

This consent authorises the subdivision of the site into residential, commercial, reserve, roading and infrastructure lots and land use for the development of commercial, retail and residential buildings, a visitor and worker accommodation building, and associated bulk earthworks. In addition, the consent enables supporting infrastructure, including on-site water supply, wastewater treatment, and stormwater management systems. It authorises works undertaken in proximity to wetlands under the National Environmental Standards for Freshwater 2020 and disturbance of contaminated soils under the National Environmental Standard for the Assessment and Management of Soil Contaminants to Protect Human Health. It authorises the handling or incidental harm of indigenous lizards under the Wildlife Act 1953 and the modification or destruction of recorded archaeological sites (F41/62 and F41/890), and, as a precaution, the modification of any potential archaeological areas across the site should they be discovered during construction under the Heritage New Zealand Pouhere Taonga Act 2014.

The draft conditions have been prepared using the Queenstown Lakes District Council (QLDC) and Otago Regional Council (ORC) standard conditions as a foundation. In developing these, consideration has also been given to the structure, staging approach, and drafting style adopted in the recently approved Homestead Bay FTAA decision.¹ The conditions also reflect the requirements of the Fast-track Approvals Act 2024, in particular section 83, which requires that any condition imposed by the Panel be no more onerous than necessary to address the matter for which it is imposed, and section 84A, which empowers the Panel to impose conditions to ensure that infrastructure within, or relied upon by, the project area is adequate to support the project.

As directed by Papatipu Rūnanga, Ridgeburn Limited has undertaken engagement with Kā Rūnaka and Te Ao Mārama, while keeping Te Rūnanga o Ngāi Tahu informed (refer Schedule of engagement with Māori, **Appendix 44**). Section 10 of this document sets out draft conditions prepared in the context of this ongoing engagement with Kā Rūnaka. These conditions are provided in draft form to support continued consultation and have not yet been reviewed, endorsed, or agreed by Kā Rūnaka, and may be amended following further consultation.

Under clause 18 Schedule 5 of the FTAA and sections 108 and 108AA of the RMA, this consent is subject to the following conditions:

¹ <https://www.fasttrack.govt.nz/projects/homestead-bay>

Glossary of Terms

Acronym	Definition
CMP	Construction Management Plan
CSMP	Contaminated Site Management Plan
Council	Queenstown Lakes District Council
DSI	Detailed Site Investigation
EMP	Environmental Management Plan
ESCP	Erosion and Sediment Control Management Plan
FHEMP	Flood Hazard Emergency Management Plan
FTAA	Fast-track Approvals Act 2024
MPCP	Mammalian Pest Control Plan
NZQA	New Zealand Qualifications Authority
Waka Kotahi NZTA	Waka Kotahi New Zealand Transport Agency
NZS	New Zealand Standard
ONMP	Operational Noise Management Plan
ORC	Otago Regional Council
QLDC	Queenstown Lakes District Council
RAP	Remediation Action Plan
RMA	Resource Management Act 1991
RMM	Rough Milne Mitchell Landscape Architects
SNZ PAS 4509:2008	New Zealand Fire Service for Firefighting Water Supplies (Code of Practice 4509:2008)
SQEP	Suitably Qualified and Experienced Person
WWTP	Wastewater Treatment Plant

1.0 Subdivision

General

- (1) The consent holder must undertake the works in general accordance with the information and plans submitted with the application and formally approved by the Environmental Protection Authority on **XX XXXX 2026**, and contained at **Appendix 1**. In the event that any of the provisions of the following documents conflict with the requirements of these conditions of consent, these conditions of consent prevail.

Monitoring

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

Staging

- (3) This subdivision may be staged as follows:
 - Stage 1: Lots 6000-6009 (super lots), 1-132 & 145-156 (residential lots), 2000-2006, 2008-2019, 2055-2057 (parking), 3000-3008 (private open space lots), 4000-4006 (private road lots), 5000-5005 (private accessway lots), infrastructure lots 7000-7003;
 - Stage 1A: Stage 1A: Units 1–36 (principal units), 1C–36C (car park units), 1A–36A (terrace/patio units), 2B, 4B, 6B, 8B, 10B, 12B, 14B, 16B, 18B, 20B, 22B, 24B, 26B, 28B, 30B, 32B, 34B, 36B (stairs), 1B, 3B, 5B, 7B, 9B, 11B, 13B, 15B, 17B, 19B, 21B, 23B, 25B, 27B, 29B, 31B, 33B, 35B (storage)
 - Stage 2: Lots 200–226, 300–415 & 500 (residential lots), 3200-3203 (private open space lots), 4200-4203 (private road lots), 5200–5206 (private accessway lots);
 - Stage 3: Lots 501-608 & 1600-1704 (residential lots), 3300-3304 (private open space lots), 4300-4305 (private road lots), 5300-5306 (private accessway lots);
 - Stage 4: Lots 700-892 & 1000-1142 (residential lots), 3400-3402 (private open space lots), 4400-4407 (private road lots), 5400–5402 (private accessway lots);
 - Stage 5: Lots 1200-1256 & 1800-1806 (residential lots), 3500 & 3501 (private open space lots), 4500-4509 (private road lots), 5500-5505 (private accessway lots);
 - Stage 6: Units 51–57 (principal units), 56C (car parking unit), 52A, 56A, 56B, 57A (outdoor space units).

Except for Stage 1 and 1A, which must be undertaken first, the subsequent stages may be carried out in the sequence shown or concurrently. All necessary subdivision works (including engineering acceptance, servicing, provision of formed legal access, and any other works required to satisfy the conditions of this consent) shall be completed for each stage prior to certification being issued under Sections 223 and 224(c) of the Resource Management Act 1991.

The conditions of this consent, including engineering acceptance, shall apply only to the extent that they are relevant to each particular stage proposed. Any balance lots created shall either be serviced in accordance with these conditions or held together in one title with a serviced lot.

Certification of plans

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

Prior to commencement of works

- (5) Prior to any disturbance of land in a stage containing the clay target shooting area, fuel storage areas, aboveground storage tank, stockyards, sheep spray race, and livestock shed identified in the DSI completed by Springline dated 28 January 2026, the Consent Holder shall:
- (a) submit a RAP to the QLDC which is in general accordance with the RAP submitted as part of the application, titled, Remedial Action Plan & Contaminated Site Management Plan, dated 28 January 2026, Revision B and prepared by Springline. The RAP is to ensure that all areas of the stage are suitable for their intended use at the completion of the earthworks; and
 - (b) submit a CSMP to the QLDC which is in general accordance with the RAP submitted as part of the application, titled, Remedial Action Plan & Contaminated Site Management Plan, dated 28 January 2026, Revision B and prepared by Springline. The CSMP is to ensure that the health of on-site workers, the on-site environment and the receiving environment are protected from the effects of contaminants.

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

- (6) Prior to commencement of any works within each stage of the subdivision, the Consent Holder shall:
- (a) Submit an EMP for that stage by a suitably qualified person for certification by QLDC. The EMP shall be in accordance with the principles and requirements of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans 2019 and specifically shall address the following environmental elements as specified in the guidelines:

i. Administrative Requirements

- Daily inspections of specific erosion and sediment control measures as required by GD05 (such as sediment retention ponds)
- Weekly site inspections
- Monthly environmental reporting
- Pre and post rainfall inspection as required by GD05
- Independent audit by Suitably Qualified and Experienced Person
- Notification and management of environmental incidents
- Records and registers
- Environmental roles and responsibilities of personnel (including nomination of Principal Contractor)
- Site induction

ii. Operational Requirements

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

iii. Sufficient detail to address the following matters:

- Assessment of soil characteristics within earthworks catchments and the necessity for additional erosion and sediment control practices;
- Specific erosion and sediment control works (locations, dimensions, capacity etc);
- Supporting calculations and design drawings;
- Catchment boundaries and contour information;
- Details of construction methods;

- Timing and duration of construction and operation of control works;
 - Processes in place if unexpected contaminated land is encountered;
 - Contingency measures for snow and/ or frost events (in relation to chemical treatment)
 - Measures to avoid silt and/or sediment tracking onto roads and then to water for the duration of the earthworks, such as:
 - Providing stabilised entry and exit point(s) for vehicles;
 - Providing wheel wash facilities; and
 - Cleaning road surfaces using street-sweepers immediately where sediment has been tracked onto the road.
 - Details relating to the management of exposed areas;
 - Monitoring and maintenance requirements; and
 - Details relating to the management of long-term stockpiling (over 28 days).
- (b) Submit an Erosion and Sediment Control Plan (ESCP) for that stage prepared by a suitably qualified person for certification by QLDC. This plan shall be a sub-plan of the overarching EMP and must be prepared in accordance with the requirements outlined on pages 13 – 18 in Queenstown Lakes District Council’s Guidelines for Environmental Management Plans 2019. These plans must be updated when:
- i. The construction program moves from one Stage to another; or
 - ii. Any significant changes have been made to the construction methodology since the original plan was accepted for that Stage; or
 - iii. There has been an Environmental Incident and investigations have found that the management measures are inadequate.
- (c) Submit a Construction Management Plan (CMP) for that stage prepared by a suitably qualified person for certification by QLDC. This plan shall include details of the following:
- i. Details of the site manager, including their contact details cell phone, email, postal address;
 - ii. The location of a large notice board on the site that clearly identifies the name, telephone number and address for service of the site manager;
 - iii. Measures to be adopted to maintain the land in a tidy condition in terms of disposal / storage of rubbish, storage and unloading of building materials and similar construction activities;
 - iv. Suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the Consent Holder shall take immediate action, at their expense, to clean the roads;
 - v. Access controls
 - vi. Site parking arrangements.
 - vii. Safety fencing, and site perimeter security.

- viii. Maintenance of land stability at the site boundaries.
 - ix. Directions for advising adjoining landowners and occupiers of planned construction activities.
 - x. Handling and addressing of complaints.
- (7) The consent holder shall obtain and implement a traffic management plan approved by the Waka Kotahi New Zealand Transport Agency or its network management consultant, Aspiring Highways prior to undertaking any works within or adjacent to the State Highway that affects the normal operating conditions of the road reserve through disruption, inconvenience or delay. The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (TTMP) as validated either by a current CoPTTM certification or a relevant NZQA framework registered qualification, unit standard or micro credential. All contractors obligated to implement temporary traffic management plans shall employ a qualified Site Traffic Management Supervisor (STMS) to manage the site in accordance with the requirements of the Waka Kotahi NZTA's 'Traffic Control Devices Manual Part 8: Code of practice for temporary traffic management'. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.
- (8) Prior to works commencing to pipe the water race, within any onsite ponds, or intermittent streams, a Fish Management Plan is to be prepared by a suitably qualified and experienced professional and submitted to QLDC for review and certification. The Fish Management Plan is to include handling of fish, potential release site locations for fish and biosecurity considerations.
- (9) A MPCP must be prepared to address the management of pests at the site and must be submitted to QLDC for certification prior to the commencement of any works authorised by these consents. The MPCP must set out the procedures to be implemented by the Consent Holder to achieve the objective set out below, and, as a minimum, specify:
- (a) Target pest species;
 - (b) pest reduction methods, which will include descriptions of spatial configuration of bait lines and baiting and/or trapping details including types of baits/traps and frequency of baiting/servicing.
- The objective of the MPCP is to achieve pest control for all target species (mice, rats, stoats, ferrets, weasels, feral cats, rabbits, hares, pigs and deer).
- (10) Prior works commencing the consent holder must prepare a Weed Control Management Plan (WCMP) for Council certification. The purpose of the WCMP is to control unwanted weeds and plant disease that could impact the growth of 'revegetation planting on Morven Hill and the river escarpment' as illustrated on the Landscape Design Document Part Two, 'Landscape Masterplan page 05' Revision A.04, prepared by RMM and dated 6 March 2026.
- (11) Prior to the commencement of works for each stage a Planting Plan prepared by a suitably qualified and experienced landscape architect must be provided to Council for certification for the relevant stage. The purpose of the Planting Plan is to provide detail of 'revegetation planting on Morven Hill and the river escarpment' and 'planting within a network of reserves throughout the Ridgeburn Development' as illustrated on the Landscape Design Document Two, 'Landscape Masterplan page 05' Revision A.04, prepared by RMM and dated 6 March 2026 which is to be carried out by the consent holder. The Planting Plan shall as a minimum include the following:

- (a) A plan of the planted areas detailing proposed plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting and timing of planting, height and density upon maturity;
 - (b) Identification of the ecological covenant areas;
 - (c) A programme of establishment and post establishment protection and maintenance (e.g., planting method, fertilising, weed removal / spraying, replacement of dead or poorly performing plants, watering, length of maintenance programme); and
 - (d) Details of weed management.
- (12) Prior to the commencement of works for each stage a Planting Maintenance Plan prepared by a suitably qualified and experience landscape architect must be provided to Council for certification for the relevant stage. The purpose of the Planting Maintenance Plan is to provide clear direction to the consent holder and future lot owners as to how to maintain and manage the 'revegetation planting on Morven Hill and the river escarpment' and 'planting within a network of reserves throughout the Ridgeburn Development' illustrated the Landscape Design Document Two, 'Landscape Masterplan page 05' Revision A.04, prepared by RMM and dated 6 March 2026 on an ongoing basis so as to ensure the planting is retained. The plan shall provide details of ongoing maintenance and monitoring requirements including (but not limited to):
- (a) A plan of the planted areas detailing plant species and process for replacement of dead or poorly performing plants, noting that any replacements must be eco-sourced.
- (13) Prior to commencement of construction activities (as defined by NZS 6803:1999 Acoustics – Construction Noise) on-site, the consent holder shall submit for the approval of the Principal Engineer: Resource Management, a detailed Construction Noise Management Plan in accordance with Annex E of NZS 6803:1999.
- (14) All works must be undertaken in accordance with the certified plans listed in Conditions 5 - 13 and these plans shall be accessible on site at all times during work under this consent.

Engineering Approvals

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

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

- (16) At least 7 days prior to commencing excavations for each stage, 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 QLDC's Land Development and Subdivision Code of Practice who is familiar with the Kirk Roberts Consulting geotechnical report dated 17 March 2026, Kirk Roberts Consulting reference: 2555087 who shall supervise the earthworks procedure and retaining wall construction, in accordance with the report recommendations. Should the site conditions be found unsuitable for the proposed excavation/construction methods, then a suitably qualified and experienced engineer shall submit to the Manager of Resource Management Engineering at Council new designs/work methodologies for the works prior to further work being undertaken, with the exception of any necessary works required to stabilise the site in the interim.

- (17) At least 7 days prior to commencing excavations in any given stage, the consent holder shall provide the QLDC with the name of a suitably qualified professional as defined in Section 1.7.2 of QLDC's Land Development and Subdivision Code of Practice 2025 and who shall supervise and monitor any earthworks. This engineer shall be responsible for providing a Geotechnical Completion Report and Schedule 2A certificate, including fill certification, for all lots within the subdivision as required under Condition 16.
- (18) Prior to commencing any work for each stage, the consent holder shall provide an Engineering NZ PS1 Producer Statement for any permanent retaining walls within the lot which exceed 1.5m in height or are subject to additional surcharge loads.

Engineering Review and Acceptance

- (19) Prior to commencing works on the site for each stage, with the exception of earthworks including associated controls approved through the Environmental Management Plan (EMP) process within this consent, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for development works in accordance with the relevant stage to be undertaken and information requirements specified below.
- (a) 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.
 - (b) The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the applicant's cost.
 - (c) The 'Engineering Review and Acceptance' application(s) shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate for the relevant stage, in accordance with Condition (15), to detail the following requirements in Conditions (19d-19l):

Transport

- (d) All roads, paths and intersections shall be constructed in general accordance with the Engineering Drawings (Roding) prepared by McKenzie & Co drawings numbered 3000-3015, 3100-3146 and 3900-3901 and dated 6 March 2026.
- (e) The consent-holder shall demonstrate for each stage that:
 - i. The expected operating speed (shown on the Engineering Drawings (Roding) prepared by McKenzie & Co drawings numbered 3000-3015, 3100-3146 and 3900-3901 and dated 6 March 2026 on each road will be achieved;
 - ii. The appropriate Safe Intersection Sight Distances and Approach Sight Distances are achieved at all intersections, allowing for a reaction time of 1.5 seconds;
 - iii. Appropriate Stopping Sight Distances are achieved on all roads, allowing for a reaction time of 1.5 seconds;
 - iv. Appropriate sight distances are achieved at all pedestrian crossing locations;
 - v. All traffic signs and road markings will comply with the NZTA Traffic Control Devices Manual;

- vi. The number of mobility spaces in each car parking area within the Commercial Precinct (Stage 6) must be a minimum of:
 - o Workers accommodation / visitor accommodation: 3 mobility spaces; and
 - o Bar / pizzeria: 1 space.
- vii. The number of cycle parking spaces at the Commercial Precinct meets Rule 29.5.12 of the Queenstown Lakes Proposed District Plan;
- viii. The number of coach parking spaces for the worker accommodation / visitor accommodation meets Rule 29.5.1 of the Queenstown Lakes Proposed District Plan;
- ix. The dimensions of car parking spaces and aisles meet either Rule 29.5.1 of the Queenstown Lakes Proposed District Plan or Standard AS/NZS2890.1:2004 ('Parking Facilities Part 1: Off-Street Car Parking');
- x. The internal dimensions of garages and the distance between the garage doors and the roadway meet Rule 29.5.7 of the Queenstown Lakes Proposed District Plan;
- xi. A minimum queuing space of 18m be provided at the southernmost access to the commercial precinct;
- xii. Intersections achieve the provisions of the Traffic Control Devices Manual Part 4;
- xiii. Driveways are formed to meet Rules 29.5.14 and 29.5.16 of the Queenstown Lakes Proposed District Plan;
- xiv. Driveways have sight distances that meet Rule 29.5.17 of the Queenstown Lakes Proposed District Plan, extrapolated as appropriate for the expected operating speed of the frontage road;
- xv. The separation distance between driveways and intersections meet Rule 29.5.21 of the Queenstown Lakes Proposed District Plan, interpolated as appropriate for the expected operating speed of the frontage road;
- xvi. An 8.8m service vehicle and a B85 car are able to pass each other on curved sections of roads allowing for 0.3 clearance from the edge of the seal/kerb and 0.6m clearance from each other;
- xvii. An 8.8m service vehicle and a B85 car are able to pass each other at intersections allowing for 0.3 clearance from the edge of the seal/kerb and 0.6m clearance from each other. For clarity, this may include one driver waiting for the other vehicle to pass;
- xviii. All cul-de-sacs are provided with a suitable turning head as per Figures 3.3 and 3.4 of Standard NZS4404:2010 ('Land Development and Subdivision Infrastructure');
- xix. Should any of the above matters (e)(i)-(xviii) not be achieved, an assessment from a suitably qualified and experienced traffic engineer shall be provided which confirms that the non-compliance(s) will not result in unacceptable safety and/or efficiency effects.
- xx. Provide the final location of the park and ride area which is to be in the approximate location shown on the Engineering Drawings (Roading) prepared by McKenzie & Co drawings numbered 3000-3012, 3600-3615 & 3700-3777, 3800, 3801, 3802, 3803,

3804, 3805, 3806, 3809, 3810, 3900 and 3901 and dated 6 March 2026. The park and ride area must include at least 70 carparks.

