

## 37 Designations

### 37.1 Statement

A designation is a 'spot zoning' over a site or area that authorises the requiring authority's work and activity without the need to comply with the zone rules or obtain a resource consent. A requiring authority includes Ministers of the Crown, local authorities and network utility operators approved as requiring authorities under the Resource Management Act 1991 (RMA). Conditions of the designation set parameters for which the activity can occur in accordance with the purpose of that designation.

The majority of the designations incorporated in the District Plan have been rolled over under clause 4 of the First Schedule of the Act, from the previous designations in the District Plan. Most of these works have already been given effect to, and accordingly do not lapse after five years in terms of section 184 of the Act.

Any new designations incorporated into this Plan will lapse after five years, unless a longer period is specifically identified in the following schedules, or the designated work is given effect to in the specified time period.

All designated land is identified on the District Plan web mapping application and in the schedule. The following schedule specifies the name of the authority responsible for the designation, the designation's purpose and location, and a legal description of the designated site. The rules of the underlying zone apply to activities other than those authorised by the designation and carried out by the requiring authority. If an activity is proposed to be undertaken by the requiring authority, it must be in accordance with the purpose of the designation and the designations conditions, and an outline plan or an application to waive the requirement for an outline plan must be submitted to Council prior to the activity or work commencing, pursuant to section 176A of the RMA.

## 37.2 Schedule of Designations

No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
1	Transpower New Zealand Limited	National Grid (including Electricity Substation and associated ancillary infrastructure)	93 Frankton-Ladies Mile Highway, Frankton. Section 127, Block I, Shotover SD. (2.4559ha). For conditions refer to C.1 below.
2	Queenstown Airport Corporation Limited	Aerodrome Purposes.	Queenstown Airport and the surrounding airspace. For legal descriptions and conditions refer to D and D1 below.
4	Queenstown Airport Corporation Limited	Approach and Land Use Control (transitional slopes and surfaces)	Queenstown Airport and the surrounding airspace. For conditions and location description refer to D3 below.
7	New Zealand Police	Police Station	9-11 Camp Street, Queenstown Lot 2 DP 357929. (3838m2).
10	Minister of Education	Education Purposes	Remarkables Primary School, Section 5 Block XXXI Town of Frankton. For conditions refer to C.5 below.
11	Minister of Education	Education Purposes	Glenorchy Primary School, Oban Street, Glenorchy. Block VI, Town of Glenorchy. For conditions refer to C.6 below.
12	Minister of Education	Education Purposes	Hawea Flat Primary School, Camp Hill road, Hawea Flat. Section 1 SO 337906, Part Section 11, Block V, Lower Hawea SD.
13	Ministers of Education	Education Purposes	Mount Aspiring College, Plantation Road, Wanaka. Part Section 8, Block XIV, Wanaka SD. For Conditions refer C.7 below.
14	Minister of Education	Education Purposes	Queenstown Primary School, Robins Road. Sections 78-81. Part Sections 73 and 91 Block XX Shotover SD and Part Block LIV. Town of Queenstown. For conditions refer to C.8 below.
16	Minister of Education	Education Purposes	Wanaka Early Childhood Centre, Section 1 Survey Office Plan 448241. For conditions refer to C.10 below.
17	Ministry of Education	Education Purposes	Arrowtown Primary School. Part Sec 1 Blk VII Shotover SD, and Lots 5-8 DP 309418.

No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
18	Chorus New Zealand Limited	Tele-communication and radio communication and ancillary purposes.	Arrowtown Exchange, Hertford Street, Arrowtown. Section 1 SO 19209 (630m <sup>2</sup> ). For conditions refer to C.12 below.
19	Chorus New Zealand Limited (Primary Designation) Spark New Zealand Trading Limited (Secondary Designation)	Tele-communication and radio communication and ancillary purposes	Glenorchy Microwave station, Section 1 Survey Office Plan 300115 (3291m <sup>2</sup> ). For conditions refer to C.13 below.
20	Chorus New Zealand Limited (Primary Designation) Spark New Zealand Trading Limited (Secondary Designation)	Tele-communication and Radio communication and ancillary purposes.	Queenstown telephone exchange and microwave station. Ballarat Street Lot 1 DP 27807 (908m <sup>2</sup> ). For conditions refer to C.14 below.
21	Chorus New Zealand Limited (Primary Designation) Spark New Zealand Trading Limited (Secondary Designation)	Tele-communication and Radio communication and ancillary purposes.	Wanaka Exchange, 9 Brownston Street, Wanaka Section 6, Block XI, Town of Wanaka (1312m <sup>2</sup> ). For conditions refer to C.15 below.
22	Queenstown Lakes District Council	Water Storage	Fernhill No.2 Water Pump Station, Wynyard Crescent, Queenstown, Section 2 SO 317363. For conditions refer to C.16 below.
23	Queenstown Lakes District Council	Water Supply pump and intake	Two Mile Water Intake, Glenorchy – Queenstown Road, Queenstown. Section 2 SO 409197. For conditions refer to C.17 below.
24	Queenstown Lakes District Council	Sewage Pump Station	Sunshine Bay Waste Water Pump Station, Glenorchy – Queenstown Road, Sunshine Bay, Queenstown. Pt Reserve B BLK 1 Mid Wakatipu SD & Section 46 BLK 1 Mid Wakatipu SD. For conditions refer to C.17 below.
25	Queenstown Lakes District Council	Sewage Pump Station	Marine Parade Waste Water Pump Station, Marine Parade, Queenstown Legal Road Section 6 Block LI Shotover SD, Queenstown. For conditions refer to C.17 below.

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No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
26	Queenstown Lakes District Council	Sewage Pump Station	Cedar Drive Waste Water Pump Station, Kelvin Peninsula, Lakeside Reserve, Queenstown. Lakeside Reserve (Crown Land) BLK 1 Coneburn Survey District. For conditions refer to C.17 below.
27	Queenstown Lakes District Council	Sewage Pump Station	Bayview Road Waste Water Pump Station, Peninsula Road, Frankton Arm, Section 21 BLK 1 Coneburn SD, Part Frankton Recreation Reserve. For conditions refer to C.17 below.
28	Queenstown Lakes District Council	Water Reservoir and Pump Station	Manchester Place, Queenstown. Lot 68, DP 21257. For conditions refer to C.17 below.
29	Queenstown Lakes District Council	Multi-Purpose indoor and outdoor recreation, cultural and conference complex	SH No 6 Frankton. Lot 1 DP 25073, Lot 100 DP 468142, Lot 2 DP 476309, Sections 49, 50, 61-62 and 149 Block Shotover SD, Part Section 63 Block I Shotover Survey District, Section 5 and Block XXIII Town of Frankton. Note: Designation #29 applies to only part of 61-62 Shotover SD and Part Section 63 Block I Shotover Survey District. For conditions refer to C.22 below.
30	Queenstown Lakes District Council	Sewage Pump Station	Frankton Beach Waste Water Pump Station, Lake Avenue, Frankton Arm, Sections 9 and 39 Block XXXI, Frankton. For conditions refer to C.17 below.
31	Queenstown Lakes District Council	Water pump station and intake	Loop Road, Frankton Arm Section 21, BLK I Coneburn SD. For conditions refer to C below.
32	Queenstown Lakes District Council	Water Reservoir and Treatment	Peninsula Road, Kelvin Peninsula. Lots 1 – 3 DP 425375 and Lot 2 DP 24223.
33	Queenstown Lakes District Council	Sewage Pump Station	Willow Place Waste Water Pump Station, Willow Place, Road Reserve. For conditions refer to C.17 below.
34	Queenstown Lakes District Council	Sewage Pump Station	Kawarau Place Waste Water Pump Station Kawarau Place, Frankton. Lot 19 DP 20484. For conditions refer to C.17 below.
35	Queenstown Lakes District Council	Leary's Gully Water Pump Station	Frankton Road, Queenstown. Lot 1 and 2 DP 311236. For conditions refer to C.17 below.
36	Queenstown Lakes District Council	Sewage Pump Station	Park Street Lift Waste Water Pump Station, Park Street, Queenstown, Lot 1 and 2 DP 316049. For conditions refer to C.17 below.
37	Queenstown Lakes District Council	Sewage Treatment Works	Centennial Avenue, Arrowtown, Lot 2 DP 300390.
38	Queenstown Lakes District Council	Sewage Pump Station	Section 1 SO 386245, Norfolk Street, Arrowtown. For conditions refer to C.17 below.

No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
39	Queenstown Lakes District Council	Sewage pump Station	McDonnell Road Waste Water Pump Station, Lot 38, DP 20153. McDonnell Road, Arrowtown. For conditions refer to C.17 below.
40	Queenstown Lakes District Council	Water Supply Reservoir	Durham Street, Arrowtown. Section 2 SO 378675
41	Queenstown Lakes District Council	Water Supply Pump and Intake	Bush Creek Arrowtown Pt Section 2 BLK XXV TN of Arrowtown, Crown Land Block XXV (LIPS REF 17551), Section 1 SO 21055 & Section 17 BLK XIX TN of Arrowtown. For conditions refer to C.30 below.
42	Queenstown Lakes District Council	Water Reservoir	Arthurs Point. Lot 21 DP 22413.
43	Queenstown Lakes District Council	Sewage Treatment works	Arthurs Point. Part 148 BLK XIX Shotover SD.
44	Queenstown Lakes District Council	Water Storage Tanks	Queenstown- Glenorchy Road ,Lot 4 DP 394250. For conditions refer to C.31 below.
45	Queenstown Lakes District Council	Water pump station and intake	Queenstown – Glenorchy Road, Crown land, Block XXI Town of Glenorchy. For conditions refer to C.17 below.
46	Queenstown Lakes District Council	Sewage Treatment Works	Lower Shotover River. Lot 4 DP 421841, Lot 2 & 3 DP 422388, Section 143 BLK 1 Shotover SD, Section 144 BLK 1 Shotover SD, Section 152 BLK 1 Shotover SD and CROWN Land Block 1 Shotover Survey District. For conditions refer to C below and RM 970647.
47	Queenstown Lakes District Council	Water Supply Pump station and intake	Rutherford Road Reserve Lake Hayes. For conditions refer to C.17 below.
48	Queenstown Lakes District Council	Water Supply Reservoir	Lake Hayes Water Reservoir, Arrowtown – Lake Hayes Road, Lake Hayes. Lot 19 DP 329110 and Lot 1 DP 372803.
49	Queenstown Lakes District Council	Recreation Reserve Part Sewage pump station	Bendemeer Reserve Sewage Pump Station, Arrowtown-Lake Hayes Road Reserve, Section 87 BLK IX Shotover SD and Section 65 BLK IX Shotover SD. For conditions refer to B and C.17 below.
50	Queenstown Lakes District Council	Closed Landfill and Transfer Facility	Riverbank Road, Wanaka. Lot 2- 4 DP 406972, Pt Section 38 BLK III, Lower Wanaka SD; Section 37 BLK III, Lower Wanaka SD.
52	Queenstown Lakes District Council	Sewage Pump Station	Eely Point Waste Water Pump Station, Lakeside Road, Beacon Point. Section 1543R Block XIV Lower Wanaka SD. For conditions refer to C.17 below.
53	Queenstown Lakes District Council	Sewage Pump Station	Lakeside Road # 1 Waste Water Pump Station, Aubrey Road Reserve, Beacon Point. Legal Road. For conditions refer to C.17 below.

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No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
54	Queenstown Lakes District Council	Water Supply	Sargood Drive, Central Wanaka. Lots 1 and 2, DP 21544.
55	Queenstown Lakes District Council	Sewage Pump Station	Local Purpose Reserve – Edgewater Resort Waste Water Pump Station. Morrows Mead, Central Wanaka. Lot 2 DP 19753. For conditions refer to C.17 below.
56	Queenstown Lakes District Council	Local Purpose Reserve (Sewage Pump Station)	Dungarvon Street # 2 Waste Water Pump Station, Dungarvon Street Road Reserve & Lot 14 DP 24260. For conditions refer to C.17 below.
57	Queenstown Lakes District Council	Makarora Closed Landfill and Green Waste Site	State Highway No 6; Section 1 and Section 3 Survey Office Plan 24578.
58	Queenstown Lakes District Council	Sewage Pump Station	Dungarvon Street # 1 Waste Water Pump Station. Dungarvon Street, Section 1 BLK L TN of Wanaka. For conditions refer to C.17 below.
59	Queenstown Lakes District Council	Water Reservoir	Plantation Road Water Reservoirs A & B, Pt Section 90, Block IX, Wanaka Town.
60	Queenstown Lakes District Council	Water Supply Pump and intake	Lakeside Road, Central Wanaka. Legal Road and Section 67, block XIV, Town of Wanaka. For conditions refer to C.17 below.
61	Queenstown Lakes District Council	Water Supply Pump Station	Corner of Plantation Road and Totara Terrace, Central Wanaka. Legal Road. For conditions refer to C.17 below.
62	Queenstown Lakes District Council	Water Supply Pump Station	Anderson Road Wanaka, part Sec 8, Block XIV, Lower Wanaka SD. For conditions refer to C below.
63	Queenstown Lakes District Council	Sewage Pump Station	Gordon Road Waste Water Pump station Gordon Road, Wanaka Lot 8 DP 385288. For conditions refer to C.17 below.
64	Queenstown Lakes District Council	Aerodrome Purposes	Wanaka Airport. For legal description and conditions refer to E and E1 below.
65	Queenstown Lakes District Council	Approach and Land Use Controls (transitional slopes and surfaces)	Wanaka Airport. For conditions refer to E2 below.
66	Queenstown Lakes District Council	Water Storage Reservoir	SH 6 Lake Hawea. Lot 2 DP 22638.
67	Queenstown Lakes District Council	Hawea Closed Landfill & Green Waste Site	Domain Road, Lake Hawea Lot 1 DP 24534 and Lot 1 DP 20555.

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No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
68	Queenstown Lakes District Council	Wastewater Treatment and Disposal	Domain Road, Hawea Lot 1 DP 20555 & Pt Sec 24 BLK IV. For conditions refer to C below.
69	Queenstown Lakes District Council	Wastewater Management Purposes	Section 4 SO Plan 24120. For conditions refer to C below.
70	Queenstown Lakes District Council	Sewage Pump Station	Alison Ave Waste Water Pump Station # 1 ,Alison Avenue, Legal Road, Lot 112 DP 9486 Albert Town. For conditions refer to C.17 below.
71	Queenstown Lakes District Council	Sewage Pump Station	Alison Ave Waste Water Pump Station # 2, Alison Avenue, Legal Road, Albert Town, Section. For conditions refer to C.17 below.
72	Queenstown Lakes District Council	Sewage Pump Station	Kingston Street Waste Water Pump Station, Wicklow Terrace, Legal Road, Albert Town. For conditions refer to C.17 below.
73	Queenstown Lakes District Council	Sewage Pump Station	Hawea Esplanade Road Sewer Pump, Hawea Esplanade Road (Hawea). For conditions refer to C.17 below.
74	Queenstown Lakes District Council	Sewage Pump Station & Water Treatment	Scotts Beach Waste Water Pump Station, Esplanade, Lake Hawea Part Lot 255 DP 7086. For conditions refer to C.51. below.
75	Queenstown Lakes District Council	Water intake, Treatment and Pump Station	Lake Hawea. Lot 2 DP 25173. For conditions refer to C.17 below.
76	Queenstown Lakes District Council	Landfill Buffer	Victoria Bridge Terrace Site. Lot 1 and 2 DP 420346, Lot 2 DP 27395, Sections 3 and 4 SO 24512 and Lot 8 DP 402448. (See RM 970116) For conditions refer to C.53 below.
77	Queenstown Lakes District Council	Tucker Beach Closed Landfill	Pt Section 1, SO 23650 and Sections 4 - 5 SO 302193 and Crown Land, Block II Shotover SD.
79	Queenstown Lakes District Council	Larchwood Reservoir	Queenstown. Sec 1 SO 23185.
80	Queenstown Lakes District Council	Car park	Church Street, Queenstown. Lot 1 DP 27486, part Sec 12 BLK II Town of Queenstown.
81	Queenstown Lakes District Council	Carpark	Athol Street, Queenstown, Lot 1 DP 9331, Sections 16, 17 and 19, Block IV, Section 4-6, Block V. Town of Queenstown. For conditions refer to C.56 below.
83	Queenstown Lakes District Council	Local Purpose (Drainage) Reserve & Waste Water Pump Station	Matakauri Park, Gorge Road, Queenstown Section 1 and 2 SO 464148, Lot 1 DP 20808 and Lot 2 DP 22790, Pt Lot 1 DP 22790. For conditions refer to G below and in addition no structure or placement fill shall reduce the storage capacity of the detention dam.

No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
84	New Zealand Transport Agency	State Highway Purposes	As shown on District Plan Maps. For conditions refer to A9 below.
85	Queenstown Lakes District Council	Local Purpose (Recreation Reserve)	Mulberry Lane, Wanaka, Lot 13 DP 18568 (0.1096ha). For conditions refer to B below.
86	Queenstown Lakes District Council	Utility and Local Purpose (Recreation) Reserve	77 Hunter Cres to Cherry Court Wanaka. Lot 107 DP 20556 & Lot 107& 108 DP 20702, Lot 51 DP 15683 (Recreation) (0.2506ha).
87	Queenstown-Lakes District Council	Recreation Reserve	Winders Recreation Reserve 35 Winders Street, Wanaka, Lot 9 DP 7761 (0.1503ha). For conditions refer to B below.
88	Queenstown Lakes District Council	Recreation Reserve	Eely Point, Wanaka. Sections 29, 67, 1543R, Block XIV Lower Wanaka SD. For conditions refer to B below.
89	Queenstown Lakes District Council	Recreation Reserve and Waste Water Pump Station	Lakeside Road # 2 Waste Water Pump Station, Lakeside Road, Wanaka Sections 6, 9, 14 Block XV, Town of Wanaka (.8245ha). For conditions refer to B and C.87 below.
90	Queenstown Lakes District Council	Recreation Reserve	Lismore Park, Plantation Road, Lismore and Hedditch Streets, Wanaka. Section 90 Block IX, Wanaka Town (18,3048ha). For conditions refer to B below.
91	Queenstown Lakes District Council	Local Purpose (Recreation) Reserve	Rob Roy Lane, Wanaka Lot 25 DP 19553 (0.2281ha).
92	Queenstown Lakes District Council	Local Purpose (Recreation) & Local Purpose Reserve (Residential)	Mt Iron Drive, Aeolus and Kuri Place, Wanaka. Lot 43 DP 20163 and Lot 24 DP 19125. . For conditions refer to B below.
93	Queenstown Lakes District Council	Recreation Reserve. Community Swimming Pool	Plantation Road Lot 1 DP 22331.
94	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	Anderson Road near Reece Cres, Wanaka. Lots 25/26 DP 19124 (0.1301ha).
95	Queenstown Lakes District Council	Recreation Reserve	Wanaka Golf Course, Ballantyne Road. Lot 1 DP 11284, Legal Road & Part Sec 11, Sec 12 BLK XLIX Town of Wanaka *56.008ha) For conditions refer to F below.
96	Queenstown Lakes District Council	Recreation Reserve	Ballantyne Road, Wanaka. Section 3 Survey Office Plan 451106. . For conditions refer to B below (0.7740ha).



No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
97	Queenstown Lakes District Council	Local Purpose Reserve (Site for a memorial)	Wanaka Memorial Reserve and Lookout. 11-15 Chalmers Street, Wanaka. Lot 1 DP 4961, Lot 1 DP 454494 & Section 1 SO 448358
98	Queenstown Lakes District Council	Recreation Reserve	Pembroke Park, Ardmore Street, Wanaka. Section 1 Blk L TN of Wanaka (10.547ha). For conditions refer to B below.
99	Queenstown Lakes District Council	Recreation Reserve	Ardmore Street (part Roys Bay Recreation Reserve) Sections 5, 11, 13 and Part Sec 7, Block XV Wanaka Town. (5.7401ha). For conditions refer to B below.
100	Queenstown Lakes District Council	Recreation Reserve	Section 10 Block XV Town of Wanaka and Part Section 12 Block XV Town of Wanaka. For conditions refer to B below.
101	Queenstown Lakes District Council	Recreation Reserve (Motor Park)	Wanaka Motor Park, McDougall Street. Section 10 Block XV Town of Wanaka and Part Section 12 Block XV Town of Wanaka. For conditions refer to F below.
102	Queenstown Lakes District Council	Recreation Reserve	Upton, Stone, Warren, Connor Streets. Sections 1-7 Block XXXV, Town of Wanaka (1.2917ha).
103	Queenstown Lakes District Council	Recreation Reserve	Faulks Reserve Aspiring Terrace. Section 7 Block XLIX, Wanaka Town (4.2388ha)
104	Queenstown Lakes District Council	Recreation Reserve	Stone Street Reserve, Lot 61 9499, (1.6961ha).
105	Queenstown Lakes District Council	Recreation Reserve (part of Roys Bay Recreation Reserve)	Wanaka – Mt Aspiring Road, Part Roys Bay Recreation Reserve. Sections 31, 45 Block III, Lower Wanaka SD (3.9153ha).
106	Queenstown Lakes District Council	Recreation Reserve & Local Purpose reserve (Recreation)	Wanaka Station Park. Lot 1 DP 16152 & Lot 14 DP 26147.
107	Queenstown Lakes District Council	Local Purpose Reserve (Scenic) & Recreation Reserve	Wanaka Mt Aspiring Road Lots 57, 58 DP 21967, Wanaka – Mount Aspiring Road, Wanaka Rural. Lots 73 and 74 DP 15833(0.2512ha), Block III, Lower Wanaka SD, Lots 2-4 DP 24535, Lot 5 DP 300273, Lot 2 DP 23625 (0.3629ha) Lots 5 - 7 DP 18590.
108	Queenstown Lakes District Council	Recreation Reserve	Huchan Lane Walkway, Lot 26, DP 20949 (0.1134ha).
109	Queenstown Lakes District Council	Recreation Reserve	Sargood Drive. Lot 75 Lot DP 15833 (0.1030ha). For conditions refer to B below.
110	Queenstown Lakes District Council	Recreation Reserve	Damper Bay, Lakeside Recreation Reserve. Section 12 Block XIII Lower Wanaka SD, Section 18 Block XIII, Lower Wanaka SD (53.5842ha). For conditions refer to B below.

No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
111	Queenstown Lakes District Council	Recreation Reserve	Part Roys Bay Recreation Reserve, Waterfall Creek Recreation Reserve, Section 46, Block III, Section 17, Block XIII, Lower Wanaka SD (9.95ha) For conditions refer to B below.
112	Queenstown Lakes District Council	Recreation Reserve	Ruby Island Recreation Reserve (3.1616ha) Ruby Island, Lower Wanaka SD.
113	Queenstown Lakes District Council	Recreation Reserve (Motor Park)	Glendhu Recreation Reserve, Section 1 BLK XV, Lower Wanaka SD & Sec 2 BLK XV, Lower Wanaka SD (12.5983ha) For conditions refer to F below.
116	Queenstown Lakes District Council	Recreation Reserve	Outlet Road Waste Water Pump Station, Beacon Point/Outlet Road to Albert Town. Clutha Outlet Recreation Reserve. Section 59 Block XIV, Wanaka SD (44.1107ha) For conditions refer to B below.
117	Queenstown Lakes District Council	Local Purpose Reserve (Utility)	End of Rimu Lane To Kowhai Drive/Hunter Cres Walkway. Lots 34, 35 DP 15156 (0.1740ha) & Lot 49 DP 15683.
118	Queenstown Lakes District Council	Local Purpose Reserve (Utility)	Kowhai to Rata Street Walkway, Lot 50 DP 15683 (0.1740ha).
119	Queenstown Lakes District Council	Local Purpose (Recreation Reserve)	Roto Place to lake foreshore Lot 8 DP 18825 (0.0593ha).
121	Queenstown Lakes District Council	Recreation Reserve	Kellys Flat Recreation Reserve, Aubrey Road. Section 93, BLK XIV Lower Wanaka SD (3.4067ha). For conditions refer to B below.
126	Queenstown Lakes District Council	Recreation Reserve	Dublin Bay Recreation Reserve, Dublin Bay Road. Part Section 28, Block V, Lower Wanaka SD. (18.2109ha) For conditions refer to B below.
127	Queenstown Lakes District Council	Local Purpose Reserve (Recreation)	Kawarau Falls. Lot 19 DP 20484 (0.2398ha).
128	Queenstown Lakes District Council	Local Purpose (Off-Street parking and ambulance).	Ardmore Street, Wanaka, Section 10, Block XI Town of Wanaka (0.3536ha).
129	Queenstown Lakes District Council	Local Purpose (Service Land)	Dunmore Street, Lot 4 DP 12666, Lot 6 DP 11991 and Lot 2 DP 18325.
130	Queenstown Lakes District Council	Historic Reserve	Dudley Section, Arrowtown, Lot 4 & 5, DP 18410 (0.0690ha).
131	Queenstown Lakes District Council	Cemetery Reserve	Stone Street, Wanaka Part Section 1, Block XLVIII Town of Wanaka and Part Section 2 Block III, Lower Wanaka SD.

No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
132	Queenstown Lakes District Council	Recreation Reserve	Anderson park, Centennial Avenue and Devon Street. Lot 25 DP 16532 (0.0715ha). For conditions refer to B below.
133	Queenstown Lakes District Council	Recreation Reserve	De la Perelle Park, Adamson Drive, Bracken Street, Cotter and Douglas Avenues Arrowtown, Lot 32 DP 16747 (0.5498ha), and Lot 36 DP 20153 (0.0362ha). For conditions refer to B below.
134	Queenstown Lakes District Council	Recreation Reserve	Reed Park, Adamson Drive, Foxs Terrace, Reid Cres, Arrowtown. Lot 31 DP 16748 (0.4901ha), Lot 29 DP 23672. For conditions refer to B below.
135	Queenstown Lakes District Council	Tree Planting Reserve	Adamson Drive, Preston Drive, Jenkins Place, Arrowtown. Lots 2 & 3 DP 15207. (Hamilton Way) Lot 4 DP 15208 (Edwards Way). (0.2621ha)
136	Queenstown Lakes District Council	Recreation Reserve (Motor Park)	Suffolk Street, Arrowtown. Motor park and recreation. Section 38 Block VII Shotover SD (Motor Park, Lot 43 DP 12741 and Lot 25 DP 12525. For conditions refer to B below
137	Queenstown Lakes District Council	Recreation Reserve	O'Callaghan Park, Ford Street, Arrowtown. Section 21 Block XXXVI Town of Arrowtown. For conditions refer to B below
138	Queenstown Lakes District Council	Recreation Reserve	Wilcox Green Part Section 11, & 15 Block XXIV, Town of Arrowtown& Part Section 20 XXXIV Town of Arrowtown. For conditions refer to B below.
139	Queenstown Lakes District Council	Local Purpose Reserve for a Public Library	Library and Village Green, Buckingham Street. Sections 1-4 Block I Town of Arrowtown (0.4224ha).
140	Queenstown Lakes District Council	Recreation Reserve	Hertford and Denbigh Streets, Arrowtown. Sections 2-4 BLK V Town of Arrowtown (0.2984ha). For conditions refer to B below. (Swimming pool and bowling green).
141	Queenstown Lakes District Council	Recreation Reserve	Buckingham Green, Buckingham Street, Arrowtown. Sections 14-16 Block VI Town of Arrowtown (0.0734ha). For conditions refer to B below.
142	Queenstown Lakes District Council and The Crown	Recreation Reserve	Rose M Douglas Park, Wiltshire Street. Sections 10, 13 and 15, Block V, Town of Arrowtown. For conditions refer to B below.
143	Queenstown Lakes District Council	Local Purpose Reserve (Community centre Plunket and Doctors rooms). (Section 9 Proposed Reserve)	Buckingham Street (hall and town centre) Sections 7-9, Block IX, Town of Arrowtown.
144	Queenstown Lakes District Council	Recreation Reserve	Wiltshire Street and Ramshaw Lane. Area C on SO 19052. Part Section 20, Crown Land, Block XXV Part Section 3, Block XXV, Sections 6 and 7 Block X; Town of Arrowtown. For conditions refer to B below.

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No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
145	Queenstown Lakes District Council	Bush Creek Recreation Reserve	Butler Park, Middlesex Street. (9.455ha). Crown Land and Part Section 2 and 3 Block XXV Area A, B, D, E, F on SO 19052 (7.0300ha). For conditions refer to B below.
146	Queenstown Lakes District Council	Local Purpose Reserve (Arrowtown Cemetery Reserve)	Durham Street, Part Section 10 & Sections 12, 13, 14 and 15 BLK XIX, Town of Arrowtown.
147	Queenstown Lakes District Council	Hawea Flat Hall Site	Part Section 5, Block V, Lower Hawea SD (0.2023ha).
148	Queenstown Lakes District Council	Local Purpose (Gravel Reserve)	Sections 6, 34, 37 & 50, Block VIII, Lower Hawea SD.
149	Queenstown Lakes District Council	Local Purpose Reserve (Recreation)	McDonnell Road Reserve, Lot 32 DP 23673, Lot 34 DP 24615 (0.1017ha) For conditions refer to B below.
150	Queenstown Lakes District Council	Recreation Reserve	Fox Terrace/Shaw Street/Cotter Ave/McDonnell Road, Lot 16 DP 18937 (0.1383ha) and Lot 33, DP 24613 (0.1793ha). For conditions refer to B below.
151	Queenstown Lakes District Council	Recreation Reserve	Lot 31 DP 7458, (0.1012ha). For conditions refer to B below.
154	Queenstown Lakes District Council	Recreation Reserve (Motor Park)	Frankton Motor park, Stewart Street. Part Section 14 DP 8296, Section 8-9 and Section 16-17 Block XXIV Town of Frankton, Section 8, Section 10, Section 35 and Part Section 7 Block XXXI Town of Frankton and Section 46 Block XXI Shotover Survey District. For conditions refer to F below.
155	Queenstown Lakes District Council	Recreation Reserve	SH No 6 Sections 12 and 14 Block XX, Frankton Town (0.6415ha). For conditions refer to B below.
156	Queenstown Lakes District Council	Recreation Reserve	Frankton Domain Sections 9, 11-34, 36-39, 42-44 Block XXXI Town of Frankton, Section 27 Block XVIII Town of Frankton. For conditions refer to B below.
157	Queenstown Lakes District Council	Hall Site	Luggate Hall, Pt Section 1253R BLK VI Tarras SD & Pt Section 2 BLK Vi Tarras SD.
158	Queenstown Lakes District Council	Recreation Reserve	Remarkables Cres and Alta Place Lots 88 DP 19735 and Lot 89 DP 19737. For conditions refer to B below.
159	Queenstown Lakes District Council	Recreation Reserve	Riverside Road, Lot 603 DP 24569 and Lot 604 DP 24571 For conditions refer to B below.
160	Queenstown Lakes District Council	Cemetery Reserve	SH No 6 Crown Land Block XXI Shotover SD.

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No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
161	Queenstown Lakes District Council	Recreation Purposes	Hopkins Street, Luggate. Lot 12 DP 9232 (0.7712ha). For conditions refer to B below.
162	Queenstown Lakes District Council	Recreation Reserve (Motor Park)	Luggate Domain, SH No 6. Sections 23-24, 1249R Block VI Tarras SD. For conditions refer to F below.
163	Queenstown Lakes District Council	Recreation Reserve	Lot 1 DP 8699 Hayes Township & Lot 6 DP 7121. For conditions refer to B below.
164	Queenstown Lakes District Council	Local Purpose (Beautification)	McBride Street, SH 6, Frankton Sections 17 and 18 Block XII Town of Frankton, Section 24 Block VII Town of Frankton and Section 26 Block I Town of Frankton.
165	Queenstown Lakes District Council	Frankton Marina Local Purpose Reserve	Adjacent to SH6 and north shore of Frankton Arm. Section 1 SO 24208, Sec 1-2 SO 21582 & Sec 48-49, 52 -53 & 59 BLK XXI, Shotover SD. For conditions refer to B below.
166	Queenstown Lakes District Council	Recreation Reserve	Land between Caenarvon Street and Middlesex Street. Section 17, Block XIX, Town of Arrowtown (1.3750ha) For conditions refer to B below.
167	Queenstown Lakes District Council	Scenic Reserve	Pigeon and Pig Islands, Lake Wakatipu. Secs 2 & 3 BLK X Glenorchy SD.
168	Queenstown Lakes District Council	Recreation Reserve	Lake Hayes Arrow Junction Highway, Wakatipu Basin, Lake Hayes showground, hall, domain. SH 6, Sections 49, 50, 51, 52 65, 68, Block IX, Shotover SD and Lot 7 DP 15921. For conditions refer to B below.
169	Queenstown Lakes District Council	Recreation Reserve and Tree Planting Reserve	Arrowtown-Lake Hayes Road. Lots 7 and 8 DP 16529. For conditions refer to B below.
170	Queenstown Lakes District Council	Local Purpose Reserve (Water Reserve)	Brewery Creek, Section 72 BLK XX Shotover SD and Section 3 BLK VIII Mid Wakatipu SD.
171	Queenstown Lakes District Council	Recreation Reserve	Commonage Reserve, Queenstown Hill, Section 2 SO Plan 433650. For conditions refer to B below.
172	Queenstown Lakes District Council	Local Purposes (Athenaeum and Library)	Cnr Ballarat and Stanley Streets, Queenstown. Section 7, Block XXXI, Town of Queenstown.
173	Queenstown Lakes District Council	Part of Hawea Recreation Reserve	Hawea Domain, Domain Road, Section 19, Block IV, Lower Hawea SD (43.4228ha). For conditions refer to B below.
174	Queenstown Lakes District Council	Part of Hawea Recreation Reserve	Hawea Recreation Reserve and Pool. Camphill Road. Section 35 Block V, Lower Hawea SD. (0.7062ha) For conditions refer to B below.

No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
175	Queenstown Lakes District Council	Recreation Reserve (Motor Park)	Motor Park, SH No 6 Section 2, Block II, Lower Hawea SD. For conditions refer to F below.
176	Queenstown Lakes District Council	Part of Hawea Recreation Reserve	Noema Terrace. Sections 32, 37 and 38 Block IV Lower Hawea SD. For conditions refer to B below.
177	Queenstown Lakes District Council	Part of Hawea Recreation Reserve	Capell Avenue, Lot 187 DP 6712 and Lot 158 DP 11115. For conditions refer to B below.
178	Queenstown Lakes District Council	Esplanade Reserve	Flora Dora parade and Capell Avenue. Part Lot 255 DP 7086, Sections 1 and 3 SO Plan 421723, Lot 124 DP 9257, Lot 123 DP 9161, Sections 1 and 2 SO Plan 421664.
179	Queenstown Lakes District Council	Recreation Reserve	Access to waterfront/Peninsula Road, Kelvin Peninsula. Lots 14 and 24 DP 15297 (0.0505ha). For conditions refer to B below.
180	Queenstown Lakes District Council	Recreation Reserve	Jardine Park, Oregon Drive, Kelvin Peninsula. Part Section 69 and 70 DP 9249. For conditions refer to B below.
181	Queenstown Lakes District Council	Queenstown Recreation Reserve	Kelvin Heights Golf Course, Grove Land, Kelvin Peninsula. Part Sec 29. For conditions refer to F below.
182	Queenstown Lakes District Council	Kelvin Peninsula Recreation Reserve	Kelvin Grove waterfront, Earnslaw slipway. Part Section 25 SO Plan 17906, Part Section 25 Block 1 Coneburn SD and Section 26 Block I Coneburn SD.
183	Queenstown Lakes District Council	Recreation Reserve (Yacht Club)	Wakatipu Yacht Club, Grove Lane. Part Section 3 SO Plan 3766 and Part Section 3 Block 1 Coneburn SD. For conditions refer to B below.
184	Queenstown Lakes District Council	Recreation Reserve and Esplanade Reserve	Lakeshore, Willow Place, Peninsula Road, Kelvin Peninsula. Section 22 Block 1 Coneburn SD, Section 21 Block 1 Coneburn SD, Lots 3 and 4 DP 300002. For conditions refer to B below.
185	Queenstown Lakes District Council	Recreation Reserve	Adjacent to Horne Creek Camp, park Street and Coronation Drive, Queenstown. Sections 1-3, Block LII, Town of Queenstown.
186	Queenstown Lakes District Council	Recreation Reserve	Alison Avenue, Albert Town, Lot 110 DP 9486, Lot 48 DP 7458. For conditions refer to B below.
189	Queenstown Lakes District Council	Recreation Reserve	Jetty Street and Benmore Place, Glenorchy. Lot 39 and Part Lot 40 DP 8985, Sec 1 SO 18440 (0.9877). For conditions refer to B below.
190	Queenstown Lakes District Council	Local Purpose Reserve (Library)	Argyle Street, Glenorchy. Section 23 Block II, Town of Glenorchy. (0.0503ha).
191	Queenstown Lakes District Council	Recreation Reserve	Glenorchy Domain, Oban Street. (Showgrounds, racecourse, golf course, rugby) – Section I Block XX, Town of Glenorchy. (9.401ha). For conditions refer to B below.

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No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
192	Queenstown Lakes District Council	Cemetery Reserve	Sections 1 and 2, Block XVIII, Town of Glenorchy (5.2559ha).
193	Queenstown Lakes District Council	Recreation Reserve	Foreshore, Kent Street, Kingston. Section 1 Block XX Town of Kingston. (0.8852ha). For conditions refer to B below.
194	Queenstown Lakes District Council	Recreation Reserve and Local Purpose Reserve (Community Centre).	Dorset, Shropshire, Devon and Gloucester Streets, Kingston, Sections 1-24 Block VII, Kingston Town (Sections 1 and 2 Local Purpose, Sections 3-24, Recreation) (1.0927ha). For conditions refer to B below.
195	Queenstown Lakes District Council	Recreation Reserve	Golf Course, Shropshire Street, Kingston. Section 1 Block XVI Town of Kingston (4.0443ha). For conditions refer to B below.
196	Queenstown Lakes District Council	Recreation Reserve	Churchill Street, foreshore, Kingston. Lots 20, 21 DP 4985, (0.7545ha). For conditions refer to B below.
197	Queenstown Lakes District Council	Cemetery Reserve	SH No 6, Kingston. Section 16, Block I, Kingston SD (1.5783ha).
198	Queenstown Lakes District Council	Recreation Reserve	Panorama Terrace to Earnslaw Terrace, Queenstown, Lot 37 DP 16397 (0.0513ha). For conditions refer to B below.
199	Queenstown Lakes District Council	Recreation Reserve and Local Purpose Reserve	Panorama Terrace to SH No 6A, Queenstown. Lot 38 DP 16397, (Recreation) (0.3032ha).
200	Queenstown Lakes District Council	Tree Planting Reserve	Frankton Road, Frankton Pt Lot 20 DP19889, Lot 40 DP 16397.
201	Queenstown Lakes District Council	Recreation Reserve	Panorama Terrace, Queenstown Lot 39 DP 16397 (0.1257ha). For conditions refer to B below.
202	Queenstown Lakes District Council	Recreation Reserve	Cecil Road Lot 3 DP 6818, (0.1427ha). For conditions refer to B below.
203	Queenstown Lakes District Council	Recreation Reserve	Foreshore – below SH 6A, Queenstown. Sec 50 BLK XXI, Shotover SD, Gazette 1967, p 1787 (4.8562ha). For conditions refer to B below.
204	Queenstown Lakes District Council	Recreation Reserve	Marine Parade Park, Queenstown. Legal Road & Section 6 BLK LI, Town of Queenstown and Part Marine Parade (0.6600ha and 0.1160ha).

No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
205	Queenstown Lakes District Council	Recreation Reserve	Queenstown Gardens, 27-29 park Street, Queenstown. Part section 4, Section 5 and Section 7 Block LI, Town of Queenstown and Lot 1 DP 25870. For conditions refer to B below.
206	Queenstown Lakes District Council	Historic Reserve	Transit of Venus, 8 Melbourne Street. Section 15 Block XXXIV, Town of Queenstown. (0.0138ha).
207	Queenstown Lakes District Council	Recreation Purposes	York Street. Part Lot 31 DP 18611 (0.347ha). For conditions refer to B below.
208	Queenstown Lakes District Council	Recreation Reserve	Suburb Street through to Dublin Street and Corner Dublin Street and Edinburgh Drive. Lots 1 & 2 DP 20449 (0.6983ha). For conditions refer to B below.
209	Queenstown Lakes District Council	Recreation Reserve	Gorge Road, Queenstown. Lots 1 & 2 DP 19293 (0.0520ha). For conditions refer to B below.
210	Queenstown Lakes District Council	Queenstown Recreation Reserve	Corner Man, Camp, Isle and Boundary Streets. Part Section 134, Block XX, Shotover SD. For conditions refer to B below.
211	Queenstown Lakes District Council	Recreation Reserve (Motor Park)	Isle Street, Queenstown. Part Block LVI, part Block XXXII Town of Queenstown. For conditions refer to F below.
213	Queenstown Lakes District Council	Local Purpose Reserve, Queenstown Cemetery	Cemetery Road, Queenstown. Section 132, BLK XX Shotover SD (1.647ha).
214	Queenstown Lakes District Council	Recreation Reserve	Kiwi Park, Cemetery Road Sec 1 SO 24407 & Pt Sec 131 BLK XX, Shotover SD and Lot 1 DP 345184, Lot 2 DP 345184 and Lot 3 DP 245184. For conditions refer to B below.
215	Queenstown Lakes District Council	Local purpose Reserve. (Community Centre).	Corner Stanley, Ballarat and Henry Streets, Queenstown. Sections 1-2, 9 Block XVIII, Sections 14-17 Block XVI.
216	Queenstown Lakes District Council	Local Purpose (Recreation) Reserve	47 Shotover Street, Brecon Street, Queenstown. Section 1 Block IX, Town of Queenstown (0.0339ha).
217	Queenstown Lakes District Council	Recreation Reserve	St Omer Park, Lake Esplanade. Section 2 Block XVII, Town of Queenstown, Part Sec 110 BLK XX Shotover SD (1.4670ha). For conditions refer to B below.
218	Queenstown Lakes District Council	Recreation Reserve	Rotary Park, Lake Street. Part Secs 2-4, 6-8, 10-14 Block XXVI Town of Queenstown. (0.2529ha). For conditions refer to B below.
219	Queenstown Lakes District Council	Recreation Reserve	Earnslaw Park, 54 Beach Street, Sections 6-18, 27, Crown Land Block XV, Queenstown (0.1847ha). For conditions refer to B and C.57 below.
221	Queenstown Lakes District Council	Recreation Reserve	Restaurant Sec 1 SO 24832 Block IX, Shotover SD (1.3290ha). For conditions refer to B below.



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No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
222	Queenstown Lakes District Council	Tree Planting Reserve	Gorge Road. Lot 42 DP 16439 (0.2402ha).
223	Queenstown Lakes District Council	Recreation Reserve	Sunshine Bay, Recreation Reserve, Glenorchy Road. Sec 47 & Pt Res B BLK I Mid Wakatipu SD; Lot 30 DP 23538; Lot 101 DP 24394; Lot 38 DP 23951; For conditions refer to B below.
224	Queenstown Lakes District Council	Recreation Reserve	Fernhill Road, Queenstown. Lot 31 DP 16628, (0.5059ha).
225	Queenstown Lakes District Council	Local Purpose Reserve (Recreation Reserve)	Greenstone, Caples and Von Places. Lot 14 DP 21242 (0.1510ha).
226	Queenstown Lakes District Council	Recreation Reserve	Warren park, Queenstown. Part Lot 48 DP 8591. For conditions refer to B below (2.5245ha).
227	Queenstown Lakes District Council	Scenic Reserve	Adjacent to Ben Lomond Track. Sections 4, 10, 14, and 19 Block I Mid Wakatipu SD, and Sections 1-2 Block VIII Mid Wakatipu SD.
228	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	SH No 6A, to Hensman Road, Queenstown. Part Lot 1 DP 22328 (2.0565ha). For conditions refer to C.58 below.
229	Queenstown Lakes District Council	Local Purpose Reserve (Recreation)	Goldfield Heights Queenstown. Lot 26 DP 19559 (0.2035ha).
230	Meteorological Service of NZ Ltd	Meteorological Purposes	Queenstown Automatic Weather Station. Queenstown Airport. Part Section 6 Block XXXIV, Town of Frankton and Section 166 Block 1 Shotover SD.
231	Meteorological Service of NZ Ltd	Meteorological Purposes	Wanaka Automatic Weather Station. Wanaka Airport. Lot 8 22637.
232	Queenstown Lakes District Council	Gorge Road Car-park	Gorge Road, Queenstown. Lots 1-3 DP 10627, Sections 4, 6-7 Block XXIV, Town of Queenstown and Boundary Road and Gorge Road Reserves. For conditions refer to C.59 below.
233	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	Glenorchy – Queenstown Road Lot 38 DP 23951 (2074m <sup>2</sup> ) and Lot 30 DP 23538 (5547m <sup>2</sup> ).
234	Queenstown Lakes District Council	Water Supply Reservoir	Mount Iron Water Reservoirs A & B, Lot 1 DP 22244 and Lot 104 DP 412843.
235	Queenstown Lakes District Council	Recreation Reserve	Part Section 109 Block XX Shotover SD.

No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
236	Queenstown Lakes District Council	Water Reservoir Purposes & Treatment Purposes	Fernhill No.1 Water Pump Station, Fernhill, Queenstown. Section 1 Survey Office Plan 317363.Part Section 110, Block XX Shotover SD. For conditions refer to RM 960121.
237	Queenstown Lakes District Council	Water Reservoir Purposes	Ben Lomond Water Reservoir. Section 1 Survey Office Plan 317363.
238	Queenstown Lakes District Council	Cemetery Reserve	Section 9 Block XII, Wilkin SD.
239	Queenstown Lakes District Council	Local Purpose Reserve (Airport)	Glenorchy Aerodrome, Section 11 Survey Office Plan 443869. For conditions refer to C.82 below.
240	Queenstown Lakes District Council	Recreation Reserve (James Clouston Memorial)	Lot 1 DP 7498.
243	Ministry of Education	Educational Purposes	Wanaka Primary School, 7 Ironside Drive Wanaka. Lot 1 DP 340530. For Conditions refer to C.61 below.
244	Queenstown Lakes District Council	Recreation Reserve	McMurdo Park, Dale Street, Albert town Lot 1 DP 7458 Albert Town Extn No 3 Gaz 1954/701, Lot 44 DP 339994. For conditions refer to B below.
245	Queenstown Lakes District Council	Recreation Reserve	Murdoch Park, Maple Court, Arthurs Point Lot 301 DP 338585. For conditions refer to B below.
246	Queenstown Lakes District Council	Recreation Reserve	Atley Road, Arthurs Point Lot 301 DP 329180. For conditions refer to B below.
247	Queenstown Lakes District Council	Recreation Reserve	Macalister Park, McMillan Road, Arthurs Point sec 4 SO 308528. For conditions refer to B below.
248	Queenstown Lakes District Council	Recreation Reserve	Lake Esplanade, Queenstown Sec 106 Pt Sec 105,107,& 110 BLK XX Shotover SD Lot 3 DP 19021& Lot 4 DP 345184. Sec 1 SO 24832. For conditions refer to B below.
249	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	Belfast Terrace, Queenstown Lot 600 DP 26038. For conditions refer to B below.
250	Queenstown Lakes District Council	Recreation Reserve	Kelliher Green, Kelliher drive, Wanaka Lot 96 DP 346120. For conditions refer to B below.
251	Queenstown Lakes District Council	Local Purpose Reserve (Drainage)	McFarlane Terrace, Wanaka Lot 104 DP 346120.

No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
252	Queenstown Lakes District Council	Local Purpose Reserve (Road and Drainage)	McFarlane Green, McFarlane Terrace, Wanaka Lot 103 DP 346120, Lot 102 DP 346120.
254	Queenstown Lakes District Council	Recreation Reserve	Invincible Drive, Glenorchy Lot 54 DP 23959. For conditions refer to B below.
255	Queenstown Lakes District Council	Recreation Reserve	Essex Avenue, Arrowtown, Lot 100 DP 323992. For conditions refer to B below.
256	Queenstown Lakes District Council	Recreation Reserve	Dennison Weir Reserve, Devon Street, Arrowtown Lot 41 DP 300511, Lot 43 DP 302291, Lot 49 DP 315088. For conditions refer to B below.
257	Queenstown Lakes District Council	Local Purpose Reserves (Beautification).	Centennial Ave, Arrowtown Lot 27 DP 300001 Lot 25 DP 309418.
258	Queenstown Lakes District Council	Local Purpose Reserves (Beautification).	Jims Way, Wakatipu Lot 203 DP 300099 Lot 204 DP 300296. No buildings permitted.
259	Queenstown Lakes District Council	Recreation Reserve	Gretton Park, Gretton Way, Wakatipu Lot 200 DP 27472 Lots 201-202 DP 27482 For conditions refer to B below.
261	Queenstown Lakes District Council	Recreation Reserve	Meadow Park, Parkhill Ave, Wanaka Lot 99 DP 346120. For conditions refer to B below.
262	Queenstown Lakes District Council	Recreation Reserve	Stoney Creek Park, Meadowstone Drive, Wanaka Lot 101 DP 24573 subject to EASEMENT DP 27804. For conditions refer to B below.
263	Queenstown Lakes District Council	Recreation Reserve	Brook Green, Meadowstone Drive, Wanaka LOT 47 DP 24573, LOT 88 DP 24573 LOT 169 DP 25676 BLK III LOWER WANAKA SD. For conditions refer to B below.
264	Queenstown Lakes District Council	Recreation Reserve	Little Oak Green, Meadowstone Drive, Wanaka LOTS 157 and 159 DP 25676 LOT 104 DP 24573, LOT 93 DP 24573. For conditions refer to B below.
265	Queenstown Lakes District Council	Local Purpose Reserve (Drainage)	Willowridge walkway, Meadowstone Drive, Wanaka LOTS 79-81 DP 319220 and Lot 3 DP 357630.
266	Queenstown Lakes District Council	Recreation Reserve	Allenby Park, Wanaka Lot 23 DP 303952. For conditions refer to B below.
267	Queenstown Lakes District Council	Recreation Reserve	Allenby Car Park, Wanaka Lot 24 DP 303952. For conditions refer to B below.
268	Queenstown Lakes District Council	Local Purpose Reserve (Recreation)	Charles Court, Hawea Lot 30 DP 327385. For conditions refer to B below.

