

Appendix H

Resource Consent Decision RM181471

IN THE ENVIRONMENT COURT
AT CHRISTCHURCH

I TE KŌTI TAIAO O AOTEAROA
KI ŌTAUTAHI

Decision No. [2021] NZEnvC 53

IN THE MATTER

of the Resource Management Act 1991

AND

an appeal under s120 of the Act

BETWEEN

MT IRON JUNCTION LIMITED

(ENV-2020-CHC-17)

Appellant

AND

QUEENSTOWN LAKES DISTRICT
COUNCIL

Respondent

Court: Environment Judge P A Steven
Hearing: In Chambers at Christchurch
Last case event: Joint memorandum of counsel dated 9 April 2021
Date of Decision: 19 April 2021
Date of Issue: 19 April 2021

DETERMINATION

A: Under s279(1)(b) of the Resource Management Act 1991, the Environment Court, by consent, orders that:

- (1) the appeal is allowed to the extent that the resource consent is granted subject to:



- (a) the conditions marked Appendix 1; and
 - (b) the plans marked Appendix 2;
- attached to and forming part of this decision.

- (2) the appeal is otherwise dismissed.

B: Under s285 of the Act, there is no order as to costs.

REASONS

Introduction

[1] This proceeding concerns an appeal by Mt Iron Junction Limited against the decision of the Queenstown Lakes District Council (‘the Council’) declining an application for resource consent for a mixed-use development at 237 Wānaka-Luggate Highway, Wānaka.

[2] The decision appealed against declined the application, although following court-assisted mediation and subsequent informal correspondence and meetings, the parties to the appeal reached agreement as to terms of an amended proposal for which consent could be granted by order of the court.

[3] By Minute¹ the court requested confirmation that the experts are agreed that the adverse landscape, visual and character (amenity) effects of the proposal will not be contrary to relevant objectives and policies or be no more than minor. That evidence was to be provided by way of affidavit. The court reserved its position, pending the provision of that evidence.

[4] The appellant responded by filing affidavits of Nicola Smetham, landscape architect, and Duncan White on planning; with the Council filing affidavits from Richard Denney, landscape architect and from Fiona Blight on planning.

¹ Dated 4 March 2021.

Amended draft conditions of consent were also filed including track changes, along with a brief memorandum from counsel for the appellant and the Council.²

[5] While the court is content to grant the proposal by consent, I traverse the background and affidavit evidence given the non-complying activity status and initial decline of consent following the first instance hearing. Further, it was common ground from the outset that the proposal was not able to pass the second gateway test for a non-complying activity.

Planning context

[6] The site is zoned Rural General under the Operative District Plan (“ODP”) and rural under the Proposed District Plan (“PDP”). It is adjoined by a mixture of rural (including the Mt Iron Outstanding Natural Feature (“ONF”)), Rural Lifestyle, Rural Residential and Large Lot Residential zones.

[7] Despite its zoning, the landscape architects each agreed (more or less) that the zoning of the site did not reflect its current character or amenity, particularly taking into account the nature of the surrounding commercial and residential land use activities. Context was an important consideration for the experts.³

Proposal

[8] The parties seek orders from the court for a proposal which had been revised throughout the course of mediation. It includes:

- (a) a service station with associated signage, retail store, car wash and laundromat;
- (b) workers’ accommodation comprising nine units;

² Dated 9 April 2021.

³ Particularly for Mr Denney. See [11] of his affidavit sworn 9 April 2021.

- (c) terrace housing residential units comprising 13 two or three bedroom units;
- (d) associated earthworks, roading, servicing and infrastructure and landscaping; and
- (e) a Protected Landscape Area ('PLA') on the western side of the site.

[9] The PLA will be the subject of a restrictive covenant which is intended to maintain a sense of rural openness and open character as mitigation of the intensive building development and commercial activity to the east of the PLA, and would be restricted from being used as a construction yard for the proposed development, or as a spill-over area to support any of the proposed commercial or residential activities.

[10] The PLA is to be maintained as an open area, retaining rural landscape and rural amenity characteristics in the form of open meadow with scattered trees and was considered to be a critical component to enable the site to maintain rural characteristics and rural landscape values when considered in the context of the ODP and PDP objectives and policies.⁴

Consent authorities' reasons for declining the application for resource consent

[11] Before the Council at first instance it was common ground that the proposal was contrary to the objectives and policies of the PDP because it is for urban development outside of the identified Urban Growth Boundary ('UGB').

[12] The decision appealed against also concluded that the "effects gateway" under s104D was not able to be met, in the result that there was no jurisdiction to consider a grant of consent for the proposal. A key finding related to the landscape, visual and character (amenity) effects of the service station and the urban activities behind it, including in the night time environment due to the

⁴ Affidavit of Richard Denney sworn 9 April 2021 at [4.4].

lighting of the service station forecourt and signage on part of the site that is the foreground to Mt Iron.

[13] As noted in the court's Minute of 4 March 2021, the proposal was amended to remove many of the urban elements initially proposed that had supported the Council's decision at first instance on the "effects" gateway.

[14] Orders are sought for the amended proposal on the basis that this is able to be met, although no expert evidence from the landscape architects involved in the appeal has been provided.

"Effects" gateway – s104D

[15] Ms Smetham, for the appellant, deposes that due to the significant revision from the original application for resource consent, the revised proposal will have very low adverse effects on landscape character, very low effects on the Mt Iron ONF, and very low effects on visual and amenity values in the vicinity. She also deposes that cumulative effects will also be very low in her assessment.⁵

[16] In order to address landscape concerns in particular, aside from the significant revision from the original application, the additional mitigation measures implemented are noted as including:⁶

- (a) a reduction in the amount of built form and signage across the site;
- (b) refinements to the materials and colour palette of the proposed buildings and signage (especially for the service station where basically all "Caltex red" has been removed, including from the building parapet);
- (c) increased setback between the built form and the [state highways];
- (d) amendments to the building layout to avoid a consistent built edge parallel

⁵Affidavit of Nicola Jane Smetham affirmed 8 April 2021 at [39].

⁶Affidavit of Nicola Jane Smetham affirmed 8 April 2021 at [25].

to the site boundary and to create a more informal, rural/semi-rural character development;

- (e) a “protected landscape area” on the western side of the site, which is to be protected by way of covenant from further subdivision, use and development until such time as the site is zoned to provide for greater intensity of urban development;
- (f) a substantial increase in the amount of landscaping mitigation and planting across the site, especially around the service station buildings, including:
 - (i) earth mounding of a consistent height of 3.5m to the south and west of the service station buildings to immediately screen the buildings and views from SH 84 from a regular vehicle height and a bus height;
 - (ii) increased density of planting on top of the earth mounding to provide additional screening of the service station activity;
 - (iii) consolidation and simplification of other planting across the site to better complement the receiving environment;
- (g) changes to the overall planting palette to restrict the number of exotic species proposed and increase the planting of predominately native species local to the area; and
- (h) introduction of an informal planting layout along the boundary in common with the Mt Iron ONF scenic reserve to better integrate with the adjacent land.

[17] For the Council, Mr Denney considers that the service station is the more challenging element within the site and landscape as it is to be sited centrally on a highway junction and within a prominent public viewpoint towards Mt Iron.⁷

[18] He deposes that “A typical service station due to its scale and nature at this selected location has potential to incur adverse effects on landscape character and

⁷ Affidavit of Richard Douglas Denney affirmed 9 April 2021 at [5.2].

visual amenity that I consider would likely be more than moderate”.⁸

[19] However, he further deposes that appropriate mitigation will be achieved as intended, once the proposed planting matures. Although he considers the proposed mitigation measures to achieve a finely balanced landscape outcome in terms of appropriate mitigation of adverse effects on landscape and amenity values, once that mitigation planting establishes and provides “screening and softening of built forms of activity as intended”, he considers that visual effects will diminish to moderate-low, over a 5-10 year timeframe.⁹

[20] On the basis of the landscape evidence of Ms Smetham and Mr Denney, both planners (Mr White for the appellant and Ms Blight for the Council) are able to conclude that the effects gateway is able to be surmounted.

[21] Ms Blight’s regulatory assessment goes further and addresses the amended proposal in the context of objectives and policies of the ODP and PDP in light of the revisions made to the proposal.

[22] As further assistance to the court, Ms Blight undertook an assessment of the relevant s104 matters, including provisions of the objectives and policies of the ODP and PDP.¹⁰

[23] Under the ODP, she considers the proposal is not contrary to the relevant objectives and policies when viewed as a whole, although it is contrary to the objectives and policies of the PDP. Her conclusion is that the proposal is “finely balanced”.¹¹

[24] Relying on Mr Denney’s assessment, Ms Blight considers that provided the PLA and other landscape mitigation measures are retained, the proposal “has been

⁸ Affidavit of Richard Douglas Denney affirmed 9 April 2021 at [5.2].

⁹ Affidavit of Richard Douglas Denney affirmed 9 April 2021 at [5.4].

¹⁰ Affidavit of Fiona Carol Blight affirmed 9 April 2021 at [113].

¹¹ Affidavit of Fiona Carol Blight affirmed 9 April 2021 at [104].

reduced to a level that is appropriate and will retain its [the sites'] rural characteristics".¹² Having considered all relevant s104 matters, Ms Blight concludes:¹³

...in my opinion the proposal as now reduced and submitted to the Court sufficiently avoids, remedies or mitigates adverse environmental effects to an acceptable level (and minor in extent), providing that the PLA and its associated covenant preventing further development, and other landscape mitigation measures are retained and imposed via appropriate conditions of consent. I consider that the consent conditions submitted to the Court will achieve this outcome.

When viewed holistically, and in the context of the location of the Site (being a semi-rural area surrounded by a mixture of other, more intensive zoning), along with the imposition of the PLA and other landscaping measures to retain rural character and mitigate adverse landscape and visual effects, it is my opinion that the Proposal is appropriate.

The Site is only just outside the urban growth boundary, and is between the centres of Albert Town and Wanaka, with other commercial and social activities across the highway. The grant of consent to this proposal would not, in my opinion, set a precedent for ad hoc development in the rural zone, outside the UGB more generally.

Discussion

[25] I have considered (and accept) the landscape and planning evidence as traversed above and I am now satisfied that the making of the order will promote the purpose of the Act, having followed due process.

[26] All parties to the proceeding have executed the memorandum requesting the order. I also record that all parties are satisfied that all matters proposed for

¹² Affidavit of Fiona Carol Blight affirmed 9 April 2021 at [113].

¹³ Affidavit of Fiona Carol Blight affirmed 9 April 2021 at [115]-[117].

the court's endorsement fall within the court's jurisdiction, and conform to the relevant requirements and objectives of the RMA including, in particular, Part 2.¹⁴

Outcome

[27] Therefore, the court makes the orders at A under s279(1) RMA, being orders by consent, rather than representing a decision or determination on the merits pursuant to s297 RMA.



P A Steven
Environment Judge



¹⁴ Joint memorandum of counsel dated 5 February 2021 at [23].

CONDITIONS OF CONSENT

GENERAL

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

Paterson Pitts Group

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

Rough & Milne Landscape Architects

Master Plan

- Mt Iron Junction Master Plan – 4 February 2021

Detailed Plans

- Mt Iron Junction – Planting Plan 1 – West Corner SH84 – 21 December 2020
- Mt Iron Junction – Planting Plan 2 – Meadow SH84 – 21 December 2020
- Mt Iron Junction – Planting Plan 3 – North Spine Road – 21 December 2020
- Mt Iron Junction – Planting Plan 4 – Service Station – 4 February 2021
- Mt Iron Junction – Planting Plan 5 – Workers Accommodations – 21 December 2020
- Mt Iron Junction – Planting Plan 6 – East Link Road Meadow – SH6 – 21 December 2020
- Mt Iron Junction – Planting Plan 7 – Terrace Housing 1 – 21 December 2020
- Mt Iron Junction – Planting Plan 8 – Terrace Housing 2 – 21 December 2020
- Mt Iron Junction – Earthworks – Mounding Contours – 4 February 2021
- Mt Iron Junction – Earthworks – Cross Sections – 4 February 2021
- Mt Iron Junction – Earthworks - Cross Sections – AA BB – 21 December 2020
- Mt Iron Junction – Earthworks - Cross Sections - CC DD – 21 December 2020
- Mt Iron Junction – Earthworks - Cross Sections – EE FF – 21 December 2020
- Mt Iron Junction – Materials Palette – 17132 – 21 December 2020
- Mt Iron Junction – Colour Palette – 21 December 2020

Three Sixty Architecture

General

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

Worker's Accommodation

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

Terrace Housing

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

SHA Architecture

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

stamped as approved on **date**

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

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 (**Act**) and any finalised, additional charges under section 36(3) of the Act.
3. The consent holder is liable for costs associated with the monitoring of this resource consent under section 35 of the Act.
4. This consent shall lapse unless given effect to within ten years from the date of consent.
5. No buildings authorised by this consent shall be occupied by tenants or the public until the roundabout at the intersection of State Highway 6, State Highway 84 and Riverbank Road has been constructed and is operational.
6. The consent holder shall supply the consent authority with written confirmation from Waka Kotahi NZ Transport Agency (road controlling authority) that any proposed intersection and/or vehicle crossing works will not adversely affect State Highway 6 and/or State Highway 84.
7. At least three weeks prior to any works being carried out in the State Highway road reserve, an agreement to work on the State Highway must be completed and submitted to Waka Kotahi NZ Transport Agency's maintenance contractor for approval.
8. At least seven days prior to commencing works on site, the consent holder shall submit to Waka Kotahi NZ Transport Agency or its network management consultant, Aspiring Highways, and to the Road Corridor Engineer at Council, for certification and acceptance an application to undertake

works within a State Highway road reserve and a Traffic Management Plan. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor (**STMS**). All contractors obligated to implement Traffic Management Plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. No works shall commence until the Traffic Management Plan is approved by Waka Kotahi NZ Transport Agency, or its network management consultant and Council. A copy of the approved plan shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.

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

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

BULK EARTHWORKS

Environmental Management Plan

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

a) Administrative Requirements

- (i) Weekly site inspections;
- (ii) Monthly environmental reporting;
- (iii) Independent audit by SQEP;
- (iv) Notification and management of environmental incidents;
- (v) Records and registers;
- (vi) Environmental roles and responsibilities of personnel (including nomination of Principal Contractor); and
- (vii) Site induction.

b) Operational Requirements

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

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

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

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

11. Prior to ground-disturbing activities on the initial stage of works or any subsequent new stage of works, the consent holder shall engage a SQEP to prepare and submit an ESCP to Council's Monitoring and Enforcement Team for review and acceptance. This plan shall be a sub-plan of the overarching EMP and must be prepared in accordance with the requirements outlined on pages 13 – 18 in *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*. These plans must be updated when:
 - a) The construction program moves from one Stage to another; or
 - b) Any significant changes have been made to the construction methodology since the original plan was accepted for that Stage; or
 - c) There has been an Environmental Incident and investigations have found that the management measures are inadequate.
12. Prior to commencing ground-disturbing activities, the consent holder shall nominate an Environmental Representative for the works program in accordance with the requirements detailed on pages 9 and 10 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
13. Prior to commencing ground disturbing activities, the consent holder shall ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction in accordance with the requirements detailed on page 8 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
14. The consent holder shall install measures to control and/or mitigate dust, silt run-off and sedimentation that may occur, in accordance with the Council's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Council and in accordance with the ESCP submitted under Condition 10 above to ensure that neighbouring sites remain unaffected from earthworks. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised. As-built documentation for these controls shall be provided by a SQEP **HOLD POINT 2**. It is noted that earthworks required to construct environmental management controls are allowed to commence once Council has provided notice that **HOLD POINT 1** has been met.
15. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads as a result of the works, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.

During Construction:

16. All works shall be undertaken in accordance with the most current version of the EMP as accepted as suitable by Council.
17. The EMP shall be accessible on site at all times during work under this consent.
18. The consent holder shall establish and implement document version control. Council shall be provided with an electronic copy of the most current and complete version of the EMP at all times.
19. The consent holder shall develop and document a process of periodically reviewing the EMP as outlined on page 6 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*. No ground disturbing activities shall commence in any subsequent stage of

development until an EMP has been submitted and deemed suitable by Council's Monitoring and Enforcement Team.

20. The consent holder shall undertake and document weekly and Pre and Post-Rain Event site inspections as detailed on pages 10 and 11 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
21. A SQEP shall monitor the site monthly to ensure that the site is complying with its EMP, identify any new environmental risks arising that could cause an environmental effect and suggest alternative solutions that will result in more effective and efficient management. This must include a specific audit by the SQEP of the effectiveness of the ESCP. The outcome of these inspections should be included in the monthly environmental report referred to in Condition 22 below.
22. The consent holder shall complete and submit exception reporting to Council in the form of a monthly environmental report. The monthly environmental report shall be submitted to Council's Regulatory Department within five working days of the end of each month.
23. In accordance with page 9 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*, where any Environmental Incident where the EMP has failed leading to any adverse environmental effects offsite occurs, the consent holder shall:
 - a) Report to Council details of any Environmental Incident within 12 hours of becoming aware of the incident.
 - b) Provide an Environmental Incident Report to Council within 10 working days of the incident occurring as per the requirements outlined on page 9 of *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
24. Environmental records are to be collated onsite and shall be made available to Council upon request; immediately if the request is made by a Council official onsite and within 24 hours if requested by a Council officer offsite. Records and registers to be managed onsite shall be in accordance with the requirements outlined on page 10 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
25. Any discharge (refer definition in the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*) that leaves the site shall comply with the Water Quality Discharge Criteria outlined on page 19 of the *Guidelines*.
26. The earthworks, batter slopes and site management shall be undertaken in accordance with the recommendations of the report by GeoSolve (GeoSolve ref 170839, dated March 2018).
27. Hours of operation for earthworks, shall be:
 - a) Monday to Saturday (inclusive): 7.30am to 6.30pm
 - b) Sundays and Public Holidays: No Activity

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

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

29. In the event that the Schedule 2A certificate issued under Condition 28 contains limitations or remedial works required, then a section 108 covenant or alternative effective legal instrument shall be registered on the relevant Computer Freehold Registers. The section 108 covenant shall read; *"Prior to any construction work (other than work associated with geotechnical investigation), the owner for the time being shall submit to Council for certification, plans prepared by a suitably qualified engineer detailing the proposed foundation design, earthworks and/or any other required works in accordance with the Schedule 2A certificate attached. All such measures shall be implemented prior to occupation of any building."*
30. All earth worked and/or exposed areas shall be progressively grassed, revegetated, or otherwise stabilised at the completion of work in that area of the site.
31. The consent holder shall remedy any damage to all existing road surfaces and berms that has arisen from work carried out for this consent.

DEVELOPMENT INFRASTRUCTURE

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

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

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

33. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of the Council's Land Development and Subdivision Code of Practice, in relation to this development.
34. At least 7 days prior to commencing excavations, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified geo-professional as defined in Section 1.7 of the Council's Land Development and Subdivision Code of Practice who is familiar with the GeoSolve report (GeoSolve ref 170839, dated March 2018) and who shall supervise the earthworks procedure and soakage testing, in accordance with the report recommendations. Should the site conditions be found unsuitable for the proposed excavation/construction methods, then a suitably qualified and experienced engineer shall submit to the Manager of Resource Management Engineering at Council new designs/work methodologies for the works prior to further work being undertaken, with the exception of any necessary works required to stabilise the site in the interim.
35. At least 5 working days prior to commencing work on site the consent holder shall advise the Manager of Resource Management Engineering at Council of the scheduled start date of physical works. Compliance with the prior to commencement of works conditions shall be demonstrated.
36. Prior to commencing any works on the site, the consent holder shall obtain 'Engineering Review and Acceptance' from the Council for all development works and information requirements specified in this condition. The application shall include all development items listed below unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. An 'Engineering Review and Acceptance' application shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the applicant's cost. The 'Engineering Review and Acceptance' application(s) shall include copies of all specifications, calculations, design plans and Schedule 1A design

certificates as is considered by Council to be both necessary and adequate, in accordance with Condition 32, to detail the following requirements:

- a) The provision of a water supply to each unit within the development in terms of Council's standards and connection policy. A water supply connection shall also be provided to the Department of Conservation boundary in such a position that it can be extended in future to service possible future visitor services. The costs of making these connections shall be borne by the consent holder. This shall include either:
 - i) Installation of an Acuflo GM900 toby valve for each unit located at the junction between Council's reticulation and the unit's lateral.

And/OR

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

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

- b) The provision of a 150mm diameter foul sewer within the development and a connection to the Department of Conservation boundary in such a position that it can be extended in future to service possible future visitor services to Council's reticulated sewerage system in accordance with Council's standards and connection policy. The costs of the connections shall be borne by the consent holder and the connections shall be in a position that can be extended to service buildings within each of these sites.
- c) Provision of a suitable firefighting water supply and hydrants with adequate pressure and flow to service the development and accompanying report from a suitably qualified professional demonstrating compliance with the NZ Fire Service Code of Practice for Firefighting Water Supplies 2008 (SNZ PAS 4509:2008) (or superseding standard). Any alternative solution must be approved in writing by the Area Manager for the Central North Otago branch of the Fire Emergency New Zealand. Any buildings on the lots shall either be fitted with a sprinkler system and/or be designed with an appropriate fire cell size to meet the requirements of SNZ PAS 4509 for the relevant water supply classification prior to the occupation of any buildings. Any water reticulation containing fire hydrants shall be vested to Council and provided with suitable easements in gross of no less than 3m in width.
- d) The provision of a stormwater collection and disposal system which shall provide both primary and secondary protection for the development, in accordance with Council's standards and connection policy. This shall include:
 - i) The provision of soak pits/infiltration galleries adequate to dispose of the runoff from the development during the critical 1% AEP storm event. Percolation testing shall be undertaken by a suitably qualified professional at the individual soak pit/infiltration gallery locations to adequately demonstrate that soakage is available in all areas proposed for soakage. The method for soakage testing is to be agreed with the Manager of Resource Management Engineering at Council prior to testing. A copy of the test results shall be provided to the Manager of Resource Management Engineering at Council along with the design of the soak pits/infiltration galleries based on the percolation testing results. The soak pit/infiltration gallery design shall be in general accordance with the "Acceptable Solutions and Verification Methods for New Zealand Building Code Clause: E1/VM1 Surface Water," except for using the 1% AEP storm event, taking into account the critical storm duration and ensuring the soak pits/infiltration galleries will drain within 24 hours of the end of the critical event.

Note: It is strongly recommended that the consent holder reaches agreement with Council's Property and Infrastructure Department regarding the location of the soak

pits/infiltration galleries prior to completing their design to ensure that there are no issues in the event that the site is subdivided and the soak pits/infiltration galleries are vested.

- ii) A reticulated primary system to collect and dispose of stormwater from all potential impervious areas within each lot to the soak pits/infiltration galleries approved under Condition 36(d)(i), above. This shall include details of treatment solutions to avoid adverse water quality effects on receiving waters, low impact design solutions are encouraged. As a minimum there shall be provision for the interception of settle-able solids, hydrocarbons and floatable debris prior to discharge from the site. The individual lateral connections shall be designed to provide gravity drainage for the entire area within each activity area.
- iii) A secondary protection system consisting of secondary flow paths to the soak pits/infiltration galleries approved under Condition 36(d)(i) above to cater for the 1% AEP storm event and/or setting of appropriate building floor levels to ensure that there is no inundation of any buildable areas within the lots, and no increase in run-off onto land beyond the site from the pre-development situation.
- iv) A predevelopment and post development contour plan shall be provided for the stormwater design, in particular, ensuring that all stormwater run-off from earth mounding around the service station is collected and disposed of within the subject site.
- e) The provision of road lighting in accordance with Council's road lighting policies and standards, including the *Southern Light* lighting strategy. Any road lighting installed on private roads/rights of way/access lots shall be privately maintained and all operating costs shall be the responsibility of the lots serviced by such access roads. Any lights installed on private roads/rights of way/access lots shall be isolated from the Council's lighting network circuits.
- f) The formation and sealing of the roads shown on the stamped and approved plans, in accordance with Council's standards except where noted otherwise below or otherwise agreed to by Council. The road design shall include the following:
 - i) The road between the roundabout and the southwest-northeast 'spine road' shall be formed in general accordance with Figure E23 of the Council's Land Development and Subdivision Code of Practice, except that no recessed parking is required. No stopping at all times road markings shall be installed on both sides of the road.
 - ii) The southwest-northeast 'spine road' shall be formed in general accordance with Figure E15 of the Council's Land Development and Subdivision Code of Practice.
- g) A minimum sightline measured at 2.5m from the nearest edge of the shared footpath/cyclepath, and extending a minimum of 10m on either side shall be achieved between all roads and vehicle crossings. Objects within the sight triangle shall be limited to a maximum of 1m in height.
- h) The formation of the internal 'T' intersection, in accordance with the latest Austroads intersection design guides or otherwise agreed to by Council. These designs shall be subject to review and acceptance by Council with any associated costs met by the consent holder. All signage and marking shall be in accordance with Waka Kotahi NZ Transport Agency's Manual of Traffic Signs and Markings (MOTSAM) and the Traffic Control Devices Manual.
- i) The provision of sealed vehicle crossings that shall be constructed to each part of the development to Council's standards. This shall include:
 - i) Street trees shall be planted at a size that provides for a minimum of 1.5m of clear space between the lowest branches and the adjacent carriageway. Tree trunks to be no greater than 200mm in width when mature.

