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5 June 2026

Environmental Protection Authority
Attn: Maggie Burns
Via email: Maggie.Burns@EPA.govt.nz

Tēnā koe Maggie,

Further Information Response – FTAA-2603-1186 – Ridgeburn

Thank you for your letter dated 29 May 2026 which sets out a further information request arising from your completeness review of the above application. The below and attached constitutes our response on behalf of Ridgeburn Limited to the request for further information.

Our response is provided in **Table 1** below and is supported by the following attachments:

- **Attachment 1:** Tracked Changes Assessment of Environmental Effects (Version 2)
- **Attachment 2:** Version 2 Assessment of Environmental Effects
- **Attachment 3:** (Updated) Volume H Rules Assessment QLDC
- **Attachment 4:** (Updated) Volume B Wildlife Permit Report
- **Attachment 5:** (Updated) Volume E Substantive Application Information Table
- **Attachment 6:** Updated Architectural Drawings
- **Attachment 7:** Email Correspondence HNZPT

We trust that we have adequately responded to all of the queries in relation to this application.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited



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Table 1: Further information response.

#	Request Item	Response Comment
1.	The application lacks an assessment against the Regional Plan: Waste for Otago, which is a relevant statutory instrument. Please provide an assessment of the proposed activity against the objectives and policies of this plan to satisfy the information requirements for resource consent under Schedule 5, clause 5(2).	Refer to the assessment provided in the Assessment of Effects (Version 2) at Section 10.7 pg. 163-164 (refer Attachment 2).
2.	<p>Under Section 46(2), the EPA must confirm that a substantive application relates to all necessary approvals. Queenstown Lakes District Council has identified several necessary consents that appear to have been omitted from your "Reasons for Consent":</p> <ol style="list-style-type: none"> 1. Rule 29.4.9 (Park and Ride): The proposal includes a Park and Ride facility for which no consent has been sought. 2. Rule 21.7.2 (Reflectivity): Architectural drawings refer to development having a light reflectance value below 30%, which may breach building material standards for the WBRAZ and Rural Zone; please provide either corrected plans or seek the necessary consent. 3. Rule 30.5.2.2 (Meteorological Monitoring Station): The establishment of this station within the Morven Hill Outstanding Natural Feature (ONF) may require consent. 4. Rule 24.5.2 (Wastewater Irrigation): Detail is missing regarding the methodology for established spray irrigation on the Morven Hill ONF (including trenching and earthworks), which may trigger additional reasons for consent. 	<ol style="list-style-type: none"> 1. Refer to updated Volume H Rules Assessment (QLDC) a breach to Rule 29.4.9 is sought, this is also reflected in the Assessment of Effects (Version 2) at Section 6.1.1, with the associated assessment provided at Section 9.7.5; 2. Updated architectural drawings (A.1, B.4, C.1, C.2, C.3 and C.4) are provided at Attachment 6 demonstrating compliance with Rule 21.7.2 & Rule 24.5.4. All external surfaces will have a Light Reflectance Value under 30% with the pre-painted steel and all roofs to have an LRV of no greater than 20% in accordance with the prescribed colour palette. <p>Changes to the Architectural Plans are listed as follows:</p> <ul style="list-style-type: none"> • A.1 Ridgeway Masterplan Design Vision and Guiding Principles - Rev 2: <ul style="list-style-type: none"> ○ <i>page 14 – note regarding roof LRV revised</i> • B.4 Ridgeway Commercial and Community Hub Neighbourhood K Plans - Rev 2 <ul style="list-style-type: none"> ○ <i>page 2 – note regarding roof LRV revised</i> • C.1 Ridgeway Design Approach and Controls - Rev 2 <ul style="list-style-type: none"> ○ <i>page 9 – note regarding roof LRV revised</i>

#	Request Item	Response Comment
		<ul style="list-style-type: none"> • C.2 Ridgeburn Design Standards for Affordable Housing - Rev 2 RC 03062026 <ul style="list-style-type: none"> ○ <i>page 13 – note regarding roof LRV revised</i> ○ <i>page 14 – materials palette revised</i> • C.3 Ridgeburn Design Standards for Family Housing - Rev 2 <ul style="list-style-type: none"> ○ <i>page 42 – note regarding roof LRV revised</i> ○ <i>page 43 – materials palette revised</i> • C.4 Ridgeburn Design Standards for Commercial Buildings - Rev 2 RC 03062026 <ul style="list-style-type: none"> ○ <i>page 4 – materials palette revised</i> ○ <i>page 10 – materials palette revised</i> <p>3. Refer to the updated Volume H Rules Assessment (QLDC), which provides an assessment of the Meteorological Monitoring Station in the ONF. While a meteorological monitoring station may be located within the ONF as part of the wastewater irrigation system, the station would comprise a mast fitted with an anemometer and associated monitoring equipment. Rule 30.5.2.2 expressly excludes "<i>masts or poles for navigation or meteorology</i>". Accordingly, this rule does not apply to the Meteorological Monitoring Station.</p> <p>4. It is assumed that this point is referring to Rule 25.5.2 which restricts earthworks within an ONF to 10m³. The methodology for established spray irrigation on the Morven Hill ONF is provided in the Assessment of Effects (Version 2) at Section 3.5.2 which confirms that the spray irrigation can sit above the surface and no earthworks are proposed for the establishment of spray irrigation on the Morven Hill ONF.</p>

