

**APPLICATION AS NOTIFIED**

**Dart Valley Station Limited  
(RM230980)**

# FORM 12

File Number RM230980

## QUEENSTOWN LAKES DISTRICT COUNCIL

### PUBLIC NOTIFICATION

Notification of an application for a Resource Consent under Section 95A of the Resource Management Act 1991.

The Queenstown Lakes District Council has received an application for a resource consent from:

Dart Valley Station Limited

**What is proposed:**

Land Use consent is sought to establish and operate a commercial recreation activity (guided walking tours of up to 15 people per group), an ancillary commercial activity, and a plant nursery; undertake earthworks and native planting; and construct various buildings/ structures, walking trails, a vehicle access, and a carpark associated with these activities.

**The location in respect of which this application relates is situated at:**

404 Glenorchy-Routeburn Road, Glenorchy legally described as Part Section 1 Block IV Dart SD held in Record of Title OT128/191.

**The application includes an assessment of environmental effects. This file can also be viewed at our public computers at these Council offices:**

- 74 Shotover Street, Queenstown;
- Gorge Road, Queenstown; and
- 47 Ardmore Street, Wanaka during normal office hours (8.30am to 5.00pm).

**Alternatively, you can view them on our website when the submission period commences:**

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#public-rc> or via our edocs website using RM230980 as the reference <https://edocs.qldc.govt.nz/Account/Login>

The Council planner processing this application on behalf of the Council is Vicki Jones, who may be contacted by phone at 021 942 751 or email at [vicki.jones@qldc.govt.nz](mailto:vicki.jones@qldc.govt.nz).

Any person may make a submission on the application, but a person who is a trade competitor of the applicant may do so only if that person is directly affected by an effect of the activity to which the application relates that –

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

**If you wish to make a submission on this application, you may do so by sending a written submission to the consent authority (see address below) no later than:**

**Tuesday 16<sup>th</sup> April 2024**

The submission must be dated, signed by you and must include the following information:

- a) Your name and postal address and phone number/fax number.
- b) Details of the application in respect of which you are making the submission including location.
- c) Whether you support or oppose the application.
- d) Your submission, with reasons.
- e) The decision you wish the consent authority to make.
- f) Whether you wish to be heard in support of your submission.

You may make a submission by sending a written or electronic submission to Council (details below). The submission should be in the format of Form 13. Copies of this form are available Council website:

[https://www.qldc.govt.nz/services/resource-consents/application-forms-and-fees#other\\_forms](https://www.qldc.govt.nz/services/resource-consents/application-forms-and-fees#other_forms)

You must serve a copy of your submission to the applicant as soon as reasonably practicable after serving your submission to Council. The applicant's contact details are:

C/- Ben Farrell  
ben@cuee.nz  
Cue Environmental Limited  
PO Box 1922,  
Queenstown

#### QUEENSTOWN LAKES DISTRICT COUNCIL



(signed by Sarah Gathercole, Senior Planner pursuant to a delegation given under Section 34A of the Resource Management Act 1991)

**Date of Notification:** 14<sup>th</sup> March 2024

#### Address for Service for Consent Authority:

Queenstown Lakes District Council  
Private Bag 50072, Queenstown 9348  
Gorge Road, Queenstown 9300

Phone  
Email  
Website

03 441 0499  
rcsubmission@qldc.govt.nz  
www.qldc.govt.nz



APPLICATION FOR RESOURCE CONSENT OR  
FAST TRACK RESOURCE CONSENT

# FORM 9: GENERAL APPLICATION



Under Section 87AAC, 88 & 145 of the Resource Management Act 1991 (Form 9)

PLEASE COMPLETE ALL MANDATORY FIELDS\* OF THIS FORM.

This form provides contact information and details of your application. If your form does not provide the required information it will be returned to you to complete. Until we receive a completed form and payment of the initial fee, your application may not be accepted for processing.



## APPLICANT //

- Must be a person or legal entity (limited liability company or trust).
- Full names of all trustees required.
- The applicant name(s) will be the consent holder(s) responsible for the consent and any associated costs.

\*Applicant's Full Name / Company / Trust: **Dart Valley Station Limited**

(Name Decision is to be issued in)

All trustee names (if applicable):

\*Contact name for company or trust: **Gerhard Sieber**

\*Postal Address: **404 Glenorchy-Routeburn Road, RD.1  
PO-Box 71 Glenorchy**

\*Contact details supplied must be for the [applicant and not for an agent acting on their behalf](#) and must include a valid postal address

\*Post code:

**9350**

\*Email Address: **gerhard@fiw.co.nz**

\*Phone Numbers: Day **021588584**

Mobile: **021588584**

\*The Applicant is:



Owner



Prospective Purchaser (of the site to which the application relates)



Occupier



Lessee

Other - Please Specify:



Our preferred methods of corresponding with you are by [email](#) and [phone](#).

The decision will be sent to the Correspondence Details by [email](#) unless requested otherwise.



## CORRESPONDENCE DETAILS //

If you are acting on behalf of the applicant e.g. agent, consultant or architect please fill in your details in this section.

\*Name & Company: **Ben Farrell, Cue Environmental Limited**

\*Phone Numbers: Day **021767622**

Mobile: **021767622**

\*Email Address: **ben@cuee.nz**

\*Postal Address: **PO Box 1922, Queenstown**

\*Postcode:

**9300**



## INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf. For more information regarding payment please refer to the Fees Information section of this form.

\*Please select a preference for who should receive any invoices and how they would like to receive them.

Applicant:



Agent:



Other - Please specify:

Email:



Post:



\*Attention: **Gerhard Sieber**

\*Postal Address: **404 Glenorchy-Routeburn Road, RD1**

\*Post code:

**9372**

\*Please provide an email AND full postal address.

\*Email: **gerhard@fiw.co.nz**



## OWNER DETAILS // Please supply owner details for the subject site/property if not already indicated above

Owner Name:

Owner Address:

Owner Email:

If the property has recently changed ownership please indicate on what date (approximately) AND the names of the previous owners:

Date:

Names:



## DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

If it is assessed that your consent requires development contributions any invoices and correspondence relating to these will be sent via email. Invoices will be sent to the email address provided above unless an alternative address is provided below. Invoices will be made out to the applicant/owner but can be sent to another party if paying on the applicant's behalf.

\*Please select a preference for who should receive any invoices.

Details are the same as for invoicing

Applicant:



Landowner:



Other, please specify:

\*Attention: **Gerhard Sieber**

\*Email: **gerhard@fiw.co.nz**

[Click here for further information and our estimate request form](#)



## DETAILS OF SITE // Legal description field must list legal descriptions for all sites pertaining to the application. Any fields stating 'refer AEE' will result in return of the form to be fully completed.

\*Address / Location to which this application relates:

404 Glenorchy-Routeburn Road

\*Legal Description: Can be found on the Computer Freehold Register or Rates Notice – e.g Lot x DPxxx (or valuation number)

Part Section 1 Block IV Dart SD

District Plan Zone(s): **Rural**



## SITE VISIT REQUIREMENTS // Should a Council officer need to undertake a site visit please answer the questions below

Is there a gate or security system restricting access by council?

YES  NO

Is there a dog on the property?

YES  NO

Are there any other hazards or entry restrictions that council staff need to be aware of?

YES  NO

If 'yes' please provide information below

The site is a working farm.



## PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

Have you had a pre-application meeting with QLDC or attended the urban design panel regarding this proposal?

Yes

No

Copy of minutes attached

If 'yes', provide the reference number and/or name of staff member involved:

Vicki Jones



## CONSENT(S) APPLIED FOR // \* Identify all consents sought // ALSO FILL IN OTHER CONSENTS SECTION BELOW

Land use consent

Subdivision consent

Change/cancellation of consent or consent notice conditions

Certificate of compliance

Extension of lapse period of consent (time extension) s125

Existing use certificate

Land use consent includes Earthworks



## QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

Controlled Activity

Deemed Permitted Boundary Activity

If your consent qualifies as a fast-track application under section 87AAC, tick here to opt out of the fast track process



## BRIEF DESCRIPTION OF THE PROPOSAL // \*Please complete this section, any form stating 'refer AEE' will be returned to be completed with a description of the proposal

\*Consent is sought to:

Undertake commercial recreation and ancillary commercial activity  
Operate a nursery and undertake indigenous vegetation planting including riparian and wetland restoration  
Construct and use buildings / structures, new vehicle access and parking arrangements  
Ancillary earthworks



## APPLICATION NOTIFICATION

Are you requesting public notification for the application?

Yes

No

Please note there is an additional fee payable for notification. Please refer to Fees schedule



## OTHER CONSENTS

### Is consent required under a National Environmental Standard (NES)?

- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012

An applicant is required to address the NES in regard to past use of the land which could contaminate soil to a level that poses a risk to human health. Information regarding the NES is available on the website

<https://environment.govt.nz/publications/national-environmental-standard-for-assessing-and-managing-contaminants-in-soil-to-protect-human-health-information-for-landowners-and-developers/>

You can address the NES in your application AEE OR by selecting ONE of the following:

This application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m<sup>3</sup> per 500m<sup>2</sup>). Therefore the NES does not apply.

I have undertaken a comprehensive review of District and Regional Council records and I have found no record suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application.

NOTE: depending on the scale and nature of your proposal you may be required to provide details of the records reviewed and the details found.



## OTHER CONSENTS // CONTINUED

I have included a Preliminary Site Investigation undertaken by a suitably qualified person.

An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the Assessment of Environmental Effects.

Any other National Environmental Standard

Yes

N/A

### Do you need any consent(s) from Otago Regional Council?

Yes

N/A

If Yes have you applied for it?

Yes

No

If Yes supply ORC Consent Reference(s)

If ORC Earthworks Consent is required would you like a joint site visit ?

Yes

No



## INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendices 1-2).

To be accepted for processing, your application should include the following:

Computer Freehold Register for the property (no more than 3 months old) and copies of any consent notices and covenants (Can be obtained from Land Information NZ at <https://www.linz.govt.nz/>).

A plan or map showing the locality of the site, topographical features, buildings etc.

A site plan at a convenient scale.

Written approval of every person who may be adversely affected by the granting of consent (s95E).

An Assessment of Effects (AEE).

An AEE is a written document outlining how the potential effects of the activity have been considered along with any other relevant matters, for example if a consent notice is proposed to be changed. Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See [Appendix 1](#) for more detail.



We prefer to receive applications electronically – please see Appendix 5 – [Naming of Documents Guide](#) for how documents should be named. Please ensure documents are scanned at a minimum resolution of 300 dpi. Each document should be no greater than 10mb



## PRIVACY INFORMATION

The information you have provided on this form is required so that your application can be processed under the Resource Management Act 1991 and may also be used in statistics collected and provided to the Ministry for the Environment and Queenstown Lakes District Council. The information will be stored on a public register and may be made available to the public on request or on the company's or the Council's websites.



## FEES INFORMATION

Section 36 of the Resource Management Act 1991 deals with administrative charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing and granting of resource consents (including certificates of compliance and existing use certificates).

Invoiced sums are payable by the 20th of the month after the work was undertaken. If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid. You may also be required to make an additional payment, or bring the account up to date, prior to milestones such as notification, setting a hearing date or releasing the decision. In particular, all charges related to processing of a resource consent application are payable **prior to issuing of the decision**. Payment is due on the 20th of the month or **prior to the issue date – whichever is earlier**.



## FEES INFORMATION // CONTINUED

If your application is notified or requires a hearing you will be requested to pay a notification deposit and/or a hearing deposit. An applicant may not offset any invoiced processing charges against such payments.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be in writing and must be lodged within 15 working days of notification of the decision.

**LIABILITY FOR PAYMENT** – Please note that by signing and lodging this application form you are acknowledging that the details in the invoicing section are responsible for payment of invoices and in addition will be liable to pay all costs and expenses of debt recovery and/or legal costs incurred by QLDC related to the enforcement of any debt.

**MONITORING FEES** – Please also note that the fee paid at lodgement includes an initial monitoring fee of \$273 for land use resource consent applications and designation related applications, as once Resource Consent is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991.

**DEVELOPMENT CONTRIBUTIONS** – Your development, if granted, may also incur development contributions under the Local Government Act 2002. You will be liable for payment of any such contributions.

A list of Consent Charges is available on the on the Resource Consent Application Forms section of the QLDC website. If you are unsure of the amount to pay, [please call 03 441 0499](tel:034410499) and ask to speak to our duty planner.

Please ensure to [reference any banking payments correctly](#). Incorrectly referenced payments may cause delays to the processing of your application whilst payment is identified.

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts and will be invoiced monthly as work on the application continues. Please note that if the Applicant has outstanding fees owing to Council in respect of other applications, Council may choose to apply the initial fee to any outstanding balances in which case the initial fee for processing this application may be deemed not to have been paid.



## PAYMENT // An initial fee must be paid prior to or at the time of the application and proof of payment submitted.

Please reference your payments as follows:

Applications yet to be submitted: RM followed by first 5 letters of applicant name e.g RMJONES

Applications already submitted: Please use the RM# reference that has been assigned to your application, this will have been emailed to yourself or your agent.

Please note processing will not begin until payment is received (or identified if incorrectly referenced).

- I confirm payment by:
- Bank transfer to account 02 0948 0002000 00(If paying from overseas swiftcode is – BKNZNZ22)
  - Invoice for initial fee requested and payment to follow
  - Manual Payment (can only be accepted once application has been lodged and acknowledgement email received with your unique RM reference number)

\*Reference **RMHillocks**

\*Amount Paid: Landuse and Subdivision Resource Consent fees - please select from drop down list below

\$3465 - Non-complying Activities (overall consent status)

(For required initial fees refer to website for Resource Consent Charges or spoke to the Duty Planner by phoning 03 441 0499)

\*Date of Payment **12/18/23**

Invoices are available on request



## APPLICATION & DECLARATION

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being so.



If lodging this application as **the Applicant:**

I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

OR:



If lodging this application **as agent of the Applicant:**

I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant / Agent whose details are in the invoicing section is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.



PLEASE TICK

I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.



Signed (by or as authorised agent of the Applicant) \*\*

Full name of person lodging this form **Ben Farrell**

Firm/Company **Cue Environmental Limited**

Dated **11 March 2024**

\*\*If this form is being completed on-line you will not be able, or required, to sign this form and the on-line lodgement will be treated as confirmation of your acknowledgement and acceptance of the above responsibilities and liabilities and that you have made the above representations, warranties and certification.



Section 2 of the District Plan provides additional information on the information that should be submitted with a land use or subdivision consent.

The RMA (Fourth Schedule to the Act) requires the following:

#### 1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

- Any information required by this schedule, including an assessment under clause 2(1)(f) or (g), must be specified in sufficient detail to satisfy the purpose for which it is required.

#### 2 INFORMATION REQUIRED IN ALL APPLICATIONS

- (1) An application for a resource consent for an activity (the activity) must include the following:

- (a) a description of the activity;
- (b) a description of the site at which the activity is to occur;
- (c) the full name and address of each owner or occupier of the site;
- (d) a description of any other activities that are part of the proposal to which the application relates;
- (e) a description of any other resource consents required for the proposal to which the application relates;

Information provided within the Form above

- (f) an assessment of the activity against the matters set out in Part 2;
- (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

- (2) The assessment under subclause (1)(g) must include an assessment of the activity against—

- (a) any relevant objectives, policies, or rules in a document; and
- (b) any relevant requirements, conditions, or permissions in any rules in a document; and
- (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).

Include in an attached Assessment of Effects (see Clauses 6 & 7 below)

- (3) An application must also include an assessment of the activity's effects on the environment that—

- (a) includes the information required by clause 6; and
- (b) addresses the matters specified in clause 7; and
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

#### ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

- An application must also include any of the following that apply:
  - (a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1));
  - (b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A));



## ASSESSMENT OF ENVIRONMENTAL EFFECTS

### Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
  - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity;
  - (b) an assessment of the actual or potential effect on the environment of the activity;
  - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use;
  - (d) if the activity includes the discharge of any contaminant, a description of—
    - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
    - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment;
  - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect;
  - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted;
  - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved;
  - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

(2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

(3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—

- (a) oblige the applicant to consult any person; or
- (b) create any ground for expecting that the applicant will consult any person.

### CLAUSE 7: MATTERS THAT MUST BE ADDRESSED BY ASSESSMENT OF ENVIRONMENTAL EFFECTS

- (1) An assessment of the activity's effects on the environment must address the following matters:
  - (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects;
  - (b) any physical effect on the locality, including any landscape and visual effects;
  - (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity;
  - (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations;
  - (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants;
  - (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

(2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.



## UNDER THE FOURTH SCHEDULE TO THE ACT:

- An application for a subdivision consent must also include information that adequately defines the following:
  - (a) the position of all new boundaries:
  - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
  - (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:
  - (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:
  - (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:
  - (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):
  - (g) the locations and areas of land to be set aside as new roads.

## Will your resource consent result in a Development Contribution and what is it?

- A Development Contribution can be triggered by the granting of a resource consent and is a financial charge levied on new developments. It is assessed and collected under the Local Government Act 2002. It is intended to ensure that any party, who creates additional demand on Council infrastructure, contributes to the extra cost that they impose on the community. These contributions are related to the provision of the following council services:
  - Water supply
  - Wastewater supply
  - Stormwater supply
  - Reserves, Reserve Improvements and Community Facilities
  - Transportation (also known as Roading)

[Click here for more information on development contributions and their charges](#)

OR Submit an Estimate request \*please note administration charges will apply



Please note that some land use consents can be dealt with as fast track land use consent. This term applies to resource consents where they require a controlled activity and no other activity. A 10 day processing time applies to a fast track consent.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Act.

While it is not essential that your documents are named the following, it would be helpful if you could title your documents for us. You may have documents that do not fit these names; therefore below is a guide of some of the documents we receive for resource consents. Please use a generic name indicating the type of document.

Application Form 9	Engineering Report
Assessment of Environmental Effects (AEE)	Geotechnical Report
Computer Register (CFR)	Wastewater Assessment
Covenants & Consent Notice	Traffic Report
Affected Party Approval/s	Waste Event Form
Landscape Report	Urban Design Report

# The Future is Wild at the Hillocks

## Assessment of Effects on the Environment



Prepared by Ben Farrell for the Future is Wild and Dart Farm Limited

February 2024



**Cue  
Environmental**

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The following material is appended to this report and forms part of the AEE.

<b>Appendix 1</b>	<b>QLDC Template Form 9</b>
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<b>Appendix 3</b>	<b>Future is Wild Concept (Background Material)</b>
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<b>Appendix 8</b>	<b>Drawings</b>
<b>Appendix 9</b>	<b>Natural Hazards Assessment</b>
<b>Appendix 10</b>	<b>QLDC Template EMP</b>
<b>Appendix 11</b>	<b>Ecologists Memo</b>

# 1 Introduction

## 1.1 Overview

This report provides an Assessment of Environmental Effects (AEE) is set out in accordance with the requirements of section 88 and the 4<sup>th</sup> Schedule of the Resource Management Act 1991 (RMA) in support of the resource consent application by the applicant for commercial recreation buildings and activities at Dart Farm.

This AEE has been prepared assuming the resource consent application will be publicly notified, and no other resource consent(s) are required from any other consenting authority for the proposal to occur. Manawhenua and the Director General for Conservation are anticipated to be affected parties.

The proposal is a discretionary activity under the QLDC Proposed District Plan (PDP). Upon consideration of the relevant statutory assessment matters and subject to feedback from manawhenua it is concluded that the proposal is consistent with the suite of relevant objectives and policies of the PDP; and the proposal will have appropriate environmental effects.

## 1.2 The Future is Wild

A background to the concept for the Future is Wild at the Hillocks project is provided in Appendix 3. The following repeats the executive summary:

*In a rapidly evolving world, where education, entertainment, and environmental stewardship intersect, Hillocks Holdings Ltd embarks on a groundbreaking journey to reshape the future of tourism. The visionary project, "The Future is Wild @ The Hillocks," redefines the landscape of 'Edu-Tourism' by seamlessly blending science, imagination, user involvement, and immersive technology.*

***The Future is Wild vision and mission:*** *At the heart of our endeavor lies a steadfast commitment to cultivating a generation of Eco Crusaders, equipped with a profound understanding of climate change, sustainability, and environmental responsibility. Their mission is to inspire connection, promote understanding, and spark action for the betterment of our planet.*

***A Global phenomenon:*** *The Future is Wild Driven by the principles of regenerative tourism, "The Future is Wild" (FIW) stands as a worldwide phenomenon that transcends boundaries. With an original concept that fuses science, entertainment, and education, FIW continues to captivate audiences through television, literature, education, and technology. Our esteemed reputation is endorsed by its presence in 27 countries and translation into 30 languages, amassing a global audience of over 1 billion viewers.*

***Transformative experience:*** *The Hillocks Central to our venture is The Hillocks, an idyllic landscape in Glenorchy, New Zealand, where nature's beauty converges with cutting edge AR and VR technology. By crafting an immersive journey through time, we bring evolution, adaptation, and climate change to life. Visitors traverse an elevated wooden trail, interacting with past and present fauna and flora through realistic AR and VR experiences.*

***Strategic partnerships and forward planning:*** *Our path forward is paved by strategic partnerships and meticulous planning. We've secured exclusive rights to FIW's intellectual property for New Zealand and Australia, while simultaneously establishing a global presence. Collaborations with visionary minds, including WildLab and BurningFish Productions, solidify our commitment to innovation and immersive technology.*

***Cultural integration and sustainability:*** *Our dedication to responsible development extends to cultural integration and environmental stewardship. With the expertise of Kauati Consulting, we're forging a respectful partnership with Ngai Tahu, honoring Māori values in our journey. Additionally, environmental assessments and compliance with regulatory requirements ensure a harmonious blend of human interaction and natural preservation.*

***Future-proofing tourism:*** *Through our innovative approach, "The Future is Wild @ The Hillocks" sets a new benchmark for sustainable tourism. By offering both virtual and physical exploration, we reduce our carbon footprint while broadening accessibility. Our vision aligns with government objectives and supports carbon neutrality.*

***Next steps:*** *As we transition into the development phase, we're poised to actualize our vision. The extensive groundwork, ranging from intellectual property acquisition to financial feasibility studies, has positioned us for success. With a seasoned team, forward looking partners, and unwavering dedication, we're prepared to transform "The Future is Wild @ The Hillocks" from concept to reality.*

## 2 Description of the site and environs

The site is described in the attached Landscape Assessment and Drawings prepared by Wild Lab Limited. The site is part of Dart Valley Station located at 404 Queenstown Glenorchy Road, legally described as Part Section 1 Block IV Dart SD. The site is part of a 69ha area of farmland bounded by the Dart River to the West and North, private farmland to the south, Humes Road and native forest (recreation reserve) and farmland on Mount Alfred to the east. Queenstown Glenorchy Road traverses the site. The site is elevated above the Dart River located to the west of the site. A publicly accessible strip of land (marginal strip) abuts the sites river boundary.

### 2.1 Legal site description

The site to which the application relates is Dart Valley Station, known legally as Part Section 1 Block IV Dart SD contained in Title OT128/191. The site is owned by Gerhard Viktor Sieber, noting that Ms Annette Thompson has a long-term lease over an existing Barn on the site (the Barn is not affected by the proposal).

The site has two underlying resource consents: RM010108 (in relation to allowing the existing barn to be used as an Art Gallery) and RM160651 (which permits residential activities). RM171222 and RM180753 have also been approved that resulted in changes to the conditions of RM160651.

RM160651 and Title OT128/191 coupled together have numerous registrations including easements, lease agreements, and covenants in favor of other parties (namely QLDC, Ms Anette Thompson, and Aurora). It is understood none of the restrictions directly affect or restrict the piece of land subject to the proposal, or at least these restrictions were not intended to apply to the subject land (the covenant restrictions apply to the residential development permitted by RM160651 in the northeastern portion of the underlying site, except for the lease agreement with Ms Thompson and easement agreement with Aurora which are not affected by the proposal).

### 2.2 Overview of site and surrounds

The proposal is limited to the southern part of the site, being approximately 19ha in area. This part of the site:

- Is modified pastoral farmland containing natural "hillock" features, farm structures, natural wetlands, and a modified watercourse.
- Is fully fenced and has numerous vehicle access/crossings points.
- Has a baseline class of Land Use Capability Class 3 in respect of NPS for Highly Productive Land clause 3.5.7(a).
- Has electricity via existing power lines servicing and traversing the site. Apart from power, the site is not connected to any other reticulated service/utility. Water is supplied from an onsite bore (Otago Regional Council resource consent RM17.072.01) and existing historic water drainage / irrigation schemes.
- Contains a barn area leased to Ms Anette Thompson that has lawfully been converted into an art gallery (inclusive of a permitted freestanding sign), and a commercial recreation (guided offroad tours / vehicle hire) also currently operates from the barn area.
- And the surrounding area, are part of an area of significance to the people of Ngai Tahu. Under the QLDC District Plan the site is zoned Rural and is identified as having outstanding landscape values, significant historic heritage features (the hillocks), and being part of the Ōturu (Diamond Lake, Mount Alfred and surrounds) Wahi Tupuna (with significant values identified as Mahika kai, nohoaka, pounamu, kāika, archaeological values, wāhi taoka).

- Is not known to be subject to any significant natural hazard risk (refer attached Natural Hazard Assessment).
- Is not known to contain any actual or potential contaminated land (investigations of the northern part of the site were undertaken as part of RM160651).
- Is located near a one lane bridge (colloquially known as “one lane bridge” after a NZ based television series).
- Contains an informal parking area used informally by people to access the Dart River margin and lookout towards Lord of the Rings film scenery backdrops.

The attached Landscape Assessment and Drawings prepared by Wild Lab provide a more detailed description of the site and receiving environment.



**Figure 1** Aerial photo outlining full extent of Dart Valley Station land area



**Figure 2** Aerial image showing piece land (part of Dart Valley Station) subject to the resource consent application

## 3 The Proposal

The proposal is a guided outdoor nature tour and ecological restoration of the site, inclusive of wetland restoration and associated earthworks, buildings, structures, and services.

Notable intended outcomes (benefits) of the proposal include:

- Provision of a low impact small-scale tourism activity (i.e. the proposal will draw demand from existing visitors to Glenorchy and complies with the permitted intensity for commercial recreation activities of 15 people per group) that allows provision for all people (including those with disabilities) to utilise and appreciate the natural environment. All aspects of the proposed tour activity will be designed to support mobility access requirements (inclusive of buildings, toilets, walking path, footbridge, boardwalk, viewing platform).
- Restoration, enhancement, and promotion of indigenous ecological values
- Promotion of scientific-based educational material
- Supporting investment in new tech (Future is Wild) diversifying the districts economic base
- A good example of sustainable / regenerative tourism

The attached design statement and drawings details the proposal. Considerable care has been taken in every aspect of the proposal design to date. Key features of the proposal requiring resource consent are discussed below.

### Commercial recreation

The proposal is for managed guided tours along the walking path for up to 15 people per group (14 visitors plus a tour guide). Visitors will be managed and required to arrive by vehicle (or bike) and be required to park at the parking area, then walk or travel (via wheelchair or mobility scooter) to the entrance facility, where visitors will be briefed and then complete the 'loop track' tour ending up back at the nursery/entrance facility. It is anticipated that visitors will pre-book tour times via online or Queenstown based services. 'Walk in' visitors could use the facilities subject to availability. Theoretically, up to about 75 people could be onsite within any 60min period, equating to a theoretical use of up to about 560 different visitors plus 5-10 staff or contractors onsite each day, 365 days of the year<sup>1</sup>.

Full-time and part-time staff will be employed along with contractors on an as required basis. Back-of-house administration services will primarily be undertaken offsite. Staff will park in the parking area although servicing vehicle access will be provided linking the parking area and the nursery activities.

Under the PDP, the proposed guided tours and development aspects of the proposal are understood to fall primarily under the definition of **Commercial Recreation Activity** (*Means the commercial guiding, training, instructing, transportation or provision of recreation facilities to clients for recreational purposes including the use of any building or land associated with the activity, excluding ski area activities*).

### Commercial activity

The proposal will contain a small retail area (over the reception / counter) to sell products associated with the proposed commercial recreation activity, such as education material, souvenirs, counter snacks and drinks).

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<sup>1</sup> Assuming 100% visitor occupancy based on 4 separate groups (each of 14 visitors + 1 guide) simultaneously experiencing the nature walk, plus groups of people arriving/departing, plus nursery staff/contractors.

### Nursery & planting of indigenous vegetation, including riparian & wetland restoration

More than 100,000 plants are proposed to help 'recloak' the subject part of the farm, over an unspecified timeframe. Te Tapu o Tāne are part of the development team and will undertake the detailed tree planting design, supply, installation, and maintenance regimes. The planting strategy is to reintroduce and restore indigenous plants, including wetland and riparian species in low-lying areas (the wetlands and riparian margins), and native shrub and tree species on the Hillocks themselves.

Under the PDP the proposed nursery facility and tree planting is assumed to be permitted as a farming activity: **Farming Activity:** *(Means the use of land and buildings for the primary purpose of the production of vegetative matters and/or commercial livestock. Excludes residential activity, home occupations, factory farming and forestry activity. Means the use of lakes and rivers for access for farming activities)*. It is assumed the wetland restoration activities are defined as farming activity on the basis. It is understood QLDC may have a different interpretation, i.e. that the nursery and planting of indigenous tree species on the site, inclusive of wetland and riparian restoration, may not be a farming activity, and is not a permitted activity.



**Figure 3** View from proposed viewing platform (looking NE up the Dart River Valley with part of the site visible in the foreground)



**Figure 4** Copy of the proposed planting strategy showing areas of “screen planting” (in pink). Refer attached Planting Strategy.

### Earthworks

Earthworks are proposed in the form of excavations and compacted fill to form the parking area, vehicle access and entrance facility areas, with compacted fill proposed to create the walking trail. The maximum height of cut and fill will generally be below 0.25m change to existing ground levels (an exception is anticipated at the vehicle crossing where fill height might be up to around 0.5m to provide a flatter grade entrance. The total volume of earthworks proposed is anticipated to be less than 1,000m<sup>3</sup>.

### Signage

The proposal will include multiple directional and interpretive signage, all of which is anticipated to be screened from public view. However, all signage for the proposal is yet to be confirmed. A signage strategy is proposed to be developed for the activity, with input anticipated from QLDC in respect of traffic directional / safety matters and potentially with manawhenua in respect of other matters.

It is possible that all proposed signage will be permitted (i.e. not require resource consent), but given the application is being publicly notified and is likely to be subject to input from QLDC (as consenting and roading authority), and potentially manawhenua, consent is sought to exceed the 2m<sup>2</sup> total site signage area standard. Any signage visible from public places would likely be limited to a single free standing entrance sign located at or near the proposed vehicle entrance.

### Services

The proposed services are summarised in Table 1 below. All proposed services will be located underground (trenched) except potentially for some small communication equipment (namely antennas) that may be located on the buildings.

**Table 1** Summary of proposed services

<b>Service</b>	<b>Description</b>
<b>Power</b>	Power will be sourced from the existing power supply from the existing power line / barn area, or directly from the existing power lines that traverse the site.
<b>Water supply</b>	<p>Potable water will be sourced from the existing bore on the site (located in a pump house near the farm residence). The approved bore and regional rules for taking water from this bore permit the taking of up to 25,000L water per day – irrespective of end use. It is noted the underground pipe would need to be trenched under the Glenorchy-Routeburn Road (administered by QLDC).</p> <p>An alternative option being considered is a second onsite bore located on the southern part of the site. Such an option would require resource consent approval from ORC.</p>
<b>Wastewater</b>	A new onsite wastewater treatment system will be installed onsite. Details of the proposed system are provided in Appendix 5. This system design is likely to require resource consent from ORC. Alternative wastewater treatment systems are being investigated.
<b>Stormwater</b>	Stormwater will be directed to ground, without prior treatment, noting the design of buildings to include green roofs.
<b>Communications</b>	Communication equipment will be installed to ensure communication (phone coverage or wireless internet) is available at locations available to visitors. This may require installation of small antennas (i.e. <0.7m wide panel antenna or 1.5m wide for dish antenna) – most likely on one or more buildings at the welcome facility and hides. Antennae would be finished in colours with a light reflectance value of less than 16%.
<b>Access</b>	The proposed vehicle crossing is understood to conform to the permitted activity design standards in Chapter 29, except for rule 29.5.19. In this regard the site (being a farm traversed by an arterial with frontage greater than 100m length) is already serviced by more than two vehicle crossings but the change in use and upgrade of the subject vehicle crossing will result in a non-conformance with rule 29.5.19.
<b>Recycling and Waste</b>	Recycling would be encouraged through providing recycling bins at the welcome facility. Any waste collected and stored onsite will be screened from any public or neighbouring viewpoint before being transported by the consent holder to an approved waste transfer station.