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No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
269	Queenstown Lakes District Council	Recreation Reserve	McPhee Park, Long Grass Place, Hawea Lot 1 DP 336255. For conditions refer to B below.
270	Queenstown Lakes District Council	Recreation Reserve	Domini Park, Anderson Road, Wanaka Lot 111 DP 347413 Secs 100 and 106 Blk XIV L. For conditions refer to B below.
271	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	SH6 Kingston Road, Lot 57 DP 27520.
272	Queenstown Lakes District Council	Recreation Reserve	Pembroke Park Recreation Reserve, Ardmore Street, Wanaka Secs 1-2 Blk III TN of Wanaka. For conditions refer to B below.
273	Queenstown Lakes District Council	Local Purpose Reserves (Recreation)	Schoolhouse Domain, Arthurs Point Road, Arthurs Point Lot 45 DP 338763, Lot 103 DP 454410 and Lot 101 DP 432070. For conditions refer to B below.
274	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	Scheib Park, Redfern Terrace, Arthurs Point Lot 20 DP 338763.
275	Queenstown Lakes District Council	Local Purpose Reserve (Access).	Sylvan Street, Wakatipu Lot 314 DP 333981.
276	Queenstown Lakes District Council	Local Purpose Reserve (Access)	Sylvan Street, Wakatipu Lot 315 DP 333981.
277	Queenstown Lakes District Council	Local Purpose Reserve (Access)	Sylvan Street, Wakatipu Lot 316 DP 333981.
278	Queenstown Lakes District Council	Recreation Reserve	Orbell Drive, Wakatipu LOT 301 DP 326828 For conditions refer to B below.
279	Queenstown Lakes District Council	Recreation Reserve	Orbell Drive, Queenstown Rural, Lot 303, DP330087, LOT 304 DP 329276 For conditions refer to B below.
280	Queenstown Lakes District Council	Local Purpose Reserve (Castalia Park)	Orbell Drive, Wakatipu LOT 302 DP 333246 For conditions refer to B below.
281	Queenstown Lakes District Council	Recreation Reserve	Frankton-Ladies Mile Highway, Wakatipu Lot 307 DP 322452, Howards Drive, Queenstown Rural, Lot 313, DP333981. For conditions refer to B below.
282	Queenstown Lakes District Council	Recreation Reserve	Frankton-Ladies Mile Highway, Wakatipu Lot 312 DP 329276. For conditions refer to B and G below.
283	Queenstown Lakes District Council	Local Purpose Reserve (Access & Recreation)	Erskine Street, Wakatipu Lots 203, 303 DP 336365. For conditions refer to B below

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No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
284	Queenstown Lakes District Council	Local Purpose Reserve (Esplanade)	Walnut Lane, Wakatipu Lots 3-4 DP 26719.
285	Queenstown Lakes District Council	Recreation Reserve	Halliday Road, Wanaka Rural Sec 2 SO 24616 Blk IV Lower Wanaka SD. For conditions refer to B below.
286	Queenstown Lakes District Council	Local Purpose Reserve (Beautification and Play Area)	De La Mare Park, Middleton Road, Frankton Lot 200 DP 307429.
287	Queenstown Lakes District Council	Recreation Reserve	Puahiri Park, Priory Road, Glenorchy Section 40 Blk 1 Upper Wakatipu SD.
288	Queenstown Lakes District Council	Local Purpose Reserve (Road)	Lachlan Ave, Hawea Flat Lot 14 DP 330876.
289	Queenstown Lakes District Council	Local Purpose Reserve (Utility)	Connell Green, Ballantyne Road, Wanaka Lot 33 DP 332078.
290	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	McTaggart Park, Glenda Drive, Wakatipu LOTS 606-608 DP 27577 LOTS 609-612 DP 27 773 LOT 613 DP 301681 LOT 13 DP 322851 LOT 614 DP 328960 For conditions refer to B for LOT 13 DP322851.
291	Queenstown Lakes District Council	Segregation Strip	Frye Crescent Segregation Reserve, Frye Cres, Albert Town LOT 66 DP 319218.
292	Queenstown Lakes District Council	Local Purpose Reserve (Walkway)	Ash Walkway, Frye Cres, Albert Town LOT 64 DP 319218.
293	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	Helms Court Arrowtown LOT 12 DP 326175, LOT 30 DP 369201. For conditions refer to B below.
294	Queenstown Lakes District Council	Local Purpose Reserve (Access Way)	Lansdown Walkway, Willowridge, Wanaka LOT 82 DP 319220.
296	Queenstown Lakes District Council	Local Purpose Reserve (Access & Segregation)	Wicklow Terrace Walkway, Wicklow Terrace, Albert Town Lots 3 17 DP 312351.
297	Queenstown Lakes District Council	Local Purpose Reserve (Pedestrian Access)	Boyd Walkway, Arthurs Point road, Arthurs Point Lot 51 DP 338763.
298	Queenstown Lakes District Council	Segregation Strip	Aubrey Road Segregation Reserve, Aubrey road, Wanaka LOT 65 DP 314781.

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No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
299	Queenstown Lakes District Council	Segregation Strip	Alison Ave Albert Town LOT 65 DP 319218.
300	Queenstown Lakes District Council	Segregation Strip	Centennial Ave, Arrowtown LOT 10 DP 326175.
301	Queenstown Lakes District Council	Local Purpose Reserve (Access Way)	Alexander Place, Arrowtown LOT 24 DP 306062.
302	Queenstown Lakes District Council	Local Purpose Reserve (Access Way)	Hunt Place, Albert Town LOT 46 DP 339994.
303	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	Ballantyne road, Wanaka Lots 34 – 36 DP 332078.
304	Queenstown Lakes District Council	Recreation Reserve including Pedestrian/ Cycle Under-pass	Sylvan Street, Wakatipu Lot 317 DP 333981 and Lot 2 DP 375714. For conditions refer to B below.
305	Queenstown Lakes District Council	Recreation Reserve	Quill Street, Wakatipu Lot 318 DP 372310. For conditions refer to B below.
306	Queenstown Lakes District Council	Recreation Reserve	Quill Street, Wakatipu LOT 319 DP 372310. For conditions refer to B below.
307	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	Ballantyne Road, Wanaka LOT 36 DP 332078.
308	Queenstown Lakes District Council	Local Purpose Reserve (Pedestrian)	Ewing Walkway, Aubrey Road, Wanaka LOT 64 DP 314781.
309	Queenstown Lakes District Council	Local Purpose Reserve (Recreation)	Mount Aspiring Road Scenic reserve, Wanaka-Mount Aspiring Road, Wanaka LOT 3 DP 300273.
310	Queenstown Lakes District Council	Local Purpose Reserve (Recreation)	Mt Aspiring Road Scenic Reserve, Wanaka-Mount Aspiring Road, Wanaka LOT 4 DP 300273.
311	Queenstown Lakes District Council	Local Purpose Reserve (Pedestrian)	Old Racecourse Walkway, Aubrey Road, Wanaka LOT 63 DP 314781.
312	Queenstown Lakes District Council	Local Purpose (Fire Building) and Recreation	Kiwi Street, Makarora LOT 16 DP 27383. No development shall be of a form that shall be adversely affected by natural hazards, or exacerbate natural hazards impacts beyond the site.

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No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
313	Queenstown Lakes District Council	Local Purpose (Drainage)	Ballantyne Road Detention Pond, Ballantyne Road, Wanaka LOT 32 DP 332078.
314	Queenstown Lakes District Council	Local Purpose (Water Reservoir)	Kirimoko Cres, Wanaka LOT 13 DP 300734.
316	Queenstown Lakes District Council	Recreation Reserve	Nerin Square, Wakitipu, Lot 405 DP 329276. For conditions refer to B below.
317	Queenstown Lakes District Council	Recreation Reserve	Benmore Place, Glenorchy, Sec 22 Blk IV Glenorchy SD. For conditions refer to B below and in addition no development shall be of a form that shall be adversely affected by natural hazards, or exacerbate natural hazards impacts beyond the site.
318	Queenstown Lakes District Council	Recreation Reserve	Lake Hawea-Albert Town Road, Albert Town Lot 1-2 DP 375247 For conditions refer to B below and in addition no development shall be of a form that shall be adversely affected by natural hazards, or exacerbate natural hazards impacts beyond the site.
319	Queenstown Lakes District Council	Local Purpose Reserve (Site for a Public Well)	Windmill Corner, McLennan Triangle Road, Hawea, Sec 96 Blk XII Lower Hawea SD.
320	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	Sledmere Drive Wakatipu Basin, Lot 207 DP 362057. No buildings permitted.
324	Queenstown Lakes District Council	Local Purpose Reserve (Access)	Lot 303 DP 329180. Larkins Way, Arthurs Point.
325	Queenstown Lakes District Council	Local Purpose Reserve (Access)	302 DP 329180. Larkins Way, Arthurs Point.
326	Queenstown Lakes District Council	Recreation Reserve	Erskine Street, Wakatipu Lot 301 DP 336365. For conditions refer to B below.
327	Queenstown Lakes District Council	Local Purpose (Cemetery)	SH6, Albert Town, Section 20 Blk V Lower Wanaka SD. No development shall be of a form that shall be adversely affected by natural hazards, or exacerbate natural hazards impacts beyond the site.
328	Queenstown Lakes District Council	Local Purpose (Cemetery)	Cardrona Valley Road, Cardrona, Section 6 Blk I Cardrona SD.
329	Queenstown Lakes District Council	Local Purpose (Cemetery)	Spence Road Wakatipu Basin, Pt Sec 62 BLK III Shotover SD Pt Sec 888R BLK III Shotover SD.
330	Queenstown Lakes District Council	Works Depot	Corner of Tenby and Conner Streets, Wanaka, Pt Secs 9-10 BLK XXXVII Wanaka. For conditions refer to C.62 below.

No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
331	Aurora Energy Limited	Electricity Substation and Ancillary Purposes	Cardrona Valley Road, Cardrona, Sec 1 SO 397170. For conditions refer to C.63 below.
332	Queenstown Lakes District Council	Sewage Pump Station	Lake Hayes # 1 Waste Water Pump Station, northern end of Lake Hayes. Lot 3 DP 15096. For conditions refer to C.64 below.
333	Queenstown Lakes District Council	Sewage Pump Station	Arrowtown Lake Hayes Road Waste Water Pump Station # 1, Recreation reserve, eastern side of Lake Hayes. Section 65 Block IX Shotover Survey District. For conditions refer to C.65 below.
334	Queenstown Lakes District Council	Sewage Pump Station	Lake Hayes # 3 Waste Water Pump Station In road reserve, State Highway 6, adjacent to Crown Land Block IX, Shotover Survey District at the south eastern corner of Lake Hayes. For conditions refer to C.66 below.
335	Queenstown Lakes District Council	Sewage Pump Station	Lake Hayes #4 Waste Water Pump Station In legal road reserve adjacent to Lot 235 DP329276 Lake Hayes Estate. For conditions refer to C.67 below.
336	Queenstown Lakes District Council	Wastewater Treatment and Disposal Purposes	Wanaka Airport. Lot 5 DP 340031. For conditions refer to C.68 below.
337	Aurora Energy Limited	Electricity Substation and Ancillary Purposes	Wanaka Substation - 39 Ballantyne Road, Wanaka, Lot 1 DP 12295. For conditions refer to C.69 below.
338	Aurora Energy Limited	Electricity Substation and Ancillary Purposes	Frankton Substation - Q71 Frankton-Ladies Mile Highway, Queenstown. Lot 1 DP 11785, Lot 1 DP 383378 and Lot 1 DP20596. For conditions refer to C.70 below.
339	Queenstown Lakes District Council	Local Purpose (Access) Reserve	Westview Road, Wanaka Lot 702 DP399076.
340	Queenstown Lakes District Council	Local Purpose (Access) Reserve	Forest Heights, Wanaka Lot 703 DP 392593.
341	Queenstown Lakes District Council	Recreation Reserve	Sherwin Avenue, Albert Town Lot 990 DP 413111. For conditions refer to B below.
342	Queenstown Lakes District Council	Recreation Reserve - Two Mile Water Treatment site	Sunshine Bay Recreation Reserve, Glenorchy – Queenstown Road, Glenorchy Rural, Sec, 2 SO 409197. For conditions refer to B below.
343	Queenstown Lakes District Council	Recreation Reserve	Spence Road, Wakatipu. Secs 158, 159 Block III Shotover SD. For conditions refer to B below.
344	Queenstown Lakes District Council	Recreation Reserve	Tucker Beach Road, Wakatipu Basin, Sections 1 -3 SO 409393, Section 73 Block II Shotover SD. For conditions refer to B below.



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No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
345	Queenstown Lakes District Council	Recreation Reserve, part Wastewater Pump Station	Rutherford Road, Wakatipu Basin Lot 3 DP 15096. For conditions refer to B below.
346	Queenstown Lakes District Council	Local Purpose Access Reserve	Church Road Hawea Flat, Lot 202 DP 375230.
347	Queenstown Lakes District Council	Local Purpose Access Reserve	Harris Place Luggate, Lots 203, 204 DP 375230.
348	Queenstown Lakes District Council	Local Purpose Esplanade Reserve, part Wastewater Pump Station	Luggate-Cromwell Road, Wanaka Rural Lots 400, 401, 402, 406 DP 361422. Church Road, Hawea Flat Lots 408, 409 DP 375230 Lots 410, 411, 412 DP 399292.
349	Queenstown Lakes District Council	Local Purpose Esplanade Reserve	Luggate-Cromwell Road, Wanaka Rural Lot 404 DP 361422, Church Road, Hawea Flat Lot 407 DP 375230.
350	Queenstown Lakes District Council	Local Purpose Access Reserve	Luggate-Cromwell Road Wanaka Rural Lot 200 DP 361422.
351	Queenstown Lakes District Council	Local Purpose Access Reserve	Luggate-Cromwell Road Wanaka Rural Lot 201 DP 361422.
352	Queenstown Lakes District Council	Recreation Reserve	Lagoon Avenue, Albert Town Lot 106 DP 358775. For conditions refer to B below.
353	Queenstown Lakes District Council	Local Purpose Reserve (Recreation).	Aubrey Road, Wanaka Town Lot 3 DP 347876.
354	Queenstown Lakes District Council	Local Purpose Reserve (Recreation)	Waimana Place Wanaka Town Lot 12 DP 301972. For conditions refer to B below.
355	Queenstown Lakes District Council	Local Purpose (Access) Reserve	Greenbelt Place Wanaka Lot 701 DP 399076.
356	Queenstown Lakes District Council	Recreation Reserve	Platinum Ridge Wanaka Lot 721 DP 399076. For conditions refer to B below.
357	Queenstown Lakes District Council	Local Purpose Access Reserve	Beacon Point Road Wanaka Lot 2 DP 325889 and Lot 117 DP27003.

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No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
358	Queenstown Lakes District Council	Local Purpose (Beautification Reserve)	Plantation Road, Wanaka Rural Lot 17 – 19 DP 300804 Lot 15 – 17 DP 302791.
359	Queenstown Lakes District Council	Local Purpose (Access) Reserve	McFarlane Terrace Wanaka Lot 98 DP 346120.
360	Queenstown Lakes District Council	Local Purpose (Access) Reserve	Willets Green Wanaka Lot 97 DP 346120.
361	Queenstown Lakes District Council	Recreation Reserve	Hikuwai Drive Wanaka Rural Lot 301 DP 348554. For conditions refer to B below.
362	Queenstown Lakes District Council	Recreation Reserve	Hikuwai Drive Wanaka Rural Lot 302 DP 348554. For conditions refer to B below.
363	Queenstown Lakes District Council	Local Purpose (Access) Reserve	Mount Iron Drive, Wanaka Town Lot 40 DP330084, Lot 74 DP 341635.
364	Queenstown Lakes District Council	Recreation Reserve	Ferry Hill Drive, Wakatipu Basin Lot 206 DP 357615. For conditions refer to B below.
365	Queenstown Lakes District Council	Recreation Reserve, part Water Pump Station and Bores	Onslow Road, Queenstown Rural, Lot 321 DP379403. For conditions refer to B below.
366	Queenstown Lakes District Council	Recreation Reserve	Orbell Drive, Queenstown Rural Lot 305 DP 330087. For conditions refer to B below.
367	Queenstown Lakes District Council	Recreation Reserve	Coal Pit Road, Gibbston Lot 1 DP 387152. For conditions refer to B below.
368	Queenstown Lakes District Council	Local Purpose Access Reserve	Hewson Crescent Hawea Lot 995 DP 372972.
369	Queenstown Lakes District Council	Recreation Reserve	Highview Terrace, Queenstown Lot 300 DP 365562. For conditions refer to B below.
370	New Zealand Transport Agency	State Highway Purposes	Roundabout at intersection of State Highway 6 and Eastern Access Road, Frankton Flats. As shown on District Plan Maps. For conditions refer to A below.
371	Queenstown Lakes District Council	Roading Purposes	Eastern Access Road and Road 2, Frankton Flats. As shown on District Plan Maps. For conditions refer to A below.
372	New Zealand Police	Police Purposes	5 Ballantyne Road, Wanaka Section 1 SO 451106 2132m <sup>2</sup> . For conditions refer to C.4 below.

No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
373	Queenstown Lakes District Council	Forestry Operations	Ben Lomond Forest Section 19 Block XX Shotover SD and Section 20 Block I Mid Wakatipu SD. For conditions refer to C71 below.
374	Queenstown Lakes District Council	Forestry Operations	Queenstown Hill Forest Section 2 SO 433650 and Section 2 SO 317364. For conditions refer to C71 below.
375	Queenstown Lakes District Council	Forestry Operations	Coronet Forest Lot 1 Deposited Plan 24277, Lot 1-2 Deposited Plan 21922, Section 24 Block XVII Shotover SD and Section 23 Block XVIII Shotover SD. For conditions refer to C71 below.
376	Queenstown Lakes District Council	Wanaka Sports and Events Facility	37 and 97 Ballantyne Road, Wanaka Part Lot 2 DP 303207 and Part Lot 2 DP 304424. For conditions refer to C72 below
377	Ministry of Education	Education Purposes	Shotover Primary School, Stalker Road, Frankton Ladies Mile Highway, Wakatipu Basin Lot 300 DP 459652. For conditions refer to C73 below.
378	Queenstown Lakes District Council	Local Purpose Reserve (Storm Water Detention & Treatment Ponds)	Rifleman Street Storm Water & Detention Ponds - Lot 998 DP 413111.
379	Queenstown Lakes District Council	Local Purpose Reserve – Storm Water Detention Basin.	Beacon Point Rd Storm Water Detention Basin - Lot 118 DP 27003.
380	Queenstown Lakes District Council	Local Purpose Reserve – Storm Water Detention Basin	Forrest Heights Storm Water Detention Basins. Lot 720 DP 399076.
381	Queenstown Lakes District Council	Storm Water Detention Basin	Waimana Place Storm Water Detention Basins. Lots 6 & 8 DP 301972 and Lot 12 DP 301972.
382	Queenstown Lakes District Council	Local Purpose Reserve (Soakage Pit)	Niger St Soakage Pit. Lot 901 DP 450893.
383	Queenstown Lakes District Council	Storm Water Soakage field	Maggies Way Storm Water Soakage Field. Lots 41, 42 & 43 DP 453936.
384	Queenstown Lakes District Council	Storm Water Drainage Basin	Coromandel St Storm Water Drainage Basin. Lots 5 – 8 DP 417176, Lot 2 DP 397620 and Lots 19 – 21 DP 354374.
385	Queenstown Lakes District Council	Storm Water Soak Pit	Stone St Road Reserve – Corner of Stone Street and Cardrona Valley Road, Wanaka.

## PART 5

## DESIGNATIONS 37

No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
386	Queenstown Lakes District Council	Storm Water Soak Pit	Alpha Close Road Reserve – Adjacent to 1 Alpha Close.
387	Queenstown Lakes District Council	Storm Water Soakage Basin	Pisa Rd Soakage Basin 2. Lot 80 DP 375230.
388	Queenstown Lakes District Council	Storm Water Soakage Pond	Lot 99 DP 445766.
430	Queenstown Lakes District Council	Storm Water Overflow Retention Basin	Lake Hayes Estate Overflow Retention. Lot 2 DP 457573.
431	Queenstown Lakes District Council	Storm Water Retention Basins	Butel Park Storm Water Detention Basins. Lot 107 DP 323992.
432	Queenstown Lakes District Council	Local Purpose Reserve (Storm Water Soak Pit)	Lot 101 DP 432070 – Evening Star Terrace, Arthurs Point.
433	Queenstown Lakes District Council	Storm Water Soakage Basin	Pigeon Place Storm Water Soakage Basin. Lot 12 DP 381643.
434	Queenstown Lakes District Council	Storm Water Pond	Threepwood Storm Water Pond. Lot 29 DP 378242 and Lot 33 DP 378242.
435	Queenstown Lakes District Council	Storm Water Dispersion Trench	Threepwood Storm Water Dispersion Trench 1. Lot 29 DP 378242 & Lot 36 DP 378242.
436	Queenstown Lakes District Council	Storm Water Dispersion Trench	Threepwood Storm Water Dispersion Trench 2. Lot 30 DP 378242.
437	Queenstown Lakes District Council	Storm Water Dispersion Trench	Threepwood Storm Water Dispersion Trench 3. Lot 30 DP 378242.
438	Queenstown Lakes District Council	Storm Water Dispersion Trench	Threepwood Storm Water Dispersion Trench 4. Lot 52 DP 378242.
440	Queenstown Lakes District Council	Waste Water Pump Station	Essex Avenue Wastewater Pump Station. Lot 103 DP 323992. For conditions see C.17 below.
441	Queenstown Lakes District Council	Waste Water Pump Station	Lake Hayes #6 Wastewater Pump Station. Lot 5 DP 316479 & Rutherford Rd Road Reserve. For conditions see C.17 below.
442	Queenstown Lakes District Council	Waste Water Pump Station	Lake Hayes #5 Wastewater Pump Station. Lot 511 DP 379403 – Widgeon Place Road Reserve. For conditions see C.17 below.

No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
443	Queenstown Lakes District Council	Waste Water Pump station	Remarkables Park No.1 Wastewater Pump Station. Lot 603 DP 24569. For conditions see C.17 below.
444	Queenstown Lakes District Council	Waste Water Pump Station	Atley Road Sewer Pump Station. Atley Road Rd Reserve. For conditions see C.17 below.
445	Queenstown Lakes District Council	Waste Water Pump Station	Tucker Beach Wastewater Pump Station. Lot 18 DP 430336. For conditions see C.17 below.
446	Queenstown Lakes District Council	Waste Water Pump Station	Threepwood Wastewater Pump Station #7. Lot 21 DP 437509. For conditions see C.17 below.
447	Queenstown Lakes District Council	Waste Water Pump Station	Threepwood Wastewater Pump Station #1. LOT 30 DP 378242. For conditions see C.17 below.
448	Queenstown Lakes District Council	Waste Water Pump Station	Threepwood Wastewater Pump Station #2. LOT 30 DP 378242. For conditions see C.17 below.
449	Queenstown Lakes District Council	Waste Water Pump Station	Lot 12 DP 386956. For conditions see C.17 below.
450	Queenstown Lakes District Council	Road Reserve (Waste Water Pump Station)	Hikuwai Drive Wastewater Pump Station. For conditions see C.17 below.
451	Queenstown Lakes District Council	Waste Water Pump Station	Waimana Place Waste Water Pump Station. Lot 2 DP 361520. For conditions see C.17 below.
453	Queenstown Lakes District Council	Local Purpose Esplanade Reserve & Waste Water Pump Station.	Church Road Wastewater Pump Station. Lot 408 DP 375230. For conditions see C.17 below.
454	Queenstown Lakes District Council	Waste Water Pump Station	Harris Place Wastewater Pump Station. Lot 303 DP 375230, Harris Street Road Reserve, Luggate. For conditions see C.17 below.
455	Queenstown Lakes District Council	Storm Water Soakage Basin	Pisa Road Soakage Basin 1, Lot 501 DP 375230.
456	Queenstown Lakes District Council	Waste Water Pump Station	Pisa Road Wastewater Pump Station. Lot 301 DP 361422 – Pisa Rd Reserve. For conditions see C.17 below.
457	Queenstown Lakes District Council	Waste Water Pump Station	Riverbank Road Wastewater Pump Station. Riverbank Rd Road Reserve & Part Lot 4 DP 15016. For conditions see C.17 below.

No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
458	Queenstown Lakes District Council	Waste Water Pump Station	Albert Town-Lake Hawea Road No. 2 Wastewater Pump Station. Albert Town – Lake Hawea Road Reserve. For conditions see C.17 below.
459	Queenstown Lakes District Council	Waste Water Pump Station	Albert Town-Lake Hawea Road No. 1 Wastewater Pump Station. Unformed Legal Road. For conditions see C.17 below.
460	Queenstown Lakes District Council	Waste Water Pump Station	Domain Road Wastewater Pump Station, "Timsfield". Domain Rd Road Reserve. For conditions see C.17 below.
461	Queenstown Lakes District Council	Waste Water Pump Station	Wanaka-Luggate Highway No.1 Wastewater Pump Station. Lot 104 DP 412843. For conditions see C.17 below.
462	Queenstown Lakes District Council	Storm Water Soak Pit	Nichol Street Soak Pit, Lake Hawea. Lot 45 DP311348.
463	Queenstown Lakes District Council	Water Bores & Pump Station	Arthurs Point Water Bores, Oxenbridge Tunnel Road. Section 1 SO 322786. For conditions see C.17 below.
464	Queenstown Lakes District Council	Local Purpose Reserve (Water Booster Pump Station)	Lake Hayes Estate Water Booster Pump Station. Lot 322 DP 380680. For conditions see C.17 below.
465	Queenstown Lakes District Council	Water Pump Station and Water Bores	Lake Hayes Estate Water Pump Station & Bores. Lot 321 DP 379403. For conditions see C.17 below.
466	Queenstown Lakes District Council	Water Pump Station	Glenda Drive Water Pump Station – Glenda Drive Road Reserve. Corner of Glenda Drive and SH6A. For conditions see C.17 below.
467	Queenstown Lakes District Council	Booster Water Pump Station	Marina Drive Booster Water Pump Station. Corner of Marina Drive and Frankton Rd. For conditions see C.17 below.
468	Queenstown Lakes District Council	Water Pump Station	Panners Way Water Pump Station – Panners Way Road Reserve opposite 10 Panners Way. For conditions see C.17 below.
469	Queenstown Lakes District Council	Water Pump Station	Lomond Crescent Water Pump Station – Lomond Crescent Road Reserve, opposite 89 Lomond Crescent. For conditions see C.17 below.
470	Queenstown Lakes District Council	Water Pump Station	Lot 200 DP 357765 - Middleton Rd Water Pump Station. For conditions see C.17 below.
471	Queenstown Lakes District Council	Booster Water Pump Station	Balmoral Drive Booster Water Pump Station. Balmoral Road Reserve. Corner Balmoral Drive and Milward Place. For conditions refer to C.17 below.
472	Queenstown Lakes District Council	Booster Water Pump Station	Threepwood Water Booster Pump station. Threepwood Road. Lot 53 DP 378242 Threepwood Road, Lot 30 DP 378242. For conditions see C.17 below.

No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
473	Queenstown Lakes District Council	Booster Water Pump Station	Highview Terrace Booster Water Pump station. Highview Terrace Road Reserve adjacent to 47 Highview Terrace. For conditions see C.17 below.
474	Queenstown Lakes District Council	Water Pump Station	Broadview Rise Water Pump Station. Fernhill Road Reserve. Corner of Broadview Rise and Fernhill Road. For conditions see C.17 below.
475	Queenstown Lakes District Council	Water Pump Station	Quail Rise Water Reservoir. Lot 1 DP 469901 & Lot 300 DP 457085. For conditions see C.17 below.
476	Queenstown Lakes District Council	Local Purpose Reserve Water Reservoir	Goldfield Heights No.1 Water Reservoir. Section 1 SO 317364.
477	Queenstown Lakes District Council	Water Reservoir	Lomond Crescent Water Reservoir. Ben Lomond Track Road Reserve.
478	Queenstown Lakes District Council	Local Purpose Reserve (Water Reservoir)	Remarkables View Water Reservoirs. Lot 102 DP 3577658.
479	Queenstown Lakes District Council	Water Intake	Beacon Point Water Intake. Section 59 Block XIV Lower Wanaka SD. For conditions see C.17 below.
480	Queenstown Lakes District Council	Water Intake	Western Water Intake. Section 46 Block III Lower Wanaka SD. For conditions see C.17 below.
481	Queenstown Lakes District Council	Water Bores, & Pump Station, and Treatment Facility.	Luggate Bores. Lot 1 DP 462959. For conditions see C.17 below.
482	Queenstown Lakes District Council	Booster Water Pump Station	Heaton Park Road Booster Pump Station Adjacent to 6/267 Studholme Road Lot 13 DP 350624. For conditions see C.17 below.
483	Queenstown Lakes District Council	Local Purpose Reserve (Booster Water Pump Station)	Hidden Hills Water Booster Pump Station. Lot 38 DP 412843. For conditions see C.17 below.
484	Queenstown Lakes District Council	Water Pump and Intake	Glendhu Bay Water Intake. Section 2 Block XV Lower Wanaka SD & Pt Section 3 BLK XV Lower Wanaka SD. For conditions see C.17 below.
485	Queenstown Lakes District Council	Water Bore and Pump	Wanaka Airport Water Bore. Lot 1 DP 341605 and Lot 5 DP 23517. For conditions see C.17 below.
486	Queenstown Lakes District Council	Water Reservoirs	Luggate Water Reservoirs. Lot 2 DP 342167. For conditions see C.17 below.

No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
490	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	Anderson Road, Wanaka, Lot 41 DP 22308 and Lot 40 DP 22307 &. Lot 19 DP 24744.
491	Queenstown Lakes District Council	Esplanade Reserve	Wicklow Terrace, Albert Town, Section 1 SO 415060.
492	Queenstown Lakes District Council	Local Purpose Reserve	Bevan Place, Wanaka, lot 107 DP 387159. For conditions refer to B below.
493	Queenstown Lakes District Council	Reserve for Public Purposes	Capel Ave, Hawea, Lot 193 DP 9712. For conditions refer to B below.
494	Queenstown Lakes District Council	Local Purpose Reserve (Public Hall)	Cardrona Valley Road, Section 10 Block 1 Cardrona SD & LOT 1 DP 411508. For conditions refer to B below.
495	Queenstown Lakes District Council	Cardrona Hall Toilets	Cardrona Valley Road, Section 1 Block XI Town of Cardrona. For conditions refer to B below.
496	Queenstown Lakes District Council	Recreation Reserve	Albert Town, Section 1 SO 431144. For conditions see B below.
497	Queenstown Lakes District Council	Local Purpose Reserve (Access)	Centre Crescent, Wanaka, Lot 707 DP 454163 & Minaret Ridge, Wanaka, Lot 708 DP 470822.
498	Queenstown Lakes District Council	Recreation Reserve	Minaret Ridge, Wanaka, Lot 714 DP 470852 and Lot 723 473192 and Lot 722 DP 412667. For conditions see B below.
499	Queenstown Lakes District Council	Local Purpose Reserve (Access).	Infinity Drive, Wanaka, Lot 704 DP 412667, Forrest Heights, Wanaka, Lot 705 DP 412667.
500	Queenstown Lakes District Council	Local Purpose Reserve (Accessway)	Aubrey Road, Wanaka, Lot 105 DP 412843 & Lot 38 DP 412843.
506	Queenstown Lakes District Council	Local Purpose Reserve (Access)	Mt Gold Accessway, Wanaka, Lot 125 DP 425615.
507	Queenstown Lakes District Council	Local Purpose Reserve	Newcastle Road Accessway, Lot 2 DP 380587.
509	Queenstown Lakes District Council	Local Purpose Reserve (Access)	Penrith Park, Lot 2 DP 325889 and Lot 116 – 117 DP 27003.
510	Queenstown Lakes District Council	Local Purpose Reserve (Walkway)	Tania Terrace Walkway, Alberttown, Lot 12 DP 24481.



No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
511	Queenstown Lakes District Council	Recreation Reserve	Upton Street, Wanaka, Section 1 SO 24567. For conditions see B below.
514	Queenstown Lakes District Council	Local Purpose Reserve (Access)	West Meadows Drive, Wanaka, Lot 1000, DP 417176.
515, 516	Queenstown Lakes District Council	Recreation Reserve	West Meadows Drive, Wanaka, Lot 902 DP 442803 & Lot 97 DP 417176. For conditions see B below.
517	Queenstown Lakes District Council	Recreation Reserve	Section 14 SO Plan 347712. For conditions see B below.
519	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	Kerry Drive, Queenstown, Lot 602 DP 306902.
520	Queenstown Lakes District Council	Recreation Reserve	Bell Bird Lane, Lot 13 DP 25238. For conditions see B below.
521	Queenstown Lakes District Council	Recreation Reserve	Arrow Junction Road, Section 1 SO 448666. For conditions see B below.
522, 523, 524	Queenstown Lakes District Council	Recreation Reserve, Local Purpose Reserve (Child Care Centre), Local Purpose Reserve (Education)	Brecon Street, Queenstown, Section 1 SO 24368 Section 1 SO 24543 and Section 2 SO 21533. For conditions refer to B below.
525	Queenstown Lakes District Council	Esplanade Reserve	Section 1 & 2 SO 410336.
527	Queenstown Lakes District Council	Civic Offices	Memorial Street, Queenstown, Part Section 7 Block XXIII Town of Queenstown, Section 3 Block XXIII Town of Queenstown. Section 4 Block XXIII Town of Queenstown. Section 5 Block XXIII Town of Queenstown.
530	Queenstown Lakes District Council	Local Purpose Reserve (Esplanade)	Lakes Hayes, Lot 4 DP 22389.
532	Queenstown Lakes District Council	Glenorchy Fire Station	Section 11 Block XIV Town of Glenorchy. For conditions refer to B below.
533	Queenstown Lakes District Council	Glenorchy Town Hall	Mull Street, Glenorchy, Section 1560R Block XII Town of Glenorchy. For conditions refer to B below.

No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
534	Queenstown Lakes District Council	Recreation Reserve	Glenorchy Village Green, Lot 5 DP 12433, Lots 1 and 2 DP 12433. For conditions see B below.
535	Queenstown Lakes District Council	Recreation Reserve	Hansen Road, Section 1 SO 438045. For conditions see B below.
536	Queenstown Lakes District Council	Recreation Reserve	Howards Drive, Lot 3 DP 447156. For conditions see B below.
537	Queenstown Lakes District Council	Recreation Reserve	Jacks Point Reserve, Lot 13 (Recreation Reserve) DP 364700. Refer to Conditions B.
538	Queenstown Lakes District Council	Recreation Reserve	Jubilee Park, Queenstown, Lot 2 DP 316049. For conditions see B below.
539	Queenstown Lakes District Council	Local Purpose Reserve (Esplanade)	Kawarau River Esplanade Reserve, Lot 1 DP 447906. & Lot 2 DP 447906.
540	Queenstown Lakes District Council	Recreation Reserve	Marina Drive, Queenstown, Lot 44 DP 20704. For conditions see B below.
541	Queenstown Lakes District Council	Recreation Reserve	Marina Drive, Queenstown, Lot 28 DP 20687 and Lot 27 DP 19872. For conditions see B below.
542	Queenstown Lakes District Council	Recreation Reserve	Marshall Park, Sections 16-19 Block IX Town of Arrowtown. For conditions see B below.
543	Queenstown Lakes District Council	Local Purpose Reserve (Access)	McBride Street, Frankton, Section 36 Block XV Town of Frankton.
544	Queenstown Lakes District Council	Local Purpose Reserve (Esplanade)	Mill Creek Reserve, Lot 1 DP 20999, Lot 3 DP 25912, Lot 5 DP 25912, Lot 6 DP 23930, Lot 7 DP 23930, Lot 2 DP 24721, Lot 2 DP 24886, Lot 2 DP 22359, Lot 2 DP 22496, Lot 2 DP 21682, Lot 4 DP 460171, Lot 3 DP 21475, Lot 6 DP 24721.
545	Queenstown Lakes District Council	Recreation Reserve	Millbrook Cricket Ground, Section 8 SO 434963. For conditions see B below.
546	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	Oban Street, Glenorchy, Lot 46-52 DP 23959, Lot 1 DP 434815, Lot 3 DP 435250.
547	Queenstown Lakes District Council	Recreation Reserve	Paddy Burton Memorial Park, Lot 1 DP 311236, Section 4 Block XLI Town of Queenstown. For conditions see B below.
548	Queenstown Lakes District Council	Local Purpose Reserve (Tree Planting)	Panorama Terrace, Lot 8 DP 20477.

## PART 5

## DESIGNATIONS 37

No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
549	Queenstown Lakes District Council	Recreation Reserve	Peregrine Place, Lot 17 DP 21185. For conditions see B below.
550	Queenstown Lakes District Council	Local Purpose Reserve (Esplanade)	Precipice Creek, Lot 19 DP 379201.
553	Queenstown Lakes District Council	Recreation Reserve	Tipperary Place, Arrowtown, Lot 41 DP 23953. For conditions see B below.
555	Queenstown Lakes District Council	Local Purpose Reserve (Tree Planting)	Arrow Junction, Lots 9-12 DP 22920.
556	Queenstown Lakes District Council	Recreation Reserve	Queenstown Village Green, Lot 1 DP 20875. For conditions see B below.
557	Queenstown Lakes District Council	Recreation Reserve	Williams Street, Fernhill, Lot 62 DP 12873. For conditions see B below.
558	Queenstown Lakes District Council	Recreation Reserve	Edinburgh Drive, Queenstown, Lot 78 DP 22322. For conditions see B below.
561	Queenstown Lakes District Council	Recreation Reserve	Section 10 BLK XVIII TN of Queenstown (corner Gorge Road and Stanley Street). For conditions refer to B below.
562	Queenstown Lakes District Council	Local Purpose Reserve (Recreation)	4 Achillies Place, Wanaka, Lot 22 DP 24744. For conditions refer to B below.
563	Queenstown Lakes District Council	Local Purpose Reserve (Access)	Peninsula Bay, Wanaka, Lot 711 DP 420307.
564	Queenstown Lakes District Council	Recreation Reserve	Sherwin Avenue, Albertown, Lot 997 DP 463085, Lot 998 DP 472137. For conditions see B below.
566	Aurora	Electricity Substation and Ancillary Purposes	Camp Hill Substation (RM141053) For conditions refer to C below.
567	Aurora	Electricity Substation and Ancillary Purposes	Jacks Point (081287). For conditions refer to C.77 below.
568	Aurora	Electricity Substation and Ancillary Purposes	Closeburn Substation - Glenorchy Queenstown Road near Bobs Cove. Section 1 SO 24959. For conditions refer to C below.
569	Aurora	Electricity Substation and Ancillary Purposes	Fernhill Substation - Wynyard Crescent, Fernhill. Section 1 SO 24322. For conditions refer to C below.

No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
570	Aurora	Electricity Substation and Ancillary Purposes	Queenstown Substation (RM120701). For conditions refer to C.75 below.
571	Aurora	Electricity Substation and Ancillary Purposes	Riverbank Road (RM120328). For conditions refer to C.78 below.
572	Aurora	Electricity Substation and Ancillary Purposes	Commonage Substation (071118). For conditions refer to C.76 below.
573	Aurora	Electricity Substation and Ancillary Purposes	Remarkables Substation - Kawarau Road. Lot 4 DP 349682. For conditions refer to C.79 below.
574	Aurora	Electricity Substation and Ancillary Purposes	Dalefield Substation - Malaghans Road Part Lot 2 DP 26713, marked as A on DP 3000596. For conditions refer to C.79 below.
575	Aurora	Electricity Substation and Ancillary Purposes	Arrowtown Substation (RM110323). For conditions refer to C.74 below.
577	Ministry of Education	Education Purposes	Makarora Primary School, 31 Rata Street Makarora. Pt Section 4688 BLK 1 Mckerrow SD
580	Aurora	Electricity Regulators and Ancillary Purposes	Glenorchy Regulators - Glenorchy/Queenstown Road. Part Run 346D and Section 28 SO 19501. For conditions refer to C.79 below.
581	Aurora	Electricity Substation and Ancillary Purposes	Coronet Peak Substation - Coronet Peak Station Road Reserve. For conditions refer to C.79 below.
582	Queenstown Lakes District Council	Waste Water Pump Station	Alice Burn Drive No.1 Wastewater Pump Station. Lot 501 DP 375230. For conditions see C.17 below.
584	Ministry of Education	Education Proposes	Relocation of Wakatipu High School, 48 Hawthorn Drive, Queenstown. Section 1-2 Survey Office Plan 456218 held on Computer Freehold Register 602858 (RM130877) For conditions refer to C.81 below.
585	Queenstown Lakes District Council	Recreation Reserve (Sports and Recreation Centre)	Country Section 38 Block VII Shotover Survey District and Lot 43 Deposited Plan 12741. For Conditions refer to B and C.85 below.
586	Queenstown Lakes District Council	Waste Water Pump Station	Nichol Street Wastewater Pump Station. Lot 45 DP 311348. For conditions see C.17 below.
587	Queenstown Lakes District Council	Queenstown Town Centre Arterial	Queenstown Town Centre Arterial Route as shown on the District Plan web mapping application. For conditions, refer to A8 below.

No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
588	Ministry of Education	Primary School and Early Childhood Education	3 Grace Wright Drive Wanaka. Lot 998-999 Deposited Plan 489349. For conditions, see C.83 below.
589	Ministry of Education	Education Purposes	85 Howdens Drive, Jacks Point, Queenstown, Section 1 SO 533752 For conditions, see C.84 below.
590	Queenstown Lakes District Council	Sewage Pump Station	Road reserve opposite Lot 4 DP 339486 on the Wanaka-Luggate Highway. For conditions refer to C.87 below.
591	Queenstown Lakes District Council	Kingston Water Supply and Treatment Plant	59 Glen Nevis Station Road, Kingston. Sections 1-5 SO332816. For conditions refer to C.88 below.

## A Roads

### A2. New Zealand Transport Agency

The designation provides for the New Zealand Transport Agency, either itself or through its agents, to control, manage and improve the state highway network, State Highways No 6, 6A and 84 including planning, design, research, construction and maintenance relating to all land within the designation. Such activities may also involve, but not necessarily be limited to, realigning the road, altering its physical configuration, culverts, bridges and associated protection works.

### A3. Limited Access Roads

Those sections of State Highway which are declared limited access are:

- a. SH No 6 from Brady Creek Bridge to Wharf Creek Bridge;
- b. SH No 6 from the Neck to Lake Hawea (control dam);
- c. SH No 6 from Hawea to Mount Iron;
- d. SH No 6 from Mt Iron to SH8A Intersection;
- e. SH No 6 from the intersection with SH8A, Luggate to Gravelly Gully;
- f. SH No 6 from Gentle Annie Bridge (Kawarau Gorge) to Nevis Bluff;
- g. SH No 6 from Nevis Bluff to Kawarau River;
- h. SH No 6 from Lake Hayes to Shotover River;
- i. SH No 6 from Shotover River to Frankton;
- j. SH No 6 from SH6 the intersection to Wye Creek Bridge;
- k. SH No 6 Kingston Section;
- l. SH No 6A from Frankton to Queenstown (east);
- m. SH No 6A from Frankton to Queenstown (west);
- n. SH No 84 from SH6 to Wanaka.

Those sections of State Highway which are proposed limited access are as follows:

- a. SH No 6 from Hayes Creek to Swift Burn.

The objective of this control is to protect and maintain the safety and high level of traffic service on these important routes which may otherwise be adversely affected by traffic generation of property alongside. Existing legislation controls conditions relating to access to and from land adjoining Limited Access Roads. The effect is to prevent the proliferation of new access points and to reduce the number of accesses and volumes of traffic using them.

Consent under the provisions of the Government Rounding Powers Act 1989 is required for access for subdivision purposes and may be required for other development of land adjacent to Limited

Access Roads (LAR). The New Zealand Transport Agency should be consulted initially with respect to development along LAR.

#### **A4. Conditions for Designation # 370 - Roundabout at intersection of State Highway 6 and Eastern Access Road**

1. NZTA shall meet the reasonable costs associated with amending the Manapouri Beech Investments /FM Custodians Ltd easement instrument (including survey, legal (including Manapouri Beech Investments and FM Custodians reasonable legal costs) and registration costs) and the construction of the access from SH6 to the Manapouri Beech Investments and FM Custodians Ltd sites (Lots 1 and 2 DP 23542).
2. NZTA shall construct the SH6 roundabout to the standard required to ensure that there will not be any re-work required (other than removal of kerbing) on the roundabout when it comes to build the additional road expected to connect to this roundabout at some future date (shown on Plans I 1009-1264-5a dated March 2011 (Sheets 1 to 4). Subject to compliance with all of NZTA's statutory and other legal obligations in relation to permitting connection to the State highway, private landowners north of SH6 have the right to connect a fourth leg to the roundabout (subject to NZTA approval of connection design and standard of construction).

#### **A5. Conditions for Designation # 371 - Eastern Access Road and Road 2**

1. That the Arrow Irrigation water race within the area affected by the designation be protected from the effects of the designation works in a manner that allows its ongoing operation. For the purposes of this condition "protect" includes maintenance of crossing rights equivalent to existing rights and maintenance of water flow capacity.
2. The proposed works will be constructed generally in accordance with Plans 1009-1264-5a dated March 2011 (Sheets 1 – 4 [attached at the back of Appendix 1 – Designations]).
3. Prior to commencement of works, QLDC shall submit to Council for review and approval a Construction Management Plan addressing the following matters:
  - a. control of dust;
  - b. silt and sediment control;
  - c. construction noise;
  - d. traffic management;
  - e. hours operation; and
  - f. protection of the Arrow Irrigation scheme.

As part of this plan details shall be provided to:

- a. demonstrate how access will be retained to adjoining properties throughout the construction process;
- b. establish processes to mitigate and address potential adverse effects from dust, noise and other construction activity occurring as a result of the construction process on the existing operations of the Shotover Garden Centre.

Once approved the Construction Management Plan must be complied with throughout the duration of works.

4. Prior to the movement of any letter boxes QLDC shall liaise with the relevant landowner and ensure any new proposed locations are identified in consultation with the landowner and provides compliance with any New Zealand Post requirements.
  - 4.1 The final design road levels are to be provided to the owners of Lots 14 and 15 DP 304345, Lot 12 DP 22121 and Lot 4 DP 374540 for approval prior to the lodgement of any consents or engineering approvals or the commencement of works.
  - 4.2 The owners of Lots 14 and 15 DP 304345, Lot 12 DP 22121 and Lot 4 DP 374540 are to respond to the Council within 5 working days of receiving the final design road levels. Consideration of the final design road levels shall be limited to:
    - a. Minimisation of stormwater overflow;
    - b. Maintenance of practical access gradients.

Approval of the final design road levels shall not be unreasonably withheld. In this respect, it shall be unreasonable for the owners of Lots 14 and 15 DP 304345, Lot 12 DP 22121 and Lot 4 DP 374540 to raise design concerns other than those relating to direct effects on their land.

- 4.3 The final design shall be accompanied by a stormwater management plan for roading within the designation demonstrating how stormwater will be collected and drained from impervious areas and the protection of adjoining land against inundation.
- 4.4 Notwithstanding any other provisions in this clause, or the advice note, if approval is not forthcoming from any of the owners of Lots 14 and 15 DP 304345, Lot 12 DP 22121 and Lot 4 DP 374540, the Council shall be entitled to determine the appropriate final design road levels.

Advice Note: The parties acknowledge that minimisation of stormwater overflow is an ongoing management issue particularly with respect to the Queenstown Central Limited land which is at a lower level than the Shotover Park Limited land. The parties acknowledge the Council's intention to prepare a stormwater catchment plan for the Frankton Flats which will among other things address the collection and drainage of water from impervious areas with particular regard to secondary overflow paths in major storm events and to the extent reasonably practicable, the protection of adjoining land against inundation.

5. If koiwi (human skeletal remains), waahi taoka (resource of importance), waahi tapu (place or feature of special significance) or artefact material are discovered, then work shall stop to allow a site inspection by the appropriate runanga and their advisors, who would determine whether the discovery is likely to be extensive and whether a thorough site investigation is required. Materials discovered should be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to their removal or preservation. Historic Places Trust and NZ Police should be contacted so that appropriate arrangements can be made.
6. QLDC shall construct the EAR/Road 2 roundabout as a four leg roundabout including provision for kerb and channel for the future connection to local roads to the south and



west expected to connect to this roundabout, as indicated on Plans 1009-1264-5a dated March 2011 (Sheets 1 to 4).

