by the Consent Holder so far.
    c) Provide a comprehensive Environmental Incident Report to the Otago Regional Council within 10 working days of the incident occurring.

22.
    a) This resource consent does not authorise land disturbance on a contaminated site.
    b) If unexpected contamination is discovered, the consent holder must cease all earthworks in the area of the contamination immediately and notify the Otago Regional Council within 5 working days. Works in the area affected by contamination can only recommence once any required consents are obtained.

23. In the event that any unexpected contaminated soil or material is uncovered by the works, an accidental discovery protocol shall be implemented, including but not limited to the following steps:

    a) Earthworks within ten metres of unexpected contaminants must cease immediately;
    b) All practicable steps must be taken to prevent the contaminated material becoming entrained in stormwater. Immediate steps must include, where practicable:
        i. diverting any stormwater runoff from surrounding areas away from the contaminated material; and
        ii. minimising the exposure of the contaminated material, including covering the contaminants with an impervious cover;

    c) Notification of the Otago Regional Council, within 24 hours of the discovery;
    d) Earthworks within ten metres of unexpected contaminants must not recommence until a suitably qualified and experienced contaminated land practitioner (SQEP) confirms to the Otago Regional Council that continuing works does not represent a significant risk to the environment;
    e) All records and documentation associated with the discovery must be kept and copies must be provided to the Otago Regional Council upon request.

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

a) Work must cease immediately at that place and within 20 metres around the site.

b) All machinery must be shut down, the area must be secured, and the Heritage New Zealand Pouhere Taonga Regional Archaeologist and the Otago Regional Council must be notified.

c) If the site is of Maori origin, the Consent Holder must also notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975).

d) If human remains (koiwi tangata) are uncovered the Consent Holder must advise the Heritage New Zealand Pouhere Taonga Regional Archaeologist, NZ Police, the Otago Regional Council and the appropriate iwi groups or kaitiaki representative and the above process under (c) will apply. Remains are not to be disturbed or moved until such time as iwi and Heritage New Zealand Pouhere Taonga have responded.

e) Works affecting the archaeological site and any human remains (koiwi tangata) must not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue. Further assessment by an archaeologist may be required.

f) Where iwi so request, any information recorded as the result of the find such as a description of location and content, must be provided for their records.

25. The Consent Holder must maintain a record of any environmental complaints received in relation to the exercise of this consent. The register must include, but not be limited to:

a) The date, time, location and nature of the complaint;

b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information;

c) Action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again;

d) A record of the complaints must be submitted within 24 hours of request by the Otago Regional Council.

26. For the duration of the works on the site a written record of the excavation process must be maintained. This record must include the location of the site, type and volume of material excavated, and the relevant disposal location. An up-to-date copy of these records must be kept available for Otago Regional Council inspection purposes, and a final copy of the record must be sent to the Otago Regional Council within 10 working days following completion of the works.

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

Discharge Permit – Residential Earthworks (RMFT26.001.02)

Specific

1. This consent authorises discharge of sediment laden water to land where it may enter water, associated with the use of land for earthworks for the purpose of residential development within the area of land legally described as Lot 2 and Lot 6 DP 605028 and Lot 3 DP 359869.

2. The discharge of sediment-laden water to land must be carried out in accordance with all plans and information submitted with the following documents:

   a) Substantive Application for Fast Track Approval Mt Iron Junction Limited dated 20 February 2026 as amended in response to Panel Minutes;
   b) Mt Iron Junction Environmental Management Plan Revision B prepared by Enviroscope dated 15 December 2025;
   c) Subdivision Scheme Plans prepared by Patersons Sheets 000 – 109 Rev P; and
   d) Geotechnical Report prepared by Geosolve dated March 2018

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

3. The discharge authorised by this resource consent must only be exercised in conjunction with consent RMFT26.001.01 which authorises the discharge of sediment-laden water to land which may enter water associated with this resource consent.

4. This consent does not authorise the direct discharge of sediment to water.

5. The discharge authorised by this consent must not, after reasonable mixing, give rise to all or any of the following effects in receiving waters:

   a) the production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials;
   b) any conspicuous change in colour or visual clarity;
   c) any emission of objectionable odour;
   d) the rendering of fresh water unsuitable for consumption by farm animals; or
   e) any significant adverse effects on aquatic life.

6. The quality of the discharge must not exceed the standards specified below when sampled at locations identified in the approved EMP/ESCP.

Parameter	Units	Discharge Standard
Turbidity	NTU	≤ 150
Visual Clarity	mm	≤ 100
Total Suspended Sediment	Mg/L	≤ 50

pH		5.5 – 8.5
Hydrocarbons or tannins		No visible trace
Waste		No visible trace

7.

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

8. In circumstances where one or more of the limits set out in condition (6) are exceeded, the Consent Holder must report to the Otago Regional Council within 48 hours of any confirmed exceedance.

a) This notification must include advice of any corrective actions taken by the Consent Holder.
b) A comprehensive Environmental Incident Report must be provided to the Otago Regional Council within 10 working days of the notification of the exceedance. This report must include:

i. identification of the likely cause of the limit exceedance;
ii. the effects on the receiving environment likely to arise because of the limit exceedance;
iii. the management responses and remedial action undertaken so far;
iv. actions that may be necessary to prevent any further limit exceedances occurring; and

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

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

a) The date, time, location and nature of the complaint;
b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information;

c) Action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again.

d) A record of the complaints must be submitted to the Otago Regional Council along with the Monthly Environmental Report required by Condition (15) of Land Use Consent RMFT26.001.01, or within 24 hours if requested by the Otago Regional Council.

11. Where information is required to be provided to the Otago Regional Council in the conditions of this consent this is provided in writing to compliance@orc.govt.nz and the email heading is to reference RMFT26.001.02 and the condition(s) the information relates to.

Part A – Land Use Conditions

To be administered by Queenstown Lakes District Council

The activity:

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

General condition

1. The activity of undertaking a 250 unit Comprehensive Housing Development, Commercial Tenancy, Café and Childcare Centre including associated earthworks and infrastructure (**Development**), shall be carried out in general accordance with the Substantive Application for resource consent as amended in response to Panel Minutes, including any reports, plans, and any further information provided by the Consent Holder, and in accordance with the following conditions of consent. Where there is any apparent conflict between the application and consent conditions, the consent conditions shall prevail. The land use conditions only include conditions relevant for specific land use elements as the land development components will be carried out under/through the subdivision process and in accordance with the conditions specified in Part B of this consent.

2. In accordance with s26(1) of the FTAA 2024, this consent shall lapse unless given effect to within 10 years from the date of the approval of this application.

3. No building may be occupied until such time as s224(c) certification for the corresponding subdivision consent has been issued. Unless where the development is to be staged, in which case no buildings within each stage may be occupied until 224(c) for that stage has been completed.

4. The development shall proceed in accordance with the following plans:

   Master Plans

   a) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Overall Master Plan – Dated 07/09/2026 – Drawing No: 2023_084/011~~011~~002 – Rev P- Prepared by DCM Urban
   b) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Masterplan West – Dated 07/09/2026 – Drawing No: 2023_084/012 – Rev P - Prepared by DCM Urban
   c) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Masterplan East – 07/09/2026 - Drawing No: 2023_084/~~013~~ – Rev P - Prepared by DCM Urban
   d) Mt Iron Junction Ltd – Consent Engineering Design – Proposed Active Transport Links - Sheet 350 Rev 3 - Patersons

   Earthworks and Engineering (subject to Engineering Approval)

   a) Mt Iron Junction Ltd – Preliminary Engineering Design – Site Overview – P240103 - Sheet 110 – Rev 3– Patersons

b) Mt Iron Junction Ltd – Preliminary Engineering Design – Earthworks – P240103 - Sheet 200 - 202 – Rev 3- Patersons
c) Mt Iron Junction Ltd – Preliminary Engineering Design – Roading – P240103 - Sheets 300 – 361 – Rev - Patersons
d) Mt Iron Junction Ltd – Preliminary Engineering Design – Stormwater – P240103 - Sheets 400 - 412– Rev 3 - Patersons
e) Mt Iron Junction Ltd – Preliminary Engineering Design –Wastewater– P240103 - Sheets 500A - 514 – Rev 3 - Patersons
f) Mt Iron Junction Ltd – Preliminary Engineering Design – Water Supply – P240103 - Sheet 600 – 600C – Rev 3 – Patersons
g) Mt Iron Junction Ltd – Combined Services – Overview Plan – P240103 – Sheet 800 – 800D – Rev 3 – Patersons
h) Mt Iron Junction Ltd – Finished floor level and Stormwater Flow Plan – Sheet 850 - Rev 3 – Patersons

Environmental Management Plan

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

Architectural Designs

a) Mount Iron Junction – Housing Scheme –Site Plan – Drawing Sheets A1.1 – A1.64 – Rev H - Prepared by Figure and Ground August 2026
b) Mount Iron Junction – Housing Scheme –Perspectives – Drawing Sheets A7.1 – A7.16 – Prepared by Figure and Ground – August 2026

Setback Plans

a) Mt Iron Junction Ltd – Subdivision of Lot 2 C Lot 6 DP 605028 C Lot 3 DP 359869 - Building Setbacks – P240103 - Layouts 120 – 125 – Rev 9– Patersons

Landscape Design

a) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Street Cross Sections Sheets 028 - 031 –07.09.2026 - Prepared by DCM Urban
b) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape –Open Space – Sheets 033 – 042 – Rev P- Prepared by DCM Urban
c) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape –State Highway Interface – Sheet 044 – 064 Rev P- Prepared by DCM Urban
d) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Details – Sheets 101-131 – Rev P- Prepared by DCM Urban
e) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape –Landscape Developed Design – Sheets 201-214 – Rev P- Prepared by DCM Urban
f) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Detailed Planting Plan – State Highway Interface– Sheets 402 – 447 – Rev P- Prepared by DCM Urban

Review

5. For the purposes of, and pursuant to section 128 of the RMA, the Council can review the conditions of this and related consents annually commencing 12 months from the date this consent is granted, for any of the following purposes:

   a) To modify existing conditions of consent relating to the effects of the activity on the environment

   b) To require the Consent Holder to adopt the best practicable option to reduce, remediate or remove any adverse effect upon the environment, arising from the generated effects of the activity; and

   c) If the Council deems that it is necessary to do so in order to deal with any adverse effect on the environment which may arise from the exercise of this consent, and which is appropriate to deal with at a later date.

Staging

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

Site-wide Landscaping

7. Prior to the commencement of any building construction within a development area, the consent holder shall provide updated landscape plans and design specifications to show the following.

   a) Details of the final lighting plan, designed by a suitable qualified lighting designer to ensure lighting levels meet the required lux requirements to support a safe nighttime environment.

   b) Additional landscaping should be incorporated along the south and western façade of the service station to soften the interface with the playground

   c) Additional landscaping along the easternmost carpark of the site adjoining the state highway that mitigates the carpark as well as softens the built form when entering from the east and does not detract from Mount Iron in the background.

   These revised plans shall be prepared by a suitably qualified Landscape Architect for all landscaping within that development area. These plans are to be certified by the Queenstown Lakes District Council.

8. The approved Mt Iron Junction Master Plan and Detailed Planting Plans for each development area based on the landscape concept plans for each development area shall be implemented prior to the occupation of buildings within that development area, and the plants shall thereafter be maintained and irrigated in accordance with the Detailed Planting Plans in the relevant area. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.

9. A Landscape Management Plan (LMP) shall be submitted to Council for certification prior to implementation of the Detailed Planting Plan for each development area. The LMP shall include:

a) Planting methodology for all planting including details of tree pits, tree staking and guying, site preparation to support healthy and sustained growth of planting areas, and establishment of meadow and lawn areas.

b) Details of an irrigation watering system to be installed for all landscape planting and frequency and duration of operation until such time planting has successfully established and becomes self-sustaining with healthy growth. Irrigation shall be managed to encourage deep root growth and shall gradually reduce the dependency for irrigation over a three-year period.

c) Organic mulching, weed and pest control measures for the first three years post completion of planting to support healthy growth and establishment.

