

APPLICATION AS NOTIFIED

**University of Otago
(RM200570)**

**Submissions Close
27th January 2022**

FORM 12

File Number RM200570

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:

University of Otago

What is proposed:

Landuse consent for the staged Hākitekura Academic Retreat and Conference Facility; Stage 1 to redevelop the existing Woolshed and construct a staff residence with ancillary buildings relying on a non-reticulated wastewater solution and Stage 2 to construct the lecture theatre, conference facilities and visitor accommodation units with associated landscaping, earthworks, parking and infrastructure requiring a connection to a future reticulated wastewater network or suitable private network.

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

831 & 833 Woolshed Road, Jacks Point, Queenstown

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 RM200570 as the reference <https://edocs.qldc.govt.nz/Account/Login>

The Council planner processing this application on behalf of the Council is Niamh Sheehy, who may be contacted by phone at 03 450 0372 or email at niamh.sheehy@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 no later than:

27th January 2022

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

You must serve a copy of your submission to the applicant (University of Otago, C/ Carmen Taylor of Planz Consultants Limited carmen@planzconsultants.co.nz) as soon as reasonably practicable after serving your submission to Council:

C/- Carmen Taylor
carmen@planzconsultants.co.nz
Planz Consultants Limited
8 Stafford Street, Dunedin 9016

QUEENSTOWN LAKES DISTRICT COUNCIL



(signed by Alana Standish pursuant to a delegation given under Section 34A of the Resource Management Act 1991)

Date of Notification: 09/12/2021

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: **University of Otago**

(Name Decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust: **Christian German (Senior Project Manager, Campus Development Division - Operations Group)**

*Postal Address: **PO Box 56, Dunedin**

*Post code:

9054

*Contact details supplied must be for the applicant and not for an agent acting on their behalf and must include a valid postal address

*Email Address: **christian.german@otago.ac.nz**

*Phone Numbers: Day **03 4795612**

Mobile: **021 279 5612**

*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: **Carmen Taylor, Planz Consultants Limited AND Joshua Leckie, Lane Neave**

*Phone Numbers: Day **Carmen - 03 929 1414 / Joshua - 03 372 6307**

Mobile: **Carmen - 021 312 781 / Joshua - 021 916 717**

*Email Address: **Carmen - carmen@planzconsultants.co.nz / Joshua - joshua.leckie@laneneave.co.nz**

*Postal Address: **Carmen - C/o PO Box 1845, Christchurch 8140
Joshua - Level 1, 2 Memorial Street, Queenstown 9300**

*Postcode:

Chch 8140 / Q'twn 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: **Christian German (Senior Project Manager, Campus Development Division - Operations Group)**

*Postal Address: **University of Otago, PO Box 56, Dunedin**

*Post code:

9054

*Please provide an email AND full postal address.

*Email: **christian.german@otago.ac.nz**



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

Owner Name: Applicant - refer above.

Owner Address:

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: Christian German (Senior Project Manager, Campus Development Division - Operations Group)

*Email: christian.german@otago.ac.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:

Woolshed Bay, Jacks Point - please refer to Question 3, on p.iii, of the application document.

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

Lots 1 and 3 DP 452315 - - please refer to Question 3, on p.iii, of the application document.
The Records of Titles of these two land parcels are contained in Appendix 1.

District Plan Zone(s): Refer to Sections 4.4 and 4.5 of the application document.



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

As the University has tenants at the property, it is requested that site visits are arranged in advance. Please contact either the University contact or the agents to arrange site visits.



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:

PA120035 (Niamh Sheehy)



CONSENT(S) APPLIED FOR // * Identify all consents sought

☒

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



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:

To construct and operate Hakitekura, an academic retreat and conference facility.



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

<http://www.mfe.govt.nz/laws/standards/contaminants-in-soil/>

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 25m³ per 500m²). 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.

Application seeks/includes a consent trigger for

☐ Any other National Environmental Standard

Soil disturbance under the NESCS



Yes



N/A

Are any additional consent(s) required that have been applied for separately?

☐ Otago Regional Council

Consents required from the Regional Council (note if have/have not been applied for):



Yes



N/A

Not yet applied for



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.

N/A



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 Applicant is 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 if this application 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](#) 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:

Refer below

☐

Bank transfer to account 02 0948 0002000 00 (If paying from overseas swiftcode is – BKNZNZ22)

☐

Cheque payable to Queenstown Lakes District Council attached

☐

Manual Payment (can only be accepted once application has been lodged and acknowledgement email received with your unique RM reference number)

*Reference

Can an invoice for the deposit be invoiced to the University of Otago, C/o Planz Consultants Limited, PO Box 1845, Christchurch 8140 and that invoice be emailed to carmen@planzconsultants.co.nz for payment

*Amount Paid:

Landuse and Subdivision Resource Consent fees - please select from drop down list below

Custom amount - please enter here - \$5,110 (incl. GST) for a publicly notified land use consent.

(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

Invoice requested for payment (refer above)

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 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.



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 **Carmen Wendy Taylor**

Firm/Company **Planz Consultants Limited**

Dated **16 July 2020**

**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

Assessment of Environmental Effects (AEE)

Computer Register (CFR)

Covenants & Consent Notice

Affected Party Approval/s

Landscape Report

Ecological Report

Engineering Report

Geotechnical Report

Wastewater Assessment

Traffic Report

Waste Event Form

Urban Design Report

University of Otago

Hākitekura Redevelopment – Academic Retreat and Conference Facility



Woolshed Bay, Jacks Point, Queenstown
Lakes District

Resource Consent Application to the
Queenstown Lakes District Council

July 2020



Planz Consultants

Quality Assurance Statement:

Application Prepared By:

Planz Consultants Ltd, 8 Stafford Street, Dunedin 9016
www.planzconsultants.co.nz

A handwritten signature in blue ink, appearing to read "C Taylor".

Carmen Taylor (Consultant Planner (Associate)) DDI: 03 929 1414
E: carmen@planzconsultants.co.nz

Reviewed By:

A handwritten signature in black ink, appearing to read "S Tait".

Susannah Tait (Consultant Planner) DDI: 022 451 9252
E: susannah@planzconsultants.co.nz

Project Number: 15586
Document Status: For Lodgement
Date: 16 July 2020

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APPLICATION FOR RESOURCE CONSENT

SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

To: the Queenstown Lakes District Council

1. The **University of Otago (the University)** (362 Leith Street, Dunedin 9016 (PO Box 56, Dunedin 9054)) apply for the following resource consent:

A land use consent to construct and operate Hākitekura, an academic retreat and conference facility, at Woolshed Bay, Jacks Point.

In accordance with the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS), the Operative District Plan (ODP) and Proposed District Plan (PDP) regulations, rules and standards and associated activity status triggering the need to seek a land use consent are:

- **In accordance with the NESCS:**
 - **controlled activity, in accordance with Regulation 9(1), to disturb contaminated soil given that the site's contaminated soils do not exceed the applicable standards in Regulation 7.**
- **In accordance with the ODP:**
 - **controlled activity, in accordance with Rule 12.2.3.2(vii), to provide car parking at the site;**
 - **non-complying activity, in accordance with Rule 12.2.3.5(vii), to establish new buildings on the site;**
 - **non-complying activity, in accordance with Rule 12.2.3.5(xii), to establish an academic retreat and conference facility at the site as this type of activity is not provided for by other rules, and the proposed redevelopment does not comply with all of the Zone Standards;**
 - **discretionary activity, as Site Standard 12.2.5.1(i)(r) is not complied with, to establish an academic retreat and conference facility which is not in accordance with Jacks Point Resort Zone Structure Plan;**
 - **discretionary activity, as Site Standard 12.2.5.1(iii)(a)(i), is not complied with, to establish new retaining structures within 20m of the site's boundary with the adjoining Rural Zone;**
 - **discretionary activity, as Site Standard 12.2.5.1(xi) may not be complied with, to establish a 'commercial activity' at the site;**
 - **non-complying activity, as Zone Standard 12.2.5.2(ii) is not complied with, as the Hākitekura lecture theatre building exceeds the maximum building height of 8m;**
 - **non-complying activity, as Zone Standard 12.2.5.2(vi)(b) is not complied with, to exceed the maximum site coverage of 2.5%;**
 - **non-complying activity, as Zone Standard 12.2.5.2(ix)(a) is not complied with, for the exceedance of noise limits associated with traffic movements;**
 - **discretionary activity, in accordance with Rule 14.2.2.3(i), for the provision of parking not strictly identified within Table 1 of Site Standard 14.2.4.1(i);**
 - **discretionary activity, as Site Standard 14.2.4.1(xvi) is not complied with, to not provide landscaping strips or blocks around parking areas;**
 - **discretionary activity, in accordance with Rule 16.2.2.2(ii), to store hazardous substances at the site during construction of the redevelopment; and**

- discretionary activity, as Rule 19.2.2.3(i)(a) is not complied with, to undertake construction activity for a period that exceeds 12 months.
- In accordance with the PDP:
 - restricted discretionary activity, in accordance with Rule 25.4.2, for construction earthworks that exceed the maximum volume of 500m³ permitted by Standard 25.5.8;
 - restricted discretionary activity, as Standard 25.5.1.2 is not complied with, for the extent of construction earthworks on land where the slope is less than 10°;
 - restricted discretionary activity, as Standard 25.5.5 is not complied with, for the site earthworks to exceed the permitted maximum depth of cut;
 - restricted discretionary activity, as Standard 25.5.8 may not be complied with, for site earthworks in the vicinity of the site boundaries;
 - discretionary activity, in accordance with Rule 29.4.12, for the provision of parking not specifically provided for within Table 29.4;
 - non-complying activity, in accordance with Rule 30.4.3.2, to establish and operate a back-up diesel generator at the site;
 - non-complying activity, as Standard 36.5.2 is not complied with, for the exceedance of noise limits associated with traffic movements;
 - non-complying activity, as Standard 36.5.9 may not be complied with, for the potential exceedance of the relevant vibration standards if rock and other difficult ground conditions are encountered during construction;
 - discretionary activity, in accordance with Rule 41.3.2.1, to establish an academic retreat and conference facility at the site as this type of activity is not specifically provided for within the Jacks Point Zone;
 - restricted discretionary activity, in accordance with Rule 41.4.5.1, to enable the sale of liquor as part of the proposed activity;
 - non-complying activity, as Standard 41.5.4.7 is not complied with, as all of the new buildings exceed the maximum building height of 4m;
 - restricted discretionary activity, as Standard 41.5.4.15 is not complied with, to not provide native vegetation plantings that covers at least 50% of the OSR – North part of the site;
 - discretionary activity, as Standard 41.5.5.1 is not complied with, to establish an academic retreat and conference facility which is not in accordance with Jacks Point Zone Structure Plan; and
 - restricted discretionary activity, as Standard 41.5.5.2 is not complied with, to establish new retaining structures within 20m of the site's boundary with the adjoining Rural Zone.

The overall activity status of this land use consent is non-complying.

2. The activity to which the application relates (the activity) is as follows:

The University is proposing to redevelop the land it has been gifted into an academic retreat and conference facility.

The proposal entails the redevelopment of the existing residential dwelling, the Woolshed, to provide a range of public spaces for use by those attending events at the facility, and private spaces for use by staff. The site's second existing residence, the Shearers' Quarters, located to the west of the Woolshed is to be demolished to make way for the Hākitekura lecture theatre, which will be developed in stages such that the lecture theatre will initially be able to accommodate up to 60 people, and then a maximum of 120 people at some stage

in the future. Development also includes sixteen visitor accommodation units to the east of the Woolshed, as well as a three-bedroom residential unit for staff. A number of infrastructural support structures / facilities are also proposed, including a triple bay garage, a bike garage / plant room, a solar panel farm, vehicle parking areas and courtyard areas.

The facility will be used by the University and its staff for academic retreats, conferences and to host events. The facility will also be available to other national and international academic institutions, to utilise in a similar manner. To provide for the economic viability of the facility as whole, when the facility is not in use by the University or associated institutions, the University propose to make the facility available for private bookings, for examples weddings or bookings of the visitor accommodations units. This commercial use will only be available by prior arrangement with the University (i.e., the facility will not open to the public).

The University's proposed Hākitekura redevelopment is more fully described in the attached Assessment of Effects on the Environment (AEE) and appended technical assessment which forms part of this application.

3. The site at which the proposed activity is to occur is as follows:

Address:	Woolshed Road, Woolshed Bay, Jacks Point, Queenstown.
Legal Description:	Lots 1 and 3 DP 452315. The Records of Title for these two land parcels are provided in Appendix 1.
Area:	Total area is 3.9381ha (more or less). The land area associated with Lot 1 is 2.2954ha, and the land area associated with Lot 3 is 1.6427ha.

The location of Hākitekura is identified in the figures and appended plans contained in the attached AEE which forms part of this application.

4. There are no other activities that are part of the proposal to which this application relates.
5. The following additional resource consents are needed for the proposal to which this application relates and have been applied for:

The construction of the University's proposed academic retreat and conference facility requires a resource consent from the Otago Regional Council (ORC) to disturb contaminated soils, and associated potential discharges, under Rule 5.6.1 (discretionary activity) of the Regional Plan: Waste for Otago. An application for this resource consent will be lodged, prior to construction commencing, with ORC separately from this land use consent application. Given the nature of the activities for which resource consent is to be sought, the limited extent of the soil disturbance and the effects of these activities, non-notification of the application will be requested.

As relevant regional plan permitted activity rules will be complied with, no other aspects of the proposed development trigger the need to seek other resource consents from the ORC. The activities, and associated permitted activity rules, include: discharges from disturbed land to land is permitted by Rule 12.C.1.1 of the Regional Plan: Water for Otago (Water Plan) (and prohibited activity Rule 12.C.0.3 does not apply); once operational, the discharge of stormwater from a reticulated system to land is permitted by Rule 12.B.1.8 of the Water Plan; and, the potential discharge of contaminants to air (dust) from construction earthworks is permitted by Rule 16.3.13.1 of the Regional Plan: Air for Otago.

It is also noted that Proposed Plan Change 8 (Discharge Management) to the Water Plan, contains proposed rules that apply to 'earthworks for residential development' (Rules 14.5.1.1 and 14.5.2.1). The plan change rules have legal effect from notification which was on 6 July 2020. These rules do not apply to the University's proposal as it is not a 'residential development'.

In addition, the University will apply for an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 for the proposed redevelopment prior to commencing construction activities.

6. We attach an assessment of the proposed activity's effect on the environment that—
 - (a) includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and
 - (b) addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and
 - (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.
7. We attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.
8. We attach an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including the information required by clause 2(2) of Schedule 4 of that Act.
9. We attach the following further information required to be included in this application by the district plan, the regional plans, the Resource Management Act 1991, or any regulations made under that Act:

The statutory planning documents, assessed in the attached AEE and relevant to this application are the National Policy Statement for Urban Development Capacity 2016, the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, the partially operative Otago Regional Policy Statement, the Operative District Plan and the Proposed District Plan.

It is requested that the deposit of \$5,110 (incl. GST) for processing the application be invoiced to the University of Otago, C/o Planz Consultants Limited, PO Box 1845, Christchurch 8140. Please email the invoice for payment to carmen@planzconsultants.co.nz. All other charges are to be invoiced to the address for billing as provided below.



Carmen Taylor (Consultant Planner (Associate))
Planz Consultants Limited
On behalf of the **University of Otago**

Address for Service (Electronic and Postal):

Planz Consultants Limited
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CHRISTCHURCH 8140
Attention: Carmen Taylor
(Consultant Planner (Associate))

DDI: 03 929 1414
Mobile: 021 312 781
Email: carmen@planzconsultants.co.nz

With copy to:

Lane Neave
Level 1, 2 Memorial Street
QUEENSTOWN 9300
Attention: Joshua Leckie
(Partner)

DDI: 03 372 6307
Mobile: 021 916 717
Email: joshua.leckie@laneneave.co.nz

Address for Billing:*

Campus Development Division –
Operations Group
University of Otago
PO Box 56
DUNEDIN 9054
Attention: Christian German
(Senior Project Manager)

DDI: 03 479 5612
Mobile: 021 279 5612
Email: christian.german@otago.ac.nz

* Planz Consultants Limited accepts no liability for any Council costs or charges. Invoices for all such work beyond the initial lodgement fee are to be sent to the Applicant's address above for billing.

Resource Management Act 1991

Fourth Schedule

Assessment of Effects on the Environment

1 Introduction

1.1 Background

Established in 1869, the University of Otago (**the University**) was New Zealand's first university. From its main campus in Dunedin and four satellite campuses in Southland (Invercargill), Christchurch, Wellington and Auckland, the University provides tertiary education and research opportunities for over 21,000 students, and employs approximately 3,990 staff, including around 1,740 academics.

In 2016, Dick and Jillian Jardine (**the Jardines**), the owners of Remarkables Station, gifted the University land on the shores of Lake Wakātipu, at Woolshed Bay, to provide for the academic 'meeting of minds'. The gifted land, which is the subject of this application, is legally described as Lots 1 and 3 DP452315¹ and covers an area of 39,381m². Until earlier this year, the Jardines' were resident on the site living in the house known as 'the Woolshed'. In February 2019, Ngāi Tahu² gifted the University the name 'Hākitekura' for the site, which honours a local tipuna.

Since the gifting of the land, the University has considered and evaluated options for redeveloping the site to meet the gifting intent and the needs of the University. In September 2019, the University approved a development concept for the site and decided to proceed with refinement of the design and the gaining of the necessary resource consents. It is this latter stage that is now being pursued by the University.

The proposal, for which a land use consent is now being sought from the Queenstown Lakes District Council (**QLDC**), is the redevelopment of the site for use as an academic retreat and conference facility. To provide for the economic viability of the facility as whole, when the facility is not in use by the University or associated institutions, the University propose to make the facility available for private bookings by prior arrangement only.

The proposal entails the redevelopment of the Woolshed to provide a range of public spaces for use by those attending events and private spaces for use by staff. The Shearers' Quarters, an existing residence at the site, is to be demolished and the Hākitekura lecture theatre will then be constructed to the west of the Woolshed. Development of the lecture theatre will be staged, and it will initially accommodate up to 60 people, and 120 people at some stage in the future. Sixteen visitor accommodation units and a three-bedroom residential unit for staff are also part of the proposal, as are a number of infrastructural support structures / facilities.

The University is therefore seeking a land use consent from QLDC to establish and operate the proposed Hākitekura academic retreat and conference facility. Accordingly, this document is a land use consent application, and an Assessment of Effects on the Environment (**AEE**), in

¹ The Records of Title for the two land parcels are provided in **Appendix 1** of this application.

² The University understands that in Otago, Ngāi Tahu is generally referred to as Kāi Tahu and rūnanga is generally referred to as rūnaka. As the site is a shared area of interest between both Murihiku (Southland) and Otago, this application generally uses 'ng' for the purpose of consistency, although on occasion 'k' instead of 'ng' has been used.

accordance with the Resource Management Act 1991 (**RMA**), for a **non-complying activity** for the University's proposed redevelopment in Woolshed Bay. The University has requested public notification of this application.

1.2 Purpose of this Report

The purpose of this report is to provide the QLDC with the information required in order to obtain resource consent for the proposed Hākitekura redevelopment on the application site.

1.3 Structure of this Report

This report is divided into eleven sections as follows:

- Section 1:** provides an introduction to this land use consent application for the proposed Hākitekura redevelopment and identifies the purpose and structure of the report.
- Section 2:** provides a brief description of the University's site and the surrounding environment.
- Section 3:** provides a detailed description of the proposal.
- Section 4:** outlines the zoning, notations, rules and regulations of the relevant national and district planning documents that apply to the proposed Hākitekura redevelopment.
- Section 5:** identifies the relevant statutory framework in such detail as is commensurate with the proposal.
- Section 6:** evaluates the proposal in terms of its actual and potential effects on the environment and outlines the mitigation measures to be adopted.
- Section 7:** identifies the relevant objectives and policies of the relevant national, regional and district planning documents and evaluates the proposal against the relevant planning framework.
- Section 8:** identifies and assesses the provisions of relevant statutory and non-statutory documents, namely Kāi Tahu ki Otago Natural Resource Management Plan (**Otago Iwi MP**) and Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008 (**Murihiku Iwi MP**).
- Section 9:** outlines the consultation undertaken and the basis of the University's requested public notification of the application.
- Section 10:** provides proposed land use consent conditions.
- Section 11:** provides a summary and conclusion.

The appendices at the end of the report contain all the plans and other relevant information, including assessment prepared by relevant technical specialists, to support this application.

2 Site Description

2.1 Application Site

The application site is a 39,381m² area of land located in Woolshed Bay, a southwest facing inlet on the shores of Lake Wakātipu (**Figure 1**). The site, consisting of Lots 1 and 3 (DP DP452315) is irregularly shaped, with the southern boundary defined by the lake shore (**Figure 2**). The Records of Title for the University's two land parcels are provided in **Appendix 1** of this application.

The eastern portion of the site is flatter, sloping gently to the lake, while the western portion of the site is a largely undeveloped rocky hillside. The hillside area is predominantly associated with Lot 1, while the flatter land is predominantly associated with Lot 3.

The flatter part of the site is characterised by several existing buildings including a residential dwelling, created in 2007 from the site's old woolshed (i.e., 'the Woolshed'), a second residential dwelling known as the 'the Shearers Quarters', and a number of associated farming and residential structures including dog kennels, a glasshouse and various sheds. The Shearers Quarters is in the southernmost portion of Lot 1, at the base of the hill. The Woolshed is located to the east of the Shearers Quarters, and has been extensively modified from its original form, both internally and externally. The site surrounding the existing buildings is covered with extensive gardens and landscaping elements.

Vehicle access to the site is via Woolshed Road, which approaches the site from the northeast, and connects to Maori Jack Road.



Figure 1: Site Location – Woolshed Bay, Jacks Point, Queenstown (Source: Google Maps).

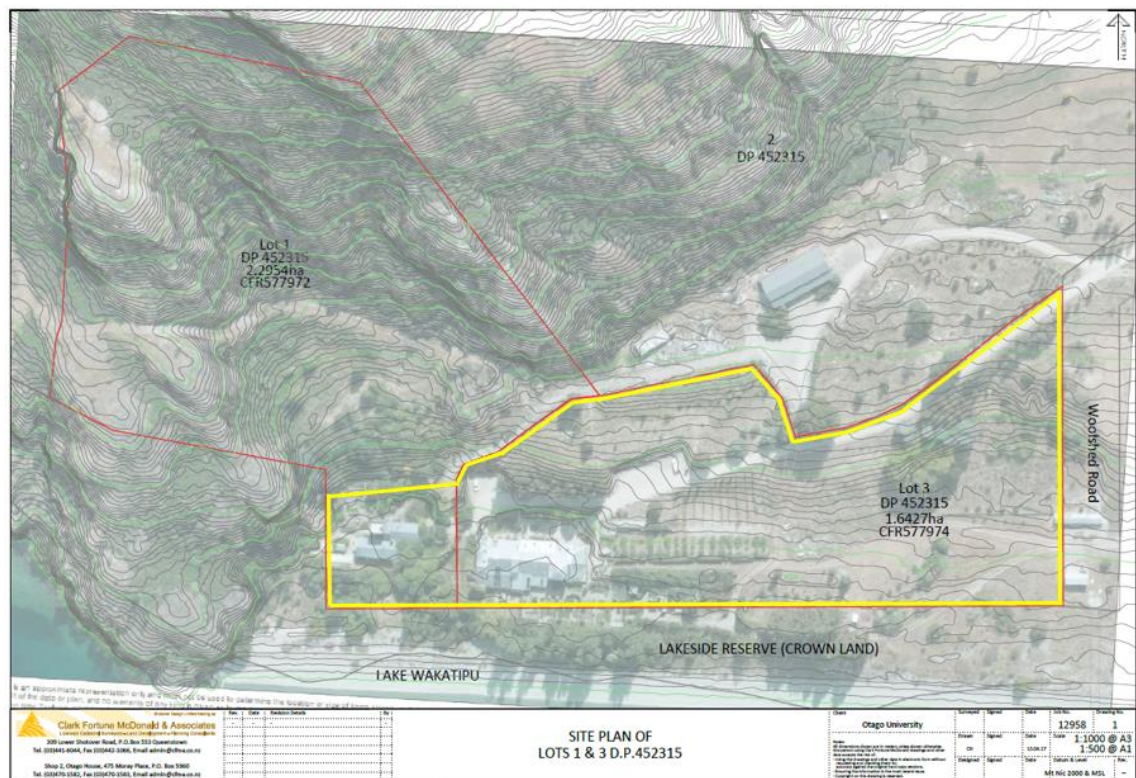


Figure 2: The general redevelopment area on the University's site (Lots 1 and 3, DP452315).

2.2 Surrounding Area

The land to the south and southwest of the site is crown-owned lakeside reserve and separates the site from Lake Wakatipu. The Remarkables mountain range is located to the east of the site and forms a backdrop to the site when viewed from the lakefront.

The land to the west, north and east is currently largely undeveloped, with the hillside land characterised by shrubby vegetation and the land to the northeast to east largely characterised by pasture grasses. A new residential dwelling is located immediately to the north of the University's site boundary, with a second residential dwelling further northeast along Woolshed Road. A water supply bore and pumphouse that supplies water to the Jacks Point water supply reservoir lies on the site's eastern boundary.

To the north and northeast of the University's site (beyond the hillside), lies the Jacks Point development which comprises an 18 hole golf course, over 100 dwellings and a proposed village containing retail, accommodation and commercial activities. Hanley's Farm lies to the north of Jacks Point and will accommodate around 1,500 dwellings and a primary school.

The proposed Homestead Bay village, which is yet to be developed, is located to the east of Woolshed Bay. The proposed development provides for a mixed-use village centre, marina and with residential dwellings radiating out from the village centre.

This is the receiving environment against which the Hākitekura proposal is required to be assessed.

3 Proposed Hākitekura Redevelopment – Academic Retreat and Conference Facility

3.1 Overview

As outlined in **Section 1.1** of this application, the University proposes to establish and operate an academic retreat and conference facility on the land gifted to it by the Jardines. The proposed facility, which is more fully described in **Sections 3.2 to 3.4** below and the drawings contained in **Appendix 2** of this application, includes a lecture theatre, seminar and meeting rooms, visitor and staff accommodation, kitchen and dining facilities and site landscaping. The facility will be able to accommodate up to 120 visitors (once fully developed) at any one time, including guests and up to five staff. The University, in designing the facility, are striving for at least a 5-star Green Star rating, and a Homestar rating of 8 for the visitor and staff accommodation.

The Hākitekura facility will be used by the University and its staff for academic retreats, conferences and to host events (i.e., including hosting potential future students from local schools). The facility will also be available to other national and international academic institutions, to utilise in a similar manner.

To provide for the economic viability of the facility, when the facility is not in use by the University or associated institutions, the University propose to make the facility available for private bookings, for examples weddings or bookings of the visitor accommodations units. This commercial use will only be available by prior arrangement with the University. On this basis, the facility will not be open to the general public, and any guest visits will be by appointment only, or for booked events.

The proposed facility's hours of operation, when hosting academic retreats and conferences will generally be from 8am to 6pm. Evening functions associated with retreats and conferences as well as other events hosted by the University, will be finished by midnight. Any private events at the facility will also be required to take place during these hours (i.e., between 8am to midnight).

3.2 Proposed Buildings, Structures and Features

The proposed Hākitekura redevelopment is shown in the drawings contained in **Appendix 2** of this application.

The proposed facility utilises the flatter land on the eastern part of the University's site, while ensuring that the main buildings associated with the redevelopment, namely the Woolshed, the lecture theatre and the visitor and staff accommodation, take advantage of the views across Lake Wakātipu and/or towards the Remarkables. The proposed buildings represent a low density of redevelopment of the site, which assists in maintaining the landscape and natural character values of the site and surrounding area.

The key components of the proposal, as shown on the drawings (**Appendix 2**), consist of:

- **The Woolshed.** This building will change from its current residential use to being used as a 'lodge'. The conversion entails retaining the external dimensions and general appearance of the 712m² three-level building (37.89m on its northern and southern walls, 16.87m along its western wall and 10.5m high at the top of the tower and 7m at the peak of the roof).

However, to provide for the Woolshed's new use, the internal layout of the existing residential dwelling is to be reconfigured to provide a range of public spaces, as well as spaces for staff. The proposed public spaces, which will cover an area of 546m², include: a lounge (including bar); a fire nook area; a meeting room / library; a parents' / wellness room; a multi-faith room; the conservatory area; a break out area on the mezzanine; a research office in the tower; and, toilet facilities. The proposed private spaces for staff include: a kitchen and associated pantry; a reception area and office; a laundry; a staff office on the second floor; and, various storage areas.

- **Hākitekura Lecture Theatre.** The proposed lecture theatre is to be located to the west of the Woolshed, following the demolition of the Shearers' Quarters, and will be connected to the Woolshed by a covered walkway, or link. In addition to the lecture theatre, this building also contains a commercial kitchen, a staff room and associated facilities, a meeting room, server and AV rooms, storage areas, cloak cupboards and toilet facilities. The lecture theatre will be constructed in two stages, with Stage 1 able to accommodate up to 60 people and Stage 2 able to accommodate up to 120 people.

Once fully developed, the lecture theatre will cover an area of 706m² (excluding the deck), with Stage 1 of the lecture theatre, including the linkage with the Woolshed, covering an area of 377.5m² (excluding the deck). The western and eastern sides of the building will be 36.98m long under both stages of the development, while the northern and southern sides will 10.3m long under Stage 1 and 20.6m once fully developed. The highest parts of the building will be 8.39m above ground level at the northern end, and 5.9m at the southern (lakeshore) end. The fully developed area of the deck is 81m², and half that area for Stage 1 of development. The southern edge of the lecture theatre deck is setback 0.685m from the site boundary at the eastern end of the deck and 2.17m at its western end.

The building is to be predominantly clad in charred vertical shiplap cladding, with other areas clad in tightly stacked local schist and standing seam tray profile coloursteel (Colour G10 Flaxpod). Large expanses of glass will characterise both the northern and southern elevations of the building, with the glassed frontage on the southern (lake) side opening onto a covered wooden deck.

- **Visitor Accommodation Units.** Visitor accommodation is to be established to the east of the Woolshed and will be available to visitors using the facility, and potentially staff when the facility is being used for private events. The 16 accommodation units (double / twin) consist of five blocks of units (three two-unit blocks and two five-unit blocks). A guest laundry and drying room, as well as a plant room and cleaning store, are provided at the western end of the eastern most five-unit block.

Within each block of units there is an accessible unit (48m² in area), with five accessible units in total. The remaining 11 units are 33m² in area, and the total area of the visitor accommodation units as a whole is 629.5m². The two-unit blocks are 10.5m by 8m, the western five-unit block is 23.47m by 8m and the eastern five-unit block (which includes the laundry etc) is 27.6m by 8m. Given the topography of the area, the height of the units, at the peak of the roof, ranges from 6.4 to 7.55m above ground level (refer to Dwg. No. 13-03 – **Appendix 2**).

The units will be clad in horizontal shiplap cladding (coated with a wood coating that will weather to a natural silver grey) and corrugated profile coloursteel (Colour G10 Flaxpod). All of the units are provided with access to an outdoor decking area which provide views either to the lake (the 12 lakeshore units) or to the Remarkables (the four northern units).

The eastern corner of the first two-unit accommodation block, excluding the deck, is setback 1.83m from the site's southern boundary.

- **Staff Accommodation.** The University proposes to provide on-site accommodation for a site manager. The proposed 121.5m² three-bedroom residential unit is to be established to the northeast of the Woolshed. The staff accommodation is to be located on a slightly elevated part of the site and thus will also be provided with views over the lake and towards the Remarkables. The northern and southern wall of the unit is 26.15m long, while the western and eastern walls are 5.8m long. At its highest point, at the peak of the roof, the residential unit is 6.17m above ground level. Similar to the visitor accommodation units, the residential unit will be clad in horizontal shiplap cladding (coated with a wood coating that will weather to a natural silver grey) and corrugated profile coloursteel (Colour G10 Flaxpod). A deck, with views across the lake, runs across the southern frontage of the building.
- **Garage.** A 9m by 8.9m triple bay garage is to be established to the northwest of the access into the site. The maximum height of the garage is 4.85m. The garage will be used to store the University's minibus that will be used to transfer visitors using the site to and from other accommodation facilities and / or the airport. The garage will also be able to be used by the site manager for storage of their vehicle, as well as one other site vehicle (i.e., another car or a potential golf-cart). Consistent with other site buildings, the garage will be clad in corrugated profile coloursteel (Colour G10 Flaxpod).
- **Bike Garage / Plant Room.** A new bike garage and plant room is to be constructed behind the Hākitekura lecture theatre (i.e., immediately to the north). This 4.1m high and 50m² building will be built alongside a retaining structure on its northern side. Part of the building will provide for the safe storage of bikes, as well as the charging of e-bikes, while the remainder of the building will house necessary plant which services the site. The building will also be clad in corrugated profile coloursteel (Colour G10 Flaxpod).
- **Other Site Structures** include:
 - **Proposed solar farm.** The University propose to install photo-voltaic cells (PVC) to provide for the generation, storage and use of solar energy at the site. Up to 90m² of PVC panels are proposed. While some of these panels may be installed on the roofs of the visitor accommodation units, it is proposed that the remaining panels (or all of them) will be placed on the ground and within a 'solar farm' area located behind the garage with an area for battery storage provided within the proposed triple bay garage (refer to the Site Plan (Dwg. No's. 10-02 and 15-01 – **Appendix 2**).
 - **Back-up generator.** A 200kVA diesel generator is to be installed. The generator will be located on the western side of the bike garage / plant room. Diesel (up to 300L) is stored in a double skinned tank which forms part of the generator unit.
 - **Transformer.** The site's existing transformer (approximately 1.8m² in area), which is located on the northern side of the site, is to be replaced with a larger transformer capable of meeting the requirements of the redeveloped site. The new transformer is 2.2m² in area and will be located the same area of the existing transformer.
- **Site Landscaping, Paths and Courtyards.** The redevelopment also entails the retention, upgrading and / or construction of various pedestrian access paths, outdoor courtyards (including with seating areas and fireplaces) and the site landscaping. In relation to the

landscaping, the intention is to retain as much as the existing and established plantings as possible, while enhancing the site with additional areas of lawn and some additional plantings of shrubs and trees.

3.3 Proposed Services and Infrastructure

The Feasibility of Utility Services & Infrastructure report (hereafter the '**Utility Services & Infrastructure Report**'), contained in **Appendix 3**, describes how utilities and services will be provided to the proposed academic retreat and conference facility. An overview of this information is provided below.

In relation to site infrastructure, the existing site infrastructure will not meet the demand and service needs of the University. On this basis, the University has reassessed its infrastructure servicing needs for its proposed facility.

The key components of site infrastructure that are to be provided for the Hākitekura proposal, as described in the Utility Services & Infrastructure Report, consists of:

- **Wastewater and Water Supply.** The site will connect into reticulated services that are proposed by QLDC to Homestead Bay, which the Utility Services & Infrastructure Report confirms will provide sufficient capacity to accommodate the proposal's needs. Ultimately, the University will not commence operation of the site until a technical solution providing for reticulated wastewater services is finalised and provided. A consent condition reflecting this intent is proposed in **Section 10** of this application. Further detail on the nature of the proposed wastewater and water supply reticulation is provided in Sections 8 and 9 of the Utility Services & Infrastructure Report (**Appendix 3**).
- **Stormwater.** Stormwater from the site will be disposed of on-site to land (via soak pits and/or controlled run-off onto adjacent permeable surfaces, such as grassed areas). Further information is provided in Section 7 of the Utility Services & Infrastructure Report.
- **Electricity.** The site will continue to be connected to the reticulated electricity transmission. As outlined above under 'other site structures', a back-up diesel generator will be installed, and to provide for site demand the existing 30kVA transformer is to be replaced with a 300kVA transformer. In addition, in accordance with the University's sustainability goals and the Green Star rating being sought for the site, on-site electricity generation, storage and use from PVC panel installation is also proposed.
- **Telecommunications.** Given the nature of the proposal, the University's and site's telecommunication and technology need to meet high-specific requirements. The University has been assured that its needs can be provided to the site by its service provider. Further detail is provided in Section 10 of the Utility Services & Infrastructure Report.
- **Transport.** The site will continue to be accessed via Woolshed Road, although Woolshed Road will be sealed, widened to 5.5m for 10m from the intersection with Maori Jack Road, and otherwise widened to a 3.5m width with passing bays installed every 200m to 250m. Within the site, a manoeuvring area will be formed to the north of the access road, near the Woolshed, to provide for vehicular turning. Up to 22 car parks (including the parking available in the garage) are to be provided on-site, including three accessible parks (two near the lecture theatre and one near the visitor accommodation). Two of the parking spaces, as well as the garage, are to be provided with electric charging facilities. Bikes will be available for use by visitors and residents, with bike storage available in the bike

garage / plant room. Further detail is provided in Section 5 of the Utility Services & Infrastructure Report and in the Integrated Transport Assessment (hereafter the 'ITA'), contained in **Appendix 5**.

- **Heating and Cooling.** Heating and cooling at the site is currently provided by way of a ground source system. Technical review of this system has confirmed that it can continue to be used to provide heating and cooling to the redeveloped Woolshed. Heating and cooling of the lecture theatre, visitor and staff accommodation is to be provided by heat pump units.

3.4 Construction Approach and Duration

The University is currently focused on gaining the resource consents it requires for the proposed Hākitekura redevelopment, and as such, has not yet committed to proceeding with developed design or a construction commencement date. At present, the University intends to reconvene later this year to consider when to proceed or schedule developed design and construction commencement. One of the matters that will influence the University's timing will be when the University will be able to connect into reticulated wastewater and water supply.

Given that the intended start date for construction is currently unknown, the University, as included in **Section 10** of this application, is requesting that an extended non-lapsing condition (i.e., 10 years rather than 5 years) be included in the land use consent being sought by this application.

When construction does commence, it is anticipated that it will take between 14 to 16 months, weather dependent, to complete the proposed facility. The key phases of construction will consist of: site establishment; site preparation activities (i.e., earthworks and demolition of the Shearers' Quarters); conversion of the Woolshed, construction of all new buildings and structures and installation of site infrastructure; site rehabilitation, including establishment of additional landscaping; and, site disestablishment. During construction, the principal Contractor will be responsible for providing site services for the construction workforce and this may include temporary use of the existing services.

The extent of the site earthworks are detailed in Section 6 of the Utility Services & Infrastructure Report contained in **Appendix 3** of this assessment. The estimated area of earthworks within the site is 10,610m² and the estimated volume is 5,700m³ (2,620m³ of cut and 2,950m³ of fill). The estimated area of earthworks associated with upgrades to Woolshed Road is 6,340m² and the estimate volume (fill) is 350m³. The maximum cut depth is 4m (associated with the bike garage / plant room and parking and manoeuvring areas behind the lecture theatre) and the maximum fill depth is 1.7m.

All construction activities will be carried out in accordance with a Construction (Environmental) Management Plan (**CEMP**). A draft CEMP, titled 'Preliminary Environmental Management Plan', is provided in Appendix 2 of the Utility Services & Infrastructure Report (**Appendix 3**). The aim of the CEMP is to establish a framework and procedures to manage construction activities in order to mitigate the potential construction related environmental effects. As an overview, the CEMP, through adoption of appropriate management and mitigation procedures seeks to ensure that:

- erosion and sediment control measures are in place (Section 3.1);
- there is no release of contaminants to the environment (Sections 2.6 and 3.2);
- no significant dust emissions occur (Section 3.3);

- heritage and archaeological values, if discovered, are managed in accordance with an Accidental Discovery Protocol and the archaeological authority being sought for the site (Section 3.4);
- construction noise and vibration complies with relevant standards (Sections 3.5 and 3.6);
- any contaminated soils that may be present on site are appropriately managed (Section 3.7);
- chemicals and fuels used on site are stored and used responsibly (Section 3.9);
- waste is appropriately managed and disposed of (Section 3.10);
- and, emergency response and complaints procedures are in place (Section 2.3).

The University, through its contracting process, will require its Contractor/s to finalise a CEMP, based on the preliminary draft provided in **Appendix 3**. A consent condition, as proposed in **Section 10** of this application, will require its Contractor/s to provide a final CEMP to QLDC for approval and to implement the CEMP throughout the construction activity.

4 Assessment of Land Use Consent Required

4.1 Introduction

The University's proposed Hākitekura redevelopment consists of activities that require a land use consent from QLDC. Accordingly, **Sections 4.3 to 4.5** assesses the zones, notations, rules and regulations of the statutory planning documents relevant to the land use consent required from QLDC. The statutory plans relevant to the QLDC's land use management obligations under the RMA are the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (**NESCS**), the operative Queenstown Lakes District Plan (**ODP**) and the Proposed Queenstown Lakes District Plan (**PDP**).

Given that two district plans are relevant to the application, **Section 4.2** below discusses the weighting that can, or should, be applied to the ODP and PDP provisions.

Section 4.6 provides a summary of the assessment undertaken within this section of the application. It identifies the regulation and rules that trigger the need to seek a land use consent for the proposed establishment and operation of the academic retreat and conference facility at the University's Woolshed Bay site.

4.2 District Plan Weighting

As QLDC's review of its District Plan is still in process, the provisions of both the ODP and PDP apply and are relevant to the proposal. At this stage in a plan revision process, the 'weight' of the provisions needs to be considered.

Effectively, application of weighting establishes what provisions should have the most bearing on the outcome of the application (and it may be a mix of the operative and proposed provisions, depending on status of the appeals process). The amount of weight that should be applied to a provision is dependent on whether or not submissions and hearings have been held and a decision has been made on a specific provision, whether or not a provision is subject to appeal and the status of any appeals.

While a number of Consent Orders and decisions have been made in relation to the appeals on the PDP, it is anticipated that it will take several years to resolve some of the appeals.

Even if a provision is under appeal, as is the case with Stages 1 and 2 of the PDP, or decisions have not yet been released, as is the case with Stages 3 and 3b of the PDP³, it may still be appropriate to afford more weighting to the proposed (or decisions) version of the provision, where the provision marks a significant shift in the QLDC's policy.

With respect to this proposal, as the PDP establishes QLDC's future policy direction for this area, arguably it should be afforded greater weight. However, given the status of PDP stages and appeals it is necessary to apply and consider the provisions of both the ODP and PDP. For this reason, an overview of the implications of both plans is provided below.

Overall, it is considered appropriate to grant consent under all of the relevant (ODP and PDP) consent triggers and objectives and policies, therefore the weighting exercise is not determinative in this case.

4.3 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

The NESCS applies to any 'piece of land' on which a 'HAIL' activity or industry is being undertaken, has been undertaken or is more likely than not to have been undertaken. Agrichemical application, livestock dip or spray race operations and storage tanks or drums for fuel are all identified as 'HAIL' activities and are typically associated with farming practices.

The NESCS contains regulations for assessing and managing the actual or potential adverse effects of contaminants in soil on human health from subdivision, land-use change, soil disturbance, soil sampling, and removing fuel storage systems. Given the nature of the proposed redevelopment, the disturbance of soil and land-use change (i.e., residential to commercial), the regulations are relevant to the University's proposal.

The NESCS also outlines the process for confirming whether or not a site may be contaminated. This process entails appropriately qualified experts preparing a Preliminary Site Investigation (PSI) and depending on the outcomes of the PSI, potentially a Detailed Site Investigation (DSI) which entails more invasive sampling of the site.

Given the requirements of the NESCS, WSP were engaged by the University to undertake the necessary investigations. WSP's findings are contained in the Preliminary and Detailed Site Investigation (hereafter the 'PSI / DSI') provided in **Appendix 4** of this application.

The PSI / DSI found that the while contaminant levels in the soils exceeded the natural background concentrations, in all the samples collected the concentrations of contaminants of concern were below the relevant commercial / industrial land use human health criteria.

Given the above findings, the PSI / DSI identifies that as it is highly unlikely that there is a risk to human health associated with the proposed use of the site, the proposed change of use is a permitted activity in accordance with Regulation 8(4) of the NESCS.

In addition, as the site's soils do not exceed Regulation 7 of the NESCS and given that a DSI has been prepared and will be provided to QLDC as part of this application (as provided in **Appendix 4**), a **controlled activity** land use consent is required in accordance with the NESCS to disturb contaminated soil, in accordance with **Regulation 9(1)**. This is due to the fact that the site's earthworks are not permitted by Regulation 8(3) of the NESCS, as the volume of earthworks

³ Hearings for Stages 3 and 3b have commenced, but decisions have not yet been released.

exceeds that permitted under this regulation and the earthworks will also exceed the permitted two month timeframe.

This application therefore seeks the land use consent to disturb contaminated land as required under the NESCS.

4.4 Operative Queenstown Lakes District Plan

4.4.1 Introduction

The ODP was made fully operative in December 2009, with a number of plan changes having been made operative since that time. There are no ODP plan changes in progress.

4.4.2 Zoning and Notations

Under the ODP, the site is zoned **Jacks Point Resort Zone (Figure 3)**. The surface of Lake Wakātipu, which adjoins the site, is zoned Rural⁴ under the ODP. The purpose of the Jacks Point Resort Zone, as outlined in Section 12 of the ODP, is:

The purpose of the Jacks Point Zone is to provide for residential and visitor accommodation in a high-quality sustainable environment comprising of two villages, a variety of recreation opportunities and community benefits, including access to public open space and amenities.

The anticipated villages and associated residential activities at Jacks Point will be sustainable in their nature, constituting mixed density development, best practice methods of waste disposal and longevity in their quality and built form. The preparation of development controls and design guidelines, in conjunction with provisions of the District Plan and other methods, will ensure that the villages contribute to providing for the social, economic and cultural wellbeing of the wider community, while also assisting in ecological enhancement and the seamless integration of the built and natural environment.

In addition, the zoning anticipates an 18-hole championship golf course, a luxury lodge, small-scale commercial activities, provision for educational and medical facilities, craft and winery activities, outdoor recreation and enhanced access to and enjoyment of Lake Wakātipu. (emphasis added)

⁴ The ODP map legend identifies that water is zoned Rural, unless shown otherwise.

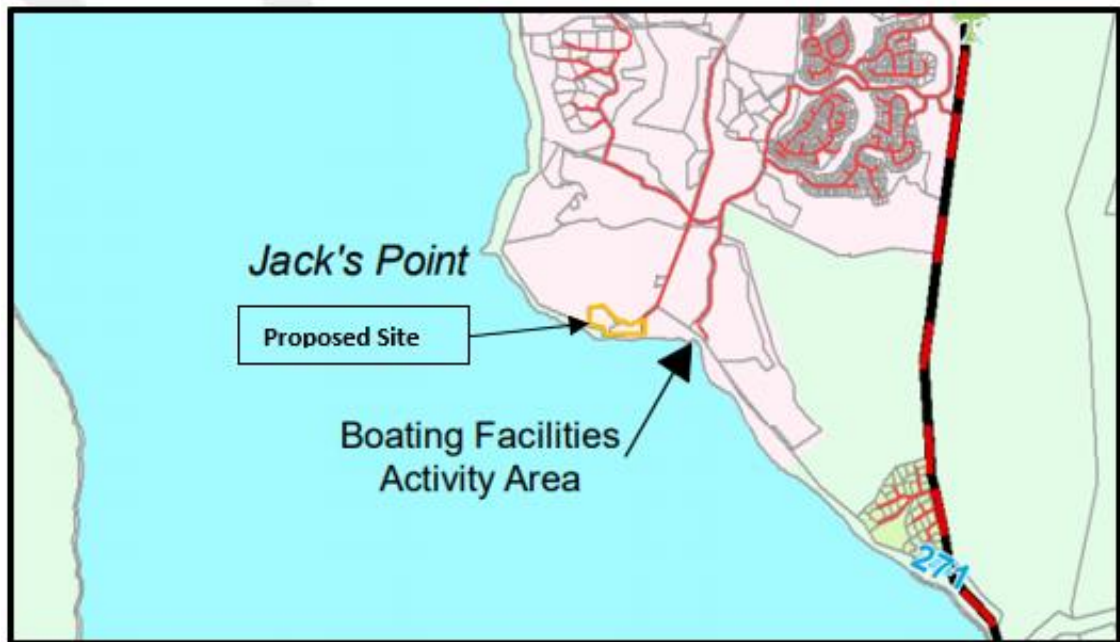


Figure 3: Site Zoning under the ODP (Planning Map 13).

The site is also part of the 'Jacks Point Zone – Homestead Bay Structure Plan'. Under this Structure Plan the site is located within the **Farm Buildings and Craft Activity Area**, **Open Space – Tablelands Activity Area** and **Open Space – Lakeshore Landscape Protection Area** (Figure 4). While part of Lot 1 is located within the Open Space – Lakeland Landscape Protection Area, the proposed development is not and therefore this activity area is not considered further within this application.

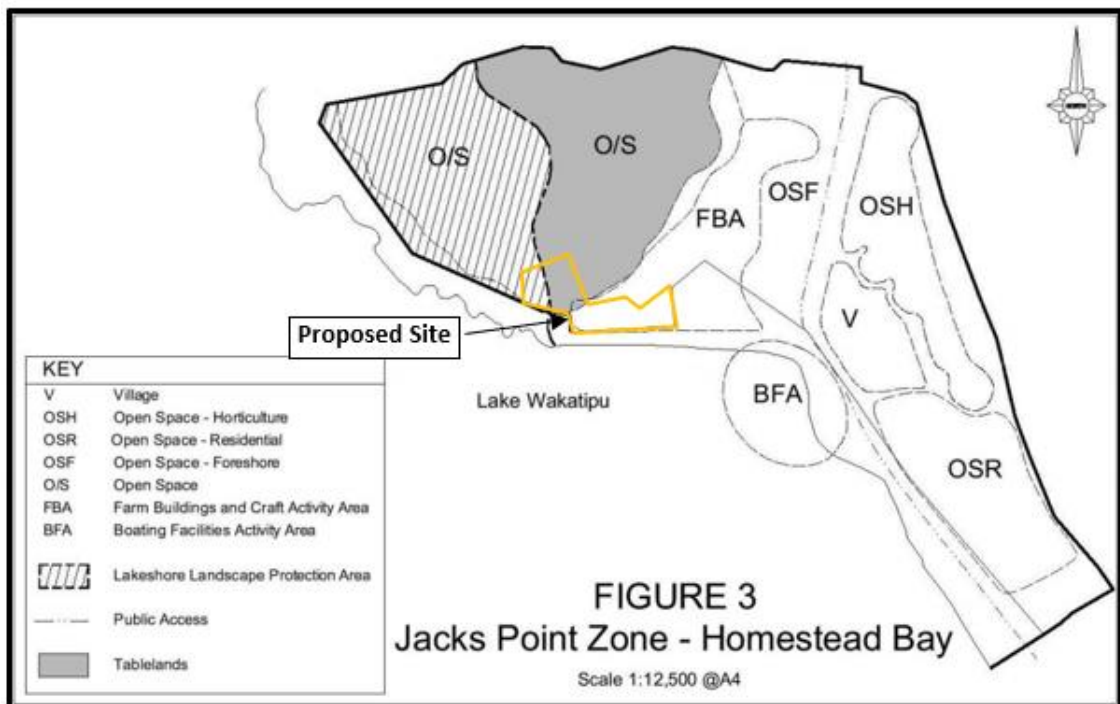


Figure 4: Jacks Point Zone – Homestead Bay Structure Plan (Chapter 12 of the ODP).

(Note: Area of 'Proposed Site' is indicative as it has been sketched on to the figure).

4.4.3 Assessment of Rule Applicability

Given the zoning of the site and the nature of the proposed redevelopment, the ODP sections, and associated rules, relevant to the proposal include: Section 12 – Special Zones (Resort Zones – Millbrook, Jacks Point and Waterfall Creek); Section 14 – Transport; Section 16 – Hazardous Substances; Section 17 – Utilities; and, Section 19 – Relocated Buildings, Temporary Buildings and Temporary Activities. An assessment of the applicability of the rules and standards contained in these sections of the ODP has been carried out in **Table 1** below.

The rules and standards in the following sections of the ODP have not been assessed in **Table 1** for the following reasons:

- **Section 13 – Heritage.** As the site is not listed as having a heritage feature on either the New Zealand Heritage List/Rārangi Kōrero or in Appendix 3 of the ODP, the rules in this section of the ODP are not relevant to the proposal.
- **Section 18 – Signs.** It is acknowledged that any signage at the site (besides directional signage internal to the site) will require a land use consent as either a controlled or discretionary activity depending on whether or not the Jacks Point Zone’s design guidelines are complied with (as identified in Activity Table 3.3 and 3.4 and associated Rules 18.2.4 and 18.2.5). However, at this point in time, the nature of any site signage is not known by the University and therefore land use consent is not being sought as part of this application, nor is such a consent necessary to understand the nature of the current proposal. If it is decided in the future that signage at the site is required, the University will seek a separate land use consent for the proposed signage.
- **Section 22 – Earthworks.** These district-wide earthworks rules have not been assessed as the ODP identifies that earthworks in any of the Special Zones provided for by Section 12 of the ODP are exempt from the rules in Section 22 of the ODP (Rule 22.3.2.1(d)).

Based on the assessment of ODP rules and standards provided in **Table 1**, a land use consent to establish and operate the proposed academic retreat and conference facility at Woolshed Bay is required and is therefore being sought by this application. The overall activity status of the land use consent required under the ODP is non-complying. A summary of the rules and standards that trigger the need for the resource consent being sought is provided in **Section 4.6** of this application.

Table 1 – Assessment of ODP Rule Applicability.