7. QLDC shall, at the same time as constructing the Eastern Access Road construct the intersection (including all kerb and channelling) that will provide the access from the Eastern Access Road to the Future Access Road to Lot 1 DP23542 in the general location identified on the plan referenced on Plans 1009-1264-5a dated March 2011 (Sheets 1 to 4).
8. Except as modified by the conditions below, the Eastern Access Road project shall be undertaken in general accordance with the Notice of Requirement dated 16 August 2016 and supporting documents, being:
  - (a) Assessment of Environmental Effect Report;
  - (b) Appendices A to L attaching to the AEE Report.
  - (c) Further Information Response dated 16 September and 3 October 2016
9. A copy of the documents listed in Condition 8 must be kept on site at all times during the construction period.
10. This designation shall lapse 5 years after being included in the Queenstown Lakes District Plan under section 175 of the Resource Management Act 1991.
11. The extent of the designation is identified on the plans titled "Road Corridor Plans" (attached as Appendix H to the notice of requirement). As soon as practicable after the opening of the road to the public, the Requiring Authority shall:
  - (a) Review the area designated for the Eastern Access Road project;
  - (b) Identify any areas of designated land that are not owned by the Requiring Authority and that are no longer necessary for the ongoing operation or maintenance of the project or for ongoing mitigation measures; and
  - (c) Give notice to the Council in accordance with section 182 of the Resource Management Act
  - (d) 1991 for the removal of those parts of the designation identified above.

#### **Pre-Construction Phase**

12. The Requiring Authority shall, at least 5 working days prior to the commencement of construction, notify the Council and all immediately adjoining landowners in writing of the commencement of construction activities.

#### **Construction Management Plan**

13. The Requiring Authority shall, at least 15 working days prior to the commencement of construction, submit a Construction Environmental Management Plan (CEMP) to the Principal: Resource Management Engineer, Queenstown Lakes District Council for review and approval. The CEMP shall include:

- (a) A staging plan, identifying the construction of each phase of the road and the anticipated timeframe and scheduling for the construction works, including dates and hours of operation;
- (b) Details of all actions undertaken to store, control and dispense of hazardous substances, including:
  - i. That all hazardous substance storage or re-fuelling areas will be contained in such a manner so as to prevent the discharge of contaminants;
  - ii. That all machinery is regularly maintained in such a manner so as to minimize the potential for leakage of contaminants;
  - iii. That no machinery is cleaned or stored within 50 metres of any ephemeral or permanent watercourse, and all contaminants (e.g. fuel, hydraulic oils, lubricants etc.) are removed at the end of the construction period;
  - iv. The location of onsite spill kits and personnel trained in their use and operation;
  - v. Where toilet facilities are not hard-plumbed to reticulated wastewater systems, that all wastewater/sewage shall be securely contained and disposed of at an appropriate offsite waste facility; and

#### **Airport Safety Management Plan**

14. The Requiring Authority shall, at least 15 working days prior to the commencement of construction, submit an Airport Safety Management Plan (ASMP) to the Team Leader Resource Consents, Queenstown Lakes District Council for review and approval. The objective of the ASMP is to provide guidance on the environmental management for construction of the Eastern Access Road, and to avoid, remedy or mitigate any adverse environmental effects associated with the construction of the Eastern Access Road on the activities or operations of Queenstown Airport. The ASMP shall make specific reference to the following items:
- (a) Control of dust emissions, noting that the proximity of the site to the Queenstown Airport runway means that proactive measures should be employed;
  - (b) Control of pools of standing water in order to avoid any potential attraction of birds to the site;
  - (c) Control of rubbish and litter so as to ensure it is unable to become airborne and create a safety concern for approaching or departing aircraft at Queenstown Airport;
  - (d) Any temporary lighting of the site that may be required during construction, and the detail as to how any potential glare effects will be actively managed to avoid impacting on aircraft operations at Queenstown Airport; and
  - (e) A specific methodology developed in consultation with the Queenstown Airport Corporation for managing any effects on the Queenstown Airport Approach and Land Use Obstacle Limitation Surfaces, including specific plant and machinery proposed to be used for the construction proposed. For the avoidance of doubt, potential obstacles could include lighting poles, cranes, and trucks with tipping

buckets. There should also be reference to a process for identifying any potential obstacles and for verifying their acceptability to QAC.

#### **Construction Noise and Vibration Management Plan**

15. The Requiring Authority shall, at least 15 working days prior to commencement of construction, submit a Construction Noise and Vibration Management Plan (CNVMP) to the Principal: Resource Management Engineer, Queenstown Lakes District Council for review and approval. The objective of the CNVMP is to provide guidance on how the standards referred to in Conditions 33 and 34 will be met. The CNVMP shall:
- (a) Be prepared by a suitably qualified and experienced acoustic consultant;
  - (b) Contain methods, including in relation to machinery, to ensure that construction noise and vibration complies with the standards referred to in Conditions 33 and 34;
  - (c) Provide guidance as to appropriate instances of night time excavation and construction;
  - (d) Provide templates and wording for leaflet drops; and
  - (e) Contain details of equipment and methods for noise and vibration monitoring and recording, which shall be made available to the Council on request.

#### **Dust Management Plan**

16. The Requiring Authority shall, at least 15 working days prior to commencement of construction, submit a Dust Management Plan (DMP) to the Principal: Resource Management Engineer, Queenstown Lakes District Council, for review and approval. The objective of the DMP is to provide guidance as to the mitigation of dust during construction, including:
- (a) Using water sprays or water tankers to dampen haulage routes, stockpiles and all other exposed work areas;
  - (b) Vegetation/sealing of exposed areas if these are to be left for longer than one month;
  - (c) Application of loose aggregate or gravels to minimise exposure of fines on main haul routes, permanent emergency access track and benches; and
  - (d) Location of stockpiles away from areas exposed to wind, and construction of wind breaks around stockpiles, where practicable.

#### **Stormwater**

17. The Requiring Authority shall, at least 15 working days prior to commencement of construction, submit to Principal: Resource Management Engineer, at Queenstown Lakes District Council final detailed design plans and calculations for the proposed stormwater networks and outfalls for review and approval. The plans and calculations shall confirm capacity to drain the future upstream developable areas.

18. The Requiring Authority shall, at least 15 working days prior to commencement of construction, submit a Stormwater Management Plan (SMP) to the Principal: Resource Management Engineer, Queenstown Lakes District Council for review and approval. The objective of the SMP is to provide measures to control sediment levels in runoff, protect the land surface from erosion, and minimise areas of standing water so that birds are not attracted to the site during construction. The SMP shall meet or exceed guidelines and criteria contained in “A Guideline to Earthworks in the Queenstown Lakes District” (published by the Council, 1 July 2014).

#### **Temporary Traffic Management Plan**

19. The Requiring Authority shall, at least 15 working days prior to commencement of construction, submit a Temporary Traffic Management Plan (TTMP) to the Principal: Resource Management Engineer, Queenstown Lakes District Council for review and approval. The objective of the TTMP is to provide details as to the management of construction traffic on the site, and at site access points, and shall also identify how general traffic will be managed to avoid adverse effects on adjoining roads and properties during construction. The TTMP shall include:
  - (a) Procedures for the establishment and disestablishment of all construction machinery and facilities to and from the site where this involves the use of the public roading network;
  - (b) Details of traffic management systems for all vehicles entering and exiting the site to and from the public roading network, including details of number of staff, subcontractors and other personnel (eg. engineers, principal, authorities) anticipated daily work hours and work days;
  - (c) Suitable site warning signage to be in place on the public roading network in both directions from the site entrance;
  - (d) Identification of the appropriate roads and or accesses (such as temporary haul routes) for construction traffic;
  - (e) Truck loading/unloading areas and procedures, including an outline of the materials to be delivered;
  - (f) Road remediation on the public roading network once works are complete; and
  - (g) Management of pedestrian and cycling routes and access to private properties during construction consistent with section 4 of the Construction Effects Assessment.

#### **Communications Plan**

20. The Requiring Authority shall, at least 15 working days prior to the commencement of construction, prepare a Communication Plan. The objective of the Communication Plan is to set out a framework to ensure appropriate consultation is undertaken with adjoining property owners and occupiers during the Eastern Access Road construction period. The Communication Plan shall include, but not be limited to:
  - (a) The Requiring Authority’s methods for and frequency of communication with adjoining property owners and occupiers and the general public, including written and verbal communication, public notices, advertisements and signage;

- (b) Specific communication methods regarding safety, as may be required (including in relation to Queenstown Airport and river users);
- (c) Procedures for monitoring and compliance; and
- (d) Procedures for addressing matters of non-compliance with the Requiring Authority in the first instance, and then the Council, including making a record of the date and time of complaints received, the nature (cause and effect) of complaints received, and details as to the steps taken to resolve the complaints).

### **Lighting**

- 21. The Requiring Authority shall, at least 15 working days prior to commencement of construction, submit to the Principal Resource Management Engineer at QLDC for approval a lighting plan, prepared in consultation with the Queenstown Airport Corporation. This plan shall specify the lighting for all roads and pedestrian access in accordance with Council's road lighting policies and standards, including the Southern Light lighting strategy.
- 22. All lighting shall be designed and screened as far as is practicable to reduce the amount of lighting overspill and illumination on adjoining sensitive land uses (e.g. the Airport and residential activities).

### **General**

- 23. The Requiring Authority shall undertake construction in accordance with the Plans and Management Plans required by Conditions 13-21.

### **Street Furniture, Pedestrian Crossings, Street Furniture, Pedestrian Pavement Design and Structures**

- 24. The Requiring Authority shall submit to the Team Leader - Resource Consents, and the manager responsible for street furniture, Queenstown Lakes District Council a Street Furniture Plan (SFP) for approval at least 20 working days prior to the footpath surfacing construction stage as defined in the CEMP. The objective of the SFP is to ensure that the design and location of street furniture elements such as seats, bus stop shelters and rubbish bins are consistent with the character of the area, Council standards and levels of provision. The plan shall be fully implemented within 12 months of the opening of the road.
- 25. Details of the location and design of pedestrian crossings for the length of the EAR shall be submitted to council for certification prior to construction beginning on site. Frequency of crossings and design shall be appropriate to support safe and desirable pedestrian crossing points over the arterial road and to delivery pedestrian permeability throughout such areas. The plan shall be certified by council's appointed urban designer and traffic engineer.
- 26. Pedestrian pavement design, in regards to colours and patterns, shall be certified by Queenstown Lakes District Council's appointed urban designer and streets assets manager prior to construction. Materials and colours shall be consistent with pedestrian

path design within each zone and be complimentary to the context of the surrounding landscape.

27. All structures including safety railing, light poles or barriers on the Shotover River terrace face shall consist of dark greys, greens or browns (excluding black) with light reflectivity value of between 7% and 20% to reduce the prominence of such structures on the terrace face.

#### **Safety Audit**

28. The Requiring Authority shall, at least 15 working days prior to commencement of construction, submit to the Principal: Resource Management Engineer, Queenstown Lakes District Council a final Detailed Design Road Safety Audit confirming that there are no outstanding road safety issues. This audit shall address all issues raised in the Opus/GHD Eastern Access Road Detail Design Road Safety Audit dated April 2016

#### **Construction Phase**

##### **Existing Services**

29. Through the construction process the Requiring Authority shall ensure that all existing services are identified and relocated as required by the service/network owners.

##### **Hours of Work**

30. Construction activities shall be limited to between 0700 and 2300 hours on Mondays to Saturdays only when day time work would interfere with the normal commercial operations of adjoining properties (including Queenstown Airport).
  - (a) Construction activities shall be permitted between 2100 and 0700 hours on Mondays to Saturdays (including until 0700 on Sunday morning) during the period 24 April 2017 to 30 May 2017 inclusive.
  - (b) The Requiring Authority shall, at least 48 hours prior to the commencement of activities in accordance with Condition 31(a), give notice to surrounding residential owners and occupiers of the proposed activities by way of leaflet drop. The leaflets shall provide appropriate contact details should any issues arise in relation to the construction activities.
31. No construction work shall occur on Sundays or public holidays other than the maintenance of plant, and any emergency works to protect the public or the works themselves.

##### **Construction Noise and Vibration Management**

32. The Requiring Authority shall ensure that all construction work complies with the relevant guideline noise limits contained in New Zealand Standard NZS 6803:1999 Acoustics - Construction Noise.
33. The Requiring Authority shall ensure that all construction work complies with the relevant guideline vibration limits contained in Table 2.7 of BS5228-2-2009 Code of Practice for noise and vibration control on construction and open sites - Part 2: Vibration.

**Stockpiles and Fencing**

34. Stockpiles shall be located such that neither any stockpile nor machinery working on it extend into the Queenstown Airport Obstacle Limitation Surface.
35. Airside security fencing at Queenstown Airport shall not be affected by the construction works.
36. Any other fencing removed or altered as a result of construction shall be reinstated to the same or similar standard as existing at the conclusion of the works.

**Landscaping**

37. A landscape planting plan for the part of the designation extending over Queenstown Airport Corporation's Runway End Safety Area (RESA) shall be prepared and submitted to Team Leader Resource Consents Queenstown Lakes District Council for review and approval prior to construction of the road commencing within the RESA. The plan shall show:
  - The full extent of the temporary construction designation of no less than 7m width downslope and 9m upslope of the operational designation boundary as shown on drawing 'Road
  - Corridor Plan CH1320-2020", Rev E dated 10/08/2016.
  - The full extent of all planting on the upslope area of the designation (tussock and grass) as per the approved RESA landscape plan (RM090844).
  - Planting up to the boundary of the operational designation as per the approved RESA landscape plan (RM090844).
38. A landscape planting plan for the northern storm water drainage outlet structure shall be submitted to Team Leader Resource Consents Queenstown Lakes District Council for review and approval prior to construction beginning on the structure. The landscape plan shall identify the planting of indigenous trees and shrubs within 20 metres of the structure to screen it from view from within the reserve. Planting shall be indigenous species consistent with the approved RESA landscape mitigation plan (RM090844) with a mature height of no less than 5m. Planting shall be at a density no further than 1.5m apart, planting at a grade no less than a PB3 and 600mm tall at the time of planting with protective shelters, slow release fertiliser and an organic mulch installed for each plant. The plan shall include a detailed planting schedule with botanical names, grades and planting density. Planting shall be managed to achieve a closed canopy within 5 years and thereafter be maintained as closed indigenous canopy.
39. Should any existing vegetation be removed or disturbed as a result of the installation of the stormwater pipe and infrastructure down the face of the RESA terrace beyond the extent of planting of the landscape plans in conditions 31 and 32, the Requiring Authority shall replace this vegetation as per the approved RESA landscape plan (RM090844) within 12 months and thereafter maintain the landscape planting as per the approved plans.

**A6. Conditions for Designation # 84 – Kawarau Falls Bridge (RM120413 & RM151026)****General**

1. Except as modified by the conditions below, and subject to final design, the Project shall be undertaken in general accordance with the information provided by the requiring authority as follows:
  - a. the notice of requirement dated 20 July 2012 and supporting documents, being:
    - i. Assessment of Environmental Effects report, dated 3 April 2012 (and re-submitted on 20 September 2012);
    - ii. Geotechnical Assessment SH6 Kawarau Falls Bridge Specimen Design (prepared by Ross Roberts – SKM, dated August 2012); and
    - iii. SH6 Kawarau Falls Bridge – Design Statement in relation to Road Bridges Urban Design Principles (prepared by Vivian + Espie, dated 27 August 2012); and
  - b. the notice of requirement dated 12 December 2015, and supporting documents, being:
    - i. ‘Land Requirement Plan’ drawing 2701-TW-LRPD-001 revision A;
    - ii. ‘River Navigation Overall’ drawing 2701-TW-TTRN-001 revision A;
    - iii. ‘River Navigation Dimensions’ drawing 2701-TW-TTRN-002 revision A; and
    - iv. ‘Trestle Setout Dimensions’ drawing 2701-TW-TTRN-003 revision A.
2. As soon as practicable following completion of construction of the Project, the requiring authority shall:
  - a. review the width of the area designated for the Project;
  - b. identify any areas of designated land that are no longer necessary for the ongoing operation, or maintenance of the Project or for ongoing mitigation measures (provided that the final designation width is no less than 16 metres); and
  - c. give notice to the Council in accordance with Section 182 of the RMA for the removal of those parts of the designation identified in 2(b) above.
3. The requiring authority may request amendments to the management plans required by these conditions by submitting the amendments in writing to QLDC for certification by the Chief Executive Officer or their delegate, prior to any changes taking effect.
4. At the completion of the Project, the requiring authority shall ensure that all plant, equipment, chemicals, fencing, signage, debris, rubbish and other material brought on site is removed from the site. The site shall be tidied to a degree at least equivalent to that prior to the Project commencing.



Advice Note: These conditions apply to construction of the Kawarau Falls Bridge, and will be satisfied once construction is complete. These conditions do not apply to operation or maintenance of the Bridge of adjacent sections of the State Highway

#### Notification

5. The requiring authority shall notify the QLDC and all immediately adjoining landowners in writing at least five working days prior to the commencement of the Project, and at the completion of the Project.

#### Communications Plan

6. Twenty-five (25) working days prior to the commencement of the Project, the requiring authority shall submit a Communication Plan to QLDC for certification by the Chief Executive Officer or their delegate. The Communications Plan shall be based on the draft plan submitted with the notice of requirement application.
7. The requiring authority shall carry out the Project in accordance with the certified Communications Plan.

#### Construction Environmental Management Plan

8. Twenty-five (25) working days prior to the Project commencing, the requiring authority shall submit a Construction Environmental Management Plan (CEMP) to the QLDC for certification by the Chief Executive Officer or their delegate. The CEMP shall be based on the draft CEMP provided with the NOR, and include the following:
  - a. Accidental Discovery Protocol;
  - b. procedures to ensure that any refuelling of machinery within 50 metres or any ephemeral or permanent watercourse is carried out in such a manner so as to prevent the discharge of contaminants.

The following plans, required by conditions 6, 11, 14, and 21 shall form appendices to the CEMP and be held together with it:

- a. Construction Noise and Vibration Management Plan;
  - b. Temporary Traffic Management Plan;
  - c. Urban and Landscape Design Master Plan;
  - d. Communications Plan.
9. The requiring authority shall carry out the Project in accordance with the certified CEMP.
  10. All significant earthworks, pile boring and retaining construction shall be supervised by a suitably qualified geotechnical engineer.

Advice note: The NZTA shall ensure that if the CEMP is changed or updated that the most up to date version is provided to the QLDC. The Erosion Sediment and Dust Control Plan and River Users Management Plan may be held together with the CEMP, but will be certified by the Otago Regional Council.

**Construction Noise and Vibration Plan**

11. Twenty-five (25) working days prior to commencing the Project, the requiring authority shall submit a Construction Noise and Vibration Management Plan (CNVMP) to the QLDC for certification by the Chief Executive Officer or their delegate. The CNVMP shall:
  - a. be prepared by a suitably qualified and experienced acoustic consultant;
  - b. contain methods to ensure that construction noise and vibration generally comply with the requirements of NZS6803:1999 and DIN 4150-3:1999;
  - c. contain methods which represent the best practicable option; and
  - d. include requirements for monitoring construction noise and vibration.
12. The requiring authority shall engage a suitably qualified engineer to conduct a detailed pre-construction building condition survey of the existing Kawarau Falls Bridge before construction. This survey shall be repeated within 25 working days of construction being complete. The requiring authority shall provide copies of the survey reports to the QLDC within one week of receipt.
13. The requiring authority shall carry out the Project in accordance with the certified CNVMP.

**Temporary Traffic Management Plan**

14. Twenty five (25) working days prior to commencing the Project, the requiring authority shall submit a temporary traffic management plan (TTMP) to the QLDC for certification by the Chief Executive Officer or their delegate. The TTMP shall include:
  - a. details of traffic management systems for vehicles entering and exiting the site;
  - b. suitable site warning signage to be in place on the road in both directions from the site entrance;
  - c. frequency and number of construction traffic movements estimated to and from the site;
  - d. truck loading/unloading areas and procedures;
  - e. toad remediation once works are complete;
  - f. management of pedestrian and cycling routes during construction.
15. The requiring authority shall carry out the Project in accordance with the certified TTMP.

**Dust**

16. The requiring authority shall control the discharge of dust created by earthworks, transportation and construction activities in order to minimise dust hazard or nuisance.

**Control of Hazardous Substances**

17. The requiring authority shall ensure that:
  - a. all hazardous substance storage or refuelling areas are bunded or contained in such a manner so as to prevent the discharge of contaminants;

- b. all machinery is regularly maintained in such a manner so as to minimise the potential for leakage of contaminants;
- c. no machinery is cleaned or stored within 50 metres of any ephemeral or permanent watercourse; and
- d. all contaminants (e.g. fuel, hydraulic oils, lubricants etc.) are removed at the end of the construction period.

#### **Utilities on the Bridge**

- 18. The requiring authority shall ensure that the bridge design accommodates the following utilities:
  - a. telecommunications;
  - b. electricity;
  - c. water mains;
  - d. intelligent transport systems utilities.
- 19. The utilities listed in Condition 18 are to be incorporated into the bridge design in such a way as they are, to the greatest extent practicable, not visible, including from the river and the pedestrian/cycle structure proposed under the bridge.
- 20. Where works completed in relation to or in association with this project result in changes being made to the existing Council services, or the addition of new services, the requiring authority shall submit to the QLDC GIS department new 'as-built' plans. This information shall be formatted in accordance with the Council's 'as-built' standards and shall include all Roads, Water, Wastewater and Stormwater reticulation.

#### **Urban and Landscape Design Master Plan**

- 21. The requiring authority shall submit, prior to lodgement of the Outline Plan of Works, an Urban and Landscape Design Master Plan (ULDMP) to the QLDC for certification by the Chief Executive Officer or their delegate. The ULDMP shall be prepared by a suitably qualified person or persons and shall take into account the following documents or updated versions of same:
  - a. NZTA's "Urban Design Policy" (2007);
  - b. NZTA's "Urban Design Principles: Road Bridges" (2009);
  - c. QLDC's "Urban Design Strategy" (2009).
- 22. The ULDMP shall be consistent with the Landscape Concept Plan as outlined in NOR drawings ZB01194-ECC-DG-0015 (dated 14/02/13) and ZB01194-ECC-DG-0016 (dated 14/02/13 but with the "Recommended Extension" added, which is shown as a solid red line in Appendix 3 to the Commissioners' Recommendation) prepared for NZTA by Sinclair Knight Merz Limited, and include the following:

**Urban Design Panel comments**

- a. comments obtained from the QLDC Urban Design Panel on a draft ULDMP, together with a statement as to how these have been responded to in the ULDMP submitted for certification;

**Revegetation and planting**

- b. retention or propagation for replanting of existing native plants where possible;
- c. retention of poisoned willow roots/stumps below the bank works where possible;
- d. in replanting areas outside of the earthworks areas using mature willows shall be retained to provide a nursery for newly planted vegetation. These willows shall be poisoned when vegetation is established and the bank is stable, but dead stumps will remain;
- e. details of maintenance of the newly planted areas, such maintenance to be for a period of 2 years after completion of planting;
- f. selection of plant varieties for newly planted areas consistent with the Department of Conservation's "Wakatipu Project Gold" objective and specifications;
- g. a detailed planting plan identifying the location, density, grade, botanical names and quantity of all planting.

**Pedestrian and cycle tracks**

- h. the final design and location of pedestrian and cycle tracks shall include step connections indicated on the Landscape Concept Plan as "link via steps" and otherwise meet the intent of the Landscape Concept Plan, including:
  - i. earthworks, showing areas of cut and fill, depths of cut and fill and cut batters;
  - ii. any subsoil drainage systems;
  - iii. ease and convenience of use;
  - iv. providing a complementary amenity experience to what is provided on nearby sections of track;
  - v. adherence, to the extent that is practical, to the following design criteria:
    - the provision of pathways that meet district wide design standards of minimum width (2.5m) and maximum gradient (10%); and
    - pedestrian and cycling routes that provide direct and safe routes.
- i. the requiring authority shall make reasonable efforts to consult with Queenstown Trails Trust and the QLDC regarding conformity with the Trust's and the QLDC's pedestrian and cycle track standards, and consult with the Otago Regional Council on provision for pedestrians and cyclists both on and in the vicinity of the new bridge, and if this offer is accepted, described the consultation which occurred, and its outcomes in the ULDMP submitted for certification.

**Heritage Matters**

- j. a detailed landscape design of the area where the new and existing bridges converge on the true left bank of the River. This design shall be prepared in consultation with a heritage consultant approved by the NZHPT, and shall ensure that the connection between the existing bridge and the north bank remains visible;
- k. a detailed design of the pedestrian and cycle structure below the existing bridge and the new bridge. The design of this structure shall be prepared in consultation with a heritage consultant approved by the NZHPT and shall ensure a minimum impact on the fabric of the existing bridge. Any alteration to the fabric of the bridge is to be undertaken in accordance with the recognised heritage principles such as the ICOMOS New Zealand Charter;
- l. removal of modern traffic facilities from the existing bridge where possible;
- m. prior to removal of the designation from the existing bridge, the requiring authority is to make such modifications as are necessary to enable the carriageway to be used as a pedestrian and cycle track (suitable for use by both recreational and community cyclists). Where this involves modifications to the fabric of the bridge, such work is to be undertaken in accordance with recognised heritage principles such as the ICOMOS New Zealand Charter;
- n. provision of information panels on the history of the existing bridge and Kawarau Falls area;
- o. carparking for visitors to the existing bridge where possible;

**Bridge Design**

- p. bridge safety barriers which allow views out to the river, river margins and the existing bridge for Stage Highway users, while balancing safety considerations;
- q. final bridge design (including embankments and retaining walls) using external materials, finishes and colours that assists it to accord with both the natural setting and its relationship with the existing bridge, including giving effect to Condition 19;
- r. final bridge design which, to the extent practicable, gives effect to Goals 1, 2 and 4 of the Queenstown Lakes District Council Urban Design Strategy;
- s. details of lighting to be installed on the bridge and its approaches, if any. Any proposed lighting –
  - i. should be an integral design component of the bridge;
  - ii. shall minimise the light spill onto the river, onto adjacent land and into the night sky; and
  - iii. must comply with the Queenstown Southern Lights Strategy.

**Emergency Access**

- t. details of how, at the completion of construction, the requiring authority shall ensure that emergency access for vehicles onto the historic bridge is to be made possible.

23. The requiring authority shall carry out the Project in general accordance with the ULDMP. The ULDMP shall be fully implemented within 12 months of the opening of the new State Highway bridge.

**Archaeology**

24. During construction, the requiring authority shall:
- a. identify the extent of the stacked stone wall to the east of the northern abutment of the existing bridge before earthworks begin;
  - b. clear vegetation in the location of proposed earthworks in a way that minimises damage to ground;
  - c. ensure earthworks areas are examined and recorded by an archaeologist prior to earthworks commencing (with recordings submitted to the NZHPT and NZAA).

Advice note: If any archaeological sites are to be affected by earthworks an Authority from the NZHPT will be required.

**Lapse date**

25. The designation shall lapse if not given effect to within 10 years from the date on which it is included in the District Plan under Section 175 of the RMA.

**A7. Conditions for Designation # 84 – SH 6 Boyd Road Realignment (RM090645)****Access**

1. Access to the properties affected by the realignment will be designed in consultation with the relevant property owners.

**Landscape**

2. A landscape plan shall be submitted for assessment at the time of outline plan approval which achieves the following objectives:
- a. maintains consistency with the open, rural and pastoral character of the valley, including access of stock as part of the maintenance regime;
  - b. identifies reinstatement (re-grassing/re-vegetating) of exposed cut/fill batters;
  - c. identifies treatment (width and surface material) of roads no longer forming part of the State Highway;
  - d. identifies existing trees to be retained or relocated;
  - e. addresses the following submitter concerns (concerns from neighbouring properties, including the following):
    - i. provision of bunding, in the vicinity of the Rees Stone Cottage;
    - ii. planting around the entrance to Boyd Road;

- iii. landscaping and screen planting designed to reduce visibility down the local road leading to Boyd Road, and Council's Landscape Architect.
3. The landscape plan detailed under Condition (2) will be developed in consultation with the owners of the Remarkables Ski Field access road, the owners of the Rees Stone Cottage, the owner of 59B Boyd Road and Council's Landscape Architect.

Advice note: Although the alteration to the designation is sought to re-align the State Highway, at this time the only change is to increase the area covered by the designation to include the new stretches of road. It is understood that at a later date NZTA will make application to withdraw unnecessary portions relating to the road to be decommissioned. The reason for this is the need to construct the new carriageway, whilst still using the old.

## A8. Conditions for Designation # 587

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#### Part D – Operational Conditions

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#### Annexure A

Table 1: List of sites with PPFs that need to be assessed for Building Modification Mitigation and ventilation/cooling

A designation for the design, construction and operation of the Queenstown Town Centre Arterial (including associated infrastructure, structures, walkways, shared paths and landscaping) as an urban arterial road is confirmed subject to the following conditions:

#### Definitions

For the purposes of these conditions, the following definitions apply:

Enabling works	<p>Preliminary activities, including:</p> <ul style="list-style-type: none"> <li>• pre-construction site investigations (including access for such investigations);</li> <li>• site establishment activities;</li> <li>• demolition;</li> <li>• critical services protection and relocation;</li> <li>• site and property access formation;</li> <li>• ecological surveys;</li> <li>• vegetation removal ancillary to enabling works; and</li> <li>• the establishment of erosion and sediment control measures</li> </ul>
Council	means Queenstown Lakes District Council
Project	means the Queenstown Town Centre Arterial project (including associated infrastructure, structures, walkways, shared paths and landscaping) as described in Schedule 2 of the COVID- 19 Recovery (Fast-track Consenting) Act 2020.
Project Stage	means the three stages of the Project. Stage One is from the Frankton Road (SH6A)/Melbourne Street intersection, then circuits the town centre along Melbourne Street, across to Henry Street to the intersection of Henry Street with Gorge Road. Stage Two is from Gorge Road, across Horne Creek to Memorial Street and Man Street. Stage Three is from Man Street, along Thompson Street and down to a new One Mile roundabout at the Fernhill Road / Lake Esplanade / Glenorchy intersection.



Requiring Authority means Queenstown Lakes District Council

### Acronyms used

AEE	Assessment of Environmental Effects.
CEMP	Construction Environmental Management Plan.
CLG	Community Liaison Group.
CSMP	Contaminated Site Management Plan.
CNVMP	Construction Noise and Vibration Management Plan.
CTMP	Construction Traffic Management Plan.
ESCP	Erosion and Sediment Control Plan.
KLG	Kaitiaki Liaison Group.
NOR	Notice of Requirement.
NZTA	New Zealand Transport Agency.
ORC	Otago Regional Council.
PPF	Protected Premises and Facilities.
RMA	Resource Management Act 1991 (and all amendments).
TMP	Traffic Management Plan (site/activity specific).
UDLP	Urban Design and Landscape Plan.

### Part A - General conditions (1-14)

These lapse 2 years after the date of commencement

#### Approved Plans

1. Except as modified by the conditions below, and subject to final design, the Project shall be carried out in general accordance with the following plans contained in the Notice of Requirement (NOR) documentation formally received by the Environment Protection Authority on the 17 December 2020:
  - (a) Land requirement plans in Appendices 4, 5 and 6 as amended by the Requiring Authority's Response To Comments Provided Under Schedule 6, Clause 18 dated 8 March 2021;
  - (b) The Transport Report in Appendix 10 of the AEE;
  - (c) The Preliminary Site Investigation Report and Draft Contaminated Land Management Plan (CLMP) in Appendix 13 of the AEE;
  - (d) The Stormwater Technical Report in Appendix 16 of the AEE (including proposed stormwater design drawings); and
  - (e) The Urban Design Technical Report in Appendix 20 of the AEE (including typical cross sections).

Copies of this consent documentation must be provided to the Lead Contractor who is to carry out the works authorised by the designation, prior to work commencing.

#### Inconsistencies

- 1A Where there is inconsistency between the documents listed in Condition 1 above and these conditions, these conditions shall prevail.

**Outline plans**

2. With the exception of the Pedestrian Overbridge referenced in Condition 14, provided that the proposed works are undertaken in general accordance with the plans an outline plan for the Project is not required.

**Removal of designation from land surplus to operational requirements following practical completion**

3. As soon as practicable following practical completion of the Project, the Requiring Authority shall give notice in accordance with Section 182 of the RMA to the QLDC in their regulatory capacity, for the removal of those parts of the designation that extend beyond the post-construction phase land (as shown in Appendix 6 of the NOR documentation) such that the designation only endures over the post-construction phase land on an ongoing basis.

**Conditions that lapse following practical completion**

4. This designation shall lapse if not given effect to within 2 years from the date on which the designation is included in the Queenstown Lakes Operative District Plan in accordance with Schedule 6 Clause 37(7) of the COVID-19 Recovery (Fast-track Consenting) Act 2020.
5. Once condition 1 has been implemented, all conditions in Parts A to C shall lapse, leaving just the Part D operational conditions to apply on an enduring basis.

**Management Plan Certification Process**

6. Conditions 7 to 13 below shall apply to the following Management Plans required by these conditions:
- (a) Construction Environmental Management Plan (CEMP);
  - (b) Construction Noise and Vibration Management Plan (CNVMP);
  - (c) Construction Traffic Management Plan (CTMP);
  - (d) Urban Design and Landscape Plan (UDLP);
  - (e) Contaminated Site Management Plan (CSMP); and
  - (f) Erosion and Sediment Control Plan (ESCP).
7. All management plans shall be prepared by a suitably qualified and experienced person.
8. All management plans shall be submitted to the QLDC in their regulatory capacity to certify compliance and consistency with the applicable requirements and objectives stated in the conditions for each plan. Unless a different time period is stated in the following conditions, the plan shall be submitted at least 20 working days prior to commencement of construction (excluding enabling works).
9. If the Requiring Authority has not received a response from the QLDC in their regulatory capacity within 20 working days of submitting a management plan for certification, the plan will be deemed to be certified.
- 9A If the response is that that they are not able to certify the plan they must provide the Requiring Authority with reasons and recommendations for changes to the plan in writing. The Requiring Authority must consider any reasons and recommendations of the QLDC in their regulatory capacity and resubmit an amended plan for certification.

- 9B If the Requiring Authority has not received a response from the QLDC in their regulatory capacity within 5 working days the amended plan shall be deemed to be certified.
10. Management plans may be submitted in parts or in stages to address particular activities or to reflect the staged implementation of the project. Management plans submitted shall clearly show the integration with adjacent stages and interrelated activities.
11. Any certified Management Plan may be amended if necessary to reflect any changes in design, construction methods or management of effects. Amended plans must be resubmitted to the QLDC in their regulatory capacity for recertification. If the Requiring Authority has not received a response from the QLDC in their regulatory capacity within 5 working days of resubmitting an amended management plan for recertification, the amended plan will be deemed to be certified.
12. *Intentionally blank.*
13. All works shall be carried out in accordance with the certified management plans.

#### **Outline Plan for Pedestrian Overbridge**

14. An Outline Plan for the Pedestrian Overbridge (refer Part B Typical Cross Sections, Henry Street to Melbourne Street Link, Plan SK013 Section 03, page 15 appended to the Urban Design Report Queenstown Arterials Technical Report Consent Conditions 30.10.2020 report, dated 28 September 2020, Document Reference 2031 by Landlab in Appendix 20 of the AEE) shall be prepared in accordance with Section 176A of the RMA. The final form and location of the Pedestrian Overbridge, its connection points to adjacent land or buildings including attached ramps, stairs or lifts, shall be in accordance with the design principles contained in the Appendix 20 Urban Design Report and the following requirements:
- (a) Maintain a minimum height clearance over the road carriageway of 5.1m; and
  - (b) Ensure safe and accessible design for bridge users.

### **Part B - Pre-construction conditions (15-70)**

#### **These lapse when construction starts**

##### **Communication and Consultation**

15. Within 10 working days of confirmation of the designation, the Requiring Authority shall appoint a Project Communications Manager (a role which may be held in conjunction with another position) to implement the Communication and Consultation Plan required by Condition 17 and within 20 working days of confirmation of the designation, the Requiring Authority shall establish a Kaitiaki Liaison Group with Kāi Tahu as required by condition 21 and establish a Community Liaison Group with identified stakeholders as required by condition 26. The Project Communications Manager shall be the main and readily accessible point of contact for the Project. The Requiring Authority may appoint a new Project Communications Manager if required but must ensure that someone remains in the role for the duration of the Project.
16. The Project Communications Manager shall maintain a record of all communications received from the QLDC in their regulatory capacity, the Kaitiaki Liaison Group and the Community Liaison Group and any actions arising.

**Communication and Consultation Plan**

17. A Communication and Consultation Plan (CCP) shall be prepared. The objective of the CCP shall be to set out a framework to:
  - (a) Inform the community and stakeholders, including relevant central government agencies and ministries, of the likely commencement of construction works, Project progress, and any proposed staging of works;
  - (b) Foster good community relationships and provide opportunities for learning about the Project;
  - (c) Provide for public and stakeholder engagement over the closure of the Queenstown Memorial Centre, Wakatipu Rugby Club clubrooms and Queenstown Squash Courts/rooms, and options for the relocation of services and activities from the Centre to alternative facilities; and
  - (d) Identify groups who use the Queenstown Recreation Reserve for events and sports and engage with them over disruption of use of the reserve during construction and options for alternative venues.
  
18. The CCP shall include:
  - (a) A communications framework that details the Requiring Authority's communication strategies, the accountabilities and timeframes for responding to inquiries and complaints, frequency of communications and consultation, the range of communication and consultation methods to be used and any other relevant communication matters;
  - (b) The Project Communications Manager's contact details (phone, email and postal address). These details shall also be available on QLDC's website;
  - (c) Identification of persons who will be consulted and communicated with; and
  - (d) Measures to receive, record and respond (if necessary) to feedback.
  
19. The CCP shall be submitted to the QLDC in their regulatory capacity, within 40 working days following the confirmation of the designation and shall thereafter be implemented until the Project's practical completion.
  
20. The CCP shall be updated within one month of the award of the Construction Contract(s) at which time additional communication points of contact and responsibilities shall be assigned.

**Kaitiaki Liaison Group**

21. Within 20 working days following the confirmation of the designation the Requiring Authority shall establish a Kaitiaki Liaison Group (KLG) to provide opportunities for Kāi Tahu to exercise kaitiakitanga by participating in processes relating to the design and construction of the Project. The role of the KLG will conclude with the completion of all construction works.
  
22. The frequency at which the KLG meets and the format or nature of the meetings shall be monthly unless agreed otherwise between the Requiring Authority and the KLG.
  
23. The Requiring Authority must meet the reasonable administrative costs of the KLG meetings (including meeting invitations; a meeting Agenda; meeting venue; and preparation and circulation of meeting minutes).
  
24. The role of the KLG is to facilitate consultation about, and enable Kāi Tahu to provide input as kaitiaki to:

- a) Developing practical measures to give effect to the principles in the Urban Design and Landscaping Plan;
  - b) The design of and materials selected for structures and features;
  - c) The preparation of the CEMP, CTMP, CNVMP, UDLP, CSMP and ESCP;
  - d) Cultural heritage and archaeological applications and treatment;
  - e) Designing the monitoring programmes;
  - f) Designing accidental discovery protocols; and
  - g) The results of monitoring and any matters that may arise as a result of the monitoring.
25. The KLG may provide written advice to the Requiring Authority in relation to any of the above matters. The Requiring Authority must consider this advice and the means by which any suggestions are incorporated in the Project.

#### **Community Liaison Group**

26. Within 20 working days of the confirmation of the designation, the Requiring Authority shall establish a Community Liaison Group (CLG) for the Project.
27. The members of the CLG will include representative(s) of the Requiring Authority and shall be open to the owners and occupiers of land adjacent to the Project for each of the three Project stages and representatives from Heritage New Zealand Pouhere Taonga, the Ministry of Education and the Board of Trustees at Queenstown Primary School, and the Board of Trustees and owner and proprietor of St Joseph's Primary School.
28. The objectives of the CLG are to:
- a) Provide a means for all parties to give and receive regular updates on progress with each Project stage;
  - b) Provide a regular forum through which information about the Project can be provided to directly affected parties;
  - c) Provide a process for identifying and implementing potential site specific mitigation measures;
  - d) Enable opportunities for concerns and issues to be reported to and responded to by the Requiring Authority; and
  - e) Provide feedback on the development of the CEMP, CTMP, CNVMP, UDLP, and CSMP and ESCP as it relates to each stage of the Project.
29. The Requiring Authority shall:
- a) Invite the CLG to nominate one or more subgroups of CLG members to consult with the Requiring Authority for each Stage of the Project regarding the development and content of the CEMP, CTMP, CNVP, UDLP, CSMP and ESCP to the extent required in the applicable conditions;
  - b) The frequency at which the CLG meets and the format or nature of the meetings shall be monthly unless agreed otherwise between the Requiring Authority and CLG formed for each stage of the Project;
  - c) Provide reasonable administrative support to the CLG including:
    - i) As agreed with the CLG, organising meetings at a local venue;
    - ii) Inviting all members of the CLG to meetings;
    - iii) Distributing an agenda no less than ten working days prior to meetings; and
    - iv) Taking and disseminating meeting minutes;

- d) Provide an update at least every two months (or as otherwise agreed by the CLG) during construction of the Project on compliance with conditions.
30. The CLG shall continue until the completion of construction works on each stages of the Project.

**Consultation with network utility operators**

31. During the design phase of the project, the Requiring Authority shall:
- (a) Liaise with all relevant network utility operators in relation to any part of the works within the designation where their infrastructure may be affected; and
  - (b) Make changes requested by such network utility operators, to the relevant design plans and methodologies, to ensure that access to, maintenance and the operation of all network utility infrastructure within the designated area is not adversely affected to more than a minor extent.

**Construction Environmental Management Plan**

32. The Requiring Authority shall prepare a Construction Environmental Management Plan (CEMP) for the infrastructure construction works. At least 20 working days prior to the commencement of construction the Requiring Authority shall submit the CEMP to the QLDC in their regulatory capacity for certification that the CEMP gives effect to the objectives in Condition 33 and complies with the requirements in Conditions 34 and 35.
33. The objectives of the CEMP are to:
- a) Set out the management procedures and construction methods to be adopted to avoid, remedy or mitigate potential adverse effects arising from construction activities, excluding enabling works; and
  - b) Give effect to the objectives in the management plans listed in Condition 34.
34. The CEMP may either incorporate, or refer to, the following management plans required by these conditions and shall demonstrate how they will be jointly implemented to achieve integrated management of construction effects:
- (a) Construction Noise and Vibration Management Plan (CNVMP)
  - (b) Construction Traffic Management Plan (CTMP)
  - (c) Contaminated Site Management Plan (CSMP)
  - (d) Erosion and Sediment Control Plan (ESCP)
35. The CEMP shall be prepared in accordance with the NZ Transport Agency's Guideline for preparing Environmental and Social Management Plans (dated April 2014) and include:
- (a) Confirmation of the proposed staging and sequence of construction;
  - (b) An outline construction programme;
  - (c) The proposed hours of work;
  - (d) Measures to be adopted to maintain the land affected by the works in a tidy condition in terms of the disposal and storage of rubbish, the storage and unloading of construction materials, and similar construction activities;
  - (e) Measures to ensure the reinstatement or repair of any damage to adjacent properties that is caused by construction works;
  - (f) Location of construction site infrastructure including site offices, site amenities, contractors' yard accesses, equipment unloading and storage areas, contractor car parking and security fences;
  - (g) Means of providing for the health and safety of the general public;

- (h) Proposed temporary or permanent fencing or other structures along the boundary of the designation with adjacent sites in order to delineate site boundaries, maintain site security, prevent unauthorised access, ensure the safe and practical operation of adjacent sites, and to avoid intrusion of construction works beyond the designated land;
- (i) Procedures for the refuelling of plant and equipment;
- (j) Measures to address the storage of fuels, lubricants, hazardous and/or dangerous materials, along with the methods of complying with the Spill Management Plan required under resource consent Condition 42 for the Project;
- (k) Procedures for the maintenance of machinery to avoid discharges of fuels or lubricants to watercourses or Lake Wakatipu, either directly or via the stormwater network;
- (l) Procedures for incident management;
- (m) Procedures for managing flows from significant rainfall events (greater than 20-year average recurrence interval) where high velocity flows may be conveyed down the steeper streets and overland flow paths towards the site. The latest flood modelling reports shall be referred to when devising these procedures;
- (n) Environmental awareness training procedures for staff involved in earthworks and works in watercourses, including in relation to effective erosion and sediment control measures, the values and sensitivity of the receiving environment and the objectives for bridge and culvert designs, including any fish passage devices; and
- (o) Procedures to mitigate the risk of fire for all stages of the Project including measures to ensure fire suppression and control resources are located on site

35A A draft version of the CEMP shall be provided to the KLG and CLG, and a period of at least 20 working days shall be allowed for consultation with each Group and for feedback to be provided by them on the contents of the CEMP. The final version of the CEMP shall set out how any issues raised by the KLG and CLG have been incorporated, and where they have not, outline the reasons why.

#### **Construction Noise and Vibration Management Plan**

36. The Requiring Authority shall prepare a Construction Noise and Vibration Management Plan (CNVMP). At least 20 working days prior to the commencement of construction the Requiring Authority shall submit the CNVMP to the QLDC in their regulatory capacity for certification that the CNVMP gives effect to the objectives in Condition 37.
37. The objectives of the CVNMP are to:
- (a) Identify how conditions 71 and 72 will be met; and
  - (b) Provide a framework for the development and implementation of the Best Practicable Option ('BPO') for the management of all construction noise and vibration effects;
  - (c) Define the procedures to be followed when the noise and vibration standards in conditions 71 and 72 are not met following the adoption of the BPO;
  - (d) Set out the methods for scheduling works to minimise disruption; and
  - (e) Ensure engagement with affected receivers and the timely management of complaints.
38. The CNVMP shall at a minimum include the information required by Annexe E2 of NZS 6803:1999. The term 'noise' in that document shall be interpreted as 'noise and vibration'.

39. A draft version of the CNVMP shall be provided to the KLG and CLG, and a period of at least 20 working days shall be allowed for comments and consultation. The final version of the CNVMP shall set out how any issues raised by the KLG and CLG have been incorporated, and where they have not, outline the reasons why.

**Construction Vibration Effects on the St Joseph’s Church and Dominican Convent Buildings**

39A The Requiring Authority shall, in order to manage the vibration effects of construction in the vicinity of the listed Historic Heritage Items contained in the Proposed District Plan:

- Item 102 (St Joseph’s Roman Catholic church located at 41 Melbourne Street);
- Item 98 (Dominican Convent (Of Our Lady of the Sacred Heart) located on the Corner of Beetham and Melbourne Streets); and
- Item 87 (Gratuity Cottage, New Zealand Heritage List 2339)

respectively (‘the Properties’):

- (a) Prior to the commencement of construction works located within 50 metres of the Properties engage a suitably qualified independent engineer of building surveyor expert (the ‘Building Surveyor’) to undertake a pre-construction building condition assessment of the Properties. The assessment shall include a description of the main features of the buildings and sites including construction materials, present condition and the identification of any extant structural or other building-related defects;
- (b) Provide a copy of the pre-construction building condition assessment to the Roman Catholic Diocese and Heritage New Zealand Pouhere Taonga by email within five working days of receiving the assessment;
- (ba) Engage a Building Surveyor to continuously monitor the vibration effects of any construction works undertaken within 50m of the Properties;
- (c) Cease vibration generating works in the event that during construction the Building Surveyor considers that cosmetic or structural damage has occurred that has been caused by construction works. The construction works shall cease until such time as alternative construction methods have been developed by the Requiring Authority in consultation with the Building Surveyor and agreed in writing with the QLDC Team Leader Compliance Monitoring;
- (d) Within 20 working days of the completion of all Project construction works that occur within 50 metres of the Properties, engage a Building Surveyor to undertake a post-construction building condition assessment of the Properties. The assessment report must identify if physical changes to the properties or their sites has occurred, including any structural defects that were not identified in the pre-construction building condition assessment;
- (e) Provide a copy of the post-construction building condition assessment to the Roman Catholic Diocese and Heritage New Zealand Pouhere Taonga by email within five working days of receiving the assessment; and
- (f) Arrange at its sole cost for the remediation of any defects identified in the post-construction assessment as being caused by the Project construction works (a defect being a detrimental cosmetic or structural change to the building or the land forming the Properties as evidenced by a comparison between the pre-construction and post-construction assessments). The remediation shall be undertaken within 30 working days following the completion of Project construction works located within 50 metres of the Properties or any other period agreed between the Requiring Authority and the Diocese. The Requiring Authority shall co-ordinate with the Diocese as to appropriate timing and access arrangements for any such works.



**Noise mitigation for certain Protected Premises and Facilities (PPFs)**

40. For the purposes of the following conditions:
- (a) NZ 6806 means New Zealand Standard NZS 6806:2010 Acoustics Road-traffic noise - New and altered
  - (b) Habitable Space has the same meaning as in NZS 6806; and
  - (c) PPFs means Protected Premises and Facilities and has the same meaning as NZS 6806.
41. Prior to the start of construction works, the Requiring Authority must identify each individual PPF that falls into Category C of NZS 6806 including those listed in Annexure A. The Requiring Authority must write to the owner of each PPF in Category C requesting entry to assess the ventilation and cooling provisions for the Habitable Spaces facing the road. Where affected Habitable Spaces do not already have alternative means of ventilation, the Requiring Authority shall offer to install a ventilation system to meet, as a minimum, the requirements of Clause G4 (Ventilation) of the New Zealand Building Code. In addition, where there is currently no form of comfort cooling (e.g. a heat pump), the Requiring Authority shall offer to install a system such that cooling is controllable by the occupant and can maintain the temperature within the habitable space at no greater than 25°C. The Requiring Authority's offer shall advise that the offer remains open for three months. If the offer is accepted then the Requiring Authority shall install the ventilation / cooling systems in a timeframe agreed between the Requiring Authority and the owner and prior to the completion of each Stage of the Project.
42. For each PPF in Category C on the sites identified in Table 1 in Annexure A, condition 41 is satisfied if:
- (a) A suitably qualified and experienced person employed or engaged by the Requiring Authority has visited and assessed the PPF and determined that no ventilation and/or cooling system is required; or
  - (b) The owner did not agree to entry within one month of the date of a Requiring Authority letter seeking entry for assessment purposes (including where the owner did not respond within that period); or
  - (c) The owner agreed to entry, but the Requiring Authority could not gain entry for some reason (such as entry denied by a tenant) and the matter of entry remains unresolved one month after advising the owner of the situation; or
  - (d) The owner cannot, after reasonable enquiry, be found prior to completion of construction of the Project; or
  - (e) The building owner did not accept the Requiring Authority's offer to implement Building Modification Mitigation within three months of the date of the Requiring Authority's letter sent in accordance with Condition 41 (including where the owner did not respond within that period).

