

Proposed Subdivision Consent Conditions (QLDC)

To be administered by the Queenstown Lakes District Council

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

General

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

Subdivision Plans:

- 'Proposed Subdivision Plan' prepared by Patersons, Drawing No Q7557-001, Sheets 000 – 021, Rev ~~01~~, dated ~~10 April 2025~~ 14 November 2025
- 'Proposed Subdivision Plan - Aerial Image Overlay' prepared by Patersons, Drawing No Q7557-001, Sheet 100, Rev ~~01~~, dated ~~10 April 2025~~ 14 November 2025
- 'Reserves to Vest either in QLDC or a Incorporated Society (or equivalent legal body)' prepared by Patersons, Drawing No Q7557-001, Sheet 101, Rev ~~01~~, dated ~~10 April 2025~~ 14 November 2025
- 'Vehicle Crossings in Breach of QLDC PDP Rule 29.5.21 and Breach of Rear Lane QLDC LDSCOP, Drawing No Q7557-002, Sheets 001 – 004, Rev 0, dated 10 April 2025
- 'Proposed Subdivision Plan - NZONE Skydive Noise Contours', prepared by Patersons, Drawing No Q7557-007, Sheet 001, Rev 0, dated 10 April 2025
- 'Proposed Reserves to Vest and Indicative Wastewater Areas' prepared by Patersons, Drawing No Q7557-009, Sheets 001 – 010, Rev ~~02~~, dated ~~10 April 2025~~ 17 November 2025

Engineering Plans

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

Commented [AL1]: Changes to subdivision plans to address:

- 1 Oraka mitigation changes
- 2 Change to reserve purpose for Lot 9002
- 3 Reduction in the size of Lot 401
- 4 Change to the subdivision notes relating to the vesting of Lot 8001

The first two changes were requested by the Panel in Minute 4. The last two changes are prefaced in the Applicant's response to Panel Minute 4.

Commented [AL2]: Changes to these plans to be consistent with the amended subdivision layout in the above plans

- Roading – Typical Cross-Sections – 17m Road Reserve, prepared by Stantec, dated 11.04.2025
- Roading – Typical Cross-Sections – 16m Road Reserve, prepared by Stantec, dated 11.04.2025
- Roading – Typical Cross-Sections – 15m Road Reserve, prepared by Stantec, dated 11.04.2025
- Roading – Typical Cross-Sections – 13.5m, 12m & 9m Road and 7m Lane Reserves, prepared by Stantec, dated 11.04.2025
- Utilities – SW – Stormwater – Overall Layout, prepared by Stantec, dated 11.04.2025
- Utilities – SW – Stormwater Layout – Sheet 1 - 8, prepared by Stantec, dated 11.04.2025
- Utilities – SW – Southern Creek Box Culvert Plan and Sections, prepared by Stantec, dated 11.04.2025
- Utilities – SW – Layout Plan – Major Watercourses, prepared by Stantec, dated 11.04.2025
- Stormwater Pre-Development Catchments, prepared by Stantec, dated 11.04.2025
- Stormwater Post-Development Catchments, prepared by Stantec, dated 11.04.2025
- Stormwater Scheme Plan, prepared by Stantec, dated 11.04.2025
- Utilities – SW – SW Detention Basin Details, prepared by Stantec, dated 11.04.2025
- Utilities – SW – Typical Details – Rock Revetments, prepared by Stantec, dated 11.04.2025
- Utilities – SW – Typical Details – Impact Basin, prepared by Stantec, dated 11.04.2025
- Utilities – SW – Plan and Cross Section CH0 - 1350, prepared by Stantec, dated 11.04.2025
- Northern Swale Plan and Cross Sections, prepared by Stantec, dated 11.04.2025
- Stormwater – Southern Swale A – Plan and Cross Sections Sheet 1 of 2, prepared by Stantec, dated 11.04.2025
- Stormwater – Southern Swale A – Plan and Cross Sections Sheet 1 of 2, prepared by Stantec, dated 11.04.2025
- Stormwater – Southern Swale B – Plan and Cross Sections, prepared by Stantec, dated 11.04.2025
- Utilities – SS – Sanitary Sewer – Overall Layout, prepared by Stantec, Dated 11.04.2025
- Utilities – SS – Sanitary Sewer Layout – Sheet 1 - 8, prepared by Stantec, Dated 11.04.2025
- Sanitary Sewer Pump Station A Site Plan, prepared by Stantec, Dated 11.04.2025
- Sanitary Sewer Pump Station A Sections, prepared by Stantec, Dated 11.04.2025
- Sanitary Sewer Pump Station B Site Plan, prepared by Stantec, Dated 11.04.2025
- Sanitary Sewer Pump Station B Sections, prepared by Stantec, Dated 11.04.2025
- Sanitary Sewer Pump Station C Site Plan, prepared by Stantec, Dated 11.04.2025
- Utilities – Water – Water Rising and Falling Mains Layout, prepared by Stantec, dated 11.04.2025
- Utilities – Water – Bore Locations and Access, prepared by Stantec, dated 11.04.2025
- Utilities – Water – Treated Water Reservoirs – Layout and Section, prepared by Stantec, dated 11.04.2025
- Utilities – Water – Water Treatment Plant – Schematic - prepared by Stantec, dated 11.04.2025
- Utilities – Water – Water Treatment Plant Layout, prepared by Stantec, dated 11.04.2025
- Utilities – Water – Treated Water Reservoirs – Dimensions and Operations Levels, prepared by Stantec, dated 11.04.2025
- Road Carriageway Hierarchy, prepared by Stantec, dated 11.04.2025
- Shared Paths Network, prepared by Stantec, dated 11.04.2025
- Bus Routes and Stops, prepared by Stantec, dated 11.04.2025
- Multi Modal Network, prepared by Stantec, dated 11.04.2025
- Road Operating Speeds, prepared by Stantec, dated 11.04.2025
- Local Parks, prepared by Stantec, dated 11.04.2025

- Heavy Vehicle Design Provisions, prepared by Stantec, dated 11.04.2025

Landscaping Plans

- 'Landscape Strategy Community Park' prepared by STR Landscapes, Drawing No L01, dated 10 April 2025
- 'Landscape Strategy Southern Reserves' prepared by STR Landscapes, Drawing No L02, dated 10 April 2025
- 'Landscape Strategy Highway Reserves' prepared by STR Landscapes, Drawing No L03, dated 10 April 2025
- 'Landscape Strategy North Eastern Reserves' prepared by STR Landscapes, Drawing No L04, dated 10 April 2025
- 'Landscape Strategy North Western Reserves' prepared by STR Landscapes, Drawing No L05, dated 10 April 2025
- 'Oraka Mitigation Proposals' prepared by STR Landscapes, Drawing No L21, dated 22 October 2025
- 'Oraka Mitigation Proposals: Sections A & B', prepared by STR Landscapes, Drawing L01, dated 22 October 2025
- 'Oraka Mitigation Proposals: Sections C & D' prepared by STR Landscapes, Drawing L02, dated 22 October 2025

stamped as approved on **DATE**

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

Monitoring

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

Consent Lapse

- 3 This subdivision consent shall lapse 15 years after the date that consent is granted unless:
 - (a) A survey plan is submitted to QLDC for approval under Section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with Section 224 of the RMA; or
 - (b) An application under section 125 of the RMA is made to QLDC before the consent lapses to extend the period after which the consent lapses and QLDC grants an extension.

Staging

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

This consent may be progressed in any order and any stages may be combined, provided all necessary subdivision works (such as servicing, provision of formed legal access and other works required to satisfy consent conditions of this consent) are completed for each stage, prior to certification being issued as necessary under Sections 223 and 224(c) of the Resource

Commented [AL3]: Additional mitigation proposed as a result of Lakeside Estate Homeowners Association submission seeking additional setbacks and landscaping.

Management Act 1991. Any residual land within the title shall be contained within a balance allotment. Delineations between road lots may be shifted to match the completed extents for each stage.

The following requirements must also be met:

- (a) ~~The first stage of the subdivision requires Stage 1 is to include~~ the completion of the following works:
- i. vesting of Recreation Reserve Lot 9008
 - ii. completion of a roundabout at the State Highway 6 entrance to the development
 - iii. completion of the highway bund/diversion channel (including landscaping) within Lot 9013 from the State Highway 6 entrance to the northern side of the Southern Gully
 - iv. construction of the initial phase Water Treatment Plant and Reservoir completed along with conveyance infrastructure between the bore, the Water Treatment Plant, the Reservoir and the lots within ~~the first stage Stage 1~~
 - v. construction of the initial phase Wastewater Treatment Plant completed with conveyance infrastructure and land treatment areas to service the lots within ~~the first stage -Stage 1~~, or alternative connecting infrastructure to the existing QLDC wastewater network.
- (b) Stage 2 is to include the vesting of Recreation Reserve Lot 9001.
- (c) The highway bund / diversion channel (including landscaping) within Lot 9012 from the State Highway 6 entrance to the Northern Channel and the capacity upgrades to the Northern Channel and detention basins on Lots 9010, 9011, 9019, 9020, 9021, 9022 and 9024 are to be completed prior Section 224(c) for lots (excluding balance and infrastructure lots) located on the northern side of Road 01.
- (d) The highway bund / diversion channel (including landscaping) within Lot 9015 from the southern side of the Southern Channel to the southern boundary is to be completed prior to Section 224(c) for Lots 1372 – 1438.
- (e) Section 224(c) is not to be sought for any residential lot located within the 55 dB contour of the NZone activity as 'Proposed Subdivision Plan - NZONE Skydive Noise Contours', prepared by Patersons, Drawing No Q7557-007, Sheet 001, Rev 0, dated 10 April 2025 until such time as NZone have permanently ceased operating from the site. Written confirmation of the cessation of the activity is to be provided to QLDC.

Commented [AL4]: Change made to address Jacks Point Group submission concern relating to the SH6 roundabout to the development needing to be in place prior to development occurring.

Ownership of Servicing and Assets Proposed to Vest in QLDC

- 5 Prior to the submission of any application for Engineering Review and Acceptance under Condition 21~~3~~ and prior to QLDC approving a survey plan pursuant to s223 of the RMA for any stage, the consent holder shall confirm ~~and agree with whether~~ QLDC ~~will accept any acceptance in respect of all~~ allotments ~~(including reserves)~~ and associated infrastructure ~~proposed~~ to vest in QLDC.
- 6 If an agreement under Condition 5 is not reached or should any allotment ~~or associated infrastructure~~ not be accepted by QLDC for vesting, the relevant scheme plan(s) referenced in

Condition 1 shall be updated and shown as lots to be owned by a common entity as outlined in Condition 7.

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

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

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

- i. All lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of a Lot;
- ii. All lot owners fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;
- iii. The Incorporated Society will be responsible for the maintenance of landscaping, roading and servicing infrastructure, hazard mitigation infrastructure, asset management plans, and similar matters as they pertain to the common assets and private lots.
- iv. Ongoing compliance with the relevant resource consent, bylaw, or other requirements of QLDC, and
- v. An acceptable method of management of the Incorporated Society's (or equivalent legal body) future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules must identify a process for setting, collecting and enforcing the payment of levies, and
- ~~vi.~~ Legal protection (such as a covenant) of the proposed lizard habitat areas and wetland on Lot 9002 to ensure these areas are protected in perpetuity.

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

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

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

Commented [AL5]: Changes to address the recommendations in the QLDC submission. Not considered necessary to include wording 'at its sole discretion'.

Commented [AL6]: Change made to specifically address the need for maintenance of the swale within the SH6 setback area to address NZTA submission

Commented [AL7]: Change made to reflect QLDC submission recommended wording

Commented [AL8]: Change made as a result of the suggestion in the DoC submission

Certification of plans

- 9 The Consent Holder must follow the process set out below for the certification of any plans, documents, designs or specifications (hereafter referred to as documents) requiring written certification from the Queenstown Lakes District Council:
- (a) Documents must be submitted to the QLDC in electronic form.
 - (b) Subject to (c) below, works to which the documents relate must not commence until the Consent Holder has received written certification from the QLDC. However, if the Consent Holder has not received a response from the QLDC within 20 working days of the date of the submission under (a) above, the documents are deemed to be certified.
 - (c) If the Consent Holder receives a written request for further information or changes to documents from the QLDC then they are to be re-submitted to the QLDC under (a) above.
 - (d) Where the certified documents are management plans, these may be amended at the request of the Consent Holder at any time subject to written re-certification undertaken in accordance with (a) to (d) above.
 - (e) Where the submitted document is required to be certified by multiple authorities and has already been certified (or re-certified) by another authority, the QLDC review will be restricted to only those matters that have not yet been considered that are governed by a territorial authority.
 - (f) The written certification process is confined to confirming that the documents adequately give effect to the relevant conditions.
 - (g) Once certified, all works on the site must be undertaken in accordance with the certified documents.

Commented [AL9]: Correction to incorporate missing words.

Prior to commencement of works

Management Plans

- 10 Prior to any disturbance of land in a stage containing the landfill or fertiliser storage areas the contaminated areas identified in the Detailed Site Investigation (DSI) completed by WSP dated 6 February 2025, the Consent Holder shall:
- (a) submit an updated DSI that provides for further investigation / assessment of the identified landfill and fertiliser storage areas (where works are to be undertaken in those areas) to the QLDC for certification.
 - (b) submit a Remediation Action Plan (RAP) to the QLDC for certification. The RAP is to ensure that all areas of the stage are suitable for their intended use at the completion of the earthworks; and
 - (c) submit a Contaminated Site Management Plan (CSMP) shall also be prepared by a suitably qualified person and submitted for certification by to the QLDC for certification. the areas identified in the DSI as requiring a RAP and CSMP. The objective of the RAP and CSMP are to manage and mitigate the potential risks to human health. The CSMP is to ensure that the health of on-site workers, the on-site environment and the receiving environment are protected from the effects of contaminants.

These reports are to be prepared by a suitably qualified and experienced contaminated land practitioner and are to be in accordance with the Contaminated Land Management Guidelines No. 1 Reporting on Contaminated Sites in New Zealand (Ministry for the Environment, 2011).

~~11~~ ~~11~~ Prior to any disturbance of land within the location of the NZone refuelling pad and washdown zone, a DSI is to be prepared and submitted to the QLDC for review and certification. If recommended by the DSI, the Consent Holder shall: ~~a RAP and CSMP is also to be prepared and submitted to QLDC for review and certification. The objective of the RAP and CSMP are to manage and mitigate the potential risks to human health;~~

~~(a) submit a Remediation Action Plan (RAP) to the QLDC for certification. The RAP is to ensure that all areas of the stage are suitable for their intended use at the completion of the earthworks; and~~

~~(b) submit a Contaminated Site Management Plan (CSMP) to the QLDC for certification. The CSMP is to ensure that the health of on-site workers, the on-site environment and the receiving environment are protected from the effects of contaminants.~~

~~These reports are to be prepared by a suitably qualified and experienced contaminated land practitioner and are to be in accordance with the Contaminated Land Management Guidelines No. 1 Reporting on Contaminated Sites in New Zealand (Ministry for the Environment, 2011).~~

Commented [AL10]: Conditions amended to be more consistent with the contaminated land conditions recommended by the ORC for the ORC administered consent conditions.

12 Prior to any works commencing within the Southern and/or Central (South-western) channels, the Consent Holder shall submit a Pest and Weed Management Plan prepared by a suitably qualified person for the Southern and Central Channels and lakefront terraces for certification by the QLDC.

The objective of this management plan is to detail the extent and methods for removal of the existing weed species and ongoing maintenance and the methods for eradication of pest species ~~(including predator trapping and eradication of mice and rabbits)~~ on Lots 9001, 9002, 9003, 9014, 9017, 9018, 9023, 9027 and 9028.

~~The Pest and Weed Management Plan shall incorporate and adhere to the requirements of the certified Wetland Management Plan for Lot 9002.~~

Commented [AL11]: Ka Runaka and DoC submissions recommended specific references to predator trapping as well as eradication of mice and rabbits.

Commented [AL12]: Wording incorporated to reflect DoC submission

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

(a) A Submit an Environmental Management Plan (EMP) for that stage by a suitably qualified person for certification by QLDC. The EMP shall be in accordance with the principles and requirements of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans 2019* and specifically shall address the following environmental elements as specified in the guidelines:

Commented [AL13]: Dates of the relevant reference documents are incorporated where they have been omitted.

(i) Administrative Requirements

- a) Daily inspections of specific erosion and sediment control measures as required by GD05 (such as sediment retention ponds)
- b) Weekly site inspections
- c) Monthly environmental reporting
- d) Pre and post rainfall inspection as required by GD05
- e) Independent audit by Suitably Qualified and Experienced Person
- f) Notification and management of environmental incidents
- g) Records and registers

- h) Environmental roles and responsibilities of personnel (including nomination of Principal Contractor)
- i) Site induction

(ii) Operational Requirements

- a) Erosion and sedimentation (including Erosion and Sediment Control Plan) (to be prepared by a Suitably Qualified and Experienced Person)
- b) Water quality
- c) Dust management in accordance with the recommendations of The Good Practice Guide for Assessing and Managing Environmental Effects of Dust Emissions (MfE, 2016)
- d) Cultural heritage
- e) Noise (to be prepared by a Suitably Qualified and Experienced Person)
- f) Vibration (to be prepared by a Suitably Qualified and Experienced Person)
- g) Indigenous vegetation clearance
- h) Chemical and fuel management
- i) Waste management
- h)i) Avifauna Incidental Discovery Protocol for earthworks during the avifauna breeding season

Commented [AL14]: Inclusion as a result of DoC submission request for an Incidental Discovery Protocol to be utilised for earthworks within the avifauna breeding season

(iii) Sufficient detail to address the following matters:

- a) Assessment of soil characteristics within earthworks catchments and the necessity for additional erosion and sediment control practices;
 - b) Specific erosion and sediment control works (locations, dimensions, capacity etc);
 - c) Supporting calculations and design drawings;
 - d) Catchment boundaries and contour information;
 - e) Details of construction methods;
 - f) Timing and duration of construction and operation of control works;
 - g) Processes in place if unexpected contaminated land is encountered;
 - h) Contingency measures for snow and/ or frost events (in relation to chemical treatment)
 - i) 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.
 - j) Details relating to the management of exposed areas;
 - k) Monitoring and maintenance requirements; and
 - l) Details relating to the management of long-term stockpiling (over 28 days).
- (b) Submit an Erosion and Sediment Control Plan (ESCP) for that stage prepared by a suitably qualified person. This plan shall be a sub-plan of the overarching EMP and must be prepared in accordance with the requirements outlined on pages 13 – 18 in *Queenstown Lakes District Council's Guidelines for Environmental Management Plans 2019*. These plans must be updated when:

- (i) The construction program moves from one Stage to another; or

- (ii) Any significant changes have been made to the construction methodology since the original plan was accepted for that Stage; or
 - (iii) There has been an Environmental Incident and investigations have found that the management measures are inadequate.
- (c) Submit an Erosion and Sediment Control Adaptative Management Plan (ESCAMP) prepared by a suitably qualified person. The ESCAMP must address erosion and sediment control monitoring requirements and changes to management procedures in response to the results of the monitoring. It must also include the following details at minimum:
 - (i) Pre-construction Baseline monitoring containing the in-stream results for turbidity and / or total suspended solids (TSS) within the receiving environment;
 - (ii) Baseline monitoring results from an appropriate location within the affected waterbodies;
 - (iii) Weather forecasting and monitoring, including implementation of an onsite weather station with a telemetered system that provides electronic notifications;
 - (iv) Trigger levels for water quality and rainfall events (actual and forecasted events);
 - (v) Ongoing monitoring and sampling regime for the receiving environment, including turbidity and / or TSS monitoring downstream within the receiving environment;
 - (vi) Ongoing monitoring and sampling regime for sediment retention devices at the inlet and outlet of devices;
 - (vii) Management responses when a trigger level is exceeded, including the ability to reduce exposed area; and
 - (viii) Reporting to Council.
- (d) Submit a Site-Specific Erosion and Sediment Control Plan (SSESCP) for earthworks within any waterways (Northern Channel, Southern Gully and South-Western Gully) prior to any works commencing in these waterbodies. The SSESCPs must describe how earthworks within the waterways will be undertaken in accordance with Auckland Council's Guideline Document 2016/005 (GD05). It must also include the following details at minimum:
 - (i) Management measures to demonstrate how erosion and sediment controls will avoid sediment or sediment-laden water entering waterways in accordance with best practice;
 - (ii) Management of contaminants to water (e.g., hydrocarbons, construction materials);
 - (iii) Detailed methodology for the installation of the proposed structures; and
 - (iv) Details of stabilisation or remediation upon completion of the works.
- (e) Submit a Construction Management Plan (CMP) for that stage prepared by a suitably qualified person for certification by QLDC. This plan shall include details of the following:
 - (i) Details of the site manager, including their contact details cell phone, email, postal address.

- (ii) The location of a large notice board on the site that clearly identifies the name, telephone number and address for service of the site manager.
- (iii) Measures to be adopted to maintain the land in a tidy condition in terms of disposal / storage of rubbish, storage and unloading of building materials and similar construction activities.
- (iv) Suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the Consent Holder shall take immediate action, at their expense, to clean the roads.
- (v) Access controls.
- (vi) Site parking arrangements.
- (vii) Safety fencing, and site perimeter security.
- (viii) Maintenance of land stability at the site boundaries.
- (ix) Directions for advising adjoining landowners and occupiers of planned construction activities.
- (x) Handling and addressing of complaints.