**Figure 5** View showing site entrance location (vehicle crossing to be upgraded)



**Figure 6** Photo showing location of existing stock crossing critical source area (culvert underneath crossing) where the proposed wastewater pipe will be trenched underground from the septic tank treatment facilities to the disposal field.

## Buildings

Ten buildings are proposed, as discussed and detailed in Appendices 4, 6, 7 (documents and drawings prepared by Wild Lab) and summarised below. These buildings will be designed to conform to all applicable district plan standards in respect of building height (8m), lighting, colors and materials.

Building	Plan Ref	Description
<b>Nursery beds</b>	#2	A series of shade cloth shelters and shade cloth canopies to protect plants from direct sunlight and strong winds.
<b>Footbridge</b>	#5	Timber 8m x 1.2m timber footbridge to fully span the watercourse, with 1m steel balustrade on both sides.
<b>Boardwalk</b>	#7	Continuous boardwalk to avoid the need for any earthworks. The boardwalk is of a design and gradient to be fully wheelchair accessible. The boardwalk would have seats and resting places along the way and at the viewing area.
<b>Viewing platform</b>	#8	Post and timber 33m <sup>2</sup> platform protruding up to about 1.2m above ground level. Timber painted dark charcoal, with unpainted macrocarpa seat (weathered grey), dark grey steel balustrade.
<b>Potting up building and staff space</b>	#2	Green (living planted) roof, shadowclad ply external walls, aluminum windows and doors (likely ironsand), dark stained, milled macrocarpa posts painted dark charcoal, unpainted macrocarpa external slats (weathered grey), timber decking stained dark green. 60m <sup>2</sup> x 4.8m high building suitable environment for raising seedlings, placing them in plastic planting containers and leaving them to 'harden' before being taken out to be planted. This includes a naturally lit shed to store equipment. Staff shower and toilet facilities included within this building.
<b>Welcome facility</b>	#2	Green (living planted) roof, shadowclad ply external walls, aluminum windows and doors (likely ironsand), dark stained, milled macrocarpa posts painted dark charcoal, unpainted macrocarpa external slats (weathered grey), timber decking stained dark green. 185m <sup>2</sup> building up to 5m height above existing ground level, plus 212m <sup>2</sup> uncovered decking / boardwalk. This building will provide welcome facilities for visitors to learn about the project, including a retail counter, indoor and outdoor interactive display spaces, and community workshop space. It also includes toilets, and also covered facilities to store parkas, gumboots and equipment for those wanting to volunteer time helping in the nursery.
<b>Interactive Plant display</b>	#2	Green (living planted) roof, shadowclad ply external walls, aluminum windows and doors (likely ironsand), dark stained, milled macrocarpa posts painted dark charcoal, unpainted macrocarpa external slats (weathered grey), timber decking stained dark green. 61m <sup>2</sup> x 4.3m high building plus 16m <sup>2</sup> uncovered deck area to provide second interactive planting display area.
<b>Viewing Hide 1</b>	#3	4.6m high above existing ground level with about 41m <sup>2</sup> floor area plus 19m <sup>2</sup> uncovered deck area to shelter visitors and provide separate experiential hubs. Located and designed to open to the landscape on either one or two sides, with a green (living planted) roof, shadowclad ply external walls, aluminum windows and doors (likely to be ironsand), dark stained, milled macrocarpa posts painted dark charcoal, unpainted macrocarpa external slats (weathered grey), timber decking stained dark green.
<b>Viewing Hides 2 &amp; 3</b>	#4, #6	4.6m high above existing ground level with 35m <sup>2</sup> floor area plus 29m <sup>2</sup> uncovered deck areas to shelter visitors and provide separate experiential hubs. Each of the hides are located and designed to open to the landscape on either one or two sides, with a green (living planted) roof, shadowclad ply external walls, aluminum windows and doors (likely to be ironsand), dark stained, milled macrocarpa posts painted dark charcoal, unpainted macrocarpa external slats (weathered grey), timber decking stained dark green.

## Change or cancellation of existing conditions of RM160651

Discussions with QLDC representatives have identified that some of the restrictions under the Covenant (imposed under s108(2)(d) of the RMA in accordance with Resource Consent RM160651 as varied by RM171222) could be interpreted as applying to the whole of the "site" and therefore would restrict the proposal unless the covenant is amended. This is despite the development approved under RM160651 being located on, and affecting, only a small portion of the whole farm "site" (refer Fig. 6 below).

To avoid any doubt resource consent is sought to change the pre-amble to conditions of RM160651 as varied by RM171222 to clarify those conditions only apply to part of the whole site. The following amendment is proposed:

*The Owner covenants the following:*

...

d) *The following design controls shall be met for any development of the site approved under RM160651:*



**Figure 7** Copy of development Master Plan approved under RM160651 (showing logical extent of the land subject to the development restrictions under the deed of covenant agreed with QLDC)

## Proposed new conditions

It is proposed the resource consent be granted subject to conditions, for example in relation to:

- The detailed location and design of all buildings, the parking area, signage, vehicle access arrangements, and the proposed screen planting (refer Fig 7).
- Construction methodology (i.e. as discussed in the attached EMP).
- Matters arising from consultation undertaken throughout the resource consent process.

The actual wording of the conditions is anticipated to be discussed with QLDC and interested parties, and confirmed at a later stage of the resource consent application process.

## 4 Activity Status

### Summary

It is understood resource consent is required for a **non-complying activity** under the PDP. Resource consent is not required under any national regulation or regional plan, except potentially for the proposed onsite wastewater disposal system – which, if required, will be sought separately to the resource consents required from QLDC.

### QLDC District Plans

There are two versions of the QLDC District Plan, the Operative District Plan (ODP), and the Proposed District Plan (PDP). In this case all provisions relating to the application under the PDP have effectively superseded the ODP. Consequently, only the provisions of the PDP have and need to be considered.

The proposal is subject to numerous rules and standards in the PDP chapters 21 (Rural Zone), 25 (Earthworks), 26 (Historic Heritage), 29 (Transport), 30 Energy and Utilities), 31 (Signs), 36 (Noise), and 39 (Wāhi Tūpuna). Upon consideration of the rules in these chapters, and discussions with QLDC representatives, it is understood the proposal requires resource consent as follows:

- Non-complying activity under **Rule 21.4.37** for any activity not otherwise provided for in Tables 1, 9, 10, 12 or 14. In this case, planting indigenous trees, including wetland and riparian restoration, and the proposed nursery activity may not be provided for in Tables 1, 9, 10, 12 or 14 (it is unclear).
- Discretionary activity under **Rule 25.4.5** for earthworks within the setting or extent of place of a listed heritage feature and that may modify, damage or destroy a listed heritage feature, in Chapter 26.8 Historic Heritage.
- Discretionary activity under **Rule 21.4.11** for the construction of ten new buildings including the physical activities associated with those buildings including roading, access, lighting, landscaping and earthworks, not provided for by any other rule.
- Discretionary activity under **Rule 21.4.17** for commercial activities ancillary to and located on the same site as commercial recreational activities.
- Restricted Discretionary activity under **Rule 21.5.1** for buildings within an internal yard setback (Hide #3), with discretion restricted to: a. rural amenity and landscape character; and b. privacy, outlook and amenity from adjoining properties.
- Restricted Discretionary activity under **Rule 21.5.4** for a building within the permitted 20m setback from waterbodies. Discretion is restricted to: a. indigenous biodiversity values; b. visual amenity values; c. landscape and natural character; d. open space; e. whether the waterbody is subject to flooding or natural hazards and any mitigation to manage the adverse effects of the location of the building.
- Restricted Discretionary Activity under **Rule 29.5.19** in relation to the maximum number of vehicle crossings, with discretion restricted to:
  - a. effects on safety, efficiency, and
  - b. amenity of the site and of the transport network, including the pedestrian and cycling environment.
- Restricted Discretionary Activity under **Rule 26.5.9** for development within the setting or extent of place, with discretionary restricted to:
  - a. Development within the setting, or within the extent of place where this is defined in the Inventory under Rule 26.8;
  - b. The extent of the development and the cumulative effects on the heritage feature, and its setting or extent of place;

- c. The effects on the heritage values and heritage significance of the feature in accordance with the evaluation criteria in Section 26.6;
  - d. The operational reasons associated with the use of the heritage feature for the development to be located within the setting or extent of place
- Discretionary activity under **Rule 31.11.1** to exceed 2m<sup>2</sup> of signage per site.

It is noted that:

- The proposed earthworks comply with all relevant permitted activity earthworks standards except for rule 25.4.5 in relation to earthworks affecting listed heritage features. No excavation is proposed, apart from undergrounding services which are permitted. No earthworks are proposed on any hillock feature. Any earthworks undertaken within 10m of a waterbody or natural inland wetland will comply with clause 38 of the NESFM (conditions for permitted vegetation clearance and earthworks near wetlands).
- All buildings and structures will be setback at least 20m from a natural inland wetland and the modified watercourse, except for the proposal walking bridge proposed to span the modified watercourse.
- Signage details are yet to be confirmed. An existing 1m<sup>2</sup> freestanding sign is already provided onsite in relation to the art gallery, consequently the proposal can have a 1m<sup>2</sup> freestanding sign without requiring resource consent. Conservatively, resource consent is being sought in relation to the Future is Wild activity for a second freestanding sign of up to 2m<sup>2</sup>.
- No subdivision is proposed or required.
- The parking area will be designed to comply with rules 29.5.10 (in relation to surfacing), 29.5.11 (in respect of lighting).
- The existing vehicle crossing will be upgraded to comply with rule 29.5.15. This will result in works within the legal road (administered by QLDC).
- The existing fencing will be replaced with more suitable pest management fencing (namely new deer fencing).
- The following activities to be undertaken as part of the proposal are permitted activities under the PDP:
  - ✓ Use of the site for outdoor commercial recreation for groups of up to 15 people (Rule 21.4.13 and standard 21.9.1)
  - ✓ Underground pipes and incidental structures and equipment for the supply and drainage of water or wastewater (Rule 30.5.1.4)
  - ✓ Water and irrigation races, drains, channels and underground pipes for water and irrigation (Rule 30.5.1.5)
  - ✓ Underground electricity cables (Rule 30.5.3A).
  - ✓ Communication antennas and ancillary equipment (Rules 30.5.6.8), and underground lines (Rule 30.5.6.3).
  - ✓ Fencing including deer and rabbit proof fencing (Rule 21.4.1)

## **National Environmental Standards / Regulations**

The Freshwater Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NESFM) came into force on 3 September 2020 (although amendments were introduced in late 2022) and introduced strong new regulations to protect natural wetlands on a national scale. The proposal does not include any works requiring resource consent under the NESFM. In this regard clause 38 of the NESFM permits vegetation clearance and earthworks within 10m of a natural inland wetland if it is for the purposes of wetland restoration and maintenance, subject to conditions. In this case all relevant conditions will be met.

The National environmental standard for assessing and managing contaminants in soil to protect human health (NES Soil) sets out a nationally consistent set of planning controls and soil contaminant values. It is considered the piece land subject to the application is not covered by the NES Soil because the land is production land, and no subdivision is proposed and the change in use will not cause the piece of land to stop being production land (clause 8c and 8d).

However, QLDC representatives have identified an alternative interpretation that the NES Soil does apply. On this basis, a review of public available QLDC and ORC records has found that the land subject to this application is not identified as being contaminated or potentially contaminated land. It is noted that through resource consent RM160651 potentially contaminated land was identified around the original farm buildings subject to RM160651. This potentially contaminated land was addressed by RM160651. It is further noted the barn area does not form part of the proposed development area.

## **Regional Plans**

The proposal does not include any works requiring resource consent under any regional plan, except that the onsite wastewater system detailed in Appendix 5. Subject to final design this wastewater treatment system will likely require resource consent approval from ORC for discharging more than 2,000L sewerage to land per day.

## 5 Assessment

This section provides an assessment of the application, as a Non-Complying Activity in accordance with sections 104 and 104B of the RMA. This consideration is also subject to RMA Part 2 and section 104D.

### 5.1 Assessment matters

Section 104(1) of the RMA provides that, when considering an application for resource consent, the consent authority must, subject to Part 2 of the RMA, have regard to:

- The actual and potential effects of the activity on the environment;
- Relevant plan and policy statement provisions; and
- Any other matter the consent authority considers relevant and reasonably necessary to determine the application.

Under section 104(2), when forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.

Section 104B of the RMA provides that, when considering an application for resource consent for a Discretionary Activity, the consent authority:

- May grant or refuse the application.
- If it grants the application, the consent authority may impose conditions under section 108.

Section 104D of the RMA prevents a consenting authority from approval a resource consent application for a non-complying activity if the application is an activity that will give rise to a more than minor adverse effect on the environment; and is contrary to the objectives and policies of a relevant resource management plan. In this case, the proposal is assessed (below) as having no more than minor adverse effects on the environment and will not be contrary to the objectives and policies of any relevant resource management plan.

### 5.2 Assessment of environmental effects

#### Consideration of permitted activities with similar or worse environmental effects

The following activities are permitted on the site that could have similar or worse environmental effects:

- Planting of orchards and shelter belts, including plating of introduced plant species along road edges that could block views towards and beyond the site when viewed from neighbouring properties and public locations;
- Ongoing use of the site for pastoral farming (Rule 21.4.1), inclusive of intensive agricultural activities such as intensive winter grazing and earthworks for the purpose of cultivation and cropping (Rule 25.3.2.11);
- Use of the site for unmanaged outdoor commercial recreation (groups up to 15 people) including use of motorised vehicles throughout the site;
- Deer fencing throughout the site; and
- Exclusion of public access through or on the site.

### **Benefits**

The proposal will result in benefits (positive effects) as discussed above.

### **Health and safety**

The proposal is not anticipated to result in any discernible adverse impact or risk to the health and safety of people. In this regard the proposal will not result in people being exposed to any hazardous substance, and all aspects of the proposal can be designed to comply with any relevant codes of practice and safety standards (including in relation to site access and transportation).

The proposal is not subject to any significant or intolerable natural hazard risk. A natural hazards assessment has been undertaken by GeoSolve (refer Appendix 9) that identifies the natural hazards affecting the site and their acceptability having regard to the latest assessment methodology set out in the Proposed Otago RPS APP6 (methodology for assessing natural hazards for resource consent applications).

### **Transport infrastructure**

The proposal includes upgrading vehicle access to the site and the site contains sufficient land to ensure that people entering and existing the site from the Glenorchy-Routeburn Road can do so safely without affecting the efficiency of the roading transport network. It is noted that generous sight lines are provided in both directions from the location of the proposed vehicle crossing.

### **Soil conservation and protection of highly productive soils**

By undertaking considerable tree planting and wetland restoration the proposal will enhance the quality of soils on the site protecting these for future generations. While the piece of land subject to this application will effectively be 'retired' from agricultural land use, this should be viewed as a positive action given the 'retired' land will remain primarily as a productive rural land use. Additionally, the majority of the underlying site will be retained for pastoral farming activity.

### **Landscape and visual amenity values**

The landscape and visual effects of the vegetation clearance are considered to be low given the small extent of the works and comparing the landscape and visual effects of the vegetation clearance compared with the effects of permitted earthworks on the site. In this regard the landscape and visual effects of vegetation clearance will be indiscernible compared to earthworks undertaken on the parts of the slopes that do not have indigenous vegetation.

The proposed buildings have been carefully designed to complement natural characteristics and be visually discrete (reasonably difficult to see from beyond the site boundaries). This includes the provision of "green roofs". Some areas of specific mitigation landscape planting are proposed directly as part of the proposed buildings to reduce the visibility of the proposal from nearby roads and public spaces (refer Fig 7 or the attached Planting Strategy). The plantings in these areas are proposed to be subject to consent conditions to ensure they are established and maintained early in the development process.

The site is private land although is highly visible from public spaces (namely people travelling along the Glenorchy-Routeburn Road and people recreating within the Dart River).

For the above reasons any adverse effects of the proposal on landscape and amenity values are considered to be no more than minor.

### **Ngai Tahu rights and interests**

The impact and appropriateness of the proposal in respect of Ngai Tahu rights and interests will be understood through consultation with manawhenua.

### Natural hazards

The site is not subject to any known natural hazard and the proposal will not introduce any element that increases natural hazard risk. In respect of flooding it is noted that the site is elevated well above the Dart River and is not known to be subject to any recorded flood event.

### Effects on water bodies, ecosystem services and biodiversity.

No adverse effects (only positive effects as identified above).

### Heritage

The proposal has been designed to retain the natural form of the hillock features, as assessed in the attached Landscape Assessment. Consultation will also occur with the NZ Geopreservation Society to help understand if that organisation has any comment on the effects of the proposal on the hillocks features.

### Archaeological site

Consultation will occur with Heritage New Zealand and manawhenua.

### Nuisance, lighting and reverse sensitivity effects

The proposal is not anticipated to create any nuisance or reverse sensitivity effects on any person. The only neighbour is Ngāi Tahu (farming), who will be consulted along with manawhenua.

All lighting will be down-lit to minimise visual discernibility, consistent with existing lighting arrangements of buildings and structures in the area. Night time activities, for example star gazing, could be proposed as part of the guided tours and it would therefore be counter-intuitive for the proposal to result in any lighting that adversely impacts views of the night sky.

## **5.3 Assessment of statutory policies and plans**

### QLDC District Plan Objectives & Policies

The PDP objectives and policies of direct relevance to the application are listed in Appendix 7 and assessed below. In summary, the proposal is considered to be generally consistent with the suite of PDP objectives and policies.

#### Strategic Objectives

- The proposal is a development that supports a prosperous, resilient and equitable economy in the District.
- As a visitor industry place and facility, the proposal will contribute to significant socioeconomic benefits and is well-designed and appropriately located
- The proposal helps reinforce Queenstown as hub of New Zealand's premier alpine visitor resorts and the District's economy.
- The proposal does not adversely affect infrastructure.
- Locating the proposal within the ONL Hillocks Setting will lend support to the protection of the distinctive natural environments and ecosystems of the District, particularly through enhancing peoples appreciation of the natural landscape and ecological values of the area.

- The proposal includes will result in ecological benefits that will enhance overall indigenous biodiversity values. The proposal therefore will be development that sustains or enhance the life-supporting capacity of air, water, soil and ecosystems, and maintains indigenous biodiversity.
- The spread of wilding exotic vegetation will be avoided.
- The natural character of the beds and margins of the District's lakes, rivers and wetlands will be preserved and enhanced (with no discernible impacts on these) and protected from inappropriate subdivision, use and development.
- The water quality and functions of the District's lakes, rivers and wetlands will be enhanced.
- Public access to the natural environment will be maintained (and enhanced should members of the public choose to visit the site).
- The values of significant indigenous vegetation and significant habitats of indigenous fauna will not be affected.
- The survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities will not be affected negatively and can be assumed to be maintained or enhanced given the relatively large scale of ecological restoration and reforestation proposed.
- The District's distinctive landscapes will be retained. More specifically, the District's Outstanding Natural Features and Outstanding Natural Landscapes and their landscape values and related landscape capacity in relation to the site has been assessed in the attached Landscape Assessment, which assessed among other things that: the landscape values that contribute to the landscape being outstanding will be protected; and the proposal avoids any permanent adverse effect on landform and natural landscape values.
- The proposal is representative of the District's residents and communities providing for their social, cultural and economic wellbeing and their health and safety, including enhancing the accessibility needs of the District's residents and communities to places and facilities. The proposal also supports a more resilient and well-functioning community through enhancing opportunities for recreation and events integrated into the natural environment, including through appropriate location and sound design.
- Manawhenua and other Ngāi Tahu representatives will be included in the project / resource consent application process to help ensure Ngāi Tahu values, interests and customary resources, including taonga species and habitats, and wāhi tūpuna, are protected.
- The expression of kaitiakitanga is or has been enabled by providing for meaningful collaboration with Ngāi Tahu in resource management decision making and implementation.

### Strategic Policies

#### Visitor Industry

- The proposal is commercial recreation a rural area that enables people to access and appreciate the District's landscapes, and that is located and designed and is of a nature that: a. protects the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; and b. maintains the landscape character and maintains or enhances the visual amenity values of Rural Character Landscapes.

#### Climate Change

- The proposal is an economic activity that represents an adaption to the opportunities and risks associated with climate change.

### Natural Environment

- The proposal will have positive effects on ecological biodiversity and no adverse effects.
- The proposal will not have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins, and will result in the safeguarding of the life-supporting capacity of these features, with natural character to be maintained and enhanced.
- A detailed landscape and visual amenity assessment has been undertaken by a suitably qualified expert. It is considered the site has the landscape capacity to absorb the landscape and visual amenity effects of the proposal.

### Rural Activities

- The proposal is a rural activity that will enable continuation of existing farming activities and evolving forms of agricultural land use in rural areas except where those activities conflict with:  
a. protection of the landscape values of Outstanding Natural Features or Outstanding Natural Landscapes; or  
b. maintenance of the landscape character and maintenance or enhancement of the visual amenity values of Rural Character Landscapes.

### Protection of Regionally Significant Infrastructure

- The proposal can occur in a manner that is compatible with and protects the existing lines network that traverses the site (being Regionally Significant Infrastructure).

### Cultural Environment

- Relevant iwi representatives have or will be engaged in the proposal before any merits-based decision on the resource consent application will be made.

### Ngāi Tahu Rights and Interests (Chapter 5)

- Ngāi Tahu Papatipu Rūnanga will be engaged in the resource consent process, inclusive of ensuring consideration is given to taking into account the relevant provisions of relevant iwi management plans and if required, avoid where practicable, adverse effects on the relationship between Ngāi Tahu and the wāhi tūpuna

### Landscapes – Rural Character (Chapter 6): Managing Activities on Outstanding Natural Features and in Outstanding Natural Landscapes

- All buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.
- The resource consent application process can ensure that the protection of Outstanding Natural Features and Outstanding Natural Landscapes includes recognition of any values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to Tangata Whenua, including tōpuni and wāhi tūpuna. The attached landscape assessment has acknowledged and assessed these matters – to the extent that it acknowledges the application will be publicly notified to allow further consideration of any matters arising through notification.
- While the proposal includes substantial tree planting it will still main some of the open landscape character of Outstanding Natural Features and Outstanding Natural Landscapes where it is open at present.

## Rural Zone (Chapter 21)

- The proposal is an example of a range of land uses, including farming being enabled while protecting the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; Maintaining or enhancing amenity values within the rural environment; and Maintaining or enhancing nature conservation values.
- The proposal will protect, maintain or enhance the values of indigenous biodiversity, ecosystem services, recreational values, and the natural character and nature conservation values of the District's lakes and rivers and their margins.
- Buildings will generally be setback from internal boundaries and road boundaries in order to mitigate potential adverse effects on landscape character, visual amenity, outlook from neighbouring properties and to avoid adverse effects on established and anticipated activities.
- The proposal is not anticipated to result in any nuisance dust, visual, noise and odour effects.
- Regard has been given to the location and direction of lights so they do not cause glare to other properties, waterbodies, roads, public places or views of the night sky.
- Water will be provided to the development to ensure adequate firefighting water and fire service vehicle access, noting the low risk to people and property generated by the proposal.
- The proposal is a commercial activity in the Rural Zone that has a direct link with, or dependence on the rural land and water, and recreation activities associated with resources located within the Rural Zone.
- The proposal is the establishment of a commercial activity that will protect, maintain or enhance rural character, amenity values and landscape values.
- Traffic from the proposal is anticipated to maintain: a. the safe and efficient operation of the roading and trail network; and b. access to public places.
- The life supporting capacity of soils will be sustained, noting that the PDP policies for sustaining highly valuable soils allow for the establishment of a range of activities that utilise the soil resource in a sustainable manner, including encouraging land management practices and activities that benefit soil and vegetation cover.
- The life supporting capacity of water will be safeguarded through the integrated management of the effects of activities proposed onsite. The proposal will not adversely affect the potable quality and life supporting capacity of water and associated ecosystems.
- The proposal is not a sensitive activity that might conflict with existing and anticipated activities in the Rural Zone.
- The proposal represents diversification of farming and other rural activities that protect landscape and natural resource values and maintains the character of rural landscapes. The policies seek to recognise that the diversification of farming and other traditional rural activities, including for tourism, commercial recreation and visitor accommodation, may provide for landscape values, indigenous biodiversity, and water quality to be sustained or enhanced in the longer term. The proposal will enable revenue producing activities that can support the long term sustainability of the rural areas of the District, and the proposal will utilise natural and physical resources efficiently (including existing buildings and infrastructure); protect landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; maintain or enhance amenity values within the rural environment; and maintain or enhance nature conservation values.
- The proposal is a Commercial Recreation activity in the Rural Zone that will be of a nature and scale that is compatible with the amenity values of the location.
- The natural character of lakes and rivers and their margins will be protected, or enhanced, while also providing for appropriate activities, including commercial recreation.

- The proposal is not a large-scale or intrusive commercial activity. The proposal is a small-scale activity that will not result in high levels of nuisance effects in areas of high passive recreational use, significant nature conservation values and wildlife habitat.
- The proposal will not affect (and will therefore maintain) public access to and enjoyment of the margins of the lakes and rivers.

#### Earthworks (Chapter 25)

- The earthworks will be small scale and designed to be compatible with the surrounding land and water features and undertaken in a manner that minimises adverse effects on the environment and maintains rural amenity values. Moreover, earthworks can be managed onsite subject to resource consent conditions to avoid inappropriate adverse effects and minimise other adverse effects, in a way that: a. Protects the values of Outstanding Natural Features and Landscapes; Protects the values of the margins of lakes, rivers and wetlands; Minimises the exposure of aquifers; Protects Māori cultural values, including wāhi tapu and wāhi tūpuna and other sites of significance to Māori; Protects the values of heritage sites from inappropriate development; and Maintains public access to and along lakes and rivers.
- Visual effects of earthworks on the hillocks has been avoided.
- Earthworks have been designed to avoid adversely affecting infrastructure, buildings and the stability of adjoining sites.
- Potential adverse effects arising from exposing or disturbing accidentally discovered material can be managed by following the Accidental Discovery Protocol in Schedule 25.10.
- The earthworks will not create any discernible traffic movement or degrade the amenity and quality of surrounding land.
- The earthworks are being undertaken to help support the social, cultural and economic wellbeing of people and communities.

#### Historic Heritage (Chapter 26)

- While the proposal includes changing the setting of the hillocks features, the proposal will not have an inappropriate adverse effect on the District's historic heritage, as assessed in the attached landscape assessment. In many respects the proposal will enhance historic heritage values through enhancing the natural characteristics of the hillocks features (i.e. recloaking them) and providing an onsite virtual reality / educational experience that will improve peoples geological knowledge and understanding of the features.
- All effects of the proposal can be managed through the resource consent process.
- The proposal is a more sustainable use of historic heritage features compared to the status quo.

#### Transport (Chapter 29)

- The proposal will include parking and a new (upgraded) vehicle crossing designed as required to ensure impacts on the traffic network will mitigate any potential adverse effect of the access on the safe and efficient functioning of the transport network. The actual design is anticipated to be identified through consultation with QLDC during this resource consent application process, and managed through resource consent conditions.
- The proposal is considered to be an appropriate nature and scale compatible with the Arterial status of the adjoining Glenorchy-Routeburn Road.
- 29.2.4.8 Control the number, location, and design of additional accesses onto the State Highway and arterial roads.

## Utilities

- The proposal will not affect and therefore protect the power lines traversing the site (being regionally significant infrastructure). The development can be suitably serviced through onsite services, with no significant burden anticipated on any identified network utility operator.
- Solid waste will be managed efficiently by: encouraging methods of waste minimisation and reduction such as re-use and recycling;
- The proposal includes low impact design techniques, for example green roofs, small building footprints, and very smallscale earthworks generally preferred as the construction method for the walking path over boardwalks.

## Signs

- The proposed signage, while not detailed at this stage, will relate to the Future is Wild activity and will be located and designed to be a scale and extent that maintains the character and amenity values of the District and enhances access. This can be ensured by imposing resource consent conditions that restrict the location, scale and extent of signage associated with the application.
- Policy 31.2.2.3 highlights support for the establishment of information signs and lay-bys at the entrance to the District's settlements and at sites of natural, historical or tangata whenua interest. The proposed parking area could provide opportunities for signage and lay-bys in this regard.
- Ngāi Tahu will be engaged to discuss whether traditional place names might be employed on any proposed signage.
- Lighting will be designed to avoid adversely affecting pedestrian, traffic and navigational safety.

## Wahi Tupuna (Chapter 39)

- The applicant has, through Cue Environmental, begun to engage with Manawhenua in respect of the proposal to ensure manawhenua values can be recognised and provided for including identification if the proposal might result in any inappropriate or significant adverse effects on Manawhenua values – and if so how they might be appropriately avoided, remedied or mitigated.

## **RPS - Partially Operative (poRPS)**

Upon review there are no provisions in the poRPS that the proposal will be inconsistent with, subject to feedback from manawhenua. Also, the application is considered to be generally consistent with the relevant objectives and policies in the poRPS on the basis of the above findings that the application is generally consistent with the District Plan provisions. In this regard the PDP provisions have been prepared in a manner to give effect to (particularise) the poRPS, meaning logically that consistency with the poRPS objectives and policies will be achieved if the District Plan provisions are achieved.

## **RPS – Proposed (pRPS)**

The pRPS is generally similar to the poRPS except that the po RPS provides a more integrated suite of provisions that provide a greater weighting to improving and protecting natural environmental values over supporting economic outcomes. However, the poRPS remains subject to substantial challenge and no decisions have been released or made in respect of the submissions and evidence received by submitters. Accordingly, little weight should be placed on the poRPS at this point in time.

## NPS for Indigenous Biodiversity

The National Policy Statement for Indigenous Biodiversity (NPSIB) provides direction to councils to protect, maintain and restore indigenous biodiversity requiring at least no further reduction nationally. As the proposal will result in benefits to indigenous biodiversity, with no indigenous biodiversity, the proposal is consistent with the directions set out in the NPSIB, particularly the Objective and policies 4, 13, and 14:

- *The objective of this National Policy Statement is: (a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and (b) to achieve this: (i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and (ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and (iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and (iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.*
- Policy 4: Indigenous biodiversity is managed to promote resilience to the effects of climate change.
- Policy 13: Restoration of indigenous biodiversity is promoted and provided for.
- Policy 14: Increased indigenous vegetation cover is promoted in both urban and non-urban environments.

## NPS Highly Productive Land

The National Policy Statement for Highly Productive Land (NPS-HPL) is about ensuring the availability of New Zealand's most favourable soils for food and fibre production, now and for future generations. The policy provides direction to improve the way highly productive land is managed under the Resource Management Act 1991 (RMA). This is achieved through clear and consistent guidance to councils on how to map and zone highly productive land, and manage the subdivision, use and development of this non-renewable resource. Under the NPS-HPL Otago Regional Council must identify and map Otago's highly productive land, which ORC is yet to do. In the interim, land use proposals of LUC classes 1-3 are to be assessed on the assumption the land is highly productive land for the purposes of the NPS. The NPS-HPL objective and policies are set out in full below:

***Objective: Highly productive land is protected for use in land-based primary production, both now and for future generations.***

*Policy 1: Highly productive land is recognised as a resource with finite characteristics and long-term values for land-based primary production.*

*Policy 2: The identification and management of highly productive land is undertaken in an integrated way that considers the interactions with freshwater management and urban development.*

*Policy 3: Highly productive land is mapped and included in regional policy statements and district plans.*

*Policy 4: The use of highly productive land for land-based primary production is prioritised and supported.*

*Policy 5: The urban rezoning of highly productive land is avoided, except as provided in this National Policy Statement.*

*Policy 6: The rezoning and development of highly productive land as rural lifestyle is avoided, except as provided in this National Policy Statement.*

*Policy 7: The subdivision of highly productive land is avoided, except as provided in this National Policy Statement.*

*Policy 8: Highly productive land is protected from inappropriate use and development.*

*Policy 9: Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land.*

Of the above policies, only Policy 8 seems to be somewhat relevant to the proposal. In this case, it is considered the application is not contrary to this policy (or any other abovementioned policy) because the proposal will enhance the life-supporting capacity of the land for future generations.

### **NPS Freshwater**

The National Policy Statement for Freshwater Management 2020 (NPS-FM) sets out the objectives and policies for freshwater management under the Resource Management Act 1991. The proposal utilises water take to an extent permitted by the Otago Regional Water Plan and does not adversely affect freshwater in any way. Therefore, the NPS Freshwater is not really engaged by the objectives and policies of this NPS.