If any of (b) to (e) above applies to a PPF identified under condition 41, the Requiring Authority is not required to implement ventilation and/or cooling systems to that PPF.

**Construction Traffic Management Plan**

43. The Requiring Authority shall prepare a Construction Traffic Management Plan (CTMP) for each stage of the Project. At least 20 working days prior to the commencement of construction of each stage of the Project the Requiring Authority shall submit the CTMP to the QLDC in their regulatory capacity for certification that the CTMP gives effect to the objectives in Condition 44.

44. The objectives of the CTMP are to:
- (a) Ensure the requirements of relevant Act, Regulations, Bylaws and consent conditions in relation to construction traffic are adhered to;
  - (b) Support a culture of road safety awareness and commitment;
  - (c) Ensure best practice in the management of construction traffic to protect public safety, including the safe passage of pedestrians and cyclists;
  - (d) Ensure emergency services are not obstructed by construction traffic;
  - (e) Minimise disruption to the surrounding community by minimising delays to road users, pedestrians and cyclists, and particularly public transport at all times; and
  - (f) Inform the public about any potential impacts on the road network from construction traffic.
45. The CTMP shall:
- (a) Identify how Condition 44 will be achieved;
  - (b) Where road capacity may be significantly affected by construction traffic and temporary traffic management, identify potential effects of the capacity reduction, and proposed measures to minimise delays.  
**Advice Note:** *A Traffic Impact Assessment (with possible inclusion of traffic modelling) may be required in order to comply with (b), particularly where the arterial network is affected;*
  - (c) Include measures to avoid road closures and restrictions on vehicle, bus, cycle and pedestrian movements wherever possible;
  - (d) Identify site access routes and access points for heavy vehicles;
  - (e) Identify possible temporary changes to bus routes and bus stops, and whether these can be safely accommodated on the affected roads and the methods to be implemented to maintain service to key destinations and minimise levels of service reduction;
  - (f) Identify where road closures or restrictions cannot reasonably be avoided, assess the particular vulnerabilities and sensitivities of pedestrian diversions and reduced walking conditions, and utilise that assessment in the planning of any closures or restrictions;
  - (g) Outline when on-street parking will be removed and identify how parking will be provided for during construction for schools and other community facilities.
  - (h) Identify any changes required to Over Dimension and Over Weight routes and how impacts on these routes, including the use of alternate diversion routes, will be managed during construction so as to minimise the impact of any changes (both temporary and permanent) on Over Dimension and Overweight vehicles; and
  - (i) Be consistent with the version of the NZ Transport Agency Code of Practice for Temporary Traffic Management that applies at the time the CTMP is prepared.
- 45A A draft version of the CTMP shall be provided to the KLG and CLG, and a period of at least 20 working days shall be allowed for consultation with each Group and for feedback to be provided by them on the contents of the CTMP. The final version of the CTMP shall set out how any issues raised by the KLG and CLG have been incorporated, and where they have not, outline the reasons why.
46. At least 20 working days prior to providing the CTMP to the QLDC in their regulatory capacity for certification the Requiring Authority shall provide a draft of the CTMP to the New Zealand Transport Agency for comment. The CTMP shall summarise the input and comments from the New Zealand Transport Agency, describe how they have been incorporated and, where any input has not been incorporated, set out the reason why.

Any amendments to the CTMP shall be prepared in consultation with the New Zealand Transport Agency prior to submission in accordance with Condition 8.

#### **Erosion and Sediment Control Plan**

47. The Requiring Authority shall engage a suitably qualified and experienced person to prepare an Erosion and Sediment Control Plan. At least 20 working days prior to the commencement of earthworks for each stage of the Project (excluding enabling works) the Requiring Authority shall submit the ESCP to the QLDC in their regulatory capacity for certification, and to the ORC for their information, that the ESCP gives effect to the objective in Condition 49 and complies with the requirements in Conditions 50 and 51.

**Advice Note:** *QLDC is requested to consult with ORC regarding the content of the ESCP prior to certifying it.*

48. *Intentionally blank.*

49. The objective of the ESCP is to set out the measures to be implemented during construction to minimise erosion and the discharge of sediment beyond the boundaries of the site.

50. Earthworks designs and the ESCP shall be prepared in accordance with the NZTA Guideline *Erosion and Sediment Control Guideline for State Highway Infrastructure - Construction Stormwater Management* (New Zealand Transport Agency, September 2018) and, to the extent relevant in Queenstown, with *Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region* (Guidance Document GD 2016/005, Auckland Council, June 2016) and shall achieve the following outcomes:

- (a) Batter slopes and road alignments appropriate to the location's soil types and geology;
- (b) Minimisation of the potential for sediment generation and runoff;
- (c) Maintenance of water quality in streams and Lake Wakatipu;
- (d) Effective dust control; and
- (e) Stable final surfaces suitable for rehabilitation and planting.

51. Unless agreed otherwise with the QLDC in their regulatory capacity and the ORC, the ESCP shall include, but not be limited to, the following information as appropriate to the scale, location and type of earthworks:

- (a) Contour information at suitable intervals;
- (b) Erosion and sediment controls including specific design (location, dimensions, capacity);
- (c) Details of measures to control sediment runoff, dust and the removal of soil, debris and demolition and construction materials from public roads or places, including wheel wash for construction vehicles at site exit points. Dust mitigation measures should include use of water sprays to control dust nuisance on dry or windy days.
- (d) Supporting calculations and design drawings;
- (e) Catchment boundaries for the sediment controls;
- (f) Discharge locations for each catchment/sediment control device.
- (g) Location of the works, and cut and fill operations;
- (h) Details of measures for managing any contaminated land identified in the CSMP;
- (i) Details of construction methods to be employed, including timing and duration;
- (j) A programme for managing and limiting exposed areas of soil, including progressive stabilisation considerations;

- (k) Identification of the suitably qualified or experienced persons to manage the erosion and sediment controls;
- (l) Identification of the persons who have clearly defined roles and responsibilities to monitor compliance with the ESCP;
- (m) Details of the chain of responsibility for managing erosion and sediment controls and details of responsible personnel;
- (n) Details on the monitoring methodology that will be employed to confirm sediment control devices meet the outcomes and standards specified in Condition 50;
- (o) Maintenance requirements; and
- (p) Procedures for monitoring rainfall, heavy rainfall alerts and actions depending on the alert level (rainfall depth predicted).

51A A draft version of the ESCP shall be provided to the KLG and CLG, and a period of at least 20 working days shall be allowed for consultation with each Group and for feedback to be provided by them on the contents of the ESCP. The final version of the ESCP shall set out how any issues raised by the KLG and CLG have been incorporated, and where they have not, outline the reasons why.

#### **Stormwater Management Design**

52. The Requiring Authority shall ensure that the stormwater management design for the Project generally gives effect to the following general principles to acknowledge and include mātauranga Māori:

- (a) The use of permeable surfaces including open bottom culverts and channels;
- (b) The use of open channels, with riparian planting and naturalised shape (cross-section and sinuosity);
- (c) The use of soakage to discharge stormwater to ground to avoid or minimise the discharge to surface water;
- (d) The creation, enhancement and protection of instream habitat;
- (e) The use of native planting, including the ecological restoration planting required under Condition 59; and
- (f) Prioritising avoidance of direct discharges to water.

52A Where the principles listed in condition 52 are not given effect to the Requiring Authority shall prepare a written report and provide it to the QLDC in their regulatory capacity and to the KLG, setting out locations where the principles have not been given effect to and the reasons why.

#### **Urban Design and Landscape Plan**

53. The Requiring Authority shall prepare an Urban Design and Landscape Plan (UDLP). At least 20 working days prior to the commencement of construction the Requiring Authority shall submit the UDLP to the QLDC in their regulatory capacity for certification that the UDLP gives effect to the objectives in Condition 54 and complies with the requirements in Conditions 55 to 59. The UDLP shall be prepared in consultation with:

- (a) The CLG;
- (b) Heritage New Zealand Pouhere Taonga;
- (c) The KLG; and
- (d) Queenstown Lakes District Council Parks and Reserves team.

54. The objectives of the UDLP are to:

- (a) Integrate the Project's permanent works into the surrounding landscape and urban context and to illustrate the urban and landscape design elements of the project;

- (b) Outline the requirements for the Project's permanent landscape mitigation works;
  - (c) Outline the maintenance and monitoring requirements for planting undertaken as part of the Project; and
  - (d) Minimise effects on historic heritage, including the surroundings that contribute to people's enjoyment of the heritage values.
55. A UDLP is not required for enabling works.
56. The UDLP shall be prepared in general accordance with the following (or equivalent update):
- (a) NZ Transport Agency's Urban Design Guidelines: Bridging the Gap (2013);
  - (b) NZ Transport Agency Landscape Guidelines (final draft dated 2014); and NZ Transport Agency's P39 Standard Specification for Highway Landscape Treatments, 2013; and
  - (c) Sections 4.2 and 4.3 of Appendix 19 Landscape and Visual Assessment Report.
57. The UDLP shall include:
- (a) Statement of key design principles and outcomes sought.
  - (b) Description and illustration of the overall urban and landscape design concept.
  - (c) Developed design details for the urban and landscape design features. These shall cover:
    - i) Roadside furniture - elements such as lighting, sign gantries and signage, guard rails, fences and median barriers;
    - ii) Architecture and landscape treatment of all major structures, including Horne Creek and One Mile Creek crossings, underpasses and retaining walls;
    - iii) Land use re-instatement following construction;
    - iv) Landscape treatment of riparian edges and swales;
    - v) Integration of passenger transport facilities;
    - vi) Pedestrian and cycle facilities including paths, road crossings and dedicated pedestrian/ cycle bridges or underpasses;
    - vii) Features for the purpose of identifying and interpreting cultural heritage, built heritage, archaeology, geological heritage and ecology in the project area. The design shall build on existing cultural and design narratives developed for Tahuna/Queenstown as contained within the Tahuna Streetscapes Cultural Design Strategy (LandLAB, 12 September 2019);
    - viii) Road design edge treatment and relationship with adjacent properties and reserves; and
    - ix) Consideration of:
      - 1. Crime Prevention Through Environmental Design (CPTED) principles;
      - 2. Safety in Design (SID) requirements;
      - 3. Maintenance requirements and anti-graffiti measures; and
      - 4. Protected heritage sites, structures or features, as identified in the Queenstown Lakes Operative and Proposed District Plans.
58. The developed design details required by Condition 57(c) shall ensure that the following mitigation requirements specified in Appendix 20 Land Lab assessment, Part B, Section 002 (Stages 1 +2) and 003 (Stage 3) are addressed in each of the locations specified in that assessment.
- 58A A draft version of the UDLP shall be provided to the KLG and CLG, and a period of at least 20 working days shall be allowed for consultation with each Group and for feedback to be

provided by them on the contents of the UDLP. The final version of the UDLP shall set out how any issues raised by the KLG and CLG have been incorporated, and where they have not, outline the reasons why.

#### **Planting and ecology components of Urban Design and Landscape Plan**

59. The UDLP shall include:
- (a) Identification of vegetation to be retained (including protected trees), protection measures, and planting to be established along cleared edges;
  - (b) A planting palette that reflects Queenstown's ecology and vegetation and details of the sourcing of native plants. Any planting using native plants shall use plants genetically sourced from the Shotover Ecological District where possible or otherwise shall use plants that have been genetically sourced from within the Lakes Ecological Region;
  - (c) Proposed planting including plant species, plant/grass mixes, spacing/densities, sizes (at the time of planting) and layout and planting methods including trials;
  - (d) Planting programme and the staging of planting in relation to the construction programme which shall, as far as practicable, include provision for planting within each planting season following completion of construction works in each stage of the project, including ongoing maintenance for a period of not less than 3 years and;
  - (e) Detailed specifications for landscape planting relating to (but not limited to):
    - i) Weed control and clearance;
    - ii) Pest animal management;
    - iii) Ground preparation (topsoiling and decompaction);
    - iv) Mulching; and
    - v) Plant sourcing and planting, including hydroseeding and grassing;

#### **Vegetation clearance and restoration planting**

60. Ecological restoration plantings shall be established within the vicinity of the new One Mile roundabout no later than 1 year following the completion of construction works. A suitably qualified and experienced ecologist is to prepare a restoration management plan for Stage 3 within 20 working days after the final design of the new One Mile roundabout has been completed to ensure that an area of indigenous vegetation greater than that removed (2,821 m<sup>2</sup>) is planted in species that will facilitate the area to be restored to beech forest.
- 60A Except for low level ground cover including ferns, shrubs and grasses, there shall be no clearance of existing indigenous vegetation for creation of any staging areas for construction purposes.
61. Prior to any vegetation clearance occurring within Stage 3 the area to be cleared shall be checked for any avifaunal nesting or breeding activity (undertaken by a suitably qualified and experienced ecologist or ornithologist). Any recommendations made by the ecologist or ornithologist to protect avifaunal nesting or breeding activity of this survey are to be implemented by the Requiring Authority.
62. The Requiring Authority shall undertake on-going monitoring for and eradication of woody weed species which may establish within the plantings and across the designated area. These eradication measures may include a combination of spraying and hand pulling. Woody weed species include, but are not limited to, broom, gorse and Douglas fir.

**Archaeology**

63. An Accidental Discovery Protocol shall be prepared for any accidental archaeological discoveries that occur during construction works in areas not covered by an archaeological authority. The Accidental Discovery Protocol shall be consistent with the New Zealand Transport Agency's P45 Accidental Discovery Protocol Standard, modified to reflect the specific project detail, and shall be prepared in consultation with Kāi Tahu and Heritage New Zealand Pouhere Taonga. The Requiring Authority shall ensure Kāi Tahu and Heritage New Zealand Pouhere Taonga have a minimum of 20 working days to provide comments on the Protocol.

64. *Intentionally blank.*

**Advice Note:** *An archaeological authority is to be applied for by the Requiring Authority to cover works that will or may affect archaeological features at sites E41/297 and E41/304.*

65. The archaeological site E41/228 shall be surveyed by a suitably qualified and experienced archaeologist during the Project design stage to determine the extent of site E41/228 in relation to the proposed location of the new arterial road. If it is established that parts of site E41/228 are within the area that will be affected by the Project works, then those parts of site E41/228 shall be fenced and excluded from works.

66. Once surveyed, the extent of the archaeological site E41/228 shall be marked on the ground by a suitably qualified and experienced archaeologist to ensure they are not damaged by the Project works.

**Relocation of Heritage Tree**

67. Prior to the commencement of Stage 1 construction works in the vicinity of the Ballarat and Henry Streets corner, the Requiring Authority shall remove and transplant the heritage Elm tree (Tree Ref. 199, Schedule of Protected Trees in Chapter 32 of the Proposed District Plan (Part Five) Decision Version Sep 2020) to an alternative location in the Queenstown Lakes district. The methodology to ensure a successful transplant of the Elm tree, the determination of the alternative location, and the implementation of all relocation works shall be to the satisfaction of the QLDC in their regulatory capacity.

68. *Intentionally blank.*

69. *Intentionally blank.*

**Confirmed plan for relocation of activities using the Queenstown Memorial Centre prior to any demolition**

70. The Requiring Authority shall not demolish the Queenstown Memorial Centre or associated structures until the Requiring Authority has:

- (a) Consulted users of the Memorial Centre regarding its proposed demolition (such consultation to be additional to consultation that has been undertaken through other processes prior to this designation being confirmed; and
- (b) Considered all feedback; and
- (c) Confirmed a timeframe, funding and programme for the construction of new facilities to perform the functions currently undertaken at the Memorial Centre and associated buildings (including clubrooms for the Wakatipu Rugby Club, squash facilities, community meeting rooms and performing arts facilities), including

relocation or replacement of the existing war memorial feature affixed to the wall of the Memorial Centre.

### Part C Construction conditions (71-102)

These lapse 2 years after the date of commencement

#### Construction Noise Standards

71. Noise from construction activity shall be measured and assessed in accordance with NZS6803:1999 Acoustics Construction Noise and shall, subject to condition 37(c), comply with the following noise standards:

(a) Residential receivers, including hotels, motels and educational facilities:

	Time	dB L <sub>Aeq(T)</sub>	dB L <sub>Amax</sub>
Weekdays	0630-0730	55	75
	0730-1800	70	85
	1800-2000	65	80
	2000-0630	45	75
Saturdays	0630-0730	45	75
	0730-1800	70	85
	1800-2000	45	75
	2000-0630	45	75
Sundays and Public Holidays	0630-0730	45	75
	0730-1800	55	85
	1800-2000	45	75
	2000-0630	45	75

(b) Industrial and commercial receivers

Time	dB L <sub>Aeq(T)</sub>
0730-1800	70
1800-0730	75

#### Construction Vibration Standards

72. Vibration from construction activities that may affect people and buildings shall be measured in accordance with ISO 4866:2010 and shall comply with the following criteria subject to condition 73:



		Guideline values for velocity, $v$ , in mm/s PPV				
		Short term (transient) vibration				Long term (continuous) vibration
		Vibration at the foundation at a frequency of:			Vibration at horizontal plane of highest floor, at all frequencies	Vibration at horizontal plane of highest floor, at all frequencies
Line	Type of structure	1 Hz to 10 Hz	10 Hz to 50 Hz	50 Hz to 100 Hz*		
1	Buildings used for commercial purposes, industrial buildings, and buildings of similar design	20	20 to 40	40 to 50	40	10
2	Dwellings and buildings of similar design and/or occupancy	5	5 to 15	15 to 20	15	5
3	Structures that, because of their particular sensitivity to vibration, cannot be classified under lines 1 and 2 and are of great intrinsic value (e.g. buildings listed on the New Zealand Heritage List/Rarangi	3	3 to 8	8 to 10	8	2.5

\*At frequencies above 100 Hz, the values given in this column may be used as minimum values."

73. If measured or predicted vibration levels exceed the criteria in condition 72 above, then a suitably qualified and experienced expert shall be engaged to assess and manage construction vibration to comply with the criteria as far as is practicable. Prior to the works being undertaken that are predicted to exceed the criteria in condition 72 above, with the written agreement of the building owner, a building condition survey shall be undertaken at each of the buildings where exceedance of the criteria is predicted. Monitoring of vibration levels at those buildings shall be undertaken during the vibration inducing construction works by a suitably qualified and experienced expert to identify, assess and manage any vibration effects on those buildings. Following completion of the vibration inducing construction works, another building condition survey shall be undertaken to determine if any damage has been caused, and if it is shown to have occurred, this damage shall be repaired at the Requiring Authority's cost.
74. Should the building owner decline to give their written agreement for the Requiring Authority to enter the property and undertake a building condition survey, then the Requiring Authority is not required to undertake this assessment.

#### Site/Activity Specific Traffic Management Plan

75. Prior to commencing works on a Project stage (other than site investigations and enabling works) the Requiring Authority shall prepare Site/Activity Specific Traffic Management Plan (TMPs) for the works occurring in that Project stage. The TMPs shall be prepared where any construction activity varies the normal traffic conditions of any public road. The TMPs shall be consistent with the version of the NZ Transport Agency Code of Practice for Temporary Traffic Management that applies at the time the TMP is prepared. The TMPs shall be prepared by a suitably qualified Level 2/3 Site Traffic Management Supervisor and shall include any responses received following consultation with the following (as relevant):
- Public transport providers (where public transport services will be affected);
  - Emergency services (police, fire and ambulance)

- (c) The CLG; and
  - (d) Directly affected property and business owners and operators.
76. The objective of a TMP is to identify specific construction methods to address traffic safety and the particular circumstances, local traffic and community travel demands within the area covered by the TMP.
- 76A A TMP shall be consistent with the CTMP required under condition 43 and shall be provided to the QLDC in their regulatory capacity for certification that it achieves the objective in condition 76 and contains the matters listed in condition 77.
77. The TMP shall describe the measures that will be taken to manage the traffic effects associated with construction works within the area covered by the TMP. In particular the TMP shall describe:
- (a) Temporary traffic management measures required to manage impacts on road users during proposed working hours;
  - (b) Temporary effects on on-street parking and proposed measures to minimise those effects;
  - (c) Delay calculations associated with the proposed closure/s and detour routes;
  - (d) The capacity of any proposed detour route(s) and their ability to carry the additional traffic volumes and any known individual traffic management plans for intersections of the project with arterial and collector roads;
  - (e) Measures to maintain, subject to health and safety requirements, existing vehicular access to adjacent properties and businesses to accommodate the types of vehicles normally accessing the site during normal working hours for that site unless alternative access arrangements are agreed;
  - (f) Measures to minimise the temporary effects of construction works on on-site parking on directly affected properties and opportunities to provide alternative temporary parking where practicable to do so;
  - (g) Measures to maintain, where practicable, safe and clearly identified pedestrian and cyclist access on roads and footpaths. Where detours are necessary to provide such access the Requiring Authority shall provide, as far as practicable, the shortest and most convenient detours;
  - (h) Consideration of over dimension and overweight routes including any feedback received from established organisations representing the freight industry;
  - (i) Any proposed temporary changes in speed limit;
  - (j) Provision for safe and efficient access of construction vehicles to and from construction site(s);
  - (k) The measures that will be undertaken by the Requiring Authority to communicate traffic management measures to affected road users, cyclists and pedestrians and other stakeholders; and
  - (l) The measures that will be undertaken by the Requiring Authority (e.g. instructions to contractors) to restrict heavy vehicles using residential streets; and
  - (m) The consultation undertaken with affected properties owners/occupiers and the CLG in relation to proposed temporary traffic management and measures that will be undertaken to address issues raised.
78. Where changes are made to certified TMP, the Requiring Authority shall consult the parties in Condition 75, prior to submitting the amended TMP to the QLDC in their regulatory capacity for recertification. The amended TMP shall document the consultation

undertaken with those directly affected property and business owners and operators, and how consultation outcomes have or have not been taken into account.

79. The TMP(s) shall be consistent with the version of the NZ Transport Agency Code of Practice for Temporary Traffic Management that applies at the time the TMP is prepared.
80. The Requiring Authority shall implement each TMP for the duration of the construction works to which the particular TMP applies.

#### **Rock removal / No blasting**

81. There shall be no blasting.

#### **Road surface**

82. The road surface shall be constructed and maintained as an asphaltic mix or equivalent.

#### **Planting**

83. Planting shall be implemented and maintained for a period of not less than 3 years:
  - (a) As soon as areas become available for planting due to the progress of the works and seasonal conditions; and/or
  - (b) Within twelve months of practical completion, unless the seasonal timing of works makes some planting impracticable, in which case such planting shall be completed no later than twenty four months after practical completion

#### **Archaeology**

84. The Accidental Discovery Protocol prepared in accordance with condition 63 shall be implemented throughout the construction works.
85. A suitably qualified and experienced archaeologist shall be appointed as part of the Project ('Project Archaeologist'). The role of the Project Archaeologist is to:
  - (a) Provide a contractors' briefing;
  - (b) Identify specific areas of archaeological risk (if any);
  - (c) Oversee earthworks at areas identified at (b) above;
  - (d) Advise on statutory requirements if archaeological (historic heritage) sites are exposed unexpectedly during earthworks; and
  - (e) Undertake any required recording and reporting associated with the discovery of any unrecorded archaeological (historic heritage) sites.
86. A contractors' briefing shall be provided to all contractors by the Project Archaeologist prior to the commencement of site works. The briefing shall provide information to the contractors regarding:
  - (a) What constitutes archaeological / historic heritage materials;
  - (b) A copy of the archaeological authority and an explanation of any requirements it imposes on Project construction works;
  - (c) The legal requirements relating to unanticipated archaeological discoveries;
  - (d) The appropriate procedures to follow if archaeological or historic heritage materials are uncovered when the Project Archaeologist is not on site to safeguard the materials; and
  - (e) The contact information of the relevant agencies including the Project Archaeologist, the QLDC (Heritage Unit), Heritage New Zealand Pouhere Taonga, Kai Tahu and the KLG.

87. Documentation demonstrating that the contractor briefing has occurred shall be forwarded to the QLDC in their regulatory capacity.
88. Should any unrecorded historic heritage sites (sites that meet the RMA definition of 'historic heritage') be exposed during Project earthworks, then these sites shall be recorded by the Project Archaeologist and Kai Tahu notified when Kāi Tahu heritage is exposed and Heritage New Zealand Pouhere Taonga notified when any heritage is exposed. Electronic copies of all historic heritage reports relating to historic heritage investigations (including evaluation, excavation and monitoring) shall be submitted by the Project Archaeologist to the QLDC in their regulatory capacity, Kāi Tahu and Heritage New Zealand Pouhere Taonga within 12 months of the completion of on-site earthworks.

#### **Construction and operation of erosion and sediment controls**

89. All erosion and sediment controls shall be in place prior to works commencing.
90. During construction the Requiring Authority shall take all practicable measures to minimise erosion and prevent the discharge of sediment beyond the boundaries of the site in order to achieve the objective in condition 49.
91. No stormwater from any HAIL sites shall be discharged to the erosion and sediment control system, stormwater network, streams or lake without suitable controls in place as required by the CSMP.

#### **Inspection and monitoring of erosion and sediment controls**

92. There shall be no deposition of earth, mud or other debris on any road, driveways or footpath beyond the boundary of the Project site. In the event that such deposition does occur, it shall immediately (within 24 hours at the latest) be removed. Roads or footpaths shall not be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.
93. The Requiring Authority shall inspect sediment and erosion controls on a weekly basis and, additionally, prior to any rainfall event predicted to generate more than 5mm rainfall, and within 24 hours following each such rainfall event. Any maintenance required as a result of inspections shall be undertaken within 24 hours (unless unsafe to do so, in which event maintenance will be undertaken at the earliest safe opportunity).
94. The Requiring Authority shall carry out monitoring in accordance with the ESCP and shall keep records, which shall be made available to QLDC in their regulatory capacity on request, detailing:
  - (a) The days and times when monitoring was undertaken;
  - (b) The sites, and erosion and sediment controls that were inspected;
  - (c) The erosion and sediment controls that required maintenance;
  - (d) The day and time when the maintenance was completed; and
  - (e) Areas of non-compliance (if any) with the erosion and sediment control plan and the reasons for the non-compliance.

#### **Stabilisation and decommissioning of erosion and sediment controls**

95. The site shall be stabilised against erosion as soon as practicable, and in a progressive manner, as earthworks are finished over various areas of the site. Areas of bulk

earthworks not actively worked for a period of two weeks shall be stabilised until such time as further earthworks occur in a specific area.

96. Upon completion or abandonment of earthworks on the project site all areas of bare earth shall be permanently stabilised using grass or other landscaping features (in accordance with the approved UDLP) to minimise erosion.

#### Soil testing

97. All sampling and testing of contamination on the site shall be overseen by a suitably qualified and experienced person. All sampling shall be undertaken in accordance with Contaminated Land Management Guidelines No. 5 Site Investigation and Analysis of Soils (Revised 2011).
98. Excess soil or waste materials removed from the subject site shall be deposited at a disposal site that is authorised to accept the relevant level of contamination.
99. Where contaminants are identified that have not been anticipated by the CSMP required under the NESCS landuse consent for the Project, works in the area containing the unexpected contamination shall cease until the contingency measures outlined in the approved CSMP have been implemented, and the discovery and contingency measures undertaken have been notified to the QLDC in their regulatory capacity.
100. Separate erosion and sediment control measures shall be constructed to contain and manage any runoff from contaminated soils. This runoff shall be discharged to the sewer network or via sucker truck at a rate/volume and quality as approved by QLDC in their regulatory capacity.

#### Stormwater

101. To prevent the discharge of sediment to the stormwater network, streams and lake, permanent stormwater management systems and devices must be fully operational, permanent site works complete and exposed areas of soil stabilised or landscaped, prior to erosion and sediment control measures being decommissioned.
102. No stormwater shall be discharged to any permanent management devices (treatment devices) until the site is fully stabilised against erosion.

### Part D Operational conditions (103)

This condition is included in perpetuity.

#### Posted speed

103. The posted speed limit shall not exceed 40 km/h.

### Annexure A

**Table 1: List of sites with PPFs that need to be assessed for Building Modification Mitigation and ventilation/cooling**

Address	Project Stage & New or Altered Road
2 Shotover Street	Stage 1 Altered Road
15 Melbourne Glebe Apartments	Stage 1 New Road

44 Melbourne Street Glebe Apartments	Stage 1 New Road
71 Ballarat Street (Units F(F1), F(F2) and G(F2) only)	Stage 1 New Road
47-49 Camp Street	Stage 2 Altered Road

### A9. Conditions for Designation # 84 - Access to Jack Hanley Drive

1. That the development must be undertaken/carried out in accordance with the plans:
  - ‘Intersection Layout Plan’ Sheet No C01 Rev RA
  - ‘Pavement Marking Layout Plan’ Sheet No C02 Rev RA
  - ‘SH6 Culvert Extension and New Access Road Longitudinal Section’ Sheet No C03 Rev RA
  - ‘SH6 Widening and Access Rd Typical Cross Section’ Sheet No C04 Rev RA
  - ‘Mountable Kerb Typical Cross Sections and Splitter Island Details’ Sheet No C05 Rev RA
  - ‘Farm Access Construction Details and Road Culvert Bedding Detail’ Sheet No C06 Rev RA
  - ‘SH6 Cross Sections CHA 6430 to 6500’ Sheet No C07 Rev RA
  - ‘SH6 Cross Sections CHA 6410 to 6580’ Sheet No C08 Rev RA
  - ‘SH6 Cross Sections CHA 6590 to 6660’ Sheet No C09 Rev RA
  - ‘SH6 Cross Sections CHA 6665 to 6720’ Sheet No C10 Rev RA
  - ‘SH6 Cross Sections CHA 6730 to 6790’ Sheet No C11 Rev RA
  - ‘SH6 Cross Sections CHA 6800 to 6870’ Sheet No C12 Rev RA
  - ‘SH6 Cross Sections CHA 6880 to 6960’ Sheet No C13 Rev RA
  - ‘Cross Sections – New Local Road CHA 15m to 30m’ Sheet No C14 Rev RA
  - ‘Cross Sections – New Local Road CHA 30m to 45m’ Sheet No C15 Rev RA
  - ‘Cross Sections – New Local Road CHA 50m to 70m’ Sheet No C16 Rev RA
  - ‘Road Lighting Location Plan, Legend and Notes’ Sheet No E01 Rev 2
  - ‘Road Lighting Aerial Layout’ Sheet No E11 Rev 2
  - ‘Road Lighting Design Layout’ Sheet No E21 Rev 2
  - ‘Road Lighting Isolux Layout’ Sheet No E31 Rev 2
  - ‘Stage 1 Landscape Concept’ Drg No L01 of 9

**stamped as approved on 16 August 2017**

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

2. The requiring authority shall install a dimming factor so that the amount of light generated by every new street light as shown on the plans listed below are restricted to that level associated with a V4 specification:
- ‘Road Lighting Aerial Layout’ Sheet No E11 Rev 2
  - ‘Road Lighting Design Layout’ Sheet No E21 Rev 2
  - ‘Road Lighting Isolux Layout’ Sheet No E31 Rev 2

This dimming factor shall be maintained until such time that a V3 specification is demonstrated as being necessary on account of residential expansion in this location.

## B Recreation Reserves

### 1 Setback from Road

All structures and buildings shall be setback from the road boundary as follows:

All Zones except Rural and Town Centre: 5m

Rural Zones: 20m

### 2 Separation from Neighbours

All structures and buildings shall be setback from internal boundaries as follows:

All Zones except Rural and Town Centre: Minimum 5m, except for buildings necessary for the storage of equipment used for the maintenance of reserves which may be sited as a residential accessory building, or with the exception of the northeast boundary of Designation 537 where one building can be located a minimum of 1m from the boundary.

Rural Zones: 10m. Except that setbacks shall not apply to one jetty and one waiting shed of 14m<sup>2</sup> and 3.5m high on the internal boundary of Designation #156 (Frankton Domain) with Lake Wakatipu.

### 3 Height

No structure or building shall exceed the following maximum heights:

All Zones except Rural and Town Centre: 8m

Rural Zones: 10m

Town Centre Zones: Refer to the relevant standard of the underlying zone.

#### 4 Recession Lines

Within Residential and Township Zones or on boundaries adjoining a residential zone, buildings shall not project beyond a building envelope constructed by a recession line inclined towards the site at the following angles and commencing at 2.5m above ground level at any given point along each internal boundary:

Northern Boundary: 55 degrees

Western and Eastern Boundaries: 45 degrees

Southern Boundary: 35 degrees

#### 5 Site Coverage

A single building shall not exceed 100m<sup>2</sup> in total floor area with the exception of Designation 537 where a single building can be up to 170m<sup>2</sup> total floor area. The combined total of all buildings on site shall not exceed a maximum of 5% of the total site area. These standards are exclusive of play equipment.

#### 6 Access and Parking

Shall be provided in accordance with the general Transport Rules.

#### 7 Surfacing

No more than 30% of the site area in all Zones except Rural and Town Centre and 20% of the site area in Rural Zones shall be covered by impervious surfaces, including courts, footpaths, swimming pools, car-parking areas and/or areas under lease arrangements.

#### 8 Glare

All exterior lighting shall be directed away from adjacent properties and roads and the night sky.

No activity shall result in greater than a 2.5 lux spill, horizontal and vertical, of light on to any adjoining property in all Zones except Rural and Town Centre measured 2 metres inside the boundary of the adjoining property.

#### 9 Noise

Activities, other than outdoor recreation, shall be conducted such that the following noise levels are not exceeded at the boundary of the site:

All Zones except Rural: during day time 40 dB LAeq (15min)

during night time 30 dB LAeq (15min)

Rural Zones: during day time 55 dB LAeq (15min)

during night time 40 dB LAeq (15min)<sup>10</sup>



## 10 Hours of Operation

Where a site adjoins or faces a residential area no activities shall be conducted from the site between the hours of midnight and 7am.

# C Conditions for Specific Designations

## C1. Designation # 1 - Frankton Substation

1. That future buildings and alterations to existing buildings be constructed in accordance with the following:
  - a. maximum height 10 metres other than the items listed in (b);
  - b. minimum setback from the road 10 metres;
  - c. minimum setback from internal boundaries 4 metres other than replacement or alteration of existing buildings
2. That the maximum height of any gantry structures, telecommunication masts or transmission poles shall not exceed 20 metres, or up to 26 metres for transmission towers, and the maximum diameter of any dishes or radomes shall not exceed 1.8 metres.
3. That landscaping be provided along the state highway frontage to effectively screen the site from the highway.

## C.4 Designation # 372 - Police Purposes

1. Prior to the construction of, or external alterations to, the police station, the requiring authority responsible for the designation shall submit outline plans as required by section 176A of the Resource Management Act 1991, to the territorial authority for consideration.
2. The maximum building footprint coverage shall be 40%.
3. The maximum height for buildings shall be 7.3 metres.
4. The minimum setback distance from road boundaries of any building (except fences and security gates) shall be 2m.
5. The minimum setback from internal boundaries for above ground structures, except fences and security gates shall be one setback of 4.5m and all other setbacks of 2m.
6. Glare
  - a. all fixed exterior lighting shall be directed away from the adjacent sites and roads; and

- b. no fixed exterior lighting shall result in greater than a 10.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site.
7. Signage shall be limited to one 4.5m<sup>2</sup> sign along the road frontage and the Police crest on the exterior wall to the entrance vestibule.
8. Security gates and fencing between the north of the building and the boundary shall be a maximum of 2.2 metres high. Fencing for the remainder of the site shall be limited to a height of 1.8 metres and be visually permeable.
9. Noise
  - a. sound shall be measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 and shall not exceed the following noise limits at any point within any other site in this zone:
    - i. daytime (0800 to 2000 hrs) 50 dB L<sub>Aeq(15 min)</sub>
    - ii. night-time (2000 to 0800 hrs) 40 dB L<sub>Aeq(15 min)</sub>
    - iii. night-time (2000 to 0800 hrs) 70 dB L<sub>AFmax</sub>
  - b. the noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.
10. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's current (as at the date of submitting the outline plan of works) policies and engineering standards.
11. Prior to the commencement of works on site the requiring authority shall provide to the Queenstown Lakes District Council for review copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate to detail the engineering works required for the building and the formation of a sealed vehicle crossing.
12. That the earthworks, temporary works, retaining walls and batter slopes for the construction of the police station shall be undertaken in accordance with the Tonkin and Taylor geotechnical report prepared for the site (ref: 891941.1 of November 2011).
13. Landscaping shall be undertaken in accordance with a landscape plan submitted with the Outline Plan of Works.
14. That the Police Station shall not be used for remand purposes other than temporary holding.

### C.5 Designation # 10 - Remarkables Primary School

1. That buildings be constructed in accordance with the following:
  - a. minimum setback from roads shall be 4.5m;
  - b. minimum setbacks from internal boundaries shall be 2m;
  - c. the maximum height shall be 10m - provided that:

- i. no part of any buildings shall protrude through a recession plane inclined towards the site at the following angles commencing 4.5m above the ground at any given point on the site boundary:

Northern Boundary: 55 degrees

Western and Eastern Boundaries: 45 degrees

Southern Boundary: 35 degrees

- ii. The exceptions to (a) - the recession plane condition - are Gable, hip dormer and other similar projections which may encroach beyond the recession plane provided they are within a calculated area no greater than 6m<sup>2</sup> with the apex no higher than a point 1m below the maximum height for the school site and the base of the area(s) at the level of the recession plane protrusion.

### C.6 Designation # 11 - Glenorchy Primary School

1. That future buildings be constructed in accordance with the following;
  - a. maximum height - 5.5 metres;
  - b. a minimum pitched roof of 15 degrees.

### C.7 Designation # 13 - Mount Aspiring College

1. That future buildings and alterations to existing buildings be constructed in accordance with the following:
  - a. minimum setback from roads shall be 4.5 metres;
  - b. minimum setback from the southern boundary adjacent to Scaife Place residential properties shall be 4.5 metres;
  - c. minimum setbacks from all other internal boundaries shall be 2 metres;
  - d. the maximum height shall be 10 metres - provided that no part of any building shall protrude through a recession plane inclined towards the site at the following angles commencing at 2.5 metres above ground level at any point on the site boundary interfacing with a Residential Zone, and 4.5 metres above ground level at any other point on the site boundary:

Northern Boundary: 55 degrees

Western and Eastern Boundaries: 45 degrees

Southern Boundary: 35 degrees

Exceptions to the recession plane include:

- i. Gable, hip, dormer and other similar projections may encroach beyond the recession plane provided they are contained within a calculated area no greater than 6m<sup>2</sup> with the apex no higher than 1 metre below the maximum height for the school site and the base of the area(s) at the level of the recession plane protrusion

- ii. The administration building exceeding the western boundary recession plane for the extent detailed in the Athfield Architects Limited Site Sections – Stage 3 (RM201073).

### **C.8 Designation # 14 - Queenstown Primary School**

1. Where the adjoining site is zoned for residential purposes, future buildings and alterations to existing buildings shall be constructed in accordance with the following:
  - a. minimum setback from internal boundaries 2m.

### **C.9 Designation # 15 - Wakatipu High School**

1. Where the adjoining site is zoned for residential purposes, future buildings and alterations to existing buildings shall be constructed in accordance with the following:
  - a. minimum setback from internal boundaries 2 metres.

### **C.10 Designation # 16 - Wanaka Early Childhood Centre**

1. That future buildings and alterations to existing buildings be constructed in accordance with the following:
  - a. minimum setback from roads shall be 4.5 metres;
  - b. the setback from the internal south east facing boundary shall be 4.5 metres;
  - c. minimum setbacks from all other internal boundaries shall be 2 metres;
  - d. the maximum height shall be 8 metres.

### **C.12 Designation # 18 - Arrowtown Exchange**

1. That future buildings and alterations to existing buildings be constructed in accordance with the following:
  - a. maximum height 5 m
  - b. minimum setback from roads 6 m
  - c. minimum setback from internal boundaries 3 m
2. That no mast shall be greater than 9 metres in height and no antenna greater than 1.2 metres in diameter or 3 metres in length.
3. In accordance with section 176A(2)(a) of the Resource Management Act an outline plan need not be submitted if the proposed project or work is a permitted activity under the District Plan Rules (including, but not limited to the relevant rules Chapter 30 (Energy and Utilities) of the District Plan. Where a proposed project or work is not provided for as a permitted activity in terms of this Plan, an Outline Plan shall be submitted in accordance with section 176A.

**C.13 Designation # 19 - Glenorchy Microwave Station**

1. That future buildings and alterations to existing buildings be constructed in accordance with the following;
  - a. maximum height 10 m
  - b. minimum setback from road 10 m
  - c. minimum setback from internal boundaries 15 m
2. That no mast shall be greater than 20 metres and no antenna greater than 2.4 metres in diameter or 4 metres in length.
3. In accordance with section 176A(2)(a) of the Resource Management Act an outline plan need not be submitted if the proposed project or work is a permitted activity under the District Plan Rules (including, but not limited to the relevant rules Chapter 30 (Energy and Utilities) of the District Plan. Where a proposed project or work is not provided for as a permitted activity in terms of this Plan, an Outline Plan shall be submitted in accordance with section 176A.

**C.14 Designation # 20 - Queenstown Telephone Exchange**

1. That buildings not exceed a height of 12 metres.
2. That no new mast shall be greater than 17 metres in height and no antenna greater than 2.4 metres in diameter or 4 metres in length.
3. In accordance with section 176A(2)(a) of the Resource Management Act an outline plan need not be submitted if the proposed project or work is a permitted activity under the District Plan Rules (including, but not limited to the relevant rules in Chapter 30 (Energy and Utilities) of the District Plan. Where a proposed project or work is not provided for as a permitted activity in terms of this Plan, an Outline Plan shall be submitted in accordance with section 176A.

**C.15 Designation # 21 - Wanaka Exchange**

1. That buildings not exceed a height of 10 metres.
2. That no new mast shall be greater than 15 metres in height and no antenna greater than 2.4 metres in diameter or 4 metres in length.
3. In accordance with section 176A(2)(a) of the Resource Management Act an outline plan need not be submitted if the proposed project or work is a permitted activity under the District Plan Rules (including, but not limited to the relevant rules in Chapter 30 (Energy and Utilities) of the District Plan. Where a proposed project or work is not provided for as a permitted activity in terms of this Plan, an Outline Plan shall be submitted in accordance with section 176A.

**C.16 Designation # 22 - Fernhill Water Supply Pump and Intake**

1. No activity or disturbance of the lake bed may be undertaken within that part of the designated area applying to Lake Wakatipu, other than the use of the surface of the lake for recreation activities, without the consent of the Queenstown Lakes District Council.

The purpose of this restriction is to ensure no damage occurs to the water intake pipe which is located on the bed of the lake, extending approximately 25 metres from the lake edge.

2. That the pump station operate so the following noise levels are not exceeded, except for emergency purposes at or within the notional boundary of residential units:
  - \* 0800 - 2000 hrs 50 dB LAeq (15min)
  - \* 2000 - 0800 hrs 40 dB LAeq (15min)

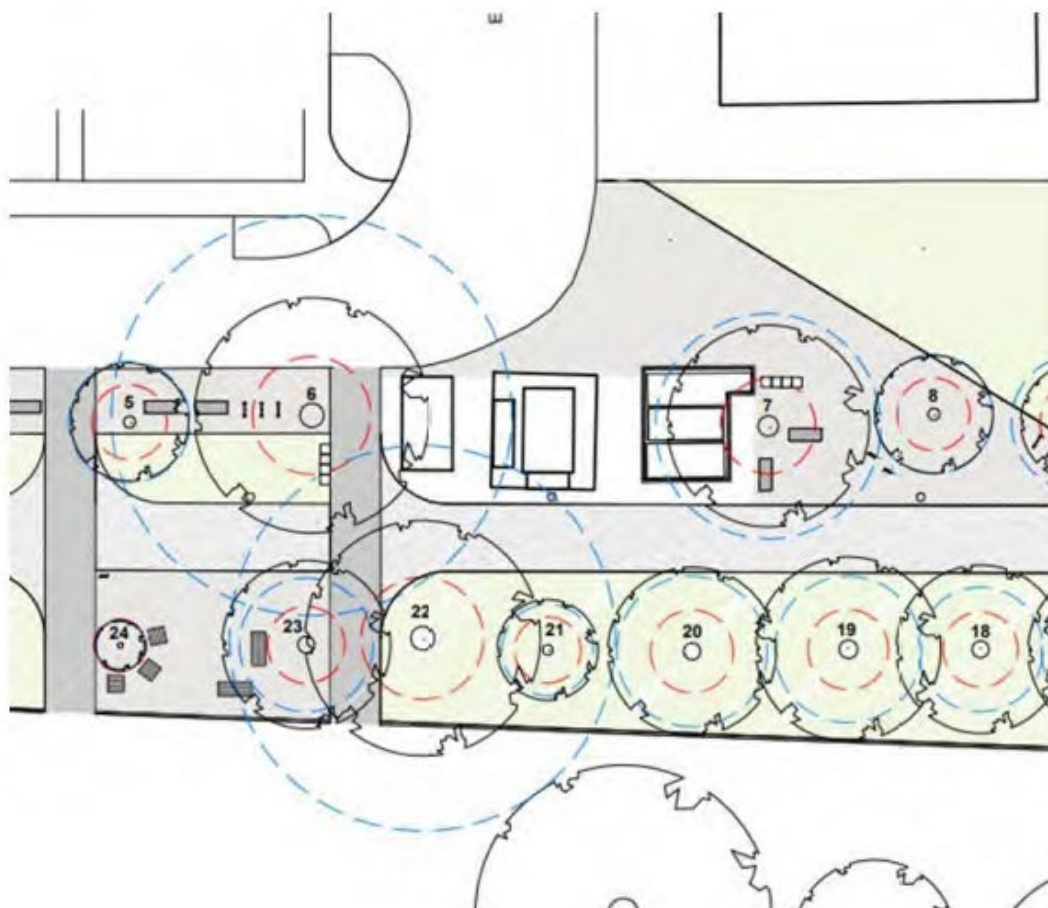
### C.17 Designations - Sewage & Water Pump Stations, Water Intakes

#### Noise:

- a. sound shall be measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 and shall not exceed the following noise limits at any point within the notional boundary of any residential unit:
  - i. daytime (0800 to 2000 hrs) 50 dB LAeq(15 min)
  - ii. night-time (2000 to 0800 hrs) 40 dB LAeq(15 min)
  - iii. night-time (2000 to 0800 hrs) 70 dB LAFmax
- b. the noise limits in (a) shall not apply to:
  - i. construction sound which shall be assessed in accordance and comply with NZS 6803:1999;
  - ii. the use of an electricity generator for emergency use.

#### For Designation #25:

1. The extent of the Marine Park Pump Station Designation shall be as defined by the plan referenced: Marine Parade Pump Station, Proposed Site Plan, Revision A, dated 23 November 2021.
2. Prior to construction commencing, the requiring authority shall prepare a Tree assessment report of the effected trees in relation to the upgrade works. This assessment will consider the site work and methodology and its effect on trees 6, 7 and 22.
  - a. The Tree assessment report must be approved by the QLDC Parks Manager or the Parks and Open Spaces Planning Manager
  - b. All recommendations and actions detailed in the assessment report must be implemented within the project and are the responsibility of the Project Manager overseeing the site.



3. The cumulative building footprint shall not exceed 150m<sup>2</sup>
4. No later than ten working days prior to construction commencing, the requiring authority shall prepare and submit an erosion and sediment control plan and a construction and environmental management plan that contains dewatering and discharge methodology to Aukaua.

## C.22 Designation # 29 - QLDC Events Centre and Aquatic Centre

### General Approval

1. To enable the continued operation and expansion of a multi-purpose indoor and outdoor recreation, cultural and conference complex referred to as the Queenstown Events Centre ("QEC") on land legally described as follows:
  - a. Lot 1 DP 25073;
  - b. Lot 100 DP 468142;
  - c. Lot 2 DP 476309;
  - d. Sections 49, 50, 61-62 and 149 Block I Shotover Survey District;
  - e. Part Section 63 Block I Shotover Survey District;
  - f. Section 5 and 6 Block XXXIII Town of Frankton.

Note: Designation #29 applies to only part of 61-62 Shotover SD and Part Section 63 Block I Shotover Survey District.

2. In conjunction to Condition 1, the specific land contained within the QEC is illustrated on the plan titled 'Queenstown Events Centre – Structure Plan' which is referenced and dated as 2596.90.1B (dated 24 March 2015).

#### **Allowed Activities**

3. General activities allowed to occur (both indoor and outdoor) within the QEC shall include:
  - a. provision of sporting/recreational activities and events;
  - b. provision of commercial recreational activities;
  - c. provision of cultural/commercial activities such as concerts, shows, musicals, carnivals, fairs, market days, meetings, exhibitions, parades, rallies and filming;
  - d. provision of conferences (including gala dinners);
  - e. informal and designated parking associated with the operation of the QEC.
4. The provision of small-scale temporary and permanent retailing that supports the overall operation of the QEC. Any permanent retailing operation is to be located within the Central Development Area and shall be limited to a gross floor area of 100m<sup>2</sup> per tenancy/business.
5. A permanent café and/or restaurant can be established within the Central Development Area, provided that such a café and/or restaurant shall not exceed a gross floor area of 100m<sup>2</sup> that is directly associated with the café and/or restaurant.
6. The provision of community activities that are connected with and ancillary to the general activities allowed by Condition 3.
7. Subject to the operational requirements of the Civil Aviation Authority and the Queenstown Airport Corporation, rotary wing aircraft flights in association with the use of the QEC can occur on the following basis:
  - a. informal flights can take place between the hours 8am – 6pm;
  - b. no more than 5 flights shall occur each day;
  - c. the QEC shall not be used as an informal airport for more than 7 days in any calendar year;
  - d. the QEC has notified Council's compliance department of the use of the informal airport on any given day;
  - e. for the purpose of this condition the relevant noise standards from the District Plan shall not apply to informal flights to and from the QEC;
  - f. for the purposes of this condition a flight includes two aircraft movements i.e. a landing and a departure.