Housing Units

10. Any of the residential units that are within or partially within 100m of the edge of either the State Highway 6 and/or State Highway 84 carriageway shall be designed, constructed and maintained to achieve the following:

a) An indoor design noise level of 40 dB $L_{Aeq(24\ hour)}$ inside all habitable spaces; and

b) If windows must be closed to achieve the design noise levels, the building must be designed, constructed and maintained with a ventilation and cooling system. For habitable spaces, the system must be designed to achieve the following:

i. Ventilation must be provided to meet clause G4 of the New Zealand Building Code. At the same time, the sound of the system must not exceed 30 dB $L_{Aeq(30\ sec)}$ when measured 1m away from any grille or diffuser.

ii. The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour. At the same time, the sound of the system must not exceed 35 dB $L_{Aeq(30\ sec)}$ when measured 1m away from any grille or diffuser.

iii. The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 25 degrees Celsius. At the same time, the sound of the system must not exceed 35 dB $L_{Aeq(30\ sec)}$ when measured 1m away from any grille or diffuser.

c) A design report prepared by a suitably qualified and experienced acoustics specialist must be submitted to QLDC demonstrating compliance with this condition prior to construction or alteration to any building. The design must take into account the future permitted use of the state highway; for existing roads this is achieved by the addition of 3dB to existing measured or predicted noise levels.

11. A land covenant under section 108 of the RMA shall be recorded on the 80% of the Record(s) of Title to ensure ongoing compliance with this requirement:

It is prohibited to use this unit for Visitor Accommodation and Residential Visitor Accommodation (other than Homestays), as defined in the Queenstown Lakes Proposed District Plan as at 1 September 2026.

For the 20% of the Records of Title that are not subject to the prohibition above, the land covenant shall read:

The use of the residential unit for Visitor Accommodation and Residential Visitor Accommodation (other than Homestays) as defined in the Proposed Queenstown Lakes District Plan is limited to 120 nights per annum.

11A. Any lot / residential unit that is not prohibited from being used for Visitor Accommodation / Residential Visitor Accommodation shall be provided with car parking designed to the Class 2 parking standard.

12. The position of all buildings on Lots 1-24 shall be set back a minimum distance of 1.7m from the northwest boundary with the Mt Iron Reserve.

13. The position of all buildings on Lots 25-26 shall be set back a minimum distance of 2.2m from the boundary with the Mt Iron Reserve.

14. The position of all buildings on Lots 27 - 62 shall be set back a minimum distance of 2.2m from the western boundary with the 25A – 35 Old Racecourse Road properties.

15. The design of Units 1 – 26 shall ensure the following recommendations to reduce risk from wildfire are achieved:

    a) Fire-resistant cladding such as brick stone, metal including timber with a fire-resistant treatment and tempered glass.

    b) Patios on the western side of Units 1 – 26 are to be concrete.

    c) All fencing within 1.5m of the units shall be made of non-flammable fencing materials.

    d) A 150mm non-combustible zone (such as pea gravel or similar) between the ground and the unit's exterior cladding

    e) Plant species planted within 1.5m of the units shall exclude high flammability vegetation.

15A. The design of edwellings.

15B. No heat pump unit servicing Lots 25–62 shall be located on the western side of any dwelling facing the properties at 25A–35 Old Racecourse Road.

Childcare Centre

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

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

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

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

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

a) The construction and sealing of the vehicle crossing, all vehicle manoeuvring and car parking areas in accordance with the stamped as approved plans to Council's standards. Parking and loading spaces shall be clearly and permanently marked out. Provision shall be made for stormwater disposal from all impermeable surfaces.

b) Appropriate signage (as certified under condition 21 below) shall be installed at the entrance to the site and within the car park area to alert drivers to beware of children when reversing.

c) The provision of a sealed vehicle crossing that shall be constructed to the site in accordance with the stamped as approved plans to Council's standards.

d) All signage and road markings shall be in accordance with the TCD (Traffic Control Devices manual) requirements.

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

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

g) An acoustic fence with a minimum height of 1.8m shall be erected around the entire northern and eastern boundaries of the outdoor play area. This fence shall:

i. Have a surface mass of at least 10kg/m². Suitable fencing materials may include 25 mm timber, 9 mm fibre cement, 12 mm plywood, masonry, or concrete.

ii. The fence must be continuous with no gaps or cracks. Timber palings if used are to be well overlapped (25 mm minimum) or a board and batten system, and a sleeper rail connecting the base of the palings to the ground.

iii. Be maintained to be acoustically effective for as long as the centre is operational.

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

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

Market and Cafe

22. The market shall be limited to a small scale convenience grocery store with a maximum Gross Floor Area for the retail component of 280m².

23. The cafe shall be limited to a maximum Gross Floor Area for the kitchen and dining area components of 160m².

24. The hours of operation of the market and cafe shall be 07:30am - 8:00pm daily.

25. A detailed landscape plan generally in accordance with the approved landscape master plan, showing the landscaping around the retail and restaurant buildings and car park area shall be prepared and submitted to the Council for certification.

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

26. The certified landscaping plan for the market and cafe site shall be implemented prior to the buildings becoming operational and the plants thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.

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

a) The provision of a sealed vehicle crossing that shall be constructed to the site in accordance with the stamped as approved plans to Council's standards.

b) All signage and road markings shall be in accordance with TCD (Traffic Control Devices manual) requirements.

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

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

e) At least two cycle parking spaces shall be provided for the cafe.

f) Noise generated by truck deliveries in the loading bay of the market may increase the Noise Rating Level between 8:00 am and 8:00 pm up to a limit of 61 dB LAeq when measured at the façade of the first and second Floor Apartments – Lot 102.

g) An acoustically effective barrier with a minimum height of 2.0 m must be constructed between the southern loading bay of the market and the boundary of Lot 102. The barrier must be solid with no gaps and have a surface mass of no less than 10 kg/m². The barrier must be in place before the market operates and must be maintained to be acoustically effective for as long as the market is operational.

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

Part B – Subdivision Conditions

To be administered by Queenstown Lakes District Council

The activity:

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

General conditions

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

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

2. In accordance with s26(1) of the FTAA 2024, this consent shall lapse unless given effect to within 10 years from the date of the approval of this application.

3. The development shall proceed in accordance with the following plans:

   Master Plans

   a) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Overall Master Plan – Dated 07/09/2026 – Drawing No: 2023_084/011 – Rev P - Prepared by DCM Urban
   b) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Masterplan West – Dated 07/09/2026– Drawing No: 2023_084/012– Rev P - Prepared by DCM Urban
   c) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Masterplan East – Dated 07/09/2026 - Drawing No: 2023_084/013 – Rev P - Prepared by DCM Urban
   d) Mt Iron Junction Ltd – Consent Engineering Design – Proposed Active Transport Links - Sheet 350 Rev 3 - Patersons

   Earthworks and Engineering (subject to Engineering Approval)

   a) Mt Iron Junction Ltd – Preliminary Engineering Design – Site Overview – P240103 - Sheet 110 – Rev 3– Patersons
   b) Mt Iron Junction Ltd – Preliminary Engineering Design – Earthworks – P240103 - Sheet 200 - 202 – Rev 3 - Patersons

c) Mt Iron Junction Ltd – Preliminary Engineering Design – Roading – P240103 - Sheets 300 – 361 – Rev 1 - Patersons
d) Mt Iron Junction Ltd – Preliminary Engineering Design – Stormwater – P240103 - Sheets 400 - -412– Rev 3 - Patersons
e) Mt Iron Junction Ltd – Preliminary Engineering Design –Wastewater– P240103 - Sheets 500A - 514 – Rev 3- Patersons
f) Mt Iron Junction Ltd – Preliminary Engineering Design – Water Supply – P240103 - Sheet 600 – 600C – Rev 3 – Patersons
g) Mt Iron Junction Ltd – Combined Services – Overview Plan – P240103 – Sheet 800 – 800D – Rev 3 – Patersons
h) Mt Iron Junction Ltd – Finished floor level and Stormwater Flow Plan – Sheet 850 - Rev 3 – Patersons

Environmental Management Plan

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

Architectural Designs

a) Mount Iron Junction – Housing Scheme –Site Plan – Drawing Sheets A1.1 – A1. 58 – Rev - Prepared by Figure and Ground –August 2026

Landscape Design

a) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Street Cross Sections Sheets 028 - 031 – 07.09.2026 - Prepared by DCM Urban
b) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape –Open Space – Sheets 033 – 042 – Rev P- Prepared by DCM Urban
c) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape –State Highway Interface – Sheet 044 – Rev P- Prepared by DCM Urban
d) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Details – Sheets 067 – 085 – Rev P- Prepared by DCM Urban
e) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape –Landscape Developed Design – Sheets 101 – 131 – Rev P- Prepared by DCM Urban
f) Mt Iron Junction Fast Track Application – Graphic Attachment – Urban Design and Landscape – Detailed Planting Plan – State Highway Boundary Treatment– Sheets L 201 – L214 – Rev P- Prepared by DCM Urban

Scheme Plans

a) Mt Iron Junction Ltd – Subdivision of Lot 2 and Lot 6 DP 605028 C Lot 3 DP 359869 – Subdivision Scheme Plans – P240103 – Sheets 000 - 125 – Rev 9 – Patersons

Setback Plans

a) Mt Iron Junction Ltd – Subdivision of Lot 2 C Lot 6 DP 605028 C Lot 3 DP 359869 - Building Setbacks – P240103 - Layouts 120 – 125 – Rev 9– Patersons

Staging

4. This subdivision may be staged. For the purposes of issuing approvals under sections 223 and 224(c) of the Resource Management Act 1991, the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in any order and all stages may be combined, providing all necessary subdivision works (such as servicing, provision of formed legal access and other works required to satisfy conditions of this consent), are completed for each stage, prior to certification being issued as necessary under sections 223 and 224(c) of the Resource Management Act 1991. Any balance lots created shall either be serviced to Council's standards or held together in one title with a serviced lot.

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

General

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

   Note: The current standards are available on Council's website via the following link: https://www.qldc.govt.nz/code-of-practice

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

6. The consent holder shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 C 1.8 of the Council's Land Development and Subdivision Code of Practice, in relation to this development.

7. The consent holder shall obtain and implement a Traffic Management Plan (TMP) certified by Council prior to undertaking any works within or adjacent to Council's roads that affects the normal operating conditions of the road reserve through disruption, inconvenience or delay. The TMP shall be prepared by a certified Temporary Traffic Management Planner (TTMP) as validated on their CoPTTM ID certification. All contractors obligated to implement temporary traffic management plans shall employ a qualified Site Traffic Management Supervisor (STMS) to manage the site in accordance with the requirements of the NZTA's "Traffic Control Devices Manual Part 8: Code of practice for temporary traffic management". The STMS shall implement the TMP. A copy of the approved TMP shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.

8. At least 7 days prior to commencing excavations and fill procedures, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified geo-professional who is familiar with the Geosolve report (dated March 2018, Geosolve Ref 170839) and who shall supervise the earthworks procedures and soakage testing, in accordance with the recommendations of the report. Should the site conditions be found to be unsuitable for the proposed excavation and construction methods, then a suitably qualified and experienced engineer shall submit to the Manager of Resource Management Engineering at Council new designs and work methodologies for the works prior to further work being undertaken, with the exception of any necessary works required to stabilise the site in the interim.