ODP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
Section 12 – Special Zones (Resort Zones – Millbrook, Jacks Point and Waterfall Creek)		
12.2.3.1 – Permitted Activities		
Rule 12.2.3.1 - Permitted Activities. Any Activity which complies with all the relevant Site and Zone Standards and is not listed as a Controlled, Discretionary, Non-Complying or Prohibited Activity, shall be a Permitted Activity .	As assessed within this table, the proposed Hākitekura redevelopment does not comply with all site and zone standards, and the activity itself is also not a permitted activity. Therefore, this rule does not apply to the proposal.	Not applicable.
12.2.3.2 – Controlled Activities		
The following shall be Controlled Activities provided they are not listed as a Prohibited, Non-Complying or Discretionary Activity and they comply with all the relevant Site and Zone Standards. The matters in respect of which the Council has reserved control are listed with each Controlled Activity.		
Rule 12.2.3.2(vii) – Buildings (c) In the Jacks Point Zone, excluding the R(HD) and R(HD-SH) Activity Areas and the Peninsula Hill Landscape Protection Area at Hanley Downs, buildings which comply with the relevant Jacks Point Structure Plan with the exercise of the Council's control being limited to: - the external appearance of buildings with respect to the effect of visual values of the area and coherence with surrounding buildings; and - infrastructure and servicing; and - associated earthworks and landscaping; - access - location; and - compliance with any relevant Council approved development controls and design guidelines.	The proposed development is located within the Farm Buildings and Craft Activity Area of the Jacks Point Zone (refer to Figure 4 above). The nature of the proposed development, and thus the buildings associated with the redevelopment of the site, were not envisaged at the time the Jacks Point Structure Plan was developed. Therefore, the proposal does not comply with the Structure Plan and thus this rule does not apply to the proposed Hākitekura redevelopment.	Not applicable.

ODP Rules/Standard	Applicability to Hākitেকura Redevelopment	Land Use Consent Trigger
Rule 12.2.3.2(viii) - Parking, Loading and Access (a) In the ... Jacks Point (excluding Hanley Downs) ... Zones parking, loading and access in respect of the location and design of access points and their impact on the safety and efficiency of the surrounding road network, and the number of parking spaces to be provided.	The ITA (Appendix 5) has assessed the proposal's compliance against the relevant transportation standards contained in Section 14 of the ODP and assessed the proposal in terms of impacts on the safety and efficiency of the surrounding road network. In relation to this specific rule, the proposal will use Woolshed Road which already provides access into the site and therefore it is considered that the access related aspect of this rule is not relevant to the proposal. In relation to parking, as assessed below in relation to the Section 14 Transportation rules of the ODP, a land use consent trigger for the provision of parking at the site is required. On this basis, it is considered that this rule also triggers the need to seek a land use consent for to provide site parking.	This rule (Rule 12.2.3.2(vii)) triggers the need to seek a land use consent, for a controlled activity , for the provision of car parking at the site.
12.2.3.4 – Discretionary Activities The following shall be Discretionary Activities provided they are not listed as a Prohibited or Non-Complying Activities and they comply with all the relevant Zone Standards:		
Rule 12.2.3.4(iv) Any Activity which is not listed as a Non-Complying or Prohibited Activity and complies with all the Zone Standards but does not comply with one or more of the Site Standards shall be a Discretionary Activity with the exercise of the Council's discretion being restricted to the matter(s) specified in the standard(s) not complied with.	The proposed academic retreat and conference facility is a non-complying activity under Rule 12.2.3.5(xiii), as assessed below, and therefore this rule does not apply to the proposal.	Not applicable.
Rule 12.2.3.4(v) - Vegetation (Jacks Point Zone). In the Jacks Point Zone: ...	In relation to part (d) of this rule, no development activities, including new landscape plantings, are proposed in Tablelands Area of the site. The Tablelands area is associated with the hillside in Lot 1 of the site.	Not applicable.

ODP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
(d) Within the Tablelands (refer Structure Plan), the planting and/or cultivation of any exotic vegetation, with the exception of: (i) grass species if local and characteristic of the area; and (ii) other vegetation if it is: - less than 0.5 metres in height; and - less than 20 square metres in area; and - within 10 metres of a building; and - intended for domestic consumption. (e) Anywhere within the zone, the planting and/or growing of the following tree species: • Pinus muricata; or • Pinus contorta; or • Pinus nigra. Except for Plantation Forestry where the Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 prevails.	In relation to part (e) of this rule, the proposed additional landscape plantings associated with the redevelopment will not entail planting the tree species listed in this rule. In addition, it is noted that these tree species are not currently present on the site. On the above basis, this rule does not trigger the need to seek a land use consent for the proposed Hākitekura redevelopment.	
Rule 12.2.3.4(vi) - Earthworks (Jacks Point Zone) In the Jacks Point Zone, earthworks which are not associated with ... the construction, addition or alteration of any building, ... and do not comply with the site and zone standards for earthworks,	The earthworks associated with the proposed redevelopment are solely associated with the construction and alteration of buildings at the site (including the installation of services). Therefore, this rule does not trigger the need to seek a land use consent for site earthworks. While not relevant given this rule, it is noted that Site Standards for earthworks in the Jacks Point Zone are provided in Site Standard 12.2.5.1(vii). The standards identify: restrictions on the volume of earthworks; height of cut and full and slope; environmental protection measures to be implemented; and, protection of archaeological sites and sites of cultural heritage.	Not applicable.

ODP Rules/Standard	Applicability to Hākitেকura Redevelopment	Land Use Consent Trigger
Rule 12.2.3.4(x) - Health and Education Services In the Jacks Point Resort Zone (excluding Hanley Downs), health and education services and facilities, with the exercise of Council's discretion being limited to: - The potential for the proposed activity to compromise the provision of existing community health and education services within the Wakātipu basin; and - The extent to which the proposed activity is necessary and assists in the development of a sustainable community at Jacks Point.	The ODP defines 'education facility' as: <i>means land and/or buildings used for the provisions of regular instruction or training and includes their ancillary administrative cultural and commercial facilities.</i> While the University does provide education services at its various campuses, it is considered that the proposed Hākitেকura redevelopment at Woolshed Bay is not an education service or facility. Rather, the principle purpose of proposed redevelopment is to provide facilities to support academic retreats and conferences. Therefore, this rule does not apply to the proposal.	Not applicable.
12.2.3.5 – Non-complying Activities The following shall be Non-Complying Activities, provided that they are not listed as a Prohibited Activity		
12.2.3.5(vii)- Buildings (b) In the Jacks Point Resort Zone, excluding the R(HD) and R(HDSH) activity areas of the Hanley Downs Area, all buildings which do not comply with the relevant Structure Plan. Except any building authorised pursuant to Rule 12.2.3.4(i)(d)	The exception provided for by Rule 12.2.3.4(i)(d) of this rule relates to buildings directly associated with services, and therefore this exception does not apply to the University's proposed redevelopment. As there is no provision in the Structure Plan for additional buildings to be established on the site, this rule is a trigger for a non-complying activity land use consent.	This rule (Rule 12.2.3.5(vii)) triggers the need to seek a land use consent, for a non-complying activity , to establish buildings on the site.
12.2.3.5(xii) - Any activity which is not listed as a Prohibited Activity and which does not comply with one or more of the relevant Zone Standards, shall be a Non-Complying Activity.	The University's proposed development is to be used as an academic retreat and conference facility. This type of activity is not listed as a permitted, controlled, restricted discretionary, discretionary activity or prohibited activity under Rules 12.2.3.6(i) and (ii). Also, as assessed below, the proposal does not comply with a number of the Zone Standards. Therefore, this rule is a trigger for a non-complying activity land use consent.	This rule (Rule 12.2.3.5(xii)) triggers the need to seek a land use consent, for a non-complying activity , to establish an academic retreat and conference facility at the site.

ODP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
12.2.5.1 – Site Standards⁵		
i. Structure Plan The siting of buildings and activities within the Resort Zone must be in conformity with the Activity areas of the relevant Structure Plans as set out below and in Figure 1 to this Rule, except for Accessory, Utility and Service Buildings less than 40m² floor area in the Millbrook and Waterfall Park Zones. The location of activities as provided for by the Structure Plan is restricted to the following: ... (r) Farm Buildings and Craft Activity Area (FBA) - the use of this area is limited to the existing residence, farm buildings and buildings and activities associated with craft and farming related activities, retail sales of goods produced or reared on site, a farm stay and a bed and breakfast operation.	While the proposed redevelopment will retain (and redevelop) one of the site's existing residence (the Woolshed), the proposal entails the demolition of the Shearers' Quarters and the establishment of a number of new buildings. On the above basis, the proposed Hākitekura redevelopment does not comply with this Site Standard. Therefore, this standard is a trigger for a discretionary activity land use consent.	Non-compliance with this standard (Site Standard 12.2.5.1(i)(r)) triggers the need to seek a land use consent, for a discretionary activity, to establish an academic retreat and conference facility at the site.
iii. Setback from Roads and Internal Boundaries (a) No building or structure shall be located closer than 6m to the Zone boundary, except: (i) in the Jacks Point Zone (excluding the Boating Facilities (BFA) Activity Area) no building or structure shall be located closer than 20m to the Zone boundary. Except that: a. Any building may encroach into a setback by up to 1m for an area no greater than 6m² provided the component of	The land immediately south of the site is reserve land but is also zoned Jacks Point Resort Zone. Accordingly, this rule does not apply in relation to this part of the site. However, the land immediately south and west of the Shearers' Quarters is zoned Rural (i.e., along the lakefront – refer to Figure 3). As such, this rule will apply to the development. While the lecture theatre does not intrude into this 20m setback (i.e., it is 26m, at its closest point, to the western boundary of Lot 1), retaining structures associated with the courtyard to the west of the lecture theatre will be located within this 20m setback. Therefore, this standard	Non-compliance with this standard (Site Standard 12.2.5.1(iii)(a)(i)) triggers the need to seek a land use consent, for a discretionary activity, to establish new retaining structures within 20m of the site's boundary with the adjoining Zone.

⁵ Section 1.4 of the ODP identifies that in each zone, including the Jacks Point Zone, where 'Site Standards' are not complied with the QLDC will consider the matter of non-compliance by way of a resource consent for a discretionary activity. Site Standards are not considered to be fundamental to the integrity of an area as a whole.

ODP Rules/Standard	Applicability to Hākitেকura Redevelopment	Land Use Consent Trigger
the building infringing the setback has no windows or openings. d. Commercial activities, community activities and visitor accommodation buildings shall have an internal setback of 4.5 metres from any boundary shared with a residential activity.	triggers the need for a discretionary activity land use consent for the proposed new retaining structures. In relation to the exceptions provided for by this rule, the proposed buildings, including the proposed garage, comply with the proposed 4.5m setback from any boundary shared with a residential activity (i.e., the site's northern boundary).	
vii. Fencing (Jacks Point Zone) (i) There shall be no fences or walls within the boundary of any lot or title within the Tablelands Area of the Jacks Point Zone outside of any Homesite Activity Area (HS Activity Area), except for fencing between stock managed areas and areas retired from stock and for the purpose of demarcating private land from land accessible to the public as a result of the creation of public walkways additional to those walkways identified as "Public Access Route" on Figure 1 and Figure 2 – Jacks Point Zone. Any such fencing shall be post and wire only.	The proposed redevelopment does not entail any works in the Tablelands Area of the site. Irrespective, the University, as owners of land located within the Tablelands Area of the Jacks Point Zone, will ensure that it complies with this Site Standard.	Complied with.
xi. Nature and Scale of Activities In the Jacks Point Zone the maximum net floor area (as defined) for any commercial activity shall be 200m².	The total gross floor area of the fully developed Hākitেকura redevelopment (excluding decks), including the proposed is 2,299m². Whether the University's proposal to establish and operate an academic retreat and conference facility is a 'commercial activity'⁶, given the ODP definition, requires consideration. Commercial activities, under the ODP, excludes 'visitor accommodation'. Accommodation (16 rooms) will be	Possible non-compliance with this standard (Site Standard 12.2.5.1(xi)) may trigger the need to seek a land use consent, for a discretionary activity, to establish a 'commercial activity' at the site.

⁶ The ODP defines a 'commercial activity' as – "Means the use of land and buildings for the display, offering, provision, sale or hire of goods, equipment or services, and includes shops, postal services, markets, showrooms, restaurants, takeaway food bars, professional, commercial and administrative offices, service stations, motor vehicle sales, the sale of liquor and associated parking areas. Excludes recreational, community and service activities, home occupations, visitor accommodation, registered holiday homes and registered homestays."

ODP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
	provided for overnight stays by visitors, along with associated centralised services or facilities include dining, conference and bar facilities, as provided for by the 'visitor accommodation' definition. However, it is considered that in this instance, the provision of 'visitor accommodation' is a by-product of the proposal, not the purpose of the proposal. Therefore, within this application, the University's proposal, as a whole, has not been classified as a 'visitor accommodation' activity. Once operational, the proposal does entail the provision or sale of services which could be considered to be accommodated within the definition of 'commercial activities'. Therefore, for the purpose of this application, and in the interest of being conservative when considering rule applicability, it is considered that the proposal is a possible 'commercial activity'. Therefore, this standard is a trigger for a discretionary activity land use consent.	
12.2.5.2 – Zone Standards⁷		
ii Building Height (c) In the Jacks Point Resort Zone the maximum height of buildings shall be: (v) Farm Buildings and Craft (FBA) Activity Area 8m The maximum height for any buildings shall be measured from ground level, measured at any point and the highest part of the building immediately above that point. ...	The maximum height of the proposed Hākitekura lecture theatre, at the northern end of the building, is 8.39m, which exceeds this standard. The maximum height of the Hākitekura lecture theatre at its southern (lakeshore) end is 5.9m. All other new buildings do not exceed this building height standard. Therefore, this standard triggers the need to seek a land use consent for the exceedance of the maximum height limit by the Hākitekura lecture theatre.	Non-compliance with this standard (Zone Standard 12.2.5.2(ii)) triggers the need to seek a land use consent, for a non-complying activity, to construct the Hākitekura lecture theatre as this building exceeds the maximum building height of 8m.

⁷ Section 1.4 of the ODP also identifies that 'Zone Standards' are fundamental to the environmental standards or character which is to be attained for a zone or area, and therefore where these standards are not complied with, then the activity or aspect of a proposal which does not comply with the Zone Standard becomes a non-complying activity.

ODP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
iv Glare (a) All fixed lighting shall be directed away from adjacent roads and properties. (b) In all parts of the Jacks Point Resort Zone other than the R(HD) and R(HD-SH) Activity Areas of the Hanley Downs area and in all other Resort Zones, any building or fence constructed or clad in metal, or material with reflective surfaces shall be painted or otherwise coated with a non-reflective finish. (c) No activity shall result in a greater than 3.0 lux spill, horizontal and vertical, of light onto any property located outside of the Zone, measured at any point inside the boundary of the adjoining property.	The University will ensure that all site lighting complies with parts (a) and (c) of this standard, as well as QLDC's Southern Lighting Strategy⁸. In relation to part (b) of this standard, the external cladding or all new structures and buildings will be finished with non-reflective finishes (refer to the Materials Illustration in Appendix 2). Therefore, part (b) of this standard will also be complied with.	Complied with.
v Servicing (a) All services with the exemption of stormwater in the Hanley Downs area of the Jacks Point Resort Zone, are to be reticulated underground.	As overviewed in Section 3.3 of this application and the Utility Services & Infrastructure Report (Appendix 3), all services, except stormwater, will be reticulated underground. Stormwater will be disposed of on-site. Therefore, this standard will be complied with.	Complied with.
vi Site Coverage (b) In the Homestead Bay area of the Jacks Point Zone (Structure Plan 3 - Jacks Point Zone) the maximum site coverage shall not exceed 2.5% of that area. For the purposes of this Rule, site coverage includes all buildings, accessory, utility and service buildings. Excludes weirs, filming towers, bridges, roads and parking areas.	The site owned by the University covers an area of 39,381m ² (Lots 1 and 3). The site coverage associated with the proposed Hākitekura redevelopment is 2,299m ² which equates to just over 5.8% of the site. This site coverage calculation includes all existing (i.e., the Woolshed) and new buildings, including accessory or service buildings (the bike garage / plant room and the triple bay garage). As the proposal exceeds the maximum site coverage standard, the proposal triggers the need to seek a non-complying activity land use consent.	Non-compliance with this standard (Zone Standard 12.2.5.2(vi)(b))) triggers the need to seek a land use consent, for a non-complying activity , to exceed the maximum site coverage.

⁸ 'Southern Light – A Lighting Strategy for Queenstown Lakes District' dated March 2017.

ODP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
ix Noise (a) In the Millbrook Resort and Jacks Point Zones sound from non-residential activities measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within the Residencies Activities Areas shown on Figure 1 and the Structure Plans: (i) daytime (0800 to 2000 hrs) 50 dB LA_{eq(15 min)} (ii) night-time (2000 to 0800 hrs) 40 dB LA_{eq(15 min)} (iii) night-time (2000 to 0800 hrs) 70 dB LA_{Fmax} ... (c) Sound from non-residential activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone. (d) The noise limits in (a) and (b) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803: 1999. ...	The Assessment of Environmental Noise Effects (hereafter the 'Noise Assessment' - Appendix 6) has assessed compliance with the noise limits. This assessment concludes that all site activities, except for traffic movements to and from the site along Woolshed Road, will comply with these noise limits (including the construction noise management requirements outlined in part (d) of this rule). However, during peak traffic flows and/or after 8pm, noise levels at the two residential dwellings on Woolshed Road will not comply with the noise limits at the property boundary, as required under the ODP. Therefore, the ODP noise limits are not strictly complied with therefore this aspect of the proposal triggers the need to seek a land use consent for a non-complying activity. It is noted, as outlined in Section 6.8 of this application, that the Noise Assessment concludes that any adverse noise effects associated with the proposal will be minor or minimal.	Non-compliance with this standard (Zone Standard 12.2.5.2(ix)(a)) triggers the need to seek a land use consent, for a non-complying activity, for the exceedance of noise limits associated with traffic movements to and from the site along Woolshed Road.
xii Refuse Management All refuse shall be collected and disposed of to a Council approved landfill site. There shall be no landfill sites situated within the Zone.	The University will ensure that all refuse, or waste, generated at the site is disposed of at an approved landfill site. Thus, this standard will be complied with. It is noted that in accordance with Green Star accreditation being sought, the University will implement systems at the site (reduce, reuse and recycle) with aim to minimise the amount of refuse generated for disposal.	Complied with.
xiv Temporary and Permanent Storage of Vehicles In the Jacks Point Zone, within the Tablelands Area (refer Structure Plan), but excluding the Homesite and Lodge Activity Areas (HS and L Activity Areas), there shall be no temporary or permanent siting of:	The proposed redevelopment of the site is located outside the Tablelands Area of the University's site and therefore none of the structures listed in this standard will be placed within the Tablelands Area.	Complied with.

ODP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
- Motor vehicles, trailers, caravans, boats or similar objects; - Storage containers, workshops, offices, sheds, huts or similar structures (other than public toilets and shelter); and - Scaffolding or similar construction materials.	In relation to the construction activity, the University will ensure the Contractor/s do not place any materials, temporary or otherwise, in this area. On this basis, this standard will be complied with.	
Section 14 - Transport		
Section 14.2.2.1 – Permitted Activities		
Rule 14.2.2.1 - Permitted Activities. Any Activity which complies with all the Site Standards specified below and is not listed as a Controlled or Discretionary shall be a Permitted Activity .	As assessed below, some of the transport related aspects of the University's proposed Hākitekura redevelopment have been assessed as discretionary activities. Therefore, this rule does not apply to those aspects of the proposal for which resource consents are being sought under the transportation rules of the ODP.	Not applicable.
Section 14.2.2.3 – Discretionary Activities		
The following shall be Discretionary Activities:		
i Car parking for Non-Identified Activities. Car parking for any activity not identified in Table 1, and which is not a permitted or controlled activity within the zone in which it is located.	It is considered that the University's proposed academic retreat and conference facility redevelopment is an activity not specifically provided in Table 1 of Site Standard 14.2.4.1(i) (refer below). On this basis, this rule triggers the need to seek a discretionary activity land use for the proposed site parking.	As the proposed academic retreat and conference facility is not strictly identified within Table 1 of Site Standard 14.2.4.1(i), this rule (Rule 14.2.2.3(i)) triggers the need to seek a discretionary activity land use consent for the provision of parking at the site.
ii Any activity which does not comply with the following Site Standards shall be a Discretionary Activity with the exercise of the Council's discretion being restricted to the matter(s) specified in that standard.	The ITA (Appendix 5) has assessed the proposal's compliance against the relevant transportation site standards. That assessment identifies that the site standards are complied with, except for potential minimum parking requirements.	Not applicable. The land use consent being sought under Rule 14.2.2.3(i)

ODP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
	However, as the proposed academic retreat and conference facility is not an activity specifically identified in Table 1, Rule 14.2.2.3(i) (refer above) applies to this non-compliance, not this rule.	(refer above) addresses the site's proposed parking.
Section 14.2.4 – Site Standards / 14.2.4.1 – Parking and Loading		
i Minimum Parking Space Numbers Activities shall provide on-site parking space in accordance with Table 1 ... Residential units - All Other Zones ... - Residents / visitor - 2 per unit. Visitor Accommodation (guest room type construction, e.g., hotels) - Residents / visitor – 1 per 3 quest rooms up to 60 guest rooms, plus Staff/ guest – 1 per 20 beds. Meeting places and entertainment facilities – 1 per 10m² public floor area or 10 seats, whichever is greater. Convention Centre - Residents / visitor - 1 car park per 10 persons or 1 car park per 10 m² of public floor area, whichever is greater. In addition, one coach park per 50 people the site is designed to accommodate.	The University's proposal is a type of activity that is not specifically identified in Table 1 of this standard and therefore, Rule 14.2.2.3(i) above triggers the need to seek a land use consent in relation to the proposed provision of parking at the site (i.e., 22 parking spaces). However, to provide some form of context, the parking requirements for residential units, visitor accommodation as well as meeting places and entertainment facilities⁹ and / or a convention centre¹⁰ have been used to identify potential minimum parking requirements. The parking requirements for each of these activities under this standard are: • Residential unit. Two car parks for the staff house. One of these parks is provided in the proposed garage. • Visitor accommodation. Seven car parks for the proposed garden rooms. This includes 1 staff car park. • The Woolshed and Hākitekura lecture theatre: - If assessed as a meeting place and entertainment facility, 12 car parks if the number of seats is used to	As the proposed academic retreat and conference facility is not strictly identified within this standard, Rule 14.2.2.3(i) (refer above) triggers the need to seek a discretionary activity land use consent for the provision of parking at the site.

⁹ 'Meeting places and entertainment facilities' is not specifically defined in the ODP. The ODP defines a 'place of entertainment' as – "means any theatre, amusement parlour, dance hall or other place used principally for any public meeting, performance or amusements whether a charge is made for admission or not", and a 'place of assembly' as – "means any land or building used for public and private assembly primarily for worship, recreation, education and discussion and includes churches, church halls, sports clubrooms, pavilions, indoor sports facilities and community centres whether such building has a general ancillary licence or not. It does not include any place of entertainment or licensed premises, other than general ancillary licensed premises."

¹⁰ The ODP defines 'convention centre' as – "means building(s) and their use for functions and may include auditorium(s), concert hall(s), lecture hall(s), meeting room(s), conference room(s), banquet room(s), exhibition space(s) and ancillary services. For the purpose of this definition, convention centres do not include visitor accommodation."

ODP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
	calculate minimum parking requirements, and 109 car parks would be required if the total public floor area (1,083m²) of these two buildings was used. - If assessed as a convention centre, three coach parks and between 12 to 109 car parks would be required. Based on the above calculations, between 21 to 118 car parks could be required at the site, as well up to three coach parks if the 'convention centre' activity was applied to the site. As assessed in the ITA (Appendix 5), while the number of parking spaces at the site are considerably less than this (22 car parks and no parking for coaches), there is no possibly of adverse effects in terms of overspill parking beyond the site.	
The following Site Standards apply to the site access and any parking spaces to be provided: iv Location and Availability of Parking Spaces v Size of Parking Spaces vi Parking Area and Access Design vii Gradient of Car Parks ix Reverse Manoeuvring x Residential Parking Spaces xi Queuing xii Set Down Areas xiv Surface of Parking and Loading Areas xvii Illumination	These standards will also apply the parking areas and the site access. As assessed in the Utility Services & Infrastructure Report (Appendix 3) and the ITA (Appendix 5), these standards can be provided for within the site and therefore these standards will be complied with. The illumination standard (Site Standard 14.2.4.1(xvii)) requires all parking areas to be illuminated to a minimum maintained level of 3 lux, with high uniformity, during hours of operation. The University will ensure that this standard, as well as QLDC's Southern Lighting Strategy, is complied with.	Complied with.
viii Car Spaces for People with Disabilities (a) Car parking areas shall include spaces for people with disabilities provided at the rate of ...	As outlined in Section 3.3 of this application, it is proposed that 22 car parks will be provided at the site, including three accessible (disabled person's) spaces. Under this standard, one accessible (disabled person's) space is required. The three accessible person's spaces which the University	Complied with.

ODP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
11 to 50 spaces: 1 disabled person's space ... (b) Car parking for people with disabilities shall be located as close as practicable to the building entrance. The spaces should be on a level surface and be clearly signed.	proposes to provide are located as close as practicable to relevant building entrances. Therefore, this standard does not trigger the need to seek a land use consent.	
xvi Landscaping (a) Other than for residential activities and activities within the Town Centre, Business, Industrial and Corner Shopping Zones, every outdoor car park area shall include landscaping at a minimum rate of 6% of the total area of the car park or 1.5m² per parking space, whichever is the lesser. (b) Landscaping may be provided in strips or blocks provided the minimum internal dimension of any strip or block shall be not less than 1.5m.	While landscaping is proposed as part of the site's redevelopment, it consists of retaining the site's existing landscaping, establishing additional grassed areas and planting some addition trees. This landscaping is appropriate for the nature of the site and the redevelopment, whereas the landscaping required by this rule is not considered appropriate and therefore is not proposed. Therefore, non-compliance with this standard triggers the need to seek a discretionary activity land use consent. It is also noted that the PDP transportation rules do not require such landscaping around parking areas.	Non-compliance with this standard (Site Standard 14.2.4.1(xvi)) triggers the need to seek a land use consent, for a discretionary activity, for not providing landscaping strips or blocks around parking areas.
Section 14.2.4 – Site Standards / 14.2.4.2 – Access		
i Length of Vehicle Crossings ii Design of Vehicle Crossings iii Maximum Gradient for Vehicle Access iv Minimum Sight Distances from Vehicle Access v Maximum Number of Vehicle Crossings vi Distances of Vehicle Crossings from Intersections	As stated in the ITA (Appendix 5), as the proposal utilises an existing access road (Woolshed Road) with no new vehicle crossings, these standards are not applicable to the proposed Hākitekura redevelopment.	Not applicable.
Section 16 – Hazardous Substances		
Section 16.2.2.1 – Permitted Activities		
The following shall be Permitted Activities, provided that they comply with all of the Site Standards specified below: (i) The use and transportation of hazardous substances.	During construction, the Contractor/s are likely to store, for use during construction, a range of hazardous substances listed in Schedule 1 in quantities that may exceed the Table 1	The use and storage of hazardous substances at Hākitekura, once operational,

ODP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
(ii) The storage of hazardous substances which are not identified in Schedule 1. (iii) The storage of hazardous substances identified in Schedule 1, in quantities not exceeding those specified in Column A of Table 1 for the relevant zone.	Column A limits for Resort Zones. Therefore, taking a conservative approach, this aspect of the University's proposal is not provided for by these permitted activity rules. Once the proposed redevelopment is operational, the only hazardous substances being stored or used on site will be up to 300L of diesel for the back-up generator and potentially LPG for use in the kitchen. The diesel, which will be stored in a double-skinned tank which forms part of the generator unit, does not exceed the 3,000L limit in Schedule 1 (Table 1 Column A limits for 'Resort Zones'). Any LPG stored and used on site will not exceed the 250L. On this basis, the storage of any hazardous substances at the site, once it is operational, will be a permitted activity under these rules.	is a permitted activity in accordance with Rule 16.2.2.1.
Section 16.2.2.2 – Discretionary Activities		
(i) The following shall be Discretionary Activities: (a) The storage of hazardous substances identified in Schedule 1, in quantities exceeding those specified in Column A but not exceeding those specified in Column B (where specified) of Table 1 for the relevant zone; ...	As noted above (Rule 16.2.2.1), it is likely that the construction Contractor/s may need to store, for use, a range of hazardous substances that exceed the Column A limits in Schedule 1 that applies to the Resort Zones in the district (i.e., the limit for all gases (Class 2) is 250L). There are no Column B limits specified in Table 1 for the district's Resort Zones. Therefore, taking a conservative approach, this rule triggers the need to seek a land use consent for the potential storage of hazardous substances during the construction phase of the proposed Hākitekura redevelopment. It is also noted that the PDP does not have any hazardous substance rules (i.e., hazardous substances are managed under HSNO regulations, rather than the RMA). Therefore, once the PDP is operative, there will be no need to seek land use consents under this rule.	This rule (Rule 16.2.2.2(ii)) triggers the need to seek a land use consent, for a discretionary activity, to store hazardous substances at the site during construction of the redevelopment.
(ii) The following shall be Discretionary Activities, with the exercise of the Council's discretion being restricted to the	In relation to the storage of hazardous substances at the site, as outlined below, the relevant Site Standards will be	Not applicable.

ODP Rules/Standard	Applicability to Hākitেকura Redevelopment	Land Use Consent Trigger
matter(s) specified in the standard which is not complied with: (a) Any activity specified as a Permitted Activity, which does not comply with any one or more of the Site Standards Specified below.	complied with. On this basis, this rule does not trigger the need to seek a land use consent.	
Section 16.2.4.1 – Site Standards		
(i) All areas or parts of sites where solid and/or liquid hazardous substances (including waste) are stored, loaded or unloaded shall be safely contained. (ii) To achieve (i) above, the following specifications are required: (a) The volume of any containment system shall be 100% of the maximum volume of the hazardous substance to be stored, loaded or unloaded when the site is roofed; (b) The volume of any containment system shall be 120% of the maximum volume of the hazardous substance to be stored loaded or unloaded when the site is unroofed; (c) The containment system shall be designed in such a way as to ensure containment of any hazardous substance that spills due to the collapse of any container (eg. tank), and the containment from the direct leakage from any container. (d) The containment system shall be sealed with impervious materials that are resistant to breakdown from the particular hazardous substances, which they are designed to contain; (e) The containment system and its sealment shall be maintained as and when necessary.	The University will require its Contractor/s, if storing any hazardous substances at the site, to implement best practice and, where relevant, comply with these standards. In addition, the University will also ensure that its use and storage of hazardous substances at the site once operational (i.e., diesel for the back-up generator and potentially LPG for cooking) implements appropriate best practice and complies with these standards (where relevant), as well as relevant HSNO regulations.	Complied with.

ODP Rules/Standard	Applicability to Hākitেকura Redevelopment	Land Use Consent Trigger
(iii) Collection of hazardous substances for disposal purposes, or for subsequent use, shall be in containers that seal and contain the hazardous substances collected.		
Section 17 - Utilities		
Section 17.2.3.1 – Permitted Activities		
Rule 17.2.3.1 - Any utility which is not defined as a Controlled or Discretionary or Non-Complying Activity in Rules 17.2.3.2 and 17.2.3.3 is a Permitted Activity.	As part of the proposal, the site's existing 30kVA transformer is to be replaced with a larger transformer (300kVA). None of the discretionary or non-complying activities apply to this aspect of the proposal, and as assessed below, relevant controlled activity rules also do not trigger the need to seek a land use consent for this aspect of the proposal. Therefore, this permitted activity applies to this aspect of the proposal.	The replacement of the site's transformer is a permitted activity in accordance with Rule 17.2.3.1 .
Section 17.2.3 – Controlled Activities <i>The following shall be Controlled Activities, provided they are not listed as a Discretionary or Non-Complying Activity below.</i>		
iii Buildings Where any utility involves addition, alteration or construction of buildings other than ... or supporting structures for lines. This rule shall not apply to structures up to 10m ² in area and in addition less than 3m in height above ground level except where buildings are:	The proposed replacement transformer is not considered to be a building under the Building Act 2004 as it is a structure that is not intended to be occupied that is part of, or related to, a network utility operator's system (section 9(ac) of the Building Act). Therefore, this rule does not apply to the proposed replacement transformer. It is also noted that the new transformer does not exceed 10m ² in area and will be less than 3m in height above the ground.	Not applicable.

ODP Rules/Standard	Applicability to Hākitেকura Redevelopment	Land Use Consent Trigger
Section 19 – Relocated Buildings, Temporary Buildings and Temporary Activities / Section 19.2.2 – Temporary Buildings and Temporary Activities		
Section 19.2.2.3(i) – Permitted Activities		
Notwithstanding anything to the contrary in this Plan, the following shall be Permitted Activities in any zone provided that the activity complies with all of the site standards specified below:		
(a) Temporary Activities Ancillary to Building and Construction Work Any temporary building, office, storage shed, workshop, scaffolding, safety fences and other similar buildings and activities that are: - Ancillary to a building or construction project and located on the same site; and - Do not exceed 50m² in gross floor area; and - Are limited to the duration of the construction project, or a period of 12 months, whichever is lesser.	The proposed construction activity will comply with the first two conditions of this rule and the site standards (refer below – Section 19.2.2.4 – Site Standards). However, the proposed construction activity is anticipated to take between 14 to 16 months, thus exceeding the lesser timeframe of 12 months specified in the third condition of this rule. Therefore, temporary buildings or structures may also be on site for more than 12 months. As the ODP does not specify the activity status that applies when this rule is not complied with, as only site standards are contained in this chapter of the ODP, it has been assumed that non-compliance results in a discretionary activity. Taking this conservative approach, a discretionary activity land use consent has been sought. It is noted that Rule 35.4.8 (permitted activity) of the PDP (Table 2) is similar to this rule, except it does not apply the 12-month timeframe restriction. The only timeframe restriction that applies is that the duration is limited to that of the construction project. As the PDP is not subject to appeal the PDP could be relied on for this aspect of the proposal (i.e., construction duration would not be a consent trigger).	Non-compliance with this rule (Rule 19.2.2.3(i)(a)) triggers the need to seek a land use consent, for a discretionary activity , to undertake construction activity for a period that exceeds 12 months.
Section 19.2.2.4 – Site Standards		
i Glare All fixed exterior lighting shall be directed away from adjacent sites and roads.	While construction activities will generally only be occurring during daylight hours, if construction lighting is required, the	Complied with.

ODP Rules/Standard	Applicability to Hākitেকura Redevelopment	Land Use Consent Trigger
	University will require its Contractor/s to comply with this standard.	
ii Sanitation All temporary activities that exceed a duration of 2 hours and do not have access to public or private toilet facilities shall provide sanitary facilities for the duration of the activity in accordance with the NZ Building Code Clause G1. When using Clause G1 if the activity is not undertaken within a building the most appropriate building use shall be applied.	The site, given the presence of the Woolshed, as well as the Shearers' Quarters, is already serviced by private toilet facilities. If these facilities are not available for a short period of time during construction, then appropriate facilities that meet the requirements of the Building Code will be provided on site by the Contractor/s.	Complied with.

4.5 Proposed Queenstown Lakes District Plan

4.5.1 Introduction

As outlined in **Section 4.2** of this application, QLDC have undertaken a staged District Plan review.

Stage 1 of the PDP contained 33 key chapters of the PDP including the Jacks Point Zone chapter (Chapter 41), was notified in April 2015. Stage 2, which covered six topics including transport, earthworks and signs, was notified in November 2017. QLDC has released its decisions on Stages 1 and 2 of the PDP and both stages are subject to appeal, although some of these appeals have been resolved and/or decisions have been released.

Stage 3, which introduced some new zones and a new (district wide) Wāhi Tūpuna chapter and overlay as well as various design guidelines, was notified in September 2019. Stage 3b, which proposes to introduce a new Rural Visitor Zone (Chapter 46), was notified in October 2019. In May 2020, certain Wāhi Tūpuna overlays were withdrawn from the PDP, although the relevant overlays were not associated with the University's site. While hearings for Stages 3 and 3b are in process, decisions on these provisions of the PDP have not yet been released.

A number of variations to the PDP, dated 2020, have also been notified. As the variations are not relevant to the University's proposal, these variations are not assessed further.

4.5.2 Zoning and Notations

Under the PDP the site is zoned **Jacks Point Zone (Figure 5)**. The Jacks Point Zone provisions are contained Chapter 41 of the PDP, which is subject to appeal. As is the case under the ODP, the surface of Lake Wakātipu is zoned Rural under the PDP and is subject to the provisions of Chapter 21 of the PDP, which is also subject to appeal. These chapters were part of Stage 1 of the PDP process.

The purpose of the Jacks Point Zone, as outlined in Chapter 41 of the PDP, is:

The purpose of the Jacks Point Zone is to provide for residential, rural living, commercial, community and visitor accommodation in a high quality sustainable environment comprising residential areas, two mixed use villages and a variety of recreation opportunities and community benefits including access to public open space and amenities.

The village areas and associated residential activities at Jacks Point will be sustainable in their nature, constituting mixed density development, best practice methods of waste disposal and longevity in their quality and built form. The preparation of development controls and non-regulatory design guidelines, in conjunction with provisions of the District Plan and other methods, will ensure provision for the social, economic and cultural wellbeing of the wider community, while also assisting in ecological enhancement and the seamless integration of the built and natural environment.

In addition, the zoning anticipates an 18-hole championship golf course, a luxury lodge, small-scale commercial activities, provision for community facilities, craft and winery activities, outdoor recreation and enhanced access to and enjoyment of Lake Wakātipu.

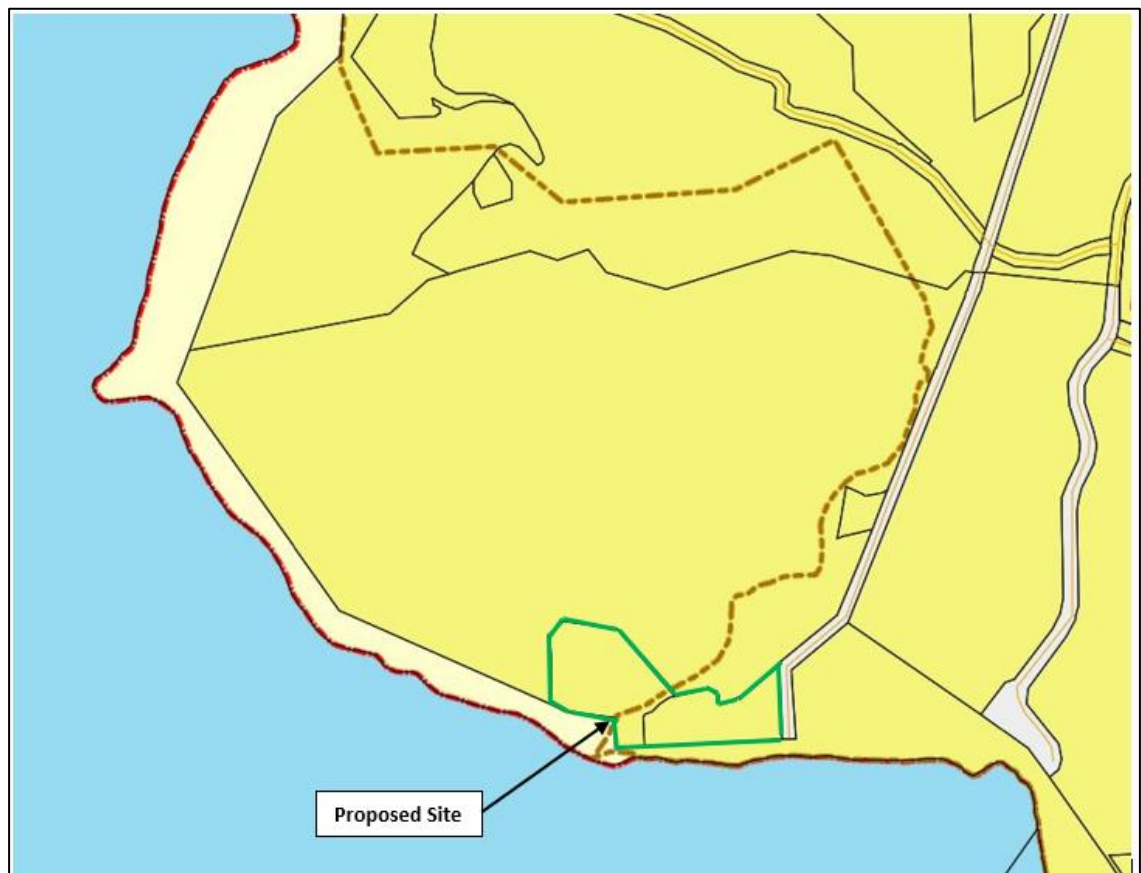


Figure 5: Site Zoning under the PDP.

The PDP planning maps (**Figure 5**) also identifies that an Outstanding Natural Landscape (**ONL**) boundary¹¹ bisects the site and all the land to the northwest of the line is considered outstanding (i.e., the ONL covers part of Lot 1). The line follows the natural elevated topography of the site which can be observed on site. The site is also located within the Urban Growth Boundary (**UGB**) (red dotted line).

The site is part of the Jacks Point Resort Zone Structure Plan – Homestead Bay Insert (Section 41.7 of the PDP) and is located within the **Open Space Residential Activity Area – North (OSR – North)**, **Open Space Golf Activity Area (OSG)** and a small part of the **Open Space Landscape Activity Area (Figure 6)**. The extent of the ONL is also shown on the Structure Plan. The proposed development does not extend into the Open Space Landscape Activity Area and therefore this activity area is not considered further. In addition, the **Tablelands Landscape Protection Area** and the **Highway Landscape Protection Zone** overlays, both of which are located within the ONL, are also associated with part of the site.

¹¹ The extent of the ONL boundary, including as it related to the University's site, was appealed by Coneburn Holdings & Others (ENV-2018-CHC-137). The appellant, in the 'Mediation Agreement – Topic 22 (Jacks Point Zone / Chapter 41)' dated 14 November 2019, has withdrawn "... the relief inadvertently sought by its appeal relative to the ONL line applying to Jardine's (Jacks Point) Hill ..." (para 14.1). A Consent Order, dated 21 May 2020, confirmed that this appeal point has been dismissed (para 7(a)).

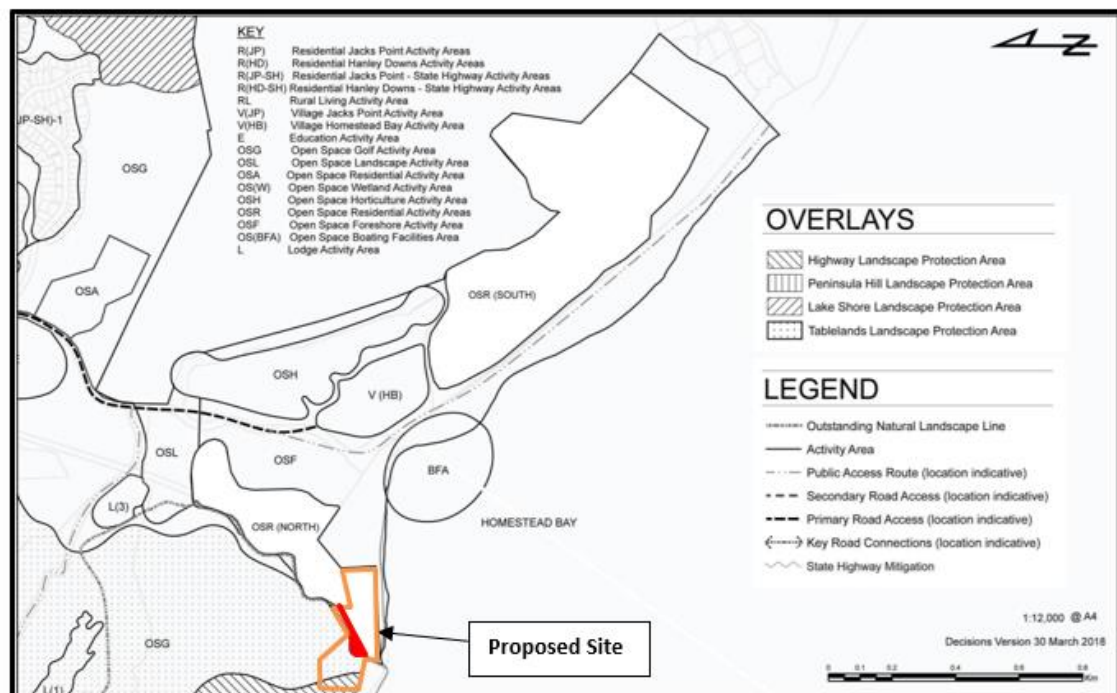


Figure 6: Jacks Point Zone – Homestead Bay Structure Plan (Chapter 41 of the PDP).
(Note: 'Red' area identifies the part of the site located within the OSR (North) and the ONL).

4.5.3 Assessment of Rule Applicability

Given the zoning of the site and the nature of the proposed redevelopment, the PDP sections, and associated rules, relevant to the proposal include: Chapter 25 – Earthworks; Chapter 29 – Transport; Chapter 30 – Energy and Utilities; Chapter 35 – Temporary Activities & Relocated Buildings; Chapter 36 – Noise; Chapter 39 – Wāhi Tūpuna; and, Chapter 41 – Jacks Point. An assessment of the applicability of the rules and standards contained in these sections of the PDP has been carried out in **Table 2** below. The table also identifies the PDP provisions which are subject to appeal.

The rules and standards in the following chapters of the PDP have not been assessed in **Table 2** for the following reasons:

- **Chapter 26 – Historic Heritage**¹². As the site is not listed as having a heritage feature on the New Zealand Heritage List/Rāangi Kōrero and is not located within a heritage precinct (Section 26.7) or heritage overlay area (Section 26.10), or identified as a heritage feature (Section 26.8) or archaeological site (Section 26.12), the rules in this section of the PDP are not relevant to the proposal.
- **Chapter 31 – Signs**. Consistent with the approach adopted in relation to the ODP signage rules (Section 4.4 of this application), at this point in time, the nature of any site signage is not known by the University and therefore land use consent is not being sought as part of this application, not is such a consent necessary to understand the nature of the

¹² Chapter 39 (Wāhi Tūpuna), which was notified during Stage 3 of the PDP, proposes to vary Chapter 26 (Historic Heritage) of the PDP by deleting references, including in Rule 26.5.14, that relate to 'site of significance to Maori'. Therefore, within this application, in relation to sites of significance to Maori the Chapter 39 provisions have been relied on, rather than any provisions contained in Chapter 26.

current proposal. If it is decided in the future that signage at the site is required, the University will seek a separate land use consent for the proposed signage. It is acknowledged that once the proposal is operational, any signage at the site may require a land use consent as either a controlled (for commercial activities – Rule 31.1.4.1) or discretionary activity (for visitor accommodation – Rule 31.14.3).

- **Chapter 33 – Indigenous Vegetation & Biodiversity.** This chapter of the PDP contains rules that regulate the clearance of indigenous vegetation, earthworks and planting of exotic plant species within Significant Natural Areas and Alpine Environments. The site is not located in these areas and therefore these rules do not apply to the University's proposal.
- **Chapter 34 – Wilding Exotic Trees.** The rules in this chapter of the PDP relate to the planting of wilding exotic trees, with rules providing for the planting of *pinus radiata* as a discretionary activity (Rule 34.4.1) and prohibiting a range of other trees (Rule 34.4.2). The University does not propose planting any of the tree species listed in these two rules.

Based on the assessment of PDP rules and standards provided in **Table 2**, a land use consent to establish the proposed academic retreat and conference facility at Woolshed Bay is required and is therefore being sought by this application. The overall activity status of the land use consent required under the PDP is non-complying. A summary of the rules and standards that trigger the need for the resource consent being sought is provided in **Section 4.6** of this application.

Table 2 – Assessment of PDP Rule Applicability.

PDP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
Chapter 25 – Earthworks¹³		
25.4 – Rules - Activities		
Rule 25.4.1 (Subject to Appeal) - Earthworks that comply with all of the standards in Tables 25.2 and 25.3, except where listed in Table 25.1 as a restricted discretionary or discretionary activity. Activity Status – Permitted.	While limited weight can be applied to this rule given that it is subject to appeal, its applicability has still been assessed. As assessed below, the construction earthworks exceed the maximum total volume specified for the site in Table 25.2 (Standard 25.5.8). Therefore, the construction earthworks are not a permitted activity.	Not applicable.
Rule 25.4.2 (Subject to Appeal) - Earthworks that do not comply with the standards for the maximum total volume of earthworks in Table 25.2. Activity Status – Restricted Discretionary.	As with Rule 25.4.1, while limited weight can be applied to this rule given that it is subject to appeal, its applicability has still been assessed. The construction earthworks associated with the proposal will exceed the maximum volume permitted by the site as specified in Standard 25.5.8 (500m ³). Therefore, this rule triggers the need to seek a land use consent.	This rule (Rule 25.4.2) triggers the need to seek a land use consent, for a restricted discretionary activity , for construction earthworks that exceed the maximum volume permitted by Standard 25.5.8 .
Rule 25.4.5 (Subject to Appeal) – Earthworks 25.4.5.1 - that modify, damage or destroy a wāhi tapu, wāhi tūpuna or other site of significance to Māori – whether identified on the Planning Maps or not; or ... Activity Status – Discretionary.	The deletion to Rule 25.4.5 is proposed through amendments arising out of Stage 3 of the PDP (Chapter 39 – Wāhi Tūpuna). Further to this, it is also subject to appeal and therefore limited weight can be applied to this rule. Notwithstanding this, its applicability has still been assessed.	Not applicable.
Rule 25.4.6 (Subject to Appeal) - Earthworks within a Statutory Acknowledgment Area, Tōpuni or Nohoanga identified on Planning Map 40.	The University's site is located along Lake Wakātipu which is a Statutory Acknowledgment Area (SAA) and an identified wāhi tūpuna site (Schedule 39.6 of the PDP). However, no earthworks are going to take place beyond the property	Not applicable.

¹³ Stage 3 of PDP includes Chapter 39 – Wāhi Tūpuna, including some amendments to the earthworks rules contained in Chapter 25 of the PDP which was included in Stage 1 of the PDP.

PDP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
Activity Status – Discretionary.	boundary and therefore this rule does not trigger the need to seek a land use consent.	
Table 25.2 – Maximum Volume (Standards)		
Standard 25.5.8 – Jacks Point Zone – Open Space Residential – 500m ³ . Non-compliance status – Restricted Discretionary under Rule 25.4.2	The estimated volume of earthworks associated with the construction activity is 6,050m ³ (5,070m ³ within the site and 350m ³ associated with upgrades to Woolshed Road). Therefore, the maximum permitted earthworks volume for the Jacks Point Zone will be exceeded and a land use consent is required under Rule 25.4.2 (refer above).	As the maximum volume permitted by this standard (Standard 25.5.8) will be exceeded, Rule 25.4.2 (refer above) triggers the need to seek a restricted discretionary land use consent.
Table 25.3 - Standards		
Standard 25.5.1 - Earthworks over a contiguous area of land shall not exceed the following area: 25.5.1.1 - 2,500m ² where the slope is 10° or greater. 25.5.1.2 - 10,000m ² where the slope is less than 10°. Non-compliance status – Restricted Discretionary.	The total area of construction earthworks associated with the proposal is 16,950m ² (10,610m ² within the site and 6,340m ² associated with the upgrade of Woolshed Road). Standard 25.1.1.1 is complied with as it is estimated that only 850m ² of the earthworks will take place on land where the slope is 10° or greater. However, this means that 16,100m ² of earthworks is taking place on land where the slope is less than 10°, and therefore Standard 25.5.1.2 is not complied with. Therefore, non-compliance with Standard 25.5.1.2 triggers the need to seek a land use consent.	Non-compliance with this standard (Standard 25.5.1.2) triggers the need to seek a land use consent, for a restricted discretionary activity , for the extent of construction earthworks on land where the slope is less than 10°.
Standard 25.5.2 (Subject to Appeal) - Erosion and sediment control measures must be implemented and maintained during earthworks to minimise the amount of sediment exiting the site, entering water bodies, and stormwater networks. Note: Compliance with this standard is generally deemed to be compliance with Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland region. Auckland Council Guideline Document GD2016/005.	As Standards 25.5.2 to 25.5.4 are subject to appeal, limited weight can be applied to these provisions. However, as there are earthworks rules and standards that can be deemed to be operative and that trigger the need to seek a land use consent, an assessment of these standards has been undertaken. The University will require its Contractor/s to undertake all site earthworks in accordance with a CEMP. The CEMP will contain procedures that will comply with the requirements of these	Complied with.