**Buildings**

8. Buildings containing an Activity Sensitive to Aircraft Noise shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Rule 36.6.2 of Chapter 36 (Noise) or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.
9. Subject to compliance with all conditions within Designation 29, all future buildings (both new and extensions/alterations to existing buildings) shall be assessed and approved via the Outline Plan process in accordance with Section 176A of the Act.
10. New buildings and extensions/alterations to existing buildings located within the Central Development Area as illustrated on the Queenstown Events Centre – Structure Plan shall be subject to the following controls:
  - a. maximum building height: 18 metres
  - b. setback from any legal road: 5 metres
11. New buildings and extensions/alterations to existing buildings located within the Wider Grounds Area as illustrated on the Queenstown Events Centre – Structure Plan shall be subject to the following controls:
  - a. maximum building height: 8 metres
  - b. setback from State Highway 6: 20 metres
  - c. setback from other legal roads: 5 metres
  - d. maximum Building Footprint: 450m<sup>2</sup>
12. New floodlights to be established within the QEC shall be subject to the following controls:
  - a. maximum building height: 21 metres
  - b. setback from State Highway 6: 20 metres
  - c. setback from other legal roads: 5 metres
  - d. flood lights can only be used between the hours of 5pm and 10pm daily from March to October.
13. Subject to compliance with all conditions within Designation 29, temporary buildings and structures can be established within the QEC. The following restrictions shall apply:
  - a. temporary buildings and structures are defined as marquees, tents, shelters, stands, filming facilities, offices, scaffolding, safety fences and other similar buildings and structures;
  - b. the use of any temporary building or structure shall be limited to allowing for activities provided for within Conditions 3 to 7 within the QEC;

- c. the maximum time that temporary buildings and structures can be established within the QEC is 21 days at any one time, including the time required for establishment/construction and dismantling of such buildings and structures;
- d. aside from the provision of safety fences, no other temporary buildings and structures shall be established within 50 metres of the legal boundary of the QEC that adjoins State Highway 6;
- e. the maximum gross floor area of any temporary buildings and structures established within the QEC shall be 2400m<sup>2</sup> (per building or structure);
- f. the maximum height of any temporary building or structure established within the QEC shall be 10m;
- g. if permission is required under the Building Act 2004 for any temporary building or structure, then such permission shall be obtained.

The establishment and use of temporary buildings and structures shall also be subject to all other relevant conditions of the designation.

14. No temporary or permanent buildings, structures, facilities or landscaping shall be placed in a position such that it penetrates the take-off climb and approach or transitional protection surfaces for the main runway or the cross-wind runway at Queenstown Airport except where the new object or extension is shielded by an existing immovable object or the penetration is a temporary short term penetration (e.g. construction machinery or equipment) of these surfaces that has been authorised by the Queenstown Airport Corporation Limited.

#### Supply of Alcohol

15. Alcohol can be supplied in accordance with the requirements of the Sale and Supply of Alcohol Act 2012 for the permanent bar facilities associated with the QEC, or for any other activity that is provided for within Conditions 3, 5 and 6.

#### Hours of Operation

16. Subject to Condition 17, the hours of operation of the QEC shall not be restricted.
17. The hours of operation for the bar facilities associated with the QEC shall not exceed 7.00am to 2.30am daily.

#### Noise Limits

18. Activities undertaken within the QEC shall be managed so that the following noise emission levels are not exceeded at or within the 20 metre notional boundary of any residential unit:

Monday to Sunday 7am to 11pm.      55dBA  $L_{10\text{Aeq}(15\text{mins})}$

At all other times                              45dBA  $L_{10\text{Aeq}(15\text{mins})}$

A night time  $L_{\text{max}}$  limit of 75dBA shall be complied with between 11pm and 7am on all days of the week.

19. The exceptions to Condition 18 are major events that occur at the QEC. A “major event” relates to activities provided for in Condition 3 that attracts or which might reasonably be

expected to attract more than 2500 persons to the QEC to partake in such an event. Noise emissions for major events shall be managed on the following basis:

- a. on not more than 5 days during any calendar year, noise emission levels from a major outdoor event may exceed the limits detailed in Condition 18, but only between the hours of 7am and 11pm. Provided that such noise emission levels shall not during this time period exceed a noise emission level of 75 dBA Leq (15 minutes) at or within the 20 metre notional boundary of any residential unit.
  - b. on not more than 15 days during any calendar year, noise emission levels from a major outdoor event may exceed the limits detailed in Condition 18, but only between the hours of 7am and 11pm. Provided that such noise emission levels shall not during this time period exceed a noise emission level of 65 dBA Leq (15 minutes) at or within the 20 metre notional boundary of any residential unit.
20. For the purpose of measuring noise from activities undertaken at the QEC in relation to Conditions 18 and 19, the “20 metre notional boundary of any residential unit” only relates to residential units that exist at the time of formal confirmation Designation 29.
  21. Sound emission levels shall be measured in accordance with NZS6801:2008, and assessed in accordance with NZS6802:2008.

#### **Signage and Advertising**

22. In terms of the establishment of temporary advertising banners within the designation, the following restrictions shall apply:
  - a. the banners shall only advertise recreation, cultural and conference activities that are to be undertaken within the QEC;
  - b. the banners shall only be located on the 28 existing light poles along Joe O’Connell Drive and within the Events Centre parking area, as shown numbered 1 – 28 on the plan titled “Location of Light Poles with Banner Arms (L100 – 27/7/11)” approved under RM110502;
  - c. the maximum time that one set of specific advertising banners can be placed on the lighting poles is 30 days within any 12 month period.
23. In terms of permanent signage, a total of 140 individual signs are permitted around the artificial turf location on Section 5 Block XXXIII Town of Frankton.

Signage shall adhere to the following restrictions:

- a. There shall be an absolute maximum of 140 individual signs;
  - b. All signs shall have a height of 900mm and width of 1500mm;
  - c. All signs shall face inward toward the artificial turf. There shall be no advertising on the rear of these signs.
  - d. The signs shall not be individually illuminated
24. The establishment and on-going operation of the existing main entry sign located near the intersection of Joe O’Connell Drive and State Highway 6 shall adhere to the following restrictions:

- a. the minimum lettering size on the LED panel shall be 114mm;
- b. lettering and/or displays on the LED panel shall not flash, roll across the screen and provide intermittent information;
- c. the colouring of the lettering on the LED panel shall be orange with a black background;
- d. the LED panel shall produce no more than 150 candela;
- e. the LED panel shall be floodlit during the hours of darkness;
- f. should there be any need to alter the wording on the sign in the future (excluding the LED panel), such alterations will require approval via Section 176A of the Resource Management Act 1991.

#### **Alternative Vehicular Access**

25. Should the existing vehicular access to the QEC from State Highway 6 (via Joe O'Connell Drive) be either closed or restricted in the future, alternative vehicle access to the QEC can be obtained via Grant Road.
26. If Grant Road is utilised in terms of providing vehicular access to the QEC, then an entry sign can be established at the entrance off Grant Road that advertises activities undertaken within the QEC.

#### **Pedestrian Access**

27. Pedestrian/cycle access shall be maintained from the Kawarau Road (State Highway 6) to the QEC.

#### **Aquatic Centre**

28. Until improvements are made to the Council reticulated water supply that result in increased residual pressures (minimum 300kPa) in the 150mm diameter water main in SH6, irrigation of the playing fields shall not coincide with peak use times of the Aquatic Centre and/or Events Centre. Peak use times shall be determined by the management of each respective Centre and shall be submitted to Council within 12 months of the opening of the Aquatic Centre. Whenever possible irrigation of the playing fields shall occur outside hours of operation of either centre.
29. The combined discharge of wastewater for both the Events Centre and the Aquatic Centre shall not exceed 13.6l/s unless the consent holder submits information to Council for approval that proves that the wastewater discharge rate can be increased without negative downstream effects.

Advice Note: Where events on the site may generate traffic that significantly changes the normal operation of State Highway 6 and/or the safety of road users (motorists, cyclists or pedestrians), early engagement with the NZ Transport Agency is recommended. Under the Code of Practice for Temporary Traffic Management, a Temporary Traffic Management Plan may be required to be prepared and approved by the Transport Agency prior to implementation. This process may take up to two months.

**C.24 Designation # 31 - Coneburn Water Pump Station and Intake**

1. No activity or disturbance of the lake bed may be undertaken within that part of the designated area applying to Lake Wakatipu, other than the use of the surface of the lake for recreation activities, without the consent of the Queenstown Lakes District Council. The purpose of this restriction is to ensure that no damage occurs to the water intake pipe which is located on the bed of the lake, extending approximately 25 metres from the lake edge.
2. That the pump station operate such that the following noise levels are not exceeded, except for emergency purposes, at or within the notional boundary of residential units:
 

*	0800 - 2000 hrs	50 dB L <sub>Aeq</sub> (15min)
*	2000 - 0800 hrs	40 dB L <sub>Aeq</sub> (15min)

**C.30 Designation # 41 - Arrowtown Water Supply Borefield and Infrastructure**

1. Any new water supply infrastructure shall have a maximum height of 1m above ground level, except for any vent pipes.
2. That the pump station operate such that the following noise levels are not exceeded, except for emergency purposes, at or within the notional boundary of residential units:
 

*	0800 - 2000 hrs	50 dB L <sub>Aeq</sub> (15min)
*	2000 - 0800 hrs	40 dB L <sub>Aeq</sub> (15min)
3. The only building is to be the pumphouse building associated with water supply infrastructure shall comply with a 4.5m height limit and a 27m<sup>2</sup> total footprint.

**C.31 Designation # 44 - Glenorchy Water Storage Tanks**

1. No activity or work may be undertaken within the designated area which could adversely affect the Council water storage tanks, without the consent of the Queenstown Lakes District Council. The purpose of this restriction is to ensure that no damage occurs to Council's water storage tanks.
2. All buildings and structures within the designation area are to be painted, stained, or otherwise treated to ensure dark recessive colours in the tones of grey or brown with a light reflectivity value (LRV) of between 7% and 20% and that blend into the natural colours of the surrounding landscape. All paint finishes shall be matt or G10 to reduce effects of glare.
3. There shall be no external lighting installed.
4. All planting shall be in accordance with the Tank Compound Landscape Planting Plan, ref: 3334040-AL-1402, dated 9/12/2021.

**C.33 Designation # 46 - QLDC Sewage Treatment Works**

1. The designation shall be in accordance with the approved plans and specifications submitted with the notice of requirement including all associated amendments, with the exceptions required by the following conditions:

2. That unless it is otherwise specified in these conditions of the consent, compliance with any monitoring requirement imposed by this consent shall be at the requiring authority's own expense.
3. That the consent holder shall pay all required administrative charges fixed by the Council, pursuant to Section 36 in relation to:
  - a. the administration, monitoring and supervision of this requirement; and
  - b. charges authorised by regulations.
4. Prior to the construction of any further facilities on site, a preliminary archaeological assessment of the site shall be undertaken to determine whether there is any evidence of archaeological sites or material of cultural or historical significance. That, if during development, archaeological material is discovered or a previously unidentified site disturbed, the designating authority shall immediately implement appropriate measures. Appropriate measures would include an assessment by a qualified archaeologist and notification of the NZ Historic Places Trust and Te Runanga o Otakou and Kati Huiapaki Puketeraki, before operations resume.
5. That in the case of any pre-1900 sites being identified, that the designating authority make appropriate application to the NZ Historic Places Trust, pursuant to Sections 9 to 20 of the Historic Places Act 1993, for authority to search, modify or destroy a site.
6. A landscaping plan including irrigation scheme, shall be submitted to, and approved by, the Territorial Authority within 3 months of the confirmation of the designation.

Prior to submission of the plan, the Requiring Authority shall consult with residents having access off Jims Way, and shall confirm, when submitting the plan, that such consultation has occurred. The landscaping plan shall be implemented within 12 months of the confirmation of the designation and shall thereafter be maintained in accordance with that plan. If any plant or tree should die or become diseased, it shall be replaced.

In this instance, the landscaping plan shall be designed to meet the following objectives:

  - a. create a positive visual effect from the surrounding area using species in keeping with the vegetation of the area including both deciduous and evergreen species;
  - b. minimise the view from State Highway 6 with trees being a minimum of 2 metres in height at the time of planting;
  - c. improve the on-site amenity.
7. Nuisance odour from the existing facility any future facilities shall not be detectable beyond the boundary site.
8. All practicable measures shall be undertaken and maintained to minimise the risk of the site being inundated by water as a result of flooding that could cause pollution to enter the Shotover and Kawarau Rivers. A risk management report on this issue shall be included with the Outline Plan referred to in Condition 10.
9. Any upgrades or extensions to the facility shall ensure that public access to sport fishing and game-bird hunting venues in the vicinity is maintained.

10. Prior to the construction of any further facilities, the Requiring Authority responsible for the designation shall submit Outline Plans as required by Section 176A, to the Territorial Authority for consideration. The Requiring Authority shall also carry out consultation with all potentially affected parties as part of this process, including Te Runanga o Otakou and Kati Hairapa ki Puketeraki, and when submitting such plans shall confirm that this consultation has occurred, and shall indicate the response to issues raised in this consultation.
11. The Requiring Authority shall design, develop and manage the public work so that it does not attract any birds that are hazardous to aircraft or may endanger aircraft operations. The bird species that have been observed at the airport and which may be hazardous to aircraft are gull, oyster catcher, hawk, spur-wing plover and duck.
12. 6 months prior to any work being carried out in accordance with the Outline Plan, monitoring of bird activity shall be undertaken by a suitably qualified person experienced in wildlife observation to determine a baseline of bird activity. Subsequently, from the date any work is carried out in accordance with the Outline Plan, the site and surrounding area shall be monitored monthly by a suitable qualified person experienced in wildlife observation and approved by the Territorial Authority. This person will monitor bird activity in and around the site as an impartial observer to enable any increased bird activity as a result of the work to be identified.
13. The result of all monitoring shall be reported to the Territorial Authority and the Queenstown Airport Corporation Limited every three months.
14. In the event of any hazard to Queenstown Airport operations arising from birds which have been shown to have or likely to have been attracted to the area by any work for which Outline Plan approval has been obtained, the Territorial Authority reserves the right to review the conditions of consent attached to this designation for the purpose of mitigating, remedying or avoiding any adverse effect on airport operations, that is apparent from the works or from on-going monitoring.
15. The Territorial Authority reserves the right to review the conditions of this requirement annually from the date of confirmation for the purpose of mitigating, remedying or avoiding any adverse effect on the environment that is apparent from the operation of the activity or from on-going monitoring.

In the event that the Council, in exercising its authority as the Territorial Local Authority (as opposed to Designating Authority) does not agree with my recommendation to delete the buffer zone, an additional condition, as follows should be imposed:

16. The buffer zone shall apply to the areas as shown on the approved plan, which is described as including the area 300 metres to the east and south of the designation boundary, 10 metres back from the edge of the terrace on the western boundary and includes the area to the far edge of the road reserve of State Highway 6 on the northern boundary. Residential activities are prohibited within the Buffer Zone boundaries.

#### **C.43 Designation # 62 - Anderson Road Water Supply Pump Station**

1. That landscaping be undertaken and maintained along the Anderson Road frontage.
2. That the pump station operate such that the following noise levels are not exceeded, except for emergency purposes, at the boundary of the property on which the pump station is located:

\* 0800 - 2000 hrs 60 dB  $L_{Aeq(15min)}$

\* 2000 - 0800 hrs 50 dB  $L_{Aeq(15min)}$

3. That from 31 July 2000 the pump station shall operate so that the following noise levels are not exceeded, except for emergency purposes, at the boundary of the designated site and Lot 1 DP 13035.

\* 0800 - 2000 hours 50 dB  $L_{Aeq(15min)}$

\* 2000 - 0800 hours 40 dB  $L_{Aeq(15min)}$

Measured and assessed in accordance with NZ 6801:1991 and NZS 6802:1991

4. That in August 2000, and annually thereafter, the Requiring Authority shall undertake a day time and night time noise assessment at the boundary of the Anderson Road Business Zone between the designated site and Lot 1 DP 13035 and shall supply a copy of the same to the owner of Lot 1 DP 13035.
5. The seals on the non-return valves shall be replaced whenever the nuisance noises start.
6. The duration of the designation expires 31 December 2004.

#### **C.45 Designation # 68 - Domain Road Oxidation Ponds, Hawea**

No oxidation ponds or associated activity may be undertaken within 100 metres of Domain Road. The purpose of this restriction is to ensure that the land within 100 metres of Domain Road provides a buffer between the oxidation ponds and the road.

#### **C.46 Designation # 69 – Albert Town Wastewater Management Purposes**

No buildings are to be erected within the “no build” buffer zone shown on the District Plan Maps.

#### **C.51 Designation # 74 - Lake Hawea Esplanade Sewage Pump Station & Water Treatment**

1. Colours for all buildings shall be in the range of natural browns, greys or greens as per the surrounding landscape with a light reflectivity value of between 5 and 25%.
2. The maximum height for buildings shall be 5m set from existing ground level.
3. The maximum building coverage for the designation site shall be 30%.

(For the avoidance of doubt the public toilet facilities are not included in the building coverage).

4. Noise:
  - a. sound shall be measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 and shall not exceed the following noise limits at any point within the notional boundary of any residential unit:
    - i. daytime (0800 to 2000 hrs) 50 dB  $L_{Aeq(15 min)}$
    - ii. night-time (2000 to 0800 hrs) 40 dB  $L_{Aeq(15 min)}$



- iii. night-time (2000 to 0800 hrs) 70 dB  $L_{AFmax}$
- b. the noise limits in (a) shall not apply to:
  - i. construction sound which shall be assessed in accordance and comply with NZS 6803:1999.
  - ii. the use of an electricity generator for emergency use.

### **C.53 Designation # 76 - Victoria Bridge Terrace site (RM 970116)**

It is decided that the requirement to Designate part Run 330C, Block II, Kawarau SD for the purpose of a landfill; part Run 330C and part Section 32 for the purpose of a buffer zone; and part Run 330C for the purpose of a road; be confirmed pursuant to Section 168A(3) of the Resource Management Act 1991, subject to the following conditions:

1. The activity shall take place in accordance with the plans and specifications submitted with the notice of requirement and the approved Buffer Zone and Landfill Site Boundaries plan dated 19 March 1998 attached, with the exceptions required by the following conditions:
  2. All engineering works shall be carried out in accordance with all relevant New Zealand Standards to meet the acceptance of the Council's Principal Engineer.
  3. Prior to the commencement of any works on the land being developed, and in accordance with Condition 2 above, the applicant shall provide to the District Planner, copies of specifications, calculations and design plans both necessary and adequate to detail the following engineering works required:
    - a. that all roading to the site and on site are in accordance with Queenstown Lakes District Council standards;
    - b. that the intersection of the new road and the Kawarau Gorge Road - State Highway 6 be reconstructed in accordance with New Zealand Transport Agency standard described in Diagram 4 with the modification that the radius shown 'R' shall be 15 metres for heavy vehicles;
    - c. that adequate facilities are provided on site for fire fighting purposes. The New Zealand Fire Service shall be consulted regarding training and establishment of fire-fighting procedures;
    - d. dust be controlled on the landfill site to ensure that no nuisance is created beyond the site boundary;
    - e. that a water reticulation system be provided at the boundary of the proposed landfill site for the purposes of providing an irrigation system for the proposed tree planting for screening purposes;
    - f. all earthworks required to establish the site for the proposed activity.
  4. Prior to the establishment of the activity, the applicant shall provide the following:
    - a. that the boundaries of the land shown 'F' on SO 24512 be fenced with a post and wire, seven strand fence;

- b. that the proposed new road shown 'F' on SO 24512 have a formation of no less than 4 metres in width and of a metal depth of 150mm of M4 AP40;
  - c. that the land shown as 'A' and 'C' on SO24512 be road to be stopped;
  - d. that areas shown 'B', 'D' and 'E' be land taken for local purpose reserve (landfill);
  - e. that the land shown 'F' on SO 24512 be land taken for road;
  - f. that the applicant shall provide a boundary fence about the proposed landfill area defined as 'B', 'D' and 'E' on SO 24512. The fence shall be a seven strand post and wire fence or equivalent;
  - g. that an operations manual be prepared and approved by the District Planner for all aspects of the operation and maintenance of the activity and the manual is to include any on going conditions that are required to be complied with. Aspects to be included in the manual are:
    - i. that temporary access tracks within the landfill operating area be of adequate standard to ensure that a B Train commercial vehicle can manoeuvre without difficulty;
    - ii. that a portable water supply be available for human consumption at the operator's facilities;
    - iii. that the operational area boundary fence shall be no less than 3 metres in height and in the position shown on the conceptual operations plan, Sheets 10-22;
    - iv. that the effects of odour, dust, vermin and litter will be mitigated to ensure that any adverse effects associated with the site are minor.
  - h. the applicant shall carry out planting in accordance with the Planting Plan drawn by Morgan+Pollard associates, stamped (received 1 May 2007 and stamped as approved 13 June 2007) and the application as submitted (ref. RM070383) with the exception that a maximum 25% of Macrocarpa shall be planted in the replacement of any plant removed within the proposed planting 'D' zone;
  - i. earthworks required as part of the operation.
5. Compliance with the approved operations manual required to be prepared under condition 4(g).
6. The planting carried out in accordance with condition 4(h) above shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced.
7. During the construction stage the consent holder shall ensure:
- a. that noise generated from construction activities occurring on the site shall be measured and assessed in accordance with, and shall not exceed the maximum permissible noise levels specified in NZS 6803P:1984 'The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work';
  - b. that the deposition of soil onto the State Highway from vehicles and other earth moving equipment is avoided by taking such precautions as the installation of a

truck wash area fitted with a high pressure hose to remove mud from vehicles prior to entering onto the State Highway;

- c. that dust generated by construction, or from the wind is not noticeable at the boundary of the site, by the use of water or other approved dust suppressant and from refraining from construction activities which generate-dust during the prevalence of windy conditions;
- d. that a water supply capable of providing sufficient water for use during the construction stage is available prior to any major earthworks occurring;
- e. the consent holder shall ensure that run-off of stormwater from the site during construction, which visibly contains sediment is not discharged directly to a waterway.

8. During the operational stage of the landfill the consent holder shall ensure:

- a. that all activities conducted on the site are carried out such that the following noise levels are not exceeded, neither at, nor within, the notional boundary of any residential unit (other than a residential unit located on the same site as the activity):

Day time	0800-2000 hours	50 dB $L_{Aeq(15min)}$
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Night time	2000-0800 hours	40 dB $L_{Aeq(15min)}$
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And shall not exceed the following level at the boundary of the site:

65 dB  $L_{Aeq(15min)}$

Noise levels shall be measured and assessed in accordance with NZS 6801:1991 and NZS 6802:1992.

Note: The notional boundary is defined as being 20m from the wall of the dwelling.

- b. that the unloading and storage of any hazardous substances on the site shall be carried out in an area which is sealed with an impervious material and banded to contain the total volume of the material in the event of a spillage and in all other respects shall be in compliance with the relevant legislation;
  - c. that register of the type and quantity of hazardous substances stored on site and details of the fate of any hazardous substances leaving the site is maintained.
9. Should the applicant choose to site water storage pipes at an elevated height above the landfill operating area on adjoining land, then appropriate easements shall be duly granted.
10. That all proposed monitoring be carried out and reported to the appropriate authorities.
11. That prior to the development of the landfill commencing, an archaeological recording programme shall be commissioned to fully record the sites identified by the preliminary archaeological assessment and a management plan developed to ensure that:
- a. adverse effects on the sites affected by the landfill operation are mitigated by a recording programme in accordance with the following:

- i. that stratigraphy and remains are sampled in accordance with accepted archaeological practice;
- ii. that any artefacts are properly removed, curated and retained for study;
- iii. that if any additional sites of possible interest to Manawhenua are identified, the Trust and Manawhenua in accordance with condition 13 should be notified without delay.
- iv. that within six months of the conclusion of any archaeological work, a report to accepted archaeological standard be submitted to the Regional and District Council with a copy to the Heritage New Zealand.

Particular regard shall be had to minimising the adverse effects of the proposed new road realignment on the abandoned water race, sluicing sites and hut identified in the preliminary archaeological assessment.

- b. that the consent holder shall obtain an Authority from the NZ Historic Places Trust to destroy, damage or modify any historic archaeological sites affected by the landfill development;
  - c. appropriate management techniques, such as buffer zones, employee education and fencing where appropriate, are put in place to avoid adverse effects on the sites that adjoin, but are not immediately affected by, the landfill operation;
  - d. the management plan should be submitted to the Councils after consultation with the NZ Historic Places Trust.
12. That processes are put in place to ensure appropriate management of the discovery of archaeological remains or unrecorded archaeological sites or sites of possible interest to Manawhenua, during the landfill operations. Appropriate management would include assessment by a qualified archaeologist and notification of the NZ Historic Places Trust and Te Runanga o Otakou and Kati Huirapa ki Puketeraki before operations resume.
13. If any site of historical Iwi association is identified during landfill development and operation, work is to cease in that specific location and both Te Runanga o Otakou and Kati Huirapa ki Puketeraki are to be notified.
14. The site shall be rehabilitated and reinstated in accordance with the Development and Management Plan at the completion of each phase or upon closure of the site, whichever precedes, and shall be grazed to minimise fire risk.
15. Any changes to normal stormwater flows as a result of the activity shall be directed to avoid any adverse effects occurring on neighbouring properties.

Note: Pursuant to Section 184(a) of the Resource Management Act 1991 the designation will lapse on the expiry of 5 years after the date on which it is included in the district plan unless it is given effect to before the end of that period. A longer period may be fixed if application is made within 3 months of expiry if substantial progress has been, or continuing to be made, towards giving effect to the designation.

Note: The permission of the NZHPT is required for the modification or destruction of any archaeological site, whether recorded or unrecorded, pursuant to the provisions of the Historic Places Act 1993.

**C.56 Designation # 81 - Athol Street Carpark**

That any future building on the site have:

- a. maximum building height 12 m
- b. maximum building coverage 80%

**C.57 Designation # 219 - Earnslaw Park Recreation Reserve**

A maximum height limitation of 8m shall apply to designation # 219

**C.58 Designation # 228 – Hensman Road Local Purpose Reserve (Beautification)**

No buildings may be located on the designated land. The purpose of this restriction is to ensure that the land remains a buffer between residential dwellings and the State Highway.

**C.59 Designation # 232 - Gorge Road Carpark**

1. That the land designated shall extend from Gorge Road only as far west as the present eastern bank of Horne Creek.
2. The area of the designation marked 'Area A' on the 'Designation Plan' shall be altered to provide for a multi-story car parking building and a pocket park in the northern corner of the site as per the plans listed in Condition 3 below.
3. Development of the car park building, inclusive of the surrounding area on the area marked as 'Area A' on the 'Designation Plan' shall be in general accordance with the scale of the building shown on the design plans submitted by WSP Opus listed below with the addition of 1200mm barriers on the Boundary Street façade and absorptive ceiling linings in accordance with the Acoustic Impact Assessment (by WSP Opus, dated 20 March 2020):
  - Designation Plan
  - Cover Sheet, Ref: 411562-WSP-00-XX-DR, Sheet No. A-0001, Revision C, dated 2020-04-08
  - Index Sheet, Ref: 411562-WSP-00-XX-DR, Sheet No. A-0002, Revision B, dated 2020-04-08
  - Location Plan, Ref: 411562-WSP-00-XX-DR, Sheet No. A-0005, Revision C, dated 2020-04-08
  - Existing Site Survey Plan, Ref: 411562-WSP-00-XX-DR, Sheet No. A-0011, Revision C, dated 2020-04-08
  - Existing Site Plan, Ref: 411562-WSP-00-XX-DR, Sheet No. A-0012, Revision C, dated 2020-04-08
  - Proposed Site Plan, Ref: 411562-WSP-00-XX-DR, Sheet No. A-0013, Revision C, dated 2020-04-08
  - Floor Plan – Ground Level, Ref: 411562-WSP-00-GF-DR, Sheet No. A-1001, Revision D, dated 2020-04-08
  - Floor Plan –Level 1, Ref: 411562-WSP-00-01-DR, Sheet No. A-1002, Revision D, dated 2020-04-08

- Floor Plan – Level 2, Ref: 411562-WSP-00-02-DR, Sheet No. A-1003, Revision D, dated 2020-04-08
  - Floor Plan – Level 3, Ref: 411562-WSP-00-03-DR, Sheet No. A-1004, Revision D, dated 2020-04-08
  - Roof Plan, Ref: 411562-WSP-00-04-DR, Sheet No. A-1031, Revision C, dated 2020-04-08
  - External Elevations – North/West, Ref: 411562-WSP-00-ZZ-DR, Sheet No. A-2001, Revision D, dated 2020-04-08
  - External Elevations – South/East, Ref: 411562-WSP-00-ZZ-DR, Sheet No. A-2002, Revision D, dated 2020-04-08
  - Building Sections, Ref: 411562-WSP-00-ZZ-DR, Sheet No. A-3001, Revision D, dated 2020-04-08
  - Landscape Concept Plan **stamped as approved on 19 May 2020**
4. The area of the designation marked 'Area B' on the 'Designation Plan' shall provide for an uncovered parking area.
  5. Prior to (and no less than 10 working days before) works commencing on site, the Requiring Authority shall submit a Construction Communications Plan (CCP) to QLDC's Manager, Resource Consents for certification. The CCP shall be certified prior to works commencing on site.

The CCP shall specify how communications will be undertaken between the consent holder (and its contractors) and residents / sensitive receivers during construction including (but not limited to) the following:

- a) Communication process as to how sensitive receivers within 100m of the site will be notified of piling works on the site. Notification shall occur no less than 10 working days prior to the commencement of piling activities on the site and shall be undertaken pursuant to the certified CCP required under Condition (5).
- b) Communication process regarding piling and other construction works which are expected to exceed the recommended noise levels outlined in Table 2 of NZS6803:1999, including scheduling / timing of the works and potential temporary nuisance effects.
- c) Communication process for enquiries or complaints by residents / sensitive receivers concerning the noise of construction activities
- d) Alternative (non-electronic) means of communicating key information (including mail drops).
- e) The contact details for the lead contractor / project manager for the site and a representative of the consent holder.

*Note: Sensitive receiver includes any residential activity, visitor accommodation, educational facility, healthcare facility and day care facility.*

#### **Ecological Conditions**

6. That all machinery is clean and well maintained before entering the work site.

7. No works shall occur within the bed of Horne Creek during the brown trout spawning season being between 1 May to 30 September. Bed disturbance shall be limited to the extent necessary to carry out the works.
8. Prior to completion of the car park building, the secondary stormwater outfall pipe, attenuation tanks and stormwater treatment filters shall be installed.

#### **Landscape Conditions**

9. Tree removal shall be undertaken in accordance with the NZ Tree Care 'Tree Assessment' dated 19th June 2019).
10. All tree work shall be undertaken in accordance with accepted arboriculture practice and the QLDC Arboriculture – Tree Operations Manual.
11. Upon completion of construction of the car park building, all planting and landscaping shall be implemented as per the Concept Landscape Plan submitted as part of the RM190855 application and attached to this recommendation.

#### **Lighting Conditions**

12. All lighting shall be in accordance with the Lighting Design Statement (by WSP Opus, dated 27 September 2019) submitted as part of the RM190855 application.

#### **Archaeological Conditions**

13. Prior to commencement of earthworks on site, a full Archaeological Assessment shall be prepared by a suitably qualified and experienced archaeologist to assess the impact of the proposed works against the archaeological remains. The Archaeological Assessment shall be undertaken in accordance with the 'Archaeological Risk Check for 5 Boundary Street, Queenstown' (by WSP Opus, dated 3 July 2019) submitted as part of the RM190855 application. The Archaeological Assessment shall be provided to QLDC's Manager, Resource Consents.
14. Prior to commencement of earthworks on site, an Archaeological Authority shall be obtained from Heritage New Zealand Pouhere Taonga. The Archaeological Authority shall be provided to QLDC's Manager, Resource Consents. Works shall be undertaken in accordance with the Archaeological Authority.

#### **Environmental Management Conditions**

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

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

- (ii) Monthly environmental reporting
  - (iii) Independent audit by Suitably Qualified and Experienced Person
  - (iv) Notification and management of environmental incidents
  - (v) Records and registers
  - (vi) Environmental roles and responsibilities of personnel (including nomination of Principal Contractor)
  - (vii) Site induction
- b) Operational Requirements
- (i) Erosion and sedimentation (including Erosion and Sediment Control Plan) (to be prepared by a Suitably Qualified and Experienced Person)
  - (ii) Water quality
  - (iii) Dust
  - (iv) Cultural heritage
  - (v) Noise (to be prepared by a Suitably Qualified and Experienced Person)
  - (vi) Vibration (to be prepared by a Suitably Qualified and Experienced Person)
  - (vii) Contaminated sites (unexpected discovery protocol)
  - (viii) Indigenous vegetation clearance
  - (ix) Chemical and fuel management
  - (x) Waste management

The EMP (and any sub-plans e.g. ESCP described below) shall also be consistent with any recommendations outlined in the following technical reports submitted as part of the RM190855 application:

- Geotechnical Assessment Report (by WSP Opus (dated August 2019));
- Preliminary Site Investigation (by Landpro Limited, dated 10 August 2019);
- Erosion and Sediment Control Plan (by WSP Opus, dated July 2019);
- Ecological Assessment (by Ryder Environmental, dated July 2019)
- Archaeological Risk Check (by WSP Opus, dated 3 July 2019)

16. Prior to ground-disturbing activities on the initial stage of works or any subsequent new stage of works, the Consent Holder shall engage an Appropriately Qualified Person to prepare and submit an Erosion and Sediment Control Plan (ESCP) to Council's Monitoring and Enforcement Team for review and acceptance. This plan shall be a sub-plan of the overarching EMP and must be prepared in accordance with the requirements outlined on



pages 13 – 18 in Queenstown Lakes District Council’s Guidelines for Environmental Management Plans, and shall also specifically include the following

- Stabilisation of site entry and exit points
- Protecting stormwater inlets and diversion of stormwater run-off across the site
- Ensuring all practical measures are undertaken during proposed works to minimise the discharge of sediment or other contaminants (i.e. fuel from machinery) to Horne Creek, including sediment fences or interceptor drains
- Protection of existing vegetation where possible along the banks of Horne Creek
- Ensuring the site is left in a tidy condition upon completion of the works and that any excess material is either re-used onsite if suitable or disposed of appropriately.
- Ensuring bed disturbance is limited to the extent necessary to carry out the works.

These plans must be updated when:

- a) The construction program moves from one Stage to another; or
  - b) Any significant changes have been made to the construction methodology since the original plan was accepted for that Stage; or
  - c) There has been an Environmental Incident and investigations have found that the management measures are inadequate.
17. Prior to commencing ground-disturbing activities, the Consent Holder shall nominate an Environmental Representative for the works program in accordance with requirements outlined on pages 9 and 10 of the Queenstown Lakes District Council’s Guidelines for Environmental Management Plans.
18. Prior to commencing ground disturbing activities, the Consent Holder shall ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction in accordance with the requirements on page 8 of the Queenstown Lakes District Council’s Guidelines for Environmental Management Plans.

***During construction***

19. Prior to bulk earthworks operations (and vegetation clearance) for the initial stage or any subsequent new stage of works, the Consent Holder must install erosion and sediment controls in accordance with the ESCP as well as provide As-built documentation for these controls by Suitably Qualified and Experienced Person. It is noted that earthworks required to construct environmental management controls are allowed to commence once Council has provided notice that has been met.
20. All works shall be undertaken in accordance with the most current version of the EMP as accepted as suitable by Council.
21. The EMP shall be accessible on site at all times during work under this consent.

22. The Consent Holder shall establish and implement document version control. Council shall be provided with an electronic copy of the most current and complete version of the EMP at all times.
23. The Consent Holder shall develop and document a process of periodically reviewing the EMP as outlined on page 6 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.
24. The Consent Holder shall undertake and document weekly and Pre and Post-Rain Event site inspections as outlined on pages 10 and 11 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.
25. A SQEP shall monitor the site monthly to ensure that the site is complying with its EMP, identify any new environmental risks arising that could cause an environmental effect and suggest alternative solutions that will result in more effective and efficient management. This must include a specific audit by the SQEP of the effectiveness of the ESCP. The outcome of these inspections should be included in the Monthly Environmental Report referred to Condition (26) below
26. The Consent Holder shall complete and submit exception reporting to QLDC in the form of a monthly environmental report. The monthly environmental report shall be submitted to QLDC's Regulatory Department within five (5) working days of the end of each month.
27. In accordance with page 9 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans, where any Environmental Incident where the EMP has failed leading to any adverse environmental effects offsite occurs the Consent Holder shall:
  - a. Report to QLDC details of any Environmental Incident within 12 hours of becoming aware of the incident.
  - b. Provide an Environmental Incident Report to QLDC within 10 working days of the incident occurring as per the requirements outlined in Section 3.3.1 of Queenstown Lakes District Council's Guidelines for Environmental Management Plans.
28. Environmental records are to be collated onsite and shall be made available to QLDC upon request; immediately if the request is made by a QLDC official onsite and within 24 hours if requested by a QLDC officer offsite. Records and registers to be managed onsite shall be in accordance with the requirements outlined on page 14 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.
29. Any Discharge (refer definition in the Queenstown Lakes District Council's Guidelines for Environmental Management Plans) that leaves the site shall comply with the Water Quality Discharge Criteria outlined on page 19 of the Guideline.

#### **Engineering Conditions**

30. With the exception of anything otherwise approved by this consent, all engineering works including the provision of services to the development, access, parking, and retaining walls 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 May 2018 and subsequent amendments to that document up to the date of issue of any resource consent.

31. The consent holder shall obtain and implement a traffic management plan certified by Council's Manager of Resource Management Engineering prior to undertaking any works within or adjacent to Council's road reserve that affects the normal operating conditions of the road reserve through disruption, inconvenience or delay. 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 to manage the site in accordance with the requirements of the NZTA's "Traffic Control Devices Manual Part 8: Code of practice for temporary traffic management". The STMS shall implement the certified Traffic Management Plan.
32. Prior to operation the submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this development. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of way and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).

#### **Noise Conditions**

33. Prior to the commencement of works on site, a Construction Noise and Vibration Management Plan (CNVMP) shall be prepared and submitted to the QLDC's Manager, Resource Consents for certification.

The objective of the CNVMP is to provide a framework for the development and implementation of measures to avoid, remedy or mitigate adverse construction noise and vibration effects. The CNVMP shall include (but not limited to) the following:

- a. Measures to minimise as far as practicable the noise levels outlined in Table 2 of NZS 6803:1999 Acoustics – Construction noise and vibration outlined in DIN 4150-3:1999 Effects of vibration on structures at any building on any other site.
- b. Mitigation measures required to minimise noise from construction activities as far as practicable either by using localised noise barriers or site hoardings.
- c. The mitigation measures referred to in Condition 33(b) above are to be determined by the appointed contractor and the materials and characteristics defined within the certified CNVMP.

Construction works shall be carried out in accordance with the certified CNVMP.

*Where the above matters have been addressed by the EMOP required by Condition (15) of RM190855, these need not be included in the CNVMP required by Condition (33) of RM190855*

34. Prior to operation of the car park building, design measures on Boundary Street shall be submitted to the Territorial Authority for certification. This shall include adjusted geometry, signage, planting/landscaping, surfacing, marking, lighting, etc as required to achieve vehicle movements at steady speed to minimise noise. Once certified, these measures shall be installed on Boundary Street prior to the operation of the car park.

**C.61 Designation # 243 - Wanaka Primary School**

1. The Development be undertaken in general accordance with the application as submitted.
2. Drop-off and pick-up areas shall be maintained on the subject site, designed by a suitably qualified engineer to adequately provide for accommodating the number of pupils on the roll of all facilities on the subject site, at all times.
3. A review of parking and traffic related issues shall be conducted after the expiration of 12 calendar months from the opening of the school and before the expiration of 18 calendar months for the opening of the school, and again at each of the points where the school role reaches 600 pupils and 800 pupils respectively. Each review shall be conducted by a suitably experienced and qualified traffic engineer nominated by the Queenstown Lakes District Council and approved by the Ministry. A review shall also be conducted at any other time that the Queenstown Lakes District Council deems necessary. The cost of any mitigation of adverse effects as determined by the engineer shall be borne by the Ministry unless an alternative cost-sharing agreement is reached with the Queenstown Lakes District Council. The review shall consider the following issues, and make recommendations for any necessary mitigation of adverse effects which are identified:
  - a. the size and capacity of drop-off and pick up areas accommodated on site, which shall adequately service the full combined role of all schools located on the site. This shall include the use of the un-named road off Totara Terrace and the extension of Ironside Drive;
  - b. increases in on-site parking being provided to adequately accommodate parking demand during peak times, the number of car parks shall be based on a survey conducted by the reviewing engineer on both wet and dry days and in both summer and winter;
  - c. the provision of an extension to Ironside Drive generally as shown on option 4.3 as presented in evidence on decision RM 050409, but within the site boundaries of the subject site, and the possibility of extending the roadway further in a north or easterly direction to Aubrey Road or Kings Drive respectively, through Kelly's Reserve, subject always to the approval of the Ministry of Conservation in whom Kelly's Reserve is presently vested, and to best traffic engineering practice in relation to any intersection thereby created.
4. The following restrictions shall apply to any development on the site:
  - a. minimum setback of buildings from roads shall be 4.5m;
  - b. minimum setback of buildings from residential properties shall be 4.5m;
  - c. minimum setback of buildings from all other internal boundaries shall be 2m;
  - d. maximum height of buildings shall be 10m provided that no part of any building shall protrude through a recession plane inclined towards the site at the following angles commencing 2.5m above ground level at any point on the site boundary interfacing with a residential zone, and 4.5m above ground level at any other point on the site boundary (as exceptions to the recession plane, gable, dormer and other similar projections may encroach beyond the recession plane provided they are contained within a calculated area no greater than 6m with the apex no higher than

1m below the maximum height for the school site and the base of the area(s) at the level of the recession plane protrusion).

- i. Northern Boundary: 55 degrees
  - ii. Western and Eastern Boundaries: 45 degrees
  - iii. Southern Boundary: 35 degrees
- e. tree species planted will not exceed 10m in height and will be maintained at this height at maturity;
  - f. the following trees will be excluded from landscaping on the site: Pinus radiata, Pinus muricata, Pinus ponderosa, Pinus sylvestris, Pinus nigra, Douglas fir, and all eucalyptus varieties;
  - g. when necessary, water spraying will be used to reduce dust affecting adjacent residential properties;
  - h. during construction, the site shall be kept in a tidy state with construction materials secured so they are not blown around the site or into adjacent properties.

#### **C.62 Designation # 330 – Works Depot Wanaka (RM 080414)**

1. The development be undertaken in accordance with the application as submitted and landscape plan and car parking plans prepared by Baxter Design Group and stamped approved on 16 July 2008.
2. Any activity undertaken on the site shall be conducted such that the following noise levels are not exceeded at any time at any point within the boundary of any other site:
  - a. during daytime (0800 to 2000 hrs) 50dB L<sub>Aeq</sub> (15min)
  - b. during night time (2000 to 0800 hrs) 40dB L<sub>Aeq</sub> (15min)
3. Hours of operation shall be between 7.30am and 6.00pm daily, except:
  - a. after 6.00am on week days, one vehicle may enter and exit the site; and
  - b. during emergencies, civil defence or rural fire, vehicles and personnel may enter and exit the site at any time.
4. Heavy vehicle access to the site shall be limited to two per day and shall not be before 0800 hours.
5. No more than six staff vehicles shall be parked on the site during any given day. They are to be parked in a designated parking area within the depot grounds. There is to be no parking on the road verges outside the depot.
6. There shall be no more than 12 operational vehicle movements daily.
7. Coinciding with the council upgrading of Tenby Street, the applicant shall upgrade the existing Tenby Street vehicle crossing to a sealed vehicle crossing that is constructed to Council standards and is suitable for regular heavy vehicle use. If the Tenby Street upgrade does not take place within 6 months of the granting of this consent the applicant will construct the sealed vehicle crossing as per above.

8. The provision of a sealed vehicle crossing from Connor Street to the on-site loading ramp that shall be constructed to Council standards, including compliance with the Transport Standards within the District Plan (except for its location in proximity to the Connor/Tenby Street intersection).
9. A Traffic Management Plan is to be implemented when using the loading ramp and shall include the following;
  - a. suitable site warning signage shall be in place on the road in both directions from the site entrance;
  - b. safety 'dayglo' vests or similar shall be worn by any staff working on the road;
  - c. safe sight distances and passing provisions shall be maintained at all times for road users.
10. Prior to the site being used as a public works depot, the following work shall be completed:
  - a. the construction of all vehicle manoeuvring and car parking areas in gravel with a concrete hard stand in front of the building. This is to be done to council standards, including adequate provision for stormwater control;
  - b. management of the on-site manoeuvring and parking areas shall be undertaken at all times to mitigate against dust and/or noise nuisance;
  - c. the closure of the secondary access from Connor Street with permanent fencing materials and a lockable gate;
  - d. the repainting and repairing of the existing on-site building;
  - e. the repairing of the loading ramp to a safe standard.
11. An amended landscape plan shall be submitted for approval by Council prior to the site being used as the public works depot. The approved landscape plan including the fencing, gates and restoration of the berms shall be implemented within six months of the public works commencing and shall thereafter be maintained. If any tree or plant shall die it shall be replaced in the next available planting season. The landscape design shall incorporate the following criteria in order to maintain sight visibility from the access points to the site:
  - a. the hedge planting along the Tenby Street frontage shall be maintained to a height so as not to hinder vehicle visibility when exiting the yard;
  - b. the street tree planting along both road frontages shall include species that provide for a canopy 1.5m above ground level and a small diameter trunk.

### **C.63 Designation # 331 – Electricity Substation Cardrona Electricity Substation and Ancillary Purposes (RM 070792)**

1. Landscape Conditions
  - a. the existing vegetation within and adjacent to the site shall be maintained for the initial five-year period;

- b. a detailed landscape plan to mitigate the visual effects of development on the designation site is to be submitted to Council for approval within three months of the date of this recommendation. The plan shall be implemented within the next available planting season and maintained thereafter. Should any tree or shrub die or become diseased, it shall be replaced in the next planting season. The objectives of the landscaping plan are to achieve the following:
  - i. to fully screen the site from the approaches at both ends of the Cardrona Valley Road;
  - ii. to protect existing rural vegetation in order to preserve a rural character;
  - iii. the planting of a mixed variety of suitable trees of varying heights and maturity sufficient to grow into a naturalised screen to shield the site from the roadway by the time of construction of the substation.
- c. the proposed colour of the container housing the generator shall be submitted to Council for approval prior to application. It should comply with Council's guidelines of being within the natural range of browns, greens and greys and with a reflectivity of less than 36%;
- d. all heritage trees located on the site shall be protected in accordance with the provisions governing such trees.

## 2. Engineering Conditions

Prior to commencing the construction of any public work on the site:

- a. all engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being NZS4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise;
- b. vehicle access and manoeuvring areas shall be constructed on the designation site in accordance with Council standards;  
  
These areas shall be constructed with a minimum compacted depth of 150mm AP40 metal at a minimum construction standard.
- c. public works to be undertaken in accordance with the designation shall include the provision of a storm water disposal system that is to provide storm water disposal from all impervious areas within the site. The proposed storm water system shall be designed by a suitably qualified professional as is defined in s1.4 of NZS4404:2004 and subject to the review of Council prior to implementation.

## 3. Environmental Health Conditions

- a. The Requiring Authority shall provide a copy of the annual hazardous substances test certificate within eight weeks of the renewal date.
- b. The Requiring Authority shall ensure that the activities conducted on the premises shall meet the international commission on non-ionising radiation protection guidelines.

- c. The Requiring Authority shall ensure that the conditions attached to the Otago Regional Council discharge permit consent number 2005.470 are fully complied with.
- d. The Requiring Authority shall ensure that all activities conducted on the premises shall not exceed the following noise limits when measured at any point beyond the boundaries of the site:
  - i. Day-time (0800 to 2200 hours) 50dBA L10 L<sub>Aeq</sub> (15min)
  - ii. Night-time (2200 to 0800 hours) 40 dB L<sub>Aeq</sub> (15min)
  - iii. Night-time (2200 to 0800 hours) 70 dB L<sub>AFmax</sub>

Noise limits shall be measured and assessed in accordance with NZS6801:2008 and NZS6802:2008, and shall take into account special audible characteristics.

#### **C.64 Designations # 332– Lake Hayes Sewage Pump Station**

1. That the facilities shall be constructed, operated and maintained generally in accordance with the specifications in the Notice of requirement.
2. The emergency generator shall be located in the vicinity of the borefield several hundred metres west of the pumping station itself.
3. The pumping station shall be constructed, operated and maintained so that no odour is discernible from a distance of three metres from any part of the facility.
4. Prior to the pumping station commencing normal operation a landscape plan to the satisfaction of the Team Leader: Resource Consents shall be prepared. The plan shall provide for an appropriate colour for the emergency generator, and planting to make the generator and pumping station as unobtrusive as possible. The landscape plan shall be implemented within 12 months of the pumping station commencing normal operation.