## **5.4 Consideration of Part 2 Matters**

Section 104 of the RMA sets out the matters that decision-makers are required to have regard to when considering an application for resource consent. These are addressed above. This consideration is subject to Part 2 of the RMA (sections 5 – 8) which sets out the purpose and principles of the RMA. The purpose of the RMA as expressed in section 5 is to promote the sustainable management of natural and physical resources, with 'sustainable management' defined in section 5(2) as:

*In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while—*

*Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*

*Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*

*Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

Part 2 also sets out matters of national importance to be recognised and provided for (section 6), other matters to be had particular regard to (section 7), and requires the principles of the Treaty of Waitangi to be taken into account (section 8).

The proposal promotes sustainable management through the provision of a sustainable / regenerative tourism activity that will enable people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety, whilst also restoring and enhancing natural environmental values, without having any permanent adverse effects on other human and built values including matters of national importance and other matters.

Overall, the proposal will promote sustainable management of natural and physical resources and as such is consistent with the purpose and principles of the RMA.

## 6 Conclusion

The Future is Wild is seeking the resource consents required from QLDC to undertake a commercial recreation and rural tree planting activity on their land at Dart Valley Station. The site is subject to numerous significant environmental values and is known to hold significant values to the people of Ngāi Tahu.

The proposal has been assessed in this report as a discretionary activity under the QLDC PDP. Upon consideration of the relevant statutory matters, and noting the application is to be publicly notified, it is considered:

- The proposal will result in numerous benefits with limited adverse effects. All adverse effects are anticipated to be small-scale and appropriate. No person is anticipated to be adversely affected by the proposal, acknowledging that rūnunga and the Director General Conservation are likely to be affected parties and have an interest in the proposal.
- Subject to feedback (anticipated from direct consultation with parties and the public notification process), the proposal is likely to meet all the statutory tests of the RMA to allow the application to be approved with specific consent conditions that can be discussed with parties and QLDC throughout the application process.

339563

PARTICULARS ENTERED IN THE REGISTER-BOOK  
VOL. 128 FOR 191

AT 9.49 *21* APR 1959

*James*  
Assistant Land Registrar  
OTAGO

AG 339563 Agreement (All)  
Cpv - 01/01 Pgs - 004.17/10/03.09:32  
DocID: 610051055

*One copy only  
Part of the land in  
CT 128/191 (2.3240 has)  
has been taken for road.  
See GN 454005*

*James  
ALR*

RECALL FILE LABEL  
F5000002067053

*See also  
128/191*

OTAGO CENTRAL ELECTRIC POWER BOARD

ELECTRICITY AGREEMENT

AN AGREEMENT made this 7<sup>th</sup> day of October  
One thousand nine hundred and Eight.

BETWEEN THE OTAGO CENTRAL ELECTRIC POWER BOARD duly licensed as an electrical supply authority within the meaning of Part XIII of the Public Works Act 1928 and having its office in Tarbert Street, Alexandra (hereinafter together with its successors and assigns referred to as "the Board") of the one part AND

Charles David Hume

(hereinafter together with his their and each of their executors administrators and assigns referred to as "the Consumer") of the other part WHEREAS the Consumer is the registered proprietor of an estate in fee simple (as Lessee) of the land described in the Schedule hereto being land outside a borough or town district and occupied by the Consumer AND WHEREAS the Consumer has applied to the Board for an extension of an electrical distribution line for the purpose of supplying electricity for buildings or installations on the said land AND WHEREAS such supply is an uneconomic supply AND WHEREAS the Consumer has undertaken to make payments to the Board in respect of the capital cost of the extension in accordance with the provisions hereinafter appearing NOW THEREFORE IT IS HEREBY AGREED AND DECLARED by and between the parties hereto as follows :-

1. THE Board shall within a reasonable time from the date hereof proceed to extend an electrical distribution line for the purpose of supplying electricity for buildings or installations on the said land.
2. THE Consumer shall pay to the Board in respect of the capital cost of such extension commencing from the day next following the date on which he is notified that supply is available and continuing for a period of \_\_\_\_\_ years so long as the supply of electricity is available the yearly sum of One Hundred Pounds (£ 100 - ) for each year during the continuance of this Agreement and the said sum shall be payable as and when demanded by the Board.
3. THE Consumer shall purchase from the Board commencing from the date on which the said supply of electricity is made available, electricity at the Board's standard tariff applicable for the time being PROVIDED HOWEVER that the Board shall credit the Consumer towards payment and in reduction of the said yearly sum of One Hundred Pounds (£ 100 - ) all moneys paid by the Consumer for electricity used in that year.
4. THE Board may at any time within one year from the date hereof determine this Agreement without being liable for any damages to the Consumer if such extension is not commenced and completed within the said period of one year.
5. FOR the purposes of this Agreement the extension of an electricity distribution line shall be deemed to include any alteration of or addition to an existing line and shall include the provision of any apparatus necessary to give a satisfactory supply to the consumer.
6. THIS Agreement is an "Electricity Agreement" within the meaning of the Electricity Amendment Act 1948 as amended by the Electricity Amendment Act 1956 and is intended to be registered against the title of the Consumer to all the land described in the Schedule hereto.

7. IF for any reason this Agreement shall not be registered in accordance with the Electricity Amendment Act 1948, the Consumer shall be and remain liable hereunder notwithstanding the sale or other disposal of the said land by the Consumer or by any other person and notwithstanding that the Consumer shall cease to occupy the said land, but the Consumer's liability hereunder shall cease and determine if a new owner or occupier shall have entered into a similar agreement with the Board.

DESCRIPTION OF LAND:

<u>Survey District:</u>	<u>Area:</u>	<u>Block No:</u>	<u>Lot/Section No.:</u>
Dart		IU	1

<u>Deposited Plan:</u>	<u>Certificate of Title: Vol.</u>	<u>Folio</u>
	128	191

IN WITNESS WHEREOF this Agreement has been executed by or on behalf of the parties hereto the day and year first before written.

X SIGNED by the said  
 Charles David Hume  
 As Consumer in the presence of:-)

Witness: A. A. Jossance

Address:

Occupation:

THE COMMON SEAL of the OTAGO  
CENTRAL ELECTRIC POWER BOARD  
 was hereunto affixed in the  
 presence of:-

Member: Akorashini

Signed

Secretary: [Signature]

I/WE Mortgagee (s) under Memorandum of Mortgage No. \_\_\_\_\_ the interest of the above-named Consumer in the land described in the above-mentioned Schedule HEREBY CONSENT to the above written Agreement being registered against the Title of the Consumer to the said land.

SIGNED by the above-named }  
Mortgagee: }

Witness: \_\_\_\_\_

Address: \_\_\_\_\_

Occupation: \_\_\_\_\_

I HEREBY CERTIFY the foregoing to be a duplicate of the Agree-  
ment dated the 7<sup>th</sup> day of October 1968  
between the parties herein described.

J. H. [Signature]

SECRETARY TO THE BOARD OF THE OTAGO CENTRAL ELECTRIC POWER BOARD

# COMPENSATION CERTIFICATE

To the DISTRICT LAND REGISTRAR of the Land Registration District of OTAGO

PURSUANT to section 17 of the Public Works Amendment Act 1948, this Compensation Certificate is forwarded to you to be deposited in your Registry and a memorial thereof registered against the title to all land affected thereby:

(a) Description of the land affected by the Certificate: All that piece of land containing 172 acres 2 roods 32 perches being Section 1, Block IV, Dart District.

Certificate of Title, Volume 128, folio 191, Otago Registry.

(b) Brief particulars of the Agreement:

Date: 12 April 1973

The Crown will take approximately 4.8 acres of the above land for better utilisation.

Consideration: \$400.00

C 401932 Compensation

Copy - 01/01 Pgs - 002 17/10/03 09:28



(c) Names and addresses of parties to Agreement (other than Minister):

Thomas James Thomson of Earnslaw Station, Glenorchy farmer as to a 2/3 share and the Trustees Executors & Agency Co. of N.Z. Ltd as to a 1/3 share as tenants in the said shares.

(d) (i) Place where Copy of Agreement may be inspected: Office of District Commissioner of Works, Ministry of Works, Princes Street Dunedin

(ii) Hours during which a copy of the Agreement may be inspected: 9 a.m. to 11.30 a.m. and 2 p.m. to 4 p.m. on any day when Government Offices are open to the public.

(iii) Reference by which Agreement may be identified: P.W. 18/300/34

This Compensation Certificate is signed by me on behalf of the Minister of Works pursuant to an authority given to me by him dated the 22 day of December 19 72

Dated at Dunedin, this 12 day of April 1973

Signed by JOHN WILLIAM HALL MASLIN in the presence of

Person authorised by the Minister of Works. *[Signature]*

Witness: *[Signature]*  
Address: *[Signature]*  
Occupation: *Legal clerk*

Compensation Certificate No. **401932**

P.W. 365

Correct for the purposes of the Land Transfer Act.

Particulars entered in the Register Book,

Vol. *128*, folio *191*, the  
date of **13 APR 1973**, at  
*1.31* o'clock.

*[Signature]*  
of the District of  
Registrar.

*[Signature]*  
Authorized Officer.

*454005 Gazette notice declaring part of  
the within land to be taken for road -  
16-2-1976 at 9.02 am.*

*A.R.*

RECALL FILE LABEL  
F5000002067037

LAND & DEEDS	
Nature:	<i>CC</i>
Firm:	<i>/</i>
<b>13 APR 1973</b>	
Time:	<i>1.31</i>
Fees: \$	<i>[Signature]</i>
Abstract No:	<i>235</i>

Ministry of Works,

*[Signature]*

# View Instrument Details



**Instrument No** 11119286.1  
**Status** Registered  
**Date & Time Lodged** 25 May 2018 12:25  
**Lodged By** Baird, Hayden Charles  
**Instrument Type** Covenant (All types except Land covenants)



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Affected Computer Registers	Land District
OT128/191	Otago

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**Annexure Schedule:** Contains 8 Pages.

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## Signature

Signed by Hayden Charles Baird as Grantor/Grantee Representative on 25/05/2018 12:23 PM

**\*\*\* End of Report \*\*\***

DATED this 12<sup>th</sup> day of April 2017

IN THE MATTER of the  
Resource Management  
Act 1991

AND

IN THE MATTER of  
Resource Consent  
RM160651 as varied by  
RM171222

---

DEED OF COVENANT  
UNDER SECTION 108(2)(d) OF THE RESOURCE MANAGEMENT ACT 1991

---

DATED this 12<sup>th</sup> day of April 2017

#### PARTIES

1. **Gerhard Viktor Sieber** (Owner)
2. **QUEENSTOWN LAKES DISTRICT COUNCIL** (Council)

#### BACKGROUND

- A. The Owner is the registered proprietor of the Land and has obtained the Consent relating to that Land.
- B. The Consent establishes two residential building platforms on the Land shown as areas **C** and **D** on **DP518090**. The Consent was granted by Council subject to the Owner covenanting to perform certain obligations ("**Covenants**") in favour of the Council.
- C. The Council and the Owner intend that this Land Covenant shall be and remain registered against the certificate of title for the Land to give effect to the Covenants so that owners or occupiers for the time being of the Land shall be bound by the provisions of this Land Covenant.

#### OPERATIVE PART

##### 1. Interpretation

In this Land Covenant unless the context otherwise requires:

"Consent"	means resource consent RM160651 dated 21 December 2016 as varied by resource consent RM171222 dated 17 November 2017.
"Council"	means the Queenstown Lakes District Council (in its capacity as local authority).
"Land"	means the land legally described as Section 1 Block IV Dart Survey District contained in Computer Freehold Register OT128/191.
"Land Covenant"	means this instrument.
"Owner"	means (initially) Gerhard Viktor Sieber and then his successors in title to the Land.

#### COVENANT

The Owner covenants the following:

- a) There shall be no more than one residential unit per residential building platform.
- b) The two registered building platforms (the homestead platform and guest cottage platform) shall remain together in one Computer Freehold Register.

- c) The design controls listed under Conditions (16) and (17) of RM160651 shall be met for any building within each platform (as relevant).
- d) The following design controls shall be met for any development of the site:
- i. Any entranceway structures from the property boundary shall be to a height of no more than 1.2m, and shall be constructed of natural materials such as unpainted timber, steel or schist stone as to not be visually obtrusive (monumental) and consistent with traditional rural elements and farm gateways.
  - ii. The access drive carriageway from Humes Road shall not exceed 4.5m in width.
  - iii. All water tanks are to be partially buried, of dark recessive colouring or visually screened by planting as to be not visible from beyond the subject property boundary.
  - iv. All fencing, including fencing around curtilage areas shall be standard post and wire (including rabbit proof fencing), deer fencing or timber post and rail in keeping with traditional farm fencing.
  - v. Access drives up to the domestic curtilage area shall be gravel of local stone and shall not have any concrete kerb and channels.
  - vi. All domestic landscaping and structures including but not limited to clotheslines, outdoor seating areas, external lighting, swimming pools, tennis courts, play structures, vehicle parking, pergolas, and ornamental or amenity gardens and lawns shall be confined to the curtilage areas as shown on the certified Landscape Plan under RM160651.
  - vii. Planting within the site shall exclude wilding species (*Pinus contorta*, *P. nigra*, *P. sylvestris*, *P. pinaster*, *P. radiata*, *Larix decidua*, *Psuedotsuga menziesii*, *Acer pseudoplatanus*, *Crataegus monogyna*) and problematic species such as birch, and highly ornamental or brightly coloured domestic species, cultivars or varieties such as yellow species of conifers, bright red forms of oak and maples.
  - viii. Solar panels shall only be installed on roofs where glare from such structures is not visible from public roads or the Dart River and margins, such as behind buildings or on the ground behind screening vegetation or structures.
  - ix. Polycarbonate or similar skylight panels installed on the roof of buildings shall be 100% transparent or of dark tint such as to avoid opaque or pale colouring roofing panels to avoid contrasting banding effects that would highlight built form in the broader landscape. Such elements shall not be located on south or west facing roof slopes.
  - x. All ancillary structures or fixtures on the roof or upper portion of buildings including satellite dishes and solar panels shall not extend beyond the consented building platform height control. Such structures or fixtures shall be of colours and materials in the natural hues of green, brown or grey with a light reflectivity value of between 20% and 7%, or be located so as not to be visible from beyond the subject property boundary.
  - xi. All external lighting shall be down lighting only and not be used to highlight buildings, or landscape features visible from beyond the property boundary. External lighting attached to buildings shall be no higher than 2m above adjacent ground and be located so as to not to be visible from the Glenorchy

Routeburn Road. All other external lighting shall be no higher than 1m above ground level. External lighting shall be directed downwards and away from property boundaries, to avoid light spill beyond property boundaries and avoids light pollution of the rural night sky.

- e) The Landscape planting detailed on the landscape plan certified under Condition (4) of resource consent RM160651 shall be maintained in perpetuity.
  - f) The landscape planting and protection requirements listed under Condition (5) of RM160651 shall be complied with.
  - g) If any willows on the willow plan provided under Condition (6) of resource consent RM160651 shall be significantly pruned, damaged or removed, on-site planting shall be provided to the north of the homestead building platform. This landscaping shall be shown on a planting plan and submitted to Council for certification within 3 months of the willows being pruned, damaged or removed. This certified landscaping shall be implemented within the planting season following certification and shall be maintained in perpetuity. If any plant on this plan becomes diseased or deceased, it shall be replaced in the following planting season. The objective of this planting plan is to provide a sufficient level of screening for the building as viewed from the marginal strip to the north.
  - h) Geotech requirements: Prior to any construction work (other than work associated with geotechnical investigation), the owner for the time being shall submit to Council for certification, plans prepared by a suitably qualified engineer detailing the proposed foundation design, earthworks and/or other required works in accordance with the Schedule 2A certificate attached (to be read in conjunction with the Geotechnical Report for Dart Farm, 404 Glenorchy-Routeburn Road prepared by GeoSolve Ltd and dated February 2017, GeoSolve Reference: 170034). All such measures shall be implemented prior to occupation of any building.
  - i) At the time a dwelling is constructed within either of the building platforms, either:
    - i. Buildings shall have a minimum floor level of at least 0.5m above the surrounding ground level. If the platform is to be raised by fill, a suitably qualified and experienced Engineer shall design the foundations and/or ground preparation works for the dwelling.
- OR
- ii A suitably qualified Geotechnical engineer shall design alternate measures to divert water away from the proposed dwelling, which shall be installed prior to occupation of the dwelling.

The owner and/or occupier may, at the pleasure of Council, use the legal road (Humes Road) for the formation of a private drive. The Council shall be under no obligation to maintain the private drive or to develop a physical road for access to Section 1 Block IV Dart Survey District.

- j) At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.7 of Council's Land Development and Subdivision Code of Practice to design a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site. The proposed stormwater system shall be subject to the review of Council prior to implementation.
- k) At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The proposed wastewater system shall be subject to Council review prior to

implementation and shall be installed prior to occupation of the dwelling. To maintain high effluent quality such a system will require the following:

- Specific design by a suitably qualified professional.
  - Secondary treatment of effluent as a minimum requirement.
  - Disposal areas shall be located such that maximum separation (in all instances greater than 50 metres) is obtained from any watercourse or water supply bore, unless prior consent is obtained from the Otago Regional Council.
  - Regular maintenance in accordance with the recommendations of the system designer and a commitment by the owner of each system to undertake this maintenance.
  - Intermittent effluent quality checks to ensure compliance with the system designer's specification.
  - Irrigation lines or distribution pipes shall be buried at least 300mm below ground level to protect from freezing unless alternative frost protection is provided.
  - A producer statement shall be provided to Council that confirms that the system has been installed in accordance with the approved design.
- l) The drinking water supply is to be monitored in compliance with the Drinking Water Standards for New Zealand 2005, by the consent holder, and the results forwarded to the Principal: Environmental Health at Council. The Ministry of Health shall approve the laboratory carrying out the analysis. Should the water not meet the requirements of the standard then the consent holder shall be responsible for the provision of water treatment to ensure that the Drinking Water Standards for New Zealand 2005 are met or exceeded.
- m) Prior to the occupation of a dwelling, domestic water and fire fighting storage is to be provided to each residential building platform. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the New Zealand Fire Service (NZFS) as larger capacities and flow rates may be required.

The NZFS connection point/coupling must be located so that it is not compromised in the event of a fire.

The connection point/coupling shall have a hardstand area adjacent to it that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by Council's standards for rural roads (as per Council'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 subdivision consent). The roadway 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. Access shall be maintained at all times to the hardstand area.

Underground tanks or tanks that are partially buried (provided the top of the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank whereby couplings are not required. A hardstand area adjacent to the tank is required in order to allow a fire service appliance to park on it and access to the hardstand area must be provided as above.

The NZFS connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance.

Fire fighting water supply may be provided by means other than the above if the written approval of the NZFS Operational Planning Officer for the Southern Fire Region is obtained for the proposed method.

The fire fighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

**Advice Note:** The New Zealand Fire Service considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 16km from the nearest New Zealand Fire Service Fire Station the response times of the New Zealand **Volunteer** Fire Service in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in each new dwelling.

- n) Any earthworks shall be undertaken in accordance with the following:
- i. Measures shall be installed to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with Council's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the 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.
  - ii. On completion of the earthworks, the following shall be completed:
    - Any damage to all existing road surfaces and berms that result from work carried out for this earthworks shall be remedied.
    - All areas of earthworks to be shaped to blend seamlessly into the surrounding natural contour and shall be planted or grassed within 3 months of completion of works.
- o) Underground telecommunication services have not been provided to the registered building platforms consented by RM160651. The consent holder has provided for wireless services which are available to each of the building platforms within the development to the satisfaction of Council.

If and when the registered proprietor of the land installs underground telephone services, that it will do so at its own cost and the Council will not be liable to contribute to the cost of that installation.

**Advice Note:**

This consent triggers a requirement for Development Contributions. For further information please contact the DCN Officer at Council.

SIGNED by Gerhard Viktor Sieber



in the presence of:  
Witness

Signature: Helen Black

Full name: Helen Black

Address: 11 Riverside Rd, Queenstown

Occupation: office manager

**SIGNED** for and on behalf of  
**QUEENSTOWN LAKES DISTRICT**  
**COUNCIL** under delegated authority by  
its Team Leader – Subdivision and  
Property

  
Elizabeth Jane Simpson



**Form B**

**Easement instrument to grant easement or *profit à prendre*, or create land covenant**

(Sections 90A and 90F Land Transfer Act 1952)

**Grantor**

GERHARD VIKTOR SIEBER

**Grantee**

AURORA ENERGY LIMITED

**Grant of Easement or *Profit à prendre* or Creation of Covenant**

**The Grantor** being the registered proprietor of the servient tenement(s) set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or **creates** the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

**Schedule A**

*Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Right to Convey Electricity	"A" and "B"	Section 1 Block IV Dart Survey District held in CFR OT128/191	in gross
Right to Transform Electricity	"B"  both shown on DP 518090	Section 1 Block IV Dart Survey District held in CFR OT128/191	In gross

AA-203625-3201-20-V1

Form B - continued

**Easements or profits à prendre rights and powers (including terms, covenants and conditions)**

*Delete phrases in [ ] and insert memorandum number as required; continue in additional Annexure Schedule, if required*

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

All rights and powers and the implied rights and powers are hereby ~~varied~~ ~~negated~~ ~~added to~~ and or ~~substituted~~ by:

~~[Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952]~~

~~[the provisions set out in Annexure Schedule 2]~~

**Covenant provisions**

*Delete phrases in [ ] and insert Memorandum number as require; continue in additional Annexure Schedule, if required*

~~The provisions applying to the specified covenants are those set out in:~~

~~[Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952]~~

~~[Annexure Schedule ]~~

AA-203625-3201-20-V1

**Annexure Schedule 2**

**CONTINUATION OF “EASEMENTS OR PROFITS À PRENDRE RIGHTS AND POWERS (INCLUDING TERMS, COVENANTS AND CONDITIONS)”**

The Grantee shall have as easements in gross forever in favour of the Grantee the following rights:-

- (a) To convey electricity under and through the soil of those parts of the land in Certificate of Title OT128/191 marked “A” and “B” on Deposited Plan 518090 (hereinafter referred to as “the electricity cable easements”); and
- (b) To establish and maintain on that part of the land in Certificate of Title OT128/191 marked “B” on Deposited Plan 518090 an electricity transformer and ancillary equipment (hereinafter referred to as “the transformer site”).

(the said Certificate of Title OT128/191 is hereinafter referred to as “the servient land”).

**TERMS, CONDITIONS, COVENANTS OR RESTRICTIONS IN RESPECT OF THE RIGHT TO CONVEY ELECTRICITY AND MAINTAIN AN ELECTRICITY TRANSFORMER AND ANCILLARY EQUIPMENT**

**A. ELECTRICITY CABLE EASEMENTS**

**The Grantee shall have the right**

- (a) To lead and convey electricity, electric impulses and ancillary telecommunications without interruption or impediment (except during any periods of necessary renewal or repair) by means of conduits, cables, pipes and ancillary equipment laid or to be laid under the surface of and through the soil of the electricity cable easements.
- (b) To lay, place, inspect, repair, maintain, renew, upgrade and replace on and under the electricity cable easements such conduits, cables, pipes and ancillary equipment as may be necessary to convey such electricity, electric impulses and ancillary telecommunications by means of the said conduits, cables, pipes and ancillary equipment.
- (c) For the Grantee its servants, agents, workmen and contractors to enter and remain on such part or parts of the servient land as may be necessary to secure access to the electricity cable easements and the said conduits, cables, pipes and ancillary equipment and on such parts of the servient land as may be necessary for the purpose of laying, placing, inspecting, repairing, maintaining, renewing, upgrading and replacing the said conduits, cables, pipes and ancillary equipment together with full power and authority for the Grantee its surveyors, engineers, workmen, agents and servants with or without vehicles implements machinery and equipment from time to time and at all times to enter and remain on the said part or parts of the servient land as may be necessary for the purpose of exercising and enjoying all or any of the rights privileges and easements granted in this instrument.

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**B. ELECTRICITY TRANSFORMER EASEMENT**

**The Grantee shall have the right**

- (a) To construct, install, place, inspect, repair, maintain, renew, upgrade and replace on the transformer site an electricity transformer and ancillary equipment.
- (b) To lay, place, inspect, repair, maintain, renew, upgrade and replace on or under the transformer site cables for the transmission of electrical energy and ancillary telecommunications together with the right to transmit electrical energy and telecommunications through and along the said cables.
- (c) For the Grantee its servants, agents, workmen and contractors to enter and remain on such part or parts of the servient land as may be necessary to secure access to the transformer site and the said electricity cables and on such parts of the servient land as may be necessary for the purpose of constructing, installing, laying, placing, inspecting, repairing, maintaining, renewing, upgrading and replacing the said electricity transformer and ancillary equipment and the said cables together with full power and authority for the Grantee its surveyors, engineers, workmen, agents and servants with or without vehicles implements machinery and equipment from time to time and at all times to enter and remain on the said part or parts of the servient land as may be necessary for the purpose of exercising and enjoying all or any of the rights privileges and easements granted in this instrument.

**1. The Grantor covenants with the Grantee**

- (a) Not to place any building or other structure or plant any tree or shrub or alter the natural level of the land on the electricity cable easements and the transformer site without the prior written consent of the Grantee.
- (b) To take all reasonable steps to ensure that his tenants, agents and workmen do not do any wilful or negligent act or thing whereby the said conduits, cables, pipes and ancillary equipment and the electricity transformer and ancillary equipment and the said electricity cables shall be damaged or destroyed. If it is established that the damage was caused by the negligent or wilful act of the Grantor or his tenants, agents or workmen then the Grantor shall be responsible for the repair and/or replacement required. Any work so required shall be carried out by a Contractor selected by the Grantee.
- (c) Not at any time permit or suffer any act or thing whereby the rights, powers, liberties, licences and easements hereby granted to the Grantee may be interfered with or affected.
- (d) That the Grantee will not be required to erect or maintain a fence around the transformer site or the said electricity transformer and ancillary equipment and except in respect of rubbish debris or obstruction left there by the Grantee the Grantee shall not be responsible for the normal maintenance of those parts of the transformer site not covered by the said electricity transformer and ancillary equipment or keeping the same clean and tidy.

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**2. The Grantee covenants with the Grantor that upon the exercising of any of its rights the Grantee shall**

- (a) Cause as little damage as possible to the servient land and the occupiers of the servient land;
- (b) Restore the servient land as near as reasonably possible to its previous condition;
- (c) Make good at the Grantee's expense any damage done by the actions of the Grantee to the buildings, erections and fences of the Grantor.
- (d) Not except while work is being carried on upon the servient land leave on that part of the servient land not covered by the electricity transformer and ancillary equipment any rubbish or debris or obstruction.

Extract from *N.Z. Gazette*, 5 February 1976, No. 13, page 253

*Declaring Land Taken for Road in Blocks I and IV, Dart  
Survey District, Lake County*

PURSUANT to section 32 of the Public Works Act 1928, the Minister of Works and Development hereby declares that, sufficient agreements to that effect having been entered into, the land described in the Schedule hereto is hereby taken for road from and after the 5th day of February 1976.

**SCHEDULE**

**OTAGO LAND DISTRICT**

ALL those pieces of land described as follows:

Area ha m <sup>2</sup>	Being
0 129	Part Section 4, Block I, Dart Survey District, marked "A" on plan. ✓
0 2136	Part Section 4, Block I, Dart Survey District, marked "D" on plan. ✓
2 3240	Part Section 1, Block IV, Dart Survey District, marked "H" on plan. ✓
0 6957	Part Section 2, Block IV, Dart Survey District, marked "I" on plan. ✓

As shown on plan S.O. 18305 lodged in the office of the Chief Surveyor at Dunedin, and thereon marked as above mentioned.

Dated at Wellington this 21st day of January 1976.

W. L. YOUNG, Minister of Works and Development.

(P.W. 46/91; Dn. D.C. 18/300/34)

A. R. SHEARER, Government Printer, Wellington, New Zealand.

**GN 454005 Gazette Notice.**

Copy - 01/01, Pgs - 002, 29/09/03, 16:17

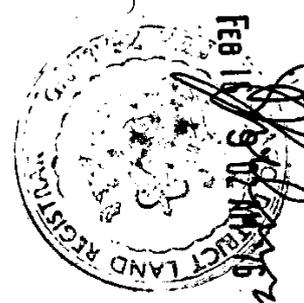


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457299 Gazette Notice  
declaring that the within  
~~land~~<sup>2 acres</sup> to be under the control  
and management of the Lake  
County Council as and  
after 23rd March 1976  
- 21.4.1976 at 2.01pm

*[Handwritten Signature]*  
AK

RECALL FILE LABEL  
  
F5000002067041



279/167  
DISTRICT LAND REGISTRY  
DURBAN NO. 1  
Feb 11 9 12 AM '76

454005  
125/228/128/191



**Lease instrument**  
(Section 115 Land Transfer Act 1952)

2009/3073EF  
APPROVED  
Registrar-General of Land

Affected instrument Identifier and type (if applicable)	All/part	Area/Description of part or stratum
OT128/191	Part	Area 1 Deposited Plan 509967

**Lessor**  
Gerhard Viktor Sieber

**Lessee**  
Annette Margaret Thomson

**Estate or Interest** *Insert "fee simple", "leasehold in lease number ", etc.*  
Fee Simple

**Lease Memorandum Number (if applicable)**  
-

**Term**  
35 years (less one day) unless clause 2.2 applies.

**Rental**  
\$1.00 per annum

**Lease and Terms of Lease** *If required, set out the terms of lease in Annexure Schedules*  
The Lessor leases to the Lessee and the Lessee accepts the lease of the above Estate or Interest in the land in the affected computer register(s) for the Term and at the Rental and on the Terms of Lease set out in the above Lease Memorandum or in the Annexure schedule(s) (if any)

REF: 7212 -- AUCKLAND DISTRICT LAW SOCIETY INC.

## Annexure Schedule

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### 1. Definitions and interpretation

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#### Definitions

- 1.1 In this Lease, unless the context requires otherwise:
- (a) **Commencement Date** means 20 December 2016;
  - (b) **Lessor's Property** means the land contained and described in certificate of title OT128/191;
  - (c) **Premises** means that part of the Lessor's Property shown as Area 1 on DP 509967;
  - (d) **Term** means, subject to the provisions of clauses 2.2, 35 years (less one day); and
  - (e) **Termination Date** has the meaning given to it in clause 2.2.

#### Interpretation

- 1.2 In this Lease, unless the context requires otherwise:
- (a) a reference to a person includes any other entity or association recognised by law and the reverse;
  - (b) words referring to the singular include the plural and the reverse;
  - (c) any reference to any of the parties includes that party's executors, administrators or permitted assigns, or if a company, its successors or permitted assigns or both;
  - (d) everything expressed or implied in this Lease which involves more than one person binds and benefits those people jointly and severally;
  - (e) clause headings are for reference purposes only;
  - (f) a reference to a statute includes:
    - (i) all regulations under that statute; and
    - (ii) all amendments to that statute; and
    - (iii) any statute substituting for it which incorporates any of its provisions;
  - (g) the parties do not intend this document to create any benefits under the Contracts (Privity) Act 1982;
  - (h) all periods of time or notice exclude the days on which they are given; and
  - (i) "working day" has the meaning given to it in the Property Law Act 2007. Notices served after 5 pm on a working day, or on a day which is not a working day, shall be deemed to have been served on the next succeeding working day.

### 2. Term of lease

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- 2.1 The Term started on the Commencement Date and will end on the Termination Date.

2.2 The Termination Date will be the date 35 years (less one day) after the Commencement Date provided the following events do not occur during this time:

- (a) death of the Lessee; or
- (b) the Lessee abandons or parts with possession of the Premises

in which case, the Termination Date shall be the date of such event occurring.

### 3. Use of Premises

---

3.1 The Premises may only be used as an art gallery and art studio. For the avoidance of doubt, the Premises must not be used as a residence or dwelling whether temporary or permanent or for any use other than an art gallery and art studio.

3.2 Notwithstanding any provisions of the Lease to the contrary, the parties note that the Lessor has, as at the Commencement Date, granted approval for the use of part of the Premises for the eco-tourist operation operated by Andy Aitken, with such ongoing approval to continue to be at the discretion of the Lessor.

### 4. Rent and operating expenses

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4.1 The Lessee must pay the Annual Rent to the Lessor by automatic bank transfer on the anniversary of the Commencement Date if requested by the Lessor in writing.

4.2 A failure to pay the Annual Rent will not constitute a breach of this Lease.

4.3 The Lessee is responsible for the following operating expenses:

- (a) insurance of the Premises;
- (b) charges for water, electricity, telecommunications and any other utilities or services relating to the use of the Premises;
- (c) rubbish collection;
- (d) any New Zealand or rural fire services charges;
- (e) the cost of maintenance of the Premises including the lawns, gardens, planted areas, the driveway and fences and their replacement;
- (f) the cost of maintenance and replacement of the length of fence that runs the distance of the Premises, but is on the legal boundary of the Glenorchy-Routeburn Road (despite the fact that it is not located within the Premises); and
- (g) the cost of maintenance and replacement of any elements of the building on the Premises including (without limitation) the walls, roof, foundations and painting the exterior as and when reasonably required by the Lessor.