PDP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
Non-compliance status – Restricted Discretionary.	three standards. A preliminary CEMP is provided in Appendix 2 of the Utility Services & Infrastructure Report (Appendix 3).	
Standard 25.5.3 (Subject to Appeal) - Dust from earthworks shall be managed through appropriate dust control measures so that dust it does not cause nuisance effects beyond the boundary of the site. Note: Compliance with this standard is generally deemed to be compliance with section 9 of Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland region. Auckland Council Guideline Document GD2016/005. Non-compliance status – Restricted Discretionary.		Complied with.
Standard 25.5.4 (Subject to Appeal) - Earthworks that discovers any of the following: 25.5.4.1 - kōiwi tangata (human skeletal remains), wāhi taoka (resources of importance), wāhi tapu (places or features of special significance) or other Māori artefact material, or 25.5.4.2 - any feature or archaeological material that predates 1900, or 25.5.4.3 - evidence of contaminated land (such as discolouration, vapours, landfill material, significant odours), that is not provided for by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, any resource consent or other statutory authority, shall comply with the standards and procedures in Schedule 25.10 'Accidental Discovery Protocol'. Non-compliance status – Restricted Discretionary.		Complied with.
Standard 25.5.5 - The maximum depth of any cut shall not exceed 2.4 metres. ...	As assessed in the Utility Services & Infrastructure Report (Section 6 - Appendix 3), the maximum cut depth associated	Non-compliance with this standard (Standard 25.5.5)

PDP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
Non-compliance status – Restricted Discretionary.	with site earthworks is 4m. Therefore, non-compliance with this standard triggers the need to seek a land use consent.	triggers the need to seek a land use consent, for a restricted discretionary activity , for site earthworks to the exceed the permitted maximum depth of cut.
Standard 25.5.6 - The maximum height of any fill shall not exceed 2 metres. 25.5.6.1 - This rule shall not apply ... to the backfilling of excavations. Non-compliance status – Restricted Discretionary.	As assessed in the Utility Services & Infrastructure Report (Section 6 - Appendix 3), the maximum height of fill associated with site earthworks is 1.7m. Therefore, this standard does not trigger the need to seek a land use consent.	Complied with.
Standard 25.5.8 (Subject to Appeal) - Earthworks greater than 0.3 metres in height or depth shall be set back from the site boundary the following minimum distances: 25.5.8.1 - Earthworks supported by retaining walls: - Cut or fill supported by a retaining wall must be setback a distance at least equal to the height of the retaining wall; - Cut and fill equal to or less than 0.5m in height is exempt from this rule. Refer to Interpretive Diagrams 25.6 and 25.7 located within Schedule 25.9. 25.5.8.2 - Earthworks not supported by retaining walls: - a distance at least equal to the maximum height of the fill, as measured from the toe of the fill, with a maximum batter slope angle of 1:3 (vertical: horizontal); or 300mm plus a batter slope angle of a maximum of 1:3 (vertical: horizontal), as measured from the crest of the cut.	While limited weight can be applied to this standard given that it is subject to appeal, its applicability has still been assessed. Although detailed design for site earthworks is yet to be completed, given the nature of the site and the proposal (i.e., development close to the site boundary in some locations), it is considered that batters that are not in strict compliance with these standards may not be able to achieved (and may not be needed). Therefore, taking a conservative approach, as this standard may not be complied with, potential non-compliance with standard triggers the need to seek a land use consent.	Non-compliance with this standard (Standard 25.5.8) triggers the need to seek a land use consent, for a restricted discretionary activity , for site earthworks in the vicinity of the site boundaries.

PDP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
Refer to Interpretive Diagrams 25.4 and 25.5 located within Schedule 25.9. Non-compliance status – Restricted Discretionary.		
Standard 25.5.9 (Subject to Appeal) - Earthworks within 10m of the bed of any water body, or any drain or water race that flows to a lake or river, shall not exceed 5m ³ in total volume, within any consecutive 12-month period. ... Non-compliance status – Restricted Discretionary.	While limited weight can be applied to this standard given that it is subject to appeal, its applicability has still been assessed. The University's site is located along Lake Wakātipu. However, no earthworks will take place within 10m of the lake. Therefore, this standard does not trigger the need to seek a land use consent	Complied with.
Standard 25.5.10 (Subject to Appeal) - Earthworks shall not be undertaken below the water table of any groundwater aquifer, or cause artificial drainage of any groundwater aquifer. Non-compliance status – Restricted Discretionary.	While limited weight can be applied to this standard given that it is subject to appeal, its applicability has still been assessed. Given the nature of the site and the proposed redevelopment, construction dewatering is not required. Therefore, this standard does not trigger the need to seek a land use consent.	Complied with.
Chapter 29 – Transport		
29.4 – Rules – Activities / Table 29.1 – Transport related activities outside a road		
Rule 29.4.1 - Activities that are listed in this Table as permitted (P) and comply with all relevant standards in Table 29.3 in this Chapter. Activity status – Permitted.	As assessed below, some of the transport related aspects of the proposed Hākitekura redevelopment do not comply with the standards contained in Table 29.3. Therefore, this rule does not apply to those aspects of the proposal where resource consents are being sought under the transportation rules of the PDP.	Not applicable.
Rule 29.4.2 - Parking for activities listed in Table 29.4, other than where listed elsewhere in this table. Activity status – Permitted.	As assessed below, the University do not intend to provide parking on-site that will comply with the minimum parking requirements required under Standard 29.5.1 and Table 29.4. Therefore, this rule does not provide for the parking at the site as a permitted activity.	Not applicable.

PDP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
Rule 29.4.4 - Loading spaces, set down spaces, manoeuvring (including the installation of vehicle turntables), and access. Activity status – Permitted.	As assessed in the Utility Services & Infrastructure Report (Appendix 3) and the ITA (Appendix 5), manoeuvrability for service and delivery vehicles, as well as associated loading and unloading area, has been appropriately provided for within the site. In addition, relevant standards, namely Standards 29.5.7(d) to (h) and 29.5.9, will be complied for. On this basis, the site's 'loading', 'set down' and manoeuvring areas are permitted activities in accordance with this rule. It is noted that access to the site is already established by way of Woolshed Road and therefore this aspect of this rule is not relevant to the proposal.	'Loading' and 'set down' spaces, plus manoeuvring areas within the site, which is outside a road, is a permitted activity in accordance with Rule 29.4.4.
Rule 29.4.11 (Subject to Appeal) - High Traffic Generating Activities. Any new land-use or subdivision activity, including changes in use that exceeds the traffic generation standards or thresholds set out in Table 29.5. Discretion is restricted to effects on the transport network. Activity status – Restricted Discretionary. Table 29.5 - Thresholds for new high traffic generating activities, including changes of use (Subject to Appeal) Standard 29.9.1 – Residential units – Threshold: 50 Residential units. Standard 29.9.3 – Visitor accommodation (guest room type construction). – Threshold: 150 rooms. Standard 29.9.4 – Commercial Activities, other than those specifically listed below – Threshold: 2000m². Standard 29.9.8 – All other activities – Threshold: All other activities 50 or more car parking spaces proposed and/or required under Table 29.5. Standard 29.9.9 - All other activities including subdivision – Threshold: Traffic generation of greater than 400 additional	While limited weight can be applied to this rule and associated standards, its applicability to the proposal has been assessed below. As assessed in the ITA (Appendix 5), the proposal is not considered to be a High Traffic Generating Activity and therefore this rule, and associated rules, are not applicable to the University's Hākitekura redevelopment. This is because the additional vehicle trips per day are expected not to exceed 100 trips per day (i.e., 50 vehicles per day), with few of these trips expected to occur during the commuter peak hours. Thus, the relevant threshold (Threshold 29.9.9) is not exceeded. To clarify, the other listed thresholds are not relevant as: - only one residential unit will be located on site (Threshold 29.9.1); - 16 visitor accommodation units are associated the proposal (Threshold 29.9.3); - The Hākitekura lecture theatre and the Woolshed, if considered a commercial activity, cover a combined area of 1,418m² (Threshold 29.9.4); and	Not applicable. The activity is not considered to be a High Traffic Generating Activity.

PDP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
vehicle trips per day or 50 additional trips during the commuter peak hour.	- In relation to parking, as discussed below under Rule 29.4.12, Table 29.5 does not specifically provide for the proposed academic retreat and conference facility (Threshold 29.9.8).	
Rule 29.4.12 (Subject to Appeal) - Parking for any activity not listed in Table 29.4 and the activity is not a permitted or controlled activity within the zone in which it is located. Activity status – Discretionary.	While limited weight can be applied to this rule, its applicability to the proposal has been assessed below. Similar to the situation under the ODP (refer to Rule 14.2.2.3(i) – Table 1), it is considered that the University’s proposed academic retreat and conference facility redevelopment is an activity not specifically provided in Standard 29.4.11 and Table 29.4 (refer below). On this basis, this rule triggers the need to seek a discretionary activity land use for the site’s proposed parking.	As the proposed academic retreat and conference facility is not specifically provided for in Table 29.4, this rule (Rule 29.4.12) triggers the need to seek a discretionary activity land use consent for parking provision at the site.
29.5 – Rules – Standards for activities outside roads (Table 29.3)		
Standard 29.5.1 (Subject to Appeal) - Minimum Parking Requirements. The number of parking spaces (other than cycle parking) shall be provided in accordance with the minimum parking requirements specified in Table 29.4, except that where consent is required for a High Traffic Generating Activity pursuant to Rule 29.4.11 no minimum parking is required. Discretion is restricted to: - The number of parking spaces provided. - The allocation of parks to staff/ guests and residents / visitors. Non-compliance status – Restricted Discretionary.	While limited weight can be applied to this standard and some of the minimum parking requirements listed in Table 29.4, its applicability to the proposal has been assessed below. Similar to the approach adopted in relation to Standard 14.2.4.1(i) of the ODP (Table 1), the University’s proposal is a type of activity that is not specifically identified in Table 29.4 of this standard and therefore, Rule 29.4.12 above triggers the need to seek a land use consent in relation to the proposed provision of parking at the site (i.e., 22 parking spaces). Similar to the approach adopted in relation to the ODP, to provide some form of context, the parking requirements for residential units, visitor accommodation as well as place of assembly or place of entertainment and/or a convention centre could potentially be used to identify potential minimum parking requirements. As assessed in Table 1 in relation to Standard 14.2.4.1(i) of the ODP, between 21 to 118 car parks could be required at the site, as well up to three coach parks if	As the proposed academic retreat and conference facility is not strictly identified within Table 29.4, Rule 29.4.12 (refer above) triggers the need to seek a discretionary activity land use consent for parking provision at the site.

PDP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
Table 29.4 – Minimum Parking Requirements¹⁴ Standard 29.8.7 - Minimum number of car parks required for a residential unit in all zones, except otherwise listed in standards 29.8.1 - 29.8.5 – Resident/Visitor – 2 per unit. Standard 29.8.16 (Subject to Appeal) - Guest room type visitor accommodation (e.g. hotels) in all zones other than zones listed in Rule 29.8.15 – Resident / Visitor - 1 per 3 guest rooms up to 60 guest rooms, plus Staff/ Guest - 1 per 20 beds. Standard 29.8.28 – Place of assembly or place of entertainment - Resident / Visitor - 1 per 10m² public floor area or per 10 seats, whichever is greater; ... Standard 29.8.37 (Subject to Appeal) – Convention Centre – Resident / Visitor - 1 car park per 10 persons or 1 car park per 10 m² of public floor area, whichever is greater. In addition, one coach park per 50 people the site is designed to accommodate.	the 'convention centre' activity was applied to the site. However, as assessed in the ITA (Appendix 5), while the number of parking spaces at the site are considerably less than this (22 car parks and no parking for coaches), there are no adverse effects in terms of overspill parking beyond the site.	
The following standards apply to the site access and any parking spaces to be provided: Standard 29.5.2 (Subject to Appeal) – Location and Availability of Parking Spaces. ... Standard 29.5.3 (Subject to Appeal) – Size of Parking Spaces and Layout. ... Standard 29.5.4 (Subject to Appeal) – Gradient of Parking Spaces and Parking Areas. ... Standard 29.5.7(d) to (h) – Reverse Manoeuvring, other than where regulated by 29.5.7(a) to 29.5.7(c) above. ...	Where these standards are subject to appeal, limited weight can be applied to these provisions. However, irrespective of the status of these standard, their applicability to the proposal have been assessed. These standards will also apply to the parking areas and the site access (where relevant). As assessed in the Utility Services & Infrastructure Report (Appendix 3) and the ITA (Appendix 5), these standards can be provided for within the site and therefore these standards will be complied with. The lighting of parking areas standard (Standard 29.5.12), where relevant to this proposal, requires all parking areas: to	Complied with.

¹⁴ The PDP does not define 'place of assembly', 'place of entertainment' or 'convention centre'. However, as noted in footnotes to **Table 1** in relation to minimum parking requirements, the ODP does provide relevant definitions.

PDP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
Standard 29.5.9 – Queuing. ... Standard 29.5.11 - Surface of Parking Spaces, Parking Areas, and Loading Spaces. ... Standard 29.5.12 – Lighting of parking areas. ... Standard 29.5.17 - Maximum Gradient for Vehicle Access. ... Standard 29.5.18 - Minimum Sight Distances from Vehicle Access on all roads other than State Highways. ... Non-compliance status – Restricted Discretionary.	be adequately lit and to comply with QLDC’s Southern Lighting Strategy. The University will ensure that this standard is also complied with.	
Standard 29.5.5 – Mobility Parking Spaces. a. Other than in relation to residential units and visitor accommodation with less than 6 guests, wherever an activity requires parking to be provided, mobility parking spaces shall be provided in accordance with the following minimum standards: ... 11 to 100 spaces required to be provided – a minimum of 2 mobility parking spaces required. ... b. Mobility parking spaces shall be: - on a level surface; - clearly signposted; - located on the same site as the activity; - be as close as practicable to the building entrance; and - be accessible to the building via routes that give direct access from the car park to the building.	As outlined in Section 3.3 of this application, it is proposed that 22 car parks will be provided at the site, including three accessible (mobility) spaces. Under this standard, one accessible (mobility) space is required. The three accessible spaces which the University proposes to provide are located as close as practicable to relevant building entrances, they will be on a level surface and will be clearly signposted. Therefore, this standard does not trigger the need to seek a land use consent	Complied with.

PDP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
Discretion is restricted to: a. The number, location, and design of mobility parking spaces, including the accessibility of the spaces to the building(s); and b. Effectiveness of the associated signage. Non-compliance status – Restricted Discretionary.		
Standard 29.5.12 - Bicycle parking and the provision of lockers and showers. Bicycle parking, lockers, and showers shall be provided in accordance with the minimum requirements specified in Table 29.6 and ... Non-compliance status – Restricted Discretionary.	The University's proposal is not included in the list of activities contained in Table 29.6. Therefore, this standard does not require the University to provide bicycle parking or the provision of lockers and showers. Irrespective, the University are proposing to provide space for the storage for at least 16 bicycles (with some bicycles provided by the University and made available for use by visitors). In addition, access to the staff changing room and associated shower, contained in Hākitekura lecture theatre, may be available for day visitors who cycle to the site (refer to Dwg. No. 12-01 – Appendix 2).	Not applicable.
Chapter 30 – Energy and Utilities		
30.4 – Energy Rules / 30.4.1 – Renewable Energy Activities		
Rule 30.4.1.1 - Small and Community-Scale Distributed Electricity Generation and Solar Water Heating (including any structures and associated buildings but excluding Wind Electricity Generation), other than those activities restricted by Rule 30.4.1.4. Activity status – Permitted.	As outlined in Section 3.3 of this assessment, the University propose to install PVC panels at the site to meet some of its on-site electricity needs. This proposed on-site 'small distributed electricity generation' scheme, as assessed below, complies with Standard 30.4.2.1. On this basis, this aspect of the proposal is a permitted activity in accordance with this rule.	The proposed establishment and operation of PVC panels at the site, is a permitted activity in accordance with Rule 30.4.1.1.
30.4 – Energy Rules / 30.4.2 – Renewable Energy Standards		
Standard 30.4.2.1 - Small and Community-Scale Distributed Electricity Generation and Solar Water Heating must:	The proposed PVC panels will be installed on the roof of the visitor accommodation units and / or within the proposed	Complied with.

PDP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
30.4.2.1.1 - Not overhang the edge of any building. 30.4.2.1.2 - Be finished in recessive colours: black, dark blue, grey or brown if Solar Electricity Generation cells, modules or panels. 30.4.2.1.3 - Be finished in similar recessive colours to those in the above standard if frames, mounting or fixing hardware. Recessive colours must be selected to be the closest colour to the building to which they form part of, are attached to, or service. 30.4.2.1.4 - Be set back in accordance with the internal and road boundary setbacks for buildings in the zone in which they are located. Any exemptions identified in the zone rules for accessory buildings do not apply. 30.4.2.1.5 - Not intrude through any recession planes applicable in the zone in which they are located. 30.4.2.1.6 - Not protrude more than a maximum of 0.5 m above the maximum height limit specified for the zone if solar panels on a sloping roof. 30.4.2.1.7 - Not protrude a maximum of 1.0 m above the maximum height limit specified for the zone, for a maximum area of 5m² if solar panels on a flat roof. 30.4.2.1.8 - Not exceed 150m² in area if free standing Solar Electricity Generation and Solar Water Heating. 30.4.2.1.9 - Not exceed 2.0 metres in height if free standing Solar Electricity Generation and Solar Water Heating. ... Non-compliance status – Discretionary.	solar farm located behind the garage (refer to Site Plan (Dwg. No. 10-02) – Appendix 2). The University will ensure that the PVC panels are installed in a manner that ensures compliance with the relevant requirements of this standard. To clarity, this will entail: - any panels installed on the visitor accommodation units will not overhand the edge of the buildings (Standard 30.4.2.1.1); - the PVC panels are black (Standard 30.4.1.2); - the colour of associated frames, mounting or fixing panels, including in the solar farm, will ensure compliance with Standard 30.4.1.3; - the solar farm and the visitor accommodation units are not located within any setbacks for buildings that are relevant to the site (Standard 30.4.2.1.4); - there are no recession planes that apply to the site (Standard 30.4.2.1.5); - the proposed visitor accommodation units exceed the maximum height limit for the zone and therefore Standard 30.4.1.2.6 is not relevant; - the rooves of the visitor accommodate units are sloped, not flat, and therefore Standard 30.4.2.1.7 is not relevant; - the maximum area of the proposed solar farm is 90m² (Standard 30.4.2.1.8); and - the solar farm will be designed so that it does not exceed 2m, above ground level, in height (Standard 30.4.2.1.9).	
Standard 30.4.2.5 - Buildings for renewable energy activities Any building housing plant and electrical equipment associated with Renewable Electricity Generation activities,	There are no specific buildings solely associated with the proposed renewable energy activities at the site.	Not applicable.

PDP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
unless permitted in the zone in which it located or approved by resource consent, shall: 30.4.2.5.1 - Not exceed 10m² in area and 2.5m in height. 30.4.2.5.2 - Be set back in accordance with the internal and road boundary setbacks for accessory buildings in the zone in which it is located. 30.4.2.5.3 - Be finished in recessive colours, consistent with the building it is servicing on site. Non-compliance status – Discretionary.	An area for battery storage is provided for at the back of the proposed triple bay garage (i.e., to the northeast of the solar farm). In addition, any other electrical plant associated with the PVC panels will be located within the plant rooms provided for as part of the proposal (i.e., the bike garage / plant room or the plant room attached to a visitor accommodation unit). These plant rooms will accommodate a number of the plant requirements for the site, not just electrical. This application is seeking consent for all of the new buildings associated with the proposal, and therefore these plant rooms will be approved by way of a land use consent (as provided for under this rule).	
30.4 – Energy Rules / 30.4.3 – Non-Renewable Energy Activities		
Rule 30.4.3.1 - Non-renewable Electricity Generation where either: a. the generation only supplies activities on the site on which it is located and involves either: i. standby generators associated with community, health care, and utility activities; or ii. generators that are part of a Stand-Alone Power System on sites that do not have connection to the local distributed electricity network. OR b. generators that supply the local distributed electricity network for a period not exceeding 3 months in any calendar year. Note: Diesel Generators must comply with the provisions of Chapter 36 (Noise). Activity status – Permitted.	The University, as part of its proposed development, intends to establish a back-up diesel generator at the site. This is due to fact that the University understands that network power outages can occur in the broader district at times and, should this occur then the University does not want to be in a position where visitors or guests cannot be provided for. Also, it is important that the site's access and security systems, and refrigerators and freezers continue to work should such outages occur. This permitted activity rule does not permit the use of the proposed generator at the University's site as: the facility is not a community, health care or utility activity; the site is going to be connected to a distributed or reticulated electricity network; and, the generator will not supply the local distribution network. It is noted, as assessed below, that noise emissions from the generator when is use will comply with the relevant permitted activity rule in Chapter 36 of the PDP.	Not applicable.

PDP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
Rule 30.4.3.2 - Non-Renewable Energy Activities which are not otherwise specified. Activity status – Non-complying.	As the University's proposed back-up diesel generator is not a permitted activity under Rule 30.4.3.1, this rule triggers the need to seek a land use consent for this aspect of the proposal.	This rule (Rule 30.4.3.2) trigger the need to seek a land use consent, for a non-complying activity , to establish and operate a back-up diesel generator at the site.
Chapter 35 – Temporary Activities & Relocated Buildings		
35.4 – Rules - Activities		
Rule 35.4.8 - Temporary Construction-Related Activities. Any temporary building (including a Relocated Building), scaffolding, crane, safety fences, and other similar structures and activities that are: - ancillary to a building or construction project and located on the same site; - are limited to the duration of an active construction project; - are removed from the site upon completion of the active construction project Activity status – Permitted.	This rule is similar to ODP Rule 19.2.2.3(i)(a) (refer to Table 1 of this application). The proposed construction of Hākitekura, as provided for by this permitted activity rule, will comply with the conditions of this rule and relevant standards (refer below – Standard 35.5.1).	The proposed temporary construction activity at the site is a permitted activity in accordance with Rule 35.4.8 .
35.5 - Rules - Standards		
Standard 35.5.1 (Subject to Appeal) – Glare. All fixed exterior lighting must be directed away from adjacent sites and roads. Non-compliance status – Restricted Discretionary.	This standard is the same as ODP Site Standard 19.2.2.4(i) (refer to Table 1 of this application). As assessed in relation to the ODP assessment, while construction activities will generally only occur during daylight hours. However, if construction lighting is required, the University will require the Contractor/s to comply with this standard.	Complied with.

PDP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
Chapter 36 – Noise		
36.4 - Rules - Activities		
Rule 36.4.7 - Sound from emergency and backup electrical generators: a. operating for emergency purposes or; b. operating for testing and maintenance for less than 60 minutes each month during a weekday between 0900 and 1700. For the purpose of this rule backup generators are generators only used when there are unscheduled outages of the network (other than routine testing or maintenance provided for in (b) above). Activity status – Permitted.	The University's proposed back-up electricity generator complies with the conditions of this rule. Therefore, any noise generated by the generator when in use (when there is an outage from the network), and during testing and maintenance, is a permitted activity.	Noise from the proposed back-up generator at the site is a permitted activity in accordance with Rule 36.4.7.
36.5 – Rules – Standards / Table 2 – General Standards		
Standard 36.5.2 (Subject to Appeal). Various zones, including - Jacks Point Zone – Residential Activity Areas only and Open Space and Recreation Zones Assessment location – Any point within any site. Noise limits: 0800h to 2000h – 50 dB $L_{Aeq}(15 \text{ min})$ 2000h to 0800h - 40 dB $L_{Aeq}(15 \text{ min})$ Non-compliance status – Non-complying.	The Noise Assessment (Appendix 6) has assessed compliance with the relevant noise limits. This assessment concludes that all site activities, except during periods of traffic movements in the vicinity of the site access, will comply with these noise limits. However, during peak traffic flows and/or after 8pm, while the noise limits at the two residential dwellings on Woolshed Road will not comply with at the property boundary, as required under the PDP. Therefore, the PDP noise limits are not strictly complied with therefore this aspect of the proposal triggers the need to seek a land use consent for a non-complying activity.	Non-compliance with this standard (Standard 36.5.2) triggers the need to seek a land use consent, for a non-complying activity, for the exceedance of noise limits associated with traffic movements to and from the site along Woolshed Road.
Standard 36.5.4 - Jacks Point Zone – Village Activity Area only. Assessment location – Any point within any site. Noise limits: 0800h to 2000h – 60 dB $L_{Aeq}(15 \text{ min})$	It is noted, as outlined in Section 6.8 of this application, that the Noise Assessment concludes that any adverse noise effects associated with the proposal will be minor or minimal.	Complied with.

PDP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
2000h to 0800h - 50 dB $L_{Aeq}(15 \text{ min})$ Non-compliance status – Non-complying.		
Table 3 – Specific Standards		
Standard 36.5.9 – Vibration. Vibration from any activity shall not exceed the guideline values given in DIN 4150-3:1999 Effects of vibration on structures at any buildings on any other site. Assessment location - On any structures or buildings on any other site. Non-compliance status – Non-complying.	This standard applies to the construction activity at the site. Although the University considers that given the nature of the proposed construction activity (i.e., using standard construction practices), that this standard will be complied with, it is also recognised that if difficult ground conditions (e.g., rocks) are encountered within parts of the site during construction, then compliance with this standard may be challenging. For this reason, for the purpose of this application, and in the interest of being conservative when considering rule applicability, a land use consent for a non-complying activity for potential non-compliance with this standard is being sought.	Non-compliance with this standard (Standard 36.5.9) triggers the need to seek a land use consent, for a non-complying activity, for the potential exceedance of the relevant vibration standards if rock and other difficult ground conditions are encountered during construction.
Standard 36.5.12 – Construction Noise. Construction sound must be measured and assessed in accordance with NZS 6803:1999 Acoustics - Construction Noise. Construction sound must comply with the recommended upper limits in Tables 2 and 3 of NZS 6803. Construction sound must be managed in accordance with NZS 6803. Assessment location - At any point within any other site. Non-compliance status – Non-complying.	The University considers that given the nature of the proposed construction activity (i.e., using standard construction practices), that this standard will be complied with. In addition, all construction activities will be carried out in accordance with a CEMP that will contain procedures to manage and minimise construction noise to ensure compliance with this standard. Compliance with Table 2 of NZS 6803 is also recommended in the Noise Assessment (Appendix 6). A preliminary CEMP is provided in Appendix 2 of the Utility Services & Infrastructure Report (Appendix 3). On this basis, this standard does not trigger the need to seek a land use consent.	Complied with.

PDP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
Chapter 39 – Wāhi Tūpuna (Stage 3 of PDP)		
39.5 – Rules - Standards		
Standards 39.5.1 to 39.5.3 – Any buildings or structures. a. within a wāhi tupuna area (identified in Schedule 39.6); b. where activities affecting water quality are a recognised threat; and c. within the following zones: ... (Standard 39.5.1 - Lower Density Suburban Residential, Medium Density Residential or Large Lot Residential), (Standard 39.5.2 - Rural, Rural Residential and Rural Lifestyle or Gibbston Character) or (Standard 39.5.3 – Wakātipu Lifestyle Precinct or Open Space and Recreation) Shall be setback a minimum of 7m (Standard 39.5.1), 20m (Standard 39.5.2) or 30m (Standard 39.5.3) from a waterbody. Non-compliance status – Restricted Discretionary.	As decisions on Chapter 39 of the PDP has not yet been released, limited weight can be applied to these standards. Whakātipu-wai-Māori (Lake Wakātipu), which is a SAA, is listed as a Wāhi Tupuna in Schedule 39.6.33. However, while the site does adjoin a wāhi tupuna site and there is the potential for the construction activity to affect the lake's water quality, these setback rules do not apply to the Jacks Point Zone. Therefore, these rules do not apply to the University's proposed new buildings or structures on the site. Irrespective of the above assessment, it is noted that the proposed new buildings are setback from Whakātipu-wai-Māori (Lake Wakātipu). In addition, site earthworks will be carried out in accordance with a CEMP that will contain procedures to ensure there is no discharges or runoff from the site enters the lake. A preliminary CEMP is provided in Appendix 2 of the Utility Services & Infrastructure Report (Appendix 3).	Not applicable.
Chapter 41 – Jacks Point		
41.3.2 – Interpreting and Applying the Rules		
Rule 41.3.2.1 - Any activity which is not provided for within the list of activities below or which is not provided a specific activity status through any other rule within Rule 41.4 Tables 1 - 5 'Activities located in Jacks Point Zone' shall be a discretionary activity.	Except for the proposed staff residential unit, the University's proposed academic retreat and conference facility is not provided for within the rules that apply to the OSR – North. Therefore, this rule is a trigger for a discretionary activity land use consent for these aspects of the proposal.	This rule (Rule 41.3.2.1) triggers the need to seek a land use consent, for a discretionary activity, to establish an academic retreat and conference facility at the site.

PDP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
Table 4 - Activities Located in the Jacks Point Zone – Open Space and Homesite Activity Areas		
Rule 41.4.4.14 (Subject to Appeal) – OSR North . No more than 10 residential units. Activity status – Discretionary.	While limited weight can be applied to this standard, its applicability to the proposal has been assessed below. The University’s proposed development entails the replacement of two existing residential units at the site no longer being used for residential purposes (i.e., the Woolshed and the Shearers’ Quarters which is to be demolished), while one new residential unit, for staff accommodation, is to be established at the site. This results in a net decrease of one residential unit in the OSR – North. On this basis, it is considered that this rule does not trigger the need to seek a land use consent. It is noted that at the time of preparing this application, four residential units are present in the OSR – North, including the existing two residential units on the University’s site.	Not applicable.
Table 5 – Activities Located in the Jacks Point Zone – Zone Wide Activities		
Rule 41.4.5.1 - Sale of Liquor . Premises licensed for the sale of liquor (including ... on-licenses). Discretion is restricted to: a. location b. scale of the activity; c. residential amenity values; d. noise; e. hours of operation; f. car parking and vehicle generation. Activity Status – Restricted Discretionary.	In operating the proposed academic retreat and conference facility, the University will need to hold an alcohol (liquor) license so as to authorise the provision of alcohol to parties attending events at the facility. On this basis, this rule triggers the need to seek a land use consent for this aspect of the site’s operations. The matters over which discretion has been restricted have been provided and/or assessed within this application.	This rule (Rule 41.4.5.1) triggers the need to seek a land use consent, for a restricted discretionary activity , to enable the sale of liquor as part of the proposed operation of the academic retreat and conference facility.
Table 9 - Standards for activities located in the Jacks Point Zone – Open Space and Homesite Activity Areas		
Standard 41.5.4.7 - Building Height . The maximum height of buildings shall be: ...	As outlined in Section 3.2 of this application and the drawings contained in Appendix 2 , all of the new buildings to be	Non-compliance with this standard (Standard 41.5.4.7)

PDP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
c. all other buildings and structures 4m. Non-compliance Status – Non-complying.	established on the site exceed 4m in height. Therefore, non-compliance with this standard triggers the need to seek a land use consent for the site's new buildings.	triggers the need to seek a land use consent, for a non-complying activity , to construct all of the new buildings at the site as they exceed maximum building height of 4m.
Standard 41.5.4.8 (Subject to Appeal) – Residential Units . In the ... OSR ... no residential units may be constructed until 80% of the freehold land within the Open Space Foreshore Activity Area has been planted with native endemic species. Non-compliance Status – Non-complying.	As this standard is subject to appeal, limited weight can be applied to this standard. However, comment on potential applicability has been provided. Consistent with the assessment of Rule 41.4.4.15 above, the proposal will result in a net reduction, by one residential unit, at the site and thus within OSR – North as a whole. Given this net reduction, it is considered that this standard is not relevant to the University's proposal. Also, as the University is not the owner of the freehold land referred to within this standard, it is considered that this standard is not relevant to the University's proposal.	Not applicable.
Standard 41.5.4.14 – Within the Tablelands Area (refer Structure Plan 41.7), there shall be no exotic vegetation planted and/or cultivated, with the exception of: a. grass species if local and characteristic of the area; and b. other vegetation if it is: i. less than 0.5 metres in height; and ii. less than 20 square metres in area; and within 10 metres of a building; and iii. intended for domestic consumption. Non-compliance Status – Discretionary.	This standard is the same as ODP Rule 12.2.3.4(v) (refer to Table 1 of this application). The ODP assessment concluded that that no development activities, including new landscape plantings, are proposed in Tablelands Area of the site. The Tablelands area is associated with the hillside in Lot 1 of the site.	Not applicable.

PDP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
Standard 41.5.4.15 (Subject to Appeal) - Within the OSR Activity Area, at least 50% of any site shall be planted in native vegetation, prior to building. Discretion is restricted to any effects on nature conservation values. Non-compliance Status – Restricted Discretionary.	While limited weight can be applied to this standard, its applicability to the proposal has been assessed below. Given the site area covered by the proposed redevelopment, the presence of existing non-native vegetation that will be retained and the landscaping that is proposed on the OSR part of the site (refer to the Resource Consent Drawings – Appendix 2), the proposal cannot comply with this standard. Therefore, this standard triggers the need to seek a land use consent. The matter over which discretion has been restricted has been assessed within this application.	Non-compliance with this standard (Standard 41.5.4.15) triggers the need to seek a land use consent, for a restricted discretionary activity, to not provide native vegetation plantings that covers at least 50% of the OSR – North part of the site.
Standard 41.5.4.17 – Fencing. There shall be no fences or walls within the boundary of any lot or title within the Tablelands Landscape Protection Area (refer Structure Plan) ..., except for fencing between stock managed areas and areas retired from stock and for the purpose of demarcating private land from land accessible to the public as a result of the creation of public walkways additional to those walkways identified as “Public Access Route” on the Structure Plan. Any such fencing shall be post and wire only. Non-compliance Status – Discretionary.	This standard is the similar to ODP Site Standard 12.2.5.1(vii) (refer to Table 1 of this application). The ODP assessment identified that the proposed redevelopment does not entail any works in the Tablelands Landscape Protection Area of the site. Irrespective, the University, as owners of land located within the Tablelands Landscape Protection Area, will ensure that it complies with this standard.	Complied with.
Standard 41.5.4.18 - Temporary and Permanent Storage of Vehicles. Within the Tablelands Landscape Protection Area (refer Structure Plan), ... , there shall be no temporary or permanent siting of: - motor vehicles, trailers, caravans, boats or similar objects; - storage containers, workshops, offices, sheds, huts or similar structures (other than public toilets and shelter); and	This standard is the similar to ODP Zone Standard 12.2.5.2(xiv) (refer to Table 1 of this application). The ODP assessment identified that the proposed redevelopment is located outside of the Tablelands Landscape Protection Area of the University’s site and therefore none of the structures listed in this standard will be placed within the Tablelands area. The ODP assessment also outlined that in relation to the construction activity, the University will ensure the	Complied with.

PDP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
c. scaffolding or similar construction materials. ... Non-compliance Status – Non-complying.	Contractor/s do not place any materials, temporary or otherwise, in this area.	
Table 10 - Standards for activities located in the Jacks Point Zone – Zone Wide Standard		
Standard 41.5.5.1 – Structure Plan. Development shall be undertaken in general accordance with the Structure Plan in Part 41.7. For the purposes of interpreting this rule, the following shall apply: a. a variance of up to 120m from the location and alignment shown on the Structure Plan of the Primary Roads, and their intersections with State Highway 6, shall be acceptable; b. Public Access Routes and Secondary Roads may be otherwise located and follow different alignments provided that any such alignment enables a similar journey; c. development shall facilitate a road connection at each Key Road Connection shown on the Structure Plan to enable vehicular access to roads which connect with the Primary Roads, provided that a variance of up to 50m from the location of the connection shown on the Structure Plan shall be acceptable. Non-compliance Status – Discretionary.	The interpretation guidance provided in parts (a) to (c) of this standard would suggest that this standard is not applicable to the University's site and its proposed redevelopment. This is because the University will continue to use the existing and established access to the site. However, it is acknowledged that the Structure Plan generally anticipates that the nature of any development at the University's site, given that the site is in the OSR (North) area, would be residential in nature. On this basis, the proposed Hākitekura redevelopment is not in general accordance with the Structure Plan and therefore the proposal does not comply with this standard. Therefore, this standard, consistent with a similar standard in the ODP (refer to Table 1 above – Site Standard 12.2.5.1(i)(r)), is a trigger for a discretionary activity land use consent.	Non-compliance with this standard (Standard 41.5.5.1) triggers the need to seek a land use consent, for a discretionary activity, to establish an academic retreat and conference facility at the site.
Standard 41.5.5.2 - Setbacks from the zone boundary. Buildings or structures shall be set back a minimum of 20m from the zone boundary, except this ... Discretion is restricted to: a. bulk, height and proximity of the building facade to the boundary; b. the impact on neighbours amenity values;	This standard is the similar to ODP Site Standard 12.2.5.1(ii) (refer to Table 1 of this application). The ODP assessment identifies that land immediately south of the site is reserve land but is also zoned Jacks Point Resort Zone. Accordingly, this rule does not apply in relation to this part of the site. The ODP assessment also identifies that the land immediately south and west of the Shearers' Quarters is zoned Rural (i.e.,	Non-compliance with this standard (Standard 41.5.5.2) triggers the need to seek a land use consent, for a restricted discretionary activity, to establish new retaining structures within

PDP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
c. shading and access to sunlight. Non-compliance Status – Restricted Discretionary.	along the lakefront – refer to Figure 3). As such, this rule will apply to the development. While the lecture theatre does not intrude into this 20m setback (i.e., it is 26m, at its closest point, to the western boundary of Lot 1), retaining structures associated with the courtyard to the west of the lecture theatre will be located within this 20m setback. Therefore, this standard triggers the need for a restricted discretionary activity land use consent for the proposed new retaining structures. The matters over which discretion has been restricted have been assessed within this application.	20m of the site's boundary with the adjoining Rural Zone.
Standard 41.5.5.5 - Building Colours. Any building shall result in: a. at least 70% of the total painted or galvanised external surface of buildings (excluding roofs and windows) with a reflectance value of between 0 and 35%; b. roof colours with a light reflectance value of 20% or less, and in the range of browns, greys and black. Non-compliance Status – Discretionary.	This standard is the similar to ODP Zone Standard 12.2.5.2(iv)(b)(refer to Table 1 of this application). The ODP assessment identified that the external cladding of all new buildings (and structures) will be finished with non-reflective finishes (refer to the Buildings Materials Illustration – Appendix 2). Therefore, this standard will also be complied with.	Complied with.
Standard 41.5.5.6 – Glare. All fixed lighting shall be directed away from adjacent roads and properties. Non-compliance Status – Non-complying.	This standard is the similar to ODP Zone Standard 12.2.5.2(iv)(a) and (c)(refer to Table 1 of this application). As stated in the ODP assessment, all site lighting will be designed to ensure compliance with these two standards, as well as QLDC's Southern Lighting Strategy.	Complied with.
Standard 41.5.5.7 - No activity shall result in a greater than 3.0 lux spill, horizontal and vertical, of light onto any property located outside of the Zone, measured at any point inside the boundary of the adjoining property. Non-compliance Status – Non-complying.		Complied with.
Standard 41.5.5.8 - Outside storage and non-residential activities. In relation to non-residential activities, no goods, materials or equipment shall be stored outside a building,	Once operational, the proposed academic retreat and conference facility will not be storing any good, materials or	Complied with.

PDP Rules/Standard	Applicability to Hākitekura Redevelopment	Land Use Consent Trigger
except for vehicles associated with the activity parked on the site overnight. Non-compliance Status – Non-complying.	equipment, except for some vehicles in parking areas, outside of any buildings. Therefore, this standard is complied with. It is noted that during construction, various construction related supplies may be stored outside of buildings. However, the rules contained in Chapter 35 of the PDP, as assessed above, contains the rules for such temporary activities.	
Standard 41.5.5.10 (Subject to Appeal) – Servicing. All dwellings shall connect to reticulated infrastructure for the provision of a water supply, wastewater disposal, power and telecommunications. Non-compliance Status – Non-complying.	These standards are the similar to ODP Zone Standard 12.2.5.2(v) (refer to Table 1 of this application). As stated in the ODP assessment, all services, except stormwater, will be reticulated underground. Stormwater will be disposed of on-site. Therefore, these standards will be complied with.	Complied with.
Standard 41.5.5.11 – Servicing. All services, with the exception of stormwater systems, shall be reticulated underground. Non-compliance Status – Non-complying.		Complied with.

4.6 Summary

Based on the assessment undertaken in **Sections 4.3 to 4.5** of this application, the University's proposed Hākitekura redevelopment requires a land use consent under both the ODP and PDP, as well as the NESCS, to establish and operate a academic retreat and conference facility at Woolshed Bay. The overall activity status of the land use consent being sought from QLDC by this application is **non-complying**.

The regulations, rules and standards and associated activity status triggering the need to seek the land use consent are:

- In accordance with the **NESCS**:
 - **controlled activity**, in accordance with **Regulation 9(1)**, to disturb contaminated soil given that the site's contaminated soils do not exceed the applicable standards in Regulation 7.
- In accordance with the **ODP**:
 - **controlled activity** in accordance with **Rule 12.2.3.2(vii)**, to provide car parking at the site;
 - **non-complying activity**, in accordance with **Rule 12.2.3.5(vii)**, to establish new buildings on the site;
 - **non-complying activity**, in accordance with **Rule 12.2.3.5(xii)**, to establish an academic retreat and conference facility at the site as this type of activity is not provided for by other rules, and the proposed redevelopment does not comply with all of the Zone Standards;
 - **discretionary activity**, as **Site Standard 12.2.5.1(i)(r)** is not complied with, to establish an academic retreat and conference facility which is not in accordance with Jacks Point Resort Zone Structure Plan;
 - **discretionary activity**, as **Site Standard 12.2.5.1(iii)(a)(i)**, is not complied, to establish new retaining structures within 20m of the site's boundary with the adjoining Rural Zone;
 - **discretionary activity**, as **Site Standard 12.2.5.1(xi)** may not complied with, to establish a 'commercial activity' at the site;
 - **non-complying activity**, as **Zone Standard 12.2.5.2(ii)** is not complied with, as the Hākitekura lecture theatre exceeds the maximum building height of 8m;
 - **non-complying activity**, as **Zone Standard 12.2.5.2(vi)(b)** is not complied with, to exceed the maximum site coverage of 2.5%;
 - **non-complying activity**, as **Zone Standard 12.2.5.2(ix)(a)** is not complied with, for the exceedance of noise limits associated with traffic movements;
 - **discretionary activity**, in accordance with **Rule 14.2.2.3(i)**, for the provision parking not strictly identified within Table 1 of Site Standard 14.2.4.1(i);
 - **discretionary activity**, as **Site Standard 14.2.4.1(xvi)** is not complied with, to not provide landscaping strips or blocks around parking areas;
 - **discretionary activity**, in accordance with **Rule 16.2.2.2(ii)**, to store hazardous substances at the site during construction of the redevelopment; and
 - **discretionary activity**, as **Rule 19.2.2.3(i)(a)** is not complied with, to undertake construction activity for a period that exceeds 12 months.

- In accordance with the **PDP**:
 - **restricted discretionary activity**, in accordance with **Rule 25.4.2**, for construction earthworks that exceed the maximum volume of 500m³ permitted by **Standard 25.5.8**;
 - **restricted discretionary activity**, as **Standard 25.5.1.2** is not complied with, for the extent of construction earthworks on land where the slope is less than 10°;
 - **restricted discretionary activity**, as **Standard 25.5.5** is not complied with, for site earthworks to exceed the permitted maximum depth of cut;
 - **restricted discretionary activity**, as **Standard 25.5.8** may not be complied with, for site earthworks in the vicinity of the site boundaries;
 - **discretionary activity**, in accordance with **Rule 29.4.12**, for the provision of parking not specifically provided for within Table 29.4;
 - **non-complying activity**, in accordance with **Rule 30.4.3.2**, to establish and operate a back-up diesel generator at the site;
 - **non-complying activity**, as **Standard 36.5.2** is not complied with, for the exceedance of noise limits associated with traffic movements;
 - **non-complying activity**, as **Standard 36.5.9** may not be complied with, for the potential exceedance of the relevant vibration standards if rock and other difficult ground conditions are encountered during construction;
 - **discretionary activity**, in accordance with **Rule 41.3.2.1**, triggers the need to seek a land use consent, for a discretionary activity, to establish an academic retreat and conference facility at the site as this type of activity is not specifically provided for within the Jacks Point Zone;
 - **restricted discretionary activity**, in accordance with **Rule 41.4.5.1**, to enable the sale of liquor as part of the proposed activity;
 - **non-complying activity**, as **Standard 41.5.4.7** is not complied with, as all of the new buildings at the site exceed the maximum building height of 4m;
 - **restricted discretionary activity**, as **Standard 41.5.4.15** is not complied with, to not provide native vegetation plantings that covers at least 50% of the OSR – North part of the site;
 - **discretionary activity**, as **Standard 41.5.5.1** is not complied with, to establish an academic retreat and conference facility which is not in accordance with Jacks Point Zone Structure Plan; and
 - **restricted discretionary activity**, as **Standard 41.5.5.2** is not complied with, to establish new retaining structures within 20m of the site's boundary with the adjoining Rural Zone.

In addition, based on the assessment of ODP and PDP rules contained in **Tables 1** and **2**, there are elements of the proposal that comply with permitted activity rules.

5 Statutory Framework

5.1 Introduction

Part 2 of the RMA contains sections 5 to 8 which define the purpose and principles of the RMA, while section 104 identifies the matters that must be considered in relation to any resource consent application. As the overall activity status of the land use consent being sought from QLDC is non-complying, section 104D of the RMA is also relevant. An assessment of these provisions of the RMA, where relevant to this application, is provided below.

5.2 Part 2 of the RMA

Part 2 of the RMA sets out the purpose and principles of the Act, being “to promote the sustainable management of natural and physical resources” which is defined to mean:

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 –

- (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) *Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) *Avoiding, remedying or mitigating any adverse effects of activities on the environment.*

This application has been prepared after the Court of Appeal’s consideration of the High Court Decision of *R J Davidson Family Trust v Marlborough District Council* [2017] NZHC 52 (**Davidson Decision**). The Court of Appeal’s decision means that once again recourse should be had to Part 2 of the RMA when it is appropriate to do so, particularly in circumstances where the relevant higher order planning documents are unclear or outdated in addressing the matters pertinent to the application.

As the regional policy statement is only partially operative (the **RPS PO**), a new regional policy statement is scheduled to be notified towards the end of 2020 and given that the ODP became operative prior to the RPS PO being notified and that the PDP is subject to appeal, an assessment of the application in the context of Part 2 of the RMA has been carried out below.

Section 6 sets out matters of national importance which are to be recognised and provided for in resource management decisions. Of relevance to this application are:

- “(a) *the preservation of the natural character of ... lakes ... and their margins, and the protection of them from inappropriate ... use and development:*
- (b) *the protection of outstanding natural features and landscapes from inappropriate ... use and development:*
- (d) *the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*
- (h) *the management of significant risks from natural hazards.”*

Section 7 requires particular regard to be had to ‘other matters’. Of relevance to this application are:

- “(a) *kaitiakitanga:*
- (aa) *the ethic of stewardship:*
- (b) *the efficient use and development of natural and physical resources:*
- (c) *the maintenance and enhancement of amenity values:*
- (d) *intrinsic values of ecosystems:*
- (f) *maintenance and enhancement of the quality of the environment:*
- (j) *the benefits to be derived from the use and development of renewable energy.”*

Section 8 requires the principles of the Treaty of Waitangi to be taken into account.

The proposed Hākitekura redevelopment enables the University to utilise the land it has been gifted for the purpose envisaged by the Jardines, namely providing a facility that enables the

‘meeting of minds’ from New Zealand and worldwide to solve the issues that face the world. To meet this goal, the University has developed a proposal that provides the facilities that will both attract academics from throughout New Zealand and the world to Queenstown and meet their needs while at the property, while also providing for other private events and use of the site so that the economic viability of the facility can be assured. The proposed academic retreat and conference facility also provides the University with a base in the Queenstown Lakes District. The facility has also been designed to meet the University’s sustainability goals, namely a 5-star Green Star rating and Homestar rating of 8. In addition, as assessed in **Section 6** of this application, the potential effects of the proposal are appropriately avoided or mitigated such that any adverse effects on people and the environment are minimal.

The proposal has been developed in a manner that ensures the natural character of Lake Wakātipu and the ONL, which forms part of the University’s site, are preserved and protected. In the context of values of significance to Maori, including kaitiakitanga and the ethic of stewardship, the University have sought to engage with Ngāi Tahu in relation to the proposal as outlined in **Section 9** of this application. In addition, as assessed in **Sections 6.3** and **8** of this application and through the proposed mitigation and conditions of consent, it is considered that the potential effects on values of significance to Ngāi Tahu have been recognised and provided for within the proposal. Potential risks associated with natural hazards have also been considered, and as identified in the Utilities Services & Infrastructure Report (Section 4.1 - **Appendix 3**) any such risks are considered minimal.

The proposed redevelopment enables the University to efficiently use and develop the land use resource that it has been gifted. Also, given the modified nature of the area associated with the development, and the fact that area associated with the ONL will not be disturbed as part of the proposal, ensures that the amenity values of the area, the intrinsic values of ecosystems and the quality of the environment in the area are maintained. In addition, the proposed on-site generation of solar energy does recognise the benefits associated with the use and development of renewable energy.

Therefore, the proposed Hākitekura redevelopment is considered to promote sustainable management and achieve with Part 2 of the RMA.

5.3 Section 104 of the RMA

Section 104 of the RMA provides the statutory requirements for the assessment of the application and sets out those matters that consent authorities must have regard to when considering an application. Subject to Part 2 of the RMA, the relevant matters for the assessment of this application include:

- Any actual or potential effects on the environment of allowing the activity (section 104(1)(a));
- The relevant objectives, policies, rules and other provisions of national environmental standards, other regulation, national policy statements, regional policy statements (proposed and operative), proposed plans and plans (section 104(1)(b)); and
- Any other matter that are considered relevant and reasonably necessary to determine the application (section 104(1)(c)).

The effects associated with the proposed Hākitekura redevelopment have been assessed in **Section 6** of this application (section 104(1)(a)). The relevant statutory and regulatory planning documents are identified in **Sections 4** and **7** of this application, with the relevant rules and/or regulations assessed in **Section 4**. The relevant objectives and policies of the relevant statutory

documents are assessed in **Section 7**. In relation to other matters, the relevant provisions of the Otago and Murihiku Iwi MPs are discussed in **Section 8** of this application.

5.4 Section 104D of the RMA

As the overall activity status of the application being sought from QLDC is non-complying, section 104D of the RMA is relevant to this application. Section 104D sets out particular restrictions for non-complying activities, whereby a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either:

- (a) *the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or*
- (b) *the application is for an activity that will not be contrary to the objectives and policies of—*
 - (i) *the relevant plan, if there is a plan but no proposed plan in respect of the activity; or*
 - (ii) *the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or*
 - (iii) *both the relevant plan and the relevant proposed plan, if there is both a plan*

An assessment of the objectives and policies of the relevant statutory plans is provided in **Section 7** of this assessment, where it is concluded that the proposed Hākitekura redevelopment is consistent with, and therefore not contrary, to the relevant objectives and policies of the relevant statutory plans. An assessment of the potential effects of the University's proposal is provided within **Section 6** of this application, where it is concluded that the potential effects of the proposed redevelopment will be less than minor.

Therefore, the proposed Hākitekura redevelopment, for which the University are seeking land use consent from QLDC, passes both tests of section 104D of the RMA.

6 Assessment of Effects on the Environment

6.1 Introduction

In accordance with section 88 and the Fourth Schedule to the RMA, this part of the application provides an assessment of the actual and potential effects on the environment associated with the University's proposed Hākitekura redevelopment at Woolshed Bay. It is important that this assessment is undertaken in the context of the receiving environment, as described in **Section 2.2** of this assessment.

Given the nature of the activity, the following potential effects, and any means of avoiding, remedying or mitigating adverse effects, covers the following matters.

- Positive effects;
- Effects on Ngāi Tahu Values;
- Effects on Landscape Values and Visual Amenity;
- Effects from the Site's Contaminated Soils;
- Effects on the Transportation Network;

- Effects from other Site Infrastructure;
- Noise Effects;
- Construction Effects; and
- Effects on Heritage and Archaeological Values.

6.2 Positive Effects

There are a number of positive effects associated with the establishment and operation of the University's proposed academic retreat and conference facility at Woolshed Bay.

The proposed Hākitekura redevelopment enables the University to utilise the land it has been gifted for the purpose envisaged by the Jardines, namely to facilitate the 'meeting of minds', whether from New Zealand or from throughout the world, to solve the issues that face the world. If this goal is achieved, then this is a positive effect of the proposal.

The presence of the facility itself, in conjunction with its intended use, will also act as drawcard for academic visitors to the district. These academic visitors will come from throughout the world, thus potentially introducing the district, and what it has to offer, to people who may not have otherwise been drawn to the area.

The facility will also directly employ up to five people, and will provide accommodation for at least one of these people. The use of the facility will also have a range of indirect employment benefits. These indirect benefits includes the University purchasing supplies and services from other those parties and organisations in the district, and the fact that visitors to the facility are likely to take the opportunity to access the various attractions on offer in the district.

In addition, the proposed academic retreat and conference facility also provides the University with a base in the Queenstown Lakes District, something it has not had to date. Finally, as the facility has also been designed to meet the University's sustainability goals as reflected with the 5-star Green Star rating and Homestar rating of 8, that will be sought once the facility is constructed.

6.3 Effects on Ngāi Tahu Values

The rūnanga in Otago and Murihiku (Southland) have kaitiakitanga over the area associated with the site¹⁵.

Given this kaitiakitanga, and as outlined in **Section 10** of this application, the University has endeavoured to consult with Ngāi Tahu through Aukaha, for the Otago rūnanga, and Te Ao Marama Incorporated (**TAMI**), for the Murihiku rūnanga. As a result of discussions that have been held, Aukaha have been engaged to prepare a Cultural Values Statement, which is still being prepared but will be provided to QLDC as part of this application when it becomes available. In relation to the application, the University will continue to offer to consult with Ngāi Tahu, as and when required, by the Otago and Murihiku rūnanga.

In relation to the potential effects of the proposed redevelopment on values of significance to Ngāi Tahu, it is acknowledged that this needs to be left to Ngāi Tahu to identify from a cultural perspective. While recognising this fact, a technical assessment of the proposal against the relevant policy framework of the Otago and Murihiku Iwi MPs is provided in **Section 8** of this

¹⁵ The seven rūnanga with kaitiakitanga over the site are - Te Rūnanga o Awarua, Te Rūnanga o Oraka / Aparima, Te Rūnanga of Hokonui, Te Rūnanga o Waihopai, Te Rūnanga o Otākou, Te Rūnanga o Moeraki and Kāti Huirapa Rūnanga ki Puketeraki.

application. This assessment recognises that the proposed Hākitekura redevelopment is located on a site adjacent to Whakātipu-wai-Māori (Lake Wakātipu), which is a site of significance to Ngāi Tahu as recognised by its SAA and nohoanga. The assessment concludes, from a technical perspective, that the University's proposed redevelopment is considered to be consistent with the relevant objectives and policies of both the Otago and Murihiku Iwi MPs.