- (f) Submit a Chemical Treatment Management Plan for that stage prepared by a suitably qualified person in accordance with [Auckland Council's Guideline Document 2016/005 \(GD05\)](#) and [Queenstown Lakes District Council's Guidelines for Environmental Management Plans 2019](#)~~QLDC's Guidelines for Environmental Management Plans~~. The purpose of the Plan is to set out the requirements for the implementation of chemical treatment to improve the efficiency of sediment retention devices on site. The Plan must include the following information as a minimum:

- (i) Bench tensing including soil samples from across the relevant earthworks extent;
- (ii) A site map showing the location of the soil samples;
- (iii) Specific design details of chemical treatment system based on a rainfall activated dosing methodology for the site's sediment retention ponds and decanting earth bunds;
- (iv) Monitoring, maintenance (including post-storm) and contingency programme (including record sheet);
- (v) Details of optimum dosage (including assumptions);
- (vi) A spill contingency plan; and
- (vii) Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

- (g) A detailed landscape plan(s) (including design specifications) for each stage shall be prepared by a suitably qualified landscape designer for certification by QLDC [Parks and Open Spaces Planning Manager](#). The landscape plans are to include details of:

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

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

- (i) All works shall meet Part 7: Landscape of being QLDC's Land Development and Subdivision Code of Practice 2025 .

Commented [AL15]: Expanded reference to documents to avoid confusion in the future

Commented [AL16]: QLDC submission recommendation

- (ii) Ensure that areas of recreation reserve exclude any areas of road.
- (iii) Details of landscape trees and plants to be planted within any reserves that includes the species, size and location.

(iv) Details of areas of flat land to be created on the reserve.

(v) Details of street trees and verge planting within road reserves, including details of the species, size and location.

(vi) Irrigation plan showing how trees are to be irrigated.

(vii) Tree pit details showing root ball treatment and staking.

(viii) Ensure that all grassed batter slopes and mounds are to a gradient not exceeding 1:5 when measured across any point to ensure that all such slopes are mowable. This will require that plans clearly demonstrate that this gradient will not be exceeded.

(ix) Path width, material and construction details so that all trails achieve a minimum Grade 2 standard as detailed in the QLDC Trail Design Standards and Specifications 2018. Where a Grade 2 standard cannot be achieved due to topography, pending detailed design, the trail locations and formations may change or an alternative grade may be accepted.

(x) Consideration of the trail locations within Lots 9017 and 9018 with respect to recreation values, maintenance requirements of the reserve and protection of the lizard relocation area(s).

(xi) Detail of any stormwater soak pits/detention areas or stormwater infrastructure, including planting, maintenance and confirmation that the surrounding areas can be easily mown.

(xii) Details and locations for any other proposed assets or reserve improvements, such as park seats, irrigation, fencing and signage.

(xiii) Maintenance requirements.

(xiv) A potable water supply point to be provided to the boundary of all recreation reserve lots.

(xv) Incorporation of any relevant recommendations from the certified Pest and Weed Management Plan (Condition 12), Wetland Management Plan and Lizard Management Plan.

(xvi) Details of any existing easements proposed to be retained or relocated and/or new easements proposed for the reserve.

(xvii) Details of the existing or amended designation for Reserve Lot 9009.

(xviii) Installation of rabbit proof fencing around Wetland 4 within Lot 9002.

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

Notes:

- It is noted that due to topography, and pending detailed design, the trail locations and formations may change. Flexibility around this is to be given, noting any changes to the trails shall come past the Parks and Reserves Department, prior to commencement of construction.
- The consent holder should also be aware that the certification or acceptance of any landscape plan does not remove the requirement to ensure Council approval for vesting of reserve areas.
- ~~The Lizard Management Plan for the development is to be certified by the Department of Conservation pursuant to the Wildlife Permit for the development. This certified Plan is to be incorporated into the landscape plans.~~
- ~~The Wetland Management Plan is to be certified by the Otago Regional Council and this certified plan is to be incorporated into the landscape plans for Lot 9002.~~ Any specific areas of recreation

Commented [AL17]: Proposed change to address QLDC submission concern relating to the useability of some of the reserve lots.

Commented [AL18]: Change made to address comments within the QLDC submission that access through the gullies should be restricted for ecological reasons.

Commented [AL19]: Change made to address QLDC submission concerns about easements within reserve lots

Commented [AL20]: Change made to address QLDC submission relating to the existing designation on proposed reserve Lot 9009

Commented [AL21]: QLDC submission recommendation

Commented [AL22]: Advice notes relocated to the next page to be more general advisory notes for the implementation of all of the QLDC administered consent conditions.

The Lizard Management Plan is intended to be certified by DoC under the Wildlife Authority conditions and the Wetland Management Plan is to be certified by ORC under the NES Freshwater conditions. Thereafter these certified Management Plans are to be those that QLDC checks for compliance for the relevant conditions of subdivision consent.

reserve that are to be vested and are to be burdened by existing or proposed easements or a designation may not qualify for Reserve Land development contributions.

- Prior to the preparation of the detailed landscaping plans for any recreation reserve, the QLDC Parks and Reserves team are to be consulted with regard to their ideas and recommendations for the development and design of the recreation reserve.
- The Consent Holder shall be aware that approval of recreation reserves in a resource consent does not automatically equate to the area of those reserves receiving development contribution credits in full. The Consent Holder shall separately seek approval from the QLDC for development contribution credits for reserve land.

(h) The consent holder shall obtain and implement a traffic management plan approved by the Waka Kotahi New Zealand Transport Agency or its network management consultant, Aspiring Highways prior to undertaking any works within or adjacent to the State Highway that affects the normal operating conditions of the road reserve through disruption, inconvenience or delay. The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (TTMP) as validated either by a current CoPTTM certification or a relevant NZQA framework registered qualification, unit standard or micro credential. 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 Waka Kotahi NZTA's 'Traffic Control Devices Manual Part 8: Code of practice for temporary traffic management'. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.

(i) Submit an Avifauna Incidental Discovery Protocol by a suitably qualified and experienced ecologist to be in place for any earthworks undertake during the avifauna breeding seasons (August to February) for certification.

14 Prior to commencement of works on the site, the Consent Holder shall provide a copy of the Lizard Management Plan certified by the Department of Conservation to the QLDC for information.

(h) 15 Prior to commencement of works on Lot 9002, the Consent Holer shall provide a copy of the Wetland Management Plan certified by the Otago Regional Council to the QLDC for information.

16 14 All works must be undertaken in accordance with the certified plans listed in Conditions 10 - 15 and these plans shall be accessible on site at all times during work under this consent.

Advice Notes:

- The Lizard Management Plan for the development is to be certified by the Department of Conservation pursuant to the Wildlife Permit for the development and thereafter treated as certified for the purposes of the implementation of these consent conditions. This certified Plan is to be incorporated into the landscape plans.

Commented [AL23]: Additional notes added in response to QLDC submission concerns relating to the proposed reserve lots

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Commented [AL25]: Conditions added to address concerns raised in the DoC and ORC submissions about the need for each of the consent conditions to require compliance with the Lizard Management Plan and the Wetland Management Plan. A copy of the certified plans is to be submitted to QLDC for information so that QLDC can take the certified Management Plans into account in checking compliance with the conditions of subdivision consent eg incorporation of the Management Plans into the landscape plans for the reserves.

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- ~~The Wetland Management Plan is to be certified by the Otago Regional Council and this certified plan is to be incorporated into the landscape plans for Lot 9002, and thereafter treated as certified for the purposes of the implementation of these consent conditions.~~
- ~~Management measures to avoid, remedy or mitigate the adverse effects of construction activities on lizards are addressed in the Lizard Management Plan annexed to the Wildlife Permit issued in respect of the Project.~~
- ~~Management measures to avoid, remedy or mitigate the adverse effects of construction and ongoing activities on the Wetland 3 are addressed in the Wetland Management Plan to be certified by the Otago Regional Council.~~

Commented [AL26]: As noted above, the Lizard Management Plan is intended to be certified by DoC under the Wildlife Authority conditions and the Wetland Management Plan is to be certified by ORC under the NES Freshwater conditions. This is proposed to prevent the need for multiple authorities to certify the Management Plans. This can lead to inconsistencies and multiple approval processes. DoC and ORC have the necessary staff and knowledge to assess these Management Plans as being suitable.

Engineering Approvals

- 1517** All physical development works, including retaining walls, documentation and other consent obligations shall be carried out in accordance with the requirements of the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 17th April 2025 and subsequent amendments to that document up to the date of issue of any resource consent.

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

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- 1618** 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 geotechnical professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who is familiar with the Geosolve geotechnical report dated January 2025, Geosolve reference: 220556.01 and Stantec Feasibility Report, dated 11 April 2025 who shall supervise the earthworks procedure and retaining wall construction, 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.

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- 1719** At least 7 days prior to commencing excavations in any given stage, the consent holder shall provide the QLDC with the name of a suitably qualified professional as defined in Section 1.7.2 of QLDC's Land Development and Subdivision Code of Practice 2025 and who shall supervise and monitor any earthworks. This engineer shall be responsible for providing a Geotechnical Completion Report and Schedule 2A certificate, including fill certification, for all lots within the subdivision as required under **Condition 175**.

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- 1820** Prior to commencing any work for each stage, the consent holder shall provide an Engineering NZ PS1 Producer Statement for any permanent retaining walls within the lot which exceed 1.5m in height or are subject to additional surcharge loads

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Construction Access

- 1921** Prior to commencing ground-disturbing activities on the site or accessing of the site by heavy vehicles, the Consent Holder shall:

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

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

~~229~~ There shall be no construction access to the site through Māori Jack Road and Homestead Bay Road at any time.

Engineering Review and Acceptance

~~2423~~ Prior to commencing works on the site, with the exception of earthworks including associated controls approved through the Environmental Management Plan (EMP) process within this consent, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below.

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

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

The 'Engineering Review and Acceptance' application(s) shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (173), to detail the following requirements:

Transport

- a) Formation of the roading assets in accordance with the 'Road Carriageway Hierarchy' plan prepared by Stantec, FIG.R001, Revision A, dated 11.04.2025 and the road cross-sections in Appendix D of the Stantec Integrated Transport Assessment dated 10 April 2025.
- b) Provide the final location of the bus stops (and bus shelter locations) which are to be in the approximate locations shown on the 'Bus routes and stops' plan prepared by Stantec, FIG.R003, Revision A, dated 07.04.2025. The bus stop design is to be generally consistent with the QLDC Bus Stop Policy and Standards dated 2 September 2008.
- c) The formation of an access track down the terrace face within Lot 9023 for operations and maintenance vehicle access to the borefield OR confirmation of an enduring legal right of access granted along the Lake Wakatipu foreshore land to access the borefield and associated formation. The access track shall be designed and formed in the approximate location detailed on the plan "Utilities – Water: Water Rising and Falling Mains Layout" prepared by Stantec dated 11 April 2025 and the following requirements:

- (i) The maximum gradient may be 1 in 5 (20%).

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Commented [AL27]: QLDC submission recommendation adopted

- (ii) The carriageway may remain unsealed with measures to reduce wear of the surfacing (ie rutting, corrugations, potholing and similar) in areas where the longitudinal gradient exceeds 1 in 10 (10%).
 - (iii) Carriageway widening is to be provided to accommodate an 8m medium rigid truck (service vehicle or emergency vehicle) moving through the site as a design vehicle.
- d) The formation of an access road within Lot 9024 to the Water Treatment Plant, Wastewater Treatment Plant and Reservoirs in Lots 9024 – 9026. The access track shall be designed and formed in the approximate location detailed on the plan “Utilities – Water: Water Rising and Falling Mains Layout” prepared by Stantec dated 11 April 2025 and the following requirements:
 - (i) The maximum gradient may be 1 in 6 (16%).
 - (ii) The carriageway may remain unsealed with measures to reduce wear of the surfacing (ie rutting, corrugations, potholing and similar) in areas where the longitudinal gradient exceeds 1 in 10 (10%).
 - (iii) Carriageway widening is to be provided to accommodate an 8m medium rigid truck (service vehicle or emergency vehicle) moving through the site as a design vehicle.
- e) The formation of all new road intersections in accordance with the latest Austroads intersection design guides. These designs shall be subject to review and approval by Council with any associated costs met by the consent holder.
- f) The provision of sealed vehicle crossings that shall be constructed to each residential lot to Council’s standards. Where there are any vehicle crossings that do not comply with Rule 29.5.21 of the [Queenstown Lakes Proposed District Plan QLDP1](#), the Consent Holder is to provide an assessment in accordance with the below:
 - (i) The consent holder shall provide an assessment from a suitably qualified traffic engineer where a lot vehicle crossing is located on the inside of a curve with a change of angle of 45 degrees or more, and the road has a target operating speed of 30km/h or higher. The assessment will be based on Austroads Guide to Road Design (Geometric Design) Stopping Sight Distance with reaction time of 1.5 seconds and estimated operating speed of the road at the location of the vehicle crossing. The traffic engineer shall confirm that non-compliance with the Council standard will not result in unacceptable safety and operational effects.
- g) The provision of road lighting in accordance with QLDC’s road lighting policies and standards, including the Southern Light Strategy (2017). A Lighting Subcategory Subcategory of PR5 or PR6 shall be used for residential roads in accordance with AS/NZS 1158.3.1:2020.
- h) Details of road lighting in accordance with QLDC’s road lighting policies and standards, including the Southern Light Strategy (2017) for the commercial area.
- i) The provision of road marking and signage for all roads, car parks, and circulation/ manoeuvring aisles. All signage and marking shall be in accordance with the Traffic Control Devices (TDC) Manual.
- j) The transportation infrastructure design shall be submitted for review and certification shall be accompanied by the following;

Commented [AL28]: Change for clarification

- i) Vehicle tracking movements shall be clearly demonstrated for all roads, ~~specifically:~~
a. ~~that of an 8m rigid truck for local all roads; and~~
i) b. ~~a 12.5 19-m articulated bus for the collector roads; to be used for bus routes as shown on the Bus Routes and Stops plan, prepared by Stantec, reference FIG.R003, Rev 0, dated 11.04.2025 (within Appendix V – Integrated Transport Assessment), or alternative approved bus route, with tolerance for centre line crossing.~~

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Commented [AL29]: Changes made as a result of QLDC's recommendation that 19m articulated buses be provided for on collector roads. More appropriate for this information to be provided for the approved bus routes.

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

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

k) The consent holder shall engage an independent and suitably qualified and experienced traffic engineer to carry out a detailed design safety audit in general accordance with the NZTA Manual "Safe System Audit" and section 3.2.7 of the Councils Code of Practice 2025. This shall include confirmation that appropriate traffic signs and road marking have been provisioned in accordance with the Traffic Control Devices Manual. The consent holder shall comply with any recommendations at their own cost. A copy of this report shall be submitted to QLDC for review and acceptance.

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

m) Provision of suitable permanent vehicle access to all reserve areas.

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Water

Connection to Council supply

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n) Details of the connection to Council's reticulated water network in accordance with the QLDC Code of Practice 2025 and terms agreed, including in respect of the amount of development serviced by that connection;

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Or

On-site water supply

Commented [AL30]: QLDC submission recommendation

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

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

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

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

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

(v) At least two water reservoirs within future Lot 9026, with details demonstrating that the reservoir(s) have been designed as an Importance Level 4 structure and sized for the number of lots reticulated.

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

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

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

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

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

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(ii) The provision of a minimum 100mm id potable water supply lateral to High Density Superlots Lots, 6004 – 6017. The bulk lateral shall be terminated with a valve and capped just prior to the boundary, and a 20mm id lateral for future construction water extended off this bulk lateral and into the site with an Acuflo GM900 toby valve installed at the boundary.

Note: As per Condition 539(a), a suitable bulk metre and backflow prevention will be installed at time of future development of these lots.

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

Note: As per Condition 539(a), suitable bulk meter and backflow prevention will be installed at time of future development of these lots.

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

Note: As per **Condition 5.30(a)**, suitable bulk meter and backflow prevention will be installed at time of future development of these lots.

- (v) The above 20mm id lateral connections to each lot shall include water meters at the lot boundary as agreed with QLDC or the Incorporated Society (or equivalent legal body) if the water infrastructure is not being vested under **Conditions 5 and 6**.
- (vi) Where the toby valve box is to be placed within a trafficable area, a trafficable lid/box shall be included.

- (vii) ~~That complies with/can. Bbeing~~ treated to consistently comply with the requirements of the Water Services Act 2021 and Water Services (Drinking Water Standards for New Zealand) Regulations 2022 and Aesthetic Values for Drinking Water Notice 2022 (or superseding legislation, standards, and notices). For all surface water or ground water takes this shall include the results of chemical test results no more than 3 years old and bacterial test results no more than 3 months old at the time of submitting the test results. The testing must be carried out by a recognised laboratory (refer to Water Services Act 2021 subpart 11) and be accompanied by a laboratory report with non-compliances highlighted and outlining any necessary means of remedial treatment.

Commented [AL31]: Typo correction to make sense with wording of (r)

- ~~4.5)~~ The provision of a landscaping irrigation plan with suitable backflow prevention for landscaping to be vested in QLDC or the Incorporated Society (or equivalent legal body) if the water infrastructure is not being vested under **Conditions 5 and 6**.

- ~~5.1)~~ The provision of a minimum 63mm potable water supply lateral (or otherwise approved suitable sized lateral) to all recreational reserve areas.

- ~~4.1)~~ The provision of fire hydrants with adequate pressure and flow to service and maintain each residential lot with a minimum Class FW2 fire risk and each commercial ~~/school~~ lot with a FW3 fire risk in accordance with the NZ Fire Service Code of Practice for Fire Fighting Water Supplies 2008. Any lesser risk must be approved in writing by the Fire Service NZ and supplied to QLDC.

Commented [AL32]: QLDC submission recommendation

Wastewater

Connection to QLDC network

- ~~4.1)~~ Details of the connection to Council's reticulated wastewater network in accordance with the QLDC Code of Practice 2025 and terms agreed, including in respect of the amount of development serviced by that connection;

Or

On-site land disposal

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

- (i) The construction of a pump station within future Lot 9018 or alternative location to be able to service the stage. The pump station shall include suitable emergency storage and/or generator backup and shall be connected to a SCADA (Supervisory Control and Data Acquisition) system or suitable alternative monitoring system, to be approved by Council, to protect the pump station against any system failure and/or overloading. The pump station design shall also include a water supply connection and provision of a vehicle crossing and access driveway from the surrounding Council road network and set down area to allow for ongoing maintenance access by heavy vehicles (if required).
- (ii) A rising main to the wastewater treatment plant within Lot 9025.
- (iii) A sludge activated wastewater treatment plant within Lot 9025 in general accordance with the details in the Stantec Engineering Feasibility Report dated 11 April 2025.
- (iv) Land treatment areas of sufficient size to service the full wastewater treatment capacity of the first stage of the wastewater treatment plant.

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

- (i) Identification of sufficient land treatment area to allow for an average rate of discharge of between 5 – 8 mm/day for dry weather flow. This shall include an excess 5-10% of land treatment area to account for the possibility of areas needing to be deactivated on occasions.
- (ii) Details of the vegetation management regime for the land treatment areas in (i).
- (iii) Locations of the sub-surface drip irrigation system within the nominated land treatment area.
- (iv) If Easement Area XQ DP 380128 as shown on the "Existing Easements on Lot 12 DP 364700" plan prepared by Patersons, dated 10.04.25 is to be utilised as a land treatment area for the subdivision, the Consent Holder shall confirm that Easement 7802746.10 in favour of the Jacks Point Residents and Owners Association has been surrendered for the area of the proposed land treatment area or confirmation shall be provided by the Consent Holder that the land within that area is not being utilised for a conflicting purpose such as wastewater disposal under another resource consent.

*y)y) The Consent Holder shall monitor the following:

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

In the event that an application for Engineering Review and Acceptance is submitted proposing to service a stage utilising a lesser per household wastewater generation assumption than the QLDC Code of Practice 2025, this shall be supported by a Monitoring Report with the above information. A wet weather peaking factor will be required to be included in the demand calculations.

Commented [AL33]: QLDC submission recommendation adopted

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

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

z)aa) The provision of a minimum 150mm wastewater disposal lateral (or otherwise approved suitable sized lateral) to all recreational reserve areas, in accordance with Council's standards and connection policy.

Stormwater

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

Commented [AL34]: QLDC submission recommendation

i) The provision of a reticulated primary system to collect and dispose~~al~~ of stormwater under the 5% AEP storm event from all road surfaces and all potential impervious areas within each residential, ~~and~~ commercial, school and recreation reserve lot. This shall include attenuation and detention measures in accordance with the Engineering Feasibility Report prepared by Stantec dated 11 April 2025 (Fast Track Appendix B). The detention systems shall be easily accessible for maintenance.

Commented [AL35]: A modified version of QLDC submission recommendation adopted to rely on the information provided as part of the Fast Track application.

The individual lateral connections to each residential and commercial lot and recreation reserve lot shall be designed to provide gravity drainage for the entire buildable area within the lot.

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

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

ii) The provision of a secondary stormwater protection system consisting of secondary flow paths to cater for the 1% AEP storm event, and/or setting of appropriate building floor levels to ensure that there is no inundation of those floor levels any buildable areas within the lots, in accordance with the Engineering Feasibility Report prepared by Stantec dated 11 April 2025 (Fast Track Appendix B).

Commented [AL36]: This change is to provide better clarification as to what is being protected by the setting of the building floor levels

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

Commented [AL37]: A modified version of QLDC submission recommendation adopted to rely on the information provided as part of the Fast Track application.

dd) A pre-development and post-development contour plan shall be provided with the stormwater design.