Engineering and Landscape Approval

Engineering Approval

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

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

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

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

   a. The provision of a water supply to each lot in terms of Council's standards and connection policy. The costs of making these connections shall be borne by the consent holder. This shall include either:

      i. Installation of an Acuflo GM900 toby valve for each residential lot located at the junction between Council's reticulation and the lot's lateral. And/Or

      ii. A bulk flow meter to each of Lots102 and 103 on which the apartment buildings are to be which consists of an approved valve and valve box with backflow prevention and provision for water metering to be located at the road boundary. The costs of the connection shall be borne by the consent holder.

   b. A potable water supply point to be provided to the boundary of the reserve lots (Lot 801 and 803 - 805), or evidence from the Council's Parks C Reserves Planning Manager that no water supply is necessary to one or both lots.

   c. The provision of a foul sewer connection from all residential and commercial lots to Council's reticulated sewerage system in accordance with Council's standards and

connection policy, which shall be able to drain the buildable area within each lot. The costs of the connections shall be borne by the consent holder.

d. The provision of a stormwater collection and disposal system from each lot which shall provide both primary and secondary protection for the development, in accordance with Council's standards and connection policy. This shall include:

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

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

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

   iii. A secondary protection system consisting of secondary flow paths to the soak pits/infiltration galleries approved under Condition 9(d)(i) above to cater for the 1% AEP storm event and/or setting of appropriate building floor levels to ensure that there is no inundation of any buildable areas, and no increase in run-off rates onto land beyond the site from the pre-development situation; and

   iv. A copy of the full stormwater model and report outlining the parameters used shall be provided; and

   v. A predevelopment and post development contour plan shall be provided for the stormwater design.

e. Provision of a suitable firefighting water supply and hydrants with adequate pressure and flow to service the development and accompanying report from a suitably qualified professional demonstrating compliance with the NZ Fire Service Code of Practice for Firefighting Water Supplies 2008 (SNZ PAS 4509:2008) (or superseding standard). Any alternative solution must be approved in writing by Fire C Emergency NZ, Queenstown Office.

i. Any buildings on the lots shall either be fitted with a sprinkler system and/or be designed with an appropriate fire cell size to meet the requirements of SNZ PAS 4509 for the relevant water supply classification prior to the occupation of any buildings.

f. The provision of transportation infrastructure to the development. This shall include details of on-street parking and manoeuvring areas and all sealed internal access roads in accordance with the minimum design criteria in Table 3.3 of the Code of Practice. This shall include a footpath/cycleway of 3.0m on the southeastern side of Junction Road from the cul-de-sac head to the crossing at approximately chainage 80. Footpaths within Roads 2 and 3 shall be designed to withstand traffic loading.

g. Details of suitable access for waste collection vehicles to access all collection points.

h. The formation of all intersections in accordance with the latest Austroads intersection design guides.

i. All signage and marking shall be in accordance with the TCD Manual.

j. Details of vehicle crossings construction to Council's standards for those vehicle crossings that are to be constructed prior to the 224(c) certificate for that stage.

k. The provision of stormwater disposal from all impervious surfaces.

l. Temporary turning heads shall be provided at stage boundaries that do not terminate at and include an intersection that enables turning.

m. The provision of road lighting in accordance with Council's road lighting policies and standards current at the time engineering approval is granted, including the Southern Light lighting strategy. Any road lighting installed on private roads/rights of way/access lots shall be privately maintained, and all operating costs shall be the responsibility of the lots serviced by such access roads. Any lights installed on private roads/rights of way/access lots shall be isolated from the Council's lighting network circuits.

n. The provision of Design Certificates for all engineering works associated with this development submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.

o. The consent holder shall specify the lots in which Visitor Accommodation and Residential Visitor Accommodation activity (excluding homestays) is prohibited, such that a minimum of 80% of all residential units / residential lots are used solely for Residential Activities and are not occupied for Visitor Accommodation or Residential Visitor Accommodation (excluding homestays). Any Residential Unit capable of being used for Residential Visitor Accommodation shall be provided with car parking designed to the Class 2 parking standard.

p. The provision of active travel links to the development. These active transport links shall be designed in terms of QLDC Engineering Code of Practice Appendix J and achieve the following formation widths and surfacing.

i. The path shown as B2 shall be shown with a lit, sealed 2.5m width or as close to that as is practicable.

ii. The path shown as C1 shall be shown with a sealed 3m width with lighting provided by street lighting.

iii. The path shown as C2 shall be shown with a lit, sealed 2m width.

iv. The path shown as D1 shall be shown with a lit 3m sealed formation width.

v. The path shown as D2 shall be shown with a lit 2.5m sealed formation width.

vi. The path shown as E1 shall be constructed as an unlit gritted path with a 3m formation width..

Advice Note: Where lighting of active travel links is required, bollard-style lighting is acceptable.

Reserve and Street Tree Landscape Plans

10. Prior to the commencement of any landscape works on road or reserve areas (including pedestrian/cycle track works on Mount Iron) under this consent on the site, the consent holder shall provide a detailed landscape plan (including design specifications) to be certified by the Queenstown Lakes District Council's Parks C Open Spaces Planning Manager. The final landscape plan shall achieve the following:

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

Note: The current standards are available on Council's website via the following link: https://www.qldc.govt.nz/media/fzchrrn3/qldc-land-development-and-subdivision-code-of-practice-2025.pdf

b. The landscape plan shall clearly illustrate all landscape works (including street trees and other landscape assets) within the reserves and roads that are to vest with Council;

c. The landscape plan shall clearly show detail of the interface between the consented service station and Lot 801 to ensure a high level of amenity and safety is achieved.

d. Clearly identify all trees (including the location of each tree), the species, size and location;

e. Irrigation plan showing how trees, plants and/or grass are to be irrigated;

f. Tree pit details showing root ball treatment and staking;

g. Ensure that all batter slopes and mounds do not exceed a gradient of 1:5 when measured across any point to ensure that all slopes are mowable. This will require that plans clearly demonstrate that this gradient will not be exceeded;

h. Path width, material and construction details so that all tracks achieve a minimum Grade 2 standard as set out Appendix J of the QLDC's Land Development and Subdivision Code of Practice (2025) except where modified by the specific lighting, width and seal requirements set out in condition 9(p).

i. Detailed design of Active Travel routes including surfacing and lighting, including the specific lighting, width and seal requirements set out in condition 9(p).

j. Details and locations for any other proposed assets, such as park seats, irrigation and fencing; Note: All reserve improvements require prior agreement with the Parks and Open Spaces Planning Manager, and require a developer's agreement with Council.

k. Maintenance requirements.

Pre-Start Conditions

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

Construction Environmental Management Plan

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

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

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

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

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

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

13. The Consent Holder must submit an updated EMP/ ESCP to the Consent Authority when:
   i. Any significant changes have been made to the construction methodology since the original plan was accepted; or
   ii. There has been an Environmental Incident and investigations have found that the management measures are inadequate.

a) Any updated versions of the EMP/ ESCP must be submitted to the Consent Authority for review and acceptance. Works implementing the updated EMP/ ESCP must not commence until it has been accepted, and all works must be undertaken in accordance with the most current EMP/ ESCP accepted by the Consent Authority at all times.

b) The Consent Holder must establish and implement document version control and ensure that the Consent Authority is provided with an electronic copy of the most current and complete version of the EMP and ESCP at all times.

14. No works must commence until the initial or any updated version of the EMP/ ESCP has been accepted, and all works must be undertaken in accordance with the most current EMP/ ESCP accepted by the Consent Authority at all times.

Construction Noise and Vibration Management Plan

15. Prior to any earthworks commencing on the site, the Consent Holder shall prepare a Construction Noise and Vibration Management Plan (CNVMP). The CNVMP shall be forwarded no later than 10 working days prior to work commencing to the QLDC Monitoring Officers for review to confirm that the CNVMP contains sufficient information required by this condition and the following ones. The objectives of the CNVMP are to set out the procedures to identify and adopt the BPO for minimising adverse construction noise and vibration effects on neighbours,

and to define the procedures to be followed to ensure that the project construction noise and vibration limits are being complied with.

16. The CNVMP shall provide, as a minimum, the following details:

    a. The relevant conditions construction noise and vibration limits.

    b. The programme of works and approved hours of construction work

    c. Identification of surrounding noise sensitive receivers

    d. The nature of any restrictions to be implemented by the approval holder to ensure noise generated by the construction vehicles will comply with the noise limits on the site.

    e. Procedures for ensuring that the approval holder provides receivers around the site with ongoing and regular updates throughout the various stages of construction work so that receivers have advanced notice of the approximate dates and duration of the busiest and noisiest construction activities on site that may affect these receivers.

    f. Written communication with occupants of all dwellings around the site of the works in writing at least ten (10) days prior to the commencement of activities on site. The written advice shall set out:
        i. a brief overview of the construction works.
        ii. the working hours and expected duration.

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

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

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

17. The CNVMP shall, as a minimum address the requirements of Annex E of NZS 6803:1999 Acoustics – Construction Noise and the Association of Australasian Acoustical Consultants Guideline for interpreting and applying NZS 6803:1999. The CNVMP and any amendments must be prepared by a suitably qualified acoustics consultant. Amendments that include changes to the construction methodology must be tracked and any revised CNVMP shall be submitted to the Council's Monitoring team for approval.

18. All construction works on the site shall be carried out in accordance with the CNVMP and a copy of the CNVMP must be kept on site during construction hours.

19. The CNVMP may authorise some work to take place at other times where the CNVMP demonstrates that those works will comply with the the PDP construction noise limits–a construction noise limit of 45 dB L_{Aeq}(15 min) and a vibration limit of 0.3 mm/s PPV at any occupied dwelling (for example, light vehicle movements, works well separated from any receivers, site meetings, electrical fitout, painting etc).

Prior to Commencing Works

20. The consent holder shall provide the consent authority written confirmation of approval from the NZ Transport Agency (as the Road Controlling Authority) that the design of the active transport links within any State Highway corridor is in accordance with the applicable Queenstown Lakes District Council design standards.

21. At least five working days prior to commencing work on the site the consent holder shall advise the Manager of Resource Management Engineering at Council of the scheduled start date of physical works. Compliance with the 'prior to commencement of works' conditions shall be demonstrated.

22. The consent holder shall engage a Site Traffic Management Supervisor (STMS) to prepare and implement a traffic management plan (TMP) to manage the effects of works within and adjacent to the State Highway road corridor. The TMP shall be prepared in accordance with the New Zealand Guide to Temporary Traffic Management (NZGTTM). All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS to manage the site in accordance with the requirements of the TMP. Prior to undertaking works managed by the TMP, the consent holder shall obtain written confirmation from the New Zealand Transport Agency (NZTA) that the TMP meets the requirements of the NZGTTM. The STMS shall implement the Traffic Management Plan. A copy of the TMP, as well as the written confirmation of NZTA of its approval of the TMP, shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.

23. The Consent Holder must notify the Consent Authority in writing of the commencement date of earthworks no less than 10 working days prior to the commencement of works. The prestart notification must include the following information:

    a) The start date of works

    b) Photographs of the area/s where work is to be undertaken – Photographs must be in colour and no smaller than 200 x 150 millimetres in size and be in JPEG form.

    c) Name and contact details of their Environmental Representative for the works.

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

    a) Ensure that the site is complying with its EMP and ESCP; and

    b) Identify any new environmental risks arising that could cause an environmental effect and suggest alternative solutions that will result in more effective and efficient management.

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

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

26. 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.

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

    a) The Land Use and Discharge consents;

    b) The Erosion and Sediment Control Plan; and

    c) The final Environmental Management Plan.

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

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

    a) Timeframes for key stages of the works authorised under this consent

    b) Resource consent conditions

    c) Erosion and Sediment Control Plan

    d) Environmental Management Plan

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

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

Hours of Operation – Construction

30. Construction hours

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

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

b. No construction work is permitted outside of the above day/hours and on Sundays or Public Holidays

To be Monitored Throughout Earthworks

31. Earthworks must be managed to minimise the deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the site. In the event that such deposition does occur, it must be removed immediately once observed or reported. In no instance shall roads or footpaths or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

32. All earthworks, geotechnical investigations and fill certification shall be carried out under the guidance of a suitably qualified and experienced geotechnical professional as described in Section 2 of the Council's Land Development and Subdivision Code of Practice. At the completion of onsite earthworks, the geo-professional shall incorporate the results of ground bearing test results regardless of whether affected by development cut and fill earthworks and include the issue of a Geotechnical Completion Report and Schedule 2A certificate covering all land within the development. The Schedule 2A certification shall include a statement under Clause 3(e) covering section 106 of the Act. In the event the Schedule 2A includes limitations or remedial works against the lot, the Schedule 2A shall include a geotechnical summary table identifying requirements against the lot for reference by future lot owners. The certificate and any supporting information shall be submitted to the Manager of Resource Management Engineering at Council.

33. The Consent Holder must ensure that the operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the approved EMP and ESCP must be maintained throughout the duration of earthworks activity, and until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Consent Authority on request.

a) Sediment removed from treatment devices must be placed on stable ground where it cannot re-enter the device or be washed into any watercourse.

b) Where maintenance work is required to ensure the effectiveness of these erosion and sediment control measures, the record should include the date, time and details on the nature of any maintenance.