#### **C.65 Designation # 333 – Lake Hayes Sewage Pump Station**

1. That the facilities shall be constructed, operated and maintained generally in accordance with the specifications in the Notice of requirement.
2. The emergency generator shall be located as close as practical to the other utility structures near the entrance to the reserve.
3. The pumping station shall be constructed, operated and maintained so that no odour is discernible from a distance of three metres from any part of the facility.
4. Prior to the pumping station commencing normal operation a landscape plan to the satisfaction of the Team Leader: Resource Consents shall be prepared. The plan shall provide for an appropriate colour for the emergency generator, and planting to make the generator and pumping station as unobtrusive as possible. The landscape plan shall be implemented within 12 months of the pumping station commencing normal operation.

#### **C.66 Designation # 334– Lake Hayes Sewage Pump Station**

1. That the facilities shall be constructed, operated and maintained generally in accordance with the specifications in the Notice of requirement.



2. The exact location of the pumping station and emergency generator shall be determined in consultation with New Zealand Transport Agency network consultants.
3. The pumping station shall be constructed, operated and maintained so that no odour is discernible from a distance of three metres from any part of the facility.
4. Prior to the pumping station commencing normal operation a landscape plan to the satisfaction of the Team Leader: Resource Consents and New Zealand Transport Agency network consultant shall be prepared. The plan shall provide for an appropriate colour for the emergency generator, and planting to make the generator as unobtrusive as possible. The landscape plan shall be implemented within 12 months of the pumping station commencing normal operation.

#### **C.67 Designation # 335 – Lake Hayes Estate Sewage Pump Station**

1. That the facilities shall be constructed, operated and maintained generally in accordance with the specifications in the Notice of requirement.
2. The pumping station shall be constructed, operated and maintained so that no odour is discernible from a distance of three metres from any part of the facility.
3. Prior to the pumping station commencing normal operation a landscape plan to the satisfaction of the Team Leader: Resource Consents shall be prepared. The plan shall provide for an appropriate colour for the emergency generator, and planting to make the generator and pumping station as unobtrusive as possible. The landscape plan shall be implemented within 12 months of the pumping station commencing normal operation.

#### **C.68 Designations # 336 – Wanaka Airport Wastewater Treatment and Disposal Purposes**

Designation for Wastewater Treatment and Disposal Purposes

1. All fencing of the area within or bordering the Wastewater Treatment System (WTS) designation shall be in either:
  - a. standard post and wire fencing (traditional livestock fencing to a maximum height of 1.2m); or
  - b. security fencing (wire mesh fencing) to a maximum height of 2.5m. Mesh (wire) and poles on any security fencing shall be a black or dark green powder coated finish, or otherwise a dark colour submitted for approval by the Team Leader: Resource Consents, Queenstown Lakes District Council.
2. Consultation with the Airport Committee shall occur prior to any planned development within the WTS to ensure that any development does not adversely affect:
  - a. planned future airport development; and
  - b. safety requirements.

(For the purpose of this condition, development shall include utilities).
3. All structure and car-parking areas shall be contained within the WTS site.

4. All of the site outside of the WTS shall be maintained in pastoral appearance by grazing and/or mowing.
5. All buildings shall be finished in one of the following Resene colours: 'Karakā', 'Lignite', 'Charcoal' or 'Iron sands'.
6. All plans of buildings and/or structures to be constructed within the WTS that are compliant with all applicable 'rules' as specified above shall be submitted for Council approval via Outline Plan Approval under s 176A.
7. That following the construction of the facility a bird monitoring program shall be developed and implemented and if birds do become attracted to the facility then all practicable steps shall be taken to eliminate them including the making of any modifications to the facility that may be seen as to be necessary to achieve such elimination.

#### Designation for Wastewater Disposal Purposes

1. No buildings or structures which are directly related to the WTS shall be constructed within the area designated for 'wastewater disposal purposes'.
2. Consultation with the Airport Committee shall occur prior to any planned development within the area designated for 'wastewater disposal purposes' to ensure that any development does not adversely affect:
  - a. planned future development; and
  - b. safety requirements regarding bird and glare hazards.

(For the purpose of this condition, development shall include utilities).

3. Trenches created for the installation of infiltration pipes within the disposal field shall be exposed for no more than 5 working days prior to being backfilled to the original ground level.
4. All areas of exposed soil resulting from the installation of infiltration pipes within the disposal field shall be reinstated with pastoral grasses within the first planting season from completion of work.

#### **C.69 Designation # 337 – Wanaka Substation - Electricity Substation and Ancillary Purposes (RM100381)**

1. Wall colours of any new building within the designated area shall be natural and recessive (reflectance value of less than 36%) in the natural range of browns, tussocks, greys or greens.
2. Activities shall be so conducted that the following noise limits are not exceeded at any point within the boundary of any other site in the adjoining zone:
  - a. day time (0800 - 2200 hours) 50dB  $L_{Aeq(15min)}$
  - b. night time (2200 - 0800 hours) 40 dB  $L_{Aeq(15min)}$  and  $L_{max}$  70dBA

Noise levels shall be measured and assessed in accordance with NZS 6801:1991 and NZS 6802:1991 and shall take into account special audible characteristics.

**C.70 Designation # 338 – Frankton Substation - Electricity Substation and Ancillary Purposes (RM100235)**

1. The maximum height of any building or structure on the site shall be 6.75m.
2. All buildings and structures on the site shall be finished with colours in the natural range of browns, greens and greys with a reflectivity of less than 36%.
3. The outline development plan shall include a plan for the approval of Council prepared by a qualified arborist, for the maintenance of the existing hawthorn hedge along the road boundary at a height of about 4 metres. This plan is to indicate how the trees are to be maintained and/or progressively replaced to achieve the objective of a dense, continuous screen. The maintenance regime shall include a schedule for regular trimming.
4. The outline development plan shall include a landscape plan for the approval of Council. This plan shall fulfil the following objectives:
  - a. provide vegetative screening along the frontage with SH 6 so as to obscure views of the activities on site from SH 6;
  - b. provide vegetative screening along the western boundary with Dart Engineering so as to obscure views of the activities on site from the west.
5. The outline development plan shall include a lighting plan submitted for the approval of Council. This lighting plan shall ensure that all exterior lighting is mounted on buildings and that these mountings shall be below the level of the roof pitch and directed away from SH 6. No free standing light poles are permitted.
6. Any on site signage shall have a maximum area of 2m<sup>2</sup>; be located on site; not project over any road, service lane or footpath.
7. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.
8. Prior to the commencement of any works on the land designated the consent holder shall provide to the Queenstown Lakes District Council for review and approval, copies of specifications, calculations and design plans as are considered by Council to be both necessary and adequate, in accordance with Condition (7), to detail the following engineering works required:
  - a. the provision of a comprehensive stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site. The proposed stormwater system shall be designed by a suitably qualified professional as defined in Section 1.4 of NZS4404:2004 and be subject to the review of Council prior to implementation. The proposed stormwater system shall dispose of stormwater within the site boundary and not result in increased flows off site. The proposed stormwater disposal system shall take into consideration up-stream flows into the site and seek to address known flooding issues associated with existing structures and earthworks;

- b. the provision of a sealed vehicle crossing to the site from State Highway 6 approved by the New Zealand Transport Agency. Construction of this crossing shall include the removal of a second illegal crossing located to the east.
9. Any outdoor storage of goods will be screened from views from public places.

### **C.71 Designation # 373, # 374 and # 375 – Forestry Purposes (RM100722)**

1. The purpose of the designation is to enable the Queenstown Lakes District Council (“the Council”) to carry out forestry operations within the designated forestry reserves. “Forestry operations” means the use of the land primarily for the purpose of planting, tending, managing and harvesting of trees for timber or wood production.
2. (All forestry operations will be carried out using best management practices under the New Zealand Environmental Code of Practice for Plantation Forestry, Second Edition, May 2008; together with any subsequent updates or editions. (<http://www.fitec.org.nz/Resources/NZ-Environmental-Code-of-Practice-for-Plantation-Forestry/>).
3. All forestry operations must comply with the management policies and programmes set out in the following current plans:
  - a. Ben Lomond and Queenstown Hill Reserve Management Plan adopted 3 August 2005;
  - b. Ben Lomond and Queenstown Hill Forestry Plan adopted March 2006; and
  - c. Coronet Forest Management Plan dated 26 July 2001;

or any updated versions of these plans adopted by the Queenstown Lakes District Council in accordance with condition (iv) below.
4. The current Ben Lomond and Queenstown Hill Forestry Plan and the Coronet Forest Management Plan (“the Forest Plans”) shall be reviewed and updated by 31 December 2012, and thereafter every 5 years, and shall address the following matters:
  - a. policies and, where applicable, proposed programmes in relation to the re-establishment and/or re-vegetation of production forest, together with areas to be retired from production forestry following harvesting operations. The re-establishment and/or re-vegetation plans shall include the following (as applicable):
    - i. details of any production forest re-establishment programmes; including plant schedules, density of planting and grades of plants by botanical name;
    - ii. areas of land to be retired from production forest following harvesting operations, together with the proposed future re-vegetation (including plant schedules and botanical names) and maintenance programmes;
    - iii. details of all indigenous species planting programmes, where applicable. Indigenous species should be planted, inter alia, to establish permanent non-linear forest and shrub land margins of no less than 20m in width to integrate production forest into the outstanding natural landscape, and to limit wilding spread. The botanical names of species, location and extent of planting to

achieve landscape integration (where required), together with proposed maintenance programmes, should be included;

- iv. proposed control of any wilding regeneration following harvesting operations, both within re-established or re-vegetated areas and in proximity to remnant stands of existing indigenous Beech forest. The Forestry Plans shall provide that any wilding generation is to be eradicated within two years of harvesting;
- v. the Forestry Plans shall provide that re-establishment or re-vegetation of harvested areas will occur as soon as practicable and no later than two years after the completion of harvesting operations.
- b. areas where additional indigenous Beech species are to be planted (adjacent to Beech remnants) with priority in those areas that will link Beech remnants. Planting programmes for the establishment of indigenous Beech species shall run concurrently with harvesting programmes;
- c. details of indigenous eco-systems to be protected and extended within the Ben Lomond reserve, including One Mile Creek;
- d. policies in relation to the impact and requirements of the New Zealand Emissions Trading Scheme and subsequent implications for the longer term management of the production and non-production forests.

All updates of the Forestry Plans shall be subject to consultation with the community using the Special Consultative Procedure set out in section 83 of the Local Government Act 2002 before adoption by the Council.

- 5. No forestry harvesting operations will be undertaken within 30m of the Skyline or Ziptrek leased areas unless the prior consent of the affected leaseholder(s) has been obtained.

\*Note: As lease operations expand or reduce, the 30 metre buffer zone will be adjusted accordingly to include/exclude the lease area from harvesting operations.

- 6. The Requiring Authority shall consult with the following parties that may be potentially adversely affected by harvesting operations. These parties must be consulted at least one month prior to an Outline Plan being submitted in relation to the particular forest:

Ben Lomond Forest

- a. Department of Conservation;
- b. Skyline Enterprises Limited\*;
- c. Queenstown Mountain Bike Club;
- d. Wakatipu Trails Trust;
- e. ZJV (NZ) Limited (Ziptrek)\*;
- f. Ministry of Education\*;
- g. Queenstown Primary School Board of Trustees\*;
- h. Wakatipu High School Board of Trustees\*;

- i. Vertigo Bikes;
- j. Kiwi Birdlife Park Limited\*; and
- k. Any other lease holders within the designated area.

\*Note: Consultation with those parties identified by \* above shall be submitted to the consenting authority as part of any Outline Plan approval.

#### Queenstown Hill Forest

- a. Department of Conservation; and
- b. any other lease holders within the designated area.

#### Coronet Forest

- a. Department of Conservation;
- b. Millbrook Country Club Limited;
- c. Arrowtown Village Association; and
- d. any other lease holders within the designated area.

- 7. An Outline Plan is required for the harvesting of trees for timber or wood production prior to any harvesting taking place. The Outline Plan shall be prepared in accordance with the requirements of the New Zealand Environmental Code of Practice for Plantation Forestry (as defined in condition (ii) above) and shall address the following matters:
  - a. a site plan shall be prepared, defining:
    - i. site and boundaries of the forestry designation;
    - ii. location and extent of existing beech remnants or other indigenous forest;
    - iii. location and extent of heritage or cultural sites to be protected;
    - iv. land contours and features;
    - v. the location and extent of proposed harvesting and associated works, including proposed structures;
    - vi. the staging and stage boundaries of proposed harvesting;
    - vii. extent of replanting for production forest, for permanent forest margin 'buffer' planting, and all areas of indigenous planting;
    - viii. areas of marginal forestry to be retired;
  - b. the extent and location of existing and new tracking works required for the duration of the works shall be outlined;
  - c. a re-establishment and/or re-vegetation programme for the harvested area in accordance with the relevant Forestry Plan shall be included. The programme should contain details of the matters set out in condition (iv) above where

applicable (by reference to the relevant Forestry Plan) and shall comply with all of the requirements set out in that condition.

- d. forestry operations shall be undertaken in accordance with the Harvesting Hazard Management document (attached as Appendix 1 to these conditions). An assessment of natural hazards within the harvesting area shall be undertaken to identify the effects of natural hazards on and off site and the Outline Plan shall provide details of the following matters:
    - i. mitigation on-site and off-site of the natural hazards identified;
    - ii. contingency plans to reduce adverse effects of hazards should the proposed mitigation not be effective;
    - iii. long term management of slope stability, where appropriate.
  - e. the Outline Plan shall have regard to the relevant objectives and policies of the Queenstown Lakes District Council District Plan.
8. Any structures necessary for forestry operations shall be located so as not to break the line or form of any ridges, hills or prominent slopes. Structures shall be located so as to be reasonably difficult to see from surrounding public locations and shall be coloured in dark recessive colours, within the tones of grey, green or brown with a light reflectivity value less than 36%, and shall appear recessive within the landscape. All structures and traces of their presence shall be removed on completion of silvicultural operations or harvesting as applicable.
  9. Harvesting should occur only along natural boundaries (such as the edges of stream beds or stands of indigenous vegetation), and should endeavour to avoid the creation of arbitrary lines in the landscape which do not harmonise with underlying features or topography. Harvesting in geometric blocks should be avoided where possible.
  10. The method of harvesting should minimise any adverse effects on visual amenity and soil disturbance. To avoid adverse effects of any temporary or permanent roads or other earthworks on the landscape, helicopters should be used for harvesting operations where practicable. Otherwise earthworks should be undertaken in a way that minimises cut and fill. Batters must be rehabilitated as soon as possible and no less than 6 months following harvesting operations. All earthworks are to be restored to original ground level as soon as harvesting has been completed and re-vegetated immediately.

## **C.72 Designation # 376 – Wanaka Sports and Events Facility (RM120359)**

### **Permitted Activities**

1. This designation is to enable the establishment, operation and maintenance of an integrated indoor and outdoor sports and events facility. The nature of the activities covered by this designation includes:
  - a. a multipurpose sports and event facility building(s), providing for:
    - i. an aquatic centre, fitness centre and indoor sports facilities catering for a variety of sports and recreation activities;
    - ii. special events, exhibitions, trade and home shows, markets, conferences, concerts, meetings and other community related activities;

- iii. ancillary commercial, health, educational, day care and commercial recreation activities.
  - b. associated change rooms, toilets, administrative offices, meeting spaces, signage (including illuminated, variable message and banners), ground maintenance/utilities, recreation facilities, buildings and storage, fuel storage and equipment for heating, operation and maintenance of the pool;
  - c. café, catering and food preparation areas, entertainment areas, membership lounges, the sale and consumption of liquor;
  - d. outdoor court areas, sports fields and artificial turf field(s), including associated sports field lighting, practice facilities, temporary outside seating, toilets, embankments and marquees to cater for a range of sports, recreation activities and events;
  - e. vehicle parking, vehicle access, manoeuvre areas and vehicle pick up and drop off areas;
  - f. landscaping and earthworks.
2. The activities described above are intended to establish the scope of activities that fall with the purpose of the designation. They do not form the basis for exempting activities or works from the requirements relating to Outline Plans under Section 176A of the Resource Management Act.
3. The conditions that apply to these activities are:

#### **Building Controls**

4. All buildings shall be setback a minimum distance from road and internal boundaries by:
  - a. buildings less than 12 m in height – 5 metres;
  - b. buildings greater than or equal to 12 m in height – 10 metres.

Except for:

- a. buildings necessary for the storage of equipment used for the maintenance of reserves which may be sited as a residential accessory building;
- b. lighting towers; and
- c. wire netting fences and practice nets up to a maximum height of 3.5 m.

No internal boundary setback applies adjoining the commercial core sub-zone of the Three Parks Zone.

5. The maximum height of buildings shall be 15 metres, except for flood lighting that shall not exceed 21 metres in height.

#### **Noise**

6. Outdoor sporting events, excluding practice and training, shall take place between the hours of 8:00am and 8:00pm.



7. The design and construction of any buildings and mechanical plant shall ensure that the overall noise level from all sources on site does not exceed 40 dB ( $L_{Aeq}$ ) at the boundary of any residential property, nor 50 dB ( $L_{Aeq}$ ) at the boundary of any commercial property.
8. Prior to construction of any building, a report from a suitably qualified acoustic consultant shall be submitted to Council demonstrating the design noise level for internal events, and confirming that the proposed construction will comply with these limits.
9. Any event conducted outside involving amplified sound shall:
  - a. for any temporary activities, including carnivals, fairs, galas, markets, meetings, exhibitions, parades, rallies, filming, cultural events, and theatrical festivals and entertainment, shall be limited to:
    - i. The hours 8:00am to 8:00pm.
  - b. for any activity involving a total power of all amplification greater than 500 Watts RMS and exceeding 2 hours in duration, shall be deemed a 'Major Event', and shall be limited to:
    - i. operation of amplification equipment between the hours of 10:00am and 10:30pm;
    - ii. a total sound duration no longer than four hours (including sound checks); and
    - iii. a frequency of no more than 10 events per year.

At least 30 days before each major event, notice shall be given in appropriate media advising the community and residents within 500 metres of the site of the forthcoming Major Event, the times of operation, and the nature of the event.
10. Vehicle access onto the adjoining road network and car parking areas shall be located no less than 20 metres from adjoining land located within a low density or medium density residential sub-zone of the Three Parks Zone, except where that land may be designated by the Council for reserve or other recreation purposes

### Lighting

11. All artificial lighting shall comply with the following controls:
  - a. floodlighting on sports fields shall be turned off no later than 10:00pm, except as required in association with any Major Event conducted in accordance with Condition 5(b);
  - b. no artificial lighting causing added illuminance shall result in excess of 60 lux measured horizontally or vertically at any point on or directly above the boundary of any adjoining land which is located within a low or medium density residential sub-zone between the hours of 7:00am to 10:00pm;
  - c. no artificial lighting so as to cause an added illuminance shall result in excess of 3 lux, measured horizontally or vertically at any point on or directly above any adjoining boundary on land which is located within a low or medium density residential sub-zone between the hours of 10:00pm on one day and 7:00am on the next day;

- d. no artificial lighting so as to cause any added illuminance shall result in excess of 50 lux measured horizontally or vertically at any point on or directly above a street kerb line or the edge of the roadway where the kerb has been moved to create a vehicle parking area or bus or taxi stopping bay between dusk and dawn;
- e. any exterior lighting that adjoins road or land located within a low or medium density residential sub-zone shall be so selected, located aimed, adjusted and screened as to ensure that glare resulting from the lighting does not cause an unreasonable and appreciable level of discomfort to any persons;

The standards of Tables 2.1 and 2.2 of Australian Standards AS4282 – 1997 (Control of Obtrusive Effect of Outdoor Lighting) shall be used to determine glare and discomfort;

- f. there shall be zero upward light spill from any luminaire mounted above ground.

### Outline Plans

- 12. Prior to the commencement of any development, the requiring authority responsible for the designation shall submit Outline Plans as required by section 176A of the Resource Management Act 1991 to the territorial authority for consideration.
- 13. Any Outline Plan submitted pursuant to Section 176A of the Act relating to the first stage of works including the establishment of outside sports fields and the main indoor sports buildings shall incorporate a landscape 'structure' plan for the whole site. The landscape structure plan shall incorporate:
  - a. development of the open space network and tree structure for the whole site so the site possesses a degree of maturity in line with the eventual full development of the site facilities; and
  - b. measures to address the visual effects associated with the bulk and scale of the proposed sports facility building including reducing the visual bulk of the building while also anticipating the potential expansion of the building.
- 14. Any Outline Plan submitted pursuant to Section 176A of the Act shall incorporate sufficient information, reports and plans including projected traffic generation assessments, as are relevant to the nature of the work covered by the Outline Plan to fulfil the following objectives:
  - a. landscape mitigation of the visual effects of car parking areas, flood light towers, utility areas, buildings and other forms of built development when viewed from outside the site;
  - b. integration of site design with the surrounding urban area, to the extent that urban area has been developed or approved for development by way of any resource consents, taking into account:
    - i. the location of vehicle access(es) onto the surrounding road network;
    - ii. cycle, pedestrian and open space networks; and
    - iii. streetscape in terms of soft landscape treatment (including trees and shrubs), hard landscape treatment (including paving and kerbs), the path and vehicle movement network.

- c. consideration of any comments from a review of any plans for building or landscape development by the Wanaka Urban Design Panel;
- d. the demand for and provision of adequate on-site car parking, taking into account where relevant the outcome of any monitoring of parking demand, in accordance with objective f. below;
- e. identification of areas to accommodate:
  - i. parking associated with future development stages of the facility;
  - ii. temporary or overflow parking within the site associated with any major events; and
  - iii. any off-site/on-street parking that might be required during peak demand periods.
- f. an investigation into the operation of the parking area(s) developed under preceding stages, including:
  - i. the identification of any shortfall or over provision of parking spaces (including bicycle parking);
  - ii. an assessment of the proportion of non-vehicle based trips to the site; and
  - iii. the availability of public transport for accessing the site.
- g. consideration of the projected traffic generation to ensure the design and location of the onsite street layout, circulation areas, and intersections (including ingress and egress to the site) are appropriate.

#### **Engineering**

- 15. All infrastructure works, including intersection design, vehicle manoeuvring, car parking areas, loading areas, and the formation of the access road and internal roading, shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards that are applicable at the time of any Outline Plan submitted pursuant to Section 176A of the Act.
- 16. Any Outline Plan application submitted pursuant to Section 176A for any buildings or works resulting in construction related effects shall incorporate a construction management plan to address the following matters:
  - a. control of dust;
  - b. silt and sediment control;
  - c. earthworks debris deposited on streets;
  - d. construction noise;
  - e. traffic management; and
  - f. hours of construction.

This condition is not intended to apply to minor works such as the construction of small scale buildings, signs, lighting towers, fences or internal building alterations that do not give rise to any significant earthworks, noise, construction or traffic effects.

17. Any Outline Plan submitted pursuant to Section 176A of the Act relating to the first stage of works including the establishment of outside sports fields and the main indoor sports buildings shall include a geotechnical report and excavation methodology prepared by a suitably qualified professional in relation to the whole site. The report shall combine all relevant geotechnical information in both a factual and interpretive manner, provide justifiable statements about all pertinent geotechnical aspects, and recommend suitable construction methodologies. The submission of a geotechnical report is not required upon submission of subsequent Outline Plans.

### C.73 Designation # 377 – Shotover Primary School

#### Volunteered Conditions

1. The designation shall lapse on the expiry of 10 years from the date on which it is included in the District Plan if it has not been given effect to before the end of that period.
2. The minimum setback of buildings from road boundaries shall be 3m.
3. Solid fences within the minimum road setback should be no higher than 1.2m in height.
4. The minimum setback of buildings from internal boundaries to Activity Area 2b shall be 10m, except “New Building F” as shown on ‘Proposed Site Plan, drawing A.1.02, dated 16/07/2019’ which shall have a minimum setback of 7m. The minimum setback of buildings from all other internal boundaries shall be 5m.
5. The maximum height of all buildings above ground level shall not exceed 12m.
6. The maximum building coverage within the NOR area shall not exceed 30%.
7. Airport Noise - Queenstown Airport
  - a. On any site located within the zone, any building or part of a building used for an Activity Sensitive to Aircraft Noise shall be insulated from aircraft noise so as to meet an indoor design level of 40 dBA Ldn, except for non-critical listening environments where no special sound insulation is required. This control shall be met in either of the following two ways:
 

EITHER:

    - i. by providing a certificate from a recognised acoustic engineer stating that the proposed construction will achieve the internal design noise level;

OR:

    - ii. the building shall be constructed and finished in accordance with the provisions of Table 4: Sound Insulation Requirements – Acceptable Constructions within the Shotover Country Special Zone Chapter of the district plan.
8. Activity Noise

- a. sound from activities in the NOR area measured in accordance with NZS 6801 :2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in the Shotover Country Special Zone:
    - i. daytime (0800 to 2200 hrs) 60 dB  $L_{Aeq(15\ min)}$
    - ii. night-time (2200 to 0800 hrs) 50 dB  $L_{Aeq(15\ min)}$
    - iii. night-time (2200 to 0800 hrs) 70 dB  $L_{AFmax}$
  - b. sound from activities which is received in another zone shall comply with the noise limits set in the zone standards of the district plan for that zone;
  - c. the noise limits in (a) and (b) shall not apply to construction sound which shall be assessed in accordance with NZS 6803:1999;
  - d. the noise limits in (a) and (b) shall not apply to sound from sources outside the scope of NZS 6802:2008. Sound from these sources shall be assessed in accordance with the relevant New Zealand Standard, either NZS 6805:1992, NZS 6807:1994 or NZS 6808:1998.
9. The minimum parking to be provided within the NOR area:
- a. for any school facility shall be 1 parking space per 10 students over 15 years of age plus 1 parking space per 2 staff; and
  - b. for any pre-school facility shall be 1 per 10 children.
10. In providing the above required car parking, consideration should be given to integrating car parks and access for school and pre-school facilities. Design of the car park and number of car parking spaces to be provided shall involve 1 drop-off/pick-up space per 50 students that the school is designed to cater for. Should a Ministry of Education funded service be used to transport students to and from the school, at least one drop-off/pick-up bus space shall be provided, with additional spaces to be provided if more than one bus is required to arrive onsite at the same time. The dimensions of the bus space(s) shall accommodate the size of buses to be used.
11. The Requiring Authority, either directly or through the School Board of Trustees, shall develop, maintain and implement a Travel Plan which provides specifically for measures to reduce vehicle dependence, including measures for walking school buses, cycling, car pooling and public transport, provisions of some onsite parking for school and other public events, and provision of a bus drop-off and collection area. The Travel Plan shall be maintained and regularly updated while the school is operating under this designation.
12. No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight and the storage of outdoor items ancillary to activities located on the site.
13. All fixed exterior lighting shall be capped and directed downwards to avoid direct light above a plane horizontal with the bottom of the light bulb.
14. The colour of any roof on any building shall be within the range of browns, greens, greys and blue greys.

15. Where vegetation clearance associated with earthworks results in areas of exposed soil, these areas should be revegetated within 12 months following the completion of the operations. If the area of exposed soil forms part of building platform or intended hard surfaces, the base course shall be laid within 12 months following the completion of the operation.
16. Any person carrying out earthworks shall:
  - a. implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this condition;
  - b. ensure that any material associated with the earthworks activity is not positioned within the site where it may dam or divert or contaminate water;
  - c. implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this condition.
17. Planting of the following species of vegetation shall be prohibited activities:
  - a. *Pinus radiata*;
  - b. *Pinus muricata*;
  - c. *Pinus contorta*;
  - d. *Pinus ponderosa*;
  - e. *Pinus sylvestris*;
  - f. *Pinus nigra*;
  - g. Douglas Fir;
  - h. All *Eucalyptus* varieties.
18. A report shall be provided with the first Outline Plan from a suitably qualified designer demonstrating the following:
  - a. how the layout and design of the education facility will promote a positive relationship to the adjoining street network in terms of:
    - i. pedestrian connectivity and desire lines;
    - ii. building location and arrangement;
    - iii. Locations and design of playing fields.
  - b. how vehicle circulation, demands for onsite parking and vehicle crossings have been integrated into a street design surrounding the facility that continues to encourage pedestrian and cycle movements to the site;
  - c. how the consideration of a potential location for a public bus stop could be integrated into the site design to provide a logical connection for pedestrians to the site;

- d. how cycle parking has been given priority in terms of location to ensure it is conveniently located and is also well designed to encourage cycle use;
  - e. how the arrangement of buildings and playing fields will maximise solar orientation and have been designed in accordance with the principles of Crime Prevention Through Environmental Design (CPTED) including mutual passive surveillance between adjoining dwellings, buildings, street/public space.
19. Prior to the opening of the school the Requiring Authority shall ensure that the roading link (known as the Lake Hayes link Road) to Lake Hayes Estate is operational.

#### **Additional Conditions Recommended**

20. With the Outline Plan of Works the Requiring Authority shall submit to Council copies of specifications, calculations and design plans to detail the following:
- a. the general site layout;
  - b. vehicle crossing access points and proposed kerbside parking controls to promote parents to drive into the site rather than drop off and collect kerbside;
  - c. sufficient queuing space within the site to avoid disruption to vehicle movements on adjoining streets; and
  - d. covered on-site cycle parking at a minimum rate of one cycle park per 10 primary school students.
21. All design for vehicle access, manoeuvring and parking areas associated with the facility shall be subject to a safety audit in accordance with the NZTA Manual TFM9 "Road Safety Audit Procedures for Projects" at the Requiring Authority's cost and the results shall be submitted to the Council. Any recommendation contained within the audit with respect to access design and agreed by Council as the Territorial Authority as necessary shall be completed prior to operation of the facility.
22. At the time of outline plan, details of external appearance including signage shall be submitted to Council.

### **C.74 Designation # 575 Aurora – Electricity Substation and Ancillary Purposes**

#### **Conditions:**

1. All buildings and structure on the site shall be finished in the natural range of browns, greens or greys with a reflectivity of less than 36%;
2. Activities shall be conducted so that any new equipment installed or any new activity undertaken within the designated area shall not exceed the following noise limits, at any point within the boundary of any other site in adjoining Zones:
  - a. day time (0800-2000hrs) 50 dB  $L_{Aeq}$  (15min)
  - b. night time (2000-0800hrs) 40 dB  $L_{Aeq}$  (15min) and 70 dB  $L_{AFmax}$
  - c. 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.

3. That in submitting an outline plan for any future work on the designated site, the following shall be included:
  - a. the maximum height of any building shall be 7m and structures for electricity purposes shall not exceed 9 metres;
  - b. a landscape plan for the approval of the Team Leader: Resource Consents. This plan shall fulfil the following objectives:
    - i. Provide visual mitigation of any buildings and structures in views from the adjacent residential zone.
  - c. all fixed exterior lighting shall be directed away from the adjacent sites and roads and shall be security type lighting controlled by sensors or timers;
  - d. Signage shall have a maximum area of 2m<sup>2</sup>, be located on the site and not project over any road, service lane or footpath.

### **C.75 Designation # 570 Aurora – Electricity Substation and Ancillary Purposes**

#### **Conditions:**

1. The maximum height of any building or structure on the site shall be 8m as determined in accordance with the definition of building height in the District Plan (refer to definition for interpretation of building height).
2. All buildings and structures buildings (excluding overhead lines and their support structures and small items such as brackets, insulators and busbars) on the site shall be finished with colours in the natural range of browns, greens and greys with a reflectivity of less than 36%.
3. The Outline Plan shall include a plan for the consideration by Council prepared by a qualified arborist for the maintenance of the existing vegetation on the site in accordance with the regime that mitigates any adverse effects on the adjoining properties.
4. All fixed exterior lighting shall be directed away from the adjacent sites and roads and shall be security type lighting controlled by sensors or timers.
5. Any on-site signage shall have a maximum area of 2m<sup>2</sup>.
6. Any outdoor storage of materials shall be screened from view from the adjoining properties.

### **C.76 Designation # 572 Aurora – Electricity Substation and Ancillary Purposes**

#### **Conditions:**

1. That sufficient sound insulation will be fitted to the building to ensure that the noise, including any low frequency hum, will not exceed the following noise limits at the boundary of no 6 Vancouver Drive:
  - a. 0800h to 2000h            50 dB L<sub>Aeq</sub>(15 min)
  - b. 2000h to 0800h            40 dB L<sub>Aeq</sub>(15 min)



75 dB L<sub>AFmax</sub>

2. Prior to any part of the substation being constructed or upgraded the requiring authority will:
  - a. consult with Telecom in respect to the telecommunications and associated infrastructure that is potentially affected by the proposed upgrade;
  - b. evaluate, in conjunction with Telecom, the consequential possible induction hazard and EPR hazard to Telecom network plant;
  - c. identify, in conjunction with Telecom, the required mitigation to Telecom's network plant;
  - d. the above work is recorded in a report to the satisfaction of, and provided to the consent authority for consideration as part of any Outline Plan to be submitted.
3. A landscaping plan shall be submitted to and approved by Council prior to any development of the site. The approved landscaping plan shall be implemented within the first planting season of approval, and shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced. The landscaping plan shall indicate appropriate varieties of trees, and the trees shall be at least 2 metres in height at the time of planting. The trees should reach in maturity a height of no less than 3 metres.

In this instance the landscape plan should be designed to meet the following objectives:

Substantially screen the building from view.

### **C.77 Designation # 567 Aurora – Electricity Substation and Ancillary Purposes**

#### **Conditions:**

1. Buildings and structures shall be constructed and activities, including landscaping, shall be undertaken generally in accordance with the following;
  - a. 'The 'Hummocks Design Guidelines' granted under resource consent RM060903 and attached to the decision of RM060903 as Appendix 1. For the avoidance of doubt, at clause 2.1 of the Design Guidelines the restriction upon the maximum height of buildings and electricity equipment to 5.5m above ground level shall apply within the designation;
  - b. all lighting shall be full cut off design, with no lighting to be directed above horizontal;
  - c. access and parking shall be provided in accordance with Council's standards;
  - d. stormwater shall be disposed of to the Jacks Point reticulated stormwater disposal system;
  - e. a landscaping plan (including details of proposed screen mounding) shall be submitted to the satisfaction of and provided to Council for consideration as part of any Outline Plan to be submitted. The landscape plan should be designed to meet the following objectives:

- i. Establish adequate screening of future development within the designation around the perimeter of the site and also to screen future development such that it is not visible from State Highway 6 in order to maintain the natural and pastoral character of the Highways' visual catchment.
2. Should any outline plan submitted under section 176(A) not be in accordance with the conditions set out in (1) of this designation, then the outline plan, in addition to showing the matters required by section 176(A)(3), shall fully explain and justify to Council's satisfaction any deviation from the above provisions for the purpose of Council making any requests under section 176A(4).

### **C.78 Designation # 571 Aurora – Riverbank Road Substation – Electricity Substation and Ancillary Purposes**

1. Prior to the construction of, or external alterations to, the switching/substation, the Requiring Authority responsible for the designation shall submit outline plans as required by section 176A of the Resource Management Act 1991, to the territorial authority for consideration.
2. The maximum height for buildings shall be 7 metres set from a ground level determined as 315.38 masl.
3. The maximum height for structures shall be 9 metres set from a ground level determined as 315.38 masl.
4. The minimum setback distance from road boundaries for any building (except fences and structures) shall be 4.5 metres.
5. The minimum setback from internal boundaries for any building (except fences and structures) shall be 2 metres.
6. Signage shall be limited to one 2 m<sup>2</sup> sign along the road frontage.
7. All fixed exterior lighting shall be mounted on buildings. The mountings shall be below the level of the roof pitch and directed away from the adjacent sites and roads.
8. A landscape plan shall be submitted as part of an outline plan of works. In this instance the landscape plan shall demonstrate the following:
  - a. a boundary hedge or shelterbelt along the Ballantyne and Riverbank Road frontages and no less than 2 metres in width. The hedge or shelterbelt shall be maintained at a height no greater than 3 metres and no less than 2 metres as measured from the roadside of the designation boundary. Species shall be in keeping with the rural landscape such as non-wilding conifers, poplars, alders, or indigenous species and shall be planted at a density to provide a fast establishing and effective dense screen to a height of 3 metres within 5 years.
9. Planting shown on the approved landscape plan shall be implemented within 8 months upon completion of construction and thereafter be maintained and irrigated in accordance with the plan. If any tree or plant shall die or become diseased it shall be replaced in the next available planting season.
10. Colours for all structures and buildings (excluding overhead lines and their support structures and small items such as brackets, insulators and busbars) shall be in the range

of natural browns, greys or greens as per the surrounding landscape with a light reflectivity value of between 5 and 25%.

11. Noise:
  - a. sound shall be measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 and shall not exceed the following noise limits at any point within the boundary of any other site in the adjoining Zones:
    - i. daytime (0800 to 2000 hrs) 50 dB  $L_{Aeq(15\ min)}$
    - ii. night-time (2000 to 0800 hrs) 40 dB  $L_{Aeq(15\ min)}$
    - iii. night-time (2000 to 0800 hrs) 70 dB  $L_{AFmax}$
  - b. the noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.
12. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's current (as at the date of submitting the outline plan of works) policies and engineering standards.
13. With any outline plan of works, the Requiring Authority shall submit to the Principal Engineer at Council for review and certification, copies of specifications, calculations and design plans to detail the following engineering works:
  - a. formed legal access shall be provided to the site in accordance with Council standards, with no vehicular access permitted within 30 metres of the intersection of Ballantyne and Riverbank Roads. The existing informal crossing located at the intersection of Ballantyne and Riverbank Roads shall be permanently and physically closed off to vehicular traffic;
  - b. all earthworks, batter slopes, and retaining shall be undertaken in accordance with the recommendations of the report by Tonkin & Taylor Ltd (dated October 2012, T & T ref: 892698);
  - c. foundations for all structures within the site shall be designed by a Chartered Professional Engineer in accordance with the recommendations of the report by Tonkin & Taylor Ltd (dated October 2012, T & T ref: 892698).

### **C.79 Designations # 568, 569, 573, 574, 580, 581 Aurora – Electricity Regulators and Ancillary Purposes**

1. No electrical equipment shall exceed 9 metres in height except the height of equipment in the Remarkables Substation shall be 11 metres.
2. No buildings shall exceed 7 metres in height.
3. Buildings shall be finished in the natural range of browns, greens, greys with a reflectivity of less than 36%.

**C.80 Designation # 566 – Camp Hill Substation - Electricity Substation and Ancillary Purposes (RM141053)**

1. That the development must be undertaken/carried out in accordance with the plans:
  - a. 'Site Layout' (excluding the shelter belt planting);
  - b. 'Excavation Plan' (excluding the shelter belt planting);
  - c. 'Switchyard Cross Sections';
  - d. 'Switchgear and Control Building Floor Plan';
  - e. 'Switchyard and Control Building Elevations (part 1)';
  - f. 'Switchyard and Control Building Elevations (part 1)';
  - g. '66/11kV Overhead';
  - h. 'Vegetation Plan' Aurora Substation – Camp Hill Road, Wanaka dated 09.12.2014.

stamped as approved on 4 February 2015

**Engineering**

2. All engineering works, shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.
3. Prior to commencing any work on site the final colours for the buildings and structures (excluding the transformer) shall be submitted to the Planning Department at Council for certification against the following criteria:
  - a. colours shall be within the natural tones of grey, brown or green with a light reflectivity value (LRV) of between 8% and 20%. Small items such as brackets, insulators and busbars are excluded from this condition;
  - b. the transformer shall be coloured 'Goose Grey' or similar.
4. Prior to commencing any work on site a vegetation management plan shall be submitted to the Planning Department at Council for certification. The vegetation management plan shall include details on how:
  - a. stock and rabbits will be excluded from areas of approved planting;
  - b. weed and other pest species will managed, this shall include mulching within the planted areas;
  - c. the plants will be automatically irrigated using sprinklers or drippers. Plantings shall be irrigated until such time as a closed canopy has been achieved for areas of mass plantings and trees have successfully established for a period of no less than 5 years and have a reached a height of no less than 3m;
  - d. any diseased or dead planting will be replaces to ensure adequate vegetation screening is maintained. If any tree or plant shall die or become diseased and/or

creates an opening in the mass planting canopy then that area shall be replanted as per the landscape plan at a density no less than 1 plant per metre within 8 months.

5. Prior to commencing any work on the site the requiring authority 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.
6. At least 7 days prior to commencing excavations, the requiring authority shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.4 of NZS 4404:2004 and who shall supervise the fill procedure and ensure compliance with NZS 4431:1989 (if required). This engineer shall continually assess the condition of the fill procedure.
7. The requiring authority shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2004 and “A Guide to Earthworks in the Queenstown Lakes District” brochure, prepared by the Queenstown Lakes District Council. 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.

**To be monitored throughout construction works**

8. The requiring authority 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. The loading and stockpiling of earth and other materials shall be confined within the boundary of the property.
9. Hours of operation for earthworks, shall be:
  - a. Monday to Saturday (inclusive): 8.00am to 6.00pm
  - b. Sundays and Public Holidays: No Activity

In addition, no heavy vehicles are to enter or exit the site earlier than 8:00am, and no machinery shall start up or operate earlier than 8.00am. All activity on the site is to cease by 6.00pm.

10. All construction work carried out on site shall be designed and conducted to ensure that construction noise from the site does not exceed the noise limits specified in the following table. Noise levels shall be measured and assessed in accordance with the provisions of NZS 6803: 1999 Acoustics – Construction Noise. The consent holder shall ensure that no construction activities exceed the relevant noise limits in the table below at the notional boundary of any residential dwelling:

Time Period	Weekdays (dBA)		Saturdays (dBA)		Sundays and public holidays	
	Leq	Lmax	Leq	Lmax	Leq	Lmax
0630 - 0730	55	75	45	75	45	75
0730 - 1800	70	85	70	85	55	85
1800 - 2000	65	80	45	75	45	75

2000 - 2100	45	75	45	75	45	75
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11. The existing Right of Way and access point into the site shall remain accessible during the construction and operational phases of the proposed development.
12. If the requiring authority:
  - a. 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.

#### **On completion of the earthworks**

13. On completion of earthworks a suitably qualified engineer experienced in soils investigations shall provide Certification to Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded. Note this will require supervision of the fill compaction by a chartered professional engineer.
14. Any batters slopes shall be formed to have a gradient of no greater than 1 in 10.

#### **To completed prior to the operation of the substation**

15. Prior to the substation becoming operational, the requiring authority shall complete the following:

- a. the existing vehicle crossing from Camp Hill Road to the site shall be sealed in accordance with the transport standards contained within the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage;
- b. the existing right of way shall be upgraded up to the southwest corner of the site to comply with the guidelines provided for in Council's development standard NZS 4404:2004 with amendments as adopted by the Council in October 2005. The access shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. Provision shall be made for stormwater disposal from the carriageway and any necessary road widening;
- c. all earthworked and/or exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised;
- d. the consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

#### Following construction

16. Within two months of the substation becoming operational, the requiring authority shall supply the Council with evidence that all mechanical plant (including transformers and cooling fans) do not exceed 25dB LAeq (15 mins) at any point at or within the notional boundary of any residential dwelling existing at 23 December 2014, and any building platform consented but not constructed at 23 December 2014. Evidence is to be in a form of certification by an experienced and qualified Acoustic Consultant. Noise levels shall be measured in accordance with NZS 6801:2008.

Note: This may be achieved by ensuring that noise levels do not exceed 35dBA LAeq (15 mins) at any point on or beyond a line 20m from the site boundary.

17. All planting as shown on the certified landscape plan (stamped approved under condition 1) shall be planted within 6 months of completion of the construction works and thereafter be maintained in accordance with the vegetation management plan approved under condition 5.
18. Signage shall be limited to not more than a 2m<sup>2</sup> sign along the road frontage. Lettering shall consist of a light colour on a dark background.
19. All fixed exterior lighting shall be directed away from the adjacent sites and roads and shall be security type lighting controlled by sensors or timers.

### C.81 Designation # 584 – Relocation of Wakatipu High School (RM130877)

#### Designation Lapse Period

1. The designation shall lapse on the expiry of 10 years from the date on which it is included on the District Plan if it has not been given effect to before the end of that period.

#### Standards

2. The maximum height of buildings shall not exceed 12m above ground level.

3. No part of any building shall protrude through a height of RL353M under the surface of a 1:20 upslope fan with a 10% divergence angle originating from the 14/32 southern runway threshold or transitional side surface plane of 1:5, as shown on the District Plan Map Remarkables Park Zone – Figure 3: Height Restrictions Plan of the District Plan. Building height shall be measured with respect to discrete building components.

4. Airport Noise - Queenstown Airport

Educational facilities occurring within the green area shown on the Airport Measures and Land Use Control map attached shall comply with the following standards:

- a. no classrooms, halls or any other buildings which are used as internal teaching areas shall be located within that area;
- b. outdoor areas shall not be regularly used for high quality listening or communication, such as occurs in academic teaching. This condition shall not preclude recreation and recreation related activities (i.e: Sports coaching).
- c. The use of the Gym for practical and/or recreational teaching activities associated with sports and for occasional assemblies is allowed provided that:
  - i. there are no more than 24 assemblies per annum held in the Gym;
  - ii. an assembly will only be held in the Gym where it is not reasonably practical to use other school facilities for this, including due to the number of attendees or unavailability of other facilities;
  - iii. a public address system shall be used at assemblies held in the Gym to ensure effective communication to attendees;
  - iv. the Gym is designed and constructed to achieve an Indoor Design Sound Level of 40dB Ldn based on the 2037 Noise Contours (as shown on the 2037 Noise Contour Plan attached to these conditions); and
  - v. compliance with Condition 4(c)(iv) shall be evidenced either by installation of mechanical ventilation that meets the requirements set out in Condition 5 of the Designation or by submitting a certificate to the Council from a person suitably qualified in acoustics stating that the Gym construction achieves the Indoor Design Sound Level with windows open, in either case prior to use of the Gym for the purposes authorised by this condition.

5. All buildings (except Non Critical Listening Environments) shown within the green area on the Airport Measures and Land Use Control Map attached and the Gym shall be designed to achieve an Indoor Design Sound Level of 40dB Ldn, based on the 2037 Noise Contours (as shown in the 2037 Noise Contour Plan attached following these conditions) and if that indoor Design Sound Level cannot be met with windows open, then those buildings shall be fitted with mechanical ventilation that meets the following requirements:

Room Type	Outdoor Air Ventilation Rate (Air Changes per Hour, ac/hr)	
	Low Setting *	High Setting *
Bedrooms	1-2 ac/hr	Min. 5 ac/hr
Other critical listening environments	1-2 ac/hr	Min. 15 ac/hr
Noise from ventilation systems shall not exceed 35 dB LAeq(1 min), on High Setting and 30 dB LAeq(1 min), on Low Setting. Noise levels shall be measured at a distance of 1 m to 2 m from any diffuser.		



Each system must be able to be individually switched on and off and when on, be controlled across the range of ventilation rates by the occupant with a minimum of 3 stages.
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Each system providing the low setting flow rates is to be provided with a heating system which, at any time required by the occupant, is able to provide the incoming air with an 18 deg C heat rise when the airflow is set to the low setting. Each heating system is to have a minimum of 3 equal heating stages.
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If air conditioning is provided to any space then the high setting ventilation requirement for that space is not required.
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Note: the reference to 'Gym' in Conditions 4 and 5 refers to the indoor facility constructed in the location and in accordance with the design and plans approved in the Recommendation of the Queenstown Lakes District Council Outline Plan Approval issued on the 10 March 2021 (RM210086).

#### 6. Activity Noise

- a. sound from activities in the NOR area measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site within Activity Areas 2a, 3, 4, 5, 7 and 8 of Remarkables Park Special Zone:
  - i. daytime (0700 to 2200 hrs) 60 dBA L10
  - ii. night-time (2200 to 0700 hrs) 50 dB L10
  - iii. night-time (2200 to 0700 hrs) 70 dB L<sub>AFmax</sub>
- b. sound from activities which is received in another zone shall not exceed the above noise levels at any point within the site;
- c. construction noise shall comply with and be measured and assessed in accordance with the relevant New Zealand Standard;
- d. the noise limits in (a) and (b) shall not apply to sound from sources outside the scope of NZS 6802:2008. Sound from these sources shall be assessed in accordance with the relevant New Zealand Standard, either NZS 6805:1992, NZS 6807:1994 or NZS 6808:1998;
- e. prior to commencement of construction the consent holder shall submit an acoustic design certificate prepared by a suitably qualified and experienced acoustic engineer. The certificate must demonstrate that plant and other mechanical equipment has been selected and will be installed to ensure noise limits proposed are not exceeded;
- f. the consent holder shall ensure that the operation and management of the premises is carried out in accordance with an approved Noise Management Plan. At least one month prior to the facility becoming operational the applicant must submit a noise management plan outlining how the proposed noise levels will be met. Once approved, this will become the approved noise management plan.