- ii) The length of the northern vehicle crossing to the service station shall be minimised such that a 99th percentile vehicle can enter the site while a fuel tanker is waiting to leave the site.
 - iii) Appropriate road markings and signage shall be installed on the vehicle crossings to the service station to ensure vehicles keep left.
 - iv) The eastern vehicle crossing to the service station is to operate as a one-way entrance from the link road. The vehicle crossing onto the spine road shall operate as a two-way entrance and exit.
- j) The formation of a shared path with a minimum width of 3.0m as shown on the stamped as approved plans, with a minimum formation standard in accordance with Drawing B5-26 of the Council's Land Development and Subdivision Code of Practice.
 - 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 Waka Kotahi NZ Transport Agency Manual "Road Safety Audit Procedures for Projects" and section 3.2.7 of the Council's Land Development and Subdivision Code of Practice. This shall include confirmation that appropriate traffic signs and road marking have been provisioned in accordance with the MOTSAM and the Traffic Control Devices Manual. The consent holder shall comply with any recommendations at their own cost. A copy of this report shall be submitted to Council for review and acceptance.
 - l) The provision of a PS1 Producer Statement shall be submitted for any permanent retaining walls within the lot which exceed 1.5m in height or are subject to additional surcharge loads.
 - m) The provision of Design Certificates for all engineering works associated with this subdivision submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the Council's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
37. Prior to commencing any works on the site, the consent holder shall submit an External Lighting Plan (ELP) prepared by a suitably qualified and experienced lighting consultant to the Manager of Resource Consents at Council for review and certification (as being in accordance with this condition). The ELP shall detail the location of all external lighting and details for all lighting fixtures, with measures to mitigate and manage lighting effects, and must demonstrate that the external lighting is in accordance with the Council's *Southern Light* lighting strategy. The ELP can be prepared and certified in stages. The ELP must demonstrate the following:
- a) All external lighting (excluding under the service station forecourt canopy and signage):
 - i) must be down lighting only;
 - ii) must be capped or filtered to avoid excessive light spill on surrounding ground;
 - iii) must not direct light beyond the boundary of the site towards State Highway 6, State Highway 84 and adjacent properties;
 - iv) must not be used to highlight or accentuate built forms, structures, or landscape features that may distract from the natural values and character of the surrounding landscapes; and
 - v) must not create light pollution of the night sky.
 - b) All external lighting attached to buildings and structures must be on a timer or sensor switch, or managed to be switched off when the site is not occupied by people.
 - c) All external lighting attached to buildings and structures must not exceed 3m in height above surrounding ground. All other external lighting must be no higher than 1m above surrounding ground.

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

At the completion of works

39. At the completion of works the consent holder shall complete the following:
- a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of ways and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
 - b) The completion and implementation of all works detailed in Condition 36 above.
 - c) In the event that the water supply installed is as per Condition 36(a)(i), an Elster PSM V100 or Sensus 620 water meter shall be installed or provided to Council's maintenance contractor Veolia for each unit as per Condition 36(a)(i) above, and evidence of supply shall be provided to Council's Subdivision Inspector.
 - d) Any wired telecommunications or electrical connections shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
 - e) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition 33 for all engineering works completed in relation to or in association with this subdivision (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the Council's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
 - f) All newly constructed foul sewer and stormwater mains shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main. The CCTV shall be completed and reviewed by Council before any surface sealing.
 - g) All signage shall be installed in accordance with Council's signage specifications and all necessary road markings completed on all public or private roads (if any), created by this development.
 - h) Road naming shall be carried out, and signs installed, in accordance with Council's road naming policy.
 - i) An engineer's PS4 Producer Statement shall be submitted for any permanent retaining walls within the lot which exceed 1.5m in height or are subject to additional surcharge loads.
 - j) All earth worked and/or exposed areas shall be progressively grassed, revegetated, as per the Detailed Planting Plan and stabilised within three months of the completion of work in that area of the site.
 - k) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
40. All external lighting shall comply with the Council certified ELP for the site prepared in accordance with Condition 37 above.

Covenants

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

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

42. On completion of earthworks, a covenant pursuant to section 108(2)(d) of the Act shall be registered on the Register of Title of the subject site providing for the performance of any ongoing requirements for protection of secondary flow paths or minimum floor levels for buildings, where deemed necessary by Council to satisfy Condition 36(d)(iii) above. The final wording of the instrument shall be checked and approved by the Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected.
43. In the event that the Schedule 2A certificate and Geotechnical Completion Report issued under Condition 28 contains limitations or remedial works required, then a covenant pursuant to section 108(2)(d) of the Act shall be registered on the relevant Records of Title detailing requirements for the lot owner(s). The final wording of the instrument shall be checked and approved by the Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected.

SITE-WIDE LANDSCAPING

44. The approved Mt Iron Junction Master Plan – 4 February 2021 and Detailed Planting Plans for each area listed under the heading "Detailed Plans" in Condition 1 above shall be implemented within the first planting season following completion of earthworks and infrastructure installation, and the plants shall thereafter be maintained and irrigated in accordance with the Detailed Planting Plans in the relevant area. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.
45. Details of the hard landscaping for each Detailed Planting Plan area shall be submitted to Council for certification prior to implementation of the Detailed Planting Plans. Hard landscaping details shall include all pavements, retaining and freestanding walls, barriers, bollards and fences, drainage, furniture, landscape features etc. All hard landscaping elements shall be of design and external appearance that comply with the external materials and colours controls for buildings as listed below, and use natural materials and colours that are complementary, sympathetic to, and blend into the Mt Iron context.
46. A Landscape Management Plan (**LMP**) shall be submitted to Council for certification prior to implementation of the Detailed Planting Plans. The LMP shall include:
- a) Planting methodology for all planting including details of street tree pits, tree staking and guying, site preparation to support healthy and sustained growth of planting areas, and establishment of meadow and lawn areas.
 - b) Details of an irrigation watering system to be installed for all landscape planting and frequency and duration of operation until such time planting has successfully established and becomes

- self-sustaining with healthy growth. Irrigation shall be managed to encourage deep root growth and shall gradually reduce the dependency for irrigation over a three year period.
- c) Organic mulching, weed and pest control measures for the first three years since completion of planting to support healthy growth and establishment.
 - d) Identify the timing for the staged removal of the belt of pines along the western boundary of the landscape protection area identified on the Mt Iron Junction Master Plan – 4 February 2021 over a five year period.
47. All trees to be planted (including replacement trees) shall be planted in accordance with the Council certified LMP, best horticultural practice and as per the Detailed Planting Plans. All trees shall be planted in tree pits of no less than 1m deep and 1m by 1m and shall be backfilled with organic rich topsoil to support root growth, with the sides of the tree pit ripped to loosen any soil compaction and to support tree root growth beyond the tree pit. All trees to be double staked or guyed to best horticultural practice, include a slow release fertiliser within back filled topsoil, and an organic mulch applied around the base of the tree to suppress weeds and retain moisture.
 48. All grassed areas as shown on the approved Mt Iron Junction Master Plan – 4 February 2021 shall be managed as a continuous healthy grass sward. All grassed areas within the landscape protection area shall be managed as open grazed pasture or meadow grassland, and may be seasonally cut to maintain a healthy meadowland and to manage fire risk. The areas shall not be managed as regularly mown lawn.
 49. All trees shall be managed to achieve healthy growth, full mature growth potential and natural form.
 50. Any planting within the final State Highway 6/State Highway 84 intersection visibility splays, as shown indicatively on the Mt Iron Junction Master Plan – 4 February 2021, shall be ground cover only (maximum height of 1.1m).
 51. Any trees that could grow in excess of 2m in height shall be located a minimum of 4m away from the final State Highway 6/State Highway 84 intersection visibility splays, as shown indicatively on the Mt Iron Junction Master Plan – 4 February 2021.
 52. The belt of pines (*P.radiata*) shown to be retained along the western boundary of the site on the Mt Iron Junction Master Plan – 4 February 2021 shall be removed in stages, with total removal within 5 years of granting consent. All other existing wilding species within the site shall be removed within 2 years of works beginning on site. Wilding species are defined as:

Contorta or lodgepole pine (*Pinus contorta*);
 Scots pine (*Pinus sylestris sylvestris*);
 Douglas fir (*Pseudotsuga menziesii*);
 European larch (*Larix decidua*);
 Corsican pine (*Pinus nigra*);
 Bishops pine (*Pinus muricata*);
 Ponderosa pine (*Pinus Ponderosa*);
 Mountain pine (*Pinus mugo uncinata*);
 Dwarf Mountain pine (*Pinus mugo*);
 Maritime pine (*Pinus pinaster*);
 Sycamore (*Acer pseudoplatanus*);
 Hawthorn (*Crataegus monogyna*);
 Boxthorn (*Lycium ferocissimum*);
 Buddleia (*Buddleja davidii*);
 Grey willow (*Salix cinerea*);
 Crack willow (*Salix fragilis*);
 Cotoneaster (*Simonsii*);
 Rowan (*Sorbus aucuparia*);
 Spanish heath (*Erica lusitanica*);
 Broom (*Cytisus scoparius*);
 Gorse (*Ulex europeaus*).

53. Where they apply to areas of the site containing buildings, the Detailed Planting Plans shall be subject to a fire risk assessment, and shall comply with the recommendations of the Fire and Emergency New Zealand which shall be submitted to Council in writing. If the recommendations reduce the mitigation requirements, and in particular the visual screening of the service station from State Highway 84, then an amended Detailed Planting Plan shall be submitted to Council for certification that achieves the mitigation requirements of this consent and the recommendations of Fire and Emergency New Zealand.
54. All completed landscape works, including earthworks, planting and fencing along State Highway 84, shall be certified by Council as completed as per the approved Earthworks and Detailed Planting Plans and hard landscaping details prior to occupation of any buildings within that Detailed Planting Plan area.

LANDSCAPE PROTECTION

Service Station Setback and Landscape Mounding

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

Covenant Condition

60. Prior to the exercise of this consent, the consent holder shall enter into and have registered on the property title the area marked as "Protected Landscape Area" on the Mt Iron Junction Master Plan – 4 February 2021, a Covenant in Gross pursuant to Sections 116(1)(a) and (b) of the Land Transfer Act 2017 in favour of those parties in the Schedule hereto. The covenant shall provide for the following matters in respect of the "Protected Landscape Area" while the covenant continues to have legal effect:
 - a) The area shall be retained in open space or rural use with landscape planting as shown on the Detailed Landscape Plans for this area to preserve the sense of open space and rural character;
 - b) The grassland area of the "Protected Landscape Area" identified on the plan shall be managed as a meadow, to be fenced and grazed, or seasonally cut to maintain a healthy meadow grassland and to manage fire risk, and shall not be maintained as a lawn.
 - c) The area shall be fenced with post and wire farm fencing to a height of no more than 1.2m along the entire length of its State Highway 84 boundary.
 - d) There shall be no subdivision (as is defined in the Resource Management Act 1991) of the "Protected Landscape Area";
 - e) There shall be no use or development of the "Protected Landscape Area" other than as shown on the Mt Iron Junction Master Plan – 4 February 2021 and associated Detailed Landscape Plans for this area. The area shall be kept free of all buildings, structures

including signs, temporary and long term storage or parking of vehicles (informally or formally), containers, marquees, machinery, materials, and above ground service and utility cabinets or structures;

- f) Notwithstanding the restrictions in (a) to (e) above, temporary use of the "Protected Landscape Area" shall be allowed for Waka Kotahi NZ Transport Agency during the construction and upgrade of the adjacent State Highway 6/State Highway 84 intersection. For the avoidance of doubt, temporary use includes the establishment and use of temporary signage, fencing, buildings and structures (e.g. portaloos, site offices and enclosed storage), and the storage or parking of construction vehicles, machinery and materials.
- g) The restrictions in (a) – (e) shall continue until such time that rules or standards arising from a change in zoning are treated as operative (under the Resource Management Act 1991) for the "Protected Landscape Area" and shall thereafter be deemed to be null and void and of no legal effect. For the purposes of this condition:
 - i. **change in zoning** means a change in District Plan zoning rules or standards which provides for greater intensity of urban development than the Operative District Plan Rural General zone or the Proposed District Plan Rural zone.

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

SERVICE STATION

General

- 61. The service station shall not include a high flow diesel pump and nor shall it be advertised as a truck stop.
- 62. The carwash shall only operate between 0800 and 2000 hours.
- 63. Service vehicles, including tankers, rubbish collection and other deliveries, shall not enter or exit the site to drop-off or pick up goods on Mondays to Fridays between 7am to 9am and between 4pm to 6pm.
- 64. The planting within the landscaped area on the earth mound to the south and west of the service station area as per the Planting Plan – Service Station referred to in Condition 1 shall not be amended pruned, trimmed or altered in any manner, and the earth mound shall not be lowered or excavated. The area shall be maintained for landscape mounding and planting only and shall not be used for the placement of services, utilities, lighting, signs, materials etc., or for temporary storage or parking.

Engineering

- 65. The layout of the service station shall be in accordance with the Mt Iron Junction Master Plan – 4 February 2021.
- 66. All engineering works for the service station shall be carried out in accordance with the Council's policies and standards, being the Council's Land Development and Subdivision Code of Practice and subsequent amendments to that document up to the date of issue of any resource consent unless otherwise authorised under this consent.

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

67. Prior to commencing any work on the service station site the lead contractor for the service station shall submit a detailed 'Site Management Plan', detailing dust and sediment controls, including a construction methodology to the Manager of Resource Management Engineering at Council for acceptance prior to works commencing. The construction methodology component of this document shall include all stages of excavation, construction, stormwater control measures, and retention measures to ensure adequate support is provided to the excavation, such that no adverse effects specifically from the construction of the service station are caused to surrounding land, structures, roads, underground services and waterways.
68. The lead contractor for the service station shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with the Council's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Council and in accordance with the site management plan submitted under Condition 67 above to ensure that neighbouring sites remain unaffected from earthworks. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the service station project, until all exposed areas of earth are permanently stabilised.
69. The service station operator shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of the Council's Land Development and Subdivision Code of Practice, in relation to this development.
70. At least 5 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.7 of the Council's Land Development and Subdivision Code of Practice who shall supervise the excavation and filling procedure and retaining wall construction and ensure compliance with the recommendations of this report for the service station. This engineer shall continually assess the condition of the excavation and shall be responsible for ensuring that temporary retaining is installed wherever necessary to avoid any potential erosion or instability.
71. Prior to the commencement of any works beyond bulk earthworks on the service station site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition 66, to detail the following engineering works required:
 - a) Provision of High Hazard back flow valve at the property boundary in conjunction with an appropriate water meter that complies with Council's Water Meter Policy Dated August 2015.
 - b) The provision of fire hydrants with adequate pressure and flow to service the development in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008. Any alternative solution must be approved in writing by the Area Manager for the Central North Otago branch of Fire Emergency New Zealand.
 - c) The provision of a collection and treatment system for all areas within the site with potential for hydrocarbon contaminants. This shall include design details and calculations for the interception of petroleum hydrocarbons meeting the *Environmental Guidelines for Water Discharges from Petroleum Industry Sites in New Zealand: 1998 prepared by the Ministry for the Environment*.
 - d) The provision of a collection and treatment system(s) for the car wash in accordance with Council trade waste requirements and Council standards. The system shall discharge the treated water to Council wastewater reticulation.
 - e) The provision of Design Certificates for all engineering works associated with the service station submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the

format of the Council's Land Development and Subdivision Code of Practice Schedule 1A Certificate.

- f) The construction and sealing of all vehicle crossings, vehicle manoeuvring areas and onsite car parking spaces in general accordance with Council's standards.
72. All temporary retention systems shall be installed immediately following excavation to avoid any possible erosion or instability.
73. On completion of earthworks within the building footprint and prior to the construction of the building, the consent holder shall ensure that either:
- a) Certification from a suitably qualified engineer experienced in soils investigations is provided to the Principal Resource Management Engineer at Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded (if any). Note this will require supervision of the fill compaction by a chartered professional engineer;
- or
- b) The foundations of the building shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.
74. Prior to the occupation of the buildings, the consent holder shall complete the following engineering works, in accordance with Condition 66:
- a) The completion and implementation of all certified works detailed in Condition 71 above.
 - b) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of way and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
 - c) The submission of Completion Certificates from both the Contractor and Approved Engineer for all infrastructure engineering works completed in relation to or in association with this service station (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the Council's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
 - d) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
 - e) Any power supply and wired telecommunications connections to the buildings shall be underground from existing reticulation and in accordance with any requirements/standards of the network provider's requirements.
 - f) The construction and sealing of all vehicle manoeuvring and car parking areas to Council's standards. This shall include:
 - i. Parking and loading spaces shall be clearly and permanently marked out.
 - ii. Provision shall be made for stormwater disposal.
 - iii. Staff parking for the service station shall be clearly and permanently marked.
 - g) Installation of a drenching system along the back of the service station building for fire mitigation purposes.

Signage

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

Hazardous Substances

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

TERRACE HOUSING

78. That the terrace housing development be carried out in accordance with the relevant approved plans listed in Condition 1.
79. Terrace housing units that are within or partly within 100m of the edge of the State Highway 6 and/or State Highway 84 carriageway shall be designed, constructed and maintained to achieve:
- a) An indoor design noise level of 40 dB LAeq(24hr) inside all habitable spaces.
 - b) If windows must be closed to achieve the design noise levels, the building must be designed, constructed and maintained with a ventilation and cooling system. For habitable spaces the system must achieve the following:
 - i. Ventilation must be provided to meet clause G4 of the New Zealand Building Code. At the same time, the sound of the system must not exceed 30 dB LAeq(30s) when measured 1m away from any grille or diffuser.
 - ii. The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour. At the same time, the sound of the system must not exceed 35 dB LAeq(30s) when measured 1m away from any grille or diffuser.
 - iii. The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 25°C. At the same time, the sound of the system must not exceed 35 dB LAeq(30s) when measured 1m away from any grille or diffuser.
 - c) A design report prepared by a suitably qualified and experienced acoustics specialist must be submitted to the Council demonstrating compliance with this condition prior to construction or alteration of any building. The design must take into account the future permitted use of the

state highway; for existing roads this is achieved by the addition of 3 dB to existing measured or predicted noise levels.

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

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

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

81. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of the Council's Land Development and Subdivision Code of Practice, in relation to this development.
82. Prior to commencing works on site, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.
83. Prior to commencing any works on the site, the consent holder shall obtain 'Engineering Review and Certification' from the Queenstown Lakes District Council for all development works and information requirements specified below. An 'Engineering Review and Acceptance' application shall be submitted to the Manager of Resource Management Engineering at Council and shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition 81, to detail the following requirements:
- a) The provision of a water supply to each unit in terms of Council's standards and connection policy. This shall include an Acuflo GM900 as the toby valve and an approved water meter as detailed in QLDC Water Meter Policy (Appendix A), dated August 2015. The costs of the connections shall be borne by the consent holder.
 - b) The provision of a foul sewer connection from all units to Council's reticulated sewerage system in accordance with Council's standards and connection policy.
 - c) The disposal of stormwater for all impervious areas of the site.
 - d) The provision of a sealed vehicle crossing to the site and sealed vehicle manoeuvring and parking areas that shall be constructed to Council's standards.
 - e) The provision of Design Certificates for all engineering works associated with this subdivision/development submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the Council's Land Development and Subdivision Code of Practice Schedule 1A Certificate.

To be completed prior to the occupation of the units

84. Prior to the occupation of the units the consent holder shall complete the following:
- a) The completion and implementation of all works detailed in Condition 83 above.

- b) An Elster PSM V100 or Sensus 620 water meter shall be provided to Council's maintenance contractor Veolia for all units, and evidence of supply shall be provided to Council's Subdivision Inspector.
- c) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the boundary of all units created and that all the network supplier's requirements for making such means of supply available have been met.
- d) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to all units and that all the network supplier's requirements for making such means of supply available have been met.
- e) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition 81 for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the Council's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
- f) All newly constructed foul sewer and stormwater mains shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main. The CCTV shall be completed and reviewed by Council before any surface sealing.
- g) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- h) The construction and sealing of all vehicle manoeuvring and car parking areas to Council's standards. This shall include the provision shall be made for stormwater disposal.
- i) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of ways and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).

WORKERS' ACCOMMODATION

- 85. That the workers' accommodation development be carried out in accordance with the relevant approved plans listed in Condition 1.
- 86. The workers' accommodation units shall be retained in a single ownership and shall not be further subdivided.
- 87. The units shall not be rented for short term visitor accommodation.
- 88. Workers' accommodation units that are within or partly within 100m of the edge of the State Highway 6 and/or State Highway 84 carriageway shall be designed, constructed and maintained to achieve:
 - a) An indoor design noise level of 40 dB LAeq(24hr) inside all habitable spaces.
 - b) If windows must be closed to achieve the design noise levels, the building must be designed, constructed and maintained with a ventilation and cooling system. For habitable spaces the system must achieve the following:

- i. Ventilation must be provided to meet clause G4 of the New Zealand Building Code. At the same time, the sound of the system must not exceed 30 dB LAeq(30s) when measured 1m away from any grille or diffuser.
 - ii. The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour. At the same time, the sound of the system must not exceed 35 dB LAeq(30s) when measured 1m away from any grille or diffuser.
 - iii. The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 25°C. At the same time, the sound of the system must not exceed 35 dB LAeq(30s) when measured 1m away from any grille or diffuser.
- c) A design report prepared by a suitably qualified and experienced acoustics specialist must be submitted to the Council demonstrating compliance with this condition prior to construction or alteration of any building. The design must take into account the future permitted use of the state highway; for existing roads this is achieved by the addition of 3 dB to existing measured or predicted noise levels.
89. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being the Council's Land Development and Subdivision Code of Practice and subsequent amendments to that document up to the date of issue of any resource consent.

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

90. Prior to occupation of the units the consent holder shall prepare a management plan for the workers' accommodation units (WAMP). The objectives of the WAMP are to ensure that the units function safely and effectively, without causing unreasonable adverse noise and amenity effects on the neighbouring landowners and community. The WAMP shall accordingly include the following:
- a) Property manager details;
 - b) Management of onsite facilities and parking;
 - c) Rubbish and recycling;
 - d) Avoidance of nuisance effects, including avoiding loud music and large outdoor groups after 22:00 hours;
 - e) Emergency procedures; and
 - f) Planting and maintenance of fruit trees and vegetable gardens.

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

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

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

92. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the

works covered under Sections 1.7 & 1.8 of the Council's Land Development and Subdivision Code of Practice, in relation to this development.

93. Prior to commencing works on site, the consent holder shall obtain and implement a traffic management plan approved by Council and Waka Kotahi NZ Transport Agency if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.
94. Prior to commencing any works on the workers' accommodation site, the consent holder shall obtain 'Engineering Review and Certification' from the Queenstown Lakes District Council for all development works and information requirements specified below. An 'Engineering Review and Acceptance' application shall be submitted to the Manager of Resource Management Engineering at Council and shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition 89, to detail the following requirements:
- a) The provision of a water supply to each unit in terms of Council's standards and connection policy. This shall include either:
 - i) an Acuflo GM900 as the toby valve and an approved water meter as detailed in QLDC Water Meter Policy (Appendix A), dated August 2015. The costs of the connections shall be borne by the consent holder.
 - or
 - ii) A bulk flow meter which consists of an approved valve and valve box with backflow prevention and provision for water metering to be located at the road reserve boundary. The costs of the connection shall be borne by the consent holder.
 - b) The provision of a foul sewer connection from all units to Council's reticulated sewerage system in accordance with Council's standards and connection policy.
 - c) The disposal of stormwater for all impervious areas of the site.
 - d) The provision of a sealed vehicle crossing to the site and sealed vehicle manoeuvring and parking areas that shall be constructed to Council's standards.
 - e) The provision of Design Certificates for all engineering works associated with this subdivision/development submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the Council's Land Development and Subdivision Code of Practice Schedule 1A Certificate.

To be completed prior to the occupation of the units

95. Prior to the occupation of the units the consent holder shall complete the following:
- a) The completion and implementation of all works detailed in Condition 94 above.
 - b) An Elster PSM V100 or Sensus 620 water meter shall be provided to Council's maintenance contractor Veolia for all units, and evidence of supply shall be provided to Council's Subdivision Inspector.
 - c) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the boundary of all units created and that all the network supplier's requirements for making such means of supply available have been met.
 - d) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition 92 for all engineering works completed in relation to or in association with this

subdivision/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the Council's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.

- e) All newly constructed foul sewer and stormwater mains shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main. The CCTV shall be completed and reviewed by Council before any surface sealing.
- f) The construction and sealing of all vehicle manoeuvring and car parking areas to Council's standards. This shall include:
 - a. Parking and loading spaces shall be clearly and permanently marked out.
 - b. Provision shall be made for stormwater disposal.
- g) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- h) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of ways and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).

REVIEW

96. Within ten working days of each anniversary of the date of this decision the Council may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this resource consent for any of the following purposes:
- a) To deal with any adverse effects on the environment that may arise from the exercise of the consent which were not foreseen at the time the application was considered and which it is appropriate to deal with at a later stage; and
 - b) To avoid, remedy and mitigate any adverse effects on the environment which may arise from the exercise of the consent and which have been caused by a change in circumstances or which may be more appropriately addressed as a result of a change in circumstances, such that the conditions of this resource consent are no longer appropriate in terms of the purpose of the Resource Management Act 1991.

