

SECTION 55 RESPONSE BUNDLE

Category	Document Reference	Date	Title	Author
General	Document 1	23 January 2026	Legal Memorandum	Warwick Goldsmith - Counsel for the Applicant
General	Document 2	23 January 2026	Planning Statement	Karl Cook – Barker & Associates
Ecology	Document 3	15 January 2026	Terrestrial Ecology Assessment	SLR Consulting New Zealand
Ecology	Document 4	5 January 2026	Lizard and Incidental Fauna Assessment	Dr Mandy D. Tocher – Lizard Expert NZ
General	Document 5	September 1995	Lake Hayes Management Strategy 1995	Otago Regional Council/ Queenstown Lakes District Council
General	Document 6	21 January 2026	Statement of Chris Meehan	Chris Meehan
Film	Document 7	18 January 2026	(Film) Addendum to Ayrburn Screen Hub Report	Dave Gibson
Economic	Document 8	21 January 2026	Economic Memorandum	Phil Osborne / Tim Heath – Property Economics
Landscape	Document 9	19 December 2025	Engineered Batter Planting Memo	Mike Plunket - Geosolve
Landscape	Document 10	9 January 2026	Supplementary Landscape Assessment	Tony Milne – Rough Milne Mitchell
Landscape	Document 11	14 January 2026	Peer Review; Supplementary Landscape Assessment	Shannon Bray - Wayfinder
Landscape	Document 12	21 January 2026	Second Supplementary Landscape Assessment	Tony Milne - Rough Milne Mitchell
Landscape	Document 13	15 December 2025	Depth Contour Plan	Patersons
Landscape	Document 14	9 January 2026	Planting Establishment Feasibility	Michael Tither – The Plant Store
Neighbour Mitigation	Document 15	21 January 2026	South Neighbours Additional Mitigation Plan	Winton
Neighbour Mitigation	Document 16	21 January 2026	Wilding Tree Removal and Proposed Native Planting Plan	Winton
Neighbour Mitigation	Document 17	21 January 2026	Acoustic Barrier Specifications	Winton

Neighbour Mitigation	Document 18	21 January 2026	Southern Boundary Bank Planting Specification and Maintenance Plan	Winton
Neighbour Mitigation	Document 19	20 January 2026	Supplementary Noise Assessment Memo	Marshall Day Acoustics
Neighbour Mitigation	Document 20	22 January 2026	Noise Peer Review	Jon Styles - Styles Group
Neighbour Mitigation	Document 21	8 January 2026	Draft Light Management Plan	Xyst
Urban Design	Document 22	15 January 2026	Urban Design Supplementary Assessment	Gerald Barratt-Boyes - Studio Pacific Architecture
Heritage	Document 23	9 January 2026	Heritage Memorandum	Robin Miller - Origin
General	Document 24	23 January 2026	Amended Proposed Draft Consent Conditions (tracked change)	Waterfall Park Developments Limited
General	Document 25	23 January 2026	Amended Proposed Draft Consent Conditions (clean)	Waterfall Park Developments Limited
General	Document 26	23 January 2026	Amended Proposed Draft Consent Conditions (Word version)	Waterfall Park Developments Limited