4.4 For the avoidance of doubt, the Lessor and Lessee agree that the Premises is to be used by the Lessee at the sole risk and cost of the Lessee in all respects during the Term. The Lessor is to have no obligation whatsoever in relation to the repair, maintenance or replacement of the Premises during the Term. These obligations are to remain the Lessee's obligations together with the obligation to pay for the supply of utility services to the Premises throughout the Term.

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## **5. Assignment/subletting**

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- 5.1 The terms of this Lease are personal to the Lessee. The Lessee must not assign, or part with possession of, all or any part of the Premises or any interest in this Lease.
- 5.2 For the avoidance of doubt, there are no rights of succession attaching to this Lease.

## **6. Right of First Refusal**

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- 6.1 Upon expiry of the Term, and provided none of the events outlined in clause 2.2 have occurred, the Lessor will, if he wishes to lease the Premises, offer a lease of the Premises to the Lessee on the same terms and conditions of this Lease.
- 6.2 The Lessee will have 10 working days to accept the offer outlined in clause 6.1 above (time being of the essence).
- 6.3 Failing acceptance of the offer outlined in clause 6.1 above, the Lessor is free to deal with the Premises as it sees fit, including letting the Premises to a third party.
- 6.4 For the avoidance of doubt, should any of the events outlined in clauses 2.2 occur, the first right of refusal contained in this clause 6 will lapse.

## **7. Lessee's undertakings**

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### **Positive undertakings**

- 7.1 The Lessee undertakes that during the Term, the Lessee will:
- (a) if required by the Lessor, and at the Lessor's cost, support any Resource Consent or building consent application made by the Lessor;
  - (b) only use the Premises for the purpose outlined in clause 3 above;
  - (c) do all things, at the Lessee's cost, to comply with the District Plan and all other legislation relating to the use of the Premises as an art gallery and art studio (and any other use the Lessor may grant consent to in its absolute discretion) including without limitation the Health and Safety at Work Act 2015 and the Resource Management Act 1991;
  - (d) insure the Premises;
  - (e) maintain the Premises including the lawns, gardens, planted areas, and the driveway;  
and
  - (f) maintain and replace all fences including the fence referred to in clause 4.3(f).

### **Negative undertakings**

- 7.2 The Lessee undertakes that during the Term, the Lessee will not:
- (a) object or support any objection to any use of the Lessor's Property (excluding the Premises);
  - (b) lodge a caveat or any other encumbrance over the Lessor's Property including the Premises.

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## **8. Registration**

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- 8.1 At any time during the Term, the Lessee may require this Lease to be registered against the certificate of title to the Lessor's Property. In which case, the Lessor will do all things reasonably necessary to register this Lease, in a form acceptable to the Lessor, provided the Lessee pays all of the costs of preparation and registration of this Lease including the preparation of a survey plan and all of the Lessor's costs including legal costs of and incidental to the registration of this Lease on a solicitor/client basis.

## **9. Miscellaneous**

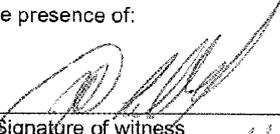
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- 9.1 Except as provided by this Annexure Schedule, the Lease shall be on the same terms as the ADLS 6<sup>th</sup> Edition 2012 form of lease.

Execution Dated this 22nd day of February 2018

Signed by **Gerhard Viktor Sieber** as Lessor in the presence of:

  
Gerhard Viktor Sieber

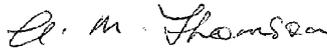
  
Signature of witness

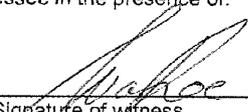
S.D. Aulford  
Name of witness

solicitor  
Occupation

Christchurch  
Address

Signed by **Annette Margaret Thomson** as Lessee in the presence of:

  
Annette Margaret Thomson

  
Signature of witness

Eva Christine Roe  
Name of witness

Solicitor  
Occupation

Queenstown  
Address





# View Instrument Details

**Instrument Type** Mortgage  
**Instrument No** 10645747.2  
**Status** Registered  
**Date & Time Lodged** 20 December 2016 15:39  
**Lodged By** Cradock, Amy

---

**Affected Computer Registers** **Land District**  
OT128/191 Otago

---

## Mortgagors

Gerhard Viktor Sieber

---

## Mortgagees

ASB Bank Limited

## Share

## Mortgage Details

**Memorandum Number** 2015/4322  
**Priority Amount \$** 4,500,000.00 plus interest

This mortgage incorporates the provisions of the above memorandum registered pursuant to section 155A of the Land Transfer Act 1952

---

## Mortgagor Certifications

I certify that I have the authority to act for the Mortgagor and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have the authority to act for the Mortgagee and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

## Signature

Signed by Hayden Charles Baird as Mortgagor Representative on 09/12/2016 10:22 AM

\*\*\* End of Report \*\*\*



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **OT128/191** **Part-Cancelled**

**Land Registration District** **Otago**

**Date Issued** 26 October 1901

**Prior References**

OTPR12/67 WA 3/88

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**Estate** Fee Simple  
**Area** 69.8892 hectares more or less  
**Legal Description** Section 1 Block IV Dart Survey District  
**Registered Owners**  
Gerhard Viktor Sieber

---

**Interests**

339563 Electricity Agreement pursuant to Electricity Act 1968 - 21.4.1969 at 9.49 am  
401932 Compensation Certificate pursuant to Section 17 Public Works Amendment Act 1948 - 13.4.1973 at 1.31 pm  
454005 Gazette Notice declaring part of the within land (2.3240 ha) to be taken for road - 16.2.1976 at 9.02 am  
10645747.2 Mortgage to ASB Bank Limited - 20.12.2016 at 3:39 pm  
10763324.1 Lease of Area 1 DP 509967 Term 35 years (less one day) commencement date 20 December 2016 CIR 829401 issued - 9.3.2018 at 10:16 am  
Subject to a right (in gross) to convey electricity over parts marked A and B and to transform electricity over part marked B both on DP 518090 in favour of Aurora Energy Limited created by Easement Instrument 10982786.2 - 10.5.2018 at 10:40 am  
11119286.1 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 25.5.2018 at 12:25 pm

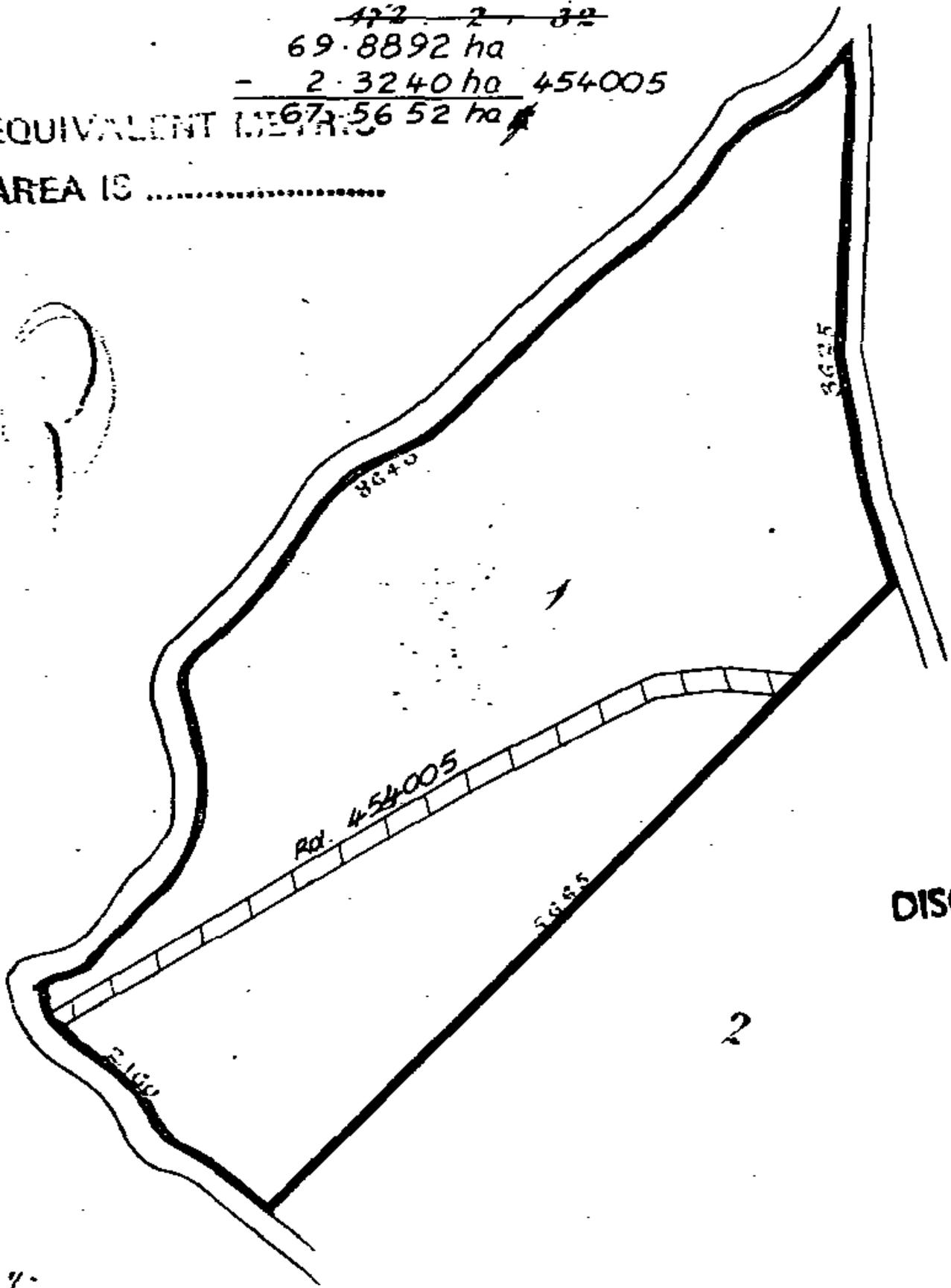
~~472 2 32~~

69.8892 ha

- 2.3240 ha 454005

EQUIVALENT AREA 67.5652 ha

AREA IS .....



DISCH

# THE FUTURE IS WILD @ THE HILLOCKS



the **FUTURE** is WILD™

## AND YOU'RE PART OF THE STORY!





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## EXECUTIVE SUMMARY

In a rapidly evolving world, where education, entertainment, and environmental stewardship intersect, Hillocks Holdings Ltd embarks on a groundbreaking journey to reshape the future of tourism. Our visionary project, "The Future is Wild @ The Hillocks," redefines the landscape of 'Edu-Tourism' by seamlessly blending science, imagination, user involvement, and immersive technology.

### **Our vision and mission**

At the heart of our endeavour lies a steadfast commitment to cultivating a generation of Eco Crusaders, equipped with a profound understanding of climate change, sustainability, and environmental responsibility. Our mission is to inspire connection, promote understanding, and spark action for the betterment of our planet.

### **A Global phenomenon: The Future is Wild**

Driven by the principles of regenerative tourism, "The Future is Wild" (FIW) stands as a worldwide phenomenon that transcends boundaries. With an original concept that fuses science, entertainment, and education, FIW continues to captivate audiences through television, literature, education, and technology. Its esteemed reputation is endorsed by its presence in 27 countries and translation into 30 languages, amassing a global audience of over 1 billion viewers.

### **A Transformative experience: The Hillocks**

Central to our venture is The Hillocks, an idyllic landscape in Glenorchy, New Zealand, where nature's beauty converges with cutting-edge AR and VR technology. By crafting an immersive journey through time, we bring evolution, adaptation, and climate change to life. Visitors traverse an elevated wooden trail, interacting with past and present fauna and flora through realistic AR and VR experiences.

### **Strategic partnerships and forward planning**

Our path forward is paved by strategic partnerships and meticulous planning. We've secured exclusive rights to FIW's intellectual property for New Zealand and Australia, while simultaneously establishing a global presence. Collaborations with visionary minds, including WildLab and BurningFish Productions, solidify our commitment to innovation and immersive technology.

### **Cultural integration and sustainability**

Our dedication to responsible development extends to cultural integration and environmental stewardship. With the expertise of Kauati Consulting, we're forging a respectful partnership with Ngai Tahu, honouring Māori values in our journey. Additionally, environmental assessments and compliance

with regulatory requirements ensure a harmonious blend of human interaction and natural preservation.

### **Future-proofing tourism**

Through our innovative approach, "The Future is Wild @ The Hillocks" sets a new benchmark for sustainable tourism. By offering both virtual and physical exploration, we reduce our carbon footprint while broadening accessibility. Our vision aligns with government objectives and supports carbon neutrality.

### **Next steps**

As we transition into the development phase, we're poised to actualize our vision. The extensive groundwork, ranging from intellectual property acquisition to financial feasibility studies, has positioned us for success. With a seasoned team, forward-looking partners, and unwavering dedication, we're prepared to transform "The Future is Wild @ The Hillocks" from concept to reality.

### **Join Us in Shaping Tomorrow**

We invite you to join us on this transformative journey. Together, we'll inspire, educate, and ignite positive change. As we forge ahead, we're eager to embark on a new era of sustainable tourism, where the future is not just envisioned, but is experienced.



# THE FUTURE IS WILD ECOSYSTEM

## THE FUTURE IS WILD ECOSYTEM

The Future is Wild (FIW) is a world renowned educational and entertainment franchise which since 2000 has achieved over 1 billion views in the multiple media channels it works in.

FIW is supported by highly skilled and experienced teams based in Germany and New Zealand.

It taps into our fascination with our planet and the mystery of the plant and animal kingdom's ability to adapt and survive.

FIW engages imagination and creativity to look forward and asks the big question "what if?"

Proven intellectual property, underpinned by sound scientific principles and innovative use of Augmented Reality, Virtual Reality, and co-creation platforms.

FIW continues to be founded on cutting edge software and technology. Current innovations in augmented and virtual reality have opened up the opportunity to develop a virtual reality experience within nature based landscapes with Glenorchy selected as the first of multiple sites being progressed.

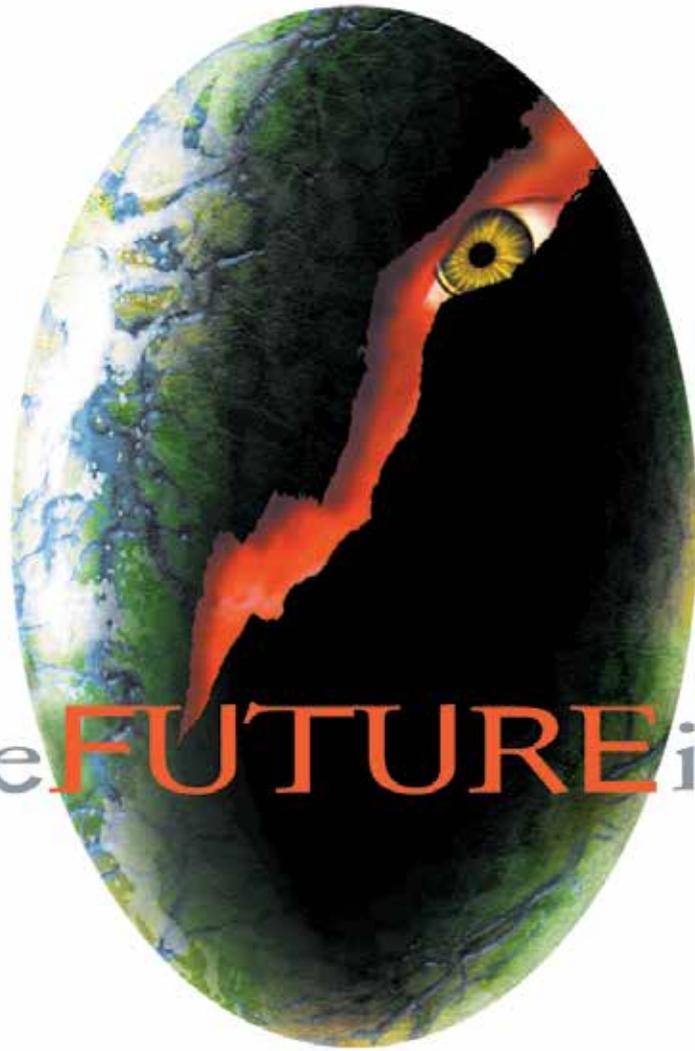
The Future is Wild has a strong focus on learning and engagement.

Besides the obvious entertainment, The Future is Wild is an intellectual adventure that stretches our imagination but is kept in balance according to the rules of science.

It uses impressive examples of future species, plants and environments to stimulate curiosity about what is to come and to stimulate imagination to bring to life own ideas for future species, plants and environments.

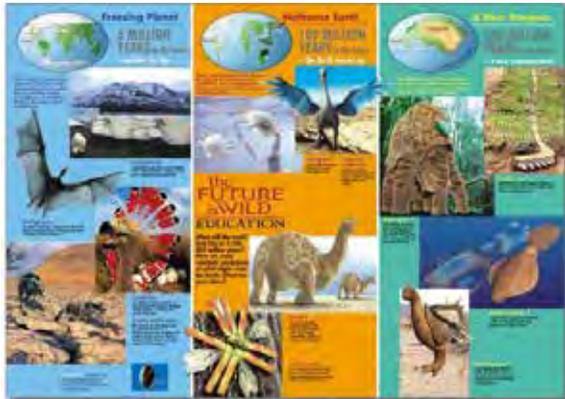
The interactive learning exhibits are based on the principles of evolutionary biology to convey the connection between climate change and biodiversity in a playful and compelling way.





the **FUTURE** is WILD™





FIW is a gateway into the wild world of the future.

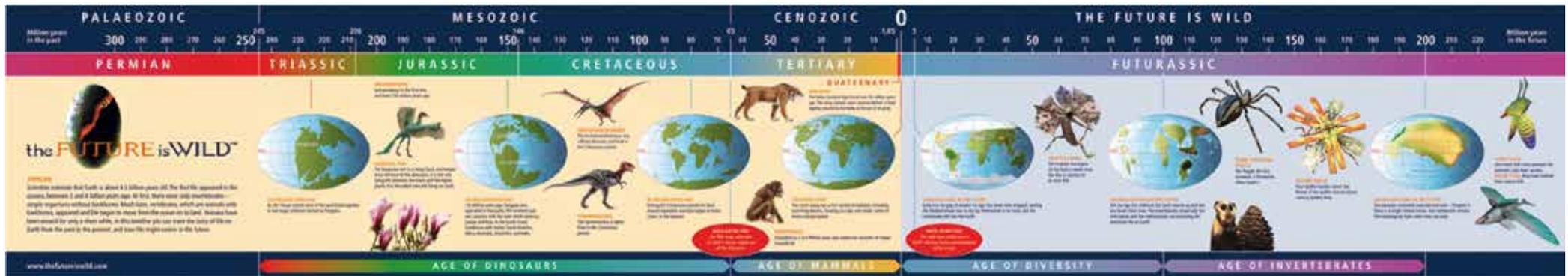
FIW has mass audience appeal across all ages and sexes.

FIW remains unique as the only Entertainment / Educational brand which explores and explains future evolution.

FIW has a worldwide successful track record and existing brand recognition with millions of followers on YouTube and other social media outlets.

FIW is based upon a proven intellectual property, underpinned by sound scientific principles.

Gameplay evolves from the already developed themes and story-lines. Also footage from the original documentary series can be used.





## THE EDUCATIONAL VALUE OF THE FUTURE IS WILD

The focus of the interactive displays is on learning how we can play our part in caring for current and future forms of nature.

There will be an outreach programme for New Zealand schools. Teacher's guides and lesson plans will ensure that teachers can be fully prepared before they arrive with their school parties, enabling them to answer "those difficult questions", prompt investigation and turn the visit into a students' research trip for their own classroom evolution projects.

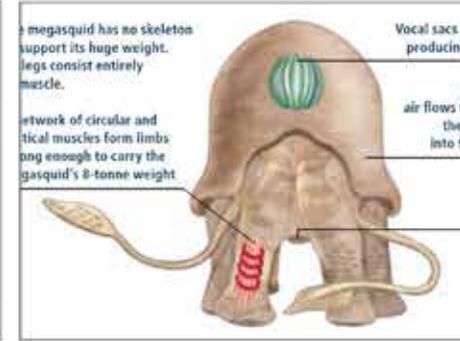
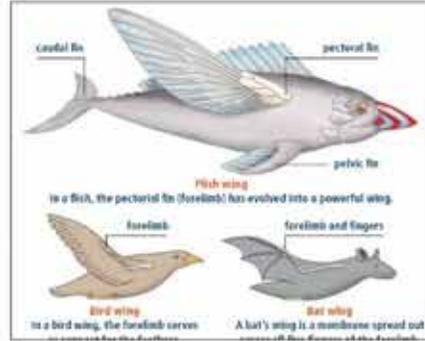
FIW can be used in schools and colleges as a resource material for teaching science

and geography in particular, but also gives opportunities for creative work, and for debate and informed discussion. These opportunities exist because FIW allows children to use the tools of science in imaginative ways that also retains scientific authenticity.

This unique feature has been seized upon by educators as it also helps to explain issues related to climate change, the human impact on the environment, survival, habitats, food chains and adaptation. Children, their teachers and their parents have all been excited by the possibilities that come from using FIW, with proven success, in traditional

schools, special needs establishments and Home Learning. It works for all ages and all abilities, for those who readily grasp science and those who don't, but find the way that it makes science fun to be a door opening opportunity for them.

FIW has had a long-term relationship with UK schools. Projects have been devised to introduce students to the principles of Evolution allowing them to utilise their understanding of science, stretch their imaginations and put into practice learning, skills in filmmaking and modern media technologies.



## ENGAGING WITH THE PLANET'S DEEP HISTORY AND FUTURE

The most exciting biology lesson ever and an exhilarating journey into a breathtaking future.

### Continental Drift

The continents of Earth are continually moving. 225 million years ago the continents formed a single landmass called Pangaea. The Future is Wild's scientists are able to predict that 200 million years from now the continents will have re-grouped to form another Pangaea and a single Global Ocean.

### Climate Change

Continental Drift has a direct impact on the Earth's climate. As the tectonic plates collide fault lines causing earthquakes appear and magma erupts through the earth's surface as volcanoes, releasing carbon dioxide and ash. Excessive volcanic activity causes the oxygen levels to drop and temperatures to rise.

### Extinction

In our modern world Extinction is usually caused by either natural causes such as disease, through predation by other species and changes to the natural habitat. As the earth's climate changes species need to adapt to very different conditions. Those that cannot do so inevitably go extinct. Some species are particularly resilient whereas others are vulnerable. Nature records success stories such as Sharks and Insects, and its failures like the Dodo.

### Evolution and Adaptation

Evolution and adaptation naturally occur. With each creature having its own specific set of genes, and every generation inheriting the genes of both its parents all new life is different. As conditions change, those genes

which provide the tools for survival naturally dominate in the next generation, slowly allowing a species to evolve and adapt to succeed in a different environment.

### Inspiring Imagination and Learning

It is not only animals which evolve in our future worlds. Future plants take the passive defense methods of today's flora (thorns, stingers etc) further and become pro-active in their defense and predation in order to ensure survival. FIW's exhibits inspire our imagination and FIW's educational programmes encourage our active participation and therefore increasing our understanding of how the world works, and not just concerning animals but including plants and environmental conditions to give a sense of how a balanced ecosystem really works, and how we must appreciate its elements in order to preserve that balance.



# THE NEW ZEALAND NATURE STORY & OUR LOCATION

## A ONCE AND FUTURE WORLD ...

**THE NEW ZEALAND NATURE STORY INVITES PEOPLE TO SEE THE WORLD AS IT USED TO BE. A PLACE OF PRIMEVAL FORESTS, REMARKABLE BIRDS, AND WILDNESS.**

**IT IS ALSO A GLIMPSE INTO THE WAY THE WORLD CAN BE. A PLACE THAT'S CARBON POSITIVE AND WASTE FREE. AND A PLACE WHERE EXPERIENCES DIRECTLY REFOREST OUR FRAGILE LANDSCAPES.**

**AN EXPERIENCE THAT PLANTS THE SEED OF A BETTER FUTURE IN WHICH BOTH NATURE AND PEOPLE THRIVE.**





## VR MEETS ICONIC LANDSCAPE, MEETS REGENERATIVE TOURISM

The Future Wild at the Hillocks, Glenorchy will be the country's leading immersive nature experience.

Here, cutting edge VR augments one of the county's most iconic landscapes in profound ways to reveal past stories of the moa, the

giant pouakai eagle, glaciers, and a positive story of regeneration and a restored nature, of which all who visit become a part.



## LOCATION, LOCATION, LOCATION

The Hillocks, beside Te Awa Whakatipu (Dart River) is a gateway to some of the country's greatest walks being New Zealand's

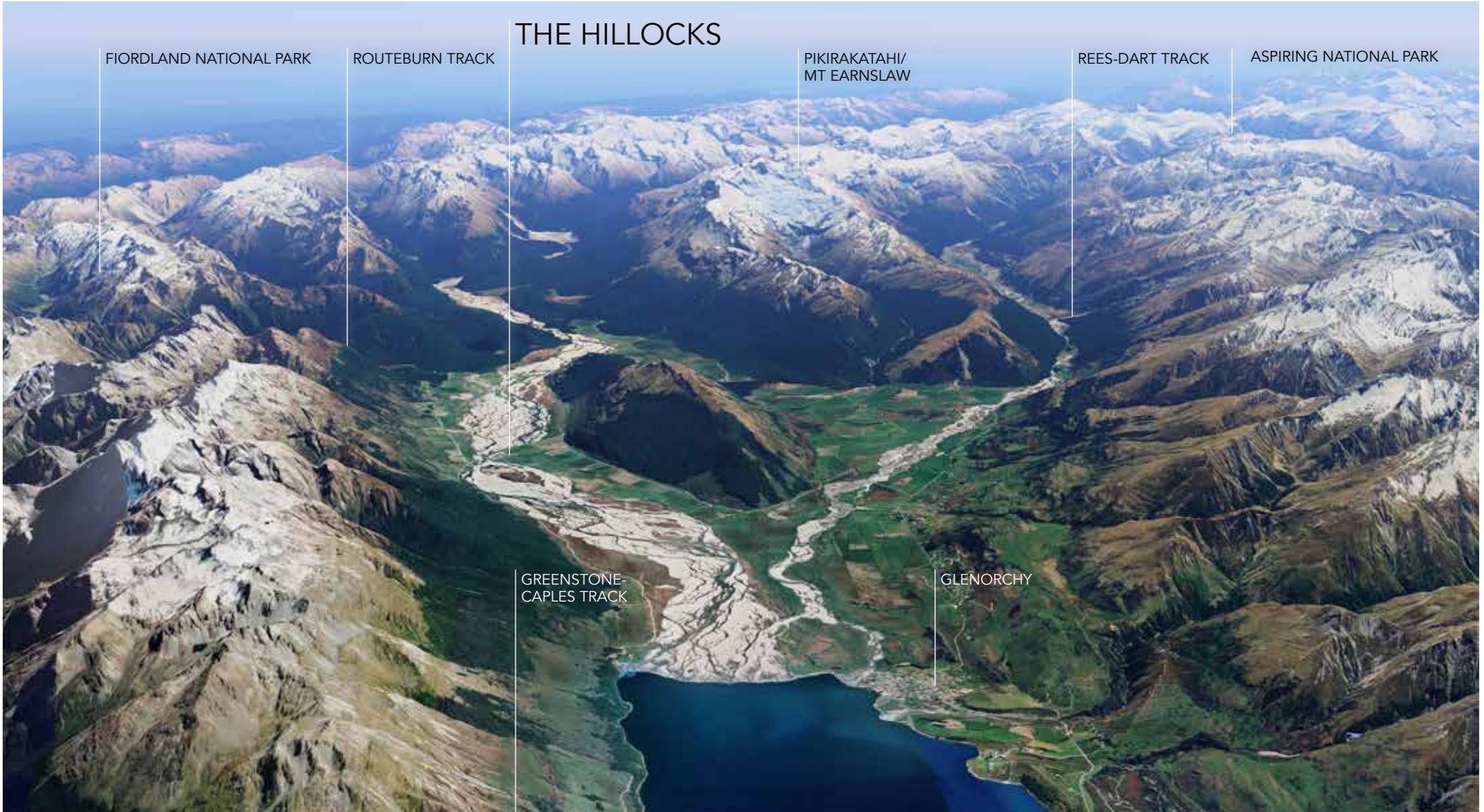
premier tourism destination. Only one hour from Queenstown it is ideally located for those seeking an immersive nature experience

amongst forests, waterways and the scenery that has made the many blockbuster movies filmed here stand out.



## PROXIMITY TO QUEENSTOWN

The Hillocks is sixty minutes drive from Queenstown



## IN THE HEART OF AOTEAROA'S DEEP NATURE

The Hillocks is surrounded by many of the country's iconic National Parks and Great Walks.



# THE FUTURE IS WILD EXPERIENCE



## EXPERIENCE GATEWAY

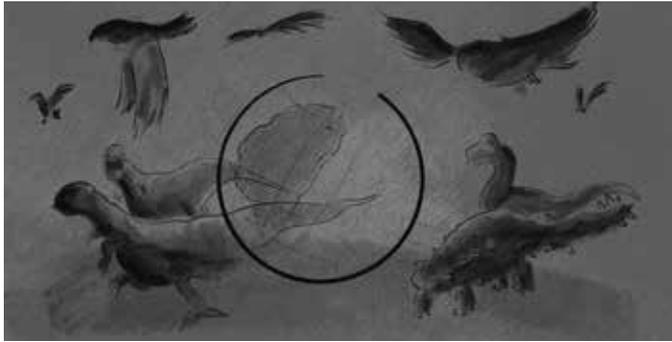
Our visitor centre is the gateway to the Future is Wild experience and the place to gather before your scheduled experience begins.

Here Your guide welcomes you and together, with up to 16 other travelers, you make your way to your first VR viewing hide.

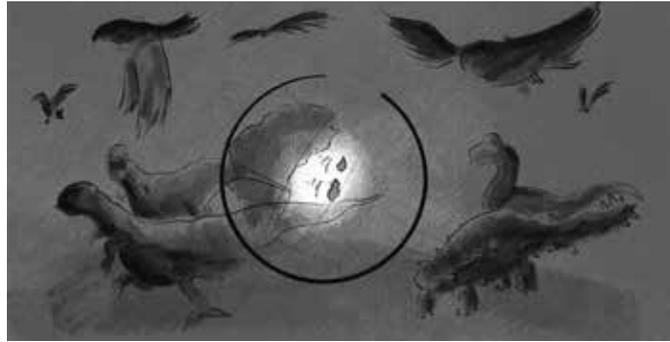


## ENTERING THE VR VIEWING HIDE

You enter the hide, and once inside you are shown the VR headsets and how to fit them. Once everyone is ready the experience begins.



120 million years ago it was a place ruled by dinosaurs including some that flew. Some of these evolved into the first birds.



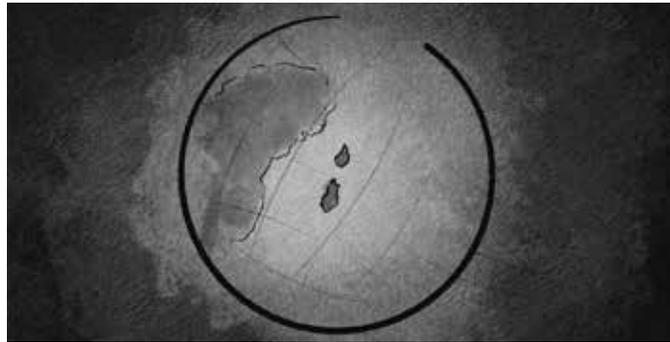
120 million years ago it was a place ruled by dinosaurs including some that flew. Some of these evolved into the first birds.



Then a mass event caused the extinction of the dinosaurs.



So that 55 millions years ago Aotearoa became a land of birds.



A place that remained apart for millions and millions of years.



Including this place where we stand today.

## THE GONDWANA STORY

We begin telling the Gondwana story, and of how eighty million years ago, before the time of mammals, Aotearoa became separated so

that once the dinosaurs disappeared it became a land of forests and birds.