6.4 Effects on Landscape Values and Visual Amenity

The Landscape and Visual Assessment, contained in **Appendix 7** of this application, identifies and evaluates the landscape and visual effects likely to arise from the University's proposed Hākitekura redevelopment.

The landscape characteristics associated with the area and site are described in paragraphs 4 to 18 of the Landscape and Visual Assessment. In terms of the site itself, the assessment identifies that it is a small part of the proposed Homestead Bay development area (under both the ODP and PDP), and that the broader Jacks Point Zone is characterised by residential development to the north, the Remarkables to the east, Lake Wakātipu and a broad rural landscape to the south and west. The area associated with the University's proposed development is tucked away under Jacks Point Hill, which identified as an ONL under the PDP, and is characterised by several existing and domestic type buildings.

In terms of the nature of development provided for within Homestead Bay¹⁶ under the ODP and PDP, the Landscape and Visual Assessment outlines that within Homestead Bay, development right down and to and including the lake edge is anticipated. Boating facilities on the water, with a dense village area is provided for within Homestead Bay and to the east of the University's site. Residential activity, at a low density, is intended to then radiate outwards from the Homestead Bay village with the University's site sitting at the western end of the intended residential activity. Jacks Point Hill, and its associated ONL, then form a 'book-end' to the Homestead Bay development.

In relation to potential effects on landscape character¹⁷, the Landscape and Visual Assessment considers that the proposal is sympathetic to the existing and future anticipated landscape character of the area. The proposed design and layout of the University's retains rural elements and open areas that ensure that the built form does not dominate the landscape, with the proposed cluster of buildings not being dissimilar to a cluster of residential units which are anticipated under the PDP. Overall, the Landscape and Visual Assessment considers that the potential adverse effects of the proposal on landscape will be of a low degree.

The potential visual effects are assessed in paragraphs 47 to 66 of the Landscape and Visual Assessment, based on an assessment of visual catchments and associated viewing audiences. Overall, the assessment considers that adverse visual effects of the University's proposal, given the nature of the proposed development and the extent of development anticipated in Homestead Bay under the ODP and PDP, will be of a low degree. As a summary, the findings of the assessment from the different visual catchments are as follows:

- **Surface of Lake Wakātipu.** Visual effects of the facility, when viewed from the lake, will be low initially and will become very low as buildings weather, vegetation grows and Homestead Bay is developed. The Landscape and Visual Assessment also outlines that

¹⁶ As outlined in paragraphs 19 to 25 of the Landscape and Visual Assessment.

¹⁷ As assessed in paragraphs 42 to 46 of the Landscape and Visual Assessment.

buildings, in the location and context proposed, are anticipated in the environment (under the ODP and PDP).

- **Adjacent area of lake foreshore.** The existing and proposed buildings are visible, with existing vegetation partially screening and softening the impact. The amenity for any foreshore users change slightly, although in the fullness of time, the lake-edge beach adjoining the site will be part of an occupied and relatively vibrant bay. In the context of the site's existing development and the nature of development provided for within Homestead Bay, visual effects from the proposal will be of a low degree.
- **From State Highway 6.** While the site is visible from SH6 when travelling north between Waterfall Creek and Drift Bay, at this distance the site is barely noticeable to motorists. The lakes and mountains dominate the views, and the colours and screening of the proposed Hākitekura redevelopment will make it difficult to see from SH6. On this basis, and given the extent of development proposed for Homestead Bay, adverse visual effects of the proposal, as viewed from SH6, will be low at most.
- **Rural properties on Drift Bay Road, Vista Terrace, Lakeside Estate and the OSR (South).** The visual effects on these properties will be similar to those from SH6. Potential adverse effects from established rural lifestyle properties are considered to be very low, particularly when compared to the nature of development provided for within Homestead Bay under the ODP and PDP.

The Landscape and Visual Assessment concludes that the proposal fits comfortably within the existing rural landscape and the landscape envisaged in Homestead Bay under the ODP and PDP. In addition, the location of the site and the proposed mitigation measures that have been incorporated into the design of the proposed Hākitekura redevelopment, will result in potential low adverse visual effects.

6.5 Effects from Site's Contaminated Soils

The objective of the PSI / DSI, contained in **Appendix 4** of this application, is to identify sources of potential soil contaminant, determine the likely presence of contaminants and any associated risks to the environment and human health. The PSI / DSI has been prepared by WSP in accordance with the requirements of the NESCS.

The PSI / DSI, from a review of historical information and a site inspection, identifies the hazardous activities and industries (**HAIL**) that have occurred on and near the site. The HAIL activities and associated site use include a sheep dip /processing area, presence of orchards and glasshouses (and potential use of persistent pesticides) and the use of asbestos containing materials for the construction and upkeep of buildings. HAIL activities to the north and east of the site were also identified.

Soil sampling within the site identified that the majority of the samples exceeded background concentrations, but that the relevant commercial / industrial human health criteria was not exceeded. A significant number of the samples also exceeded the landfill (Class A) acceptance criteria.

On this basis, the PSI / DSI identifies that it is highly unlikely that there is a risk to human health associated with the University's proposed use of the site, and the associated disturbance of soil during construction. Also, as assessed in **Section 4.3** of this application, the change of use from 'residential' to 'commercial' is a permitted activity under the NESCS, while the proposed soil disturbance requires a controlled activity land use consent.

In relation to the disturbance of soil during construction, the PSI / DSI also concludes that the risk to workers is low provided appropriate management controls are implemented (as will be required by the CEMP – refer to the proposed consent condition in **Section 10** of this application). In addition, if contaminated soil is to be removed from the site for disposal at an appropriately licensed landfill, which is not proposed (refer to **Section 3.4** of this application), then additional testing of the material will be required.

A final recommendation is that the PSI / DSI be provided to both QLDC and ORC. The PSI / DSI is being provided to QLDC by way of this application, and will be provided to ORC as part of the regional resource consent application required to disturb contaminated land in accordance with the rules of the Regional Plan: Waste for Otago.

In summary, while a land use consent is required under the NESCS to disturb the contaminated soils at the site, the findings of the PSI / DSI are, given that the relevant human health criteria were not exceeded, that it is unlikely to be any risk to human health arising from the proposal.

6.6 Effects on the Transportation Network

The ITA, contained in **Appendix 5** of this application, assesses the potential effects of the proposed Hākitekura redevelopment on the area's transportation network in the context of traffic generation, parking, servicing and accessibility (disability, pedestrian, cycle and public transport).

Access to the site, as outlined in Section 3.3 of the ITA, will be via Woolshed Road from its intersection with Māori Jack Road. The additional traffic associated with the site's use as an academic retreat and conference facility are estimated to be up to 100 vehicles movements per day (50 arrivals and 50 departures). This consists of visitors (taxis, shuttle vans, the University's minivan and cars), staff and service vehicles with few of these movements likely to be associated with weekday morning and evening peaks. When the site is being used for private events, it is estimated that there would be between 60 to 75 vehicle movement per day (30 to 35 vehicles consisting of minivans, cars and service/catering vehicles). There will be no full-sized coaches (buses) accessing the site at any time, as the University has committed to not allowing coaches to access the facility. These estimated traffic movements means that the proposed facility is not classified as a 'high traffic generating activity' under the PDP.

The ITA identifies that the additional vehicular activity on Māori Jack Road and SH6 is very small in the context of existing vehicle movements on these roads. In relation to Woolshed Road, provided it is upgraded then these additional movements can be easily accommodated. An upgrade of Woolshed Road will include sealing of the road, widening the carriageway to 5.5m for the first 10m from its intersection with Māori Jack Road, with a minimum 3.5m road width along the rest of the road and provision of up to five passing bays. On this basis, the ITA states that there would be no tangible impacts on the operating efficiency of the areas roading network.

During the construction phase of the proposal, there will be some additional vehicle movements, especially trucks, accessing the site. The ITA recommends that Woolshed Road be upgraded prior to work commencing on site in order to minimise any inconvenience to other road users.

In relation to parking, the ITA considers that the proposed 22 formed parking spaces, which includes three appropriately located accessible carparks, will meet the needs of the University's in relation to any academic retreats, conferences or hosted events held at the site. In relation to potential private events, the parking demand would be 30 vehicles at most, with the

additional parking demand able to be accommodated on a grassed overspill area within the site. If this were to become a regular occurrence, the ITA notes that the overspill area could be converted to an additional parking area. On this basis, the site will be self-sufficient with respect to its parking requirements.

The ITA also outlines that: sufficient manoeuvring areas are provided for service vehicles (i.e., up to 8m trucks); pedestrian safety has been provided for within the site; and, cycle movements can be safely accommodated within the nearby area.

In relation to the ODP and PDP rules and standards, the ITA identifies that while parking provision is a consent trigger (as the proposed facility is not specifically identified in the minimum parking requirements tables), all other transportation rules and standards are complied with and, as noted above, sufficient carparking has been provided to meet the demands of the proposed activity.

The ITA concludes that, subject to the inclusion of consent conditions (**Section 10** of this application) requiring the upgrade of Woolshed Road and prohibiting full-sized coaches from accessing the facility, then the potential adverse effects of the proposal will be less than minor.

6.7 Effects from Other Site Infrastructure

The nature of the proposed site servicing and infrastructure is fully described in the Utility Services & Infrastructure Report (**Appendix 3**) and overviewed in **Section 3.3** of this application.

In relation to wastewater and water supply servicing, the proposal is to connect to reticulated services once they are available in the area. A proposed consent condition, as provided in **Section 10** of this assessment, specifies that the proposed academic retreat and conference facility cannot commence operation until the facility is able to connect into locally available reticulated services. The Utility Services & Infrastructure Report (Sections 8 and 9) has assessed the water supply demand (including for firefighting) and wastewater generation associated with the proposal, and has stated that capacity can (and will) be provided within the area's proposed reticulation systems that will accommodate the site's needs. As reticulated wastewater and water supply is to be provided to the site, and no on-site water supply take or wastewater discharge is proposed, it is considered that the site can be appropriately serviced, and in a manner that is consistent with ODP and PDP requirements and that will avoid adverse effects on the local environment.

Stormwater will continue to be discharged to land within the site. Runoff from buildings will be collected and contained in buffer storage prior to discharge via soakpits. While the intention is to maximise the extent of permeable surfaces with the site, where impermeable areas are developed (i.e., courtyards and Woolshed Road), then runoff will be managed by enabling runoff to infiltrate into adjacent permeable surfaces, and where necessary grass swales, culverts and/or soak pits will be installed. While the proposal will result in an increased in stormwater generation (due to increased hard services), the Utility Services & Infrastructure Report identifies that stormwater disposal can be readily accommodated on site. Given the relatively low density of development associated with the proposal and the areas ground conditions, the proposed approach to stormwater management at the site represents best practice.

Electricity and telecommunications are to be reticulated into the site. The service providers have confirmed that servicing of the site is feasible, and therefore it is considered that there are no adverse effects associated with this aspect of the proposal.

In relation to electricity provision, there are additional on-site components that are relevant to this assessment, namely the installation of a larger transformer, the provision of PVC panels for solar energy generation, storage and use and the proposed back-up generator. The transformer and the PVC panels do not trigger the need to seek a land use consent, and therefore the effects of these aspects of the site's electricity system do not need to be assessed further.

In relation to the back-up diesel generator, this aspect of the proposal does trigger the need to seek a land use consent (under the PDP), solely because reticulated electricity is available. The University has decided to install the generator as it understands that network power outages can occur in the broader district at times and, should this occur, then the University does not want to be in a position where visitors or guests needs cannot be provided for, site access and security systems do not work, and refrigerators and freezers are not operating. The potential effects associated with the generator are: visual effects; noise effects; and, the risks associated with the storage and use of diesel. As assessed in **Table 2** of this application, in accordance with the PDP rules the noise emissions from the generator are a permitted activity. In relation to visual effects, the generator will be installed in between the bike garage / plant room building and a retaining wall and therefore will be not visible except in its immediate vicinity. In relation to the storage and use of diesel, 300L of diesel will be stored in a double skinned tank that is part of the generator unit. The storage and use of this volume of diesel is also a permitted activity under the ODP, while the PDP does not contain any hazardous substances rules. Based on this assessment, the proposed generator provides an appropriate contingency for site operations while the potential effects associated with its use are either permitted or acceptable.

In summary, given the nature of the proposed infrastructural (and servicing) provision, potential adverse effects associated with this aspect of the proposed redevelopment will be avoided.

6.8 Noise Effects

The Noise Assessment, contained in **Appendix 6** of this application, assesses the potential effects on the environment associated with the noise emissions arising from the proposed Hākitekura redevelopment.

In carrying out the assessment, the potential effects on the closest noise sensitive receivers were considered. The closest noise sensitive receivers are the two other Woolshed Road residential dwellings (Receivers A and B) to the north of the site and the proposed residential development to the east of the site associated with the proposed Homestead Bay Village (Receiver C). The location of these noise sensitive receivers are shown in Figures 1.1 and 1.2 of the Noise Assessment.

The noise sources associated with the proposal include noise:

- from vehicles as they arrive and depart from the site;
- from the Woolshed and lecture theatre, such as amplified music and speech;
- from people talking in the courtyards, terrace area and car parks;
- from external plant associated with the site's heating and cooling systems;
- generated during waste collection; and
- associated from the use of the back-up diesel generator.

The Noise Assessment (Section 3.4) identifies that noise from external mechanical plant for heating and cooling and mechanical ventilation systems associated with kitchens and

bathrooms are not expected to be a significant source of environmental noise. In addition, the Noise Assessment identifies that noise emissions associated with the periodic use of the back-up generator is a permitted activity under the PDP and therefore does not need to be considered further (Section 3.5).

In assessing the potential noise effects on the noise sensitive receivers, the Noise Assessment notes that the relevant Jacks Point Zone noise limits apply at the receiver property boundary, rather than the notional boundary. The assessment then states that this approach is common in urban residential areas but uncommon in rural or open space areas where dwellings could be set back from the property boundary. As Receivers A and B are close to Woolshed Road, which is a private road, and thus associated traffic movements along the road, the Noise Assessment considered likely noise levels at both the property and notional boundary of these two noise sensitive receivers.

The Noise Assessment concludes, based on modelling of expected noise levels associated with the activities within the site, that the ODP and PDP day-time and night-time noise limits will be complied with at all times (Section 3.1 of the Noise Assessment).

As Woolshed Road is a private road, the noise effects from vehicles movements along Woolshed Road approaching and departing the site need to be assessed. The Noise Assessment concludes that the day-time and night-time ODP and PDP noise limits will not be complied with at the property boundaries of Receivers A and B (Section 3.2 of the Noise Assessment). For this reason, one of the rule triggers for which land use consent is being sought by this application relates to this non-compliance.

The Noise Assessment then concludes that the noise levels associated with vehicle movements at the notional boundary of Receiver A will be well below the relevant noise levels, thus providing for the protection of sleep disturbance under all components of the site's operation. On this basis, the Noise Assessment concludes that the noise effects on Receiver A (i.e., the residential dwelling to the immediate north of the site) from vehicles approaching and departing the site will be minimal.

In relation to Receiver B, the residential dwelling located alongside Woolshed Bay and further north of the site, the Noise Assessment also assessed the noise levels during peak periods of traffic flow. The assessment concludes that at the most exposed façade of the subject building, where noise from roads is typically assessed, noise levels are expected to be 41 dB $L_{Aeq}(15min)$. Based on this assessment, the noise effects on Receiver B are considered to be minor.

The above conclusions are reliant on the adoption of proposed management and mitigation measures, namely that: construction activities are undertaken in a manner that ensures compliance with Table 2 of NZ6803:1999 Acoustics – Construction Noise; waste collection activities only occur between 8.00am and 8.00pm; and, during events in the Woolshed and lecture theatre involving amplified music or speech all windows and doors are closed except for on the southern (lake) facing facades. Proposed consent conditions reflecting the mitigation measures are included in **Section 10** of this application.

In summary, while one of the rule triggers for the land use consent being sought by this application relates to the exceedance of noise limits from traffic movements along Woolshed Road, the Noise Assessment concludes that the potential noise effects of the proposal are minimal on Receivers A and C, and minor on Receiver B.

6.9 Construction Effects

Potential effects associated with the construction activity include, but are not limited to: potential loss of amenity associated with noise, vibration and visual amenity; and, potential discharge of contaminants to land, water and air, including sediment runoff, dust, contaminated soils and hazardous substances; and, damage or disturbance of archaeological materials that may be present on the site.

The University anticipates that the proposed site development will be completed within 14 to 16 months of construction activities commencing at the site, and in this context, the construction activity is temporary and relatively short term. Once the construction is complete the construction effects will cease.

Construction noise and vibration will be undertaken in a manner that complies with the relevant New Zealand Standards, and thus relevant rules of the ODP and PDP. However, in relation to vibration, although not expected to be the case (refer to Section 4 of the Utility Services & Infrastructure Report (**Appendix 3**)), if difficult ground conditions are encountered (e.g., rocks) during construction then the relevant vibration standards may not be complied with. Should this be the case, off-site temporary vibration effects will potentially be evident at the nearest dwelling located to the immediate north of the site (which is owned by the Jardine's). If rock disturbance is required as part of the construction activity, the University will require the Contractor/s to implement mitigation measures to minimise adverse vibration effects.

As recommended in the PSI / DSI (**Appendix 4**), the disturbance of potentially contaminated soils at the site will be carried out in accordance with the appropriate risk management measures in place, as outlined in the preliminary CEMP contained in Appendix 2 of the Utility Services & Infrastructure Report (**Appendix 3**) (**Appendix 4**) and incorporated into proposed consent conditions (**Section 10** of this application).

As recommended in the Utility Services & Infrastructure Report and as reflected in the proposed consent condition contained in **Section 10** of this application, all site earthworks are to be designed and monitored by a suitably qualified Chartered Professional Engineer. In addition, as assessed below in **Section 6.10** of this application, to avoid potential disturbance or damage to any archaeological material that may be present on site, the Archaeological Assessment has recommended that all site earthworks be undertaken in accordance with an Accidental Discovery Protocol and the conditions of an archaeological authority that will be sought by the University. The University will require the Contractor/s to comply with all of these management and mitigation measures.

The University will also require its Contractor/s to adopt appropriate best practice to ensure that there is no: discharge of contaminants beyond the site boundary, this includes sediment to the lake (i.e., through the implementation of erosion and sediment control plans); spillage of hazardous substances being used on site; and, the discharge of dust.

Finally, as outlined in **Section 3.4** of this application, the Contractor/s will be required to carry out all construction activities in accordance with a CEMP. The CEMP, as reflected in the preliminary CEMP contained in **Appendix 3** of this application, will specify procedures to comply with the conditions of consent, the mitigation measures proposed by the technical assessments, plus procedures to address the matters listed in **Section 3.4** (and thus the proposed CEMP consent conditions contained in **Section 10** of this application).

On the above basis, it is considered that appropriate measures will be in place that will ensure that potential effects of the temporary construction activity are avoided or mitigated to an acceptable level.

6.10 Effects on Heritage and Archaeological Values

The Archaeological Assessment, contained in **Appendix 8** of this application, assesses the potential effects of the proposal on archaeological values. As stated in the assessment, a heritage impact assessment is not included in the Archaeological Assessment as the site and/or its structures are not included in the ODP and PDP heritage schedules, nor is it listed on the New Zealand Heritage List/Rārangī Kōrero.

Lake Wakātipu and the wider area were important to Māori as a place to gather food and resources. However, based on previous assessments of the area and the location of known archaeological sites, the Archaeological Assessment identifies that it is unlikely that Woolshed Bay was used intensively by Māori (particularly given that the bay is exposed to winds from across the lake).

The Archaeological Assessment identifies that the site has a clearly documented European history with the site's potential archaeological values related to the operation of Kawerau Falls Station. The station was one of only a small number of large pastoral leases created in the Wakātipu basin in the 1860s and 70s. The site itself is the historic location of a woolshed and associated buildings, including a shearers' quarters and bathhouse. The woolshed, which was originally built around 1863 by William Rees, in conjunction with the timber jetty which is still visible on the lake shore, allowed goods and sheep to be shipped to and from the site via the lake. The woolshed was modified in the 1870s by the Boyes Brothers (the subsequent runholders).

In the mid-20th century the original shearers quarters burnt down and were replaced by the current Shearers' Quarters (i.e., buildings relocated from the Roxburgh Dam project). Around 2007, the woolshed was remodelled into the residential dwelling on site today with the result that all historic contextual information was lost. The Archaeological Assessment also identifies that the only visible features on the site include the remains of a schist stone chimney likely associated with the original shearers' quarters, and degrading timber piles that formed the jetty. All other buildings on the site are either post-1900 in origin, or relocated from other parts of the station.

The Archaeological Assessment concludes that given the significant changes that have occurred at the site over the years, particularly the significant changes in the 21st century (including the development of the site's gardens and landscaping), that the overall archaeological values of the site will be limited to specific undisturbed subsurface features (if they exist). On this basis, there are no known alternative options for reducing the likelihood of damage or disturbance to archaeological remains.

In conclusion, the Archaeological Assessment recommends that an archaeological authority, in accordance with section 44 of the Heritage New Zealand Pouhere Taonga Act 2014, be sought, prior to site earthworks commencing, to authorise the potential damage or disturbance of archaeological remains should they be encountered. The University have undertaken to apply for the archaeological authority as recommended in the Archaeological Assessment. The Archaeological Assessment recommends the following management controls be included as conditions on the archaeological authority, and which will also be included in the final CEMP to be approved by QLDC:

- Ensuring that earthworks in the vicinity of the Woolshed and in and around the Shearers' Quarters are closely monitored;
- Beyond the site earthworks, ensuring that damage to archaeological sites, whether known or discovered during work, is avoided;

- Ensuring that the Contractor/s are informed and briefed on the potential to uncover archaeological material and the wider site values, including the requirement to cease work, advise an approved archaeologist and to follow their instructions should any such values be discovered (i.e., in accordance with Accidental Discovery Protocols).

The Archaeological Authority also suggests that it may be appropriate to provide interpretative information at the facility outlining the important history of the Kawarau Falls Station and its connection to William Rees in the 1860s. Also, consideration should be given to reinstating some of the site's historic features (i.e., the trolley, any pieces of rail encountered, the bathhouse and the schist stone chimney remains). The University will endeavour to implement these recommendations where it is feasible to do so.

In summary, the Archaeological Assessment considers that the archaeological values of the site are likely to be limited to specific undisturbed subsurface features, and that the potential effects of the proposal on these values, should they exist, can be appropriately managed. The proposed management controls include the adoption of an Accidental Discovery Protocol for all site earthworks and supervision, by an archaeologist, in specific parts of the site.

6.11 Summary

The establishment (construction) and operation of the University's proposed academic retreat and conference facility, as outlined within this application, has the potential to adversely affect values that Ngāi Tahu have with the area, landscape values and visual amenity and the transportation network. There is also the potential for adverse effects arising from the presence of contaminated soils on the site, noise generated from the proposal, the installation of site infrastructure and from construction activities, including the disturbance and damage of archaeological values.

Given the implementation of construction related management controls and measures that will be contained in the CEMP and the temporary nature of the activities, it is considered that adverse effects associated with the construction of the facility, will be avoided or mitigated. This includes potential adverse effects arising from the disturbance of contaminated soils and archaeological materials during site earthworks.

Given the modified nature of the area of development, the fact that no development activities are taking place within the site's ONL, and the nature of the proposed development itself, adverse effects on landscape values and visual amenity have been assessed as being low. While rules trigger the need to seek a land use consent for the site's parking and for non-compliance with the noise limits from vehicles using Woolshed Road, potential adverse effects of the proposal on the area's transportation network have been assessed as being less than minor, while the potential noise effects associated with the non-compliance have been assessed as ranging from minimal to minor. Given the nature of the proposed infrastructural (and servicing) provision, potential adverse effects associated with this aspect of the proposed redevelopment will be avoided. In addition, from a technical perspective it is considered that the proposal will ensure that potential adverse effects on values of significance to Ngāi Tahu will be avoided or mitigated.

Overall, the potential effects associated with the land use consent triggers in relation to construction and operation of the Hākitekura redevelopment, are considered to be minor. There are also a number of positive effects associated with this proposal.

7 Objectives and Policies

7.1 National Policy Statement on Urban Development Capacity

The purpose of the National Policy Statement on Urban Development Capacity 2016 (**NPS-UDC**) is to ensure that urban environments are able to grow and provide enough development capacity for people to live and work over time (**Objectives OA1 and OA3**). This is articulated in **Objective OA2** as:

OA2: Urban environments that have sufficient opportunities for the development of housing and business land to meet demand, and which provide choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses.

The NPS-UDC requires QLDC, as a high growth area, to assess its future residential and business growth in the short, medium and long-term, and to ensure that feasible, zoned and serviced capacity, to meet identified demand, is provided in the district. Capacity Assessments in accordance with the requirements of the NPS-UDC, were completed by QLDC in 2017¹⁸. The assessments concluded that the district plans provide sufficient feasible dwelling capacity to cater for total projected urban dwelling growth out to 2046 (the long term), while, in relation to business land, the assessment concluded that, except for industrial land in the Wakātipu ward, there is sufficient zoned land to meet feasible demand.

The PDP, once operative, will establish the future resource management direction for the district, including delivery on the NPS-UDC requirements.

In the context of the University's site, the area of development associated with the proposal is zoned for low intensity residential development under the PDP and is also located within the UGB for the district. The remainder of the University's site is within the UGB is within an ONL and therefore development for residential or business uses is generally not provided for. It is considered that other activities, besides residential, such as the University's proposed academic retreat and conference facility are not necessarily precluded from occurring within the area of development as Rule 41.3.2.1 of the PDP provides for activities not specifically provided for in the zone as discretionary activity (i.e., not non-complying). In addition, the proposed Hākitekura redevelopment is considered to be consistent with an 'urban environment' as anticipated and reflected by the UGB associated with the Jacks Point area.

7.2 Partially Operative Otago Regional Policy Statement

The RPS PO was made partially operative in January 2019. The provisions of the RPS PO relevant to this application are not subject to appeal and therefore the previous Regional Policy Statement for Otago 1998 is not considered further.

The RPS PO establishes a high-level policy framework that provides for the sustainable integrated management of the region's resources and directs how these resources will be managed within the region's regional and district plans.

Part D of the RPS OP contains schedules of Kāi Tahu Values and Interests (Schedule 1), SAAs (Schedule 2), Criteria for the identification of historic heritage values (Schedule 5) and Housing Capacity (Schedule 6), while Appendix 1 contains Te Tiriti o Waitangi. Schedule 2 of the RPS OP identifies that Whakātipu Wai Māori (Lake Wakātipu) is a SAA under the NTCSA. It is also noted

¹⁸ Available here - <https://www.qldc.govt.nz/your-council/council-documents/national-policy-statement-urban-development-capacity-nps-udc>

that the Archaeological Assessment (**Appendix 8**) discusses the heritage and archaeological values associated with the site.

The RPS OP objectives and policies relevant to this application aim to:

- **Resource management in Otago is integrated** (Chapter 1). Enable the sustainable use and development of the region's resources to provide for people and communities well-being, including economic well-being, provided the effects of activities are considered and managed in an integrated manner (**Objective 1.1, Policies 1.1.1 and 1.1.2**).
- **Kāi Tahu values and interests are recognised and kaitiakitaka is recognised** (Chapter 2). Ensure that the principles of Te Tiriti o Waitangi are taken into account, including by recognising and providing for Kāi Tahu values, including in resource management decision processes, and taking into account iwi management plans (**Objectives 2.1 and 2.2, Policies 2.1.2, 2.2.2 and 2.2.3**).
- **Communities in Otago are resilient, safe and healthy** (Chapter 4):
 - **Natural hazards.** Ensure that natural hazard risks are minimised and managed (**Objective 4.1 and Policy 4.1.5**);
 - **Energy.** Ensure that energy resources and supplies are secure, reliable and sustainable, including by promoting small scale electricity generation and enabling energy efficient and sustainable transport systems (**Objective 4.4, Policies 4.4.2 and 4.4.6**);
 - **Urban growth and development.** Ensure that urban growth and development is well designed, strategic and integrated with urban and rural environments, including co-ordinating with infrastructure development and minimising adverse effects on rural production (**Objective 4.5 and Policy 4.5.1**); and
 - **Hazardous substances, contaminated land and waste materials.** Ensure that human health or the quality of the environment are not harmed, by promoting an integrated approach to the management of hazardous substances by managing its use and disposal, managing unacceptable risks to people and the environment from contaminated land and providing for waste minimisation and appropriate waste disposal (**Objective 4.6, Policies 4.6.1, 4.6.2, 4.6.5, 4.6.6 and 4.6.7**).
- **People are able to use and enjoy Otago's natural and built environment** (Chapter 5). Ensure that sufficient land is managed and protected for economic production while ensuring that the adverse effects of using Otago's natural and physical resources are minimised, while also recognising the social and economic value of some forms of tourism having access to outstanding natural features and landscapes (**Objectives 5.3 and 5.4 and Policy 5.3.5**).

The proposed Hākitekura redevelopment enables the University to utilise the land it has been gifted for the purpose envisaged, namely the 'meeting of academic minds' from throughout New Zealand and the world. In designing the proposed academic retreat and conference facility, the University sought to achieve the right balance by ensuring that the facility sat appropriately within the site and wider environment, while not having significant adverse effects on the environment, and that the required investment and future operation of the facility was assured from an economic perspective. The University believes that its proposal will achieve this balance. Thus, the proposed Hākitekura redevelopment provides for the sustainable use and development of the resources associated with the Woolshed Bay area.

In relation to Ngāi Tahu values and interests, an assessment of the potential effects of the proposal, from a technical perspective, is provided in **Section 6.3** of this application based on the technical assessment of the proposal in the context of the Otago and Murihiku Iwi MPs contained in **Section 8** of this application. Also, as outlined in **Section 9**, Aukaha have been engaged to prepare a Cultural Values Statement on behalf of the Otago rūnanga in relation to the proposal. As soon as this statement is available, it will be provided to QLDC as part of this application.

The proposed Hākitekura redevelopment also provides for the resilience, safety and health of Otago's communities as: the natural hazard risks associated with the site (flooding and liquefaction) and the development, including from the development, are minimal; on-site solar energy generation is proposed, as well as provision for the use and charging of electric vehicles within the site; the site is located within Queenstown's UGB; the development will not commence operation until it is connected to reticulated wastewater and water supply services; the development does not result in the loss of rural production land as the site has already been modified to meet its past residential use; and, management and mitigation measures will ensure that hazardous substances stored and used at the site are not released to the environment and that the contaminated soils at the site, which pose a limited risk to human health, are appropriately managed.

Therefore, it is considered that the University's proposed Hākitekura redevelopment is consistent with, and not contrary, to the relevant objectives and policies of the RPS PO.

7.3 Operative Queenstown Lakes District Plan

The ODP objectives and policies relevant to the University's proposed Hākitekura redevelopment are assessed in **Table 3** below.

Table 3 – Assessment of ODP Objectives and Policies.

ODP Objectives and Policies	Assessment
Section 4 – District-wide Issues	
Section 4.1 – Natural Environment	
Objective 1 - Nature Conservation Values ... The preservation of the remaining natural character of the District's lakes ... and their margins. ... The management of the land resources of the District in such a way as to maintain and, where possible, enhance the quality and quantity of water in the lakes, rivers and wetlands.	The proposed Hākitekura redevelopment, while adjoining Lake Wakātipu, does not entail any works within the lake or the lake margins. In addition, the existing vegetation that is present between the lake and the site is to be retained. During construction, site earthworks will be managed in accordance with the CEMP to ensure that there is no sediment run-off into the lake. Once the facility is operating, the site's wastewater and water supply will be connected to reticulated services, thus avoiding potential adverse effects on the lake. While stormwater will be managed on-site, stormwater discharges will be to land, not the lake. Also, the Landscape and Visual Assessment (Appendix 7) has assessed the potential landscape and visual amenity effects of proposal, including when viewed from the lake, and has concluded that potential adverse effects will be low.
Policy 1.13 - To maintain or enhance the natural character and nature conservation values of the beds and margins of the lakes, rivers and wetlands.	
Policy 1.17 - To encourage the retention and planting of trees, and their appropriate maintenance.	

ODP Objectives and Policies	Assessment
	On the basis, the existing natural character of the lake and its margins in the vicinity of the site will be maintained.
Section 4.2 – Landscape and Visual Amenity	
Objective - Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.	Policy 9 (Structures) and Policy 15 (Retention of Existing Vegetation) provide additional guidance in support of this objective. As the aim of these policies have been reflected in the rules that apply to the site, these policies have not been provided in full.
Policy 1 - Future Development ... (b) To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detracting from landscape and visual amenity values. (c) To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.	While the proposal exceeds the site coverage limit specified in the ODP and the maximum building height limits of both the ODP and PDP, as assessed in the Landscape and Visual Assessment (Appendix 7) the potential landscape and visual amenity effects of the proposal are appropriately avoided or mitigated in a manner that does not detract from the area's landscape and visual amenity values.
Policy 17 - Land Use. To encourage land use in a manner which minimises adverse effects on the open character and visual coherence of the landscape.	In the context of this policy framework, it is important to note that no development activities will be taking place within the site's ONL. This also ensures that the ecological systems and any associated conservation values of this area are not disturbed.
Section 4.3 – Takata Whenua	
Objective 1 - Kaitiakitanga (Guardianship). Recognition and provision for the role of Kai Tahu as customary Kaitiaki in the District.	There are a number of policies which support these objectives and which are potentially relevant to this application. They include: the role of iwi management plans (Policy 1.3); ensuring that land use activities maintain mahika kai, landscapes, indigenous ecosystems and the life supporting capacity in soil values (Policies 4.1 to 4.4); ensuring adverse effects on water resources and associated habitats are minimised (Policy 5.3); and, ensuring all waste is treated to a high standard (Policy 9.2).
Objective 4.1 - Mahika Kai. The retention of the high quality of the mountain waters, and the retention and improvement of the water quality of the tributaries and water bodies of the District through appropriate land management and use.	In relation to Ngāi Tahu values, the values associated with the area and the proposal, as identified in statutory planning documents and the Otago and Murihiku Iwi MPs, have been assessed within this application from a technical perspective. In addition, as outlined in Section 9 of this application, Aukaha have been engaged to prepare a Cultural Values Statement on behalf of the Otago rūnanga in relation to the proposal.
Objective 5 - Wai (Water). The management of the land resource and associated waste discharges in such a way as to protect the quality and quantity of water in the District to a standard consistent with the human consumption of fish, swimming and protects the mauri (life force) of the lakes and rivers.	In terms of providing for mahika kai and the protection of water resources, as outlined above in relation to Section 4.1 ODP objectives and policies, construction management processes, the proposed reticulation of wastewater and
Objective(s) 9 - Protection of Water Resources. 1 The collection, treatment, storage and disposal of wastes in a way that minimises the adverse effects on the natural resources of the District. ... 3 To continue to implement programmes to reduce the discharge of untreated or partially treated waste to lakes and rivers. ..	

ODP Objectives and Policies	Assessment
	water supply services as well as the proposed discharge of stormwater to land, will ensure that adverse effects on water quality from the proposal do not occur.
Section 4.5 – Energy	
Objective 1 – Efficiency. The conservation and efficient use of energy and the use of renewable energy sources.	Policies 1.1 to 1.8, in support of this objective, aim to ensure the implementation of a range of sustainable energy solutions for development in the district including: taking advantage of solar energy (active and passive); ensuring buildings do not restrict access to sunlight; promoting awareness of the need for energy conservation and efficient use of energy resources; encouraging the use of non-air polluting heat sources; and, retaining ‘carbon sinks’. This policy framework is consistent with the University’s sustainability goals, which in relation to the Hākitekura proposal are reflected by the fact that the facility has been designed to meet 5-star Green Star and 8-star Homestar standards.
Section 4.8 – Natural Hazards	
Objective 1 - Avoid or mitigate loss of life, damage to assets or infrastructure, or disruption to the community of the District, from natural hazards.	A Flood Zone does not apply to the University’s site. As far as the University is aware, the property has not been flooded in the past. Also, given the nature of the site and the surrounding area, no other potential natural hazards risks are considered to apply to the site. This statement also applies to the potential liquefaction risks, as assessed in the Utility Services & Infrastructure Report (Section 4.1 - Appendix 3).
Policy 1.4 - To ensure buildings and developments are constructed and located so as to avoid or mitigate the potential risk of damage to human life, property or other aspects of the environment.	
Section 4.9 – Urban Growth	
Objective 5 - Visitor Accommodation Activities. To enable visitor accommodation activities to occur while ensuring any adverse effects are avoided, remedied or mitigated.	The provision of 16 visitor accommodation units are a component of the proposal. As assessed in Section 6 of this application, the potential adverse effects of the proposed academic retreat and conference facility as a whole are considered to be minor.
Policy 5.1 - To manage visitor accommodation to avoid any adverse effects on the environment.	
Objective 9 - Sustainable Management of Development. The scale and distribution of urban development is effectively managed.	While the site is located with the area covered by the Jacks Point Zone – Homestead Bay Structure Plan’, under the PDP (which reflects the future resource management direction for the district), the site is also within the proposed UGB.
Policy 9.5 - To avoid sporadic and/or ad hoc urban development in the rural area generally. To strongly discourage urban extensions in the rural areas beyond the Urban Growth Boundaries.	
Section 12 – Special Zones (Resort Zones – Millbrook, Jacks Point and Waterfall Creek)	
Objective 3 - Jacks Point Resort Zone. To enable development of an integrated community, incorporating residential activities, visitor accommodation, small-scale commercial	The proposed academic retreat and conference facility is considered to be a relatively small-scale commercial activity which also provides visitor

ODP Objectives and Policies	Assessment
activities and outdoor recreation - with appropriate regard for landscape and visual amenity values, integrated servicing, provision and management of open space and public access issues; ...	accommodation, and a residential dwelling, within an area of already modified land.
Policy 3.1 - To maintain and protect views into the site when viewed from the lake, and to maintain and protect views across the site to the mountain peaks beyond when viewed from the State Highway.	As assessed in the Landscape and Visual Assessment (Appendix 7), the design of the proposed facility, in the context of the site itself (i.e., recognising that no development will occur within the site's ONL), has had appropriate regard to the area's landscape and visual amenity values.
Policy 3.2 - To ensure an adequate level of sewage disposal, water supply and refuse disposal services are provided which do not impact on water or other environmental values on or off the site.	As assessed above in relation to Section 4.1 ODP objectives and policies, the proposed reticulation of wastewater and water supply services as well as the proposed discharge of stormwater to land, will ensure that adverse effects on water quality from the proposal do not occur.
Policy 3.3 - To require the external appearance, bulk and location of buildings to have regard to the landscape values of the site.	In addition, all recyclables and waste generated at the site, including during construction, will be removed from the site for appropriate recycling and disposal.
Policy 3.4 - To require development to be located in accordance with a Structure Plan to ensure the compatibility of activities and to mitigate the impact on neighbouring activities, the road network and landscape values.	The nature of development envisaged by the Structure Plan has evolved, as reflected by the proposed PDP provisions which set the future resource management direction for the area. Under the PDP, the site is effectively zoned for low intensity residential development and is also located within the UGB for the district. It is considered that other activities, besides residential, such as the University's proposed academic retreat and conference facility are not precluded from occurring as the PDP provides for activities not specifically provided for in the zone as discretionary activity (i.e., not non-complying). In addition, as assessed in Section 6 of this application, it is considered that adverse effects on neighbouring activities, the road network and landscape values have been appropriately mitigated, such that the proposal represents a compatible land use activity.
Policy 3.7 - To ensure that subdivision, development and ancillary activities on the Tablelands and Jacks Point are subservient to the landscape.	Part of the University's site (the majority of Lot 1) is located in the Tablelands area. This area is now classified as an ONL under the PDP. The proposal has ensured that no development activities take place in this part of the University's site. This approach has ensured that the landscape values of this area continue to be protected, along with the areas existing biodiversity values.
Policy 3.8 - To provide for local biodiversity through: • The protection and enhancement of existing ecological values, in a holistic manner; ... • The provision of links between grey shrublands, wetlands and the lakeshore escarpment, including where appropriate indigenous vegetation links between activity areas.	

ODP Objectives and Policies	Assessment
Policy 3.9 - To ensure that development within the sensitive areas of the Zone results in a net environmental gain.	
Policy 3.11 - To ensure that subdivision and development does not compromise those visual amenity values associated with the southern entrance to Queenstown.	As assessed in the Landscape and Visual Assessment (Appendix 7), the location of the nature of the proposed development ensures that potential adverse visual effects will be low.
Policy 3.12 - To provide for the development of lakeside activities in the Homestead Bay area, in a manner which complements and enhances amenity values.	In relation to the southern entrance to Queenstown, the adverse visual effects of the proposed development, as viewed from SH6, will be very low at most.
Section 13 - Heritage	
Objective 1 - Heritage Values. The conservation and enhancement of the District’s natural, physical and cultural heritage values, in order that the character and history of the District can be preserved.	The site and/or its structures are not included in the ODP and PDP heritage schedules, nor is it listed on the New Zealand Heritage List/Rārangī Kōrero. On this basis, as stated in the Archaeological Assessment (Appendix 8), there is no requirement to assess potential effects on heritage values in relation to the proposal. However, in relation to archaeological considerations, the Archaeological Assessment concluded that the archaeological values of the site are likely to be limited to specific undisturbed subsurface features, and that the potential effects of the proposal on these values, should they exist, can be appropriately managed.
Section 14 - Transport	
Objective 1 – Efficiency. Efficient use of the District’s existing and future transportation resource and of fossil fuel usage associated with transportation.	Policies in support of these objectives relevant to the proposal also seek to: ensure that activities, including consolidation of activities, are compatible with road capacity and function; and, require parking, loading and accesses that ensure road function safely and efficiently. The considerations outlined within these objectives have been assessed within the ITA contained in Appendix 5 of this application. The ITA concludes that, subject to the inclusion of consent conditions, as provided in Section 10 of this application, that the potential adverse effects of the proposal on the transportation network will be less than minor.
Objective 2 - Safety and Accessibility. Maintenance and improvement of access, ease and safety of pedestrian and vehicle movement throughout the District.	
Objective 5 - Parking and Loading – General. Sufficient accessible parking and loading facilities to cater for the anticipated demands of activities while controlling adverse effects.	
Objective 6 - Pedestrian and Cycle Transport. Recognise, encourage and provide for the safe movement of cyclists and pedestrians in a pleasant environment within the District.	
Section 16 – Hazardous Substances	
Objective - To avoid, remedy or mitigate the adverse environmental effects arising from the use of land for the use, storage, transportation, manufacture, and disposal of hazardous substances.	As assessed in Table 1 which assesses the applicability of ODP rules, it is considered likely that the Contractor/s will need to store and use a range of hazardous substances. This aspect of the construction activity will also be undertaken in

ODP Objectives and Policies	Assessment
Policy 1 - To avoid, remedy or mitigate adverse environmental effects due to accidental spillages of hazardous substances or poor management practices.	accordance with appropriate best practice, the requirements of the CEMP as well as relevant HSNO regulations.
Policy 6 - To promote the disposal of hazardous substances at facilities that are designed for their safe disposal.	In addition, once the proposed redevelopment is operational, up to 300L of diesel for the back-up generator and potentially LPG for use in the kitchen are likely to be on-site. The volume of these substances comply with the permitted activity limits of the ODP, and the University will also ensure that the storage and use of these substances takes place in accordance with best practice and relevant HSNO regulations. It is also noted that the generator diesel will be stored in a double-skinned tank which forms part of the generator unit.
Policy 8 - To encourage a co-ordinated approach with other agencies in the District to locate and investigate contaminated sites and rehabilitate them to a standard suitable for their intended use.	As outlined in the PSI / DSI (Appendix 4), the site’s potentially contaminated soils have been investigated. The PSI /DSI concludes that the site’s contaminated soils, while exceeding background levels, are unlikely to pose a risk to human health. In addition, the PSI /DSI concludes that the proposed change of use complies with the permitted activity regulation of the NESCS.
Section 17 - Utilities	
Objective 1 - Co-ordination of Utilities. Co-ordinate the provision of utilities with the development of the District.	The site is included in the PDP’s proposed UGB. In this context, and as outlined in the Utilities Services & Infrastructure Report (Appendix 3), the provision of a reticulated water supply and wastewater system and is proposed for the area. The University, as provided for by a consent condition contained in Section 10 of this application, will not commence operating the proposed facility until it has connected to these reticulation services.
Policy 1.2 - To ensure the provision of utilities to service new development prior to buildings being occupied, and activities commencing.	
Policy 1.7 - To ensure reticulation of those areas identified for urban expansion or redevelopment is achievable, and that a reticulation system be implemented prior to subdivision.	
Section 19 – Relocated Buildings, Temporary Buildings and Temporary Activities	
Objective 1 – Amenity. Relocatable buildings, temporary buildings and temporary activities located and operated to minimise any adverse effects on the environment.	The construction activity, which may entail the establishment of temporary and relocatable buildings on site, is temporary (i.e., between 14 to 16 months). Given the location of the site, and the existing structures present within the development area, it is considered that adverse effects on amenity will not be a significant or long-term issue.
Section 22 - Earthworks	
Objective 1 - Enable earthworks that are part of subdivision, development, or access, provided that they are undertaken in a way that avoids, remedies or mitigates adverse effects on communities and the natural environment.	The site earthworks are solely associated with the proposed development of the site for the University’s academic retreat and conference facility.

ODP Objectives and Policies	Assessment
Policy 1.1 - Promote earthworks designed to be sympathetic to natural topography where practicable, and that provide safe and stable building sites and access with suitable gradients.	As described in the Utilities Services & Infrastructure Report (Appendix 3), all site earthworks are to be designed and supervised by a suitably qualified Chartered Professional Engineer. A proposed consent condition reflecting this requirement is contained in Section 10 of this application. This will ensure that building sites are safe and stable. Also, the proposed accesses into the site provide suitable gradients that comply with relevant standards. In addition, all site earthworks will be managed in accordance with the CEMP which includes appropriate erosion and sediment control plans.
Policy 1.2 - Use environmental protection measures to avoid, remedy or mitigate adverse effects of earthworks.	
Objective 3 - Ensure earthworks do not adversely affect the stability of land, adjoining sites or exacerbate flooding.	As stated above, all site earthworks are to be designed and supervised by a suitably qualified Chartered Professional Engineer. This will ensure that land stability is maintained. In relation to potential flood risk, the site is not located within an identified Flood Zone and therefore flooding of the site is not expected to be a significant risk. In addition, the proposed site earthworks, and development as whole, are not expected to exacerbate any flood risk anywhere else. Finally, it is anticipated that construction dewatering will not be required for the proposed construction activity.
Policy 3.1 - Ensure earthworks, in particular, - cut, fill and retaining, - do not adversely affect the stability of adjoining sites.	
Policy 3.2 - Ensure earthworks do not cause or exacerbate flooding, and avoid, remedy or mitigate the adverse effects of de-watering.	
Objective 6 - Maintain or improve water quality of rivers, lakes and aquifers.	During construction, site earthworks will be managed in accordance with the CEMP to ensure that there is no sediment run-off from the site earthworks.
Policy 6.1 - Avoid the adverse effects of earthworks in close proximity to water bodies, where practicable. Where these cannot be avoided, ensure that sediment control techniques are put in place to avoid, remedy or mitigate sediment run-off.	
Objective 7 - Protect cultural heritage, including waahi tapu, waahi taonga, archaeological sites and Heritage Landscapes from the adverse effects of earthworks.	As assessed in Section 6.10 of this application, all site earthworks will be carried out in accordance with an Accidental Discovery Protocol, as well as the conditions of the archaeological authority being sought for the site. In relation to consultation with iwi, the University has endeavoured to consult with Ngāi Tahu as outlined in Section 9 of this application, and will continue to do so if desired by rūnanga. In addition, Aukaha, on behalf of the Otago rūnaka, have been engaged by the University to prepare a Cultural Values Statement (still being prepared) for this application, and to provide cultural input into the design intent and concepts when developed design of the proposal commences.
Policy 7.1 - Ensure that iwi are consulted regarding earthworks that may affect sites of significance to Maori, including Statutory Acknowledgement Areas.	
Policy 7.2 - Consult with Heritage New Zealand where proposed earthworks may affect any archaeological sites.	

Based on the above assessment, the proposed Hākitekura redevelopment at Woolshed Bay is considered to be consistent with, and therefore not contrary, to the relevant objectives and policies of the ODP.

7.4 Proposed Queenstown Lakes District Plan

The PDP objectives and policies relevant to the University's proposed Hākitekura redevelopment are assessed in **Table 4** below. As with the rule assessment contained in **Table 2**, the following table identifies the PDP provisions which are subject to appeal.

Table 4 – Assessment of PDP Objectives and Policies.

PDP Objectives and Policies	Assessment
Chapter 3 – Strategic Directions¹⁹	
SO3.2.1 (EC Dec.) - The development of a prosperous, resilient and equitable economy in the District. SO3.2.1.1 (EC Dec.) - The significant socioeconomic benefits of well-designed and appropriately located visitor industry places, facilities and services are realised across the District. SO3.2.1.6 (EC Dec.) - Diversification of the District's economic base and creation of employment opportunities through the development of innovative and sustainable enterprises.	As outlined in Section 6.2 of this application, the proposed academic retreat and conference facility not only gives the University a presence within the district, it will also act as drawcard for academic visitors to the district from throughout New Zealand and the world. Therefore, the presence and operation of the facility, in conjunction with the direct and indirect employment that it will create, will contribute to the district's economy. As assessed within this application, the facility has been designed so that it sits well within its site and the broader area. It is also considered that the proposed facility is an innovative and sustainable enterprise, that has the potential to contribute to the diversification of the district's economic base.
SO3.2.2 - Urban growth is managed in a strategic and integrated manner. SO3.2.2.1 (Subject to Appeal) - Urban development occurs in a logical manner ... SP3.3.14 (Subject to Appeal) - Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.	Refer below to the assessment of relevant Chapter 4 (Urban Development) objectives and policies.
SO3.2.4 - The distinctive natural environments and ecosystems of the District are protected. SO3.2.4.1 - Development and land uses that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems, and maintain indigenous biodiversity. SO3.2.4.3 - The natural character of the beds and margins of the District's lakes, rivers and wetlands is preserved, or enhanced where possible, and	The proposed Hākitekura redevelopment, while adjoining Lake Wakātipu, does not entail any works within the lake or the lake margins, and the existing vegetation that is present between the lake and the site is to be retained. No other surface water bodies are associated with the University's site. The area of development, is already modified, while no development activities will take place

¹⁹ The strategic objectives and policies included in this section of Table 4 reflect the amended provisions arising from the decisions of the Environment Court, where a decision has been made (i.e., NZENVC-133 Topic 1 Decision 2019, NZENVC-142 Topic 1 Errata 2019, NZ-ENVC-205 Subtopic 2 Decision 2019 and NZ-ENVC-40 Topic 1 Second Interim Decision 2020). Where a provision has been decided by the Court, this is noted by the 'EC Dec.' note attached to the provision, or where provisional drafting (as per Topic) has been proposed it is noted as 'Prov. EC Dec.'.