Commented [AL38]: QLDC submission recommendations incorporated.

ee) The above primary and secondary system shall ensure that any flows to the gullies within future Lots 9014, 9017-9021 and 9024 make suitable provision for free-board to the developable land and include velocity controls and/or scour protection to ensure the base and banks of the gullies will not be subject to erosion/scour damage. Freeboard levels shall comply with the QLDC Land Development and Subdivision Code of Practice, specifically:

- Habitable dwellings (including garages) – 0.5m minimum freeboard height above the 1% AEP flood level
- Commercial and industrial buildings – 0.3 minimum freeboard height above the 1% AEP flood level
- Non-habitable residential buildings and detached garages 0.2m minimum freeboard height above the 1% AEP flood level

ff) No stormwater runoff from the adjacent residential and commercial development is to enter the wetland catchment on Lot 9002.

Commented [AL39]: DoC submission recommendation

Design

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

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

The designs are to meet the following standards:

- (i) All above-ground utility buildings and reservoirs are to be clad in external cladding materials finished in the range of browns, greys and black with a light reflectance value of 20% or less.
- (i) The water and wastewater treatment plant buildings and associated structures are to be constructed within Lot 9025 and are not to exceed a total floor area of 6,000m² and a maximum height of 6m above ground level.

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

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

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

Hazards

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

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

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

Certification

~~hh)ll)~~ The provision of Design Certificates for all engineering infrastructure works associated with this subdivision submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater, Stormwater). The certificates shall be in the format of the *Queenstown Lakes District Council – Land Development & Subdivision Code of Practice 2025* Schedule 1A Certificate.

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

Environmental Controls

~~2224~~ 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*.

~~2325~~ 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*.

~~2426~~ The QLDC are to be notified 15 days in advance of soil contamination remediation works commencing.

~~2527~~ Prior to bulk earthworks operations (and vegetation clearance) for the initial stage or any subsequent new stage of works, the Consent Holder must install erosion and sediment controls in accordance with the ESCP as well as provide As-built documentation for these controls by Suitably Qualified and Experienced Person.

~~2628~~ Prior to commencement of works on the site, a 10m setback around the perimeter of the ephemeral wetland within Lot 9002 is to be fenced to exclude stock from grazing in the wetland or damage to the wetland during earthworks.

Commented [AL40]: Condition amended to have the same requirement as the ORC conditions of consent

Accidental Discovery Protocol

~~2729~~ Prior to commencing excavation work, the Consent Holder shall ensure that all persons involved in, or supervising works on-site are familiar with the Accidental Discovery Protocol established under Condition 3028 below. The Accidental Discovery Protocol shall be clearly displayed and accessible on site at all times during work under this consent.

~~28~~ If at any time the consent holder:

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

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

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

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

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

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

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

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

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

30 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. The area must be secured from further disturbance.
- b) The Heritage New Zealand Pouhere Taonga Regional Archaeologist and the Otago Regional Council must be notified immediately.
- c) If the site is of Māori origin, the Consent Holder must also notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975).
- d) If human remains (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 future actions have been agreed by all parties.
- e) Works affecting the archaeological site must not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue. An application for an Archaeological Authority and 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.

Commented [AL41]: Heritage New Zealand submission recommendation adopted in full

During construction

~~2931~~ The loading and stockpiling of earth and other materials shall be confined to the subject site.

~~3032~~ No earthworks, temporary or permanent, are to breach the boundaries of the subject site. With the specific exception of earthworks required to install infrastructure services connections to the existing networks, and works along SH6 approved by NZTA.

~~3133~~ 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 2019*. No ground disturbing activities shall commence in any subsequent stage of development until an EMP has been certified by QLDC. All works shall be undertaken in accordance with the most current version of the EMP as certified by QLDC.

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

35 A copy of the certified Lizard Management Plan shall be accessible on site at all times and all works are to be undertaken in accordance with the certified Plan.

Commented [AL42]: DoC submission

~~3236~~ Works within the areas identified for lizard habitat enhancement planting shall be overseen by a suitably qualified herpetologist to ensure the works are being undertaken in accordance with the certified Lizard Management Plan.

Commented [AL43]: DoC submission

~~33~~37 The Consent Holder shall undertake and document weekly and Pre and Post-Rain Event site inspections as outlined on pages 10 and 11 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.

~~34~~38 A SQEP shall monitor the site monthly to ensure that the site is complying with its EMP, identify any new environmental risks arising that could cause an environmental effect and suggest alternative solutions that will result in more effective and efficient management. This must include a specific audit by the SQEP of the effectiveness of the ESCP. The outcome of these inspections should be included in the Monthly Environmental Report referred to **Condition 358** below.

~~35~~39 The Consent Holder shall complete and submit exception reporting to QLDC in the form of a monthly environmental report. The monthly environmental report shall be submitted to QLDC's Regulatory Department within five (5) working days of the end of each month.

~~36~~40 In accordance with page 9 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*, where any Environmental Incident where the EMP has failed leading to any adverse environmental effects offsite occurs the Consent Holder shall:

- a) Report to QLDC details of any Environmental Incident within 12 hours of becoming aware of the incident.
- b) Provide an Environmental Incident Report to QLDC within 10 working days of the incident occurring as per the requirements outlined in Section 3.3.1 of *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.

~~37~~41 Environmental records are to be collated onsite and shall be made available to QLDC upon request; immediately if the request is made by a QLDC official onsite and within 24 hours if requested by a QLDC officer offsite. Records and registers to be managed onsite shall be in accordance with the requirements outlined on page 14 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.

~~38~~42 Hours of operation for earthworks, shall be:

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

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

~~39~~43 All recommendations of the Detailed Site Investigation and any Remediation Action Plan and Contaminated Site Management Plan shall be implemented during any disturbance of the HAIL sites identified in the Detailed Site Investigations under Conditions 10 and 11.

~~40~~44 Only cleanfill material shall be deposited at the site. Cleanfill material is defined as material that when buried/placed will have no adverse effect on people or the environment, and includes virgin natural materials such as clay, soil and rock, and other inert materials such as concrete or brick that are free of:

- combustible, putrescible, degradable or leachable components;

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

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

4445 Contaminated soil to be removed from the site is required to be disposed of at a suitably licenced facility.

4246 On completion of any earthworks associated with the water reservoir(s) and prior to the placement of any tanks or associated infrastructure, the consent holder shall provide to Manager of Resource Management Engineering at Council a geotechnical completion report from a suitably qualified geo-professional that confirms that the completed platform and associated batter slopes are stable and appropriate for the anticipated tanks.

4347 All tree felling works are to be undertaken between the months of August to February to avoid disruption of nesting birds.

4448 The balance lots which are not being utilised for construction activities are to continue to be grazed until earthworks or construction activities are to commence in those lots.

4549 All works on Lot 9002-site must comply with the certified Lizard Management Plan and certified Wetland Management Plans.

Commented [AL44]: Moved to Condition 34 above

Prior to s223 certification

4650 Prior to the QLDC signing the Title Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:

- a) The survey plan must show all lots to vest to QLDC as agreed under Conditions 5 – 7, including roads, local purpose reserves and recreation reserves.
- b) All necessary easements shall be shown in the Memorandum of Easements attached to the Title Plan and shall be duly granted or reserved. This shall include:
 - (i) Any Easements in Gross as required by Council for infrastructure to vest where this has been agreed under Conditions 5 - 7. Requirements for vested infrastructure and Easements in Gross shall be agreed with QLDC's Land Development Engineer prior to Council signing the Survey Plan and prior to obtaining 'Engineering Review and Acceptance' for design of infrastructure.

- (ii) Public access easements shall be shown in the Memorandum of Easements attached to the Title Plan are required over any road allotments which have not been accepted for vesting by QLDC under **Condition 5**.
- c) The names of all roads which require naming in accordance with QLDC's road naming policy shall be shown on the survey plan.

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

Prior to s224c certification

4751 Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following works as applicable to each stage of the subdivision:

- a) Implementation of the Plans approved under **Conditions 10 – 15** above which apply to that specific stage.
- b) The completion and implementation of all works detailed in **Conditions (23)** above which apply to that specific stage.
- c) Where the water and/or wastewater treatment plant are not being vested in QLDC under **Conditions 5-7**, evidence of a design, build and operation contract for the wastewater plant shall be provided to QLDC.
- d) Where any infrastructure or device (wastewater treatment plant, water treatment plant, water reservoirs, bores or booster pumps and the like) are agreed to be vested in QLDC under **Conditions 5-7**, an Operations and Maintenance Manual is to be submitted to QLDC for certification.
- e) Prior to s224c for Stage 1, confirmation from NZTA of the satisfactory completion of the roundabout at the entrance to the development off State Highway 6 shall be provided to QLDC.
- f) Prior to s224c being issued for 600 residential lots, confirmation from NZTA of the satisfactory completion of a roundabout or alternative intersection upgrade as agreed with NZTA providing access from State Highway 6 into Hanley's Farm at Jack Hanley Drive shall be provided to QLDC. or written confirmation from NZTA of payment of the estimated design, construction and land acquisition cost of a future roundabout/intersection upgrade in this location (to a value to be agreed between the Consent Holder and NZTA) shall be provided to QLDC.
- g) Prior to s224c being issued for 1200 residential lots, a continuous road connection extending between State Highway 6 and Homestead Bay Road is to be completed.

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

- h) Prior to s224c being issued for 1400 residential lots, confirmation from NZTA of the satisfactory completion of a roundabout or alternative intersection upgrade as agreed with

Commented [AL45]: QLDC submission recommendation

Commented [AL46]: NZTA submission recommendation

NZTA providing access from State Highway 6 into Jacks Point at Māori Jack Road shall be provided to QLDC OR written confirmation from NZTA of payment of the estimated construction and land acquisition cost of a future roundabout / intersection upgrade in this location (to a value agreed between the Consent Holder and NZTA) shall be provided to QLDC.

Commented [AL47]: NZTA submission recommendation

i) Installation of bus stops along the bus routes approved by the Otago Regional Council.

j) Unless agreement has been reached with the QLDC for connection to the Council water supply, a second potable water source is to be secured prior to s224c being issued for greater than 1400 residential lots. Written confirmation of access to this supply including any necessary resource consents and access rights and appropriate production bore testing is to be submitted to QLDC. Confirmation shall be supplied from a suitably qualified engineer that there is sufficient capacity in the second water source to provide a minimum of 16.8 L/s of water supply to the subdivision and the raw water is able to be treated within the water treatment plant to meet the relevant standards for New Zealand drinking water supplies. Alternatively, if a second water source is not proposed at this number of lots, evidence based on monitoring undertaken in accordance with Condition 234(p) shall be supplied.

Commented [AL48]: QLDC submission recommendation

k) Prior to s224c being issued for Stage 1, the bund around the water and wastewater treatment plant shown on Stantec Drawing 310104425-00-000-C0020 shall be formed and planted in accordance with the landscape plan certified under Condition 13(g) above.

l) Prior to s224c being issued for Stage 1, the bund around the reservoirs shown on Stantec Drawing 310104425-00-000-C403 shall be formed planted in accordance with the landscape plan certified under Condition 13(g) above.

m) Prior to s224c for Lots 1398 to 1403, a continuous strip of planting shall be established within the Local Purpose Reserve Lot 9016 adjacent to Lots 1398 – 1403. These plantings are to comprise a mixture of shrubland and Mountain Beach trees. The shrubland plants are to have a maximum spacing of 1 metre and the trees are to have a maximum spacing of 3m. the mounding and mitigation planting shown on 'Oraka Mitigation Proposals', Drawing No. L21 and 'Oraka Mitigation Proposals: Sections A & B', Drawing No. L01 both dated 22 October 2025 is to be implemented.

Commented [AL49]: Changes made to provide further mitigation of the proposal as a result of the Lakeside Estate Homeowners Association submission

n) For any stage that contains a HAIL site, the recommendations of the Detailed Site Investigation and Remediation Action Plan approved under Conditions 10 and 11 above are to be implemented in full for each specific HAIL site within that stage and a Site Validation Report (SVR), prepared by suitably qualified and experienced practitioner in accordance with, demonstrating that the site is suitable for its intended land use.

o) Section 224c is not to be sought for any residential lots located within the 55 dB Ldn of the NZone airstrip shown in 'Proposed Subdivision Plan - NZONE Skydive Noise Contours', prepared by Patersons, Drawing No Q7557-007, Sheet 001, Rev 0, dated 10 April 2025 until written confirmation that the NZone skydiving activity has permanently ceased operating on the site has been submitted to QLDC.

p) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision at the consent holder's cost.

This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads, Water, Irrigation, Wastewater, Stormwater reticulation.

- q) Where the water infrastructure is to be vested and water meters are not installed at the time of subdivision, water meters meeting QLDC's specification are to be provided to Council's maintenance contractor Veolia for each residential lot as per **condition 234(q)(v)** above, and evidence of supply shall be provided to QLDC.
- r) All newly constructed gravity foul sewer and stormwater mains shall be subject to a closed-circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used, and lateral connections shall be inspected from inside the main. The CCTV shall be completed and reviewed by Council before any surface sealing and any defects identified shall be repaired.
- s) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of a minimum single phase 15kva underground electricity supply has been made available to the boundaries of each residential lot 1 - 1438, and that all the network supplier's requirements for making such means of supply available have been met.
- t) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of a minimum single phase 15kva underground electricity supply has been made available to the boundaries of each commercial, medium and high density superlots (Lots 6001 – 6017 and 7001 – 7022), and that all the network supplier's requirements for making such means of supply available have been met.
- u) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the boundaries of each lot and that all the network supplier's requirements for making such means of supply available have been met.
- v) Any road signage shall be installed in accordance with Council's signage specifications and all necessary road markings completed on all public roads in accordance with MOTSAM and the TCD Manual.
- w) Road naming shall be carried out, and signs installed, in accordance with Council's road naming policy.
- x) At the completion of onsite earthworks, the geo-professional identified under **Condition 186** shall incorporate the results of ground bearing test results for each residential and commercial allotment (regardless of whether affected by development cut and fill earthworks) and include these with fill certification in accordance with NZS 4431:1989, a Geotechnical Completion Report and Schedule 2A certificate covering all lots within the subdivision. In the event the Schedule 2A includes limitations or remedial works against any lot(s) the Schedule 2A shall also include a geotechnical summary table identifying requirements against each relevant lot in the subdivision for reference by future lot owners. Any remedial works outlined on the Schedule 2A that requires works across lot boundaries shall be undertaken by the consent holder prior to 224(c) certification being issued.
- y) At the completion of onsite earthworks, the geo-professional identified under **Condition 186** shall provide certification in accordance with NZS 4431:1989 for all areas of fill within the site on which future buildings are to be founded. Noting any future residential

Commented [AL50]: QLDC submission recommendation adopted

subdivision of this land will require the provision of a Geotechnical Completion Report and Schedule 2A certificate.

- z) The consent holder shall engage an independent and suitably qualified traffic engineer to carry out a post-construction road safety audit in general accordance with the NZTA Manual "Road Safety Audit Procedures for Projects" and section 3.2.7 of QLDC's Land Development and Subdivision Code of Practice 2025. This shall include confirmation that appropriate traffic signs and road markings have been installed in accordance with the New Zealand Transport Agency's Traffic control devices manual. The consent holder shall undertake works in compliance with any recommendations of the road safety audit at their own cost. A copy of this report and confirmation that the recommendations have been complied with shall be submitted to QLDC for review and acceptance.
- aa) Hydrant testing shall be carried out to confirm that there are sufficient hydrants with adequate pressure and flow to service the lots created with a minimum Class FW2 fire supply for residential lots and FW3 for commercial lots in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies 2008. Any lesser risk must be approved in writing by Fire Service NZ, Dunedin Office. The testing shall be carried out over the peak period of an average day. All related costs shall be borne by the consent holder.
- bb) The completion of all alluvial fan debris flow and flood hazard mitigation and rockfall mitigation works for that stage in accordance with the Geosolve Natural Hazards Assessment, and WSP dated 17 March 2025 and Fluent Solutions h peer reviewed referenced MEM-25-02-11-GF 000892, dated 11/02/2025
- cc) The submission of Completion Certificates for all engineering works completed in relation to or in association with the relevant stage of subdivision. The certificates shall be in the format of the *Queenstown Lakes District Council – Land Development & Subdivision Code of Practice 2025* Schedule 1B and 1C Certificate.
- dd) The submission of Completion Certificates from both the Contractor and Approved Certifier for the Wastewater Pump Station/s, Water booster Pump Station/s, Water Treatment Plant, Wastewater Treatment Plant, and Water Reservoir, as completed in relation to or in association with the relevant stage of subdivision. The certificates shall be in the format of Engineering NZ Producer Statement PS3 and PS4.
- ee) The consent holder shall ensure that all silt attributable to the construction of this stage of development is removed from the mud-tanks within the road network and downstream stormwater pipe network, including any treatment devices.
- ff) The consent holder shall submit an Engineering NZ PS4 Producer Statement for any permanent retaining walls within the lot which exceed 1.5m in height or are subject to additional surcharge loads.
- gg) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- hh) All exposed earthwork areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.

Commented [AL51]: QLDC submission recommendation adopted

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

jj) The consent holder shall fully implement all works as shown on the landscape plan approved by **condition 13(g)**.

kk) For any lots to be vested in QLDC which contain landscaping approved under **Condition 13(g)**, the consent holder shall enter into a maintenance agreement under s207A of the Local Government Act 2002 Amendment Act (LGA) as per clause 7.4.11.2 of the QLDC Land Development Subdivision Code of Practice 2025, with the QLDC Parks and Reserves Department, with the obligation being upon the consent holder to fulfil the requirements detailed in (i) to (xi) below. The maintenance period shall be three (3) years from any issue of 224(c) with the exception for Local Purpose (Nature) Reserve (Lot 9002) where the maintenance period shall be ten (10) years from the issue of s224:

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

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

~~iii)~~ The vested reserve(s) shall be kept in a tidy condition and shall be free of litter and refuse;

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

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

vi) Ongoing implementation and maintenance of the certified Wetland Management Plan for Lot 9002.

~~iv)~~vii) Ongoing implementation of the certified Pest and Weed Management Plan under Condition 11.

ll) The consent holder shall enter into a maintenance agreement under s207A of the Local Government Act 2002 Amendment Act (LGA) as per clause 7.4.11.2 of the QLDC Land Development Subdivision Code of Practice 2025, with the QLDC Parks and Reserves Department, with the obligation being upon the consent holder to fulfil the requirements detailed in the Weed and Pest Management Plan certified in **Condition 12**. The maintenance period shall be three (3) years from any issue of 224(c) for each stage(s) which include Lots 9001, 9002, 9003, 9014, 9017, 9018, 9023, 9027 and 9028.

mm) Prior to s224c certification, all new reserve and road reserve asset information shall be submitted electronically with spatial attributes as outlined in Schedule 1D of the QLDC ~~LDSC 2020~~ Land Development and Subdivision Code of Practice 2025.

Commented [AL52]: DoC, ORC and QLDC submissions recommended between 10 years and 15 years.

Commented [AL53]: DoC and QLDC submission recommendations

Commented [AL54]: Addition for completeness

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Commented [AL55]: Explanation of acronym

nn) Prior to s224c for Lots 20 – 32, the mitigation planting shown on 'Oraka Mitigation Proposals', Drawing No. L21 and 'Oraka Mitigation Proposals: Sections C & D', Drawing No. L02 both dated 22 October 2025 is to be implemented.

Commented [AL56]: Additional mitigation provided as a result of the Lakeside Estate Homeowners Association submission

oo) Confirmation of payment of \$50,000 compensation for the loss of Wetlands 1, 2, 4, 5, 6 and 7 (as identified in the Wetland Assessment prepared by Wildland Consultants dated February 2025 (Fast Track Appendix C)) paid to Mana Tāhuna Charitable Trust, or an alternative organisation approved by the Otago Regional Council, for wetland rehabilitation projects undertaken within the Wakatipu Basin is to be provided prior to issue of s224c for 300 residential lots.

pp) Confirmation of payment of \$50,000 compensation for the loss of Wetlands 1, 2, 4, 5, 6 and 7 (as identified in the Wetland Assessment prepared by Wildland Consultants dated February 2025 (Fast Track Appendix C)) paid to Mana Tāhuna Charitable Trust, or an alternative organisation approved by the Otago Regional Council, for wetland rehabilitation projects undertaken within the Wakatipu Basin is to be provided prior to issue of s224c for 600 residential lots.

qq) Confirmation of payment of \$50,000 compensation for the loss of Wetlands 1, 2, 4, 5, 6 and 7 (as identified in the Wetland Assessment prepared by Wildland Consultants dated February 2025 (Fast Track Appendix C)) paid to Mana Tāhuna Charitable Trust, or an alternative organisation approved by the Otago Regional Council, for wetland rehabilitation projects undertaken within the Wakatipu Basin is to be provided prior to issue of s224c for 900 residential lots.

Commented [AL57]: DoC, Fish and Game, Ka Runaka and ORC submissions recommended that further off-setting or compensation was required for the destruction of the 6 wetlands. This provides compensation in excess of the value Wildlands had calculated.

Registration of consent notices and covenants

~~29~~52 The consent holder shall ensure that a fencing covenant, required under s6 of the *Fencing Act* 1978, is registered on all land adjacent to reserves to ensure that any reserves to vest in QLDC are protected and that Council has no liability to contribute towards any work on a fence between a public reserve vested in or administered by the Council and any adjoining land.

~~30~~53 The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles, by way of Consent Notice pursuant to s.221 of the Act.

- i) In the event that the Schedule 2A certificate issued under **Condition 234(hh)** contains limitations or remedial works required, then a consent notice shall be registered on the relevant Records of Title detailing requirements for the lot owner(s). This shall include any specific slope stability set back areas.
- ii) A consent notice condition pursuant to s.221 of the Resource Management Act 1991 shall be registered on the Records of Title for the relevant lots providing for the performance of any ongoing requirements for protection of emergency stormwater flow paths or minimum floor levels for buildings, where deemed necessary by Council to satisfy **Condition 234(aa)** above. The final wording of the consent notice instrument shall be checked and approved by the Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected.
- iii) In the event that the Engineering Acceptance issued under **Condition 234** contains ongoing conditions or requirements associated with the installation, ownership, monitoring and/or

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

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

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

~~54~~ The following conditions of the consent shall be complied with in perpetuity and shall be registered on the Titles for Lots 6001 – 6017 and Lots 7001 - 7022, by way of Consent Notice pursuant to s.221 of the Act:

(a) The subject lot has only been provided with a basic single residential water, power, and telecommunication connection. At the time the lot is further developed or subdivided in future the owner for the time being shall be responsible for installing any additional required supply connections from infrastructure within the surround roads.