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3	<p>The current application defines the purpose of the activity as “to facilitate a residential and mixed-use development.” It is noted that this is the purpose of the overall project, not the proposed wildlife activity. Please explicitly specify the purpose of the wildlife related actions (e.g. salvage and relocation) for which you are seeking under the Wildlife Act 1953.</p>	<p>The following provides as response from Annabelle Coates (Viridis). This has also been reflected in the updated Volume B Wildlife Permit Report (refer Section 2 page 6) and Volume E Substantive Application Information Table:</p> <p><i>Ridgeburn Ltd are seeking approval for a residential subdivision at 122 Morven Ferry Road, Queenstown. Lizards are known to be present within the site. Development will require earthworks and vegetation clearance where lizards are currently located. The purpose of the activity is to salvage lizards from within the works site and relocate them within the same site to areas that will not be impacted by works, and will be subject to habitat enhancement, revegetation and predator control.</i></p>
4	<p>Documentation is currently inconsistent regarding whether you are seeking authorisation for “relocation” (AEE page 11), “handling or incidental harm” (AEE page 101) or “incidental Killing” (LMP page 33). Please provide a clear and consolidated list of the specific actions (e.g. capture, handling, temporary holding, relocation, or incidental mortality) you wish to carry out and where these actions will occur.</p>	<p>The following provides as response from Annabelle Coates (Viridis). This has also been reflected in the updated Volume B Wildlife Permit Report (refer Section 2 page 6), the Version 2 Assessment of Effects (Attachment 2) and Volume E Substantive Application Information Table:</p> <p><i>The actions the wildlife permit is being sought for include:</i></p> <ol style="list-style-type: none"> <i>5. Catch and handle lizards on site</i> <i>6. Temporarily hold lizards prior to release (up to one work day, <8 hours)</i> <i>7. Relocate lizards within the same property</i> <i>8. Incidental killing of lizards not captured despite best efforts.</i> <p><i>The Lizard Management Plan will be updated to reflect this clearly prior to submitting the final plan for certification.</i></p>

#	Request Item	Response Comment
5	<p>There is no mention of the purpose of the Wildlife Act 1953 in the submitted documents. Please provide a formal assessment of how the proposed wildlife activities and their associated impacts align with the statutory purpose of the Wildlife Act as required under Schedule 7, clause 2(1)(c).</p>	<p>The following provides as response from Annabelle Coates (Viridis). This has also been reflected in the updated Volume B Wildlife Permit Report (refer Section 1.3 page 6 and Section 4 Page 8):</p> <p><u>Purpose</u></p> <p>The purpose of the Wildlife Act 1953 is to protect native wildlife and their habitats.</p> <p><u>Assessment of how the proposed wildlife activities and their associated impacts align with the statutory purpose of the Wildlife Act.</u></p> <p>Development is proposed in an area where native lizards are known to be present. Works within habitat suitable for lizards and within areas where they are known to be present cannot be avoided. Areas of high habitat value (e.g. rocky outcrops, riparian areas) have been avoided as far as practicable. Native lizards will be salvaged from areas subject to works within the site. They will be relocated to alternative habitats within the same property. The alternative habitats will be subject to habitat enhancements through revegetation, provision of alternative habitat, and pest animal and plant control. The new habitats will be protected via consent notices. Salvage and relocation, enhancement of habitat, and protection of the enhanced habitats meet the purpose of the Wildlife Act through protection of native lizards and their habitats.</p> <p>The Lizard Management Plan will be updated to reflect this clearly prior to submitting the final plan for certification.</p>

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6	Heritage New Zealand Pouhere Taonga has identified a recorded archaeological site (F41/890) within the project boundary that was omitted from assessment. Because this site is missing, the application fails to describe the effects on each archaeological site. Please submit an updated archaeological assessment that includes site F41/80 and describes the specific modifications or destruction it will face as required under Schedule 8, clause 2(h).	This site was assessed in both the Archaeological Assessment (Appendix 21) and the Archaeological Authority report (Volume A) provided with the Substantive Application. Refer to the attached email from HNZPT, outlining that they have now located this recorded archaeological site (F41/890) and the relative assessment in the submitted application.
7	The application does not include a complete set of plans for Appendix 7. The following are missing: C1 – design approach and controls C2 – design standards for affordable housing C3 – design standards for standalone housing C4 – design standards for commercial buildings.	These documents were all provided with the application at Appendix 6, titled ' <i>Architectural Design Controls Affordable Housing</i> ', ' <i>Architectural Design Controls for Commercial Buildings</i> ', ' <i>Architectural Design Controls for Family Housing</i> ' and ' <i>Architectural Design Controls</i> '. While provided with the application, they have been updated as a result of this request and have been relabelled to avoid confusion (refer Attachment 6).