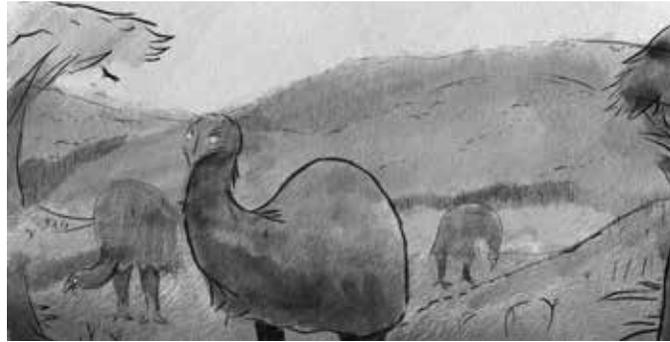
## AN AUGMENTED LANDSCAPE

The story is interrupted by the sound of compressed air being released and two extra-large sliding doors opening.

Revealing in the viewers headsets the landscape of the Hillocks augmented with forests that were here thousands of years ago.



A herd of 6-10 moa come grazing into view, emerging out of forest.



The come towards us.



Above, two pouakai are circling.



Then, as the moa are quite close, one pouakai swoops out of the sky and attacks the closest moa.



Killing and devouring it.



And the second pouakai swoops on the people.

## THE MOA STORY

Then moa appear in the landscape and walk toward you, while pouakai – the world’s largest ever eagle – swoops above, before diving down

toward you and the moa.



## WALKING THE LANDSCAPE

There's time to explore the VR environment and learn more about these birds, both virtually and in conversations with your guide.

Then it's time to follow the trail and the virtual moa down to visit the second viewing hide.



We put on the goggles and see the forest and moa in the distance.



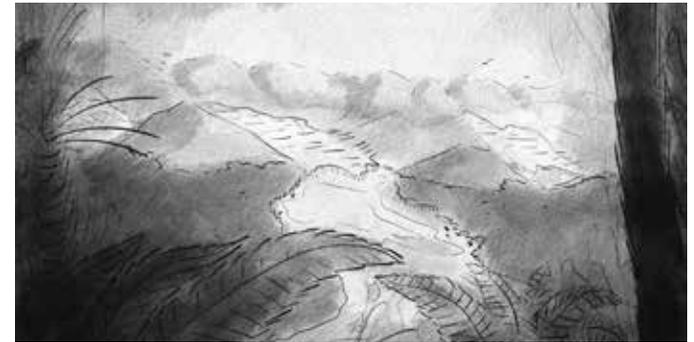
But immediately we are hit by a snowstorm.



The blizzard continues and time speeds up. The snow settles and our point of view changes as we ourselves standing on a glacier 300 vertical meters above where we started.



Then the storm clears, the sun comes out, and the ice begins to melt revealing the lakes and sheer valley walls that the ice has carved.



First grasses and shrubs start to grow then beech forest. Then lush ferns and undergrowth spring into view, the moa return and now also kiwi and kea.

## THE GLACIER STORY

At the second hide the story of the glaciers and how they made these mountains and spectacular valleys is shown.



## HOW THE HILLOCKS WAS FORMED

From here we walk across the flat grass lands surrounded by hills. Then once over a foot bridge we stop and look at a giant rock resting before us. How did it get here?

Around the corner a third viewing hide appears. It is here the story of how the Hillocks were formed is revealed.



Our view of the mountains is framed by the forest. Then the mountain in the distance starts to shake, a boulder breaks off leaving a cloud of dust.



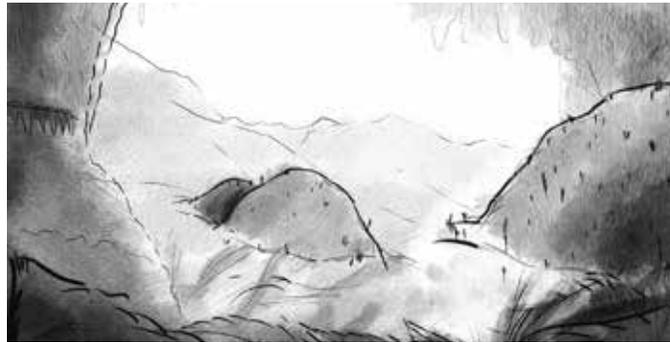
The boulder comes crashing towards us.



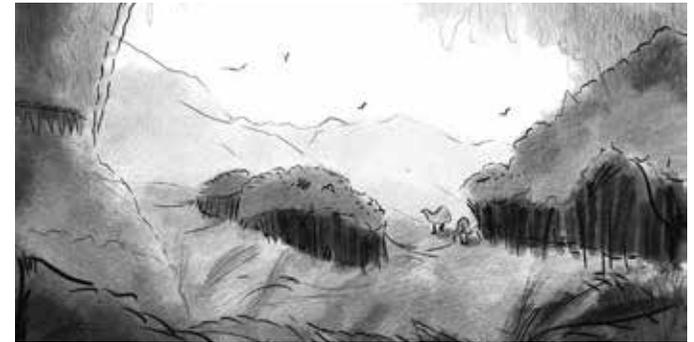
These giant boulders settle just in front of us.



There's a moment of quiet in the rocky wasteland.



And in time shrubs and trees begin to grow on the mounds, with a layer of soil forming over them.



And the moa, kiwi and kea return.

## HOW THE HILLOCKS WAS FORMED

This hide looks directly onto the Humboldt Mountains and the sheer cliffs high up on the mountain.



## A HIGH VANTAGE POINT

We've been guided up a graded gully walk to stand high up on the side of a hillock. Seats invite us to rest and view the Hillocks

and mountains beyond that surround us, as we imagine what we've seen in our VR experiences.



## PLANTING A SEED

We carry on walking back down to the creek, stopping to look at several kowhai that survived the settlers axe.

Then once across the bridge we arrive at a cluster of shelters, going first into a large oval space.

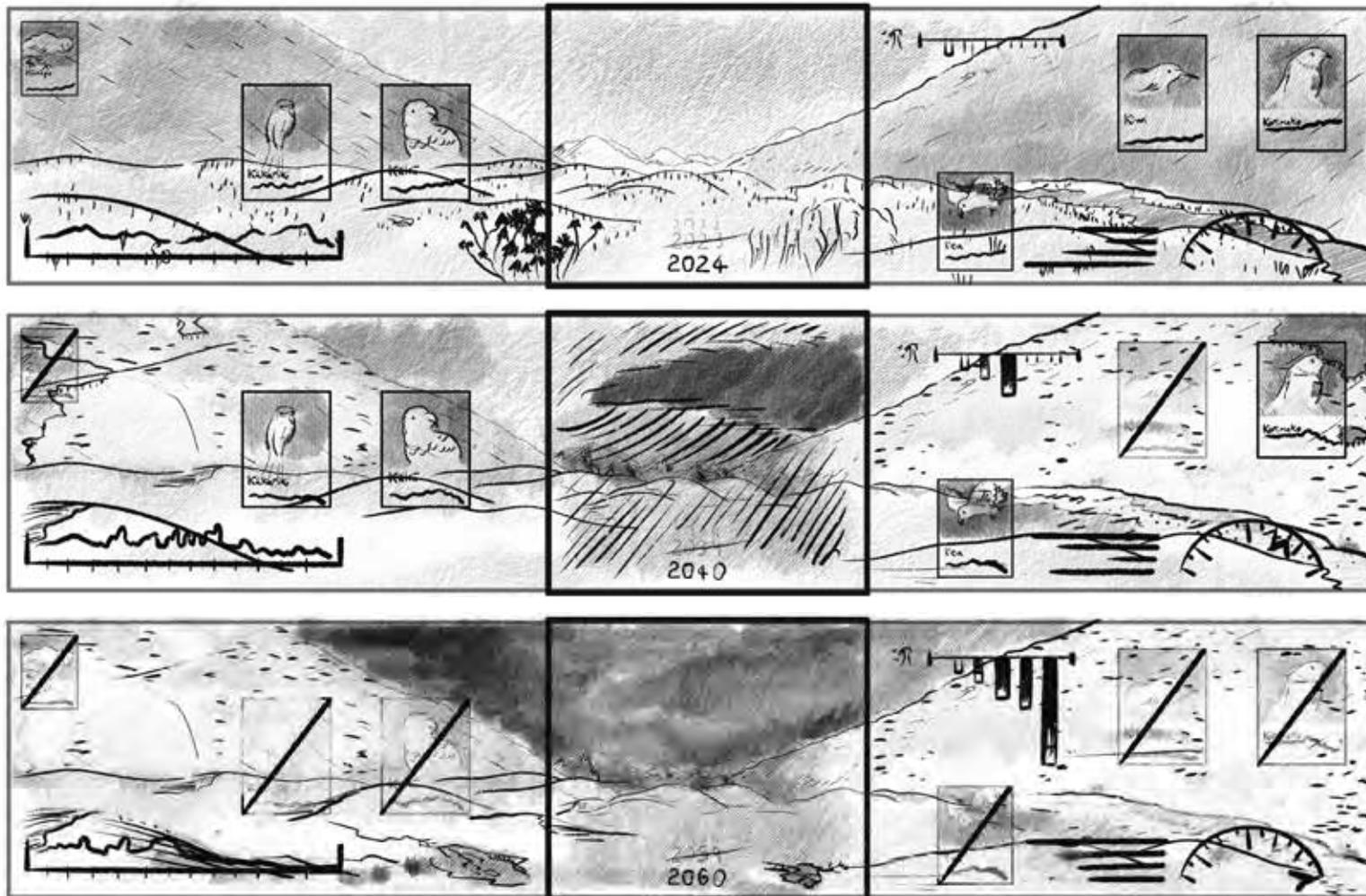
In the middle are some native seedlings and we're asked to pick one before finding a seat and putting on our VR headsets.



## LANDSCAPES OF THE RECENT PAST

Our guide tells us of the many changes this land has experienced.

We see the camps of early Māori and then the destruction brought about by settlers.



A 360 degree scene of the surrounding landscape is before us. Overlaid across it are a collection of moving graphs and stat cards of the birds present. As time moves forward the scene begins to change.

Erratic storms roll in, bird numbers drop, plants close to us disappear then forests on the mountain sides follow. In the distance the glaciers shrink to nothing.

The landscape is devoid of life.

## A LIKELY FUTURE

Then we look into one of the likely futures for this place, if people make no changes, as we see glaciers retreat, forests dry out and

disappear from drought and fire. Read-outs pop up to show the devastating impact on native birds and other species.



## WATCH YOUR SEEDLING GROW A FOREST

Our guide asks us what could be a different future and how we could be a part of making this happen? They ask us to look at the seedling we've selected, and we see its roots

grow down to the water running through the streams below and its trunk and branches grow tall to provide shelter and food for insects and birds, while fallen leaves grow the soil and the

microscopic life belonging there.

We look around and see the trees chosen by everyone else in the group also growing to become a large, connected forest.



## A ONCE AGAIN EXPANSIVE FOREST

Our guide tells us of the conservation projects at the Hillocks and elsewhere in the region that are being planted through our taking part in the full experience.

Our guide invites us to take our time to visit the nursery and interactive displays located between here and the visitor centre that tell more about these project and other

programmes that reduce carbon, waste and also inspire our tamariki and young to make a difference.



After, we can take our time to explore the nursery to learn more about the native plants being raised and planted here.



We then explore the interactive displays housed in four relocatable containers. Each container focuses on a specific theme – restoring nature, reducing carbon and

reducing waste, as together we learn ways to be growing a place where people and nature thrive together.



# AN EXPERIENCE UNDERPINNED BY REGENERATIVE TOURISM VALUES

## REGENERATIVE TOURISM

Tourism is often seen as negatively impacting on our environment and the natural world. Overcrowding, trampling fragile landscapes, and the effects of waste and litter are all known effects.

But it is also possible for tourism to be the direct generator of positive environmental outcomes, and achieving this is the primary focus of the Future is Wild experience. The experience is based on four core principles.

### 1. We need to reforest our fragile landscapes.

Across Aotearoa New Zealand many of our native forests and wetlands have been destroyed. Those that remain have become compromised through the devastating effects of invasive animal and plant pests.

Only 150 years ago the Hillocks site was covered in Tawhai Raunui (Red Beech) and Tawhai Rauriki (Mountain Beech). The FIW experience takes people through this story of change and the part each person can play in positively caring for our environment.

At key moment in the experience each person chooses a native seedling from the nursery, and watches it grow virtually. Then it is given back to the FIW team for them

to plant it on their behalf. We calculate that every year this will result in over 12 hectares of land being restored to native forest, with the whole property returned to native species in 4-6 years.

We are focused on extending our positive environmental footprint, and will extend our efforts to undertake planting projects being led by community groups in Glenorchy and the wider Queenstown Lakes Area.

This same model will be applied to other FIW sites as these also are developed and as we directly reforest our fragile landscapes.

### 2. We need to be zero waste.

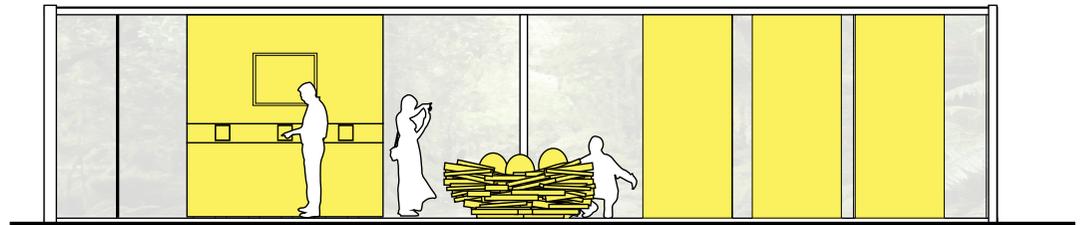
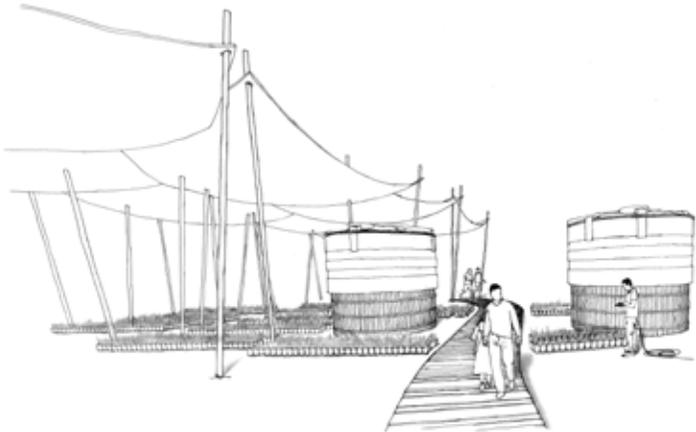
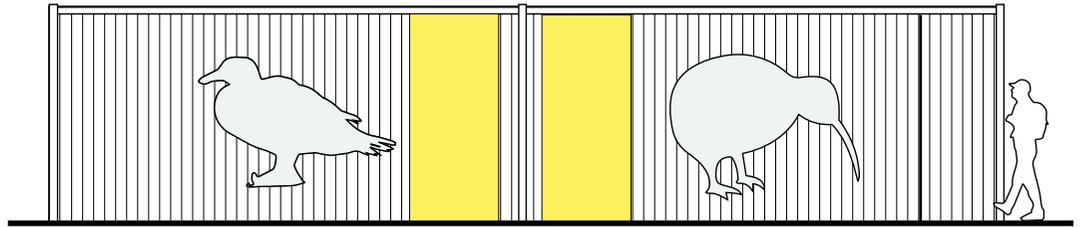
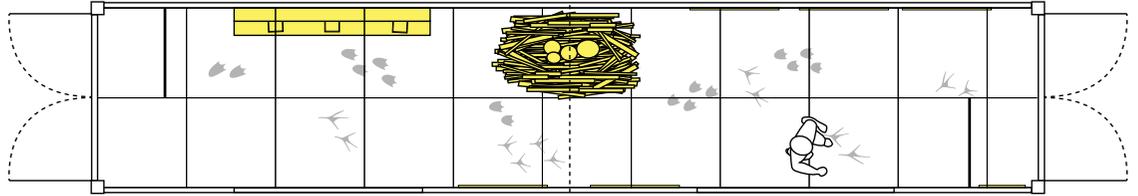
At FIW, 'cradle to cradle' principles are to

be applied to all aspects of the experience and its delivery. This includes a regenerative approach to food and drinks services in which all materials are composted (on-site), recycled and where possible upcycled.

The same approach is applied to the built facilities, where minimal environmental footprint and readily recyclable materials are specified. Design for disassembly principles are also be applied across all building and infrastructure.

Green IT approaches are followed in terms of all computing and VR provisioning, including donating computing equipment being upgraded to schools and community groups in the region to ensure ongoing use.





### 3. We need to be carbon positive.

The effects of carbon are pervasive, and government, communities, businesses and individuals must all play a leading role in reducing carbon pollution.

FIW strives to be completely powered by renewable energy sources including on-site solar and micro-wind generation. All FIW vehicles will be electric, and incentives will be offered to patrons who use carbon-responsible means of travel to come to the Hillocks.

FIW will maintain robust carbon accounting records for its activities (including visitor transport options used to come to the Hillocks), so the level of effects can be calculated and offset against its native forest planting programme, which if required will be supplemented by other native forest planting with Aotearoa New Zealand.

### 4. We need to plant the seed of the possibility of a better future in each of us.

The Interactive Exhibit Area and Plant Nursery is built from recycled shipping containers and shade sails. It engages people with the ways we can all play a positive part in looking after our environment. The focus is on sharing the steps and tools about what we can do in our

daily lives. This part of the experience is open ended, as we let people take as much time as they want to explore this zone. This is a critical component of the experience which provides visitors 'tactile' interactions that complement the VR/headset experience.

It is also where we will provide further focus for student groups, so we can further target the possibility of what can be done for our tamariki and rangitahi, and create lifelong learning for all New Zealanders. Explicit links would be provided to NZ's educational



curriculum and also links to seeing 'authentic' taonga such as the moa and pouakai at Tūhura Otago Museum.

### Innovation underpins the regenerative tourism experience.

FIW has brought together a team of local and international experts skilled at creating a compelling experience that genuinely delivers on the leading role regenerative tourism can play in restoring nature in Aotearoa New Zealand.

Leading the Future is Wild design team is Dr Mick Abbott. Mick is Director of the design and research group [wildlab.org.nz](http://wildlab.org.nz). He is also Emeritus Professor in landscape architecture at Lincoln University, and an international expert in designing regenerative landscapes and experiences. Previous projects includes

- Reduce waste and carbon for Air New Zealand and Antarctica New Zealand,
- Develop regenerative tourism experiences for the Eden Project, DOC, Te Araroa Trust, Conservation Volunteers NZ, Tourism West Coast and with iwi across Aotearoa.
- Regenerative farm design projects for Yealands Estates, Ngai Tahu Property, Pyramid Valley Wines and Lincoln University.



## THE DEMAND

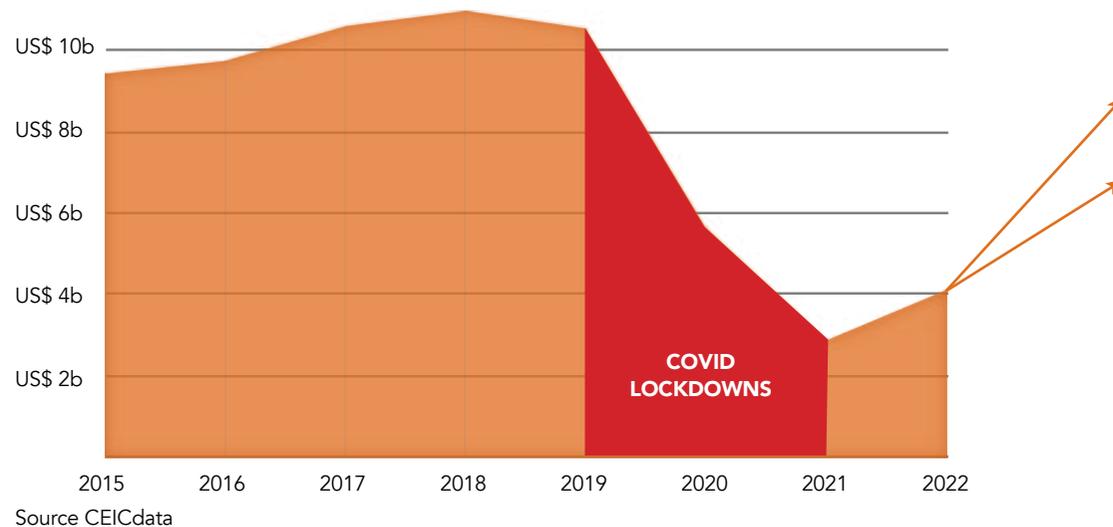
Glenorchy's popularity as a destination is increasing rapidly. This is being driven by the very high demand to experience the Great Walks (Routeburn Track is selling out at the start of each season), and the profile coming from the multiple feature films filmed here (including Lord of the Rings and Mission Impossible).

The Future is Wild fits perfectly with the needs of the Glenorchy visitor and the scale of development favoured in Glenorchy. This offers perfect synergies of mutual support, shared opportunity and growth.

There is strong potential to directly target existing Free Independent Travelers and to create partnered offerings with existing guided groups, track transport providers and tourism operators.

The uniqueness of the experience is aligned perfectly with the nature-based experiences people who are accessing the forests and mountains of the National Park are seeking.

FIW offers huge opportunities for Glenorchy and all of New Zealand to benefit from a entirely novel and compelling tourism offering.



### New Zealand Tourism Volumes

Across NZ, and also in the Queenstown Region, current visitor numbers and associated tourism revenues have grown to 40% of 2015 - 2019 pre-Covid levels, with continuing rapid increase in volumes strongly indicated.

### Current Glenorchy market

- Estimated 391,000 Visitors to Glenorchy (2022)
- Guided Tour Groups, est 35,000 pa
- Track Transport Customers
- Existing Attractions
- Long and Short-term Accommodation Guests

### Sector addition due to FIW attraction

- Schools and education organisations
- Conservation groups
- Domestic visitors attracted by word of mouth
- FITs who discover FIW through local agents
- FITs connected via global FIW marketing
- Technology and entertainment fans

## CURRENT GLENORCHY TOURISM

Glenorchy's proximity to both Mt Aspiring and Fiordland National Parks has helped it to build a reputation for hiking, adventure and immersion in nature. There are a growing number of tourism operators based here or with offices in Queenstown. Current estimates indicate 95,000 (24%) of the 391,000 annual visitors to Glenorchy are engaging in paid experiences.

Current Visitor Numbers for paid experiences in Glenorch region	per annum (estimates)
Track and trail experiences	19,000
Jet boating	10,000
Farm experiences	6,000
Horse Trekking	20,000
Guided Tours	35,000
Other	5,000
TOTAL	95,000



## QUEENSTOWN REGION VISITOR SURVEY\*

In 2023 Destination Queenstown commissioned a major survey on visitor behaviours and motivations.

### DOMESTIC VISITORS (2022 figures)

**Total 1,500,000**

#### Top three reasons to come to Queenstown

1. Natural environment/scenery (57%)
2. Tourism activities/experiences (42%)
3. Abundance of outdoor activities/experiences (37%)

#### Dispersal within Queenstown region

1. Arrowtown (56%)
2. Frankton (53%)
3. Cardrona (26%)
4. Lake Hayes (23%)
- 5. Glenorchy (21%)**
6. Gibbston Valley (21%)

## ESTIMATED 2022 VISITATION NUMBERS TO GLENORCHY

315,000 Domestic Visitors  
76,000 International Visitors

\*All Data from Destination Queenstown/ANGUS & Associates Q2 2023 Update

### INTERNATIONAL VISITORS (2022 figures)

**Total 270,000 (2022)**

#### Top three reasons to come to Queenstown

1. Natural environment/scenery (67%)
2. Tourism activities/experiences (45%)
3. Abundance of outdoor activities/experiences (41%)

#### Dispersal within Queenstown region

1. Arrowtown (56%)
2. Frankton (57%)
- 3. Glenorchy (28%)**
4. Cardrona (26%)
5. Arthur's Point (20%)
6. Gibbston Valley (17%)

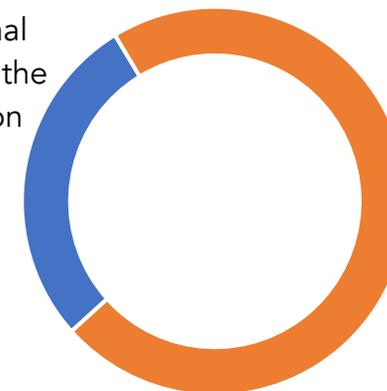
Glenorchy is a popular destination for Queenstown visitor with 21% of domestic and 28% of international visitors travelling there.

FIW's focus on enhancing nature-based experiences, in the outdoors strongly aligns with visitor motivations for visiting the Queenstown region.

These factors, along with growth in the FIT market across all international markets indicates likely strong demand for the FIW experience.

It also indicates the role FIW can play in giving greater depth to the range and quality of Glenorchy's visitor experiences.

28% of international visitors coming to the Queenstown region visit Glenorchy.



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## FUTURE IS WILD MARKETING AWARENESS STRATEGY

The Future Is Wild relies on securing a viable proportion of Glenorchy visitation along with generating direct visitation based on long-reach marketing across all levels - local, regional, domestic and international.

The goal of the strategic marketing plan is to achieve 150 guests per day averaged over years two and three.

This will require 12% of 2022 estimated visitor numbers to Glenorchy (excluding FIT travellers) finding and engaging with FIW.

Current growth forecasts for growth in the region support the validity of these assumptions.

Engaging this audience requires key tactical activity aimed at creating awareness and desire to engage.

### **Local resident audience**

- Local launch and loyalty programmes for schools and local community groups
- Sustained local media PR activity at key milestones during planning, construction and launch

- Open days and local discounts for resident population
- Tie in to AirBnB Experiences
- Create tools to enable locals to recommend FIW including vouchers, prizes, and collaborative social posts
- Combo deals and collaborative social marketing with Glenorchy-centric operators
- Shared content with local conservation and community groups

### **Regional visitor audience**

- Regional launch for 'drive' audience (Lower South Island)
- Sustained PR activity at key milestones during planning, construction and launch (regional media)
- Tie in to AirBnB Experiences
- 'Famils' for QTN-based booking agents
- Specific content for education sector (aim to complement school curriculum)

### **Domestic visitor audience**

- NZ-wide campaigns - national media including TV/radio and digital channels
- Connections with air-carriers - look at inflight and shared content opportunities
- Work closely with concierge and kiosk-booking systems in accommodation sector

### **International visitor audience**

- > World-wide campaigns - all available travel media including travel shows and digital channels
- > Airport and inflight placements

### **All audience groups**

- Dedicated website
- Targeted social channels
- International travel channels (inbound operators etc)
- Travel media
- Shared content with global conservation sector
- Supporting with Tourism New Zealand, RTOs, TRENZ channels

---

# THE FUTURE IS WILD

Wordcloud exploration

**Nature**

**Immersive**

**Evolution**

**Entertaining**

**Educational**

**Pure New Zealand**

**Spectacle**

**Glenorchy**

**Special**

**Ecosystem**

**Tour**

**Guided**

**Dart Valley**

**Imagination**

**Animation**

**Memorable**

**Regenerative**

**Hidden**

**Unique**

**Collaborative**

**International**

**Fun**

**Slow**

**Outside**

**Analogue meets digital**

**Open space**

**All weather**

**All seasons**

**Inspiring**

**Dynamic**

**Wild**

**Wilderness**

**Timetravel**

**Journey**

**Discovery**

**Experience**

**Cutting edge**

**New**

**Exciting**

**Community**

**Conservation**

**Trees**

**Conservation**

**Visitor Centre**

**Learning**

**Sharing**

**Environmental**

**Playful**

**Questions**

**Communication**

**Nature walk**

**Change**

**Flora**

**Fauna**

**Family**

**All ages**

**Growth**

**Alternative**

**Attraction**

**A stop off**

**Options**

**Variety**

**Intrigue**

**Visitor Centre**

**Timeless**

**Evolution**

**Adventure**

**Dimensional**

**Multi sensory**

# POSSIBLE POSITIONING

Enlarging the story with a strapline

**THE FUTURE IS WILD**

**step into the future**

**THE FUTURE IS WILD**

**experience a past and future world**

**THE FUTURE IS WILD**

**step forward and make a difference**

**THE FUTURE IS WILD**

**and you're part of the story**

**THE FUTURE IS WILD**

**step into a journey through time**

**THE FUTURE IS WILD**

**step into your destiny**

**THE FUTURE IS WILD**

**take a journey into your destiny**

**THE FUTURE IS WILD**

**explore a world of possibilities**



# THE FUTURE IS WILD VR PLATFORM

## DELIVERY OF VIRTUAL REALITY EXPERIENCES

Visitors are guided along a walkway through the Hillocks landscape and visit four VR 'viewing hides' in sequence. Each offers a captivating VR experience that reveals the stories of the landscape seen from within each hide. Groups of 12-16 visitors are guided along the trail by an expert who ensures smooth

operation, manages timing, and assist patrons in activating the experiences at the appropriate locations. The guided walk and VR component takes 45-55 minutes, with the site planning allowing groups to commence their experience at 20 minute intervals, so that up to three groups can be on the route at any one time.



### **Presentation platform**

Target presentation platform is the Oculus (Meta) Quest 3, fed at each station with pre-rendered sequences of highest quality by a high powered PC. Software customisation will ensure experience streamlining and a robust true plug and play solution. The VR experience will be on a proprietary locked off custom platform and not released on app stores.

### **User interaction**

In most cases the visitor experience is passive without interaction. However at the fourth and final 'viewing hide' users will be able to interact with a heads up display (HUD) in 'Minority Report' style. For this purpose gesture recognition built into the Quest headset is to be used. At some locations the option to float through the virtual landscape on a platform or a 'hoverbike' will be provided.

### **Augmented reality options**

An augmented reality App will allow visitors to create 'selfies' with past and present iconic NZ birds including moa, pouakai and kea. Options for 3D AR experiences on merchandise like postcards, books, calendars will also be offered.

## BUILDING THE LANDSCAPE MODEL

A 360° camera setup, drone mapping in the field and satellite data will be used to generate a topographically correct model of the surrounding landscape. This will be used to ensure tracking acuity of the hardware setup. It also forms the basis in the game engine used and in which additional content and functionality are placed.

### **Creating photorealistic content**

Using photogrammetry and photography in the field, accurate models of rocks, trees and plants will be created and placed in the virtual landscape. This further enhances

the capabilities of the system to ensure the parallax effect is stable and realistic. It also brings the virtual landscape to life.

### **Script and storyboards**

The VR script and storyboards are refined to ensure the creation of a compelling VR experience. Detailed storyboarding will map out the sequences to be virtually 'filmed' and which determine camera angles and shot types. Simple cartoon-like animations will be developed to test the story tempo and cinematic sequencing. Sound element will also be designed at this stage.

### **Weather effects**

Atmospheric effects like wind effects, blizzards and night skies (including the Aurora Australis) are created and complete the creation of the virtual landscape.

### **Physical effects and animal models**

The giant rockfall and glaciation and its subsequent melting above the site are created. Modeling, texturing, animation and staging of high quality custom animal models including moa, pouakai (Haast eagle), kea, tui and whio are also developed.



## DYNAMIC DEVELOPMENT

Virtual Reality is a rapidly developing field, with significant advances in technology continuing to open up opportunities to develop deeply innovative and transformative visitor experiences.

The design of the Hillocks site and its world first use of 'viewing hides' within natural landscapes future-proofs The Future is Wild Experience as advances in the use of VR in outdoor environments become possible.

In its first iteration the VR experience will be based within the viewing hide, with guides augmenting the experience as visitors walk from hide to hide. In time technology will effectively manage the challenges of glare and direct sunlight and so allow people to walk about in the landscape. Upgrades in the virtual content, and also the headsets used to present it, can be seamlessly integrated in upgraded versions of the experience, to ensure it remains a state of the art experience.

Likewise the VR platform will allow a range of storylines to be developed that can target different audiences and also content partners. For instance, the Dark Sky Reserve development presents options to focus on stargazing and space-based narratives. Likewise potential partnerships with iwi could lead to VR based experiences that engage visitors with Mātauranga Māori.





# THE FUTURE IS WILD APP

## THE HILLOCKS AR APP

The Hillocks AR App is an accompaniment to the Hillocks experience that gives visitors engaging AR experiences and meaningful features that enhance the overall visit.

While walking through the Hillocks and from point to point between the VR viewing areas, visitors like to snap photographs and share on their social media.

The Hillocks AR app provides powerful photo-taking capabilities with the ability to visualize and have blended into photos and movies the wildlife that used to populate the area.

### **Interactive photo-taking with extinct species in AR**

Extinct species can be animated in AR, and blended into the augmented environment to move and interact with whoever is within the camera view. These can be captured to be shared as photos and videos on social media

### **Visitor Registration and Community Involvement**

As part of the experience visitors are invited to register to become part of the Future

is Wild community. This allows ongoing communication that can include event invitations, opportunities to participate in workshops with the FIW community of scientists, and also qualify for unique rewards and experiences.