~~55~~ The following conditions of the consent shall be complied with in perpetuity and shall be registered on the Titles for Lots 1 - 1438, by way of Consent Notice pursuant to s.221 of the Act:

General

a) ~~The following conditions do not apply to the development of any of the lots for Education Activities as defined in the Queenstown Lakes Proposed District Plan.~~

~~a) b)~~ The activities permitted are residential activities only (as defined by the Queenstown Lakes District Plan).

~~b) c)~~ There shall be no more than one residential unit per lot.

Height

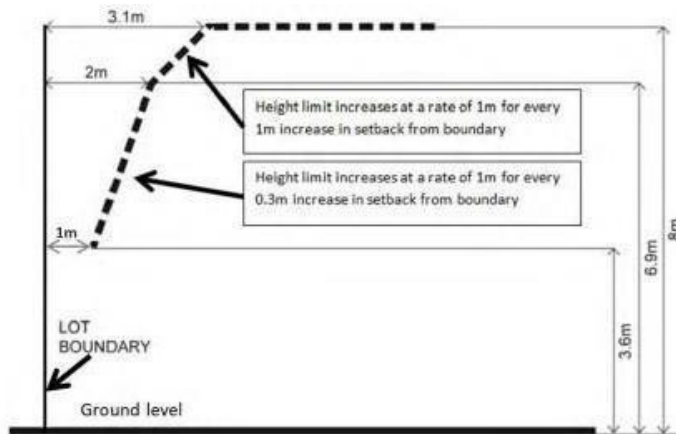
~~e) d)~~ The maximum height of buildings shall be 8 metres with the exception of Lots 20 – 32 and Lots 1398 – 1404 where the maximum height of buildings shall be 6 metres.

Recession plane

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

Commented [AL58]: Ministry of Education submission outlined a concern that these consent notice conditions could make development of a school within the development difficult. Additional condition proposed to address this.

Commented [AL59]: Reduced height proposed to address Lakeside Estate Home Owners Association submission



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

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

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

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

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

The recession planes commence at:

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

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

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

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

Window sills

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

Building coverage

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

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

Setbacks

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

Front sites (not including corner sites)

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

Corner sites (lots with more than one road frontage)

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

Exceptions

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

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

Front sites (not including corner sites)

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

- iii. For sites with a frontage exceeding 12.5m, one internal setback of 1.5m from an internal boundary that intersects with a road boundary; and
- iv. All remaining internal setbacks of 1m.

Corner sites (lots with more than one road frontage)

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

Exceptions

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

Acoustic insulation

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

Commented [AL60]: NZTA submission recommendation

External cladding

~~h)m)~~ The external cladding of buildings shall comply with the following:

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

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

Lighting

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

No build areas or building restriction areas

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

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

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

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

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

57 **Auqier condition – Queenstown Lakes Community Housing Trust condition placeholder**

58 **The no build area covenant 10441473.5 shall be released upon vesting of roads or reserves in the QLDC.**

Commented [AL61]: The agreement between the Applicant and the Queenstown Lakes Community Housing Trust is still in discussion.

Commented [AL62]: As per the legal advice sent to the Panel, this covenant relinquishes upon vesting however this condition is added regardless to address the QLDC submission

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

To be administered by the Queenstown Lakes District Council

General

- 1 That the development must be undertaken/carried out in accordance with the plans:
 - 'Proposed Subdivision Plan' prepared by Patersons, Drawing No Q7557-001, Sheets 000 – 021, Rev 0, dated 10 April 2025
- stamped as approved on DATE**
- and the application as submitted, with the exception of the amendments required by the following conditions of consent.

Monitoring

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

Consent Lapse

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

Residential Units on Lots 1 - 1438

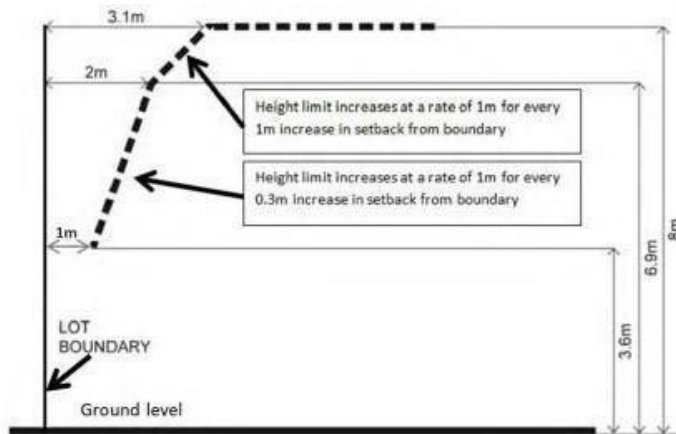
- 4 The use of the lots is restricted to residential activities only.
- 5 There shall be no more than one residential unit per lot.

Height

- 6 The maximum height of buildings shall be 8m.

Recession planes

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



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

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

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

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

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

The recession planes commence at:

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

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

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

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

Window sills

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

Building coverage

- 10 For lots less than 550m² net area - buildings shall not exceed a maximum site coverage of 60%.
- 11 Buildings on lots of 550m² net area or greater shall not exceed 50% maximum site coverage.

Setbacks

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

Front sites (not including corner sites)

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

Corner sites (lots with more than one road frontage)

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

Exceptions

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

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

Front sites (not including corner sites)

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

- xiii. For sites with a frontage exceeding 12.5m, one internal setback of 1.5m from an internal boundary that intersects with a road boundary; and
- xiv. All remaining internal setbacks of 1m.

Corner sites (lots with more than one road frontage)

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

Exceptions

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

Acoustic insulation

- 14 Any residential activities or activities sensitive to road noise located within 80 m of the seal edge of State Highway 6, shall be designed, ~~and~~ constructed and maintained to meet noise performance standards for noise from traffic on the State Highway that will not exceed 35dBA Leq(24 hour) in bedrooms and 40 dBA (Leq (24 hour) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ22107:2000 Acoustics Recommended design sound levels and reverberation times for building interiors.

Commented [AL63]: Reflecting NZTA recommendation

External cladding

- 15 The external cladding of buildings shall comply with the following:
- iii. at least 70% of the total painted or galvanised external surface of ~~buildings~~ buildings (excluding roofs and windows) with a reflectance value of between 0 and 35% ; and
 - iv. roof colours with a light reflectance value of 20% or less, and in the range of browns, greys and black.
- 16 Roof claddings are limited to coated aluminium roofing products only.

Lighting

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

No build areas or building restriction areas

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

Retaining Walls

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

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

- 18 Prior to commencing ground-disturbing activities on site, the consent holder must submit an Environmental Management Plan in accordance with the QLDC Environmental Management Plan guidelines for approval. The Consent Holder must nominate an Environmental Representative for the works program in accordance with the requirements detailed on pages 9 and 10 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans 2019.
- 19 Prior to commencing ground-disturbing activities on site and at all times during works, the consent holder must implement environmental management measures in accordance with the finalised Environmental Management Plan and carried out in accordance with this document.
- 20 Prior to commencing ground disturbing activities, the Consent Holder must ensure all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction in accordance with the requirements detailed on page 8 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans 2019.
- 21 The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.
- 22 No earthworks that are not authorised by this consent, temporary or permanent, are to breach the boundaries of the site.
- 23 At least one copy of the finalised EMP shall be accessible on site at all times during work under this consent.
- 24 In accordance with page 9 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans 2019, where any accidental discovery and/or Environmental Incident where the EMP has failed leading to any adverse environmental effects offsite occurs the Consent Holder shall report to QLDC details of any Environmental Incident within 12 hours of becoming aware of the incident.

- 25 On completion of the earthworks, and prior to the occupation of the residential unit the consent holder shall complete the following:
- a) All earth worked areas shall be top-soiled and revegetated or otherwise permanently stabilised.
 - b) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- 26 The maximum height of any retaining wall(s) along the boundary is to be 1m above ground level.
- 27 Where a fence is proposed above the retaining wall along an internal boundary, the total combined height of the retaining wall and boundary fence shall not exceed 2m above ground level. Where a fence is proposed above the retaining wall along a road boundary, the total combined height of the retaining wall and boundary fence shall not exceed 1.2m.

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

Proposed Regional Council Consent Conditions

To be administered by the Otago Regional Council

Take and use of groundwater (RMFT25.003.09)

Commented [AL64]: All of the below changes adopt the recommended conditions for this activity from the ORC submission

Specific

1. ~~This consent authorises the~~ take and use of groundwater from a bore~~field~~ at the map reference(s) E1265453 N4997247 (Bore tag CC11/0151) and on the land legally described Lot 8 Deposited Plan 443832 for ~~the purpose of~~ community water supply and firefighting supply via the Homestead Bay Water Supply Scheme.

Advice Note: It is the responsibility of the Consent Holder to ensure that the water abstracted under this resource consent is of suitable quality for its intended use. Where water is to be used for human consumption, the Consent Holder should have the water tested prior to use and should discuss the water testing and treatment requirements with a representative of Taumata Arowai and consider the Water Services (Drinking Water Standards for New Zealand) Regulations 2022.

1. ~~The activities authorised by this consent~~ must be carried out in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.

2.

~~The rate and quantity of abstraction must not exceed:~~

~~44 litres per second total;~~

~~3,800 cubic metres per day;~~

~~103,680 cubic metres per month; and~~

~~1,261,440 cubic metres in each 12 month period, commencing 1 July of any year and ending 30 June of the following year.~~

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

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

~~a) Community water supply; and~~

~~b) Firefighting supply.~~

Performance Monitoring

- 4 ~~The Consent Holder must:~~

~~a) Prior to the first exercise of this consent, install a suitable water meter to record the water take, within an error accuracy range of +/- 5% over the meter's nominal flow~~

range at or about E1265453 N4997247 and a telemetry compatible datalogger that time stamps a pulse from the flow meter at least once every 15 minutes and that has the capacity to hold at least 12 months data of water taken.

- b) The water meter must record the hourly volume to an uncertainty of no greater than 1 percent.
- c) Data must be provided by an Otago Regional Council-approved data host to the Otago Regional Council once daily in 15-minute period volumes by means of telemetry. The Consent Holder must ensure data compatibility with the Otago Regional Council's time-series database and conform with the Otago Regional Council's data standards.
- d) The water meter, datalogger and telemetry unit (water measuring system) must be installed by a Otago Regional Council-approved installer and installed and maintained according to the manufacturer's specifications and instructions. There must be enough space in the pipe to allow for verification of the accuracy of the meter under part (e) of this condition.
- e) Within 20 working days of the installation of the water measuring system and within 20 working days of any subsequent replacement of any part of the water measuring system, the water meter must be verified for accuracy.
 - i. If a mechanical insert water meter or clamp on ultrasonic meter is installed it must be verified for accuracy each and every year from the first exercise of this consent.
 - ii. If an electromagnetic or built-in ultrasonic flow meter is installed it must be verified for accuracy every five years from the first exercise of this consent.
 - iii. Each verification must be undertaken by a Consent Authority approved operator and a Water Measuring Device Verification form (Form RS1) must be completed and submitted to the Consent Authority within 5 working days of the verification being performed, and at any time upon request.
 - iv. The Consent Holder must have a measuring device reverified by a Consent Authority approved operator within 30 working days if a measuring device does not meet the verification requirements. The reverification must include an explanation of what changes were undertaken to the measuring device prior to any subsequent test(s).
 - v. The Consent Holder must verify the correct pulse rate output is used if a correction is completed and submit this to the Consent Authority within 5 working days of the correction.
- f) The Consent Holder must ensure the full operation of the water measuring system at all times during the exercise of this consent. All malfunctions of the water meter and/or datalogger and/or telemetry unit during the exercise of this consent must be reported to the Consent Authority within 5 working days of observation. Appropriate repairs must be performed within 30 working days of observation of the malfunction or within a timeframe agreed with the Consent Authority.
- g) Once the malfunction has been remedied, a copy of the calibration record, Water Measuring Device Verification form (Form RS1) with photographic evidence and any non-transferred data must be submitted to the Consent Authority within 5 working days of the completion of repairs. Photographs must be in colour and be no smaller than 200 X 150 millimetres in size and be in JPEG form.

Advice Note: The water meter, data logger and telemetry unit should be safely accessible by the Otago Regional Council and its contractors at all times. The Water Measuring Device Verification Form and Calibration Form are available on the Otago Regional Council's website.

5. ~~Prior to commencement of the take of ground water for potable water supply the Consent Holder must install:~~
- a) ~~Water meter(s) that will measure the rate and the volume of water taken to within an accuracy of +/- 5% over the meter's nominal flow range. The water meter must be capable of output to a datalogger. The water meter must be installed in a straight length of pipe, before any diversion of water occurs. The straight length of pipe must be part of the pump outlet plumbing, easily accessible, have no fittings and obstructions in it. There must be a straight length of pipe on either side of the water meter: on the upstream side there must be a distance that is 10 times the diameter of the pipe and on the downstream side there must be a distance of 5 times the diameter of the pipe.~~
 - b) ~~A datalogger(s) that time stamps a pulse from the flow meter at least once every 15 minutes and have the capacity to hold at least twelve months data of water taken.~~
 - c) ~~A telemetry unit which sends all of the data to the Otago Regional Council.~~
6. ~~Provide telemetry data once daily to the Otago Regional Council. The Consent Holder must ensure data compatibility with the Otago Regional Council's time-series database and conform with Council's data standards.~~
7. ~~Within 20 working days of the installation of the water meter, datalogger and telemetry unit, any subsequent replacement of the water meter, datalogger or telemetry unit and at five yearly intervals thereafter, and at any other time when requested by the Otago Regional Council, the Consent Holder must provide written certification to the Otago Regional Council signed by a suitably qualified person certifying, and demonstrating by means of a clear diagram, that:~~
- a) ~~Each device is installed in accordance with the manufacturer's specifications;~~
 - b) ~~Data from the recording device can be readily accessed and/or retrieved in accordance with the conditions above; and~~
 - c) ~~That the water meter has been verified as accurate.~~
8. ~~The water meter, datalogger and telemetry unit must be installed and maintained throughout the duration of this consent in accordance with the manufacturer's instructions.~~
9. ~~All practicable measures must be taken to ensure that the water meter and recording device(s) are fully functional at all times.~~
10. ~~The Consent Holder must report any malfunction of the water meter, datalogger or telemetry unit to the Otago Regional Council within 5 working days of observation of the malfunction. The malfunction must be repaired within 10 working days of observation of the malfunction and the Consent Holder must provide proof of the repair, including photographic evidence, to the Otago Regional Council within 5 working days of the completion of repairs. Photographs must be in colour and be in JPEG form.~~

~~*Advice Note: The water meter, data logger and telemetry unit should be safely accessible by the Otago Regional Council and its contractors at all times. The Water Measuring Device Verification Form and Calibration Form are available on the Otago Regional Council's website.*~~

General

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

~~5 Where information is required to be provided to the Consent Authority in the conditions of this consent this is provided in writing to compliance@orc.govt.nz and the email heading is to reference **RMFT25.003.09 a** and the condition(s) the information relates to.~~

Review

~~12.6.~~ The Otago Regional 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 consent during the period of three months either side of the date of granting of this consent each year, or within two months of any enforcement action taken by the Otago Regional Council in relation to the exercise of this consent, for the purpose of:

- a) Determining whether the conditions of this consent are adequate to deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage, or which becomes evident after the date of commencement of the consent;
- b) Ensuring the conditions of this consent are consistent with any National Environmental Standards, relevant regional plans, and/or the Otago Regional Policy Statement;
- c) Reviewing the frequency of monitoring or reporting required under this consent;
- d) Varying the consented quantities and rates of take and monitoring, operating and reporting requirements, and performance requirements to respond to the results of previous monitoring carried out under this consent and/or:
 - i. Water availability, including alternative water sources;
 - ii. Actual and potential water use;
 - iii. Groundwater levels and/or the setting of aquifer restriction levels;
 - iv. Surface water flow and level regimes;
 - v. Groundwater or surface water quality;
 - vi. Efficiency of water use;
 - vii. New requirements for measuring, recording and transmission.

Water Permit – Divert flood flows around defences against water (RMFT25.003.08)

Specific

1. This consent authorises the diversion of stormwater as shown on the “Stormwater Drainage Scheme Plan” prepared by Stantec, Reference 310104425-00-000-C0253, dated 10.04.25 to divert flows from the Remarkables catchment along the eastern boundary of the site as follows:
 - (a) From the State Highway 6 roundabout location in a northward direction via a diversion channel/bund into a rock-lined open channel; and
 - (b) From the State Highway 6 roundabout location in a southward direction via a diversion channel/bund into the existing large capacity Southern Gully.
 - (c) From the southern side of the Southern Gully to the southern boundary and along the southern boundary into the Southern Gully.
2. ~~The activities authorised by this consent must be undertaken diversion of stormwater on the land legally described as Lot 8 Deposited Plan 443832 must be carried out~~ in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.

Commented [AL65]: Change reflects ORC recommended wording

General

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

Review

4. The Otago Regional 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 consent during the period of three months either side of the date of granting of this consent each year, or within two months of any enforcement action taken by the Otago Regional Council in relation to the exercise of this consent, for the purpose of:
 - a) Determining whether the conditions of this consent are adequate to deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage, or which becomes evident after the date of commencement of the consent;
 - b) Ensuring the conditions of this consent are consistent with any National Environmental Standards, relevant regional plans, and/or the Otago Regional Policy Statement; and
 - c) Reviewing the frequency of monitoring or reporting required under this consent.

Land Use Consent – Culvert (RMFT25.003.06)

Commented [AL66]: Changes to the below conditions reflect the recommendations in the ORC submission

Specific

1. This consent authorises the placement, use and maintenance of culvert crossings as detailed below:
 - a) Placement of a box culvert in the Southern Gully to provide for Road 181 as shown on plan "Utilities – SW: Southern Creek Box Culvert Plan and Sections" prepared by Stantec, Reference 310104425-00-000-C0230, dated 11.04.2025;
 - b) Placement of 8 x side by side DN750 culverts (or equivalent) for the access road to the reservoir as shown in "Utilities – Water: Water Rising and Falling Mains Layout" prepared by Stantec dated 11 April 2025.
 - ~~c) Ongoing use and maintenance of the above culverts and crossings.~~
- ~~2. The activities authorised by this consent must be undertaken in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the application information and the conditions of this consent, the conditions of this consent will prevail.~~
- ~~3. This consent must be exercised in conjunction with Land Use Consent RMFT25.003.01 and Discharge Permit RMFT25.003.02.~~
- ~~4. The activities authorised by this consent must be exercised in accordance with the certified Site-Specific Erosion and Sediment Control Plan required by Condition 11 of Land Use Consent RMFT25.003.01.~~
- ~~2. The placement of a crossing and placement and use of a culvert on the land legally described Lot 8 Deposited Plan 443832 and Lot 12 Deposited Plan 364700 must be carried out in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.~~
- ~~3.5.~~ The culvert within the Southern Channel authorised by this consent must be constructed as detailed below:
 - a) 3 metre x 3 metre box culvert (or equivalent);
 - b) Culvert will be placed parallel with the watercourse; and
 - c) Culvert will be placed to ensure no undercut/erosion
- ~~4.6.~~ The crossing within Lot 12 for the reservoir access track authorised by this consent must be constructed as detailed below:
 - a) 8 x DN750 culverts (or equivalent);
 - b) Culverts will be placed parallel with the watercourse; and
 - c) Culverts will be placed to ensure no undercut/erosion
- ~~7.~~ Prior to the commencement of the works, the Consent Holder must ensure that all personnel working on the site are made aware of, and have access at all times the contents of this

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

8. The Consent Holder must ensure that the culverts provide for the same passage of fish upstream and downstream as would exist without the culverts, except as required to carry out the works to place, alter, extend, or reconstruct the culverts.
9. The Consent Holder must ensure that the works authorised by this consent do not cause any flooding, erosion, scouring, land instability or property damage beyond the subject site.

Performance Monitoring

- ~~6-10.~~ No less than 15 days prior to the commencement of the culvert placement works, the Consent Holder shall provide detailed design plans, prepared by a suitably qualified and experienced person, for the culverts and appurtenant structures to the ORC for certification. Prior to the installation of the culvert structures the consent holder shall forward designs of the proposed culvert and associated structures for the written approval of the Otago Regional Council.
- ~~7.~~ The Consent Holder must notify the Otago Regional Council in writing at least 48 hours prior to the commencement and upon completion of the culvert crossing installation and associated structures. Upon completion, photographs of the crossing must be provided to the Otago Regional Council in JPEG format.
11. The Consent Holder must notify the Otago Regional Council in writing of the commencement date of culvert placement works not less than 15 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.
- ~~8-12.~~ Within 20 working days of the completion of the activity, the Consent Holder must collect and provide the Otago Regional Council in writing the following information:
 - a) the culvert's asset identification number, if known;
 - b) whether the culvert's ownership is—
 - i. held by the Crown (for example, the Department of Conservation), a regional council, a territorial authority, the New Zealand Transport Agency, or KiwiRail Holdings Limited; or
 - ii. held publicly by another person or organisation; or
 - iii. held privately; or
 - iv. unknown.
 - c) the geographical co-ordinates of the culvert;
 - d) the number of barrels that make up the culvert;
 - e) the culvert's shape;

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

In addition, if there is any apron or ramp on the culvert, the following information must be provided:

Apron

- z) the apron's length;
- aa) the height of the drop (if any) from the apron's downstream end;
- bb) the material from which the apron is made;
- cc) the mean depth of the water across the apron;
- dd) the mean water velocity across the apron; and
- ee) the type of bed substrate that is across most of the apron.