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

Water

- (f) Detailed plans and specifications shall be supplied for the following to the extent that is required for each stage:
 - i. The construction of two potable production bores within Lot 7002 and 7003 with associated infrastructure and buildings.
 - ii. A rising main and (if required) booster pumps to convey raw water to the water treatment plant and reservoir within Lot 7000.
 - iii. A water treatment plant (WTP) within Lot 7000. This plant shall be designed to ensure on-going compliance with the requirements of the Water Services Act 2021 and Water Services (Drinking Water Standards for New Zealand) Regulations 2022 and Aesthetic Values or Drinking Water Notice 2022.
 - iv. A minimum of two water reservoir tanks shall be installed within future Lot 7000 as part of Stage 1, with provision made for a third tank in Stage 2. Supporting information must demonstrate that the reservoir(s) are suitably sized to service the number of reticulated lots within each relevant stage.
 - v. A reticulated network from the water reservoir to the reticulated lots and any necessary booster pump infrastructure and / or pressure reducing valves to achieve QLDC level of service flows and pressures to the reticulated lots.
 - vi. For all stages after Stage 1, detailed plans and specifications for any bulk water treatment and supply infrastructure or works required for the provision of the potable water supply for each specific stage.
- (g) The Consent Holder shall monitor the water consumption and the number of lots occupied for the completed stages until the completion of Stage 5. In the event that an application is made for Engineering Review and Acceptance to service a stage with a lesser per household water supply than detailed in the GWE Consulting Engineers Technical Memo dated 24 February 2026, this shall be supported by a Monitoring Report detailing the water consumption records.
- (h) For all stages, the water design shall ensure that potable water is able to be provided to each residential and commercial lot, which shall be by:
 - i. The provision of a minimum 63mmOD potable water supply ridermain within the road frontage to all Residential Lots. This bulk lateral shall be terminated with a valve and capped just prior to the boundary of each stage, and a 20mm id lateral for future construction water extended off this bulk feed with an Acuflo GM900 toby valve installed at the boundary.

Note: As per the QLDC Land Development and Subdivision Code of Practice, suitable bulk meter and backflow prevention will be installed at time of future development of these lots.

- ii. The provision of a minimum 20mm id potable water supply lateral to the Residential Lots 1-162, 200-226, 300-415, 500, 501-608, 700-892, 1000-1142, 1200-1526 and 1800-1806 or otherwise approved by council, to allow smaller connections should the detail design require them. This shall include a toby valve installed at the boundary.
- iii. The provision of a minimum 100mm potable water supply lateral to Commercial Lot 6000. This bulk lateral shall be terminated with a valve and be capped just prior to the boundary, and a 20mm id lateral for future construction water extended off this bulk lateral and into the site with an Acuflo GM900 toby installed at the boundary.

Note: As per the QLDC Land Development and Subdivision Code of Practice, suitable bulk meter and backflow prevention will be installed at time of future development of these lots.

- iv. The provision of a minimum 20mm id potable water supply lateral to the Commercial Units PU1-PU6, AU2A, AU6B and AU6C. This shall include an Acuflo GM900 toby valve installed at the boundary.
- v. The above 20mm id lateral connections to each lot shall include water meters at the lot boundary as agreed with the Incorporated Society (or equivalent legal body).
- vi. Where the toby valve box is to be placed within a trafficable area, a trafficable lid/box shall be included.
- vii. Being treated to consistently comply with the requirements of the Water Services Act 2021 and Water Services (Drinking Water Standards for New Zealand) Regulations 2022 and Aesthetic Values for Drinking Water Notice 2022 (or superseding legislation, standards, and notices). For all surface water or ground water takes this shall include the results of chemical test results no more than 3 years old and bacterial test results no more than 3 months old at the time of submitting the test results. The testing must be carried out by a recognised laboratory (refer to Water Services Act 2021 subpart 11) and be accompanied by a laboratory report with non-compliances highlighted and outlining any necessary means of remedial treatment.
- viii. The provision of fire hydrants with adequate pressure and flow to service and maintain each residential lot with a minimum Class FW2 fire risk and each commercial/school lot with a FW3 fire risk in accordance with the NZ Fire Service Code of Practice for Fire Fighting Water Supplies 2008. Any lesser risk must be approved in writing by the Fire Service NZ and supplied to QLDC

Wastewater

- (i) Detailed plans and specification shall be supplied for the following:
 - i. A wastewater treatment plant within Lot 7001 in general accordance with the performance specifications in the BPO Ridgeburn Wastewater Treatment Plant Design Report dated 18 March 2026.

- ii. The wastewater treatment plant shall include suitable emergency storage and/or generator backup and shall be connected to suitable monitoring system, to be approved by Council, to protect the wastewater treatment plant against any system failure and/or overloading. The wastewater treatment plant design shall also include a water supply connection and provision of a vehicle crossing and access driveway from the private road network and set down area to allow for ongoing maintenance access by heavy vehicles (if required).
- iii. For all stages, detailed plans and specifications for any wastewater treatment and disposal infrastructure or works, including land treatment areas required for the disposal of treated effluent from each specific stage. This shall include details of:
- iv. Identification of sufficient land treatment area in accordance with the WGA Ridgeburn Development Wastewater Disposal Options and Effects Report dated 11 March 2026.
- v. Details of the vegetation management regime for the land treatment areas in (i).
- vi. Locations of the sub-surface drip irrigation system within the nominated land treatment area.
- vii. Locations of the spray irrigation within the nominated land treatment area.
- viii. The Consent Holder shall monitor the following until the completion of Stage 6:
- ix. The quantity of wastewater generation from and the number of lots occupied for the preceding stages;
- x. The wastewater quality discharged from the wastewater treatment plant;
- xi. In the event that an application for Engineering Review and Acceptance is submitted proposing to service a stage utilising a lesser per household wastewater generation assumption than the QLDC Code of Practice 2025, this shall be supported by a Monitoring Report with the above information. A wet weather peaking factor will be required to be included in the demand calculations;
- xii. The provision of a foul sewer connection from each residential and commercial lot to the wastewater treatment plant in accordance with Council's standards and connection policy. These connections shall be installed with an invert suitable to drain the full buildable area within each lot while maintaining minimum grade and pipe cover.
- xiii. Where these connections are via a pressure sewer, they should include a boundary kit in accordance with the QLDC pressure sewer policy.
- xiv. The provision of a wastewater boundary kit to the boundary of all recreational reserve areas that include toilet facilities.

Stormwater

- (j) The provision of a stormwater collection and disposal system which shall provide both primary and secondary protection for roads and future development within the lots, in accordance with Council's standards and connection policy. This shall include:
 - i. The provision of a reticulated primary system to collect and dispose of stormwater under the 5% AEP storm event from all road surfaces and all potential impervious areas

within each residential, commercial and recreation reserve lot. This shall include attenuation and detention measures in accordance with the Engineering Infrastructure Report prepared by McKenzie & Co dated 25 February 2026. The detention systems shall be easily accessible for maintenance.

- ii. Collected runoff shall discharge to pipe network and vegetated swales before entering the wetland detention ponds.
- iii. The provision of a secondary stormwater protection system consisting of secondary flow paths to cater for the 1% AEP storm event to ensure that there is no inundation of those floor levels within the lots, in accordance with the Engineering Infrastructure Report prepared by McKenzie & Co dated 25 February 2026.
- iv. A copy of the full stormwater model and report outlining the parameters used shall be provided.
- v. A pre-development and post-development contour plan shall be provided with the stormwater design.
- vi. All proposed habitable buildings must be located outside of the 100-year flood extent with appropriate freeboards applied in accordance with the QLDC Land Development and Subdivision Code of Practice, specifically:
 - o Habitable dwellings (including garages) – 0.5m minimum freeboard height above the 1% AEP flood level
 - o Commercial and industrial buildings – 0.3 minimum freeboard height above the 1% AEP flood level
 - o Non-habitable residential buildings and detached garages 0.2m minimum freeboard height above the 1% AEP flood level.

Design

- (k) Prior to commencement of construction of any of the following infrastructure, details of the design of the following utility buildings and reservoirs (and ancillary buildings and structures) are to be provided to QLDC for certification:
 - i. Bore sheds
 - ii. Water treatment plant
 - iii. Wastewater treatment plant
 - iv. Wastewater treatment plant office
 - v. Reservoirs
- (l) The designs are to meet the following standards:
 - i. All above-ground utility buildings and reservoirs are to be clad in external cladding materials finished in the range of browns, greys and black with a light reflectance value of 20% or less.
 - ii. The formation of the water reservoir platform is to be of sufficient space to allow for the construction of a fourth reservoir in the future with appropriate circulation space for access and servicing.

Certification

- (m) The provision of Design Certificates for all engineering infrastructure works associated with this subdivision submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater, Stormwater). The certificates shall be in the format of the Queenstown Lakes District Council – Land Development & Subdivision Code of Practice 2025 Schedule 1A Certificate.
- (n) The provision of a Design Certificate submitted by a suitably qualified design professional for the Wastewater Pump Station/s, Water Treatment Plant, Wastewater Treatment Plant, and Water Reservoir. The certificates shall be in the format of Engineering NZ Producer Statement PS1.

Environmental Controls

- (20) Prior to commencing ground-disturbing activities for each stage, 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.
- (21) Prior to commencing ground disturbing activities for each stage, 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.
- (22) The QLDC are to be notified 15 days in advance of soil contamination remediation works commencing.
- (23) Prior to bulk earthworks operations (and vegetation clearance) for the initial stage or any subsequent new stage of works, the Consent Holder must install erosion and sediment controls in accordance with the ESCP as well as provide As-built documentation for these controls by Suitably Qualified and Experienced Person.

Accidental Discovery Protocol

- (24) Prior to commencing excavation work for each stage, the Consent Holder shall ensure that all persons involved in, or supervising works on-site are familiar with the Accidental Discovery Protocol established under Condition 25 below. The Accidental Discovery Protocol shall be clearly displayed and accessible on site at all times during work under this consent.
- (25) In the event that an unidentified archaeological site is located during works, the following will apply:
 - (a) Work must cease immediately at that place and within 20 metres around the site. The area must be secured from further disturbance.
 - (b) The Heritage New Zealand Pouhere Taonga Regional Archaeologist and the Otago Regional Council must be notified immediately.
 - (c) If the site is of Māori origin, the Consent Holder must also notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975).
 - (d) If human remains (koiwi tangata) are uncovered the Consent Holder must advise the Heritage New Zealand Pouhere Taonga Regional Archaeologist, NZ Police, the Otago Regional Council and the appropriate iwi groups or kaitiaki representative and the above process

under (c) will apply. Remains are not to be disturbed or moved until future actions have been agreed by all parties.

- (e) Works affecting the archaeological site must not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue. An application for an Archaeological Authority and further assessment by an archaeologist may be required.
- (f) Where iwi so request, any information recorded as the result of the find such as a description of location and content, must be provided for their records.

Transport

- (26) Prior to works commencing in each stage the consent holder shall engage independent, suitably qualified and experienced traffic engineer to carry out a detailed design safety audit for the relevant stage in accordance with Section 3.2.7 of the Councils Code of Practice 2025.
- (27) Prior to works commencing in each stage the consent holder shall engage an independent, suitably qualified and experienced traffic engineer to review of all traffic signs and road markings within the stage to ensure they have been provided in accordance with the NZTA Traffic Control Devices Manual or otherwise agreed with NZTA.

During construction

- (28) Throughout the duration of works the Consent Holder shall develop and document a process of periodically reviewing the EMP as outlined on page 6 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans 2019. No ground disturbing activities shall commence in any subsequent stage of development until an EMP has been certified by QLDC. All works shall be undertaken in accordance with the most current version of the EMP as certified by QLDC.
- (29) Throughout the duration of works the current EMP shall be accessible on site at all times during work under this consent and the Consent Holder shall establish and implement document version control.
- (30) Throughout the duration of works, the Consent Holder shall undertake and document weekly and Pre and Post-Rain Event site inspections as outlined on pages 10 and 11 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.
- (31) Throughout the duration of works, a SQEP shall monitor the site monthly to ensure that the site is complying with its EMP, identify any new environmental risks arising that could cause an environmental effect and suggest alternative solutions that will result in more effective and efficient management. This must include a specific audit by the SQEP of the effectiveness of the ESCP. The outcome of these inspections should be included in the Monthly Environmental Report referred to Condition 32 below.
- (32) Throughout the duration of works Consent Holder shall complete and submit exception reporting to QLDC in the form of a monthly environmental report. The monthly environmental report shall be submitted to QLDC's Regulatory Department within five (5) working days of the end of each month.
- (33) Throughout the duration of works in accordance with page 9 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans, where any Environmental Incident where the EMP has failed leading to any adverse environmental effects offsite occurs the Consent Holder shall:
 - (a) Report to QLDC details of any Environmental Incident within 12 hours of becoming aware of the incident.

- (b) Provide an Environmental Incident Report to QLDC within 10 working days of the incident occurring as per the requirements outlined in Section 3.3.1 of Queenstown Lakes District Council's Guidelines for Environmental Management Plans.
- (34) Throughout the duration of works environmental records are to be collated onsite and shall be made available to QLDC upon request; immediately if the request is made by a QLDC official onsite and within 24 hours if requested by a QLDC officer offsite. Records and registers to be managed onsite shall be in accordance with the requirements outlined on page 14 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.
- (35) Hours of operation for earthworks shall be:
 - (a) Monday to Friday (inclusive): 7am to 7pm;
 - (b) Saturday 7.30am-6pm;
 - (c) Sundays and Public Holidays: No Activity.
- (36) All recommendations of the DSI and any RAP and Contaminated Site Management Plan shall be implemented during any disturbance of the HAIL sites identified in the Detailed Site Investigations under Condition 5.
- (37) Only cleanfill material shall be deposited at the site. Cleanfill material is defined as material that when buried/placed will have no adverse effect on people or the environment, and includes virgin natural materials such as clay, soil and rock, and other inert materials such as concrete or brick that are free of:
 - (a) combustible, putrescible, degradable or leachable components;
 - (b) hazardous substances;
 - (c) products or materials derived from hazardous waste treatment, hazardous waste stabilisation or hazardous waste disposal practices;
 - (d) materials that may present a risk to human or animal health such as medical and veterinary waste, asbestos or radioactive substances;
 - (e) liquid waste.

Acceptable materials include bricks, pavers, masonry blocks, ceramics, un-reinforced concrete, reinforced concrete where any protruding steel is cut off at the concrete face, fibre cement building products, road sub-base, tiles and virgin soils (including rock, sand, gravel, clay) - provided they are uncontaminated. Any other materials will require the prior written approval of Council prior to disposal at the site. Topsoil shall be used for final cover only.
- (38) Contaminated soil to be removed from the site is required to be disposed of at a suitably licenced facility.
- (39) On completion of any earthworks associated with the water reservoir(s) and prior to the placement of any tanks or associated infrastructure, the consent holder shall provide to Manager of Resource Management Engineering at Council a geotechnical completion report from a suitably qualified geotechnical professional that confirms that the completed platform and associated batter slopes are stable and appropriate for the anticipated tanks.
- (40) All tree felling works are to be undertaken between the months of August to February to avoid disruption of nesting birds.

Prior to s223 certification

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

- (a) All necessary easements shall be shown in the Memorandum of Easements attached to the Title Plan and shall be duly granted or reserved.
- (b) The following amalgamations shall be registered with Land Information New Zealand (CSN XXXXX):

That lots 58 & 2055 be held in the same record of title

That lots 59 & 2056 be held in the same record of title

That lots 60 & 2057 be held in the same record of title

That lots 64 & 2010 be held in the same record of title

That lots 65 & 2009 be held in the same record of title

That lots 66 & 2008 be held in the same record of title

That lots 79 & 2011 be held in the same record of title

That lots 80 & 2012 be held in the same record of title

That lots 81 & 2014 be held in the same record of title

That lots 82 & 2015 be held in the same record of title

That lots 83 & 2013 be held in the same record of title

That lots 84 & 2016 be held in the same record of title

That lots 85 & 2017 be held in the same record of title

That lots 86 & 2018 be held in the same record of title

That lots 76 & 2000 be held in the same record of title

That lots 77 & 2003 be held in the same record of title

That lots 78 & 2004 be held in the same record of title

That lots 87 & 2005 be held in the same record of title

That lots 88 & 2006 be held in the same record of title

That lots 89 & 2002 be held in the same record of title

That lots 90 & 2001 be held in the same record of title

The above numbered carpark allotments may at the consent holders discretion be amalgamated with a different numbered residential unit allotment from that shown, on the basis that no parking allotments created shall sit un-amalgamated with a residential unit allotment.

(42) The names of all roads requiring naming in accordance with QLDC's Road Naming Policy must be shown on the survey plan.

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

Prior to s224c certification

General

- (43) Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following works as applicable to each stage of the subdivision:
- (a) Implementation of the Plans approved under Conditions 5 – 13 above which apply to that specific stage.
 - (b) The completion and implementation of all works detailed in Condition (19) above which apply to that specific stage.
- (44) Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall submit 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads, Water, Irrigation, Wastewater, Stormwater reticulation.