PDP Objectives and Policies	Assessment
protected from inappropriate subdivision, use and development. SO3.2.4.4 - The water quality and functions of the District's lakes, rivers and wetlands are maintained or enhanced. SP3.3.19 - Manage subdivision and / or development that may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins so that their life-supporting capacity is safeguarded; and natural character is maintained or enhanced as far as practicable.	within the ONL with adjoins the area of development. During construction, site earthworks will be managed in accordance with the CEMP to ensure that there is no sediment run-off into the lake. Once the facility is operating, the site's wastewater and water supply will be connected to reticulated services, thus avoiding potential adverse effects on the lake. While stormwater will be managed on-site, stormwater discharges will be to land, not the lake. On the basis, it is considered that the distinctive natural environment and ecosystems associated with the area around the proposed development will be protected.
SO3.2.5 (Prov. EC Dec.) - The retention of the District's distinctive landscapes. SO3.2.5.xxx (Prov. EC Dec.) - In locations other than in the Rural Zone, the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected from inappropriate subdivision, use and development.	SP3.3.30x (Prov. EC Dec.) supports the aim of these strategic objective to avoid adverse effects on ONLs and ONFs from development where there is little capacity to absorb change. No development activities will take place within the ONL which forms the western portion of the University's property. Thus, adverse effects on the ONL will be avoided.
SO3.2.6 (EC Dec.) - The District's residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety.	SO3.2.6.2 and SO3.2.6.3 (EC Dec.) in support of this objective aims to ensure that: opportunities for arts, culture and events are integrated into the built and natural environment; and, that such facilities reflect sound design and are appropriately located. Refer above to the assessment in relation to SO3.2.1., SO3.2.1.1 and SO3.2.1.6.
SO3.2.7 - The partnership between Council and Ngāi Tahu is nurtured.	SP3.3.33 and SP3.3.34 seek to avoid significant adverse effects, and otherwise avoid, remedy or mitigate adverse effects, on wāhi tūpuna. As assessed in Section 8.5 of this application, the proposed development will avoid potential adverse effects on Whakātipu-Wai-Māori (Lake Wakaātipu), which is a site of significance to Ngāi Tahu as recognised by its SAA and associated wāhi tūpuna classification under the PDP.
Chapter 4 – Urban Development	
Objective 4.2.1 (Subject to Appeal) - Urban Growth Boundaries used as a tool to manage the growth of larger urban areas within distinct and defendable urban edges	The Hākitekura site is located within the Wakātipu Basin UGB. It is considered that the proposed development, namely the academic retreat and conference facility, is consistent with the nature of urban related development that can be anticipated, in time, within the UGB.
Policy 4.2.1.3 - Ensure that urban development is contained within the defined Urban Growth Boundaries, ...	
Objective 4.2.2A (Subject to Appeal) - A compact and integrated urban form within the Urban Growth Boundaries that is coordinated with the	Policy 4.2.2.1, which is also subject to appeal, in support of this objective states that urban

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efficient provision and operation of infrastructure and services.	development is to be integrated with the capacity of existing and planned infrastructure. Please refer to the comment below in relation to Policy 41.2.1.4 .
Objective 4.2.2B (Subject to Appeal) - Urban development within Urban Growth Boundaries that maintains and enhances the environment and rural amenity and protects Outstanding Natural Landscapes and Outstanding Natural Features, and areas supporting significant indigenous flora and fauna	The proposal does entail any development, or associated disturbance of indigenous flora and fauna, within the ONL that is present on the University's site.
Chapter 5 – Tangata Whenua	
Objective 5.3.5 - Wāhi tūpuna and all their components are appropriately managed and protected.	Chapter 39 (Wāhi Tūpuna) of the PDP has been notified as Stage 3 of the PDP. The wāhi tūpuna policies relevant to the proposed Hākitekura redevelopment are assessed below.
Chapter 6 – Landscape & Rural Character	
Policy 6.3.8 (Subject to Appeal) - Avoid indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District's distinctive landscapes.	The proposed Hākitekura redevelopment does not entail any works within the site's ONL. Thus, there will be no associated vegetation clearance within the distinctive landscape which has been recognised by the ONL classification. On this basis, within the ONL, the area's indigenous biodiversity will be maintained.
Policy 6.3.9 (Subject to Appeal) - Encourage ... development proposals to promote indigenous biodiversity protection and regeneration where the landscape and nature conservation values would be maintained or enhanced, ...	
Policy 6.3.12 (Subject to Appeal) - Recognise that ... development is inappropriate in almost all locations in Outstanding Natural Landscapes ..., meaning successful applications will be exceptional cases ...	
Policy 6.3.16 (Subject to Appeal) - Maintain the open landscape character of ... Outstanding Natural Landscapes where it is open at present.	As stated above, the University's proposed Hākitekura redevelopment does not entail any works within the site's ONL. Therefore, the open landscape character of the ONL will be maintained.
Chapter 25 – Earthworks	
Objective 25.2.1 (Subject to Appeal) – Earthworks are undertaken in a manner that minimises adverse effects on the environment, protects people and communities, and maintains landscape and visual amenity values.	Refer to the assessments of the policies below. These policies, where relevant to the University's proposal, identify the manner in which the aim of this objective will be achieved through the application of PDP rules.
Policy 25.2.1.1 - Ensure earthworks minimise erosion, land instability, and sediment generation and offsite discharge during construction activities associated with ... development.	In relation to Policy 25.2.1.2, the University's site adjoins Lake Wakatipu which is a SAA and is identified as a wāhi tūpuna site in Schedule 39.6 of the PDP (as identified below).
Policy 25.2.1.2 (Subject to Appeal) - Manage the adverse effects of earthworks to avoid inappropriate adverse effects and minimise other adverse effects, in a way that: ...	Given the location and nature of the site, the area of development, the relatively short-term nature of the earthworks, the fact that all site earthworks are to be designed and supervised by a suitably qualified Chartered Professional Engineer and

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e. Protects Māori cultural values, including wāhi tapu and wāhi tūpuna and other sites of significance to Māori; ... (Note: The areas or values listed in part (a) to (d) and (f) are not associated with the site).	that all site earthworks will be managed in accordance with the CEMP (including appropriate erosion and sediment control plans), it is considered that people and communities will be protected from any associated adverse effects, including on landscape and visual amenity values.
Policy 25.2.1.4 - Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.	In addition, the requirement for the site earthworks to be designed and supervised by a suitably qualified engineer will ensure that the earthworks do not adversely affect land stability.
Policy 25.2.1.5 - Design earthworks to recognise the constraints and opportunities of the site and environment.	
Policy 25.2.1.6 - Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.	
Policy 25.2.1.7 - Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.	
Policy 25.2.1.8 - Undertake processes to avoid adverse effects on cultural heritage, including wāhi tapu, wāhi tūpuna and other taonga, and archaeological sites, or where these cannot be avoided, effects are remedied or mitigated.	As assessed in Section 6.10 of this application, all site earthworks will be carried out in accordance with an Accidental Discovery Protocol (as contained in Schedule 25.10 of the PDP), as well as the conditions of the archaeological authority being sought for the site. On this basis, adverse effects on archaeological materials and pre-European materials, if discovered during site earthworks, will be remedied or mitigated.
Policy 25.2.1.9 - Manage the potential adverse effects arising from exposing or disturbing accidentally discovered material by following the Accidental Discovery Protocol in Schedule 25.10.	
Policy 25.2.1.11 - Ensure that earthworks minimise natural hazard risk to people, communities and property, in particular earthworks undertaken to facilitate land development or natural hazard mitigation.	Given the nature of the site and the surrounding area, it is considered that potential natural hazards risks do not apply to the site. In addition, it is considered that the proposed development will not exacerbate any natural hazard risks to other people, communities or property.
Chapter 26 – Historic Heritage	
Objective 26.3.1 - The District's historic heritage is recognised, protected, maintained and enhanced.	As stated above in relation to ODP objectives and policies (Table 3), the site and/or its structures are not included in the ODP and PDP heritage schedules, nor is it listed on the New Zealand Heritage List/Rārangi Kōrero. Therefore, there is no requirement for this proposal to provide for the protection, maintenance or enhancement of historic heritage (beyond the Heritage New Zealand Pouhere Taonga Act 2014 requirements in relation to pre-1900 archaeological materials).

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Chapter 28 – Natural Hazards	
Objective 28.3.1 (Subject to Appeal) - The risk to people and the built environment posed by natural hazards is managed to a level tolerable to the community.	A Flood Zone does not apply to the University’s site. As far as the University is aware, the property has not been flooded in the past. Also, given the nature of the site and the surrounding area, no other potential natural hazards risks are considered to apply to the site. This statement also applies to the potential liquefaction risks, as assessed in the Utility Services & Infrastructure Report (Section 4.1 - Appendix 3).
Policy 28.3.1.3 (Subject to Appeal) - Recognise that some areas that are already developed are now known to be subject to natural hazard risk and minimise such risk as far as practicable while acknowledging that the community may be prepared to tolerate a level of risk.	
Chapter 29 – Transport	
Objective 29.2.2 - Parking, loading, access, and onsite manoeuvring that are consistent with the character, scale, intensity, and location of the zone ...	Policy 29.2.2.1 describes how parking spaces, queuing space, access and loading spaces will be managed to achieve the outcome sought by Objective 29.2.2.
Objective 29.2.4 - An integrated approach to managing ... land use, and the transport network in a manner that: a. supports improvements to active ... transport networks; b. promotes an increase in the use of active ... transport networks and shared transport; c. reduces traffic generation; and d. manages the effects of the transport network on adjoining land uses and the effects of adjoining land-uses on the transport network.	The considerations outlined within these objectives have been assessed within the ITA contained in Appendix 5 of this application. The ITA concludes that, subject to the inclusion of consent conditions, as provided in Section 10 of this application, that the potential adverse effects of the proposal on the transportation network will be less than minor.
Section 30 – Energy and Utilities	
Objective 30.2.2 - The use and development of renewable energy resources achieves the following: a. It maintains or enhances electricity generation capacity while avoiding, reducing or displacing greenhouse gas emissions; b. ... c. It assists in meeting international climate change obligations; d. ... e. It helps with community resilience through development of local energy resources and networks.	Policies 30.2.2.1 and 30.2.2.2, in support of Objective 30.2.2, seek to enable the development of electricity generation activities including small scale activities. The University, as part of the Hākitekura redevelopment, propose to install PVC panels to provide for the generation, storage and use of renewable electricity within the site. This aspect of the proposal assists with enhancing energy generation capacity, while displacing greenhouse gas emissions and helps to develop community resilience. It is acknowledged that the majority of the site’s needs will be met by way of a reticulated electricity system. However, the University also proposed to install a back-up diesel generator at the site as it is understood that network power outages can occur in the broader district at times. Should this occur the University does not want to be in a position where visitors or guests cannot be provided for and where the site’s access and security systems and refrigerators and freezers are not working. As the generator is only to be
Objective 30.2.3 - Energy resources are developed and electricity is generated, in a manner that minimises adverse effects on the environment.	

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	used as back-up, it is considered that as a whole, the site proposed electricity system minimise adverse effects on the environment.
Objective 30.2.4 - ... site layout and building design takes into consideration energy efficiency and conservation.	This policy framework is consistent with the University’s sustainability goals, which in relation to the Hākitekura proposal are reflected by the fact that the facility has been designed to meet 5-star Green Star and 8-star Homestar standards. The energy efficiency and conservations goals of these policies are significant components of both of these eco-rating tools.
Policy 30.2.4.1 - Encourage energy efficiency and conservation practices, including use of energy efficient materials and renewable energy in development.	
Policy 30.2.4.2 - Encourage subdivision and development to be designed so that buildings can utilise energy efficiency and conservation measures, including by orientation to the sun and through other natural elements, to assist in reducing energy consumption.	
Policy 30.2.4.3 - Encourage Small and Community-Scale Distributed Electricity Generation and Solar Water Heating structures within new or altered buildings.	
Policy 30.2.4.4 - Encourage building design which achieves a Homestar™ certification rating of 6 or more for residential buildings, or a Green Star rating of at least 4 stars for commercial buildings.	
Chapter 35 – Temporary Activities and Relocated Buildings	
Objective 35.2.2 – Temporary activities necessary to complete building and construction work are provided for.	The construction activity, which may entail the establishment of temporary and relocatable buildings on site, is temporary (i.e., between 14 to 16 months). Given the location of the site, and the existing structures present within the development area, it is considered that adverse effects on amenity will not be a significant or long-term issue. In addition, all sites works will be contained within the University’s property, while the upgrade to Woolshed Road (a private road), once completed, will result in an improvement to the road.
Policy 35.2.2.1 - Ensure temporary activities related to building and construction work are carried out with minimal disturbance to adjoining properties and on visual amenity values.	
Policy 35.2.2.3 - Require temporary activities related to building and construction to be removed from the site following the completion of construction, and any damage in public spaces to be remediated.	
Section 36 - Noise	
Objective 36.2.1 - The adverse effects of noise emissions are controlled to a reasonable level to manage the potential for conflict arising from adverse noise effects between land use activities.	The Noise Assessment (Appendix 6) has assessed the potential noise effects associated with the proposal. This assessment concludes that while the noise limits from vehicles using Woolshed Road will not be complied with, the potential noise effects associated with this non-compliance on sensitive receivers range from minimal to minor.
Policy 36.2.1.1 - Avoid, remedy or mitigate adverse effects of unreasonable noise from land use and development.	
Policy 36.2.1.2 - Avoid, remedy or mitigate adverse noise reverse sensitivity effects.	

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Chapter 39 – Wāhi Tūpuna (Stage 3 of PDP)	
Objective 39.2.1 – The values held by Manawhenua, in particularly within wāhi tupuna areas, are recognised and provided for, and considered as part of decision making.	Whakātipu-wai-Māori (Lake Wakātipu), which is a SAA, is listed as a Wāhi Tupuna in Schedule 39.6.33. The identified values are: wāhi taoka, mahika kai and ara tawhito.
Policy 39.2.1.2 – Recognise that the following activities may be incompatible with values held by Manawhenua when the activity includes activities or effects that are a recognised threat and could result in their modification, damage or destruction of values held for an identified wāhi tūpuna area, as set out in Schedule 39.5: a. Activities affecting water quality, including buildings or structures in close proximity to water bodies; ...	From a technical perspective, as assessed in Section 6.3 of this application, it is considered that potential adverse effects on Whakātipu-wai-Māori (Lake Wakātipu) will be avoided or mitigated as: no construction works will take place beyond the property boundary; all construction activities will be carried out in accordance with CEMP which will include best practice erosion and sediment control; once operational, the facility will be connected to reticulated wastewater and water supply; and, site stormwater will be discharged to land by way of controlled run-off into permeable surfaces and soakpits.
Policy 39.2.1.5 – Encourage consultation with Manawhenua as the most appropriate way for obtaining understanding of the impact of any activity on a wāhi tupuna area.	In relation to consultation with Manawhenua, the University has endeavoured to consult with Ngāi Tahu as outlined in Section 9, and will continue to do so if desired by rūnanga. In addition, Aukaha, on behalf of the Otago rūnaka, have been engaged by the University to prepare a Cultural Values Statement (still being prepared) for this application, and to provide cultural input into the design intent and concepts when developed design of the proposal commences.
Chapter 41 – Jacks Point	
Objective 41.2.1 - The establishment of an integrated community, incorporating residential living, visitor accommodation, community, and small-scale commercial activities with appropriate regard for landscape and visual amenity values, and within a framework of open space and recreation amenities.	The proposed academic retreat and conference facility could be considered to be a relatively small-scale commercial activity, which also provides visitor accommodation and a residential dwelling, within an area of already modified land. As assessed in Landscape and Visual Assessment (Appendix 7), given the location of the site and the design of the proposal, appropriate regard has been given to the landscape and visual amenity values of the area.
General – Zone Wide	
Policy 41.2.1.1 (Subject to Appeal) - Require activities to be located in accordance with the Structure Plan (41.7) to establish the spatial layout of development within the zone and diversity of living and complementary activities, taking into account: a. integration of activities; b. landscape and amenity values; c. road, open space and trail networks;	Under the PDP rules, the site is effectively zoned for low intensity residential development and is also located within the UGB for the district. It is considered that other activities, besides residential, such as the University's proposed academic retreat and conference facility are not precluded from occurring given the discretionary activity status that applies. In addition, as assessed in Section 6 of this application, it is considered that adverse effects

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d. visibility from State Highway 6 and from Lake Wakātipu.	on landscape and amenity values (including visibility from the lake), and the area's roads, open space and trail networks, will not be adversely affected. On this basis, the proposal represents a compatible and integrated land use activity.
Policy 41.2.1.4 a. Ensure ... development incorporates the design elements shown on the Structure Plan, namely roads, road connections, open space, access connections and trails. b. Ensure the efficient provision of servicing infrastructure, roading and vehicle access. c. Ensure efficient provision of sewage disposal, water supply and refuse (sic – refuse) disposal services which do not adversely affect water quality or other environmental values.	The University's proposal entails utilising the existing road network and will ensure that the open space characteristics of its site as a whole, which includes the ONL where no development is to occur, is maintained. As assessed in the ITA (Appendix 5), the potential effects on the area's transportation network will be less than minor. As assessed above in relation to Section 4.1 ODP objectives and policies, the proposed reticulation of wastewater and water supply services as well as the proposed discharge of stormwater to land, will ensure that adverse water quality effects, and other environmental values from the proposal do not occur. In addition, all recyclables and residual waste generated at the site, including during construction, will be removed from the site for appropriate recycling and disposal, thus avoiding adverse environmental effects at the site.
Policy 41.2.1.7 - Maintain and protect views into the Jacks Point Zone of a predominantly rural and open character when viewed from the lake, ...	As assessed in the Landscape and Visual Assessment (Appendix 7), the design of the proposed facility, in the context of the site itself (i.e., already developed and modified, while also recognising that no development will occur within the site's ONL), has had appropriate regard to the area's landscape values whereby the predominant rural and open character of the broader area, in the manner anticipated by the PDP, will not be adversely affected.
Residential	
Policy 41.2.1.16 - Ensure that residential development in the Jacks Point Zone does not dominate views from the State Highway and that any adverse visual impacts are mitigated through landscaping, building design and provision of open space.	The University's proposal results in a reduction of residential dwellings on the site (i.e. from two residential dwellings to one). However, in the context of this policy, the Landscape and Visual Assessment (Appendix 7) considers that the adverse effects of the proposal, when viewed from the state highway, will be very low at most.
Open Space	
Policy 41.2.1.25 - Provide for local biodiversity through: a. the protection and enhancement of existing ecological values, in a holistic manner; b. ... c. the provision of links between grey shrublands, wetlands and the lakeshore	These policies are similar to Policies 3.7, 3.8 and 3.9, Section 12 of the ODP, as assessed in Table 3 of this application. The assessment of the ODP policies outline that no development will occur in the ONL (Tablelands) area of the University's site (the majority of Lot 1). This approach ensures that the

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escarpment, including indigenous vegetation links between Activity Areas where appropriate.	areas existing biodiversity, which includes the grey shrublands and lakeshore escarpment, will be protected.
Policy 41.2.1.26 - Ensure that development within the ecologically sensitive areas of the zone results in a net environmental gain.	
Policy 41.2.1.27 - Ensure that subdivision, development and ancillary activities within the Tablelands Landscape Protection Area maintain the character of the landscape.	
Policy 41.2.1.29 - Provide for the development of lakeside activities and low density residential development in the Homestead Bay area, in a manner which complements and enhances amenity values.	As assessed in the Landscape and Visual Assessment (Appendix 7), adverse visual effects of the proposed development will be low. Thus, the amenity values of the area will be provided for as envisaged by this policy.

Based on the above assessment, the proposed Hākitekura redevelopment at Woolshed Bay is considered to be consistent with, and therefore not contrary, to the relevant objectives and policies of the PDP.

8 Other Matters – Iwi Management Plans

8.1 Introduction

The Otago Iwi MP, published in 2005, is the principal planning document for the four Papatipu Rūnaka, and associated whanau and ropu, of Ngāi Tahu in the Otago region. In addition, the Murihiku Iwi MP, titled ‘Te Tangi a Tauira – The Cry of the People’, is a natural resource management framework developed for and by the Rūnanga Papatipu in Murihiku.

The provisions of these two iwi management plans, as relevant to the University’s proposal, are considered in the following sections of this application.

8.2 Sites of Significance and Values

As identified in Appendix 7 of the Otago Iwi MP and Appendix 4 of the Murihiku Iwi MP, Whakātipu-wai-Māori (Lake Wakātipu), which is adjacent to the University’s site and proposed development, is a SAA under the NTCSA (Schedule 75 of NTCSA). Whakātipu-wai-Māori (Lake Wakātipu) is also identified as a nohoanga (Map 13 of the Otago Iwi MP and the Nohoanga Map in Appendix 4 of the Murihiku Iwi MP).

Ngāi Tahu association with Whakātipu-wai-Māori is described in the SAA including the origins of the name and traditions relating to the lake. The SAA for Whakātipu-wai-Māori identifies that the lake also supported nohoaka and villages which were seasonal destinations for Otago and Murihiku whānau and hapū exercising ahi kā, accessing mahinga kai and as part of the route providing access to the treasured paounamu at the head of the lake. The lake also

supported a number of permanent settlements²⁰, including the kāika (village) Tahuna near present day Queenstown.

The SAA also identifies that Haki Te Kura, a daughter of Ngati Māmoē chief Tu Wiri Roa, is remembered for her feat of swimming across the lake, for a distance of around 3km, from Tahuna. It is understood that Hākitekura, the name gifted to the University by Ngāi Tahu for the proposal, is in recognition of this Haki Te Kura and this feat.

The SAA for Whakātipu-wai-Māori identifies that the “*tūpuna have a considerable knowledge of whakapapa, traditional trails and tauranga waka, places for gathering kai and other taonga, ways in which to use the resources of the lake, the relationship of people with the lake and their dependence on it, and the tikanga for the proper and sustainable utilisation of resource*”. The SAA association then states that these values remain important today, along with the lake being an important source of freshwater, with the highest level of purity, which sustains many ecosystems. In addition, the mauri of Whakātipu-wai-Māori is critical element of the spiritual relationship of Ngāi Tahu whānui with the lake.

8.3 Otago Iwi MP – Objectives and Policies

Objectives and policies relevant to Whakātipu-wai-Māori (Lake Wakātipu) and the site are contained in Chapter 5 (Otago Region / Te Rohe o Otago) and Chapter 10 (Clutha/Mata-au Catchments / Te Riu o Mata-au) of the Otago Iwi MP. Objectives and policies considered to be relevant to the University’s proposed Hākitekura redevelopment aim to:

- **Otago Region / Te Rohe o Otago** (Chapter 5)
 - **Overall Objectives** (Section 5.2). These objectives aim to ensure that: the rakatirataka, kaitiakitanga and mana of Kāi Tahu ki Otago is recognised, supported and upheld (**Objectives (i)** and (**iii**)); Ki Uta Ki Tai is adopted (**Objective (ii)**); and, Kāi Tahu ki Otago have effective participation in all resource management activities (**Objective (iv)**).
 - **Wai Māori** (Sections 5.3.3 and 5.3.4). Relevant objectives aim to ensure that; the significance of water to Kāi Tahu is recognised (**Objective (i)**); the region’s waters are healthy and support Kāi Tahu customs (**Objective (ii)**); there is no discharge of human waste directly to water (**Objective (iii)**); and, contaminants are reduced and water quality standards are consistent with Kāi Tahu cultural values (**Objectives (iv)** and (**v**)). Relevant policies in support of these objectives seek to: require land disposal for human effluent and contaminants (**Policy 8**); encourage the treatment of stormwater prior to discharge (**Policy 10**); require re-vegetation with locally sourced vegetative cover for all disturbed areas (**Policy 16**); and, to promote land uses that suite the type of land and climatic conditions (**Policy 54**).
 - **Wāhi Tapu** (Sections 5.4.3 and 5.4.4). Relevant policies seek to: require an archaeological survey of an area prior to any earthworks commencing (**Policy 4**); promote the use of accidental discovery protocols for all earthworks (**Policy 5**); and, require Māori archaeological finds to remain the property of Kāi Tahu (**Policy 6**).

²⁰ The permanent settlements includes the “... kāika (villate) Tahuna near present-day Queenstown, Te Kirikiri Pā, located where the Queenstown gardens are found today, a Ngati Māmoē kāika near the Kawarau Falls called O Te Roto, and another called Takerehaka near Kingston.”

- ***Mahika Kai and Biodiversity*** (Sections 5.5.3 and 5.5.4). **Objective (v)** aims to ensure that indigenous plants and animal communities are recognised and protected and that indigenous biodiversity is restored and improved.
- ***Cultural Landscapes*** (Sections 5.6.3 and 5.6.4). Relevant objectives aim to ensure that: the relationship Kāi Tahu have with land is recognised (**Objective (i)**); and significant cultural landscapes are protected from inappropriate use and development (**Objective (ii)**). **Policy 19**, which is relevant to the University's proposal, requires all earthworks to avoid adverse effects on significant natural landforms and areas of indigenous vegetation, avoid, remedy or mitigate soil instability and erosion and mitigate all adverse effects.
- ***Air and Atmosphere*** (Sections 5.7.2 and 5.7.3). Relevant policies seek to: require earthworks to consider the potential effects from the impacts of dust (**Policy 1**); encourage reduced vehicle emissions (**Policy 4**); promote clean forms of heating (**Policy 7**); and, to require light suppression technical be used (**Policy 12**).
- **Clutha/Mata-au Catchments / Te Riu of Mata-au** (Chapter 10):
 - ***Wai Māori Policies*** (Section 10.2.3). Relevant policies aim to ensure that: activities that increase the silt loading in waterways are discouraged (**Policy 5**); and, that sustainable land uses are promoted (**Policy 11**).
 - ***Wāhi Tapu Policies*** (Section 10.3.3). **Policy 2** requires earthworks disturbance activities to be undertaken in accordance with accidental discovery protocols (**Policy 2**).

8.4 Murihiku Iwi MP – Relevant Policies

Given the nature of the University's proposal, the policies contained in Sections 3.2 (O Te Pū Hau / Air) and Section 3.4 (Takitimu Me Ona Uri / High Country & Foothills) are considered relevant to the site and thus this application. These policies are as follows:

- **O Te Pū Hau / Air** (Section 3.2):
 - ***Discharges to Air*** (Section 3.2.1). Relevant policies seek to ensure that: discharges to air, such as dust, do not adversely affect the amenity values of areas of significance to iwi (**Policy 10**); techniques that eliminate the effects of light pollution are encouraged (**Policy 15**); and, improved and clean forms of heating are supported (**Policy 20**).
 - ***Amenity Values*** (Section 3.2.2). Relevant policies seek to ensure that: improved techniques limit visual and physical effects associated with dust generation and lighting (**Policy 1**); glare, shading or electrical interference do not interfere with amenity values (**Policy 2**); and, where there are visual impacts on natural and cultural landscapes encourage integrated landscaping techniques to soften intrusions (**Policy 6**).
- **Takitimu Me Ona Uri / High Country & Foothills** (Section 3.4):
 - ***Electricity Generation and Efficiency*** (Section 3.4.2). **Policy 10** seeks to ensure that alternative energy production, that have less environmental impacts than traditional production methods, are supported where appropriate.
 - ***General Water Policy*** (Section 3.4.9). The general water policies are contained in Section 3.5.10 (Te Rā a Takitimu / Southland Plains). The relevant policies seek to

ensure that: the role of Ngāi Tahu ki Murihiku as kaitiaki of freshwater is given effect to (**Policy 1**); protect and enhance the mauri, or life supporting capacity of freshwater resources (**Policy 3**); management of freshwater promotes the principle of ki uta ki tai and thus the flow of water from source to the sea (**Policy 5**); and, protect and enhance the customary relationship of Ngai Tahu ki Murihiku with freshwater resources (**Policy 8**).

- ***Mahinga kai*** (Section 3.4.12). Relevant policies seek to ensure that: indigenous biodiversity is protected, restored and enhanced (**Policy 4**); and, in protecting and enhancing indigenous biodiversity, the protection, restoration of waterways is advocated for (**Policy 5**).
- ***Hazardous Substances and New Organisms*** (Section 3.4.13). **Policy 5** identifies that where the use of hazardous substances will have an adverse effect on water quality or land, the use of the substance will be opposed.
- ***Protection Sites of Significance in High Country and Foothill Areas*** (Section 3.4.14). Relevant policies seek to ensure that: Ngāi Tahu ki Murihiku can effectively exercise their kaitiaki over wāhi tapu and wāhi taonga (**Policy 1**); and, unidentified or unknown sites of cultural significance are not compromised by ground disturbance activities (**Policy 6**).

8.5 Objective and Policy Assessment

The University recognises that the proposed Hākitekura redevelopment is located on a site adjacent to Whakātipu-wai-Māori, which is a site of significance to Ngāi Tahu as recognised by its SAA. Given this significance, and the kaitiaki that the Otago and Murihiku rūnanga over Queenstown Lakes area, as outlined in **Section 9** of this application, the University has sought of consult with Ngāi Tahu through both Aukaha and TAMI.

To avoid potential adverse effects on the lake, the proposed development will ensure that construction works do not take place beyond the site boundary, and that all construction works take place in accordance with a CEMP which will include procedures for best practice erosion and sediment control and also dust management. A preliminary CEMP is provided in Appendix 2 of the Utility Services & Infrastructure Report (**Appendix 4**) and a proposed consent condition specifying the requirement for a CEMP is provided in **Section 10** of this application. In addition, the facility restricts the University commencing operation of the proposed facility until it is connected to a reticulated wastewater and water supply. Also, site stormwater will be discharged to land by way of controlled run-off into permeable services and soakpits. Hazardous substances stored and used at the site, both during construction and one operational, will be provided with containment and managed in accordance with HSNO regulations. It is also noted that there no wetlands or other surface waterbodies, besides the lake, in the vicinity of the site that will be affected by this proposal.

In relation to the wāhi tapu policies, based on the findings of the Archaeological Assessment (**Appendix 8**), a review of statutory planning documents, as well as the Otago and Murihiku Iwi MPs, there are no known wāhi tapu sites within the proposed development area. However, acknowledging that there may be unknown archaeological materials of significance to iwi, all site earthworks will be carried out in accordance with an accidental discovery protocol (refer to the proposed condition in **Section 10** of this application) and any conditions attached to the archaeological authority.

The proposed development is to take place on land that has already been modified by human activities. No development activities will take place on the hill beside the area of development (classified as an ONL under the PDP), nor within the lake, thus ensuring that the existing biodiversity associated with the ONL and the lake is retained.

In relation to potential effects on landscape and amenity values, the Landscape and Visual Assessment (**Appendix 7**) has concluded that given the design of the proposed facility, in the context of the site itself, potential effects on these values will, at the most, be low. It is also noted that while retention of existing vegetation in and around the facility is to be retained where possible, additional planting of indigenous trees and shrubs is also proposed (refer to Planting Palette – **Appendix 2**).

Also, charging facilities for electric vehicles are to be provided on site, with the heating of the buildings being via the existing ground source system for the Woolshed, and heat pump units for the remainder of the buildings. External site lighting will be designed to comply with the QLDC's Southern Lighting Strategy which aims to minimise light pollution in the district. The University, as part of the proposal, also propose to install some PVC panels for the generation of solar electricity for use at the facility.

8.6 Summary

On the above basis, from a technical perspective, the University's proposed redevelopment is considered to be consistent with the relevant objectives and policies of both the Otago and Murihiku Iwi MPs.

However, in making this statement, it is acknowledged that the Otago rūnaka through the Cultural Values Statement, currently being prepared, will comment on the appropriateness of the proposal from the perspective of Otago rūnaka. It is also acknowledged that the Otago and Murihiku rūnanga through any submission they may lodge on this application, will comment on the appropriateness of the proposal from their perspective.

9 Consultation/Notification

9.1 Notification

Sections 95A to 95E of the RMA outline the decision process to be followed by consent authorities in deciding the notification pathway, and identifying affected persons, for applications in accordance with the RMA.

The University is requesting **public notification** of this application, and therefore an assessment of the notification provisions of the RMA is not required. The key reasons for this request include the non-complying activity status of the proposed redevelopment under both the ODP and the PDP, the fact that the site is located alongside Lake Wakātipu and an area identified as an ONL and the lastly, the University is a public entity undertaking a development outside of its campuses in Dunedin, Southland, Christchurch, Wellington and Auckland.

9.2 Consultation

Given that the decision was made to publicly notify this application early in the formulation of this project, specific community consultation in relation to the proposal has not been undertaken as it will be achieved through the public notification process. However, at all times,

University representatives and consultants working on the project have been available to discuss and brief people about the Hākitekura redevelopment.

While specific community consultation has not been carried out, the University has consulted with the following parties:

- **Ngāi Tahu.** The rūnanga from Otago and Murihiku (Southland) have kaitiakitanga over the area associated with the site. Consultation with Ngāi Tahu was therefore initiated through Aukaha, for the Otago rūnanga, and TAMI, for the Murihiku rūnanga.

The University briefed an Aukaha representative on the proposal on 14 February 2020, and TAMI were provided with a preliminary briefing (via phone and subsequent email) on 20 February 2020.

Following these discussions, Aukaha, on behalf of the Otago rūnanga, were engaged by the University in April 2020 to prepare the Cultural Values Statement, and to also provide input into the design intent and concept, through a mana whenua lens, during the proposed redevelopment's developed design stage. The Cultural Values Statement, which is still being prepared, will be provided to QLDC as part of this application when it becomes available. On this basis, the University undertakes to continue to engage with Aukaha in relation to the proposed Hākitekura redevelopment.

In relation to consultation with TAMI, the University has continued to endeavour to discuss and / or meet to discuss this proposal during the preparation of this application. The University will continue to offer to consult with the Murihiku rūnanga, through TAMI, if desired, throughout the processing of this consent and the subsequent development of the site.

- **QLDC.** Consultation with QLDC, as Consent Authority, has included:
 - Initial consultation commenced in 2019, with a meeting held in Queenstown (1 March 2019), with two planners who, at the time, would be likely to be involved in the processing of the resource consent. The purpose of the meeting was to introduce the proposal and to discuss any potential concerns, risks and future assessments requirements. The matters discussed at this meeting have been considered and are now reflected in the redevelopment and/or this application. At this meeting, the University undertook to continue to consult with QLDC should the University decide to proceed with the proposal.
 - In 2020, following the University's approval to proceed with the proposal, the University made contact to discuss the proposal and arrange a pre-application meeting. During the preparation of this application, these discussions (via telephone and email) have been ongoing with Planz' Consultant Planner (Carmen Taylor) and a QLDC Planner (Niamh Sheehy) discussing the proposal, including proposed timing, from early April 2020 to June 2020. A formal pre-application meeting²¹ was held on 7 July 2020 in Queenstown and was attended by the University's lawyer (Joshua Leckie, Lane Neave) and planning consultant (Carmen Taylor), and a Planner (Niamh Sheehy) and an Engineer (Mike Pridham) from QLDC.

²¹ The reference number for the pre-application meeting was 'PA190035'.

- **Heritage New Zealand Pouhere Taonga (Heritage NZ).** Consultation with Heritage NZ has included:
 - Initial consultation commenced in 2019, with a meeting held in Dunedin (12 March 2019) with relevant Heritage NZ personnel. The matters discussed were wide-ranging, with key outcomes identified in terms of the way forward in relation to heritage and archaeological considerations. It was agreed that a heritage/archaeological assessment would need to be carried out in relation to the proposal (as now provided in **Appendix 8**), with Heritage NZ advising that a relatively standard assessment would be appropriate. The University also undertook to continue to consult with Heritage NZ should the University decide to proceed with the proposal.
 - In February 2020, following the University's approval to proceed with the proposal, Planz personnel, on behalf of the University, briefed Heritage NZ (via phone and a subsequent email on 7 February 2020) on the status of the proposed redevelopment. An offer was also made to meet with Heritage NZ and/or provide of a site visit, if required.
 - In April 2020, a copy of the Archaeological Assessment was provided to Heritage NZ by email. At the same time, Heritage NZ were advised that an application for an archaeological authority, as recommended in the Archaeological Assessment, would be lodged with Heritage NZ in the near future.

10 Proposed Land Use Consent Conditions

The University is proposing the following conditions as a means of mitigating any potential adverse effects arising from the proposal to establish and operate an academic retreat and conference facility in Woolshed Bay. The proposed conditions outlined below include specific requirements or mitigation measures discussed within this document.

General

1. The academic retreat and conference facility shall not commence operation until it is connected to a reticulated water supply and wastewater system.
2. This consent shall lapse ten years after the commencement date, unless the consent is given effect to before that lapsing date, under section 125 of the RMA.
3. No full-sized coaches are to be used to drop-off and pick-up visitors to the facility.
4. Except for the use of the visitor accommodation units, the facility must only operate between 8.00am to 12.00am (midnight) Monday to Sunday inclusive.

Engineering

5. Prior to construction activities commencing within the site, the upgrade of Woolshed Road is to be completed. Prior to commencing the proposed upgrade works, the Consent Holder shall submit the upgrade design, and associated engineering documentation, to QLDC for Engineering Acceptance. The minimum upgrade standard for Woolshed Road is:
 - (a) a 5.5m width for the first 10m from its intersection with Māori Jack Road;

- (b) at least five passing bays, with a width of 5.5m, at key locations namely on bends and areas with decreased forward visibility;
 - (c) a uniform 3.5 m width along the remainder of the road; and
 - (d) sealed using a two-coat seal.
6. The Consent Holder is to provide at least 22 parking spaces for cars within the site, with three of the parking spaces marked for accessible use. The dimensions and gradients of all parking spaces are to comply with AS/NZS 2890.1:2004 "Parking facilities – Off-street car parking".
 7. The Consent Holder must submit the stormwater infrastructure design, and associated engineering documentation, to QLDC for Engineering Acceptance prior to installation of the site stormwater infrastructure.
 8. The Consent Holder must submit the water supply connection and reticulation design, and associated engineering documentation, to QLDC for Engineering Acceptance prior to connection to the reticulated water supply system.
 9. The Consent Holder must submit the wastewater connection and reticulation design, and associated engineering documentation, to QLDC for Engineering Acceptance prior to connection to the reticulated wastewater system.

Construction

10. All construction activities at the site are to be carried out in accordance with an approved Construction Environment Management Plan (CEMP).
11. At least one month prior to construction commencing on site, the Consent Holder must submit a copy of the site's CEMP to QLDC for approval. The CEMP must include procedures that mitigate potential adverse construction effects by ensuring that:
 - (a) erosion and sediment control measures are in place;
 - (b) there is no release of contaminants to the environment;
 - (c) no significant dust emissions occur;
 - (d) archaeological values, if discovered, are managed in accordance with an Accidental Discovery Protocol and the archaeological authority held for the site;
 - (e) construction noise and vibration complies with relevant standards and/or is managed to ensure potential effects are minimised;
 - (f) any contaminated soils that may be present on site are appropriately managed;
 - (g) chemicals and fuels used on site are stored and used responsibly;
 - (h) waste is appropriately managed and disposed of; and
 - (i) emergency response and complaints procedures are in place.
 Any review of, or amendments to, the CEMP are to be submitted to QLDC for approval before being implemented on site.
12. All site earthworks are to be designed, and subsequently monitored, by a suitably experienced Chartered Professional Engineer.
13. All fill placed beneath new buildings established on the site are to be certified, in accordance with NZS4432, by a suitably experienced Chartered Professional Engineer.
14. All site earthworks are to be undertaken in accordance with the QLDC's Accidental Discovery Protocol.
 (Advice Note: An archaeological authority, in accordance with the Heritage New Zealand Pouhere Taonga Act 2014, is required prior to the commencement of all site disturbance)

activities. Therefore, site disturbance activities must also comply with the conditions of the archaeological authority. This includes, but is not limited to:

- monitoring of excavation works in the vicinity of the Woolshed and the Shearers' Quarters; and,
- briefing the Contractor/s on identification of archaeological and pre-European (Māori) materials and the procedures to be followed if discovered.)

Noise Mitigation

15. The collection of waste from the site must only occur between the hours of 8.00am and 8.00pm.
16. When amplified music or speech is associated with events being held at the Woolshed and / or the lecture theatre, all windows and doors are to be kept closed on all facades of the buildings except the windows and doors that face south towards the lake.

Lighting

17. The Consent Holder is to ensure that all external site lighting is designed and installed in a manner that complies with "Southern Light - A Lighting Strategy for Queenstown Lakes District" dated March 2017.

11 Conclusion

The University is proposing to redevelop the Woolshed Bay land it has been gifted into an academic retreat and conference facility. The proposal entails redeveloping the Woolshed to provide a range of public and private (for staff) spaces. The Shearers' Quarters are to be demolished to make way for the Hākitekura lecture theatre, which as a result of staged development, will initially be able to accommodate up to 60 people, and then a maximum of 120 people at some stage in the future. Sixteen visitor accommodation units, a three-bedroom residential unit for staff and other infrastructural support structures / facilities are also proposed. The facility will be used by the University and its staff for academic retreats, conferences and to host events. To provide for the economic viability of the facility, the University also proposes to make the facility available for private bookings by prior arrangement with the University (i.e., the facility will not open to the public).

The proposed Hākitekura redevelopment requires a land use consent from QLDC to establish and operate the proposed facility. Regulations under the NESCS and various rules under the ODP and PDP trigger the need to seek the land use consent being sought by this application. The overall activity status of this application is non-complying.

The proposed academic retreat and conference facility has the potential to adversely affect values that Ngāi Tahu have with the area, landscape values and visual amenity and the transportation network. There is also the potential for adverse effects arising from the presence of contaminated soils on the site, noise generated from the proposal, the installation of site infrastructure and from construction activities, including the disturbance and damage of archaeological values. There are also a number of potential positive effects associated with this proposal. These potential effects are assessed in **Section 6** of this application.

The implementation of the proposed CEMP will ensure that adverse effects associated with the construction activity will be avoided or mitigated, including potential adverse effects arising from the disturbance of contaminated soils and archaeological materials during site earthworks. Given the modified nature of the area of development, the fact that no development activities are taking place within the site's ONL, and the nature of the proposed

development itself, adverse effects on landscape values and visual amenity have been assessed as being low. While rules trigger the need to seek a land use consent for the site's parking and for non-compliance with the noise limits from vehicles using Woolshed Road, potential adverse effects of the proposal on the area's transportation network have been assessed as being less than minor, while the potential noise effects associated with the non-compliance have been assessed as ranging from minimal to minor. Potential adverse effects associated with the site's proposed infrastructural (and servicing) will also be avoided. Overall, the potential effects the proposal are considered to be minor.

In addition, the activities associated with this application are also consistent with, and therefore not contrary to, the relevant policy framework of the relevant statutory planning documents developed under the RMA (**Section 7** of this application). Therefore, the proposal passes both tests of section 104D of the RMA.

The proposal has been developed in a manner that ensures the natural character of Lake Wakātipu and the ONL, which forms part of the University's site, are preserved and protected. In the context of values of significance to Maori, including kaitiakitanga and the ethic of stewardship, the University have sought to engage with Ngāi Tahu in relation to the proposal, and from a technical perspective it is considered that the potential effects on values of significance to Ngāi Tahu have been recognised and provided for within the proposal. Potential risks associated with natural hazards have also been considered with any such risks considered to be minimal. The proposed redevelopment enables the University to efficiently use and develop the land use resource that it has been gifted in a manner that ensures that the amenity values of the area, the intrinsic values of ecosystems and the quality of the environment in the area are maintained. In addition, the proposed on-site generation of solar energy recognises the benefits associated with the use and development of renewable energy.

Overall, the proposed establishment and operation of the University's academic retreat and conference facility at Woolshed Bay, subject to proposed consent conditions, provides for the sustainable management of the area's resources as sought by the relevant planning documents (and therefore is in accordance with the purpose and principles of Part 2 of the RMA).

APPENDIX 1:

Records of Title

Lot 1 DP 452315 (RT 577972)

Lot 3 DP 452315 (RT 577974)



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier 577972
Land Registration District Otago
Date Issued 04 March 2015

Prior References

607922

Estate	Fee Simple
Area	2.2954 hectares more or less
Legal Description	Lot 1 Deposited Plan 452315

Registered Owners

University of Otago Foundation Trust

Interests

Land Covenant in Transfer 6128838.2 - 27.8.2004 at 9:00 am

9227911.1 Encumbrance to Queenstown Lakes District Council - 7.11.2012 at 10:57 am

Land Covenant in Easement Instrument 9970250.2 - 4.3.2015 at 4:23 pm

Land Covenant in Easement Instrument 9970250.3 - 4.3.2015 at 4:23 pm

Subject to a right (in gross) to convey electricity over parts marked F, L and M all on DP 452315 and a right to transform electricity over part marked L on DP 452315 on DP 452315 in favour of Aurora Energy Limited created by Easement Instrument 9970250.8 - 4.3.2015 at 4:23 pm

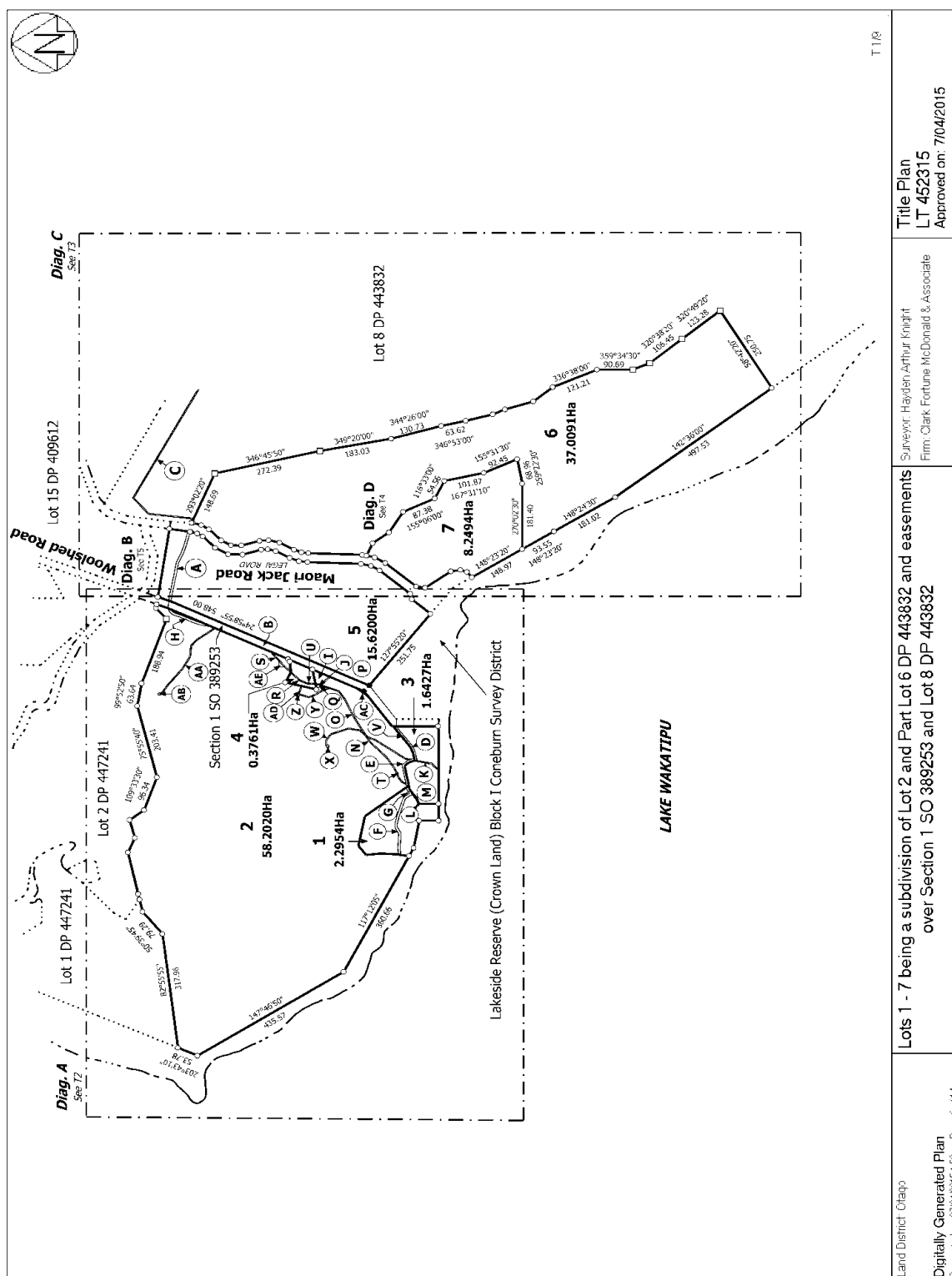
The easements created by Easement Instrument 9970250.8 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way and rights to convey telecommunications and computer media over part marked F on DP 452315, a right to convey water over parts marked F and G both on DP 452315 and a right to store water over part marked G on DP 452315 created by Easement Instrument 9970250.9 - 4.3.2015 at 4:23 pm

Appurtenant hereto is a right of way, a right to store water and rights to convey water, electricity, telecommunications and computer media created by Easement Instrument 9970250.9 - 4.3.2015 at 4:23 pm

The easements created by Easement Instrument 9970250.9 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 10441473.4 - 26.5.2016 at 3:53 pm





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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **577974**
Land Registration District **Otago**
Date Issued 04 March 2015

Prior References

607922

Estate	Fee Simple
Area	1.6427 hectares more or less
Legal Description	Lot 3 Deposited Plan 452315

Registered Owners

University of Otago Foundation Trust

Interests

Land Covenant in Transfer 6128838.2 - 27.8.2004 at 9:00 am

9227911.1 Encumbrance to Queenstown Lakes District Council - 7.11.2012 at 10:57 am

Land Covenant in Easement Instrument 9970250.2 - 4.3.2015 at 4:23 pm

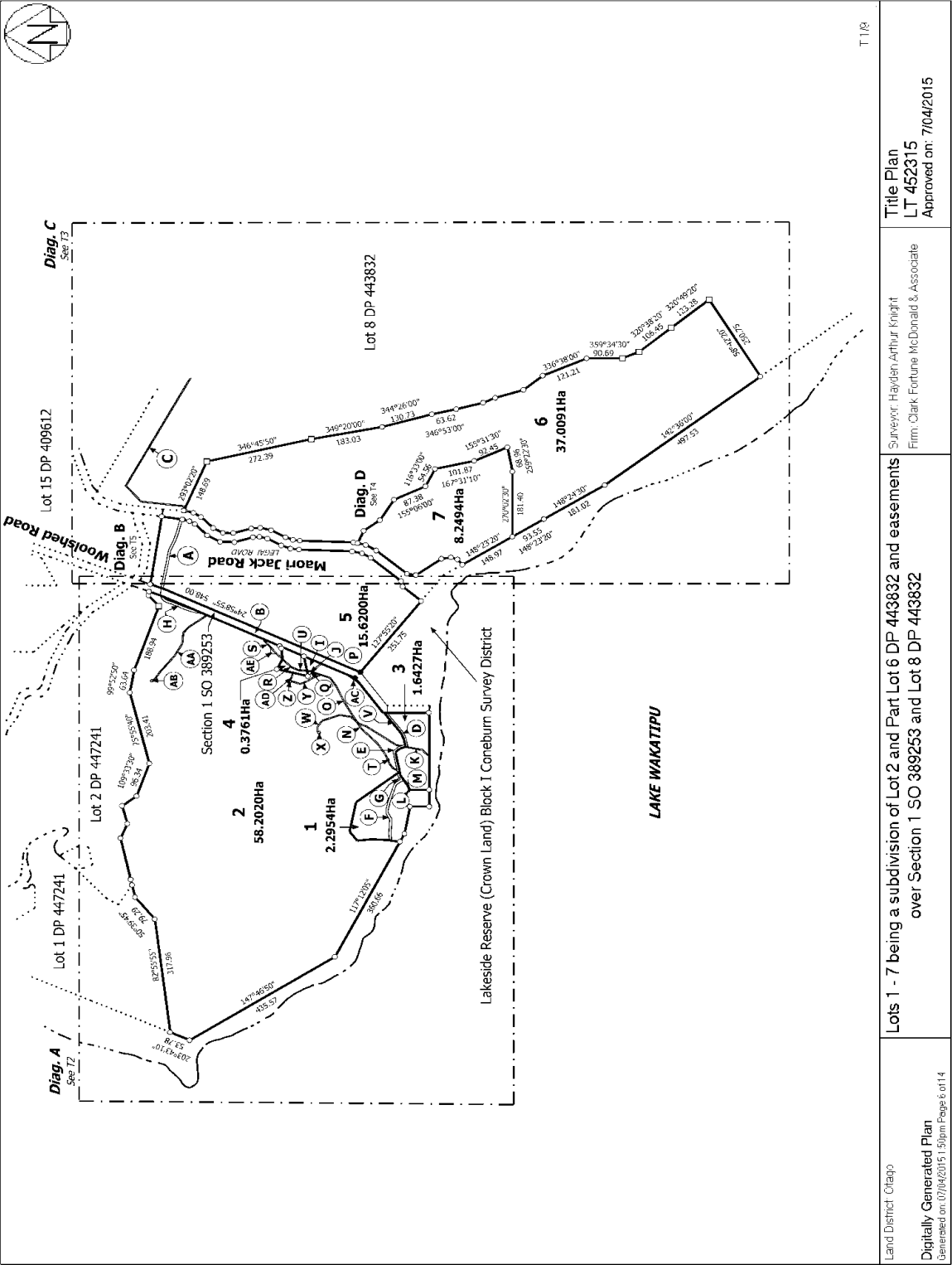
Land Covenant in Easement Instrument 9970250.3 - 4.3.2015 at 4:23 pm

Subject to a right of way and rights to convey telecommunications and computer media over part marked D on DP 452315 and rights to convey water and electricity over parts marked D and K both on DP 452315 created by Easement Instrument 9970250.9 - 4.3.2015 at 4:23 pm

Appurtenant hereto is a right of way, a right to store water and rights to convey water, electricity, telecommunications and computer media created by Easement Instrument 9970250.9 - 4.3.2015 at 4:23 pm

The easements created by Easement Instrument 9970250.9 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 10441473.4 - 26.5.2016 at 3:53 pm



ATTACHMENT 1E:

Kerr Ritchie – New and Updated Drawings

(dated 1 December 2020)

Hākitekura – Site Plan (Amended Dwg. No. 10-03b)

Hākitekura – Carpark Plan (NEW Dwg. No. 10-03c)

Hākitekura Building - Elevations (Amended Dwg. No. 12-04)

Hākitekura Building Stage 1- Elevations (Amended Dwg. No. 12-05)

Hākitekura Building – Sections (Amended Dwg. No. 12-06)

Lakeside Rooms - Elevations (Amended Dwg. No. 13-03)