Ramp

- ff) the ramp's length;
- gg) the slope of the ramp;
- hh) the type of surface that the ramp has; and
- ii) whether the ramp has wetted margins.

13. The Consent Holder must undertake routine monitoring and maintenance of the culvert (once placed), as detailed below:

- a) Engage a suitably qualified and experienced person to visually inspect each culvert within five days following high flow events, or events that may otherwise affect culvert's stability and provision for fish passage;

- b) If any of the visual inspections in clause (a) identify that provision for fish passage has been reduced, or the culvert damaged, undertake maintenance works as soon as practicable to remedy the issues identified.
- c) Following any maintenance works undertaken in accordance with part (b) of this condition, provide to the Consent Holder must provide an updated version of the information relating to the structure as set out in **Condition 10** of this consent.

9-14. The Consent Holder must:

- a) Maintain a record of:
 - i. All placement, alteration, extension and reconstruction works, including when the works commence, how long they take, and when the works are completed;
 - ii. Details of all monitoring and maintenance works undertaken including evidence of any maintenance works undertaken;
 - iii. Details demonstrating compliance with the remaining conditions of consent.
- b) If requested, provide this record to the Otago Regional Council within 10 working days of the date of request.

General

10-15. The Consent Holder must ensure that the works and associated discharge authorised by this consent does not cause any flooding, erosion, scouring, land instability or property damage.

11-16. The Consent Holder must ensure that all practicable measures are taken to prevent cement and cement products, from entering flowing water. This must include:

- a) Avoiding flowing water coming into contact with the concrete until the concrete is firmly set.
- b) Using boxing or other similar devices to contain wet cement during construction of the structure.
- c) If any concrete is spilled beyond the boxing, pouring of concrete must stop immediately and all concrete must be removed from the watercourse.
~~No equipment used in the pouring of concrete may be washed out on-site.~~
- d) No equipment used in the handling, placement, or finishing of concrete may be washed out in any location where wash water or residue could enter a watercourse. This includes, but is not limited to, areas within 20 metres of the top of the bank of any stream, drain, or wetland. Concrete washout must only occur in designated areas that are:
 - i. Located and constructed to fully contain all wash water and residues;
 - ii. Clearly identified on site plans and marked on the ground;
 - iii. Maintained to prevent overflow, seepage, or discharge to land or water.
 - iv. The Consent Holder must ensure that all site personnel are made aware of these requirements through inductions and regular toolbox talks. Any accidental discharge must be reported and remediated immediately.

12-17. The Consent Holder must take all reasonable precautions to minimise the spread of pest plants and aquatic weeds. In particular, the Consent Holder must:

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

~~13-18.~~ All machinery; temporary fencing and signs; chemicals; rubbish, debris and other materials must be removed upon completion of the works.

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

- a) The date, time, location and nature of the complaint;
- b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information;
- c) Action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again.
- d) A record of the complaints must be submitted to the Consent Authority along with the Monthly Environmental Report required by **Condition 18 of Land Use Consent RMFT25.003.01.**

20. Where information is required to be provided to the Consent Authority in the conditions of this consent this is provided in writing to compliance@orc.govt.nz and the email heading is to reference **RMFT25.003.06** and the condition(s) the information relates to.

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

Land Use Consent – Defences Against Water (RMFT25.003.07)

Commented [AL67]: The changes to this section reflect the recommended changes in the ORC submission

Specific

1. This consent authorises the construction of three defences against water as detailed below:

- a) Bund and Southern Swale A
- b) Bund and Southern Swale B
- c) Bund and Northern Swale and reshaped Northern Channel

As shown in "Stormwater Scheme Plan", reference 310104425-00-000-C0253, prepared by Stantec, dated 11.04.2025 as found in Application Appendix B – Engineering Feasibility Report Part 4.

2. The activities authorised by this consent must be undertaken in accordance with the plans and all information submitted with the application, and in particular with the following drawings prepared by Stantec, dated 11 April 2025, and found in Application Appendix B – Engineering Drawings Feasibility Report Part 4

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

- "Stormwater – Southern Swale A – Plan and Cross Sections, Sheet 1 of 2", Reference 310104425-00-000-C0274, dated 10.04.25
- "Stormwater – Southern Swale A – Plan and Cross Sections, Sheet 2 of 2", Reference 310104425-00-000-C0275, dated 10.04.25
- "Stormwater – Southern Swale B – Plan and Cross Sections", Reference 310104425-00-000-C0276, dated 10.04.25
- "Stormwater – North Channel Plan and Longitudinal Section", reference 310104425-00-000-C0270 and 310104425-00-000-C0271
- "Utilities SW - North Channel Cross-Sections CH0", Reference 1350 310104425-00-000-C0272
- "Stormwater – Northern Swale Plan and Cross Sections", Reference 310104425-00-000-C0273.

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

3. This consent must be exercised in conjunction with Land Use Consent RMFT25.003.01 and Discharge Permit RMFT25.003.02.

4. The activities authorised by this consent must be exercised in accordance with the certified earthworks management plans required by Conditions 8 - 12 of Land Use Consent RMFT25.003.01.

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

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

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

5.6. The defence against water authorised by this consent may only be used to divert stormwater flows toward the Southern Gully and Northern Channel and Southern Boundary Channel as shown in the plans referenced in Conditions 1 and 2.

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

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

Performance Monitoring

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

7. The Consent Holder must notify the Otago Regional Council in writing of the commencement date of defence against water construction works not less than 15 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.

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

- a) The date, time, location and nature of the complaint;
- b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information;
- c) Action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again.
- d) A record of the complaints must be submitted to the Consent Authority along with the Monthly Environmental Report required by Condition 18 of Land Use Consent RMFT25.003.01.

9. Within 20 working days of the completion of the construction of the defences against water, the Consent Holder must supply the Consent Authority with a complete set of 'as built' plans. The 'as built' plans must include a location plan, a plan which shows the defence against water specifications, and a typical cross section.
10. Where information is required to be provided to the Consent Authority in the conditions of this consent this is provided in writing to compliance@orc.govt.nz and the email heading is to reference **RMFT25.003.07** and the condition(s) the information relates to.

Land Use Consent – Residential Earthworks and Associated Discharge (RMFT25.003.01 and RMFT25.003.02)

Specific

1. This consent authorises the use of land for residential earthworks and the associated discharge of sediment-laden water to land as shown in the following plans prepared by Stantec:
 - Earthworks – Finished Ground Contours – Overall Layout, prepared by Stantec, dated 11.04.2025
 - Earthworks – Finished Ground Contours – Sheets 1 - 8, prepared by Stantec, dated 11.04.2025
 - Earthworks – Depths Plan – Overall Layout, prepared by Stantec, dated 11.04.2025
 - Earthworks – Depths Plan – Sheets 1 - 9, prepared by Stantec, dated 11.04.2025
2. The use of land for earthworks and any associated discharge for the Homestead Bay Residential Development on the land legally described Lot 8 Deposited Plan 443832 and Lot 12 Deposited Plan 364700, must be carried out in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.
3. Prior to commencement of the residential earthworks the Consent Holder must ensure that all personnel working on the site are made aware of, and have access at all times to:
 - a) The contents of this document; and
 - b) The final managements plans required by **Conditions 8-12**.

Copies of these documents must be present on-site at all times while the work authorised by this consent is being undertaken.
4. All earthworks for residential development must be carried out in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document GD2016/005).
5. The earthworks authorised by this consent must not exceed 1,542,745 square metres in area and a total volume of 2,400,000 cubic metres including:
 - a) 1,239,400 cubic metres of cut; and
 - b) 1,052,500 cubic metres of fill.

Certification of Plans

6. The Consent Holder must follow the process set out below for any plans, documents, designs or specifications (hereafter referred to as 'documents') requiring written certification from the Otago Regional Council:
 - a) Documents requiring written certification must be submitted to the Otago Regional Council in electronic form, or in hard copy form if requested.
 - b) Subject to **(c) and (e)** below, works to which the documents relate must not commence until the Consent Holder has received written certification from the Otago Regional Council.

- c) If the Consent Holder has not received a response from the Otago Regional Council within 20 working days of the date of submission **under (a)** above, the documents must be deemed to be certified.
- d) If the Otago Regional Council's response is that they are not able to certify the documents, the reasons and recommendations are to be provided in writing and the Consent Holder must consider the Council's reasons and recommendations and resubmit amended documents for written certification .
- e) If the Consent Holder has not received a response from the Otago Regional Council within 10 working days of the date of resubmission **under (d)** above, the documents must be deemed to be certified.
- f) If the Otago Regional Council's response is that that they are still not able to certify the resubmitted documents then the Consent Holder must nevertheless implement the resubmitted documents with a notation that written certification of them has not occurred.
- g) Certified documents may be amended at the request of the Consent Holder at any time subject to written recertification undertaken in accordance with **Conditions (a) to (f)** with references in those clauses to certification to be read as recertification.
- h) Where the certified documents are management plans, these may be amended at the request of the Consent Holder at any time subject to written re-certification undertaken in accordance with (a) to (d) above.

Advice Note: *The written certification process is confined to confirming that the management plans adequately give effect to the relevant condition(s).*

Performance Monitoring

- 7. The Consent Holder must notify the Otago Regional Council in writing of the commencement date of earthworks not less than 15 working days prior to the commencement of works within each stage of the subdivision. The prestart notification must include the following information:
 - a) The start date of the works;
 - b) Photographs of the area/s where works is to be undertaken – photographs must be in colour and no smaller than 200 x 150 millimetres in size and be in JPEG form; and
 - c) Advise who the Environmental Representative for the works programme is and provide contact details to the Otago Regional Council .
- 8. At least 15 working days prior to the commencement of earthworks activities for each phase, 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). This document must be prepared by a suitably qualified and experienced person. The EMP/ESCP must address the following (as a minimum):
 - a) Administrative Requirements
 - i. Daily inspections of specific erosion and sediment control measures as required by GD05 (such as sediment retention ponds)
 - ii. Weekly site inspections
 - iii. Monthly environmental reporting
 - iv. Pre and post rainfall inspection as required by GD05
 - v. Independent audit by Suitably Qualified and Experienced Person
 - vi. Notification and management of environmental incidents

- vii. Records and registers
- viii. Environmental roles and responsibilities of personnel (including nomination of Principal Contractor)
- ix. 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 in accordance with the recommendations of The Good Practice Guide for Assessing and Managing Environmental Effects of Dust Emissions (MfE, 2016)
- iv. Chemical and fuel management

c) Sufficient detail to address the following matters:

- i. Assessment of soil characteristics within earthworks catchments and the necessity for additional erosion and sediment control practices;
- ii. Specific erosion and sediment control works (locations, dimensions, capacity etc);
- iii. Supporting calculations and design drawings;
- iv. Catchment boundaries and contour information;
- v. Details of construction methods;
- vi. Timing and duration of construction and operation of control works;
- vii. Processes in place if unexpected contaminated land is encountered;
- viii. Contingency measures for snow and/ or frost events (in relation to chemical treatment)
- ix. 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.
- x. Details relating to the management of exposed areas;
- xi. Monitoring and maintenance requirements; and
- xii. Details relating to the management of long-term stockpiling (over 28 days).

9. At least 15 working days prior to the commencement of any earthworks within each phase, an Erosion and Sediment Control Adaptative Management Plan (ESCAMP) must be submitted to Otago Regional Council for certification. The ESCAMP must address erosion and sediment control monitoring requirements and changes to management procedures in response to the results of the monitoring. It must also include the following details at minimum:

- (a) Pre-construction Baseline monitoring containing the in-stream results for turbidity and / or total suspended solids (TSS) within the receiving environment;
- (b) Baseline monitoring results from an appropriate location within the affected waterbodies;
- (c) Weather forecasting and monitoring, including implementation of an onsite weather station with a telemetered system that provides electronic notifications;
- (d) Trigger levels for water quality and rainfall events (actual and forecasted events);
- (e) Ongoing monitoring and sampling regime for the receiving environment, including turbidity and / or TSS monitoring downstream within the receiving environment;

Commented [AL68]: Amendment for consistency

- (f) Ongoing monitoring and sampling regime for sediment retention devices at the inlet and outlet of devices;
- (g) Management responses when a trigger level is exceeded, including the ability to reduce exposed area; and
- (h) Reporting to Council.

10. At least 15 working days prior to the commencement of earthworks activities for each phase, the Consent Holder must submit a finalised Chemical Treatment Management Plan (ChTMP) for review and acceptance by the Otago Regional Council. The Plan must be in accordance with Auckland Council's Guideline Document 2016/005 (GD05). This document must be prepared by a suitably qualified and experienced person and include:

- a) Bench tensing including soil samples from across the relevant earthworks extent;
- b) A site map showing the location of the soil samples;
- c) Specific design details of chemical treatment system based on a rainfall activated dosing methodology for the site's sediment retention ponds and decanting earth bunds;
- d) Monitoring, maintenance (including post-storm) and contingency programme (including record sheet);
- e) Details of optimum dosage (including assumptions);
- f) A spill contingency plan; and
- g) Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

11. At least 15 working days prior to the commencement of earthworks within any waterways (Northern Channel, Southern Gully and South-Western Gully), a Site-Specific Erosion and Sediment Control Plan (SSESCP) must be submitted to Otago Regional Council for certification. The SSESCPs must describe how earthworks within the waterways will be undertaken in accordance with Auckland Council's Guideline Document 2016/005 (GD05). It must also include the following details at minimum:

- a) Management measures to demonstrate how erosion and sediment controls will avoid sediment or sediment-laden water entering waterways in accordance with best practice;
- b) Management of contaminants to water (e.g., hydrocarbons, construction materials);
- c) Detailed methodology for the installation of the proposed structures; and
- d) Details of stabilisation or remediation upon completion of the works.

Advice note: The Consent Holder has obtained a permit under the Wildlife Act 1953 to capture and translocate any indigenous lizards. Any capture and relocation of indigenous lizards will need to be undertaken in accordance with that permit. Some management actions required under the Wildlife Act may overlap with the management actions set out in the LMP prepared to meet this resource consent decision.

12. At least 15 working days prior to commencement of earthworks, an Avifauna Incidental Discovery Protocol prepared by a suitably qualified and experienced ecologist addressing the process and measures to be in place for any earthworks undertaken during the avifauna breeding seasons (August to February) must be submitted to the ORC for certification.

13. No works must commence until the initial or any updated versions of the management plans in Conditions 8 - 12 have been certified, and all works must be undertaken in accordance

Commented [AL69]: Doc submission and also addresses in part an ORC recommendation

with the current certified plans at all times. Any amendments to these approved plans are to be certified by the Otago Regional Council prior to their implementation.

- a) The Consent Holder must submit an updated ESCAMP or ESCP to the Consent Authority when:
- i. The construction program moves from one Stage to another; or
 - ii. Any significant changes have been made to the construction methodology since the original plan was accepted; or
 - iii. There has been an Environmental Incident and investigations have found that the management measures are inadequate.
- b) Any updated versions of the ESCAMP/ESCP must be submitted to the Consent Authority for certification. Works implementing the updated ESCAMP/ESCP must not commence until it has been certified, and all works must be undertaken in accordance with the most current ESCAMP/ESCP certified by the Consent Authority at all times.

Commented [AL70]: ORC submission recommendation

14. The Consent Holder must establish and implement document version control and ensure that the Consent Authority is provided with an electronic copy of the current certified documents at all times.

Commented [AL71]: ORC submission recommendation

- ~~12-15.~~ Prior to commencing any work on site, the Consent Holder must ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction. Matters to be discussed include:

- a) Timeframes for key stages of the works authorised under this consent;
- b) Resource consent conditions;
- c) Erosion and Sediment Control Plan and Erosion and Sediment Control Adaptive Management Plan;
- d) Environmental Management Plan; ~~and~~
- ~~e) Chemical Treatment Management Plan;~~
- f) Erosion and Sediment Control Adaptive Management Plan; and
- ~~e)g) Avifauna Incidental Discovery Protocol.~~

Commented [AL72]: Added for consistency with above conditions

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

16. Within 10 working days following construction and completion of the certified The erosion and sediment controls, the controls are to be certified by a SQEP confirming that they have been constructed in accordance with the approved EMP, ESCP, SESCO or CTMP. This certification is to be submitted to the Otago Regional Council prior to the operation of the erosion and sediment controls. The operational effectiveness and efficiency of all erosion and sediment control measures must be maintained throughout the duration 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 Consent Authority on request.

Commented [AL73]: ORC submission recommendation

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

- a) Ensure that the site is complying with the earthworks management plans required by Conditions 8 - 12; 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 required by Condition 18 until the works associated with the earthworks management plans required by Conditions 8 - 12 are completed.

Commented [AL74]: ORC submission recommendation

~~186~~ 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 no more than five working days following the end of each calendar 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 any of the earthworks management plans required by Conditions 8 - 12;
- b) Weekly Site Inspections – number of inspections completed, and summary of corrective actions undertaken;
- c) Reporting on monitoring undertaken and whether non-conforming results were obtained.

19 In addition to any specific reporting dates required by other conditions of this consent, upon request by the Consent Authority, the Consent Holder must make available any monitoring results and data recorded in accordance with any of the earthworks management plans required by Conditions 8 - 12.

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

- a) The date, time, location and nature of the complaint;
- b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information;
- c) Action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again.
- d) A record of the complaints must be submitted to the Consent Authority along with the Monthly Environmental Report required by Condition 26.

Commented [AL75]: ORC submission recommendations

~~1821~~ Prior to the removal of an erosion and sediment control measure, certification is to be provided by a SQEP confirming that the contributing catchment of the relevant measure has been appropriately stabilised against erosion and that appropriate clean water diversion measures have been installed. This certification is to be submitted to the Otago Regional Council within 7 days.

1922 Unless expressly allowed otherwise by a certified management plan, in carrying out any earthworks directly adjacent to any surface water body, the following standards must be adopted:

Commented [AL76]: ORC submission recommendation

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

2023 For the duration of the earthworks subject of this consent:

- a) All machinery must be clean, free of contaminants and in good repair, prior to entering the site;
- b) No construction materials may be left in a position where they could be carried away by storms, floods, waves or other natural events;
- c) The Consent Holder must take all practicable measures to prevent spills of hazardous substances being discharged into water or onto land in a manner that may enter water. Such measures may include, but not be limited to:
 - i. All practicable measures must be undertaken to prevent oil and fuel leaks from vehicles and machinery;
 - ii. Fuel storage tanks and machinery must be maintained at all times to prevent leakage of oil and other contaminants;
 - iii. No refuelling of machinery or equipment within 10 metres of any surface water body;
 - iv. There must be no storage of fuel within 10 metres of any surface water body;
 - v. A spill kit, that is capable of absorbing the quantity of oil and petroleum products that may leak or be spilt must be kept on-site at all times.
- d) The Consent Holder must inform the 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. An 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.

- f) The Consent Holder must undertake all practicable measures to ensure no dust is generated onsite which causes an offensive or objectionable effect at or beyond the legal boundary of the properties in the opinion of an authorised officer of the Otago Regional Council, including visible emissions. Dust management shall be consistent with the recommendations in the Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions (MfE, 2016).

~~24~~²⁴ The Consent Holder must notify the Otago Regional Council in writing no less than 10 working days following the completion of each stage of the subdivision or abandonment of earthworks and must provide photographs of the area/s where work has been undertaken. Photographs must be in colour and be no smaller than 200 x 150 millimetres in size and be in JPEG form, and to the satisfaction of the Otago Regional Council.

~~25~~²⁵ Prior to works commencing to disturb the two ponds on the site, eDNA samples are to be taken to identify the presence of fish within the ponds. Where the eDNA samples indicate the presence of fish, a Fish Management Plan is to be prepared by a suitably qualified and experienced professional and submitted for review and acceptance. The Fish Management Plan is to include details of the potential release site locations for native fish, methods for management of any exotic fish species and biosecurity considerations.

~~26~~ Prior to works commencing, a copy of the certified Lizard Management Plan shall be submitted to the ORC for information. A copy of this Plan shall be accessible on site at all times and all works are to be undertaken in accordance with the certified Plan.

~~27~~ Works within the areas identified for lizard habitat enhancement planting shall be overseen by a suitably qualified herpetologist to ensure the works are being undertaken in accordance with the certified Lizard Management Plan.

Note:

The Lizard Management Plan is to be certified by the Department of Conservation under the Wildlife Authority. A copy of this is to be provided to the ORC for implementation of the relevant consent conditions.

General

~~20~~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.

~~24~~²⁴ The area of earthworks must be progressively stabilised against erosion at all stages of the earthwork activity and must be sequenced to minimise the discharge of contaminants to groundwater or surface water in accordance with the Erosion and Sediment Control Plan. Measures to stabilise against erosion may include:

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

Commented [AL77]: DoC submission requesting that the LMP is available on site at all times.

Requirement for the certified LMP to be provided to the ORC has been added (along with the below advice note) to address the ORC and DoC submissions seeking that the LMP be required to be certified and implemented by the various consents. To avoid multiple versions and certification processes, it is proposed for one authority to certify the LMP and then for this to be shared and implemented by the various statutory bodies as applicable.

Commented [AL78]: DoC submission recommendation. Also incorporates an amended version of ORC recommended condition.