Residential Society

- (45) Prior to the issue of a s224(c) certificate for the subdivision Stage 1, the consent holder must prepare the necessary documentation to create a society, body corporate, association or other body acceptable to the Council (hereafter referred to as the "Residential Society") for the ownership and management of the Common allotments identified below:

Stage 1

Private Open Space Lots: 3000–3008

Private Road Lots: 4000–4006

Private Accessway Lots: 5000–5005

Infrastructure Lots: 7000–7003

Stage 2

Private Open Space Lots: 3200–3203

Private Road Lots: 4200–4203

Private Accessway Lots: 5200–5206

Stage 3

Private Open Space Lots: 3300–3304

Private Road Lots: 4300–4305

Private Accessway Lots: 5300–5306

Stage 4

Private Open Space Lots: 3400–3402

Private Road Lots: 4400–4407

Private Accessway Lots: 5400–5402

Stage 5

Barker & Associates

+64 375 0900 | admin@barker.co.nz | barker.co.nz

Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | Havelock North | Wellington | Christchurch | Wānaka & Queenstown19

Private Open Space Lots: 3500 & 3501

Private Road Lots: 4500–4509

Private Accessway Lots: 5500–5505

- (46) The consent holder shall provide written evidence to Council that the Residential Society includes the following items:
- (a) The ownership and management responsibilities of the Residential Society, including the operation, maintenance, repair and renewal of the Common Infrastructure within the development, except where otherwise provided for under Condition 49;
 - (b) That the membership of the Residential Society is compulsory for all owners of residential lots within each stage of the development as secured through consent notices and covenants registered on the record of title of each residential lot;
 - (c) Mechanisms for the raising of funds from members to adequately finance the operation, maintenance, repair and renewal of the Common Infrastructure; and
 - (d) Decision making and dispute resolution requirements.
- (47) All costs associated with the establishment and maintenance of the Residents Society (or equivalent legal body) must be borne by the Consent Holder.
- (48) Prior to the issue of a s224(c) certificate for the subdivision Stage 1 a copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society (or equivalent legal body) must be provided to QLDC for certification that the infrastructure and assets will be properly maintained over time. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.
- (49) Prior to the issue of a s224(c) certificate for Stage 1, the consent holder must prepare the necessary documentation and provide to QLDC confirming that either:
- (a) a separate utility entity is established to own, maintain, and operate the infrastructure assets being the Water and Wastewater Treatment Plant, disposable fields, reticulated pipes and related servicing network; or,
 - (b) the infrastructure assets are owned by the Developer or the Residents Association and leased (under a registered lease) to a separate utility entity, which is responsible for maintaining and operating those assets.

Transport and Recreational Trails

- (50) Prior to s224c being issued for Stage 6 Cycle trail enhancements as outlined in the (Paths and Trails Network, Page 21/21 Architectural Masterplan prepared by Novak Middleton) in Condition 1 must be completed and the following must be undertaken:
- (a) The consent holder shall enter into a maintenance agreement under s207A of the Local Government Act 2002 Amendment Act (LGA) as per clause 7.4.11.2 of the QLDC LDSCoP 2020, with the QLDC Parks and Reserves Department, with the obligation being upon the consent holder to fulfil the requirements detailed in (b) below. The maintenance period shall be three (3) years from the date of the maintenance agreement.
 - (b) The consent holder shall maintain trails marked Paths and Trails Network, Page A2 21/21 Architectural Masterplan on the Public Trails Plan contained in the Architectural Masterplan during the maintenance period.

- (51) Prior to the issue of a s224(c) certificate for each stage any road signage shall be installed in accordance with Council's signage specifications and all necessary road markings completed on all public roads in accordance with MOTSAM and the TCD Manual.
- (52) Prior to the issue of a s224(c) certificate for each stage, road names shall be approved and road name signs installed in accordance with Council's Road Naming Policy.
- (53) Prior to the issue of a s224(c) certificate for each stage, the consent holder shall engage an independent and suitably qualified traffic engineer to carry out a post-construction road safety audit in general accordance with the NZTA Manual "Road Safety Audit Procedures for Projects" and section 3.2.7 of QLDC's Land Development and Subdivision Code of Practice 2025. This shall include confirmation that appropriate traffic signs and road markings within the relevant stage have been installed in accordance with the New Zealand Transport Agency's Traffic control devices manual. The consent holder shall undertake works in compliance with any recommendations of the road safety audit at their own cost. A copy of this report and confirmation that the recommendations have been complied with shall be submitted to QLDC for review and acceptance.
- (54) Prior to the issue of a s224(c) certificate for each stage, the consent holder shall remedy any damage to all existing road surfaces and berms adjoining the development at Morven Ferry Road that result from work carried out for this consent.

Utilities

- (55) Prior to the issue of a s224(c) certificate for each stage, written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of a minimum single phase 15kva underground electricity supply has been made available to the boundaries of each residential and commercial lot within the relevant stage and that all the network supplier's requirements for making such means of supply available have been met.
- (56) Prior to the issue of a s224(c) certificate for each stage written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the boundaries of each residential and commercial lot within the relevant stage and that all the network supplier's requirements for making such means of supply available have been met.

Infrastructure

- (57) Prior to the issue of a s224(c) certificate for each stage hydrant testing shall be carried out to confirm that there are sufficient hydrants with adequate pressure and flow to service the lots created with a minimum Class FW2 fire supply for residential lots and FW3 for commercial lots in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies 2008 for the relevant stage of the subdivision. Any lesser risk must be approved in writing by Fire Service NZ, Dunedin Office. The testing shall be carried out over the peak period of an average day. All related costs shall be borne by the consent holder.
- (58) Prior to the issue of a s224(c) certificate for each stage the Consent Holder must submit Completion Certificates for all engineering works completed in relation to or in association with the relevant stage of subdivision. The certificates shall be in the format of the Queenstown Lakes District Council – Land Development & Subdivision Code of Practice 2025 Schedule 1B and 1C Certificate.
- (59) Prior to the issue of a s224(c) certificate for each stage the consent holder shall submit Completion Certificates from both the Contractor and Approved Certifier for the Water Treatment Plant,

Wastewater Treatment Plant, and Water Reservoir, as completed in relation to or in association with the relevant stage of subdivision. The certificates shall be in the format of Engineering NZ Producer Statement PS3 and PS4.

Earthworks and Natural Hazards

- (60) At the completion of onsite earthworks for each stage, the geo-professional identified under Condition 18 shall incorporate the results of ground bearing test results for each residential and commercial allotment (regardless of whether affected by development cut and fill earthworks) and include these with fill certification in accordance with NZS 4431:1989, a Geotechnical Completion Report and Schedule 2A certificate covering all lots within the relevant stage of the subdivision. In the event the Schedule 2A includes limitations or remedial works against any lot(s) the Schedule 2A shall also include a geotechnical summary table identifying requirements against each relevant lot in the subdivision for reference by future lot owners. Any remedial works outlined on the Schedule 2A that requires works across lot boundaries shall be undertaken by the consent holder prior to 224(c) certification being issued.
- (61) At the completion of onsite earthworks for each stage, the geo-professional identified under Condition 18 shall provide certification in accordance with NZS 4431:1989 for all areas of fill within the relevant stage on which future buildings are to be founded. Noting any future residential subdivision of this land will require the provision of a Geotechnical Completion Report and Schedule 2A certificate.
- (62) Prior to the issue of a s224(c) certificate the consent holder must provide to QLDC evidence of the completion of all alluvial fan debris flow and flood hazard mitigation and rockfall mitigation works for that stage in accordance with the Kirk Roberts Consulting geotechnical report dated 17 March 2026, reference: 2555087.
- (63) Prior to the issue of a s224(c) certificate the consent holder shall submit an Engineering NZ PS4 Producer Statement for any permanent retaining walls within the lot which exceed 1.5m in height or are subject to additional surcharge loads.
- (64) Prior to the issue of a s224(c) certificate the consent holder must provide to QLDC evidence that exposed earthwork areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.

Landscaping

- (65) With exception to the landscaping within the allotments as outlined in the document titled Typologies (pages 80-86), prepared by RMM, prior to the issue of a s224(c) certificate the consent holder must fully implement all works relevant to subdivision stage, as shown on the Planting Plan approved by condition 13.
- (a) The consent holder is responsible for the establishment and maintenance of all new planting as detailed within the Landscape Plans referenced under Condition 1, until a minimum survival rate of the plants being 90% of the original density through the entire planting area(s) has been achieved over a minimum 5 year defects liability period commencing on the date that Section 224(c) certificate is issued.
- (b) Once all new planting is established, the Residential Society is responsible for the ongoing maintenance and ongoing eradication of pest plants and animals.

Waste

(66) Prior to the issue of a s224(c) certificate for a subdivision stage, the consent holder shall prepare a Waste Management Plan for all residential lots within that stage. The Waste Management Plan shall be submitted to QLDC for certification and shall:

- (a) Identify the private waste collection service(s) to be used;
- (b) Detail how waste and recycling will be stored on-site in a manner that is safe, sanitary, and does not create a nuisance; and
- (c) Identify the proposed waste collection point(s) and demonstrate that they are accessible, safe, and do not adversely affect traffic, pedestrian access, or neighbouring properties.
- (d) The certified Waste Management Plan must be implemented prior to the occupation of any residential units on the lots within the relevant stage and maintained thereafter by the Residential Society.

Affordable Housing

(67) Prior to the issue of the s224(c) certificate for Stage 1, the Consent Holder shall provide written confirmation to the Queenstown Lakes District Council identifying which of Lots 1–132, 142–156, and PU1–PU36 (Stage 1A) are to be maintained as affordable rental housing lots in accordance with Condition 70.

- (a) The confirmation shall demonstrate that:
 - i. A minimum of 75% of the identified lots are to be retained as affordable rental housing;
 - ii. The remaining 25% of the identified lots are to be sold as an affordable housing lot in accordance with Condition 71,

(68) Prior to the issue of the s224(c) certificate for Stage 1, the consent holder shall confirm in writing to the Queenstown Lakes District Council whether Condition 70 or Condition 72 will be relied upon to meet ongoing affordable housing for a minimum period of 10 years.

- (a) Where the consent holder elects to rely on Condition 72, the consent holder shall provide written confirmation from the Queenstown Lakes Community Housing Trust (QLCHT), or another Community Housing Provider registered with the Community Housing Regulatory Authority, confirming that an agreement has been entered into with the consent holder for the delivery of affordable housing including that:
 - i. Construction and retention of no less than 135 of the residential units consented within the subdivision as community housing on sites nominated by the Consent Holder; and
 - ii. The provider to manage the community housing on behalf of the Consent Holder for a minimum period of 10 years.

Registration of Consent Notices and Covenants

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

- (a) In the event that the Schedule 2A certificate issued under Condition 61 contains limitations or remedial works required, then a consent notice shall be registered on the relevant Records of Title detailing requirements for the lot owner(s). This shall include any specific slope stability set back areas.
- iii. A consent notice condition pursuant to s.221 of the Resource Management Act 1991 shall be registered on the Records of Title for the relevant lots providing for the

performance of any ongoing requirements for protection of emergency stormwater flow paths or minimum floor levels for buildings, where deemed necessary by Council to satisfy Condition 19(j)(vi) above. The final wording of the consent notice instrument shall be checked and approved by the Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected.

- iv. In the event that the Engineering Acceptance issued under Condition 19 contains ongoing conditions or requirements associated with the installation, ownership, monitoring and/or maintenance of any infrastructure subject to Engineering Acceptance, then at Council's discretion, a consent notice (or other alternative legal instrument acceptable to Council) shall be registered on the relevant Records of Title detailing these requirements for the lot owner(s). The final form and wording of the document shall be checked and approved by Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected. The applicant shall liaise with the Subdivision Planner and/or Manager of Resource Management Engineering at Council in respect of the above. All costs, including costs that relate to the checking of the legal instrument by Council's solicitors and registration of the document, shall be borne by the applicant.

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

Residential Lots

- v. All fixed lighting within the residential lots 1-132, 142-156, PU1-PU36 (Stage 1A), 200-226, 300-415, 500, 501-608, 1600-1704, 700-892, 1000-1142, 1200-1256, 1800-1806 shall be directed in a downward direction and away from adjacent roads and properties.

Commercial Lots

- vi. The use of all buildings established within the Commercial Precinct being Lot 6000, Principal Unit 1, 2, 3, 4, 5, 6 and 7 and accessory units AU2A, AU6A, AU6B, AU6C, must in general accordance with the Commercial Precinct document prepared by Novak Middleton and dated 10 March 2026; and generally described as follows:
 - i. Supermarket building – for supermarket and associated retail activities;
 - ii. Retail building – for retail and service activities;
 - iii. Shearing shed – for food and beverage and associated retail activities;
 - iv. Business Centre building – for office and commercial business activities;
 - v. Gym/ Hall building – for gymnasium, fitness and indoor recreation activities;
 - vi. Daycare building – for an early childhood education / childcare facility;
 - vii. Worker / Visitor Accommodation building, for hotel, visitor accommodation, or worker accommodation purposes;

- viii. Any external lighting within the Commercial Precinct being Lot 6000, Principle Unit 1, 2, 3, 4, 5,6 and 7 and accessory units AU2A, AU6A, AU6B, AU6C, must shall not create light spill more than 3 lux (horizontal and vertical) of light to any other , measured at any point within the boundary of the other site.

Resident's Society

- ix. Membership of the Residential Society shall be compulsory for all owners of lots within the development. This obligation shall be secured on the record title of each residential lot 1-162, 200-226, 300-415, 500, 501-608, 1600-1704, 700-892, 1000-1142, 1200-1256, 1800-1806 by way of consent notice and covenant in gross in favour of the Residential Society.
- x. The Residential Society shall ensure that all planting established as part of this consent is maintained in perpetuity. Maintenance shall include the replacement of any dead or failing plants, weed control, and the ongoing monitoring and eradication of pest plants and pest animals to ensure the long-term health and establishment of the planted areas.
- xi. All replacement planting shall be of the same species and size as originally specified in the approved Landscape Plans, unless otherwise agreed in writing by the Council.

Affordable housing

(70) Pursuant to s221 of the RMA, a consent notice shall be registered against the Certificate of Title of Lots (if any) identified in Condition 67(b)(ii) to be sold as affordable housing lots to ensure that the following condition be complied with on a continuing basis:

- i. This lot is deemed to be for the provision of an affordable dwelling. Before any dwelling is occupied, or title to that dwelling is transferred, the consent holder shall provide to QLDC Monitoring and Enforcement Team a statutory declaration from the purchaser of the affordable dwelling that the purchaser meets all the following criteria:
- o The purchaser's gross household income, as at the date of the declaration, does not exceed 120% of the Queenstown median household income;
 - o The purchaser has paid a price for the affordable dwelling which is not more than that specified in **Table 1** below for the relevant Lot.

Table 1: More Affordable Purchase Prices

Property Type	Purchase Price
One Bedroom with carpad (Lots X to X)	\$599,000
Two-bedroom home with a garage (Lots X to X)	\$899,000
Three-bedroom home with garage (Lots X to X)	\$999,000
Two-bedroom with rear yard / front patio (Lots X to X)	\$779,000
Dual -Key with car park (Lots X to X)	\$749,000

- ii. The purchaser has the legal right to and intends to own and occupy the affordable dwelling exclusively as their residence for not less than 2 years after gaining title to the dwelling;

- iii. The purchaser is a natural person and is purchasing the affordable dwelling in their own name and not in the name of any other person.
- iv. The consent notice shall specify that it ceases to have effect 2 years after the date of transfer of title to the first purchaser.

(71) Pursuant to s221 of the RMA, a consent notice shall be registered against the Certificate of Title of Lots identified in Condition 67(a) to be retained as 'Affordable rental housing lots' to ensure that the following conditions be complied with on a continuing basis:

- (a) This lot is deemed to be for the provision of an affordable rental for a period of 10 years commencing on the date the dwelling on the lot is first occupied ("Rental Period"). The lot will be retained by the Consent Holder for this purpose for the duration of the Rental Period.
 - (i) For the first 12 months following the dwelling first being occupied ("Initial Rent Period"), the maximum weekly rent charged for that dwelling shall not exceed the applicable "More Affordable Rent (90%)" specified in Table 2 below.

Table 2: Estimated more Affordable Rents

Property Type	"More Affordable" Rent (90%)
One Bedroom with carpad (Lots X to X)	\$540
Two-bedroom home with a garage (Lots X to X)	\$702
Three-bedroom home with garage (Lots X to X)	\$878
Two-bedroom with rear yard / front patio (Lots X to X)	\$675
Dual - Key with car park (Lots X to X)	\$666

- (ii) From the first anniversary of the commencement of the Initial Rent Period, and on each subsequent anniversary, the maximum weekly rent for each dwelling may be reviewed once per year only, and any increase shall be limited to the proportional change in the relevant MBIE median weekly rent series for the Queenstown Lakes District. Any adjustment in maximum weekly rent shall be calculated as follows:

Reviewed Rent = Previous Maximum Rent × (Latest District Median Rent ÷ Base District Median Rent)

Where:

- o Latest District Median Rent is the most recently published MBIE median weekly rent for the Queenstown Lakes District at the time of review; and
 - o Base District Median Rent is the MBIE median weekly rent for the Queenstown Lakes District as at the commencement of the Initial Rent Period (or, for subsequent reviews, the median rent used for the immediately preceding review).
- (b) Before any dwelling is occupied, and yearly thereafter, the consent holder shall provide to the QLDC Monitoring and Enforcement Team:
 - i. A statutory declaration from the consent holder that the following criteria are met:
 - o The rent being paid by the tenant is 90% of market rent as calculated in accordance with Condition a(i) above.
 - ii. A statutory declaration from the tenant that the tenant meets all the following criteria:

- The household has at least one member, who is a New Zealand Resident or Citizen.
 - The dwelling is being used exclusively as the household's Primary Residence.
 - The tenant does not own or have shares, in any property or land, elsewhere in New Zealand.
 - The tenant's total household income from all sources is no more than 120% of the Queenstown Lakes District's median household income. Median household income shall be determined by reference to Statistics New Zealand latest data, and as necessary, adjusted annually by the average wage inflation rate.
- (c) Before title to the dwelling is transferred for the first time following the expiry of the Rental Period, the consent holder shall provide to the QLDC Monitoring and Enforcement Team a statutory declaration from the purchaser of the affordable dwelling that the purchaser meets all the following criteria:
- i. The purchaser's gross household income, as at the date of the declaration, does not exceed 120% of the Queenstown median household income;
 - ii. The purchaser has the legal right to and intends to own and occupy the affordable dwelling exclusively as their residence for not less than 2 years after gaining title to the dwelling;
 - iii. The purchaser is a natural person and is purchasing the affordable dwelling in their own name and not in the name of any other person.
 - iv. The purchaser has paid a price for the affordable dwelling which is not more than that specified in Table 2 below for the relevant Lot, adjusted in accordance with Table 3 below.