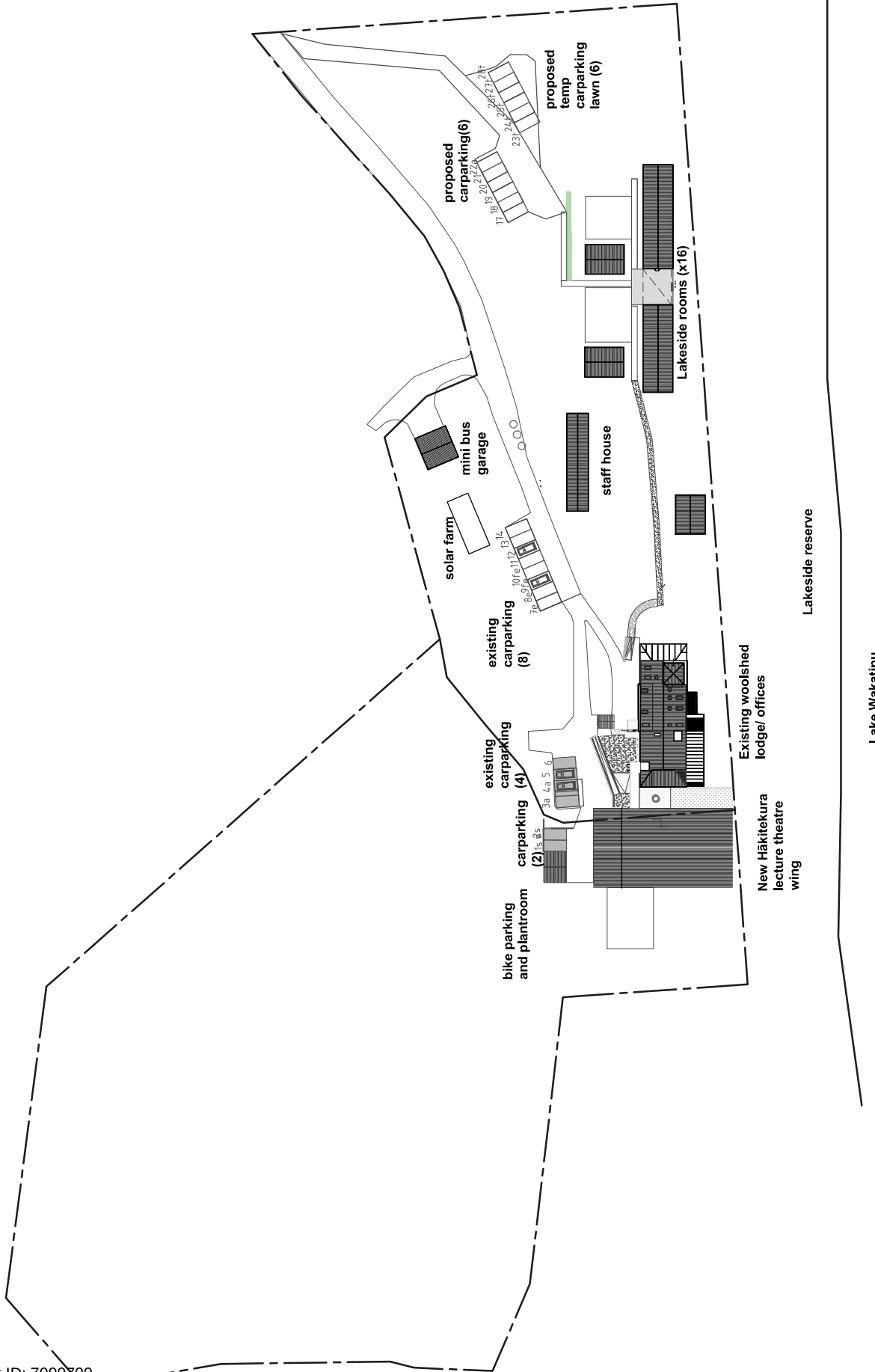
Lakeside Rooms – Elevations and Sections (Amended Dwg. No. 13-04)

Lakeside Rooms – Elevations and Sections (Amended Dwg. No. 13-05)

Staff Accommodation 3 Bed House (Amended Dwg. No. 14-02)

Mini Bus Garage/Store (Amended Dwg. No. 15-01)

Bike/Plant Garage (Amended Dwg. No. 15-02)



HAKITEKURA - SITE PLAN

notes:

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3. Do not scale from drawings
4. All dimensions shown are approximate and must be notified to the Architect in writing

Hākitekura, Queenstown

for University of Otago

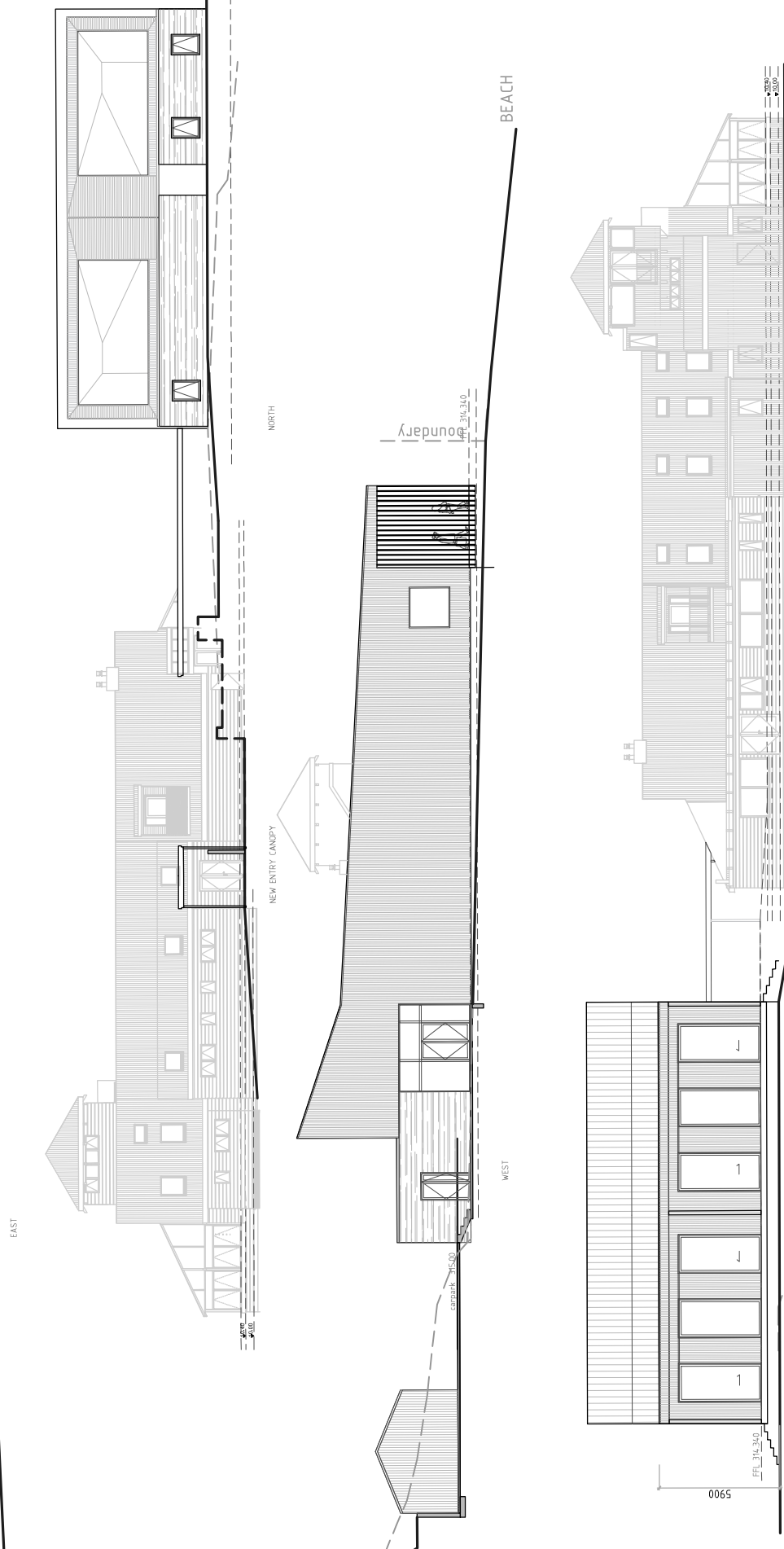
>>> po box 1894 queenstown 9348 new zealand TEL +64 3 441 4513 EMAIL bronwen@kerrritchie.com WEBSITE www.kerrritchie.com >>>

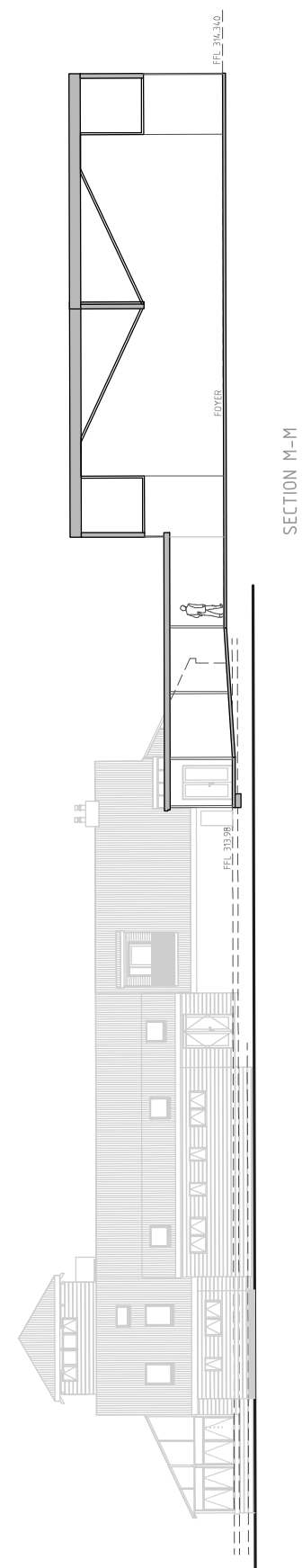
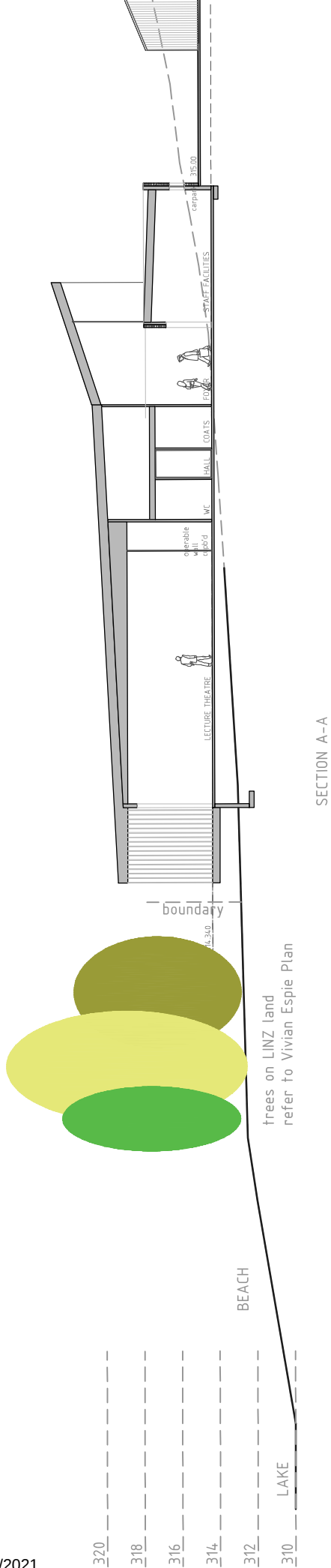
kerr > ritchie

>>> ARCHITECTURE >>> LANDSCAPE >>>

Resource Consent

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Area	0.112,220
Scale	1:1000
Version	10-03b





HĀKITEKURA BUILDING - SECTIONS

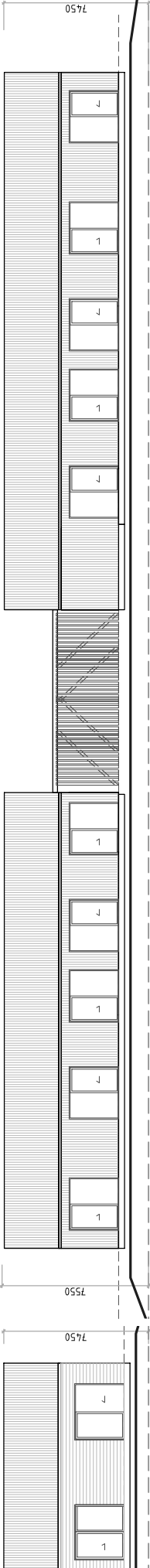
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3. Do not scale from drawings. All dimensions govern.
4. Architects in Saito

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for University of Otago
PO BOX 1894 QUEENSTOWN 9348 NEW ZEALAND TEL +64 3 441 4513 EMAIL bronwen@kerrritchie.com WEBSITE www.kerrritchie.com

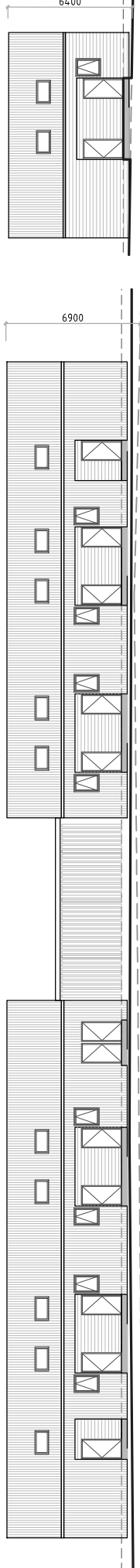
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>>> ARCHITECTURE >>> LANDSCAPE >>>

Job:	350
Area:	01.12.20
Scale:	1:200@A3
Drawn:	12-06
Checked:	

KEY	
	Tight stacked local schist
	horz shipap cladding with sloux stain
	Coloursteel deep corrugated profile
	Coloursteel G10 Flapod
	gutter's and downpipes to match pergola frame natural steel - Black screens to match timber cladding - sloux stain



SOUTH



NORTH

LAKESIDE ROOMS - ELEVATIONS

Hakitekura, Queenstown
for University of Otago
>>> po box 1894 queenstown 9348 new zealand TEL +64 3 441 4513 EMAIL bronwen@kerritchie.com WEBSITE www.kerritchie.com >>>

notes:
1. All elevations are shown in black ink.
2. All elevations are shown in accordance with NZS 4239, NBS 4239, NBS 4239, NBS 4239.
3. All elevations are shown in accordance with NZS 4239, NBS 4239, NBS 4239, NBS 4239.
4. All elevations are shown in accordance with NZS 4239, NBS 4239, NBS 4239, NBS 4239.

kerr>ritchie
>>> ARCHITECTURE >>> LANDSCAPE >>>

Resource
Consent

DATE: 07/12/2021
DESIGNER: PZ/BK
PROJECT: 1200/A3
DRAWING NO.: 13-03



LAKESIDE ROOMS – ELEVATIONS AND SECTIONS

notes:

1. All elevations are to be in accordance with NZS 4239, NRC2
2. All elevations to be in accordance with NZS 4239, NRC2
3. Do not scale from drawings. All dimensions given.
4. Architect in yellow.

Hakitekura, Queenstown

for University of Otago

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Resource Consent

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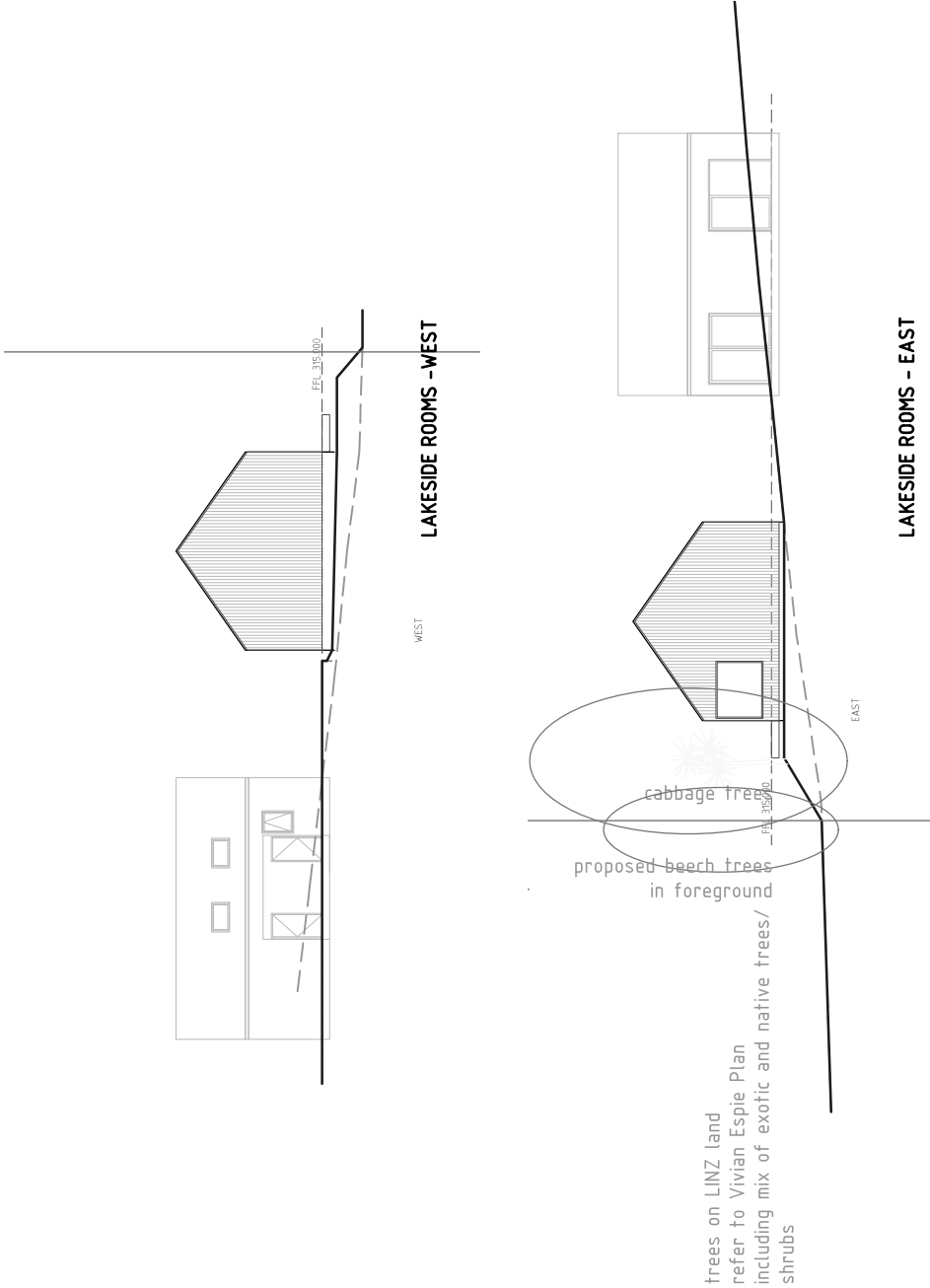
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DATE: 07/12/20
DESIGN: 07/12/20
DRAWN: PZ/BK
SCALE: 1:200@A3
DRAWING NO.: 13-04

KEY	
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	horz shipap cladding with slant stain
	Coloursteel deep corrugated profile
	Colour: Coloursteel G10 Flapod
	gutter's and downpipes to match pergola frame natural steel - Black screens to match timber cladding - slant stain



image of gravel beach in front of Lakeside accommodation
Note vegetation mix of exotic and native trees shrubs
Also note mountain beech planting
Refer to Vivian and Espies report



LAKESIDE ROOMS - ELEVATIONS AND SECTIONS

notes:

1. All work to be done in accordance with the NZS 4231, NRC 2
2. All work to be done in accordance with the NZS 4231, NRC 2
3. All work to be done in accordance with the NZS 4231, NRC 2
4. All work to be done in accordance with the NZS 4231, NRC 2

for University of Otago

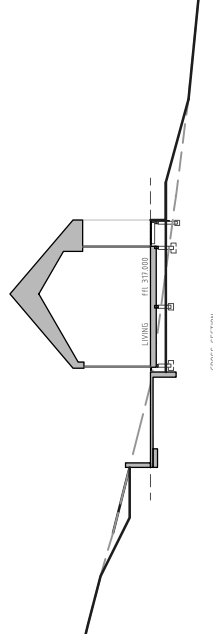
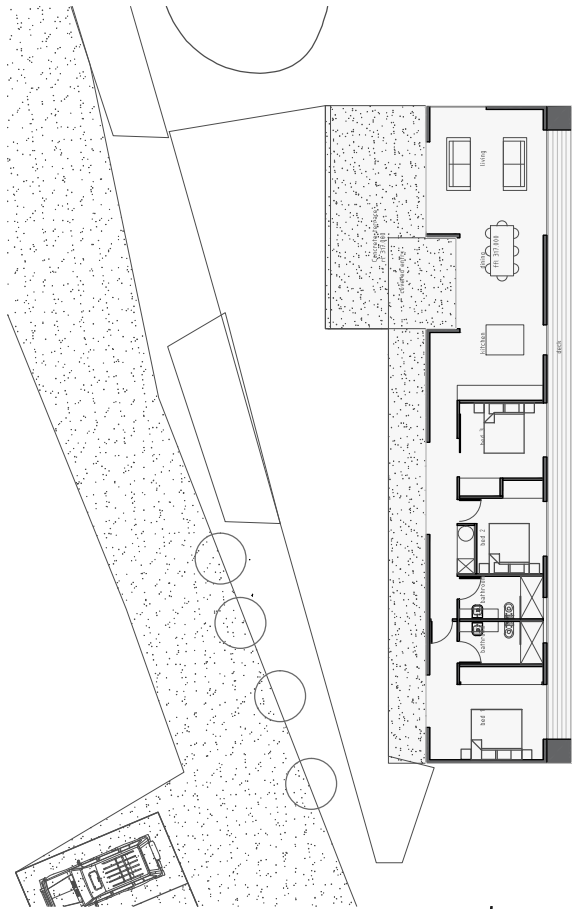
Hakitekura, Queenstown

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Resource Consent

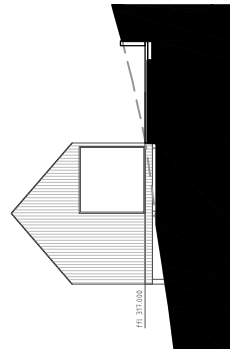
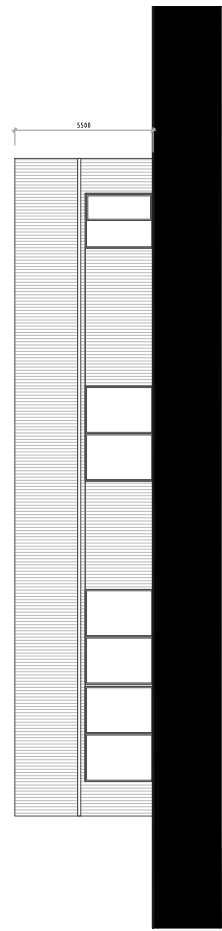
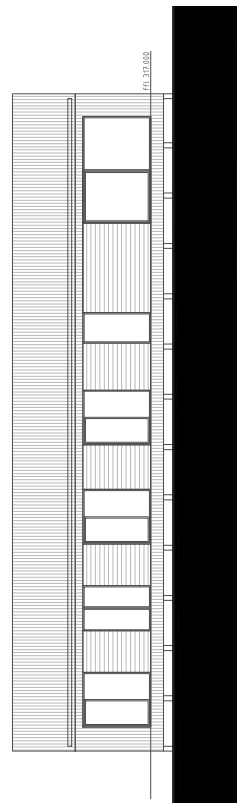
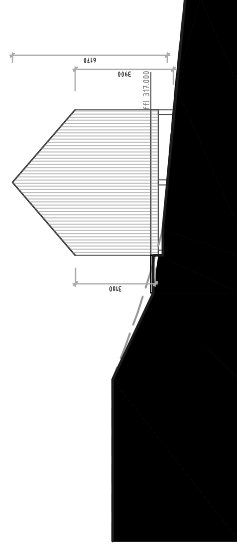
19/06/2021

13-05



KEY

- Tight stacked local schal
- herz shiplap cladding with sixo skin
- Coloursteel deep corrugated profile
- Colour: Coloursteel G8 Flaxpod
- gutters and downpipes to match



STAFF ACCOMMODATION 3 BED HOUSE

notes:

1. All work to be done in accordance with the Building Act 2004 and the Building Regulations 2004.
2. All work to be done in accordance with the Building Act 2004 and the Building Regulations 2004.
3. All work to be done in accordance with the Building Act 2004 and the Building Regulations 2004.
4. All work to be done in accordance with the Building Act 2004 and the Building Regulations 2004.

Hakitekura, Queenstown

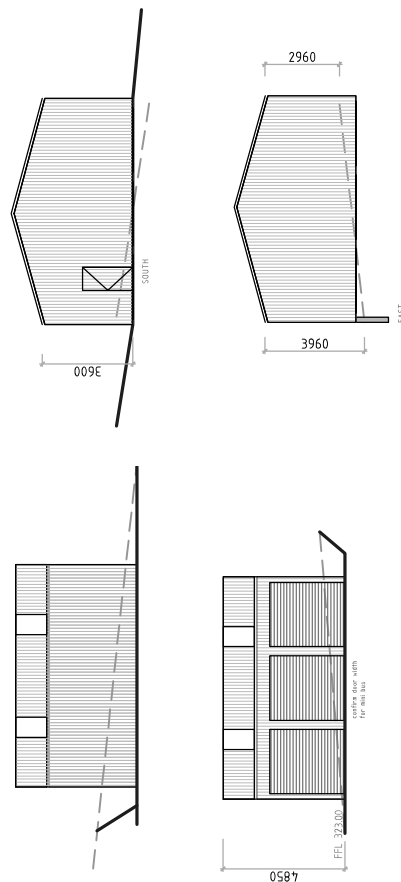
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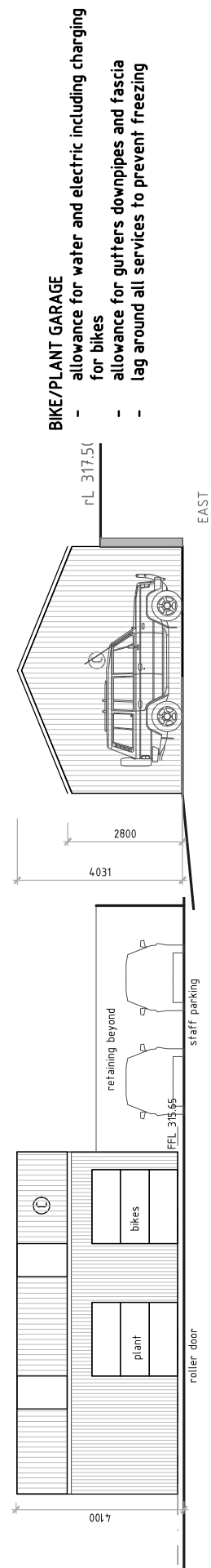
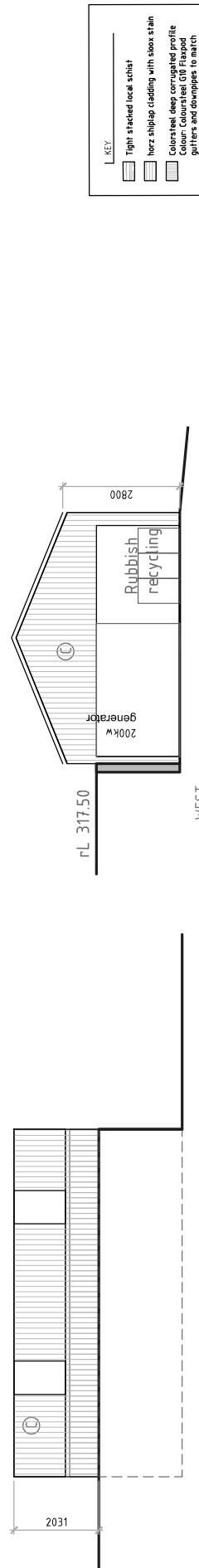
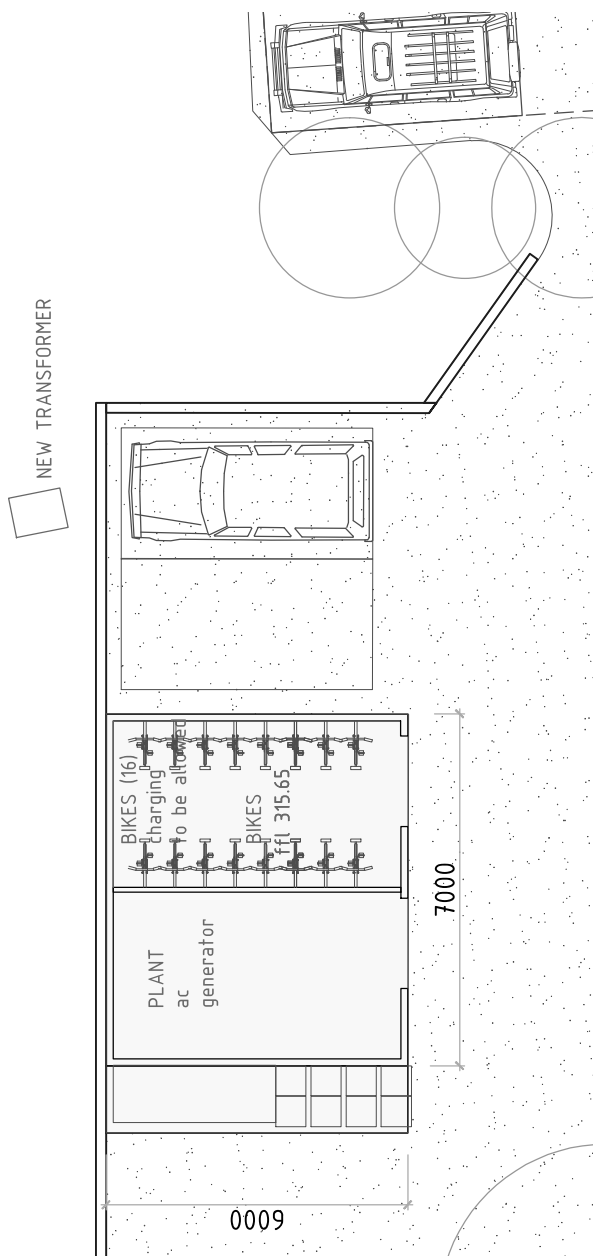
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>>> ARCHITECTURE >>> LANDSCAPE >>>

Project	Staff Accommodation 3 Bed House
Client	University of Otago
Architect	Kerr Ritchie Architects
Structural Engineer	1200@A3
Consent	14-02



- **MINI BUS GARAGE/STORE 9x9 totalspan or similar**
- **no partitions or insulation**
- **allowance for water and electric including charging cars**
- **allowance for gutters downpipes and fascia**
- **lag around all services to prevent freezing**



- BIKE/PLANT GARAGE
- allowance for water and electric including charging for bikes
- allowance for gutters downpipes and fascia
- lag around all services to prevent freezing

notes:

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2. All work to be in accordance with MS3506, NES 4229, NZBC
3. Do not scale from drawings. All dimensions govern.
4. Alterations to the drawings must be notified to the Architect in writing.

Hakitekura, Queenstown

for University of Otago

>>> po box 1894 queenstown 9348 new zealand TEL +64 3 441 4513 EMAIL bronwen@kerritchie.com WEBSITE www.kerritchie.com >>>

Appendix 1

HCL Plans Showing Proposed Earthworks, Access & Servicing Concepts

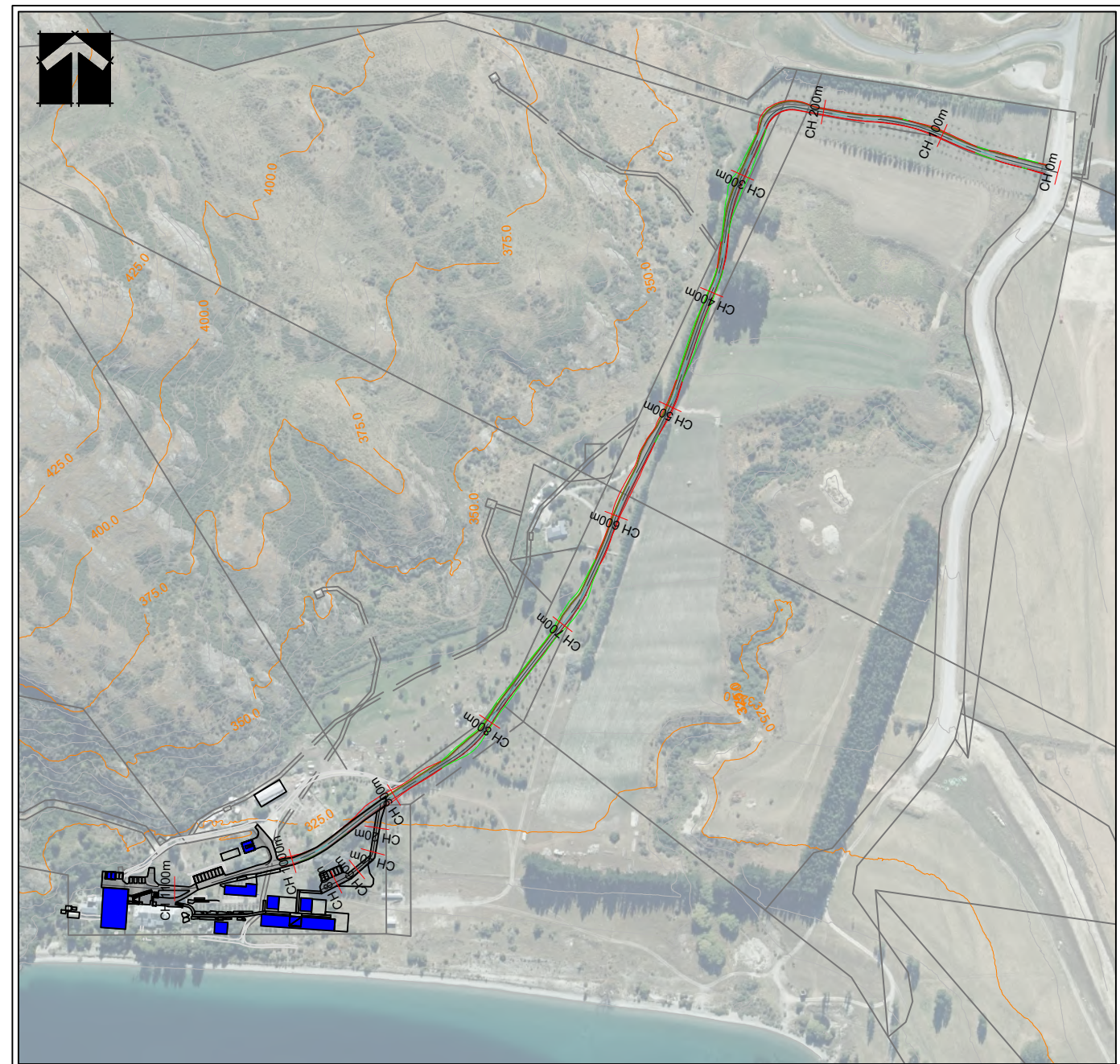
HĀKITEKURA

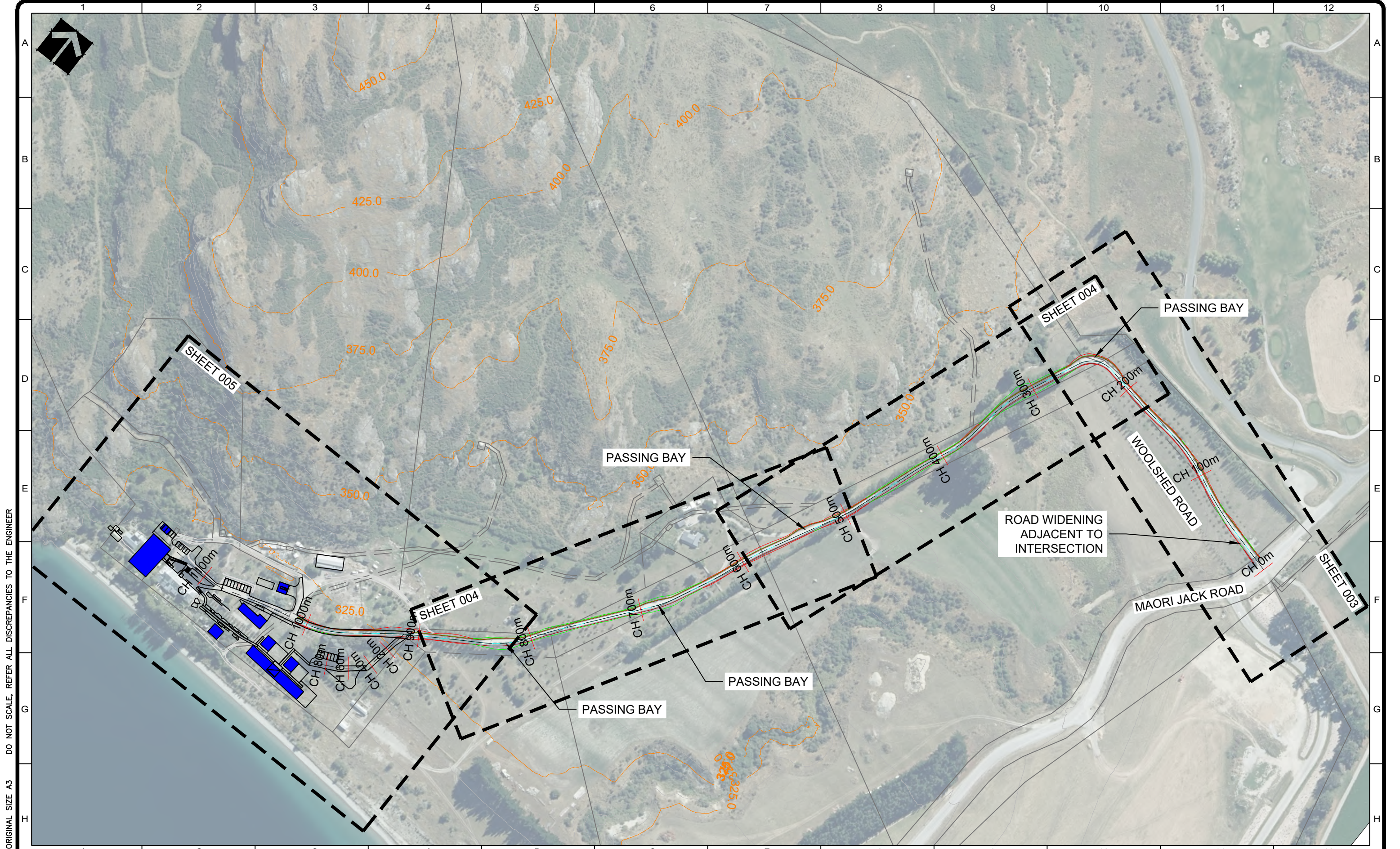
UNIVERSITY OF OTAGO

DRAWING No.	DRAWING TITLE
193330 - 000	COVER SHEET
193330 - 001	CIVIL WORKS OVERVIEW
193330 - 002	ROADING LONGSECTIONS
193330 - 003	WOOLSHED ROAD UPGRADES SHEET 1 OF 2
193330 - 004	WOOLSHED ROAD UPGRADES SHEET 2 OF 2
193330 - 005	SITE ACCESS & EARTHWORKS PLAN
193330 - 006	SITE SERVICES PLAN
193330 - 007	EROSION & SEDIMENT CONTROL PLAN
193330 - 008	EROSION & SEDIMENT CONTROL TYPICAL DETAILS
193330 - 009	CAR PARKING LAYOUT

FOR RESOURCE
CONSENT

NOT FOR
CONSTRUCTION





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Notes:

Issue	Description	By	Date
A	FOR RESOURCE CONSENT	FB	29.04.20
B	FOR RESOURCE CONSENT	FB	12.05.20

Project:	HĀKITEKURA
Title:	CIVIL WORKS OVERVIEW

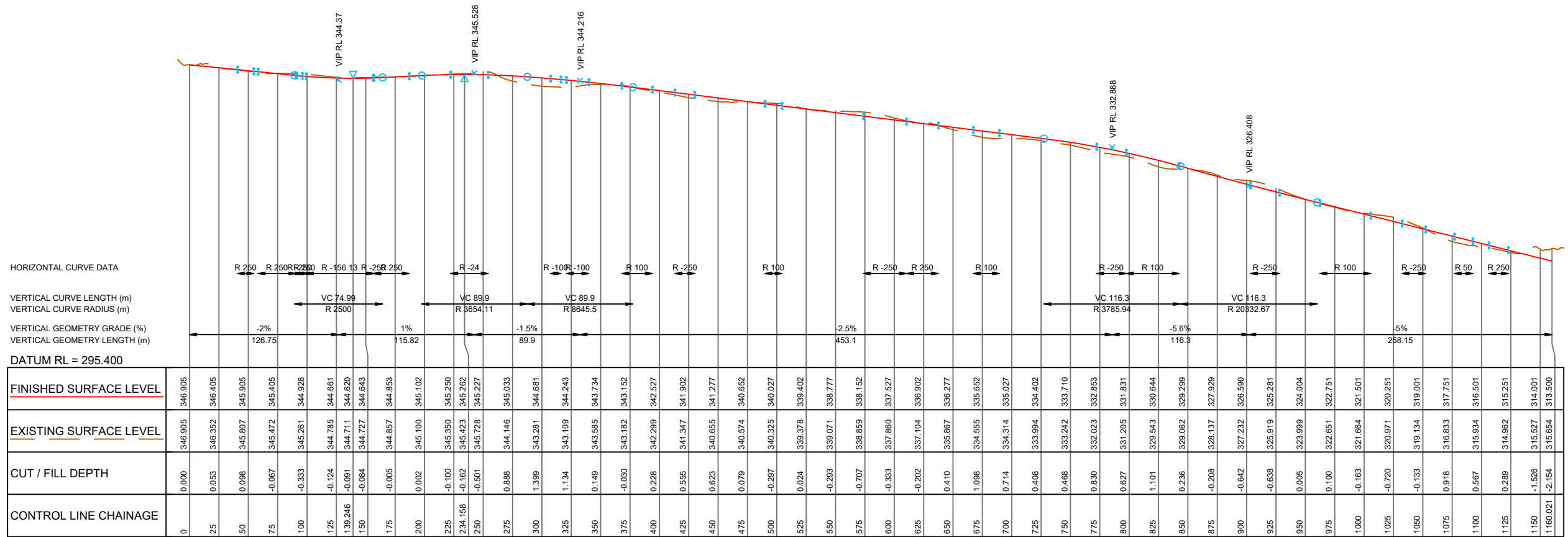
Client:	UNIVERSITY OF OTAGO
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44 Robins Road, PO Box 1356, Christchurch, New Zealand, P: +64 3 450 2140, F: +64 3 441 3513, W: www.hadleys.co.nz

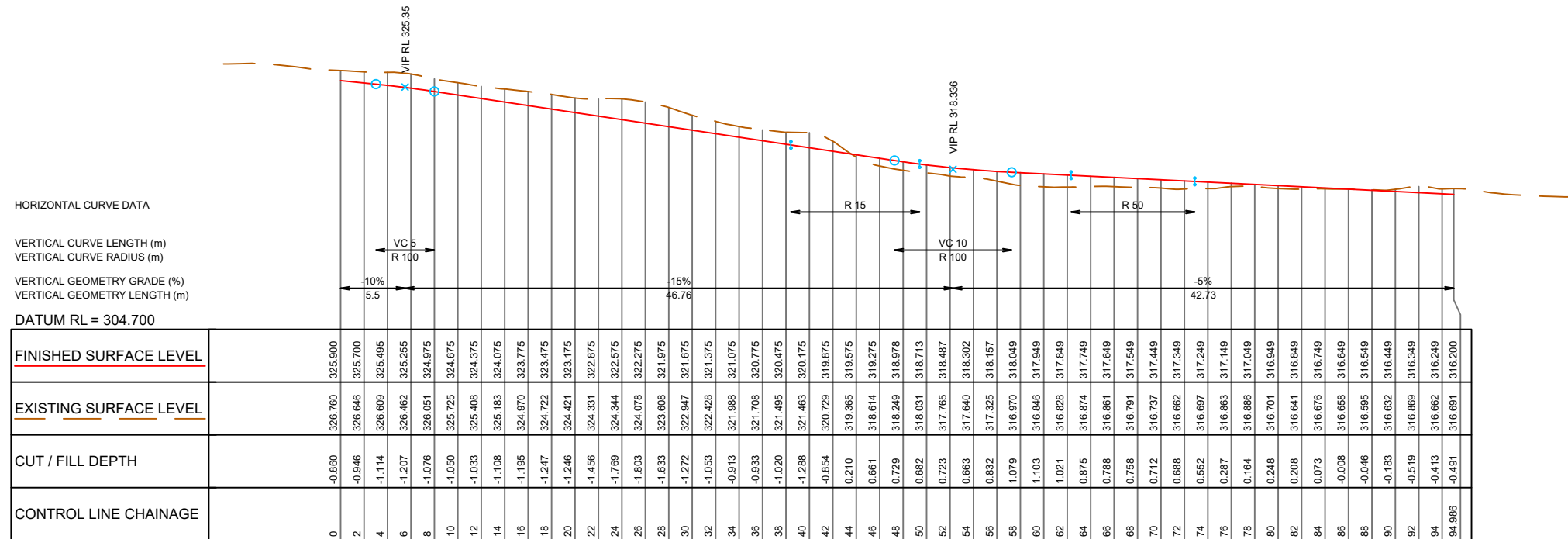
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A3 SCALE: H 1:4000, V 1:800

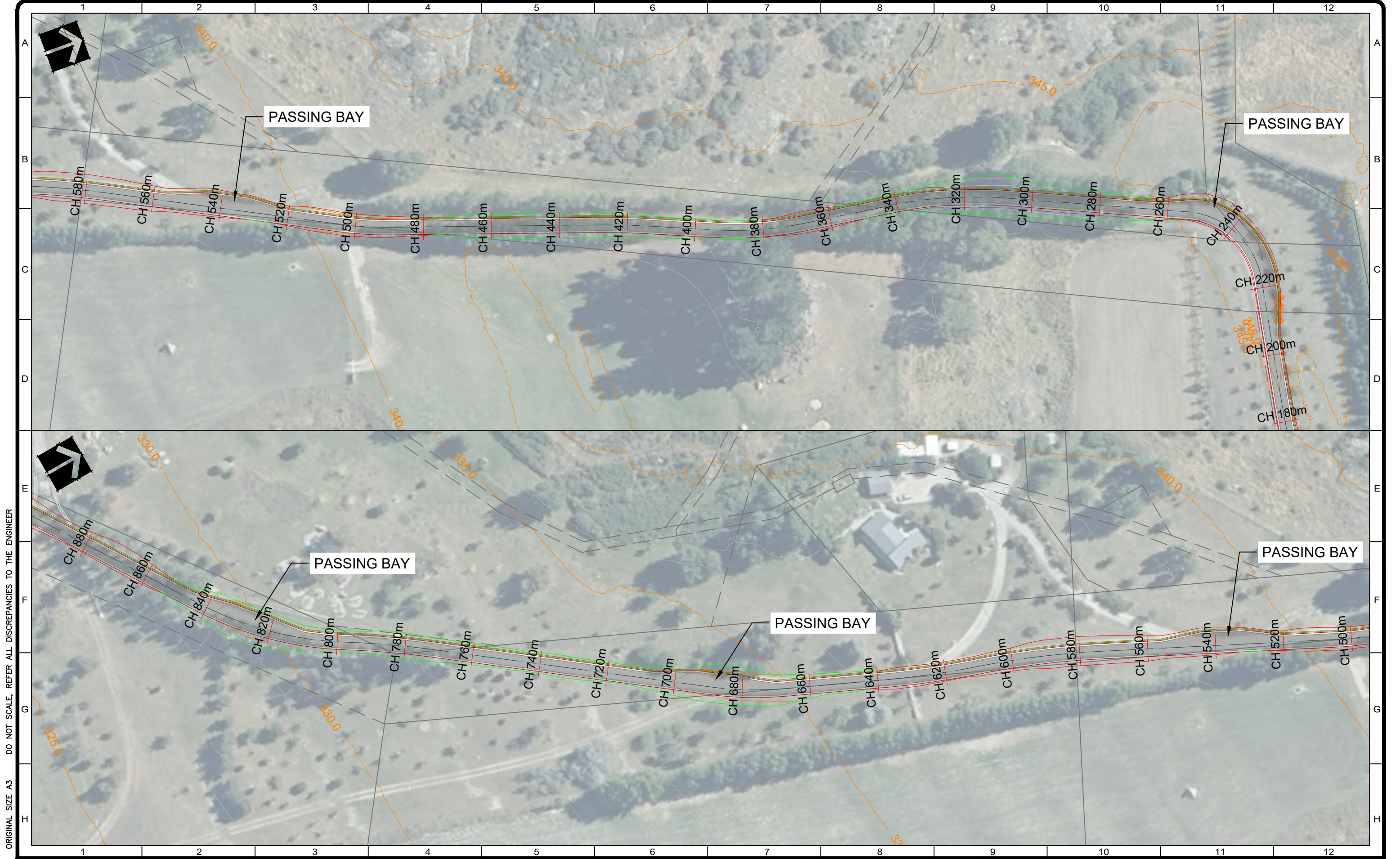
LONGITUDINAL SECTION WOOLSHED ROAD



A3 SCALE: H 1:500, V 1:500

LONGITUDINAL SECTION ACCOMMODATION PARKING ACCESS

Notes:	Issue	Description	By	Date	Project:	Client:	hadley consultants LTD CONSULTING ENGINEERS STRUCTURAL / CIVIL / PROJECT MANAGEMENT / GEOTECHNICAL 44 Robins Road, PO Box 1356, Queenstown, New Zealand, P: +64 3 452 2140, F: +64 3 441 3513, W: www.hadleys.co.nz	This drawing is supplied on the understanding that the information contained hereon will not be passed to any other party without written permission first being obtained from Hadley Consultants Ltd.	
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	B	FOR RESOURCE CONSENT	FB	12.05.20					
					HAKITEKURA	UNIVERSITY OF OTAGO	Drawing Number: 193330	Sheet: 002	Issue: B
					ROADING LONGSECTIONS				
							Drawn: FB	Checked: NL	Scale: 1:1000 @A1 1:2000 @A3



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Notes:	
A	FOR RESOURCE CONSENT
B	FOR RESOURCE CONSENT

Issue	Description	By	Date
A	FOR RESOURCE CONSENT	FB	29.04.20
B	FOR RESOURCE CONSENT	FB	12.05.20

Project:	HĀKITEKURA
Title:	WOOLSHED ROAD UPGRADES SHEET 2 OF 2

Client:	UNIVERSITY OF OTAGO
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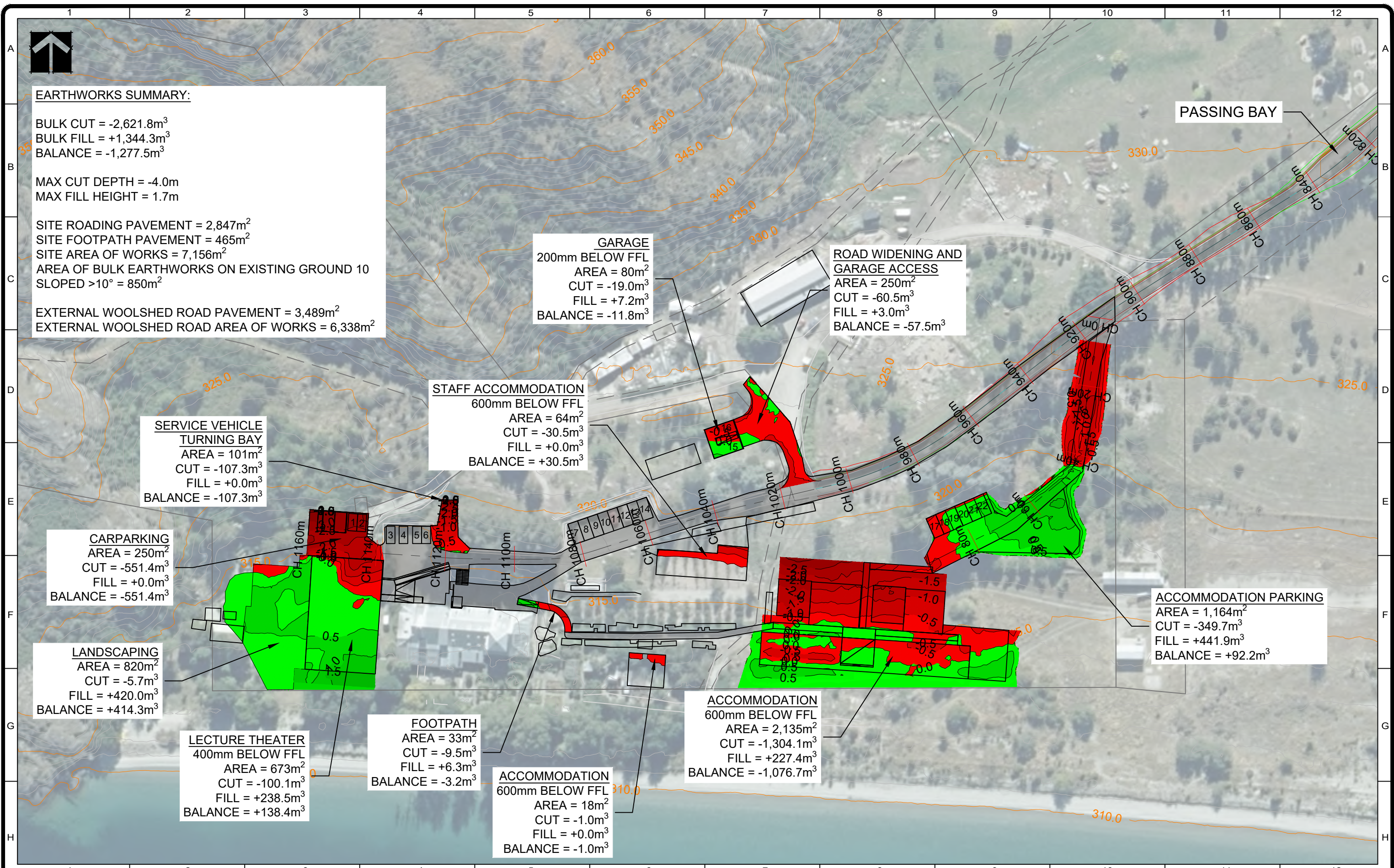


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EARTHWORKS SUMMARY:

BULK CUT = -2,621.8m³
BULK FILL = +1,344.3m³
BALANCE = -1,277.5m³

MAX CUT DEPTH = -4.0m
MAX FILL HEIGHT = 1.7m

SITE ROADING PAVEMENT = 2,847m²
SITE FOOTPATH PAVEMENT = 465m²
SITE AREA OF WORKS = 7,156m²
AREA OF BULK EARTHWORKS ON EXISTING GROUND 10 SLOPED >10° = 850m²