ADVICE NOTES

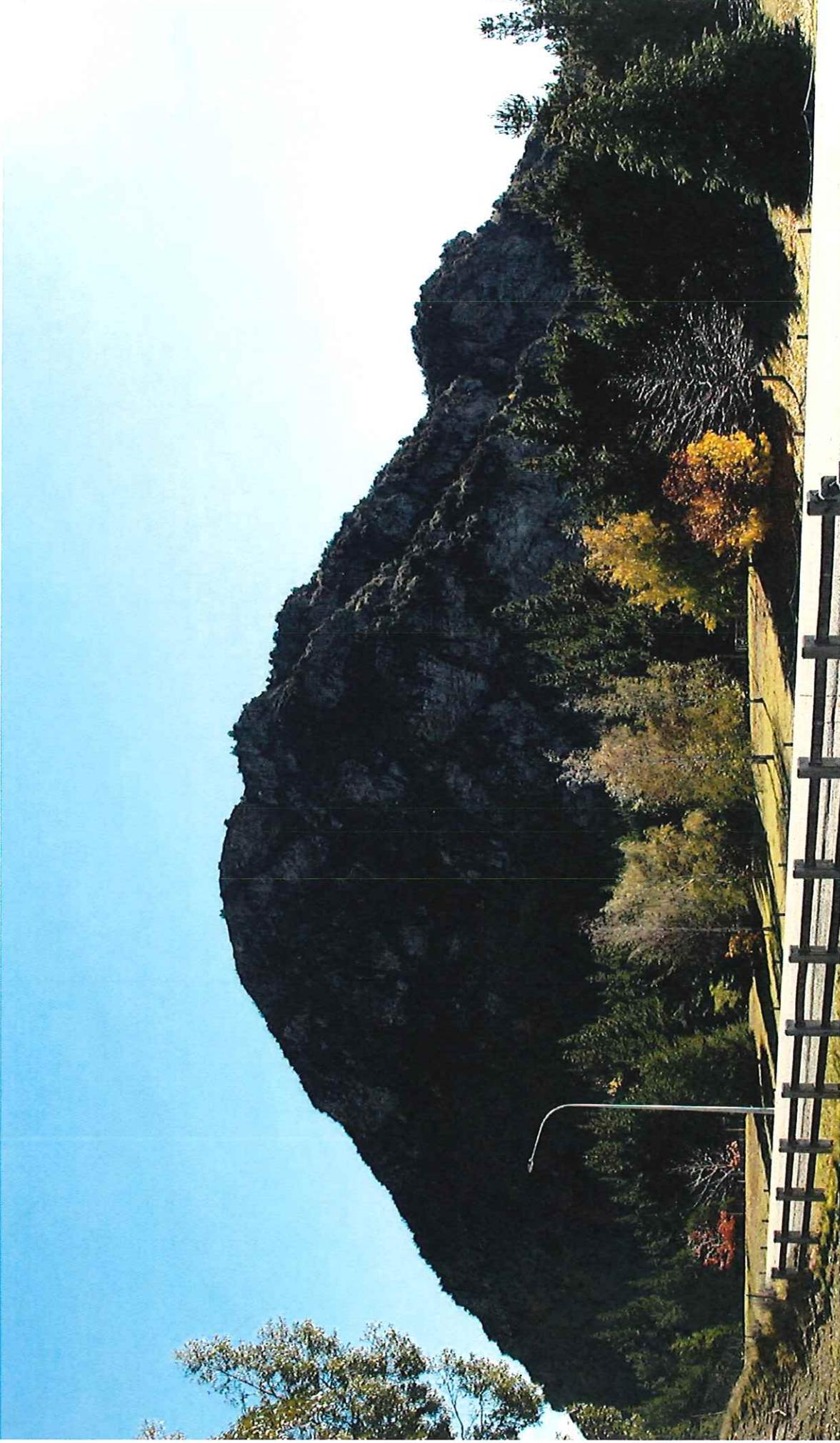
1. The consent holder is advised that any retaining walls, including stacked stone and gabion walls, proposed in this development which exceeds 1.5m in height or walls of any height bearing additional surcharge loads will require Building Consent, as they are not exempt under Schedule 1 of the Building Act 2004.
2. Prior approval via a Connection to Council Services for a Temporary Water Take is required if Council's water supply is to be utilised for dust suppression during earthworks. This shall include the use of a backflow prevention device to prevent contamination of Council's potable water supply.
3. The consent holder is advised that the residential units should be designed and constructed using energy efficient principles to reduce energy consumption and create warm, healthy living spaces.
4. This site may contain archaeological material. Under the Heritage New Zealand Pouhere Taonga Act 2014, the permission of the Heritage New Zealand Pouhere Taonga must be sought prior to the modification, damage or destruction of any archaeological site, whether the site is unrecorded

or has been previously recorded. An archaeological site is described in the Act as a place associated with pre-1900 human activity, which may provide evidence relating to the history of New Zealand. These provisions apply regardless of whether a resource consent or building consent has been granted by Council. Should archaeological material be discovered during site works, any work affecting the material must cease and the Heritage New Zealand Pouhere Taonga must be contacted (Dunedin office phone 03 477 9871).

5. The consent holder is advised that if it is proposed to subdivide in future, then all services should be installed to the development in accordance with the Council's Land Development and Subdivision Code of Practice adopted on 3 May 2018 and subsequent amendments to that document up to the date of issue of any subdivision consent. It is recommended that Council's Engineers are contacted prior to installation of services to arrange for all necessary inspections to be carried out so that services can be checked for compliance with the Council's Code of Subdivision prior to backfilling. Otherwise, services may require excavation and inspection at time of subdivision and CCTV footage may be required to demonstrate compliance with the Council's Land Development and Subdivision Code of Practice and subsequent amendments to that document up to the date of issue of any consent.
6. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information, please contact the DCN Officer at QLDC.

Schedule - Parties to receive benefit of Covenant in Gross pursuant to Sections 116(1)(a) and (b) of the Land Transfer Act 2017 (pursuant to Condition 60)

1. Queenstown Lakes District Council



Mt. Iron Junction **FINAL CONSENT PLANS**

Prepared for Mt Iron Junction by Rough and Milne Landscape Architects Ltd | February 2021

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NB: This document is intended to be printed A3 landscape format

ATTACHMENT 1
ROUGH + MILNE LANDSCAPE ARCHITECTS
MASTER PLAN

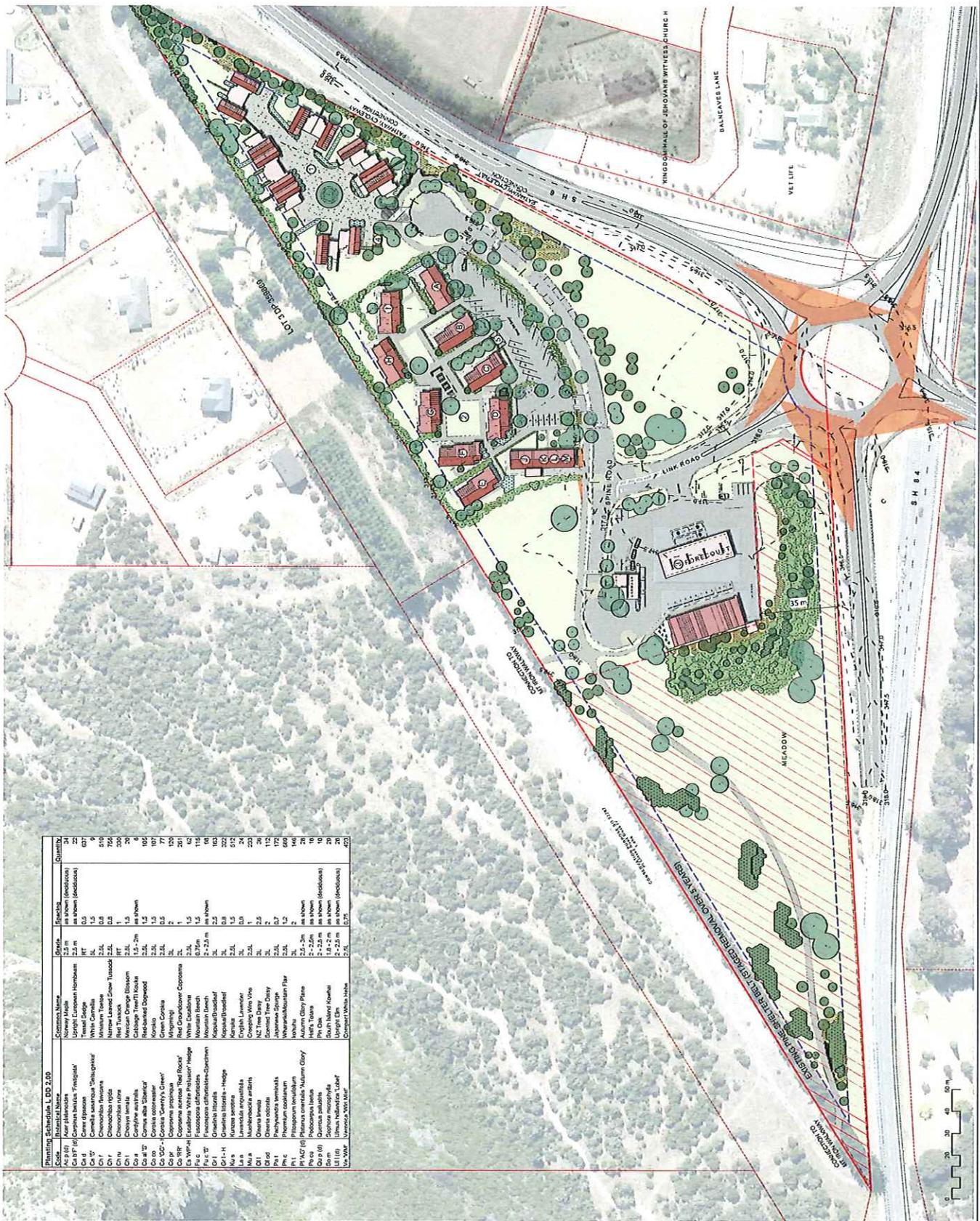
PROJECT: Mt Iron Junction
 CLIENT: Mt Iron Junction
 DATE: 04 FEBRUARY 2021
 DRAWING NO: L 1.00
 SHEETS: 1 OF 15

LEGEND

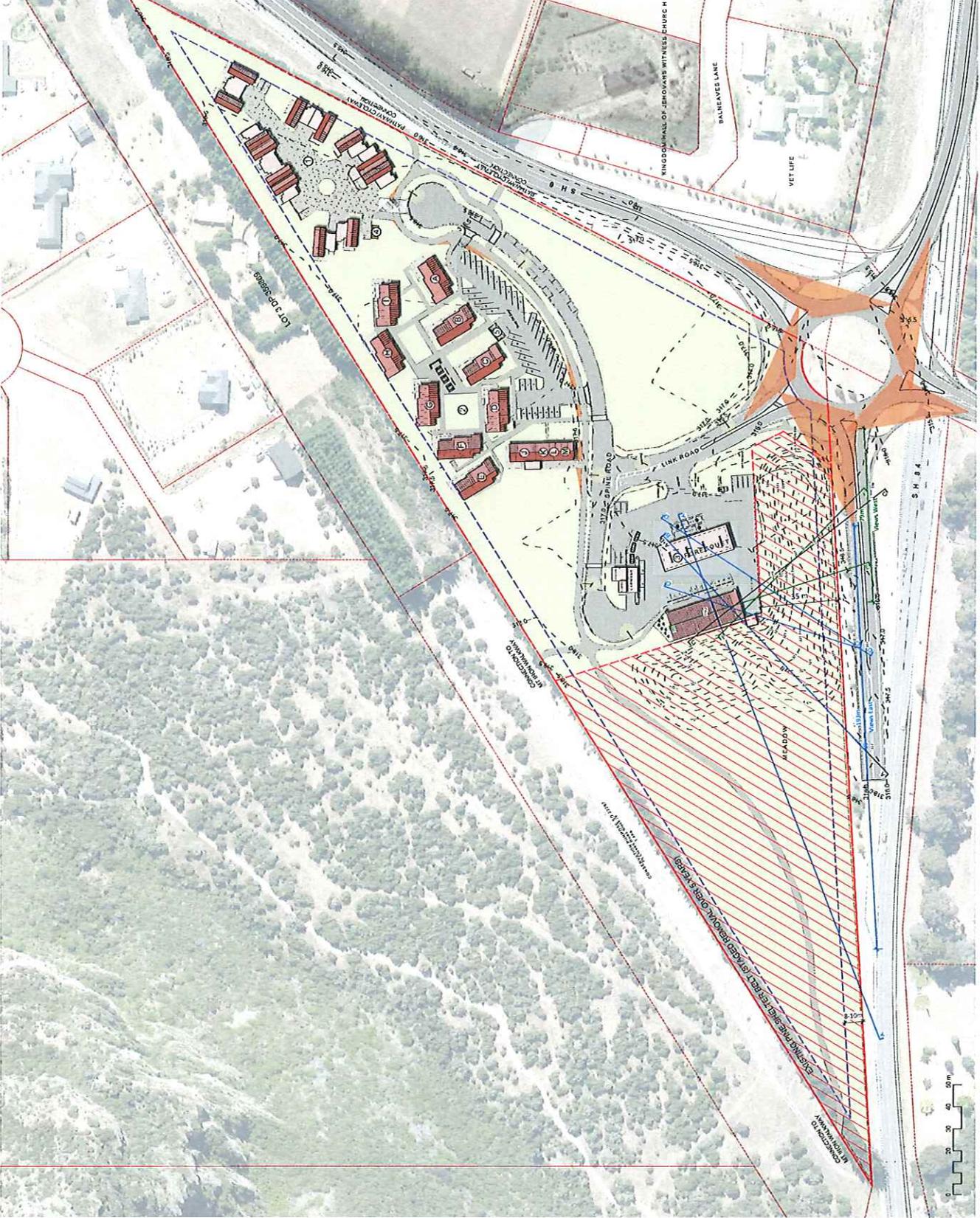
- Threshold Paving
- Footpath 3m width
- Exposed Aggregate
- Mounding with Proposed Contours @ 500mm Intervals
- Terrace Housing
- Workers Accommodation
- Accommodation Units
- Manager Accommodation & Office
- Drying Room, Laundry, Rubbish
- Collex Station
- Covered Communal Bin
- Shuttle Bus Shelter
- Property Boundary
- 8m-tall Setback Post & Rail Fence
- Signline Splay
- Proposed Landscape Area



DATE	17/06/2021	BY	17/06/2021
DESIGNED	17/06/2021	DRAWN	17/06/2021
CHECKED	17/06/2021	STATUS	FINAL CONCEPT PLAN
DATE	17/06/2021	SCALE	1:100 @ A1, 1:100 @ A2
PROJECT: Mt Iron Junction CLIENT: Mt Iron Junction DRAWING NO: L 1.00 SHEETS: 1 OF 15			



Code	Botanical Name	Common Name	Height	Spacing	Quantity
Ca 1	Camellia sasanqua 'Shogun'	Camellia	2.5m	as shown	34
Ca 2	Camellia sasanqua 'Noblesse'	Camellia	2.5m	as shown	637
Ca 3	Camellia sasanqua 'White Camellia'	Camellia	1.5m	0.5	15
Ca 4	Camellia sasanqua 'White Camellia'	Camellia	1.5m	0.8	9
Ca 5	Camellia sasanqua 'White Camellia'	Camellia	1.5m	1.2	10
Ca 6	Camellia sasanqua 'White Camellia'	Camellia	1.5m	1.5	10
Ca 7	Camellia sasanqua 'White Camellia'	Camellia	1.5m	2.0	10
Ca 8	Camellia sasanqua 'White Camellia'	Camellia	1.5m	2.5	10
Ca 9	Camellia sasanqua 'White Camellia'	Camellia	1.5m	3.0	10
Ca 10	Camellia sasanqua 'White Camellia'	Camellia	1.5m	3.5	10
Ca 11	Camellia sasanqua 'White Camellia'	Camellia	1.5m	4.0	10
Ca 12	Camellia sasanqua 'White Camellia'	Camellia	1.5m	4.5	10
Ca 13	Camellia sasanqua 'White Camellia'	Camellia	1.5m	5.0	10
Ca 14	Camellia sasanqua 'White Camellia'	Camellia	1.5m	5.5	10
Ca 15	Camellia sasanqua 'White Camellia'	Camellia	1.5m	6.0	10
Ca 16	Camellia sasanqua 'White Camellia'	Camellia	1.5m	6.5	10
Ca 17	Camellia sasanqua 'White Camellia'	Camellia	1.5m	7.0	10
Ca 18	Camellia sasanqua 'White Camellia'	Camellia	1.5m	7.5	10
Ca 19	Camellia sasanqua 'White Camellia'	Camellia	1.5m	8.0	10
Ca 20	Camellia sasanqua 'White Camellia'	Camellia	1.5m	8.5	10
Ca 21	Camellia sasanqua 'White Camellia'	Camellia	1.5m	9.0	10
Ca 22	Camellia sasanqua 'White Camellia'	Camellia	1.5m	9.5	10
Ca 23	Camellia sasanqua 'White Camellia'	Camellia	1.5m	10.0	10
Ca 24	Camellia sasanqua 'White Camellia'	Camellia	1.5m	10.5	10
Ca 25	Camellia sasanqua 'White Camellia'	Camellia	1.5m	11.0	10
Ca 26	Camellia sasanqua 'White Camellia'	Camellia	1.5m	11.5	10
Ca 27	Camellia sasanqua 'White Camellia'	Camellia	1.5m	12.0	10
Ca 28	Camellia sasanqua 'White Camellia'	Camellia	1.5m	12.5	10
Ca 29	Camellia sasanqua 'White Camellia'	Camellia	1.5m	13.0	10
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Ca 31	Camellia sasanqua 'White Camellia'	Camellia	1.5m	14.0	10
Ca 32	Camellia sasanqua 'White Camellia'	Camellia	1.5m	14.5	10
Ca 33	Camellia sasanqua 'White Camellia'	Camellia	1.5m	15.0	10
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Ca 35	Camellia sasanqua 'White Camellia'	Camellia	1.5m	16.0	10
Ca 36	Camellia sasanqua 'White Camellia'	Camellia	1.5m	16.5	10
Ca 37	Camellia sasanqua 'White Camellia'	Camellia	1.5m	17.0	10
Ca 38	Camellia sasanqua 'White Camellia'	Camellia	1.5m	17.5	10
Ca 39	Camellia sasanqua 'White Camellia'	Camellia	1.5m	18.0	10
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Ca 41	Camellia sasanqua 'White Camellia'	Camellia	1.5m	19.0	10
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Ca 43	Camellia sasanqua 'White Camellia'	Camellia	1.5m	20.0	10
Ca 44	Camellia sasanqua 'White Camellia'	Camellia	1.5m	20.5	10
Ca 45	Camellia sasanqua 'White Camellia'	Camellia	1.5m	21.0	10
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Ca 53	Camellia sasanqua 'White Camellia'	Camellia	1.5m	25.0	10
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Ca 55	Camellia sasanqua 'White Camellia'	Camellia	1.5m	26.0	10
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Ca 59	Camellia sasanqua 'White Camellia'	Camellia	1.5m	28.0	10
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Ca 72	Camellia sasanqua 'White Camellia'	Camellia	1.5m	34.5	10
Ca 73	Camellia sasanqua 'White Camellia'	Camellia	1.5m	35.0	10
Ca 74	Camellia sasanqua 'White Camellia'	Camellia	1.5m	35.5	10
Ca 75	Camellia sasanqua 'White Camellia'	Camellia	1.5m	36.0	10
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Ca 92	Camellia sasanqua 'White Camellia'	Camellia	1.5m	44.5	10
Ca 93	Camellia sasanqua 'White Camellia'	Camellia	1.5m	45.0	10
Ca 94	Camellia sasanqua 'White Camellia'	Camellia	1.5m	45.5	10
Ca 95	Camellia sasanqua 'White Camellia'	Camellia	1.5m	46.0	10
Ca 96	Camellia sasanqua 'White Camellia'	Camellia	1.5m	46.5	10
Ca 97	Camellia sasanqua 'White Camellia'	Camellia	1.5m	47.0	10
Ca 98	Camellia sasanqua 'White Camellia'	Camellia	1.5m	47.5	10
Ca 99	Camellia sasanqua 'White Camellia'	Camellia	1.5m	48.0	10
Ca 100	Camellia sasanqua 'White Camellia'	Camellia	1.5m	48.5	10



PROJECT: MOUNTAIN VIEW COMMUNITY DEVELOPMENT
 CLIENT: MOUNTAIN VIEW COMMUNITY DEVELOPMENT
 LOCATION: 1000 S. 1000 W. WYOMING, CO. 80501
 DATE: 02/04/2021
 DRAWN BY: J. B. [unreadable]
 CHECKED BY: [unreadable]
 DATE: 02/04/2021
 SCALE: 1:1000 P.A.L. 1:1000 P.A.J.

LEGEND

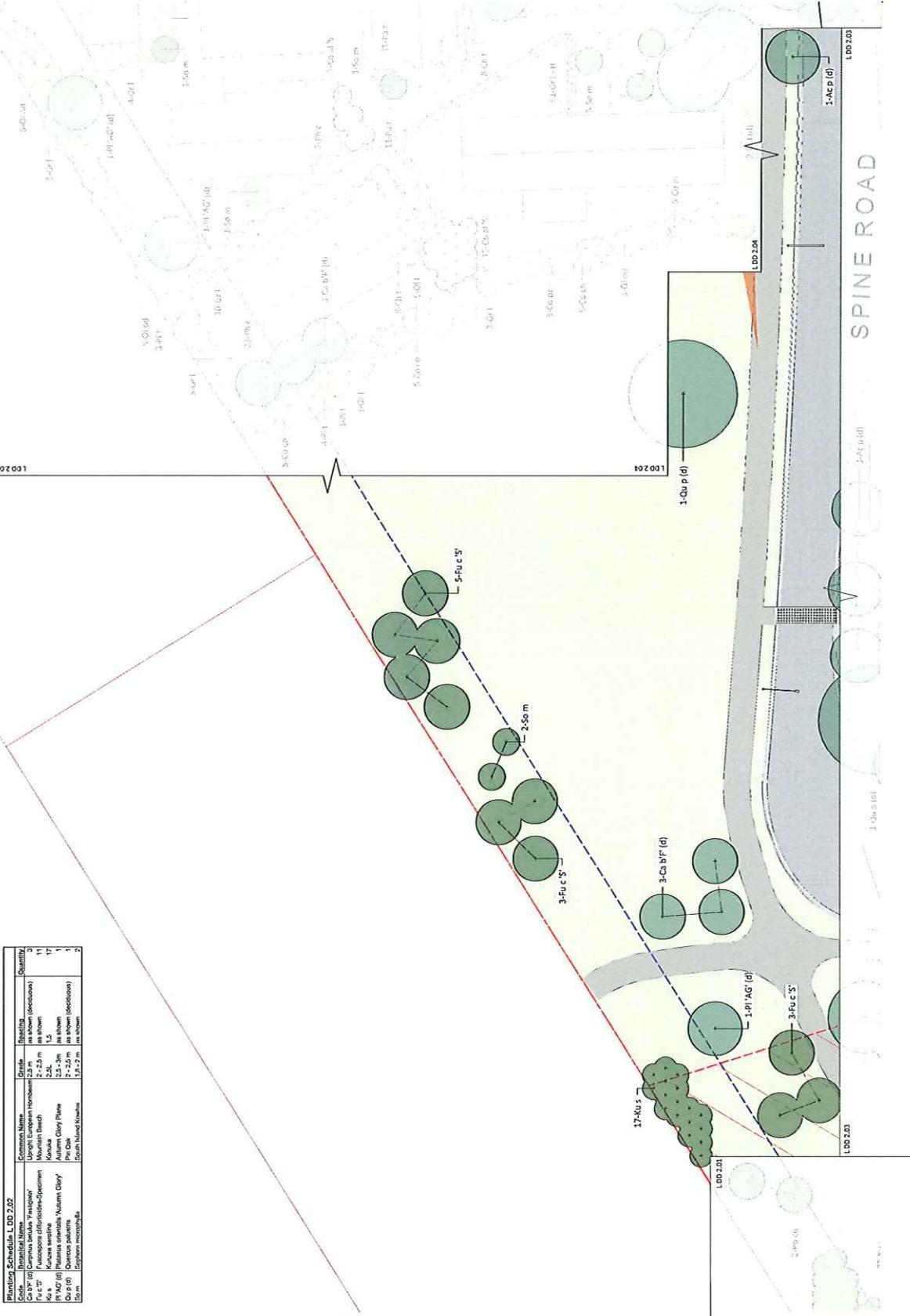
- Threshold Paving
- Footpath 3m width
- Exposed Aggregate
- Mounding with Proposed Contours @ 50mm intervals
- Terrace Housing
- Wickler's Accommodation
- Accommodation Units
- Manager Accommodation & Office
- Drying Room, Laundry, Rubbish
- Callbox Station
- Covered Communal Bin
- Shade Bus Shelter
- Property Boundary
- 8m-10m Setback
- Post & Rail Fence
- Signline Splays
- Protected Landscape Area
- Views East
- Views West
- 1m High Retaining Wall



LANDSCAPE MASTER PLAN	
PROJECT	Mt Iron Junction
LOCATION	SH 6 corner SH 84
CLIENT	Winnika, Chicago
DATE	17/02/2020
DESIGNED BY	CELANIA, NY, NY
DRAWN BY	CELANIA, NY, NY
CHECKED BY	CELANIA, NY, NY
STATUS	FINAL CONCEPT PLAN
DRAWING NO.	L 1.01
SHEET	2 of 15

ATTACHMENT 2
ROUGH + MILNE LANDSCAPE ARCHITECTS
DETAILED PLANS

Code	Botanical Name	Common Name	Grade	Spacing	Quantity
Ca 3" (d)	<i>Carpinus vitifolia</i>	Upright European Hornbeam	2.5 m	as shown (deciduous)	3
Fu 2.5"	<i>Fatsiopsis diffractiloba</i> -Specimen	Mountain Birch	2 - 2.5 m	as shown	11
Pr 1.5" (d)	<i>Prinosus sp.</i>	Prinosus	2.5 m	as shown	1
Pr 1.5" (d)	<i>Prinosus sp.</i>	Prinosus	2.5 m	as shown	1
Qu p (d)	<i>Quercus prinus</i>	Pin Oak	2 - 2.5 m	as shown (deciduous)	1
Qu m	<i>Quercus macrocarpa</i>	Scarlet Oak	1.5 - 2 m	as shown	2



DATE: 21/12/2020
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

- LEGEND**
- Property Boundary
 - 8m-10m Setback
 - Projected Landscape Area
 - Exotic/Deciduous Tree
 - Native Trees
 - Native Shrub
 - Exotic Shrub
 - Tussock
 - Grass
 - Footpath 3m width
 - Threshold Paving

NOTE:
 All evergreen trees (2m or above at time of planting) shall have a minimum caliper of 30mm.

