

# TechnologyOne ECM Document Summary

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Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Faraway Entertainment Limited - Tree Removal Application	7967770	1	26-Mar-2024
PUB_ACC	SPG Letter	7967780	1	26-Mar-2024
PUB_ACC	Updated Signage Package - 13.3.24	7967782	1	26-Mar-2024



# APPLICATION FOR TREE WORKS



## APPLICATION FOR TREE WORKS ON COUNCIL LAND

Applications will be assessed by one of Queenstown Lakes District Council's arborists. If the necessary information is not provided, your application may not be accepted for processing.

Before submitting your application, we recommend reading the guidance around significant tree works available online at [www.qldc.govt.nz/services/environment-and-sustainability/trees](http://www.qldc.govt.nz/services/environment-and-sustainability/trees)

## SUBMITTING AN APPLICATION

**Completed application forms must be submitted to [services@qldc.govt.nz](mailto:services@qldc.govt.nz)**

If there is an immediate risk to public safety due to a tree please contact QLDC on 03 441 0499 (Queenstown) or 03 443 0024 (Wānaka).

## APPLICANT'S DETAILS

Full name:

Physical address:

Postal address (if different):

Phone:

Email:

I am:  a landowner  a tenant  a legal representative  a consulting arborist  
 representing a community association  other:

## SITE LOCATION DETAILS

Council location or nearest address:

*For example: a park's name, or a property number adjacent to an area of road reserve.*

## SCOPE OF WORKS

### PROPOSED ACTIVITY TO TREE/S (TICK ALL THE BOXES NECESSARY TO COVER THE PROPOSAL)

- New planting
- Tree pruning works
- Tree removal (please attach Replacement Planting Plan, refer to QLDC Tree Policy)
- Tree relocation
- Works in the root zone (e.g., earthworks / trenching. Please attach an appropriate Tree Protection Management Plan)

**There may be costs to be covered by the applicant. Please refer to the QLDC Tree Policy for more information.**



**REASON FOR PROPOSED TREE WORK/S**

Include any details of related works or plans (please attach relevant consents / reports / supporting documents).

**LIST THE ALTERNATIVE OPTIONS YOU HAVE YOU EXPLORED AND WHY THEY WERE DISMISSED**

For example: pruning rather than removal, installing gutter guards.

**WHERE KNOWN, PLEASE INCLUDE SPECIES, APPROXIMATE HEIGHT**

**ARE ANY OF THE TREES PROTECTED UNDER QLDC'S DISTRICT PLAN?**

Yes

No

Unsure

If yes, please provide the reference number, e.g. #277 – Sequoiadendron Gigantium:

**Please note: if any works are undertaken which affect a protected tree, resource consent is required.  
Please contact QLDC's Duty Planner for more details.**

**I HAVE ATTACHED THE FOLLOWING RELEVANT DOCUMENTS TO THIS APPLICATION**

Photos

Plans

Relevant consents / reports / supporting documents (if applicable)

Replacement Planting Plan (if applicable)

Tree Protection Management Plan (if applicable)



## QLDC OFFICER DECISION (office use only)

Reference (RFS/RM/Project):

Tree ID:

Is it a significant tree?

Yes

No

**Note a request for removal of a significant tree requires public consultation.**

Comment on significance:

Asset owners/stakeholders consulted:

Decision recommendation:

Recommendation comments and relevant Tree Policy clauses:

Cost of works and payee:

### RECOMMENDER

Assessed and recommendation by:

Position:

Signature:

Date:

### APPROVER

Review and decision by:

Position:

Signature:

Date:



1 March 2024

Queenstown Lakes District Council  
VIA EMAIL

Dear Sir/Madam

## **TREE REMOVAL APPLICATION - FARAWAY ENTERTAINMENT LIMITED**

### **GORGE ROAD - QUEENSTOWN**

#### **Introduction**

Southern Planning Group represents Faraway Entertainment Limited (Faraway) in relation to gaining Council permission to remove wilding trees from a paper road that comes off Gorge Road, Queenstown.

In a recent resource consent application (RM230775) that has been lodged by Faraway with the Council, Faraway are seeking to establish and operate a commercial recreational activity on a site located off Gorge Road, Queenstown.

Specifically, the proposed activity is labelled as the Sustainable Glowworm Eco-Cave Project. (Eco-Cave). The Eco-Cave will be New Zealand's first sustainable glowworm experience. The goal of the Eco-Cave is to promote regenerative tourism for Queenstown.