Commented [AL79]: ORC recommended condition - Appendix J

~~2230~~ During earthwork activities, the ingress and accumulation of surface run off water and/or perched groundwater must be minimised by:

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

~~2231~~ 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. ~~The area must be secured from further disturbance.~~
- b) ~~All machinery must be shut down, the area must be secured, and the~~ The Heritage New Zealand Pouhere Taonga Regional Archaeologist and the Otago Regional Council must be notified ~~immediately.~~
- 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~~ future actions have been agreed by all parties.
- 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. ~~An application for an Archaeological Authority and~~ 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.

Commented [AL80]: Heritage New Zealand submission recommendations adopted

~~3224~~ Discharged site runoff must meet the following water quality parameters:

- a) Total Suspended Solids (TSS) – no more than 50 mg/L TSS;
- b) Turbidity (NTU) – no more than 100 NTU;
- c) pH for chemically treated runoff – within 5.5 – 8.5 pH;
- d) Hydrocarbons, tannins, and paint – no visible trace;
- e) Waste – no visible litter or waste.

~~33~~ ~~All samples must be collected and analysed in accordance with the methods specified in the finalised ESCAMP; or by similar methods certified as being equivalent in writing by the Consent Authority.~~

~~34~~ ~~Records of all discharge monitoring in accordance with this consent must be kept on site and compiled and submitted to Consent Authority as part of Monthly Report required by Condition 18 of Land Use consent RMFT25.003.01 and otherwise supplied any other time upon request.~~

Commented [AL81]: ORC submission recommendation

35 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 the colour or visual clarity;
- c) any emission of objectionable odour;
- d) the rendering of fresh water unsuitable for consumption by farm animals; or
- e) any significant adverse effects on aquatic life.

Commented [AL82]: ORC submission recommendation

36 No soil disturbance or soil shifting, unloading or loading will take place if wind speed is higher than 14 metres per second, and the soil is dry and prone to becoming airborne, unless a dust suppressant is applied.

Wind speed must be measured by an on-site anemometer installed at a height of at least two metres above ground level at a location free from any obstruction that has potential to significantly affect wind flow.

Commented [AL83]: ORC submission recommendation

37 Where information is required to be provided to the Consent Authority in the conditions of this consent this is provided in writing to compliance@orc.govt.nz and the email heading is to reference RMFT25.003.01 and the condition(s) the information relates to.

Commented [AL84]: ORC submission recommendation

Land Use Consent – Contaminated Land (RMFT25.003.03)

Commented [AL85]: All of the changes to conditions in this section reflect the recommendations in the ORC submission

1. This consent authorises the disturbance of contaminated land for remediation as part of subdivision earthworks.
2. The disturbance of contaminated land must be carried out in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.
3. The activities authorised by this consent must only be exercised in conjunction with Land Use Consent **RM25.XXX** (earthworks consent).
4. Any site investigation ~~All sampling and testing of contamination on the site~~ must be overseen by a suitably qualified ~~and experienced land practitioner and must be person. All sampling must be un~~ undertaken in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines.
5. The works on and remediation of the contaminated land must be supervised by a suitably qualified contaminated land professional who must ensure that materials that are cleanfill or contaminated are defined, and provide advice on contamination not previously identified, if required.
6. Site sourced and imported material used to fill any excavation must:
 - a) Meet the definition of cleanfill; or
 - b) Not be sourced from any site listed as a HAIL site, unless the material has been tested by a Suitably Qualified and Experienced Practitioner and confirmed as meeting the definition of cleanfill or being appropriate for the intended land use.

Performance Monitoring

7. The Consent Holder must follow the process set out below for any plans, documents, designs or specifications (hereafter referred to as 'documents') requiring written certification from the Otago Regional Council:
 - a) Documents requiring written certification must be submitted to the Otago Regional Council in electronic form, or in hard copy form if requested, within the timeframe specified in the relevant condition.
 - b) Works to which the documents relate must not commence until the Consent Holder has received written certification from the Otago Regional Council.
 - c) If the Otago Regional Council's response is not able to certify the documents, the reasons and recommendations are to be provided in writing and the Consent Holder must consider the Council's reasons and recommendations and resubmit amended documents for written certification.
 - d) If provided for in conditions, certified documents may be amended at the request of the Consent Holder subject to written recertification undertaken in accordance with

Conditions (a) to (c) with references in those clauses to certification to be read as recertification.

Advice Note: The written certification process is confined to confirming that the documents adequately give effect to the relevant condition(s).

8. The Consent Holder must notify the Otago Regional Council in writing of the commencement date of earthworks not less than 15 working days prior to the commencement of works within each stage of the subdivision. The prestart notification must include the following information:

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

~~7. 9. No less than 15 working days prior~~ Prior to commencement of any ground disturbance works on the site, the Consent Holder must submit an updated Detailed Site Investigation (DSI) providing further investigation / assessment of the landfill and fertiliser storage areas to the ORC prepared by a suitably qualified and experienced contaminated land practitioner in accordance with the Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand (Ministry for the Environment, 2011). as well as a Remediation Action Plan (RAP) and Contaminated Site Management Plan (CSMP) for certification by the Consenting Authority.

~~8. 10. No less than 15 working days prior to the commencement of ground disturbance works within the A-DSI is to be prepared for the NZone refuelling pad and washdown zone (as identified in the Preliminary Site Investigation undertaken by WSP dated 4 April 2025), the Consent Holder must submit to the ORC a DSI prepared by a suitably qualified and experienced contaminated land practitioner in accordance with the Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand (Ministry for the Environment, 2011). for certification prior to commencement of any ground disturbance within that area identified in the Preliminary Site Investigation prepared by WSP dated 4 April 2025. Where recommended by the DSI, a RAP and CSMP are also required to be prepared prior to commencement of ground disturbance and submitted to the Consenting Authority for certification.~~

11. No less than 15 working days prior to the commencement of each stage (if disturbance works are staged) of contaminated soil disturbance, the Consent Holder must submit a Remedial Action Plan (RAP) to the Consent Authority for certification. The RAP must be prepared by a suitably qualified and experienced practitioner and be in accordance with Contaminated Land Management Guideline No 1: Reporting on Contaminated Sites in New Zealand (Ministry for the Environment, 2011). The objective of the RAP is to ensure that all areas of the site are suitable for their intended land use at the completion of the earthworks. The RAP must contain sufficient detail to address the following matters, at a minimum:

- a) The remediation objectives, methodology and outcomes anticipated;

- b) The relationship with the earthworks management plans required by Conditions 8 - 12 of Land Use Consent RMFT25.003.01;
- c) The protocols to be followed in managing the contaminated materials and replacement with other clean material;
- d) Management of unanticipated discoveries, including but not limited to:
 - i. Defining the size of the area around the unanticipated discovery where works should stop prior to obtaining SQEP review;
 - ii. responsibilities for notifying Council of the discovery and notification timeframes;
- e) Steps that must be taken to prevent the contaminated material becoming entrained in stormwater.
- f) The proposed investigation methodology for the historic area of excavation, including contingencies for a situation where contaminated material is identified in this location.
- g) The validation testing, monitoring or inspection proposed to demonstrate that the remediation has met the specified objectives;
- h) The site validation criteria.

12. No less than 15 working days prior to the commencement of each stage (if disturbance works are staged) of contaminated soil disturbance, the Consent Holder must submit a Contaminated Site Management Plan to the Otago Regional Council for certification. The CSMP must be prepared by a suitably qualified and experienced contaminated land practitioner and be in accordance with Contaminated Land Management Guideline No 1: Reporting on Contaminated Sites in New Zealand (Ministry for the Environment, 2011). The objective of the CSMP is to ensure that the health of onsite workers, the onsite environment, and the receiving environment, are protected from the effects of contaminants. The CSMP must contain sufficient detail to address the following matters:

- a) A brief summary of the works to be undertaken in accordance with the approved consent;
- b) The relationship with the earthworks management plans required by Conditions 8 - 12 of Land Use Consent RMFT25.003.01;
- c) Timing and duration of construction and operation of control works;
- d) The site-specific layout; including working areas; site access; clean and contaminated areas; decontamination areas; catchment boundaries and contour information and vehicle routes;
- e) Soil management procedures during the works, including siting and management of soil stockpiles, and erosion, sediment and dust control procedures;
- f) Soil, air quality, groundwater and/or surface water monitoring requirements;
- g) Contingency measures to address any unexpected or accidental discoveries of contamination or discharges identified at the site;
- h) Measures to monitor any discharges or sediment runoff during the activity including specific erosion and sediment control works (locations, dimensions, capacity etc);
- i) Handling and disposal procedures for any contaminated material encountered during the activity;
- j) Details regarding the management of exposed areas
- k) Relevant contact information of those onsite and managing the construction or earthwork activities onsite; and

l) Allocation of responsibilities, including who is responsible for implementing and monitoring the controls detailed within the CSMP for the entirety of the works covered by the CSMP.

11-13. No activity on the subject site may commence until all measures identified in the certified DSI, RAP and CSMP as needing to be put in place prior to commencement of any works have been established.

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

~~The remediation objectives, methodology and outcomes anticipated;~~

~~The protocols to be followed in managing the contaminated materials and replacement with other clean material;~~

~~The validation testing, monitoring or inspection proposed to demonstrate that the remediation has met the specified objectives;~~

~~The site validation criteria.~~

13-14. Where contaminants are identified that have not been anticipated by the application, works in the area containing the unexpected contamination must cease until the contingency measures outlined in the RAP and CSMP have been implemented, and have been notified to the Otago Regional Council. Any unexpected contamination and contingency measures must be documented in the Site Validation Report required by Condition 15.

14-15. Within ~~three months~~ 20 working days following the completion of the works the Consent Holder must provide the Otago Regional Council with a Site Validation Report (SVR), prepared by a SQEP and in accordance with Contaminated Land Management Guideline No 1. The SVR should contain sufficient detail to address the following matters:

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

h) Any complaints received by the Consent Holder and/or breaches of the procedures set out in the Remedial Action Plan.

~~16~~ Any contaminated soil that is removed from the site is to be sent to a suitably approved and licensed facility.

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

- a) The date, time, location and nature of the complaint;
- b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information;
- c) Action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again.
- d) A record of the complaints must be submitted to the Consent Authority along with the Monthly Environmental Report required by **Condition 18** of Land Use Consent **RMFT25.003.01**.

18. Where information is required to be provided to the Consent Authority in the conditions of this consent this is provided in writing to compliance@orc.govt.nz and the email heading is to reference RMFT25.003.03 and the condition(s) the information relates to.

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 works and must provide photographs of the area/s where work has been undertaken. Photographs must be in colour and be no smaller than 200 x 150 millimetres in size and be in JPEG form, and to the satisfaction of the Otago Regional Council.

Land Use Consent – Wetlands including undertaking earthworks within 10m and 100m setbacks of the wetlands (RMFT25.003.05)

Commented [AL86]: Response to ORC submission

General

- 1 This consent authorises earthworks, land disturbance and vegetation clearance which results in the removal of ~~six~~ **five** natural inland wetlands shown as Wetlands 1, 2, ~~3~~, ~~4~~, 5 and ~~6 and 7~~ and earthworks and land disturbance between 10-100m of Wetland ~~43~~ **as shown in Figure 2 of Wetland Assessment at Homestead Bay, Queenstown prepared by Wildlands Consultants, dated February 2025, included as Fast Track Application Appendix C-**
- 2 ~~The works authorised by this consent must be carried out in accordance with the plans and all information submitted with the application, including the Ecological Effects Assessment prepared by Wildlands dated 14/03/2025.~~
2. ~~The activities authorised by this consent must be undertaken in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the application information and the conditions of this consent, the conditions of this consent will prevail.~~
3. ~~This consent must be exercised in conjunction with Land Use Consent RMFT25.003.01 and Discharge Permit RMFT25.003.02.~~
4. ~~The activities authorised by this consent must be exercised in accordance with the certified Environmental Management Plan, Erosion and Sediment Control Plans, and Erosion and Sediment Control Adaptive Management Plans as required by conditions 8 - 12 of Land Use Consent RMFT25.003.01.~~

Commented [AL87]: Updated wetland references in this section to refer to the updated Wetland numbering in the Wetland Assessment submitted 19 February. The Wetland being retained is now referred in that report as Wetland 4 and there are now 7 identified wetlands, therefore all conditions referencing specific wetland numbers have been updated.

Wetland 3 Performance Monitoring

5. ~~The Consent Holder must follow the process set out below for any plans, documents, designs or specifications (hereafter referred to as 'documents') requiring written certification from the Otago Regional Council:~~
 - a) ~~Documents requiring written certification must be submitted to the Otago Regional Council in electronic form, or in hard copy form if requested, within the timeframe specified in the relevant condition.~~
 - b) ~~Works to which the documents relate must not commence until the Consent Holder has received written certification from the Otago Regional Council.~~
 - c) ~~If the Otago Regional Council's response is not able to certify the documents, the reasons and recommendations are to be provided in writing and the Consent Holder must consider the Council's reasons and recommendations and resubmit amended documents for written certification.~~
 - d) ~~If provided for in conditions, certified documents may be amended at the request of the Consent Holder subject to written recertification undertaken in accordance with Conditions (a) to (c) with references in those clauses to certification to be read as recertification.~~

Advice Note: The written certification process is confined to confirming that the documents adequately give effect to the relevant condition(s).

Commented [AL88]: Conditions recommended in ORC submission

6. Prior to commencement of any works within the application site, a 10m setback around the perimeter of Wetland 43 as described in the Ecological Effects Assessment-Wetland Assessment prepared by Wildlands dated 14/03/2025 February 2025 (Fast Track Appendix C) is to be fenced to prevent any further grazing or damage to the wetland during earthworks.

7. No less than 15 working days prior to commencement of any works within proposed Lot 9002 (which is to contained Wetland 43), the Consent Holder is to submit a Wetland Management Plan (WMP) to the ORC that has been is to be prepared by a suitably and experienced qualified ecologist (with input from other suitably qualified and experienced project engineers and specialists as necessary) person for the ephemeral wetland for certification.

The purpose of the WMP is to:

- Manage the activities and maintenance within and adjacent to the wetland to ensure that there is no loss of extent or loss of any value of the natural inland wetland and to ensure that the hydrological wetland characteristics are maintained.
- Monitor the wetland condition to ensure the residential development does not affect the hydrology of the wetland during works or as a result of permanent changes to wetland hydrological inputs resulting from the residential subdivision.
- Enhance the wetland through indigenous plantings and other actions, to achieve no net loss and ideally a net gain of natural inland wetland extent within Lot 9002 and values within the site, as compared with the pre-residential development environment. This Plan is to be submitted to the Department of Conservation for feedback and the ORC for certification and is to detail the measures proposed to enhance and to maintain the existing ecological values of the wetland based on best practice principles and shall include:

—

The WMP shall include:

- a) Methods to avoid damage to the wetland.
- b) Details of enhancement planting in the wetland (including species to be planted in each planting zone) and maintenance of planting.
- c) Wetland monitoring details.
- d) Details of ongoing supplementation of the water supply in the wetland and how this will be managed to ensure an appropriate amount of water is used and this it is sustainable.
- e) Anticipated timing of works (schedule of work)
- f) Fencing and long-term protection requirements, for a period at least as long as the duration of this consent, and longer if necessary to ensure consistency with the principles of aquatic off-setting and compensation as described in the National Policy Statement for Freshwater Management 2020.
- g) Pest animal and pest plan control; and
- d)h) Details of the monitoring programme to demonstrate the ecological outcomes of wetland management and enhancement and to include the management and maintenance requirements if monitoring demonstrates that the requirements have not been met.

8 The WMP is to be submitted to the Department of Conservation for comment prior to submission to the ORC for certification under Condition 7. Any comments received on the WMP and how the comments were addressed shall be included in the WMP submitted for certification by the ORC.

49 Once the plan in Condition 74 is certified, the Wetland Management Plan is to be implemented for a minimum of ~~ten~~three years by the Consent Holder. ~~and the wetland enhancement and maintenance work as described in the WMP is to be overseen by a suitably qualified and experienced ecologist.~~

10 Wetland 43 is to be retained within a lot that is to be vested in the Queenstown Lakes District Council as a recreation reserve or will be managed by an Incorporated Society (or equivalent legal body) as a reserve for the recreational needs of the Homestead Bay community.

511 On completion of the maintenance and enhancement work described in the WMP, the Consent Holder shall provide the ORC with a statement, signed by a suitably qualified and experienced ecologist, that the maintenance and enhancement works have been undertaken in accordance with the WMP.

612 The works authorised under this consent must be managed such that they do not result in the discharge of a contaminant to Wetland 43 in which the contaminant, after reasonable mixing, may cause one or more of the following effects:

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

Wetlands 1, 2, 3, 4, 5 and 6 and 7

13 Within 5 days of the commencement of works within Wetlands 1, 2, 3, 4, 5, 6 and 7 as described in the ~~Wetland Assessment~~ ~~Ecological Effects Assessment~~ prepared by Wildlands dated ~~14/03/2025~~ February 2025 (Fast Track Appendix C), a suitably qualified freshwater ecologist must assess the wetland for aquatic fauna and any species caught should be relocated to an appropriate nearby habitat and be recorded in the NZ Freshwater Fish Database.

14 Prior to the issue of s224c for more than 300 residential lots, \$50,000 compensation for the loss of Wetlands 1, 2, 3, 5, 6 and 7 is to be paid to Mana Tāhuna Charitable Trust for wetland rehabilitation projects undertaken within the Wakatipu Basin. Confirmation of this payment is to be provided to the ORC.

15 Prior to the issue of s224c for more than 600 residential lots, \$50,000 compensation for the loss of Wetlands 1, 2, 3, 5, 6 and 7 is to be paid to Mana Tāhuna Charitable Trust for wetland rehabilitation projects undertaken within the Wakatipu Basin. Confirmation of this payment is to be provided to the ORC.

16 Prior to the issue of s224c for more than 900 residential lots, \$50,000 compensation for the loss of Wetlands 1, 2, 3, 5, 6 and 7 is to be paid to Mana Tāhuna Charitable Trust for wetland

Commented [AL89]: Changes incorporate both the recommendations in the DoC and ORC's submissions

Commented [AL90]: Updated to reference the number of wetlands identified in the amended Wetland Assessment submitted 19 September

rehabilitation projects undertaken within the Wakatipu Basin. Confirmation of this payment is to be provided to the ORC.

Commented [AL91]: DoC, Fish and Game, ORC and Ka Runaka submissions

Wastewater Discharge to Land (RMFT25.003.10)

Specific

Commented [AL92]: The changes shown in relation to this activity reflect the recommendations made in the ORC submission

- 1 This consent authorises the discharge of treated wastewater to land from the Homestead Bay subdivision.
- 2 The activities authorised by this consent must be undertaken in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the application information and the conditions of this consent, the conditions of this consent will prevail.
- 3 This consent must be exercised in conjunction with Discharge Permit RMFT25.003.11.
- 14 The total volume of wastewater discharged shall not exceed:
 - a) 3,974 cubic metres per day; or
 - b) a 30 day average of 2,005 cubic metres per day.
- 25 The rate of application shall not exceed a 30 day average of 7.1 millimetres per day averaged across the land treatment area.
- 36 Prior to receiving any wastewater, the treatment and land application system shall comprise as a minimum:
 - a) Wastewater Treatment plant providing primary, secondary and tertiary treatment;
 - b) Land treatment areas with an initial minimum area of 5 ha available, within the areas shown on 'Proposed Reserves to Vest and Indicative Wastewater Areas' prepared by Patersons, Drawing No Q7557-009, Sheets 001 – 010, Rev 0, dated 10 April 2025;
 - c) Subsurface pressure compensating drip irrigation buried to a depth greater than 200 millimetres below the ground surface;
 - d) Dripper lines at a maximum of 1 m spacing and emitters spaced at a maximum of 0.6 m centres in accordance with best management practices and supplier recommendations;
 - e) Management of the land treatment areas can be via a cut and carry, cut and leave, light sheep grazing, and native plantation management regime; and
 - f) Installation of the groundwater monitoring piezometers labelled P1, P5, P6, P7 and P8 shown on the plan titled: "Monitoring" prepared by Lowe Environmental Impact, dated 17.09.2025 (or as otherwise agreed by the Otago Regional Council).
- 47 Following the initial installation in Condition 63, the wastewater treatment plant and land treatment area may be developed in stages aligning with the development of the Homestead Bay subdivision accommodation units, commercial and retail buildings, and community facilities.
- 58 ~~No less than 15 working days prior~~ Prior to each new stage of subdivision commencing the following details are to be submitted to the Otago Regional Council for ~~review and~~ certification:
 - a) The quantity of wastewater generation from and the number of lots occupied for the preceding stages and the wastewater quality discharged from the wastewater treatment plant.

- b) Identification of sufficient land treatment area for the proposed stage to allow for an average rate of discharge of between 5-8 mm/day for dry weather flow.
- c) Details of the vegetation management regime for the additional land treatment areas.
- d) Details of the monitoring bore locations for the land treatment area within that new stage and if new bore(s) are required, details of new bore locations to be drilled as aligned with plan titled: "Monitoring" prepared by Lowe Environmental Impact, dated 17.09.2025 or as otherwise agreed by the Otago Regional Council
- e) Confirmation that the total land treatment area available maintains a discharge area capacity that is 10% larger than required to apply the average measured daily flow at a rate of 7.1 mm/day for the total development area serviced (including the preceding number of lots created within the subdivision) at the same measured average daily flow per lot.

69 The land treatment area shall not be used:

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

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

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

- a) plans of the treatment system described in **Condition 63** of this consent;
- b) plans of the land treatment area clearly showing all the irrigation zones;
- c) details of the area of each zone,
 - i. The design application rate
 - ii. The nitrogen loading rate
 - iii. The phosphorus loading rate
 - iv. Land management regime
- d) confirmation that the total installed and operational land treatment area is sufficient to meet **Condition 85(e)** application depths for the total commissioned treatment plant capacity;
- e) photographs of each of the new irrigation zones; and
- f) the monitoring bore locations installed for that stage (if additional).