DESIGNED BY: [Name]
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

DATE: 21/12/2020
 SCALE: 1:200
 PROJECT: [Name]
 DRAWING NO: [Name]
 SHEET NO: [Name]
 OF [Name]

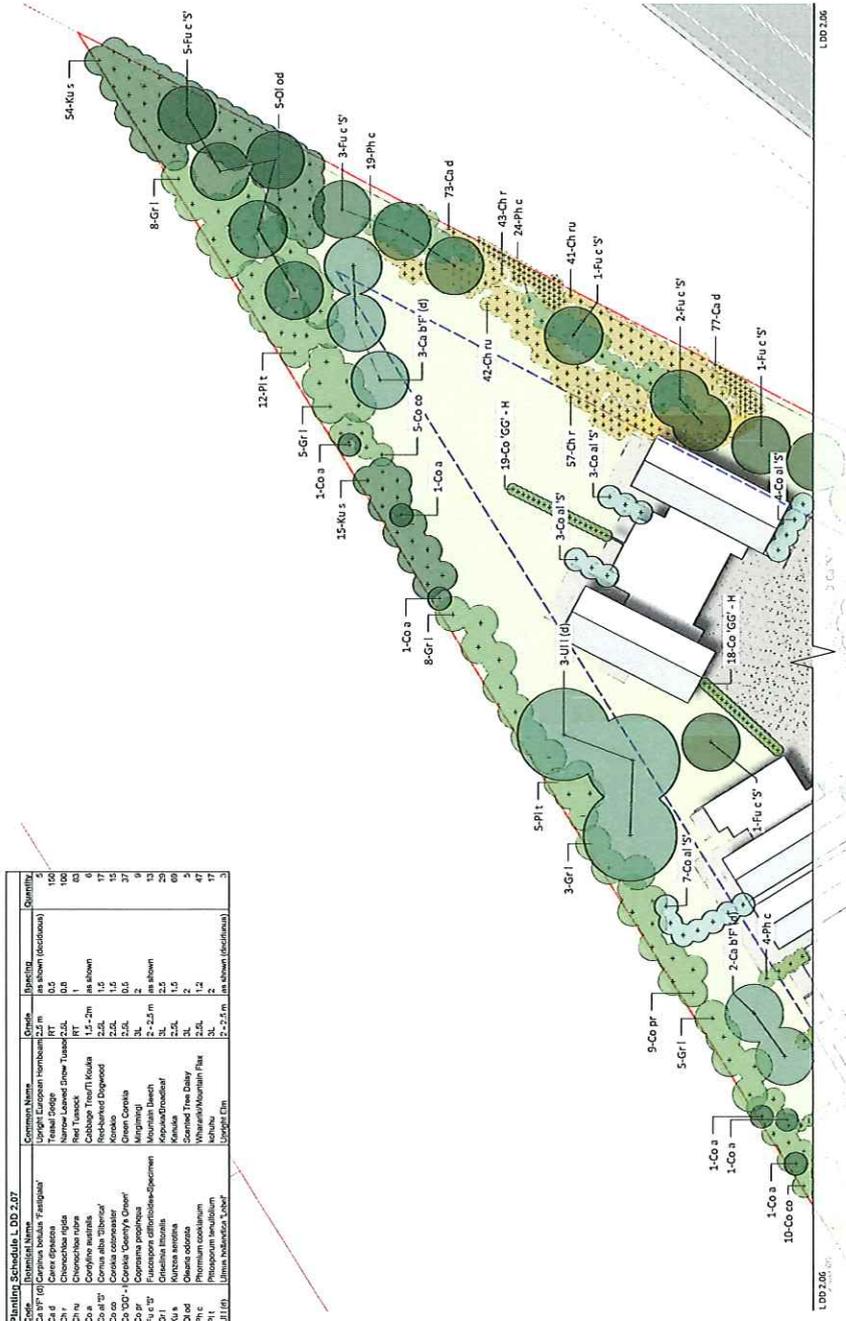
MOUNTAIN LANDSCAPE ARCHITECTS
 100/100 WILSON AVENUE, SUITE 100, WILSON, BC V1W 1S1
 TEL: 604.943.8888
 WWW.MOUNTAINLANDSCAPEARCHITECTS.COM
 PROJECT NO. 2020-001
 DATE: 2020-12-15
 DRAWN BY: M. J. JONES
 CHECKED BY: M. J. JONES
 APPROVED BY: M. J. JONES
 SCALE: 1:1000
 SHEET: 1 OF 15

LEGEND

- Property Boundary
- 8m-10m Setback
- Exotic/Deciduous Tree
- Native Trees
- Native Shrubs
- Exotic Shrubs
- Tussocks
- Grass
- Threshold Paving
- Footpath 3m width
- Exposed Aggregate

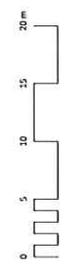
NOTE:
 All specimen trees 12m or above
 at time of planting shall have a
 minimum caliper of 30mm.

MOUNTAIN LANDSCAPE ARCHITECTS
 100/100 WILSON AVENUE, SUITE 100, WILSON, BC V1W 1S1
 TEL: 604.943.8888
 WWW.MOUNTAINLANDSCAPEARCHITECTS.COM
 PROJECT NO. 2020-001
 DATE: 2020-12-15
 DRAWN BY: M. J. JONES
 CHECKED BY: M. J. JONES
 APPROVED BY: M. J. JONES
 SCALE: 1:1000
 SHEET: 1 OF 15



Planting Schedule LDD 2.07

Code	Botanical Name	Common Name	Grass	Specifying	Quantity
Ca F (d)	Carpinus betulus 'Fastigiata'	Upright European Hornbeam	2.5 m	as shown (deciduous)	5
Ca F	Carex obovata	Tussock Sedge	RT	0.5	150
Ca d	Carex obovata	Tussock Sedge	RT	0.5	80
Ch ru	Chionochloa rubra	Red Tussock	RT	1	10
Co a	Cornus alba 'Sibirica'	Cornelian Dogwood	1.5-2m	as shown	6
Co a 1'	Cornus alba 'Sibirica'	Cornelian Dogwood	2.0L	1.5	17
Co a 2'	Cornus alba 'Sibirica'	Cornelian Dogwood	2.5L	1.5	17
Co a 3'	Cornus alba 'Sibirica'	Cornelian Dogwood	3.0L	0.5	37
Co a 4'	Cornus alba 'Sibirica'	Cornelian Dogwood	3.5L	2	9
Co a 5'	Cornus alba 'Sibirica'	Cornelian Dogwood	4.0L	2	9
Co a 6'	Cornus alba 'Sibirica'	Cornelian Dogwood	4.5L	2	9
Co a 7'	Cornus alba 'Sibirica'	Cornelian Dogwood	5.0L	2	9
Co a 8'	Cornus alba 'Sibirica'	Cornelian Dogwood	5.5L	2	9
Co a 9'	Cornus alba 'Sibirica'	Cornelian Dogwood	6.0L	2	9
Co a 10'	Cornus alba 'Sibirica'	Cornelian Dogwood	6.5L	2	9
Co a 11'	Cornus alba 'Sibirica'	Cornelian Dogwood	7.0L	2	9
Co a 12'	Cornus alba 'Sibirica'	Cornelian Dogwood	7.5L	2	9
Co a 13'	Cornus alba 'Sibirica'	Cornelian Dogwood	8.0L	2	9
Co a 14'	Cornus alba 'Sibirica'	Cornelian Dogwood	8.5L	2	9
Co a 15'	Cornus alba 'Sibirica'	Cornelian Dogwood	9.0L	2	9
Co a 16'	Cornus alba 'Sibirica'	Cornelian Dogwood	9.5L	2	9
Co a 17'	Cornus alba 'Sibirica'	Cornelian Dogwood	10.0L	2	9
Co a 18'	Cornus alba 'Sibirica'	Cornelian Dogwood	10.5L	2	9
Co a 19'	Cornus alba 'Sibirica'	Cornelian Dogwood	11.0L	2	9
Co a 20'	Cornus alba 'Sibirica'	Cornelian Dogwood	11.5L	2	9
Co a 21'	Cornus alba 'Sibirica'	Cornelian Dogwood	12.0L	2	9
Co a 22'	Cornus alba 'Sibirica'	Cornelian Dogwood	12.5L	2	9
Co a 23'	Cornus alba 'Sibirica'	Cornelian Dogwood	13.0L	2	9
Co a 24'	Cornus alba 'Sibirica'	Cornelian Dogwood	13.5L	2	9
Co a 25'	Cornus alba 'Sibirica'	Cornelian Dogwood	14.0L	2	9
Co a 26'	Cornus alba 'Sibirica'	Cornelian Dogwood	14.5L	2	9
Co a 27'	Cornus alba 'Sibirica'	Cornelian Dogwood	15.0L	2	9
Co a 28'	Cornus alba 'Sibirica'	Cornelian Dogwood	15.5L	2	9
Co a 29'	Cornus alba 'Sibirica'	Cornelian Dogwood	16.0L	2	9
Co a 30'	Cornus alba 'Sibirica'	Cornelian Dogwood	16.5L	2	9
Co a 31'	Cornus alba 'Sibirica'	Cornelian Dogwood	17.0L	2	9
Co a 32'	Cornus alba 'Sibirica'	Cornelian Dogwood	17.5L	2	9
Co a 33'	Cornus alba 'Sibirica'	Cornelian Dogwood	18.0L	2	9
Co a 34'	Cornus alba 'Sibirica'	Cornelian Dogwood	18.5L	2	9
Co a 35'	Cornus alba 'Sibirica'	Cornelian Dogwood	19.0L	2	9
Co a 36'	Cornus alba 'Sibirica'	Cornelian Dogwood	19.5L	2	9
Co a 37'	Cornus alba 'Sibirica'	Cornelian Dogwood	20.0L	2	9
Co a 38'	Cornus alba 'Sibirica'	Cornelian Dogwood	20.5L	2	9
Co a 39'	Cornus alba 'Sibirica'	Cornelian Dogwood	21.0L	2	9
Co a 40'	Cornus alba 'Sibirica'	Cornelian Dogwood	21.5L	2	9
Co a 41'	Cornus alba 'Sibirica'	Cornelian Dogwood	22.0L	2	9
Co a 42'	Cornus alba 'Sibirica'	Cornelian Dogwood	22.5L	2	9
Co a 43'	Cornus alba 'Sibirica'	Cornelian Dogwood	23.0L	2	9
Co a 44'	Cornus alba 'Sibirica'	Cornelian Dogwood	23.5L	2	9
Co a 45'	Cornus alba 'Sibirica'	Cornelian Dogwood	24.0L	2	9
Co a 46'	Cornus alba 'Sibirica'	Cornelian Dogwood	24.5L	2	9
Co a 47'	Cornus alba 'Sibirica'	Cornelian Dogwood	25.0L	2	9
Co a 48'	Cornus alba 'Sibirica'	Cornelian Dogwood	25.5L	2	9
Co a 49'	Cornus alba 'Sibirica'	Cornelian Dogwood	26.0L	2	9
Co a 50'	Cornus alba 'Sibirica'	Cornelian Dogwood	26.5L	2	9
Co a 51'	Cornus alba 'Sibirica'	Cornelian Dogwood	27.0L	2	9
Co a 52'	Cornus alba 'Sibirica'	Cornelian Dogwood	27.5L	2	9
Co a 53'	Cornus alba 'Sibirica'	Cornelian Dogwood	28.0L	2	9
Co a 54'	Cornus alba 'Sibirica'	Cornelian Dogwood	28.5L	2	9
Co a 55'	Cornus alba 'Sibirica'	Cornelian Dogwood	29.0L	2	9
Co a 56'	Cornus alba 'Sibirica'	Cornelian Dogwood	29.5L	2	9
Co a 57'	Cornus alba 'Sibirica'	Cornelian Dogwood	30.0L	2	9
Co a 58'	Cornus alba 'Sibirica'	Cornelian Dogwood	30.5L	2	9
Co a 59'	Cornus alba 'Sibirica'	Cornelian Dogwood	31.0L	2	9
Co a 60'	Cornus alba 'Sibirica'	Cornelian Dogwood	31.5L	2	9
Co a 61'	Cornus alba 'Sibirica'	Cornelian Dogwood	32.0L	2	9
Co a 62'	Cornus alba 'Sibirica'	Cornelian Dogwood	32.5L	2	9
Co a 63'	Cornus alba 'Sibirica'	Cornelian Dogwood	33.0L	2	9
Co a 64'	Cornus alba 'Sibirica'	Cornelian Dogwood	33.5L	2	9
Co a 65'	Cornus alba 'Sibirica'	Cornelian Dogwood	34.0L	2	9
Co a 66'	Cornus alba 'Sibirica'	Cornelian Dogwood	34.5L	2	9
Co a 67'	Cornus alba 'Sibirica'	Cornelian Dogwood	35.0L	2	9
Co a 68'	Cornus alba 'Sibirica'	Cornelian Dogwood	35.5L	2	9
Co a 69'	Cornus alba 'Sibirica'	Cornelian Dogwood	36.0L	2	9
Co a 70'	Cornus alba 'Sibirica'	Cornelian Dogwood	36.5L	2	9
Co a 71'	Cornus alba 'Sibirica'	Cornelian Dogwood	37.0L	2	9
Co a 72'	Cornus alba 'Sibirica'	Cornelian Dogwood	37.5L	2	9
Co a 73'	Cornus alba 'Sibirica'	Cornelian Dogwood	38.0L	2	9
Co a 74'	Cornus alba 'Sibirica'	Cornelian Dogwood	38.5L	2	9
Co a 75'	Cornus alba 'Sibirica'	Cornelian Dogwood	39.0L	2	9
Co a 76'	Cornus alba 'Sibirica'	Cornelian Dogwood	39.5L	2	9
Co a 77'	Cornus alba 'Sibirica'	Cornelian Dogwood	40.0L	2	9
Co a 78'	Cornus alba 'Sibirica'	Cornelian Dogwood	40.5L	2	9
Co a 79'	Cornus alba 'Sibirica'	Cornelian Dogwood	41.0L	2	9
Co a 80'	Cornus alba 'Sibirica'	Cornelian Dogwood	41.5L	2	9
Co a 81'	Cornus alba 'Sibirica'	Cornelian Dogwood	42.0L	2	9
Co a 82'	Cornus alba 'Sibirica'	Cornelian Dogwood	42.5L	2	9
Co a 83'	Cornus alba 'Sibirica'	Cornelian Dogwood	43.0L	2	9
Co a 84'	Cornus alba 'Sibirica'	Cornelian Dogwood	43.5L	2	9
Co a 85'	Cornus alba 'Sibirica'	Cornelian Dogwood	44.0L	2	9
Co a 86'	Cornus alba 'Sibirica'	Cornelian Dogwood	44.5L	2	9
Co a 87'	Cornus alba 'Sibirica'	Cornelian Dogwood	45.0L	2	9
Co a 88'	Cornus alba 'Sibirica'	Cornelian Dogwood	45.5L	2	9
Co a 89'	Cornus alba 'Sibirica'	Cornelian Dogwood	46.0L	2	9
Co a 90'	Cornus alba 'Sibirica'	Cornelian Dogwood	46.5L	2	9
Co a 91'	Cornus alba 'Sibirica'	Cornelian Dogwood	47.0L	2	9
Co a 92'	Cornus alba 'Sibirica'	Cornelian Dogwood	47.5L	2	9
Co a 93'	Cornus alba 'Sibirica'	Cornelian Dogwood	48.0L	2	9
Co a 94'	Cornus alba 'Sibirica'	Cornelian Dogwood	48.5L	2	9
Co a 95'	Cornus alba 'Sibirica'	Cornelian Dogwood	49.0L	2	9
Co a 96'	Cornus alba 'Sibirica'	Cornelian Dogwood	49.5L	2	9
Co a 97'	Cornus alba 'Sibirica'	Cornelian Dogwood	50.0L	2	9
Co a 98'	Cornus alba 'Sibirica'	Cornelian Dogwood	50.5L	2	9
Co a 99'	Cornus alba 'Sibirica'	Cornelian Dogwood	51.0L	2	9
Co a 100'	Cornus alba 'Sibirica'	Cornelian Dogwood	51.5L	2	9



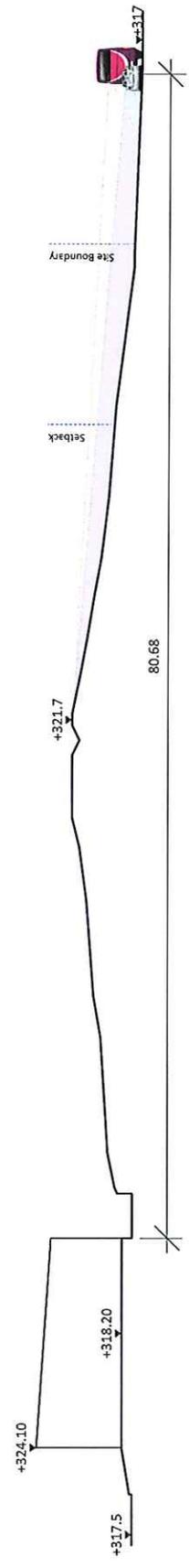
WILSON ENGINEERING CONSULTANTS
 1000 WILSON AVENUE
 SUITE 100
 WINNIPEG, MANITOBA R2W 2Y9
 CANADA
 TEL: (204) 781-1111
 FAX: (204) 781-1112
 WWW.WILSONENGINEERING.COM

LEGEND

- View range from a car
1.15m from ground
- View range from a bus
2.38m from ground



CROSS SECTION AA
 1:300 @ A1 or 1:600 @ A3
 -3.5m high mound



CROSS SECTION BB
 1:150 @ A1 or 1:300 @ A3
 -3.5m high mound



WILSON ENGINEERING CONSULTANTS
 1000 WILSON AVENUE
 SUITE 100
 WINNIPEG, MANITOBA R2W 2Y9
 CANADA
 TEL: (204) 781-1111
 FAX: (204) 781-1112
 WWW.WILSONENGINEERING.COM

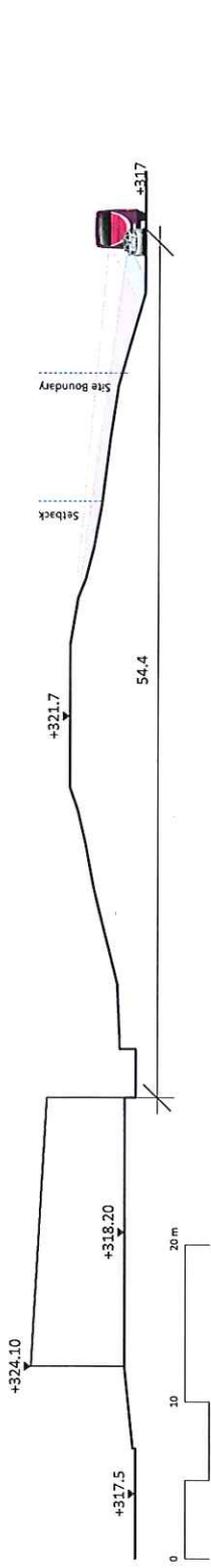
CROSS SECTIONS AA & BB
 Mt Iron Junction
 SH 6 corner SH 84
 Winnipeg, Ontario

JOB NO.	1112
DATE	10/27/2019
SCALE	as shown
DESIGNED	BEA
DRAWN	CD
CHECKED	NO
STATUS	FINAL/CONSULT PLAN
DRAWING NO.	L 3.01
SHEET	SECTION
REVISION	B
TOTAL	15 of 15

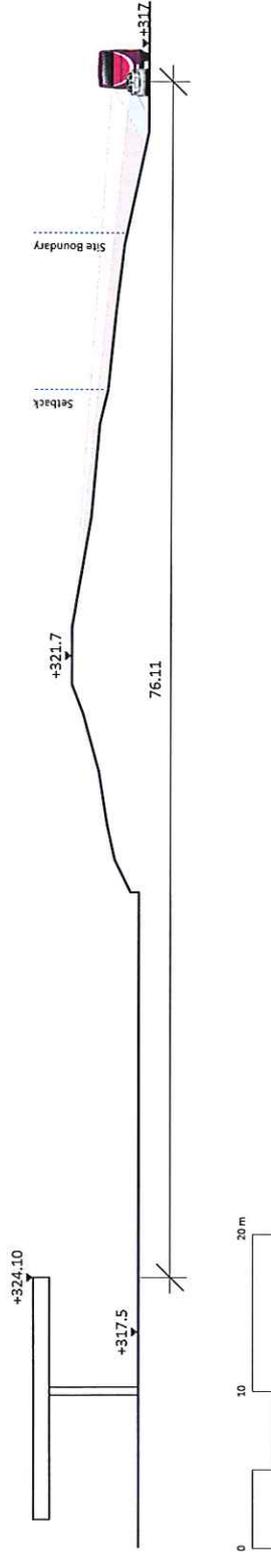
MAJOR LANDSCAPE ARCHITECTURE
 CONSULTING INC. 1000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1B 3Y9
 TEL: (416) 291-1111 FAX: (416) 291-1112
 WWW: WWW.MLA-CANADA.COM
 PROJECT NO. 2019-028 (MOUNTAIN VIEW)
 SHEET NO. 18

LEGEND

-  View range from a car
1.15m from ground
-  View range from a bus
2.28m from ground



CROSS SECTION CC
 1:150 @ A1 or 1:300 @ A3
 -3.5m high mound



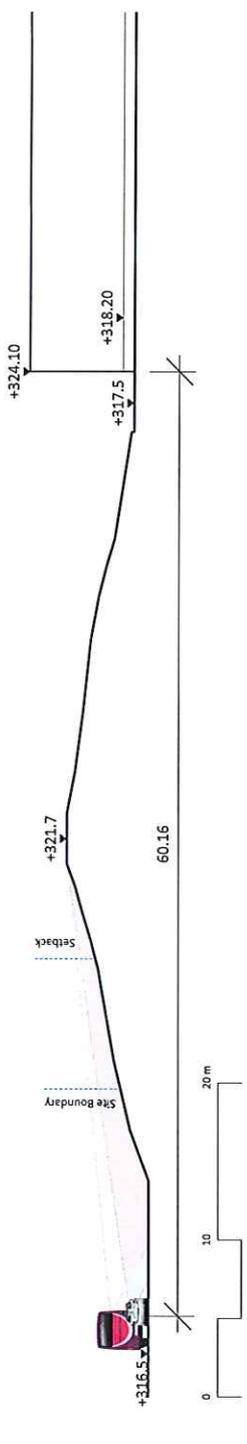
CROSS SECTION DD
 1:150 @ A1 or 1:300 @ A3
 -3.5m high mound

CONSULTANT MAJOR LANDSCAPE ARCHITECTURE CONSULTING INC. 1000 SHEPPARD AVENUE EAST, SUITE 100 SCARBOROUGH, ONTARIO M1B 3Y9 TEL: (416) 291-1111 FAX: (416) 291-1112 WWW: WWW.MLA-CANADA.COM	
CROSS SECTIONS CC & DD Mt Iron Junction SH 6 corner SH B4 Waukegan, Chicago	
DATE	10/12/2020
DESIGNED	
DRAWN	CD
CHECKED	
STATUS	FINAL CONCEPTUAL
DRAWING NO.	L 3.02
REVISED	B
DATE	14 of 15

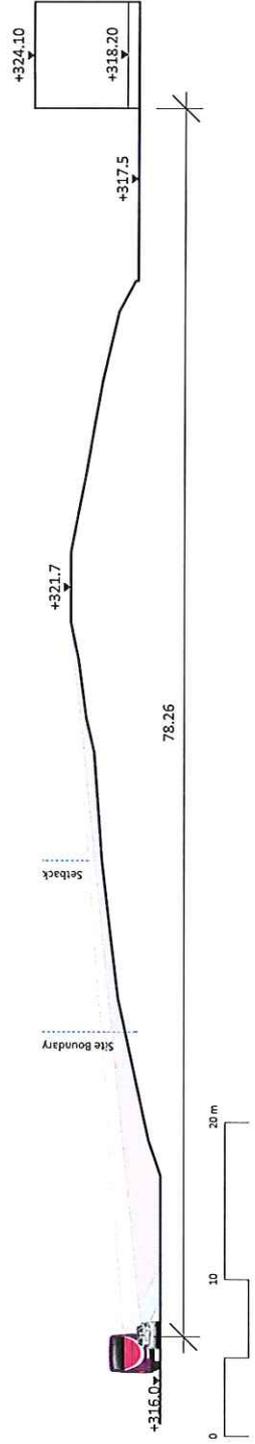
MOUNTAIN LANDSCAPE ARCHITECTS, P.C.
 1000 N. LAKE STREET, SUITE 100
 CHICAGO, IL 60610
 TEL: 312.467.1000
 FAX: 312.467.1001
 WWW.MOUNTAINLANDSCAPEARCHITECTS.COM