The overall proposal involves constructing a number of buildings, together with associated earthworks, landscaping, infrastructure servicing, car parking and signage.

The land that is subject to the application is legally described as Lot 2 DP 20143 (Record of Title OT11B/747), Section 61, 70-71 Block XX Shotover Survey District, Part Section 51 Block XX Shotover Survey District and Section 1 Survey Office Plan 24761 (Record of Title OT18D/476).

#### **Proposed Tree Removal**

As part of the overall development, it is proposed to undertake physical works within a paper road. The paper road dissects the glow worm cave and the associated car parking area. These works are currently subject a Licence to Occupy (LTO) application (which is not yet approved).

One aspect of the proposed works within the paper road is to remove areas of wilding trees. Visa the LTO process, it is understood that Council's arborist is supportive in terms of removing the wilding trees.

Attached to this letter is a plan that indicates the subject wilding trees to be removed, together with the replacement planting approach. The proposed planting will consist of native species (Mountain Beech).

It is noted that the proposed wilding tree removal and replanting will be subject to successfully gaining resource consent from the Council.

It would be appreciated if this request could be considered by the Council.

Should you have any questions in relation to this letter please give me a call.

Yours Sincerely

A handwritten signature in black ink, appearing to be 'S. Freeman', written in a cursive style.

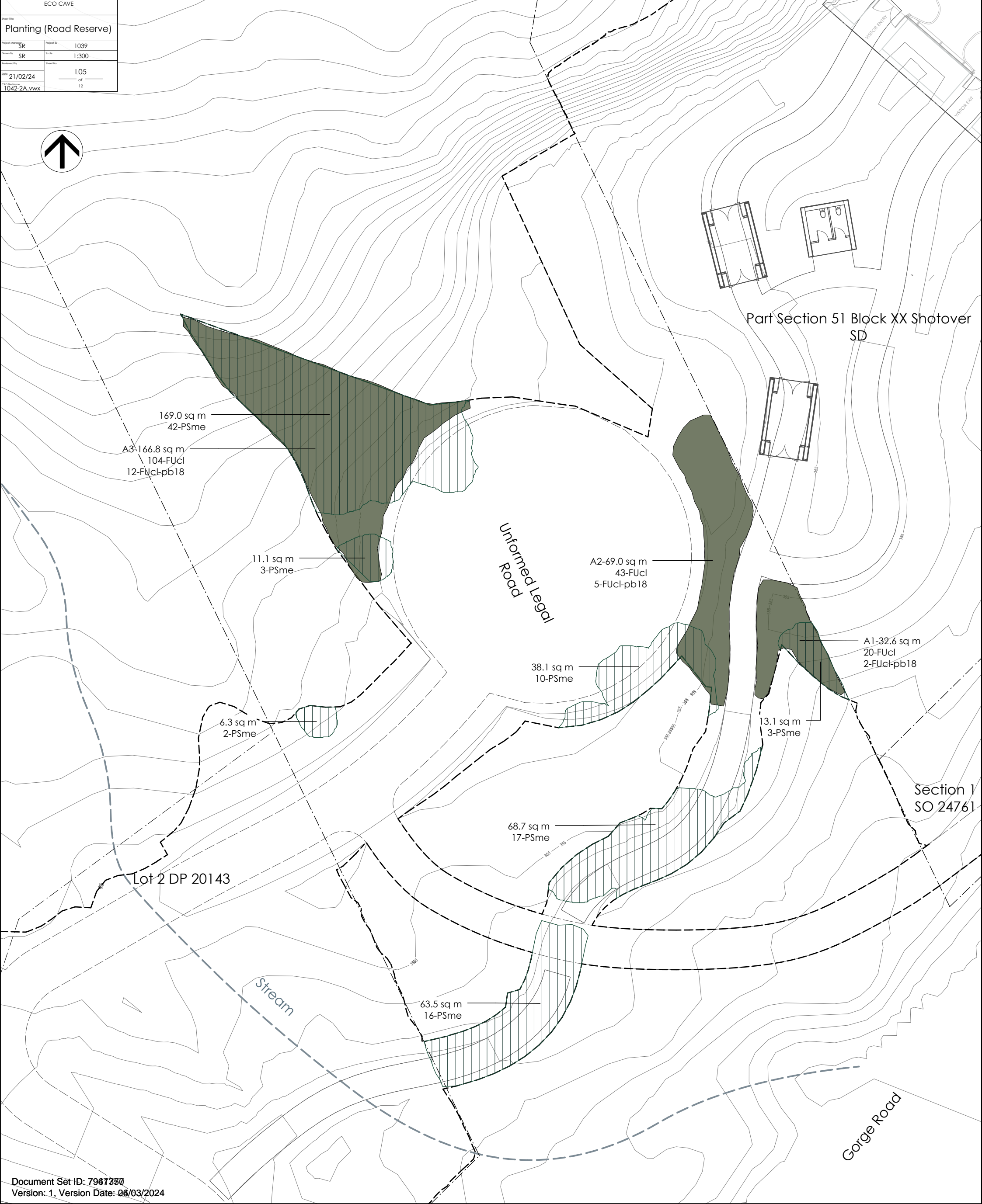
Scott Freeman

DIRECTOR

**SOUTHERN PLANNING GROUP**

15	21/02/24	Draft Road Reserve
14	14/02/24	Revise Concepts
13	21/12/23	Adjust Beech density
12	20/12/23	Revise Planting
11	19/12/23	QLDC revisions
10	8/12/23	Revised Lighting
No.	Date	Issue Notes
Client: Faraway Productions Ltd		
Design Firm: STR Landscape Design 022 105 0225		
Project Title: ECO CAVE		
Planting (Road Reserve)		
Project No: SR	Project ID: 1039	
Drawn By: SR	Scale: 1:300	
Reviewed By:	Sheet No: L05	
Date: 21/02/24	of 12	
File Name: 1042-2A.vwx		

Plant Schedule				Planted Height (m)	Height @7yrs (m)	Grade
ID	Qty	Botanical Name	Common Name			
<b>Estimated Conifer Removal (approx 2m ctrs)</b>						
PSme	93	<i>Pseudotsuga menziesii</i>	Douglas Fir			
<b>Restoration Planting (Stage1)</b>						
FUcl	167	<i>Fuscopora cliffortioides</i>	Mountain Beech, Tawhai rauriki,	1	5.5	pb5
FUcl-pb18	19	<i>Fuscopora cliffortioides</i>	Mountain beech, Tawhai rauriki,	2	6.5	pb18
<b>Total</b>	<b>186</b>					



21 March 2024

Queenstown Lakes District Council  
VIA EMAIL

**Attention: Erica Walker**

Dear Erica,