129 The annual average total nutrient loading of the land treatment area shall at full development average:

- a) Nitrogen 193 kg N/ha/yr across the 28.5 ha LTA and not exceed 220 kg N/ha/yr in any LTA.

- b) Phosphorus 64 kg P/ha/yr across the 28.5 ha LTA and not exceed 73 kg N/ha/yr in any LTA.

1013 The annual nutrient loading to the land treatment area must not exceed the following limits:

Nitrogen

- a) 220kg N/hectare/year for cut and carry;
b) 150kg N/hectare/year for grazing or cut and leave, landscape planting;

Phosphorus

- c) 73 kg N/hectare/year for cut and carry;
d) 64 kg N/hectare/year for grazing or cut and leave, landscape planting;

Advice note: The land treatment area nutrient loading rate of 193 kg N/ha/yr and 64 kg P/ha/yr is calculated based on the daily flow data collected under Condition 162 multiplied by the Total Nitrogen or Total phosphorus sampling collected under Condition 1946 of this consent and divided by the Land Treatment area. At a design flow of 2,005 m³/day average dry weather flow, to achieve Total nitrogen load of 193 kg N/ha/yr or less, the average Total nitrogen concentration equals 7.5 milligrams per litre. To achieve a Total phosphorus load of 64 kg P/ha/yr or less, the average Total phosphorus concentration equals 2.5 milligrams per litre.

Performance Monitoring

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

15 The Consent Holder must follow the process set out below for any plans, documents, designs or specifications (hereafter referred to as 'documents') requiring written certification from the Otago Regional Council:

- a) Documents requiring written certification must be submitted to the Otago Regional Council in electronic form, or in hard copy form if requested, within the timeframe specified in the relevant condition.
- b) Works to which the documents relate must not commence until the Consent Holder has received written certification from the Otago Regional Council.
- c) If the Otago Regional Council's response is not able to certify the documents, the reasons and recommendations are to be provided in writing and the Consent Holder must consider the Council's reasons and recommendations and resubmit amended documents for written certification.
- d) If provided for in conditions, certified documents may be amended at the request of the Consent Holder subject to written recertification undertaken in accordance with Conditions (a) to (c) with references in those clauses to certification to be read as recertification.

Advice Note: The written certification process is confined to confirming that the documents adequately give effect to the relevant condition(s).

~~15— Prior to commissioning the land treatment area, the consent holder shall install a flow meter and data logger on the outlet pipe from the treatment system to record the volume of effluent discharged to the land treatment area and a telemetry unit as follows:~~

- ~~i.— The flow meter shall have an accuracy range of $\pm 5\%$ over the meter's nominal flow range. The water meter must be capable of output to a datalogger. The water meter must be installed in a straight length of pipe, before any diversion of water occurs. The straight length of pipe must be part of the pump-outlet plumbing, easily accessible, have no fittings and obstructions in it. There must be a straight length of pipe on either side of the water meter: on the upstream side there must be a distance that is 10 times the diameter of the pipe and on the downstream side there must be a distance of 5 times the diameter of the pipe.~~
- ~~ii.— A datalogger(s) that time stamps a pulse from the flow meter at least once every 15 minutes and have the capacity to hold at least twelve months data of water taken.~~
- ~~iii.— A telemetry unit which sends all of the data to the Otago Regional Council.~~
- ~~iv.— Once the flow meter, data logger and telemetry unit are installed, the consent holder shall provide telemetry data once daily to the Otago Regional Council. The Consent Holder must ensure data compatibility with the Otago Regional Council's time-series database and conform with Council's data standards.~~
- ~~v.— The flow records shall also be forwarded to the Otago Regional Council with the annual report required under Condition 18 of this consent and upon request.~~
- ~~vi.— Within 20 working days of the installation of the water meter, datalogger and telemetry unit, any subsequent replacement of the water meter, datalogger or telemetry unit and at five yearly intervals thereafter, and at any other time when requested by the Otago Regional Council, the Consent Holder must provide written certification to the Otago Regional Council signed by a suitably qualified person certifying, and demonstrating by means of a clear diagram, that:
 - ~~i.— Each device is installed in accordance with the manufacturer's specifications;~~
 - ~~ii.— Data from the recording device can be readily accessed and/or retrieved in accordance with the conditions above; and~~
 - ~~iii.— That the water meter has been verified as accurate.~~~~
- ~~vii.— The water meter, datalogger and telemetry unit must be installed and maintained throughout the duration of this consent in accordance with the manufacturer's instructions.~~
- ~~viii.— All practicable measures must be taken to ensure that the water meter and recording device(s) are fully functional at all times.~~
- ~~ix.— The Consent Holder must report any malfunction of the water meter, datalogger or telemetry unit to the Otago Regional Council within 5 working days of observation of the malfunction. The malfunction must be repaired within 10 working days of observation of the~~

~~malfunction and the Consent Holder must provide proof of the repair, including photographic evidence, to the Otago Regional Council within 5 working days of the completion of repairs. Photographs must be in colour and be in JPEG form.~~

16 The Consent Holder must:

- a) Prior to the first exercise of this consent, install:
 - i. a suitable water meter to record the discharge rate and volume take, within an error accuracy range of +/- 5% over the meter's nominal flow range at the point wastewater is discharged from the wastewater treatment plant; and
 - ii. a telemetry compatible datalogger that time stamps a pulse from the flow meter at least once every 15 minutes and that has the capacity to hold at least 12 months data of wastewater discharged.
- b) The water meter must record the hourly volume to an uncertainty of no greater than 1 percent.
- c) Data must be provided by an Otago Regional Council-approved data host to the Otago Regional Council once daily in 15-minute period volumes by means of telemetry. The Consent Holder must ensure data compatibility with the Otago Regional Council's time-series database and conform with the Otago Regional Council's data standards.
- d) The water meter, datalogger and telemetry unit must be installed by a Otago Regional Council-approved installer and installed and maintained according to the manufacturer's specifications and instructions. There must be enough space in the pipe to allow for verification of the accuracy of the meter under part (e) of this condition.
- e) Within 20 working days of the installation of the wastewater discharge measuring system and within 20 working days of any subsequent replacement of any part of the wastewater discharge measuring system, the water meter must be verified for accuracy.
 - i. If a mechanical insert water meter or clamp on ultrasonic meter is installed it must be verified for accuracy each and every year from the first exercise of this consent.
 - ii. If an electromagnetic or built-in ultrasonic flow meter is installed it must be verified for accuracy every five years from the first exercise of this consent.
 - iii. Each verification must be undertaken by a Consent Authority approved operator and a Water Measuring Device Verification form (Form RS1) must be completed and submitted to the Consent Authority within 5 working days of the verification being performed, and at any time upon request.
 - iv. The Consent Holder must have a measuring device reverified by a Consent Authority approved operator within 30 working days if a measuring device does not meet the verification requirements. The reverification must include an explanation of what changes were undertaken to the measuring device prior to any subsequent test(s).
 - v. The Consent Holder must verify the correct pulse rate output is used if a correction is completed and submit this to the Consent Authority within 5 working days of the correction.

- f) The Consent Holder must ensure the full operation of the wastewater discharge measuring system at all times during the exercise of this consent. All malfunctions of the water meter and/or datalogger and/or telemetry unit during the exercise of this consent must be reported to the Consent Authority within 5 working days of observation. Appropriate repairs must be performed within 30 working days of observation of the malfunction or within a timeframe agreed with the Consent Authority.
- g) Once the malfunction has been remedied, a copy of the calibration record, Water Measuring Device Verification form (Form RS1) with photographic evidence and any non-transferred data must be submitted to the Consent Authority within 5 working days of the completion of repairs. Photographs must be in colour and be no smaller than 200 X 150 millimetres in size and be in JPEG form.

Advice Note: The water meter, data logger and telemetry unit should be safely accessible by the Otago Regional Council and its contractors at all times. The Water Measuring Device Verification Form and Calibration Form are available on the Otago Regional Council's website.

- ~~173~~ Prior to commissioning the treatment and land treatment system, the consent holder shall establish adequate facilities and access for wastewater quality sampling, such as a hand operated tap/valve that is on the outlet pipe from the treatment system before the wastewater discharges to the land treatment area.

- ~~1418~~ Within three months of the exercising of this consent, and thereafter annually, the consent holder shall obtain representative samples of the groundwater from the monitoring bores ~~that exist or those installed under~~ Conditions 3(f) and 5(d) of this consent as follows:

Sample location	Parameters	Monitoring Frequency
The groundwater from bores P1, P3, P4, P5, P6, P7 and P8 and bores added under <u>Condition 5(d)</u>	(a) Nitrate nitrogen (b) <i>Escherichia coli</i> (c) Groundwater levels	January, April, July and October each year

The results of these samples shall be reported to the Otago Regional Council annually. If the Consent Holder is not granted permission to establish or sample from bores P3, P4 or P14 or loses access to the site/s at any time during the exercise of this consent, the Consent Holder is not required to collect a sample from those monitoring bores. An alternative sampling location may be proposed and agreed by the Otago Regional Council.

- ~~195~~ The quality of the wastewater samples collected from the outlet of the wastewater treatment system before the wastewater is discharged to any land treatment area, as required by Condition 16, ~~analytical results for the samples collected under Condition 14 of this consent~~ must not exceed the following 12 month rolling mean limits:

- 20 milligrams per litre of biochemical oxygen demand (5 day);
- 20 milligrams per litre of total suspended solids;
- 25 milligrams per litre of total nitrogen;
- 15 milligrams per litre of total phosphorus;

- e) 1,000 colony forming units per 100 millilitres of *Escherichia coli* (rolling 12-month geometric mean).

~~2016~~ Following the ~~first commencement of the e~~ exercise of the consent:

- (a) The consent holder shall notify the Otago Regional Council within 7 days of receiving the groundwater monitoring results required by **Condition 184** if the average nitrate-nitrogen concentration within the down-gradient monitoring bores P1, P3, P5, P6 is 1.2 milligrams per litre or greater than the average of up-gradient monitoring bores P4, P8 and P11, or if the *Escherichia coli* concentrations are greater than 1 coliform unit per 100 millilitres.
- (b) If there is an exceedance of **Condition 2016(a)**, the consent holder shall investigate and submit a written report to the Otago Regional Council within 30 days of receiving notice of the exceedance outlining the likely reasons for the exceedance and methods to reduce the adverse effect (e.g. disinfecting the effluent prior to discharge, increasing the size of the land application areas).
- (c) If the downgradient Bore P1 shows an annual (January to December) median increase of 1.2 milligrams per litre of nitrate-nitrogen above the upgradient Bore P4 then the following ecological studies must be undertaken:
- i) An ecological study on Maori Jack Stream during the next summer period after the reported increase at the location between the Mid Stream Point and the Lower Stream Points shown on the plan titled: "Monitoring" prepared by Lowe Environmental Impact, dated 17.09.2025. The study must be undertaken during the months of November to February being the same as the baseline study in report required by Condition 20(a)c Jacks Point Consent RM2009.312.V1 e3Scientific (2020) "Baseline Study 2022" appended to this consent. The ecological study must be undertaken by a suitably qualified and experienced freshwater ecologist. The study must include monthly water quality sampling (November to February inclusive) at two locations, if the Maori Jack Stream is flowing. The samples must be analysed for:
- *Escherichia coli*;
 - Total phosphorus,
 - Dissolved reactive phosphorus
 - Total nitrogen; and
 - Dissolved inorganic nitrogen.
- ii) An ecological study of the Lake Wakatipu lake margin during the next summer period after the reported increase at the location shown on the plan attached as Appendix 3 to this consent. The study must be undertaken during the months of November to February being the same as the Baseline Study. The study must be undertaken by a suitably qualified and experienced freshwater ecologist. The study must include monthly water quality sampling (November to February inclusive) for:
- Chlorophyll-a;
 - Water clarity;
 - *Escherichia coli*;
 - Total phosphorus;

- Total nitrogen;
- Calculation of Lake Trophic Level Index (TLI).

(d) If the monitoring undertaken in accordance with **Condition 2046(c)** shows that:

- The average TLI difference between the Baseline Study 2022 and the most recent monitoring period has increased by one TLI score; or
- More than 20 percent of the samples at the lake margin exceed the following parameter limits:
 - Water clarity – 3 nephelometric turbidity units;
 - Escherichia coli – 10 coliform forming units per 100 millilitres;
 - Total phosphorus – 0.005 milligrams per litre;
 - Total nitrogen – 0.1 milligrams per litre; or
- More than 20 percent of the samples in Maori Jack Stream exceed the following parameter limits:
 - Escherichia coli - 14 coliform forming units per 100 millilitres;
 - Total phosphorus - 0.139 milligrams per litre,
 - Total nitrogen - 0.636 milligrams per litre; or
- Any of the lake chlorophyll-a, total nitrogen, total phosphorus or dissolved reactive phosphorus attribute states as detailed in the NPS- FM2020 have decreased from the Baseline Study 2022.

Then the consent holder must prepare and implement a Remedial Action Plan in accordance with **Condition 256** and prepare a report for the Otago Regional Council by 31 August of the same year as the breach. The report must be prepared by an appropriately qualified and experienced freshwater ecologist. The report must include, but is not limited to:

- Changes in the nutrient concentrations in the monitoring bores;
- Changes in nutrient concentrations or ecological conditions in Maori Jack Stream;
- Chlorophyll-a levels in the lake margin and potential for phytoplankton bloom;
- Comparison of parameters to relevant guidelines.

~~2146~~ Following the commissioning of the treatment and land treatment system, the consent holder shall in any one day of January, March, May, July, September and November each year, obtain representative samples of the treated wastewater from the tap/valve installed under **Condition 172** of this consent. The samples shall be analysed for the following parameters and results submitted with the annual report required by **Condition 294**:

- Biochemical oxygen demand (BOD₅);
- Total suspended solids;
- Total nitrogen;
- Total phosphorus;
- Escherichia coli; and
- pH.

~~1722~~ Prior to commencing construction, the following surface water quality monitoring programme shall commence in Māori Jack Stream and Lake Wakatipu:

- a. Monthly sampling of Māori Jack Stream at the two locations shown on the plan titled: "Monitoring" prepared by Lowe Environmental Impact, dated 17.09.2025. The "Lower" site is for monitoring attainment of water quality criteria defined in condition 2017(c) below. The "Mid" site is to provide a dataset that may assist with understanding nutrient transport and transformation processes occurring in the anaerobic wetland mid-section of Māori Jack Stream, hence potentially assisting future interpretation of results and reporting when acting in accordance with conditions requiring an Assessment Report (Condition 2246(c)) and a Remedial Action Plan (Condition 259). Sampling of the "Lower" site need only occur if, at the time of each monthly field visit, there is continuous connected surface water flowing in the lower-most 100m of Māori Jack Stream down to the landward edge of the gravel beach barrier, but not necessarily through the barrier to Lake Wakatipu. Sampling of the "Mid" site need only occur if, at the time of each monthly field visit, there is surface water present at the site. The samples must be analysed for:

- i. *Escherichia coli*; (at the lower site only)
- ii. Total phosphorus,
- iii. Dissolved reactive phosphorus
- iv. Total nitrogen;
- v. Nitrate-nitrogen;
- vi. Ammoniacal nitrogen;
- vii. Total Kjeldahl nitrogen; and
- viii. Dissolved inorganic nitrogen.
- ix. Dissolved metals (copper, lead, zinc) at the lower site only
- x. pH; and
- xi. Conductivity

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

- c. Monthly sampling of the Lake Wakatipu lake margin at three locations 5 metres from the lakeshore at 0.5 metres depth, at the locations shown on the plan titled: "Monitoring" prepared by Lowe Environmental Impact, dated 17.09.2025. Only the central of the three Homestead Bay waterfront site (SMP5) needs to be sampled for dissolved metals as indicated below. The samples must be analysed for:

- i. Chlorophyll-a;
- ii. Water clarity;
- iii. *Escherichia coli*;
- iv. Total phosphorus;
- v. Total nitrogen;
- vi. Nitrate-nitrogen;
- vii. Ammoniacal nitrogen;
- viii. Total Kjeldahl nitrogen;
- ix. Calculation of Lake Trophic Level Index (TLI);
- x. Dissolved metals (copper, lead, zinc) – at the one central site only (SMP5) on Homestead Bay waterfront;
- xi. pH and;
- xii. Conductivity.

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

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

~~1923~~ The field observations and laboratory results for **Condition 2247** must be compiled into a spreadsheet at least quarterly and made available to the Otago Regional Council annually, and at any other time on request from the Otago Regional Council. The spreadsheet file must also contain a copy of these resource consent conditions, sampling location plans and sufficient descriptive detail to enable a suitably qualified scientist to understand the raw data being made available.

~~1924~~ If the monitoring undertaken in accordance with **Condition 2247** shows that:

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

- i. Water clarity – 3 nephelometric turbidity units;
- ii. *Escherichia coli* – 10 coliform forming units per 100 millilitres;
- iii. Total phosphorus – 0.005 milligrams per litre;
- iv. Total nitrogen – 0.1 milligrams per litre;
- v. Ammoniacal nitrogen – 0.01 milligrams per litre; or
- vi. Dissolved copper - 0.00047 milligrams per litre (ANZG DGV 95%);
- vii. Dissolved lead - 0.0034 milligrams per litre (ANZG DGV 95%);
- viii. Dissolved zinc - 0.0041 milligrams per litre (ANZG DGV 95%); or
- ix. pH – compliant if in range 5.5-8.5.

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

- i. *Escherichia coli* - 50 coliform forming units per 100 millilitres;
- ii. Dissolved reactive phosphorus - 0.005 milligrams per litre,
- iii. Nitrate nitrogen - 0.075 milligrams per litre;
- iv. Ammoniacal nitrogen – 0.01 milligrams per litre; and
- v. total phosphorus 0.1392 milligrams per litre*^{see note below};
- vi. total nitrogen 0.636 milligrams per litre*^{see note below}, or
- vii. Dissolved copper - 0.00047 milligrams per litre (ANZG DGV 95%);
- viii. Dissolved lead - 0.0034 milligrams per litre (ANZG DGV 95%); or
- ix. Dissolved zinc - 0.0041 milligrams per litre (ANZG DGV 95%).

c. Any of the lake chlorophyll-a, total nitrogen or total phosphorus attribute state bands as detailed in the NPS-FM 2020 have decreased from the Baseline Study 2022 level of "A" band for all three attributes at all three lake-edge sites (SMP-4, SMP-5, SMP-6).

Then the Consent Holder must:

- d. Prepare a report for the Otago Regional Council by 31 August of the same year as the breach. The report must be prepared by an appropriately qualified and experienced freshwater ecologist. The report must include, but is not limited to:
 - i. Changes in the nutrient concentrations in any groundwater monitoring bores;
 - ii. Changes in nutrient concentrations or ecological conditions in Māori Jack Stream;
 - iii. Changes in nutrient concentrations or ecological conditions in the near-shore (5 metre) margins of Lake Wakatipu within the 1.8 km stretch of shoreline between Māori Jack Stream and the jetty at the end of Lakeshore Drive in Drift Bay;
 - iv. Chlorophyll-a levels in the lake margin and potential for phytoplankton blooms;
 - v. Comparison of parameters to relevant regional plan criteria and guidelines where relevant.
 - vi. Relationship of any changes observed as listed above with monitoring over the same time period of Homestead Bay wastewater treatment plant effluent quality and the application rate of effluent to land treatment areas.
- e. Prepare an implement a Remedial Action Plan in accordance with **Condition 259**.

~~2025~~ The Remedial Action Plan must:

- a. Be submitted to the Otago Regional Council by 30 September of the same year as the monitoring results report required by **Conditions 184 and/or 2449**.
- b. Set out the methods and timeframes for alternating and adapting wastewater treatment and disposal practices or catchment mitigation measures to ensure that water quality is improved such that:
 - i. The average Lake TLI at each of the three lake monitoring sites as identified in the plan titled "Monitoring" prepared by Lowe Environmental Impact, dated 17.09.2025 is returned to a state that is less than one TLI score greater than the average baseline for each site as recorded in the "Baseline Study 2022" (i.e., averages of the reported TLI score baselines are: Site SMP-4 2.23; SMP-5 1.96; SMP-6 1.71).
 - ii. The 80th percentile total nitrogen, total phosphorus and *Escherichia coli* concentrations are below the limits in **Condition 195**.
 - iii. The chlorophyll-a, total nitrogen, total phosphorus and dissolved reactive phosphorus attribute states under the NPS-FM 2020 are not decreased.
- c. Any wastewater treatment plant actions required by the Remedial Action Plan must be incorporated into the Operations and Management Manual (O and M). The Consent Holder must provide the Otago Regional Council an amended O and M within 5 working days of it being finalised. The amended O and M must not be implemented until written notice is received from the Otago Regional Council.
- d. The amended **Operations** and **Management Manual** must be implemented within 3 months of the receipt of the Otago Regional Council's written notice or within a timeframe agreed with the Otago Regional Council.

~~2426~~ The Remedial Action Plan required by **Condition 196 or 2519** will not be required if a two-person expert scientist panel (with one expert nominated by the Otago Regional Council) both conclude, after considering the relevant available information (including wider catchment resource consent compliance), that the cause of the breach of the water quality limits in **Condition 196(a-c) or 2419** was unlikely to have been caused in any part by nutrient loss associated with the discharge authorised by this consent. If agreement between the experts is not reached then the investigation and actions required by **Condition 250** must be undertaken.

