



FINAL DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

**IN THE MATTER OF THE HOUSING ACCORDS & SPECIAL HOUSING AREAS ACT
2013 (HASHAA)**

Applicant:	Sanderson Group Ltd
SH reference:	SH160140
Location:	420 and 444 Frankton Lakes Mile Highway, Queenstown.
Proposal:	An application under Section 25 of the HASHAA to establish a retirement village including ancillary commercial activities and residential lots and units. SH160140.
Zone:	Rural General & Shotover Country Special Zone Queenstown Airport Outer Control Noise Boundary
Commissioners:	David Mead (Chair), Jan Caunter and Scott Stevens
Decision Date:	4 April 2017

IN THE MATTER

of the Housing Accords and
Special Housing Areas Act
2013

AND

IN THE MATTER

of Applications under
Section 25 by Sanderson
Group to establish a
retirement village including
ancillary commercial
activities and residential lots
and units. SH160140.

FINAL DECISION

Commissioners

David Mead (Chair)

Jan Caunter

Scott Stevens

Hearing and Appearances

Heard in Queenstown between 16 and 18 January 2017

Hearing closed 7 February 2017

Appearances

For the Applicant

Ms V Hamm - Legal Counsel

Mr F Sanderson, Applicant

Mr I Adamson - Architect

Mr J Bentley - Landscape Architect

Ms J Rennie - Urban design

Mr S Winter - Surveyor

Mr D Railton - Engineering

Mr C Rossiter - transportation

Mr B Farrell - Planning

Submitters

Shotover Country Ltd, The Milstead Trust and Grant Stalker and Donald Bennett.

Mr W Goldsmith, Legal Counsel

Mr A Carr, Transportation

Council Officers and Advisers

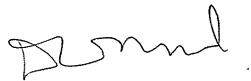
Mr H Anderson, Consultant Planner
 Ms A Vanstone, Planner
 Mr M Wardill, Engineering
 Mr O Brown, Transport
 Ms N Smetham, Landscape.

Introduction

1. This is an application under the Housing Accords and Special Housing Areas Act 2013 (“HASHAA” or “the Act”) to develop a 332 unit retirement village and ancillary commercial activities including a club house, retail units, cafe, medical centre, child care, gym and restaurant; a 16 unit housing development and a 21 vacant lot residential subdivision. The proposed development is to be known as the Queenstown Country Club.
2. A hearing was held between the 16th and 18th January 2017 in Queenstown. The hearing was closed on 7 February 2017. An Interim Decision was released on 13 March 2017. In that Decision, consent was granted to the majority of the development, subject to conditions. Consent was refused to the following aspects:
 - a) units 172 and 173 in the southern retirement village
 - b) lot 12 and Lot 25 and associated unit 11 in the Onslow Road West area
 - c) units 12 and 13 in the Onslow Road West area as they were positioned within the Outstanding Natural Landscape (ONL) identified in the Proposed and Operative District Plans.
3. The Interim Decision provided the opportunity for some aspects of the development to be redesigned. The applicant took up this opportunity and lodged amended plans on 27 March 2017. Those plans:
 - a) repositioned villa units 172 and 173 elsewhere within the southern block, outside of the ONL
 - b) redesigned Lots 23 and 24 in the Onslow Road West area so that the houses on those lots (renumbered units 11 and 12) can be located outside of the ONL
 - c) the land that was to be included in Lot 12 and Lot 25 in the Onslow Road West area is incorporated into Lot 3.
4. The Commissioners have reviewed the amended plans and accept that they follow the Interim Decision. The conditions attached to the Interim Decision have been updated to reflect the amended plan set.

Decision

5. Consent is granted to the amended development, with conditions (included as **Attachments 1-5**).
6. The relevant existing consent notice and easement are cancelled as per the resolutions at **Attachment 6**.
7. The reasons for the Decision are otherwise as set out in the Interim Decision.

A handwritten signature in black ink, appearing to read 'D Mead'.

D Mead

For the Commissioners

4 April 2017

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1. LAND USE CONSENT– QUEENSTOWN COUNTRY CLUB RETIREMENT VILLAGE AND ANCILLARY ACTIVITIES (QCC NORTHERN AND SOUTHERN SITES)

Resource consent is granted for the construction and operation of a retirement village and ancillary activities described in the AEE prepared by John Edmonds + Associates dated September 2016 (and as identified on amended drawings C16005A_202 and C16005A_203 Rev 3 prepared by Boffa Miskell Limited dated 03/02/2017 and 22/03/2017 respectively), as follows:

Retirement village (exclusive to village residents)

- Up to 332 dwelling units, including villas and apartments
- Hospital, aged care and dementia care
- Clubhouse
- Bowling green
- Pavilions.

Ancillary community and recreation activities

- Medical centre (Building G)
- Child care centre (Building H)
- Gym/pool (building C)

Ancillary commercial activities

- Retail (Buildings D and E)
- Cafe (Building F)
- Boatshed café/ restaurant (Building I)

including earthworks, landscaping and provision of infrastructure services, roading (private and public roads) cycle and pedestrian trails and entrance signs and related works associated with the development. Consent is also granted under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

General

1. The development shall be undertaken in accordance with the following drawings and the application as submitted, including amendments presented before and at the hearing, with the exception of the amendments required by the following conditions of consent.

Reference	Drawn by	Dated
RC.02 Rev A	Warren & Mahoney	12/12/2016
RC.03 Rev A	Warren & Mahoney	12/12/2016
RC.04 Rev A	Warren & Mahoney	12/12/2016
RC.05 Rev A	Warren & Mahoney	12/12/2016
RC.06 Rev A	Warren & Mahoney	12/12/2016
RC.07 Rev B	Warren & Mahoney	12/12/2016
RC.08 Rev B	Warren & Mahoney	12/12/2016
RC.09 Rev B	Warren & Mahoney	12/12/2016
RC.10 Rev B	Warren & Mahoney	12/12/2016
RC.11 Rev A	Warren & Mahoney	12/12/2016
RC.12 Rev A	Warren & Mahoney	12/12/2016
RC.13 Rev A	Warren & Mahoney	12/12/2016
RC.14 Rev A	Warren & Mahoney	12/12/2016
RC.15 Rev A	Warren & Mahoney	12/12/2016
RC.16 Rev A	Warren & Mahoney	12/12/2016
RC.17 Rev A	Warren & Mahoney	12/12/2016
RC.18 Rev A	Warren & Mahoney	12/12/2016

RC.19 Rev A	Warren & Mahoney	12/12/2016
RC.20 Rev A	Warren & Mahoney	12/12/2016
RC.21 Rev A	Warren & Mahoney	12/12/2016
RC.22 Rev A	Warren & Mahoney	12/12/2016
RC.23 Rev A	Warren & Mahoney	12/12/2016
RC.24 Rev A	Warren & Mahoney	12/12/2016
RC.25 Rev A	Warren & Mahoney	12/12/2016
RC.26 Rev A	Warren & Mahoney	12/12/2016
RC.27 Rev A	Warren & Mahoney	12/12/2016
RC.28 Rev A	Warren & Mahoney	12/12/2016
RC.29 Rev A	Warren & Mahoney	12/12/2016
RC.30 Rev A	Warren & Mahoney	12/12/2016
RC.31 Rev A	Warren & Mahoney	12/12/2016
RC.32 Rev A	Warren & Mahoney	12/12/2016
RC.33 Rev A	Warren & Mahoney	12/12/2016
RC.34 Rev A	Warren & Mahoney	12/12/2016
RC.35 Rev A	Warren & Mahoney	12/12/2016
RC.36 Rev A	Warren & Mahoney	12/12/2016
C16005A_200 Rev 3	Boffa Miskell	22/03/2017
C16005A_201 Rev 3	Boffa Miskell	22/03/2017
C16005A_202	Boffa Miskell	03/02/2017
C16005A_203 Rev 3	Boffa Miskell	22/03/2017
C16005A_203A Rev 3	Boffa Miskell	22/03/2017
C16005A_204 Rev 3	Boffa Miskell	22/03/2017
C16005A_205 Rev 1	Boffa Miskell	03/02/2017
C16005A_206 Rev 2	Boffa Miskell	22/03/2017
C16005A_210	Boffa Miskell	03/02/2017
C16005A_211	Boffa Miskell	03/02/2017
C16005A_212	Boffa Miskell	03/02/2017
C16005A_213	Boffa Miskell	03/02/2017
C16005A_214	Boffa Miskell	03/02/2017
C16005A_215	Boffa Miskell	03/02/2017
C16005A_216 Rev 2	Boffa Miskell	22/03/2017
C16005A_217 Rev 4	Boffa Miskell	22/03/2017
C16005A_217A Rev 4	Boffa Miskell	22/03/2017
C16005A_220	Boffa Miskell	03/02/2017
C16005A_221 Rev 5	Boffa Miskell	22/03/2017
C16005A_221A Rev 5	Boffa Miskell	22/03/2017
C16005A_222 Rev 4	Boffa Miskell	22/03/2017
C16005A_222A Rev 4	Boffa Miskell	22/03/2017
C16005A_223	Boffa Miskell	03/02/2017
C16005A_230	Boffa Miskell	03/02/2017
C16005A_231	Boffa Miskell	03/02/2017
C16005A_232 Rev 1	Boffa Miskell	03/02/2017
C16005A_233	Boffa Miskell	03/02/2017
C16005A_234	Boffa Miskell	12/12/2016
C16005A_240	Boffa Miskell	03/02/2017
C16005A_241 Rev 4	Boffa Miskell	22/03/2017
C16005A_242 Rev 1	Boffa Miskell	03/02/2017
C16005A_243 Rev 1	Boffa Miskell	03/02/2017
C16005A_244 Rev 3	Boffa Miskell	22/03/2017
Q6231-12-1 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-2 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-3 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-4 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-5 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-6 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-6 (Alt) Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-7 Rev J	Paterson Pitts Group	29/03/2017

Q6231-12-8 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-9 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-10 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-11 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-12 Rev J	Paterson Pitts Group	29/03/2017
Draft Signage plans 1 and 2		02/02/2017
Amended Queenstown Country Club Clubhouse Floor Plan		31/03/2017

stamped as approved on 3 April 2017

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 77 of the HASHAA and any finalised, additional charges under section 77 of the Act.
3. The Consent Holder is liable for costs associated with the monitoring of this resource consent under Section 77 of the HASHAA and shall pay to Council an initial fee of \$290.
4. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's (QLDC) policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd June 2015 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: www.qldc.govt.nz

5. The dementia care facility shall be constructed and completed in the first stage of development; that is, before the Southern villas and any of the ancillary community, recreation and commercial activities are constructed.

Prior to commencing works on site

Construction

6. At least 10 working days prior to any works commencing on site the Consent Holder shall prepare and submit to the Council for review and acceptance an Environmental Management Plan (EMP) to demonstrate how the Consent Holder shall control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure prepared by QLDC and the "Draft Construction Management Plan" submitted with the consent application.
7. The objective of the EMP is to protect the environment from the potential and actual effects of earthworks and construction activities on the site. Of particular importance is the control of dust from the earthworks, noting that the proximity of the site to the Airport Approach and Protection Measures Designation means that proactive measures should be employed. The terrace site is particularly exposed to the wind and given there is a high residential population plus a flight path immediately adjacent to the site, controls of dust are vitally important.
8. Measures identified in the EMP shall include but not be limited to:
 - a) Identification of all potential dust emissions
 - b) Staging of the earthworks in manageable amounts/areas to ensure practical dust mitigation is possible, supplemented by plans to demonstrate proposed staging and dust and silt migration mitigation
 - c) Wetting:
 - Haul roads (water cart)
 - Work areas (k-line)

- d) Dust suppressant polymer on cleared areas not being traversed in work (if needed)
- e) The method and timeframe for rehabilitating any temporary construction and batter areas
- f) Cover loads or do not overload
- g) Revegetation as soon as works are complete
- h) Stockpiles of earth no higher than 2m
- i) Cease works under windy conditions if above methods cannot control dust from ongoing works
- j) Low speeds on haul roads and defined haul roads.

Alternative measures can be suggested by the Consent Holder or their contractor for consideration by Council.

9. All accepted measures outlined in the EMP shall be implemented prior to the commencement of any earthworks and shall remain in place for the duration of the earthworks, until all exposed areas of earth are permanently stabilised. A Council engineer shall be contacted to inspect these works prior to commencement of earthworks on site or if any changes are proposed after the initial inspection.
10. At least 10 working days prior to the commencement of construction works on the site, the Consent Holder shall prepare and submit to the Council a Construction Management Plan (CMP) for review and acceptance. The objectives of the CMP shall be to provide guidance on the environmental management of the construction of the activities authorised by this consent so as to avoid, remedy or mitigate the adverse environmental effects associated with the construction works.
11. The CMP shall address matters not covered by the EMP (Condition (6)). The CMP must include (but is not limited to) the following:
 - a) The name, contact details, experience and qualifications of the person/s nominated by the Consent Holder to supervise the implementation of, and adherence to, the CMP.
 - b) A staging plan, identifying the construction of each phase of the project and the anticipated timeframe and scheduling for the construction works, including dates and hours of operation.
 - c) A construction noise management plan that addresses how noise will be managed to meet the noise levels specified in the Queenstown Lakes District Operative and Proposed District Plans during earthworks and construction.
 - d) Comments received from Transpower (relevant for works on the Southern site only in regard to Condition 11.e.(iii) below); and Contact Energy (in regard to Condition 11.e.(iv) below).
 - e) The methods that will be employed to address the following specific items of concern:
 - i. Ensure that pools of standing water are unable to form during construction, thereby avoiding any potential attraction of birds to the site.
 - ii. Any temporary lighting of the site that may be required during construction, and the detail as how any potential glare effects will be actively managed to avoid impacting on aircraft operations at Queenstown Airport.
 - iii. The National grid. The protection of the CML-FKN-A transmission line, including tower 116 for the development of the Southern site only.

Advice Note:

Transpower may require the following:

- a. *Details of the contractor's liability insurance held to cover any costs, direct or indirect, associated with any damage to the CML-FKN-A line or towers, directly or indirectly caused by works undertaken to give effect to this consent.*
- b. *Construction drawings, plans, procedures, methods and measures to demonstrate that all construction activities undertaken on the site will meet the safe distances within the New Zealand Electrical Code of Practice for Electrical Safe Distances 2011 (NZECP 34:2001) or any subsequent revision of the code, including but not limited to those relating to:*

1. *Excavation and construction near towers (Section 2);*
 2. *Building/Structure to conductor clearances (Section 3);*
 3. *Ground to conductor clearances (Section 4);*
 4. *Mobile plant to conductor clearances (Section 5); and*
 5. *People to conductor clearances (Section 9).*
- c. *Details of any areas that are “out of bounds” during construction and within which additional management measures are required, such as fencing off, entry and exit hurdles and the minimum height for any hurdles. Where a safety observer is required, it shall be at the Consent Holder’s cost.*
 - d. *Details of contractor training for those working near the CML-FKN-A transmission lines.*
- iv. Protection of the underground gas reticulation system operated by Rock Gas/Contact Energy.

Advice Note:

Rock Gas / Contact Energy may require the following:

- a. *As built plans of the gas network (to be supplied by Contact Energy;*
 - b. *Evidence to show adherence to Contact Energy’s conditions for working near its underground gas pipelines (copy attached in Appendix B;*
 - c. *Details confirming how the reticulated gas supply network will be maintained throughout construction.*
12. At least 7 working days prior to commencing any works within the State Highway road reserve, the Consent Holder shall submit a Traffic Management Plan to undertake works to the New Zealand Transport Agency or its Network Management Consultants, for approval. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor (STMS). All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Manager of Resource Management Engineering prior to works commencing.
 13. At least 5 working days prior to commencing work within any Council road reserves, the Consent Holder shall submit a Traffic Management Plan to the Road Corridor Engineer at Council, for acceptance. The Traffic Management Plan shall be prepared by a STMS. Where relevant this shall include reference to maintaining safe walking journeys for school children travelling between Lake Hayes Estate and Shotover Primary School. All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. 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.
 14. At least 5 working days prior to commencing work onsite, the owner of the land being developed shall provide a letter to the to the Manager of Resource Management Engineering at Council advising who their representative(s) is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of Council's Land Development and Subdivision Code of Practice, in relation to this development.
 15. At least 5 working days prior to commencing any work onsite, the Consent Holder shall arrange an onsite meeting with a Resource Management Engineer at Council and the contractors responsible for the works to ensure that all parties involved are aware of what is required of them during the earthworks and construction process. All prior to commencement of works conditions detailed in these Conditions (being conditions 6 to 21) shall be demonstrated to be met.
 16. Prior to commencing any work on the site the Consent Holder shall install a construction vehicle crossing, which all construction traffic shall use to enter and exit the site. The minimum standard for this crossing shall be a minimum compacted depth of 150mm AP40 metal that extends 10m into the

site. Should the construction crossing not prevent earthwork material from tracking onto the public roading network the Consent Holder shall install an appropriate wheel wash facility, in lieu of the gravel construction crossing, for all construction traffic use prior to exiting the site(s).