## **FARAWAY ENTERTAINMENT LIMITED - RM230775**

### **Introduction**

The purpose of the letter is to respond to various questions as raised by the Council in relation to the resource consent application that seeks to establish and operate a commercial recreational tourism activity on a site located off Gorge Road, Queenstown.

The response is broken down into different categories based on the questions and/or issues raised by the various arms of the Council. The response also promotes a number of amendments to the application in order to further mitigate the overall effects of the proposal on the environment.

The following documents are attached to this letter:

- Updated Landscape Package (dated 21/3/24)
- LAND Memorandum (dated 14/3/24)
- Southern Land Memorandum (dated 13/3/24)
- Geosolve Memorandum (dated 13/3/24)
- Updated Earthworks Plan
- Council Tree Removal Approval (Paper Road)

The responses are detailed below.

### **Landscape Response**

Following discussions between the applicant's representatives (Rebecca Lucas and Steve Riddle) and Richard Denny (Council landscape architect consultant), it is proposed to undertake a number of amendments to the landscaping approach for the proposed development.

The proposed amendments to the landscaping approach for the site are contained in the updated Landscape Package and as described in the LAND Memorandum.



The revised information specifically addresses the following points:

- Consented landscape context/baseline.
- Restorative forest planting concept within the site and in the context of the wider forested landscape.
- Final landscape outcome to be restored dense beech dominant forest that contains the site and any buildings, parking areas, lighting etc are not visible from beyond the site.
- Include mixed grades of revegetation and visual mitigation planting of beech forest species.
- Staged removal of Douglas fir and replacement with native beech to ensure short to medium term visual effects are managed.
- Native planting of creek side margins.
- Lighting proposals

The revised Landscape Package summaries the key landscaping changes, which are as follows:

- Staged removal of existing Douglas fir and planting with mountain beech.
- Staged planting with Stage 1 providing visual mitigation and forest cover and Stage 2 mostly internal site planting.
- Planting plans including a plant schedule.
- Mixed grades of plants with mountain beech for revegetation at 1m planted height and mountain beech for visual mitigation at 2m planted height.
- Inclusion of riparian planting.
- Inclusion of planting within unformed legal road.
- Additional mountain beech added throughout site to create a forested context.
- Mountain beech trees added within the car park at beginning of entry road, western side of entry road, along eastern boundary planting and north of car park.
- Plant spacings included in planting schedule with 1 – 1.5m for revegetation and 2m for mountain beech tree visual mitigation.