### **Access to Tourism Microservices**

The Hillocks AR app is part of the New Zealand Tourism Platform ecosystem. The system provides access for a seamless digitally-enhanced tourism experience in New Zealand.



## VIRTUAL METAVERSE TOURISM

The Hillocks Future is Wild metaverse experience will be developed as part of this project, and will be available upon the launch of the tourist portal with further Metaverse experiences for other locations added later.

Virtual metaverse tourism allows for remote users to visit New Zealand locations and learn about them without physically visiting. This gives access to New Zealand's heritage to a much wider audience. This further helps promote environmentally responsible tourism experiences. Also with exclusive metaverse content, visitors following their FIW experience can continue their exploration online.



An aerial photograph of New Zealand, showing the North and South Islands. The landmass is highlighted with a vibrant green overlay, contrasting with the natural colors of the terrain. The surrounding ocean is a deep blue, and the sky is filled with white, wispy clouds. The text 'THE FUTURE IS WILD AOTEAROA' is overlaid in the bottom left corner.

# THE FUTURE IS WILD AOTEAROA

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## FUTURE IS WILD AOTEAROA

The Hillocks is the iconic heart of the Future is Wild Experience. It's here where we will develop and prototype this world class experience.

However the Future of Wild Experience, along with it truly innovative mix of regenerative

values and cutting edge VR technology can be applied at iconic sites across Aotearoa New Zealand to reveal the country's past, present and future natural world in ways that are truly captivating.

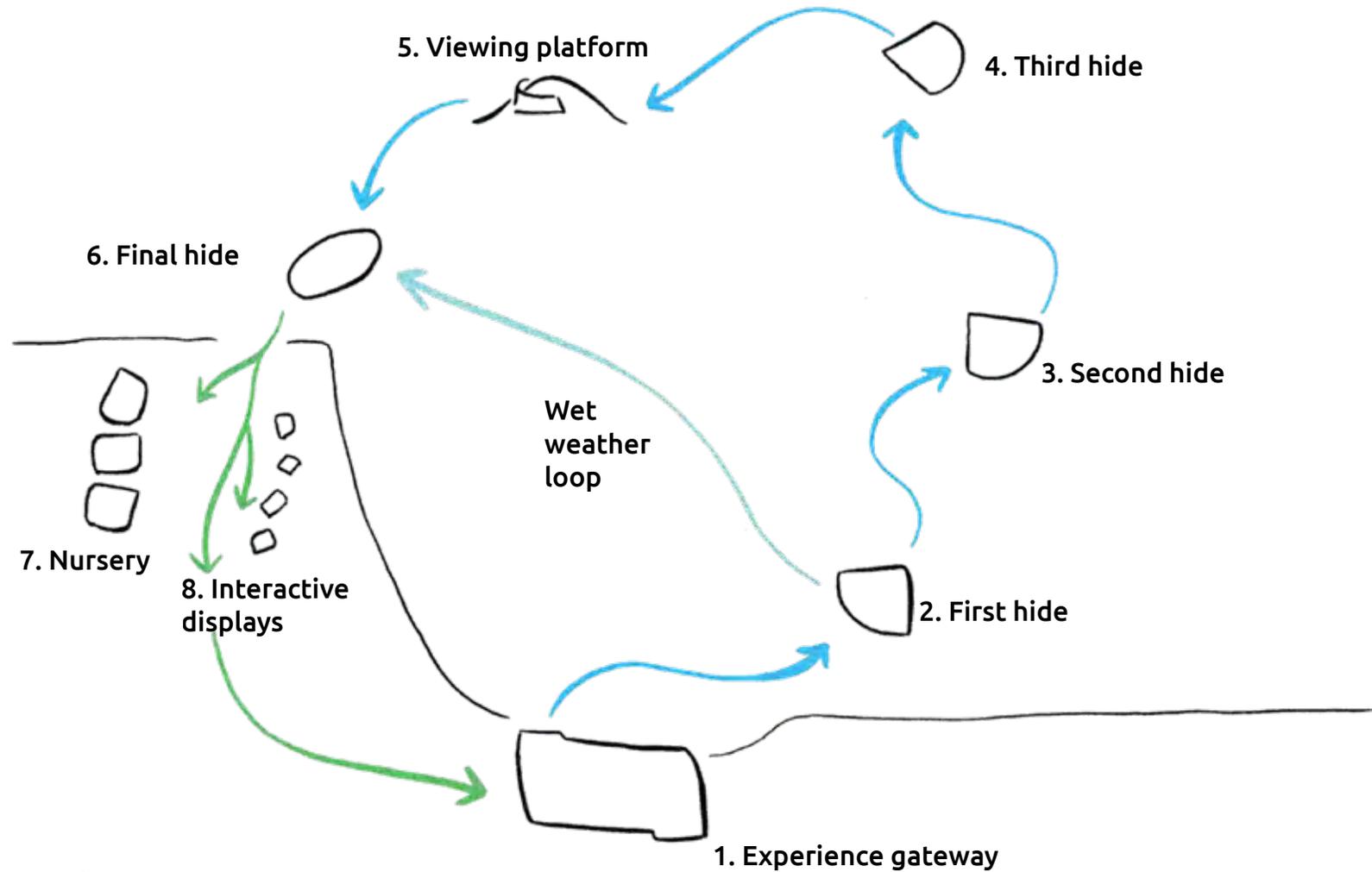
The FIW model allows us to work with partners across multiple places in ways that showcases nature and the ways we can all be involved in restoring fragile landscapes, reducing negative environmental impacts and inspiring our next generation of kaitiaki.





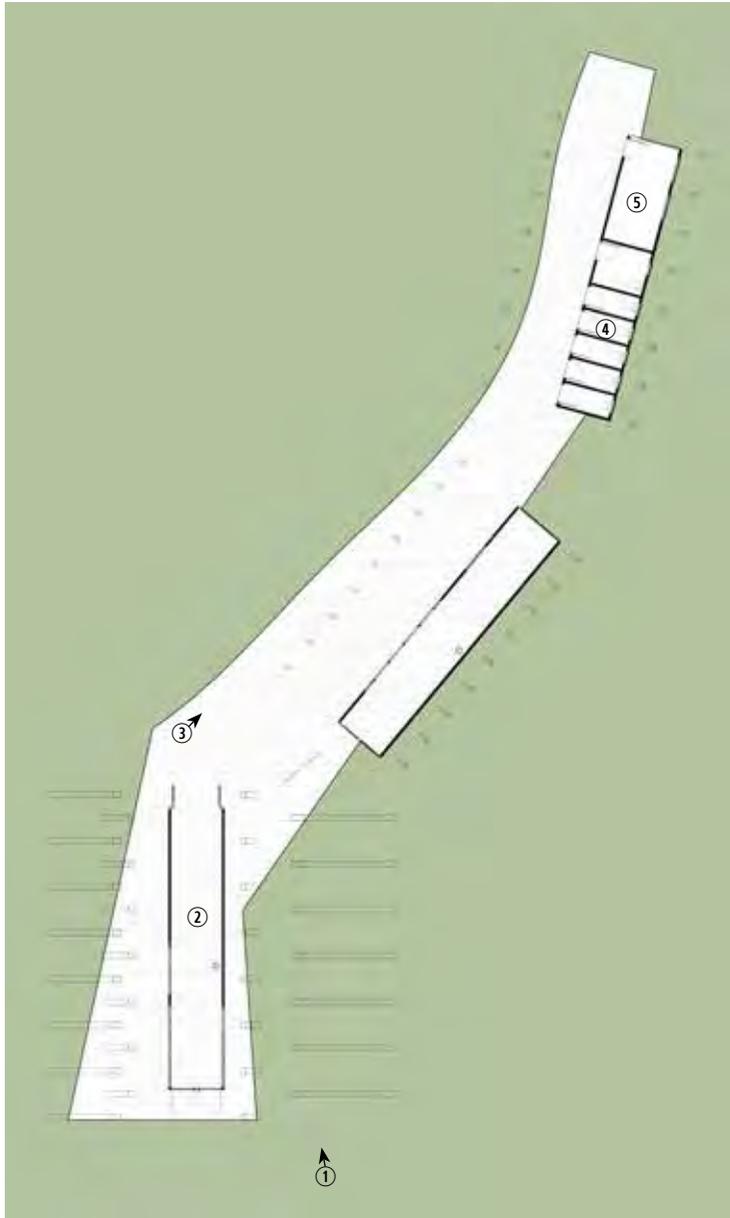
# THE FUTURE IS WILD LANDSCAPE AND FACILITY PLAN

# EXPERIENCE MAP



The FIW experience has been configured to work with the location's natural contour. This means minimal earthworks and ensuring all paths follow gradients that ensure a fully inclusive and accessible experience.

# ENTRANCE FACILITY

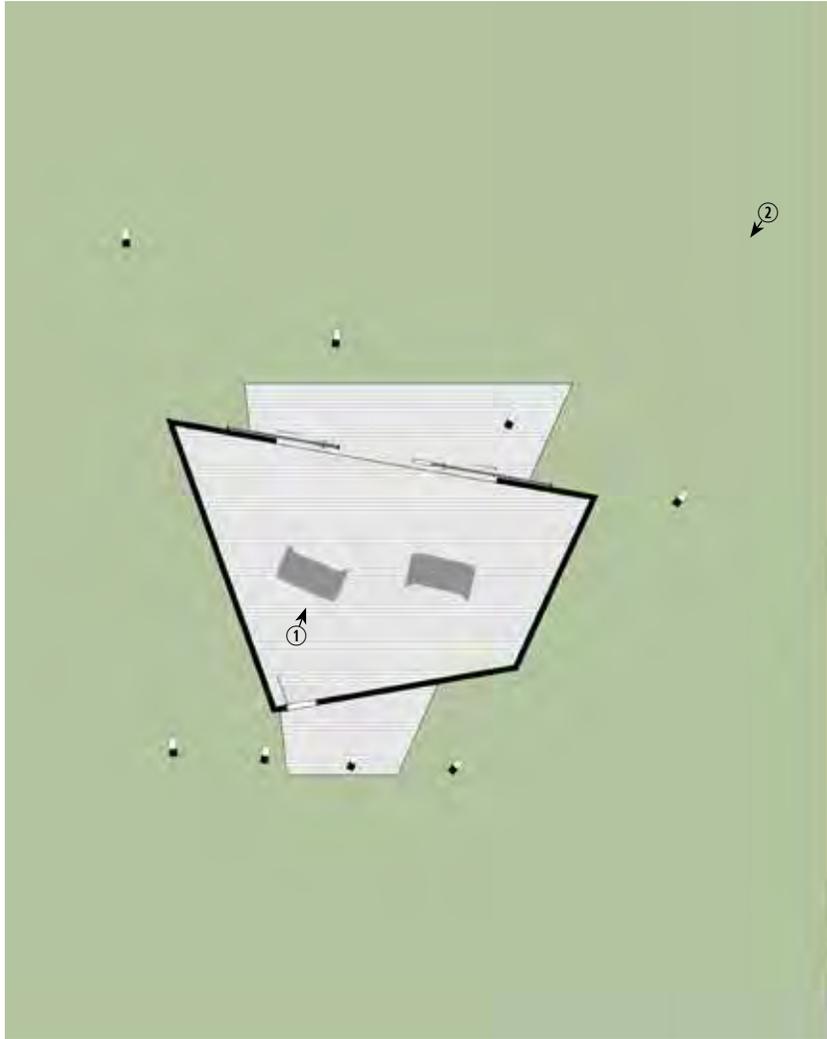


- ① Entrance, seen from road.
- ② Ticketing and shop



- ③ External view
- ④ Waiting area
- ⑤ Toilets
- ⑥ Staff office

## VR VIEWING HIDE 1

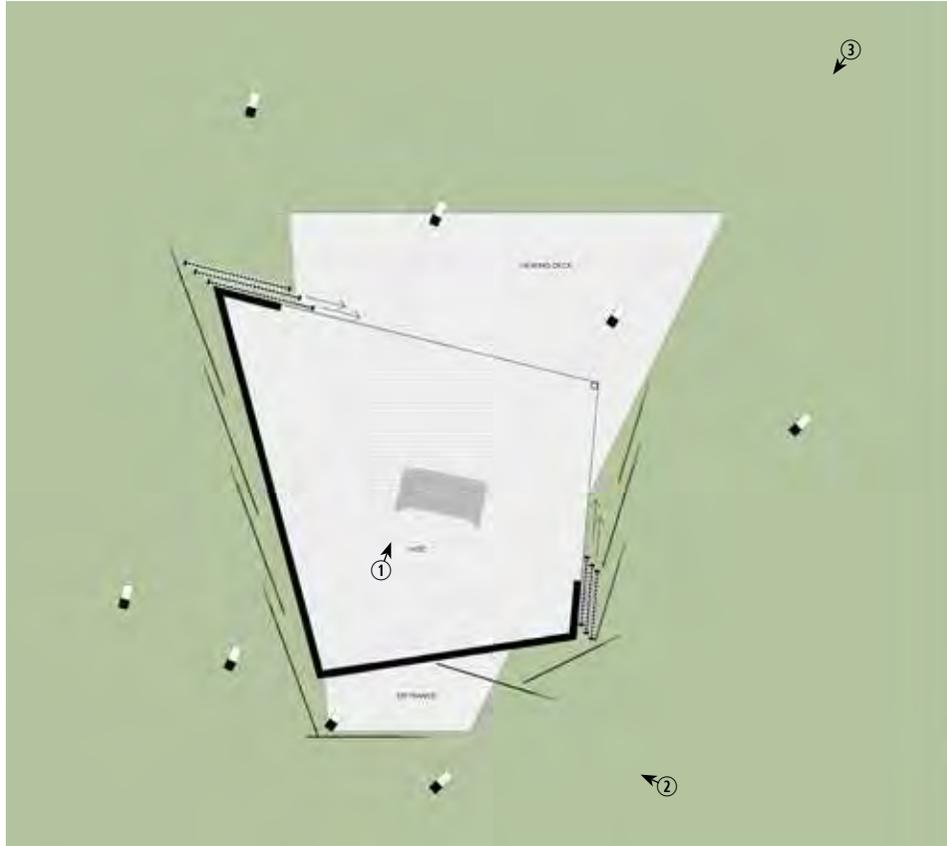


① Internal view



② External view

## VR VIEWING HIDE 2 & 3



① Internal view

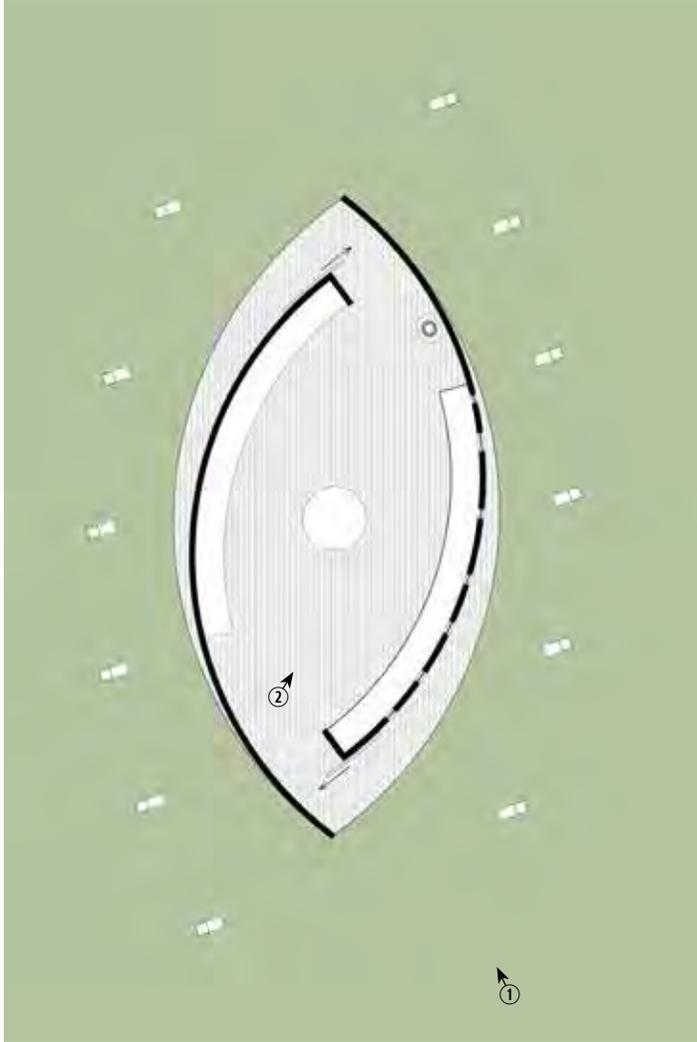


② External view



③ External view

## VR VIEWING HIDE 4



① External view



② Internal view

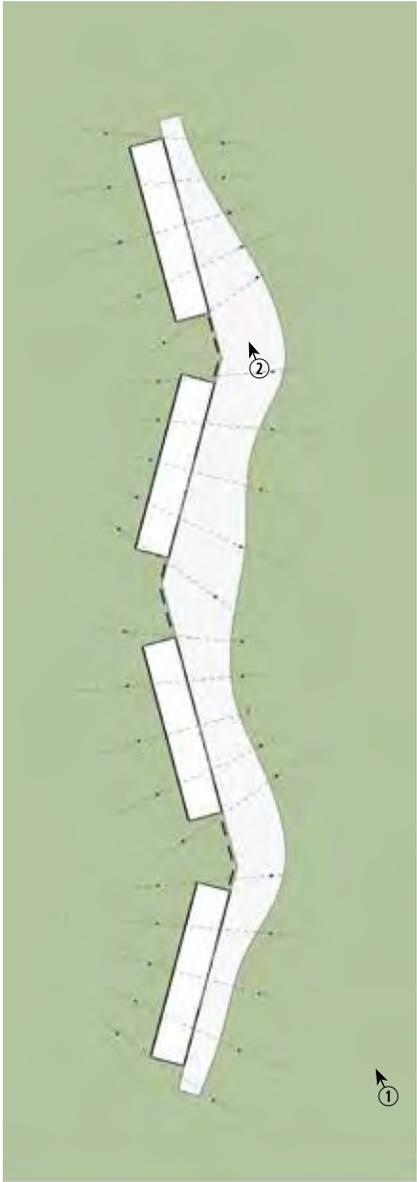
# NURSERY



① External view



# INTERACTIVE EXHIBIT AREA



① External view



② External view



## THE SITE

The site is part of Dart Valley Station located at 404 Glenorchy Routeburn Road, legally described as Part Section 1 Block IV Dart SD. The site is part of a 69ha area of farmland bounded by the Dart River to the

West and North, private farmland to the south, native forest (recreation reserve) and farmland on Mount Alfred and Queenstown Glenorchy Road to the east. Queenstown Glenorchy Road traverses the site. The site

is elevated above the Dart River located to the west of the site. A publicly accessible strip of land (marginal strip) abuts the sites western boundary.



## THE HILLOCKS

The Hillocks property encompasses the geological formations known as the Hillocks which are located on an expansive river terrace bordering the Dart River near the Dart River Bridge.

The original vegetation cover across the lower terraces of the Dart River valley including the property was beech forest. The property today is dominated by improved exotic pasture. It contains natural depressions and areas of impeded drainage between and around the

base of some of the hillocks that are subject to periodic inundation and ponding due to wet weather related runoff events. Two watercourses extend through the property and have been channelised in the past to assist in land drainage for farming purposes.

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## PLANNING CONTEXT

The site is part of Dart Valley Station located at 404 Glenorchy Routeburn Road, legally described as Part Section 1 Block IV Dart SD. It is part of a 69ha area of farmland bounded by the Dart River to the West and North, private farmland to the south, native forest (recreation reserve) and farmland on Mount Alfred and Glenorchy Routeburn Road to the east. Glenorchy Routeburn Road traverses the site. The site is elevated above the Dart River located to the west of the site. A publicly accessible strip of land (marginal strip) abuts the sites western boundary.

Upon review of the certificate of title there are numerous easements and covenant requirements applying to the site. Most of these requirements relate to the residential activities on the northern part of the site, and none of the requirements appear to prevent or unduly restrict the proposal from occurring.

### Site description

The site is modified farmland containing natural “hillock” features, farm structures, a barn area (that has lawfully been converted into an art gallery and carpark). An existing commercial recreation (guided offroad tours / vehicle hire) also operates from the barn.

The site and surrounding area is part of an area of significance to the people of Ngai Tahu. Under the QLDC District Plan the site is zoned Rural and is identified as having outstanding landscape values, significant historic heritage features (the hillocks), and being part of the Ōturu (Diamond Lake, Mount Alfred and surrounds) Wahi Tupuna (with significant values identified as Mahika kai, nohoaka, pounamu, kāika, archaeological values, wāhi taoka).

There is no evidence of the site being subject to any known significant natural hazard risk. As a working farm it is assumed there could be potentially contaminated soil on the site, and procedures can be followed to identify if this risk exists and in turn remedy or mitigate any potential such risk.

### Dart River Bridge

A bridge (colloquially known as “one lane bridge” after a NZ based television series) is located immediately to the west of the site, along with an informal parking area and “scenic lookout spot” for scenery filmed as backdrops to numerous Lord of the Rings films. The Future is Wild are proposing to utilise part of Dart Valley Station for commercial recreation.

### Consenting considerations

Small-scale commercial recreation activities are permitted at Dart Valley Station and can be undertaken without resource consent (and existing commercial recreation already occurs at the site).

The site contains significant environmental values and resource consent will be required for any new buildings, structures, earthworks and commercial recreation for groups larger than 15 people.

Resource consent should be obtainable, especially given the social and environmental benefits of the proposal. Careful consideration should be given to appropriate location, scale and design of any new buildings, structures, earthworks, and landscaping.

Engagement with Ngai Tahu representatives will be required for any resource consent application. We can work closely with Kauati Limited as required to improve the efficiency and effectiveness of engaging with Ngai Tahu representatives as required.



WETLAND 1



WETLAND 2



WETLAND 3



WETLAND 4



WETLAND 5

## EXISTING WETLAND AREAS

The property at the Hillcocks contains five natural wetlands that are relatively confined in area. The growth form of the wetlands are rushlands dominated by the native rush *Juncus edgariae*. The wetlands are subject to periodic ponding during wet weather.

These wetlands are low in diversity and have been affected by stock grazing.

The sedge rautahi exists across large area

of damp pasture bordering the natural wetlands. However the growth of rautahi in these areas have been assessed as sub-dominant to the exotic grassland, i.e. <50% of the overall vegetation cover and do not qualify as natural wetlands in accordance with the NES Freshwater Regulations 2020. In places these areas are heavily infested with Californian thistle.

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## LANDSCAPE STRATEGY

The Future is Wild project inspires all visitors to play an active part in restoring nature. This includes telling stories about the native plants that belong here and the plan to restore, through native planting, back on this site. Each visitor will get to choose a native plant to have grown on their behalf. These will then be planted at the Hillocks and also nearby conservation projects, so that wild nature again thrives across this landscape.

### Planting Approach

The planting approach is based upon restoring mountain beech and other native trees and shrubs, including suitable wetlands species. Hot dry north-west winds can make establishing native species difficult especially on exposed northern slopes. Hence shrubs like karamu, coprosma propinqua and mingimingi will be planted first (years 1-3) to establish

shelter and optimal soil conditions, so the beech forest can be successfully established (years 4-5). On flatter sites, and wetter southern slopes it is possible to plant a both native shrubs and beech trees in combination. Along waterways and wetland areas suitable grasses and wetland species are planted including carex secta and harakeke.



# PLANTING STRATEGY



- MOUNTAIN BEECH
- NORTH FACING HILL SLOPES
- SOUTH FACING HILL SLOPES
- TUSSOCK
- TUSSOCK GRASSLAND MIX
- GRASSLAND MIX
- WETLAND AND WATERWAY EDGE MIX

# PLANTING STRATEGY

## ● Red Beech Zone

**Conditions:** Flat land bisected by Queenstown Glenorchy Road that leads to Kinloch and also the Routeburn Track.

**Intent:** Plant an extensive forest of red beech to create a green corridor that powerfully expresses to all road users the native forest previously found here.



**Tawhai Raunui Red Beech**  
*Fuscopora fusca*

## ● North-facing Hill Slopes

**Conditions:** Exposed dry northern slopes of the Hillocks that requires establishing a mix of nurse species and mountain beech.

**Intent:** Plant in years 1-3 nurse shrubs and small trees, then once established interplant in sheltered niches mountain beech.



**Kānuka**  
*Kunzea ericoides*

**Mānuka**  
*Leptospermum scoparium*

**Tarata Lemonwood**  
*Pittosporum eugenoides*



**Māhoe White Wood**  
*Melictyus ramiflorus*

**Karamū**  
*Coprosma robusta*

**Mingimingi**  
*Coprosma propinqua*



**Kōhūhū**  
*Pittosporum tenuifolium*

**Houhere Lacebark**  
*Hoheria angustifolia*

**Manatu Ribbonwood**  
*Plagianthus regius*



**Houhere Lacebark**  
*Hoheria angustifolia*

**Kōhūhū**  
*Pittosporum tenuifolium*

**Tawhai Rauriki Mountain Beech**  
*Nothofagus cliffortioides*

## ● South-facing Hill Slopes

**Conditions:** Less dry southern slopes of the Hillocks that requires establishing a mix of nurse species and mountain beech.

**Intent:** Nurse shrubs and small trees and mountain beech are planted together.



**Kōwhai**  
*Sophora microphylla*

**Tawhai Rauriki Mountain Beech**  
*Nothofagus cliffortioides*

**Tarata Lemonwood**  
*Pittosporum eugenoides*



**Māhoe White Wood**  
*Melictyus ramiflorus*

**Karamū**  
*Coprosma robusta*

**Manatu Ribbonwood**  
*Plagianthus regius*

# PLANTING STRATEGY

## Tussock Planting

**Conditions:** Low lying flat areas between the hillocks are to be retired from grazing and exotic grasses, with the landscape replanted in tussock.

**Intent:** Replace exotic grassland with a mix of native grasses to retain moisture, filtrate run-off and reduce the need for mowing.

## Grassland Mix

**Conditions:** Flat areas of land outside of visitor areas to be kept in existing mix of exotic grasses.

**Intent:** No further action required.

## Tussock / Grassland Mix

**Conditions:** Flat area of land where visitor displays and plant nursery are located.

**Intent:** Existing mix of exotic grasses retained in sites where people walk, with interplantings of native tussock to improve amenity value.



**Red Tussock**  
*Chionochloa rubra*

**Patiti Silver Tussock**  
*Poa cita*

## Wetland and Waterway Planting

**Conditions:** Low lying flat areas as identified by the ecologist's report, and also those lands prone to holding surface water, and also those areas adjacent to the two existing waterways.

**Intent:** Replace exotic grassland with a mix of native grasses and wetland shrubs to retain moisture, filtrate run-off and reduce need for mowing.



**Toetoe**  
*Cortaderia richardii*

**Pūrei**  
*Carex secta*

**Harakeke Flax**  
*Phormium tenax*



**Tī Kōuka Cabbage Tree**  
*Cordyline australis*

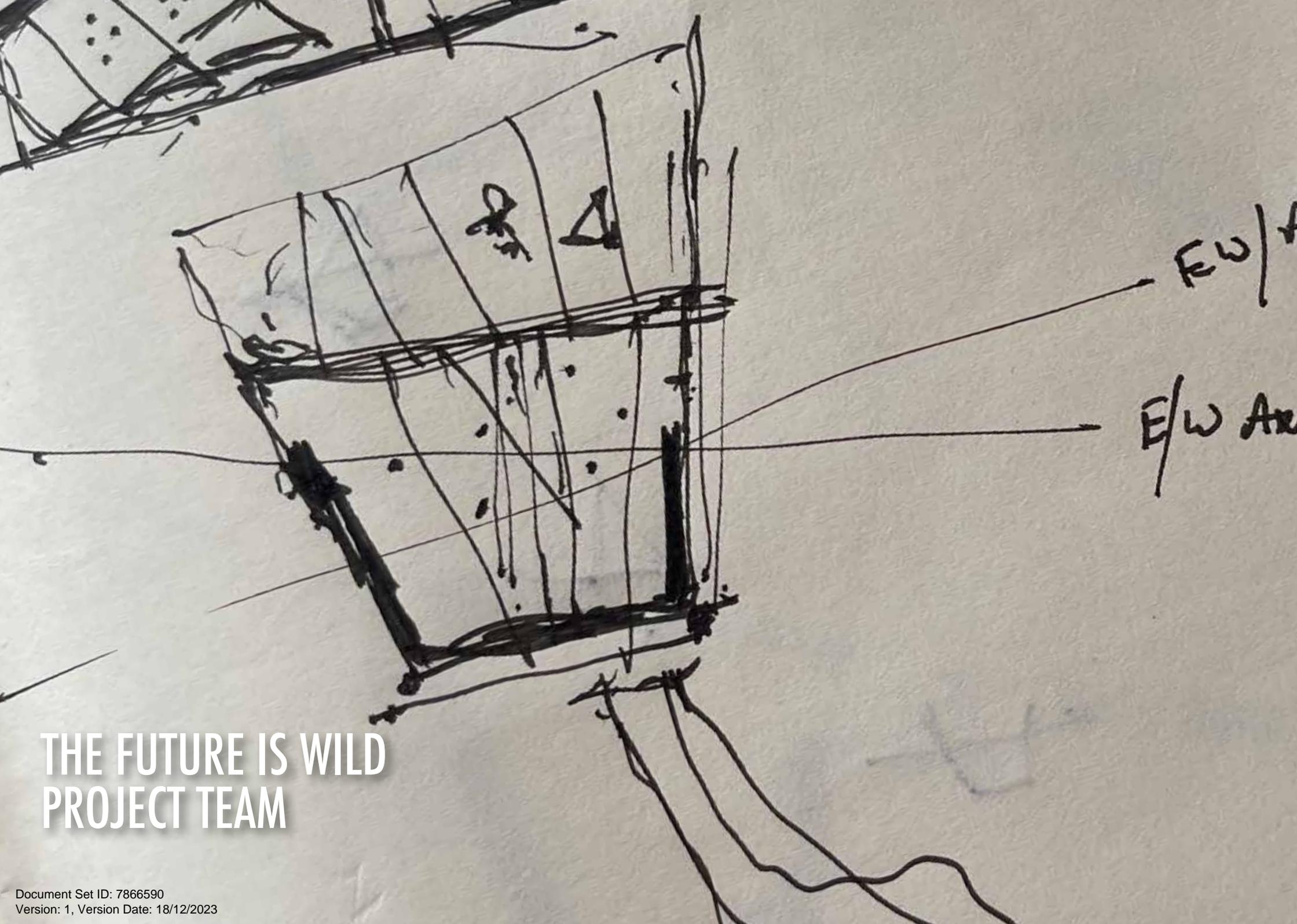
**Red Tussock**  
*Chionochloa rubra*

**Mingimingi**  
*Coprasma propinqua*



**Koromiko Hebe**  
*Hebe salicifolia*

**Koriko**  
*Corokia cotoneaster*



# THE FUTURE IS WILD PROJECT TEAM

## FUTURE IS WILD PRINCIPALS



### **Gerhard Sieber,**

Managing Director  
The Future is Wild

Gerhard's professional career has been in the entertainment industry in Germany and worldwide. In 1986, he joined the Bavaria Film Studios in Munich, Germany and leading its video production and distribution subsidiary EuroVideo. In 1997 through to 2022 his company ICESTORM licensed worldwide the complete film library of DEFA Studios, consisting of all East German film production from 1946 to reunification in 1990. In 2012 he formed 'The Future is Wild Australia Ltd' with all IP-rights transferred from the original UK Future is Wild to this entity. Since 2016 he has lived in Glenorchy, New Zealand.



### **Jeremy Railton**

Director  
The Future is Wild

Jeremy's family has lived in the Wakatipu for 5 generations. Originally farming locally, he went onto to develop one of the biggest vineyard wineries in the Otago region. As part of this vineyard development, which he helped develop and run, he also realised a major residential subdivision on the residual land.

He brings invaluable experience and skills in business development, regulatory management, Resource Management including his local, cultural, historical knowledge and concerns for a sustainable NZ.