Table 2: More Affordable Purchase Prices

Property Type	Purchase Price
One Bedroom with carpad (Lots X to X)	\$599,000
Two-bedroom home with a garage (Lots X to X)	\$899,000
Three-bedroom home with garage (Lots X to X)	\$999,000
Two-bedroom with rear yard / front patio (Lots X to X)	\$779,000
Dual -Key with car park (Lots X to X)	\$749,000

Table 3: Adjustment in maximum purchase price

Calculation
Any adjustment in maximum purchase price shall be calculated as follows: $\text{Maximum Purchase Price} = \text{More Affordable Purchase Price} \times (\text{Latest District Price Index} \div \text{Base District Price Index})$

Where:

Barker & Associates

+64 375 0900 | admin@barker.co.nz | barker.co.nz

Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | Havelock North | Wellington | Christchurch | Wānaka & Queenstown27

- More Affordable Purchase Price is the price applicable to the relevant lot as specified in Table 2;
- Latest District Price Index is the most recently published QV's House Price Index for Queenstown Lakes District for the Queenstown Lakes District at the time of sale; and
- Base District Price Index is the QV's House Price Index for Queenstown Lakes District for the Queenstown Lakes District as at the commencement of the Rental Period.

If the QV House Price Index is no longer available or is not kept up to date at the time of the sale, a comparable public index will be used. If no such index is available for the Queenstown Lakes District, then the developer will obtain sales data and assess the market movements themselves using the Sales Price Appraisal Ratio (SPAR), which is the method recommended by the RBNZ.

- (d) The consent notice shall specify that:
- i. Conditions 71 (a)-(b) cease to have effect 10 years after the date the dwelling is first occupied.
 - ii. Condition 71 (c) ceases to have effect two years after the date of transfer of title to the first purchaser following the conclusion of the Rental Period.

Alternative Conditions for Affordable Lots

(72) As an alternative to Condition 70, pursuant to s221 of the RMA, a consent notice shall be registered against the Certificate of Title of Lots [XXXX] to ensure that the following conditions be complied with on a continuing basis:

- (a) This lot is deemed to be for the provision of an affordable rental for a period of 10 years commencing on the date the dwelling on the lot is first occupied ("Rental Period").
- (b) Before title to the dwelling is transferred for the first time following the expiry of the Rental Period, the consent holder shall provide to the QLDC Monitoring and Enforcement Team a statutory declaration from the purchaser of the affordable dwelling that the purchaser meets all the following criteria:
 - i. The purchaser's gross household income, as at the date of the declaration, does not exceed 120% of the Queenstown median household income;
- (c) The purchaser has the legal right to and intends to own and occupy the affordable dwelling exclusively as their residence for not less than 2 years after gaining title to the dwelling;
- (d) The purchaser is a natural person and is purchasing the affordable dwelling in their own name and not in the name of any other person.
- (e) The purchaser has paid a price for the affordable dwelling which is not more than that specified in Table 3 below for the relevant Lot, adjusted in accordance with Table 4 below.

Table 3: MORE AFFORDABLE PURCHASE PRICES

Property Type	Purchase Price
One Bedroom with carpad (Lots X to X)	\$599,000

Two-bedroom home with a garage (Lots X to X)	\$899,000
Three-bedroom home with garage (Lots X to X)	\$999,000
Two-bedroom with rear yard / front patio (Lots X to X)	\$779,000
Dual -Key with car park (Lots X to X)	\$749,000

Table 4: Adjustment in maximum purchase price

Calculation
Any adjustment in maximum purchase price shall be calculated as follows: Maximum Purchase Price = More Affordable Purchase Price × (Latest District Price Index ÷ Base District Price Index)

Where:

- More Affordable Purchase Price is the price applicable to the relevant lot as specified in Table 2;
- Latest District Price Index is the most recently published QV's House Price Index for Queenstown Lakes District for the Queenstown Lakes District at the time of sale; and
- Base District Price Index is the QV's House Price Index for Queenstown Lakes District for the Queenstown Lakes District as at the commencement of the Rental Period.
- If the QV House Price Index is no longer available or is not kept up to date at the time of the sale, a comparable public index will be used. If no such index is available for the Queenstown Lakes District, then the developer will obtain sales data and assess the market movements themselves using the Sales Price Appraisal Ratio (SPAR), which is the method recommended by the RBNZ.

The consent notice shall specify that this condition ceases to have effect.

2.0 Land Use Consent

- (1) The consent holder must undertake the works in general accordance with the information and plans submitted with the application and formally approved by the Environmental Protection Authority on XX XXXX 2026, and contained at **Appendix 1**. In the event that any of the provisions of the following documents conflict with the requirements of these conditions of consent, these conditions of consent prevail.
- (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 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 Resource Management Act 1991.

General

- (4) All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 8 October 2020 and subsequent amendments to that document up to the date of issue of any resource consent.

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

- (5) This land use consent may be staged as follows in accordance with Scheme Plan prepared by Mckenzie Co drawing no. 4048-0-1000 and dated 18 March 2026:
 - (a) Stage 1: Lots 6000-6009 (super lots), 1-132 & 145-156 (residential lots), 2000-2006, 2008-2019, 2055-2057 (parking), 3000-3008 (private open space lots), 4000-4006 (private road lots), 5000-5005 (private accessway lots), infrastructure lots 7000-7003;
 - (b) Stage 1A: Stage 1A: Units 1–36 (principal units), 1C–36C (car park units), 1A–36A (terrace/patio units), 2B, 4B, 6B, 8B, 10B, 12B, 14B, 16B, 18B, 20B, 22B, 24B, 26B, 28B, 30B, 32B, 34B, 36B (stairs), 1B, 3B, 5B, 7B, 9B, 11B, 13B, 15B, 17B, 19B, 21B, 23B, 25B, 27B, 29B, 31B, 33B, 35B (storage)
 - (c) Stage 2: Lots 200–226, 300–415 & 500 (residential lots), 3200-3203 (private open space lots), 4200-4203 (private road lots), 5200–5206 (private accessway lots);
 - (d) Stage 3: Lots 501-608 & 1600-1704 (residential lots), 3300-3304 (private open space lots), 4300-4305 (private road lots), 5300-5306 (private accessway lots);
 - (e) Stage 4: Lots 700-892 & 1000-1142 (residential lots), 3400-3402 (private open space lots), 4400-4407 (private road lots), 5400–5402 (private accessway lots);
 - (f) Stage 5: Lots 1200-1256 & 1800-1806 (residential lots), 3500 & 3501 (private open space lots), 4500-4509 (private road lots), 5500-5505 (private accessway lots);
 - (g) Stage 6: Units 51–57 (principal units), 56C (car parking unit), 52A, 56A, 56B, 57A (outdoor space units).
 - (h) The stages set out above may be progressed in the order shown or on a concurrent basis. All necessary works (including engineering acceptance, servicing, provision of formed legal

access, and any other works required to satisfy the conditions of this consent) shall be completed for each stage prior to the occupation of the development.

- (i) The conditions of this consent, including engineering acceptance, shall apply only to the extent that they are relevant to each particular stage proposed. Any balance lots created shall either be serviced in accordance with these conditions or held together in one title with a serviced lot.

Certification of plans

- (6) The Consent Holder must follow the process set out below for the certification of any plans, documents, designs or specifications (hereafter referred to as documents) requiring written certification from the QLDC:

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

Prior to commencement of works

- (7) Prior to any disturbance of land in a stage containing the clay target shooting area, fuel storage areas, aboveground storage tank, stockyards, sheep spray race, and livestock shed identified in the DSI completed by Springline dated 28 January 2026, the Consent Holder shall;
 - (a) submit a RAP to the QLDC which is in general accordance with the RAP submitted as part of the application, titled, Remedial Action Plan & Contaminated Site Management Plan, dated 28 January 2026, Revision B and prepared by Springline. The RAP is to ensure that all areas of the stage are suitable for their intended use at the completion of the earthworks; and
 - (b) submit a CSMP to the QLDC which is in general accordance with the RAP submitted as part of the application, titled, Remedial Action Plan & Contaminated Site Management Plan, dated 28 January 2026, Revision B and prepared by Springline. The CSMP is to ensure that the health of on-site workers, the on-site environment and the receiving environment are protected from the effects of contaminants.

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

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

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

(b) Administrative Requirements

- Daily inspections of specific erosion and sediment control measures as required by GD05 (such as sediment retention ponds)
- Weekly site inspections
- Monthly environmental reporting
- Pre and post rainfall inspection as required by GD05
- Independent audit by Suitably Qualified and Experienced Person
- Notification and management of environmental incidents
- Records and registers
- Environmental roles and responsibilities of personnel (including nomination of Principal Contractor)
- Site induction

(c) Operational Requirements

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

(d) Sufficient detail to address the following matters:

- Assessment of soil characteristics within earthworks catchments and the necessity for additional erosion and sediment control practices;

- Specific erosion and sediment control works (locations, dimensions, capacity etc);
 - Supporting calculations and design drawings;
 - Catchment boundaries and contour information;
 - Details of construction methods;
 - Timing and duration of construction and operation of control works;
 - Processes in place if unexpected contaminated land is encountered;
 - Contingency measures for snow and/ or frost events (in relation to chemical treatment)
 - Measures to avoid silt and/or sediment tracking onto roads and then to water for the duration of the earthworks, such as:
 - Providing stabilised entry and exit point(s) for vehicles;
 - Providing wheel wash facilities; and
 - Cleaning road surfaces using street-sweepers immediately where sediment has been tracked onto the road.
 - Details relating to the management of exposed areas;
 - Monitoring and maintenance requirements; and
 - Details relating to the management of long-term stockpiling (over 28 days).
- (e) Submit an Erosion and Sediment Control Plan (ESCP) for that stage prepared by a suitably qualified person for certification by QLDC. This plan shall be a sub-plan of the overarching EMP and must be prepared in accordance with the requirements outlined on pages 13 – 18 in Queenstown Lakes District Council’s Guidelines for Environmental Management Plans 2019. These plans must be updated when:
- i. The construction program moves from one Stage to another; or
- (f) Any significant changes have been made to the construction methodology since the original plan was accepted for that Stage; or
- (g) There has been an Environmental Incident and investigations have found that the management measures are inadequate.
- (h) Submit a Construction Management Plan (CMP) for that stage prepared by a suitably qualified person for certification by QLDC. This plan shall include details of the following:
- i. Details of the site manager, including their contact details cell phone, email, postal address;
 - (i) The location of a large notice board on the site that clearly identifies the name, telephone number and address for service of the site manager;
 - (j) Measures to be adopted to maintain the land in a tidy condition in terms of disposal / storage of rubbish, storage and unloading of building materials and similar construction activities;
 - (k) Suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the Consent Holder shall take immediate action, at their expense, to clean the roads;

- (l) Access controls
 - (m) Site parking arrangements.
 - (n) Safety fencing, and site perimeter security.
 - (o) Maintenance of land stability at the site boundaries.
 - (p) Directions for advising adjoining landowners and occupiers of planned construction activities.
 - (q) Handling and addressing of complaints.
- (9) The consent holder shall obtain and implement a traffic management plan approved by the Waka Kotahi New Zealand Transport Agency or its network management consultant, Aspiring Highways prior to undertaking any works within or adjacent to the State Highway that affects the normal operating conditions of the road reserve through disruption, inconvenience or delay. The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (TTMP) as validated either by a current CoPTTM certification or a relevant NZQA framework registered qualification, unit standard or micro credential. All contractors obligated to implement temporary traffic management plans shall employ a qualified Site Traffic Management Supervisor (STMS) to manage the site in accordance with the requirements of the Waka Kotahi NZTA's 'Traffic Control Devices Manual Part 8: Code of practice for temporary traffic management'. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.
- (10) Prior to works commencing to pipe the water race, within any onsite ponds, or intermittent streams, a Fish Management Plan is to be prepared by a suitably qualified and experienced professional and submitted to QLDC for review and certification. The Fish Management Plan is to include handling of fish, potential release site locations for fish and biosecurity considerations.
- (11) A MPCP must be prepared to address the management of pests at the site and must be submitted to QLDC for certification prior to the commencement of any works authorised by these consents. The MPCP must set out the procedures to be implemented by the Consent Holder to achieve the objective set out below, and, as a minimum, specify:
- (a) Target pest species;
 - (b) pest reduction methods, which will include descriptions of spatial configuration of bait lines and baiting and/or trapping details including types of baits/traps and frequency of baiting/servicing.
- The objective of the MPCP is to achieve pest control for all target species (mice, rats, stoats, ferrets, weasels, feral cats, rabbits, hares, pigs and deer).
- (12) Prior works commencing the consent holder must prepare a Weed Control Management Plan (WCMP) for Council certification. The purpose of the WCMP is to control unwanted weeds and plant disease that could impact the growth of 'revegetation planting on Morven Hill and the river escarpment' as illustrated on the Landscape Design Document Part Two, 'Landscape Masterplan page 05' Revision A.04, prepared by RMM and dated 6 March 2026.
- (13) Prior to the commencement of works for each stage a Planting Plan prepared by a suitably qualified and experienced landscape architect must be provided to Council for certification for the relevant stage. The purpose of the Planting Plan is to provide detail of 'revegetation planting on Morven Hill and the river escarpment' and 'planting within a network of reserves throughout the Ridgeburn

Development’ as illustrated on the Landscape Design Document Two, ‘Landscape Masterplan page 05’ Revision A.04, prepared by RMM and dated 6 March 2026 which is to be carried out by the consent holder. The Planting Plan shall as a minimum include the following:

- (a) A plan of the planted areas detailing proposed plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting and timing of planting, height and density upon maturity;
 - (b) Identification of the ecological covenant areas;
 - (c) A programme of establishment and post establishment protection and maintenance (e.g., planting method, fertilising, weed removal / spraying, replacement of dead or poorly performing plants, watering, length of maintenance programme); and
 - (d) Details of weed management.
- (14) Prior to the commencement of works for each stage a Planting Maintenance Plan prepared by a suitably qualified and experience landscape architect must be provided to Council for certification for the relevant stage. The purpose of the Planting Maintenance Plan is to provide clear direction to the consent holder and future lot owners as to how to maintain and manage the ‘revegetation planting on Morven Hill and the river escarpment’ and ‘planting within a network of reserves throughout the Ridgeburn Development’ illustrated the Landscape Design Document Two, ‘Landscape Masterplan page 05’ Revision A.04, prepared by RMM and dated 6 March 2026 on an ongoing basis so as to ensure the planting is retained. The plan shall provide details of ongoing maintenance and monitoring requirements including (but not limited to):
- (a) A plan of the planted areas detailing plant species and process for replacement of dead or poorly performing plants, noting that any replacements must be eco-sourced.
- (15) Prior to commencement of construction activities (as defined by NZS 6803:1999 Acoustics – Construction Noise) on-site, the consent holder shall submit for the approval of the Principal Engineer: Resource Management, a detailed Construction Noise Management Plan in accordance with Annex E of NZS 6803:1999.
- (16) All works must be undertaken in accordance with the certified plans listed in Conditions 7 – 15 and these plans shall be accessible on site at all times during work under this consent.

Engineering Approvals

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

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

- (18) At least 7 days prior to commencing excavations for each stage, 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 QLDC’s Land Development and Subdivision Code of Practice who is familiar with the Kirk Roberts Consulting geotechnical report dated 17 March 2026, Kirk Roberts Consulting reference: 2555087 who shall supervise the earthworks procedure and retaining wall construction, in accordance with the report recommendations. Should the site conditions be found unsuitable for the proposed excavation/construction methods, then a suitably

qualified and experienced engineer shall submit to the Manager of Resource Management Engineering at Council new designs/work methodologies for the works prior to further work being undertaken, with the exception of any necessary works required to stabilise the site in the interim.

- (19) At least 7 days prior to commencing excavations in any given stage, the consent holder shall provide the QLDC with the name of a suitably qualified professional as defined in Section 1.7.2 of QLDC's Land Development and Subdivision Code of Practice 2025 and who shall supervise and monitor any earthworks. This engineer shall be responsible for providing a Geotechnical Completion Report and Schedule 2A certificate, including fill certification, for all lots within the subdivision as required under Condition 16.
- (20) Prior to commencing any work for each stage, the consent holder shall provide an Engineering NZ PS1 Producer Statement for any permanent retaining walls within the lot which exceed 1.5m in height or are subject to additional surcharge loads.