The LAND Memorandum details the staged approach in removing the wilding conifers that provide screening for the eco-cave (to be replaced with beech trees).

It is proposed to place excess cut material below the eco-cave. In this position of the cut material, the wilding conifers will be removed and replaced with beech trees. After five years of growth, the beech trees will screen the eco-cave from Gorge Road (ignoring the higher wilding conifers). If the higher wilding conifers were removed five years after the planting of the lower beech trees, this would mean that the eco-cave will be visible from the eastern side of the Matakauri walkway for a period of 5 years.

An alternative option would be to keep the higher wilding conifers until the lower beech trees reach a height that provide complete screening of the eco-cave from Gorge Road and the Matakauri walkway. This is an estimated 15 year period that the higher wilding conifers will need to remain.

Overall, the applicant is open to either option in terms of the timeframe to remove all of the subject wilding conifers (short or long time), however, the preference is the alternative option which is to keep the higher wilding conifers in touch until the lower beech trees provide full screening of the building from outside of the site.

The LAND Memorandum then addresses a range of smaller matters such as external lighting.

## **Engineering Responses**

In an email dated the 13<sup>th</sup> of December 2023 from Council a number of matters were raised by Resource Management Engineering (Alan Hopkins) at Council, which also included input from Environmental Health (Helen Evans) at Council on certain matters.

The Southern Land Memorandum addresses the matters as raised in the email dated the 13<sup>th</sup> of December 2024.

The matters and responses are detailed below.

### Transport

- 1. The applicant proposes to not seal the vehicle access carriageway or carpark areas. This is not deemed appropriate due to the type and number of potential vehicle movements. The potential 7 buses and 22 passenger vehicles an hour and relatively steep incline could result in ongoing damage and maintenance requirements and dust nuisance. Surface to be sealed or suitable justification provided as to why the surface should not be sealed. It is also noted that surface marking and delineation within a public use carpark can be very difficult with an unsealed surface.*

In the original application, it was proposed to seal the entrance to the site from Gorge Road. It is now proposed to seal the access from the entry of Gorge Road to the start

of the on-site car parking area. It is not proposed to seal the seal the car parking area, and the justification for this approach is outlined below.

As noted by Southern Land, the car parking area is largely formed and some moderate upgrades, shaping and widening of the area are required to extend the area and cater to the specific car parking and access requirements of the proposed development.

Southern Land outlines the justification as to why the car parking is not to be sealed, which in summary includes the following considerations:

- A gravel surface is a low impact design solution from a stormwater management perspective. Sealing of the car parking area would increase runoff volume and peak flow by 70% when compared to a semi permeable gravel surface. If the car parking area was to be sealed, due to the limited space on the site, hard engineering solutions would be required.
- Occasional maintenance of the gravel car parking area is required, however this is not an unusual situation. Certain products can be utilised to minimise dust and maintenance. Any dust and noise generated from vehicles using the car parking is not expected to cause any issues to surrounding properties. It is also in the applicant's best interest to maintain the parking area to the highest standards.
- Surface marking and delineation of car parks within the gravel area can be achieved in a variety of ways. This is a common approach for non-sealed car parking areas.
- Sealing of the parking area will present a hard surface which is less than ideal in a rural environment.

Southern Land have also outlined that there are recent examples where the Council has accepted non-sealed car parking areas associated with commercial operations, with the best example being Ayrburn, located off the Arrowsmith-Lake Hayes Road. The Ayrburn example is a car parking area that would most likely have higher levels of vehicular use when compared to the proposal contained in this application.