## FUTURE IS WILD OPERATIONS TEAM



### **Sarah Robin**

Business Development,  
Content Creation & Realisation



### **Georgina Robertson**

Operations &  
Business Culture

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## PROJECT DELIVERY LEADS

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**FUTURE IS WILD  
DESIGN LEAD**  
**EXPERIENCE DESIGN**  
**LANDSCAPE &  
STRUCTURES DESIGN**



**Mick Abbott**  
WildLab  
Otepoti/Dunedin  
[www.wildlab.org.nz](http://www.wildlab.org.nz)



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**FIW VIRTUAL & AUGMENTED  
REALITY PRODUCTION**  
**VR TECHNICAL  
IMPLEMENTATION**



**Dr. Karsten Schneider**  
Burning Fish Productions  
Dunedin  
[www.burningfish.co.nz](http://www.burningfish.co.nz)



**Ivan Khoo**  
Ministry XR  
Singapore  
[www.ministryxr.com](http://www.ministryxr.com)

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& CAMPAIGNS**



**Tim Buckley**  
Fluid  
Queenstown  
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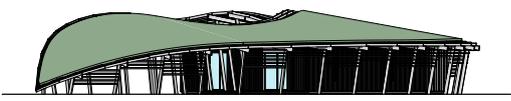
the **FUTURE** is **WILD**™

## PROPOSED NATIVE PLANT NURSERY AND GUIDED WALK AT THE HILLOCKS



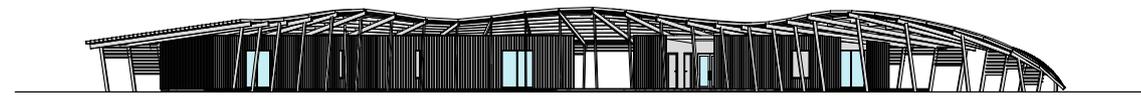
1. Carpark
2. Nursery facility
3. Viewing hide
4. Viewing hide
5. Footbridge
6. Viewing hide
7. Boardwalk
8. Viewing platform
9. Existing farm shed/converted art gallery

**NURSERY, WELCOME FACILITY, COMMUNITY WORKSHOP SPACE, AND INTERACTIVE PLANT DISPLAY SPACES**



NORTH ELEVATION

**WELCOME FACILITY, INTERACTIVE PLANT DISPLAY SPACE (1) & COMMUNITY WORKSHOP SPACE**



EAST ELEVATION



**BUILDING AREA:** 185m<sup>2</sup>

**DECK AREA:** 212m<sup>2</sup>

**MAX HEIGHT OF BUILDING FROM GROUND:** 5.0 m

**TOILETS:** 3 (including one fully accessible) located at south end of Welcome Facility

**DISTANCE TO BORDER OF CLOSEST WETLAND:** 21m

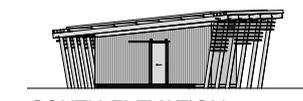
**MATERIALS:** Green (living planted) roof, shadowclad ply external walls, aluminium windows and doors (ironsand), milled macrocarpa posts painted dark charcoal, unpainted macrocarpa external slats (weathered grey), timber decking stained dark brown.

**SERVICES:** Power, water reticulated underground

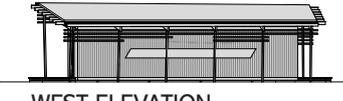
**FOUNDATIONS:** H5 Pile foundations in concrete footing

**EARTHWORKS:** 600mm fall across a 40m length from North to South. Cut and fill to make site level and provide adequate drainage slope. Estimate 60m<sup>2</sup> excavation.

**INTERACTIVE PLANT DISPLAY SPACE (2)**



SOUTH ELEVATION



WEST ELEVATION



**BUILDING AREA:** 61m<sup>2</sup>

**DECK AREA:** 16m<sup>2</sup>

**MAX HEIGHT OF BUILDING FROM GROUND:** 4.3m

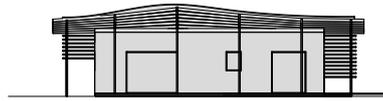
**TOILETS:** 3 (including one fully accessible) located at south end of Welcome Facility

**DISTANCE TO BORDER OF CLOSEST WETLAND:** Greater than 25m

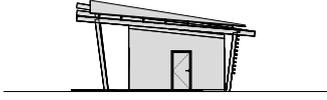
**EARTHWORKS:** Site is level. Requirement: scrape turf, and provide adequate drainage slope.

**MATERIALS, SERVICES & FOUNDATIONS:** same as Welcome Facility building

**POTTING UP BUILDING AND STAFF SPACE**



WEST ELEVATION



SOUTH ELEVATION



**BUILDING AREA:** 60m<sup>2</sup>

**DECK AREA:** 46m<sup>2</sup>

**MAX HEIGHT OF BUILDING FROM GROUND:** 4.8m

**TOILETS:** 1

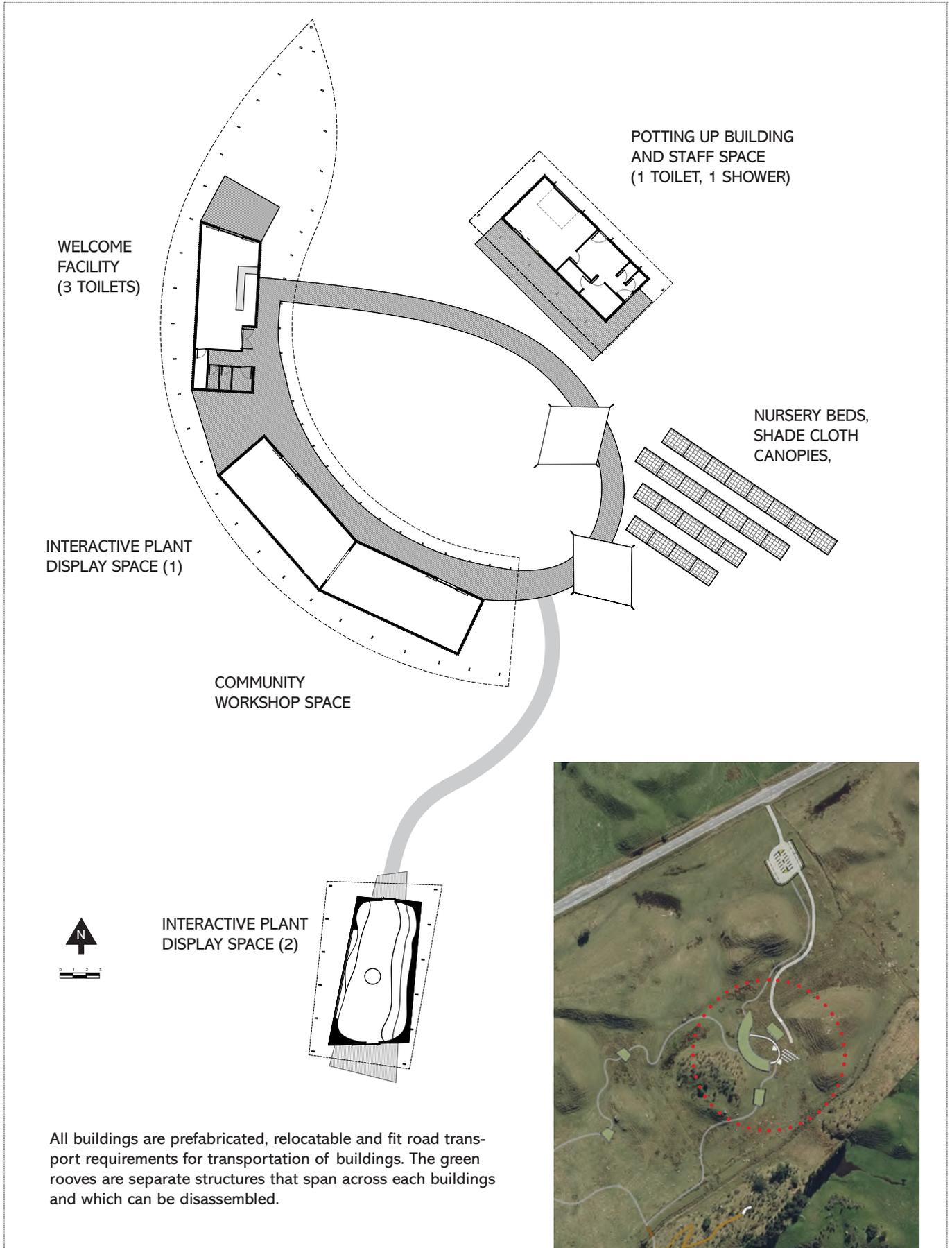
**SHOWER:** 1

**DISTANCE TO BORDER OF CLOSEST WETLAND:** Greater than 25m

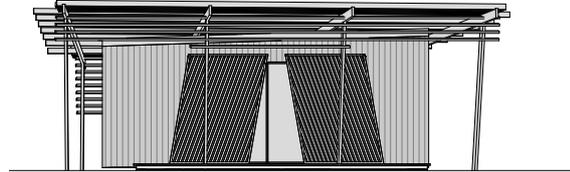
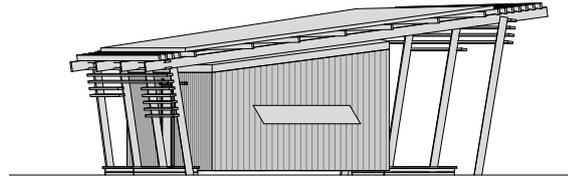
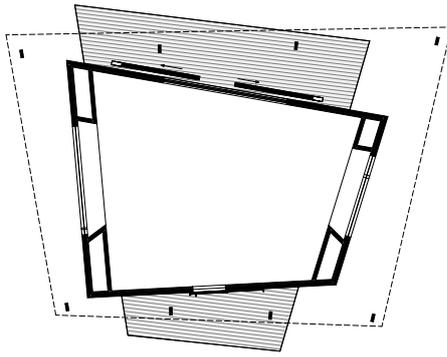
**EARTHWORKS:** Site is level. Requirement: scrape turf, and provide adequate drainage slope

**MATERIALS, SERVICES & FOUNDATIONS:** same as Welcome Facility building

NURSERY, WELCOME FACILITY, COMMUNITY WORKSHOP SPACE, AND INTERACTIVE PLANT DISPLAY SPACES



## VIEWING HIDE 1



**BUILDING AREA:** 41m<sup>2</sup>

**DECK AREA:** 18.6m<sup>2</sup>

**MAX HEIGHT OF BUILDING FROM GROUND:** 4.6m

**DISTANCE TO BORDER OF CLOSEST WETLAND:**  
Greater than 25m

**MATERIALS:** Green (living planted) roof, shadowclad ply external walls, aluminium windows and doors (ironsand), milled macrocarpa posts painted dark charcoal, unpainted macrocarpa external slats (weathered grey), timber decking stained dark brown.

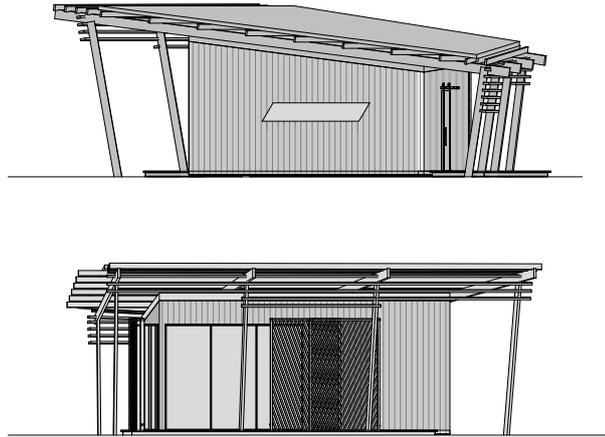
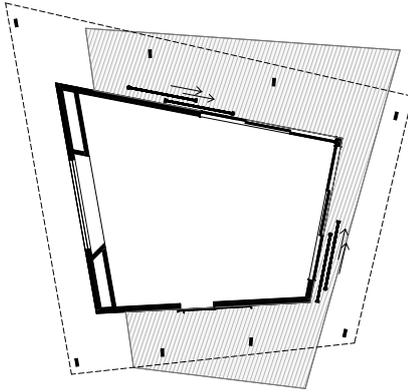
**SERVICES:** Power, water reticulated underground

**FOUNDATIONS:** H5 Pile foundations in concrete footing

**EARTHWORKS:** Site is level. Requirement: scrape turf, and provide adequate drainage slope



## VIEWING HIDE 2 & 3



**BUILDING AREA:** 35m<sup>2</sup>

**DECK AREA:** 29m<sup>2</sup>

**MAX HEIGHT OF BUILDING FROM GROUND:** 4.6 m

**DISTANCE TO BORDER OF CLOSEST WETLAND:**  
Greater than 25m

**MATERIALS:** Green (living planted) roof, shadowclad ply external walls, aluminium windows and doors (ironsand), milled macrocarpa posts painted dark charcoal, unpainted macrocarpa external slats (weathered grey), timber decking stained dark brown.

**SERVICES:** Power, water reticulated underground

**FOUNDATIONS:** H5 Pile foundations in concrete footing

**EARTHWORKS:** Site is level. Requirement: scrape turf, and provide adequate drainage slope



## FOOT BRIDGE

BRIDGE LENGTH AND WIDTH: 8m long, 1.2m wide

MAX HEIGHT OF PLATFORM FROM WATER: 1.6 m

MATERIALS: Post and timber construction painted dark charcoal, dark grey powdercoated steel balustrade.

EARTHWORKS: Nil

SERVICES: Nil

FOUNDATIONS: H5 Posts

EARTHWORKS: Nil

## WALKING PATH

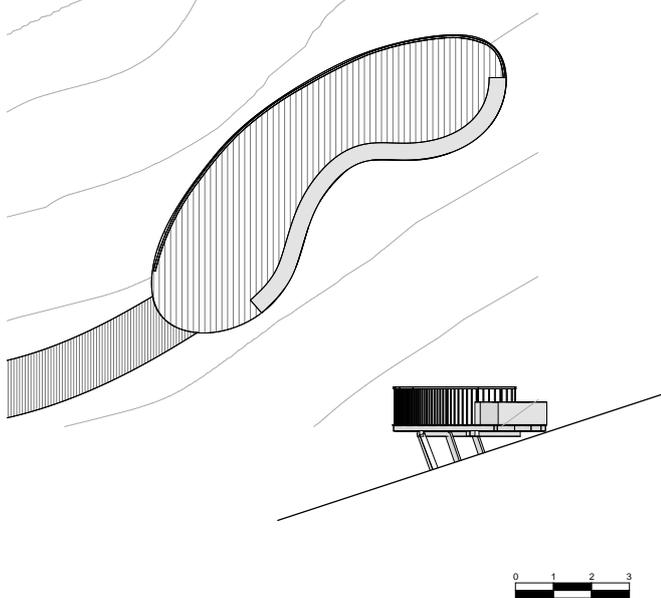
DISTANCE: 840m, 1.2m wide

MATERIALS: Compacted gravel.

EARTHWORKS: Scrape turf, and use gravel to establish level site and provide adequate drainage slope.

NOTES: The path follows a flat, looped route that avoids wetland areas.

## VIEWING PLATFORM AND BOARDWALK



VIEWING PLATFORM DECK AREA: 33m<sup>2</sup>

MAX HEIGHT OF VIEWING PLATFORM FROM GROUND: 1.2 m

BOARDWALK LENGTH AND WIDTH: 135m long, 1.2m wide

MAX HEIGHT OF VIEWING PLATFORM FROM GROUND: 1.5m

MATERIALS: Post and timber construction painted dark charcoal, unpainted macrocarpa seat (weathered grey), dark grey powdercoated steel balustrade.

SERVICES: Nil

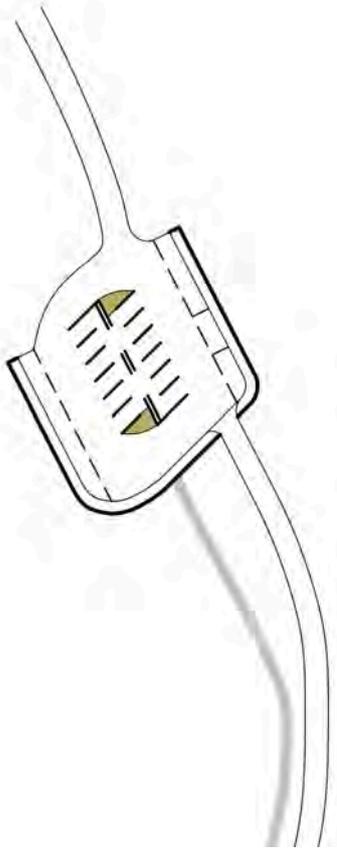
FOUNDATIONS: H5 Posts driven into ground

EARTHWORKS: Nil



NOTES: The path to the viewing area is a continuous boardwalk and avoids the need for any earthworks. The design and gradient of the boardwalk is wheelchair accessible. The path has seats and resting places along the way as well as at the viewing platform.

## VEHICLE ACCESS AND CARPARK



CARPARK AREA: 730m<sup>3</sup>

MATERIALS: Compacted gravel.

NOTES: Vehicle Access from carpark to nursery is secured by a locked gate at the southern end of the carpark. Vehicle access is to provide access for staff needing to transport plants and materials etc to and from the Nursery potting up and hardening up areas. Vehicle access route and footpath to nursery are, for health and safety reasons, separated by a fence.

EARTHWORKS: Scrape turf, grade and level to allow drainage. 120m<sup>3</sup> estimated to be scraped and redistributed across the carpark area. Use planting and timber sleepers to demarcate carpark boundary



## SERVICES SUMMARY

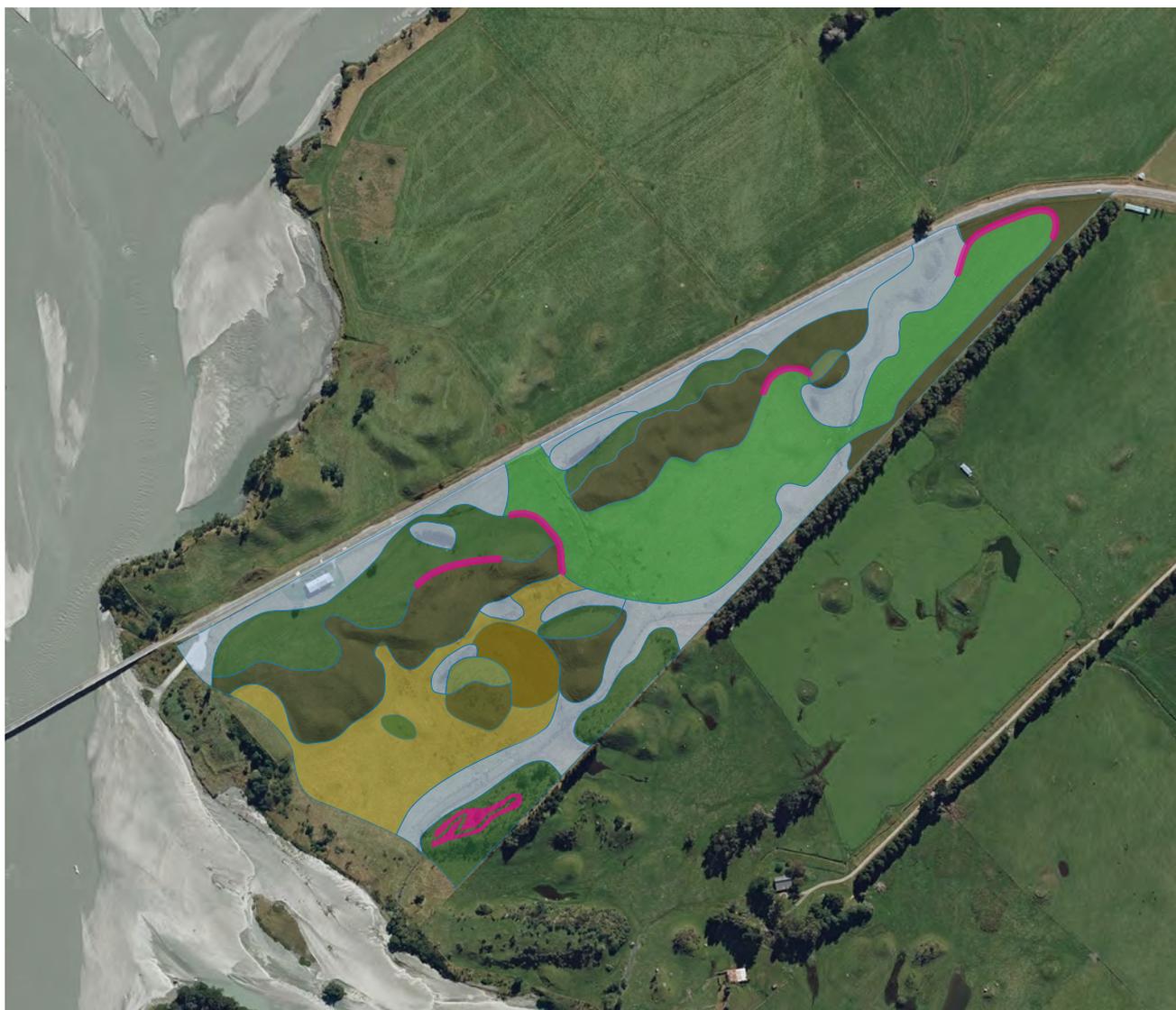


A septic tank system is provided for the 4 toilets located in the nursery area, with black and grey water pumped to a drainage field located over 50 metres from any wetland or waterbody (shown shaded white).

Power, freshwater and cabled data are routed to all buildings through underground piping buried beneath graveled paths.

The vehicle access route to the nursery requires no excavation, other than that required to ensure adequate drainage.

# PLANTING STRATEGY



An extensive planting strategy has been developed to reintroduce native species on sites on both sides of the Glenorchy Routeburn Road including wetland species in lowlying areas, and native shrub and tree species on the Hillocks themselves. An estimated 105,000 native plants will be raised and planted to re-establish 14.6 hectares of wetlands, forest and tussock lands. Screening mitigation planting as shown in pink will be immediately established with plants drawn from the appropriate adjacent planting mix. This will ensure structures are screened, and fully invisible from the Glenorchy Routeburn road once plants reach 2.5 metres in height, which is expected within 4-6 years from when planted.

-  PHASE 1 SCREENING MITIGATION PLANTING  
Designated planting mix immediately planted to ensure effective screening
-  NORTH FACING HILL SLOPES:  
2.5 ha, 9,700 plants, 1.6m spacing
-  SOUTH FACING HILL SLOPES:  
3.7 ha, 14,300 plants, 1.6m spacing
-  WETLAND AND WATERWAY EDGE MIX:  
4.2 ha, 29,500 plants, 1.2m spacing
-  TUSSOCK, DRYLAND MIX:  
4.2 ha, 51,000 plants, 0.9M spacing
-  TUSSOCK GRASSLAND MIX  
0.4 ha, 500 plants, specific areas
-  GRASSLAND MIX  
4.5 ha, existing

# PLANTING STRATEGY

The planting strategy is based upon restoring mountain beech and other native trees and shrubs, including suitable wetlands species. Hot dry north-west winds can make establishing native species difficult especially on exposed northern slopes. Hence shrubs like karamu, coprosma propinqua and manatu will be planted first (years 1-3) to establish shelter and optimal soil conditions, so the beech forest can be successfully established (years 4-5).

On flatter sites, and wetter southern slopes it is possible to plant a both native shrubs and beech trees in combination. Along waterways and wetland areas suitable grasses and wetland species are planted including carex secta and harakeke, with the overall planting configuration developed in consultation with Te Tapu O Tane.

Most of the existing animal tracks on the hillocks will be used as mini-terraces along which the native seedlings will be planted.

## ● North-facing Hill Slopes

**Conditions:** Exposed dry northern slopes of the Hillocks that requires establishing a mix of nurse species and mountain beech.

**Intent:** Plant in years 1-3 nurse shrubs and small trees, then once established interplant in sheltered niches mountain beech.



**Kānuka**  
*Kunzea ericoides*      **Mānuka**  
*Leptospermum scoparium*      **Tarata Lemonwood**  
*Pittosporum eugenoides*



**Māhoe Whitey Wood**  
*Meliccytus ramiflorus*      **Karamū**  
*Coprosma robusta*      **Mingimīngi**  
*Coprosma propinqua*



**Kōhūhū**  
*Pittosporum tenuifolium*      **Houhere Lacebark**  
*Hoheria angustifolia*      **Manatu Ribbonwood**  
*Plagianthus regius*



**Houhere Lacebark**  
*Hoheria angustifolia*      **Kōhūhū**  
*Pittosporum tenuifolium*      **Tawhai Rauriki Mountain Beech**  
*Nothofagus cliffortioides*

## ● South-facing Hill Slopes

**Conditions:** Less dry southern slopes of the Hillocks that requires establishing a mix of nurse species and mountain beech.

**Intent:** Nurse shrubs and small trees and mountain beech are planted together.



**Kōwhai**  
*Sophora microphylla*      **Tawhai Rauriki Mountain Beech**  
*Nothofagus cliffortioides*      **Tarata Lemonwood**  
*Pittosporum eugenoides*



**Māhoe Whitey Wood**  
*Meliccytus ramiflorus*      **Karamū**  
*Coprosma robusta*      **Manatu Ribbonwood**  
*Plagianthus regius*

# PLANTING STRATEGY



## Wetland and Waterway Planting

**Conditions:** Low lying flat areas as identified by the ecologist's report, and also those lands prone to holding surface water, and also those areas adjacent to the two existing waterways.

**Intent:** Replace exotic grassland with a mix of native grasses and wetland shrubs to retain moisture, filtrate run-off and reduce need for mowing.



**Toetoe**

*Cortaderia richardii*

**Pūrei**

*Carex secta*

**Harakeke**

**Flax**

*Phormium tenax*



**Ti Kōuka**

**Cabbage Tree**

*Cordyline australis*

**Red Tussock**

*Chionochloa rubra*

**Mingimingi**

*Coprosma propinqua*



**Koromiko**

**Hebe**

*Hebe salicifolia*

**Koriko**

*Corokia cotoneaster*

## Tussock / Dryland Planting

**Conditions:** Low lying flat areas between the hillocks are to be retired from grazing and exotic grasses, with the landscape replanted in tussock.

**Intent:** Replace exotic grassland with a mix of native grasses to retain moisture, filtrate run-off and reduce the need for mowing.

## Grassland Mix

**Conditions:** Flat areas of land outside of visitor areas to be kept in existing mix of exotic grasses.

**Intent:** No further action required.

## Tussock / Grassland Mix

**Conditions:** Flat area of land where visitor displays and plant nursery are located.

**Intent:** Existing mix of exotic grasses retained in sites where people walk, with interplantings of native tussock to improve amenity value.