17. Prior to the commencement of works on site the Consent Holder shall prepare and lodge with the Manager of Resource Management Engineering for acceptance the final Earthworks Plan, which includes existing and finished ground levels and cross sections. These plans are to be in general accordance with the earthworks profiles set out in the application AEE.

Infrastructure

18. Unless otherwise authorised by the Manager of Resource Management Engineering, prior to the commencement of any works on the land being developed the Consent Holder shall provide to the Council for review and certification, copies of design certificates in the form of Schedule 1A of QLDC's Land Development and Subdivision Code of Practice, specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (4), to detail the following engineering works required:
 - a) The provision of a water supply to each habitable unit, and commercial building within the development stage in terms of Council's standards and connection policy. The costs of making these connections shall be borne by the Consent Holder. This shall include either:
 - i. Installation of an Acuflo CM2000 toby valve located at the public road reserve boundary, or an alternative solution acceptable to Council. This shall include an approved water meter as detailed in QLDC's Water Meter Policy (Appendix A), dated August 2015

OR

 - ii. A bulk flow meter which consists of an approved valve and valve box with backflow prevention and provision for water metering to be located at the public road reserve boundary of each saleable lot, or an alternative solution acceptable to Council. The costs of the connection shall be borne by the Consent Holder.
- b) The provision of necessary upgrades to the Council's water supply and sewer drainage networks and facilities to allow for the increased demands generated by the development. For clarity the upgrades may be staged in agreement with Council's Chief Engineer.
- c) The provision of a foul sewer connection from each habitable building and commercial building within the development to the reticulated sewerage system in accordance with Council's standards and connection policy, which shall be able to drain the buildable area within each lot. The costs of the connections shall be borne by the Consent Holder.
- d) The provision of a stormwater collection and disposal system which shall provide both primary and secondary protection for future development within each lot, in accordance with Council's standards and connection policy. This shall include:
 - i) A reticulated primary system to collect and dispose of stormwater from all potential impervious areas within each lot;
 - ii) The individual lateral connections shall be designed to provide gravity drainage for the entire area within each lot;
 - iii) As part of the Lakes Hayes Estate open drain enhancement the Consent Holder shall prepare a wetland area concept design by a suitably qualified professional, to service both the Northern and Southern development areas prior to discharge to an approved outlet point with the Kowarau River;
 - iv) The Consent Holder shall install and maintain the wetland servicing the Northern and Southern development areas for a 5 year term following the construction of the wetland. Should the wetland filtration device not be performing effectively and as designed the maintenance term shall be extended for a further 2 years and all necessary remedial works completed by the Consent Holder to rectify the wetland to ensure performance as designed. For clarity the Consent

- Holder shall not be liable for the cost of maintenance and/or installation of areas not serviced by the subject development;
- v) A secondary protection system consisting of secondary flow paths to cater for the 1% AEP storm event and/or setting of appropriate building floor levels to ensure that there is no inundation of any buildable areas within the lots, and no increase in run-off onto land beyond the site from the pre-development situation;
 - vi) All lots shall be designed to ensure there is no standing water / surface ponding following (up to and including) a 5% AEP rain event;
 - vii) An Operation and Maintenance (O&M) manual for the stormwater soakage/filtering device (wetland) that services the Northern and Southern areas and which outlines adequate maintenance instructions and frequencies.
- e) The provision of fire hydrants with adequate pressure and flow to service all buildings and lots in the development with a fire fighting water supply in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008 (or superseding standard). Any alternative solution must be approved in writing by the Area Manager for the Central North Otago branch of the New Zealand Fire Service.
- f) The provision of intersection and road improvements with State Highway 6 and Howards Drive to meet the New Zealand Transport Agency (NZTA) and Council's requirements and standards. A copy of the NZTA reviewed and approved plans shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing. These shall include:
- i. Extending the State Highway 6 queuing length and associated road widening for the right-turn-in lane onto Howards Drive from State Highway 6.
 - ii. The provision of separate left and right turn out lanes from Howards Drive onto State Highway 6.
- g) The formation of intersections with Howards Drive, Jones Avenue and Onslow Road extension in accordance with the latest Austroads intersection design guides. These designs shall be subject to expert review and acceptance by Council with any associated costs met by the Consent Holder and specifically include the following:
- i. The Southern village entrance with Jones Avenue intersection shall be provided with a minimum 70m Extended Design Domain (EDD) Safe Intersection Sight Distance (SISD) in each direction.
 - ii. The widening of the carriageway of Jones Avenue to accommodate a pedestrian refuge island and a right turn bay for vehicles turning right into the Queenstown Country Club Northern site.
 - iii. The Howards Drive intersection with the Northern retirement village entrance shall include a right-turn-in lane from Howards Drive and associated road widening in accordance with latest Austroads design guides.
 - iv. Low speed intersection designs to support safe walking journeys to school between Lake Hayes Estate and Shotover Primary School.
- h) The provision of a bus stop and shelter on each side of Howards Drive as shown on the plans titled C16005A 211, prepared by Boffa Miskell and dated 03/02/2017, and the provision of a safe pedestrian crossing to facilitate the movement of pedestrians across Howards Drive, in accordance with Council standards. The detailed design of the associated road widening, bus stop infrastructure, signage and markings, and pedestrian crossing, are to be expert reviewed and accepted by Council prior to construction of the bus stops and associated infrastructure being undertaken and shall include drop kerbs as necessary to provide for wheelchair access.
- i) The formation of all roads in accordance with Council's standards and as shown in SH160140 application drawings unless otherwise agreed with the Manager of Resource Management Engineering at Council, including the following provisions:
- i. The ability for 8m long service vehicles to access all road areas during full occupation of on-street parking spaces.
 - ii. All residential lots and rights of way accessed directly from legal public roads shall be provided with formed vehicle crossings.

- iii. A maximum posted speed environment of 30km/hr shall be provided to both the Northern and Southern retirement village roading areas.
- iv. The formation of footpaths in accordance with Council standards and designed to facilitate access by wheelchairs and mobility scooters.
- v. All road drainage sumps shall include the provision of traps and siphons, or alternative solution accepted by the Council.
- vi. Avoidance of 90 degree kerb and channel within the area between 75m and 120m of the State Highway and in the boat shed cafe (knoll) area.

Advice Note:

For private roads, Council acknowledge that there may be some departures from the code of practice. These will be subject to the acceptance of Council's Manager of Resource Management Engineering.

- j) The provision of road lighting to all public road areas in accordance with Council's road lighting policies and standards, including the *Southern Light* lighting strategy. Road lighting installed on private roads/rights of way/access lots shall be designed to a Lighting Subcategory of P5 and be privately maintained with all operating costs the responsibility of the lots serviced. Private roads/rights of way/access lots shall be isolated from the Council's lighting network circuits and be designed to ensure zero upward light spill.

Advice Note:

For clarity, the private street/path lighting does not require specific engineering review and acceptance but shall meet the above measures for monitoring purposes only.

- k) The provision of Design Certificates for all engineering works associated with this development submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
- l) Detailed design for all cycle/pedestrian trails which shall be designed in accordance with Grade 2 of the Council's cycle trail and track design standards and specifications 2016. Details shall include submitting long sections showing trail gradients as well as detailed engineering cross sections and the details of way finding signage using the Council's branded signage templates.
- m) Detailed design drawings of the following open space areas for Council Team Leader Resource Consents approval:
 - i. Green Spaces
 - Knoll (Boatshed Café Area)
 - ii. Street Legibility
 - Boulevard and main street access
 - Commercial streets
 - iii. Commercial / Retail spaces
 - Commercial centre
 - Plaza
 - Village Green.

Advice Note:

The purpose of Condition 18(m) is to achieve the design intent as outlined in Section 4 of the Queenstown Country Club Design Statement dated September 2016 and attached as Appendix 8 to the AEE. Attention is to be given to materials (hard and softscape), furniture, planting, universal access footpaths and cycleways, lighting (including addressing CPTED and Southern Lights Strategy).

- n) Detailed design of the Clubhouse car parking spaces providing at least four disabled car parking spaces in the Clubhouse parking area to Council's standards.

Contaminated Soils

- 19. Prior to the commencement of work on or within 15m of any contaminated piece of land identified in the '*Preliminary Site Investigation Report: Queenstown Country Club Special Housing Development*', prepared by Opus and dated August 2016 including within 15m of that piece of land, a detailed site investigation (DSI) shall be submitted to the Team Leader, Resource Consents at Council for review and acceptance. The purpose of the DSI is to identify the extent of contaminated soils on the site and proposed remedial measures to mitigate any adverse effects of contamination. Any contaminated soil required to be removed offsite as part of the ground work shall be taken to a facility authorised to accept the waste.
- 20. Prior to the commencement of works within the area outlined in Condition (19) the Consent Holder shall submit to Council for acceptance a Contaminated Land Site Management Plan prepared by a suitably qualified person as defined in the '*National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health*'. The plan/report shall detail health and safety measures to be undertaken on site to limit exposure of persons to contaminated soils during excavation. Once certified, the Contaminated Land Site Management Plan shall be adhered to at all times during construction.
- 21. Prior to commencement of works within the area outlined in Condition (19), if required, a suitably qualified professional shall prepare a Remedial Action Plan to remove or manage contaminated soils such that no one is exposed to contaminated soils. This Remedial Action Plan shall be submitted to Council for review and acceptance. Once certified, the remedial action plan shall be adhered to at all times during the earthworks. Any actions must be implemented prior to any person living on the site.

To be monitored throughout earthworks

- 22. All works are to be undertaken in accordance with the approved Environmental Management Plan Condition (6) and Construction Management Plan Condition (10).

Earthworks

- 23. Hours of operation for earthworks and construction shall be:
 - a. Monday to Friday (inclusive): 7.30am to 6.00pm
 - b. Saturday: 7.30am to 12.00pm.
 - c. Sundays and Public Holidays: No Activity.
 - d. No heavy vehicles are to enter or exit the site, and no machinery shall start up or operate earlier than 7.30am.
 - e. All earth-working activity on the site is to cease by 6.00pm.
- 24. All earthworks and fill certification shall be carried out under the guidance of a suitably qualified and experienced geotechnical professional as described in Section 2 of the QLDC Land Development and Subdivision Code of Practice who is familiar with the Geosolve Limited Geotechnical report titled '*Queenstown Country Club: Geotechnical Assessment*' dated September 2016 as submitted with the Queenstown Country Club Subdivision and Land use Applications and who shall supervise the excavation procedure and ensure compliance with the recommendations of these reports.
- 25. All earthworks shall be undertaken in accordance with the recommendations of the Geotechnical report titled '*Queenstown Country Club: Geotechnical Assessment*' prepared by Geosolve Limited and dated September 2016 as submitted with the Queenstown Country Club Subdivision and Land use Applications and the Earthworks Plan accepted in condition (17) above.
- 26. The Consent Holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited

on any roads, the Consent Holder shall take immediate action, at his/her expense, to clean the roads. This shall include monitoring the effectiveness of all construction crossings. The loading and stockpiling of earth and other materials shall be confined to the subject site.

27. No earthworks, temporary or permanent, are to breach the boundaries of the site, except for the execution of the roading, service, landscaping and facility installations carried out in general accordance with Condition (25) or as reviewed and accepted in Condition (18) above.
28. Only cleanfill material shall be deposited at the sites. 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: asphalt (cured), bricks, ceramics, concrete, fibre cement building products, glass, road sub-base, soils, rock, gravel and clay provided they are uncontaminated. Any other materials will require the prior written approval of Council prior to disposal at the site. Only topsoil shall be used for final cover.

29. All exposed areas of soil shall be vegetated and/or sealed within one month of excavation works being completed.
30. Should the exposed soil surfaces be vegetated with grass, bird resistant grass seeds shall be used to avoid attracting birds to the site.
31. All existing public pedestrian walkways and cycleways shall remain open and useable to the public throughout the duration of the works.

Accidental Discovery Protocol

32. If the Consent Holder:
 - a) does not have an archaeological authority from Heritage New Zealand Pouhere Taonga and discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the Consent Holder shall without delay:
 - i. notify Council, Tangata whenua and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police.
 - ii. stop work within the immediate vicinity of the discovery to allow a site inspection by the Heritage New Zealand Pouhere Taonga and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

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

- b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the Consent Holder shall without delay:
 - i. stop work within the immediate vicinity of the discovery or disturbance and;
 - ii. advise Council, the Heritage New Zealand Pouhere Taonga and in the case of Maori features or materials, the Tangata whenua and if required, shall make an application for an Archaeological Authority pursuant to the New Zealand Pouhere Taonga Act 2014 and;
 - iii. arrange for a suitably qualified archaeologist to undertake a survey of the site.
 - iv. Site work may only recommence following consultation with Council.

Landscaping

Prior to construction

- 33. At least 10 working days prior to any works on the land being developed, the Consent Holder shall provide detailed landscape plans and design specifications of any landscaping that is taking place within road reserves (including paper roads), existing reserves or areas proposed to be vested as reserve by a suitably qualified Landscape Architect to be certified (if appropriate), by the Council's Parks Planning Manager, to demonstrate the following:
 - a. Detail of the landscape trees and plants that includes the species, grade, size and location
 - b. Details of any earthworks including cross sections
 - c. Detail of any street tree location in relation to infrastructure
 - d. Irrigation plan showing how trees are to be irrigated
 - e. Tree pit details showing root ball treatment and staking
 - f. Path width, material and construction details
 - g. Details and locations for any other proposed assets, such as park seats, irrigation and fencing
 - h. Maintenance requirements.

Advice Note:

The Consent Holder is welcome to seek guidance from the Parks Planning Manager when preparing the landscape plan. This may facilitate certification if any matters of concern are addressed. Street Tree Planting Guidelines are available on request from the QLDC Arborist.

- 34. At least 10 working days prior to commencement of any works on the land being developed the Consent Holder shall provide to the Council's Team Leader Resource Consents for certification an updated landscape plan that provides details of the densities, heights and grades of trees / vegetation including any mounding and the staging of the planting for all perimeter planting around the outside edge of the Northern site. The updated landscape plan shall clearly identify and take into account:
 - a. avoidance of permanent planting of trees in land that may be required for a future roundabout at Howards Drive / State Highway 6 intersection;
 - b. the requirement of condition (38) to temporarily retain existing vegetation along the northern boundary;
 - c. existing trees that are to be retained along the eastern and western boundaries including the existing vegetation along the Dementia Unit boundary;
 - d. any recommendations identified in the ornithological report required by Condition (36).

Advice Note

The landscape plan shall be a more detailed version of the following plans prepared by Boffa Miskell:

- a. *'Planting Plan – Northern Area drawing No. C16005A_240', dated 03/02/2017*
- b. *The plans titled 'Section A C16005A_230, Section B C16005A_231, Section C C16005A_232 Rev 1, all dated 03/02/2017 and '*
- c. *Planting Plan – Plant List C16005A_242 Rev 1' and 'Planting Plan – Plant List C16005A_243 Rev 1' dated 03/02/2017.*

35. At least 10 working days prior to commencement of any works on the land being developed the Consent Holder shall provide to the Council's Team Leader of Resource Consents for certification an updated landscape plan for the remainder of the Northern site and for the Southern site that further details:

- a. the landscape treatment of the areas of the site within the Proposed District Plan Outstanding Natural Landscape so as to maintain and enhance the landscape and visual qualities of this area
- b. the retention of existing vegetation, including the Poplars near the Onslow Road West site and established cedar trees around the gully walkway connection from Lake Hayes Estate to the southern terrace
- c. the incorporation of a wider palette of species, such as Hebe salicifolia and Olearia species in areas of native planting, and Castanea sativa (sweet chestnut), hazelnuts as orchard species and Laurus nobilis (sweet bay) as evergreen hedging, in areas of exotic planting.

Advice Note

The landscape plan shall be an updated version of the following plans prepared by Boffa Miskell:

- a. *'Planting Plan – Northern Area drawing No. C16005A_240', dated 03/02/2017*
- b. *'Planting Plan – Southern Area drawing No. C16005A_241 Rev 4', dated 22/03/2017*
- c. *The plans titled 'Section A C16005A_230, Section B C16005A_231, Section C C16005A_232 Rev 1, all dated 03/02/2017 and '*
- d. *Planting Plan – Plant List C16005A_242 Rev 1' and 'Planting Plan – Plant List C16005A_243 Rev 1' dated 03/02/2017.*

36. As part of conditions (33) to (35) the Consent Holder shall include a review of the landscape plans required by Conditions (33), (34) and (35) from a suitably qualified ornithologist that confirms the plant and tree species will not comprise a natural attraction to bird life and will not have an adverse effect on safe aircraft operations by creating additional bird strike hazard at Queenstown Airport. If the review finds that the species will have an adverse effect as mentioned above, the landscape plan shall be revised with alternative tree species to ensure safe aircraft operations.