#### Parking and Transport

7. The minimum on-site car parking provision to be provided within the NOR area shall be as follows or a lower number based on the outcomes of the demand for car parking based on the Travel Plan (as per condition 9):

- a. for any school facility shall be 1 parking space per 10 students over 15 years of age plus 1 parking space per 2 staff; and
  - b. for any pre-school facility shall be 1 per 10 children;
  - c. parking provision for people with disabilities in accordance with Rule 14.2.4.1 (vi) of the District Plan;
  - d. car park dimensions in accordance with AS/NZ 2890.1:2004.
8. In providing the car parking, consideration should be given to integrating car parks and access to school facilities. Design of the car park and number of car parking spaces to be provided should ensure that the majority of student pickups and set-downs, including those required by school buses, can take place within the site.
  9. The Requiring Authority, either directly or through the School Board of Trustees, shall develop, maintain and implement a Travel Plan which provides specifically for measures to reduce vehicle dependence, including measures to better facilitate walking, cycling, carpooling and public transport. The Travel Plan shall be maintained and regularly updated while the school is operating under this designation. Other Requirements
  10. No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight and the storage of outdoor items ancillary to activities located on the site.
  11. No open solid fuel fires shall be operated on the site.
  12. All fixed exterior lighting shall be directed away from adjacent sites and roads. No activity on the site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the site, provided that this condition shall not apply when it can be demonstrated that the design of adjacent buildings adequately mitigates such effects.
  13. The colour of any roof on any building shall be within the range of browns, greens, greys and blue-greys.

#### **Earthworks**

14. Where vegetation clearance associated with earthworks results in areas of exposed soil, these areas are to be re-vegetated within 12 months following completion of the operations. If the area of exposed soil forms part of a building platform or other intended hard surface, the base course shall be laid within 12 months following completion of the operation.
15. Any person carrying out earthworks shall:
  - a. implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Reference should be made to the Queenstown Lakes District Earthworks Guideline to assist in achieving this;
  - b. ensure that any material associated with the earthworks activity is not positioned within the site where it may dam or divert or contaminate water;

- c. implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. Reference should be made to the Queenstown Lakes District Earthworks Guideline to assist in the achievement of this condition.
16. Planting of the following species of vegetation shall be prohibited:
  - a. Pinus radiata;
  - b. Pinus muricata;
  - c. Pinus contorta;
  - d. Pinus ponderosa;
  - e. Pinus sylvestris;
  - f. Pinus nigra;
  - g. Douglas Fir;
  - h. All Eucalyptus varieties.
17. A report shall be provided with the first Outline Plan, from a suitably qualified urban designer demonstrating the following:
  - a. how the layout and design of the education facility will promote a positive relationship to the adjoining street network and neighbourhood, in terms of:
    - i. Pedestrian connectivity and desire lines
    - ii. Building location and arrangement
    - iii. Location and design of playing fields
  - b. how vehicle circulation, demands for on-site parking and vehicle crossings have been integrated into a street design surrounding the facility that continues to encourage pedestrian and cycle movements to the site;
  - c. how a public bus stop can be integrated into the site design to provide a logical connection for pedestrians to the site. d. How cycle parking has been given priority in terms of location to ensure it is conveniently located and is also well designed to encourage cycle use.
18. With the Outline Plan of Works, the Requiring Authority shall submit to the Council copies of specifications, calculations and design plans to detail the following:
  - a. the general site layout including the location of the site works relative to the Outer Control Boundary;
  - b. vehicle crossing access points and proposed kerbside parking controls to promote those transporting students to and from the site driving into the site, rather than dropping off students to and picking them up from the roadside;
  - c. on-site car and cycle parking at a rate considered appropriate in the School Travel Plan;

- d. building elevations demonstrating compliance with height restrictions as shown in the Remarkables Park Zone Figure 3 – Height Restrictions District Planning map and the Airport Approach and Land Use Controls specified in Designation 3;
  - e. landscape plans;
  - f. sufficient queuing space within the site to minimise any potential disruption to vehicle movements;
  - g. on-site cycle parking shall be provided consistent with the defined cycle targets identified within the Travel Plan;
  - h. a school bus drop-off and collection facility design by a suitably qualified traffic engineer and sufficiently sized to allow for expected levels of demand as outlined within the Travel Plan;
  - i. a passenger vehicle drop-off and collection facility design by a suitably qualified traffic engineer and sufficiently sized to allow for expected levels of demand as outlined within the Travel Plan. The early childhood centre passenger vehicle drop off and collection facility shall be separated to avoid undue conflict.
19. All internal vehicle drop-off and parking areas with the facility shall be subject to a post construction safety audit by a suitably qualified traffic engineer. Any recommendations contained within the audit shall be completed prior to operation of the facility.
20. All vehicle and cycle access points to the facility shall be subject to a post construction safety audit in accordance with the NZTA Manual TFM9 “Road Safety Audit Procedures For Projects” at the Requiring Authority’s cost and the results shall be submitted to Council’s Chief Executive Officer or their delegate. Any recommendations contained within the audit and agreed by Council as the Territorial Authority as necessary shall be completed prior to operation of the facility.
21. At the time of Outline Plan, details of external appearance including signage shall be submitted to the Council.

#### **Additional conditions Proposed by Council**

22. The cycle parking referred to in condition 18(g) above shall be covered.

### **C.82 Designation # 239 – Glenorchy Aerodrome – Local Purpose (Airport)**

#### **Interpretation**

In this designation:

- (a) ‘Aerodrome Manager’ means Queenstown Airport Corporation or any other person from time to time appointed by the requiring authority to that role;
- (b) AIMMS refers to the proprietary analytics software called Advanced Interactive Multidimensional Modelling Systems.

#### **Purposes and works**

1. The purposes (objectives) of this designation are to:

- (a) Enable and protect the use and operation of Glenorchy Aerodrome (as shown on the web mapping application) (the 'work') including:
    - (i) Aviation facilities including the runway and navigation and safety aids;
    - (ii) Aircraft movements (including take offs, landings and ground movements);
    - (iii) Ancillary aircraft maintenance that does not occur within dedicated facilities and aircraft parking; and
  - (b) Not increase aircraft movements above those levels recorded in the 2019 AIMMS flight movements data; and
  - (c) Manage the effects of the work according to the conditions of this designation.
2. For the avoidance of doubt, except as provided under Condition 1, this designation does not authorise skydiving.

#### **Restrictions on Activities**

3. Hours of operation for all aircraft operations (except those specified under the Exemptions in Condition 11) shall be between 0800 hours or morning civil twilight (whichever is later) and 2000 hours or evening civil twilight (whichever is earlier).
4. Noise from aircraft operations must not exceed 55 dB Ldn outside the Outer Control Boundary (OCB). The OCB is as shown on the web mapping application and shall be based on the 2019 flight movement data. Compliance with the OCB shall be determined on the following basis:
  - (a) Aircraft movements shall be recorded monthly by the Aerodrome Manager using aircraft logging software (such as AIMMS).
  - (b) Within 1 month of the end of each calendar year, the total annual number of aircraft movements shall be provided by the Aerodrome Manager to QLDC.
  - (c) Where recorded aircraft movements are less than 4000 per annum, no further compliance assessment is required.
  - (d) When recorded aircraft movements exceed 4000 movements per annum, compliance with this condition shall be determined by noise contour calculations derived from records of actual aircraft operations at Glenorchy Aerodrome.
  - (e) When recorded aircraft movements exceed 5000 movements per annum measurement of noise levels shall be undertaken annually, in addition to the calculations undertaken for Clause (d) above, and the results shall be reported to QLDC. The measurements shall occur for a period not less than one month and the results calculated over the busiest three-month period of the year.

#### **Advice note:**

Ldn shall be as defined within NZS6805:1992 Aircraft Noise Management & Land Use Planning.

5. Within 6 months of the date of this designation being confirmed 14 October 2021 the requiring authority must engage a suitably qualified and experienced person to prepare a Noise Management Plan (NMP) and consult with all current members of the Glenorchy Airstrip Consultative Governance Committee ('GACGC') and submit the draft NMP to QLDC's Resource Consents Manager for approval to the Manager's reasonable satisfaction that it:
  - (a) achieves the objectives in Condition 6; and

- (b) provides for all matters required to be provided for under Condition 7 and such other matters as that Manager considers should be provided for under that condition.
6. The objectives of the NMP are to:
- (a) manage the operation of the Aerodrome consistent with the purpose of the designation, including by providing a basis for ongoing noise management and mitigation at the Aerodrome;
  - (b) demonstrate how aircraft operations will comply with the noise contour required by Condition 4;
  - (c) demonstrate how aircraft operations will comply with any caps on aircraft movements as required by the NMP; and
  - (d) set out the procedures for monitoring and reporting of compliance with the conditions of this designation in relation to aircraft movements and the effects of noise from aircraft movements.
7. The NMP:
- (a) must:
    - (i) specify the names of current members of the Glenorchy Airstrip Consultative Governance Committee (GACGC) which must include the Aerodrome Manager and 1 representative from each of the Glenorchy Community Association, Wyuna Preserve, Blanket Bay Lodge, and Resident Commercial Operators;
    - (ii) set out the roles of the GACGC which must include:
      - A. receiving monitoring and operational data, including on investigations of noise complaints and any non-compliance; and
      - B. providing a liaison role between the community and Airstrip Manager and users; and
      - C. agreeing to the imposition of any restrictions on aircraft movements and/or operations additional to any specified in the conditions of this designation.
    - (iii) provide for and direct the Aerodrome Manager concerning the investigation of noise complaints and non-compliance and reporting to GACGC;
    - (iv) provide for the monitoring of aircraft operations to ensure compliance with conditions of the designation (and any additional restrictions imposed through the NMP under clause (b));
    - (v) specify a procedure to assess noise levels in accordance with condition 3 of this designation and to ensure compliance with that condition;
    - (vi) include, for information purposes, a copy of the web mapping application showing the ANB and OCB noise contours;
    - (vii) specify the best practicable options and operational controls to manage the exposure of the community to noise from aircraft operations, including fixed wing aircraft and helicopter noise abatement procedures including specified

take-off and landing routes and restrictions on the extent of “touch and go” circuit training activities (ie limiting these to certification procedures);

- (viii) specify the procedure for reporting the outcome of monitoring data, complaints and assessed noised levels to the GACGC on at least a quarterly basis; and
- (ix) specify a procedure for review of the NMP;
- (b) subject to the conditions of this designation, may:
  - (i) impose additional or more stringent restrictions on aircraft movements including, without limitation, caps on maximum numbers of aircraft movements and/or aircraft operational hours (whether for particular types of aircraft or purposes or generally);
  - (ii) allow for curfew exemption for flights servicing the Department of Conservation provided these are agreed with the GACGC.
- 8. The requiring authority must use its best endeavours to have an approved NMP in place within 9 months of the date of this designation being confirmed 14 October 2021.
- 9. The requiring authority must ensure that all aircraft operators comply with the approved NMP with any breach by an operator being a breach of this designation.
- 10. The requiring authority must ensure effective arrangements are in place and maintained for the investigation of noise complaints and non-compliance and reporting of these to GACGC and QLDC.

#### Exemptions

- 11. Conditions 3 to 10 inclusive do not apply to:
  - (a) aircraft landing or taking off in an emergency or for precautionary safety reasons;
  - (b) emergency flights required to rescue persons from life threatening situations or to transport patients, human organs or medical personnel in medical emergency;
  - (c) aircraft using the aerodrome due to unforeseen circumstances as an essential alternative to landing at their planned destination;
  - (d) flights required to meet the needs of a national or civil defence emergency declared under the Civil Defence Act 1983;
  - (e) flights certified by the Minister of Defence as necessary for reasons of National Security in accordance with Section 4 of the Act; and
  - (f) aircraft undertaking firefighting and search and rescue duties.

### **C.83 Designation # 588 – Primary School and Early Childhood Education (Three Parks)**

- 1. “Educational Purposes” for the purposes of these designations shall, in the absence of specific conditions to the contrary:

- a. Enable the use of the facilities on the designated site by and for the educational benefit of any school age students (ie: years 0 to 13) regardless of whether they are enrolled at an institution located on that designated site.
- b. Enable the provision of supervised care and study opportunities for students outside school hours in school facilities.
- c. Enable the provision of community education (eg: night classes for adults) outside school hours in school facilities.
- d. Include but not be limited to the provision of academic, sporting, social and cultural education and training including through:
  - i. Formal and informal recreational, sporting and outdoor activities, training and competitions whether carried out during or outside school hours;
  - ii. Formal and informal cultural activities and competitions whether carried out during or outside school hours; and
  - iii. The provision of specialist hubs and units (including language immersion units and teen parenting units) for students with particular educational requirements or special needs.
  - iv. Enable the use of facilities for purposes associated with the education of students including school assemblies, functions, fairs and other gatherings whether carried out during or outside school hours.
  - v. Enable the provision of associated administrative services; car-parking and vehicle manoeuvring; and health, social service and medical services (including dental clinics and sick bays).
  - vi. Enable housing on site for staff members whose responsibilities require them to live on site (e.g. school caretakers) and their families.
2. This notice of requirement shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
3. 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.nz>

4. The minimum setbacks of buildings from road boundaries shall be 3 metres.
5. Any new building or building extension (excluding goal posts and similar structures) shall comply with the height in relation to boundary controls of 2m + 35° S, 45° E/W, 55° N, from any adjoining land zoned primarily for a residential purpose, or zoned for an open space/outdoor recreation purpose.



6. Solid fences within the minimum road setback should be no higher than 1.2 metres in height.
7. No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight and the storage of outdoor items ancillary to activities located on the site.
8. The maximum height of all buildings shall above ground level shall not exceed 12 metres.
9. The maximum building coverage within the NOR area shall not exceed 30%.
10. All fixed exterior lighting shall be capped and directed downwards to avoid direct light above a plane horizontal with the bottom of the light bulb.
11. At the time of outline plan, details of external appearance including signage shall be submitted to Council.
12. The operation of the school shall comply with the following noise limits at the boundary of any site zoned primarily for a residential purpose, or in the case of a rural zone, at a point 20m from the facade of any dwelling, or the site boundary, whichever is closest to the dwelling:

Daytime	Noise Level (Leq) dBA
Monday – Sunday, 7am – 10pm	55
Monday – Sunday, 10pm – 7am	45

These noise levels shall not apply to noise from standard school outdoor recreational activities occurring between 0800 and 1800 hours Monday to Saturday.

Noise levels shall be measured and assessed in accordance with NZS 6801: 2008 “Measurement of Environmental Sound” and NZS 6802:2008 “Environmental Noise”.

Noise from construction shall not exceed the limits recommended in, and shall be measured in accordance with, New Zealand Standard NZS 6803:1999 “Acoustics – Construction Noise”.

13. With the Outline Plan of Works the Requiring Authority shall submit to Council for review and acceptance by the Manager of Resource Management Engineering copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate to detail the following:
  - a. The construction and sealing of all vehicle manoeuvring and car parking areas to Council’s standards. Parking and loading spaces shall be clearly and permanently marked out. This shall include:
    - i. The provision of 1 carpark per 2 staff members for the school facility;
    - ii. The provision of 1 carpark per 10 children the facility is licensed or designed to accommodate, plus one per each full time equivalent staff member required for the license or design capacity of the centre, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately

- qualified engineer and/or transportation planner, that a lesser level is appropriate;
- iii. Parking provision for people with disabilities in accordance with rule 14.2.4.1 (viii) of the District Plan;
  - iv. Covered on-site cycle parking at a rate of one cycle park per 10 primary school students;
  - v. Sufficient queuing space within the site to avoid any possibility of disruption to vehicle movements;
  - vi. Provision shall be made for on-site stormwater disposal.
- b. The entrance to the school site shall be formed in accordance with the latest Austroads intersection design guides. These designs shall be subject to review and acceptance by Council with any associated costs met by the consent holder.
  - c. A school bus drop-off and collection facility sufficiently sized to allow for expected levels of demand as demonstrated in a report by a suitably experienced and qualified traffic engineer;
  - d. A passenger vehicle drop-off and collection facility sufficiently sized to allow for expected levels of demand as demonstrated in a report by a suitably experienced and qualified traffic engineer;
14. Additional on-site car parking shall be provided at the rate of two carparks per new classroom or classroom equivalent, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer and/or transportation planner, that a lesser level is appropriate. For the avoidance of doubt, this condition shall only apply where there is a net increase in the number of classrooms or classroom equivalents.
15. The Requiring Authority, either directly or through the School Board of trustees, shall develop, maintain and implement a Travel Plan which provides specifically for measures to reduce vehicle dependence, including measures for walking school buses, cycling, carpooling and public transport. The Travel Plan shall be maintained and regularly updated while the facility is operating under this designation.
16. An outline plan of works shall not be required for:
- a. Any internal building works other than those that result in a net increase in the number of classrooms or classroom equivalents;
  - b. General building maintenance and repair work including but not limited to re-painting, re-cladding and re-roofing;
  - c. Installing, modifying and removing playground furniture and sports structures (e.g. goal posts). Not including lighting for sports fields;
  - d. Amending any internal pedestrian circulation routes/pathways;
  - e. Installing, maintaining or repairing any in ground infrastructure services such as stormwater, sewerage and water lines and connections, including any ancillary earthworks;

- f. Provision of landscaping and gardens, provided that it does not conflict with any designation condition or alter landscaping required as mitigation as part of an outline plan for other works; or
  - g. General site maintenance and repair work, or boundary fencing otherwise permitted by the District Plan.
17. A report shall be provided with the first Outline Plan, from a suitably qualified urban designer demonstrating the following:
- a. How the layout and design of the education facility will promote a positive relationship to the adjoining street network and neighbourhood, in terms of:
    - i. Pedestrian connectivity and desire lines
    - ii. Building location and arrangement
    - iii. Location and design of playing fields
18. The designation shall lapse on the expiry of 10 years from the date on which it is included in the District Plan if it has not been given effect to before the end of that period.

#### **C.84 Designation # 589 – Educational Purposes (Education Facility at Hanley’s Farm)**

##### **General conditions**

1. The designation shall lapse on the expiry of 10 years from the date on which it is included in the District Plan if it has not been given effect to before the end of that period.
2. ‘Educational Purposes’ for the purposes of this designation shall:
  - a. Enable the use of the facilities on the designated site by and for education staff for any early childhood and primary school age students (years 0 to 6 inclusive) with a maximum roll of 900 students (early childhood centre and primary school inclusive).
  - b. Enable the provision of supervised care and study opportunities for students outside school hours in school facilities.
  - c. Enable the provision of community education (eg: night classes for adults) outside school hours in school facilities.
  - d. Include but not be limited to the provision of academic, sporting, social and cultural education and training including through:
    - i. Formal and informal recreational, sporting and outdoor activities, training and competitions whether carried out during or outside school hours;
    - ii. Formal and informal cultural activities and competitions whether carried out during or outside school hours; and
    - iii. The provision of specialist hubs and units (including language immersion units for students with particular educational requirements or special needs).

- iv. Enable the use of facilities for purposes associated with the education of students including school assemblies, functions, fairs and other gatherings whether carried out during or outside school hours.
- v. Enable the provision of associated administrative services; car-parking and vehicle manoeuvring; and health, social service and medical services (including dental clinics and sick bays).
- vi. Enable housing on site for staff members whose responsibilities require them to live on site (e.g. school caretakers) and their families.

#### Engineering conditions

3. 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 May 2018 and subsequent amendments to that document up to the date of issue of any resource consent.

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

4. An Outline Plan for educational facilities shall include copies of reporting, specifications, calculations and design plans which detail the following:
  - a. An assessment from a suitably qualified traffic engineer to identify all key on-road and off-road pedestrian and cycle links to/from the education facility and designated area. This assessment shall include any required upgrades (i.e. the potential identification and construction of formalised pedestrian / kea crossing(s) on Howden Drive and footpath widening and signage etc) to the surrounding road network to ensure associated safety. Any recommendations of this assessment shall be incorporated into the design submitted with the Outline Plan. Because this affects public assets that are under the control of Council, these recommendations shall be subject to review and acceptance by Council with any associated costs met by the Requiring Authority.
  - b. If relevant and not already constructed, the formation of the vehicle parking and drop-off main entrances to the school site from Howden Drive. Access may alternatively be to/from Perendale Road where any associated required changes to the Council road network (parking controls etc) to ensure safe and efficient operation of the road network have been discussed and agreed with Council. These accesses shall be formed in accordance with the latest Austroads intersection design guides and be supported by expert traffic engineering assessment. The vehicle crossing access points shall specifically be designed to prevent congestion of the surrounding road network, including any kerbside parking controls to promote parents to drive into the site rather than drop off and collect at the kerbside. Because this affects public assets that are under the control of Council, these designs shall be subject to review and acceptance by Council with any associated costs met by the Requiring Authority.
5. Parking and loading spaces shall be:
  - a. Car parks and access dimensions in accordance with AS/NZ 2890.1:2004;

- b. Staff and visitor car parking provided on-site at a rate of 1 per 2 primary school staff and 1 per 10 day care children;
- c. Car parks shall be clearly and permanently marked out;
- d. A drop off/pick up car parking area provided at a rate of 1 per 50 primary school students and 1 per 5 day care children;
- e. The primary school and early childhood centre passenger drop off and collection facility shall be physically separated from public roads to avoid undue conflict
- f. Bus tracking shall be catered for in parking and access designs to permit incidental bus movements;
- g. Bus parking/set-down area at a rate of 1 park per 200 primary school students where school bus services are provided. Where school bus services are not provided there shall be an area available for incidental bus parking/set-down at a rate of 1 park per 200 primary school students, this provision may be via on-street parking within the Council road network surrounding the site on the basis that this provision and any associated parking controls have been specifically agreed with Council, or within the drop off /pick up parking area on site on the basis that sufficient drop off/pick up car parks remain available to meet condition 4(d).
- h. Covered onsite cycle parking provided at a rate of one cycle park per 10 primary school students;

*The above parking and layout requirements shall not apply where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified traffic engineer and/or transportation planner, that a lesser level of provision is acceptable.*

- 6. The Requiring Authority, either directly or through the School Board of trustees, shall develop, maintain and implement a Travel Plan which provides specifically for measures to reduce vehicle dependence, including measures for walking school buses, cycling, carpooling and public transport. Its first iteration shall be provided to Council at the time that the first Outline Plan is submitted for educational facilities on the site. While separate to the Outline Plan process, Council officers shall have reasonable time to review and liaise with the Requiring Authority on the Travel Plan. The Travel Plan shall be maintained and regularly updated while the facility is operating under this designation. A copy of the current Travel Plan shall be provided to Council as part of any further Outline Plans.
- 7. Where earthworks greater than 100m<sup>3</sup> in volume are to be undertaken to facilitate development on the site, an Environmental Management Plan (EMP) prepared in accordance with the QLDC Guidelines for Environmental Management Plans (June 2019) shall be submitted to Council for its review and acceptance.

#### **Noise conditions**

- 8. Activities authorised under this designation shall be subject to the following noise standards:

- a. Sound shall be measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 and shall not exceed the following noise limits at any point within the site boundary of any residential unit:
    - i. daytime (0800 to 2000 hrs) 50 dB LAeq(15 min)
    - ii. night-time (2000 to 0800 hrs) 40 dB LAeq(15 min)
    - iii. night-time (2000 to 0800 hrs) 70 dB LAFmax
  - b. The noise limits in clause (a) shall not apply to:
    - i. construction sound which shall be assessed in accordance and comply with NZS 6803:1999;
    - ii. sound arising from recreational activities taking place on the site between 0800 to 1800 hours Monday to Saturday (inclusive).
9. Further to condition 8 above, as part of any Outline Plan submitted for educational facilities, the Requiring Authority shall provide an acoustic assessment that details how the noise levels set out in condition 8 will be achieved. Any recommended mitigation measures that arise from this acoustic report are to be incorporated into the design and reflected in the information provided as part of the Outline Plan.

#### **Built Form conditions**

10. Buildings on the site shall not exceed a total site coverage of 50%.
11. The maximum height of any buildings shall not exceed 12 metres.
12. No part of any building shall protrude through recession lines inclined towards the site at an angle of 45 degrees and commencing 2.5 metres above ground level at any point along the eastern side boundary.

Note: There are no recession plane controls along the road boundaries.

13. The minimum building setback from the southern road boundary shall be three metres.
14. All other setbacks shall be two metres.

### **C.85 Designation # 585 – Recreation Reserve (Sports and Recreation Centre) at Jack Reid Park Arrowtown**

In these Conditions, the term “Requiring Authority” refers to the Queenstown Lakes District Council as requiring authority, and its agents. The term “Council” refers to Queenstown Lakes District Council in its role as regulatory authority. The development and future operation of the Sports and Recreation Centre will be governed by the following conditions:

1. The development of the land contained within the designation must be undertaken in accordance with the following plans:
  - The architectural plans produced by Murray Bennett Design Limited, dated 18 November
  - 2015, Drawings 1, 2, 3 and 4, Stamped as approved on 24 May 2017

- The Concept Landscape Plan produced by Michelle Snodgrass Landscape Architecture, dated 16 February 2015.
- The following plans and specifications produced by Aurum Survey Consultants Limited, dated 17 February 2015;
  - ‘Overview and Earthworks’, Drawing & Issue No. 3648.8E.1D
  - ‘Site Plan’, Drawing & Issue No. 3647.10R.2A
  - ‘Engineering Details’, Drawing & Issue No. 3648.8E.2F
  - ‘Road Long Sections ACSC’, Drawing & Issue No. 3648.8E.3C
  - ‘Road Cross Sections ACSC’, Drawing & Issue No. 3648.8E.4C
  - ‘Road Cross Sections ACSC’, Drawing & Issue No. 3648.8E.5C

Stamped as approved 9 June 2015

2. The scope of the designation is limited to the building and works shown on the above plans.
3. The building and car parking area may not be located any further east than is shown on Aurum Survey Consultants Ltd drawing ‘Site Plan Jack Reid Park’, Drawing & Issue No. 3647.10R.2A.

#### **Hours of Operation**

4. Other than in the event of an emergency, the hours that the Sports and Recreation Centre will be open to users will be limited to 7.00am to 10.00pm, Monday to Sunday, 365 days of the year, provided that on a maximum of eight occasions per calendar year, the Sports and Recreation Centre can to operate to 11.30pm. On such occasions, the building must be vacated by visitors by 11.00pm, with the site (being the building and car parking area) being completely vacated by 11.30pm.

#### **Provision of Alcohol**

5. Alcohol shall only be sold through the bar facilities in the Sports and Recreation Centre between 10.00 am and 10.00pm, 7 days a week, or to 10.45pm on the eight occasions per year designated in Condition 4.
6. Alcohol shall only be sold to any patron, member, visitor and/or competitor in accordance with the Sale and Supply of Alcohol Act 2012. Alcohol sold at the Sports and Recreation Centre shall only be sold for consumption in the proposed building and on the outside terrace located on the southern side of the building.

#### **Engineering: General**

7. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council’s policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.

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

8. At least 5 working days prior to commencing work on site the Requiring Authority shall advise the Principal Resource Management Engineer at Council of the scheduled start date of physical works. Compliance with the prior to commencement of works conditions detailed in Condition 13 below shall be demonstrated.
9. Prior to commencing works on site, the Requiring Authority shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.
10. Prior to commencing any work on the site the Requiring Authority 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.
11. The Requiring Authority shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2004 and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council. 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.
12. Prior to the commencement of any works on site, the Requiring Authority shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the infrastructure engineering works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under NZS4404:2004 "Land Development and Subdivision Engineering".
13. Prior to the commencement of any works on the site the Requiring Authority shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (5), to detail the following engineering works required:
  - a) The provision of a water supply to the development. This shall include an Acuflo CM2000 as the toby valve. This shall include any necessary relocation of the existing main out of the building footprint. The costs of the connection shall be borne by the Requiring Authority.
  - b) The provision of a foul sewer connection to the development. This shall include any necessary relocation of the existing main out of the building footprint. The costs of the connection shall be borne by the Requiring Authority.
  - c) The provision of a connection from all potential impervious areas within the development to the Council reticulated stormwater disposal system. The individual lateral connections shall be designed to provide gravity drainage for the entire area within each lot.
  - d) The provision of Design Certificates for all engineering works associated with this subdivision/development submitted by a suitably qualified design professional (for



clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the NZS4404 Schedule 1A Certificate.

- e) The provision of a fire hydrant with adequate pressure and flow to replace the fire hydrant being removed with a minimum Class FW2 firefighting water supply in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008.
- f) The provision of an access to the proposed Sport and Recreation Centre building and carpark, in accordance with the stamped as approved plans. This shall include the provision of giveway signage as detailed in Condition 22.
- g) The provision of a single coach park within the road reserve on Centennial Avenue. This shall include signage restricting the parking to 180 minutes Monday to Sunday at all times.
- h) The construction and sealing of all vehicle manoeuvring and car parking areas to Council's standards. Parking and loading spaces shall be clearly and permanently marked out. Provision shall be made for stormwater disposal.
- i) The provision of road lighting in accordance with Council's road lighting policies and standards, including the Southern Light lighting strategy. Any road lighting installed on private roads/rights of way/access lots shall be privately maintained and all operating costs shall be the responsibility of the lots serviced by such access roads. Any lights installed on private roads/rights of way/access lots shall be isolated from the Council's lighting network circuits.

**Engineering: To be monitored throughout earthworks**

- 14. No permanent batter slope within the site shall be formed at a gradient that exceeds 1:1.
- 15. The Requiring Authority 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 Requiring Authority shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.

**Engineering: On completion of earthworks and prior to the construction of any buildings**

- 16. Prior to the construction of the building a suitably qualified engineer experienced in soils investigations shall undertake further investigations to determine the bearing capacity of the underlying soils in accordance with the GeoSolve report (Dated February 2015 GSL ref: 140239).
- 17. The foundations of the building shall be designed by a suitably qualified engineer taking into consideration the soil conditions as determined by the investigation in condition 16 above.

**Engineering: On completion of earthworks and prior to the use of the playing field for organised sport**

18. Prior to use of the reconfigured playing field for organised sport, the Requiring Authority shall complete the following:
  - a) The completion and implementation of the works detailed in Condition 13(g) above.
  - b) The construction of the footpath along Inverness Crescent as shown on Drawing 3647.10R.2A.

**Engineering: To be completed when works finish and before occupation of building**

19. Prior to the occupation of the building, the Requiring Authority 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 Requiring Authority's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of way and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
  - b) The completion and implementation of all certified works detailed in Condition 13 above.
  - c) The Requiring Authority shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
  - d) Any power supply and/or telecommunications connections to the building shall be underground from existing reticulation and in accordance with any requirements/standards of the network provider's requirements.
  - e) All newly constructed foul sewer and stormwater mains shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main. The CCTV shall be completed and reviewed by Council before any surface sealing.
  - f) The submission of Completion Certificates from both the Contractor and Approved Engineer for all infrastructure engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the NZS4404 Schedule 1B and 1C Certificate.

**Landscaping**

20. The landscaping shown on The Concept Landscape Plan shall be implemented within the first planting season following the development of the building, access and car parking area. If any tree or planting shall die it shall be replaced in the next available planting season with the same species.
21. A qualified arborist shall supervise the construction of the vehicular access to the building from Centennial Avenue, so as to ensure the survival of the remaining trees in the north-eastern corner of Jack Reid Park. If any tree does not survive or impedes the vehicular access, such tree shall be replaced with the same species (at a minimum 45L grade)

**Traffic Engineering**

22. That a give way control system is designed and implemented on the cross intersection to be created at the new vehicle access to the Sports and Recreation Centre. The minor approaches, to the existing car park and the new Sports and Recreation Centre, shall be controlled with give way signs and markings. The detailed design of these works shall be submitted to Council for approval prior to any construction works being undertaken within the new designation.
23. Lighting is to be provided within the proposed car parking area. This lighting shall be designed to meet the minimum requirements of the QLDC District Plan (Section 14.2.4.1(xiv) illumination). The detailed design should be provided to the Council prior to any construction works being undertaken within the new designation.

**Floodlights**

24. Floodlights are only to be used between 5.00pm and 10.00pm from March until October.

**External Lighting**

25. Any exterior lighting shall be selected, located, aimed, adjusted and screened so as to ensure that glare resulting from the lighting does not cause an unreasonable and appreciable level of discomfort to any persons. There shall be zero upward light spill from any lighting mounted above ground.

**Noise Control**

26. Activities, other than organised sports, outdoor recreation and vehicle movements on the site, shall be conducted such that the following noise levels are not exceeded at any point within any residential site:

Daytime 50dB LAeq (15 min)

Night time 40dB LAeq (15 min) and 70 dB LAFmax

Where the daytime period is 8.00am to 8.00pm hours and night time period is 8.00pm to 8.00am hours except for on up to eight (8) occasions per year the daytime period is 8.00am to 11.30pm.

To enable the noise limit to be met, the site must be vacated by 11.30pm hours with the centre closed at 11.00pm hours.

These activities shall be measured in accordance with the provisions of NZS 6801:2008

Acoustics – Measurement of environmental sound, and assessed in accordance with the provisions of NZS 6802:2008 Acoustics – Environmental noise.

27. For avoidance of doubt, the following types of entertainment can be provided for within the Sports and Recreation Building

- Low key amplified arrangements such as blues, jazz, light rock, or acoustic live bands.
  - Recorded music or DJ using a small amplification system (i.e. loudspeaker with 300 W RMS power handling, subwoofer with 500 W RMS amplifier power) if limited to an internal level of 95 dB LAeq.
28. For avoidance of doubt, the following type of entertainment cannot be provided for in the Sports and Recreation Centre:
- Dance music with a high bass content and the use of 1000 W RMS amplifiers paired with high powered subwoofers or 'bass bins'.
  - Full amplified rock/pop bands with percussion.
29. An appropriately qualified Acoustic Engineer shall review the mechanical services design of all proposed external plant installations associated with the Sports and Recreation Centre as part of the Building Consent process, to ensure any noise emissions comply with the relevant noise limits.
30. Noise from all construction works on the site shall comply with NZS 6803: 1999 Acoustics – Construction Noise.
31. Before 8.00pm, when all the community rooms are in use concurrently, the central and western doors to the terrace must remain closed. Only the eastern sliding door may be used to access the terrace.
32. After 8.00pm, when all the community rooms are in use concurrently, the terrace must be vacated and the entry doors from the community rooms onto the terrace will need to remain closed, with entry into the building through the main lobby.
33. For commercial events, all external doors and windows must remain shut when amplified music above background levels occurs within the community rooms, with access to the building through the main entry on the east of the building. No access to the southern terrace is permitted when music above background levels occurs in the community rooms.
34. A Noise Management Plan shall be prepared by the Requiring Authority and submitted for approval to the Council, prior to public use of the building. The Council shall then engage an independent acoustic expert to assess the Noise Management Plan, to confirm that the Noise Management Plan achieves the objective for the Plan.
35. The objective of the Noise Management Plan is to ensure that use of the Sports and Recreation Building can comply with the noise limits in condition 26.
36. The Noise Management Plan shall include the following methods, measures and techniques to achieve the objective set out in Condition 35:
- A description of each of the noise generating activities associated with the site (traffic, recreation activities, patrons, music) and best practice for minimising each source.
  - Management procedures including provisions for the use of the terrace area and the ability to lock the sliding doors and prevent access to the terrace during commercial events or when the facility is in full use, designation of an outdoor smokers area at the main entry to the building, and timely and orderly departure at the end of an event.

- 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.
37. The Noise Management Plan shall be reviewed within 2 years of commencement of use of the Sport and Recreation Centre, and then every 5 years. The results of each review, including any changes made to the Noise Management Plan, are to be provided to the Council within 3 months of the review being due. Where changes are made to the Noise Management Plan the Council shall engage an independent acoustic expert to peer review the Plan in the same manner as in condition 34.
  38. The Requiring Authority shall provide the Council with a written record of the number of times the building is used after 10pm for the 12 month period preceding the reporting date. The reporting date shall be the first Monday in February in each calendar year.

#### **Preliminary Site Investigations – NES**

39. There shall be no off-site disposal of cut material.

#### **External Appearance of Building**

40. The colours and materials of the approved Sports and Recreation Centre shall be as follows:
  - Roof: Colour steel “Weatherboard Copper”; light grey butynol to veranda roof.
  - Wall cladding: Vertical Coloursteel Tray “Weatherboard Copper”
  - Feature Wall – Stacked local stone
  - Spouting/Fascia – Coloursteel “Weathered Copper”

Any amendment to this schedule of colours and materials shall be first certified as appropriate in writing by the Council, prior to being used on the building.

#### **Lessee and Operator Obligations**

41. In the event that the Requiring Authority authorises any other entity to take possession of and/or to operate the Sports and Recreation Centre then it shall be a term of any lease or agreement authorising the same that the operator or lessee, as the case may be, shall comply with all conditions specified in this designation.

### **C.86 Designation # 89 – Recreation Reserve and Waste Water Treatment Plant**

#### **Building Colours**

1. Colours for all buildings contained within designation Area A shall be in the range of natural browns, greys, or greens with a light reflectivity value of less than 36%.

#### **Building Height**

2. The maximum height of all buildings shall sit below a datum height level of 286.4masl.

**Building Location**

3. No buildings or above ground structures (excluding electrical cabinetry) associated with the Water Treatment Plant and Bore Field designation are permitted with designation area B. This area is designated to contain underground bores and infrastructure and any earthworks associated with the designation purpose.

**Lighting**

4. All fixed exterior lighting shall be mounted on buildings and that these mountings shall be below the level of the roof pitch and directed away from the adjacent sites and roads.

**Geotechnical**

5. All earthworks, batter slopes, retaining and building foundations shall be undertaken in accordance with the recommendations of the report by GeoSolve Ltd (dated January 2016, GeoSolve ref: 150821).

**Noise**

6. Noise:
  - a) Sound shall be measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 and shall not exceed the following noise limits at any point within the notional boundary of any residential unit:
    - (i) daytime (0800 to 2000 hrs) 50 dB LAeq(15 min)
    - (ii) night-time (2000 to 0800 hrs) 40 dB LAeq(15 min)
    - (iii) night-time (2000 to 0800 hrs) 70 dB LAFmax
  - b) The noise limits in (a) shall not apply to:
    - Construction sound which shall be assessed in accordance and comply with NZS 6803:1999.
    - The use of an electricity generator for emergency use.

**C.87 Designation # 590 - Sewage Treatment Plant**

1. The designation shall lapse on the expiry of 10 years from the date on which it is included in the District Plan if it has not been given effect to before the end of that period.
2. 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 May 2018 and subsequent amendments to that document up to the date of issue of any resource consent.

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

3. At least 7 working days prior to commencing work within the State Highway, the consent holder shall submit an application to undertake works within the State Highway road reserve and appropriate traffic management plan to the New Zealand Transport Agency network management consultant, Aspiring Highways.
4. Prior to commencing works a Construction Management Plan and Health and Safety Plan shall be prepared submitted and approved by Council prior to work commencing.
5. Prior to works commencing within 4m of an Aurora Energy Asset, the designation authority shall submit a 'Close Approach Permit' to be certified by Aurora Energy. Consultation with Aurora Energy will be required prior to submitting the permit and shall include the provision of a construction plan.
6. Prior to the pump station commencing normal operation a landscape plan to the satisfaction of the Team Leader: Resource Consents shall be prepared.
  - a) The landscape plan shall provide for frangible planting and screening to make the pump station, generator and transformer as unobtrusive as possible.
  - b) The landscape plan shall be submitted to and approved by NZTA and Aurora Energy prior to work commencing.
  - c) The landscape plan shall be implemented within 12 months of the pump station commencing normal operation.
7. Noise:
  - a) Sound shall be measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 and shall not exceed the following noise limits at any point within the site boundary of any residential unit:
    - (i) daytime (0800 to 2000 hrs) 50 dB LAeq(15 min)
    - (ii) night -time (2000 to 0800 hrs) 40 dB LAeq(15 min)
    - (iii) night -time (2000 to 0800 hrs) 70 dB LAFmax
  - b) The noise limits in condition (a) shall not apply to:
    - (i) construction sound which shall be assessed in accordance and comply with NZS 803:1999;
    - (ii) the use of an electricity generator for emergency use, or when operating for up to 60 minutes each month for maintenance on weekdays between 0900h and 1700h.
  - c) Within one month of the pump station becoming operational, a commissioning report must be submitted to the Team Leader: Resource Consents, including sound level measurements demonstrating compliance with condition (7a).
8. That the facilities shall be constructed, operated and maintained generally in accordance with the specifications in the Notice of requirement.
9. The pumping station shall be constructed, operated and maintained so that no odour is discernible from a distance of three metres from any part of the facility.

10. The facility shall be finished in non-reflective materials with colours in the range of natural browns and greys with a light reflectivity value (LRV) of between 8% and 20%.
11. The maximum height of the pumping station building shall be less than 3.5m from ground level.

### **C.88 Designation # 591 – Kingston Water Supply and Treatment Plant**

1. The extent of the Kingston Water Supply and Treatment Plant Designation shall be as defined by the plan referenced:
  - WTP Designation Boundaries, Queenstown Lakes District Council, Drawing IZ132100-1000-GN-SKT-0001.
2. Buildings within Area A shall have:
  - Maximum Building Height – 8m measured from 394.77 masl.
  - Maximum Building Footprint – 300m<sup>2</sup>
  - Maximum Light Reflectance Value of walls (other than pre painted steel) – 30%
  - Maximum Light Reflectance value of pre painted steel and roofs – 20%
  - Building Colours – Green, Brown or Grey.
3. Buildings within Area B shall have:
  - Maximum Building Height – 3m measured from existing ground level.
  - Maximum combined Building Footprint – 30m<sup>2</sup>
  - Maximum Number of Buildings - 3
  - Maximum Light Reflectance Value of walls (other than pre painted steel)– 30%
  - Maximum Light Reflectance value of pre painted steel and roofs – 20%
  - Building Colours – Green, Brown or Grey
4. There shall be no buildings located outside of Areas A and B of the designation.
5. All noise emissions shall comply with the relevant underlying zone rules.
6. The accessway from Glen Nevis Station Road to Areas A and B shall be constructed in accordance with QLDC's Subdivision and Development Code of Practice. The access shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. Provision shall be made for stormwater disposal from the carriageway.
7. The Landscape Plan (Baxter Design Group, 3008 SK21E, 04 June 2021 'Site Landscape Plan') shall be implemented upon completion of the site works and buildings. The plantings shall be irrigated and maintained. Any dead or damaged plants shall be replaced in accordance with the Landscape Plan.'
8. Any fencing of the accessways or around the perimeter of Areas A or B (or part thereof) shall be standard 7-strand post and wire fencing up to 1.2m high. Security fencing of the water treatment plant and reservoirs may be up to 2m high and include a lockable gate, provided that fencing is located inside the perimeter landscape planting.
9. Any exterior lighting shall be sensor lighting, that is directed downwards.
10. Prior to any earthworks within the designation area an Environmental Management Plan is to be prepared by a suitable qualified person in accordance with the QLDC Guidelines for Environmental Management Plans – June 2019. This plan is to be submitted for



approval of the Territorial Authority and once approved, implemented for the duration of the works.

11. An Unexpected Contamination Discovery Protocol shall be incorporated into the Environmental Management Plan prior to construction works commencing on the site and shall be implemented for the duration of construction works.
12. Any earthworks or construction undertaken within the designation shall take into account the findings and recommendations of the Jacobs report titled 'Geotechnical Factual and Interpretative Report' ref no. IZ132100-0000-CG-RPT-0002, dated 10/07/2020.
13. Sheet flow flood protection bunding shall be installed and maintained at the southern and eastern edges of Area A (the Treatment Plan and Reservoir site). The specific design of this bunding shall be determined under detailed design and shall be suitable to mitigate this potential flood risk.

## D Queenstown Airport

The area of land covered by the Aerodrome Designation shall include the sites described below:

- a. Lots 1 and 2, DP 420663;
- b. Parts of Part Sections 59, 60, 61, 62, 63 Block 1 Shotover Survey District;
- c. Lot 9, DP 22121;
- d. Part of Lot 2 DP 394343;
- e. Part of Lots 1 and 2, DP 472825;
- f. Lot 22 DP 304345;
- g. Section 48, 51-52, 68, 114 -115, 117, 119-128 Survey Office Plan 459748;
- h. Part of Section 111, 112, SO Plan 459748;
- i. The portion of an unformed legal road bounded by Sections 51, 111, 114, 119, 121-122 and 124, Survey Office Plan 459748 to the south and west, and Sections 52, 112, 115, 117, 120, 123, 125, Survey Office Plan 459748 and Lots 1 and 2 DP 472825 to the north and east;
- j. Part Glenda Drive, and all legal roads within the above described land.
- k. Part Lot 6 DP 304345.

### D.1 Aerodrome Purposes

The following conditions and provisions be included in the Plan as D.1 - Aerodrome Purposes.

The purpose of this designation is to protect the operational capability of the airport, while at the same time minimising adverse environmental effects from aircraft noise on the community at least until the year 2037.

**Permitted Activities**

1. The nature of the activities authorised by this designation are described as follows:
  - a. Aircraft operations, private aircraft traffic, domestic and international aircraft traffic, rotary wing operations, aircraft servicing, general aviation airport or aircraft training facilities, and associated offices;
  - b. Runways, taxiways, aprons, and other aircraft movement areas;
  - c. Terminal buildings, hangars, control towers, rescue facilities, navigation and safety aids, lighting, car parking, maintenance and service facilities, catering facilities, freight facilities, quarantine and incineration facilities, border control and immigration facilities, medical facilities, fuel storage and fuelling facilities, facilities for the handling and storage of hazardous substances, and associated offices;
  - d. Roads, accessways, stormwater facilities, monitoring activities, site investigation activities, infrastructure and utility activities, landscaping, and all related construction and earthwork activities;
  - e. Vehicle parking and storage, rental vehicle facilities, vehicle valet activities, public transport facilities;
  - f. Retail activities, commercial and industrial activities provided they are associated with and principally serve, the function and operation of Queenstown Airport, and passengers.

**Restrictions on Aerodrome Purposes Activities****Building Height**

2. Maximum height of any building shall be:
  - a. 15 metres in Area A; and
  - b. 10 metres in Area B;

except that this restriction does not apply to the control tower, hangars, lighting towers or navigation and communication masts and aerials.

Refer to Appendix 2: Designation 2 Queenstown Airport Condition D 2: Building Height.

**Building Setback**

3. Minimum setback from all Aerodrome Purposes designation boundaries shall be:
  - a. 5m from any public road, Open Space and Recreation Zones or any adjoining land zoned for residential activity;
  - b. 3m from any other zone not listed in Condition D.1.3(a);

with the exception of the following:

- a. security fencing around the perimeter of the Airport which comprises a mesh fence being a maximum height of 2.5 metres and includes a 45° outrigger post with 3 strands of barbed wire, or such security fencing that is required by the Civil Aviation Authority to ensure compliance with Civil Aviation regulations; and

- b. a 3 metre high blast fence at the western end of the runway.

#### **Recession Plane**

4. On any designation boundary that directly adjoins a residential zone a recession plane commencing at ground level on the boundary and angled at 45° shall be applied. No building shall exceed the height of the recession plane at any point.

#### **Operational Hours**

5. No aircraft operations other than emergency aircraft operations shall occur between 10pm and 6am.

#### **Outline Plan**

6. The outline plan shall include, in addition to the matters required under section 176A of the RMA, an assessment of the following matters as relevant to the scale and location of the works proposed:
  - a. whether building form, colour and texture are used to reduce the apparent height and bulk of large buildings when viewed from adjoining sites located outside the Aerodrome Purposes designation boundary;
  - b. whether there will be a consistency of building materials and colours between buildings;
  - c. building setbacks;
  - d. whether any proposed landscape treatment is in scale with the proposed development, providing for the visual softening of large buildings and the screening of parking, loading and storage areas, while recognising operations requirements of airside facilities;
  - e. whether any proposed plantings are to be placed so that they do not obstruct views of outstanding natural landscapes and/or features;
  - f. whether any earthworks will alter the existing topography of the designated site and whether any impacts of amenity and cultural values are appropriately managed;
  - g. the extent to which earthworks affect the stability and erosion potential of the designated site and any adjoining sites located outside the designation boundary;
  - h. details of traffic management for the period of construction of the proposed works and for the operation of the proposed activities once established; and
  - i. the timetable for the completion of works.

#### **Aircraft Noise**

7. a. Aircraft noise shall be measured, predicted and assessed in accordance with NZS 6805:1992 Airport Noise Management and Land Use Planning and NZS 6801:2008 Acoustics – Measurement of Environmental Sound, by a person suitably qualified in acoustics. The terms ANB, OCB, ASAN, 2037 Noise Contours and Indoor Design Sound Level shall be as defined in the District Plan.

- b. The term Annual Aircraft Noise Contours (AANC) shall be defined as the annual Ldn contours 55 dB, 60 dB, and 65dB that have been derived using aircraft noise prediction software to be determined by the Queenstown Airport Liaison Committee (QALC) in accordance with the Noise Management Plan (NMP) and records of actual aircraft movements for the busiest three consecutive months of the preceding year.
  - c. The term Compliance AANC shall be defined as the AANC adjusted for any differences between calculated noise levels and measured noise levels described in Conditions 9 and 10 of this designation.
  - d. The term Projected AANC shall be defined as the Compliance AANC adjusted for annual growth estimated for the following year based on trends derived from historical aircraft movement data.
  - e. If NZS 6805:1992 is superseded by a revised or new standard, the adoption of this revised/new standard in place of NZS 6805:1992 shall be at the discretion of the QALC under the NMP. Note the detail and the content of the NMP are set out in Condition 23, Condition 24 and Condition 25.
8. The Airport shall be managed so that the noise from aircraft operations does not exceed 65 dB Ldn outside the Air Noise Boundary (ANB) and 55 dB Ldn outside the Outer Control Boundary (OCB). The ANB and OCB are as shown on the District Plan Maps. Compliance with the ANB and OCB shall be determined on the basis of the Compliance AANC required to be prepared by Condition 9 and 10.
  9. Each year, Queenstown Airport Corporation (QAC), shall produce 55 dB, 60 dB and 65 dB AANC, using aircraft noise prediction software to be determined by the QALC in accordance with the NMP and records of actual aircraft movements for the busiest three consecutive months of the preceding year.
  10. At least every three years, QAC shall undertake a monitoring programme to compare the measured aircraft noise levels with the AANC. The AANC shall be corrected for any differences arising from the measured levels to produce the Compliance AANC. The monitoring programme shall include the following measurements within a three year period: a minimum of one month summer and one month winter undertaken at a minimum of three points located west, north-east and south of the airport with the exact positions to be determined by the QALC under the NMP.
  11. Each year the Compliance and Projected AANC (required under conditions 10 and 15 respectively) shall be reported to the QALC. Compliance AANC produced for years when noise measurements have not been undertaken shall be prepared using the same corrections determined from the most recently measured aircraft noise levels undertaken for Condition 10.