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

34. For the duration of the earthworks:

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

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

c) The Consent Holder must take all practicable measures to prevent spills of hazardous substances being discharged into water or onto land in a manner that may enter water. Such measures may include, but not be limited to;
   i. all practicable measures must be undertaken to prevent oil and fuel leaks from vehicles and machinery;
   ii. fuel storage tanks and machinery must be maintained at all times to prevent leakage of oil and other contaminants;
   iii. a spill kit, that is capable of absorbing the quantity of oil and petroleum products that may leak or be spilt must be kept on-site at all times.

d) The Consent Holder must inform the Consent Authority immediately and no later than 12 hours of a spill of hazardous substances and must provide the following information;
   i. the date, time, location and estimated volume of the spill;
   ii. the cause of the spill;
   iii. clean up procedures undertaken;
   iv. details of the steps taken to control and remediate the effects of the spill on the receiving environment;
   v. as assessment of any potential effects of the spill; and
   vi. measures to be undertaken to prevent a recurrence.

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

35. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.

36. During the exercise of this consent, the Consent Holder must complete and submit reporting to the Consent Authority in the form of a Monthly Environmental Report. The Monthly Environmental Report must be submitted within 5 working days of the end of each month. The Monthly Environmental Report must include reporting and statements actively addressing but not limited to the following that occurred during the reporting month:

a) Updates to the EMP/ESCP;

b) Weekly Site Inspections – number of inspections completed, and summary of corrective actions undertaken;

c) Reporting on monitoring undertaken (including Pre- and Post-Rainfall Events and water quality sampling and results as required by the EMP and ESCP.

37. The Consent Holder must maintain a record of any complaints received in relation to the exercise of this consent. The register must include, but not be limited to:

a) The date, time, location and nature of the complaint;

b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information;

c) Action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again.

A record of the complaints must be submitted to the Consent Authority upon request.

38. This consent does not authorise work on a contaminated site. If unexpected contamination is discovered, the consent holder must cease all earthworks in the area of the contamination immediately and notify the Consent Authority within two days. Works in the area affected by contamination can only recommence once any required consents are obtained.

39. All machinery associated with the earthworks activity must be operated in a way, which ensures that spillages of hazardous substances such as fuel, oil, grout, concrete products and any other contaminants are prevented.

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

a) Interim stabilisation measures may include but are not limited to:
   i. the use of covers, geotextiles, or mulching
   ii. top-soiling and grassing of otherwise bare areas of earth
   iii. aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.

41. In accordance with page 9 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans, where any Environmental Incident where the EMP has failed leading to any adverse environmental effects offsite occurs, the consent holder shall:

a. Report to Council details of any Environmental Incident within 12 hours of becoming aware of the incident.

b. Provide an Environmental Incident Report to Council within 10 working days of the incident occurring as per the requirements outlined on page 9 of Queenstown Lakes District Council's Guidelines for Environmental Management Plans.

42. Environmental records are to be collated onsite and shall be made available to Council upon request; immediately if the request is made by a Council official onsite and within 24 hours if requested by a Council officer offsite. Records and registers to be managed onsite shall be in accordance with the requirements outlined on page 10 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.

43. The quality of the discharge must not exceed the standards specified below when sampled at locations identified in the approved EMP/ESCP:

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

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

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

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

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

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

44. In circumstances where one or more of the discharge limits are exceeded the Consent Holder must report to the Consent Authority within 48 hours of any confirmed exceedance.

a) This notification must include advice of any corrective actions taken by the Consent Holder.

b) A comprehensive Environmental Incident Report must be provided to the Consent Authority within 10 working days of the notification of the exceedance. This report must include:
   i. Identification of the likely cause of the limit exceedance;
   ii. The effects on the receiving environment likely to arise because of the limit exceedance;
   iii. The management responses and remedial action undertaken so far;
   iv. Actions that may be necessary to prevent any further limit exceedances occurring;
   v. Identify remedial action that is necessary and practicable and confirmation of implementation.

45. The discharge authorised by this consent must not result in:

a) The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials;

b) Any conspicuous change in the colour or visual clarity;

c) Any emission of objectionable odour;

d) The rendering of fresh water unsuitable for consumption by farm animals or any significant adverse effects on aquatic life in any river, lake, artificial watercourse, or wetland.

Accidental Discovery Protocol

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

a) Work must cease immediately at that place and within 20 metres around the site.

b) All machinery must be shut down, the area must be secured, and the Heritage New Zealand Pouhere Taonga Regional Archaeologist and the Consent Authority must be notified.

c) If the site is of Maori origin, the Consent Holder must also notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975).

d) If human remains (koiwi tangata) are uncovered the Consent Holder must advise the Heritage New Zealand Pouhere Taonga Regional Archaeologist, NZ Police, the Consent Authority and the appropriate iwi groups or kaitiaki representative and the above process under (c) will apply. Remains are not to be disturbed or moved until such time as iwi and Heritage New Zealand Pouhere Taonga have responded.

e) Works affecting the archaeological site and any human remains (koiwi tangata) must not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue. Further assessment by an archaeologist may be required.

f) Where iwi so request, any information recorded as the result of the find such as a description of location and content, must be provided for their records.

Post Earthworks Completion

47. The consent holder shall, on completion of the earthworks for each stage and as soon as climatic conditions allow, permanently stabilise the site by planting, seeding, mulching or otherwise covering any exposed ground to minimise the risk of dust, erosion and sedimentation and to enhance slope stability.

48. Within one month following the completion of all earthworks for each stage:

a. The consent holder shall submit to the Councils' monitoring officers, a completion report from a suitably qualified and experienced Geo-Professional that provides a professional opinion that there is a low ongoing geotechnical risk associated with the completed works. This report shall also provide confirmation that the site has been appropriately stabilised.

b. The consent holder shall submit to the Councils' monitoring officers an earthworks completion report from a suitably qualified and experienced professional to confirm that the earthworks authorised by this consent, have been satisfactorily completed to meet all relevant conditions and compliance obligations of this consent.

49. Once the geotechnical professional has confirmed that the site, or part thereof, is considered to be sufficiently stabilised, the associated erosion and sediment control measures shall be removed and any sediment within the controls shall be disposed of in a way that will not cause a nuisance to surrounding environment.

To be Completed Before Council Approval of the Survey Plan

50. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:

    a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved. This shall include any Easements in Gross as required by Council for infrastructure to vest. Requirements for vested infrastructure and Easements in Gross shall be agreed with Council prior to Engineering Acceptance.

    b) The names of all roads, private roads and private ways which require naming in accordance with Council's road naming policy shall be shown on the survey plan.

    c) Any water reticulation containing fire hydrants shall be vested to Council and provided with suitable easements in gross of no less than 3m in width.

    d) The first Survey Plan submitted must include vesting of Lots 700, 701 and 903 as road with the Queenstown Lakes District Council (Lot 903) and His Majesty the King (Lots 700 and 701) respectively.

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

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

Amalgamation Conditions

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

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

52. Prior to certification of each stage of the development pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following in relation to the works within that stage of the development:

    a. The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including rights of way and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).

    b. The completion and implementation of all works detailed in Condition 9 above.
    c. The provision of a water supply to all residential lots in terms of Council's standards and connection policy. This shall include an Acuflo GM900 as the toby valve and an approved water meter as detailed in QLDC Water Meter Policy (Appendix A), dated June 2017. The costs of the connections shall be borne by the consent holder.

d. An Elster PSM V100 or Sensus 620 water meter shall be provided to Council's maintenance contractor Veolia for all residential lots as per condition 9a above, and evidence of supply shall be provided to Council's Subdivision Inspector.

e. The provision of a foul sewer connection from all lots to Council's reticulated sewerage system in accordance with Council's standards and connection policy.

f. An Elster Helix 4000 or C4000 / 4200 (For 40mm to 200mm connections) or Sensus Meitwin; Meistream WP; water meter shall be installed on to the Acuflo manifold for the bulk flow water connections to the apartment buildings.

g. The provision of bulk flow water meters for commercial and childcare buildings.

h. The provision of a sealed vehicle crossing to all residential units with onsite parking and the childcare centre (Lot 100) and commercial buildings (Lot 101). These vehicle crossing shall be constructed to Council's standards.

i. All vehicle access, manoeuvring and parking areas associated with the development shall be subject to a post construction safety audit by an independent traffic engineer in accordance with the NZTA Manual "Safe System Audit Guidelines" at the consent holders cost and the results shall be submitted to Council for review and certification. Should the review recommend any further works required to achieve a safe traffic environment, the consent holder shall have these works approved by Council and implemented prior to subdivision completion.

j. The provision of a stormwater connection from all units and buildings to the stormwater system in accordance with Council's standards and connection policy.

k. Hydrant testing shall be carried out during the peak period of an average day (7:30 – 9:30am 4pm – 6:00pm) to confirm that there are sufficient hydrants with adequate pressure and flow to service the development with a Class FW2 fire risk in accordance with Appendix G of SNZ PAS 4509:2008 NZ Fire Service Code of Practice for Firefighting Water Supplies. Any lesser risk must be approved in writing by Fire C Emergency NZ, Queenstown Office. The testing shall be carried out by a suitably qualified and experienced person (SQEP) as defined in section 1.8 of QLDC's Land Development and Subdivision Code of Practice and evidence of the SQEP suitability to undertake or oversee such testing shall be submitted with the hydrant testing results. The results shall be submitted to Council and all related costs shall be borne by the consent holder.

l. The consent holder shall enter into a developer's agreement between the developer and Council in relation to the stormwater system. This agreement shall bind the developer to its requirements and confirm the following:

   (i) The applicant takes responsibility for Operation C Maintenance of the areas initially for a 5 year period from issue of 224c.

   (ii) The applicant shall meet the Key Performance Indicators (KPIs) for successful operation and management of the systems that are established and agreed with Council through detailed design process prior to engineering acceptance by QLDC.

(iii) The consent holder shall provide Council annually (31st March) with copies of all ongoing performance monitoring data and reporting a showing compliance with the agreed KPIs and OCM manual.

(iv) If the system is not shown to be working effectively during or at the end of the 5 year maintenance period, any remedial works required ensuring the effective and efficient operation of the stormwater disposal system in compliance with the O C M manual and associated KPIs shall be completed by the consent holder.

(v) In the event of the system not performing effectively during or at the end of the 5 year maintenance period, the maintenance period may be extended by a further 2 years to allow the applicant to demonstrate the effective and efficient operation of the stormwater disposal system prior to handover to Council.

(vi) A bond provided by the consent holder/developer in relation to maintenance of the system for the maintenance period.

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

m. The Consent Holder shall obtain a Full Council decision confirming that all areas of reserve have been formally agreed to be vested.

n. For each stage the consent holder shall fully implement all road/street landscaping and planting as shown on the landscape plan approved under Condition 10 above.

o. All landscape planting on Lots 1 – 4, 62, 200 and 203 along State Highways 6 and 84 shown on the certified Detailed Planting Plan – State Highway Boundary Treatment– Sheets L 201 – L214 Rev P Prepared by DCM Urban, shall be completed prior to issue of the 224(c) for the relevant subdivision stage that creates these lots as individual lots.

p. The Consent Holder shall enter into a maintenance agreement under S207A of the Local Government Act 2002 Amendment Act, with the QLDC (Parks and Reserves), with the obligation being upon the Consent Holder to fulfil the requirements detailed in (i) to (iv) below. The maintenance period shall be three years from any issue of 224(c):

(i) All new assets, including irrigation and fencing, shall be kept in good working order and be free of defects or disrepair.

(ii) Trees and vegetation shall be irrigated and maintained to an acceptable standard as specified by QLDC Parks and Reserves Planning team. It shall be the responsibility of the consent holder to ensure that any new plantings, as shown on the approved landscape plans, that die or decline at any time over the 3-year maintenance period following the initial planting shall be replaced. The replacement plants shall be of the same species, grade and size as the original specimens and planted no later than the following planting season or as instructed by QLDC.

(iii) The vested reserves shall be kept in a tidy condition and shall be free of litter and refuse.

(iv) Health and safety plans shall be provided for all non-QLDC approved contractors undertaking maintenance in the reserves or road reserves.