37. All Northern perimeter (around outside edge of the Northern site) specimen trees, landscaping and mounding, shall be in accordance with the landscape plan certified by way of condition (34) and shall be planted and constructed within the first planting season from grant of this resource consent. All perimeter trees shall be a minimum of 2.5m tall at the time of planting.

Advice Note:

The objective of this condition is to ensure planting is undertaken and starts to become an effective screen to mitigate the visual effects of the buildings proposed to be constructed. This should occur prior to the buildings being erected to minimise adverse effects from public places.

38. No vegetation shall be removed from within 20m of the northern boundary (to State Highway 6) within 30 months of the granting of consent, unless the new planting required by Condition (34) has reached a height and density that provides the same visual benefits as the existing planting, in which case the existing vegetation may be removed in whole or in stages, as agreed in writing by the Council's Team Leader, Resource Consents.

Advice Note:

The objective of this condition is to provide sufficient planting seasons for the new planting to establish to an acceptable level. This increases the opportunity for the planting to grow and lessens the unforeseen circumstances such as a particularly poor growth season.

39. At the time of removal of vegetation within 20m of the northern boundary approved under Condition 38 above, the consent holder shall be responsible for the undergrounding of existing powerlines along the boundary of the site.
40. All planting covered in Conditions (34) and (35) above shall be in accordance with the approved planting plans and shall be undertaken in the following manner:
 - a) Orchard tree planting a minimum of 1.2m tall at the time of planting shall be planted in the first planting season following the first building consent approved for the orchard villas and shall be in accordance with the drawing titled 'Queenstown Country Club: Planting Plan – Northern Area: Drawing No. C16005A_240, prepared by Boffa Miskell and dated 03/02/2017.
 - b) All other planting within each stage approved under Condition 1 shall be implemented within the first planting season after construction is completed within each stage.
 - c) Wholly native planting shall be planted within the landscape protection area as specified on drawing No. C16005A_241 Rev 4, prepared by Boffa Miskell and dated 22/03/2017.

Landscape Maintenance

41. All new plants shall be maintained to ensure successful development of the planting during the construction phase. This is to include irrigation and weed and pest management. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.
42. All planting shall be maintained in perpetuity thereafter. If any plant or tree should die or become diseased it shall be replaced within the next available planting season. This includes ensuring that all native shrubs and grasses proposed on the terrace edges and the knoll are irrigated and maintained to ensure survival and healthy growth.

On completion of earthworks and prior to construction

43. Prior to construction of any building, the Consent Holder shall complete the following:
 - a) The submission of a Geotechnical Completion Report and Schedule 2A certificate for each stage as earthworks are completed to the Manager of Resource Management Engineering for Council on completion of earthworks with the Schedule 2A certification including a statement under Clause 3(e) covering Section 106 of the Resource Management Act 1991. Any remedial works outlined on the Schedule 2A that requires works across lot boundaries shall be undertaken by the Consent Holder prior to construction of any building.
 - b) The Consent Holder shall include any specific foundation requirements within the dwelling/building designs, if any identified within the Geotechnical Completion Report.
 - c) The completion and implementation of the earthworks approved in Conditions (17) and (21) above. The Consent Holder shall prepare and lodge with Council for written certification plans and cross sections showing the finished ground levels are consistent with those accepted in Condition (17) above.

Prior to occupation of buildings and dwellings***Infrastructure***

44. Prior to occupation of any building/dwelling, the Consent Holder shall complete the following:

- a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development at the Consent Holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of ways and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
- b) The completion and implementation of all works detailed in Condition (18) above.
- c) A post construction safety audit of all public roads and access ways/right of ways, to confirm construction in accordance with plans reviewed and accepted by Council and that minor unforeseen issues identified are remedied. Recommendations from this post construction safety audit will not include amendment to roading alignments but may require amendment to road markings, signage and other minor changes to appropriately mitigate unforeseen safety concerns identified. All recommendations shall be completed at the Consent Holder's expense to Council's satisfaction.
- d) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition (14) for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
- e) The Consent Holder shall enter into a developer's agreement between the developer and Council in relation to a maintenance period for the stormwater system, if the system is to be vested in Council.
- f) The submission of Completion Certificates from both the Contractor and Approved Certifier for the Wastewater and Water Pump Stations. The certificates shall be in the format of IPENZ Producer Statements.
- g) The submission of Operation and Maintenance manuals for wastewater and water pump stations.
- h) All newly constructed foul sewer and stormwater mains shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main. The CCTV shall be completed and reviewed by Council before any surface sealing.
- i) All road safety signage shall be installed in accordance with Council's signage specifications and all necessary road markings completed on all public roads (if any).
- j) Road naming shall be carried out, and signs installed, in accordance with Council's road naming policy.
- k) The construction and sealing of all vehicle manoeuvring and car parking areas to Council's standards for the aged care facility, commercial and community buildings/activities contained on Lot 2 (Stage 2) as indicated on plan titled: 'Q6231-12-2 Rev J' prepared by Paterson Pitts and dated 29/03/2017 and for public roads. Within these areas car parking servicing more than 3 parking spaces the spaces shall be clearly and permanently marked out. Provision shall be made for stormwater disposal.

Advice Note:

It is noted that some deviations to Council's standards may take place within the internal roads.

- l) Any power supply connection to the buildings/dwellings shall be underground from existing reticulation, including the undergrounding of the existing power lines beside State Highway 6 on the Northern site, and in accordance with any requirements and standards of the Network providers.
- m) Any wired telecommunications connection to the buildings/dwellings shall be underground from existing reticulation and in accordance with any requirements and standards of the Network provider.
- n) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
- o) The Consent Holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- p) The Consent Holder shall provide a copy of the developer's agreement reached between the Consent Holder and the Council's Parks and Reserves Department that details the maintenance of trees, irrigation, turf and gardens in the Council owned road reserve areas and cycle and walking trails for a

period of three (3) years following practical completion of these areas. This agreement shall include details of replacement planting if any plant shall die within this period. Replacement planting shall take place within the next available planting season. The Council will not continue irrigation following this period. If the resource Consent Holder wishes to continue a higher level of service to these reserve areas following the three (3) years the Consent Holder may elect to continue maintenance by extending the agreement with the Council's Parks Manager. For clarification, the maintenance of cycle trails/walking tracks will be the responsibility of the Consent Holder for a period of three (3) years.

Buildings

45. There shall be no building or structures within 75m of the State Highway 6 boundary of the site, as shown on the plan titled 'Queenstown Country Club: Northern Site Building Setback Plan, drawing number C16005A_205 Rev 1, prepared by Boffa Miskell and dated 03/02/2017.
46. All buildings shall be setback from neighbouring property boundaries in accordance with the building setback plan titled 'Queenstown Country Club: Northern Site Building Setback Plan, drawing number C16005A_205 Rev 1' and 'Queenstown Country Club: Southern Site Building Setback Plan, drawing number C16005A_206 Rev 2' prepared by Boffa Miskell and dated 03/02/2017 and 22/03/2017 respectively.
47. All villas and the Clubhouse located between 120m and 75m of the State Highway 6 boundary of the site shall be located and designed as detailed in the AEE prepared by John Edmonds + Associates dated September 2016 and as shown on drawing numbers C16005A_210 and 211 prepared by Boffa Miskell and dated 03/02/2017. There shall be no more than 21 villas in this area of the site and each villa shall not exceed a footprint shown on the plan prepared by Boffa Miskell C16005A_210 and 211, and dated 03/02/2017.
48. The Clubhouse is to be located as per plan C16005A_210 and 211, prepared by Boffa Miskell and dated 03/02/2017, but reduced in size to that shown in the plan titled 'Amended Queenstown Country Club, Clubhouse Floor Plan,' prepared by Warren and Mahoney and dated 31 March 2017. The Consent Holder shall provide, for Council approval, Clubhouse elevation plans including details of materials and roofing.
49. There shall be no buildings or other structures within the Outstanding Natural Landscape line (as illustrated and marked out on the plan attached to this Decision and titled '*SH160140 – ONL Landscape Line 9 March 2017*') south of southern face of units 172 and 175 to 180 as shown on the plan titled C16005A - 203 Rev 3 prepared by Boffa Miskell Limited.
50. All villas shall have a maximum height not exceeding 5.8m from the finished ground level as approved in Condition (17).
51. Except for those villas covered by Condition (47), the maximum footprint of any villa shall be 310m² (including conservatories). The actual location of each villa is to be in general accordance with the approved master plan titled 'Queenstown Country Club: Master Plan, drawing number C16005A_204 Rev 3' prepared by Boffa Miskell and dated 22/03/2017.
52. All villas shall include two on-site car parking spaces.

Advice Note:

In this case 'on-site' refers to the unit area associated with each villa.

53. Each villa shall only have one kitchen.
54. Any residential dwelling or retirement village accommodation on the site located within 80 metres of the seal edge of State Highway 6 shall be designed, constructed and maintained to achieve a design noise level of 40 _{dB LAeq(24h)} inside all habitable spaces.
55. A design report prepared by an acoustic specialist shall be submitted and accepted by the Council demonstrating compliance with Condition (54) above, prior to construction or alteration of any dwelling or retirement village accommodation on the site within 80 metres of the seal edge of State

Highway 6. All buildings and alterations shall be constructed in accordance with the accepted design report.

56. All building materials shall be in accordance with the approved in Condition (1) above unless otherwise agreed in writing by the Team Leader Resource Consents.
57. Prior to the commencement of any works, plans shall be submitted and approved by the Team Leader Resource Consents which detail residential villa typologies not outlined in the approved Architectural Drawings listed in Condition (1) above. These shall be in general accordance with the architectural design objectives and materials listed within the Resource Consent Drawings dated 12 December 2016. All buildings shall be constructed in accordance with the approved plans.

Advice Note:

The purpose of this condition is to allow flexibility in the final villa designs such that they may not necessarily reflect the plans as approved in accordance with Condition (1).

Lighting / Fencing

58. All exterior lighting shall be a maximum of 3.2m high and directed downwards and away from adjoining sites, and shall be in accordance with the Southern Lights Strategy.
59. Unless otherwise approved by the Team Leader, Resource Consents any fencing located on the boundary of the site shall be limited to:
 - a) Fencing that is visually permeable and constructed of natural materials and does not exceed 1.2m. Fencing adjacent the Ladies Mile frontage shall be rural in character, such as post and wire.
 - b) Fencing around the Dementia Care unit shall be permeable 'swimming pool' type fencing (as set out in Drawing C16005A_223 dated 03/02/2017). This fencing type and height shall be submitted for approval to the Team Leader Resource Consents at Council at the time of building consent lodgment. All fencing shall be constructed in accordance with these approved details.
60. All fencing adjacent to private roads shall have maximum height of 1.2m.
61. Internal fencing within all sites shall be limited to the following:
 - a) Screening of private amenity and domestic/commercial storage areas (i.e. clothes drying areas and recycling bin storage areas).
 - b) All screen fencing other than the above screening is to be a maximum of 1.2m with emphasis on avoiding significant domination of street fencing.

Signage

62. Details of the entrance signage including the final location, coloured elevation and materials plans shall be provided for approval of the Council's Team Leader Resource Consents. The entrance signs shall be restricted to the three vehicle entrance points to the retirement village and shall be limited to the following:
 - a) Maximum 3.4m² face area for each sign;
 - b) Queenstown Country Club lettering;
 - c) Maximum of 1.2m in height (includes the fence/structure it is attached to);
 - d) The only illumination shall be down lighting and meet the Southern Lights Strategy.

Specific design consideration shall be given to the colours, materials such as schist, local stone, wood and plaster. All entrance signage shall be in accordance with the approved plans and shall not be erected prior to approval of the Team Leader, Resource Consents.

63. There shall be no exterior signage on the clubhouse.

Operation of ancillary activities

64. The ancillary community and recreation activities (gym, health care and child care) shall only operate between the hours of 6.00am to 10.00pm, Monday to Sunday inclusive. Deliveries and rubbish removal shall not occur between the hours of 8pm and 8am.
65. The ancillary commercial activities (retail, cafe and boatshed café/restaurant) shall operate between the hours of 7.00am and 8.00pm, Monday to Sunday inclusive, except that the boatshed cafe/restaurant shall open at 8.00am and may close at 10.00pm. Deliveries and rubbish removal from any ancillary commercial activity shall not occur between the hours of 8.00pm and 8.00am.
66. Prior to the first use of any of the ancillary commercial activities for a cafe or restaurant, the Consent Holder shall submit a Noise Management Plan for certification by the Council. The on-going operation and management of the ancillary commercial activities shall take place in accordance with the certified Noise Management Plan.
67. The Noise Management Plan submitted to the Council shall include a description of each of the noise generating activities associated with the cafe/ restaurant, and the appropriate methods, measures and techniques to achieve the objectives of:

- a) Compliance with the following noise standard:

Activities conducted on the premise shall not exceed the following noise limits (adjusted for special audible characteristics in accordance with NZS 6802:1991) when measured at any adjacent villa or apartment building:

- Daytime (0800 – 2200 hrs) 50 dBA L₁₀
- Night-time (2200 – 0800 hrs) 40 dBA L₁₀ and 75 dBA L_{max}

Noise levels shall be measured and assessed in accordance with NZS 6801:2008 and NZS 6802:2008 and shall take into account special audible characteristics.

- b) Details of the noise controls and best practice options for minimising each noise source to achieve the objectives of this condition; including measures to control noise from outdoor activities after 8pm, including outdoor seating areas, vehicle movements and outdoor storage of rubbish and other materials.
 - c) A complaints procedure that specifies actions to be taken following receipt of a complaint, including records to be kept and responses to any complaints including remedial action taken.
68. Use of the Clubhouse shall be solely for residents of the retirement village and their guests. There shall be no commercial hireage of the premises to other parties.

Access to Gas Storage Facility & CML-FKN-A line

69. Access to the underground bulk LPG tank owned and operated by Contact Energy shall remain unobstructed unless specific agreement has been provided by Contact Energy and supplied in writing to the Council.
70. The Consent Holder must ensure that access to the CML-FKN-A line for maintenance work (at all reasonable times) and for emergency works (at all times) shall remain unobstructed unless specific agreement has been provided by Transpower and supplied in writing to the Council.

Volunteered Condition

71. If and when NZTA proceeds with an upgrade of the Howards Drive/State Highway 6 intersection (in its current location) to a roundabout intersection, the Consent Holder shall at the written request of NZTA

(and at NZTA's election) transfer the land reasonably required for a roundabout to NZTA without any compensation payable to the Consent Holder.

Advice note

This condition has been offered by the applicant and is imposed on an Augier basis. This means that the Consent Holder cannot later assert that the condition was unlawfully imposed, but will not preclude the applicant from making an application to change or cancel the conditions for other reasons such as a roundabout being ultimately constructed in a different location.

Review

72. Within ten working days of each anniversary of the date of this decision the Council may, in accordance with Section 52 of the HASHAA (section 128 and 129 of the RMA), serve notice on the Consent Holder of its intention to review the conditions of this resource consent for any of the following purposes:

- a) To deal with any adverse effects on the environment that may arise from the exercise of the consent which were not foreseen at the time the application was considered and which it is appropriate to deal with at a later stage.
- b) To deal with any adverse effects on the environment which may arise from the exercise of the consent and which could not be properly assessed at the time the application was considered.
- c) To avoid, remedy and mitigate any adverse effects on the environment which may arise from the exercise of the consent and which have been caused by a change in circumstances or which may be more appropriately addressed as a result of a change in circumstances, such that the conditions of this resource consent are no longer appropriate in terms of the purpose of the HASHAA and RMA.

Lapse

73. Under section 51 of the Housing Accords and Special Housing Areas Act 2013, this consent lapses if not given effect to 5 years after the date of commencement of the consent.

Advice Notes

- Any newly planted trees or vegetation within 12 metres of the centreline of the CML-FKN-A transmission line must not exceed 2 metres in height at full maturity and comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations.
- The Consent Holder is advised to obtain all necessary consents from the Otago Regional Council.
- The Consent Holder is advised that any retaining walls, including stacked stone and gabion walls, proposed in this development which exceeds 1.5 metres in height or walls of any height bearing additional surcharge loads will require Building Consent, as they are not exempt under Schedule 1 of the Building Act 2004.
- Prior approval from Council's Principal Engineer and use of a backflow prevention device will be required to prevent contamination of Council's potable water supply if this water supply is to be utilised for dust suppression during earthworks.
- The Consent Holder is advised to contact the Gas Network operators should gas reticulation be considered for installation through development areas.
- The Consent Holder is advised to obtain Council formal approval (License to Occupy or similar) for any private services proposed within the public roading reserve prior to installation, if any.
- The land use consent will be completed in stages. Where the conditions above require information to be provided to Council, the amount of information to be provided need only be commensurate with the development being undertaken as part of that stage, but having regard to the entire development.
- This resource consent does not include signage other than entrance signage. All other signage would be subject to the District Plan rules.