Engineering Review and Acceptance

- (21) Prior to commencing works on the site for each stage, with the exception of earthworks including associated controls approved through the Environmental Management Plan (EMP) process within this consent, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for development works in accordance with the relevant stage to be undertaken and information requirements specified below.
- (a) 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.
 - (b) The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the applicant's cost.
 - (c) The 'Engineering Review and Acceptance' application(s) shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate for the relevant stage, in accordance with Condition (15), to detail the following requirements in Conditions (21d-21l):

Transport

- (d) All roads, paths and intersections shall be constructed in general accordance with the Engineering Drawings (Roding) prepared by McKenzie & Co drawings numbered 3000-3015, 3100-3146 and 3900-3901 and dated 6 March 2026.
- (e) The consent-holder shall demonstrate for each stage that:
 - i. The expected operating speed (shown on the Engineering Drawings (Roding) prepared by McKenzie & Co drawings numbered 3000-3015, 3100-3146 and 3900-3901 and dated 6 March 2026 on each road will be achieved;
 - ii. The appropriate Safe Intersection Sight Distances and Approach Sight Distances are achieved at all intersections, allowing for a reaction time of 1.5 seconds;
 - iii. Appropriate Stopping Sight Distances are achieved on all roads, allowing for a reaction time of 1.5 seconds;
 - iv. Appropriate sight distances are achieved at all pedestrian crossing locations;

- v. All traffic signs and road markings will comply with the NZTA Traffic Control Devices Manual;
- vi. The number of mobility spaces in each car parking area within the Commercial Precinct (Stage 6) must be a minimum of:
- vii. Workers accommodation / visitor accommodation: 3 mobility spaces; and
 - o Bar / pizzeria: 1 space.
- viii. The number of cycle parking spaces at the Commercial Precinct meets Rule 29.5.12 of the Queenstown Lakes Proposed District Plan;
- ix. The number of coach parking spaces for the worker accommodation / visitor accommodation meets Rule 29.5.1 of the Queenstown Lakes Proposed District Plan;
- x. The dimensions of car parking spaces and aisles meet either Rule 29.5.1 of the Queenstown Lakes Proposed District Plan or Standard AS/NZS2890.1:2004 ('Parking Facilities Part 1: Off-Street Car Parking');
- xi. The internal dimensions of garages and the distance between the garage doors and the roadway meet Rule 29.5.7 of the Queenstown Lakes Proposed District Plan;
- xii. A minimum queuing space of 18m be provided at the southernmost access to the commercial precinct;
- xiii. Intersections achieve the provisions of the Traffic Control Devices Manual Part 4;
- xiv. Driveways are formed to meet Rules 29.5.14 and 29.5.16 of the Queenstown Lakes Proposed District Plan;
- xv. Driveways have sight distances that meet Rule 29.5.17 of the Queenstown Lakes Proposed District Plan, extrapolated as appropriate for the expected operating speed of the frontage road;
- xvi. The separation distance between driveways and intersections meet Rule 29.5.21 of the Queenstown Lakes Proposed District Plan, interpolated as appropriate for the expected operating speed of the frontage road;
- xvii. An 8.8m service vehicle and a B85 car are able to pass each other on curved sections of roads allowing for 0.3 clearance from the edge of the seal/kerb and 0.6m clearance from each other;
- xviii. An 8.8m service vehicle and a B85 car are able to pass each other at intersections allowing for 0.3 clearance from the edge of the seal/kerb and 0.6m clearance from each other. For clarity, this may include one driver waiting for the other vehicle to pass;
- xix. All cul-de-sacs are provided with a suitable turning head as per Figures 3.3 and 3.4 of Standard NZS4404:2010 ('Land Development and Subdivision Infrastructure');
- xx. Should any of the above matters (e)(i)-(xviii) not be achieved, an assessment from a suitably qualified and experienced traffic engineer shall be provided which confirms that the non-compliance(s) will not result in unacceptable safety and/or efficiency effects.

- xxi. Provide the final location of the park and ride area which is to be in the approximate location shown on the Engineering Drawings (Roding) prepared by McKenzie & Co drawings numbered 3000-3012, 3600-3615 & 3700-3777, 3800, 3801, 3802, 3803, 3804, 3805, 3806, 3809, 3810, 3900 and 3901 and dated 6 March 2026.
 - o The park and ride area must include at least 70 carparks.
- xxii. Detailed design for all roading shall illustrate how traffic calming measures have integrated pedestrian facilities, parking layout, and streetscapes into the overall design to achieve the target operating speed. The detailed design shall be prepared in consultation with an independent qualified person and a report submitted by this person confirming the designs achieve the target operation speed.

Water

- (f) Detailed plans and specifications shall be supplied for the following to the extent that is required for each stage:
 - i. The construction of two potable production bores within Lot 7002 and 7003 with associated infrastructure and buildings.
 - ii. A rising main and (if required) booster pumps to convey raw water to the water treatment plant and reservoir within Lot 7000.
 - iii. A water treatment plant (WTP) within Lot 7000. This plant shall be designed to ensure on-going compliance with the requirements of the Water Services Act 2021 and Water Services (Drinking Water Standards for New Zealand) Regulations 2022 and Aesthetic Values or Drinking Water Notice 2022.
 - iv. A minimum of two water reservoir tanks shall be installed within future Lot 7000 as part of Stage 1, with provision made for a third tank in Stage 2. Supporting information must demonstrate that the reservoir(s) are suitably sized to service the number of reticulated lots within each relevant stage.
 - v. A reticulated network from the water reservoir to the reticulated lots and any necessary booster pump infrastructure and / or pressure reducing valves to achieve QLDC level of service flows and pressures to the reticulated lots.
 - vi. For all stages after Stage 1, detailed plans and specifications for any bulk water treatment and supply infrastructure or works required for the provision of the potable water supply for each specific stage.
 - vii. The Consent Holder shall monitor the water consumption and the number of lots occupied for the completed stages until the completion of Stage 5. In the event that an application is made for Engineering Review and Acceptance to service a stage with a lesser per household water supply than detailed in the GWE Consulting Engineers Technical Memo dated 24 February 2026, this shall be supported by a Monitoring Report detailing the water consumption records.
- (g) For all stages, the water design shall ensure that potable water is able to be provided to each residential and commercial lot, which shall be by:
 - i. The provision of a minimum 63mmOD potable water supply ridermain within the road frontage to all Residential Lots. This bulk lateral shall be terminated with a valve and

capped just prior to the boundary of each stage, and a 20mm id lateral for future construction water extended off this bulk feed with an Acuflo GM900 toby valve installed at the boundary.

Note: As per the QLDC Land Development and Subdivision Code of Practice, suitable bulk meter and backflow prevention will be installed at time of future development of these lots.

- ii. The provision of a minimum 20mm id potable water supply lateral to the Residential Lots 1-162, 200-226, 300-415, 500, 501-608, 700-892, 1000-1142, 1200-1526 and 1800-1806 or otherwise approved by council, to allow smaller connections should the detail design require them. This shall include a toby valve installed at the boundary.
- iii. The provision of a minimum 100mm potable water supply lateral to Commercial Lot 6000. This bulk lateral shall be terminated with a valve and be capped just prior to the boundary, and a 20mm id lateral for future construction water extended off this bulk lateral and into the site with an Acuflo GM900 toby installed at the boundary.

Note: As per the QLDC Land Development and Subdivision Code of Practice, suitable bulk meter and backflow prevention will be installed at time of future development of these lots.

- iv. The provision of a minimum 20mm id potable water supply lateral to the Commercial Units PU1-PU6, AU2A, AU6B and AU6C. This shall include an Acuflo GM900 toby valve installed at the boundary.
- v. The above 20mm id lateral connections to each lot shall include water meters at the lot boundary as agreed with the Incorporated Society (or equivalent legal body).
- vi. Where the toby valve box is to be placed within a trafficable area, a trafficable lid/box shall be included.
- vii. Being treated to consistently comply with the requirements of the Water Services Act 2021 and Water Services (Drinking Water Standards for New Zealand) Regulations 2022 and Aesthetic Values for Drinking Water Notice 2022 (or superseding legislation, standards, and notices). For all surface water or ground water takes this shall include the results of chemical test results no more than 3 years old and bacterial test results no more than 3 months old at the time of submitting the test results. The testing must be carried out by a recognised laboratory (refer to Water Services Act 2021 subpart 11) and be accompanied by a laboratory report with non-compliances highlighted and outlining any necessary means of remedial treatment.
- viii. The provision of fire hydrants with adequate pressure and flow to service and maintain each residential lot with a minimum Class FW2 fire risk and each commercial/school lot with a FW3 fire risk in accordance with the NZ Fire Service Code of Practice for Fire Fighting Water Supplies 2008. Any lesser risk must be approved in writing by the Fire Service NZ and supplied to QLDC.

Wastewater

- (h) Detailed plans and specification shall be supplied for the following:

- i. A wastewater treatment plant within Lot 7001 in general accordance with the performance specifications in the BPO Ridgeburn Wastewater Treatment Plant Design Report dated 18 March 2026.
- ii. The wastewater treatment plant shall include suitable emergency storage and/or generator backup and shall be connected to suitable monitoring system, to be approved by Council, to protect the wastewater treatment plant against any system failure and/or overloading. The wastewater treatment plant design shall also include a water supply connection and provision of a vehicle crossing and access driveway from the private road network and set down area to allow for ongoing maintenance access by heavy vehicles (if required).
- iii. For all stages, detailed plans and specifications for any wastewater treatment and disposal infrastructure or works, including land treatment areas required for the disposal of treated effluent from each specific stage. This shall include details of:
- iv. Identification of sufficient land treatment area in accordance with the WGA Ridgeburn Development Wastewater Disposal Options and Effects Report dated 11 March 2026.
- v. Details of the vegetation management regime for the land treatment areas in (i).
- vi. Locations of the sub-surface drip irrigation system within the nominated land treatment area.
- vii. Locations of the spray irrigation within the nominated land treatment area.
- viii. The Consent Holder shall monitor the following until the completion of Stage 6:
- ix. The quantity of wastewater generation from and the number of lots occupied for the preceding stages;
- x. The wastewater quality discharged from the wastewater treatment plant;
- xi. In the event that an application for Engineering Review and Acceptance is submitted proposing to service a stage utilising a lesser per household wastewater generation assumption than the QLDC Code of Practice 2025, this shall be supported by a Monitoring Report with the above information. A wet weather peaking factor will be required to be included in the demand calculations;
- xii. The provision of a foul sewer connection from each residential and commercial lot to the wastewater treatment plant in accordance with Council's standards and connection policy. These connections shall be installed with an invert suitable to drain the full buildable area within each lot while maintaining minimum grade and pipe cover.
- xiii. Where these connections are via a pressure sewer, they should include a boundary kit in accordance with the QLDC pressure sewer policy.
- xiv. The provision of a wastewater boundary kit to the boundary of all recreational reserve areas that include toilet facilities.

Stormwater

- (i) The provision of a stormwater collection and disposal system which shall provide both primary and secondary protection for roads and future development within the lots, in accordance with Council's standards and connection policy. This shall include:
- i. The provision of a reticulated primary system to collect and dispose of stormwater under the 5% AEP storm event from all road surfaces and all potential impervious areas within each residential, commercial and recreation reserve lot. This shall include attenuation and detention measures in accordance with the Engineering Infrastructure Report prepared by McKenzie & Co dated 25 February 2026. The detention systems shall be easily accessible for maintenance.
 - ii. Collected runoff shall discharge to pipe network and vegetated swales before entering the wetland detention ponds.
 - iii. The provision of a secondary stormwater protection system consisting of secondary flow paths to cater for the 1% AEP storm event to ensure that there is no inundation of those floor levels within the lots, in accordance with the Engineering Infrastructure Report prepared by McKenzie & Co dated 25 February 2026.
 - iv. A copy of the full stormwater model and report outlining the parameters used shall be provided.
 - v. A pre-development and post-development contour plan shall be provided with the stormwater design.
 - vi. All proposed habitable buildings must be located outside of the 100-year flood extent with appropriate freeboards applied in accordance with the QLDC Land Development and Subdivision Code of Practice, specifically:
 - Habitable dwellings (including garages) – 0.5m minimum freeboard height above the 1% AEP flood level
 - Commercial and industrial buildings – 0.3 minimum freeboard height above the 1% AEP flood level
 - Non-habitable residential buildings and detached garages 0.2m minimum freeboard height above the 1% AEP flood level.

Design

- (j) Prior to commencement of construction of any of the following infrastructure, details of the design of the following utility buildings and reservoirs (and ancillary buildings and structures) are to be provided to QLDC for certification:
- Bore sheds
 - Water treatment plant
 - Wastewater treatment plant
 - Wastewater treatment plant office
 - Reservoirs
- (k) The designs are to meet the following standards:

- i. All above-ground utility buildings and reservoirs are to be clad in external cladding materials finished in the range of browns, greys and black with a light reflectance value of 20% or less.
- (l) The formation of the water reservoir platform is to be of sufficient space to allow for the construction of a fourth reservoir in the future with appropriate circulation space for access and servicing.

Certification

- (m) The provision of Design Certificates for all engineering infrastructure works associated with this subdivision submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater, Stormwater). The certificates shall be in the format of the Queenstown Lakes District Council – Land Development & Subdivision Code of Practice 2025 Schedule 1A Certificate.
- (n) The provision of a Design Certificate submitted by a suitably qualified design professional for the Wastewater Pump Station/s, Water Treatment Plant, Wastewater Treatment Plant, and Water Reservoir. The certificates shall be in the format of Engineering NZ Producer Statement PS1.

Environmental Controls

- (22) Prior to commencing ground-disturbing activities for each stage, 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.
- (23) Prior to commencing ground disturbing activities for each stage, 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.
- (24) The QLDC are to be notified 15 days in advance of soil contamination remediation works commencing.
- (25) Prior to bulk earthworks operations (and vegetation clearance) for the initial stage or any subsequent new stage of works, the Consent Holder must install erosion and sediment controls in accordance with the ESCP as well as provide As-built documentation for these controls by Suitably Qualified and Experienced Person.

Accidental Discovery Protocol

- (26) Prior to commencing excavation work for each stage, the Consent Holder shall ensure that all persons involved in, or supervising works on-site are familiar with the Accidental Discovery Protocol established under Condition 27 below. The Accidental Discovery Protocol shall be clearly displayed and accessible on site at all times during work under this consent.
- (27) In the event that an unidentified archaeological site is located during works, the following will apply:
 - (a) Work must cease immediately at that place and within 20 metres around the site. The area must be secured from further disturbance.
 - (b) The Heritage New Zealand Pouhere Taonga Regional Archaeologist and the Otago Regional Council must be notified immediately.
 - (c) If the site is of Māori origin, the Consent Holder must also notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate

cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975).

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

Transport

- (28) Prior to works commencing in each stage the consent holder shall engage independent, suitably qualified and experienced traffic engineer to carry out a detailed design safety audit for the relevant stage in accordance with Section 3.2.7 of the Councils Code of Practice 2025.
- (29) Prior to works commencing in each stage the consent holder shall engage an independent, suitably qualified and experienced traffic engineer to review of all traffic signs and road markings within the stage to ensure they have been provided in accordance with the NZTA Traffic Control Devices Manual or otherwise agreed with NZTA.

During construction

- (30) Throughout the duration of works the Consent Holder shall develop and document a process of periodically reviewing the EMP as outlined on page 6 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans 2019. No ground disturbing activities shall commence in any subsequent stage of development until an EMP has been certified by QLDC. All works shall be undertaken in accordance with the most current version of the EMP as certified by QLDC.
- (31) Throughout the duration of works the current EMP shall be accessible on site at all times during work under this consent and the Consent Holder shall establish and implement document version control.
- (32) Throughout the duration of works, the Consent Holder shall undertake and document weekly and Pre and Post-Rain Event site inspections as outlined on pages 10 and 11 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.
- (33) Throughout the duration of works, a SQEP shall monitor the site monthly to ensure that the site is complying with its EMP, identify any new environmental risks arising that could cause an environmental effect and suggest alternative solutions that will result in more effective and efficient management. This must include a specific audit by the SQEP of the effectiveness of the ESCP. The outcome of these inspections should be included in the Monthly Environmental Report referred to Condition 34 below.
- (34) Throughout the duration of works Consent Holder shall complete and submit exception reporting to QLDC in the form of a monthly environmental report. The monthly environmental report shall be submitted to QLDC's Regulatory Department within five (5) working days of the end of each month.

- (35) Throughout the duration of works in accordance with page 9 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans, where any Environmental Incident where the EMP has failed leading to any adverse environmental effects offsite occurs the Consent Holder shall:
- (a) Report to QLDC details of any Environmental Incident within 12 hours of becoming aware of the incident.
 - (b) Provide an Environmental Incident Report to QLDC within 10 working days of the incident occurring as per the requirements outlined in Section 3.3.1 of Queenstown Lakes District Council's Guidelines for Environmental Management Plans.
- (36) Throughout the duration of works environmental records are to be collated onsite and shall be made available to QLDC upon request; immediately if the request is made by a QLDC official onsite and within 24 hours if requested by a QLDC officer offsite. Records and registers to be managed onsite shall be in accordance with the requirements outlined on page 14 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.
- (37) Hours of operation for earthworks shall be:
- Monday to Friday (inclusive): 7am to 7pm;
 - Saturday 7.30am-6pm;
 - Sundays and Public Holidays: No Activity.
- (38) All recommendations of the DSI and any RAP and Contaminated Site Management Plan shall be implemented during any disturbance of the HAIL sites identified in the Detailed Site Investigations under Condition 7.
- (39) Only cleanfill material shall be deposited at the site. Cleanfill material is defined as material that when buried/placed will have no adverse effect on people or the environment, and includes virgin natural materials such as clay, soil and rock, and other inert materials such as concrete or brick that are free of:
- (a) combustible, putrescible, degradable or leachable components;
 - (b) hazardous substances;
 - (c) products or materials derived from hazardous waste treatment, hazardous waste stabilisation or hazardous waste disposal practices;
 - (d) materials that may present a risk to human or animal health such as medical and veterinary waste, asbestos or radioactive substances;
 - (e) liquid waste.
- Acceptable materials include bricks, pavers, masonry blocks, ceramics, un-reinforced concrete, reinforced concrete where any protruding steel is cut off at the concrete face, fibre cement building products, road sub-base, tiles and virgin soils (including rock, sand, gravel, clay) - provided they are uncontaminated. Any other materials will require the prior written approval of Council prior to disposal at the site. Topsoil shall be used for final cover only.
- (40) Contaminated soil to be removed from the site is required to be disposed of at a suitably licenced facility.
- (41) On completion of any earthworks associated with the water reservoir(s) and prior to the placement of any tanks or associated infrastructure, the consent holder shall provide to Manager of Resource

Management Engineering at Council a geotechnical completion report from a suitably qualified geotechnical professional that confirms that the completed platform and associated batter slopes are stable and appropriate for the anticipated tanks.

- (42) All tree felling works are to be undertaken between the months of August to February to avoid disruption of nesting birds. .
- (43) The loading and stockpiling of earth and other materials shall be confined to the subject site.
- (44) No earthworks, temporary or permanent, are to breach the boundaries of the subject site. With the specific exception of earthworks required to install infrastructure services connections to the existing networks. This includes works along Morven Ferry Road and Queenstown Trails improvements approved by QLDC and works along State Highway 6 approved by NZTA.

At the time of building

- (45) Prior to the lodgement of any application for building consent for a building within the development, the Consent Holder shall provide certification from the Ridgeburn Review Panel to QLDC confirming that the proposed development meets the specifications of the Novak Middleton Architectural Masterplan and Design Documents dated 6 March 2026 and referenced in Condition 1 and is aligned with the intended design outcomes.
- (46) The Ridgeburn Design Review Panel shall:
 - (a) Comprise a minimum of two members;
 - (b) Include at least one professional advisor who is independent of the Consent Holder and any lot developer (where different); and
 - (c) Include, at a minimum, one member who is either:
 - (d) A full member of the New Zealand Planning Institute (NZPI); or
 - (e) A Registered Urban Designer with the Urban Designers Institute of Aotearoa (UDIA).
- (47) The certification provided by the Design Review Panel shall include written confirmation from the professional advisor that they:
 - (a) Meet the qualification requirements set out in this condition; and
 - (b) Are independent of the Consent Holder and any lot developer (where different).

