

Appendix 1 - Designations

1 Statement

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

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

All designated land is identified on the District Plan Maps and in the schedule.

2 Schedule of Designations

New Ref No	Map Ref	Authority Responsible	Purpose	Site/Legal Description and Conditions
1	31	Trans Power NZ Limited	Electricity Substation	SH6 (Kawarau Gorge Road) Frankton. Section 127, Block I, Shotover SD. (2.4559ha) For conditions refer to C below.
2	31a	Queenstown Airport Corporation Limited	Aerodrome Purposes	Queenstown Airport for legal descriptions and conditions refer to D and D1 below.
3	31a	Queenstown Airport Corporation Limited	Air Noise Boundary	Queenstown Airport. For conditions refer to D2 below. (15 years).
4	Fig. 1 Fig. 2	Queenstown Airport Corporation Limited	Approach and Land Use Control (transitional slopes and surfaces)	Queenstown Airport. For conditions refer to D3 below.
5	15 39	Tranz Rail Limited	Railway Purposes	All that part of the Kingston Branch Railway as defined on the District Plan Maps. Crown land Blk I, V, XII Kingston SD; Secs 1-3 5, 7-10, 12-15, 20, 23 & 24 Blk VI Town of Kingston; Sec 2, Pt Sec 3, Sec 4, Pt Sec 5, Secs 6-8, Part Sec 9, Secs 10, 11, 25; Sec 1; SO7617; Sec 1-3 SO10898 SO 10760; Run 593.
7	36	New Zealand Police	Police Station	9-11 Camp Street, Queenstown Part Section 2 Block XXXI. Town of Queenstown (3870m ²)
10	33	Minister of Education	Education Purposes	Proposed Frankton Primary School, Lake Avenue, Frankton. Section 5 Block XXXL, Frankton Town. (5 Years) For conditions refer to C below.
11	25	Minister of Education	Education Purposes	Glenorchy Primary School, Oban Street, Glenorchy. Block VI, Town of Glenorchy. For conditions refer to C below.
12	18	Minister of Education	Education Purposes	Hawea Flat Primary School, Camp Hill road, Hawea Flat. Part Section 11, Block V, Lower Hawea SD.
13	20	Ministers of Education	Education Purposes	Mount Aspiring College, Plantation Road, Wanaka. Part Section 8, Block XIV, Wanaka SD. For Conditions refer C below.
14	35	Minister of Education	Education Purposes	Queenstown Primary School, Robins Road. Sections 78-81. Part Sections 73 and 91 Block XX Shotover SD and Part Block LIV. Town of Queenstown. For conditions refer to C below.
15	32	Minister of Education	Education Purposes	Wakatipu High School, Sawmill road, Queenstown Lots 6 and 7 DP 8700, Lot 47 DP 8591. For conditions refer to C below.
16	21	Minister of Education	Education Purposes	Wanaka Primary School, Tenby Street, Wanaka, Sections 1-5 Block XXXIX, Sec 1 Block XI, Town of Wanaka; Section 1 SO 24579. For conditions refer to C below.
17	27	Ministry of Education	Education Purposes	Arrowtown Primary School. Part Sec 1 Blk VII Shotover SD (2.4268 ha), and Lots 5-8 DP 309418 (2628 m ²).
18	28	Telecom New Zealand Limited	Tele-communication and radio communication and ancillary purposes.	Arrowtown Exchange, Hertford Street, Arrowtown. Section 1 SO 19209 (630m ²). For conditions refer to C below.
19	25	Telecom New Zealand Limited	Tele-communication and radio communication and ancillary purposes	Glenorchy Microwave station, Crown Land & Pt Sec 2 BLK XIX (1097m ²) For conditions refer to C below.
20	36	Telecom New Zealand Limited	Tele-communication and Radio communication and ancillary purposes.	Queenstown telephone exchange and microwave station. Ballarat Street Lot 2 DP 20964 (2121m ²). For conditions refer to C below.
21	21	Telecom New Zealand Limited	Tele-communication and Radio communication and ancillary purposes.	Wanaka Exchange, 9 Brownston Street, Wanaka Section 6, Block XI, Town of Wanaka (1312m ²). For conditions refer to C below.
22	34	Queenstown-Lakes District Council	Water Storage	Wynyard Cresc, Queenstown, part 42 BLK 1, Mid Wakatipu SD.