2. LAND USE CONSENT: ONSLOW ROAD EAST

Resource consent is granted to erect a dwelling on each of the Lots 1 to 21 (Stage 7 subdivision: SH160140) as described in the AEE prepared by John Edmonds + Associates dated September 2016 and as identified on drawings Q6231-12 Sheet No 7, Rev J, Prepared by Patterson Pitts and dated 29/03/2017.

General

1. This land use consent shall not commence until the Computer Freehold Register has been issued for these residential Lots.
2. The development shall be undertaken in accordance with the following plans and the application as submitted, including amendments presented before and at the hearing, with the exception of the amendments required by the following conditions of consent.

Reference	Drawn by	Dated
C16005A_200 Rev 3	Boffa Miskell	22/03/2017
C16005A_201 Rev 3	Boffa Miskell	22/03/2017
C16005A_203 Rev 3	Boffa Miskell	22/03/2017
C16005A_203A Rev 3	Boffa Miskell	22/03/2017
C16005A_204 Rev 3	Boffa Miskell	22/03/2017
C16005A_216 Rev 2	Boffa Miskell	22/03/2017
C16005A_217 Rev 4	Boffa Miskell	22/03/2017
C16005A_217A Rev 4	Boffa Miskell	22/03/2017
C16005A_221 Rev 5	Boffa Miskell	22/03/2017
C16005A_221A Rev 5	Boffa Miskell	22/03/2017
C16005A_222 Rev 4	Boffa Miskell	22/03/2017
C16005A_222A Rev 4	Boffa Miskell	22/03/2017
C16005A_233	Boffa Miskell	03/02/2017
C16005A_234	Boffa Miskell	12/12/2016
C16005A_241 Rev 4	Boffa Miskell	22/03/2017
C16005A_242 Rev 1	Boffa Miskell	03/02/2017
C16005A_243 Rev 1	Boffa Miskell	03/02/2017
C16005A_244 Rev 3	Boffa Miskell	22/03/2017
Q6231-12-1 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-2 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-3 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-4 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-5 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-6 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-6 (Alt) Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-7 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-8 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-9 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-10 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-11 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-12 Rev J	Paterson Pitts Group	29/03/2017

stamped as approved on 3 April 2017.

3. 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 77 of the HASHAA and any finalised, additional charges under section 77 of the Act.

4. The Consent Holder is liable for costs associated with the monitoring of this resource consent under Section 77 of the HASHAA and shall pay to Council an initial fee of \$290.

To be completed before construction of the dwelling

5. The Consent Holder shall review the subject lot 'Certificate of Title' for any specific foundation requirements, if any, and ensure compliance within the dwelling design.
6. The dwellings shall be designed with access in accordance with the crossing point constructed at the time of subdivision unless otherwise approved by Council engineers.

Design Controls

7. Buildings shall comply with the design controls specified in Table One below.

Table One

i. Maximum Building Height	8m (Lots 1 to 8, 18 to 21) 6m (Lots 9 to 17)
ii. Recession Planes	No part of any building shall protrude through a recession line inclined towards the site at an angle of 25° and commencing at 2.5m above original ground level at any given point on the site boundary, except that: (i) gable, hip, dormer and other similar projections may encroach beyond the recession lines provided they are contained within a calculated area(s) no greater than 6m ² with the apex no higher than a point 1m below the maximum height for the zone and the base of the area(s) at the level of recession line protrusion.
iii. Building Coverage	The maximum building coverage shall be 45%
iv. Landscape	At least 25% of the site to be permeable surface
v. Continuous Building Length	Any building façade length above one storey shall not exceed 16m.
vi. Setbacks	a) 3m from road boundary b) 1.5m from all other boundaries. With the exception of: i. Lot 1 that shall provide a 3m setback from northern and southern boundaries and 1.5m from eastern and western boundaries ii. Lots 12 to 17 all buildings and structures are to be west of the Building Set Back Line shown on Drawing Q6231-12 sheet 10, Rev J, prepared by Patterson Pitts, dated 29/03/2017
vii. Boundary Fencing	a) Up to a maximum 1.5m height. b) No fencing shall be located within the landscape protection line shown on drawings Q6231-12 sheet No 7, Rev J, Prepared by Patterson Pitts and dated 29/03/2017.
viii. Materials / Colours	a) All building claddings shall be of stacked schist stone, painted or unpainted wooden weatherboards, packed earth or solid plaster. b) Colours are to be of dark recessive tones only and have a LRV less than 35%. c) All building roofing shall be of slate, timber shingles, or a light weight metal cladding (including corrugated roofing) or equivalent imitation materials. Colours shall be of dark, recessive tones with a LRV of less than 35%. d) All windows shall be of low reflective glass. e) All exterior lighting shall be fixed and no higher than 3m metres above finished

	ground level, filtered and pointed downwards and screened so as to reduce lux spill.
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To be completed when works finish and before occupation of the building

8. Prior to the occupation of any dwelling, the Consent Holder shall complete the following:
- The construction and sealing of all vehicle manoeuvring and car parking areas to Council's standards. Each residential unit shall be provided with two off street car parking spaces. Provision shall be made for stormwater disposal.
 - Any power supply connection to the building shall be underground from existing reticulation and in accordance with any requirements and standards of the Network providers.
 - Any wired telecommunications connection to the building shall be underground from existing reticulation and in accordance with any requirements and standards of the Network provider.
 - The Consent Holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
 - The dwelling shall be connected to water, stormwater and wastewater connections as established by the underlying subdivision.

Landscaping

9. The owners of Lots 11 to 17 shall maintain the structural landscaping within each residential lot south of the 325.5 Contour line, in perpetuity. Should any tree or plant die or fail to thrive it shall be replaced in the next available planting season at the Residential Lot Owner's expense.

Lapse

10. Under section 51 of the Housing Accords and Special Housing Areas Act 2013, this consent lapses if not given effect to 5 years after the date of commencement of the consent.

Advice Note:

- The Consent Holder is advised that any retaining walls, including stacked stone and gabion walls, proposed in this development which exceeds 1.5 metres in height or walls of any height bearing additional surcharge loads will require Building Consent, as they are not exempt under Schedule 1 of the Building Act 2004.*

3. LAND USE CONSENT: ONSLOW ROAD WEST: LOTS 10 and 11

Resource consent is granted to erect a residential unit on each of the Lots 10 and 11 as described in the AEE prepared by John Edmonds + Associates dated September 2016 and as identified on drawing Q6231-12 Sheet No 6(ALT), Rev J, Prepared by Patterson Pitts and dated 29/03/2017.

General

1. This land use consent shall not commence until the Computer Freehold Register has been issued for these residential Lots.
2. The development shall be undertaken in accordance with the following plans and the application as submitted, including amendments presented before and at the hearing, with the exception of the amendments required by the following conditions of consent.

Reference	Drawn by	Dated
C16005A_200 Rev 3	Boffa Miskell	22/03/2017
C16005A_201 Rev 3	Boffa Miskell	022/03/2017
C16005A_203 Rev 3	Boffa Miskell	22/03/2017
C16005A 203A Rev 3	Boffa Miskell	22/03/2017
C16005A_204 Rev 3	Boffa Miskell	22/03/2017
C16005A_216 Rev 2	Boffa Miskell	22/03/2017
C16005A_217 Rev 4	Boffa Miskell	22/03/2017
C16005A 217A Rev 4	Boffa Miskell	22/03/2017
C16005A_221 Rev 5	Boffa Miskell	22/03/2017
C16005A 221A Rev 5	Boffa Miskell	22/03/2017
C16005A_222 Rev 4	Boffa Miskell	22/03/2017
C16005A 222A Rev 4	Boffa Miskell	22/03/2017
C16005A_233	Boffa Miskell	03/02/2017
C16005A_234	Boffa Miskell	12/12/2016
C16005A_241 Rev 4	Boffa Miskell	22/03/2017
C16005A_242 Rev 1	Boffa Miskell	03/02/2017
C16005A_243 Rev 1	Boffa Miskell	03/02/2017
C16005A_244 Rev 3	Boffa Miskell	22/03/2017
Q6231-12-1 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-2 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-3 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-4 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-5 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-6 Rev J	Paterson Pitts Group	29/06/2017
Q6231-12-6 (Alt) Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-7 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-8 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-9 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-10 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-11 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-12 Rev J	Paterson Pitts Group	29/03/2017

stamped as approved on 3 April 2017.

3. 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 77 of the HASHAA and any finalised, additional charges under section 77 of the Act.

4. The Consent Holder is liable for costs associated with the monitoring of this resource consent under Section 77 of the HASHAA and shall pay to Council an initial fee of \$290.
5. The Consent Holder shall review the subject lot 'Certificate of Title' for any specific foundation requirements, if any, and ensure compliance within the dwelling design.
6. The dwellings shall be designed with access in accordance with the crossing point constructed at the time of subdivision unless otherwise approved by Council engineers.

Design Controls

7. Buildings shall comply with the design controls specified in Table One below.

Table One

i. Maximum Building Height	6m
ii. Recession Planes	No part of any building shall protrude through a recession line inclined towards the site at an angle of 25° and commencing at 2.5m above original ground level at any given point on the site boundary, except that: (i) gable, hip, dormer and other similar projections may encroach beyond the recession lines provided they are contained within a calculated area(s) no greater than 6m ² with the apex no higher than a point 1m below the maximum height for the zone and the base of the area(s) at the level of recession line protrusion.
iii. Building Coverage	The maximum building coverage shall be 30%
iv. Landscape	At least 25% of the site to be permeable surface
vi. Setbacks	Buildings shall be setback a minimum of 1.5m from all boundaries.
vii. Boundary Fencing	Up to 1.5m in height.
viii. Materials / Colours	<ol style="list-style-type: none"> a) All building claddings shall be of stacked schist stone, painted or unpainted wooden weatherboards, packed earth or solid plaster. b) Colours are to be of dark recessive tones only and have a LRV less than 35%. c) All building roofing shall be of slate, timber shingles, or a light weight metal cladding (including corrugated roofing) or equivalent imitation materials. Colours shall be of dark, recessive tones with a LRV of less than 35%. d) All windows shall be of low reflective glass. e) All exterior lighting shall be fixed and no higher than 3m metres above finished ground level, filtered and pointed downwards and screened so as to reduce lux spill.

To be completed when works finish and before occupation of the dwelling

8. Prior to the occupation of the dwelling, the Consent Holder shall complete the following:
 - a) The construction and sealing of all vehicle manoeuvring and car parking areas to Council's standards. Each residential unit shall be provided with two off street car parking spaces. Provision shall be made for stormwater disposal.
 - b) Any power supply connection to the building shall be underground from existing reticulation and in accordance with any requirements and standards of the Network providers.

- c) Any wired telecommunications connection to the building shall be underground from existing reticulation and in accordance with any requirements and standards of the Network provider.
- d) The Consent Holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- e) The dwelling shall be connected to the water, wastewater and stormwater systems established at the time of the underlying subdivision.

Lapse

- 9. Under section 51 of the Housing Accords and Special Housing Areas Act 2013, this consent lapses if not given effect to 5 years after the date of commencement of the consent.

Advice Note:

The Consent Holder is advised that any retaining walls, including stacked stone and gabion walls, proposed in this development which exceeds 1.5 metres in height or walls of any height bearing additional surcharge loads will require Building Consent, as they are not exempt under Schedule 1 of the Building Act 2004.

4. LAND USE CONSENT: ONSLOW ROAD WEST: Lots 13 to 24

Resource consent is granted to erect 12 residential units as described in the AEE prepared by John Edmonds + Associates dated September 2016 (and as identified on amended drawings C16005A_217 Rev 4 and C16005A_217A Rev 4 prepared by Boffa Miskell Limited dated 22/03/2017).

General

1. The development shall be undertaken in accordance with the following plans and the application as submitted, including amendments presented before and at the hearing, with the exception of the amendments required by the following conditions of consent:

C16005A_200 Rev 3	Boffa Miskell	22/03/2017
C16005A_201 Rev 3	Boffa Miskell	22/03/2017
C16005A_203 Rev 3	Boffa Miskell	22/03/2017
C16005A_203A Rev 3	Boffa Miskell	22/03/2017
C16005A_204 Rev 3	Boffa Miskell	22/03/2017
C16005A_217 Rev 4	Boffa Miskell	22/03/2017
C16005A_217A Rev 4	Boffa Miskell	22/03/2017
C16005A_221 Rev 5	Boffa Miskell	22/03/2017
C16005A_221A Rev 5	Boffa Miskell	22/03/2017
C16005A_241 Rev 4	Boffa Miskell	22/03/2017
C16005A_242 Rev 1	Boffa Miskell	03/02/2017
C16005A_243 Rev 1	Boffa Miskell	03/02/2017
C16005A_244 Rev 3	Boffa Miskell	22/03/2017
RC.27 Rev A	Warren & Mahoney	12/12/2016
RC.28 Rev A	Warren & Mahoney	12/12/2016
RC.29 Rev A	Warren & Mahoney	12/12/2016

Option A – Road stopped – plans titled

C16005A_203 Rev 3	Boffa Miskell	22/03/2017
C16005A_217 Rev 3	Boffa Miskell	22/03/2017
C16005A_221 Rev 5	Boffa Miskell	22/03/2017
C16005A_222 Rev 4	Boffa Miskell	22/03/2017
C16005A_241 Rev 4	Boffa Miskell	22/03/2017

Option B – Road is not stopped – plans titled:

C16005A_203A Rev 3	Boffa Miskell	22/03/2017
C16005A_217A Rev 4	Boffa Miskell	22/03/2017
C16005A_221A Rev 5	Boffa Miskell	22/03/2017
C16005A_222A Rev 5	Boffa Miskell	22/03/2017
C16005A_241 Rev 4	Boffa Miskell	22/03/2017

stamped as approved on 3 April 2017.

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 77 of the HASHAA and any finalised, additional charges under section 77 of the Act.

3. The Consent Holder is liable for costs associated with the monitoring of this resource consent under Section 77 of the HASHAA and shall pay to Council an initial fee of \$290.
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 3rd June 2015 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:

<http://www.qldc.govt/>

Prior to commencing works on site

Construction and Earthworks

5. At least 10 working days prior to any works commencing on site the Consent Holder shall prepare and submit to the Council for review and acceptance an Environmental Management Plan (EMP) to demonstrate how the Consent Holder shall control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure prepared by QLDC and the "Draft Construction Management Plan" submitted with the consent application.
6. The objective of the EMP is to protect the environment from the potential and actual effects of earthworks and construction activities on the site. Of particular importance is the control of dust from the earthworks, noting that the proximity of the site to the Airport Approach and Protection Measures Designation means that proactive measures should be employed. The terrace site is particularly exposed to the wind and given there is a high residential population plus a flight path immediately adjacent to the site, controls of dust are vitally important.
7. Measures identified in the EMP shall include but not be limited to:
 - a) Staging of the earthworks in manageable amounts/areas to ensure practical dust mitigation is possible supplemented by plans to demonstrate proposed staging and dust and silt migration mitigation
 - b) Wetting:
 - Haul roads (water cart)
 - a. Work areas (k-line)
 - c) Dust suppressant polymer on cleared areas not being traversed in work (if needed)
 - d) Identification of all potential dust emissions, noting that the proximity of the site to the Airport Approach and Protection Measures Designation means that proactive measures should be employed
 - e) The method and timeframe for rehabilitating any temporary construction and batter areas
 - f) Cover loads or do not overload
 - g) Revegetation as soon as works are complete
 - h) Stockpiles of earth no higher than 2m
 - i) Cease works under windy conditions if above methods cannot control dust from ongoing works
 - j) Low speeds on haul roads and defined haul roads.

Alternative measures can be suggested by the Consent Holder or their contractor for consideration by Council.

8. All accepted measures outlined in the EMP shall be implemented prior to the commencement of any earthworks and shall remain in place for the duration of the earthworks, until all exposed areas of earth

are permanently stabilised. A Council engineer shall be contacted to inspect these works prior to commencement of earthworks on site or if any changes are proposed after the initial inspection.