### Hazards

2. *The proposed management solution to the rainfall debris hazard to the carpark area has inherent risk as it requires ongoing monitoring and maintenance that is not deemed suitable. QLDC preference is that this solution is coupled with a structural solution in the form of a diversion, bund, or similar barrier. Applicant to confirm a structural mitigation solution in place or combined with the current management solution to mitigate the rainfall debris hazard to the carpark area, or provide suitable justification as to why a structural solution has not been included.*

In a report dated 22<sup>nd</sup> February 2024, Geosolve has responded to the above question from the Council in relation to risks associated with rainfall debris to the car park area.

Geosolve has indicated that the risk reduction required to achieve an acceptable risk level is relatively small. In order to reduce this risk to acceptable it is proposed to remove the occupation of persons within the carpark during severe rainfall events greater than a 5% AEP rainfall depth. The method to achieve this approach is included in the Rainfall Management Plan (that is contained in the Geosolve report).

Geosolve note that a structural solution (bund) will provide a significant risk reduction, however, will require ongoing maintenance and have significant downstream effects that may inhibit the feasibility of the development.

Geosolve has contacted WSP (Rob Bond) in relation to the management plan approach in terms of dealing with this issue. WSP agrees that a structural solution is not required.

### Wastewater

3. *The proposed dry vault wastewater storage and pump out solution is not deemed an appropriate and sustainable solution for the proposed activity. Advice gained from QLDC Environmental Health (Helen Evans) has raised concerns with odour and general health concerns regarding the inability to clean hands with water and wash down surfaces. QLDC engineering likewise has concerns regarding odour during summer months and environmental risks during the pump out procedure. While the use of a dry vault solution for relatively infrequent use and remote locations such as DOC track ends and the QLDC Bennetts Bluff viewing area may be appropriate in those cases, the proposed activity is not deemed remote or infrequently used. There is a reasonable expectation that an activity in this location and in close proximity to the QLDC CBD would have a more robust wastewater solution that would provide a more appropriate and hygienic facility.*

Southern Land outline that there eight factors that were considered in relation to the decision to propose a dry vault toilet system on the site. Southern Land note that a dry vault toilet system was determined to be the most appropriate solution given the servicing constraints, geographical location, and topographical and geotechnical features on site.

In relation to the issues raised by Resource Management Engineering, the following is a summary of the points made by Southern Land:

- Odours from a dry vault toilet system can be appropriately managed and mitigated via the provision of appropriate ventilation, regular emptying of the waste, and the use of additives such as calcium hydroxide as required. Further, and unlike the Bennetts Bluff dry vault system, the proposed system on site will be subject to a higher and more regular cleaning scenario, because it is in the best interests of the operator to maintain a high standard for customer use.

- While Southern Land note that it is ideal to have hand basins for hand sanitation purposes, given the limited availability of water supply on site, the preference is to manage sanitation via hand sanitiser gel dispensers. Southern Land also note that there are current Council toilet facilities whereby the Council has deemed it acceptable to use hand sanitiser for sanitation, with such examples being located within Kingston and Glenorchy.
- The pumping out of the dry vault chamber will be contracted out to SJ Allen Queenstown who is a specialist contractor with robust environmental risk management procedures in place for operations of this nature. Environmental risk mitigation measures specific to this development can also be included in the O&M manual for the development's facilities. As noted by Southern Land, the Council also uses SJ Allen to empty the same type of toilet systems in the District.
- The proposed development is located in a semi-rural area approximately 750m from the closest Council gravity wastewater connection point. When compared to other locations where long drop toilets or dry vault systems have been utilised, Southern Land disagrees that the location is not remote enough to justify the use of a dry vault system.

Based on the above practical factors, the application will seek to maintain the presently proposed dry vault toilet system on the site.

4. *Alternate solutions such as on-site treatment and disposal or a remote private pressure connection back into the QLDC network have not been fully explored. In the case of on-site disposal, suitable soils such as alluvial gravels and glacial outwash have been identified to a depth of 4m plus in places and some of these areas are 50m plus off-set from both the Gorge Road wetland and on-site waterway (50m plus). It appears that with the use of low volume flush measures, and secondary/tertiary treatment, on-site disposal may be viable solution. Alternately a private pressure sewer pipe with a licence to occupy (LTO) within the QLDC road reserve may also be viable subject to additional discussions with QLDC P&I and QLDCs LTO officer. Note alternate solutions are dependent on a viable water supply which discussed further below.*

*Based on the above concerns and potential alternate solutions the current wastewater proposal will not be supported. Applicant to reconsider the wastewater solution for the proposed activity and suggest an alternate approach that mitigates the concerns raised and provides a more appropriate solution for the location and activity.*

Southern Land have provided a comprehensive appraisal of the various practical issues of disposing of wastewater on site. For on-site wastewater disposal, there needs to be a suitable and reliable water source that can always cater for the toilet facilities water demand, and further, a suitable location on site to treat and dispose of wastewater on site as discussed below.