(v) On completion of construction, asbuilts for walkways (and grassed areas if any), which are to be vested with Council are to be provided as per Land Development and Subdivision Code of Practice (dated 2025).

Advice Note: *Asbuilt submission package, including asbuilt specs and guidelines, available on the QLDC LDSCoP 2025 website:* https://www.qldc.govt.nz/services/resource consents/land-developments-and-subdivisions

q. Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kVA capacity) to the boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.

r. Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground data services have been made available to all lots and that all the network supplier's requirements for making such means of supply available have been met.

s. All earthworks, geotechnical investigations and fill certification shall be carried out under the guidance of suitably qualified and experienced geotechnical professional as described in Section 2 of the Queenstown Lakes District Council's Land Development and Subdivision Code of Practice. At the completion of onsite earthworks the geo-professional shall incorporate the results of ground bearing test results for each residential allotment within the subdivision regardless of whether affected by development cut and fill earthworks and include the issue of a Geotechnical Completion Report and Schedule 2A certificate covering all saleable lots within the subdivision. The Schedule 2A certification shall include a statement under Clause 3(e) covering Section 106 of the Resource Management Act 1991. In the event the Schedule 2A includes limitations or remedial works against any lot(s) the Schedule 2A shall include a geotechnical summary table identifying requirements against each relevant lot in the subdivision for reference by future lot owners. Any remedial works outlined on the Schedule 2A that requires works across lot boundaries shall be undertaken by the consent holder prior to 224(c) certification being issued.

t. The submission of Completion Certificates from the Contractor and the Engineer advised in Condition 6 for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.

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

v. All signage shall be installed in accordance with Council's signage specifications and all necessary road markings completed on all public or private roads (if any), created by this subdivision.

w. All new reserve and road reserve asset information shall be submitted electronically with spatial attributes as outlined in Schedule 1D of the QLDC LDSC 2025.

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

y. All signage shall be installed in accordance with Council's signage specifications and all necessary road markings completed on all public or private roads created by this subdivision.

z. All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise permanently stabilised.

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

bb. The Consent Holder shall provide confirmation in writing from the Queenstown Lakes Community Housing Trust (QLCHT), or an alternative community housing provider registered with the Community Housing Regulatory Authority and approved by the Queenstown Lakes District Council, that an agreement has been entered into to provide an area of land that:
    i. Comprises no less than 5% of the land area of the residential component of the Mt Iron Junction Housing Scheme Land capable of accommodating at least 13 of the approved residential units;
    ii. is subdivided into the number of lots (minimum 13) that is 5% of the total number of lots developed on the residential component of the Mt Iron Junction Housing Scheme Land.

cc. The consent holder shall specify the lots on which Visitor Accommodation and Residential Visitor Accommodation (excluding homestays) is prohibited, such that a minimum of 80% of all Residential Units are used solely for Residential Activities and are not occupied for Visitor Accommodation or Residential Visitor Accommodation. The consent notice shall prohibit all use of the residential unit for Visitor Accommodation or Residential Visitor Accommodation including permitted uses under the relevant District Plan (excluding homestays).

    Any lot / residential unit that is not prohibited from being used for Visitor Accommodation / Residential Visitor Accommodation shall be provided with car parking designed to the Class 2 parking standard.

dd. The 1.8m close boarded fence along the boundary of the site with 25A – 35 Old Racecourse Road shall be constructed and completed prior to the issue of the 224(c) certificate for the first subdivision stage that creates lots containing residential units.

ee. Landscaping shown on the approved Mt Iron Junction Master Plan and Detailed Planting Plans for each stage shall be implemented.

ff. Written confirmation from the NZTA Senior Asset Manager shall be provided to QLDC that the earthworks shown on the approved engineering plans that are on and adjacent to State Highway 6 and State Highway 84 have been completed in accordance with those plans. These written confirmations shall be provided to the Council prior to s224(c) for all relevant stages.

gg. With regard to the construction of the Active Transport Links:

- The paths shown as B2, D1, D2 and E1 shall be constructed and approved by QLDC and NZTA (as the road controlling authority for State Highways) as the case may be as part of the first stage of the subdivision that includes a residential unit or occupation of any residential unit, or prior to the commencement of any commercial activity on the site other than the consented service station.
- The path shown as C1 shall be constructed as part of the adjoining Stages 2, 3, and 4 of the development.
- The path shown as C2 shall be constructed as part of the construction of Mountain Road West.

Management Entities

53. Prior to the 224 certificate for each stage of the development that includes commonly owned property (not to be vested in QLDC) (excluding the unit titles) the consent holder must establish an Incorporated Society or Societies (or legal body) to be responsible and liable for ongoing operation, maintenance, management and repair of communal lots, and all associated communal infrastructure (if any). The following requirements must be met in order to satisfy the condition:

a. The common assets must be operated and managed by the Incorporated Society or Societies (or other legal body).

b. The Incorporated Society must not be disestablished without the prior written consent of the Planning and Development Manager at QLDC.

c. The structure, functions and rules of the Incorporated Society or Societies (or legal body) must include provision for the following:

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

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

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

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

Ongoing Conditions/Consent Notices

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

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

a. All boundary fences along or adjoining any areas of reserves shall be no greater than 1.5 metres in height and shall be no less than 50% visually permeable. For the avoidance of any doubt this condition shall also apply to the allotment boundaries adjoining the open spaces that will accommodate active travel links D1 and C2.

b. No permanent obstruction or vegetation in excess of 1m in height shall be located within 0.5m of the road boundary on Lots 416 or 417.

c. No permanent obstruction or vegetation in excess of 1m in height shall be located within 1.75m of the road boundary on Lots 430 - 436.

d. The landscape planting on Lots 101 - 103 along State Highway 6 shown on the Detailed Planting Plan – State Highway Boundary Treatment– Sheets L 201 – L214 – Rev P- Prepared by DCM Urban, shall be completed prior to the occupation of buildings on these lots.

e. The 80% of lots identified under Engineering Approval for the relevant stage that are to be used only for residential activities and shall not be used for visitor accommodation or residential visitor accommodation other than homestays (as those activities are defined in the Queenstown Lakes Proposed District Plan as at 1 September 2026) are subject to the following condition:

It is prohibited to use the residential unit for Visitor Accommodation and Residential Visitor Accommodation (other than Homestays), as defined in the Queenstown Lakes Proposed District Plan as at September 2026.

f. The 20% of lots identified under Engineering Approval for the relevant stage that may be used for visitor accommodation or residential visitor accommodation (as those

activities are defined in the Queenstown Lakes Proposed District Plan as at 1 September 2026) are subject to the following condition:

The use of the residential unit for Visitor Accommodation and Residential Visitor Accommodation (other than Homestays) as defined in the Proposed Queenstown Lakes District Plan is limited to 120 nights per annum.

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

h. All future buildings must be in accordance with land use consent FTSA202 (QLDC Reference).

i. On Lots 25-62:

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

j. Units on Lots 1 – 26 shall be designed and maintained in accordance with the following to reduce risk from wildfire:

   i. Fire-resistant cladding such as brick stone, metal including timber with a fire- resistant treatment and tempered glass.

   ii. Patios on the western side of Units 1 – 26 are to be concrete.

   iii. All fencing within 1.5m of the units shall be made of non-flammable fencing materials.

   iv. A 150mm non-combustible zone (such as pea gravel or similar) between the ground and the unit's exterior cladding.

   v. Plant species planted within 1.5m of the units shall exclude high flammability vegetation.

k. To limit the potential for a fire to spread from the development onto Mt Iron, all fireworks and open air fires (including firepits, braziers etc) shall be prohibited.

l. Mitigation planting as shown on the approved Mt Iron Junction Master Plan and Detailed Planting Plans for each development shall be maintained in accordance with the Detailed Planting Plans in the relevant area. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.

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

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

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

Covenant

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

ADVICE NOTES

1. Before you undertake any physical work on the state highway, including the formation of any vehicle crossing, you are legally required to apply to the New Zealand Transport Agency for a Corridor Access Request (CAR) and for that request to be approved. Please submit your CAR to the NZTA CAR Manager via www.submitica.com a minimum of 21 working days prior to the commencement of any works on the state highway; longer is advised for complex works.

2. The applicant is advised that this decision does not authorise any works within land designated by the New Zealand Transport Agency (NZTA Waka Kotahi) for State Highway purposes. Pursuant to Section 176(1)(b) of the Resource Management Act 1991, written approval must be obtained from NZTA as the Requiring Authority prior to undertaking any works, activities, or modifications within the designation boundary.

Part C – Amended Conditions of RM181471

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

General

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

~~**Paterson Pitts Group**~~

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

Rough G Milne Landscape Architects

Master Plan

- ~~Mt Iron Junction Master Plan -- 4 February 2021~~
- <u>Consented Mt Iron Junction Masterplan –Caltex Boundary – Rough C Milne Landscape Architects, Fast-track Approvals Act Substantive Application - 4 February 2021</u>

Detailed Plans

- ~~Mt Iron Junction -- Planting Plan 1 -- West Corner SH84 - 21 December 2020~~
- ~~Mt Iron Junction -- Planting Plan 2 -- Meadow SH84 -- 21 December 2020~~
- ~~Mt Iron Junction -- Planting Plan 3- North Spine Road - 21 December 2020~~
- ~~Mt Iron Junction -- Planting Plan 4- Service Station – Proposed Landscape Plan - 4 February 2021~~
- <u>Mt Iron Junction – Proposed Landscape Plan Mt Iron Junction Service Station, Wanaka Service Station – Fast-track Approvals Act Substantive Application - 4 February 2021</u>
- ~~Mt Iron Junction -- Planting Plan 5 -- Workers Accommodations -- 21 December 2020~~
- ~~Mt Iron Junction -- Planting Plan 6 East Link Road Meadow -- SH6 -- 21 December 2020~~

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

~~General~~

- ~~Mt Iron Junction – Architectural Design Statement – 21 December 2020~~

~~Worker's Accommodation~~

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

~~Terrace Housing~~

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

SHA Architecture

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

included with the Environment Court Consent Order [2021] NZEnvC 53 dated 19 April 2021 and as amended by the Panel decision on the Mt Iron Junction Substantive Application dated ##### September 2026.

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

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

3. The consent holder is liable for costs associated with the monitoring of this resource consent under section 35 of the Act.

4. This consent shall lapse unless given effect to within ten years from the date of consent.

5. ~~No buildings authorised by this consent shall be occupied by tenants or the public until the roundabout at the intersection of State Highway 6, State Highway 84 and Riverbank Road has been constructed and is operational.~~

6. ~~The consent holder shall supply the consent authority with written confirmation from Waka Kotahi NZ Transport Agency (road controlling authority) that any proposed intersection and/or vehicle crossing works will not adversely affect State Highway 6 and/or State Highway 84.~~

7. ~~At least three weeks prior to any works being carried out in the State Highway road reserve, an agreement to work on the State Highway must be completed and submitted to Waka Kotahi NZ Transport Agency's maintenance contractor for approval.~~

8. ~~At least seven days prior to commencing works on site, the consent holder shall submit to Waka Kotahi NZ Transport Agency or its network management consultant, Aspiring Highways, and to the Road Corridor Engineer at Council, for certification and acceptance an application to undertake works within a State Highway road reserve and a Traffic Management Plan. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor **(STMS).** All contractors obligated to implement Traffic Management Plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. No works shall commence until the Traffic Management Plan is approved by Waka Kotahi NZ Transport Agency, or its network management consultant and Council. A copy of the approved plan shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.~~

9. ~~Prior to commencement of any site works the consent holder shall provide to the Council confirmation from Aurora Energy Limited that they have sought and obtained all necessary approvals under NZECP34 or that such approvals are not required.~~

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

BULK EARTHWORKS
Environmental Management Plan

10. At least 15 working days prior to any works commencing on site the consent holder shall submit an Environmental Management Plan(EMP) to Council's Monitoring and Enforcement Team for review and acceptance (HOLD POINT 1). This document must be prepared by a suitably qualified and experienced person (SQEP). The EMP shall be in accordance with the principles and requirements of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans and specifically shall address the following elements as specified in the guidelines:

    a. Administrative Requirements
        (i) Weekly site inspections;
        (ii) Monthly environmental reporting;
        (iii) Independent audit by SQEP;
        (iv) Notification and management of environmental incidents;
        (v) Records and registers;

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

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

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

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

~~The EMP (and any sub-plans e.g. ESCP described below) shall also be consistent with any recommendations outlined in the Patterson Pitts -- Engineering Plans referred to in Condition 1.~~

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

These plans must be updated when:

a) The construction program moves from one Stage to another; or

b) Any significant changes have been made to the construction methodology since the original plan was accepted for that Stage; or

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

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

13. Prior to commencing ground disturbing activities, the consent holder shall ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction in accordance with the requirements detailed on page 8 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans.*

14. The consent holder shall install measures to control and/or mitigate dust, silt run-off and sedimentation that may occur, in accordance with the Council's Land Development and Subdivision Code of Practice and *'A Guide to Earthworks in the Queenstown Lakes District'* brochure, prepared by the Council and in accordance with the ESCP submitted under Condition 10 above to ensure that neighbouring sites remain unaffected from earthworks. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised. As-built documentation for these controls shall be provided a SQEP (HOLD POINT 2). It is noted that the earthworks required to construct environmental management controls are allowed to commence once Council has provided notice that (HOLD POINT 1) has been met.

15. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads as a result of the works, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.

During Construction

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

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

18. The consent holder shall establish and implement document version control. Council shall be provided with an electronic copy of the most current and complete version of the EMP at all times.

19. The consent holder shall develop and document a process of periodically reviewing the EMP as outlined on page 6 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans.* No ground disturbing activities shall commence in any subsequent stage of development until an EMP has been submitted and deemed suitable by Council's Monitoring and Enforcement Team.

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

21. A SQEP shall monitor the site monthly to ensure that the site is complying with its EMP, identify any new environmental risks arising that could cause an environmental effect and suggest alternative solutions that will result in more effective and efficient management. This must include a specific audit by the SQEP of the effectiveness of the ESCP. The outcome of these inspections should be included in the monthly environmental report referred to in Condition 22 below.

22. The consent holder shall complete and submit exception reporting to Council in the form of a monthly environmental report. The monthly environmental report shall be submitted to Council's Regulatory Department within five working days of the end of each month.

23. In accordance with page 9 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans,* where any Environmental Incident where the EMP has failed leading to any adverse environmental effects offsite occurs, the consent holder shall:

a. Report to Council details of any Environmental Incident within 12 hours of becoming aware of the incident.

b. Provide an Environmental Incident Report to Council within 10 working days of the incident occurring as per the requirements outlined on page 9 of *Queenstown Lakes District Council's Guidelines for Environmental Management Plans.*

24. Environmental records are to be collated onsite and shall be made available to Council upon request; immediately if the request is made by a Council official onsite and within 24 hours if requested by a Council officer offsite. Records and registers to be managed onsite shall be in accordance with the requirements outlined on page 10 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans.*

25. Any discharge (refer definition in the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans)* that leaves the site shall comply with the Water Quality Discharge Criteria outlined on page 19 of the *Guidelines.*

26. The earthworks, batter slopes and site management shall be undertaken in accordance with the recommendations of the report by GeoSolve (GeoSolve ref 170839, dated March 2018).

27. Hours of operation for earthworks, shall be:

a. Monday to Saturday (inclusive): 7.30am to 6.30pm
b. Sundays and Public Holidays: No Activity

In addition, no heavy vehicles are to enter or exit the site, and no machinery shall operate earlier than 7.30am. All activity on the site is to cease by 6.30pm.

28. All earthworks, geotechnical investigations and fill certification shall be carried out under the guidance of a suitably qualified and experienced geotechnical professional as described in Section 2 of the Council's Land Development and Subdivision Code of Practice. At the completion of onsite earthworks, the geo-professional shall incorporate the results of ground bearing test results regardless of whether affected by development cut and fill earthworks and include the issue of a Geotechnical Completion Report and Schedule 2A certificate covering all land within the development. The Schedule 2A certification shall include a statement under Clause 3(e) covering section 106 of the Act. In the event the Schedule 2A includes limitations or remedial works against the lot, the Schedule 2A shall include a geotechnical summary table identifying requirements against the lot for reference by future lot owners. The certificate and any supporting information shall be submitted to the Manager of Resource Management Engineering at Council.

29. In the event that the Schedule 2A certificate issued under Condition 28 contains limitations or remedial works required, then a section 108 covenant or alternative effective legal instrument shall be registered on the relevant Computer Freehold Registers. The section 108 covenant condition shall read; *"Prior to any construction work (other than work associated with geotechnical investigation), the owner for the time being shall submit to Council for certification, plans prepared by a suitably qualified engineer detailing the proposed foundation design, earthworks and/or any other required works in accordance with the Schedule 2A certificate attached. All such measures shall be implemented prior to occupation of any building."*

30. All earth worked and/or exposed areas shall be progressively grassed, revegetated, or otherwise stabilised at the completion of work in that area of the site.

31. The consent holder shall remedy any damage to all existing road surfaces and berms that has arisen from work carried out for this consent.

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

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

Note: The current standards are available on Council's website via the following link: http://www.qldc.govt.nz/planning/resource-consents/qldc-land-development-and-subdivision• code-of-practice/

33. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 C 1.8 of the Council's Land Development and Subdivision Code of Practice, in relation to this development.

34. At least 7 days prior to commencing excavations, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified geo• professional as defined in Section 1.7 of the Council's Land Development and Subdivision Code of Practice who is familiar with the GeoSolve report (GeoSolve ref 170839, dated March 2018) and who shall supervise the earthworks procedure and soakage testing, in accordance with the report recommendations. Should the site conditions be found unsuitable for the proposed excavation/construction methods, then a suitably qualified and experienced engineer shall submit to the Manager of Resource Management Engineering at Council new designs/work methodologies for the works prior to further work being undertaken, with the exception of any necessary works required to stabilise the site in the interim.

35. At least 5 working days prior to commencing work on site the consent holder shall advise the Manager of Resource Management Engineering at Council of the scheduled start date of physical works. Compliance with the prior to commencement of works conditions shall be demonstrated.

36. Prior to commencing any works on the site, the consent holder shall obtain 'Engineering Review and Acceptance' from the Council for all development works and information requirements specified in this condition. The application shall include all development items listed below unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. An 'Engineering Review and Acceptance' application shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the applicant's cost. The 'Engineering Review and Acceptance' application(s) shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition 32, to detail the following requirements:

a. The provision of a water supply to ~~each unit~~ the service station within the development in terms of Council's standards and connection policy. ~~A water supply connection shall also be provided to the Department of Conservation boundary in such a position that it can be extended in future to service possible future visitor services.~~ The costs of making these connections shall be borne by the consent holder.

b. This shall include ~~either~~:

   i. ~~Installation of an Acuflo GM900 toby valve for each unit located at the junction between Council's reticulation and the unit's lateral. And/OR~~

   ii. A bulk flow meter which consists of an approved valve and valve box with backflow prevention and provision for water metering to be located at the road reserve boundary. The costs of the connection shall be borne by the consent holder.

   ~~Regardless of the option chosen above, a~~ A High Hazard back flow valve shall be provided at the service station's water connection to the wider network.

c. ~~The provision of a 150mm diameter foul sewer within the development and a connection to the Department of Conservation boundary in such a position that it can be extended in future to service possible future visitor services to Council's reticulated sewerage system in accordance with Council's standards and connection policy. The costs of the connections shall be borne by the consent holder and the connections shall be in a position that can be extended to service buildings within each of these sites.~~

d. Provision of a suitable firefighting water supply and hydrants with adequate pressure and flow to service the development and accompanying report from a suitably qualified professional demonstrating compliance with the NZ Fire Service Code of Practice for Firefighting Water Supplies 2008 (SNZ PAS 4509:2008) (or superseding standard). Any alternative solution must be approved in writing by the Area Manager for the Central North Otago branch of the Fire Emergency New Zealand. Any buildings on the lots shall either be fitted with a sprinkler system and/or be designed with an appropriate fire cell size to meet the requirements of SNZ PAS 4509 for the relevant water supply classification prior to the occupation of any buildings. Any water reticulation containing fire hydrants shall be vested to Council and provided with suitable easements in gross of no less than 3m in width.

e. The provision of a stormwater collection and disposal system which shall provide both primary and secondary protection for the development, in accordance with Council's standards and connection policy. This shall include:

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

Surface Water," except for using the 1% AEP storm event, taking into account the critical storm duration and ensuring the soak pits/infiltration galleries will drain within 24 hours of the end of the critical event.

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

ii. A reticulated primary system to collect and dispose of stormwater from all potential impervious areas within each lot to the soak pits/infiltration galleries approved under Condition 36(e)(i), above. This shall include details of treatment solutions to avoid adverse water quality effects on receiving waters, low impact design solutions are encouraged. As a minimum there shall be provision for the interception of settle-able solids, hydrocarbons and floatable debris prior to discharge from the site. The individual lateral connections shall be designed to provide gravity drainage for the entire area within each activity area.

iii. A secondary protection system consisting of secondary flow paths to the soak pits/infiltration galleries approved under Condition 36(e)(i) above to cater for the 1% AEP storm event and/or setting of appropriate building floor levels to ensure that there is no inundation of any buildable areas within the lots, and no increase in run-off onto land beyond the site from the pre-development situation.

iv. A predevelopment and post development contour plan shall be provided for the stormwater design, in particular, ensuring that all stormwater run-off ~~from earth mounding~~ around the service station is collected and disposed of within the subject site.

f. ~~The provision of road lighting in accordance with Council's road lighting policies and standards, including the *Southern Light* lighting strategy. Any road lighting installed on private roads/rights of way/access lots shall be privately maintained and all operating costs shall be the responsibility of the lots serviced by such access roads. Any lights installed on private roads/rights of way/access lots shall be isolated from the Council's lighting network circuits.~~

g. ~~The formation and sealing of the roads shown on the stamped and approved plans, in accordance with Council's standards except where noted otherwise below or otherwise agreed to by Council. The road design shall include the following:~~

h. ~~The road between the roundabout and the southwest-northeast 'spine road' shall be formed in general accordance with Figure E23 of the Council's Land Development and Subdivision Code of Practice, except that no recessed parking is required. No stopping at all times road markings shall be installed on both sides of the road.~~

i. ~~The southwest-northeast 'spine road' shall be formed in general accordance with Figure E15 of the Council's Land Development and Subdivision Code of Practice.~~

j. ~~A minimum sightline measured at 2.5m from the nearest edge of the shared footpath/cyclepath, and extending a minimum of 10m on either side shall be achieved between all roads and vehicle crossings. Objects within the sight triangle shall be limited to a maximum of 1m in height.~~

k. ~~The formation of the internal 'T' intersection, in accordance with the latest Austroads intersection design guides or otherwise agreed to by Council. These designs shall be subject to review and acceptance by Council with any associated costs met by the consent holder. All signage and marking shall be in accordance with Waka Kotahi NZ Transport Agency's Manual of Traffic Signs and Markings (MOTSAM) and the Traffic Control Devices Manual.~~

l. The provision of sealed vehicle crossings that shall be constructed to each part of the development to Council's standards. This shall include:

   i. Street trees shall be planted at a size that provides for a minimum of 1.5m of clear space between the lowest branches and the adjacent carriageway. Tree trunks to be no greater than 200mm in width when mature.
   ii. The length of the northern vehicle crossing to the service station shall be minimised such that a 99th percentile vehicle can enter the site while a fuel tanker is waiting to leave the site.
   iii. Appropriate road markings and signage shall be installed on the vehicle crossings to the service station to ensure vehicles keep left.
   iv. The eastern vehicle crossing to the service station is to operate as a one-way entrance from the link road. The vehicle crossing onto the spine road shall operate as a two-way entrance and exit.