9. At least 10 working days prior to the commencement of construction works on the site, the Consent Holder shall prepare and submit to the Council a Construction Management Plan (CMP) for review and acceptance. The objectives of the CMP shall be to provide guidance on the environmental management of the construction of the activities authorised by this consent so as to avoid, remedy or mitigate the adverse environmental effects associated with the construction works.
10. The CMP shall address matters not covered by the EMP (Condition (6)). The CMP must include (but is not limited to) the following:
 - a) The name, contact details, experience and qualifications of the person/s nominated by the Consent Holder to supervise the implementation of, and adherence to, the CMP.
 - b) A staging plan, identifying the construction of each phase of the project and the anticipated timeframe and scheduling for the construction works, including dates and hours of operation.
 - c) A construction noise management plan that addresses how noise will be managed to meet the noise levels specified in the Queenstown Lakes District Operative and Proposed District Plans during earthworks and construction.
 - d) Comments received from Contact Energy (in regard to Condition 10.e.(iii) below).
 - e) The methods that will be employed to address the following specific items of concern:
 - i. Ensure that pools of standing water are unable to form during construction, thereby avoiding any potential attraction of birds to the site.
 - ii. Any temporary lighting of the site that may be required during construction, and the detail as how any potential glare effects will be actively managed to avoid impacting on aircraft operations at Queenstown Airport.
 - iii. Protection of the underground gas reticulation system operated by Rock Gas/Contact Energy.

Advice Note:

Rock Gas / Contact Energy may require the following:

- a. *As built plans of the gas network (to be supplied by Contact Energy;*
 - b. *Evidence to show adherence to Contact Energy's conditions for working near its underground gas pipelines (copy attached in Appendix B;*
 - c. *Details confirming how the reticulated gas supply network will be maintained throughout construction.*
11. At least 5 working days prior to commencing work within any Council road reserves, the Consent Holder shall submit a Traffic Management Plan to the Road Corridor Engineer at Council, for acceptance. The Traffic Management Plan shall be prepared by a STMS. Where relevant this shall include reference to maintaining safe walking journeys for school children travelling between Lake Hayes Estate and Shotover Primary School. All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. 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.
12. At least 5 working days prior to commencing work onsite, the owner of the land being developed shall provide a letter to the to the Manager of Resource Management Engineering at Council advising who their representative(s) is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of Council's Land Development and Subdivision Code of Practice, in relation to this development.
13. At least 5 working days prior to commencing any work onsite, the Consent Holder shall arrange an onsite meeting with a Resource Management Engineer at Council and the contractors responsible for the works

to ensure that all parties involved are aware of what is required of them during the earthworks and construction process. All prior to commencement of works conditions detailed in these Conditions (being conditions 6 to 16) shall be demonstrated to be met.

14. Prior to commencing any work on the site the Consent Holder shall install a construction vehicle crossing, which all construction traffic shall use to enter and exit the site. The minimum standard for this crossing shall be a minimum compacted depth of 150mm AP40 metal that extends 10m into the site. Should the construction crossing not prevent earthwork material from tracking onto the public roading network the Consent Holder shall install an appropriate wheel wash facility, in lieu of the gravel construction crossing, for all construction traffic use prior to exiting the site(s).
15. Prior to the commencement of works on site the Consent Holder shall prepare and lodge with the Manager of Resource Management Engineering for acceptance the final Earthworks Plan, which includes existing and finished ground levels and cross sections. These plans are to be in general accordance with the earthworks profiles set out in the application AEE.

Infrastructure

16. Unless otherwise authorised by the Manager of Resource Management Engineering, prior to the commencement of any works on the land being developed the Consent Holder shall provide to the Queenstown Lakes District Council for review and certification, copies of design certificates in the form of Schedule 1A of QLDC's Land Development and Subdivision Code of Practice, specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (4), to detail the following engineering works required:
 - a) The provision of a water supply to each habitable unit within the development in terms of Council's standards and connection policy. The costs of making these connections shall be borne by the Consent Holder. This shall include either:
 - i. Installation of an Acuflo CM2000 toby valve located at the public road reserve boundary, or an alternative solution acceptable to Council. This shall include an approved water meter as detailed in QLDC Water Meter Policy (Appendix A), dated August 2015
 - OR
 - ii. A bulk flow meter which consists of an approved valve and valve box with backflow prevention and provision for water metering to be located at the public road reserve boundary of each saleable lot, or an alternative solution acceptable to Council. The costs of the connection shall be borne by the Consent Holder.
 - b) The provision of necessary upgrades to the Council water supply and sewer drainage networks and facilities to allow for the increased demands generated by the development. For clarity the upgrades may be staged in agreement with Council's Chief Engineer.
 - c) The provision of a foul sewer connection from each habitable building and commercial building within the development to the reticulated sewerage system in accordance with Council's standards and connection policy, which shall be able to drain the buildable area within each lot. The costs of the connections shall be borne by the Consent Holder.
 - d) The provision of a stormwater collection and disposal system which shall provide both primary and secondary protection in accordance with Council's standards and connection policy. This shall include:
 - i) A reticulated primary system to collect and dispose of stormwater from all potential impervious areas; and
 - ii) The individual lateral connections shall be designed to provide gravity drainage; and
 - iii) As part of the Lakes Hayes Estate open drain enhancement the Consent Holder shall prepare a wetland area concept design, to service the development areas prior to discharge to an approved outlet point with the Kawarau River, by a suitably qualified professional.
 - iv) A secondary protection system consisting of secondary flow paths to cater for the 1% AEP storm event and/or setting of appropriate building floor levels to ensure that there is no inundation of

- any buildable areas, and no increase in run-off onto land beyond the site from the pre-development situation.
- v) Development shall be designed to ensure there is no standing water / surface ponding following (up to and including) a 5% AEP rain event.
 - e) The provision of fire hydrants with adequate pressure and flow to service all buildings in the development with a fire fighting water supply in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008 (or superseding standard). Any alternative solution must be approved in writing by the Area Manager for the Central North Otago branch of the New Zealand Fire Service.
 - f) The formation of Onslow Road extension in accordance with the latest Austroads intersection design guides. These designs shall be subject to review and acceptance by Council's Manager of Resource Management Engineering with any associated costs met by the Consent Holder.
 - g) The formation of all roads in accordance with Council's standards and as shown in SH160140 application drawings.
 - h) The provision of road lighting to all public road areas in accordance with Council's road lighting policies and standards, including the *Southern Light* lighting strategy.
 - i) The provision of Design Certificates for all engineering works associated with this development submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
 - j) If Option A – Road Stopped is pursued provide detailed design and methods for the relocation of the existing HV cables to be within the road reserve and outside of private property adjoining Onslow Road West.
 - k) Detailed design for all cycle/pedestrian trails which shall be designed in accordance with Grade 2 of the Council's cycle trail and track design standards and specifications 2016. Details shall include submitting long sections showing trail gradients as well as detailed engineering cross sections and the details of way finding signage using the Council's branded signage templates.

Landscaping

17. Prior to any works occurring in road reserves or areas proposed to be vested as reserves, the Consent Holder shall provide detailed landscape plans and design specifications of any landscaping that is taking place within road reserve (including paper roads), existing reserves or areas proposed to be vested as reserve and details pertaining to Option A (Road Closes) or Option B (Road is not stopped) (whichever is being pursued) by a suitably qualified Landscape Architect to be certified (if appropriate), by the Queenstown Lakes District Council's Parks Planning Manager, to demonstrate the following:
 - a. Detail of the landscape trees and plants that includes the species, grade, size and location
 - b. Details of any earthworks including cross sections
 - c. Detail of any street tree location in relation to infrastructure
 - d. Irrigation plan showing how trees are to be irrigated
 - e. Tree pit details showing root ball treatment and staking
 - f. Path width, material and construction details
 - g. Details and locations for any other proposed assets, such as park seats, irrigation and fencing
 - h. Maintenance requirements.

Advice Note:

The Consent Holder is welcome to seek guidance from the Parks Planning Manager when preparing the landscape plan. This may facilitate certification if any matters of concern are addressed. Street Tree Planting Guidelines are available on request from the QLDC Arborist. If the road reserve

18. Prior to any works on the site the Consent Holder shall submit to Council for approval a revised planting plan for the Onslow Road West area showing the landscape treatment of the land within the ONL as contained in Lots 3 and Lots 23 and 24 (PPP Group Plans). This is to include details of planting to maintain and enhance the landscape and visual qualities of the ONL.
19. The Consent Holder shall submit to Council a review of the landscape plans required by conditions (17) and (18) from a suitably qualified ornithologist that confirms the plant and tree species will not comprise a natural attraction to bird life and will not have an adverse effect on safe aircraft operations by creating additional bird strike hazard at Queenstown Airport. If the review finds that the species will have an adverse effect as mentioned above, the landscape plan shall be revised with alternative tree species to ensure safe aircraft operations.
20. All planting as shown on the approved landscape plans within Condition 1 (and listed below) as updated by way of Conditions (17) to (19)

C16005A_241 Rev 4	Boffa Miskell	22/03/2017
C16005A_242 Rev 1	Boffa Miskell	03/02/2017
C16005A_243 Rev 1	Boffa Miskell	03/02/2017

shall be undertaken in the following manner:

- a) Planting required within the direct vicinity of the units (being within the area of future lots) shall be implemented within the first planting season following completion of construction of the relevant unit.
 - b) All other planting shall be implemented within the first planting season after the issue of the first building consent for this development (Onslow Road West).
21. All plants shall be maintained to ensure successful development of the planting during the construction phase. This is to include irrigation and weed and pest management. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.
 22. The owners of units shall maintain the structural landscaping implemented under Condition (20) above, including for Units 11 & 12 (PPP Group Plans Lots 23 and 24) the landscaping within the ONL area, in perpetuity. Should any tree or plant die or fail to thrive it shall be replaced in the next available planting season at the owner's expense.

Contaminated Soils

23. Prior to the commencement of work on or within 15m of any contaminated piece of land identified in the 'Preliminary Site Investigation Report: Queenstown Country Club Special Housing Development', prepared by Opus and dated August 2016 including within 15m of that piece of land, a detailed site investigation (DSI) shall be submitted to the Team Leader, Resource Consents at Council for review and acceptance. The purpose of the DSI is to identify the extent of contaminated soils on the site and proposed remedial measures to mitigate any adverse effects of contamination. Any contaminated soil required to be removed offsite as part of the ground work shall be taken to a facility authorised to accept the waste.
24. Prior to the commencement of works within the area outlined in Condition (23) the Consent Holder shall submit to Council for acceptance a Contaminated Land Site Management Plan prepared by a suitably qualified person as defined in the 'National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health'. The plan/report shall detail health and safety measures to be undertaken on site to limit exposure of persons to contaminated soils during excavation. Once certified, the Contaminated Land Site Management Plan shall be adhered to at all times during construction.

25. Prior to commencement of works within the area outlined in Condition (23), if required, a suitably qualified professional shall prepare a Remedial Action Plan to remove or manage contaminated soils such that no one is exposed to contaminated soils. This Remedial Action Plan shall be submitted to Council for review and acceptance. Once certified, the remedial action plan shall be adhered to at all times during the earthworks. Any actions must be implemented prior to any person living on the site.

To be monitored throughout earthworks

26. All works are to be undertaken in accordance with the approved Environmental Management Plan (Condition 5) and Construction Management Plan (Condition 10).

Earthworks

27. Hours of operation for earthworks and construction shall be:
- i. Monday to Friday (inclusive): 7.30am to 6.00pm
 - ii. Saturday: 7.30am to 12.00pm
 - iii. Sundays and Public Holidays: No Activity
 - iv. No heavy vehicles are to enter or exit the site, and no machinery shall start up or operate earlier than 7.30am
 - v. All earth-working activity on the site is to cease by 6.00pm.
28. All earthworks and fill certification shall be carried out under the guidance of a suitably qualified and experienced geotechnical professional as described in Section 2 of the Queenstown Lakes District Council's Land Development and Subdivision Code of Practice and who is familiar with the Geosolve Limited Geotechnical report titled 'Queenstown Country Club: Geotechnical Assessment' dated September 2016 as submitted with the Queenstown Country Club Subdivision and Land use Applications and who shall supervise the excavation procedure and ensure compliance with the recommendations of these reports.
29. All earthworks shall be undertaken in accordance with the recommendations of the Geotechnical report titled 'Queenstown Country Club: Geotechnical Assessment' prepared by Geosolve Limited and dated September 2016 as submitted with the Queenstown Country Club Subdivision and Land use Applications and the earthworks plan accepted in condition (15) above.
30. The Consent Holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the Consent Holder shall take immediate action, at his/her expense, to clean the roads. This shall include monitoring the effectiveness of all construction crossings. The loading and stockpiling of earth and other materials shall be confined to the subject site.
31. No earthworks, temporary or permanent, are to breach the boundaries of the site, except for the execution of the roading, service, landscaping and facility installations, or as reviewed and accepted in Condition (16) above.
32. Only cleanfill material shall be deposited at the sites. 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: asphalt (cured), bricks, ceramics, concrete, fibre cement building products, glass, road sub-base, soils, rock, gravel and clay provided they are uncontaminated. Any other materials will require the prior written approval of Council prior to disposal at the site. Only topsoil shall be used for final cover.

33. All exposed areas of soil shall be vegetated and/or sealed within one month of excavation works being completed.
34. Should the exposed soil surfaces be vegetated with grass, bird resistant grass seeds shall be used to avoid attracting birds to the site.
35. All existing public pedestrian walkways and cycleways shall remain open and useable to the public throughout the duration of the works.

Accidental Discovery Protocol

36. If the Consent Holder:

- a) does not have an archaeological authority from Heritage New Zealand Pouhere Taonga and discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the Consent Holder shall without delay:
 - i. notify Council, Tangata whenua and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police.
 - ii. stop work within the immediate vicinity of the discovery to allow a site inspection by the Heritage New Zealand Pouhere Taonga and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

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

- b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the Consent Holder shall without delay:
 - i. stop work within the immediate vicinity of the discovery or disturbance and;
 - ii. advise Council, the Heritage New Zealand Pouhere Taonga and in the case of Maori features or materials, the Tangata whenua and if required, shall make an application for an Archaeological Authority pursuant to the New Zealand Pouhere Taonga Act 2014 and;
 - iii. arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may only recommence following consultation with Council.

On completion of earthworks and prior to construction

37. Prior to construction of any building, the Consent Holder shall complete the following:

- a) The submission of a Geotechnical Completion Report and Schedule 2A certificate for each stage as earthworks are completed to the Manager of Resource Management Engineering for Council on completion of earthworks with the Schedule 2A certification including a statement under Clause 3(e) covering Section 106 of the Resource Management Act 1991. Any remedial works outlined on the

Schedule 2A that requires works across lot boundaries shall be undertaken by the Consent Holder prior to construction of any building.

- b) The Consent Holder shall include any specific foundation requirements within the dwelling/building designs, if any identified within the Geotechnical Completion Report.
- c) The completion and implementation of the earthworks approved in Conditions (15) and (25) above. The Consent Holder shall prepare and lodge with Council for written certification plans and cross sections showing the finished ground levels are consistent with those accepted in Condition (15) above.

Prior to occupation of dwellings

38. Prior to occupation of any building or dwelling, the Consent Holder shall complete the following:

- a. The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this development at the Consent Holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of ways and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
- b. The completion and implementation of all works detailed in Condition (16) above, and the completion and implementation of all landscaping required by Conditions (17) to (20).
- c. A post construction safety audit of all public roads and access ways/right of ways, to confirm construction in accordance with plans reviewed and accepted by Council and that minor unforeseen issues identified are remedied. Recommendations from this post construction safety audit will not include amendment to roading alignments but may require amendment to road markings, signage and other minor changes to appropriately mitigate unforeseen safety concerns identified. All recommendations shall be completed at the Consent Holder's expense to Council's satisfaction.
- d. The submission of Completion Certificates from the Contractor and the Engineer advised in Condition (12) for all engineering works completed in relation to or in association with this development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
- e. The Consent Holder shall enter into a developer's agreement between the developer and Council in relation to a maintenance period for the stormwater system, if the system is to be vested in Council.
- f. The submission of Completion Certificates from both the Contractor and Approved Certifier for the Wastewater and Water Pump Stations. The certificates shall be in the format of IPENZ Producer Statements.
- g. The submission of Operation and Maintenance manuals for wastewater and water pump stations.
- h. All newly constructed foul sewer and stormwater mains shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main. The CCTV shall be completed and reviewed by Council before any surface sealing.
- i. All road safety signage shall be installed in accordance with Council's signage specifications and all necessary road markings completed on all public roads.
- j. Road naming shall be carried out, and signs installed, in accordance with Council's road naming policy.
- k. The construction and sealing of all vehicle crossings, manoeuvring and car parking areas to Council's standards. Each dwelling shall provide 2 car parking spaces. Provision shall be made for stormwater disposal.
- l. Any power supply connection to the dwellings shall be underground from existing reticulation and in accordance with any requirements and standards of the Network providers.
- m. Any wired telecommunications connection to the dwellings shall be underground from existing reticulation and in accordance with any requirements and standards of the Network provider.