**Red Tussock**

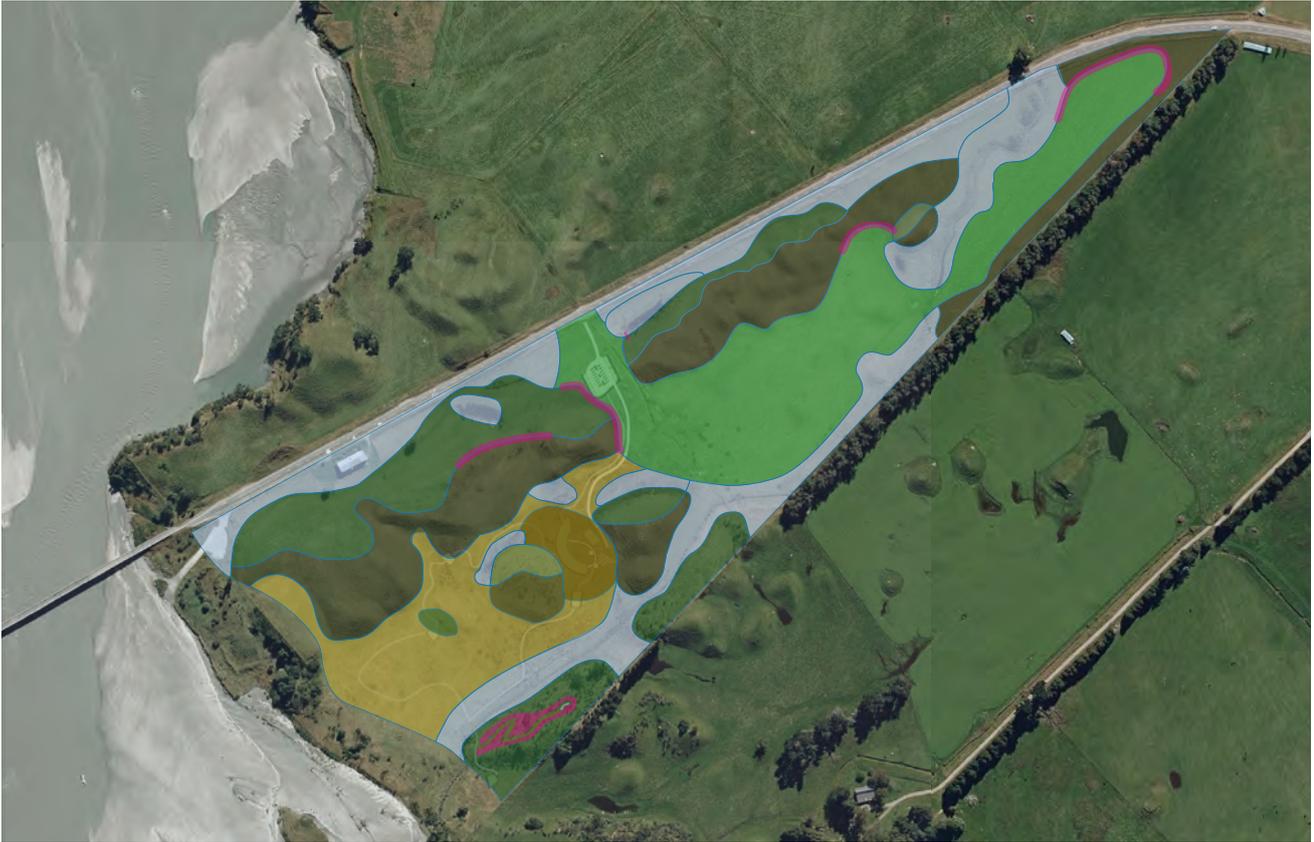
*Chionochloa rubra*

**Patiti**

**Silver Tussock**

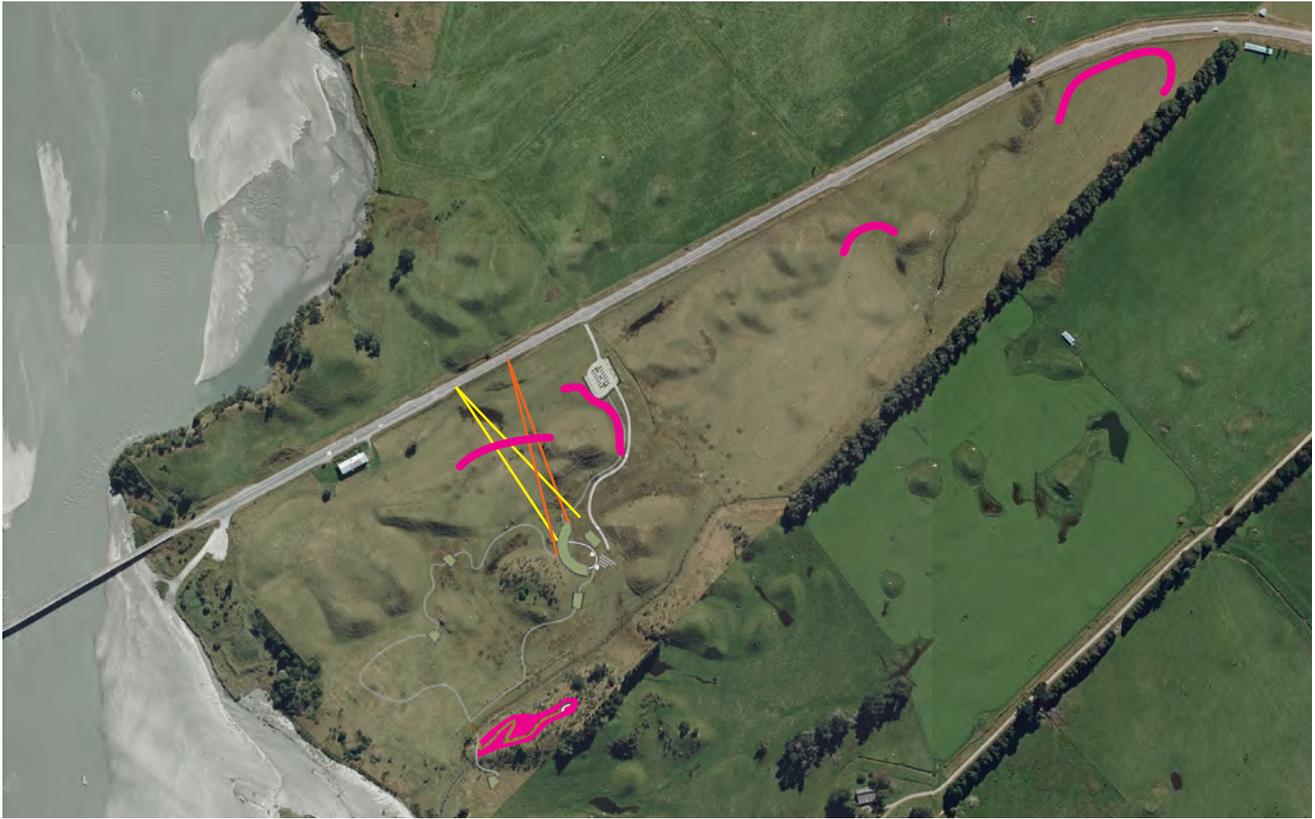
*Poa cita*

## OVERVIEW OF PLANTING STRATEGY WITH BUILT FORMS

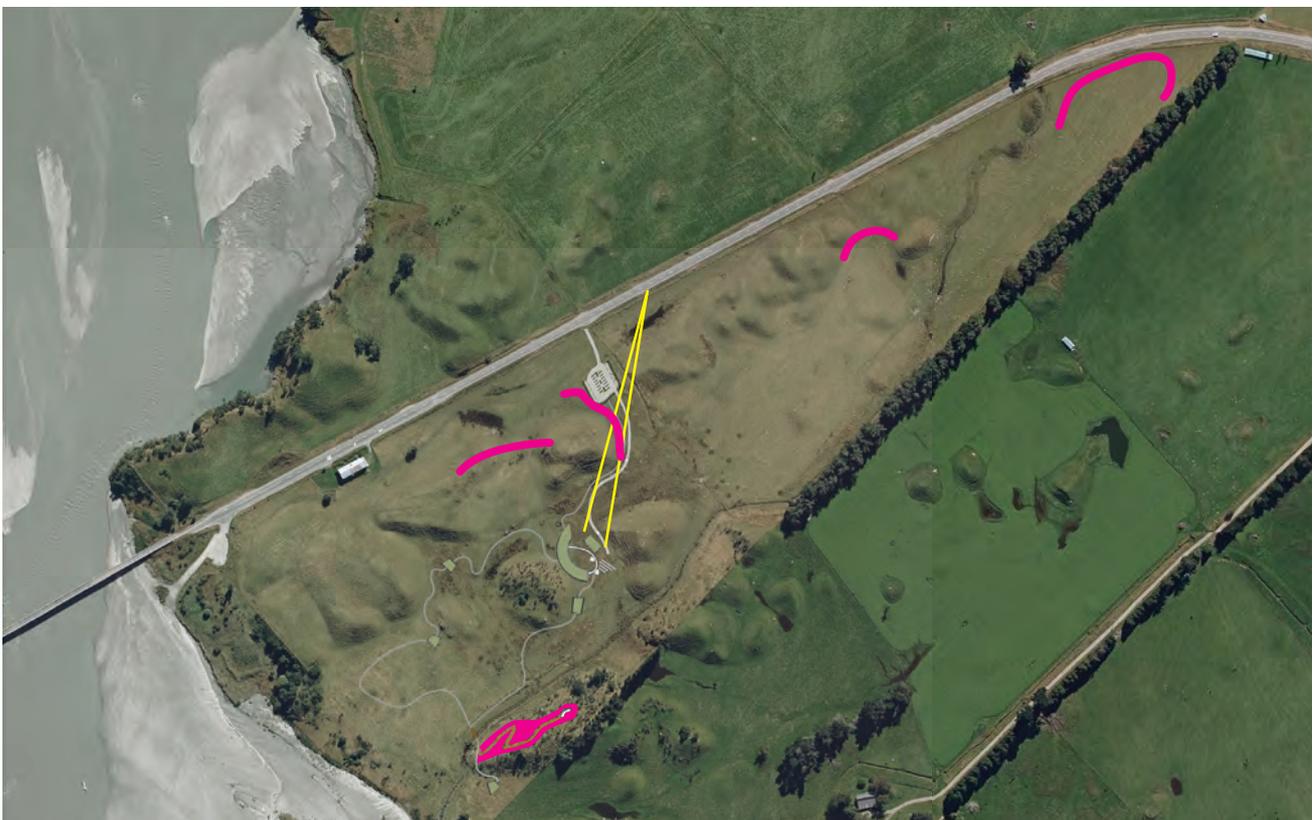


Plan planting strategy overlaid over existing and proposed built elements

# SCREENING EFFECTS OF MITIGATION PLANTING

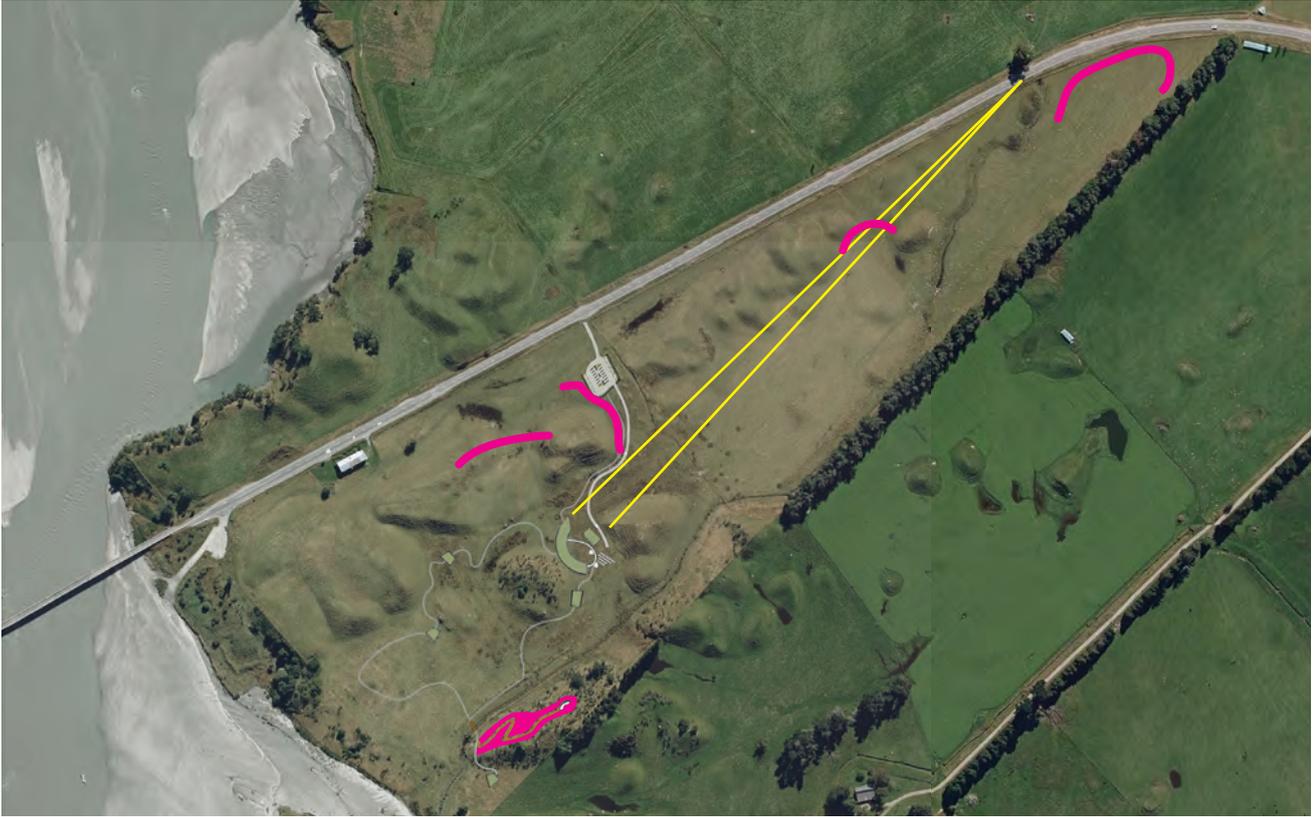


A. Plan showing view shed lines directly east of existing farm shed and the location of screening planting to be immediately planted to ensure effective screening from Glenorchy Routeburn Road.



B. Plan showing view shed lines directly east of proposed carpark and the location of screening planting to be immediately planted to ensure effective screening from Glenorchy Routeburn Road.

## SCREENING EFFECTS OF MITIGATION PLANTING



C. Plan showing view shed lines partway along the road and the location of screening planting to be immediately planted to ensure effective screening from Glenorchy Routeburn Road.



D. Plan showing view shed lines at most eastern end of property and the location of screening planting to be immediately planted to ensure effective screening from Glenorchy Routeburn Road.

## SCREENING EFFECTS OF MITIGATION PLANTING



E. Plan showing view shed lines from riverbed and the location of screening planting to be immediately planted to ensure effective screening of viewing platform and boardwalk path from people walking on the river bank. Note shrub species are used beneath the viewing platform so the platform structure (including balustrade) is screened, while people can still look out to the view.

## INTRODUCTION

The objective of this form is to collate the required information that will support QLDC with evaluating the risk of the proposed Onsite Wastewater Disposal system in terms of Building Code compliance (G13), RMA Act and Environmental and Public Health requirements.

## REFERENCES

The design standard for waste water treatment and effluent disposal systems is **AS/NZS 1547:2012**. All references within this form relate to this standard.

## RISK BASED APPROACH

QLDC has adopted a risk based approach which involves evaluating key factors relating to the system design and site and soil features to ensure that any risk to environment or public health is fully mitigated. The key potential risks that QLDC will consider include, but are not limited to, the following:

### High risks

- Pathogen risks

### Moderate risk

- Odours
- Loss of amenity service due to technology failure, power outage
- High capital and/or operating costs

### Minor risks

- Slope instability on the steeper sites
- Noise
- Risk to cultural values
- Nutrients (nitrogen and phosphorus) and emerging contaminants

## HIGH RISK APPLICATIONS

Throughout this application form there are a number of information fields that are highlighted in red. These relate to key risk factors that the system designer must consider during their design process. If these risks are present then an explanation of what design mitigations have been taken is required.

For systems that breach the requirements of Section 3, you will be required to raise an application with the Otago Regional Council for a Resource Consent. Once the ORC Resource Consent has been granted it can be referenced as part of the QLDC Building Consent Application.

QLDC reserves the right to engage expert peer review of applications that are either very high risk, or system designs which appear to have inadequate design mitigations in place. The cost of this will be on-charged to the applicant as part of their building consent fees.

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## 1 SITE DESCRIPTION

Property Owner:	Gerhard Sieber
Location Address:	404 Glenorchy - Routeburn Road Glenorchy
Legal Description (e.g. Lot3 DP1234) :	Part 1 section 1 BLK IV part SD
List any existing consents related to waste disposal on the site:	Nil
General description of development and describe all sources of wastewater:	On site waste water system

## 2 SITE ASSESSOR, DESIGNER AND INSTALLER DETAILS

### 2.1 SITE ASSESSOR

Company	Proactive Plumbers Ltd		
Contact Name	Dale Jefcoate	Phone	0210620797
Qualifications/Technical Experience	Certified Drainlayer, Onsite waste water treatment Module 1 – Opus, AES designer and installer		

### 2.2 SYSTEM DESIGNER

Company	Proactive Plumbers Ltd		
Contact Name	Dale Jefcoate	Phone	021 0620797
Qualifications/Technical Experience	Certified Drainlayer, Onsite waste water treatment Module 1 – Opus, AES designer and installer		

### 2.3 SYSTEM INSTALLER

Company	Proactive Plumbers Ltd		
Contact Name	Dale Jefcoate	Phone	021 0620797
Qualifications/Technical Experience	Certified Drainlayer, Onsite waste water treatment Module 1 – Opus, AES designer and installer		

### 2.4 SERVICING TECHNICIAN/COMPANY

Company	Proactive Plumbers Ltd	Phone	021 0620797
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### 3 ORC RESOURCE CONSENT REQUIREMENTS:

Please complete below checklist to confirm whether an Otago Regional Council (ORC) resource consent will be required to discharge domestic waste water in the Queenstown Lakes District:

Yes	No	System Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Daily discharge volume exceeds 2,000 litres per day
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Discharge will occur in a groundwater protection zone or in the Lake Hayes catchment
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Discharge will occur within 50 metres of a surface water body
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Discharge will occur within 50 metres of an existing bore/well used to supply water for domestic needs or drinking water for livestock
<input type="checkbox"/>	<input checked="" type="checkbox"/>	There will be a direct discharge into a drain, water race or groundwater
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Discharge may runoff onto another persons' property

If any of these apply then you will need to make an ORC resource consent application for domestic wastewater discharges to land with a maximum volume of 14,000 litres. The application form for this is [Form 6A](#).

Once the ORC consent has been granted please enter the reference number below and provide a copy of the approved ORC consent.

<b>ORC Resource Consent Number:</b>	<a href="#">Click here to enter resource consent number.</a>
-------------------------------------	--

### 4 SITE ASSESSMENT DETAILS

For the areas where the treatment plant and land application system and reserve area are to be located, please provide the following information:

Land use description:	Commercial
Topography:	Flat Slight slope
Slope angle:	Less than 5%
Vegetation cover:	Grass
Are there areas of potential ponding?	N/A
Are there risks associated with drainage patterns and overland flow paths?	N/A

# AF OSW Onsite Wastewater Disposal Application Form



<p>Does site have Flood potential? (show with return period on site plan)</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please provide information below on what design considerations have been adopted to mitigate this risk (e.g. elevated tanks, sealed lids etc.)	
<p><a href="#">Click here to enter design mitigations.</a></p>		
<p>Is the system within 100m distance to nearest open water bodies, ephemeral streams and wetland?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please provide information below on what design considerations have been adopted to mitigate this risk.	
<p><a href="#">Click here to enter design mitigations.</a></p>		
<p>Is the system within 50m distance to stormwater drains and stormwater soakage areas?</p>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please provide information below on what design considerations have been adopted to mitigate this risk.	
<p>Are Water bores within 50m? (reference ORC Maps)</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes then an ORC resource consent is required	
<p>Are there are other key site features that may affect the system design?</p>	<p>N/A</p>	
<p>Slope stability assessment- For land slopes greater than 15° (25%) summarize any areas unsuitable for waste water irrigation.</p>	<p>N/A</p>	
<p>What is the depth to the highest potential ground water level:</p>	<p>Summer:</p>	<p>2-3m</p>
	<p>Winter:</p>	<p>3m</p>
	<p>Information Source:</p>	<p>Local Knowledge test holes</p>
<p>Is there potential for waste water to short circuit through permeable soils to surface and / or ground water?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please provide information below on what design considerations have been adopted to mitigate this risk.	
<p><a href="#">Click here to enter design mitigations.</a></p>		

**5 SOIL INVESTIGATION**

For the areas where the land application system and reserve area are to be located, provide the following information

<p>Has a Site Specific Field investigation been completed? Is Report attached?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Note: Report shall include a plan showing test pit or bore location, and a detailed soils report in accordance with Table B2 and Figure B1 or and equivalent format and detail.</p> <p>Photos of the profiles and soils shall be included including photos of soil ribbon tests (Section E4.1)</p>
<p>Field investigation date:</p>	<p>2016</p>
<p>Number of test pits or bores:</p>	<p>3</p>
<p>If fill material was encountered during the soil investigation, describe the fill material and explain how this will impact on the waste water land application system design and performance?</p>	<p>No</p>
<p>Has the soil permeability beneath the proposed land application field been tested?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes please provide details of test method and results (e.g. Percolation test method (refer to B6 for applicability):</p> <p><a href="#">Click here to enter design mitigations.</a></p>

## 6 SOIL CATEGORY

Based on the site investigation report please confirm the soil category that is present for the land application system.

Select One	Soil Category (Table 5.1)	Soil Texture ( <i>Appendix E</i> )	Drainage Characteristic	Risk limits for Groundwater Setback
<input type="checkbox"/>	<b>1</b>	Gravel and sands	Rapid	<b>5m</b>
<input type="checkbox"/>	<b>2</b>	Sandy loams	Free	<b>5m</b>
<input type="checkbox"/>	<b>3</b>	Loams	Good	<b>1.5m</b>
<input type="checkbox"/>	<b>4</b>	Clay loams	Moderate	<b>1.5m</b>
<input checked="" type="checkbox"/>	<b>5</b>	Light clays	Moderate to slow	<b>0.6m</b>
<input type="checkbox"/>	<b>6</b>	Medium to heavy clays	Slow	<b>0.6m</b>

<p>Is the groundwater level (refer section 4) within the above risk limits for the site?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, please provide information below on what system design considerations have been adopted to mitigate the risk to groundwater. For example:</p> <ul style="list-style-type: none"> <li>• Secondary treatment</li> <li>• Tertiary UV treatment</li> <li>• Modified trench or bed details for category 1 soils to ensure even distribution</li> </ul> <p><a href="#">Click here to enter design mitigations.</a></p>
--	--

Note: The soil category and groundwater level will determine the required loading rate for the land application system. This needs to be specified in section 7.2 and should be referenced from L1, M1 or N1 tables.

## 7 SYSTEM DESIGN

### 7.1 SYSTEM INPUT INFORMATION

<p>Property Water Supply</p>	<p><input type="checkbox"/> Council reticulation</p> <p><input checked="" type="checkbox"/> Water bore</p> <p><input type="checkbox"/> Rainwater collection</p> <p><input type="checkbox"/> Other- please provide details: <a href="#">Click to enter text.</a></p>
<p>Total number of bedrooms that will be serviced by the system</p>	<p>Nil bedrooms – toilets for a commercial property</p>

Maximum design occupancy	Design occupancy on 270 guests per day
Flow allowance litres / day per person: Refer to Appendix H, Table H3 and H4. Justify variations.	25L
List any water conservation devices or water recycling details and volume estimates (Table H3):	Standard Water Reduction Fixtures
Specify flow allowance for any other activity on the site such as spa baths, luxury showers etc:	N/A
List any allowance for seasonal variations and loads:	N/A
Total design flow allowance (litres per day):	6750L/per day <b>Note: If above 2,000 litres per day an ORC resource consent is required</b>

## 7.2 SYSTEM SELECTION & CAPACITY

Select One	Proposed Treatment System	Manufacturers Details	No. of Chambers and Capacity (litres)	Emergency Storage (litres)
<input type="checkbox"/>	Primary System (e.g. Septic tank)			Litres
<input checked="" type="checkbox"/>	Secondary Treatment system <sup>1</sup>	Harvey multi Chamber Tank and AES Bed	2 chambers – 4500litre	Litres
<input type="checkbox"/>	Tertiary Treatment System	Click here to enter text.	Chambers & Litres	Litres
<input type="checkbox"/>	Other:	Click here to enter text.	Chambers & Litres	Litres
Rated treatment capacity of the system (litres/day):		6750		

<sup>1</sup> For on-site wastewater management systems requiring secondary or better treatment, QLDC strongly recommends that applicants select treatment plants certified by the On-site Effluent Treatment National Testing Programme (OSET NTP), or an equivalent or better independent certifying organisation. These have been verified as meeting the secondary effluent treatment requirements of AS/NZS 1547.

# AF OSW Onsite Wastewater Disposal Application Form



Details of effluent filter:	Bio Filter
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Select One	Proposed Land Application System	Design Description. Please attach site plans/drawings	Design Loading Rate mm/day (DLR or DIR)
<input type="checkbox"/>	Surface dripper irrigation	NOT PERMITTED IN QLDC DUE TO FREEZING	N/A
<input type="checkbox"/>	Sub-surface dripper irrigation	NOTE: MUST BE MINIMUM OF 300mm TO PREVENT FREEZING Click here to enter text.	Click to enter DLR or DIR
<input type="checkbox"/>	Conventional Bed		
<input type="checkbox"/>	Conventional trench	Click here to enter text.	Click to enter DLR or DIR
<input type="checkbox"/>	Deep trench	Click here to enter text.	Click to enter DLR or DIR
<input type="checkbox"/>	Discharge control bed or trench	Click here to enter text.	
<input type="checkbox"/>	Mound system	Click here to enter text.	Click to enter DLR or DIR
<input checked="" type="checkbox"/>	Other (specify):	AES Bed – 4 rows - 45.6m X 2.25m	6750

Note: The land application system site plans/drawings are to include dimensions, location, layout and component labels, cross-section details (with dimensions) and where appropriate; filter cloth, material type, structural details, flushing points, venting, valving, special fittings, intercepting drains and other detail specific to the design.

Select One	Proposed Loading Method	Details
<input type="checkbox"/>	Trickle load, gravity	Click here to enter text.
<input type="checkbox"/>	Gravity dosing: Flout, siphon or other	
<input checked="" type="checkbox"/>	Pump	Pump in 2 <sup>nd</sup> chamber of tank to pump to field
<input type="checkbox"/>	Other	Click here to enter text.

## 7.3 ADDITIONAL SYSTEM REQUIREMENTS

Select One	Additional design considerations	Details
<input type="checkbox"/>	Specify details or alarm system(s)	Click here to enter text.
<input checked="" type="checkbox"/>	Specify available reserve area (5.5.3.4)	South of proposed site
<input type="checkbox"/>	Specify fencing, warning signs and vegetation and planting requirements	Click here to enter text.
<input checked="" type="checkbox"/>	Storm / surface water management:	Surface water to be diverted away from onsite waste water
<input checked="" type="checkbox"/>	Depths pipes to buried:	Between 300mm -600mm
<input type="checkbox"/>	Flood protection:	Click here to enter text.
<input type="checkbox"/>	Cut off / diversion drains (show on site plan):	Click here to enter text.
<input type="checkbox"/>	Other:	Click here to enter text.

## 8 ATTACHMENTS CHECKLIST

Select One	Required Documents
<input type="checkbox"/>	Copy of any existing QLDC or ORC consents
<input type="checkbox"/>	Copy of QLDC Site & Soils Assessment (if previously completed)
<input type="checkbox"/>	Copy of slope stability geotechnical report (if required)
<input type="checkbox"/>	Copy of flood hazard assessment (if required)
<input checked="" type="checkbox"/>	Site Specific Field Investigation Report. <i>Ensure it covers information requirements covered in sections 5 &amp;6</i>
<input checked="" type="checkbox"/>	Detailed plans of system layout showing treatment unit, drains/pipes and land application field including cross-section detail <i>Ensure it covers information requirements covered in sections 7</i>
<input checked="" type="checkbox"/>	For secondary treatment units provide evidence of OSET NTP (or equivalent) certification
<input type="checkbox"/>	Independent certification of in-ground tanks in terms of AS/NZS 1546.1 2008, or an equivalent standard. Provide details of performance criteria to which certification applies.
<input checked="" type="checkbox"/>	Design Producer Statement of the on-site wastewater management service

# AF OSW Onsite Wastewater Disposal Application Form



<input type="checkbox"/>	Loading certificate in accordance with Section 7.4.2 (d)
<input type="checkbox"/>	Operation & Maintenance guidelines for the treatment plant and land application system
<input checked="" type="checkbox"/>	Homeowner's operation manual for the treatment plant and land application system
<input checked="" type="checkbox"/>	To scale site plan. The following must be included on the plan: <ul style="list-style-type: none"> <li>• Buildings Boundaries</li> <li>• Treatment system components Reserve disposal area Retaining Walls</li> <li>• Embankments</li> <li>• Cutoff drains / diversion bunds Water bodies</li> <li>• Stormwater drains, discharge points or soakage facilities</li> <li>• Flood risk areas</li> <li>• Other wastewater treatment units and discharge systems</li> <li>• Water bores</li> <li>• Direction of ground water flow</li> <li>• Existing and proposed trees and shrubs</li> <li>• North arrow</li> </ul>

## 9 APPLICANT STATEMENT:

I believe to the best of my knowledge that the information provided in this application is true and complete. I have the necessary experience and qualifications to design the above proposed waste water treatment system in accordance with the requirements of AS/NZS 1547:2012:

Company: Proactive Plumbers Limited  
Email: proactiveplumbers@gmail.com  
Phone number: 0210620797  
Name: Dale Jefcoate  
Signature:



Date: 16/11/2023

Please scan this completed document to PDF and upload along with supporting Building Consent application information to the QLDC Sharefile portal:

<http://www.qldc.govt.nz/planning/building-consents/apply-online/>

Proactive Plumbers Limited

proactiveplumbers@gmail.com

# On Site Waste Water Management Assessment and Design

404 Glenorchy – Routeburn Road

Glenorchy

Pat 1 Scetion 1 Blk IV Part SD

## Table of Contents

# Proactive Plumbers Limited

[proactiveplumbers@gmail.com](mailto:proactiveplumbers@gmail.com)

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- 5 - Site Conditions
- 6 - Wastewater Disposal
- 7 - Producer Statement
- 8 - Site Plan
- 9 - Septic Tank Details

## 1. Introduction

A wastewater assessment has been undertaken by Proactive Plumbers Limited for a proposed development at 404 Glenorchy -Routeburn Road.

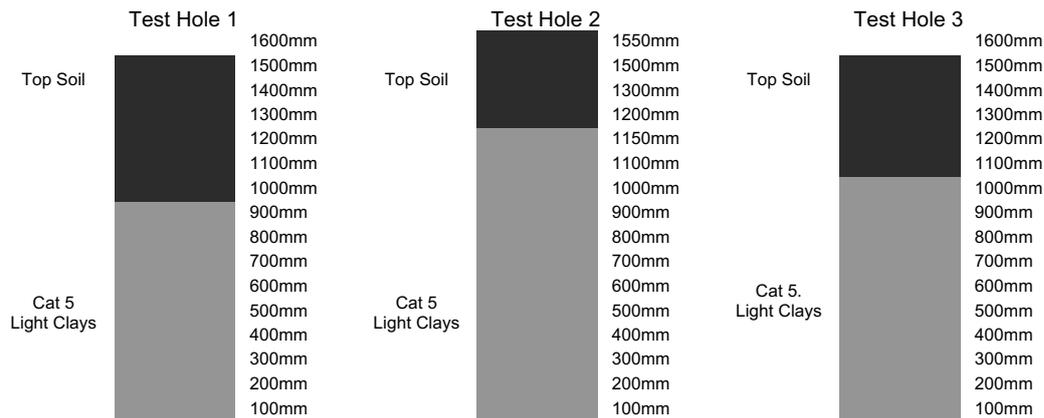
This Wastewater assessment has been prepared for the purpose of obtaining building consent with the Queenstown Lakes District Council.

This report includes a summary of the investigations undertaken on the site and provides an assessment of:

- Ground Conditions
- Groundwater conditions
- Specific on-site wastewater management.

## 2. Investigations

Proactive Plumbers Limited complete a site investigation assessment in 2016. The investigation included 3 mechanically excavated test holes to determine the ground conditions. This investigation determined top soil and then light clays as the ground conditions. No groundwater was encountered during investigations. Given the topography of the site, it is unlikely that the ground water table would rise significantly that it would compromise a wastewater or stormwater disposal system.



# Proactive Plumbers Limited

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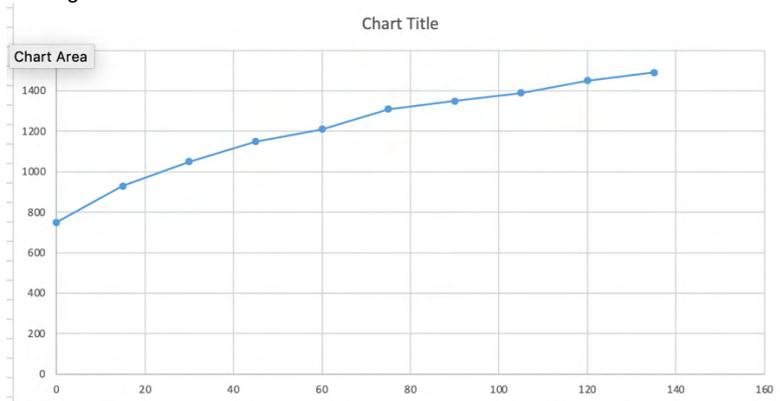




### 3. Soakage Testing

Portable water was source and transferred into the test holes. A record of the soakage testing was undertaken.

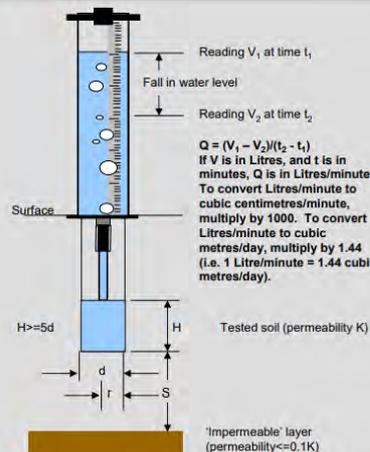
Soakage test



## Calculating permeability

This diagram shows the symbols used for the equations.

$K$  = permeability of the soil  
 $Q$  = rate of flow of water from the instrument (steady infiltration rate), equal to  $(V_1 - V_2)/(t_2 - t_1)$  opposite.  
 $H$  = the depth of water (wetting) in the test hole.  
 $r$  = the radius of the test hole (= half diameter,  $d/2$ ).  
 $S$  = the depth to the impermeable layer  
 $\sinh^{-1}$  = the inverse hyperbolic sine function  
 $\pi$  = Pi (i.e. 3.1416)



## 4. Site Services

There is currently no onsite water system, - building will be serviced water from a Bore or rainwater tanks

## 5. Site Conditions

The site 404 Glenorchy-Routeburn Road, Glenorchy Part 1 Section 1 Blk IV Part SD.

The site is located in an area known as the Hillocks a rural area in Glenorchy. The property is an undeveloped site of 69ha. There are natural water features (Creeks or ephemeral flow paths) to the West of the toilet block the onsite wastewater disposal bed will be to the east.

## 6. Wastewater Disposal

A tertiary treatment AES system comprising of a multi chamber septic tank including bio filter pump installed in the second chamber to control the distribution to effluent field is proposed for this site.

Total guest per day: 270

The wastewater disposal system will have a maximum design occupancy of 270 people. Based on water usage of 25litres/person/per day, the expected design load rating of the system will be 6750 litres per day.

The assessment for the proposed system is based on AS/NZS 1547:2012.

- Setbacks as per AS/NZS 1547:2012 Table R1
- Loading Rate as per AS/NZS 1547:2012 Table L1
- Septic tank sizes as per AS/NZS1547:2012 Table J1
- DLR Flow allowances worked out as per AS/NZS 1547:2012 Table H3

Set backs 1.5m off boundary and 3m off buildings – all are well over these setbacks



7. Producer Statement

Building Code Clause(s).....

PRODUCER STATEMENT – PS1 – DESIGN

(Guidance notes on the use of this form are printed on page 2)

ISSUED BY: Proactive Plumbers Limited
(Design Firm)

TO:..... Gerhard Sieber.....
(Owner/Developer)

TO BE SUPPLIED

TO:.....QLDC.....
(Building Consent Authority)

IN RESPECT OF:.....Future development .....
(Description of Building Work)

AT:.....404 Glenorchy - Routeburn Road.....Part 1 Section 1 BLK IV Part SD.....
(Address)

..... LOT..... DP ..... SO .....

We have been engaged by the owner/developer referred to above to provide .....On Site Waste Water Disposal System..... services in respect of the requirements of
(Extent of Engagement)

Clause(s) .....of the Building Code for
All [ ] or Part only [x] (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

[x] Compliance Documents issued by the Ministry of Business, Innovation & Employment.....VMS/4B.....Or
(verification method / acceptable solution)

[ ] Alternative solution as per the attached schedule.....

The proposed building work covered by this producer statement is described on the drawings titled
.....Proposal for onsite waste water system,.....and numbered .....;
together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

- (i) Site verification of the following design assumptions Soil Category 2.....
(ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

I, ...Dale Jefcoate..... [x] Certifying Drainlayer # 21142.....
(Name of Design Professional)

SIGNED BY .....Dale Jefcoate..... ON BEHALF OF Proactive Plumbers Ltd
(Design Firm)

Date.....16 Nov 2023.....

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000\*.

8. Site Plan



# Proactive Plumbers Limited

proactiveplumbers@gmail.com

## 9. Septic Tank Information

### HARVEY TANKS LTD

PO BOX 239

INVERCARGILL 9840

Phone: 03 2169845

harveytanksLtd@yahoo.co.nz

#### PRODUCER STATEMENT - PS2 - CONSTRUCTION

##### CONTRACT:

NAME: Mico Plumbing

LOCATION: Queenstown

##### Certificate of Construction of Civil Works

Issued By: HARVEY TANKS LTD  
PO BOX 239  
INVERCARGILL 9840

To: (Client): Mico Queenstown

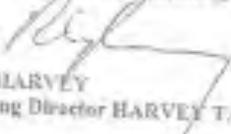
To be Supplied to:

In Respect of: 2 x 3300 ltr Septic Tanks

At: Glenorchy

I, RHYS HARVEY, a duly authorised representative of HARVEY TANKS LTD believe on reasonable grounds that HARVEY TANKS LTD has carried out construction of the Tank in accordance with the specifications laid down in AS/NZS 1546.1:1998.

This certification is furnished to

Signed:  Date: 8/11/2023  
RHYS HARVEY  
Managing Director HARVEY TANKS LTD

Address: HARVEY TANKS LTD  
PO Box 239  
48 Otago Avenue  
INVERCARGILL 9840

Proactive Plumbers Limited

[proactiveplumbers@gmail.com](mailto:proactiveplumbers@gmail.com)