Southern Land have considered the following specific matters in relation to on-site wastewater disposal:

- Site constraints
- Otago Regional Council consenting risks
- Technical feasibility
- Soil Profile
- Treatment

Southern Land notes that while it may be technically feasible it would be very challenging to provide on-site wastewater disposal for the site. Given the constrained nature of the site and the only feasibly disposal area being located within a 50m offset from a surface body water, it is unlikely that an ORC discharge consent would be approved for the discharge.

Southern Land note that a private pumped sewer line from the site to the Council gravity network approximately 750m to the south is possible, however, such would have to be installed along Gorge Road. Aside from the practical difficulties of installing piping, there is a significant cost associated with this work (estimated to be between \$450,000 to \$550,000) and the fact that a Licence to Occupy will be needed from the Council (and such is not guaranteed to be approved).

As stated above, the application will seek to maintain the presently proposed dry vault toilet system on the site.

5. *The number of toilets does not appear to have been suitably assessed against the requirements of the NZ Building Code. Based on the code this activity appears to require 2 unisex toilets and 2 accessibility toilets for 500 persons/day and potentially 6 unisex toilets and 2 accessibility toilets for 1200 persons per day. Applicant to provide justification under the building code for the number and type of toilets proposed.*

Southern Land has provided commentary in relation to the calculations that have been used for the dry vault toilet system.

### Water

6. *QLDCs Environmental Health Officer (Helen Evans) has raised significant concerns with the use of hand sanitiser only for the washing of hands associated with toilet use. This is not deemed an appropriate or hygienic solution. Concerns have also been raised with regards to the lack of water for the washing down of toilet facilities. Applicant to propose alternate hand washing solution with the use of water. Water may be gained through treated roof water or an alternate supply (bore on subject or neighbouring site, connection back to QLDC network etc).*

7. *The above comments with regards to the need for an alternate wastewater solution will likely require additional water supply for a flush solution. Applicant to explore alternate supplies in this regard. Potential alternates being roof water, bore on subject or neighbouring site, non-potable supply such as creeks/springs, private connection back to the QLDC network with LTO, or a combination of some of these solutions.*

Southern Land outline the research that was undertaken in terms of investigation water sources for the proposed development, which include connection to the Council reticulated system, stream take, a bore on the site, possible use of a neighbouring bore and finally roof water harvesting.

From this research, Southern Land consider that roof water harvesting is the most feasible and such is able to meet the proposed developments water demand needs with a dry vault wastewater system.

8. *QLDCs Environmental Health Officer (Helen Evans) has raised concerns regarding the potential use of untreated water within the cave area itself and risk this could have on the public through the possible use of sprays and mists. Applicant to confirm if the cave water is to be treated to a suitable standard and what if any risk exists to the public in this regard.*

Southern Land notes that all water in the cave is treated through a reverse osmosis system and as glowworms are much more sensitive to water contamination than humans, the water within the cave is purified and does not include any additives or chemicals. Sprays and mists will be on the reverse side of the cave, so not in an area accessible to visitors. There is therefore no risk to public in this regard

### Stormwater

9. *The current stormwater solution for the access and carpark assumes a gravel surface. As above the applicant will be required to seal these areas for dust control and durability. Applicant's engineer to confirm any additional impacts and mitigation associated with stormwater runoff from the required sealed access and carparking. This should confirm no increase in runoff from the site from the pre-development situation.*

As noted elsewhere in this letter (together with supporting documents), the applicant is not proposing to seal the car parking area.

### **Earthworks**

As noted above, it is now proposed to place excess cut material on the site. This approach has two advantages, being a significant reduction in truck movements to and from the site, plus the fill will assist in providing faster screening of the eco-cave from outside of the site.

## Parks and Reserve Response

In an emailed dated 4<sup>th</sup> of January 2024 from Council, a number of matters were raised by the Parks and Reserves Department in Council (Roz Devlin). These questions are below, together with the response to such questions.