- n. All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
- o. The Consent Holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- p. The Consent Holder shall provide a copy of the developer's agreement reached between the Consent Holder and the Council's Parks and Reserves Department that details the maintenance of trees, irrigation, turf and gardens in the Council owned road reserve areas for a period of 3 years following practical completion of these areas. This agreement shall include details of replacement planting if any plant shall die within this period. Replacement planting shall take place within the next available planting season. The Council will not continue irrigation following this period. If the resource Consent Holder wishes to continue a higher level of service to these reserve areas following the 3 years the Consent Holder may elect to continue maintenance by extending the agreement with the Council's Parks Manager. For clarification, the maintenance of cycle trails/walking tracks will be the responsibility of the Consent Holder which shall be maintained to Council standards in perpetuity.

Design Controls

- 39. Units 1 – 10 (on Lots 13 to 22 of PPP Group Plans) shall be constructed in accordance with the Warren and Mahoney drawings listed in Condition (1) above.
- 40. There shall be no buildings and structures on Lots 23 and 24 (PPP Group Plans) within the Outstanding Natural Landscape Line illustrated and marked out on the plan attached to this Decision and titled 'SH160140 – ONL Landscape Line 9 March 2017'.
- 41. Revised elevations and layout plans for buildings (units 11 & 12) on Lots 23 and 24 (PPP Group Plans) shall be prepared and submitted to the Council for approval prior to their construction, meeting the standards set out in Condition (42) below.
- 42. All buildings shall comply with the following design controls specified in the Table below:

i. Maximum Building Height	8m (Units 1-10 on PPP Group Plans Lots 13-22) 6m (single storey) for Units 11 & 12 on PPP Group Plans Lots 23 and 24)
ii. Recession Planes	None
iii. Building Coverage	45% for Units 1-10 on PPP Group Lots 13-22 30% for Units 11 & 12 on PPP Group Plans Lots 23 and 24.
iv. Road boundary setbacks	No building shall take place within the existing road reserve as indicated in green on the plan titled Q6231-12 sheet 3 Rev J prepared by Paterson Pitts and dated 29/03/2017.
vi. Landscape	Lots 23 and 24 (PPP Group Plans): Permeable surfaces only within the ONL
vii. Boundary Fencing	Up to 1.5m maximum height, except that any fencing within the ONL is to be permeable and constructed of natural materials and is not to exceed 1.2m in height. Fencing on the southern boundary of Lots 23 and 24 (PPP Group Plans) shall be rural in character, such as post and wire.
ix. Materials / Colours	<ul style="list-style-type: none"> a. All building claddings shall be of stacked schist stone, painted or unpainted wooden weatherboards, packed earth or solid plaster. b. Colours are to be of dark recessive tones only and have a LRV less than 35%. c. All building roofing shall be of slate, timber shingles, or a light weight metal

	<p>cladding (including corrugated roofing) or equivalent imitation materials. Colours shall be of dark, recessive tones with a LRV of less than 35%.</p> <p>d. All windows shall be of low reflective glass.</p> <p>e. All exterior lighting shall be fixed and no higher than 1 metre above finished ground level, filtered and pointed downwards and screened so as to reduce lux spill.</p>
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Lapse

43. Under section 51 of the Housing Accords and Special Housing Areas Act 2013, this consent lapses if not given effect to 1 year after the date of commencement of the consent.

Advice Notes:

- *The Consent Holder is advised to reconfigure the Stage 6 residential development to exclude all public land areas should the road stopping application prove unsuccessful. For clarity this only potentially affects the Onslow Road west development site.*
- *The Consent Holder is advised that any retaining walls, including stacked stone and gabion walls, proposed in this development which exceeds 1.5 metres in height or walls of any height bearing additional surcharge loads will require Building Consent, as they are not exempt under Schedule 1 of the Building Act 2004.*

5. Subdivision Consent

Resource Consent is granted to the subdivision of Lot 500 DP 470412, Lot 2 DP 20797, Lot 3 DP 464454, Section 109-110 Block III Shotover Survey District, Section 66 Block III Shotover Survey District, Section 129 Block III Shotover Survey District and Lot 403 DP 379403 as shown on the Paterson Pitts Group plans stamped as approved, and as described in the AEE prepared by John Edmonds + Associates dated September 2016.

General

1. The development shall be undertaken/carried out in accordance with the following drawings and the application as submitted, including amendments presented before and at the hearing, with the exception of the amendments required by the following conditions of consent.

Reference	Drawn by	Dated
C16005A_200 Rev 3	Boffa Miskell	22/03/2017
C16005A_201 Rev 3	Boffa Miskell	22/03/2017
C16005A_202	Boffa Miskell	03/02/2017
C16005A_203 Rev 3	Boffa Miskell	22/03/2017
C16005A 203A Rev 3	Boffa Miskell	22/03/2017
C16005A_204 Rev 3	Boffa Miskell	22/03/2017
C16005A_210	Boffa Miskell	03/02/2017
C16005A_211	Boffa Miskell	03/02/2017
C16005A_212	Boffa Miskell	03/02/2017
C16005A_213	Boffa Miskell	03/02/2017
C16005A_214	Boffa Miskell	03/02/2017
C16005A_215	Boffa Miskell	03/02/2017
C16005A_216 Rev 2	Boffa Miskell	22/03/2017
C16005A_217 Rev 4	Boffa Miskell	22/03/2017
C16005A 217A Rev 4	Boffa Miskell	22/03/2017
C16005A_220	Boffa Miskell	03/02/2017
C16005A_221 Rev 5	Boffa Miskell	22/03/2017
C16005A 221A Rev 5	Boffa Miskell	22/03/2017
C16005A_222 Rev 4	Boffa Miskell	22/03/2017
C16005A 222A Rev 4	Boffa Miskell	22/03/2017
C16005A_223	Boffa Miskell	03/02/2017
C16005A_230	Boffa Miskell	03/02/2017
C16005A_231	Boffa Miskell	03/02/2017
C16005A_232 Rev 1	Boffa Miskell	03/02/2017
C16005A_233	Boffa Miskell	03/02/2017
C16005A_234	Boffa Miskell	12/12/2016
C16005A_240	Boffa Miskell	03/02/2017
C16005A_241 Rev 4	Boffa Miskell	22/03/2017
C16005A_242 Rev 1	Boffa Miskell	03/02/2017
C16005A_243 Rev 1	Boffa Miskell	03/02/2017
C16005A_244 Rev 3	Boffa Miskell	22/03/2017
Q6231-12-1 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-2 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-3 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-4 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-5 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-6 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-6 (Alt) Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-7 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-8 Rev J	Paterson Pitts Group	29/03/2017

Q6231-12-9 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-10 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-11 Rev J	Paterson Pitts Group	29/03/2017
Q6231-12-12 Rev J	Paterson Pitts Group	29/03/2017

Option A – Road stopped – plans titled

C16005A_203 Rev 3	Boffa Miskell	22/03/2017
C16005A_217 Rev 4	Boffa Miskell	22/03/2017
C16005A_221 Rev 5	Boffa Miskell	22/03/2017
C16005A_222 Rev 4	Boffa Miskell	22/03/2017
C16005A_241 Rev 4	Boffa Miskell	22/03/2017

Option B – Road is not stopped – plans titled:

C16005A_203A Rev 3	Boffa Miskell	22/03/2017
C16005A_217A Rev 4	Boffa Miskell	22/03/2017
C16005A_221A Rev 5	Boffa Miskell	22/03/2017
C16005A_222A Rev 4	Boffa Miskell	22/03/2017
C16005A_241 Rev 4	Boffa Miskell	22/03/2017

stamped as approved on 3 April 2017.

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 77 of the HASHAA and any finalised, additional charges under section 77 of the Act.
3. The Consent Holder is liable for costs associated with the monitoring of this resource consent under Section 77 of the HASHAA and shall pay to Council an initial fee of \$290.
4. All earthworks and engineering works shall be carried out in accordance with the plans approved and the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd June 2015 and subsequent amendments to that document up to the date of issue of any resource consent.

Advice Notes

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

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

5. At least 10 working days prior to any works commencing on site the Consent Holder shall prepare and submit to the Council for review and acceptance an Environmental Management Plan (EMP) to demonstrate how the Consent Holder shall control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure prepared by QLDC and the "Draft Construction Management Plan" submitted with the consent application.
6. The objective of the EMP is to protect the environment from the potential and actual effects of earthworks and construction activities on the site. Of particular importance is the control of dust from the earthworks, noting that the proximity of the site to the Airport Approach and Protection Measures Designation means that proactive measures should be employed. The terrace site is particularly exposed to the wind and given there is a high residential population plus a flight path immediately adjacent to the site, controls of dust are vitally important.
7. Measures identified in the EMP shall include but not be limited to:

- a) Staging of the earthworks in manageable amounts/areas to ensure practical dust mitigation is possible supplemented by plans to demonstrate proposed staging and dust and silt migration mitigation
- b) Wetting:
 - Haul roads (water cart)
 - a. Work areas (k-line)
- c) Dust suppressant polymer on cleared areas not being traversed in work (if needed)
- d) Identification of all potential dust emissions, noting that the proximity of the site to the Airport Approach and Protection Measures Designation means that proactive measures should be employed
- e) The method and timeframe for rehabilitating any temporary construction and batter areas
- f) Cover loads or do not overload
- g) Revegetation as soon as works are complete
- h) Stockpiles of earth no higher than 2m
- i) Cease works under windy conditions if above methods cannot control dust from ongoing works
- j) Low speeds on haul roads and defined haul roads.

Alternative measures can be suggested by the Consent Holder or their contractor for consideration by Council.

8. All accepted measures outlined in the EMP shall be implemented prior to the commencement of any earthworks and shall remain in place for the duration of the earthworks, until all exposed areas of earth are permanently stabilised. A Council engineer shall be contacted to inspect these works prior to commencement of earthworks on site or if any changes are proposed after the initial inspection.
9. At least 10 working days prior to the commencement of construction works on the site, the Consent Holder shall prepare and submit to the Council a Construction Management Plan (CMP) for review and acceptance. The objectives of the CMP shall be to provide guidance on the environmental management of the construction of the activities authorised by this consent so as to avoid, remedy or mitigate the adverse environmental effects associated with the construction works.
10. The CMP shall address matters not covered by the EMP (Condition (5)). The CMP must include (but is not limited to) the following:
 - a) The name, contact details, experience and qualifications of the person/s nominated by the Consent Holder to supervise the implementation of, and adherence to, the CMP.
 - b) A staging plan, identifying the construction of each phase of the project and the anticipated timeframe and scheduling for the construction works, including dates and hours of operation.
 - c) A construction noise management plan that addresses how noise will be managed to meet the noise levels specified in the Queenstown Lakes District Operative and Proposed District Plans during earthworks and construction.
 - d) Comments received from Transpower (relevant for works on the Southern site only in regard to Condition 10.e.(iii) below); and Contact Energy (in regard to Condition 10.e.(iv) below).
 - e) The methods that will be employed to address the following specific items of concern:
 - i. Ensure that pools of standing water are unable to form during construction, thereby avoiding any potential attraction of birds to the site.
 - ii. Any temporary lighting of the site that may be required during construction, and the detail as how any potential glare effects will be actively managed to avoid impacting on aircraft operations at Queenstown Airport.
 - iii. The National grid. The protection of the CML-FKN-A transmission line, including tower 116 for the development of the Southern site only.

Advice Note:

Transpower may require the following:

a. Details of the contractor's liability insurance held to cover any costs, direct or indirect, associated with any damage to the CML-FKN-A line or towers, directly or indirectly caused by works undertaken to give effect to this consent.

b. Construction drawings, plans, procedures, methods and measures to demonstrate that all construction activities undertaken on the site will meet the safe distances within the New Zealand Electrical Code of Practice for Electrical Safe Distances 2011 (NZECP 34:2001) or any subsequent revision of the code, including but not limited to those relating to:

- 1. Excavation and construction near towers (Section 2);*
- 2. Building/Structure to conductor clearances (Section 3);*
- 3. Ground to conductor clearances (Section 4);*
- 4. Mobile plant to conductor clearances (Section 5); and*
- 5. People to conductor clearances (Section 9).*

c. Details of any areas that are "out of bounds" during construction and within which additional management measures are required, such as fencing off, entry and exit hurdles and the minimum height for any hurdles. Where a safety observer is required, it shall be at the Consent Holder's cost.

d. Details of contractor training for those working near the CML-FKN-A transmission lines.

iv. Protection of the underground gas reticulation system operated by Rock Gas/Contact Energy.

Advice Note:

Rock Gas / Contact Energy may require the following:

- a. As built plans of the gas network (to be supplied by Contact Energy;*
- b. Evidence to show adherence to Contact Energy's conditions for working near its underground gas pipelines (copy attached in Appendix B;*
- c. Details confirming how the reticulated gas supply network will be maintained throughout construction.*

11. At least 7 working days prior to commencing any works within the State Highway road reserve, the Consent Holder shall submit a Traffic Management Plan to undertake works to the New Zealand Transport Agency or its Network Management Consultants, for approval. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor (STMS). All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Manager of Resource Management Engineering prior to works commencing.
12. At least 5 working days prior to commencing work within any Council road reserves, the Consent Holder shall submit a Traffic Management Plan to the Road Corridor Engineer at Council, for acceptance. The Traffic Management Plan shall be prepared by a STMS. Where relevant this shall include reference to maintaining safe walking journeys for school children travelling between Lake Hayes Estate and Shotover Primary School. All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. 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.
13. At least 5 working days prior to commencing work onsite, the owner of the land being developed shall provide a letter to the to the Manager of Resource Management Engineering at Council advising who their representative(s) is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of Council's Land Development and Subdivision Code of Practice, in relation to this development.

14. At least 5 working days prior to commencing any work onsite, the Consent Holder shall arrange an onsite meeting with a Resource Management Engineer at Council and the contractors responsible for the works to ensure that all parties involved are aware of what is required of them during the earthworks and construction process. All prior to commencement of works conditions detailed in these Conditions (being conditions (5) to (17)) shall be demonstrated to be met.
15. Prior to commencing any work on the site the Consent Holder shall install a construction vehicle crossing, which all construction traffic shall use to enter and exit the site. The minimum standard for this crossing shall be a minimum compacted depth of 150mm AP40 metal that extends 10m into the site. Should the construction crossing not prevent earthwork material from tracking onto the public roading network the Consent Holder shall install an appropriate wheel wash facility, in lieu of the gravel construction crossing, for all construction traffic use prior to exiting the site(s).
16. Prior to the commencement of works on site the Consent Holder shall prepare and lodge with the Manager of Resource Management Engineering for acceptance the final Earthworks Plan, which includes original and finished ground levels and cross sections. These plans are to be in general accordance with the earthworks profiles set out in the application AEE.

Infrastructure

17. Prior to the commencement of any works on the land being developed the Consent Holder shall provide to the Queenstown Lakes District Council for review and certification, copies of design certificates in the form of Schedule 1A of QLDC's Land Development and Subdivision Code of Practice, specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (4), to detail the following engineering works required:
 - a. The provision of a water supply to each habitable unit, and commercial building within the development in terms of Council's standards and connection policy. The costs of making these connections shall be borne by the Consent Holder. This shall include either:
 - i. Installation of an Acuflo CM2000 toby valve located at the public road reserve boundary, or an alternative solution acceptable to Council. This shall include an approved water meter as detailed in QLDC Water Meter Policy (Appendix A), dated August 2015;
OR
 - ii. A bulk flow meter which consists of an approved valve and valve box with backflow prevention and provision for water metering to be located at the public road reserve boundary of each saleable lot, or an alternative solution acceptable to Council. The costs of the connection shall be borne by the Consent Holder.