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23	34	Queenstown-Lakes District Council	Water Supply pump and intake	Glenorchy – Queenstown Road, Queenstown. Part res B BLK 1 Mid Wakatipu, Sec 45 BLK 1 Mid Wakatipu Crown Land BLK XX Shotover SD. For conditions refer to C below.
24	34	Queenstown-Lakes District Council	Sewage Pump Station	Glenorchy – Queenstown Road, Sunshine Bay, Queenstown. Part Reserve B, Sec 46 BLK 1 Mid Wakatipu Block 1, Mid Wakatipu SD. For conditions refer to C below.
25	36	Queenstown-Lakes District Council	Sewage Pump Station	Marine Parade, Queenstown Legal Road Section 6 Block LI Shotover SD, Queenstown. For conditions refer to C below.
26	37	Queenstown-Lakes District Council	Sewage Pump Station	Kelvin Peninsula, Lakeside Reserve, Queenstown. Lakeside Reserve (Crown Land) BLK 1 Coneburn Survey District. For conditions refer to C below.
27	37	Queenstown-Lakes District Council	Sewage Pump Station	Peninsula Road, Frankton Arm, Section 21 BLK 1 Coneburn SD, Part Frankton Recreation Reserve. For conditions refer to C below.
28	35	Queenstown-Lakes District Council	Water Reservoir and Pump Station	Manchester Place, Queenstown. Lot 68, DP 21257. For conditions refer to C below.
29	33	Queenstown-Lakes District Council	Multi Purpose indoor and outdoor recreation, cultural and conference complex	SH No 6 Frankton. Lot 1 DP 25073, Lot 11 DP 22121, Sections 49, 50, 58, 61, 62 and 149 Part Sections 59, 60 and 63 For conditions refer to C below and RM 950236.
30	33	Queenstown-Lakes District Council	Sewage Pump Station	Lake Avenue, Frankton Arm, Sections 9 and 39 Block XXXI, Frankton. For conditions refer to C below.
31	33,37	Queenstown-Lakes District Council	Water pump station and intake	Loop Road, Frankton Arm Section 21, BLK I Coneburn SD. For conditions refer to C below.
32	33,37	Queenstown-Lakes District Council	Water Reservoir and Treatment	Peninsula Road, Kelvin Peninsula. Part Lot 1 & 2 DP 24223.
33	33	Queenstown-Lakes District Council	Sewage Pump Station	Willow Place, Kelvin Peninsula Reserve. For conditions refer to C below.
34	33	Queenstown-Lakes District Council	Sewage Pump Station	Kawarau Place, Frankton. Lot 19 DP 20484. For conditions refer to C below.
35	35	Queenstown-Lakes District Council	Leary's Gully Water Pump Station	Frankton Road, Queenstown. Lot 1 and 2 DP 311236. For conditions refer to C below.
36	35	Queenstown-Lakes District Council	Sewage Pump Station	Peninsula Street, Queenstown, Part Sec 27 BLK XX Shotover SD
37	27	Queenstown-Lakes District Council	Sewage Treatment Works	Centennial Avenue, Arrowtown, Sections 12-15, Block XXX Arrowtown.
38	27	Queenstown-Lakes District Council	Sewage Pump Station	Legal Road, Norfolk Street, Arrowtown. For conditions refer to C below.
39	27	Queenstown-Lakes District Council	Sewage pump Station	Lot 38, DP 20153. McDonnell Road, Arrowtown. For conditions refer to C below.
40	27,28	Queenstown-Lakes District Council	Water Supply Reservoir	Durham Street, Arrowtown. Section 16, Block XIX, Town of Arrowtown.
41	27	Queenstown-Lakes District Council	Water Supply Pump and Intake	Bush Creek Arrowtown part Section 2 Block XXV, Crown Land, Block XXV (LIPS Ref 17551), Section 1 SO21055, section 17, Block 19, Town of Arrowtown. For conditions refer to C below.
42	39	Queenstown Lakes District Council	Water Reservoir	Arthurs Point. Lot 21 DP 22413
43	39	Queenstown Lakes District Council	Sewage Treatment works	Arthurs Point. Part 148 BLK XIX Shotover SD.
44	25	Queenstown-Lakes District Council	Water Storage Tanks	Queenstown- Glenorchy Road, Glenorchy part Section 2, Block XIX, Glenorchy Town. For conditions refer to C below.
45	25	Queenstown Lakes District Council	Water pump station and intake	Queenstown – Glenorchy Road, Crown land, Block XXI Town of Glenorchy. For conditions refer to C below.
46	31	Queenstown Lakes District Council	Sewage Treatment Works	Lower Shotover River. Lot 1 DP 15636. For conditions refer to C below, RM970647 and RM120357.
47	26	Queenstown Lakes District Council	Water Supply Pump station and intake	Arrowtown – Lake Hayes Road, Lake Hayes. Pt Lot 17 DP 12678. For conditions refer to C below.