1. *The Council has put a lot of effort into wilding control on reserves in this area. Parks are therefore not supportive of retaining wilding species for screening. How does the applicant propose to avoid wilding spread into reserves?*

As outlined above, the revised landscaping proposed for the site has adopted a staged approach in terms of removing wilding trees and the replacement with native beach trees. It is now not proposed to permanently rely on wilding vegetation for screening the proposed development.

2. *Parks are not supportive of sealing the entrance to the community gardens, the low key nature of this entrance as existing is preferred.*

While it is noted that the current entry to the community gardens does not meet the requirements of the PDP, the applicant will accept the position of now not sealing the entry to this land.

3. *The Matakauri Wetland is a Regionally Significant Wetland. The infrastructure assessment doesn't specifically mention this status, and notes that Gorge Road culverts discharge to an informal vegetated area near the wetland. Has the wetland status (and vulnerability etc) been taken into consideration with stormwater design and extent of impervious areas? Are any other discharges relevant to the wetland?*

The Southern Land Memorandum outlines that the Matakauri Wetland was considered as part of the stormwater management strategy for the proposed development. The two key factors were the control/management of contaminants and dealing with peak stormwater flow.

Southern Land considers that the physical methods to be utilized will mean that there will be an avoidance of any negative impacts from stormwater on the Matakauri Wetland.

Southern Land also notes that the imposition of an Environmental Management Plan will mitigate any effects from stormwater discharge during the construction phase of the proposed development.

4. *Please confirm if the emergency area might be used as a helipad, and formation i.e. sealed or gravel.*

The emergency area or the site subject to this application will not be used by helicopters.



- 5. Parks are not supportive of occupation of the paper road, as this may prevent future recreational opportunities, such as trail connections to Crown land (e.g. Moonlight Station).*

With respect, the decision as to whether planting is suitable within the paper road is not the domain of the Council's Parks and Reserves Department. These physical works are currently subject to a Licence to Occupy application.

### **Licence to Occupy**

At the time of writing this letter, the Licence to Occupy application for works within the paper road that divides the glow worm cave and associated car parking area is still be processed by the Council. This approval might be forthcoming in a couple of weeks.

### **Tree Removal Application**

An application has been lodged with the Council that seeks to remove wilding trees within the paper road. This approval has been obtained from the Council.

### **Tourism Directional Signage**

An application has been lodged with the Council in terms of the tourism directional signage that will be located within Gorge. No decision has been made thus far on this application.