The provision of necessary upgrades to the Queenstown Lakes District Council water supply and sewer drainage networks and facilities to allow for the increased demands generated by the development. For clarity the upgrades may be staged in agreement with Council's Chief Engineer.
 - b. The provision of a foul sewer connection from each habitable building and commercial building within the development to the reticulated sewerage system in accordance with Council's standards and connection policy, which shall be able to drain the buildable area within each lot. The costs of the connections shall be borne by the Consent Holder.
 - c. The provision of a stormwater collection and disposal system which shall provide both primary and secondary protection for future development within each lot, in accordance with Council's standards and connection policy. This shall include:
 - i) A reticulated primary system to collect and dispose of stormwater from all potential impervious areas within each lot. The individual lateral connections shall be designed to provide gravity drainage for the entire area within each lot; and

- ii) The individual lateral connections shall be designed to provide gravity drainage for the entire area within each lot; and
 - iii) As part of the Lakes Hayes Estate open drain enhancement the Consent Holder shall prepare a wetland area concept design, to service the development areas prior to discharge to an approved outlet point with the Kawarau River, by a suitably qualified professional.
 - iv) The Consent Holder shall install and maintain the wetland servicing the development areas for a 5 year term following the construction of the wetland. Should the wetland filtration device not be performing effectively and as designed the maintenance term shall be extended for a further 2 years and all necessary remedial works completed by the Consent Holder to rectify the wetland to ensure performance as designed. For clarity the Consent Holder shall not be liable for the cost of maintenance and/or installation of areas not serviced by the subject development.
 - v) A secondary protection system consisting of secondary flow paths to cater for the 1% AEP storm event and/or setting of appropriate building floor levels to ensure that there is no inundation of any buildable areas within the lots, and no increase in run-off onto land beyond the site from the pre-development situation.
 - vi) All lots shall be designed to ensure there is no standing water / surface ponding following (up to and including) a 5% AEP rain event.
 - vii) An Operation and Maintenance (O&M) manual for the stormwater soakage/filtering device (wetland) that services Northern and Southern areas and which outlines adequate maintenance instructions and frequencies.
- d. The provision of fire hydrants with adequate pressure and flow to service all buildings and lots in the development with a fire fighting water supply in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008 (or superseding standard). Any alternative solution must be approved in writing by the Area Manager for the Central North Otago branch of the New Zealand Fire Service.
- e. The provision of intersection and road improvements with State Highway 6 and Howards Drive to meet the New Zealand Transport Agency (NZTA) and Queenstown Lake District Council requirements and standards. A copy of the NZTA reviewed and approved plans shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing. These shall include:
- i. Extending the State Highway 6 queuing length and associated road widening for the right-turn-in lane onto Howards Drive from State Highway 6.
 - ii. The provision of separate left and right turn out lanes from Howards Drive onto State Highway 6.
- f. The formation of intersections with Howards Drive, Jones Avenue and Onslow Road extension in accordance with the latest Austroads intersection design guides. These designs shall be subject to expert review and acceptance by Council with any associated costs met by the Consent Holder and specifically include the following:
- i. The Southern village entrance with Jones Avenue intersection shall be provided with a minimum 70m Extended Design Domain (EDD) Safe Intersection Sight Distance (SISD) in each direction.
 - ii. The widening of the carriageway of Jones Avenue to accommodate a pedestrian refuge island and a right turn bay for vehicles turning right into the Queenstown Country Club Northern site.
 - iii. The Howards Drive intersection with the Northern retirement village entrance shall include a right-turn-in lane from Howards Drive and associated road widening in accordance with latest Austroads design guides.
 - iv. Low speed intersection designs to support safe walking journeys to school between Lake Hayes Estate and Shotover Primary School.

- g. The provision of a bus stop and shelter on each side of Howards Drive as shown on the plans titled C16005A 211, prepared by Boffa Miskell and dated 03/02/2017, and the provision of a safe pedestrian crossing to facilitate the movement of pedestrians across Howards Drive, in accordance with Council standards. The detailed design of the associated road widening, bus stop infrastructure, signage and markings, and pedestrian crossing, are to be expert reviewed and accepted by Council prior to construction of the bus stops and associated infrastructure being undertaken and shall include drop kerbs as necessary to provide for wheelchair access.
- h. The formation of all roads in accordance with Council's standards and as shown in SH160140 application drawings unless otherwise agreed with Council's Manager of Resource Management Engineering, including the following provisions:
 - i. The ability for 8m service vehicles to access all road areas during full occupation of on-street parking spaces.
 - ii. All Stage 6 and 7 residential lots and right of ways accessed directly from legal public roads shall be provided with formed vehicle crossings at the time of subdivision.
 - iii. The two right of ways servicing Stage 6 lots shall be formed with a minimum sealed width of 3.5m.
 - iv. Onslow Road extension servicing Stages 6 & 7 shall be formed in accordance with the Code of Practice Design Reference, Figure E12 including the provision of a footpath and indented parking along one side.
 - v. The Onslow Road (east) site under Stage 7 shall be formed in accordance with the Code of Practice Design Reference, Figure E11 except with a 9m legal road reserve.. All indented parking shall be located outside of crossing point locations.
 - vi. A maximum posted speed environment of 30km/hr shall be provided to both the Northern and Southern retirement village roading areas.
 - vii. Avoidance of 90 degree kerb and channel within the area between 75m and 120m of the State Highway and in the boat shed cafe (knoll) area.
 - viii. The formation of footpaths in accordance with Council standards and designed to facilitate access by wheelchairs and mobility scooters.
 - ix. All road drainage sumps shall include the provision of traps and siphons, or alternative solution accepted by the Council.

Advice Note:

For private roads, Council acknowledge that there may be some departures from the code of practice. These will be subject to the acceptance of the Manager of Resource Management Engineering.

- i. The provision of road lighting to all public road areas in accordance with Council's road lighting policies and standards, including the Southern Light lighting strategy. Road lighting installed on private roads/rights of way/access lots shall be designed to a Lighting Subcategory of P5 and be privately maintained with all operating costs the responsibility of the lots serviced. Private roads/rights of way/access lots shall be isolated from the Council's lighting network circuits and be designed to ensure zero upward light spill.

Advice Note:

For clarity the private street/path lighting does not require specific engineering review and acceptance but shall meet the above measures for monitoring purposes only.

- j. The provision of Design Certificates for all engineering works associated with this development submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.

- k. Detailed design for all cycle/pedestrian trails which shall be designed in accordance with Grade 2 of the Council's cycle trail and track design standards and specifications 2016. Details shall include submitting long sections showing trail gradients as well as detailed engineering cross sections and the details of way finding signage using the Council's branded signage templates.
- l. If Option A – Road Stopped is pursued provide detailed design and methods for the relocation of the existing HV cables to be within the road reserve and outside of private property adjoining Onslow Road West.
- m. Detailed design drawings of the following areas for Council Team Leader Resource Consents acceptance:
 - 1. Green Spaces
 - Knoll
 - 2. Street Legibility
 - Boulevard and main street access
 - Commercial streets
 - 3. Commercial / Retail
 - Commercial centre
 - Plaza
 - Village Green.

Advice Note:

The purpose of this condition is to achieve the design objectives outlined in Section 4 of the Queenstown Country Club in the Design Statement, dated September 2016 and attached as Appendix 8 to the AEE. Attention is to be given to materials (hard and softscape), furniture, planting, universal access footpaths and cycleways, lighting (including addressing CPTED and Southern Lights Strategy).

- n. Detailed design of the Clubhouse car parking spaces providing at least four disabled car parking spaces in the Clubhouse parking area to Council's standards.

Landscaping

- 18. At least 10 working days prior to the commencement of any works on the land being developed, the Consent Holder shall provide detailed landscape plans and design specifications of any landscaping that is taking place within road reserve (including paper roads), existing reserves or areas proposed to be vested as reserve by a suitably qualified Landscape Architect to be certified (if appropriate), by the Queenstown Lakes District Council's Parks Planning Manager, to demonstrate the following:
 - a. Detail of the landscape trees and plants that includes the species, grade, size and location
 - b. Details of any earthworks including cross sections
 - c. Detail of any street tree location in relation to infrastructure
 - d. Irrigation plan showing how trees are to be irrigated
 - e. Tree pit details showing root ball treatment and staking
 - f. Path width, material and construction details.
 - g. Details and locations for any other proposed assets, such as park seats, irrigation and fencing
 - h. Maintenance requirements.

Advice Note:

The Consent Holder is welcome to seek guidance from the Parks Planning Manager when preparing the landscape plan. This may facilitate certification if any matters of concern are addressed. Street Tree Planting Guidelines are available on request from the QLDC Arborist.

19. At least 10 working days prior to the commencement of any works on the land being developed, the Consent Holder shall provide to the Council's Team Leader Resource Consents for certification a detailed landscape plan for Lot 1 Stage 2 that provides details of the densities, heights and grades of trees / vegetation including any mounding and the staging of the planting for all perimeter planting around the outside edge of the Northern site only. All perimeter (around outside edge of the Northern site) specimen trees, landscaping and mounding, shall be planted and constructed within the first planting season from grant of this resource consent. All perimeter trees shall be a minimum of 2.5m tall at the time of planting.

Advice Note:

The purpose of this requirement is to ensure planting is undertaken and starts to become an effective screen to mitigate visual effects of buildings proposed to be constructed. This should occur prior to the buildings being erected to minimise adverse effects from public places.

The landscape plan shall be a more detailed version of the titled: 'Planting Plan – Northern Area drawing No. C16005A_240' prepared by Boffa Miskell and dated 03/02/2017 and the plans titled 'Section B C16005A_232 Rev 1', 'Planting Plan – Plant List C16005A_242 Rev 1' and 'Planting Plan – Plant List C16005A_243 Rev 1' prepared by Boffa Miskell dated 03/02/2017.

20. At least 10 working days prior to the commencement of any works on the land being developed, the Consent Holder shall provide to the Council's Team Leader Resource Consents for certification a detailed landscape plan for Lot 3 (Stage 4), Lots 23 and 24 (Stage 6) and Lots 12 to 17 (stage 7) that provides details of the densities, heights and grades of plants / vegetation within the Outstanding Natural Landscape area. All planting and landscaping shall be planted and constructed within the first planting season from grant of this resource consent.

Advice Note:

The purpose of this requirement is to ensure planting is undertaken in the Outstanding Natural Landscape and starts to become an effective screen to mitigate visual effects of buildings proposed to be constructed. This should occur prior to the buildings being erected to minimise adverse effects from public places.

The landscape plan shall be a more detailed and updated version of the plan titled: 'Planting Plan – Southern Area drawing No. C16005A_241Rev 4' prepared by Boffa Miskell and dated 22/03/2017 and the plans titled 'Section B C16005A_232 Rev 1', 'Planting Plan – Plant List C16005A_242 Rev 1' and 'Planting Plan – Plant List C16005A_243 Rev 1' prepared by Boffa Miskell dated 03/02/2017.

21. Prior to implementation of landscape plans, the Consent Holder shall submit to Council a review of the landscape plans required by Conditions (18), (19) and (20) from a suitably qualified ornithologist that confirms the plant and tree species will not comprise a natural attraction to bird life and will not have an adverse effect on safe aircraft operations by creating additional bird strike hazard at Queenstown Airport. If the review finds that the species will have an adverse effect as mentioned above, the landscape plan shall be revised with alternative species to ensure safe aircraft operations.
22. No vegetation shall be removed from within 20m of the northern boundary (to State Highway 6) within 30 months of the granting of consent, unless the new planting required by Condition (19) has reached a height and density that provides the same visual benefits as the existing planting, in which case the existing vegetation may be removed in whole or in stages, as agreed in writing by the Team Leader, Resource Consents.

Advice Note:

The objective of this condition is to provide sufficient planting seasons for the new planting to establish to an acceptable level. This increases the opportunity for the planting to grow and lessens the unforeseen circumstances such as a particularly poor growth season.

Contaminated Soils

23. Prior to the commencement of work on or within 15m of any contaminated piece of land identified in the 'Preliminary Site Investigation Report: Queenstown Country Club Special Housing Development', prepared by Opus and dated August 2016 including within 15m of that piece of land, a detailed site investigation (DSI) shall be submitted to the Team Leader, Resource Consents at Council for review and acceptance. The purpose of the DSI is to identify the extent of contaminated soils on the site and proposed remedial measures to mitigate any adverse effects of contamination. Any contaminated soil required to be removed offsite as part of the ground work shall be taken to a facility authorised to accept the waste.
24. Prior to the commencement of works within the area outline in Condition (23) the Consent Holder shall submit to Council for acceptance a Contaminated Land Site Management Plan prepared by a suitably qualified person as defined in the 'National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health'. The plan/report shall detail health and safety measures to be undertaken on site to limit exposure of persons to contaminated soils during excavation. Once certified, the Contaminated Land Site Management Plan shall be adhered to at all times during construction.
25. Prior to commencement of works within the area outlined in Condition (23), if required, a suitably qualified professional shall prepare a Remedial Action Plan to remove or manage contaminated soils such that no one is exposed to contaminated soils. This Remedial Action Plan shall be submitted to Council for review and acceptance. Once certified, the remedial action plan shall be adhered to at all times during the earthworks. Any actions must be implemented prior to any person living on the site.

To be monitored throughout earthworks

26. All works are to be undertaken in accordance with the approved Environmental Management Plan (Condition 5) and Construction Management Plan (Condition 9).

Earthworks

27. Hours of operation for earthworks and construction shall be:
 - i. Monday to Friday (inclusive): 7.30am to 6.00pm
 - ii. Saturday: 7.30am to 12.00pm
 - iii. Sundays and Public Holidays: No Activity
 - iv. No heavy vehicles are to enter or exit the site, and no machinery shall start up or operate earlier than 7.30am
 - v. All earth-working activity on the site is to cease by 6.00pm.
28. All earthworks and fill certification shall be carried out under the guidance of a suitably qualified and experienced geotechnical professional as described in Section 2 of the Queenstown Lakes District Council's Land Development and Subdivision Code of Practice and who is familiar with the Geosolve Limited Geotechnical reports titled 'Queenstown Country Club: Geotechnical Assessment' dated September 2016 as submitted with the Queenstown Country Club Subdivision and Land use applications, and who shall supervise the excavation procedure and ensure compliance with the recommendations of these reports. This shall include the issue of a Completion Report and Schedule 2A certificate to the Principal Engineer for Council on completion of each relevant stage. Any remedial works outlined on the Schedule 2A that requires works across lot boundaries shall be undertaken by the Consent Holder prior to section 46 certification of the HASHAA being issued, as per s224(c) of the RMA.

29. No earthworks, temporary or permanent, are to breach the boundaries of the site, except for the execution of the roading, service, landscaping and facility installations as reviewed and accepted in Conditions (17) above.
30. The Consent Holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure prepared by the Queenstown Lakes District Council and the EMP and CMP approved as part of Conditions (5) and (9) above. These measures shall be implemented **prior** to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised. A Council engineer shall be contacted to inspect these works prior to commencement of earthworks on site.
31. The earthworks shall be undertaken in accordance with the recommendations of the Geotechnical reports by Geosolve Limited titled 'Queenstown Country Club: Geotechnical Assessment' dated September 2016 as submitted with the Queenstown Country Club Subdivision and Land use Applications.
32. The Consent Holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the Consent Holder shall take immediate action, at his/her expense, to clean the roads. This shall include monitoring the effectiveness of all construction crossings as noted in Condition (15) above. The loading and stockpiling of earth and other materials shall be confined to the subject site.
33. Only cleanfill material shall be deposited at the sites. 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.
34. All exposed areas of soil shall be vegetated and/or sealed within one month of excavation works being completed.
35. Should the exposed soil surfaces be vegetated with grass, bird resistant grass seeds shall be used to avoid attracting birds to the site.
36. All existing public pedestrian walkways and cycleways shall remain open and useable to the public throughout the duration of the works.

Accidental Discovery Protocol

37. If the Consent Holder:
 - a) does not have an archaeological authority from Heritage New Zealand Pouhere Taonga and discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or

features of special significance) or other Maori artefact material, the Consent Holder shall without delay:

- i. notify Council, Tangata whenua and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police.
- ii. stop work within the immediate vicinity of the discovery to allow a site inspection by the Heritage New Zealand Pouhere Taonga and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

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

- b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the Consent Holder shall without delay:

- i. stop work within the immediate vicinity of the discovery or disturbance and;
- ii. advise Council, the Heritage New Zealand Pouhere Taonga and in the case of Maori features or materials, the Tangata whenua and if required, shall make an application for an Archaeological Authority pursuant to the New Zealand Pouhere Taonga Act 2014 and;
- iii. arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may only recommence following consultation with Council.

Staging

38. This subdivision may be staged in any order. For the purposes of issuing approvals under Sections 45 and 46 of the HASHAA, being section 223 and 224(c) of the Resource Management Act 1991, the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed, these being:

Stage 1: Lots 1 and 2. Lot 1 shall be amalgamated with Lot 1 DP27866.

Stage 2: Lots 1 and 2. Stage 1 completion shall precede Stage 2.

Stage 3: Legalisation of road stopping and land exchange processes to remove public land through development areas.

Stage 4: Lots 1 – 4. Stage 3 completion shall precede Stage 4. Lots 3 & 4 shall be amalgamated together. Lot 1 shall be amalgamated with Lot 2 DP475594 and Section 10.

Stage 5: Not part of this application

Stage 6: Lot 3 and Lots 10-11 and 13-24. Stage 4 completion shall precede Stage 6. Lot 3 shall be amalgamated with Lot 4 of Stage 4.