LEGEND

- 
 View range from a car
 1.13m from ground
- 
 View range from a bus
 2.36m from ground



CROSS SECTION EE
 1:150 @ A1 or 1:300 @ A3
 -3.5m high mound

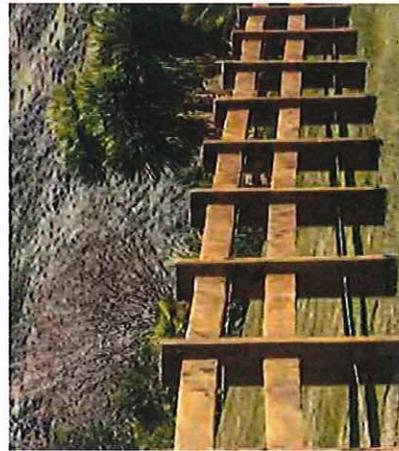
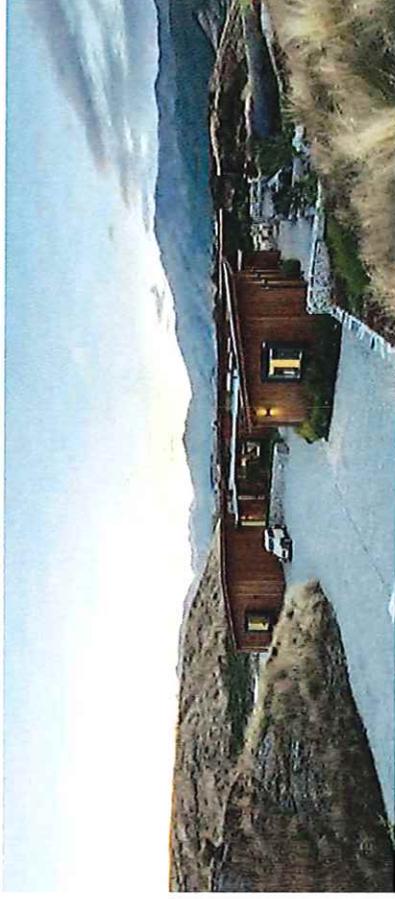
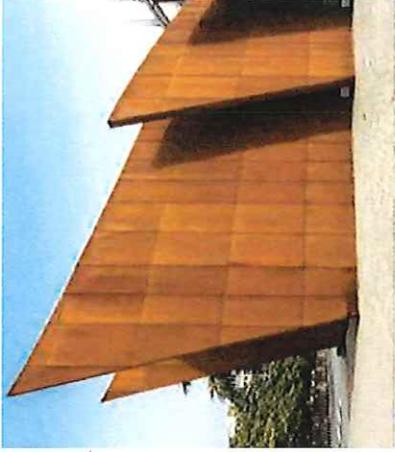


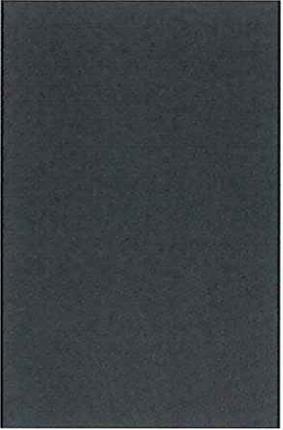
CROSS SECTION FF
 1:150 @ A1 or 1:300 @ A3
 -3.5m high mound

MOUNTAIN LANDSCAPE ARCHITECTS, P.C.
 1000 N. LAKE STREET, SUITE 100
 CHICAGO, IL 60610
 TEL: 312.467.1000
 FAX: 312.467.1001
 WWW.MOUNTAINLANDSCAPEARCHITECTS.COM

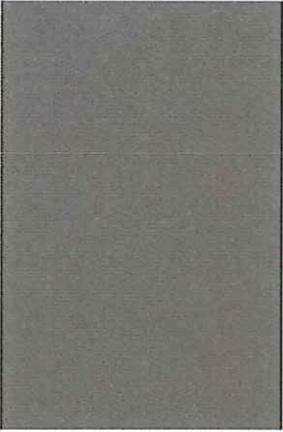
CROSS SECTIONS EE & FF
 Mt Iron Junction
 SH 6 corner SH B4
 Wauzeka, CHIGO

DATE	10/17/2020
DESIGNED	BMA
DRAWN	CD
CHECKED	MI
TITLE	FINAL CONCEPT PLANS
DRAWING NO.	15-003
REVISION	B
	15 of 15

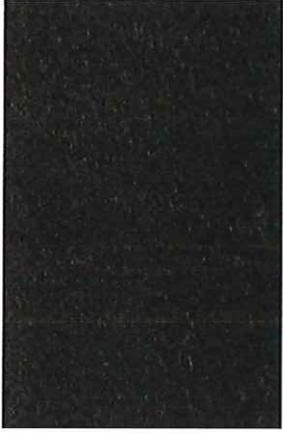




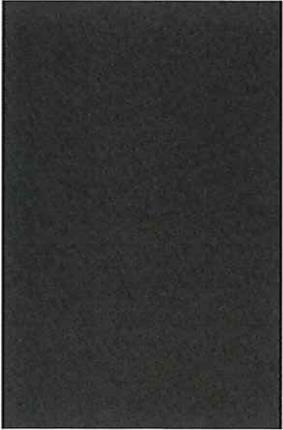
Coloursteel - Grey Fraits 10% LRV



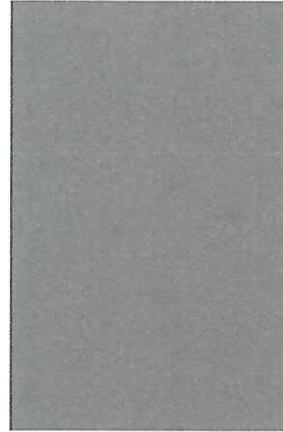
Resene - Mavora 23% LRV



Dryden Wood Oil - Black Teak



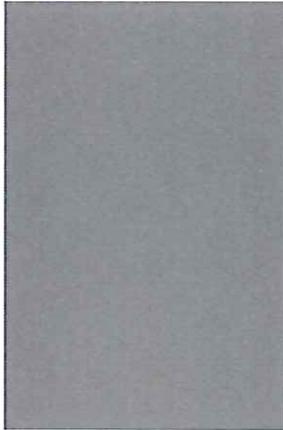
Coloursteel - Ironsand 8% LRV



Resene - Whakarewarewa 29% LRV



Dryden Wood Oil - Clear



Coloursteel - Sandstone Grey 27% LRV



Dryden Wood Oil - Slate



Coloursteel - Karaka 8% LRV

NOTE:

COLOUR PALETTE

Mavora to be used on painted brick.

Dulux Mavora and Whakarewarewa to be used over bagged brickwork at motel units.

Other colours to be within 5-30% LRV range

MATERIALS PALETTE

Cedar to be bandsawn face finish, cedar has no LRV

Boardform Concrete to be used at Retail area as shown white in the cross sections.

ATTACHMENT 3
THREE SIXTY ARCHITECTS
RESIDENTIAL PLANS

ARCHITECTURAL DESIGN STATEMENT

This statement sets out the design philosophy for Mt Iron Junction's new development with regards to the design of the residential and commercial buildings. The intention is to present a palette of architectural elements that provide a consistent design theme that is strongly based on the local area and reflects a Central Otago vernacular. Landscaping plays an integral part of the overall design with both building and landscape form taking references from the surrounding area and the bulk of Mount Iron.

Roof pitches are varied between the two typologies with Terrace housing comprised of 45-degree pitched gables separated by low linkages that break the mass of building forms so that individual units are clearly identified. The worker accommodation units are lower pitched with asymmetric roof lines pitched at 25 and 16 degrees. Overall, this provides an appropriate level of modulation and rhythm that reflects the surrounding alpine peaks.

The overall height of the proposed terrace housing has been set at 7.9m, with lower worker housing units set at 4.4m. This provides a consistent alpine aesthetic to the overall development and provides a pleasing mix of building heights referencing the Mount Iron topography.

Cladding is a mix of plaster or bagged brick veneer in repeating tones of earthy white colours combined with vertical oiled cedar and charcoal colorsteel siding on selected units to break up the pattern of the housing and provide contrast.

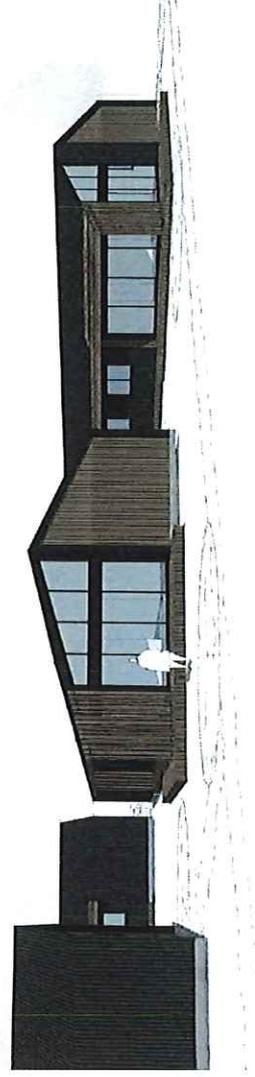
All down pipes and gutters are colour matched with the roofs.

Worker accommodation units are lower in scale and are laid out in a campus-like pattern which allows the landscaping to integrate with pathways. Cladding is colorsteel in charcoal grey colour tones. This is mixed with accents of vertical cedar shiplap boarding with a band sawn texture finished in a penetrating wood oil.

The building elements designed for this development acknowledge the importance of the site both in colour, textures and variety of form, while maintaining an overall continuity of design and appearance.

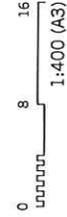


terrace housing



worker accommodation

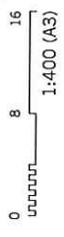




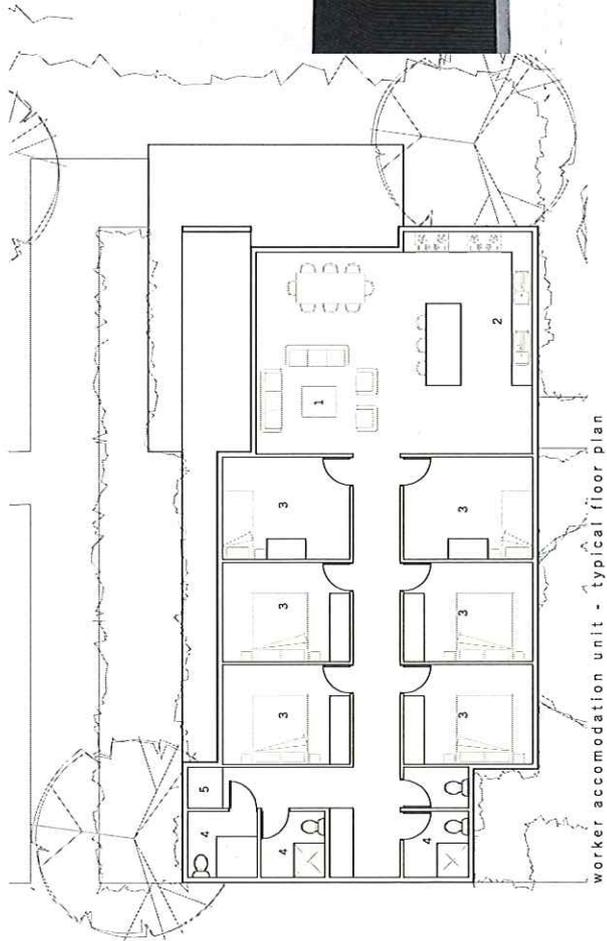
Areas:
 Typical Unit Area: 175sqm
 Total GFA: 1,575sqm
 Office and amenity building:
 Total GFA: 240sqm



LEGEND:
 J MANAGER'S ACCOMMODATION
 K OFFICE
 L LAUNDRY & DRYING ROOM
 M RUBBISH



0 3 6
1:150 (A3)



worker accommodation unit - typical floor plan



worker accommodation - north perspective



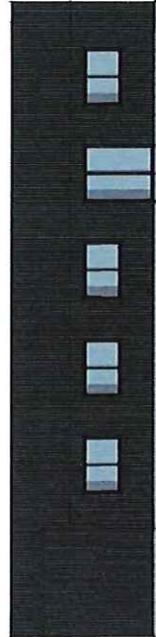
north elevation



east elevation



west elevation

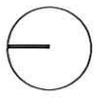
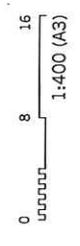


south elevation

- LEGEND:
- 1 LIVING
 - 2 KITCHEN
 - 3 BEDROOM
 - 4 BATHROOM
 - 5 STORAGE

Three
Sixty
Architecture





Areas:

Unit 1,3,4,5,6,7,9
 Ground Floor: 89 sqm
 First Floor: 64 sqm
 Total: 153 sqm

Unit 2,8,10,11,12,13:
 Ground Floor: 92 sqm
 First Floor: 68 sqm
 Total: 160 sqm



Terrace Housing
 Ground floor

Three
 Sixty
 Architecture



0 8 16
1:400 (A3)



Terrace Housing
First floor

Three
Sixty
Architecture





northwest elevation



southeast elevation - villas 1-8



northwest elevation - villas 9-12

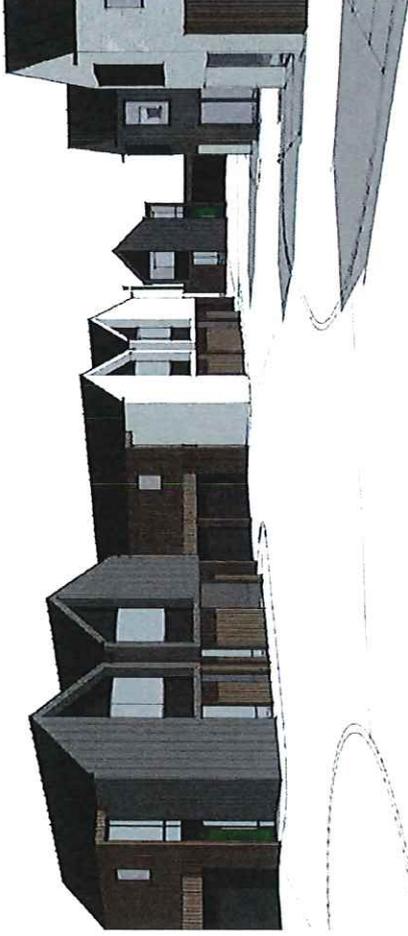


southeast elevation

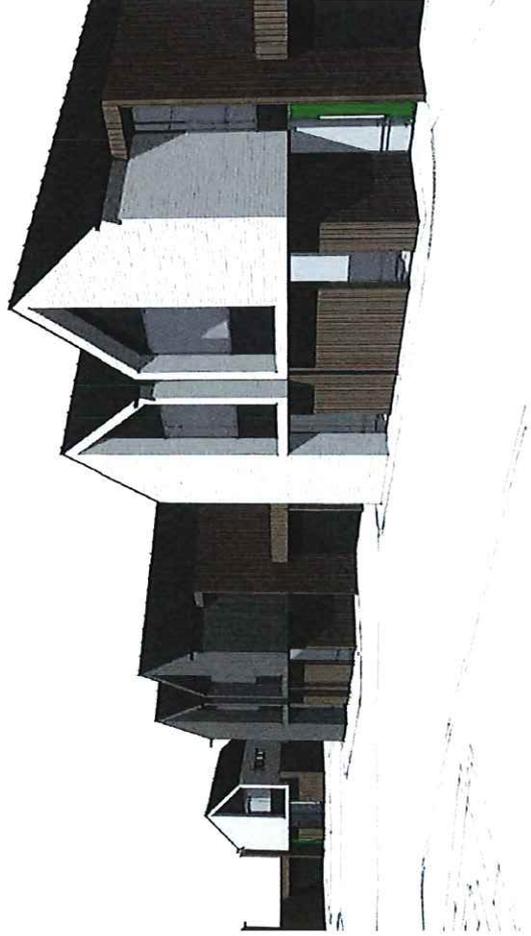
Terrace Housing Elevations

Three Sixty Architecture





southwest view

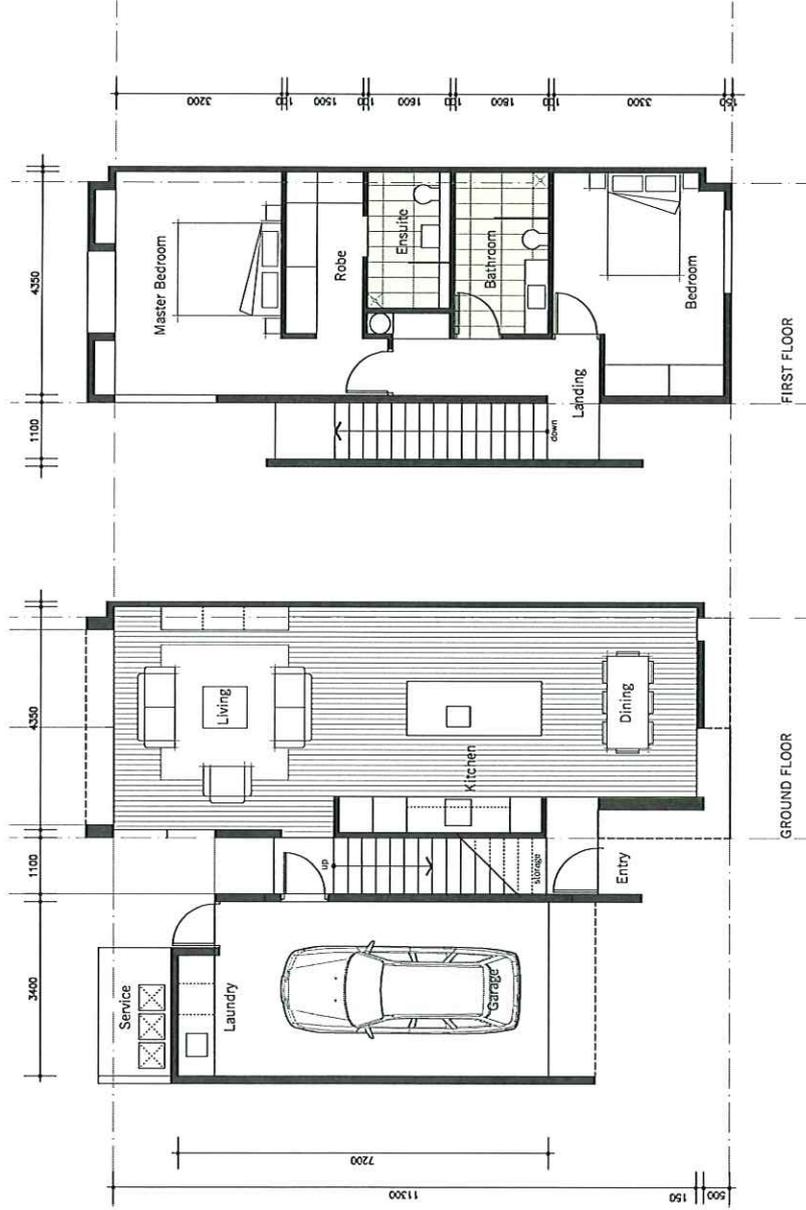
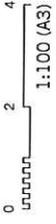


northeast view

Terrace Housing
Sketches

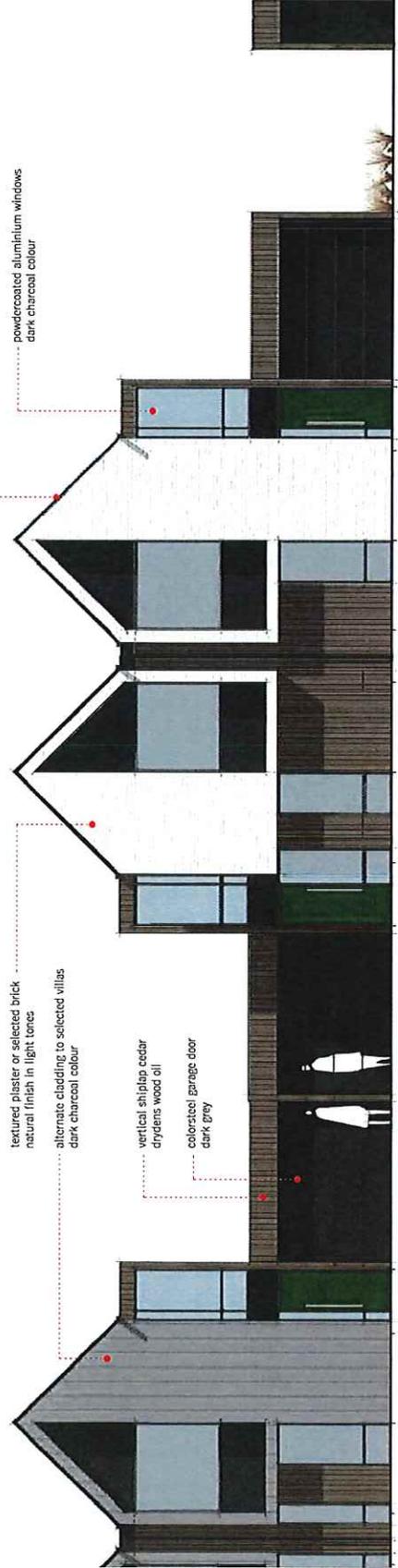
Three
Sixty
Architecture





Areas:

Ground Floor:	63.0 sqm
First Floor:	64.0 sqm
Garage:	26.0 sqm
Total:	153.0 sqm



textured plaster or selected brick natural finish in light tones
alternate cladding to selected villas dark charcoal colour

vertical shiplap cedar drydens wood oil
colorsteel garage door dark grey

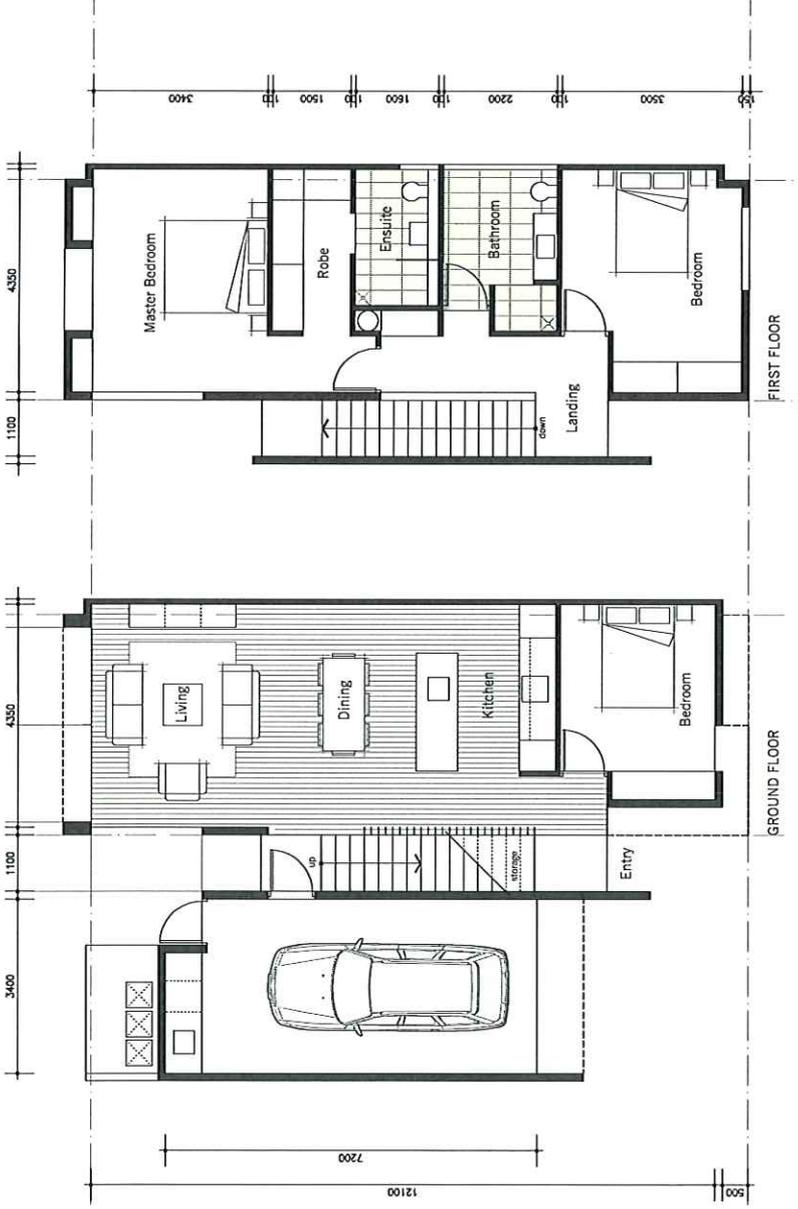
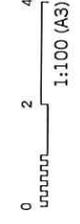
colorsteel roof dark grey

powdercoated aluminium windows dark charcoal colour

**Terrace Housing
2 bedroom villa**

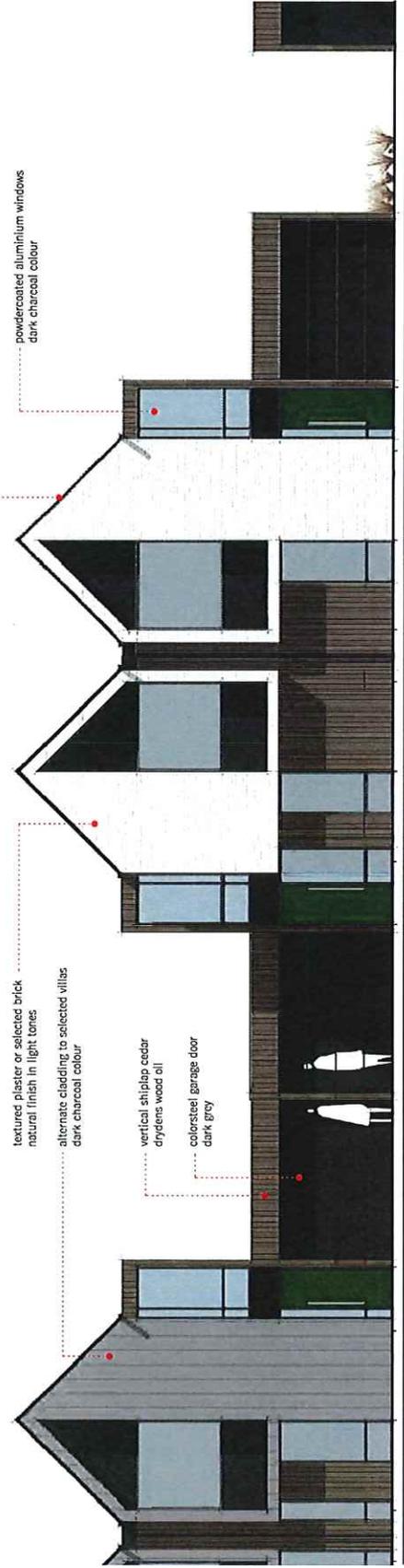
**Three
Sixty
Architecture**





Areas:

Ground Floor:	66.0 sqm
First Floor:	68.0 sqm
Garage:	26.0 sqm
Total:	160.0 sqm



textured plaster or selected brick
natural finish in light tones
alternate cladding to selected villas
dark charcoal colour

vertical shiplap cedar
drydens weed oil
colorsteel garage door
dark grey

colorsteel roof
dark grey
powdercoated aluminium windows
dark charcoal colour

Terrace Housing
3 bedroom villa

**Three
Sixty
Architecture**



ATTACHMENT 4
SHA ARCHITECTS
SERVICE STATION PLANS

Architectural Statement for Caltex Service Station

Service stations provide a service to the community and are by the nature of the product they sell, required to be strategically distributed throughout our cities and towns. They follow a set formula in terms of layout and design and need to be clearly visible to motorists.