Prior to the occupation of the development

- (48) Prior to the occupation of the development for the relevant stage the consent holder shall complete the following:
 - (a) The completion and implementation of all reviewed and accepted works detailed in Condition (7-15) above.
 - (b) All road signage shall be installed in accordance with Council's signage specifications and all necessary road markings completed on all private accesses (if required);
 - (c) The consent holder shall clearly and permanently mark out all parking spaces within the car parking areas within the relevant stage;
 - (d) The vehicle parking and access driveway areas within the relevant stage shall be formed and sealed in accordance with Council standards;

- (e) Any power supply and telecommunications connections to the residential units within the relevant stage shall be underground from existing reticulation and in accordance with any requirements/standards of the network provider;
 - (f) All earth worked and/or exposed areas shall be top-soiled and grassed, revegetated, or otherwise stabilised.
- (49) The Consent Holder shall ensure that the upgrade of Morven Ferry Road as shown in the engineering drawings prepared by McKenzie & Co and referenced in Condition 1 is completed to the satisfaction of QLDC prior to the construction or occupation of any residential unit within Stage 1 (180 residential units).
- (50) The Consent Holder shall ensure that the Morven Road / State Highway 6 roundabout as shown in the engineering drawings prepared by McKenzie & Co and referenced in Condition 1, or other agreement, is completed to the satisfaction of the QLDC, in consultation with NZTA, prior to the occupation of any residential unit beyond 321 residential units within the development (being the cumulative total of Stages 1–3).
- (51) The Consent Holder shall ensure that the upgrade of the Lake Hayes Road / State Highway 6 (Seagull) intersection, as shown in the engineering drawings prepared by McKenzie & Co, Plan 4048-0-0-3015, dated 5 March 2026 and referenced in Condition 1, or other agreement with NZTA, is completed to the satisfaction of NZTA at a timing that is agreed between the Consent Holder and NZTA.
- (52) Prior to the occupation or use of any building or development authorised by this consent, the Section 224(c) certificate for the associated stage of the subdivision consent shall be issued by the Council. Evidence of the issued Section 224(c) certificate shall be provided to QLDC confirming that all subdivision conditions have been satisfied.
- (53) Prior to the occupation of any residential buildings within Lots 1-132, 142-156, PU1-PU36 (Stage 1A), 200-226, 300-415, 500, 501-608, 1600-1704, 700-892, 1000-1142, 1200-1256, 1800-1806 the consent holder must establish all landscaping within the applicable allotment as outlined in the document titled Typologies (pages 80-86), Prepared by RMM.

Operational

- (54) The hours of operation for activities within the building authorised by this consent within the commercial precinct shall be limited to the following:
- (a) Supermarket: 7:00am to 10:00pm, seven days per week;
 - (b) Business Hub: 6:00am to 7:00pm, Monday to Friday;
 - (c) Gym / fitness facility: 6:00am to 8:00pm, seven days per week;
 - (d) Daycare / early childhood education facility: 8:00am to 5:00pm, Monday to Friday;
 - (e) Other retail activities 8:00am to 5:00pm, Monday to Sunday;
 - (f) Visitor accommodation/ workers accommodation: 24 hours per day. Any associated outdoor guest areas shall close by 10:00pm;
 - (g) Restaurant and/or bar: 10:00am to 10:00pm, seven days per week.
- (55) Prior to the occupation of the supermarket, a 2-metre-high solid boundary fence shall be installed around the perimeter of the supermarket loading and service area to mitigate noise effects from deliveries and loading activities. The location, extent, and construction specifications of the fence

shall be certified by a suitably qualified acoustic engineer as being sufficient to achieve the required noise mitigation. The fence shall be maintained in good condition thereafter.

- (56) Deliveries and loading activity for the supermarket shall only occur during the identified daytime hours.
- (57) Compliance within noise standards must be achieved at any point within the notional boundary of a residential unit existing, or consented, prior to 1 January 2025.

Advice Note: The noise limits specified above are consistent with the applicable rules in the Queenstown Lakes Proposed District Plan and would apply irrespective of this consent. They are included here for clarity and ease of reference.

Heritage

- (58) A Heritage Temporary Protection Plan (HTPP) for the heritage buildings identified in the Origin Report dated 5 March 2026 and titled: *Heritage Value Appraisal and Advice: Proposed Ridgeburn Development, 122 Morven Ferry Road RD 1 Queenstown, 9371 (Lot 2 DP 601937)* shall be developed by the Consent Holder's appointed Heritage Professional prior to any works on site commencing and can be updated by them at any time. The purpose of the HTPP is to ensure that the heritage fabric of the buildings is suitably protected from the effects of the approved works to the greatest extent practicable. The following is required to fulfil this condition:
- (a) Identification of potential risks to heritage fabric associated with works (for example: construction vibration, packing between the temporary stabilisation props and heritage fabric, moisture ingress, hot works, damage from machinery and wrapping of fabric).
 - (b) A description of mitigating measures to be implemented to reduce risk of damage to heritage fabric; and
 - (c) Identification of who is responsible for providing expert oversight of the matter (e.g. stone mason, heritage professional, engineer).
- (59) The HTPP shall be submitted to the Council via email to RCMonitoring@qldc.govt.nz prior to any works occurring on site. The HTPP is to be implemented at all times.
- (60) During the construction process the Consent Holder's appointed Heritage Professional is to monitor the construction works and the HTPP. This monitoring is to be undertaken by way of site visits at key points in the construction process. At least 5 working days prior to the commencement of construction, a construction programme identifying key dates/milestones for monitoring is to be submitted to Council via email to (email address).
- (61) At least 20 working days prior to works commencing on the Heritage Buildings identified in the Origin Report Origin Report dated 5 March 2026 and titled: *Heritage Value Appraisal and Advice: Proposed Ridgeburn Development, 122 Morven Ferry Road RD 1 Queenstown, 9371 (Lot 2 DP 601937)*, the consent holder shall provide a final Heritage Construction Management Plan (Heritage CMP) prepared by appropriately qualified personnel for the relevant building to the Manager Resource Consents for review and acceptance detailing the construction methodology for adaption of that building. The Council shall respond within 10 working days of receiving the Heritage CMP. The objective of the final Heritage CMP is to manage the construction process to avoid or mitigate potential impacts on built heritage. The Heritage CMP shall include as a minimum:
- (a) Pre-start meeting requirements with contractors;
 - (b) The methods for site preparation, working practices and use of machinery;

- (c) The methods for avoiding damage or protecting heritage fabric from damage that may potentially occur during construction;
- (d) Identification of the portions of the buildings that need to be temporarily deconstructed, including discussion of reasons for temporary relocation, methods for temporary removal, relocation and storage;
- (e) Communication processes;
- (f) The manual methods for monitoring potential risk of damage from construction activities;
- (g) The processes for remediation of accidental damage to the buildings arising from the works and any associated activities;
- (h) Provision for the Heritage CMP to be adapted as site conditions change or unexpected situations arise.

Lapse of Consent

- (62) In accordance with clause 87(2)(b) and clause 26 Schedule 5 FTAA, this consent shall lapse ten (10) years after the date it commences unless the consent is given effect to within that ten-year period.

Advice Notes:

- (1) There is repetition of some conditions in the land use consent and the subdivision consent. When a condition is satisfied in one it will be noted as having been satisfied in the other.

3.0 Water Permit

3.1 Take and use of groundwater

Consent Duration

- (1) The duration of this consent shall be 35 years from the date of commencement.

General

- (2) This consent authorises the take and use of groundwater from two bores at map references NZTM 1271608 / 5008548 (BH04) and NZTM 1271404 / 5008426 (BH05) at 122 Morven Ferry Road, Arrow Junction, for the purpose of community water supply and firefighting supply associated with the Ridgeburn development.

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

- (3) The activities authorised by this consent must be carried out in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.
- (4) The rate and quantity of abstraction from the combined bores referenced under Condition (2) must not exceed:
- (a) 23 litres per second;
 - (b) 2,006 cubic metres per day; and
 - (c) 732,190 cubic metres in each 12-month period, commencing 1 July of any year and ending 30 June of the following year.
- (5) The Consent Holder must notify the Otago Regional Council in writing of the commencement date of the taking of groundwater no less than 10 working days prior to the first exercise of this consent.

Metering and Telemetry

- (6) The Consent Holder must:
- (a) Prior to the first exercise of this consent, install a suitable water meter on the delivery line between the bores and the water treatment plant to record the combined groundwater take, within an error accuracy range of +/- 5% over the meter's nominal flow range and a telemetry compatible datalogger that time stamps a pulse from the flow meter at least once every 15 minutes and that has the capacity to hold at least 12 months data of water taken.
 - (b) The water meter must record the hourly volume to an uncertainty of no greater than 1 percent.
 - (c) Data must be provided by an Otago Regional Council-approved data host to the Otago Regional Council once daily in 15-minute period volumes by means of telemetry. The Consent Holder must ensure data compatibility with the Otago Regional Council's time-series database and conform with the Otago Regional Council's data standards.

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

Monitoring and Compliance

- (7) Prior to first exercise of this consent, the Consent Holder must obtain certification of a Water Safety Plan from Taumata Arowai as required under the Water Services Act 2021.
- (8) The Consent Holder must prepare and submit an Annual Compliance Report to the Otago Regional Council by 1 September each year (covering the period 1 July to 30 June). The report must include (as a minimum):
 - (a) Documentation of the volumes and flow rates abstracted from the bores;
 - (b) Confirmation that the groundwater abstraction has been undertaken in compliance with the conditions of this consent, or identification of any exceedances of the conditions of this consent;
 - (c) Any management or mitigation measures taken in response to any exceedances of the conditions of this consent;

- (d) A summary of source-water quality monitoring results; and
 - (e) Confirmation of bore maintenance and security.
- (9) Where information is required to be provided to Otago Regional Council under the conditions of this consent, this information is to be provided in writing to compliance@orc.govt.nz and the email heading is to reference the consent number and the condition(s) the information relates to.

3.2 Diversion of stormwater

Consent Duration

- (1) The duration of this consent shall be 35 years from the date of commencement.

General

- (2) The diversion of stormwater must be undertaken with the Stormwater Mitigation Report and Stormwater Drawings referenced under Appendix 1.
- (3) The diversion of stormwater must not cause flooding, erosion, land instability, sedimentation or property damage of any other person's property.

4.0 Works within the beds of lakes and rivers

4.1 Reclamation and diversion of intermittent streams

Consent Duration

- (1) The duration of this consent shall be 15 years from the date of commencement.

General

- (2) The reclamation and diversion of the two intermittent streams must be undertaken in accordance with the Ecological Impact Assessment and Engineering Drawings referenced under Appendix 1.
- (3) Prior to the commencement of any works relating to the reclamation and diversion of the two intermittent streams, the Consent Holder must prepare and submit a final Fish Management Plan (FMP) to Otago Regional Council for certification. The FMP must be based on the draft FMP referenced under Appendix 1, must be prepared by a SQEP and must include as a minimum:
- (a) Identification of all freshwater habitats within the works area to be disturbed, including intermittent streams, ponds, and the irrigation race;
 - (b) Procedures for fish salvage and relocation from works areas prior to disturbance;
 - (c) Timing of fish salvage and relocation activities;
 - (d) Procedures for installation and maintenance of temporary fish exclusion devices where required to prevent fish entering works areas;
 - (e) Methods for fish capture;
 - (f) Procedures for partial dewatering of ponds where required prior to fish salvage;
 - (g) Identification of approved relocation sites;
 - (h) Procedures for handling and transportation of fish to minimise stress and mortality;
 - (i) Requirements for recording fish species and numbers captured; and
 - (j) Preparation of a post-relocation report summarising the fish salvage works, including species captured, numbers relocated, and relocation locations.
- (4) All works authorised by this consent must be undertaken in accordance with the approved Fish Management Plan.
- (5) The freshwater ecologist must be onsite during the dewatering process to ensure that any remaining native fish that are not caught during de-fishing are salvaged.
- (6) The Consent Holder must provide a Fish Salvage Report detailing the relocation site, the species and number of freshwater fauna relocated prior to and during dewatering, to the Council within 10 working days of completion of the native fish capture and relocation. These results must be uploaded into NIWA's New Zealand native freshwater Fish database.

5.0 Wastewater Discharge Permit

5.1 Discharge of Treated Wastewater to Land

Consent Duration

- (1) The duration of this consent shall be 35 years from the date of commencement.

General

- (2) The activities authorised by this consent must be undertaken in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the application information and the conditions of this consent, the conditions of this consent will prevail.
- (3) The discharge authorised by this consent shall only consist of treated domestic and commercial wastewater from the Ridgeburn development.
- (4) The Consent Holder must notify the Otago Regional Council (ORC) in writing of the commencement date of the discharge authorised by this consent no less than 10 working days prior to the first exercise of this consent.

Pre-Commencement Monitoring

- (5) At least 12 months prior to the first discharge authorised by this consent, the Consent Holder must install a telemetered climate monitoring station enabling hourly recording of rainfall, wind, soil moisture and potential evapotranspiration.
- (6) At least 12 months prior to the first discharge authorised by this consent, the Consent Holder shall prepare a Baseline Monitoring Plan to establish baseline conditions for groundwater, surface water and soil across areas relevant to the treated wastewater discharge. The programme shall be outlined in a report prepared by a SQEP and submitted to Council for certification. The Baseline Monitoring Plan shall include:
- (a) Groundwater levels and quality at locations suitable to monitor:
 - i. Up-gradient and down-gradient conditions in the perennial wetland catchment;
 - (b) Up-gradient and down-gradient conditions in the seasonal wetland catchment;
 - (c) Down-gradient conditions in the northern catchment; and
 - (d) Down-gradient conditions in the alluvial ribbon aquifer catchment.
 - (e) Surface water levels and quality at locations suitable to monitor:
 - i. On-site wetlands (the perennial wetland and the three seasonal wetlands);
 - (f) One Morven Hill runoff site for each defined catchment;
 - (g) Downgradient perennial wetland catchment;
 - (h) Downgradient seasonal wetland catchment; and
 - (i) Morven Ferry Road outfall.
 - (j) Soil moisture: Morven Hill spray irrigation area and residential subsurface irrigation area.

- (k) At a minimum, the parameters for laboratory analysis shall include Total Nitrogen (TN), Total Phosphorus (TP), Ammoniacal Nitrogen (NH₃-N), E. coli, pH, conductivity (water); Olsen P, exchangeable sodium (soils).
- (7) Baseline monitoring shall be undertaken in accordance with the certified Baseline Monitoring Plan and for a minimum of 12 months.
- (8) Within one month of completing the Baseline Monitoring, a report documenting the Baseline Monitoring Results Report including recommended consent compliance trigger levels shall be submitted to ORC for certification.

Management Plans

- (9) At least 15 working days prior to the first discharge of treated wastewater to land, the Consent Holder must prepare a Wastewater Treatment Plant Operational Management Plan (WWTP OMP) and submit it to the Otago Regional Council for certification. The WWTP OMP must include:
 - (a) A full description of the treatment process;
 - (b) Management procedures for key components of the system;
 - (c) Key operational matters (including weekly and monthly maintenance checks);
 - (d) Monitoring and reporting;
 - (e) Contingency plans for breakdowns, spills, and malfunctions;
 - (f) Odour mitigation;
 - (g) Complaints management;
 - (h) Establishment of internal trigger points to initiate internal traceback and corrective actions;
 - (i) Procedures for reviews and improvements; and
 - (j) Emergency contacts.
- (10) At least 15 working days prior to the first discharge of treated wastewater to land, the Consent Holder must prepare and submit a Wastewater Land Application Management Plan (WLAMP) to Otago Regional Council for certification. The WLAMP shall include:
 - (a) A description of the spray irrigation system on Morven Hill and reserve sub-surface dripline irrigation system in the residential areas;
 - (b) Irrigation scheduling, rates and loading limits;
 - (c) Soil moisture and climate-based scheduling protocols;
 - (d) Procedures to prevent adverse treated wastewater ponding, surface runoff, seepage and spray drift;
 - (e) Rotation and use of reserve areas on Morven Hills and residential areas for maintenance and nutrient loading management;
 - (f) Continuous operational monitoring (climate and soil moisture);
 - (g) Ongoing environmental monitoring (vegetation, soil, surface water, ad groundwater);
 - (h) Setbacks from wetlands, surface water, and domestic/community supply bores;
 - (i) Management responses for environmental and human health protection; and
 - (j) Reporting and review procedures.

- (11) The WWTP and land application system must be maintained and operated in accordance with the certified WWTP OMP and WLAMP. Any amendments to the WWTP OMP and WLAMP must be re-certified by ORC.

Flow Meter

- (12) A flow meter and telemetry-compatible datalogger must be installed at the point where treated wastewater is discharged to the land application system.
- (13) The flow meter must record wastewater discharge volumes at 15-minute intervals and have an accuracy of $\pm 5\%$ over its operating range.
- (14) Calibration of the flow meter must take place every 5 years by a SQEP with records included in the Annual Report required under Condition 25.

Maximum Discharge Volume

- (15) The Consent Holder shall ensure that the volume of treated wastewater discharged from the WWTP does not exceed the discharge limits specified in Table 1, based on 95 percentile compliance across the preceding 12-month period in accordance with the *National Wastewater Standards November 2025*.
- (16) Should the daily discharge volume exceed the volume specified in Table 1, the ORC shall be notified within 5 working days, together with the reasons for the exceedance and a description of any corrective measures applied.

Table 1: Maximum Discharge Flow Limits

Development Phases	Maximum Daily Flow (m ³ /day) 95 Percentile over 12 months
Phase 1	178
Phase 2	373
Phase 3	570
Phase 4	766
Phase 5	963
Phase 6	1,204

Advice Note: The above limits apply to the full development build out of each phase.

Effluent Quality Standards

- (17) The Consent Holder must ensure that all treated wastewater discharged from the WWTP complies with the following effluent quality standards:
- (a) The treated wastewater must comply with the maximum mass load limits specified in Table 2. Compliance with the limits in Table 2 shall be assessed with a single weekly 24 hour flow-proportional composite sample.