Stage 7: Lots 1 – 24 with Lot 23 being road to vest and Lot 22 to vest as local purpose reserve.

Stage 8: Lots 1 and 2. Stage 4 completion shall precede Stage 8.

For amalgamations see Condition (40). The stages set out above may be progressed in any order and combined in any order except as noted above, providing all necessary subdivision works (such as servicing, provision of formed legal access and other works required to satisfy conditions of this

consent), are completed for each stage, prior to certification being issued as necessary under Sections 45 and 46(c) of the HASHAA, being 223 and 224(c) of the Resource Management Act 1991.

To be completed before Council approval of the Survey Plan

39. Prior to the Council signing the Survey Plan pursuant to Section 45 of the HASHAA (as per s223 of the RMA), the Consent Holder shall complete the following:

- a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved. This shall include the easements identified by the Paterson Pitts Group 'Proposed Easement Schedule' submitted with the application Scheme Plans, and shall include easements for trails as shown on the approved Patterson Pitts Group plans for each Stage.
- b) Easements in gross shall be established over all Council vested services over private land and shall be a minimum of 3m legal width.
- c) All existing easements to be cancelled as indicated on the approved plan titled: 'Proposed Easement Schedules on sheet Q6231 – 12 sheet 9 Rev J', prepared by Paterson Pitts Group and dated 29/03/2017.
- d) Lot 22 (Stage 7) shall be vested as Local Purpose Reserve with the Queenstown Lakes District Council and in accordance with the plan titled 'Q6231 – 12 sheet 10 Rev J', prepared by Patterson Pitts Group and dated 29/03/2017.

Advice Note:

The delegation to accept land to be vested as reserve sits with Council, and that would need to be approved via Council prior to land titles being requested.

- e) Lot 23 (Stage 7) shall be vested as legal road with the Queenstown Lakes District Council.
- f) The names of all roads, private roads & private ways which require naming in accordance with Council's road naming policy shall be shown on the survey plan.

[Note: the road naming application should be submitted to Council prior to the application for the section 223 certificate]

Amalgamation Condition (s43 HASHAA – as per s220(1)(b) of the RMA)

40. The following shall be registered with Land Information New Zealand as they relate to each stage titles pursuant to section 43 of the HASHAA:

- a) Stage 1 - *"That Lot 1 hereon be held in the same Computer Freehold Register as Lot 1 DP 27866"*.
- b) Stage 4 - *"That Lot 1 hereon be held in the same Computer Freehold Register as Section 10 hereon and Lot 2 DP 475594"*.
- c) Stage 4 - *"That Lots 3 & Lot 4 hereon be held in the same Computer Freehold Register"*
- d) Stage 6 - *"That Lot 3 hereon & Lot 4 of stage 4 be held in the same Computer Freehold Register"*. For clarity the Lot 3 of Stage 4 is further subdivided within Stage 6 to create a new Lot 3. The consent holder shall request a new CSN number from Land Information New Zealand for this amalgamation.

To be completed before issue of the section 46 certificate of the HASHAA (as per s224(c) of the RMA)

41. Prior to issue of the section 46 certificate of the HASHAA, as per s224(c) of the RMA, the Consent Holder shall complete the following:

- a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with the 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 to be vested with QLDC or right of ways and access lots, Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).

- b) The completion and implementation of all works detailed in Conditions (17), (18), (19) and (20) above.
In particular (and without limiting any requirements to complete all works as required under Condition (41(b)) above):
- i) relevant specifically (in addition to all other requirements under Conditions (17) to (20)) for Stage 2:
 - A) Condition (17) (f)-(h) – intersection & roading improvements
 - B) Condition (17) (l) – formation of trails within Lots 1 & 2 of Stage 2
 - C) Condition (19) – boundary planting to the satisfaction of Council’s landscape architect
 - ii) relevant specifically (in addition to all other requirements under Conditions (17) to (20)) for Stage 4:
 - A) Condition 17(l) – formation of trails within Lots 2,3 & 4 of Stage 4
 - B) Condition (20) – landscaping as it relates to Lot 3 of Stage 4.
- c) The completion and implementation of the earthworks approved in Conditions (27 to 35) above. The Consent Holder shall prepare and lodge with Council for written certification plans and cross sections showing the finished ground levels are consistent with those accepted in Condition (16) above.
- d) The submission of a Geotechnical Completion Report and Schedule 2A certificate to the Principal Engineer for Council on completion of each relevant stage of development. Any remedial works outlined on the Schedule 2A that requires works across lot boundaries shall be undertaken by the Consent Holder prior to section 46 certification of the HASHAA being issued, as per s224(c) of the RMA.
- e) A post construction safety audit of all new roads and access ways/right of ways, to confirm construction in accordance with plans reviewed and accepted by Council and that minor unforeseen issues identified are remedied. Recommendations from this post construction safety audit will not include amendment to roading alignments but may require amendment to road markings, signage and other minor changes to appropriately mitigate unforeseen safety concerns identified. All recommendations shall be completed at the Consent Holder’s expense to Council’s satisfaction.
- f) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply, including the undergrounding of the existing power lines adjacent to SH6 on the Northern site, has been made available (minimum supply of single phase 15kva capacity) to the net area of all saleable lots created and that all the network supplier’s requirements for making such means of supply available have been met.
- g) 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 net area of all saleable lots created and that all the network supplier’s requirements for making such means of supply available have been met.
- h) The submission of Producer Statements and Completion Certificates from the Contractor and the Engineer advised in Condition (13) for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC’s Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
- i) The Consent Holder shall enter into a developer’s agreement between the developer and Council in relation to ongoing maintenance of the stormwater system, if the system is to be vested in Council. This agreement shall bind the developer to its requirements and confirm the following:
- (i) The applicant takes responsibility for Operation & Maintenance of the stormwater areas for a 5 year period from issue of 224c certification for the final stage of development.
 - (ii) The applicant shall meet the Key Performance Indicators (KPIs) for successful operation and management of the system that are established and agreed with Council through detailed design process prior to Engineering Acceptance by Council.

- (iii) The Consent Holder shall provide Council annually (31st March) with copies of all ongoing performance monitoring data and reporting a showing compliance with the agreed KPIs and O&M manual.
 - (iv) If the system is not shown to be working effectively during the maintenance period, any remedial works required to ensure the effective and efficient operation of the stormwater disposal system in compliance with the O&M manual and associated KPIs shall be completed by the Consent Holder.
 - (v) In the event of the system not performing effectively during the maintenance period, the maintenance period may be extended by a further 2 years to allow the applicant to demonstrate the effective and efficient operation of the stormwater disposal system prior to handover to Council.
- j) The submission of Completion Certificates from both the Contractor and Approved Certifier for the Wastewater and Water Pump Stations. The certificates shall be in the format of IPENZ Producer Statements.
 - k) The submission of Operation and Maintenance manuals for wastewater and water pump stations being vested in Council, if any.
 - l) All newly constructed foul sewer and stormwater mains to be vested in QLDC shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main. The CCTV shall be completed and reviewed by Council before any surface sealing.
 - m) All signage shall be installed in accordance with Council's signage specifications and all necessary road markings completed on all public or private roads (if any), created by this subdivision.
 - n) Road naming shall be carried out, and signs installed, in accordance with Council's road naming policy.
 - o) All earthworked/exposed; areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
 - p) The Consent Holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
 - q) The completion of all landscaping including mounding in accordance with the plans approved in Conditions (18) to (22) and, in respect of Stage 7, the planting and mounding for Onslow Road East (Stage 7) shown on approved plans for this stage as part of Condition (1) above, to the satisfaction of Council's landscape architect. This shall include all street tree planting approved in Condition (18).
 - r) The Consent Holder shall obtain the agreement of the Council's Parks and Reserves Department to vest Lot 22 (Stage 7) as Local Purpose Reserve.
 - s) The Consent Holder shall provide a copy of the developer's agreement reached between the Consent Holder and the Council's Parks and Reserves Department that details the maintenance of trees, irrigation, turf and gardens in the Council owned road reserve areas and cycle and walking trails for a period of 3 years following practical completion of these areas. This agreement shall include details of replacement planting if any plant shall die within this period. Replacement planting shall take place within the next available planting season. The council will not continue irrigation following this period. If the resource Consent Holder wishes to continue a higher level of service to these reserve areas following the 3 years the Consent Holder may elect to continue maintenance by extending the agreement with the Council's Parks Manager.
 - t) In respect of Lots 13-24 (Stage 6), the erection of a dwelling within each of the lots shall be completed prior to issue of any individual title.
 - u) Submit confirmation to Council that all necessary remediation works required under Conditions (23)-(25) in respect to contaminated land have been completed.

Ongoing Conditions/Consent Notices pursuant to section 44 of the HASHAA, as per s221 of the RMA

42. 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 section 44 of the HASHAA:

- a) A Consent Notice condition pursuant to s.221 of the Resource Management Act 1991 shall be registered on the Computer Freehold Register for the relevant lots providing for the performance of any ongoing requirements for protection of secondary flow paths or minimum floor levels for buildings, where deemed necessary by Council to satisfy Condition (17(c)(v)) 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.
- b) In respect to Stage 7 and Lots 10-11 of Stage 6: At the time a dwelling is constructed the owner for the time being shall construct a sealed vehicle crossing to all sites to Council's standards, if none existing. The design of the vehicle crossing shall be subject to approval by Council under a 'Connection to Council Service Application'. The approval should be obtained and construction of the crossing approved by a Council Inspector prior to occupation of the dwelling.
- c) Open fires, excluding gas fires, are prohibited in all residential accommodation.
- d) The following Consent Notice conditions specific to Lot 1 (Stage 2) shall be registered against the title for Lot 1 (Stage 2):
 - 1) *No buildings or structures shall be constructed within 75m of State Highway 6 as shown the plan titled: 'Queenstown; Country Club, Northern Site, Building Setback Plan, C16005A_205 Rev 1 dated 03/02/2017. The area within 75m of the State Highway shall be maintained as open pasture, except for an avenue of trees beside the State Highway.*
 - 2) *If and when NZTA proceeds with an upgrade of the Howards Drive/State Highway 6 intersection (in its current location) to a roundabout intersection, the landowner shall at the written request of NZTA (and at NZTA's election) transfer the land reasonably required for a roundabout to NZTA without any compensation payable to the landowner.*

Advice Note

Condition 42 (d) (2) has been offered by the applicant and is imposed on an Augier basis. This means that the Consent Holder cannot later assert that the condition was unlawfully imposed, but will not preclude the applicant from making an application to change or cancel the conditions for other reasons such as a roundabout being ultimately constructed in a different location.

- 3) *No vegetation shall be removed from within 20m of the north boundary (to SH6) within 30 months of the date of the commencement of SH160140, unless agreed to in writing by Council. Once vegetation is removed the Consent Holder shall complete the undergrounding of power lines in this location along the boundary of the site.*

Advice Note

The objective of this condition is to provide additional planting seasons for the establishment of the new avenue planting established on the site, increasing the opportunity for growth and lessening the impact of unforeseen circumstances such as a particularly poor growth season.

- e) The following Consent Notice conditions specific to Lots 1 and 2 (Stage 2) and Lots 2 and 3 (Stage 4)/Lot 3 (Stage 6) shall be registered against the title:
 - 1) *All planting and mounding, including perimeter planting and that within the ONL, as approved in accordance with the plans required by Conditions 19 & 20 of SH160140 and drawings C16005A_240 prepared by Boffa Miskell dated 03/02/2017, C16005A 241 Rev 4, C16005A 242 Rev 1 and C16005A 243 Rev 1, prepared by Boffa Miskell dated 22/03/2017 respectively shall be maintained in perpetuity. Any plant which dies shall be replaced within the next available planting season, so that the objective as shown on drawings C16005A_240 prepared by Boffa Miskell dated 03/02/2017, C16005A 241 Rev 4, C16005A 242 Rev 1 and C16005A 243 Rev 1, prepared by Boffa Miskell dated 22/03/2017 is achieved.*

- 2) *There shall be no further development or subdivision (excepting Boundary Adjustments) of Lot 3 (Stage 4)/ Lot 3 (Stage 6). This lot shall be maintained as open space.*

- f) The following Consent Notice condition specific to Lots 23 and 24 (Stage 6) shall be registered against the titles:

No buildings/structures shall be located south of the Outstanding Natural Landscape Line illustrated and marked out on the plan titled 'SHA160140 – ONL Landscape Line 9 March 2017'.

- g) The following Consent Notice condition specific to Lots 3, 23 and 24 (Stage 6) and Lots 11 to 17 (Stage 7) shall be registered against the titles.

The landscaping and mounding approved under Condition (20) of SH160140 (being based upon that illustrated on the plan titled 'Planting Plan-Southern Area drawing no. C16005A_241 Rev 4' prepared by Boffa Miskell dated 22/03/2017) shall be maintained in perpetuity. Any plant which dies shall be replaced within the next available planting season, so that the objective of achieving mitigation and screening as shown on the approved landscaping plan is achieved.

- h) The following Consent Notice condition specific to Lots 10-11 and 13-24 (Stage 6) and 1-21 (Stage 7) shall be registered against the titles:

- 1) *Visitor accommodation use on the lot is prohibited*
 2) *No more than one residential unit is permitted on each lot.*

- i) The following Consent Notice condition specific to Lots 9-17 (Stage 7) shall be registered against the titles:

- 1) *The maximum height of any building on the site shall be 6m.*

- j) The following Consent Notice condition specific to Lots 13-24 (Stage 6) and 1-21 (Stage 7) shall be registered against the title:

- 1) *The establishment of a residential flat on the site is prohibited.*

- k) The following Consent Notice condition specific to Lots 11 to 17 (Stage 7) shall be registered against the titles:

- 1) *No buildings/structures or fencing shall be located south of the Building Setback Line illustrated and marked out on the plan titled Q6231-12-7 Rev J prepared by Paterson Pitts dated 29/03/2017.*

- l) In the event that the Schedule 2A certificate issued under Condition (3) contains limitations or remedial works required, then a consent notice shall be registered on the relevant Computer Freehold Registers. The consent notice condition shall read;

"Prior to any construction work (other than work associated with geotechnical investigation), the owner for the time being shall submit to Council for certification, plans prepared by a suitably qualified engineer detailing the proposed foundation design, earthworks and/or other required works in accordance with the Schedule 2A certificate attached. All such measures shall be implemented prior to occupation of any building."

Lapse

43. Under section 51 of the Housing Accords and Special Housing Areas Act 2013, consent for Stages 1 to 6 and 8 lapses if not given effect to 5 years after the date of commencement of the consent. Consent for Stage 7 (Onslow Road East) lapses if not given effect to 2 years after the commencement of the consent.

Advice Notes:

1. *This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at QLDC.*
2. *The Consent Holder is advised to reconfigure the Stage 6 residential development to exclude all public land areas should the road stopping application prove unsuccessful. For clarity this only affects the Onslow Road west development site.*
3. *The Consent Holder is advised of their obligations under Section 114 Building Act 2004 which requires the owner to give written notice to Council's Building Department of any subdivision of land which may affect buildings on the site. It is the Consent Holder's responsibility to ensure that the subdivision does not result in any non-compliances with the building regulations.*
4. *The Consent Holder is advised to obtain all necessary consents from the Otago Regional Council.*
5. *The Consent Holder is advised that any retaining walls, including stacked stone and gabion walls, proposed in this development which exceeds 1.5 metres in height or walls of any height bearing additional surcharge loads will require Building Consent, as they are not exempt under Schedule 1 of the Building Act 2004.*
6. *Prior approval from Council's Principal Engineer and use of a backflow prevention device will be required to prevent contamination of Council's potable water supply if this water supply is to be utilised for dust suppression during earthworks.*
7. *The Consent Holder is advised to contact the Gas Network operators should gas reticulation ;be considered for installation through development areas.*
8. *The Consent Holder is advised to obtain Council formal approval (License to Occupy or similar) for any private services proposed within the public roading reserve prior to installation, if any.*

CONSENT NOTICE CANCELLATIONS

The application by Sanderson Group Limited to cancel Consent Notices 7067811.9 and 7636760.3 as they relate to Lot 403 DP 379403 is granted pursuant to Section 44 of the HASHAA and Section 221 of the Resource Management Act 1991, such that:

1. Consent Notice 7067811.9, as it relates to Lot 403 Deposited Plan 379403 is cancelled.
2. Consent Notice 7636760.3, as it relates to Lot 403 Deposited Plan 379403 is cancelled.
3. These cancellations shall not be enacted until the section 224(c) for Onslow Road East (Stage 7) has been issued.
4. At the time consent is given effect to, the Consent Holder and Council shall cancel the consent notice and shall execute all documentation. All costs shall be borne by the Consent Holder.