This proposed service station is very different in nature to a standard service station. Due to the sensitive location close to Mt Iron and being on the edge of the Wanaka urban centre, care was taken in the development of the design to ensure that it fits appropriately into this setting.

The service station convenience store building will have a height of approximately 5.9m from ground level. It is proposed to include schist cladding along the bottom 0.8m of the shop frontage and for two additional panel areas along the shop frontage to reduce the amount of glazing, and thus illumination plus feature panels of schist stone divide the shop front glazing. Schist stone will also be showcased in a feature wall of approximately 6.0m high facing SH84.

The use of schist, and the significant extent of it, is unusual (and expensive) compared to a standard service station build and reflects the careful, sensitive design of the proposed building in this location.

The shop, carwash, and laundromat exterior walls will be a mixture of Eurotray or similar colorsteel cladding and schist stone which will be complementary to the surrounding environment and blend with the architecture of the adjacent residential buildings. The colorsteel will be Windsor Grey to provide a dark natural palette to the exterior of the buildings. Windsor Grey has a LRV of 7% and is a dark, recessive colour as requested by the Council.

There is a small "on the spot" dark blue banner as shown on the "Elevations" plan. There are no brightly coloured banners along the building frontages, as queried by the Council.

The canopy strip will not be the standard "Caltex Red" colour. Instead it will be largely the same grey as the building colour, with an area of "Caltex Green" behind the white Caltex lettering and with the Caltex Star Logo. The white Caltex lettering and Caltex Star Logo are relatively small in the context of the overall service station built form, including the shop, carwash and laundromat. This is evident from the "Elevations" plan.

The canopy posts will be steel posts with a schist cladding for the 1.5m high plinth, which is again unusual for a service station build. The skeletal structure of the canopy provides line of sight for viewers through to the surrounding landscape, including Mt Iron.

The canopy strip will have reduced LED lighting with a 35% reduction compared to a standard Caltex service station, with no LED lighting on the north or west sides.

The canopy top roof, window joinery and shop roof colour will also be Windsor Grey (LRV 7%) in order that the building blends into the environment, particularly when viewed from the top of Mt Iron. No mechanical plant will be located on the roof of any building.

In terms of the signage, this has been designed to be generally simple and for information purposes in this location. The proposed free-standing Caltex pylon sign adjacent to State Highway 84 was specifically designed for this site. The Caltex main identification signage is generally 9.0m in height. For this site, it will be only 2.2m in height, including a schist base, and it will consist of only the white Caltex lettering and Caltex Star Logo on a Caltex Green background.

The Caltex signage is necessary to notify drivers from a distance that they are approaching a service station so they can prepare to safely enter the site. The signage will be clear, simple and appropriate for a service station in this location.

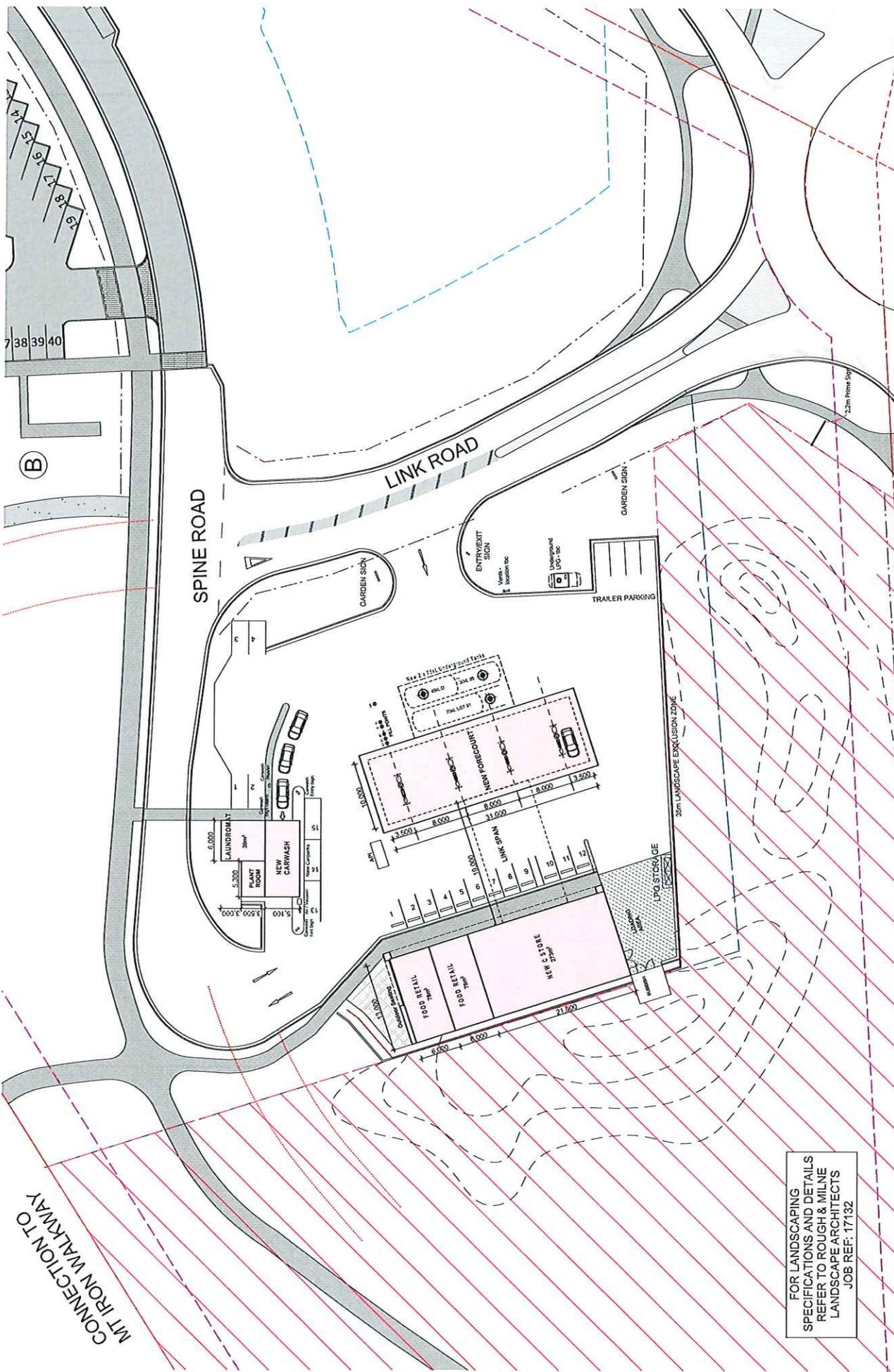
It is considered that the signage will be visually compatible with the scale and character of the building to which it relates. The signage is necessary to identify the site as a Caltex service station but, in the manner proposed, will not be inappropriate in this location.

Two garden signs are proposed along the Link Road, outside of the Landscape Protection Area (one to the north and one to the south of the entrance). One of these garden signs has been relocated from State Highway 84 to Link Road. These will have a height of 2.1m and a width of 1.2m, giving a sign area of 2.04m². They will display information related to the service station. There are also directional signs at the entrance for traffic guidance.

No signage will involve illumination from the side or top of the signs, the only parts of illumination will be backlighting or areas of the logo and text, and no part of any lighting will be directed towards the night sky, as per the Council's request. The text colouring will be the standard Caltex white text over a dark green background, also as per the Council's request.

In summary, it is considered that the design is a low key service station design using local materials (eg schist stone), less lighting (eg 35% LED reduction on the canopy strip), reduced signage (as explained above) and subdued colouring (mainly Windsor Grey at 7% LRV).

It is considered that the proposed Caltex service station will be of a similar design to the Queenstown NPD service station. That service station was taken into consideration in the development of the design for this proposed service station and there are many similarities in relation to colour and material choices, including the use of tray cladding and schist stone, although it is noted that the service station proposed here uses significantly more schist and has less glazing along the shop frontage. It is also considered that the service station will not be out of context with the new BP Wanaka, which opened in August 2020.



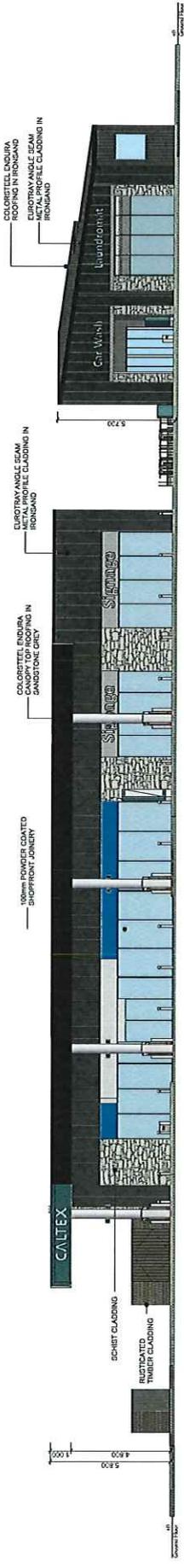
CONNECTION TO
MT IRON WALKWAY

SPINE ROAD

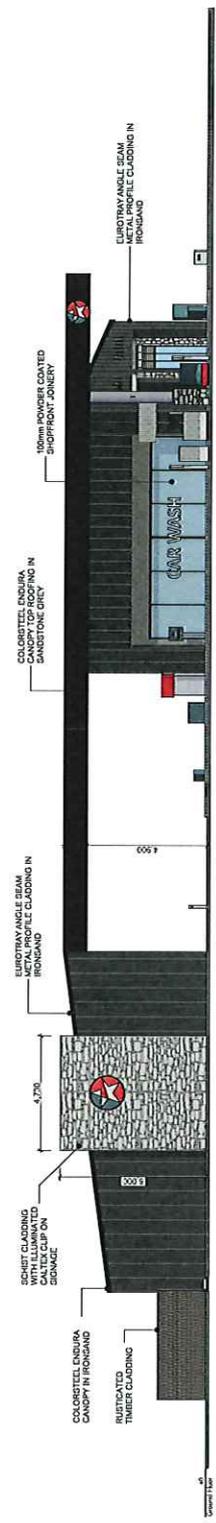
LINK ROAD

FOR LANDSCAPING
SPECIFICATIONS AND DETAILS
REFER TO ROUGH & MILNE
LANDSCAPE ARCHITECTS
JOB REF: 17132

DESIGNER			PROJECT TITLE CALTEX MT IRON JUNCTION Mt Iron Junction 30530004	DRAWING TITLE Site Plan	DIVISION: Site PROJECT: 30530004 DRAWING NO: 30530004-01 DATE: 11/12/2020	SCALE: 1:200 @ A1, 1:600 @ A3	DATE: 11/12/2020
						DRAWN: David Small	REF: 10035
			CHECKED: David Small	LEGAL: 03/28/2020	REF: 10035	CHECKED: David Small	LEGAL: 03/28/2020
			SHEET: 102	SHEET: 102	SHEET: 102	SHEET: 102	SHEET: 102



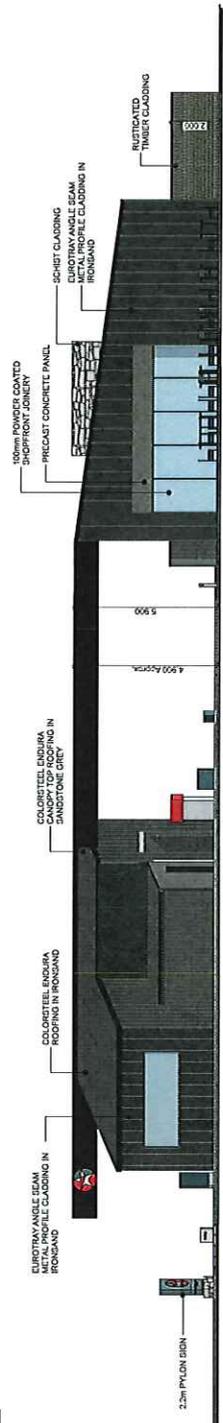
6 East Elevation 1:100



7 South Elevation 1:100



8 West Elevation 1:100

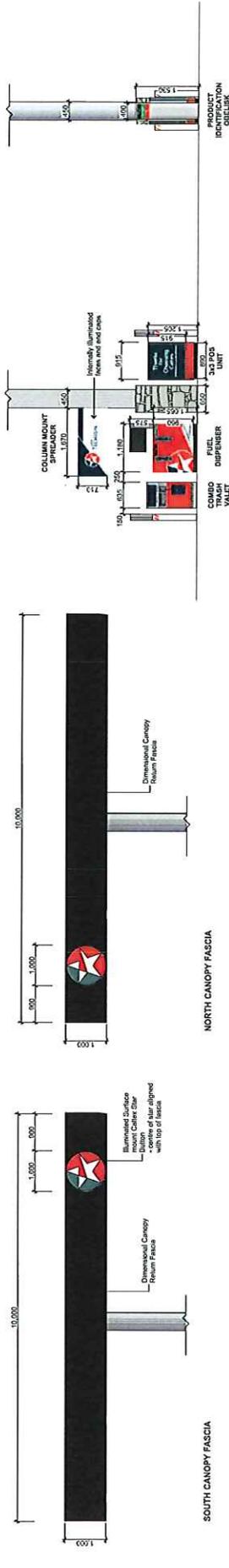
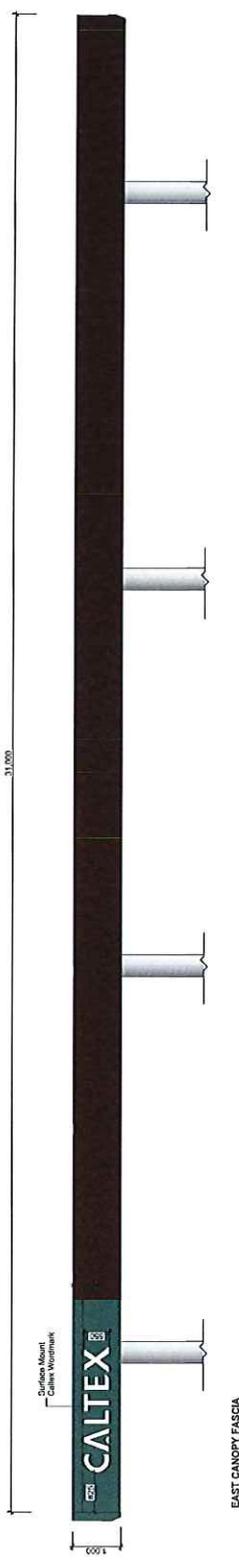
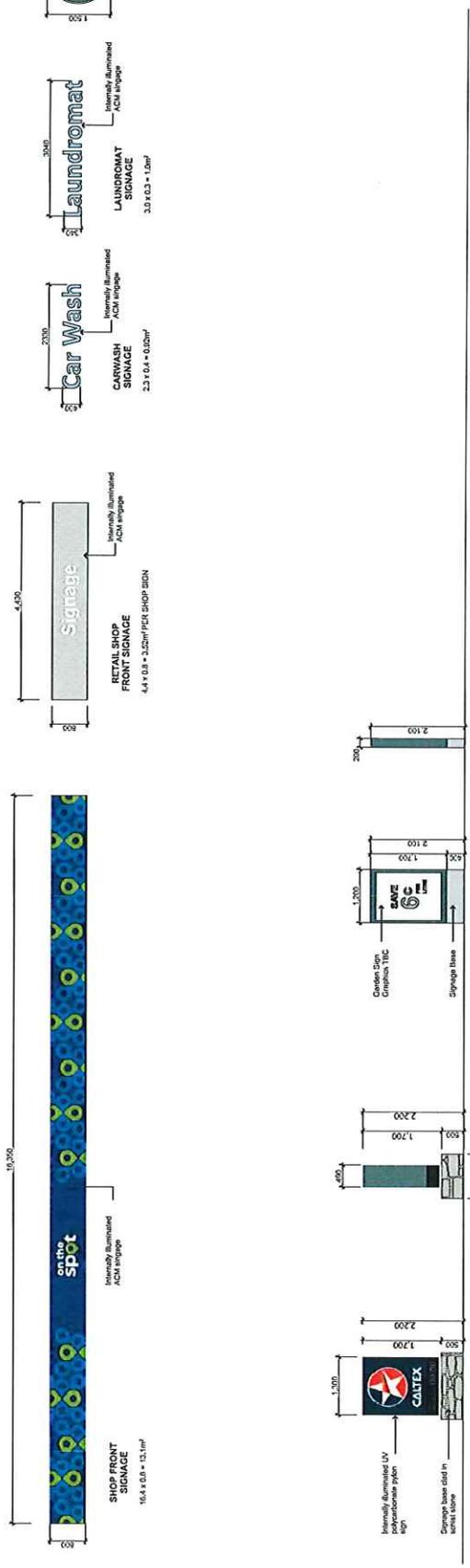
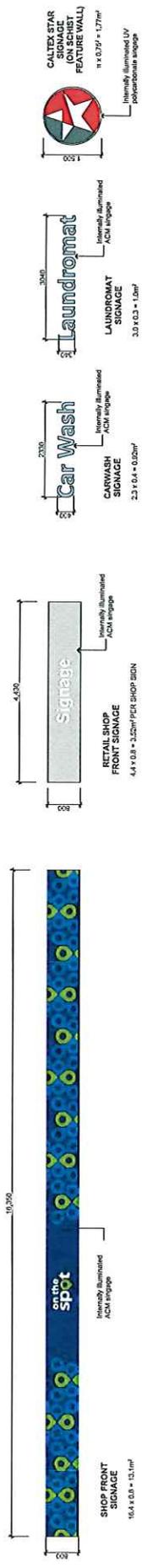


5 North Elevation 1:100

NOTE:
ALL DIMENSIONS ARE APPROXIMATE PENDING DETAILED DESIGN

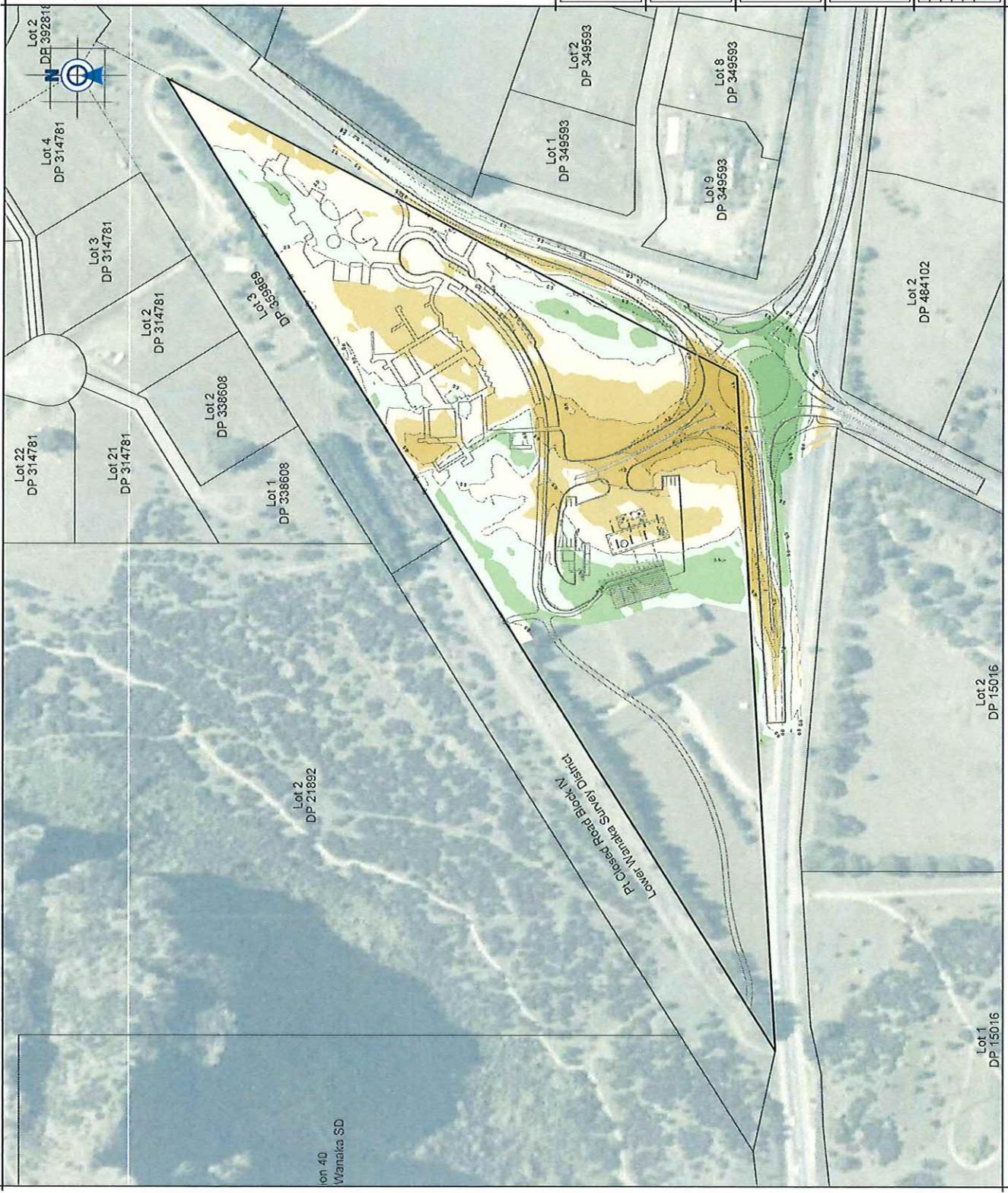
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			DESIGNER SJA ARCHITECTURE 100 RIVERVIEW DRIVE WANAKA 9300 PH: 03 542 2222 WWW.SJAARCHITECTURE.CO.NZ	PROJECT NO: 18035 DRAWING NO: 201	PROJECT NO: 18035 DRAWING NO: 201

CALTEX SERVICE STATION – SIGNAGE DETAILS



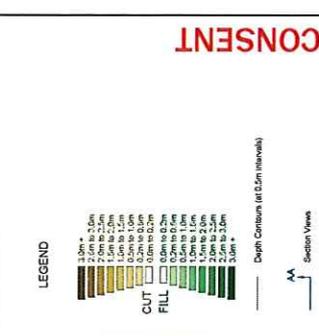
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SCALE: 1:50 @ A1, 1:100 @ A3		DATE: 11/10/2020	PROJECT INFORMATION	
DRAWN: Y.L.		REF: 18035	CULCULM	
CHECKED: David Small		LEGAL DESCRIPTION: Lot E DP 15016	REVISION:	
SHEET: 301			L	

ATTACHMENT 5
PATTERSON PITTS
ENGINEERING PLANS



NOTES

1. The contractor shall be responsible for locating all existing services prior to commencement of works. The contractor shall make good at their own expense any damage to existing services.
2. Levels are in terms of Ordnance Vertical Datum 1959
3. All works are to be installed as per the QLD Land Development and Subdivision Code of Practice. Standard drawings are available from the Engineer
4. Contours at 0.5m Interval