### **Environmental Management Plan**

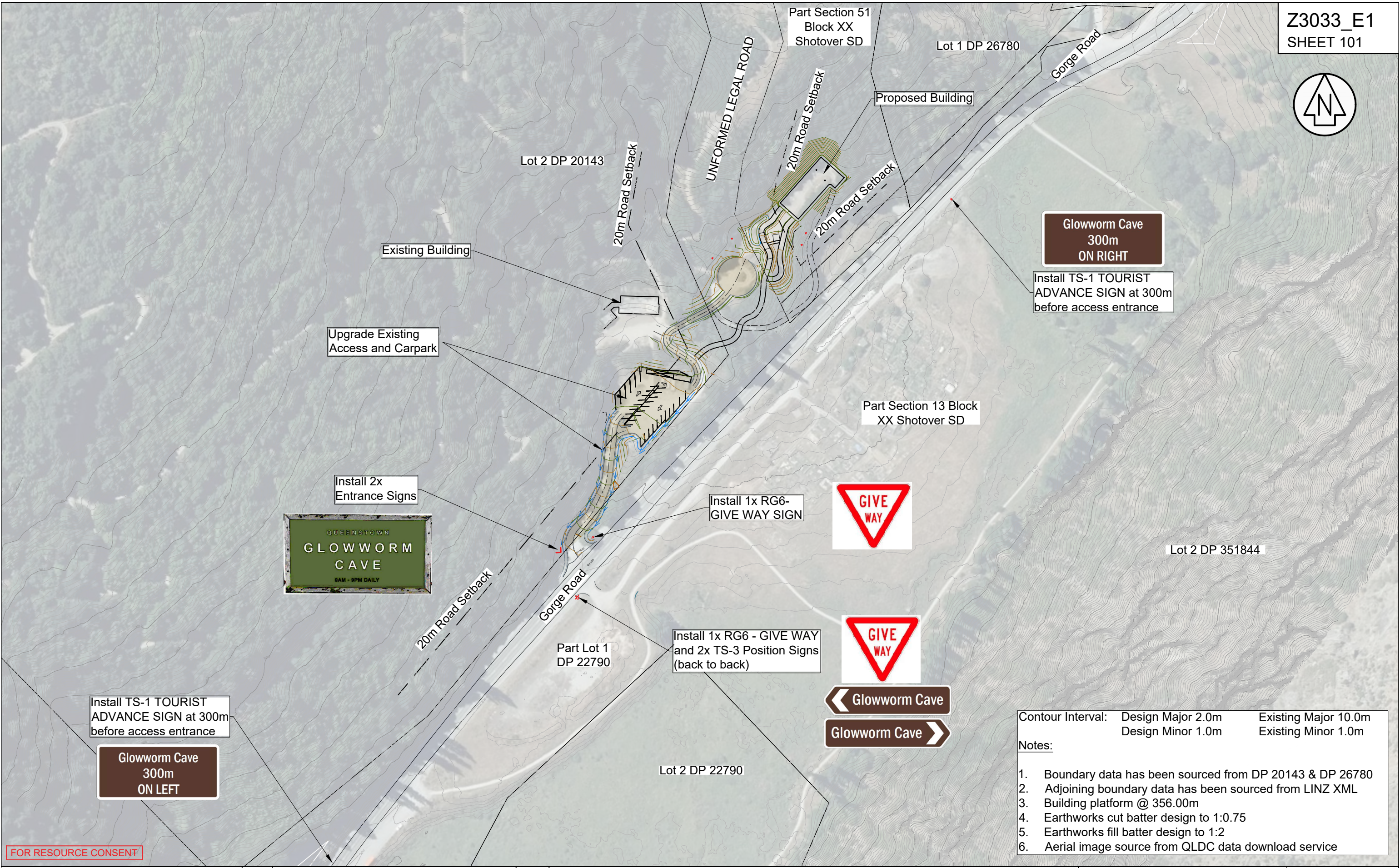
Southern Land have submitted an updated Environmental Management Plan to the Council on the 27<sup>th</sup> of February 2024.

Should you have any questions in relation to this letter please give me a call.

Yours Sincerely



Scott Freeman  
DIRECTOR  
**SOUTHERN PLANNING GROUP**



Glowworm Cave  
300m  
ON RIGHT

Install TS-1 TOURIST  
ADVANCE SIGN at 300m  
before access entrance

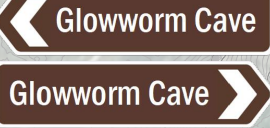
Install 2x  
Entrance Signs

QUEENSTOWN  
**GLOWWORM  
CAVE**  
9AM - 9PM DAILY

Install 1x RG6-  
GIVE WAY SIGN



Install 1x RG6 - GIVE WAY  
and 2x TS-3 Position Signs  
(back to back)



Contour Interval: Design Major 2.0m Existing Major 10.0m  
Design Minor 1.0m Existing Minor 1.0m

- Notes:
1. Boundary data has been sourced from DP 20143 & DP 26780
  2. Adjoining boundary data has been sourced from LINZ XML
  3. Building platform @ 356.00m
  4. Earthworks cut batter design to 1:0.75
  5. Earthworks fill batter design to 1:2
  6. Aerial image source from QLDC data download service

FOR RESOURCE CONSENT



Level 2 Brownston House, 21 Brownston St., Wanaka, Ph: (03) 443 5577, Email: contact@southernland.co.nz, www.southernland.co.nz

Any person using Southern Land drawings and other data accepts the risk of using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions or with Southern Land directly and ensuring the information is the most recent issue. If this plan is being used for resource consent purposes then areas and dimensions should be considered indicative and subject to final Land Transfer Survey. As areas and dimensions may vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.



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Gorge Road Development  
Engineering Design  
Overall Site Layout

PREPARED FOR				SCALE	
Faraway Entertainment Limited				1:2000 @ A3	
DATUM & LEVEL					
Mount Nicholas 2000					
LEVEL IN TERMS OF NZVD 2016					
ORIGIN #_ DPXXX RL = XXX.Xxm					
DRAWING REFERENCE				REVISION	
SURVEYED	DATE	CHECKED	DATE	DRAWING REFERENCE	
CG	23/03/23	GL	03/03/23	Z3033_E1	
DRAWN	DATE	APPROVED	DATE	REVISION	
CM	13/10/23	AJHB	15/09/23	F	