#### **Other Noise**

12. Sound from activities which are outside the scope of NZS 6805:1992, shall comply with the District Plan noise limits set in the zone standards for each zone in which the sound is received. This requirement includes engine testing other than for essential unplanned engine testing of aircraft for scheduled passenger services.
13. No noise limits shall apply to essential unplanned engine testing of aircraft for scheduled passenger services. The NMP shall detail noise management practices for unplanned

engine testing including preferred locations and times. Following each unplanned engine test the QAC shall report to the next meeting of the QALC why the testing was required and what noise management practices were followed.

#### **Airport Noise Mitigation**

14. QAC shall provide the Queenstown Lakes District Council (QLDC) with the 2037 Noise Contours in 1 dB increments from 70 dB Ldn to 55 dB Ldn inclusive. The methodology used to calculate these 2037 Noise Contours shall be the same as that used to calculate the ANB and the OCB. These contours shall be provided in an electronic format and shall also be appended to the NMP.
15. Each year QAC shall produce 55 dB, 60 dB and 65 dB Projected AANC for the purpose of determining when mitigation shall be offered under Conditions 16 and 17 using the same aircraft noise prediction software as used for the Compliance AANC required under Condition 9, adjusted for annual growth estimated for the following year based on trends derived from historical aircraft movement data.
16. Each year the QAC shall offer to provide 100% funding of noise mitigation for Critical Listening Environments of buildings that existed on 8 May 2013 containing an ASAN that are within the 65 dB Projected AANC. This offer may be earlier at QAC's discretion. The mitigation shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn or less, based on the 2037 Noise Contours contained in the NMP.
17. QAC shall offer to part fund retrofitting, over time, of mechanical ventilation of any Critical Listening Environment within existing buildings containing an ASAN located between the Air Noise Boundary and the 2037 60 dB Noise Contour. In particular, each year the QAC shall offer to provide 75% funding of mechanical ventilation for Critical Listening Environments of buildings that existed on 8 May 2013 containing an ASAN that are within the 60 dB Projected AANC. This offer may be earlier at QAC's discretion. Where a building owner accepts this offer they shall not be eligible for further funding of mechanical ventilation if the building later becomes within the 65 dB Projected AANC, but they shall become eligible for 100% funding of any sound insulation required.
18. Mechanical ventilation shall be in accordance with the provisions contained within Chapter 36.6.2 of the District Plan.
19. Noise mitigation funding offered by the QAC shall only be required where the benefitting building owner agrees to the methods offered and agrees to enter into a binding property agreement or covenant to the effect that the owners or occupiers of the property:
  - a. are aware that the property may be subject to increased levels of aircraft noise, and
  - b. agree that any complaint arising from noise related activities shall be dealt with in accordance with the complaints procedures set out in the NMP; and
  - c. will not remove or lessen the effectiveness of the acoustic insulation and/or mechanical ventilation that is installed by QAC without its prior approval.
20. Alternative mitigation strategies may be adopted by agreement of QAC and the building owner. A procedure for dispute resolution shall be provided in the NMP.
21. A Noise Mitigation Plan detailing the processes required to give effect to the funding of sound insulation and mechanical ventilation shall be included as part of the NMP.

22. Any offer made under Conditions 16 or 17 remains open for acceptance by the landowner for a period of 12 months. If the landowner declines the offer, this shall be recorded by QAC. If, at a later date that landowner wishes to take up the offer, the landowner shall notify QAC of its desire to do so. QAC shall determine whether it will make the offer available again and shall communicate the reasons for its decision to the landowner. Acceptance of the request by QAC shall not be unreasonably withheld. QAC shall monitor change of ownership records and if ownership of the property subsequently changes and the offer made above was not taken up by the landowner at that time, QAC shall offer the new landowner funding in accordance with Conditions 16 and 17. In these circumstances the offer will remain open for acceptance for a further 12 month period.

#### Noise Management Plan

23. Within 6 months from when the designation is confirmed and without in any way limiting its obligations to fully comply with the conditions attaching to this designation, QAC shall complete and provide to the QALC a NMP which describes how QAC proposes to manage the Airport in order to comply with the conditions of this designation. The NMP shall describe, in detail, the following matters:
- a. procedures for the convening, ongoing maintenance and operation of the QALC;
  - b. the QALC's discretion to adopt any revised/new standard which may replace NZS6805:1992 and to choose the noise modelling software to be used for the ongoing AANC compliance monitoring through the Compliance AANC;
  - c. the mechanisms for giving effect to a noise monitoring programme to assess compliance with Conditions 8, 9, 10, 11 and 23(h);
  - d. the ongoing investigations, methods, processes and resources that QAC proposes to put in place to provide for:
    - i. the reduction of noise levels from all aspects of Aircraft Operations and engine testing; and
    - ii. alternative methods of noise management to achieve the reduction of these noise levels;
  - e. noise minimisation procedures which include:
    - i. procedures and measures adopted to ensure compliance with noise limits for: -
      - aircraft operations in Condition 8; and
      - engine testing in Condition 13;
    - ii. Civil Aviation Authority (CAA) noise rules applicable to the Airport from time to time;
    - iii. voluntary or self imposed procedures or measures for the reduction of aircraft noise;
  - f. the procedures for modifying and enhancing the noise minimisation procedures to take into account:

- i. any findings made pursuant to any investigation undertaken in accordance with 23(d) above; and
    - ii. the need to ensure compliance with all of the requirements of this designation.
  - g. the procedures for reporting to the QALC any Aircraft Operations and engine testing activities which contravene a condition of this designation and the details of noise mitigation procedures for unplanned engine testing including preferred locations and times;
  - h. the procedure for the annual preparation and publication of the Compliance AANC by QAC, as required by Conditions 10 and 11 above;
  - i. a procedure for dealing with complaints including: the recording of complaints; acknowledgement to the complainant of receipt of their complaint and the outcome once resolved; any corrective action(s) to be taken including if non-compliance with the conditions is identified, and reporting to the QALC;
  - j. the dispute resolution procedures, to resolve disputes between QAC and QALC about the contents and implementation of the NMP;
  - k. the detailed procedures and processes for implementing a Noise Mitigation Plan above except that those procedures and processes shall not in any way limit the obligations set out in Conditions 16 to 22 above; and
  - l. the procedures for amending the NMP.
24. The NMP shall include provisions for a Queenstown Airport Liaison Committee including:
- a. the membership of the QALC, which shall comprise of: a chair, QAC (up to 2 members), QLDC (1 member), community (3 members), Airways Corporation (1 member), a representative of the airlines operating flights at Queenstown Airport (1 member), a representative of the Queenstown Airport general aviation/helicopter operators (1 member);
  - b. a quorum of the QALC shall be four members including at least one representative of each of QAC, QLDC and the community;
  - c. the QALC shall have an independent chair appointed by QAC in consultation with the QLDC;
  - d. QAC will provide a venue and secretarial and support services for the QALC which will be provided at QAC's own expense, and
  - e. the meeting times of the QALC which shall be up to 4 times per annum or as agreed by the QALC.
25. The NMP shall provide guidance for noise mitigation by owners of new and altered buildings containing ASANs within the OCB. This shall include details of the likely mitigation required within each 2037 Noise Contour, including identification of the point at which no mitigation is required.
26. The current version of the NMP shall be made available to the public on QAC's web site.

**Eastern Runway End Safety Area (RESA)**

27. The eastern RESA fill shall at all times, be protected in an appropriate manner from the risk of erosion by the river in accordance with accepted engineering practice.
28. Maintenance and emergency works necessary to meet the requirements of condition 27, including engineering works, are permitted under this designation.

**D.2 Removed****D.3 Airport Approach and Land Use Controls****Overview**

Civil Aviation Rules require an airport operator to provide obstacle limitation surfaces around the airport to ensure the safe operation of aircraft approaching and departing the airport. This is done by means of height controls based on a series of geometric surfaces projecting up from the edges of the strips which surround the runways, the intention being to prevent objects such as structures and trees from penetrating these surfaces in areas critical to operational safety and efficiency.

The obstacle limitation surfaces contained in this designation protect Queenstown Airport from possible intrusion of over-height obstacles into the necessary approach and take-off areas required for the safe operation of the airport by all types of aircraft in use, or expected to be in use, at the airport.

The obstacle limitation surfaces in this designation are based on combinations of various Civil Aviation (CAR 139-6 and 139-7) and ICAO Annex 14 obstacle limitation surfaces. The main runway take off climb surfaces are for Code 3 or 4 aerodromes. These are set out below.

Note: All measurements are in metres above airport datum level of 355 metres for the main runway and airport datum level of 354 metres for the cross wind runway.

Note: Objects (as referred to throughout this designation) include but are not limited to vegetation (including trees), structures (including buildings masts and poles), cranes and construction machinery or other equipment that might penetrate the surfaces.

**Take-off Climb and Approach Surfaces**

There is a take off climb and approach protection surface at each end of the main runway and cross wind runway strips. The takeoff and approach surfaces differ in detail, but both are protected by a slope extending upward and outward from each end of the strip.

The take off climb/approach surface at the western and eastern end of the main strip rises at a gradient of 1.6% (1 in 62.5) over a horizontal distance of 18,750m and continues along the extended runway centreline. The inner edge of the main strip is 150 metres either side of the main runway centreline and the rate of lateral divergence from the inner edge is 12.5% (1 in 8) on each side of the fan.

The take off climb/approach surfaces at each end of the crosswind runway strip rises at a gradient of 5.0% (1 in 20) over a horizontal distance of 1600 metres. The inner edge of the crosswind strip is 30 metres either side of the runway centreline and the rate of divergence from the inner edge is 10.0% (1 in 10) on each side of the fan.



There is also a curved take-off climb and approach surface at the northern end of the crosswind runway, which turns to the north at the end of the runway strip with a radius of 900 metres and rises at a gradient of 5.0% (1 in 20) over a horizontal distance of 1600 metres. The inner edge of the crosswind strip is 30 metres either side of the runway centreline and the rate of divergence from the inner edge is 10.0% (1 in 10) on each side of the fan.

New objects or extensions of objects that penetrate the take off and approach surfaces shall be prohibited except where the new object or extension is shielded by an existing immovable object or the penetration is a temporary short term penetration (e.g. construction machinery or equipment) of these surfaces that has been authorised by the Queenstown Airport Corporation Limited.

#### **Transitional Surfaces**

The transitional surface provides for a situation where an approaching aircraft is either off centreline or where it has executed a missed approach and allows for an area free of obstacles to protect aircraft in the final phase of the approach to land manoeuvre.

These extend upwards and outwards from the sides of each runway strip starting at the inner edge of 150m from the main runway centreline and 30m from the crosswind runway centreline. For the main strip the gradient is 14.3% (1 in 7). For the crosswind strip the gradient is 20% (1 in 5) to a height of 45 metres above the aerodrome.

Transition slopes extend at the same heights beyond each end of the runway strip to intercept the approach protection surfaces.

New objects or extensions of objects that penetrate the transitional surfaces shall be prohibited except where the new object or extension is shielded by an existing immovable object or the penetration is a temporary short term penetration (e.g. construction machinery or equipment) of these surfaces that has been authorised by the Queenstown Airport Corporation Limited.

#### **Inner Horizontal Surface**

The inner horizontal surface is a plane surface at a height of 45 metres above the airport datum level of 355 metres enclosed within a 4000 metres radius drawn from the periphery of the main runway strip, and a 4000 metres distance either side of the main runway strip.

New objects or extensions of objects that penetrate the inner horizontal surface shall be prohibited except where the object is shielded by an existing immovable object, or the party on whose land the object is located or who is otherwise responsible for the object has provided to the Queenstown Airport Corporation Limited an aeronautical study prepared by a suitably qualified and independent person which has determined the object will not adversely affect the safety or regularity of airport or aircraft operations, and that study has been accepted by the Queenstown Airport Corporation Limited, and the Queenstown Airport Corporation Limited has provided its written approval to the penetration.

#### **Conical Surface**

The conical surface extends from the periphery of the inner horizontal surface upwards and outward at a slope of 5.0% (1 in 20) to a height of 150m above the aerodrome datum level.

New objects or extensions of existing objects that penetrate the conical surface shall be prohibited except where the object is shielded by an existing immovable object, or the party on whose land the object is located or who is otherwise responsible for the object has provided to the Queenstown Airport Corporation Limited an aeronautical study prepared by a suitably

qualified and independent person which has determined the object will not adversely affect the safety or regularity of airport or aircraft operations, and that study has been accepted by the Queenstown Airport Corporation Limited, and the Queenstown Airport Corporation Limited has provided its written approval to the penetration.

#### **Lake Hayes Flight Path**

The centreline of the engine failed take-off surface for light and medium weight aircraft at the eastern end of the proposed extended strip follows the heavy aircraft take off climb/approach surface for a distance of 78 metres from the end of the strip. At this point the engine failed take off surface turns left through an angle of 32 degrees, at a radius of 1442 metres before continuing straight ahead for 3550 metres when it makes a further left turn through 50 degrees around Slope Hill at a radius of 3250 metres.

Immediately on completing this turn a right turn through 195 degrees at a radius of 1475 metres is initiated. When this third turn is completed, Northeast of Morven Hill the path continues straight ahead for 2625 metres before turning right through 67 degrees at a radius of 1475 metres between Morven Hill and The Remarkables. After completing this last turn it passes straight back over the Airfield.

The sides of the engine failed surface follow a 12.5% lateral divergence from each end of a 75 metre long strip inner edge either side of the extended runway centreline for a horizontal distance of 4200 metres and thereafter continues at a constant width of 600 metres either side of the centreline. The upward slope of the engine failed protection surface is 1.6% (1 in 62.5) for a distance of 78 metres at which point the surface drops 4.6 metres. The surface then continues to rise at 1.6% (1 in 62.5) terminating overhead the runway.

Note: Pursuant to Part 77 of the Civil Aviation Rules, a person proposing to construct or alter a structure must notify the Director of Civil Aviation of the proposal if the proposed structure or alteration to a structure is located below the approach or take-off surfaces described in this designation and shown on the Planning Maps and extends to a height greater than a surface extending outwards and upwards at one of the following:

- a. a slope of 1:83 from the fan origin if the take-off surface of a runway where the runway is used or intended to be used by aircraft with a Maximum Certified Take-Off Weight above 5700kg;
- b. a slope of 1:50 from the fan origin of the take-off surface of a runway where the runway is intended to be used by aircraft with a Maximum Certified Take-Off Weight at or below 5700kg.

Notification must be in the form specified in Rule 77-13 and be submitted at least 90 days before the proposed date of commencement of construction or alteration.

## **E Wanaka Airport**

The land area covered by the Aerodrome Purposes designation shall include the sites described below:

- a. Lot 2 DP 341605;
- b. Lots 1, 2, 3, 4, 5 DP 18824;
- c. Lot 2 DP 368240;

- d. Lot 1 DP 341605;
- e. Lots 4 – 5 DP 340031;
- f. Lot 6 DP 22636;
- g. Lot 7 and 8 DP22637;
- h. Lots 2, 3, 4, 5 DP 23517;
- i. Lots 10 and 11 DP 24410;
- j. Lot 6 DP 24685;
- k. Lots 1 and 2 DP 26239;
- l. Section 1 Survey Office Plan 24776;
- m. Part of Lot 1 DP 23563;
- n. Legal Road.

## **E1 Aerodrome Purposes**

This designation is defined to protect the operational capability of the airport, while at the same time minimising adverse environmental effects from aircraft noise.

### **Permitted Activities**

1. The nature of the activities authorised by this designation is described as follows:
  - a. aircraft operations, rotary wing aircraft operations, helicopter aprons, and associated touch down and lift off areas, aircraft servicing, general aviation, navigational and safety aids, lighting, aviation schools, facilities and activities associated with veteran, vintage and classic aircraft operations, aviation museums and aero recreation;
  - b. runways, taxiways aprons, and other aircraft movement or safety areas;
  - c. terminal buildings, cafeteria, hangars, rescue facilities, navigation and safety aids, lighting, car parking, maintenance and service facilities, catering facilities, quarantine and incineration facilities, medical facilities, fuel storage and fuelling facilities, and associated offices;
  - d. roads, accessways, stormwater facilities, monitoring activities, site investigation activities, other infrastructure activities, landscaping and all related construction and earthwork activities;
  - e. vehicle parking and storage, rental vehicles, vehicle valet activities, public transport facilities;
  - f. temporary Activities associated with Air Shows, Conferences and Meetings;
  - g. retail activities, commercial activities and industrial activities, provided they are associated with and principally serve, the function and operation of Wanaka Airport, and passengers.

**Restrictions on Aerodrome Purposes Activities****Building Height**

2. Maximum height of any building shall not exceed 10 metres except that:
  - a. this restriction does not apply to the control tower, lighting towers or navigation and communication masts and aerials associated with airport operations;
  - b. no permanent buildings, other than a control tower shall infringe the restrictions of the Approach and Land Use Controls designations.

**Building Setback**

3. Minimum setback for buildings from all boundaries of the designation shall be 5.0 metres.
4. Security fencing around the perimeter of the Airport is not subject to the building setback standards in (a) above.
5. Minimum setback for buildings from the eastern side of the centre line of the main runway (as at 2013) shall be 217 metres.
6. Minimum setback for buildings from the western side of the centre line of the main runway (as at 2013) shall be 124 metres.

Note: The setback in (c) and (d) above provides appropriate protection for the future relocation of the main runway 93m to the north, parallel with the main runway (as at 2013).

**Building Location and Appearance**

7. Buildings shall comply with the QLDC Guide to Reducing Glare and Reflective Surfaces.
8. Before buildings are constructed on the northern side of the runway the airport operator will undertake a visual impact assessment of development in this area. The purpose of this assessment will be to serve as the guide to future development through the identification of view shafts or other mitigation methods to be implemented through the outline plan process as development occurs.

**Operations at Night**

9. No aircraft operations, other than emergency aircraft operations, shall occur between 10 pm and 7 am.

**Wanaka Airport Liaison Committee**

10. Within one year of this designation being confirmed by the Requiring Authority, the airport operator shall establish and maintain at its cost a Wanaka Airport Liaison Committee ('WALC'). The WALC shall include (but not be limited to) membership from:
  - a. an independent chair appointed by the airport operator,
  - b. the airport operator;
  - c. Queenstown Lakes District Council;
  - d. Wanaka Airport Users Group;

- e. commercial airlines;
  - f. Airways Corporation; and
  - g. The Wanaka Community Board.
11. The WALC shall meet at least once every six months with a quorum of four members including the chair and at least one representative of each of the airport operator, Queenstown Lakes District Council (as the Consent Authority) and the Wanaka Community Board. The WALC shall:
- a. review any complaints or issues relating to the operation of the airport, and responses by the airport operator;
  - b. assist the airport operator develop procedures to minimise adverse environmental effects on the community;
  - c. assist the airport operator to communicate and engage with the community;
  - d. develop noise management procedures for unplanned engine testing of aircraft for scheduled passenger services, and review any such occurrences;
  - e. review progress on airport development and the master plan; and
  - f. encourage parties to work together co-operatively, sharing information and making recommendations by consensus and agreement.

#### **Airport Noise**

12. Airport noise shall be measured, predicted and assessed in accordance with NZS 6805:1992 "Airport Noise Management and Land Use Planning", by an acoustics specialist.
13. The Airport shall be managed so airport noise does not exceed a day/night level of 55 dB Ldn outside the Outer Control Boundary.
14. Compliance with the 55 dB Ldn noise limit at the OCB shall be determined every two years by the calculation of noise contours using the IMNv7b acoustics computer model and records of actual aircraft activity at the Airport. A report shall be provided every two years to the WALC, including the noise contour results and the methodology used in the preparation of the contours.
15. Once the calculated noise levels at any point on the Outer Control Boundary shown on the Planning Maps is 54 dB Ldn or greater, noise level measurements shall be carried out for a minimum of one month in the summer and one month in the winter at each of two measurement locations every two years. The noise measurement locations should be selected to allow confirmation of compliance with the 55 dB Ldn limit at the OCB. The measurement locations do not need to be on the OCB. The difference between the measured sound level and the calculated sound level at a measurement location shall be added to the calculated sound level at the OCB to determine compliance. A report on the results of such monitoring shall be forwarded to the WALC within two months of the monitoring being undertaken.

16. Note: This designation does not provide for an Air Noise Boundary at the 65 dB Ldn contour as the provisions and extent of the OCB render this unnecessary at Wanaka Airport at this time.
17. Noise from the following Aircraft Operations shall be excluded from the compliance calculations set out above:
  - a. aircraft landing or taking off in an emergency; and
  - b. emergency flights required to rescue persons from life threatening situations or to transport patients, human organs or medical personnel in medical emergency;
  - c. aircraft using the airport due to unforeseen circumstances as an essential alternative to landing at another scheduled airport;
  - d. flights required to meet the needs of a national or civil defence emergency declared under the Civil Defence Act 1983;
  - e. flights certified by the Minister of Defence as necessary for reasons of National Security in accordance with Section 4 of the Act; and
  - f. aircraft undertaking fire fighting duties;
  - g. aircraft using the airport in preparation for and participation in the biennial Warbirds Over Wanaka air shows (this applies 5 days prior to and 3 days after the air show).

#### **Other Noise**

18. Sound from activities operating in this designation, which is outside the scope of NZS 6805:1992, shall comply with the District Plan noise limits set in the zone standards for each zone in which the sound is received. This requirement includes engine testing other than for essential unplanned engine testing of aircraft for scheduled passenger services.
19. No noise limits shall apply to essential unplanned engine testing of aircraft for scheduled passenger services. The WALC shall determine noise management practices for unplanned engine testing including preferred locations and times. Following each unplanned engine test the airport operator shall report to the next meeting of the WALC why the testing was required and what noise management practices were followed.

#### **Proposed Parallel Runway**

Note: The conditions apply to the potential future relocation of the main runway.

1. Prior to the commencement of construction of the proposed parallel runway, and in conjunction with the outline plan of works required by Section 176A, a Construction Management Plan shall be submitted to the Council for review and approval. The purpose of the Construction Management Plan shall be to:
  - a. describe the methods proposed for the construction of the runway;
  - b. describe what actions will be taken to manage the actual or potential effects of construction activities associated with the runway constructions;
  - c. ensure compliance with the conditions of the designation as they relate to construction of the parallel runway.

2. The Construction Management Plan shall include the following information:
  - a. description of all the runway construction works including identification of fill sources, access roads and tracks, identification of areas for storing plant and machinery, mitigation measures, monitoring and reporting to be undertaken.
3. If fill is to be transported from off-site a Construction Traffic Management Plan shall be prepared in conjunction with the New Zealand Transport Agency and submitted to Council for approval. The Construction Traffic Management Plan shall incorporate:
  - a. proposed construction haulage routes;
  - b. construction traffic volumes over haulage routes.

## E.2 Airport Approach and Land Use Controls

This designation applies in respect of the airspace in the vicinity of the Wanaka Airport. It defines essential airport protection measures, transitional slopes and surfaces, aircraft take off climb and approach slopes and airport height and obstacle clearances as defined below and as shown on District Plan Maps.

### Airport Protection

1. The airport protection surfaces are described as
  - a. Take-off Climb and Approach Surfaces.

### General

2. In order to provide the maximum flexibility for the existing and future development of the runway layout, the protection surfaces and associated height controls extend laterally to include the existing sealed runway as well as the proposed replacement sealed runway. This requires the length of the origin points of the OLS (referred to as 'inner edges') to be 243.0m being 121.5m either side of the inner edge centreline position defined in Table 1 below.
3. The nominal centreline of this enlarged inner edge arrangement is 46.50m north east of the existing runway centreline and the ends of the inner edges and 121.50m either side of the centreline.
4. Table 1: Location of inner edge centre points

Inner Edge	Co-ordinates (NZMG)	
	X	Y
South east end	5602375.47	2213155.92
North west end	5603676.22	2211881.18

5. The runway strip edges are 75m south west of and parallel to the existing runway centreline and 75m north east of and parallel to the future replacement runway centreline. For height control purposes the strip edges end where they intersect the inner edges of the approach surfaces.
6. The runway strip edges are 75cm south west of and parallel to the existing runway centreline and 75m north east of and parallel to the future replacement runway

centreline. For height control purposes the strip edges end where they intersect the inner edges of the approach surfaces.

#### **South East End of Existing and Future Main Runways**

7. Inner edge location
  - a. the south east takeoff and approach surfaces are combined into a single takeoff/approach surface;
  - b. the takeoff and approach surfaces have the same inner edge location (as defined in table 1) and length of 243.0m;
  - c. the inner edge commences at a height of 339.4m AMSL at the south east end.
8. Takeoff/Approach Surface
  - a. the take-off/approach surface at the south eastern end commences at the inner edge and rises at a gradient of 2.0% with its centreline on a bearing of 135.6° grid. The surface continues on a bearing of 135.6° until a distance of 15,000m from the inner edge;
  - b. the edges of the approach surface commence at the inner edge end point locations and expand outward at 15% of the distance along the centreline until the end of the surface;
  - c. the final total width of the approach surface is 4743.0m at 15,000m from its inner edge.

#### **North West End of Future Main Runway**

9. Inner edge location
  - a. the north west takeoff and approach surfaces are combined into a single takeoff/approach surface;
  - b. the takeoff/approach surface inner edge location is defined in table 2 and its length is 243.0m;
  - c. the inner edge commences at a height of 347.84m AMSL at the north west end;
10. Takeoff/approach Surface
  - a. The combined takeoff/approach surface at the north west end commences at the inner edge and rises at a gradient of 2.0% with its centreline on a bearing of 315.6° grid. The surface continues on a bearing of 315.6° until a distance of 4,780m from the inner edge. At that point the surface turns 195° north with a radius of 2400m and continues on a bearing of 150.6°;
  - b. The edges of the surface commence at the inner edge end point location and expand outward at 15% of the distance along the centreline until the end of the surface 15,000m from the inner edge;
  - c. The final total width of the surface is 4743.0m at 15,000m from its inner edge.



**Transitional, Inner Horizontal and Conical Surfaces**

11. The transitional, inner horizontal and conical surfaces described below are based on the extremities of the runway strip edges for the combined existing and future parallel runways. The strip edge on the north east is 75m to the north east of and parallel to the proposed alternative runway centreline. The strip edge on the south west side is 75m to the south west of and parallel to the existing runway centreline.
12. For height control purposes the strip edges end where they meet the inner edges of the approach surfaces.
13. Transitional Side Surfaces
  - a. the transitional side surfaces extend from the sides of the strip and the approach surfaces, upwards and outwards at a gradient of 1v:7h (14.3%) extending until they reach the inner horizontal surface.
14. Inner Horizontal Surface
  - a. the inner horizontal plane is located at a height of 393m AMSL (45m above the runway reference height) and extends out to a distance of 4000m measured from the periphery of the runway strip.
15. Conical Surface
  - a. the conical surface slopes upward and outward from the periphery of the inner horizontal surface rising at a gradient of 5% to a height of 498m AMSL (150m above the aerodrome reference height).

**Penetration of airport protection surfaces**

16. No object, including any building, structure, mast, pole or tree, but excluding a control tower, shall penetrate the takeoff/approach or transitional surfaces without prior approval of the requiring authority.
17. No object, including any building, structure, mast, pole, or tree shall penetrate the horizontal and conical surfaces except with prior approval of the requiring authority, or where the object is determined to be shielded by an existing immovable object in accordance with recognised aeronautical practice.
18. If requested by a landowner with a site specific development proposal affected by the obstacle limitation surfaces, the requiring authority shall provide them with a terrain shielding drawing for that portion of their site.

Note: Any person proposing to construct or alter a structure that penetrates the airspace protection surfaces described in this designation is subject to the requirements of Part 77 of the Civil Aviation Rules and must notify the director of Civil Aviation Rules and must notify the director of Civil Aviation 90 days before the proposed date of commencement of construction or alteration. Notification must be in the form specified in Rule 77-13 and be submitted at least 90 days before the proposed date of commencement of construction or alteration.

**F Motor Parks and Golf Clubs**

### 1. Setback from Road

All structures and buildings shall be setback the following minimum distances from the road boundary:

Residential Zones: 4.5m

Rural Zone: 20m

### 2. Separation from Neighbours

All structures and buildings shall be setback the following minimum distances from internal boundaries:

Residential Zones: 4.5m

Rural Zones: 10m

### 3. Height

No structure or building shall exceed the following maximum heights:

Residential Zones: 8m

Rural Zones: 8m

### 4. Recession Lines

On flat sites within the Low and Medium Density residential zones, or on boundaries adjoining a site within these residential zones, buildings shall not project beyond a building envelope constructed by a recession line inclined towards the site at the following angles:

Northern Boundary: 2.5m and 55 degrees

Western and Eastern Boundaries: 2.5m and 45 degrees

Southern Boundary: 2.5m and 35 degrees

On flat sites within the High Density Residential zone, or on boundaries adjoining a site within this zone, buildings shall not project beyond a building envelope constructed by a recession line inclined towards the site at the following angles:

Northern Boundary: 2.5m and 55 degrees

All other boundaries: 2.5m and 45 degrees

Note: Gable end roofs may penetrate the building recession plane by no more than one third of the gable height. Recession planes do not apply to site boundaries adjoining a Town Centre or Business Mixed Use Zone, fronting a road, or adjoining a park or reserve.

### 5. Building Coverage

A single building shall not exceed 600m<sup>2</sup> in total floor area. The combined total of all buildings on site shall not exceed a maximum of 5% of the total site area for golf clubs and 40% of the total site area for motor parks. These standards are exclusive of play equipment.

**6. Access and Car parking**

Shall be provided in accordance with the transport rules.

**7. Surfacing**

No more than 25% of the site shall be covered by impervious surfaces, including courts, footpaths, swimming pools, car-parking areas and/or areas under lease arrangements.

**8. Glare**

All exterior lighting shall be directed away from adjacent properties and roads.

No activity shall result in greater than a 2.5 lux spill (horizontal and vertical) of light on to any adjoining property in Residential or Rural-Residential Zone, measured 2m inside the boundary of the adjoining property.

**9. Noise**

Activities, other than outdoor recreation, shall be conducted such that the following noise levels are not exceeded at the boundary of the site:

Residential Zones: \* 0800 - 2000 40 dB  $L_{Aeq (15 min)}$ 10

\* 2000 - 0800 30 dB  $L_{Aeq (15 min)}$ 10

Rural Zones: \* 0800 - 2000 55 dB  $L_{Aeq (15 min)}$ 10

\* 2000 - 0800 40 dB  $L_{Aeq (15 min)}$ 10

**G Transpower's Development Free Zone**

1. (Transpower's Development Free Zone) All trees/vegetation (in excess of 1 metre in height) and/or buildings/structures on Lot 13 DP 322851 and Lot 312 DP 329276 shall be setback by a horizontal distance of at least 12 metres either side (total of 24 metres) from the centre line of the Cromwell – Frankton A transmission line.
2. (NZECP 34:2001 safe distances from conductors where engineering advice is necessary) Prior to construction, the Requiring Authority must submit to the Queenstown Lakes District Council (and a copy to Transpower) certification from a suitably qualified electrical engineer confirming that any building or structure on Lot 13 DP 322851 and Lot 312 DP 329276 complies with the minimum safe distances from the Cromwell – Frankton A line as specified in Table 3 of the NZECP 34:2001.
3. (NZECP 34:2001 safe distances from support structures) Buildings or any part of a building on Lot 312 DP 329276 shall not be located within 12 metres of the closest visible edge of any high voltage transmission line support structure foundation.
4. (NZECP 34:2001 safe distances from support structures - fences) With reference to NZECP 34:2001 Figure 2, fences of conductive materials shall not be constructed within 5 metres of any tower of a high voltage overhead electric line of 66 kV or greater.

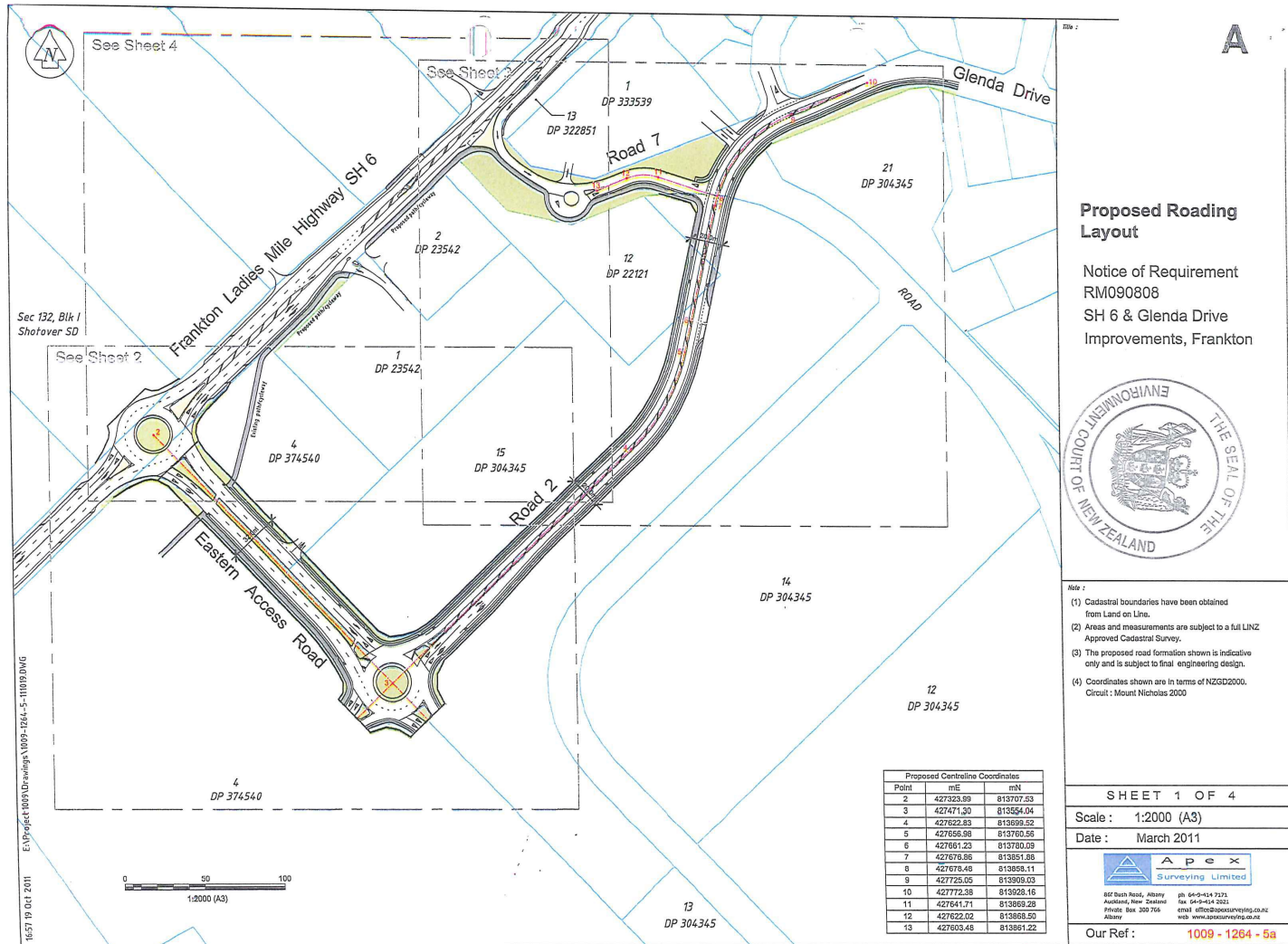
5. (NZECP 34:2001 safe distances of mobile plant from conductors) All machinery and mobile plant operated on Lot 13 DP 322851 and Lot 312 DP 329276 shall maintain a minimum clearance distance of 4 metres from the Cromwell – Frankton A transmission line conductors at all times.
6. (NZECP 34:2001 access to support structures) All buildings, structures and vegetation located on Lot 312 DP 329276 shall not be located to preclude existing vehicle access to the existing support structure on site.
7. (NZECP 34:2001 excavation near support structures) In the case of any tower supporting any conductor, no person may excavate or otherwise interfere with any land:
  - a. at a depth greater than 300mm within 6 metres of the outer edge of the visible foundations of the tower; or
  - b. at a depth greater than 3 metres, between 6 metres and 12 metres of the outer edge of the visible foundation of the tower; or
  - c. in such a way as to create an unstable batter.
8. (NZECP 34:2001 safe distances of conductors from ground) Excavated or other material must not be deposited under or near the Cromwell – Frankton A line so as to reduce the vertical distance from the ground to the conductors to a distance less than:
  - a. 7.5 metres vertically, across or along driveways or on any other land traversable by vehicles;
  - b. 6.0 metres vertically, on any land not traversable by vehicles due to inaccessibility; and
  - c. 4.5 metres in any distance other than vertical on all land.

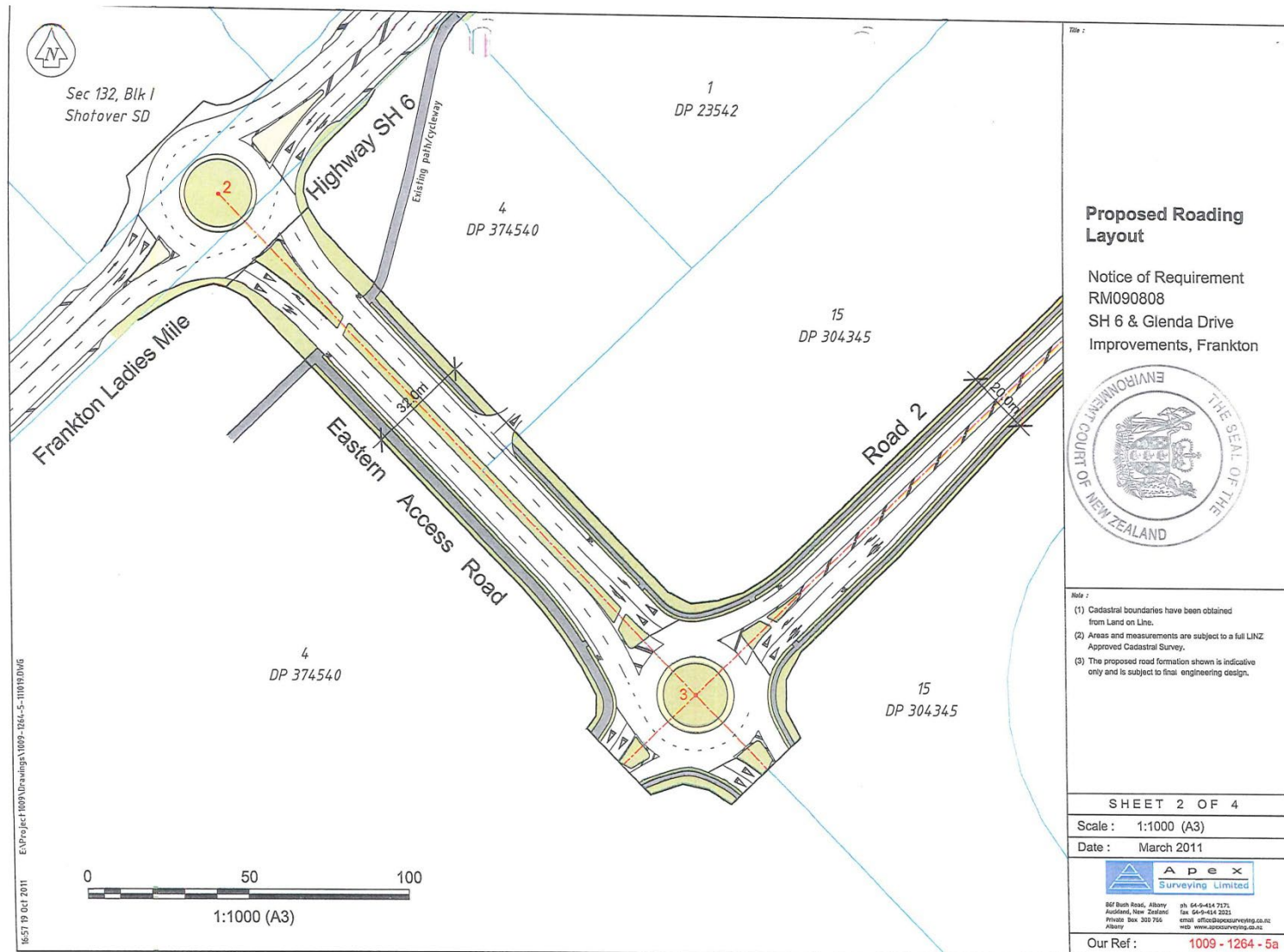
Please note that the distances specified include an allowance for mechanic creep (i.e. permanent elongation).
9. On Lot 13 DP 322851 and Lot 312 DP 329276 all tree trimming activities around the Cromwell – Frankton A transmission line, shall be carried out in accordance with the Electricity (Hazards from Trees) Regulations 2003.
10. All land use activities, including earthworks located on Lot 13 DP 322851 and Lot 312 DP 329276 must comply with the New Zealand Code of Practice for Electrical Safe Distances (NZECP 34:2001).
11. All trees and vegetation planted on Lot 13 DP 322851 and Lot 312 DP 329276 must comply with the Electricity (Hazards from Trees) Regulations 2003.

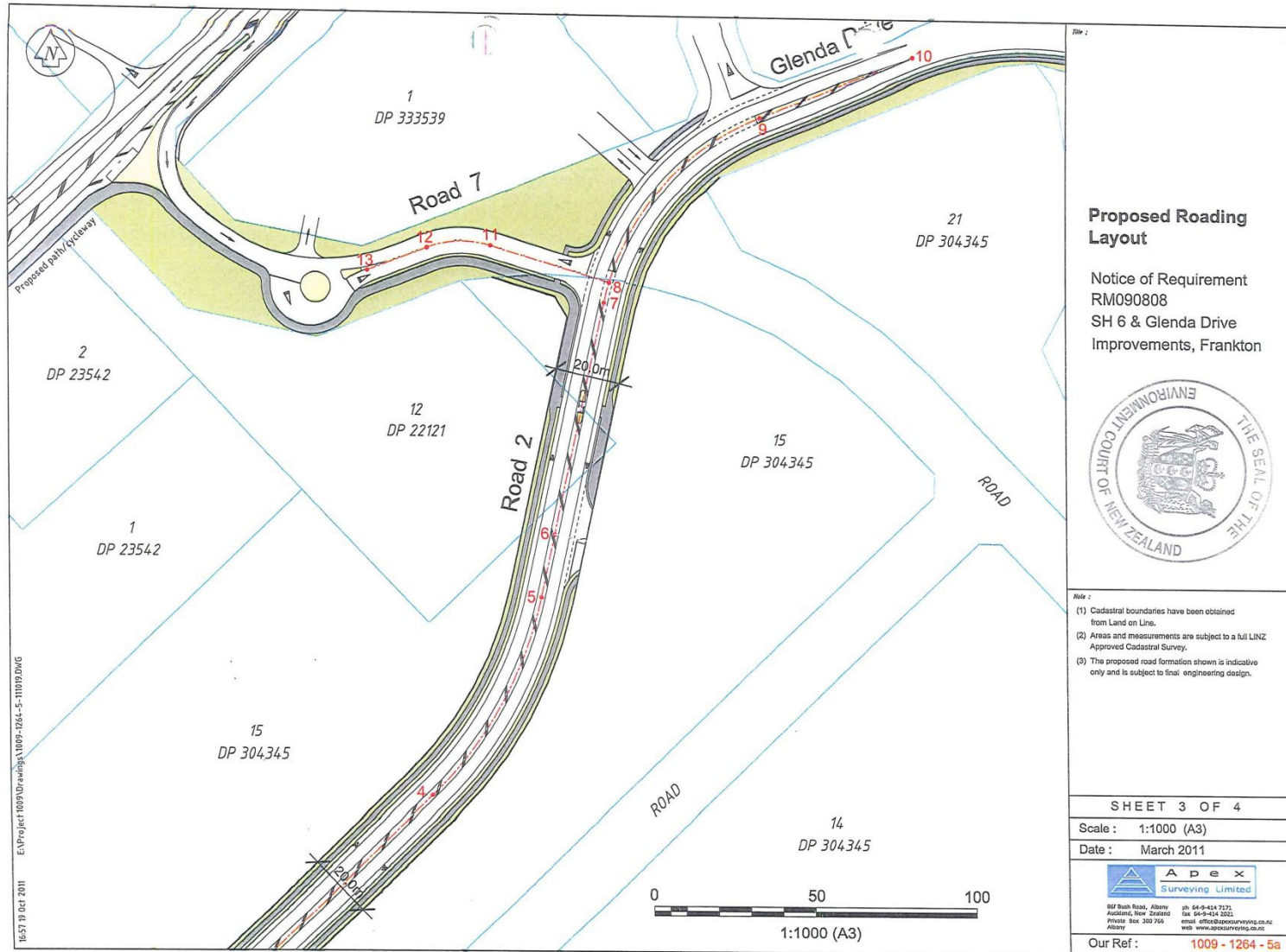
# PART 5

# DESIGNATIONS 37

Appendix 1: Designation # 371 - Eastern Access Road and Road 2







**Proposed Roding Layout**

Notice of Requirement  
RM090808  
SH 6 & Glenda Drive  
Improvements, Frankton



- Note:**
- (1) Cadastral boundaries have been obtained from Land on Line.
  - (2) Areas and measurements are subject to a full LINZ Approved Cadastral Survey.
  - (3) The proposed road formation shown is indicative only and is subject to final engineering design.

SHEET 3 OF 4

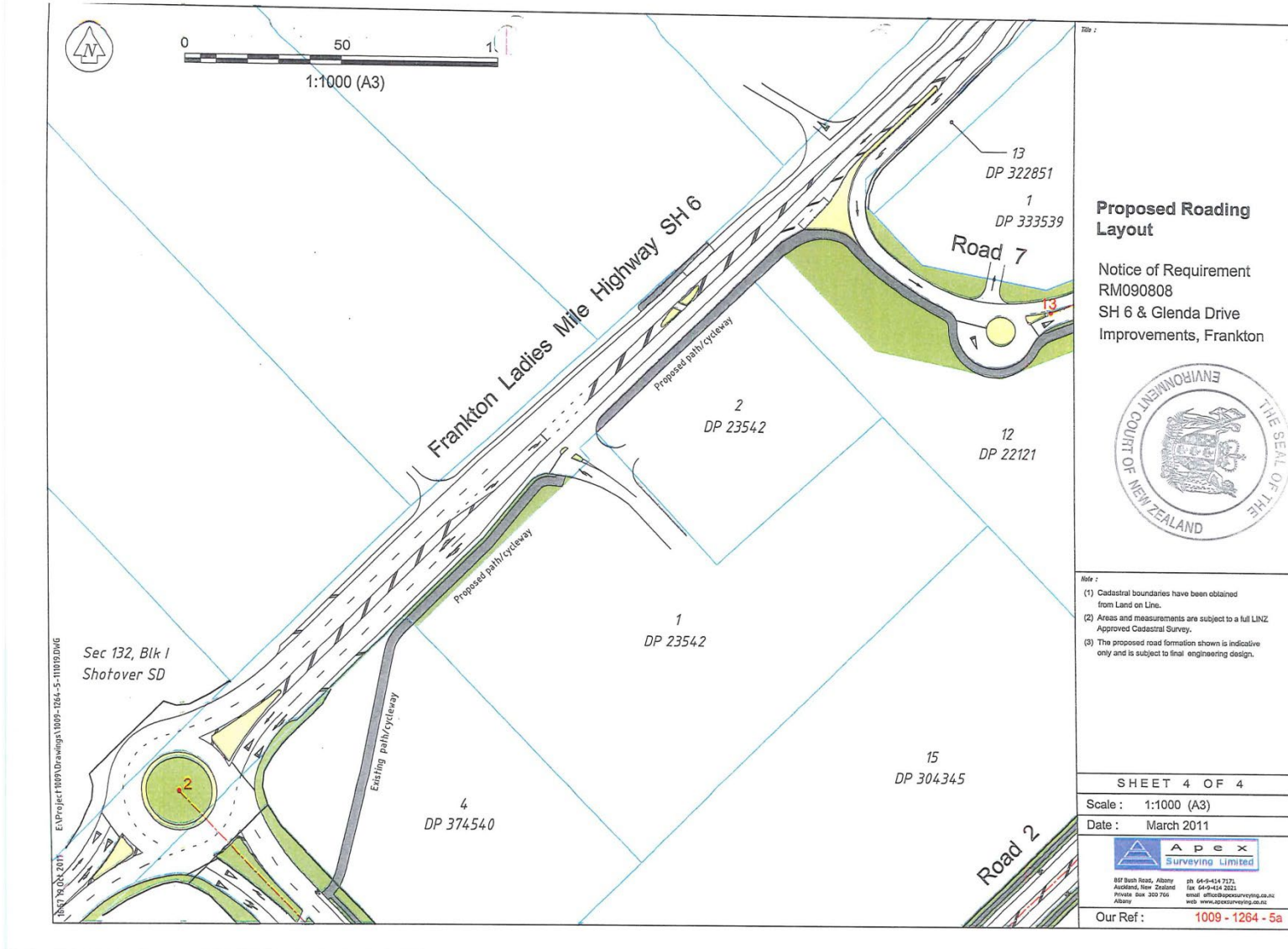
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Date: March 2011



8/8 Bush Road, Albany  
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Our Ref: 1009 - 1264 - 5a





Appendix 2: Designation 2 Queenstown Airport Condition D 2: Building Height