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 E: info@ppgroup.co.nz

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Resource Consent Drawings
 Earthworks Plans
 Cut Fill Areas

Drawn By	QC/DMB	Original Date	Scale
Checked By	DP	A1	1:1000 @ A1
Approved By	MD	DO NOT SCALE	1:2000 @ A3
Job No	W6221	Sheet No	201
Drawn No	01	Revision No	C
		Date Created	18/12/2020

ENGINEERING PROFESSIONAL CERTIFICATE OF CONCEPT APPLICATION REVIEW COORDINATOR



FOR RESOURCE CONSENT

Chain RL: 266.00

DESIGN SURFACE	0.00	0.00	318.53
NATURAL SURFACE	25.00	0.00	318.32
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 T 03 443 0110
 E wanaka@ppsgroup.co.nz

Mt Iron Junction Ltd
Mt Iron Junction

Resource Consent Drawings
 Earthworks Plans
 Long Section

Client Name:	0800 PPSGROUP	Original Size:	A1
Scale:	1:1000 @ A1	Scale:	1:2000 @ A3
Checked by:	MLM	Scale No:	DC NOT SCALE
Approved by:	MLM	Revision No:	C
Job No:	W6221	Drawn Date:	18/12/2020



FOR RESOURCE CONSENT

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DEPTH (+/Fill/Cut)											
CHAINAGE											

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NATURAL SURFACE											
DEPTH (+/Fill/Cut)											
CHAINAGE											

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 E manaka@ppgroup.co.nz

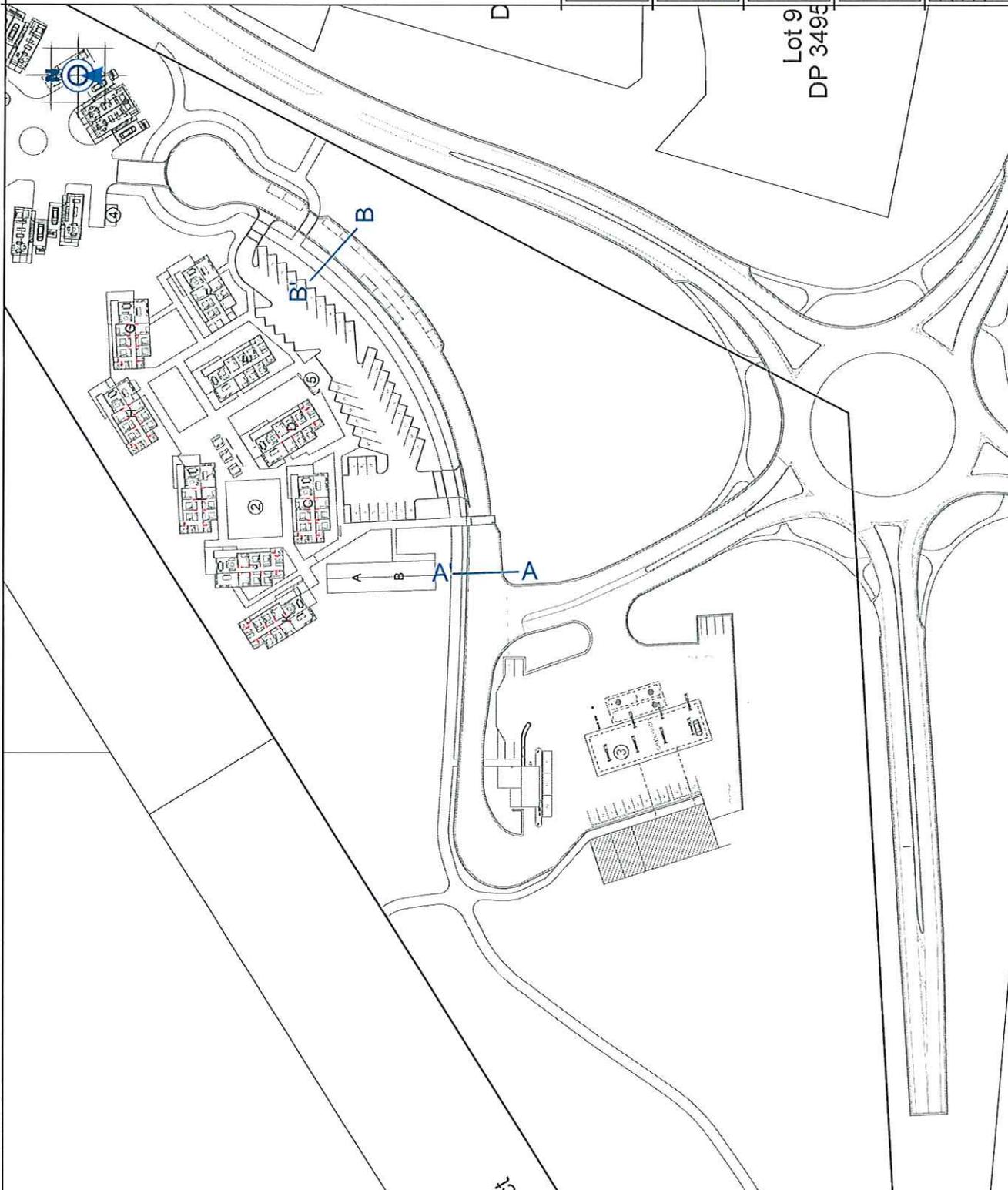
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Resource Consent Drawings
 Earthworks Plans
 Long Section

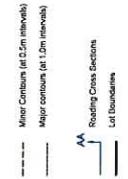
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Reviewed By:	MT	Drawn By:	A1	Scale:	1:2000 @ A3
Checked By:	DW	Drawn By:	MT	Scale:	DO NOT SCALE
Approved By:	MT	Drawn By:	MT	Sheet No:	204
Job No:	W6221	Drawn By:	MT	Drawn No:	18/12/2020

E:\GIS\2017\MANAKA\GIS\PP\W6221\01\CONSENT\APP\APP\SECTION AND CHAINAGE.DWG



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- NOTES**
1. The contractor shall be responsible for locating all existing services prior to commencement of works. The contractor shall make good at their own expense any damage to existing services.
 2. Levels are in terms of Dunedin Vertical Datum 1958.
 3. All works are to be installed as per the CLDC Land Development and Subdivision Code of Practice. Standard drawings are available from the Engineer.
 4. Contours at X.0m Interval.



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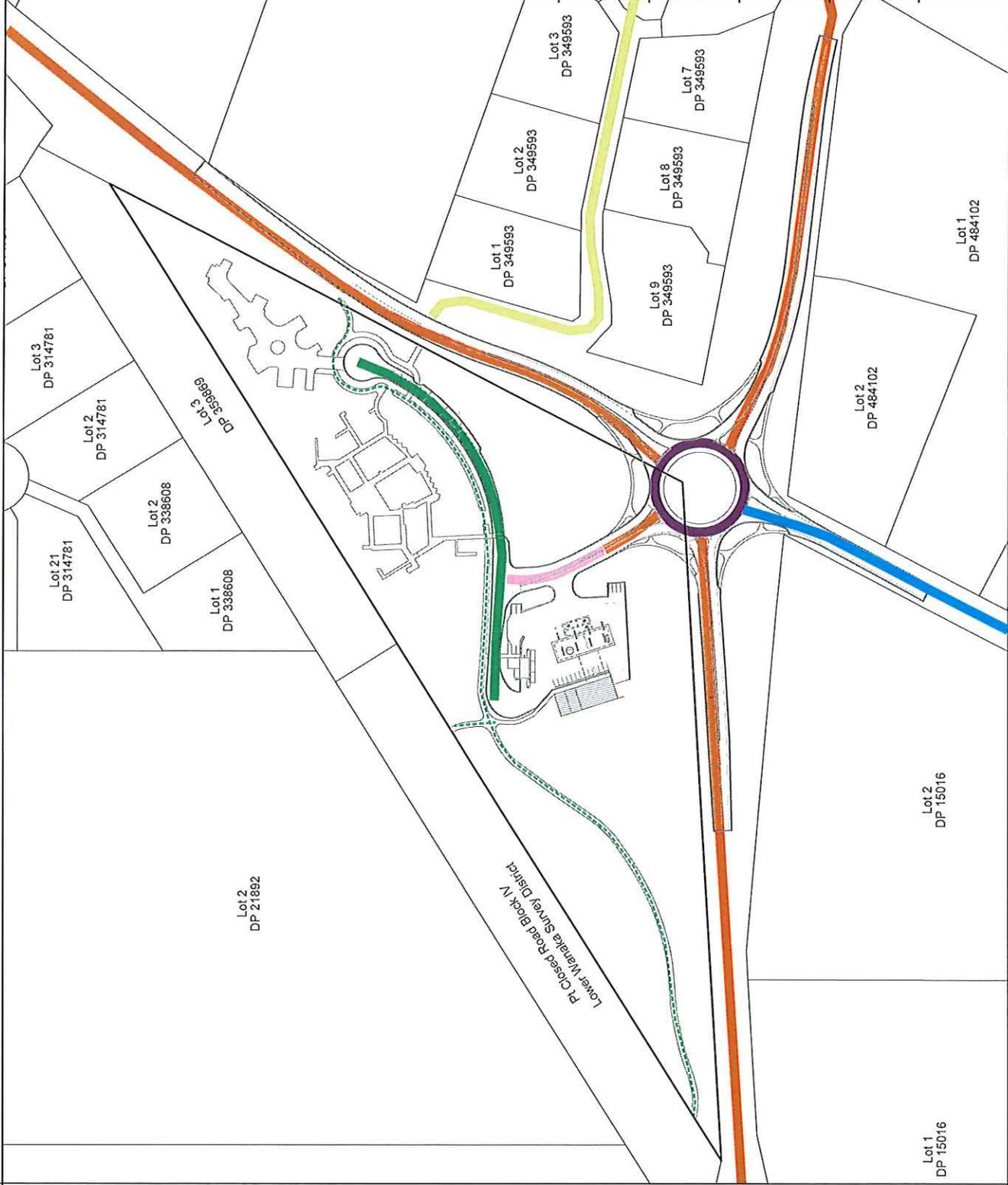
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 E wanaka@ppgroup.co.nz

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Mt Iron Junction

Resource Consent Drawings
Road Layout

Client Ref:	DLDC 00000	Project Ref:	1500 @ A1
Drawn By:	BT	Scale:	1:1000 @ A3
Checked By:	DLW	Approval No:	DO NOT SCALE
Approved By:	MLB	Revision No:	18/12/2020
Job No:	W6221	Drawing No:	C

0800PATERSONPITTSGROUP 10000 PATERSONPITTS GROUP 0800 PATERSONPITTS GROUP



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Legend

- State Highway - Arterial Road - two 3.6m movement lanes, 2m wide shoulder each side, no pedestrian and cycle way, target speed 80km/h.
- Local Road Road - two 3.0m movement lanes, little shoulder width, no pedestrian and cycle way, target speed 60km/h.
- Type E1S - Local Suburban Village. 40km target speed 20m legal, 3.0m wide footpaths one side, off street parking, 5.7m wide movement lane.
- Type E2S - Connector Road, 50km target speed, two 4.2m movement lanes, off street parking.
- Private Road
- Walkway/Cycle Links
- Roundabout in accordance with Australasian Design standards.

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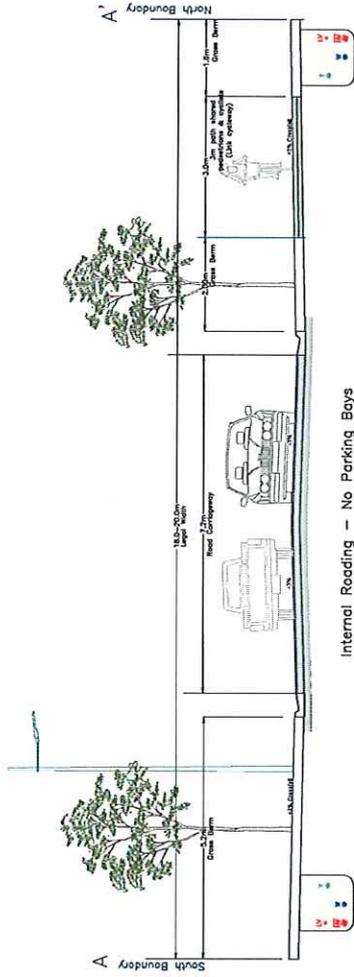
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Mt Iron Junction Ltd
 Mt Iron Junction

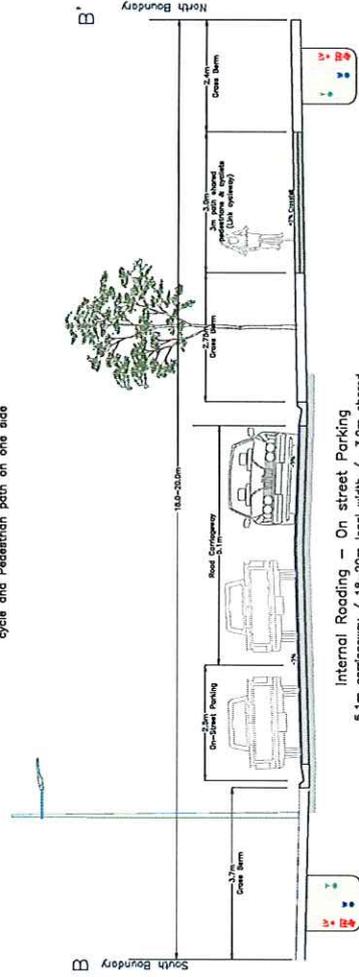
Resource Consent Drawings
 Roading Hierarchy Plan

Client No:	W6221	Drawn No:	01	Sheet No:	301	Date Created:	18/12/2020
Checked by:	DM	Approved by:	MAJ	Scale:	DO NOT SCALE	Revision No:	C
Drawn by:	DM	Checked by:	DM	Scale:	1:1000 @ A1	Revision No:	A1
Drawn by:	DM	Checked by:	DM	Scale:	1:2000 @ A3	Revision No:	A3

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Internal Roading - No Parking Bays
7.2m carriageway / 18-20m legal width / 3.0m shared cycle and Pedestrian path on one side



Internal Roading - On street Parking
5.1m carriageway / 18-20m legal width / 3.0m shared cycle and Pedestrian path on one side

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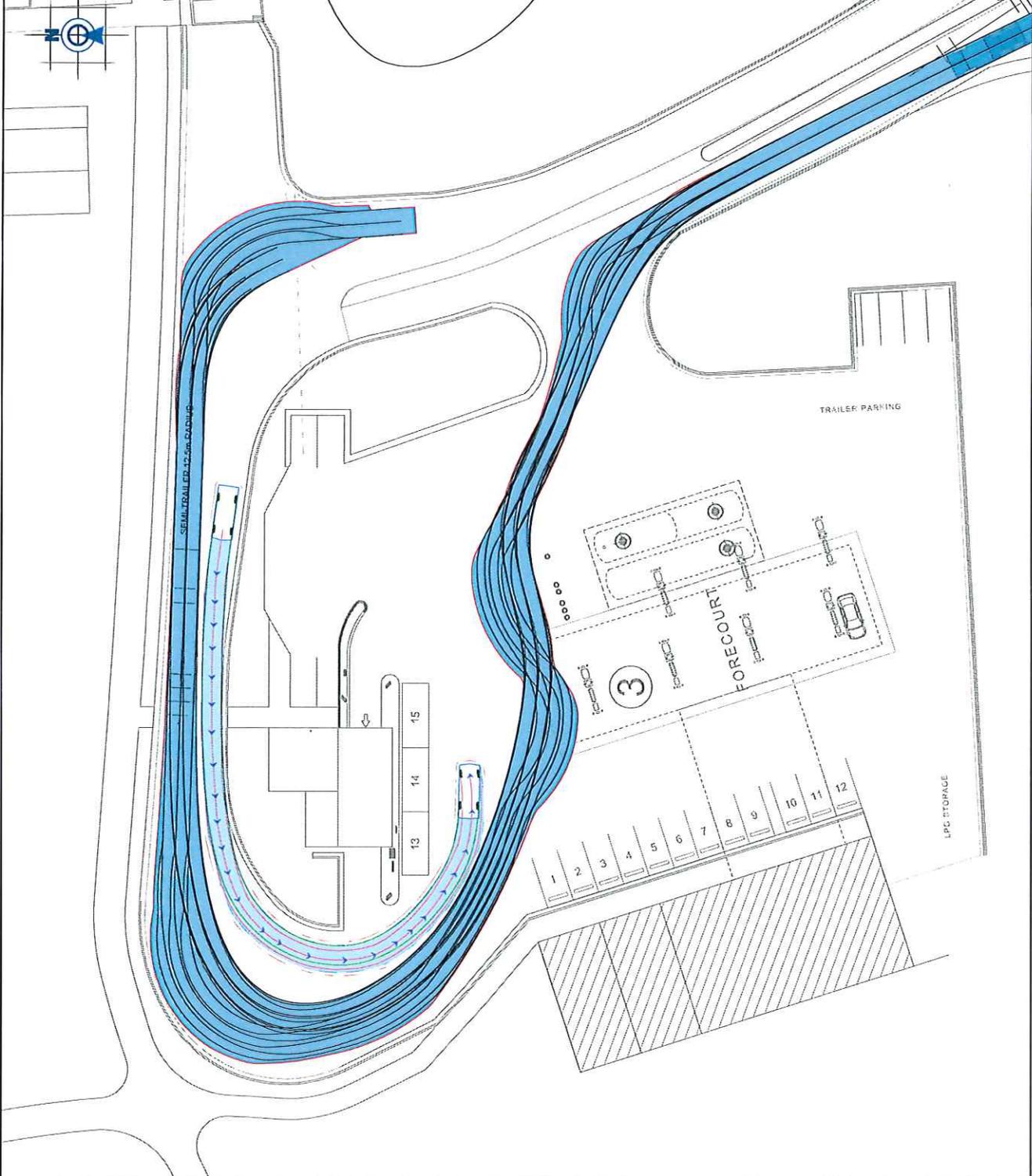
Client Location:
Mt Iron Junction Ltd
Mt Iron Junction

Proposed Drawing Title:
Resource Consent Drawings
Roading Cross Section

Drawn by:	QUC/LSM	Original Size:	Scale:
Checked by:	MT		1:50 @ A1
Approved by:	MS		1:100 @ A3
Job No:	W6221	Sheet No:	302
Drawn No:	01	Revision No:	C
Approved No:		Date Created:	18/12/2020

CLASSIFIED UNDER DEVELOPMENT BY CONCEPT APPROVAL DESIGN REVIEW RECORDING

40



NOTES

1. The contractor shall be responsible for locating all existing services prior to commencement of works. The contractor shall make good at their own expense any damage to existing services.
2. Levels are in terms of Ordnance Vertical Datum 1959
3. All works are to be installed as per the CLDC Land Development and Subdivision Code of Practice. Standard drawings are available from the Engineer
4. Contours at 0.5m interval

Minor Contours (at 0.5m intervals)
 Major contours (at 1.0m intervals)

Section Views
 Lot Boundaries
 Channelling Line (0.5m from Invert of Kerb)

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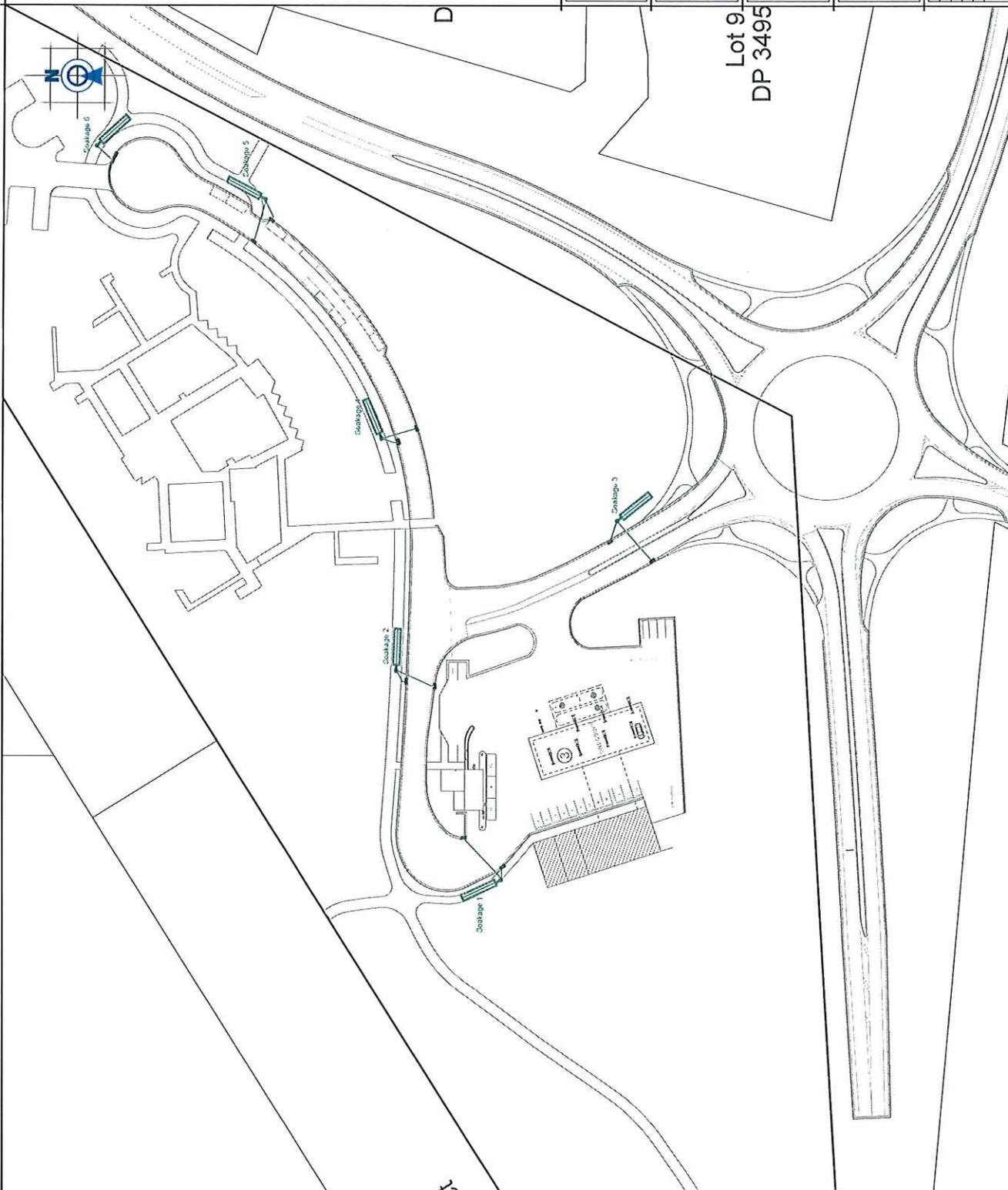
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Client's Location
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Mt Iron Junction

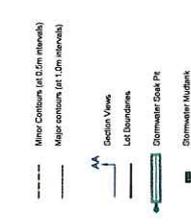
Purpose & Drawing Title
Resource Consent Drawings
Vehicle Tracking

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- NOTES**
1. The contractor shall be responsible for locating all existing services prior to commencement of works. The contractor shall have good at their own expense any damage to existing services.
 2. Levels are in terms of Datum Vertical Datum 100m.
 3. All works are to be installed as per the CLDC Level Development and Subsoil Code of Practice. Detailed drawings are available from the Engineer.
 4. Contours at X.0m interval.



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Client & Location:
Mt Iron Junction Ltd
Mt Iron Junction

Project & Drawing Title:
Resource Consent Drawings
Concept Stormwater Layout

Checked By:	QC DATE:	Issue Date:	Scale:
Checked By:	DATE:	A1	1:500 @ A1
Checked By:	DATE:	DO NOT SCALE	1:1000 @ A3
Checked By:	DATE:	Drawn No:	Drawn Date:
Job No:	W6221	01	400
		C	18/12/2020

NOTES

1. The contractor shall be responsible for loading of vehicles, vehicles and/or commencement of works. The contractor shall insure good at their own expense any damage to existing services.
2. Levels are in terms of Dunedin vertical datum 1954.
3. All works are to be installed as per NZS 4401:2004 and CDD requirements to those standards. Standard drawings are available from the Engineer.
4. Corrosion at 1.2m (min)
5. All pipe diameters are NOMINAL diameter unless otherwise stated.