EXTERNAL WOOLSHED ROAD PAVEMENT = 3,489m²
EXTERNAL WOOLSHED ROAD AREA OF WORKS = 6,338m²

GARAGE
200mm BELOW FFL
AREA = 80m²
CUT = -19.0m³
FILL = +7.2m³
BALANCE = -11.8m³

ROAD WIDENING AND GARAGE ACCESS
AREA = 250m²
CUT = -60.5m³
FILL = +3.0m³
BALANCE = -57.5m³

STAFF ACCOMMODATION
600mm BELOW FFL
AREA = 64m²
CUT = -30.5m³
FILL = +0.0m³
BALANCE = +30.5m³

SERVICE VEHICLE TURNING BAY
AREA = 101m²
CUT = -107.3m³
FILL = +0.0m³
BALANCE = -107.3m³

CARPARKING
AREA = 250m²
CUT = -551.4m³
FILL = +0.0m³
BALANCE = -551.4m³

LANDSCAPING
AREA = 820m²
CUT = -5.7m³
FILL = +420.0m³
BALANCE = +414.3m³

LECTURE THEATER
400mm BELOW FFL
AREA = 673m²
CUT = -100.1m³
FILL = +238.5m³
BALANCE = +138.4m³

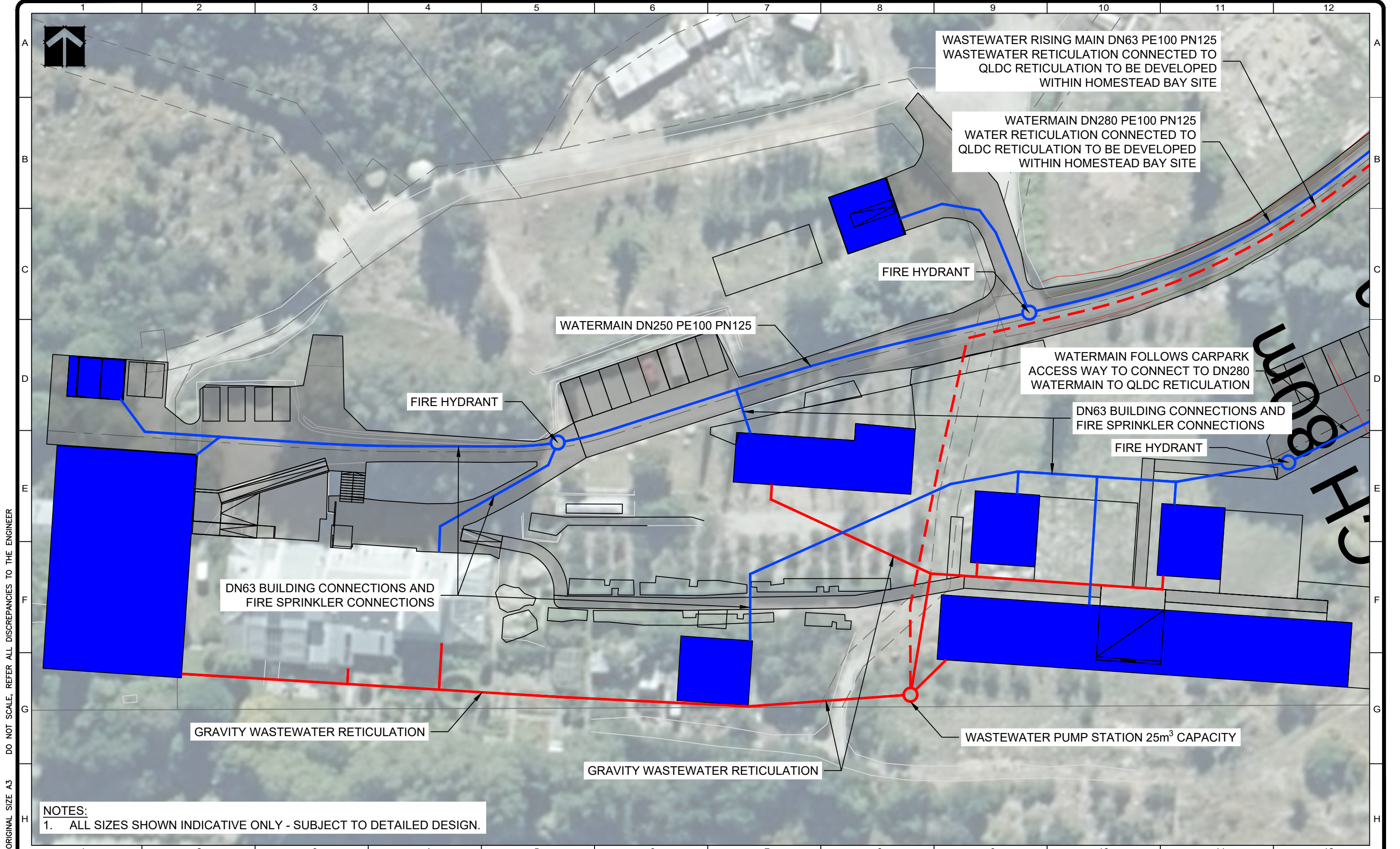
FOOTPATH
AREA = 33m²
CUT = -9.5m³
FILL = +6.3m³
BALANCE = -3.2m³

ACCOMMODATION
600mm BELOW FFL
AREA = 18m²
CUT = -1.0m³
FILL = +0.0m³
BALANCE = -1.0m³

ACCOMMODATION
600mm BELOW FFL
AREA = 2,135m²
CUT = -1,304.1m³
FILL = +227.4m³
BALANCE = -1,076.7m³

ACCOMMODATION PARKING
AREA = 1,164m²
CUT = -349.7m³
FILL = +441.9m³
BALANCE = +92.2m³

Notes:	Issue	Description	By	Date	Project:	Client:	 hadley consultants LTD CONSULTING ENGINEERS / STRUCTURAL / CIVIL / PROJECT MANAGEMENT / GEOTECHNICAL 44 Rabbits Road, PO Box 1356, Queenstown, New Zealand, P: +64 3 458 2148, F: +64 3 441 3513, W: www.hadleys.co.nz	This drawing is supplied on the understanding that the information contained herein will not be passed to any other party without written permission first being obtained from Hadley Consultants Ltd.					
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					Title:			Drawn: FB	Checked: NL	Scale: 1:500 @A1 1:1000 @A3	Drawing Number: Project: 193330	Sheet: 005	Issue: B
					SITE ACCESS & EARTHWORKS PLAN								

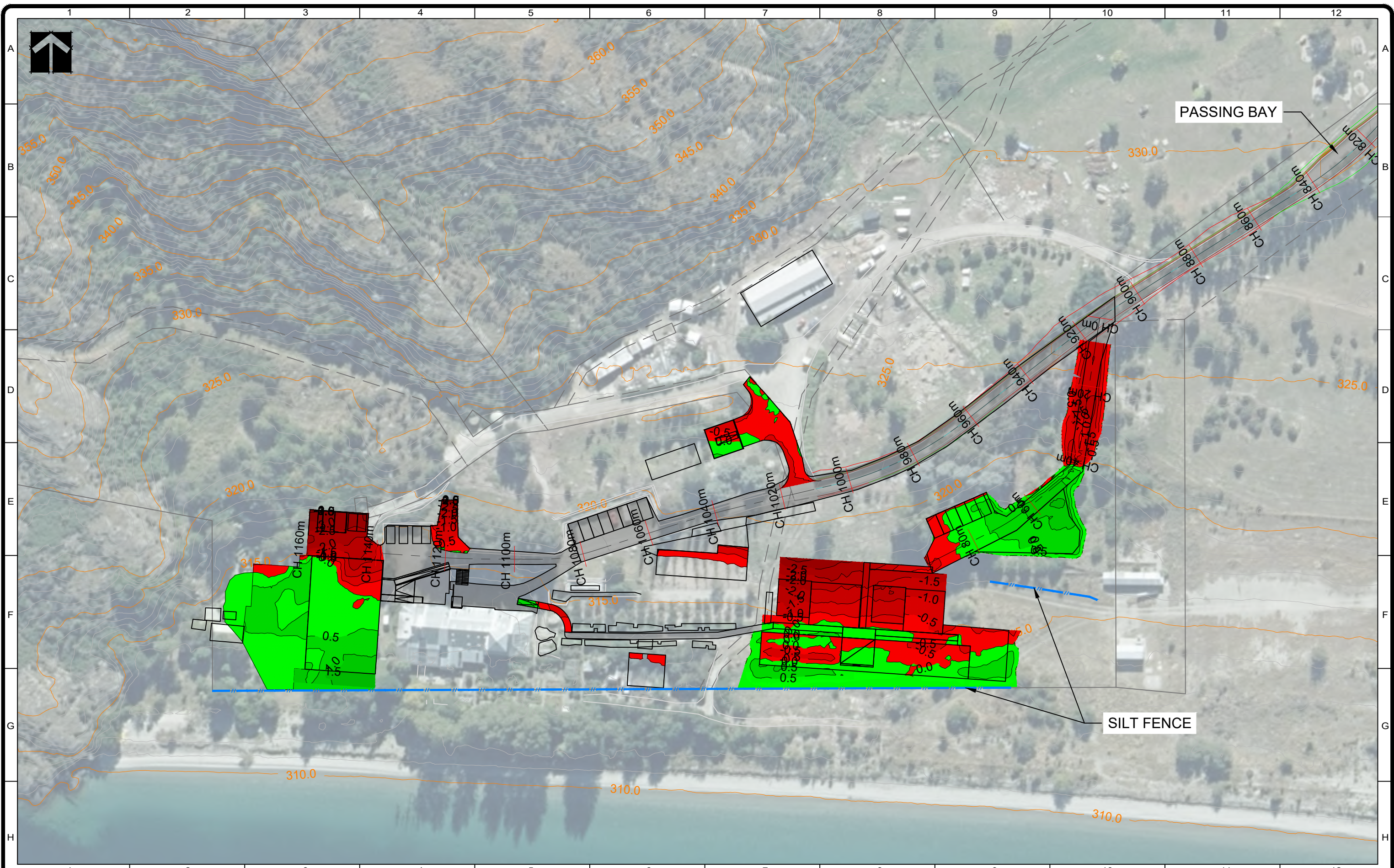


NOTES:
1. ALL SIZES SHOWN INDICATIVE ONLY - SUBJECT TO DETAILED DESIGN.

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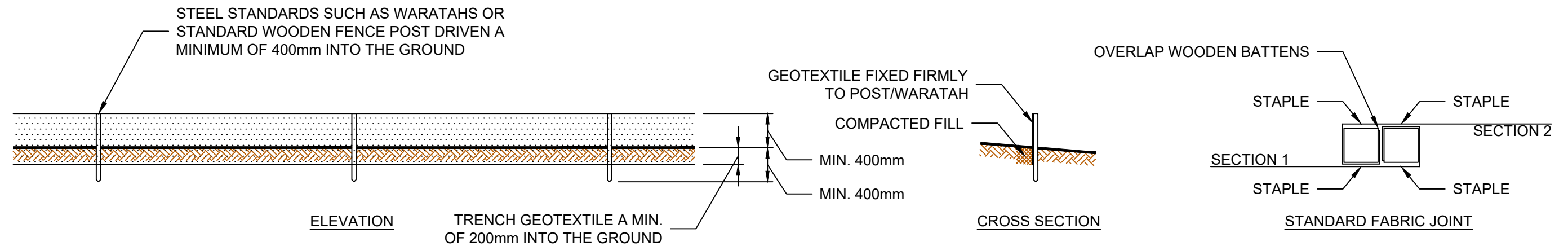
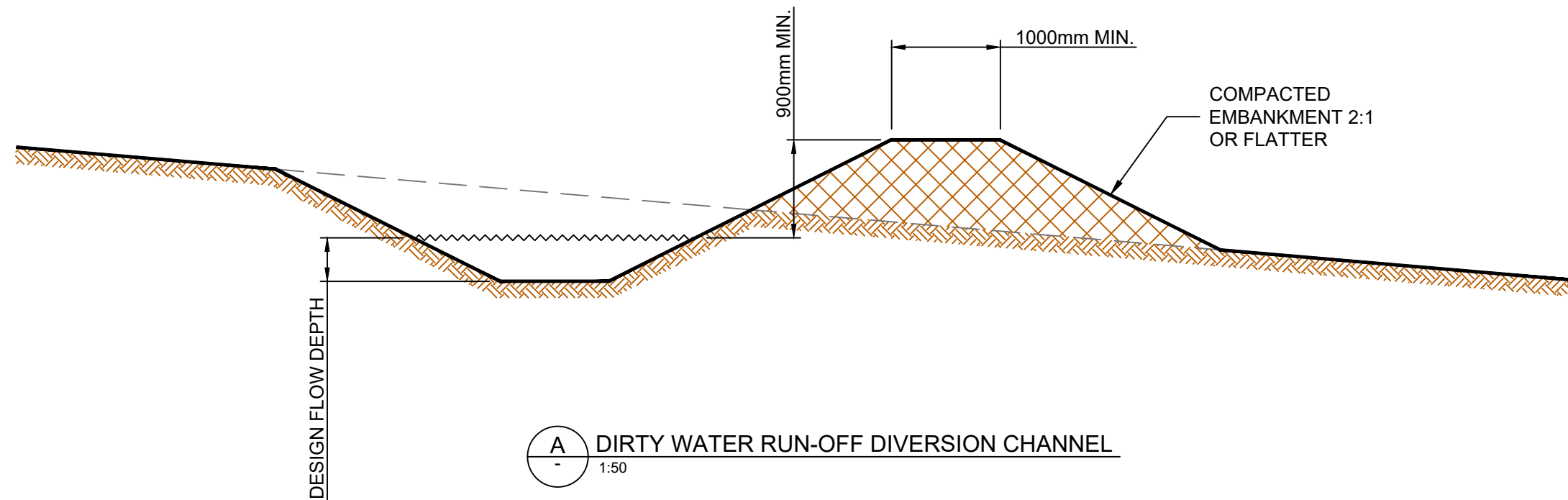
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	A B	FOR RESOURCE CONSENT FOR RESOURCE CONSENT	FB FB	29.04.20 12.05.20	HĀKITEKURA						UNIVERSITY OF OTAGO	Drawn: FB
					Title:							
					SITE SERVICES PLAN							

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					Title:	UNIVERSITY OF OTAGO		Drawn: FB	Checked: NL	Scale: 1:500 @A1 1:1000 @A3	Drawing Number: 193330	Sheet: 007	Issue: A
					EROSION & SEDIMENT CONTROL PLAN								

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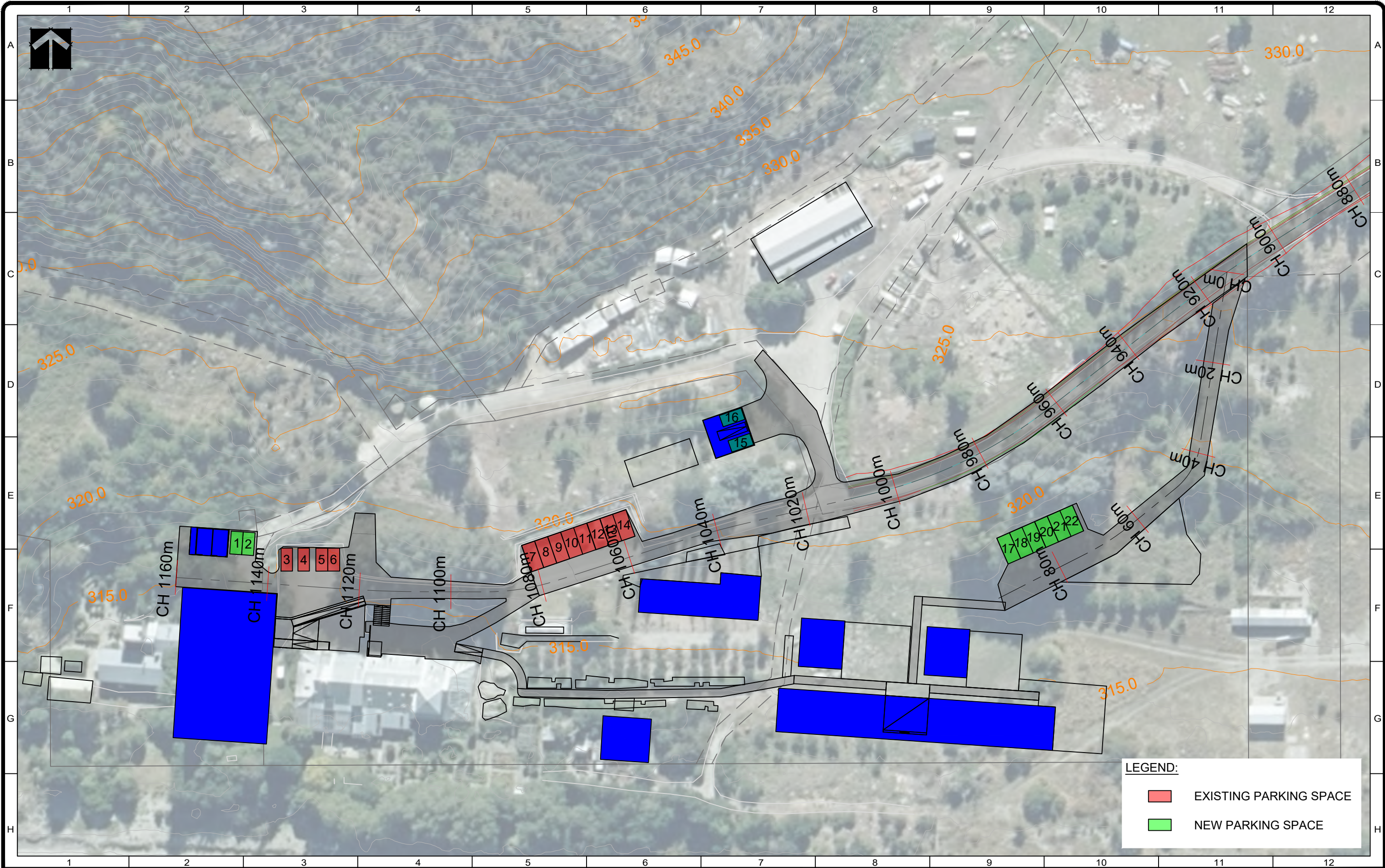
Project:	HĀKITEKURA
Title:	EROSION & SEDIMENT CONTROL TYPICAL DETAILS

Client:	UNIVERSITY OF OTAGO
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Drawn: FB	Checked: NL	Scale: 1:25 @A1 1:50 @A3	Drawing Number: 193330
Project: 193330	Sheet: 008	Issue: A	

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LEGEND:

EXISTING PARKING SPACE

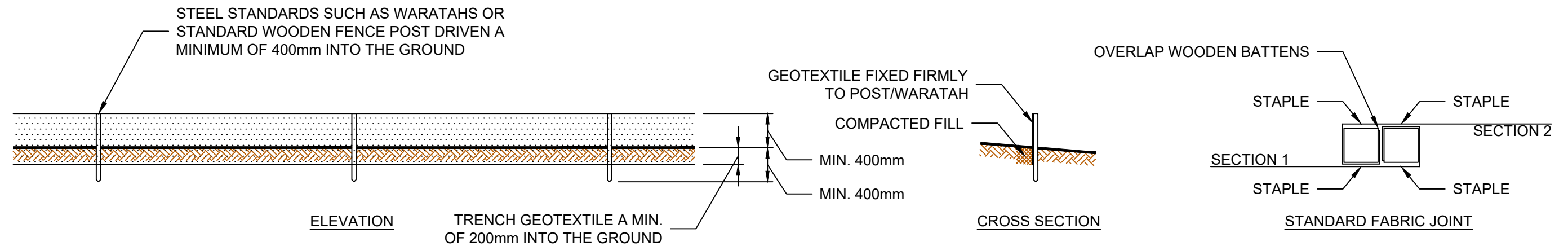
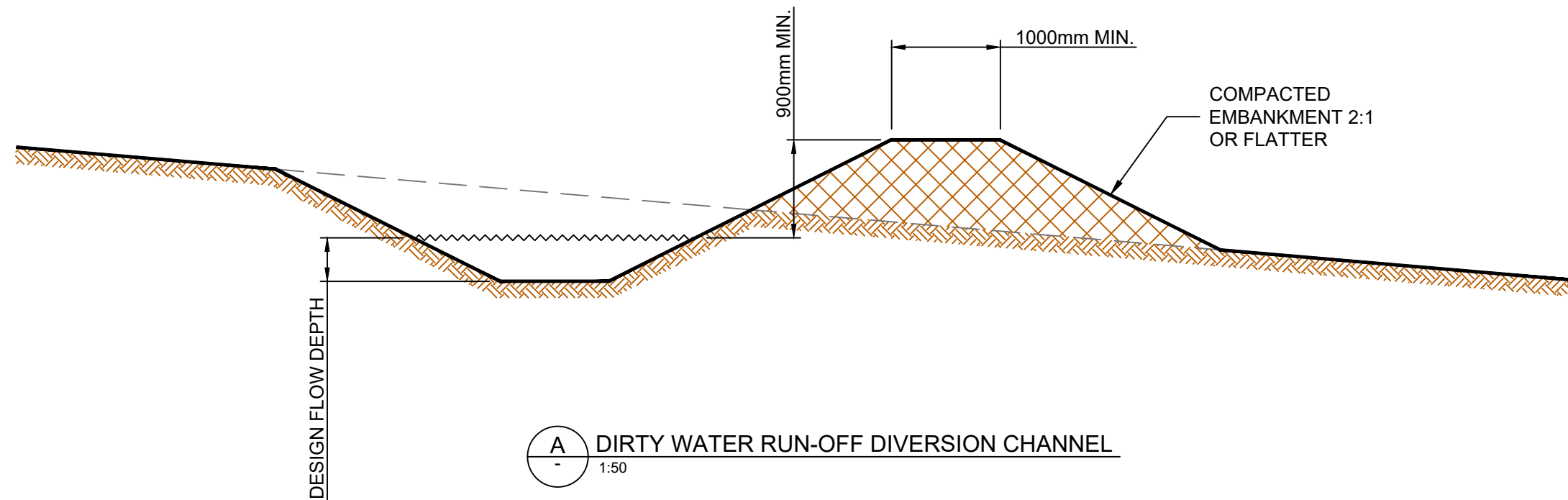
NEW PARKING SPACE

Notes:	Issue	Description	By	Date	Project:	Client:	hadley CONSULTING ENGINEERS consultants LTD STRUCTURAL / CIVIL / PROJECT MANAGEMENT / GEOTECHNICAL 44 Robins Road, PO Box 1356, Queenstown, New Zealand, P: +64 3 450 2140; F: +64 3 441 3513; W: www.hadleys.co.nz This drawing is supplied on the understanding that the information contained hereon will not be passed to any other party without written permission first being obtained from Hadley Consultants Ltd.				
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	Title:										
UNIVERSITY OF OTAGO						Drawn: FB	Checked: NL	Scale: 1:375 @A1 1:750 @A3	Drawing Number: Project: 193330	Sheet: 009	Issue: A

Appendix 2

Erosion and Sediment Control Plans

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					EROSION & SEDIMENT CONTROL TYPICAL DETAILS				
Drawn: FB		Checked: NL		Scale: 1:25 @A1 1:50 @A3		Drawing Number: 193330		Sheet: 008	Issue: A

Appendix 2

Preliminary Environmental Management Plan

University of Otago

**Hākitekura
Woolshed Bay
Queenstown**

Environmental Management Plan

Contact Details:

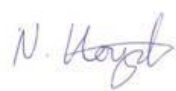
Hadley Consultants Ltd
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PO Box 1356
Queenstown 9348

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Responsible Engineer:
Fraser Brotherstone
Civil Design Manager

Document Status

Revision	Author: Fraser Brotherstone		Reviewer: Nigel Lloyd		
	Name	Signature	Name	Signature	Date
A (Initial Issue)	F.Brotherstone		N.Lloyd		29 Apr 20
B (For Consent)	F.Brotherstone		N.Lloyd		14 May 20

Limitations

This report has been written for the particular brief to HCL from their client and no responsibility is accepted for the use of the report for any other purpose, or in any other context or by any third party without prior review and agreement.

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2.3 Notification and Management of Environmental Incidents	2
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1. Introduction

University of Otago has engaged Hadley Consultants Limited (HCL) to produce an Environmental Management Plan (EMP) for the redevelopment of their site situated at Woolshed Bay, Queenstown.

This document provides the framework and parameters within which these construction activities will be managed in order to mitigate the potential environmental effects.

The Principal Contractor, responsible for the carrying out of the construction activities associated with this development, has not been selected at this stage. This revision of the EMP has been prepared to accompany the Resource Consent application, once a Principal Contractor has been nominated to undertake the construction works the Principal Contractor will then review this plan and update it with their construction methodology and inputs, then resubmit the EMP to QLDC prior to the start of construction works.

The EMP risk category is deemed to be high risk, as per the categorisation table in the QLDC Guidelines for Environmental Management Plans document, due to the project having greater than 2500m² disturbed surface area open at any one time and topography where any slope is greater than 15%. This plan has been produced accordingly to meet the requirements of a high risk EMP project.

2. Administrative Requirements

2.1 Site Induction

Prior to commencing ground-disturbing activities, the Principal Contractor will ensure that all staff involved in, or supervising, works onsite have attended an Environmental Site Induction. This includes at a minimum, all site management staff, employees and Sub-Contractors working on activities which disturb the ground surface.

The Principal Contractor will prepare and deliver a project specific site induction to all persons upon entering the site. The Principal Contractor will maintain a register signed by those inducted. The register will contain but not be limited to the name of the inductee, date inducted, and the name of the induction facilitator.

A copy of the Principal Contractor's Environmental Site Induction will be added to the EMP in Appendix 1 once a Principal Contractor has been appointed. The induction will include but not be limited to:

- Basic roles and responsibilities for environmental management
- Specific locations within the site of environmental significance or risks, including Exclusion Zones and Sensitive Environmental Receptors
- Scope and conditions of resource consents applicable to the works
- The limit of clearing and earthworks for each Stage of works
- Environmental management measures stipulated in the EMP
- Procedures of notifying of potential Environmental Incidents
- Procedures for managing storm events (wind and rain)

2.2 Management of Sub-Contractors

All Sub-Contractors must attend the site specific Environmental Induction and must be recorded on the site environmental induction register. The Principal Contractor must ensure that all Sub-Contractors comply with the EMP at all times.

2.3 Notification and Management of Environmental Incidents

The Principal Contractor will notify QLDC of details of any Environmental Incident where the EMP has failed leading to any adverse environmental effects offsite (including nuisance effects associated with dust as well as spills of fuels and chemicals to ground onsite).

All Environmental Incidents will be notified to QLDC within 12 hours of becoming aware of the incident RCMonitoring@qldc.govt.nz.

2.4 Environmental Roles and Responsibilities of Key Personnel

Once a Principal Contractor has been appointed this section of the EMP document will be updated with all the environmental-specific roles and responsibilities of personnel. This will include the email addresses and mobile numbers for each key role. At a minimum, this will include:

- Project Manager
- Site Supervisor
- Environmental Representative
- Environmental Advisor/Manager ('SQEP')

2.5 Records and Registers

Environmental records are to be collated onsite and will be made available to QLDC upon request, immediately if the request is made by a QLDC official onsite and within 24 hours if requested by a QLDC officer offsite.

Records and registers to be managed onsite will include the following:

- Environmental Induction attendance register
- Environmental Incident reports and associated corrective actions undertaken
- Complaints register and associated corrective actions undertaken
- Daily diary entries (including pre-start inspection observations)
- Post-Rain event inspection observations and corrective actions
- Weekly Site Inspection checklists
- Monitoring results (e.g. water quality)
- EMP Non-conformance register (based on weekly inspection results or otherwise identified) and associated corrective actions taken

2.6 Weekly and Pre and Post-Rain Event Inspections (Monitoring)

The Principal Contractor's Environmental Representative will undertake and document weekly and Pre and Post-Rain Event site inspections for the purpose of monitoring the following:

- Verifying that the management measures prescribed in the EMP are present, functional and adequate
- Observe the site for actual or potential adverse environmental effects
- Identify maintenance requirements for implemented management measures, and
- Verifying preparedness for adverse weather conditions where rain and/or wind is forecast

In some situations, during sensitive phases in the construction methodology, or following Environmental Incidents, weekly inspections may need to be undertaken by a SQEP.

The Principal Contractor will undertake corrective actions to rectify issues identified by the site inspections. Each weekly inspection will be recorded including date, observations and any corrective actions.

The Weekly and Post-Rain Event Site Inspection records will be made available to QLDC within 48 hours of a request being made.

Between the Weekly and Post-Rain Event inspections, the Environmental Representatives will also undertake a daily pre-start inspection to ensure that no new environmental issues have arisen or mitigation measures have been compromised from the previous day's work. Observations should be recorded (e.g. in a works diary)

2.7 Monthly Environmental Reporting

A SQEP will monitor the site monthly to ensure that the site is complying with its EMP, identify any new environmental risks arising that could cause an environmental effect and suggest alternative solutions that will result in more effective and efficient management. The outcome of these inspections should be reported and included in a monthly environmental report to QLDC. The monthly environmental report will be submitted to QLDC's Regulatory Department within five (5) working days of the end of each month.

The monthly environmental report will include exception reporting and statements actively addressing but not limited to the following that occurred during the reporting month:

- Updates to the EMP and the Erosion and Sediment Control Plan ('ESCP')
- Weekly Site Inspections – number of inspections completed, and summary of corrective actions undertaken
- Monitoring reporting – summary of monitoring and whether non-conforming results were obtained
- Positive environmental outcomes achieved and opportunities identified by the Principal Contractor

Where exception reporting demonstrates repeated or multiple non-conformances of the same issue, QLDC may instruct the Principal Contractor to undertake a review of the adequacy of management measures outlined in the EMP and provide response back to QLDC within five (5) working days, either confirming and justifying the suitability of the existing EMP or notifying of updates to the EMP and the justification.

3. Operational Requirements

3.1 Erosion and Sedimentation

The site is categorised, using the QLDC Guidelines for Environmental Management Plan's erosion risk level table, as high risk as the project duration will be longer than six months and the topography has slopes greater than 15%. The erosion and sediment control plan has been set to standards outlined for a high erosion risk project in the QLDC Guidelines.

3.1.1 Erosion and Sediment Control Plans (ESCP)

The plans (attached in Appendix 2) which have been prepared by HCL are indicative only to support the Resource Consent application, once a Principal Contractor has been selected they will be responsible for temporary erosion and sediment control and for ensuring that controls are adequately designed, installed, adapted, maintained and decommissioned. The plans and details have been designed in accordance with Auckland Regional Council. Technical Publication No. 90 (TP90) Erosion and sediment control: guidelines for land disturbing activities in the Auckland Region. Auckland: Auckland Regional Council, 1999.

The HCL Erosion and Sediment Control Plan shows that stormwater runoff from the site bulk earthworks can be captured with silt fencing along the southern boundary line in front of the lakefront. Once a Principle Contractor has been nominated, an updated and more detailed plan will be provided including additional plans for the Woolshed Road Upgrading and calculations for the sizing of any required diversion channels and/or sedimentation ponds.

Implementation and revision of the plans will be carried out by Suitably Qualified and Experienced Person and will:

- Provide and implement As Built plans for the Erosion and Sediment Control Plan
- monitor the continued effectiveness of the ESCP during the contract
- update the ESCP where necessary

The plans will be updated when:

- The construction program moves from one Stage to another; or
- Any significant changes have been made to the construction methodology since the original plan was accepted for that Stage; or
- There has been an Environmental Incident and investigations have found that the management measures are inadequate; or
- Directed by QLDC's Resource Management Engineering team during subdivision inspections or QLDC's Regulatory Department through enforcement

Bulk earthworks may not commence until the following has been completed in order to satisfy HOLD POINTS 1 and 2 as required by conditions of the resource consent:

- The updated ESCP is submitted and deemed acceptable by QLDC in conjunction with the overarching EMP; and
- The erosion and sediment control devices are installed correctly; and
- As Built plans have been provided and deemed acceptable by QLDC

3.1.2 Administrative Requirements

The Principal Contractor will engage their SQEP to undertake monthly erosion and sediment control audits by their SQEP approved by QLDC. This can be undertaken at the same time of the monthly environmental inspection to be undertaken by the SQEP as outlined in section 2.7 of this EMP. This documentation may stand in place of the erosion and sediment control component of the monthly environmental reporting.

3.2 Water Quality

The Principle Contractor will at all times undertake reasonable and practicable management measures to avoid adverse environmental effects within the site or adjacent waterbodies into which the site discharges.

The reuse of stormwater captured in any sediment retention ponds for dust suppression will be utilised on site where possible.

The Principle Contractor will develop and undertake a water quality Monitoring Plan that is reasonable and practicable in accordance with the requirements stipulated in QLDC Guidelines for Environmental Management Plan. The timing of the discharge monitoring shall occur prior to dewatering Discharge from sediment retention devices and during rain events. Monitoring results will be recorded on a monitoring spreadsheet and evaluated by the Principal Contractor against the water quality criteria of the QLDC Guidelines to verify compliance. For each monitoring result that does not conform to the water quality criteria, the Principal Contractor will:

- Report the non-conformance to QLDC including the water quality parameter that exceeded the criteria and level that was recorded;
- Where the discharged water was as the result of the erosion and sediment controls failing or exceeding capacity the following will be reported:
 - the depth of rain recorded at the nearest meteorological station that collects daily rain data,
 - size of the Rain Event Average Recurrence Interval (ARI),
 - duration of the Rain Event;
- Identify the cause and develop and implement corrective actions such as improved work procedures or management measures to improve water quality and prevent re-occurrence of monitoring non-conformances.

3.3 Dust

The Principal Contractor will at all times take reasonable and practicable management measures to avoid dust moving beyond the boundaries of the site. Weekly inspections will be carried out and include observations of the site for visual evidence of dust travelling beyond the boundaries of the site and evidence of dust fallout from the works on adjacent vegetation or buildings.

Ground conditions have been assessed to be of silty topsoil and loess over sandy (and possibly silty gravels), dust will be a potential issue requiring control although earthworks are relatively minor and the site is secluded and has good separation to most boundaries. Main risk area is likely to be construction traffic on Woolshed Road which is currently gravel and also the construction on this road to widen in places, add passing bays, reshape and seal. We assume that the Woolshed Road works will happen towards the end of the project after most of the construction traffic has used the gravel road.

The reuse of stormwater captured in sediment retention ponds for dust suppression will be utilised on site where possible, this will be factored into the design of the sediment retention devices in the form of additional capacity.

3.4 Cultural Heritage

The subject site is not listed as having a heritage feature on either the New Zealand Heritage List/Rārangī Kōrero or on the ODP and PDP heritage schedules.

However, the woolshed is known to have been linked to early Queenstown pioneer, William Rees, in the 1860s. Accordingly, the woolshed may be deemed to be an archaeological site pursuant to the definition of archaeological site in the HNZPT Act as follows

archaeological site means...

a) any place in New Zealand, including any building or structure (or part of a building or structure), that—

(i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and

In addition, it is also feasible that other archaeological sites are present within the land at the site. An archaeological assessment has been undertaken for the site and an archaeological authority will be obtained for site works prior to commencement. The contractor will need to take into account any conditions or requirements arising from this when updating this document.

The Principal Contractor will comply with the relevant resource consent conditions in any instances of accidental discovery of cultural heritage and follow the Heritage New Zealand Pouhere Taonga Archaeological Discovery Protocol.

3.5 Noise

The Principal Contractor will at all times take reasonable and practicable management measures to avoid and mitigate effects from noise associated with construction works.

The Principal Contractor will ensure that all works are undertaken in accordance with the noise limits set in any relevant conditions of consent or in the absence of a consented limit must comply with the noise limits specified in the Zone Standards and NZ6803.

The Principal Contractor will review the Noise Management Plan or EMP, update and implement additional management measures:

- In response to a justifiable Complaint caused by construction works
- When changes in the equipment/work method, intensity, location, duration or timing of effects that are expected to increase noise impacts are foreseen.

Once a Principal Contractor has been nominated, prior to construction the Principal Contractor will update this EMP with the:

- Location of any Sensitive Environmental Receptors
- Noise generating activities, their locations, work periods
- Evaluation and outcome of whether Sensitive Environmental Receptors will likely be affected by construction noise
- Noise management measures to avoid or mitigate noise effects

3.6 Vibration

The Principal Contractor will at all times take reasonable and practicable management measures to mitigate:

- Vibration effects associated with the project so as to minimise Environmental Nuisance effects on Sensitive Environmental Receptors outside of the site.
- Environmental effects to buildings, structures, services and utilities within or beyond the boundary of the site in accordance with DIN 4150-3:1999 Effects of vibration on structures.

Once a Principal Contractor has been nominated, prior to construction the Principal Contractor will update this EMP with the:

- The type of vibration sensitive receptors and Critical Facilities, Infrastructure and Utilities potentially affected by the works and their location in relation to the subject site
- Vibration management measures and strategies to avoid or minimise environmental
- effects of vibration in terms of both Environmental Nuisance and structural/building receptors
- Contingency plan for observed damage to structures (private or public)

3.7 Contaminated Sites

This site is a HAIL site and NESCS investigations are currently underway. When updating this document, the Principal Contractor shall incorporate all recommendations and requirements from the

NESCS investigations. In all instances the contractor will manage any potentially contaminated sites in accordance with the Ministry for the Environment's User's Guide, National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health.

3.8 Vegetation Management

There are no Indigenous Vegetation or Protected Trees within the project site, where possible the existing gardens and landscaping will be retained.

3.9 Chemicals and Fuels Management

It is not envisaged that large volumes of fuel and chemicals will be kept permanently on site during construction, for projects of this nature a trailer towed fuel tank would be brought to site for machinery refuelling.

The Principal Contractor will ensure spill response equipment is available on the site for use in an emergency. Spill response equipment shall be commensurate with the site location, topographical features, type and quantity of chemicals and fuels being stored on site. The Principal Contractor will promptly remediate any contamination resulting from spill, leaks and discharges to a condition similar to that existing before the contamination.

Refuelling of machinery will conform to the following requirements:

- Occur at least 30m from a waterway
- Fuelling activity to be supervised at all times
- Hoses to be fitted with a stop valve at the nozzle end

Machinery will be maintained to minimise the leakage of oil, fuel, hydraulic and other fluids.

Once a Principal Contractor has been nominated, prior to construction the Principal Contractor will update this EMP with the:

- List chemicals and fuels stored onsite in volumes greater than 250L, the maximum quantity to be stored at any one time and the storage location
- Type and number/size of spill response equipment stored onsite
- Management measures, including containment, for avoiding contamination or discharge to land or water
- Details of any approvals held in relation to fuel and chemical storage or use
- Contingency plan in the event of a contamination or discharge

3.10 Waste Management

The Principal Contractor will ensure that all wastes have been removed from site. No waste will be burnt onsite.

The Principal Contractor will provide bins at common areas at all times. Bins will be fitted with lids and serviced prior to being filled to capacity. During construction, the Principal Contractor will maintain the site free of litter and ensure that no litter leaves the boundary of the site or enters any waterway within the site.

Vegetation waste from clearing and striping, that is free of noxious plants, may be used in conjunction with soil erosion and sediment measures such as brush matting or mulching.

Mulch stockpiles will be separated from drainage lines and waterways to inhibit discharges. Mulch stockpiles will be no higher than 2.5m in height. When temperatures exceed 30 degrees Celsius they should be no higher than 1.5m and monitored regularly for excess leachate and heat.

Waste Containment and Mulch stockpiles will be located by the nominated contractor and the location of there are to be added to their updated Erosion & Sediment Control Plan to be issued to council as per Section 3.1 of this plan.

Appendix 3

Power Supply

Confirmation

AURORA ENERGY LIMITED

PO Box 5140, Dunedin 9058

PH 0800 22 00 05

WEB www.auroraenergy.co.nz



9 April 2020

Kieran Lash
Cosgroves Ltd

Sent via email only: Kieran.lash@cosgroves.com

Dear Kieran,

**ELECTRICITY SUPPLY AVAILABILITY FOR A PROPOSED DEVELOPMENT.
WOOLSHED BAY, JACKS POINT, QUEENSTOWN. LOT 1 AND LOT 3 DP 452315.**

Thank you for your inquiry outlining the above proposed development.

Subject to technical, legal and commercial requirements, Aurora Energy can make a Point of Supply¹ (PoS) available for this development.

Disclaimer

This letter confirms that a PoS **can** be made available. This letter **does not** imply that a PoS is available now, or that Aurora Energy will make a PoS available at its cost.

Next Steps

To arrange an electricity connection to the Aurora Energy network, a connection application will be required. General and technical requirements for electricity connections are contained in Aurora Energy's Network Connection Standard. Connection application forms and the Network Connection Standard are available from www.auroraenergy.co.nz.

Yours sincerely

A handwritten signature in black ink, appearing to read "Niel Frear".

Niel Frear

CUSTOMER INITIATED WORKS MANAGER

¹ Point of Supply is defined in section 2(3) of the Electricity Act 1993.

APPENDIX 3:

Feasibility of Utility Services & Infrastructure

Hadley Consultants Ltd, May 2020

University of Otago

Hākitekura Redevelopment Woolshed Bay, Queenstown

Feasibility of Utility Services
& Infrastructure

Contact Details:

Hadley Consultants Ltd
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Responsible Engineer:
Nigel Lloyd
Senior Civil/Environmental Engineer

Document Status

Revision	Author: Nigel Lloyd		Reviewer: Fraser Brotherstone		
	Name	Signature	Name	Signature	Date
Draft for Coordination	N. Lloyd		F.Brotherstone		29 April 2020
A For Consent	N. Lloyd		F.Brotherstone		13 May 2020

Limitations

This report has been written for the particular brief to HCL from their client and no responsibility is accepted for the use of the report for any other purpose, or in any other context or by any third party without prior review and agreement.

In addition, this report contains information and recommendations based on information obtained from a variety of methods and sources including inspection, sampling or testing at specific times and locations with limited site coverage as outlined in this report. This report does not purport to completely describe all site characteristics and properties and it must be appreciated that the actual conditions encountered throughout the site may vary, particularly where ground conditions and continuity have been inferred between test locations. If conditions at the site are subsequently found to differ significantly from those described and/or anticipated in this report, HCL must be notified to advise and provide further interpretation.

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1. Introduction

The University of Otago has engaged Hadley Consultants Limited (HCL) to investigate and report on the site conditions and feasibility of providing utility services and the necessary development infrastructure for the proposed Hākitekura Redevelopment on their project site situated in Woolshed Bay, Queenstown.

This report considers the nature of the proposed development, the site conditions affecting the implementation of the necessary utility services and development infrastructure and describes the options and proposals for implementation of the following elements:

- Site Conditions
- Access
- Earthworks
- Water supply
- Wastewater collection and disposal
- Stormwater control
- Power Supply
- Telecommunications

The report is to supplement and support the resource consent application made by Planz Consultants on behalf of the University of Otago.

2. Site Description

The project site is situated at the end of Woolshed Road, Queenstown which is located on the south facing inlet known as Woolshed Bay on the shore of Lake Wakatipu south of Jacks Point. To the immediate north-west is the rocky Jack's Point land formation and the undulating slopes of the newly developing Homestead Bay subdivision to the east and south. This site has a legal description of Lots 1 and 3 DP 452315 with an approximate area of 4 hectares.

The subject site is generally gently sloping to the south towards Lake Wakatipu with steeper slopes and a number of rocky bluffs that make up the southern flanks of Jacks Point located in the northwest of the site beyond the proposed development area. While the site as a whole ranges in elevation from approximately 312 metres to 370 metres above sea level the proposed development is focused on the gently sloping southern portion of the site and ranges in elevation from 312 metres to approximately 324 metres.

The University of Otago were gifted this site in 2016 to be used as an academic retreat, by Dick and Jillian Jardine, owners of Remarkables Station. Included with the site came two large buildings consisting of the Jardine's residential home which is the original woolshed that was converted into a residential dwelling in 2007, referred to as the Woolshed, and the adjacent older dwelling referred to as the Shearer's Quarters. In addition to these two large buildings there are several smaller outbuildings including garden sheds, dog kennels and wooden yards scattered around the site.

The Woolshed was fully redeveloped in 2007 when it became the main residence and is a mixture of the original woolshed setting with new construction forming the bedrooms, kitchen and conservatory areas. The building is considered a single storey dwelling that include a large mezzanine floor within the large living area and a large attic space directly below a roof top bedroom. The exterior cladding of rustic weather boards and old-style corrugated roof steel gives it an authentic turn-of-the-century feel as it sits on the shores of Lake Wakatipu.

The Shearer's Quarters house is an older single storey timber framed building with a rough cast exterior finish and corrugated steel roof cladding. The building is currently tenanted to the university. This building is scheduled for demolition to make way for the proposed Hākitekura Lecture Theatre.

The site includes well established gardens of various types with established landscaped paths and retaining structures. Immediately around the Woolshed building are the vegetable gardens, green house and small fruit trees. Elsewhere there are established olive trees, mountain beech trees, smaller fruit trees, grassed areas and flower gardens.

Access to the site is via Woolshed Road which is a single lane gravel road that extends from Maori Jack Road directly south of the Jack's Point subdivision. The access road is approximately 3m wide

and services both the Hākitekura Redevelopment and the Jardine's new residential home along with several other properties. Car parking and vehicle turning areas exist along the access road however this will be upgraded with the redevelopment work.

The existing buildings are serviced by an on-site water bore, ground sourced heating system and on-site wastewater and storm water disposal systems. These will become redundant as the Hākitekura development evolves.

The land receives approximately 800mm of rainfall per annum and may be subject to drought conditions during the summer months.

3. Nature of Proposed Development

It is proposed to redevelop the land and facilities that were gifted to the University of Otago by Dick and Jillian Jardine in 2016 into a new academic retreat.

This will involve the refurbishment of the existing Woolshed building from a residential house into a new lodge and office spaces. The existing Shearer's Quarters will be demolished, and a new lecture theatre will be constructed in its place. The new lecture theatre will be developed in two stages and will ultimately provide seating for 120 people as well as facilities such as a commercial kitchen, meeting room and bathroom facilities

16 accommodation units will be constructed to the eastern end of the site for attendees of the facility. This will consist of three smaller two room units and two larger five room units. All buildings will be positioned to maximise the existing garden facility and view of Lake Wakatipu as well as being sympathetic to the general landscape. A three bedroom dwelling is proposed to provide staff accommodation for workers remaining on-site during operational use.

Earthworks, access and infrastructure requirements and concepts are discussed in more detail in subsequent sections of this report. HCL plans showing the proposed development and access and earthworks are included with this report as Appendix 1.

4. Ground Conditions

As outlined above the portion of the site to be redeveloped consists primarily of gently sloping topography at an approximate elevation of 314 to 320 metres above sea level. The rocky and bluff Jack's Point landform is located to the immediate north-west of the development site. This landform is predominantly schist rock with numerous rock outcrops observed around the site. Observations made elsewhere in and around the site indicate that the subsurface soils consist primarily of gravelly and sandy alluvial outwash deposits although some areas of glacial till and possibly also lake sediments may also be present.

Detailed site investigations to assess the subsurface materials in the vicinity of the proposed development elements have not been undertaken to date due to lockdown restrictions. However, this is not considered disadvantageous due to information obtained from desktop review and based on observations made during previous site walkover assessment.

We anticipate that the main buildings will be founded primarily on sandy and gravelly alluvial outwash deposits and that these will overlie bedrock consisting of Haast Schist. The depth to rock is anticipated to be relatively shallow, particularly in the western portion of the site in the vicinity of the proposed Hākitekura Lecture Theatre.

Based on assessment to date we anticipate that all buildings and development will be founded on subgrade that meets or exceeds the requirements for "good ground" as defined by the New Zealand Building Code and Soil Class C as defined by NZS1170.

4.1 Natural Hazards

QLDC hazard maps indicate a portion of the site approximately corresponding to Lot 3 to be classified as LIC2(P) – Liquefaction risk possibly moderate however this is provisional due to insufficient investigations. While no specific investigations or assessment has been undertaken as a part of the proposed Hākitekura development we note that the subject site has been previously assessed as a part of recent work to support a underlying Plan Change in this area.

The previous assessment in support of the underlying Plan Change was undertaken for Homestead Bay Trustees Limited by RDAgritech Limited and consisted of a desk top study which was based on a variety of background information from other recent geotechnical reports and investigations in the wider area and concluded that the subsurface materials are in general likely to have a low susceptibility to liquefaction although localised areas of potentially higher risk were noted in some other areas away from the Hākitekura site. We acknowledge that the report noted above was prepared for a different purpose and client, however, we have reviewed the contents and findings in conjunction with other relevant published and unpublished information containing relevant background information pertinent to the subject site and Hākitekura development.

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5. Access & Carparking

5.1 Overview

Access to the subject site is via Woolshed Road which is a private gravel road that extends from Maori Jack Road to the Hākitekura site. Woolshed Road is currently a metal surfaced single lane access approximately one kilometre long and three to four meters wide and this extends though the development site to provide internal circulation.

A detailed Integrated Transport Assessment for the proposed development has been undertaken by Tim Kelly Transportation Planning Limited (TKPTL) and a copy of this will be separately included with the Resource Consent Application. For the sake of efficiency, the key recommendations of this assessment as they effect the necessary development infrastructure are discussed below.

5.2 Access

It is proposed to upgrade Woolshed Road as a part of the proposed Hākitekura redevelopment. This will include widening the road where necessary to provide a uniform 3.5 metre carriageway width and crowned profile along the entire length. The Woolshed Road surface is proposed to be sealed using a two-coat chip seal. While we note that this will not strictly meet the QLDC standards it is intended to retain the generally single lane access in order to maintain the rural character of the area and low speed traffic environment. Passing bays where the carriageway will be widened to 5.5 metre width will however be provided at key locations along the length and these will be preferentially located on bends and other areas with decreased forward visibility in areas as indicated.

While we acknowledge that the proposed passing bay spacing exceeds the maximum spacing prescribed within QLDC standards we note that light vehicles will be able to pull over to facilitate passing in most locations along the length of the road due to the gentle topography as is currently the case.

In general, the internal access will remain unchanged with only minor upgrades proposed to improve shape, gradients and surfacing, particularly in and around the carparks and shared spaces. A new section of access will be constructed to the proposed carparks adjacent to the accommodation units and a service vehicle manoeuvring area to provide turning for an 8-metre rigid service vehicle such as refuse/recycling truck will also be constructed.

The proposed upgrades and improvements are as indicated in the HCL plans that are included within Appendix 1 of this report.

5.3 Carparking

There are approximately 14 existing carpark spaces currently available on the site that will be retained and it is intended that these will be upgraded as required. An additional further 8 carparks are proposed as a part of the development including garage space for a University minibus and staff parking. All dimensions and gradients of the carparking will be designed within the standards set out in AS/NZS 2890.1:2004 "Parking facilities - Off-street car parking".

6. Earthworks

We have reviewed the architectural site plans as they relate to building levels and siteworks proposed as a part of the Hākitekura development. The earthworks associated with the proposed Hākitekura development have been assessed by HCL and the approximate total quantities are summarised as follows:

Table 1 – Proposed Earthworks Volumes

	Cut Volume	Fill Volume	Extent	Max Cut Height	Max Fill Depth
Bulk Earthworks	-2,620m ³	1,340m ³		-4m	1.7m
Total Site Works (incl Bulk EW & landscaping)			8,460m ²		
Site Works (Slope >10°)			850m ²		
Site Landscaping		1,280 m ³	1,300m ²		~1.5m
Site Pavements		330m ³			
External Rooding			6,340m ²		
External Pavements		350m ³			

For the bulk earthworks we expect that it will be possible to batter temporary and permanent cuts at up to 1V:1.5H in near surface alluvial or glacial soils. Permanent retaining will also be provided in some instances and areas. Areas of fill should be constructed with a maximum temporary and permanent batter slope of the majority of 1V:2H in near surface alluvial or glacial soils. Modelling indicates that bulk earthworks will generate an excess of cut material and it is intended that this will be utilised onsite for landscape purposes such as mounding and recontouring.

We confirm the proposed earthworks are feasible, however due to the nature of the site and complexity of the design that includes a number of proposed retaining elements all earthworks shall be designed and monitored by a suitably experienced Chartered Professional Engineer. Any fill beneath proposed buildings will need to be certified in accordance with NZS4431.

All exposed earthworks areas will be top soiled and finished to match the landscape plans. Any excess material from the proposed earthworks will be utilised onsite for landscaping or removed from site and will be disposed of to an approved clean fill site.

All earthworks shall be carried out in accordance with contract specifications and the Environmental Management Plan (EMP). An initial draft of the EMP has been prepared by HCL for this Resource Consent application and is included as Appendix 2. As a Principal Contractor has yet to be

selected, the EMP will be reviewed and updated by the Principal Contractor and approved by the Engineer prior to the commencement of site works.

7.3 Secondary Overflow Paths

No specific assessment of secondary overflow paths has been undertaken although as noted above any surface water runoff will flow towards Lake Wakatipu during intense rain events. Standard allowances for floor level clearances and positive drainage will be provided at all existing and proposed buildings as a part of the proposed development.

7.4 Recommendations & Conclusions

Stormwater from the proposed development will continue to be managed and disposed of on-site as required. While some increase in peak run off can be expected as a result of the proposed development by inspection, due to the low density of the development, this can be readily accommodated on site.

We recommend that conditions of consent will be included requiring design and documentation of stormwater infrastructure be undertaken by a suitably qualified person and submitted for Engineering Acceptance.