m. ~~The formation of a shared path with a minimum width of 3.0m as shown on the stamped as approved plans, with a minimum formation standard in accordance with Drawing B5-26 of the Council's Land Development and Subdivision Code of Practice.~~

n. ~~The consent holder shall engage an independent and suitably qualified and experienced traffic engineer to carry out a detailed design safety audit in general accordance with the Waka Kotahi NZ Transport Agency Manual "Road Safety Audit Procedures for Projects" and section 3.2.7 of the Council's Land Development and Subdivision Code of Practice. This shall include confirmation that appropriate traffic signs and road marking have been provisioned in accordance with the MOTSAM and the Traffic Control Devices Manual. The consent holder shall comply with any recommendations at their own cost. A copy of this report shall be submitted to Council for review and acceptance.~~

o. ~~The provision of a PS1 Producer Statement shall be submitted for any permanent retaining walls within the lot which exceed 1.5m in height or are subject to additional surcharge loads.~~

p. ~~The provision of Design Certificates for all engineering works associated with this subdivision submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the Council's Land Development and Subdivision Code of Practice Schedule 1A Certificate.~~

37. Prior to commencing any works on the site, the consent holder shall submit an External Lighting Plan **(ELP)** prepared by a suitably qualified and experienced lighting consultant to the Manager of Resource Consents at Council for review and certification (as being in accordance with this condition). The ELP shall detail the location of all external lighting and details for all lighting fixtures, with measures to mitigate and manage lighting effects, and must demonstrate that the external lighting is in accordance with the Council's *Southern Light* lighting strategy. The ELP can be prepared and certified in stages. The ELP must demonstrate the following:

a. All external lighting (excluding under the service station forecourt canopy and signage):
   i. must be down lighting only;
   ii. must be capped or filtered to avoid excessive light spill on surrounding ground;
   iii. must not direct light beyond the boundary of the site towards State Highway 6, State Highway 84 and adjacent properties;
   iv. must not be used to highlight or accentuate built forms, structures, or landscape features that may distract from the natural values and character of the surrounding landscapes; and
   v. must not create light pollution of the night sky.

b. All external lighting attached to buildings and structures must be on a timer or sensor switch, or managed to be switched off when the site is not occupied by people.

c. All external lighting attached to buildings and structures must not exceed 3m in height above surrounding ground. All other external lighting must be no higher than 1m above surrounding ground.

38. All external materials and colours shall be submitted to Council for certification prior to construction. All external materials and colours for all buildings and structures shall be of natural tones of grey, green and brown with a light reflectivity value of between 8% and 30%, and between 8% and 20% for the roof (with the exception of the Caltex Red within the Caltex Star logo on the service station building, forecourt canopy and signage). All materials of a natural finish such as timber, plaster, concrete and steel shall be treated to achieve the above colour controls. For the avoidance of doubt, this condition shall take precedence where any difference arises between this condition and the approved plans identified in Condition 1.

At the completion of works

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

a. The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of ways and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).

b. The completion and implementation of all works detailed in Condition 36 above.

c. ~~In the event that the water supply installed is as per Condition 36(a)(i), an Elster PSM V100 or Sensus 620 water meter shall be installed or provided to Council's maintenance contractor Veolia for each unit as per Condition 36(a)(i) above, and evidence of supply shall be provided to Council's Subdivision Inspector.~~

d. Any wired telecommunications or electrical connections shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.

e. The submission of Completion Certificates from the Contractor and the Engineer advised in Condition 33 for all engineering works completed in relation to or in association with this subdivision (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the Council's Land Development and Subdivision Code of Practice Schedule 1 B and 1C Certificate.

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

g. All signage shall be installed in accordance with Council's signage specifications and all necessary road markings completed on all public or private roads (if any), created by this development.

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

i. An engineer's PS4 Producer Statement shall be submitted for any permanent retaining walls within the lot which exceed 1.5m in height or are subject to additional surcharge loads.

j. All earth worked and/or exposed areas shall be progressively grassed, revegetated, as per the Detailed Planting Plan and stabilised within three months of the completion of work in that area of the site.

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

40. All external lighting shall comply with the Council certified **ELP** for the site prepared in accordance with Condition 37 above.

~~Covenants~~

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

~~Subdivision Planner and/or Manager of Resource Management Engineering at Council in respect of the above. All costs, including costs that relate to the checking of the legal instrument by Council's solicitors and registration of the document, shall be borne by the applicant.~~

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

42. On completion of earthworks, a covenant pursuant to section 108(2)(d) of the Act shall be registered on the Register of Title of the subject site providing for the performance of any ongoing requirements for protection of secondary flow paths or minimum floor levels for buildings, where deemed necessary by Council to satisfy Condition 36(e)(iii) above. The final wording of the instrument shall be checked and approved by the Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected.

43. In the event that the Schedule 2A certificate and Geotechnical Completion Report issued under Condition 28 contains limitations or remedial works required, then a covenant pursuant to section 108(2)(d) of the Act shall be registered on the relevant Records of Title detailing requirements for the lot owner(s). The final wording of the instrument shall be checked and approved by the Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected.

SERVICE STATION LANDSCAPING

44. The approved Mt Iron Junction – Proposed Landscape Plan – Mediation Planting Plan 4 - Service Station - 4 February 2021 ~~Mt Iron Junction Master Plan – 4 February 2021 and Detailed Planting Plans for each area listed under the heading "Detailed Plans" in Condition 1~~ above shall be implemented within the first planting season following completion of earthworks and infrastructure installation, and the plants shall thereafter be maintained and irrigated in accordance with the Detailed Planting Plans in the relevant area. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.

45. Details of the hard landscaping for each Detailed Planting Plan area shall be submitted to Council for certification prior to implementation of the Detailed Planting Plans. Hard landscaping details shall include all pavements, retaining and freestanding walls, barriers, bollards and fences, drainage, furniture, landscape features etc. All hard landscaping elements shall be of design and external appearance that comply with the external materials and colours controls for buildings as listed below, and use natural materials and colours that are complementary, sympathetic to, and blend into the Mt Iron context.

46. A Landscape Management Plan **(LMP)** shall be submitted to Council for certification prior to implementation of the Detailed Planting Plans. The LMP shall include:

    a) Planting methodology for all planting including details of street tree pits, tree staking and guying, site preparation to support healthy and sustained growth of planting areas, and establishment of meadow and lawn areas.
    b) Details of an irrigation watering system to be installed for all landscape planting and frequency and duration of operation until such time planting has successfully established and becomes self-sustaining with healthy growth. Irrigation shall be managed to encourage deep root growth and shall gradually reduce the dependency for irrigation over a three year period.

c) Organic mulching, weed and pest control measures for the first three years since completion of planting to support healthy growth and establishment.

~~d) d) Identify the timing for the staged removal of the belt of pines along the western boundary of the landscape protection area identified on the Mt Iron Junction Master Plan -- 4 February 2021 over a five year period.~~

47. All trees to be planted (including replacement trees) shall be planted in accordance with the Council certified LMP, best horticultural practice and as per the Detailed Planting Plans. All trees shall be planted in tree pits of no less than 1m deep and 1m by 1m and shall be backfilled with organic rich topsoil to support root growth, with the sides of the tree pit ripped to loosen any soil compaction and to support tree root growth beyond the tree pit. All trees to be double staked or guyed to best horticultural practice, include a slow release fertiliser within back filled topsoil, and an organic mulch applied around the base of the tree to supress weeds and retain moisture.

48. ~~All grassed areas as shown the approved Mt Iron Junction Master Plan -- 4 February 2021 shall be managed as a continuous healthy grass sward. All grassed areas within the landscape protection area shall be managed as open grazed pasture or meadow grassland, and may be seasonally cut to maintain a healthy meadowland and to manage fire risk. The areas shall not be managed as regularly mown lawn.~~

49. All trees shall be managed to achieve healthy growth, full mature growth potential and natural form.

50. Any planting within the final State Highway 6/State Highway 84 intersection visibility splays, as shown indicatively on the Mt Iron Junction Master Plan -- 4 February 2021, shall be ground cover only (maximum height of 1.1 m)

51. Any trees that could grow in excess of 2m in height shall be located a minimum of 4m away from the final State Highway 6/State Highway 84 intersection visibility splays, as shown indicatively on the Mt Iron Junction Master Plan --4 February 2021.

52. ~~The belt of pines *(P.radiata)* shown to be retained along the western boundary of the site on the Mt Iron Junction Master Plan -- 4 February 2021 shall be removed in stages, with total removal within 5 years of granting consent. All other existing wilding species within the site shall be removed within 2 years of works beginning on site. Wilding species are defined as:~~

~~Contorta or lodgepole pine *(Pinus contorta);*~~
~~Scots pine *(Pinus sylestris sylvestris);*~~
~~Douglas fir *(Pseudotsuga menziesii);*~~
~~European larch *(Larix decidua);*~~
~~Corsican pine *(Pinus nigra);*~~
~~Bishops pine *(Pinus muricate);*~~
~~Ponderosa pine *(Pinus Ponderosa);*~~
~~Mountain pine *(Pinus mugo uncinata);*~~
~~Dwarf Mountain pine *(Pinus mugo);*~~
~~Maritime pine *(Pinus pinaster);*~~
~~Sycamore *(Acer pseudoplatanus);*~~
~~Hawthorn *(Crataegus monogyna);*~~
~~Boxthorn *(Lycium ferocissimum);*~~
~~Buddleia *(Buddleja davidii);*~~
~~Grey willow (Sa/ix *cinereal);*~~
~~Crack willow (Sa/ix *fragilis);*~~

~~Coton easter (*Simonsii);*~~
~~Rowan *(Sorbus aucuparia);*~~
~~Spanish heath *(Erica lusitanica);*~~
~~Broom *(Cytisus scoparius);*~~
~~Gorse *(Ulex europeaus).*~~

53. ~~Where they apply to areas of the site containing buildings, the Detailed Planting Plans shall be subject to a fire risk assessment, and shall comply with the recommendations of the Fire and Emergency New Zealand which shall be submitted to Council in writing. If the recommendations reduce the mitigation requirements, and in particular the visual screening of the service station from State Highway 84, then an amended Detailed Planting Plan shall be submitted to Council for certification that achieves the mitigation requirements of this consent and the recommendations of Fire and Emergency New Zealand.~~

54. All completed landscape works, including earthworks, planting and fencing along State Highway 84, shall be certified by Council as completed as per the approved Earthworks and Detailed Planting Plans and hard landscaping details prior to occupation of any buildings within that Detailed Planting Plan area.

~~LANDSCAPE PROTECTION~~
~~Service Station Setback and Landscape Mounding~~

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

~~Covenant Condition~~

60. ~~Prior to the exercise of this consent, the consent holder shall enter into and have registered on the property title the area marked as "Protected Landscape Area" on the Mt Iron Junction Master Plan - 4 February 2021, a Covenant in Gross pursuant to Sections 116(1)(a) and (b) of the Land Transfer Act 2017 in favour of those parties in the Schedule hereto. The covenant shall provide for the following matters in respect of the "Protected Landscape Area" while the covenant continues to have legal effect:~~
    ~~a) The area shall be retained in open space or rural use with landscape planting as shown on the Detailed Landscape Plans for this area to preserve the sense of open space and rural character;~~

~~b) The grassland area of the "Protected Landscape Area" identified on the plan shall be managed as a meadow, to be fenced and grazed, or seasonally cut to maintain a healthy meadow grassland and to manage fire risk, and shall not be maintained as a lawn.~~

c) ~~The area shall be fenced with post and wire farm fencing to a height of no more than 1.2m along the entire length of its State Highway 84 boundary.~~

~~d) There shall be no subdivision (as is defined in the Resource Management Act 1991) of the "Protected Landscape Area";~~

~~e) There shall be no use or development of the "Protected Landscape Area" other than as shown on the Mt Iron Junction Master Plan --4 February 2021 and associated Detailed Landscape Plans for this area. The area shall be kept free of all buildings, structures including signs, temporary and long term storage or parking of vehicles (informally or formally), containers, marquees, machinery, materials, and above ground service and utility cabinets or structures;~~

~~f) Notwithstanding the restrictions in (a) to (e) above, temporary use of the "Protected Landscape Area" shall be allowed for Waka Kotahi NZ Transport Agency during the construction and upgrade of the adjacent State Highway 6/State Highway 84 intersection. For the avoidance of doubt, temporary use includes the establishment and use of temporary signage, fencing, buildings and structures (e.g. portaloos, site offices and enclosed storage), and the storage or parking of construction vehicles, machinery and materials.~~

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

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

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

SERVICE STATION General

61. The service station shall not include a high flow diesel pump and nor shall it be advertised as a truck stop.

62. The carwash shall only operate between 0800 and 2000 hours.

63. Service vehicles, including tankers, rubbish collection and other deliveries, shall not enter or exit the site to drop-off or pick up goods on Mondays to Fridays between 7am to 9am and between 4pm to 6pm

64. ~~The planting within the landscaped area on the earth mound to the south and west of the service station area as per the Planting Plan -- Service Station referred to in Condition 1 shall not be amended pruned, trimmed or altered in any manner, and the earth mound shall not be lowered or excavated. The area shall be maintained for landscape mounding and planting only and shall not be used for the placement of services, utilities, lighting, signs, materials etc., or for temporary storage or parking.~~

Engineering

65. The layout of the service station shall be in accordance with the Mt Iron Junction Master Pan –4 February 2021.

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

Note: The current standards are available on Council's website via the following link: https://www.qldc.govt.nz/services/resource-consents/subdividing-and-land-development/code-of-practice-cop

67. Prior to commencing any work on the service station site the lead contractor for the service station shall submit a detailed 'Site Management Plan', detailing dust and sediment controls, including a construction methodology to the Manager of Resource Management Engineering at Council for acceptance prior to works commencing. The construction methodology component of this document shall include all stages of excavation, construction, stormwater control measures, and retention measures to ensure adequate support is provided to the excavation, such that no adverse effects specifically from the construction of the service station are caused to surrounding land, structures, roads, underground services and waterways.