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Client's Location

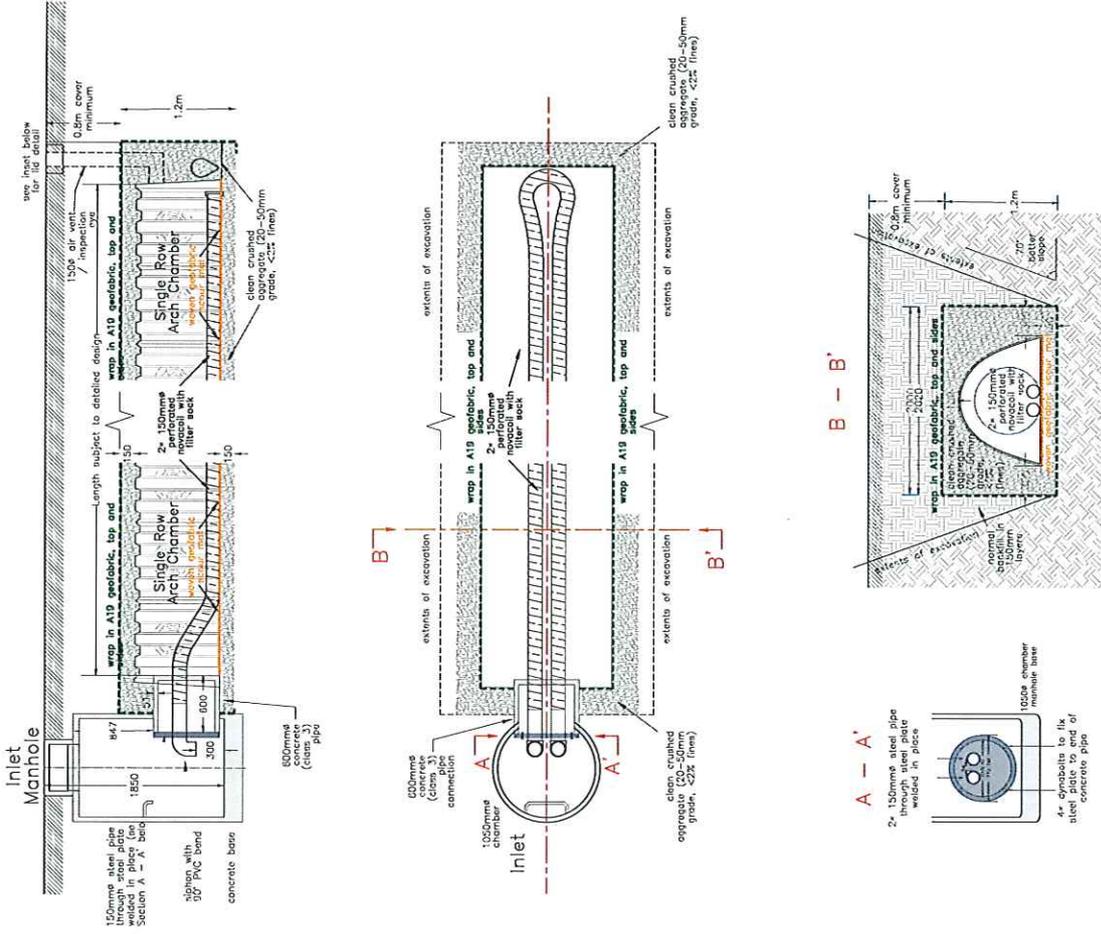
Mt Iron Junction Ltd
Mt Iron Junction

Project & Drawing Title

Resource Consent Drawings
Concept Stormwater Soakpit

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Approved by:	MIS:	DO NOT SCALE	1:50 @ A3
Job No:	Drawing No:	Sheet No:	Revision No:
W6221	01	401	C
			Date Created:
			18/12/2020

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NOTES

WASTEWATER KEY
 --- Lot Boundaries
 --- Existing Sewer Line
 --- Proposed Sewer Line

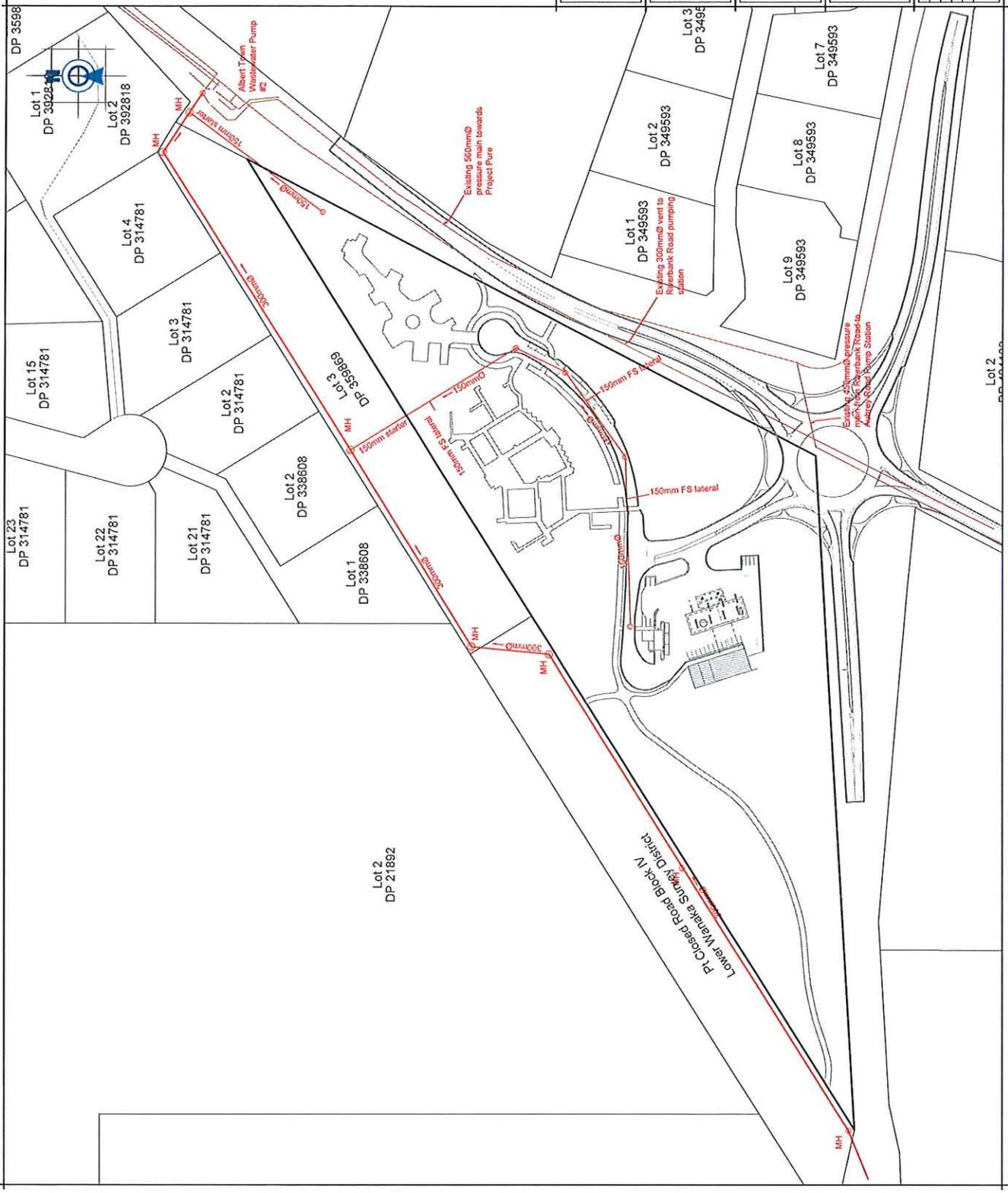
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Mt Iron Junction Ltd
Mt Iron Junction

Resource Consent Drawings Concept Foul Sewer Layout

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Issue No:	01	Issue Date:	18/12/2020	Project No:	18/12/2020
Author:		Client:		Drawn At:	A1
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Issue No:	W6221	Issue Date:	01	Issue No:	C



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NOTES

WATER LEGEND
 Existing watermain
 Proposed watermain extension
 Use
 Potential for GLDCC extension

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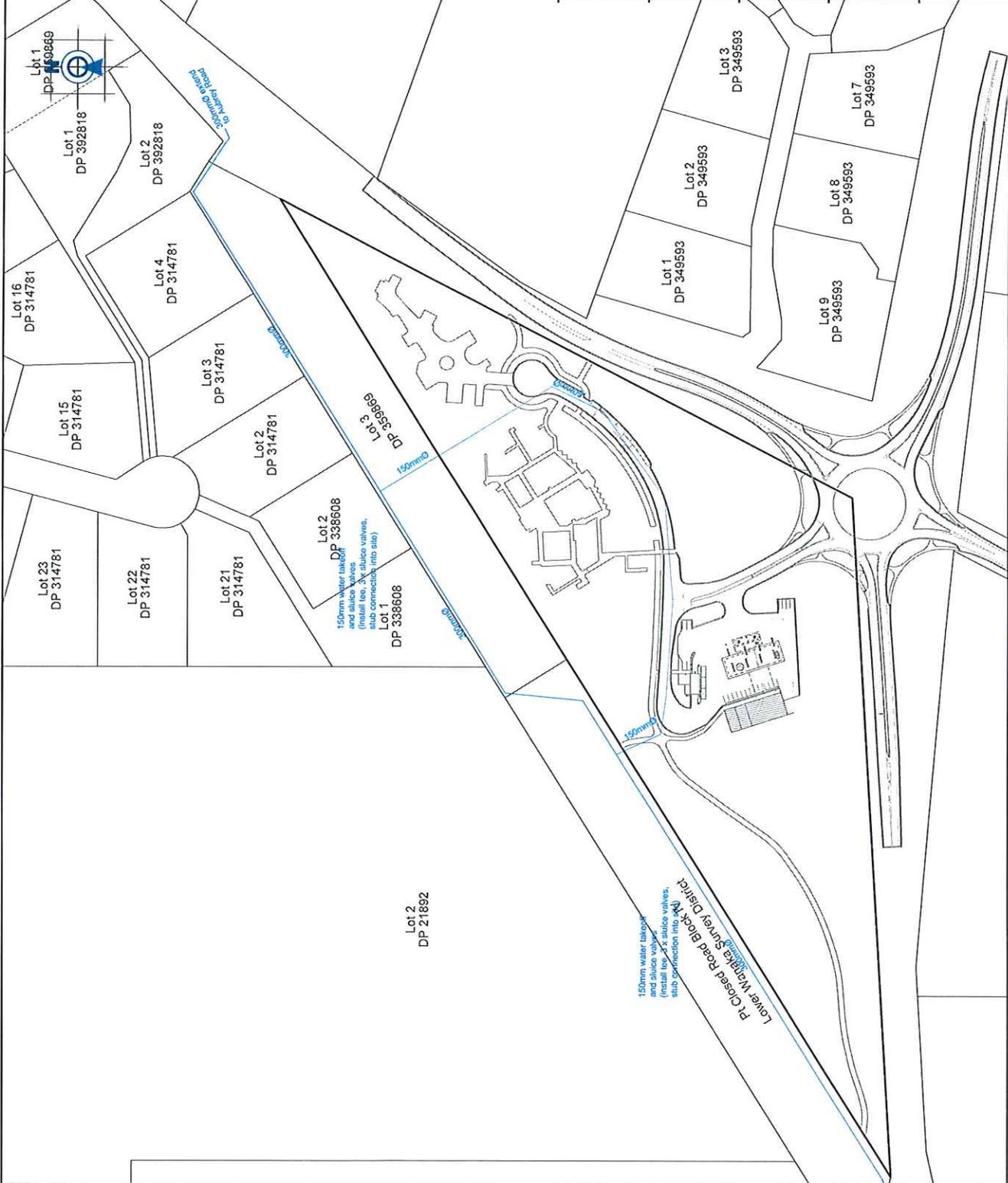
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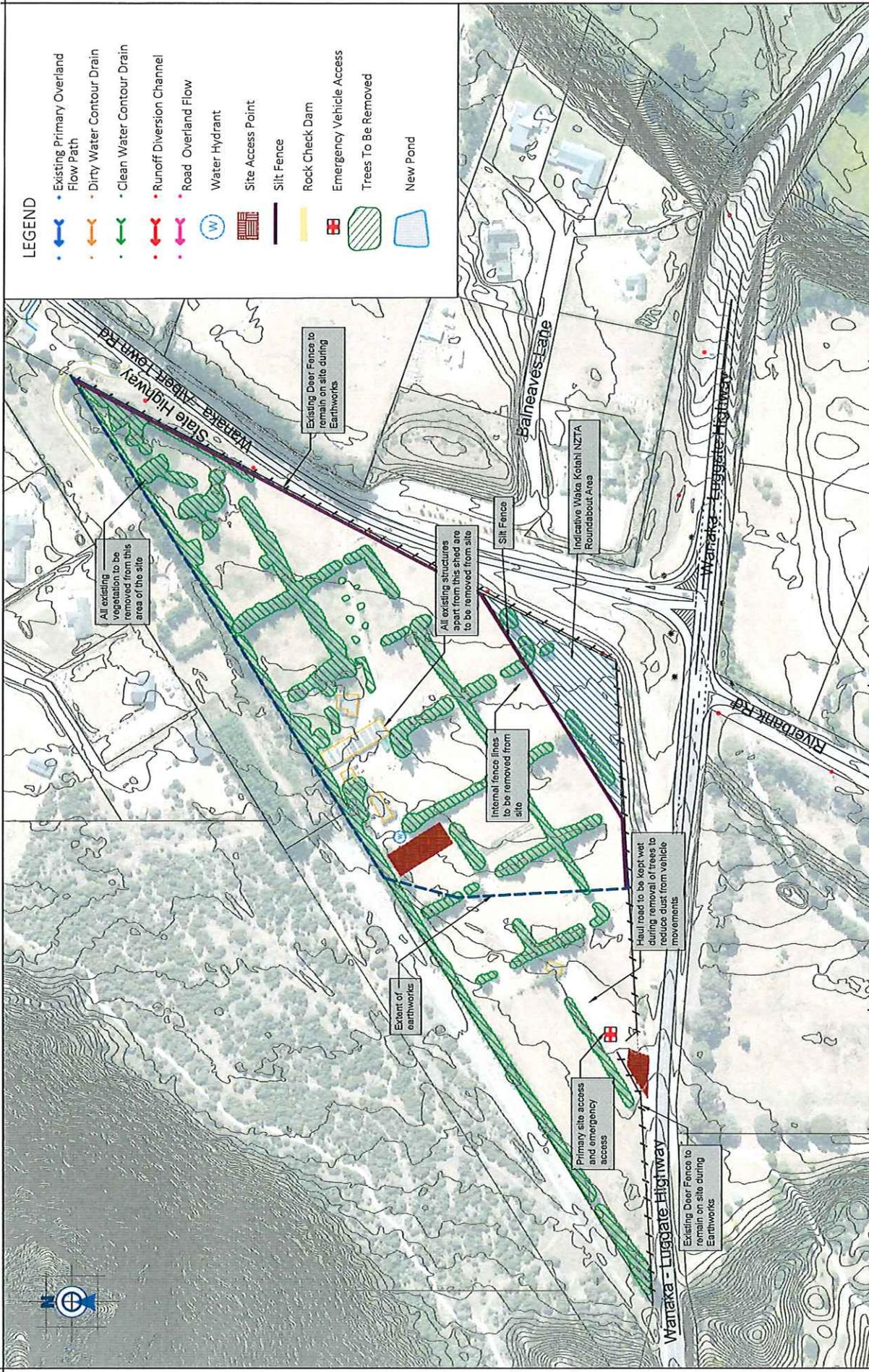
Resource Consent Drawings
Concept Water Layout

Proposed & Drawn Title

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Approved By:	AM	Drawn No:	1:2000 @ A3
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 18/12/2020

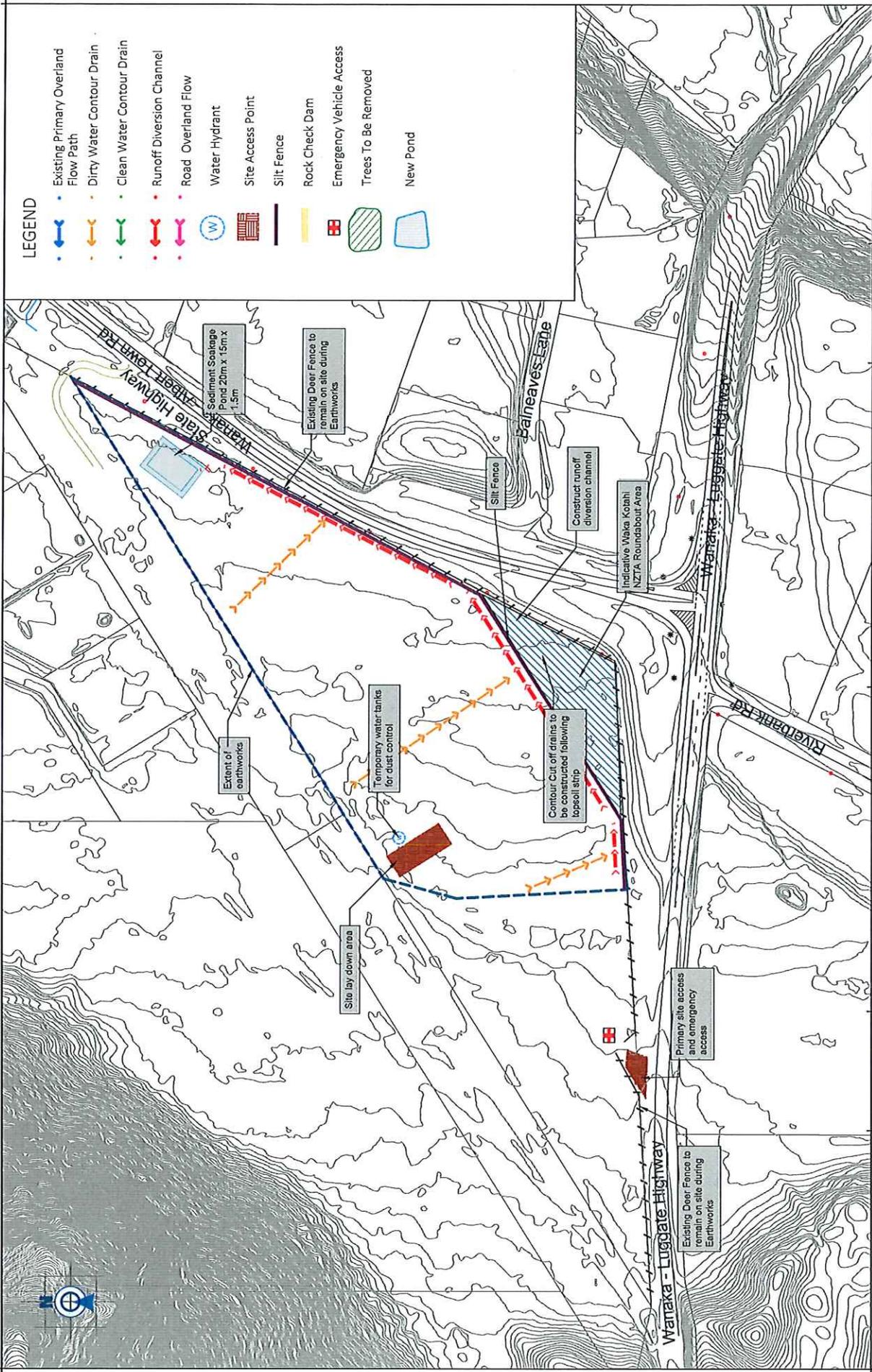




LEGEND

- Existing Primary Overland Flow Path
- Dirty Water Contour Drain
- Clean Water Contour Drain
- Runoff Diversion Channel
- Road Overland Flow
- Water Hydrant
- Site Access Point
- Silt Fence
- Rock Check Dam
- Emergency Vehicle Access
- Trees To Be Removed
- New Pond

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<p>Mt Iron Junction Limited Lot DP 15016 Wanaka</p>		
<p>Site Clearance Plan Site Management Plan</p>		
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LEGEND

- Existing Primary Overland Flow Path
- Dirty Water Contour Drain
- Clean Water Contour Drain
- Runoff Diversion Channel
- Road Overland Flow
- Water Hydrant
- Site Access Point
- Silt Fence
- Rock Check Dam
- Emergency Vehicle Access
- Trees To Be Removed
- New Pond

Drawn by	AM3	Original Scale	A3
Checked by	W6221	DO NOT SCALE	
Scale	1:2000 @ A3	Sheet No.	103
Revision	B	Date	18/12/2020

Bulk Earthworks Site Management Plan

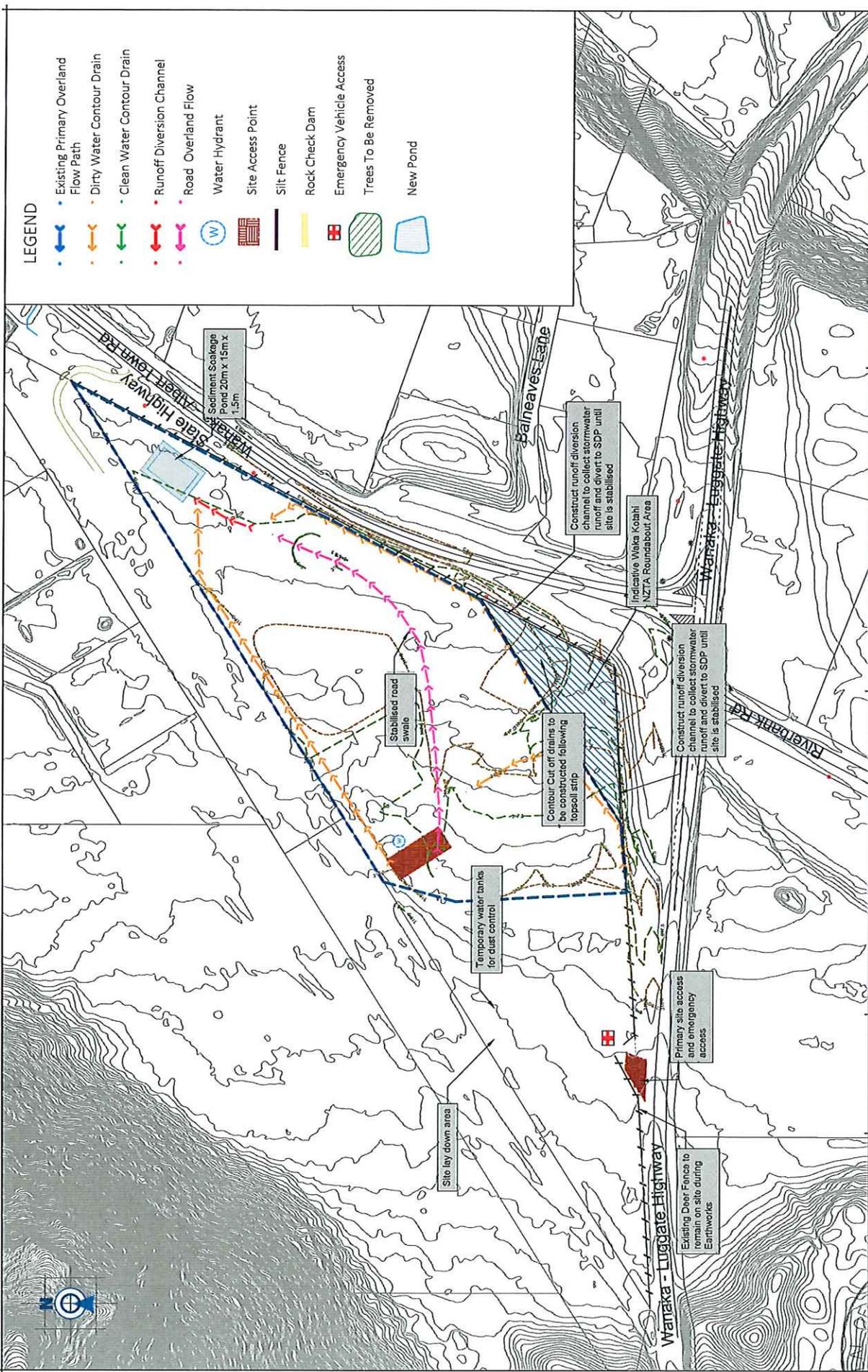
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 Lot DP 15016
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Drawn by	Checked by	Approved by	Scale
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MT	MT	W6221	DO NOT SCALE

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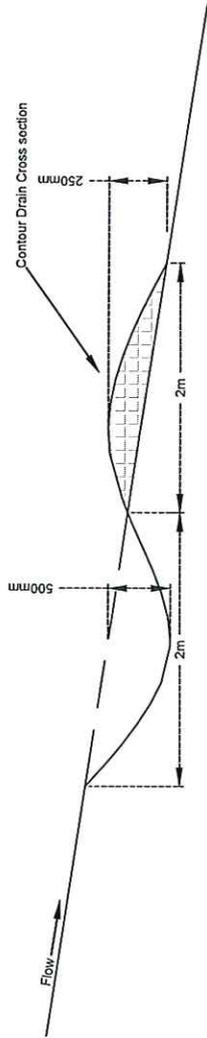
Post Earthworks Site Management Plan

Mt Iron Junction Limited
Lot DP 15016
Wanaka

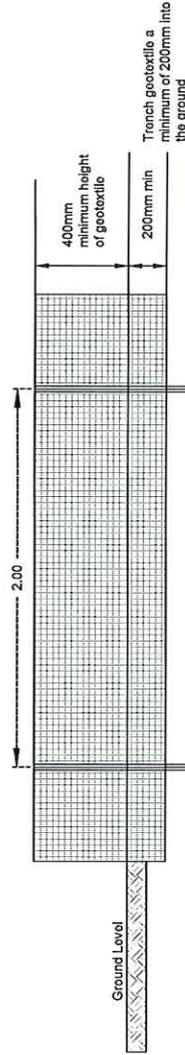
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Contour Drain Cross section



Steel standards such as waratahs or standard wooden fencepost driven a minimum of 400mm into the ground

Geotextile fixed firmly to post/waratah

400mm minimum height of geotextile

Trench geotextile a minimum of 200mm into the ground

Silt Fence

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Mt Iron Junction Limited
 Lot DP 15016
 Wanaka

Bulk Earthworks
 Site Management Plan
 Detail Drawings

Drawn by: MJD	Original Date: A3	Scale: NTS
Checked by: DJW	Issue No: 104	Revision: B
Approved by: W6221	Date Drawn: 18/12/2020	DO NOT SCALE