Table 2: Maximum Concentration Limits

Parameter	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Completion
cBOD (mg/L)	N/A	15	15	9	9	9
TSS (mg/L)	N/A	10	10	10	10	10
TP (mg/L)	N/A	10	10	8	8	8

TN (mg/L)	N/A	25	10	10	10	10
NH ₃ -N (mg/L)	N/A	10	8	8	8	8
<i>E. coli</i> (cfu/100 mL)	10	10	10	10	10	10

Advice Note: Phase 1 does not require maximum concentration limits. Phase 1 not only covers the biological startup phase of the WWTP, but it will also cover a period when there will be minimal volumes from typical residential occupancy, the loads will be small, concentrated to the working hours of the day and dependent on the number of contractors working on site on any given day. Saturdays and Sundays will likely have effectively zero load. As such, concentrations are likely to be highly variable yet still within the limits of the mass load. As phase 1 reaches its conclusion, the background residential load will stabilise this, hence concentrations can be applied to phase 2.

Land Application System

- (18) Treated wastewater shall be discharged to land via a subsurface irrigation land application system, comprising of the following:
- (a) Dripper lines shall be installed for the residential irrigation reserve areas in accordance with the certified WLAMP.
 - (b) Primary spray irrigation areas including reserve areas across Morven Hill to be designed, monitored, and managed to prevent adverse ponding, surface runoff, seepage, and spray drift in accordance with the certified WLAMP.
 - (c) The land application system shall include sufficient reserve area to receive treated wastewater for maintenance, irrigation rotation, and nutrient loading management in accordance with the certified WLAMP.

Treated Wastewater Loading Limits

- (19) Unless otherwise approved by the certified WLAMP, the application of treated wastewater to land in the surface irrigation areas shall:
- (a) Not exceed a hydraulic loading of 3.5 mm/day when evapotranspiration is below 3 mm/day;
 - (b) Not exceed a hydraulic loading of 6.5 mm/day when evapotranspiration is above 3 mm/day; and
 - (c) Not exceed a hydraulic loading of 2.3 mm/day on an average annual basis across the Morven Hill primary and reserve spray irrigation areas.
- (20) Unless otherwise approved by the certified WLAMP, the application of treated wastewater to land in the reserve residential subsurface irrigation areas shall:
- (a) Not exceed a hydraulic loading of 3.5 mm/day, with the following reductions in application rates in accordance with slope adjustment (<10% slope: no reduction, 10 to 20% slope: 20% reduction, 30 to 30% slope: 50% reduction); and
 - (b) Not exceed a hydraulic loading of 2.8 mm/day on an average annual basis.
- (21) Annual nutrient loading to the treated wastewater disposal areas, measured on an annual basis, shall not exceed the loading rates presented in Table 3.

Table 3: Treated Wastewater Disposal Areas Maximum Annual Nutrient Loading Rates

Parameter	Maximum Annual Load (kg/ha/yr)	
	Morven Hill spray irrigation areas	subsurface dripline irrigation areas
Total Nitrogen	54.3	67.2
Total Phosphorus	66.7	82.6

(22) The irrigation of treated wastewater to the disposal areas shall not result in or increase either:

- (a) Surface water run-off from the irrigation areas; or
- (b) Surface water ponding within the irrigation areas.

Monitoring

(23) On a weekly basis, a single 24 hour flow proportional composite sample shall be collected and dispatched to a IENZ registered laboratory for the purpose of compliance analysis.

(24) Following completion of the required Baseline Monitoring required under pre-commencement monitoring consent conditions, the Consent Holder must implement ongoing environmental monitoring and operation monitoring in accordance with the certified WLAMP. The ongoing environmental monitoring and operation monitoring must include:

- (a) Operational soil moisture and climate monitoring;
- (b) Ongoing environmental monitoring of vegetation, soil, surface water, and groundwater; and
- (c) Sampling locations, monitoring frequency, and monitored parameters appropriate to monitor compliance with parameter trigger levels designated under the certified WLAMP.

Reporting

(25) The Consent Holder must prepare an Annual Monitoring Report covering the previous 12-month period for 1 July to 30 June and submit it to the ORC by 31 August each year. The Annual Monitoring Report must include:

- (a) Compliance summary;
- (b) Treated wastewater disposal volumes and weekly flow-proportional composite sampling results including quarterly compliance progress reporting;
- (c) All operational and ongoing environmental monitoring results with interpretation summary;
- (d) Nutrient management, loading, and vegetation health summary;
- (e) Trigger level exceedances and summary of management actions undertaken;
- (f) Complaints, malfunctions, events outside of normal operation, and remedial actions undertaken; and
- (g) Proposed WWTP OMP and WLAMP amendments if required.

(26) The Consent Holder shall provide the ORC with quarterly interim reports documenting:

- (a) Compliance with the maximum treated wastewater concentration limits as presented in Table 2, and
- (b) Progress toward the maximum annual nutrient loading to the treated wastewater disposal areas.

6.0 Land Use Consent (ORC)

6.1 Residential earthworks, including earthworks on contaminated land and, earthworks within 10m and 100m of a natural inland wetland

Consent Duration

- (1) The duration of this consent shall be 15 years from the date of commencement.

Pre-Commencement

- (2) The Consent Holder must notify the Otago Regional Council in writing of the commencement date of earthworks not less than 15 working days prior to the commencement of works within each stage of the subdivision. The prestart notification must include the following information:
- (a) The start date of the works;
 - (b) Photographs of the area/s where works is to be undertaken – photographs must be in colour and no smaller than 200 x 150 millimetres in size and be in JPEG form; and
 - (c) Advise who the Environmental Representative for the works programme is and provide contact details to the Otago Regional Council.
- (3) Prior to commencing any work on site, the Consent Holder must ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction. Matters to be discussed include:
- (a) Timeframes for key stages of the works authorised under this consent;
 - (b) Resource consent conditions;
 - (c) Erosion and Sediment Control Plan;
 - (d) Environmental Management Plan;
 - (e) Lizard Management Plan;
 - (f) Remedial Action Plan; and
 - (g) Contaminated Site Management Plan
- (4) Within 10 working days following implementation and completion of the specific erosion and sediment control works, and prior to the commencement of earthworks activity on the subject site, a SQEP must provide written certification to the Council that the erosion and sediment control measures have been constructed and completed in general accordance with the certified ESCP(s). Written certification must be in the form of a report or any other form acceptable to the Council.

Management Plans

- (5) At least 15 working days prior to the commencement of earthworks activities for each stage the Consent Holder must submit a finalised Environmental Management Plan (EMP) and Erosion and Sediment Control Plan (ESCP) for review and certification by the Otago Regional Council, based on the documents referenced under Appendix 1. The ESCP must be in accordance with Auckland Council's Guideline Document 2016/005 (GD05) and must be prepared by a SQEP.
- (6) At least 15 working days prior to the commencement of earthworks for each stage, the Consent Holder must submit a finalised Remedial Action Plan (RAP) and Contaminated Site Management

Plan (CSMP) for review and acceptance by the Otago Regional Council. The RAP and CSMP must be in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines No. 5 (revised 2021) and must be prepared by a SQEP.

- (a) The RAP must include the following:
 - i. Remedial methodology and excavation strategy;
 - (b) Soil handling and segregation procedures;
 - (c) Validation sampling methodology; and
 - (d) Disposal procedures for contaminated soils.
 - (e) The CSMP must include the following:
 - i. Site induction and contamination awareness procedures;
 - (f) Dust management procedures;
 - (g) Stockpile management;
 - (h) Contaminated soil handling procedures; and
 - (i) Unexpected contamination discovery protocol.
- (7) At least 15 working days prior to the commencement of any vegetation clearance, earthworks, or other works that may disturb potential lizard habitat within the site, the Consent Holder must submit a final Lizard Management Plan (LMP) to the Otago Regional Council for certification. The LMP must be prepared by a SQEP and must include, as a minimum:
- (a) Identification and mapping of potential lizard habitat within the works area;
 - (b) Procedures for undertaking lizard surveys and salvage prior to works,
 - (c) Timing of lizard salvage and relocation activities prior to vegetation clearance or earthworks within identified lizard habitat;
 - (d) Procedures for capturing, handling, and relocating lizards in accordance with current best practice guidelines;
 - (e) Identification of approved relocation sites, including confirmation that relocation habitats are suitable and protected from further disturbance;
 - (f) Procedures for minimising harm to lizards during vegetation clearance and earthworks; and
 - (g) Requirements for recording species and numbers of lizards captured and relocated.

General

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

- (d) Fuel storage tanks and machinery must be maintained at all times to prevent leakage of oil and other contaminants;
- (e) No refuelling of machinery or equipment within 10 metres of any surface water body;
- (f) There must be no storage of fuel within 10 metres of any surface water body;
- (g) A spill kit, that is capable of absorbing the quantity of oil and petroleum products that may leak or be spilt must be kept on-site at all times.
- (h) The Consent Holder must inform the Otago Regional Council immediately and no later than 12 hours of an oil spill and must provide the following information:
 - i. The date, time, location and estimated volume of the spill;
- (i) The cause of the spill;
- (j) Clean up procedures undertaken;
- (k) Details of the steps taken to control and remediate the effects of the spill on the receiving environment;
- (l) An assessment of any potential effects of the spill; and
- (m) Measures to be undertaken to prevent a recurrence.
- (n) All machinery, fencing, signs, chemicals, rubbish, debris and other materials must be removed upon completion of the earthworks within 10 working days.
- (o) The Consent Holder must undertake all practicable measures to ensure no dust is generated onsite which causes an offensive or objectionable effect at or beyond the legal boundary of the properties in the opinion of an authorised officer of the Otago Regional Council, including visible emissions. Dust management shall be consistent with the recommendations in the Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions (MfE, 2016).

Ecology

- (9) No earthworks, vegetation clearance, or land disturbance shall occur within any natural inland wetland.
- (10) Earthworks and vegetation clearance within 10 m of wetlands A, B and D shall be limited to the areas depicted within the Engineering Drawings referenced under Appendix 1.
- (11) At least 15 working days prior to the commencement of earthworks, the consent holder shall submit to the Otago Regional Council for certification a Wetland Monitoring and Management Plan (WMMP). The purpose of the WMMP is to:
 - (a) Manage earthworks within 100m of natural inland wetlands to ensure that there is no net loss of its extent and no net loss of any value of the natural inland wetland; and
 - (b) Monitor the natural inland wetlands to ensure the earthworks do not affect the hydrology of the wetland.
- (12) All earthworks within 100m of wetlands on the site must be undertaken in accordance with the certified WMMP.
- (13) All vegetation clearance and earthworks within areas identified as potential lizard habitat shall be undertaken in accordance with the certified LMP.
- (14) Vegetation clearance shall occur outside the bird breeding season (October to February inclusive). If vegetation clearance is required during this period, the area shall first be inspected by a suitably

qualified ecologist to identify any active native bird nests. If an active nest is identified, vegetation clearance within 10m of the nest shall be delayed until chicks have fledged.

Contaminated Land

- (15) The disturbance of contaminated land must be carried out in accordance with the approved RAP and CSMP. No earthworks shall commence until the pre-construction measures specified in the RAP and CSMP have been implemented.
- (16) All works involving the disturbance, excavation, handling, or disposal of contaminated soils shall be undertaken under the supervision of a SQEP. The SQEP shall provide advice on contaminated soil management during earthworks, and undertake inspections and sampling as required.
- (17) Site sourced and imported material used to fill any excavation must:
- (a) Meet the definition of cleanfill; or
 - (b) Not be sourced from any site listed as a HAIL site, unless the material has been tested by a SQEP and confirmed as meeting the definition of cleanfill or being appropriate for the intended land use.
- (18) All contaminated soils shall be managed to prevent the migration of contaminants off-site. This must include the following measures as a minimum:
- (a) Contaminated soil stockpiles shall be kept to a minimum;
 - (b) Stockpiles shall be located away from stormwater pathways and surface water bodies;
 - (c) Stockpiles shall be placed on an impermeable surface or geotextile where practicable; and
 - (d) Stockpiles shall be covered when inactive.
- (19) Any contaminated soil removed from the site shall be transported to and disposed of at an appropriately authorised disposal facility. The consent holder shall maintain records of soil volumes removed from the site, and disposal locations.
- (20) If previously unidentified contaminated material is encountered during earthworks:
- (a) All works in the vicinity shall cease immediately;
 - (b) The affected area shall be secured to prevent disturbance or runoff;
 - (c) A SQEP shall be engaged to inspect the material and determine appropriate management measures;
 - (d) Otago Regional Council must be notified; and
 - (e) Earthworks shall not recommence in the affected area until the SQEP confirms appropriate management measures have been implemented.
- (21) Within three months of completion of the remediation works, the consent holder shall provide a Site Validation Report prepared by a SQEP to the Otago Regional Council. The report shall include:
- (a) Summary of the works undertaken;
 - (b) A statement confirming whether the disturbance works have been completed in accordance with the RAP;
 - (c) The location and dimensions of the excavations carried out, including a relevant site plan;
 - (d) Records of any unexpected contamination encountered during the works, if applicable;
 - (e) Locations and dimensions of any contaminated soil remaining on-site;

- (f) A summary of sampling and analysis undertaken for validation sampling, and for unexpected contamination (if applicable), tabulated analytical results including laboratory transcripts, and interpretation of the results in the context of the relevant soil guideline values;
- (g) Copies of disposal dockets for material removed from site, if any; and
- (h) Any complaints received by the Consent Holder and/or breaches of the procedures set out in the RAP.

Complaints

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

- (a) The date, time, location and nature of the complaint;
- (b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information;
- (c) Action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again.

Accidental Discovery Protocols

(23) In the event that archaeological material, kōiwi tangata (human remains), or other taonga are discovered during earthworks, the Consent Holder must ensure the following Accidental Discovery Protocol is followed:

- (a) All works within 10 metres of the discovery must cease immediately.
- (b) The area of the discovery must be secured to prevent further disturbance.
- (c) The Consent Holder must notify the following parties as soon as practicable:
 - i. The Otago Regional Council;
- (d) The relevant iwi authority; and
- (e) Heritage New Zealand Pouhere Taonga.
- (f) If the discovery includes human remains, the New Zealand Police must also be notified immediately.
- (g) Works in the vicinity of the discovery must not recommence until:
 - i. The relevant authorities have inspected the discovery; and
- (h) Written or verbal approval has been provided by Heritage New Zealand Pouhere Taonga (and iwi where relevant) to resume works.
- (i) Any taonga recovered must be handled and managed in accordance with tikanga Māori and the advice of the relevant iwi authority.

7.0 Air Discharge Permit

7.1 Discharge odour to air from a wastewater treatment plant and associated land irrigation

Consent Duration

- (1) The duration of this consent shall be 35 years from the date of commencement.

General

- (2) The activities authorised by this consent must be undertaken in accordance with the plans and all information submitted with the application. If there are any inconsistencies between the application information and the conditions of this consent, the conditions of this consent will prevail.

Odour

- (3) There must be no noxious, dangerous, offensive, or objectionable odour to the extent that it causes an adverse effect at or beyond the boundary of the site.

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

- (4) At least 15 working days prior to the commencement of the WWTP, the consent holder must prepare and submit a Final Odour Management Plan (OMP) to Otago Regional Council for certification. The purpose of the OMP is to outline an odour management strategy for the operation of the WWTP and associated land irrigation. The OMP must include the following detail:
- (a) Identification of all point sources for discharges of contaminants into air, including a map and schematic diagram showing the location of each source;
 - (b) Procedures to minimise discharges of contaminants into air; and
 - (c) Procedures for the receipt, recording and handling of air quality complaints received.
- (5) The WWTP and associated land irrigation must be undertaken in accordance with the certified OMP for the duration of this consent.
- (6) The Consent Holder must engage a suitably qualified and experienced person to undertake odour observations of the wastewater treatment plant at the following times:
- (a) No more than six months following first operation of the wastewater treatment plant; and
 - (b) No more than six months following the connection of the final subdivision lot to the wastewater treatment plant; and
 - (c) Following any plant upgrades or changes.

Following the odour observations, the observer will prepare a report to summarise their findings and provide recommendations for any improvements.

Advice Note: In each situation, the purpose of the odour observations are to determine whether the odour management practices set out in the OMP are effective in achieving the objective of that plan.

- (7) Where the odour observations recommend changes to odour management processes or equipment:

- (a) Improvements to the on site odour management shall be implemented as soon as practicable and no more than 12 months after the recommendations are made; and
 - (b) Amendments must be made to the OMP to give effect to these recommendations. The updated OMP must be submitted to the Otago Regional Council for certification and thereafter be implemented.
- (8) An odour extraction system must be installed. The purpose of the odour extraction system is to extract air from the screening and grit removal, equalisation tank, waste activated sludge tank, dewatering and centrifuge building and irrigation tank to a biofilter.
- (9) The biofilter design, operation and maintenance must consider the following measures:
- (a) How process air will continue to be treated during remediation of the biofilter;
 - (b) The leachate removal system must be designed to prevent flooding and anaerobic conditions in the beds;
 - (c) Whether inclusion of compost and lime or crushed seashells in the media is required to seed microbial populations and maintain an appropriate pH;
 - (d) Regular monitoring of compaction, cracking, increased organic growth, odour, pressure drop across the beds, temperature and moisture within the biofilters;
 - (e) Biofilter remediation works must be carried out when sensitive receptors are not downwind where practicable;
 - (f) Old biofilter media should be disposed of offsite at an authorised facility to receive the material; and
 - (g) Access to the biofilter should be unimpeded to decrease the period of biofilter remediation operations.
- (10) A backup generator must be installed at the wastewater treatment plant with sufficient capacity to prevent generation of offensive or objectionable odour beyond the boundary of the site during network power outages.

Spray Drift

- (11) Spray drift from spray irrigation fields must:
- (a) Not cause adverse effects that are noxious, dangerous, or offensive; and
 - (b) Be minimised as far as practicable.
- (12) The spray irrigation area must be fenced off, with clear signage in English and Māori to prevent access.
- (13) Prior to commencement of irrigation, a meteorological monitoring station should be installed within the land application area or a representative established meteorological monitoring site will be used to track wind speeds.

Advice Note: Any meteorological monitoring station used to inform windspeeds shall be installed, maintained and calibrated in accordance with the manufacturers recommendations.

- (14) Spray irrigation must cease:
- (a) During winds greater than 7.5 metres per second; or
 - (b) When wind speeds are less than 0.5 metres per second; and
 - (c) The irrigation area is upgradient of sensitive receptors.