~~2227~~ Following commissioning of the wastewater treatment plant, an ~~an~~ assessment of the soil conditions shall be undertaken by a suitably qualified and experienced practitioner on a biennial basis until such time as the Otago Regional Council determines the effects of the disposal to land are acceptable. The assessment shall include:

- a) Four soil samples shall be from each LTA zone, at the following depths
 - i. 0 -20 cm
 - ii. 30 – 50 or at the application depth
 - ii. 80 – 100 cm
- b) The four soil samples from each depth shall then be composited and analysed for the following:
 - i. Exchangeable Cations (Sodium, Potassium, Magnesium, Calcium);
 - ii. Olsen P;
 - iii. Total P
 - iv. Cation exchange capacity;
 - v. Base saturation;
 - vi. Total carbon;
 - vii. Total nitrogen;
 - viii. pH; and
 - ix. Suite of seven heavy metals (Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Zinc)
- c) At the application depth, soil shall also be tested for:
 - i. in situ infiltration capacity (Ksat) at the application depth;
 - ii. indications of oxidation reduction potential (gleying) of the soil;
 - iii. an infield assessment of soil structure
- c) A control site shall be chosen outside of the LTA, and samples collected and tested in accordance with condition's 22(a)-(c). The control samples shall not be composited with the LTA samples.
- d) The results of the soil assessment shall be submitted to the Otago Regional Council within 6 months of undertaking the field work.

~~2328~~ All sampling techniques employed in respect of the conditions of this consent shall be in accordance with the National Environment Monitoring Standard Water Quality Part 1 – Sampling, Measuring, Processing and Archiving of Discrete Groundwater Quality Data and be acceptable to the Otago Regional Council . All analyses undertaken in connection with this consent shall be performed by an IANZ registered laboratory or otherwise as specifically approved by the Otago Regional Council .

~~294~~ By 31 August of each year following the commissioning of the wastewater treatment plant, the Consent Holder must forward an annual report in writing to the Otago Regional Council by 1 September each year. The annual report shall cover the preceding calendar year 1 July to 30 June and shall report on compliance with the consent. As a minimum, the report shall include:

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

~~3025~~ Prior to commissioning the treatment and land treatment system, the consent holder shall prepare and forward an Operations and Management Manual for the wastewater treatment plant and land treatment system and provide this to the Otago Regional Council for certification. The purpose of the Operations and Management Manual is for the treatment and land treatment system to ensure its effective and efficient operation of the wastewater treatment plant and land treatment system at all times.

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

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

~~3126~~ At all times, the consent holder shall ensure that the Otago Regional Council has a copy of the most recent version of the Operations and Management Manual.

~~3227~~ Records of maintenance, complaints, malfunctions and breakdowns shall be kept in a log and be made available on request.

~~3328~~ The wastewater treatment and land treatment system shall be serviced at least once every 342 months by a suitably qualified and experienced person with at least two years' experience in the maintenance of such systems. The servicing shall be in accordance with the Operations and Management Manual.

Commented [AL93]: Change to address Jacks Point submissions about regular servicing of the wastewater system.

- ~~34~~ The Consent Holder must maintain a record of any complaint relating to the treatment of wastewater or the discharge of wastewater to land. 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. The Consent Holder must, within 24 hours, inform the Consent Authority of any complaints received from any person about activities on the site associated with the consented works. A record of the complaints must be included within the annual report required by Condition 33.

General

~~35~~²⁹ No ponding or surface run-off of effluent shall occur as a result of the exercise of this consent.

~~36~~ ~~30~~ This permit does not authorise the discharge of sludge to land or water.

~~37~~ Where information is required to be provided to the Consent Authority in the conditions of this consent this is provided in writing to compliance@orc.govt.nz and the email heading is to reference [RMFT25.003.10](#) and the condition(s) the information relates to.

Air Discharge

~~31~~ There shall be no noxious, dangerous or objectionable odour to the extent that it causes an adverse effect at or beyond the boundary of the site.

~~32~~ The consent holder must undertake all practicable measures to minimise discharges of odour to air as a result of the exercise of this permit that are noxious, dangerous, offensive or objectionable, in the opinion of an authorised enforcement officer of the Otago Regional Council, at or beyond the legal boundary of the properties from which the consent holder operates.

~~33~~ Prior to the commencement of the use of the wastewater treatment plant and land treatment areas, an Odour Management Plan is to be developed by a suitably qualified and experienced expert. This is to be submitted for review and acceptance by the Otago Regional Council. Once accepted, the Odour Management Plan is to be implemented for the life of the wastewater treatment plant.

~~34~~ An odour audit shall be conducted within 6 months of the commencement of operation of the wastewater treatment plant. Where recommended by the audit, amendments are to be made to the Odour Management Plan and these measures are to be implemented. The updated Odour Management Plan is to be submitted to the Otago Regional Council for review and acceptance.

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

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

~~The consent holder shall notify the Otago Regional Council of any complaints received that relate to the exercise of this permit within 24 hours of being received.~~

Commented [AL94]: These conditions are replaced below with a separate set of conditions dealing specifically with odour

Review

~~33~~ The Otago Regional 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 consent within three months of each anniversary of the commencement of this consent, for the purpose of:

- a) Determining whether the conditions of this consent are adequate to deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage, or which becomes evident after the date of commencement of the consent; or
- ~~b) Ensuring the conditions of this consent are consistent with any National Environmental Standards, Regulations, relevant plans and/or the Otago Regional Policy Statement; or~~
- ~~c) Reviewing the frequency of monitoring or reporting required under this consent;~~
- ~~d) Amending the monitoring programme set out in accordance with conditions of this consent; or~~
- ~~e) Requiring the Consent Holder to adopt the best practicable option, in order to prevent or minimise any adverse effect on the environment arising as a result of the exercise of this consent. Best practicable option includes, but is not limited to, connecting to a reticulated community sewerage scheme, should such an option become available to the Consent Holder.~~
- ~~a) Requiring the consent holder to adopt the best practicable option, in order to remove or reduce any adverse effect on the environment arising as a result of the exercise of this consent.~~

Land Use Consent to Disturb the Beds of Rivers (RMFT25.003.04)

Commented [AL95]: All of the below conditions are adopted from the ORC submission

Specific

1. This consent authorises the disturbance of the bed of the Northern Gully, Southern Gully, and Southwestern Creek for the installation of culvers, stormwater infrastructure, and for works relating to the construction of defences against water for the Homestead Bay residential development at the location identified above.
2. The activities authorised by this consent must be undertaken in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the application information and the conditions of this consent, the conditions of this consent will prevail.
3. This consent must be exercised in conjunction with Land Use Consent RMFT25.003.01, Discharge Permit RMFT25.003.02, Land Use Consent RMFT25.003.06, and Land Use Consent RM25.003.07.
4. The activities authorised by this consent must be exercised in accordance with the certified Site-Specific Erosion and Sediment Control Plan required by Condition 18 of Land Use Consent RMFT25.003.01.
5. The Consent Holder must ensure that no fish become stranded, and fish passage is not impeded as a result of the instream works.

Performance Monitoring

6. The Consent Holder must follow the process set out below for any plans, documents, designs or specifications (hereafter referred to as 'documents') requiring written certification from the Otago Regional Council:
 - a) Documents requiring written certification must be submitted to the Otago Regional Council in electronic form, or in hard copy form if requested, within the timeframe specified in the relevant condition.
 - b) Works to which the documents relate must not commence until the Consent Holder has received written certification from the Otago Regional Council.
 - c) If the Otago Regional Council's response is not able to certify the documents, the reasons and recommendations are to be provided in writing and the Consent Holder must consider the Council's reasons and recommendations and resubmit amended documents for written certification.
 - d) If provided for in conditions, certified documents may be amended at the request of the Consent Holder subject to written recertification undertaken in accordance with Conditions (a) to (c) with references in those clauses to certification to be read as recertification.

Advice Note: The written certification process is confined to confirming that the documents adequately give effect to the relevant condition(s).

7. The Consent Holder must notify the Otago Regional Council in writing of the commencement date of earthworks not less than 15 working days prior to the commencement of works within each stage of the subdivision. The prestart notification must include the following information:

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

8. The Consent Holder must install in the Southern Gully the erosion mitigation measures, and the channel bank protection measures as described in sections 2.2.2 and 2.2.3 of the Stantec Technical Note dated 5 September 2025 included within Application Appendix B – Engineering Feasibility Report Part 5 Appendix A. Within 10 working days following the completion of the works, the Consent Holder must provide Otago Regional Council with written certification, by a suitably qualified and experienced engineer, that the erosion mitigation measures, and channel bank protection measures have been installed in accordance with the Stantec Technical Note.

9. 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.

Advice Note: Heritage New Zealand Pouhere Taonga will advise if an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 is required for works to continue.

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

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

- c) Action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again.
- d) A record of the complaints must be submitted to the Consent Authority along with the Monthly Environmental Report required by **Condition 18 of Land Use Consent RMFT25.003.01.**

- 11. Where information is required to be provided to the Consent Authority in the conditions of this consent this is provided in writing to compliance@orc.govt.nz and the email heading is to reference RMFT25.003.04 and the condition(s) the information relates to.
- 12. The Consent Holder must notify the Otago Regional Council in writing no less than 10 working days following the completion of the works and must provide photographs of the area/s where work has been undertaken. Photographs must be in colour and be no smaller than 200 x 150 millimetres in size and be in JPEG form, and to the satisfaction of the Otago Regional Council.

Discharge Permit to discharge odour to air from a wastewater treatment plant (RMFT25.003.11)

Commented [AL96]: All of the below conditions are adopted from the ORC submission

Specific

1. This consent authorises the discharge of odour to air from the wastewater treatment plant and from the land application of treated effluent that are separately authorised by Discharge Permit **RMFT25.003.10**.
2. The activities authorised by this consent must be undertaken in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the application information and the conditions of this consent, the conditions of this consent will prevail.
3. This consent must be exercised in conjunction with Discharge Permit **RMFT25.003.10**.
4. There must be no noxious, dangerous, offensive, or objectionable odour to the extent that it causes an adverse effect at or beyond the boundary of the site.

Advice Note: The determination of an offensive or objectionable effect must take into account the FIDOL factors and be made based on the guidance provided in Section 4.1.1 and Table 6 of the Ministry for the Environment Good Practice Guide for Assessing and Managing Odour (2016) or Section 4.2.1.

Performance Monitoring

5. No less than 15 working days prior to the commencement of operation of the wastewater treatment plant and land treatment areas, an Odour Management Plan must be developed by a suitably qualified and experienced expert. The objective of the Odour Management Plan is to set out the measures that will be taken during the operation of the wastewater treatment plant and land treatment areas to ensure that there is no discharge of odour that will result in the effects described in Condition 4 of this permit. The Odour Management Plan must be submitted for certification by the Otago Regional Council. The certified Odour Management Plan must be implemented for the life of the wastewater treatment plant.
6. The Consent Holder must engage a suitably qualified and experienced person to undertake an odour audit of the wastewater treatment plant at the following times:
 - a) No more than six months following first operation of the wastewater treatment plant; and
 - b) No more than six months following the connection of the final subdivision lot to the wastewater treatment plant.

In each situation, the purpose of the odour audit is to determine whether the odour management practices set out in the Odour Management Plan are effective in achieving the objective of that plan.

7. Where the odour audit recommends that changes to odour management processes or equipment, amendments must be made to the Odour Management Plan to give effect to these recommendations. The updated Odour Management Plan must be submitted to the Otago Regional Council for certification and thereafter be implemented.
8. The Consent Holder must maintain a record of any complaints it receives in relation to odour discharges from the site. The register must include but not be limited to: The record of complaints must be supplied to the Otago Regional Council as part of the annual report and upon request. The record of complaints must include, at a minimum:
 - 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) weather conditions at the time of the alleged event including a description of the wind speed and wind direction when the complainant detected the odour;
 - d) Wastewater treatment plant and disposal system operating conditions at the time of the complaint, including any malfunctioning or breakdown of equipment;
 - e) The most likely cause of the odour;
 - f) Investigations undertaken by the Consent Holder in regard to the complaint and any corrective action undertaken by the Consent Holder to remedy, or mitigate the odour detected by the complainant; and
 - g) Measures put in place to prevent the occurrence of a similar incident.
9. The Consent Holder must notify the Otago Regional Council of any complaints received that relate to the exercise of this permit within 24 hours of a complaint being received. The complaints record must be included within the annual report required by **Condition 29 of Discharge Permit RMFT25.003.10**, and at any other time upon request.
10. Where information is required to be provided to the Consent Authority in the conditions of this consent this is provided in writing to compliance@orc.govt.nz and the email heading is to reference **RMFT25.003.11** and the condition(s) the information relates to.

Homestead Bay
Proposed Wildlife Authority Conditions

General

- 1 That the development must be undertaken/carried out in accordance with the Wildlife Act Authority application as submitted including the 'Lizard Management Plan for Homestead Bay Subdivision, Queenstown' prepared by Wildland Consultants Ltd dated September 2025, for the following:
 - a. Activity:
 - i. To catch alive and kill
 - ii. To disturb
 - iii. To relocate within the development site
 - b. Species
 - i. McCann's skink (*Oligosoma maccanni*)
 - ii. Tussock skink (*Oligosoma chionochlosens*)
 - iii. Mountain beech gecko (*Woodworthia* "south-western")
 - c. Method
 - i. Catch by
 - a) Funnel traps
 - b) Pitfall traps
 - c) Manual search

with the exception of the amendments required by the following conditions of consent.
- 2 The Authority Holder must advise the Department of Conservation's local Operations Manager one week prior to carrying out the Authorised Activity of the following:
 - a. When the Authority Holder intends to carry out the Authorised Activity; and
 - b. Who the Authorised Personnel to carry out the Authorised Activity will be.
- 3 The Authorised Personnel to carry out the activity are:

Wildland Consultants Limited
Cameron Thorp; Herpetologist – Project Herpetologist
Jade Christiansen; Herpetologist
Samantha King; Senior Ecologist and Herpetologist

Or an alternative herpetologist approved by the Department of Conservation in writing prior to commencement of the activity.
- 4 A copy of this Authority must be available on site at all times while carrying out the Authorised Activity.
- 5 The Wildlife Authority is granted for a term of 15 years from the date of approval.

- 6 If, in the course of a lizard survey or salvage activity, all reasonable effort has been made to meet all of the conditions in this Authority, and wildlife is killed by the Authority Holder, then that will be permitted under this Authority.
- 7 This Authorisation gives the Authority Holder the right to hold protected wildlife in accordance with the terms and conditions of the Authorisation, but the wildlife remains the property of the Crown. This includes any dead wildlife, live wildlife, any parts thereof, any eggs or progeny of the wildlife, genetic material and any replicated genetic material.
- 8 Unless expressly authorised by the Grantor in writing, the Authority Holder must not donate, sell or otherwise transfer to any third party any wildlife, material, including any genetic material, or any material propagated or cloned from such material, collected under this Authority.

Salvage and release

- 9 Any lizard salvage and release activity must be undertaken in accordance with the approved Lizard Management Plan listed in Condition 1.
- 10 Lizards must only be handled by the Authorised Personnel or under the direct supervision of the Authorised Personnel.
- 11 Capture and handling of lizards must involve only techniques that minimise the risk of infection or injury to the animal.
- 12 The Authority Holder is only permitted to release McCann's skink (*Oligosoma maccanni*), Tussock skink (*Oligosoma chionochlosens*) and Mountain beech gecko (*Woodworthia* "south-western") using methods described in the Lizard Management Plan listed in Condition 1.
- 13 Capture and handling methods shall follow those described in the Herpetofauna inventory and monitoring toolbox <http://www.doc.govt.nz/our-work/biodiversity-inventoryand-monitoring/herpetofauna/>.
- 14 The Authority Holder must ensure lizards are temporarily held individually in a suitable container (e.g. breathable cloth bag) and held out of direct sunlight to minimise the risk of overheating, stress and death.
- 15 The Authority Holder must ensure all live capture traps are covered to protect lizards from exposure and minimise stress. Damp leaf litter or other material must be provided to reduce desiccation risk and the bottom of the pit-fall trap must be perforated to allow drainage of water. The Authority Holder must ensure that all live capture traps contain retreats to minimise risk of predation events within the trap.
- 16 If any mortality is detected, due consideration shall be made, and documented, that show measures have been taken to reduce mortality. Measures may include, but are not limited to, providing additional protection from weather, undertaking rodent suppression by trapping and/or poisoning at the site; not conducting live-trapping where mouse numbers have irrupted following grass seeding (where predation has been the cause of mortality); twice-daily trap checks, switching catching devices, or some combination of these measures.

- 17 The Authority Holder must sterilise any instruments that come in contact with the lizards and/or are used to collect or measure lizards between each location. A separate holding bag must be used for each animal. All gear should be thoroughly cleaned and dried between sites.
- 18 If any lizards are found injured as part of the Approved Activity, the Authority Holder shall contact the Project Ecologist to get advice on management of the lizard. The Authority Holder is authorised to euthanise injured lizard(s) on recommendation of the Project Ecologist or a veterinarian.
- 19 The Wakatipu DoC Operations Manager (queenstown@doc.govt.nz) is to be advised by the Authority Holder within 48 hours if any lizards should die during the approved activities of catch, transfer or liberate. If required by the Wakatipu DoC Operations Manager the body shall be sent to Massey University Wildlife Postmortem Service for necropsy along with the details of the animal's history. If the body is to be chilled if it can be delivered within 72 hours of death or otherwise it shall be frozen.
- 20 If required in writing by the Director-General, the Authority Holder must make such improvements to techniques (including catching, handling, releasing, preserving and storing), and take such other steps as directed by the Director-General.

Liabilities

- 21 The Authority Holder agrees to exercise the Approval at their own risk and releases, to the full extent permitted by law, the Director-General and the Director-General's employees and agents from all claims and demands of any kind and from all liability which may arise in respect of any accident, damage, or injury occurring to any person or property arising from the Authority Holder's exercise of the Approval.

Revocation

- 22 The Director General may revoke this Approval at any time in respect of the whole or any part (pursuant to clause 7(4) of Schedule 7 of the Fast-Track Approvals Act 2024) if:
- ~~(b)~~(a) The Authority Holder breaches any of the conditions of this Approval; or
- ~~(c)~~(b) In the Director-General's opinion, the carrying out of the Approval has caused or is likely to cause any unforeseen or unacceptable effects on lizards.

If the Director-General intends to revoke this Approval in whole or in part, the Director-General must give the Approval Holder such prior notice as is reasonable and necessary in the circumstances.

Variation

- 23 The Authority Holder may apply to the Director-General for variations to this Approval in accordance with clause 7(2) of Schedule 7 of the Fast-Track Approvals Act 2024.

Compliance

- 24 The Authority Holder must comply with all statutes, bylaws, and regulations, and all notices, directions, and requisitions of the Director-General and any competent authority relating to the exercise of the Approval.

Incidental Discovery

- 25 The Department of Conservation's local Operations Manager is to be contacted immediately for further advice if species of protected wildlife other than McCann's skink (*Oligosoma maccanni*), Tussock skink (*Oligosoma chionochlosens*) and Mountain beech gecko (*Woodworthia* "south-western") are located within the footprint of the planned development stage or within the release site. A separate application to catch alive, liberate or kill non-authorised species may be required.

Reporting

- 26 A report summarising the outcomes of lizard salvaging must be submitted in writing to the DoC Operations Manager for Wakatipu (queenstown@doc.govt.nz) within three months of the salvage being completed. Each report must include:
- (a) The Project name
 - (b) The species and number of any animals collected and released
 - (c) The GPS location (or a detailed map) of the collection point(s) and release point(s)
 - (d) The results of all surveys, monitoring or research; and
 - (e) A description of how the LMP was implemented, including
 - (i) Any difficulties encountered with capture and handling
 - (ii) How release sites were assessed
 - (iii) Post-release monitoring; and
 - (iv) What contingency actions (if any) were required.

Review and Certification

- 27 The Authority Holder must review the LMP and resubmit it to the Director-General for certification on or before the 10 year anniversary date of the Approval date. The objective of the review is to re-assess habitat conditions and characteristics and update the LMP to reflect current species knowledge, best practice lizard management and mitigation techniques. Any proposed amendments to the LMP must:
- (a) Be prepared by a suitably qualified and experienced person with expertise in lizards;
 - (b) Meet the objectives set out above; and
 - (c) Include at a minimum the information and requirements set out in **Condition 28** below.

The updated LMP must be submitted to the local Operations Manager (queenstown@doc.govt.nz) of the Department of Conservation, on behalf of the Director-General of Conservation, for certification that this condition has been met.

- 28 The Director-General will certify an amendment to the LMP if it includes processes for the following, in a manner that will achieve the objective outlined in **Condition 27** above.

- (a) Credentials and contact details of the suitably qualified and experienced ecologist/herpetologist who will implement the plan;
- (b) Timing of the implementation of the LMP;
- (c) A description of methodology for survey, trapping and relocation of lizards rescued including but not limited to:
 - (i) Salvage protocols
 - (ii) Relocation protocols (including method used to identify suitable relocation site(s));
 - (iii) Nocturnal and diurnal capture protocols;
 - (iv) Supervised habitat clearance/transfer protocols;
 - (v) Artificial cover object protocols;
- (d) A description of the relocation site(s) including:
 - (i) Provision for additional refugia, if required e.g. depositing salvaged logs, woods or debris for newly released native skinks that have been rescued;
 - (ii) Any protection mechanisms (if required) to ensure the relocation site is maintained (e.g) covenants, consent notices etc; and
 - (iii) Any weed and pest management to ensure the relocation site is maintained as appropriate habitat.
- (e) Monitoring methods, including but not limited to:
 - (i) Baseline surveying within the site;
 - (ii) Baseline surveys outside the site to identify potential release sites for salvaged lizard populations and lizard monitoring sites;
 - (iii) Ongoing annual surveys to evaluate relocation success;
 - (iv) Pre and post – relocation surveys; and
 - (v) Monitoring of effectiveness of pest control and/or any potential adverse effects on lizards associated with pest control; and
- (f) A post-vegetation clearance search for remaining lizards.