8. Water Supply

8.1 Existing Infrastructure

The site and several of the surrounding properties are currently serviced by an existing bore located adjacent to the lakeshore east of the Woolshed residence. This bore pumps water to a series of storage tanks in elevated locations to supply the various properties with potable water.

It is intended that the existing bore and water supply will be retained to service the adjacent properties and may also be utilised for irrigation water supply on the subject site but it is intended that a new potable water supply will be developed to service the proposed Hākitekura development.

The Jacks Point water supply intake is located adjacent to the eastern boundary of the site and this supplies water to the Jacks Point Reservoir and reticulation although this water supply is privately owned and operated.

No Council water supplies are currently in this area although plans are in place to develop what is currently known as the Coneburn water supply, as an extension of the existing Council Frankton Flats and/or Hanley Farms water supplies, to service a number of developments that are proposed in the wider area.

8.2 Water Demand Assessment

An initial water demand assessment was carried out by HCL based on section 6.3.5.6 of the QLDC CoP and wastewater allowances as per NZS1547:2012 for non-resident guests, this assessment is as follows:

Table 2 - Water Demand Assessment

Demand Item	Potable Demand	Population	No.	Daily Demand (l/d)	Peak Flow (l/s)
Visitor Accommodation	250 l/p/d	2	16	8,000	0.61
Staff Accommodation	700 l/p/d	3	1	2,100	0.16
Non-resident Guests	50 l/p/d	90	1	4,500	0.34
Total Peak Demand				14,600L	1.11l/s

The water demand assessment detailed above considers peak occupancy and site usage in regard to visitor accommodation and non-resident guests and as such is considered to be conservative in nature. A Peaking Factor of 6.6 has been utilised to assess the required peak flow rates which

again is considered to be conservative given peak occupancy has already been allowed for in the assessment.

The majority of the proposed development including Woolshed Lodge/Offices, Hākitekura Lecture Theatre and Garden Rooms are to be fitted with a fire sprinkler system and the expected flowrate for this is 700 litres/minute or approximately 12.5 litres/second.

A residual fire hydrant demand equivalent to FW3 or 25 litres/second will also be required to provide firefighting water supply to unsprinklered buildings such as the staff accommodation dwelling, Minibus Shed and other ancillary buildings.

8.3 Proposed Servicing Concept

The potable and firefighting water supply for the Hākitekura development will be provided by way of reticulation to connect the subject site with future water reticulation that will be installed within the proposed Homestead Bay development area. It is expected that water supply infrastructure and reticulation will be developed in this area as a part of a series of proposed developments including Homestead Bay and the wider Coneburn area and that this water reticulation will ultimately be transferred and vested with QLDC.

Large diameter reticulation to the site will be designed to ensure that adequate flow for peak demand and firefighting can be supplied to the site. Internal reticulation will consist of large diameter trunk reticulation with fire hydrants, medium diameter sprinkler connections to various buildings as required and smaller diameter potable reticulation and connections as required in accordance with Council and Fire Supply standards. Several possible connection points and reticulation alignments have been considered and it is anticipated that the preferred option for the water reticulation connection will depend on the staging and rollout of the adjacent Homestead Bay development.

Discussions have been held with the parties responsible for the design and delivery of the Homestead Bay water supply infrastructure and we confirm that they are including a suitable allowance for water demand arising from the proposed Hākitekura development within the water supply master-planning work that they are currently undertaking.

8.4 Recommendations & Conclusions

Potable water supply will be provided to the site by way of connection to proposed future Council water supply reticulation to be installed within the adjacent Homestead Bay development site. We anticipate that a condition of consent will be included requiring that a connection to a suitable water supply scheme will be provided to the proposed Hākitekura development prior to completion of the Hākitekura project.

The water demand required to service the proposed development has been conservatively assessed and is as outlined above. We understand that adequate allowances for the proposed development are included in the area wide master planning that is underway for the Coneburn Water Supply.

The reticulation design will be governed by firefighting water requirements and we recommend standard conditions of consent be included to ensure that the water supply connection and reticulation is adequately designed through later phases of this project and verified by Council through the Engineering Acceptance process.

9. Wastewater

9.1 Existing Infrastructure

No Council or Community wastewater schemes are currently available in this area with the nearest community wastewater scheme being Jacks Point which is privately owned and operated.

The site and adjacent developed properties are all currently serviced by existing individual onsite wastewater systems. Currently we understand that one system services the existing Woolshed dwelling and another system services the Shearer's Quarters dwelling although only limited details have been found in regard to these systems.

Plans are underway to develop what is currently known as the Coneburn wastewater scheme, which will operate as an extension of the existing Council Frankton Flats and/or Hanley Farms wastewater schemes and ultimately connect to Project Shotover Wastewater Treatment Plant, to provide wastewater servicing to a number of developments that are proposed in the wider area.

9.2 Wastewater Generation Assessment

An initial wastewater generation assessment was carried out by HCL based on section 5.3.5. of the QLDC CoP and wastewater allowances as per NZS1547:2012 for non-resident guests, the generation estimate is as follows:

Table 3 – Wastewater Generation Assessment

Generation Item	Generation	Population	No.	Daily Dry Weather Generation (l/d)	Peak Wet Weather Flow (l/s)
Visitor Accommodation	250 l/p/d	2	16	8,000	0.43
Staff Accommodation	250 l/p/d	3	1	750	0.04
Non-resident Guests	50 l/p/d	90	1	4,500	0.26
Total Peak Demand				13,250L	0.73l/s

The water demand assessment detailed above considers peak occupancy and site usage in regard to visitor accommodation and non-resident guests and as such is considered to be conservative in nature. A combined Peaking Factor of 5.0 has been utilised to assess the required peak wet weather flow rates which again is considered to be conservative given peak occupancy has already been allowed for in the assessment.

9.3 Proposed Wastewater Servicing Concept

The proposed wastewater servicing for the Hākitekura development will be provided by way of reticulation to connect the subject site with future wastewater reticulation that will be installed within the proposed Homestead Bay development area. It is expected that wastewater reticulation infrastructure will be developed in this area as a part of a series of proposed developments including Homestead Bay and the wider Coneburn area and that this wastewater reticulation will ultimately be transferred and vested with QLDC. The future wastewater reticulation is expected to convey wastewater to the Council's Shotover Wastewater Treatment Plant.

In order to collect and convey wastewater generated on-site to the future Council reticulation the various buildings and developments onsite will be provided with gravity wastewater reticulation connections. These will convey wastewater to a proposed subsurface wastewater pump station that will in turn convey wastewater from the site to the Homestead Bay reticulation via a wastewater rising main. Several possible connection points and reticulation alignments have been considered and it is anticipated that the preferred option for the water reticulation connection will depend on the staging and rollout of the adjacent Homestead Bay development infrastructure.

Discussions have been held with the parties responsible for the design and delivery of the Homestead Bay wastewater reticulation infrastructure and we confirm that they are including a suitable allowance for wastewater generation arising from the proposed Hākitekura development within the wastewater master-planning work that they are currently undertaking.

9.4 Recommendations & Conclusions

Wastewater servicing will be provided to the site by way of connection to proposed future Council wastewater reticulation to be installed within the adjacent Homestead Bay development site. We anticipate that a condition of consent will be included requiring that a connection to a suitable wastewater scheme will be provided to the proposed Hākitekura development prior to completion of the Hākitekura project.

Wastewater generation from the proposed development has been conservatively assessed and is as outlined above. We understand that adequate allowances for the proposed development are included in the area wide master planning that is underway for the Coneburn Wastewater Reticulation.

The wastewater reticulation design will be governed by minimum sizes for gravity reticulation, wet weather flows for the pump station along with pump station details for the proposed rising main. We recommend standard conditions of consent be included to ensure that the wastewater connection and reticulation is adequately designed through later phases of this project and verified by Council through the Engineering Acceptance process.

10. Power Supply & Telecommunications

Power supply is currently provided to the site and an existing high voltage transformer is present on-site. Aurora Energy, as the power network provider, have been contacted in regards to the proposed development and have confirmed that adequate power supply is available to service the proposed development. Written confirmation from Aurora Energy is included in Appendix 3 of this report.

The site is currently serviced with telecommunications by way of Chorus cabling. The University of Otago are currently in discussions with Chorus regarding the upgrading of this as their preference for the development, in order to provide seamless connectivity to their Dunedin campus and the world, is to have an high quality, direct fibre/ultra fast broadband (UFB) connection to the site. These discussions are ongoing but by inspection we confirm that telecommunications that would satisfy the minimum consenting requirements are available to the site as demonstrated by the existing connections currently available at the Woolshed and elsewhere on site.

11. Conclusions & Recommendations

Hadley Consultants Limited (HCL) have assessed the feasibility of providing utility services and the necessary development infrastructure for the proposed Hākitekura Redevelopment located at Woolshed Bay, Queenstown.

Based on our assessment we consider that the site conditions are suitable for the proposed development subject to detailed assessment and consideration through the detailed design phase of this project as would typically occur. Natural hazards have been considered and while a portion of the site is shown to be potentially susceptible to moderate liquefaction upon review of additional information, we consider that the liquefaction risk to be very low.

Earthworks are required in a number of areas across the site to facilitate the proposed development. Most earthworks are associated with preparation of the proposed building footprints, upgrading of the access road and internal areas and the construction of an additional access and carpark adjacent to the proposed visitor accommodation. Additional minor earthworks will also be required for the construction of site services and associated trenching. The site work and earthworks will be undertaken in accordance with and Environmental Management Plan that will be detailed and implemented by the contractor prior to commencing works on site.

Access to the site will be provided by Woolshed Road which will in general be upgraded in accordance with QLDC standards. However, we note that it is intended to retain a 3.5 metre access width in order to maintain the rural, low speed environment of this private road. Widening and passing bays will however be provided in areas with limited visibility as indicated.

Water and wastewater servicing will be provided by way of connection to proposed QLDC networks that will be developed as a part of the Coneburn Scheme servicing and the adjacent Homestead Bay development. Trunk connections to connect to this future infrastructure will be constructed as a part of the proposed development.

Stormwater from the proposed development will continue to be managed and discharged to ground on site as required. The subsurface ground conditions are generally well suited to on site soakage and the proposed development is relatively low density.

Power and Telecommunications connections are currently provided to the site and are available to service the proposed development. While these services may require some upgrades in order to meet the requirements of the proposed redevelopment this is considered to be relatively minor.

Based on our assessment we confirm that the necessary infrastructure and utility services, as considered in this report, can be provided in order to service the proposed development and the potential effects are considered to be no more than minor.

Appendix 1

Environmental Site Induction

APPENDIX 4:

Preliminary and Detailed Site Investigation

WSP, June 2020

Project Number: 6-XZ598.00

Hakitekura Development

Preliminary and Detailed Site Investigation

11 June 2020

CONFIDENTIAL



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Document Details:

Date: 11 June 2020

Reference: 6-XZ598.00

Status: Final Rev2

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Document History and Status

Revision	Date	Author	Reviewed by	Approved by	Status
1	5 June 2020	Megan Baddiley	Lisa Bond	Rob Bond	Final
2	11 June 2020	MB	LB	RB	Final Revl

Revision Details

Revision	Details
A	Final – Issue to client for comments.
B	Revisions incorporated as requested by client



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Disclaimers and Limitations

This report ('**Report**') has been prepared by WSP exclusively for The University of Otago ('**Client**') in relation to a detailed site investigation ('**Purpose**'). The findings in this Report are based on and are subject to the assumptions specified in the Report. WSP accepts no liability whatsoever for any reliance on or use of this Report, in whole or in part, for any use or purpose other than the Purpose or any use or reliance on the Report by any third party.

In preparing the Report, WSP has relied upon data, surveys, analyses, designs, plans and other information ('**Client Data**') provided by or on behalf of the Client. Except as otherwise stated in the Report, WSP has not verified the accuracy or completeness of the Client Data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in this Report are based in whole or part on the Client Data, those conclusions are contingent upon the accuracy and completeness of the Client Data. WSP will not be liable in relation to incorrect conclusions or findings in the Report should any Client Data be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WSP.

Report Checklist

Summary contaminated sites report checklist					
Report contained in this document	✓	✓	☐	☐	☐
Report sections and information to be presented	PSI	DSI	RAP	SVR	MMP
Executive summary	✓	✓	☐	☐	☐
Scope of work	✓	✓	☐	☐	☐
Site identification	✓	✓	☐	☐	☐
Site history	✓	S	S	S	S
Site condition and surrounding environment	✓	S	S	S	S
Geology and hydrology	A	✓	S	S	S
Sampling and analysis plan and sampling methodology	A	✓	X	☐	☐
Field quality assurance and quality control (QA/QC)	N	✓	X	☐	S
Laboratory QA/QC	N	✓	X	☐	X
QA/QC data evaluation	N	✓	X	☐	X
Basis for guideline values	✓	✓	☐	☐	☐
Results	A	✓	☐	☐	S
Site characterisation	✓	✓	☐	☐	☐
Remedial actions	X	X	☐	S	S
Validation	X	X	X	☐	S
Contaminated materials management plan (CMMP)	X	X	☐	S	S
Ongoing site monitoring	X	X	X	N	☐
Conclusions and recommendations	✓	✓	☐	☐	☐

Key:

PSI - preliminary site investigation report

DSI - detailed site investigation report

RAP - site remedial action plan

SVR - site validation report

MMP - ongoing monitoring and management plan

A - Readily available information should be included

S - A summary of this section's details will be adequate if detailed information has been included in an available referenced report

N - Include only if no further site investigation is to be undertaken

X - Not applicable and can be omitted.

(MfE. *Contaminated Land management guidelines No. 1*. 2011a)

Executive Summary

The University of Otago (the client) wish to develop a conference centre and retreat at Hakitekura, Woolshed Bay (the site). A land use change and soil disturbance is expected as part of the development of an academic retreat and conference facility, requiring a preliminary and detailed site investigation (PSI/DSI) as per the Ministry for the Environment (MfE) National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (2011) (NESCS).

The objectives of this PSI/DSI are to identify any past or present activities at the site which may have resulted in contamination and identify the likelihood of contamination within near surface soils in order to determine the risks to human health associated with development and the proposed future use of the site. In order to achieve the objectives, the following scope was undertaken:

- Review of historical information provided by or on behalf of the client, pertaining to the site,
- Analysis of selected representative soil samples for potential contaminants of concern (PCoC) including heavy metals (As, Cd, Cr, Hg, Pb, Ni, Zn), asbestos (presence/absence), polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH), benzene, toluene, ethylbenzene and xylenes (BTEX) and organochloride pesticides (OCP).
- Preparation of this PSI/DSI report detailing contamination risks identified and soil analysis results.

Twenty near surface samples were collected from between 0.2 and 0.5 meters below ground level (m bgl) and analysed for PCoC's. Results were compared against commercial/industrial soil guideline values for human health risk assessment purposes. In addition, soil results were compared against background concentrations and waste disposal acceptance criteria to give an indication as to whether the NES applies and for waste disposal assessment. A summary of the results is provided below:

- No exceedances for human health;
- Eighteen samples exceeded background concentrations; and
- Fifteen samples exceeded landfill (Class A) acceptance criteria.

Analytical results indicated that soil removed from site cannot be considered cleanfill, however, poses limited risk to the human health of workers and future site users.

Based on the report findings WSP recommends the following:

- NESCS consent should be sought for any disturbance of soils in excess of permitted activity volumes;
- Further sampling and testing to true depth of any proposed foundation excavations should soils be considered for disposal from site,
- If material is removed from site it will need to be disposed of at an appropriately licensed landfill, analytical results should be provided to the receiving landfill;
- Toxicity characteristic leachability procedure (TCLP) analysis of existing soil samples be undertaken if near surface soils are considered for disposal to landfill,
- This PSI/DSI should be submitted to the Queenstown Lakes District Council (QLDC) for inclusion on the property file; and
- This PSI/DSI should be submitted to Otago Regional Council (ORC) for updating of the HAIL database

1 Project Background

1.1 Introduction

WSP was engaged by the University of Otago to undertake a preliminary and detailed site investigation at Hakitekura, Woolshed Bay, Jacks Point (the site). Situated roughly 7km south of Frankton, the site covers an area of approximately, 39,381m².

It is understood that the site is currently vacant, with the exception of occupied ancillary buildings including one of the site's two residential dwellings, and that the client plans on developing the site into an academic retreat and conference facility including on site accommodation. As part of the site development a change of land use is proposed, and soil disturbance is anticipated.

1.2 Objectives

The objective of the PSI/DSI is to identify any sources of contamination, either historical or current day, and determine the likely presence of potential contaminants on the site. Information presented in this report should be used to inform any future construction or site investigations.

The scope of the PSI/DSI works undertaken at the site by WSP comprised:

- Review of previous reports and information provided by the client, or on behalf of, pertaining to the site,
- Review of historical aerial photographs,
- Review of council held information pertaining to the site,
- Site inspection and walkover,
- Analysis of selected representative soil samples collected from the site during the site walkover for potential contaminants of concern (PCoC) including heavy metals (As, Cd, Cr, Cu, Hg, Pb, Ni, Zn), asbestos (presence/absence), polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH), organochloride pesticides (OCPs) and benzene, toluene, ethylbenzene and xylenes (BTEX).
- Characterisation of the site to determine the environmental and human health risks associated with the site along with recommendations for further work should it be deemed necessary.

The report has been reviewed by a suitably qualified and experienced practitioner (SQEP) as per Ministry for the Environment Contaminated Land Management Guideline No. 1 – Reporting on Contaminated Sites in New Zealand (CLMG No.1, 2011).

2 Site Identification

2.1 Site Location

The site is located at Woolshed Bay, Jacks Point, approximately 7km south of Frankton as shown on Figure 1 below. Site details are shown in Table 2.1.

Table 2-1: Site details

Site Address	831 Woolshed Road, Jacks Point 9371
Legal Description	Lot 1 DP 452315, and Lot 3 DP 452315
Titles	577972 and 577974
Owner	The University of Otago
Approximate total site area	3.9 hectares
Territorial Authority	Queenstown Lakes District Council (QLDC)



Figure 1: Site layout (base map sourced from QLDC Web maps, 2020). Red indicates extent of proposed developments.

2.2 Geology and Hydrogeology

The Institute of Geological and Nuclear Sciences online geological map 1:250,000 scale indicates that the site is predominately underlain by basement schist (TZIII). The eastern end of the site is underlain by Holocene aged lake deposits consisting of silt, mud and sand, refer to Figure 2.

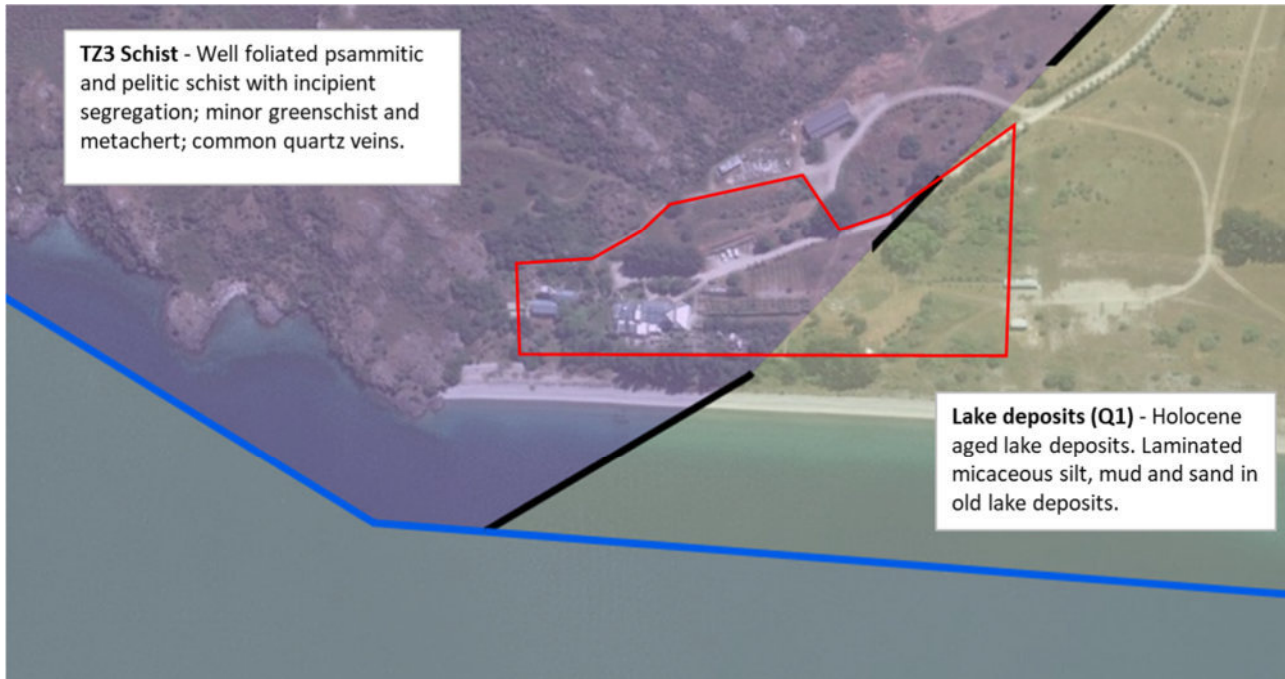


Figure 2: Site geology. Based map sourced from GNS web maps (Accessed June 2020).

2.2.1 Topography and surface water drainage

The Land Information New Zealand (LINZ) 1:50 000 topographical map CC11 – Queenstown indicates that the site is situated at an elevation between 300 and 320 m above mean sea level (a.s.m.l). The site rises gently from lake level before reaching the foot of Jacks Point at which point the site is divided, roughly in half, by a steep incline situated between Jardine House in the north and the orchard area adjacent to Hakitekura Homestead. Based on the topography of the site, surface water is most likely to flow south east towards Woolshed Bay.

Photos taken during the site walkover are presented in Appendix A.

The nearest surface water body is Lake Wakatipu directly south (<15m) of the site.

2.2.2 Hydrogeology

Based on regional topography and the presence of surface water bodies, it is considered likely that groundwater at the site flows to the south - south east, towards Lake Wakatipu.

The New Zealand Geotechnical Database (NZGS), an online resource developed by the Ministry of Business, Innovation and employment (MBIE) which maps ground information across New Zealand did not report any existing bores within 100m of the site.

3 Site Description

3.1 Site History

The site's history has been garnered from a review of multiple sources including historical aerial photographs obtained from Retrolens and Google Earth, historical maps sourced from MapsPast and a review of the QLDC and Otago Regional Council (ORC) online databases. Previous reports produced for the site were also reviewed for information pertaining to contaminated land.

3.1.1 Surrounding Landuse

The surrounding area is characterised by rural residential and rural production land to the north and east. Jacks Point hill to the west and Lake Wakatipu to the south. The wider area has largely been cleared of vegetation and converted to pasture. Much of which is currently in the process of being subdivided for residential development.

3.1.2 Historical Aerial Photographs

In total nine historical images were available for review, four sourced from Retrolens, three sourced from Google Earth and two from MapsPast. A summary of observations made is presented in Table 3.1.

Table 3-1: Summary of historical images

YEAR	OBSERVATIONS
1939 - MapsPast	Map showing the site as a single property with the label 3 10.0.0. the site is rectangular and extends to the lake foreshore. Woolshed Road is visible and acts as the eastern boundary of the property.
1959 - Retrolens	Buildings appear to be present on the site, difficult to determine based on the photo's aspect. The wider area has largely been cleared of vegetation and has been turned into pasture. SH6 visible to the east of site, appears to be in the present-day configuration.
1976 - Retrolens	Details of site not clearly visible due to over exposure of photograph. Woodshed Road appears to have been unchanged since 1959.
1979 - MapsPast	Topographic map which indicates that three buildings plus a jetty are present on the site. Woolshed Road is still just a paper road terminating at the site. A neighbouring property, at the eastern end of Woolshed Bay, is labelled as a "Disused gravel plant"
1983 - Retrolens	Details of site not clear due to wide aspect of the photo. There appears to be at least three buildings present on site. A shadow in the water maybe be the jetty.
2001 - Retrolens	First coloured aerial photograph available. Details of site not clear due to wide aspect of the photo.
2006 - Google Earth	This image shows multiple buildings across the site including the main woolshed homestead and Shearer's Quarters. Jardine House is visible to the north. The jetty has been removed from the foreshore. An orchard is visible in the centre of the site and further planting is clear to the south of the homestead.
2009 - Google Earth	The site had largely remained unchanged since 2006, however, further landscaping and orchard activity is clearly visible. Storage area north of the site, near to the Jardine House, has expanded.
2018 - Google Earth	Largely unchanged from 2009. Further building of sheds or covers in the northern storage area.

3.1.3 Council Records

The Otago Regional Council (ORC) Natural Hazards Portal is an online database maintained by the ORC which details areas potentially at risk to natural hazards in the Otago region.

The site is not shown in a flood risk zone, however, being at the edge of Lake Wakatipu flooding may be a risk to the southern portion of the site in times of high lake levels.

ORC records indicate that the site is situated on an abandoned beach ridge landform, which is consistent with the published geology of the area.

The ORC Hazardous activities and industries (HAIL) database does not list the site as a HAIL site, however, it does indicate the presence of a bore within the property. Records show that the depth of the bore is 9.6m below ground level (bgl) with depth to water being 2.4m bgl. The primary use of this bore is for domestic and stockwater use.

No public documents were available for review on the QLDC eDocs portal.

3.1.4 Seismic Hazard Identification

The GNS New Zealand Active faults Database indicates that the nearest active fault is the Nevis Fault (#8466) situated east of The Remarkables, approximately 22km east of the site, refer to Figure 3. The Nevis Fault is a reverse fault with an unknown recurrence interval or slip rate.

Notwithstanding the Nevis Fault, the seismicity risk of the local area is dominated by the Alpine Fault, a significant fault trace on the West Coast of the South Island. The Alpine Fault has an estimated rupture probability of 30% in the next 50 years. A magnitude (Mw) 8.1 Alpine Fault earthquake is predicted to cause low frequency shaking 1 – 2 minutes in Queenstown, at a shaking intensity of MMVII (Modified Mercalli Scale).



Figure 3: Nearby fault lines. Sourced from GNS Webmap – Active faults, accessed June 2020.

3.2 Archaeology Report

An archaeological assessment was completed by Origin Consultants Limited (Origin) in March 2020 as part of the consenting application.

This report stated that the site is not listed on QLDC's Operative or Proposed District Plan or the Heritage New Zealand List. However, the site is considered to be "well known" as a historic woolshed used by the Kawarau Falls Station in the 19th and 20th centuries.

3.3 Site Inspection

A site inspection was undertaken on 1 May 2020 by a WSP Engineer. Photographs showing site features are provided in Appendix A.

Overall, the ground cover is predominately grass or landscaped vegetation cover. East of the woolshed homestead is an extensive garden which includes an olive grove, a small vineyard, multiple glasshouses, henhouses and raised planters. Beyond the gardens is an empty field and a sheep dip/processing area. An electrical substation and wastewater treatment facility is also situated to the far east of the homestead.

To the north of the site boundary was noted an area where storage of building materials and misc. items. This area is located to the west of the Jardine House and is associated with recent building activity at the Jardine House. Batteries, lubricants and oil containers were noted within this area and was noted to be at a location elevated above the Hakitekura site and may therefore have a risk of migration of contaminants on to the site. Ground cover in this area, however, is predominately granular in nature.

3.4 Conceptual Site Model

The Ministry for the Environment (MfE) has developed a list of hazardous activities and industries (HAIL) which may result in the contamination of soils or groundwater. Table 3-2 details the potential HAIL activities identified during the desktop study.

Table 3-2: Summary of identified HAIL

HAIL ID	HAIL ACTIVITY	SITE USE	POTENTIAL CONTAMINANTS OF CONCERN
A.8	Livestock dip or spray race operations	Sheep dip/processing area.	Arsenic, organochlorines and organophosphates, carbarnates and synthetic pyrethroids
A.10	Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds	Presence of orchards and glasshouses	Arsenic, lead, copper, mercury; wide range of organic compounds including acidic herbicides, organophosphates and organochlorines
E.1	Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition	Use of asbestos containing materials (ACM) for the construction and upkeep of buildings	Asbestos
I. Any other land that has been subject to the intentional or accidental release of a hazardous substances in sufficient quantity that it could be a risk to human health or the environment. The following activities or industries adjacent to site have been identified:			
A.17	Storage tanks or drums for fuel, chemicals or liquid waste	Northern storage area	Wide range of chemicals (organic and inorganic); and biological hazards
B.2	Electrical transformers including the manufacturing, repairing or disposing of electrical	Transformer at the eastern site boundary	Polychlorinated biphenyls (PCBs), hydrocarbons, copper, tin, lead and mercury

	transformers or other heavy electrical equipment		
G.6	Waste recycling or waste or wastewater treatment	Wastewater collection and treatment area at eastern site boundary.	Dependant on type of waste- biological hazards (bacteria, viruses), metals, PAHs, semi-volatile organic compounds and solvents.

While not listed specifically in the HAIL, due to the age of the buildings onsite, the potential use of lead-based paint needs to also be considered.

Based on the information reviewed in the desktop study and the HAIL activities identified a conceptual site model (CSM) was developed. A CSM is used by environmental practitioners to determine potential contaminant pathways. For a contaminant to pose a risk to human health, or the environment, a pathway from source to receptor needs to be complete. Table 3-3 outlines the CSM prepared for the site.

Table 3-3: Conceptual Site Model

Likely sources of impact	Several potential historical sources of contamination were identified including: • The use of lead-based paint on historical buildings • The use of asbestos containing materials (ACM) for historical building construction • Migration of contaminants from neighbouring activities (i.e storage area to the north and the transformer and wastewater treatment facility to the east) • Soil and groundwater contamination resulting from the historical use of the site as a sheep farm (including sheep dip) and orchard activities.
Potentially impacted media	Impacts are likely to be limited to shallow soils (the upper several meters). It is possible that shallow groundwater (<5m bgl), may also be impacted.
Contaminants of concern	The identified contaminants of concern comprise: • Heavy metals, including iron, copper, lead and zinc • Petroleum hydrocarbons, associated with fuel and machinery storage • Asbestos containing products associated with historical building • Organochloride pesticides (OCP) associated with orchard and sheep dip use
Migration pathways	Potential migration pathways for the contaminants of concern comprise: • Airborne migration of dust, vapour or fibres • Surface runoff containing impacted soil or dissolved contaminants • Infiltration of contaminants in soil
Potential exposure pathways	Potential exposure pathways comprise: • Inhalation of contaminated dust, vapours or fibres; • Dermal contact with contaminated soils/water; • Ingestion of contaminated material; and

	• Leaching of contaminants through the soil matrix
Potential sensitive receptors	Identified sensitive receptors comprise: • End users of the site including site workers • Site contractors • Groundwater

4 Preliminary Site Investigation Findings

The conceptual site model developed following assessment of the desk-based findings and a site walkover indicates that there are potential HAIL activities which may have been undertaken on or adjacent to the site. These activities may have potentially contaminated soils on the site and, as a consequence, be present in concentrations which are considered to be a risk to human health.

Further assessment of these risks has therefore been undertaken in the form of a detailed site investigation to determine contaminant concentrations associated with identified activities and their locations. These are covered in the following sections

5 Data Quality Objectives

Systematic planning is critical to successful implementation of an environmental assessment and is used to define the type, quantity and quality of data needed to inform decisions. The United States Environmental Protection Agency (US EPA) has defined a process for establishing data quality objectives (DQOs), which has been referenced in the Ministry for the Environment (MfE) Contaminated Land Management Guidelines No. 5 – Site Investigation and Analysis of Soils, revised 2011 (CLMG No. 5).

DQOs ensure that:

- The study objectives are set
- Appropriate types of data are collected (based on the contemporary land use and chemicals of concern)
- The tolerance levels are set for potential decision-making errors

The DQO process is a seven-step iterative planning approach. The outputs of the DQO process are qualitative and quantitative statements which are developed in the first six steps. They define the purpose of the data collection effort, clarify what the data should represent to satisfy this purpose and specify that performance requirements for the quality of information to be obtained from the data. The output from the first six steps is then used in the seventh step to develop the data collection design that meets all performance criteria and other design requirements and constraints. The DQO process adopted for the DSI is outlined in Appendix B.

6 Detailed Site Investigation

6.1 Sampling Design and Rationale

The MfE CLMG No. 5 outlines the three types of sampling patterns commonly used for site investigations, comprising judgemental, systematic and stratified sampling.

To achieve the objectives of the DSI works, a judgemental sampling pattern was adopted across the site. This pattern was necessary due to the size of the site and multiple HAIL activities identified. Sampling locations were chosen to assess soils adjacent to the existing buildings and structures and as a screen for the orchard and garden areas.

6.2 Fieldwork

Soil sampling was undertaken at the site on 1 May 2020 by WSP personnel.

Soil samples were collected from near surface (0.2m bgl). Deeper samples (0.5m bgl) were collected where ground conditions allowed. Soil samples were collected directly from the shovel used.

Subsurface conditions were logged, and soil samples were placed in laboratory supplied jars. Leaving minimal headspace and closed using Teflon-coated lids.

Samples for asbestos were collected and submitted for presence/absence analysis.

Samples were stored on ice in a sealed container and transported to the laboratory under chain of custody. Dedicated disposable nitrile gloves were worn for each sampling episode and all non-dedicated equipment was decontaminated between sampling locations to minimise the potential of cross contamination.

6.3 Subsurface Conditions

Natural gravels were observed to a depth of 0.5m bgl. Minimal topsoil (between 0.05m and 0.1m) was observed across the site.

Sampling locations are detailed in Figure 1 in Appendix C.

Groundwater was not encountered during sampling.

6.4 Laboratory Analysis

Soil samples were submitted to Analytica Laboratories (Analytica) for analysis of determined contaminants of concern. Soil samples were selected for analysis based on a combination of sample depth and field observations.

Analytica are accredited by International Accreditation New Zealand (IANZ) for the analytical suites requested.

A detailed results table and laboratory reports (including chain of custody) are provided in Appendix C.

7 Basis for Guideline Values

7.1 Soil Contaminant Standards for the Protection of Human Health

The MfE 2011, Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health ('the Methodology') sets out a risk-based derivation methodology for health-based standards to apply to soil contaminants in New Zealand under the Resource Management Act 1991.

The Methodology provides a suite of numerical criteria for priority contaminants that are legally binding as gazetted under the National Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS). These numerical criteria are referred to as soil contaminant standards to protect human health (SCS) and may be applied as screening criteria (Tier 1 criteria), as conservative clean-up targets, to inform on site management actions, or to trigger further investigation with a Tier 2 assessment. The Methodology utilises standardised receptors and exposure parameters to calculate SCSs for the following five generic land-use scenarios:

- Rural residential (guidelines for lifestyle block 0%, 10% and 25% produce scenarios)
- Residential (guidelines for 0%, 10% and 25% produce scenarios)
- High-density residential
- Recreational
- Commercial/industrial outdoor worker (unpaved)

With respect to assessment under the NESCS, the assessment criteria for the investigation have been based on analysis of the proposed land use as commercial/industrial. We consider that based on the proposed use of the site, this exposure scenario is appropriate and no further adjustment of the SCS as set out in the NESCS is necessary in this instance.

7.1.1 Other Soil Guidelines

Where there is no appropriate soil contaminant standard for a contaminant, the MfE (revised 2011) Contaminated Land Management Guidelines No. 2 – Hierarchy and Application in New Zealand of Environmental Guideline Values (CLMG No.2) provides the following hierarchy determining the order on which guideline values in reference documents should be used in a contaminated site assessment:

- 1 New Zealand documents that derive risk-based guideline values
- 2 Rest-of-the-world documents that derive risk-based guideline values.
- 3 New Zealand documents that derive threshold values.
- 4 Rest-of-the-world documents that derive threshold values.

The estimated upper limit of background concentrations for trace elements (arsenic, cadmium, chromium, copper, mercury, nickel, lead and zinc) have been adopted for assessment against NESCS requirements in this report.

The specific contaminant standards adopted for soil are outlined with respect to the laboratory results in Appendix C.

8 Quality Assessment and Quality Control

The field and laboratory quality assurance and quality control (QA/QC) program was based on data quality indicators (DQIs) chosen to assess the suitability of the dataset. These are discussed in the following sections.

8.1 Field Quality Program

Table 7.1 summaries the field quality programme undertaken for the DSI.

Table 8-1 Field quality programme

Environmental consultant	The environmental consultant maintains Quality Assurance Systems certified to AS/NZS ISO 9001:2000. Qualified and experienced environmental scientists with at least 5 years' experience completed the field works.
Procedures	All work was conducted in accordance with relevant statutory health, safety and environmental (HSE) sampling guidelines, as well as standard company HSE and environmental field procedures. Standard field sampling sheets were used. Details recorded included WSP staff and contractors present, time on/off-site, weather conditions, calibration records and other observations relevant to the works.
Sampling	Collection of samples was undertaken by appropriately qualified and experienced personnel following WSP standard field procedures which are based on industry accepted standard practice. Chain of custody was used to ensure the integrity of samples from collection to receipt by the laboratory.
Equipment decontamination	Undertaken after each sampling episode where equipment used was not dedicated. Field sampling procedures conformed to WSP QA/QC protocols to prevent cross contamination, preserve sample integrity, and allow for collection of a suitable data set from which to make technically sound and justifiable decisions with data of satisfactory usability.
Transportation	Samples were stored in chilled coolers on-site and during transport by the field scientist to the laboratory. Chain of custody forms were completed on-site and sent with the samples. Chain of custody forms are presented with laboratory reports in Appendix C, and include the sampler's name, date of sampling, sample matrix, sample containers and preservation used, and analysis requested. The laboratory confirmed receipt of the samples and specified the condition on delivery and the scheduled analyses. Laboratory sample receipt documentation indicated that appropriate holding times were met for the primary laboratory and intra-laboratory duplicates.
Reporting	Report generally complies with the MfE CLMG No. 1.

8.2 Laboratory Quality Program

Table 7.2 summaries the laboratory quality programme for the DSI.

Table 8-2 Laboratory quality program

Holding times	Samples were transported to the primary laboratory, and all samples were extracted and analysed within the holding times for the analyses requested.
Methods	Analysis was carried out by laboratories with IANZ certification for the required analyses. Methods used by the laboratories were consistent with MfE CLMG No. 5.
Reporting limits	Detection limits were sufficient to enable comparison against the appropriate guidelines.
Relative Percentage Difference (RPD)	Initial results issued 19 May 2020 returned RPD values within the acceptable <±30-50% range between duplicate samples (UOH01 and UOH01 Duplicate) for heavy metals.

9 QA/QC Data Evaluation

9.1 Consistency

Consistent and repeatable sampling techniques and methods were utilised. The same samplers and methodology were used for all sampling locations. The sampling was in general accordance with the sampling and analysis procedures and as per standard industry procedures.

Each sample was analysed using identical methods for each analyte and laboratory PQLs were consistent over each laboratory batch.

9.2 Completeness

All critical samples were analysed for the contaminants of concern identified at the site. Appropriate methods and PQLs were adopted for the investigation. All sample documentation was completed appropriately and sample holding times were complied with.

9.3 Summary

WSP considers that the sample collection, documentation, handling, storage and transportation procedures utilised are of an acceptable standard and the analytical results provided by the laboratories are deemed reliable and complete, therefore the data are considered fit for purpose.

It is considered that the QA/QC procedures and results were acceptable and that the conclusions of the report have not been significantly affected by the sampling or analytical procedures.

Based on the results of laboratory QA/QC samples and the sampling and handling procedures used for the collection and analysis of soil, the data were generally considered representative and appropriate for use in this assessment, with the limitations discussed above.

10 Discussion and Site Characteristics

10.1 Analytical Results

10.1.1 Human Health Criteria

No human health exceedances were reported for the any of the contaminants analysed based on a commercial/industrial land use.

Asbestos was not reported in any of the samples submitted for analysis.

10.1.2 Environmental Discharge Criteria

Multiple heavy metals were found to be in exceedance of natural background concentrations in numerous samples analysed. Of highest concern were results reported for copper and zinc with multiple samples returning values up to 86x the respective background value.

For further detail refer to Table 1 in Appendix C.

TPH, PAH and OCP were reported above laboratory detection limits, and therefore background criteria, in UOH07_0.2.

10.2 NES Requirements

10.2.1 Change in Land Use

In terms of land use changes for the site, potential HAIL activities have been identified and as such the NES applies to the site. For a change of land use to be considered a permitted activity the following requirements need to be met:

- (a) A preliminary Site Investigation of the land or piece of land must exist;
- (b) The PSI report must state that it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land;
- (c) The report must be accompanied by a relevant site plan to which the report is referenced; and
- (d) The consent authority must have the report and the plan.

If the above criteria cannot be met, a higher level (controlled or restricted) consent would need to be obtained.

10.2.2 Soil Disturbance

Based on the reported soil results where contaminants were encountered in excess of background concentrations, the NESCS does apply to the site. If soil disturbance is required as part of the site development, for the works to be considered a permitted activity for disturbing soil under NESCS the following applies:

- (a) controls to minimise the exposure of humans to mobilised contaminants must:
 - (i) *be in place when the activity begins;*
 - (ii) *be effective while the activity is done;*
 - (iii) *be effective until the soil is reinstated to an erosion-resistant state;*
- (b) the soil must be reinstated to an erosion-resistant state within 1 month after the serving of the purpose for which the activity was done;
- (c) the volume of the disturbance of the soil of the piece of land must be no more than 25m³ per 500m².

- (d) soil must not be taken away in the course of the activity, except that, -
 - (i) *for the purpose of laboratory analysis, any amount of soil may be taken away as samples:*
 - (ii) *for all other purposes combined, a maximum of 5m³ per 500m² of soil may be taken away per year:*
- (e) soil taken away in the course of the activity must be disposed of at a facility authorised to receive soil of that kind:
- (f) the duration of the activity must be no longer than 2 months:
- (g) the integrity of a structure designed to contain contaminated soil or other contaminated materials must not be compromised.

If the above can be implemented than works would be considered a permitted activity, if not, a higher level (controlled or restricted) consent would need to be obtained.

11 Conclusions and Recommendations

A limited soil sampling exercise was carried out at the site on 1 May 2020 in order to determine the chemical characteristics of near surface soils.

NESCS Assessment

Soil analysis results from the investigation works indicate that concentrations of contaminants of concern were below human health criteria in all samples collected from the site.

However, due to the identified HAIL activities and exceedances of background concentrations the NESCS does apply to the site.

As such, in terms of changes in land use results indicate that it is highly unlikely that there will be a risk to human health if this activity is done to the site. Any land use change on site is therefore considered to be a permitted activity.

Any ground disturbance on the site in excess of permitted activity volumes should be considered a controlled activity as contaminants investigated do not exceed the applicable standard in Regulation 7 of the NES, providing the requirements of Regulation 9(1) are met.

Disposal of Excess Soils

The soil results indicate that soils any soils which are removed from the site cannot be considered clean fill, however if off-site removal of soils should be considered, further delineation is required to determine soil disposal classification, particularly for deeper materials not investigated as part of this DSI.

If near surface material is removed from site, it will need to be disposed of as managed fill to an appropriately licensed landfill facility. The receiving landfill may require the provision of toxicity characteristic leaching testing (TCLP) to be undertaken prior to acceptance of the material in order to determine its suitability.

Asbestos

Asbestos was not identified in any of the samples submitted for analysis.



11.1 Safety in Design

Safety in Design (SID) considers the safety of those who are involved in the construction of, maintenance of, cleaning of, repair of and demolition of a structure, or anything that has been constructed.

As part of the assessment of this site we have taken reasonably practicable steps to assess the potential for hazards associated with potentially contaminated land to exist. We have, through the development of a conceptual site model and selected site sampling, assessed the qualitative level of risk posed to human health and have made various recommendations to address the plausible risks.

Where identified, this report indicates hazards and risks to health and safety associated with contaminated land which must be communicated to the design team, the client and associated stakeholders as required by the Health and Safety at Work Act 2015.

11.2 Recommendations

Based on the results of this investigation, WSP recommends the following:

- NESCS consent should be sought for the disturbance of soils in excess of permitted activity volumes;
- Further sampling and testing to true depth of any proposed foundation excavations should soils be considered for disposal from site,
- Toxicity characteristic leachability procedure (TCLP) analysis of existing soil samples be undertaken should soils require disposal to landfill,
- Contaminated material removed from site will need to be disposed of at an appropriately licensed landfill, analytical results should be provided to the receiving landfill;
- This PSI/DSI should be submitted to the Queenstown Lakes District Council (QLDC) for inclusion on the property file; and
- This PSI/DSI should be submitted to Otago Regional Council (ORC) for updating of the HAIL database

Should any other ground conditions be encountered that are not covered herein, a Suitably Qualified and Experience Practitioner (SQEP) specialising in contaminated land assessment should be consulted in order to assess the risks to human health and sensitive receptors.

12 References

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- MfE 2003 (revised 2011), Contaminated Land Management Guidelines No. 2: Hierarchy and Application in New Zealand of Environmental Guideline Values.
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- MfE 2011, Hazardous Activities and Industries List (HAIL).
- MfE 2011, Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health.
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- Origins Consultants, March 2020. Archaeological Assessment for Hakitekura/Woolshed Bay, Archaeological Sites: F41/843
- Otago Regional Council, <https://www.orc.govt.nz/>, (accessed June 2020)
- Resource Management Act 1991.
- Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
- Retrolens, <http://retrolens.nz/>, (accessed June 2020)



Appendix A

Site Photographs

wsp		PHOTOGRAPHIC LOG	
Client Name University of Otago	Site Location Hakitekura, Woolshed Bay, Jacks Point		Project No. 6-XZ598.00

Photo No.	Date	
1	1 May 2020	
Description Storage of miscellaneous machinery and other farm items within the former sheep pen. Photo taken facing west. The sheep pen was built on the site boundary.		

Photo No.	Date	
2	1 May 2020	
Description Historical sheep race/dip. Photo taken facing north west.		

wsp		PHOTOGRAPHIC LOG	
Client Name University of Otago	Site Location Hakitekura, Woolshed Bay, Jacks Point		Project No. 6-XZ598.00

Photo No.	Date	
3	1 May 2020	
Description Overview of orchard and garden area. Photo taken facing west.		

Photo No.	Date	
4	1 May 2020	
Description Overview of olive grove and vineyard. Photo taken facing north west.		

wsp		PHOTOGRAPHIC LOG	
Client Name University of Otago	Site Location Hakitekura, Woolshed Bay, Jacks Point		Project No. 6-XZ598.00

Photo No.	Date	
5	1 May 2020	
Description Frontage of Shearer's Quarters. Photo taken facing west.		

Photo No.	Date	
6	1 May 2020	
Description Backyard of Woolshed with glasshouses visible. Photo taken facing east.		

wsp		PHOTOGRAPHIC LOG	
Client Name University of Otago	Site Location Hakitekura, Woolshed Bay, Jacks Point		Project No. 6-XZ598.00

Photo No.	Date	
7	1 May 2020	
Description Transformer adjacent to the property. Photo taken facing south.		

Photo No.	Date	
8	1 May 2020	
Description Water and wastewater treatment facility situated adjacent to the property. Photo taken facing south.		

wsp		PHOTOGRAPHIC LOG	
Client Name University of Otago	Site Location Hakitekura, Woolshed Bay, Jacks Point		Project No. 6-XZ598.00

Photo No.	Date	
9	1 May 2020	
Description Dog kennels. Photo taken facing north.		

Photo No.	Date	
10	1 May 2020	
Description Northern storage area situated adjacent and above gradient to the property. Photo taken facing east.		



Appendix B

Data Quality Objectives

Table 1 DQO process

STEP	DESCRIPTION	OUTCOMES
1	State the problem	Based on our understanding of the project, the following “problem” has been identified: The site has been used historically for a land use which is indicative of an increased risk of contamination. The University of Otago has an obligation under the Health and Safety at Work Act to identify risks to workers and contractors working on the site. One such risk is the risk of exposure to contaminants and therefore in order to properly understand the level of risk and how best to manage it further investigations of the soil contaminant conditions is required. The site is to be sold or leased and may require soil disturbance. Some soil excess may be generated as a result of the works and may need to be disposed of off-site. Contaminant characteristics of the soil need to be understood in order to identify appropriate disposal locations for the soil excess. The upgrade works trigger the Resource Management (National Environmental Standard for Assessment and Management of Contaminated Soils to Protect Human Health) Regulations. Soil contaminant conditions must be understood in order to determine consenting requirements.
2	Identify the decisions/goal of the investigation	The decisions to be made based on the results of the investigation are as follows: — Is the site investigation design sufficiently robust to meet the requirements of Contaminated Land Management Guideline No. 5, Site Investigation and Analysis of Soil? — Have all the contaminants of concern been identified? — Are the data gaps at the site clear? — Are there contaminant risks which need to be managed during the works? — Are there contaminant risks that need to be managed on completion of the works? — What controls are needed to manage the contaminant risks during and on completion of the works? — Where can the soil excess be disposed of? — What consents and permits are triggered by the presence of contamination? — What is the cost of managing contamination risks and what impact will this have on the overall works budget.

STEP	DESCRIPTION	OUTCOMES
3	Identify the inputs to the decision	The inputs required to make the above decisions are as follows: — Background data on site history and materials used in the construction of the site and associated plant — Observation data including presence of odours and discolouration of the soil — Geological data — Concentrations of contaminants of concern in soil — Site assessment criteria for soil — Distribution of identified soil contamination (if any)
4	Define the study boundaries/constraints on data	The boundaries of the investigation have been identified as follows: — Spatial boundaries: the spatial boundary of the investigation area is defined as the geographical extent of the proposed works, as shown on Figure 1 and the depth of exploration. — Temporal boundaries: the date of the project inception (May 2020) to the completion of the field work under the proposed investigation.
5	Develop a decision rule <i>The purpose of this step is to define the parameters of interest, specify the action levels, and combine the outputs of the previous DQO steps into an 'if...then...' decision rule that defines the conditions that would cause the decision maker to choose alternative actions.</i>	If concentrations exceed the adopted assessment criteria, then: — Consent will be sought — Controls will be implemented to manage contaminant risks during and on completion of works — Soil excess will be disposed of at a facility that is licenced to accept this type of waste. — Requirements for further assessment, remedial and/or management options will be considered.
6	Specify limits on decision errors	The acceptable limits on decision errors to be applied in the investigation and the manner of addressing possible decision errors have been developed based on the data quality indicators (DQIs) of precision, accuracy, representativeness, comparability and completeness and are presented in Tables 2 and 3.
7	Optimise the design for obtaining data <i>The purpose of this step is to identify a resource effective data collection design for generating data that satisfies the DQOs.</i>	This assessment has been designed considering the information obtained during the PSI desktop review of information undertaken by WSP (2020). The resource effective data collection design that is expected to satisfy the DQOs is described in detail in Section 6 (sampling and analysis). It is based on the principles set out in CLMG No. 5 and the details of the proposed works. To ensure the design satisfies the DQOs, DQIs (for accuracy, comparability, completeness, precision and reproducibility) have been established to set acceptance limits on field methodologies and laboratory data collected. Further detail has on DQI has been provided below.

DQIs for sampling techniques and laboratory analysis of collected soil samples define the acceptable level of error required for this assessment. The adopted field methodologies and data obtained have been assessed by reference to DQIs as follows:

- Precision: a quantitative measure of the variability (or reproducibility) of data.
- Accuracy: a quantitative measure of the closeness of reported data to the true value.

- Representativeness: the confidence (expressed qualitatively) that data is representative of each media present on the site.
- Comparability: a qualitative parameter expressing the confidence with which one data set can be compared with another.
- Completeness: a measure of the amount of useable data (expressed as a percentage) from a data collection activity.

A summary of the field and laboratory DQIs for the validation assessment are provided in Tables 2 and 3.

Table 2 DQIs for field techniques

DQI
Precision
Standard operating procedures (SOPs) appropriate and complied with
Collection of intra-laboratory and inter-laboratory duplicates
Accuracy
WSP SOPs appropriate and complied with
Representativeness
Appropriate media samples
Sample design appropriate to identify potential sources
Comparability
Same SOPs used on each occasion
Experienced sampler
Climatic conditions (temperature, rainfall, wind)
Same type of samples collected
Completeness
SOPs appropriate and complied with
All required samples collected

Table 3 DQIs for laboratory

DQI	ACCEPTABLE LIMITS
Precision	
Analysis of laboratory duplicates for contaminants of concern in soil (excluding asbestos)	>10 x practical quantitation limit (PQL) - $\pm 30\%$ relative percentage difference (RPD) 4-10 x PQL - $\pm 50-70\%$ RPD <4 PQL - ± 2 x PQL
International Accreditation New Zealand (IANZ) certified laboratory	IANZ accreditation for analyses performed
Accuracy	

DQI	ACCEPTABLE LIMITS
Analysis of laboratory blanks	Below PQLs for contaminants analysed
Analysis of laboratory matrix spikes, laboratory control samples and surrogate recoveries	70-130% inorganics/metals 60-140% organics 10-40% semi-volatile organic compounds
Analysis of laboratory duplicates for contaminants of concern in soil (excluding asbestos)	>10 x PQL - $\pm 30\%$ RPD 4-10 x PQL - $\pm 50-70\%$ RPD <4 PQL - ± 2 x PQL
Representativeness	
All required samples analysed	As per Section 6
Comparability	
Sample analytical methods used (including clean-up)	As per MfE CLMG No. 5
Same units	Justify/quantify if different
Same laboratories	Justify/quantify if different
Sample PQLs	Less than nominated criteria
Completeness	
All critical samples analysed	As per Section 6
All required analytes analysed	As per Section 6
Appropriate methods and PQLs	As per MfE CLMG No. 5
Sample documentation complete	
Sample holding times complied with	



Appendix C

Sample Location Plan, Results Table and Laboratory Reports



Figure 1 - Sample location plan
Hakitekura, Woolshed Bay - DSI