Advice Note: For condition (14)(b) and (c), the intent is to prevent irrigation from occurring in mornings when katabatic winds may result in spray drift travelling downhill toward residential properties, this is before 8 am in Summer months and 9 am in winter months. Sensitive receptors include but are not limited to residential properties immediately downhill from the irrigation sites.

(15) The spray Irrigation design must include the following detail:

- (a) Irrigation system design and nozzle selection must consider particle size distribution to increase droplet sizes and direct spray flat or downward where practicable and reduce spray drift.
- (b) Non-misting heads must be selected.
- (c) Maximum droplet release height from the spray irrigation must be 0.5 m above ground level.
- (d) A minimum setback distance of 50 m from residential boundaries and any other recreational area including the bike path up Morven Hill will be applied. If a 50 m setback cannot be applied from the bike path to spray irrigation fields, then this area within the setback must only be irrigated at off peak time.

Advice Note: Off peak time refers to nighttime when less people are outside and using the bike path

Complaints

(16) The Consent Holder must maintain a record of any complaints it receives in relation to odour discharges from the site. The record of complaints must include, at a minimum:

- (a) The date, time, location and nature of the complaint;
- (b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information;
- (c) Weather conditions at the time of the alleged event including a description of the wind speed and wind direction when the complainant detected the odour;
- (d) Wastewater treatment plant and disposal system operating conditions at the time of the complaint, including any malfunctioning or breakdown of equipment;
- (e) The most likely cause of the odour;
- (f) Investigations undertaken by the Consent Holder in regard to the complaint and any corrective action undertaken by the Consent Holder to remedy, or mitigate the odour detected by the complainant; and
- (g) Measures put in place to prevent the occurrence of a similar incident.

(17) The Consent Holder must notify the Otago Regional Council of any complaints received that relate to the exercise of this permit within 3 working days of a complaint being received.

8.0 Archaeological Authority

Prior to Works Commencing

- (1) The authority holder must ensure that all contractors, subcontractors, and site personnel undertaking earthworks are briefed on site by the s45 approved archaeologist, or a person appointed by them to carry out the briefing on their behalf, prior to works commencing. The briefing shall cover:
 - (a) The presence of recorded archaeological sites F41/62 and F41/890;
 - (b) The potential for additional unrecorded archaeological features, including but not limited to:
 - i. Historic mining features (sluicing scars, tailings) adjacent to the Kowarau River;
 - (c) Subsurface remains associated with the 19th century farmstead complex;
 - (d) Subsurface remains at Steele's Hut;
 - (e) How to identify archaeological evidence;
 - (f) The archaeological work required under this authority;
 - (g) The On-Call Protocol and stand-down procedures; and
 - (h) Contractors' responsibilities to notify the s45 approved archaeologist immediately if archaeological evidence is encountered.
- (2) Prior to the start of any on-site archaeological work, the authority holder must ensure that Heritage New Zealand Pouhere Taonga is advised of the date when work will begin. This advice must be provided at least 2 working days before work starts. The authority holder must also ensure that Heritage New Zealand Pouhere Taonga is advised of the completion of the on-site archaeological work, within 5 working days of completion.

Archaeological Management Plan

- (3) The authority must be exercised in accordance with the Archaeological Management Plan (titled "Morven Ferry, Arrow Junction Archaeological Management Plan", prepared by Origin Consultants, rev A) attached to this authority. Monitoring and investigation shall be undertaken in accordance with the procedures and monitoring methodology outlined in the Archaeological Management Plan. Any amendments to the Archaeological Management Plan must receive the prior written approval of Heritage New Zealand Pouhere Taonga.
- (4) Earthworks shall be monitored by the s45 approved archaeologist (or a suitably qualified archaeologist appointed by them) in accordance with the Archaeological Management Plan, in the following areas:
 - (a) Archaeological site F41/62 – Farmstead Complex
 - (b) Archaeological site F41/890 – Steele's Hut
 - (c) Kowarau River Terrace

Archaeological finds

- (5) Any archaeological evidence encountered during the exercise of this authority must be investigated, recorded and analysed in accordance with archaeological practice.

Accidental Discovery

- (6) If any kōiwi (human remains) are encountered, all work should cease within 5 metres of the discovery. The Heritage New Zealand Pouhere Taonga Archaeologist, New Zealand Police and Aukaha must be advised immediately in accordance with Guidelines for Kōiwi Tangata/Human Remains (AGS8 2010) and no further work in the area may take place until future actions have been agreed by all parties.
- (7) The authority holder must ensure that if any possible taonga or Māori artefacts, or sites of Māori origin are encountered, all work should cease within 20 metres of the discovery. The Heritage New Zealand Pouhere Taonga Archaeologist, Aukaha and Te Ao Marama must be advised immediately and no further work in the area may take place until they have responded.

Completion of On-Site Archaeological Works

- (8) That within 20 working days of the completion of the on-site archaeological work associated with this authority, NZAA Site Records must be updated in ArchSite based on current archaeological practice.
- (9) Within 12 months of the completion of the on-site archaeological work, the authority holder shall ensure that a final report, following the Archaeological Report Guideline (AGS12 2023), is submitted to Heritage New Zealand Pouhere Taonga for inclusion in the Heritage New Zealand Pouhere Taonga Archaeological Reports Digital Library, as follows:
 - (a) One hard copy and one digital copy of the final report are to be sent to the Heritage New Zealand Pouhere Taonga Senior Archaeologist.
 - (b) Digital copies of the final report must also be sent to: the NZAA Central Filekeeper, Auckland Museum, Auckland Council, and Tangata Whenua.

9.0 Wildlife Authority

General

- (1) The Approval Holder is only authorised to release wildlife that are listed in Schedule 1(1) using methods described in the application including the Lizard Management Plan titled “Draft Lizard Management Plan title, Ridgeburn, Morven Ferry Road” and dated January 2026.

Salvage Relocation and Habitat Enhancement

- (2) The Approval Holder must perform actions as set out in the contingencies/adaptive management sections of the Lizard Management Plan titled “Draft Lizard Management Plan title, Ridgeburn, Morven Ferry Road” and dated January 2026 to ensure adequate mitigation of effects has been achieved.
- (3) DOC Operations Manager(s) [name and contact] are to be contacted immediately for further advice if wildlife other than those listed in Schedule 1(1) are located within the footprint of the development or within the release site. A separate application to kill non-authorised species will be required.

Lizard Capture and Handling

- (4) Lizards must only be handled by Authorised Personnel, or under the direct supervision of the Authorised Personnel.
- (5) Lizard capture, handling and relocation must be undertaken between the 1st October and 30 April when lizards are most active.
- (6) Capture and handling of lizards must involve only techniques that minimise the risk of infection or injury to the animal.
- (7) Capture and handling methods shall follow those described in the Herpetofauna inventory and monitoring toolbox <http://www.doc.govt.nz/our-work/biodiversity-inventory-and-monitoring/herpetofauna/>.
- (8) The Approval Holder must ensure all live capture traps are covered to protect lizards from exposure and minimise stress. Damp leaf litter or other material must be provided to reduce desiccation risk and the bottom of the pit-fall trap must be perforated to allow drainage of water.
- (9) The Approval Holder must ensure all live capture traps, (e.g. pitfall traps and G-minnow traps), are checked at least every 24 hours.
- (10) The Approval Holder must sterilise any instruments that come in contact with the lizards and/or are used to collect or measure lizards between each location. A separate holding bag must be used for each animal. All gear should be thoroughly cleaned and dried between sites.
- (11) The Approval Holder must ensure lizards are temporarily held individually in a suitable container (e.g. breathable cloth bag) and held out of direct sunlight to minimise the risk of overheating, stress and death.

Death of Wildlife Associated with Salvage Activities

- (12) If any lizards should die during the authorised activities of catch, transfer or liberate, the Approval Holder must:
- (a) Inform the Director-General; chill the body if it can be delivered within 72 hours, or freeze the body if delivery will take longer than 72 hours; and

- (b) Send the body to Massey University Wildlife Post Mortem Service for necropsy along with details of the animal's history; and
- (c) Pay for any costs incurred in investigation of the death of any lizard; and
- (d) If required by the Director-General, cease the Authorised Activity for a period determined by the Director-General.

Euthanasia

(13) If any lizards are found injured as part of the Authorised Activity, the Approval Holder shall contact Authorised Personnel listed under Schedule 1(3) to get advice on management of the lizard. The Approval Holder is authorised to euthanise injured lizard(s) on recommendation of the Authorised Personnel listed under Schedule 1(3) or a veterinarian.

Lizard Salvage Reporting

(14) A report is to be submitted in writing to the DOC Operations Manager, by 30 June each year for the life of this Authorisation, summarising outcomes in accordance with the Lizard Management Plan. Each report must include:

- (a) The Project name; and
- (b) The species and number of any animals collected and released; and
- (c) The GPS location (or a detailed map) of the collection point(s) and release point(s); and
- (d) Results of all surveys, monitoring or research; and
- (e) A description of how the Lizard Management Plan was implemented including any difficulties encountered with capture and handling, how release sites were assessed, post release monitoring and what contingency actions were required.

Advice Notes:

- o Completed Amphibian and Reptile Distribution System (ARDS) cards for all herpetofauna sightings and captures (<http://www.doc.govt.nz/conservation/native-animals/reptiles-and-frogs/species-information/herpetofauna-data-collection/ards-card/>) must be sent to Herpetofauna, Department of Conservation, National Office, PO Box 10420 Wellington 6143 or herpetofauna@doc.govt.nz.
- o The Authority Approval Holder may apply to the Director-General for variations to this Approval in accordance with clause 7(2) of Schedule 7 of the Fast-track Approvals Act 2024.
- o The Authority Approval Holder must comply with all statutes, bylaws, and regulations, and all notices, directions, and requisitions of the Director-General and any competent authority relating to the exercise of the Approval.

10.0 Draft Conditions – Land Use & Subdivision (Mana Whenua Engagement Ongoing)

As directed by Papatipu Rūnanga, Ridgeburn Limited has undertaken engagement with Kā Rūnaka and Te Ao Mārama, while keeping Te Rūnanga o Ngāi Tahu informed (refer Schedule of engagement with Māori, Appendix 44). The following draft conditions have been prepared in the context of ongoing consultation with Kā Rūnaka and sets out draft conditions prepared in the context of this ongoing engagement. These conditions are provided in draft form to support continued consultation and have not yet been reviewed, endorsed, or agreed by Kā Rūnaka, and may be amended following further consultation.

Subdivision

- (1) Prior to the issue of the s224(c) certificate for the stage proposed road names must be developed in consultation with and agreed by Kā Rūnaka, and written confirmation of this agreement must be provided to the Council.
- (2) As an alternative to Condition 67, Prior to the issue of the s224(c) certificate for Stage 1, the Consent Holder shall provide written confirmation to the Queenstown Lakes District Council identifying which of Lots 1–132, 142–156, and PU1–PU36 (Stage 1A) are to be maintained as affordable rental housing lots in accordance with Condition 70.
 - (a) The confirmation shall demonstrate that:
 - ii. A minimum of 75% of the identified lots are to be retained as affordable rental housing; and
 - iii. The remaining 25% of the identified lots are to be either:
 - o Offered to an Kā Rūnaka / mana whenua; or
 - o Sold as an affordable housing lot in accordance with Condition 71,

Land Use

- (3) Prior to works commencing in each stage assessment must be undertaken by a suitably qualified rock art specialist to identify any Māori Rock Art within the project area. Where Māori Rock Art is identified, it must be protected and managed in accordance with a Rock Art Management Plan reviewed and approved by Kā Rūnaka, and a copy of the approved agreement must be provided to QLDC prior to the commencement of works in the relevant area.
- (4) Prior to works commencing in each stage Māori cultural artwork to be incorporated within the development must be identified by the Consent Holder. Confirmation must be provided to the QLDC that the extent, location, and design of cultural artwork within the development has been reviewed and approved by Kā Rūnaka.

11.0 Appendix 1: List of Documents

Name	Prepared By	Date / Revision
Subdivision Plans		
Scheme Plans	McKenzie & Co	18 March 2026
Masterplan		
Ridgeburn Masterplans	Novak+Middleton	10 March 2026
Ridgeburn Residential Neighbours Masterplans	Novak+Middleton	9 March 2026
Ridgeburn Neighbourhood B – Central Fields Masterplans	Novak+Middleton	10 March 2026
Ridgeburn Neighbourhood F – Morven Hill Masterplans	Novak+Middleton	10 March 2026
Ridgeburn Family Housing Typologies Masterplans	Novak+Middleton	6 March 2026
Ridgeburn Commercial Precinct Masterplans	Novak+Middleton	10 March 2026
Ridgeburn Heritage, Community and Recreation Spaces Masterplans	Novak+Middleton	10 March 2026
Landscape Plans		
Reserves - Overview	RMM	Rev 1
Reserves - Landscape Masterplan Part 01 - Entrance Reserve	RMM	Rev 1
Reserves - Landscape Masterplan Part 02 – Quarry Spur Reserve	RMM	Rev 1

Reserves – Landscape e Masterplan Part 03 - Main Road Stormwater Reserve	RMM	Rev 1
Reserves - Landscape Masterplan Part 04 - Main Road Stormwater Reserve	RMM	Rev 1
Reserves - Landscape Masterplan Part 05 - Central Reserve	RMM	Rev 1
Reserves - Landscape Masterplan Part 06 - Lookout and Wetland Reserves	RMM	Rev 1
Reserves - Landscape Masterplan Part 07 - Escarpment Reserve	RMM	Rev 1
Reserves - Landscape Masterplan Part 08 - Lookout and Wetland Reserves	RMM	Rev 1
Reserves - Landscape Masterplan Part 09 - Escarpment and Morven Hill Reserves	RMM	Rev 1
Reserves - Landscape Masterplan Part 10 - Escarpment and Morven Hill Reserves	RMM	Rev 1
Reserves - Landscape Masterplan Part 11 - Morven Hill Reserve	RMM	Rev 1
Reserves - Landscape Cross Sections	RMM	Rev 1
Reserves Materiality – Design Intent	RMM	Rev 1
Ridgeburn Wayfinding – Design Intent	RMM	Rev 1

Reserve Amenity Tree Planting	RMM	Rev 1
Reserve Amenity Planting	RMM	Rev 1
Native Shrubland Reserve Slope Planting	RMM	Rev 1
Tussock Planting	RMM	Rev 1
Riparian Margin – Upper Bank	RMM	Rev 1
Riparian Margin – Mid Bank	RMM	Rev 1
Riparian Margin – Stream Edge	RMM	Rev 1
Stormwater/Wastewater Basin Planting	RMM	Rev 1
Reserves – Stormwater Channels and Swales	RMM	Rev 1
Streams & Overland Flow Paths – Cross Sections	RMM	Rev 1
Boundary Interfaces – Overview Plan	RMM	Rev 1
Boundary Interfaces – Cross Sections	RMM	Rev 1
Boundary Interface Planting	RMM	Rev 1
Neighbourhoods – Street Trees	RMM	Rev 1
Neighbourhoods - Street Cross Sections	RMM	Rev 1
Neighbourhoods - Overview	RMM	Rev 1
Neighbourhoods - Village Character Area Streets	RMM	Rev 1

Neighbourhood - Village Character Area Typology Interface	RMM	Rev 1
Village Character Area - Materials + Planting	RMM	Rev 1
Commercial Precinct - Commercial Character Area Streets	RMM	Rev 1
Commercial Precinct - Materials + Planting	RMM	Rev 1
Engineering Drawings		
Earthworks Finished Contour Plans	Mckenzie & Co	Rev F
Earthworks Cut/Fill Plans	Mckenzie & Co	Rev D
Earthworks Ecology Plans	Mckenzie & Co	Rev C
Earthworks Ecology Intermittent Stream Plans	Mckenzie & Co	Rev C
Earthworks Erosion and Sediment Control Plans	Mckenzie & Co	Rev D & A
Earthworks 12D Slope Analysis	Mckenzie & Co	Rev E
Earthworks Erosion & Sediment Control Standard Details	Mckenzie & Co	Rev D
Roading Plans	Mckenzie & Co	Rev G
Morven Ferry Road Upgrade – Overall Plan	Mckenzie & Co	Rev B
Arrowtown-Lake Hayes Road / State Highway 8 / Seagull Intersection Upgrade	Mckenzie & Co	Rev F

Morven Ferry Road / State Highway 6 / Intersection Upgrade	Mckenzie & Co	Rev F
Roading Long Sections Sheets	Mckenzie & Co	Rev B
Roading Typical Cross Sections Sheets	Mckenzie & Co	Rev K & L
Road Vehicle Tracking Plans	Mckenzie & Co	Rev E & A
Road Marking Plans	Mckenzie & Co	Rev H
Roading Standard Details Sheets	Mckenzie & Co	Rev C
Stormwater Plans	Mckenzie & Co	Rev F & A
Stormwater Pre-Development Wetland Catchment Plans	Mckenzie & Co	Rev F
Stormwater Features Plans	Mckenzie & Co	Rev E, B & A
Stormwater Roadside Swale Detail Sheets	Mckenzie & Co	Rev F
Stormwater 5% AEP SW Devices Catchment Plans	Mckenzie & Co	Rev E
Stormwater Flood (Event) Plans	Mckenzie & Co	Rev A
Stormwater Post-Development Hydraulic model extent Plans	Mckenzie & Co	Rev A
Stormwater 1% AEP Post Development Conveyance Channels Overall Strategy Plan	Mckenzie & Co	Rev C
Stormwater Conveyance Channel Typical Cross Sections Sheets	Mckenzie & Co	Rev C
Stormwater Culvert Plans	Mckenzie & Co	Rev A

Wastewater Plans	Mckenzie & Co	Rev E
Wastewater Treatment Plan Concept Plan	Mckenzie & Co	Rev C
Water Supply Plans	Mckenzie & Co	Rev H
Water Treatment Plant Section Plans	Mckenzie & Co	Rev G
Network Utilities Plans	Mckenzie & Co	Rev E
Draft Management Plans		
Lizard Management Plan	Viridis	9 March 2026
Fish Management Plan	Viridis	21 January 2026
Pest Animal Management	Viridis	9 March 2026
Odour Management Plan	PDP	Rev 2 – 6 March 2026
Environmental Management Plan	McKenzie & Co	Rev D – 25 February 2026
Construction Management Plan	McKenzie & Co	Rev C – 13 February 2026
Remedial Action Plan and Contaminated Site Management Plan	Springline	Rev B – 28 January 2026
Draft Archaeological Management Plan	Origin Consultants	Rev A – January 2026