68. The lead contractor for the service station shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with the Council's Land Development and Subdivision Code of Practice and *'A Guide to Earthworks in the Queenstown Lakes District'* brochure, prepared by the Council and in accordance with the site management plan submitted under Condition 67 above to ensure that neighbouring sites remain unaffected from earthworks. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the service station project, until all exposed areas of earth are permanently stabilised.

69. The service station operator shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 C 1.8 of the Council's Land Development and Subdivision Code of Practice, in relation to this development.

70. At least 5 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.7 of the Council's Land Development and Subdivision Code of Practice who shall supervise the excavation and filling procedure and retaining wall construction and ensure compliance with the recommendations of this report for the service station. This engineer shall continually assess the condition of the excavation and shall be responsible for ensuring that temporary retaining is installed wherever necessary to avoid any potential erosion or instability.

71. Prior to the commencement of any works beyond bulk earthworks on the service station site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition 66, to detail the following engineering works required:

a) Provision of High Hazard back flow valve at the property boundary in conjunction with an appropriate water meter that complies with Council's Water Meter Policy Dated August 2015.

b) The provision of fire hydrants with adequate pressure and flow to service the development in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008. Any alternative solution must be approved in writing by the Area Manager for the Central North Otago branch of Fire Emergency New Zealand.

c) The provision of a collection and treatment system for all areas within the site with potential for hydrocarbon contaminants. This shall include design details and calculations for the interception of petroleum hydrocarbons meeting the *Environmental Guidelines for Water Discharges from Petroleum Industry Sites in New Zealand: 1SS8 prepared by the Ministry for the Environment.*

d) The provision of a collection and treatment system(s) for the car wash in accordance with Council trade waste requirements and Council standards. The system shall discharge the treated water to Council wastewater reticulation.

e) The provision of Design Certificates for all engineering works associated with the service station submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the Council's Land Development and Subdivision Code of Practice Schedule 1A Certificate.

f) The construction and sealing of all vehicle crossings, vehicle manoeuvring areas and onsite car parking spaces in general accordance with Council's standards.

72. All temporary retention systems shall be installed immediately following excavation to avoid any possible erosion or instability.

73. On completion of earthworks within the building footprint and prior to the construction of the building, the consent holder shall ensure that either:

a. Certification from a suitably qualified engineer experienced in soils investigations is provided to the Principal Resource Management Engineer at Council, in accordance with NZS 4431 :1989, for all areas of fill within the site on which buildings are to be founded (if any). Note this will require supervision of the fill compaction by a chartered professional engineer;

Or

b. The foundations of the building shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.

74. Prior to the occupation of the buildings, the consent holder shall complete the following engineering works, in accordance with Condition 66:

a. The completion and implementation of all certified works detailed in Condition 71 above.

b. The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and

shall include all Roads (including right of way and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).

c. The submission of Completion Certificates from both the Contractor and Approved Engineer for all infrastructure engineering works completed in relation to or in association with this service station (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the Council's Land Development and Subdivision Code of Practice Schedule 1 B and 1C Certificate.

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

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

e. The construction and sealing of all vehicle manoeuvring and car parking areas to Council's standards. This shall include:
   i. Parking and loading spaces shall be clearly and permanently marked out.
   ii. Provision shall be made for stormwater disposal.
   iii. Staff parking for the service station shall be clearly and permanently marked.

f. Installation of a drenching system along the back of the service station building for fire mitigation purposes.

Signage

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

Hazardous Substances

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

77. The consent holder shall have an up to date Hazardous Substances Location Test Certificate at all times.

~~**Terrace Housing**~~

78. ~~That the terrace housing development be carried out in accordance with the relevant approved plans listed in Condition 1~~

79. ~~Terrace housing units that are within or partly within 100m edge of the State Highway 6 and/or State Highway 84 carriageway shall be designed, constructed and maintained to achieve:~~

    ~~a. An indoor design noise level of 40 dB LAeq(24hr) inside all habitable spaces~~
    ~~b. If windows must be closed to achieve the design noise levels, the building must be designed, constructed and maintained with a ventilation and cooling system. For habitable spaces the system must achieve the following:~~
        ~~i. Ventilation must be provided to meet clause 4 of the New Zealand Building Code. At the same time, the sound of the system must not exceed 30dB LAeq(30s) when measured 1m away from any grille or diffuser.~~
        ~~ii. The occupant must be able to control the ventilation rate in increments up to a high air flow rate setting that provides at least 6 air changes per hour. At the same time, the sound of the system must not exceed 35dB LAeq (30s) when measures 1m away from any grille or diffuser.~~
        ~~iii. The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 25 degrees. At the same time, the sound of the system must not exceed 35 dB LA eq(30s) when measured 1m away from any grille or diffuser.~~
    ~~c. A design report prepared by a suitably qualified and experienced acoustics specialist must be submitted to the Council demonstrating compliance with this condition prior to construction or alteration of any building. The design must take into account the future permitted use of the state highway; for existing roads this is achieved by the addition of 3 dB to existing measured or predicted noise levels.~~

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

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

81. ~~The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representative will be responsible for all aspects of the works covered under Sections 1.7 C 1.8 of the Council's Land Development and Subdivision Code of Practice, in relation to this development.~~

82. ~~Prior to commencing works on the site, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.~~

83. ~~Prior to commencing any works on the site, the consent holder shall obtain 'Engineering Review and Certification' from the Queenstown Lakes District Council for all development works and information requirements specified below. An 'Engineering Review and Acceptance'~~

~~application shall be submitted to the Manager of Resource Management Engineering at Council and shall include copies of all specifications, calculations, design plans and Shceudle 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition 81, to detail the following requirements:~~

~~a. The provision of a water supply to each unit in terms of Council's standards and connection policy. This shall include an Acuflo GM99 as the toby valve and an approved water metre as detailed in QLDC Water Meter Policy (Appendix A) dated August 2015. The costs of connections shall be borne by the consent holder.~~

~~b. The provision of a foul sewer connection from all units to Council's reticulated sewerage system in accordance with Council's standards and connection policy~~

c. ~~The disposal of stormwater for all impervious areas of the site~~

~~d. The provision of a sealed vehicle crossing to the site and sealed vehicle manouvering and parking areas that shall be constructed to Council's standards.~~

~~e. The provision of Design Certificates for all engineering works associated with this subdivision/development submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and stormwater reticulation). The certificates shall be in the format of the Council's Land Development and Subdivision Code of Practice Schedule 1A Certificate.~~

~~To be completed prior to the occupation of the units~~

84. ~~Prior to the occupation of the units the consent holder shall complete the following:~~

~~a. The completion and implementation of all works detailed in Condition 83 above~~

~~b. An Elster PSM V100 or Sensus 620 water meter shall be provided to Council's maintenance contractor Veolia for all units and evidence of supply shall be provided to Council's subdivision inspector~~

~~c. Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single 15kva capacity) to the boundary of all units created and that all the network supplier's requirements for making such means of supply available have been met.~~

~~d. Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to all units and that all the network supplier's requirements for making such means of supply available have been met.~~

~~e. The submission of Completion Certificates from the Contractor and the Engineer advised in Condition 81 for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the Council's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.~~

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

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

~~h. The construction and sealing of all vehicle manouvering and car parking areas to Council's standards. This shall include the provision shall be made for stormwater disposal.~~

~~i. The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of ways and access lots), water, wastewater and stormwater reticulation (including private laterals and toby positions).~~

~~Workers' Accommodation~~

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

~~The WAMP shall be submitted to the Council's Manager Resource Consents for certification that it achieves the above objectives, and the consent holder shall review and update the WAMP periodically or at the Council's request~~

91. ~~The onsite manager shall ensure the workers' accommodation activity is undertaken in accordance with the WMAP (above) and any amendments.~~

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

92. ~~The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representative will be responsible for all aspects of the works covered under Sections 1.7 C 1.8 of the Council's Land Development and Subdivision Code of Practice, in relation to this development.~~

93. ~~Prior to commencing works on the site, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.~~

94. ~~Prior to commencing any works on the site, the consent holder shall obtain 'Engineering Review and Certification' from the Queenstown Lakes District Council for all development works and information requirements specified below. An 'Engineering Review and Acceptance' application shall be submitted to the Manager of Resource Management Engineering at Council and shall include copies of all specifications, calculations, design plans and Shceudle 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition 81, to detail the following requirements:~~

~~a. The provision of a water supply to each unit in terms of Council's standards and connection policy. This shall include an Acuflo GM99 as the toby valve and an approved water metre as detailed in QLDC Water Meter Policy (Appendix A) dated August 2015. The costs of connections shall be borne by the consent holder.~~

~~b. The provision of a foul sewer connection from all units to Council's reticulated sewerage system in accordance with Council's standards and connection policy~~

~~c. The disposal of stormwater for all impervious areas of the site~~

~~d. The provision of a sealed vehicle crossing to the site and sealed vehicle manouvering and parking areas that shall be constructed to Council's standards.~~

~~e. The provision of Design Certificates for all engineering works associated with this subdivision/development submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and stormwater reticulation). The certificates shall be in the format of the Council's Land Development and Subdivision Code of Practice Schedule 1A Certificate.~~

~~To be completed prior to the occupation of the units~~

95. ~~Prior to the occupation of the units the consent holder shall complete the following:~~

~~a. The completion and implementation of all works detailed in Condition 94 above~~

~~b. An Elster PSM V100 or Sensus 620 water meter shall be provided to Council's maintenance contractor Veolia for all units and evidence of supply shall be provided to Council's subdivision inspector~~

~~c. Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single 15kva capacity) to the boundary of all units created and that~~

~~all the network supplier's requirements for making such means of supply available have been met.~~

~~d: The submission of Completion Certificates from the Contractor and the Engineer advised in Condition 92 for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the Council's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.~~

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

~~f: The construction and sealing of all vehicle manouvering and car parking areas to Council's standards. This shall include~~

~~i. Parking and loading spaces shall be clearly and permanently marked out~~

~~ii. provision shall be made for stormwater disposal.~~

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

~~h: The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of ways and access lots), water, wastewater and stormwater reticulation (including private laterals and toby positions).~~

~~**Review**~~

96. ~~Within ten working days of each anniversary of the date of this decision the Council may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this resource consent for any of the following purposes:~~

~~a: To deal with any adverse effects on the environment that may arise from the exercise of the consent which were not foreseen at the time of the application was considered and which it is appropriate to deal with at a later stage; and~~

~~b: To avoid, remedy and mitigate any adverse effects on the environment which may arise from the exercise of the consent and which may arise from the exercise of the consent and which have been caused by a change in circumstances or which may be more appropriately addressed as a result of a change in circumstances, such that the conditions of this resource consent are no longer appropriate in terms of the purpose of the Resource Management Act 1991.~~