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48	26	Queenstown Lakes District Council	Water Supply Reservoir	Arrowtown – Lake Hayes Road, Lake Hayes. Lot 1 DP 23298 and Lot 2 DP 27571.
49	30	Queenstown Lakes District Council	Recreation Reserve Part Sewage pump station	Arrowtown – Lake Hayes Road, Lake Hayes. Section 87, Block IX, Shotover SD. For conditions refer to G and C below.
50	21,23	Queenstown Lakes District Council	Landfill and Transfer Facility	Riverbank Road, Wanaka. Section 37, part Section 38 BLK III, Lower Wanaka SD, Lot 1 DP 12876.
51	21	Queenstown Lakes District Council	Sewage Treatment Works	Ballantyne Road, Wanaka Area A on Part sec 14, Block III, Lower Wanaka SD. For conditions refer to C below.
52	20	Queenstown Lakes District Council	Sewage Pump Station	Lakeside Road, Beacon Point. Sections 29, 1543R, Block XIV, Lower Wanaka SD. For conditions refer to C below.
53	20	Queenstown Lakes District Council	Sewage Pump Station	Lakeside Road, Beacon Point. Legal Road. For conditions refer to C below.
54	22	Queenstown Lakes District Council	Water Supply	Sargood Drive, Central Wanaka. Lots 1 and 2, DP 21544.
55	22	Queenstown Lakes District Council	Sewage Pump Station	Morrows Mead, Central Wanaka. Lot 2 DP 19753. For conditions refer to C below.
56	21	Queenstown Lakes District Council	Local Purpose Reserve (Sewage Pump Station)	Stratford Terrace, Central Wanaka. Lot 14 DP 24260. For conditions refer to C below.
57	16	Queenstown Lakes District Council	Makarora Refuse Transfer Station	State Highway No 6; Section 14891 BLK V; McKerrow SD. For conditions refer RM 970194.
58	21	Queenstown Lakes District Council	Sewage Pump Station	Dungarvon Street, Central Wanaka. Section 1, Block I, Wanaka Town. For conditions refer to C below.
59	21	Queenstown Lakes District Council	Water Reservoir	Plantation Road, Central Wanaka, Section 90, Block IX, Wanaka Town.
60	21	Queenstown Lakes District Council	Water Supply Pump and intake	Lakeside Road, Central Wanaka. Legal Road and Section 67, block XIV, Town of Wanaka. For conditions refer to C below.
61	20	Queenstown-Lakes District Council	Water Supply Pump Station	Corner of Plantation Road and Totara Terrace, Central Wanaka. Legal Road. For conditions refer to C below.
62	21	Queenstown Lakes District Council	Water Supply Pump Station	Anderson Road Wanaka, part Sec 8, Block XIV, Lower Wanaka SD. For conditions refer to C below.
63	21	Queenstown Lakes District Council	Sewage Pump Station	Gordon Road, Wanaka Lot 1 DP 25029. For conditions refer to C below.
64	18a	Queenstown Lakes District Council	Aerodrome Purposes	Wanaka Airport. For legal description and conditions refer to E and E1 below.
65	18a	Queenstown Lakes District Council	Approach and Land Use Controls (transitional slopes and surfaces)	Wanaka Airport. For conditions refer to E2 below.
66	17	Queenstown Lakes District Council	Water Storage Reservoir	SH 6 Lake Hawea. Lot 1 DP 26200 (0.2592ha).
67	17	Queenstown Lakes District Council	Landfill Site and Transfer Station	Domain Road, Lake Hawea Lot DP 20555
68	17	Queenstown Lakes District Council	Wastewater Treatment and Disposal	Domain Road, Hawea Lot 1 DP 20555 & Pt Sec 24 BLK IV. For conditions refer to C below.
69	24	Queenstown Lakes District Council	Wastewater Management Purposes	Section 4 SO Plan 24120. SD and Block VI, Town of Albert Town. For conditions refer to C below.
70	24	Queenstown Lakes District Council	Sewage Pump Station	Alison Avenue, Legal Road, Albert Town, For conditions refer to C below.
71	24	Queenstown Lakes District Council	Sewage Pump Station	Alison Avenue, Legal Road, Albert Town, Section. For conditions refer to C below.
72	24	Queenstown Lakes District Council	Sewage Pump Station	Wicklow Terrace, Legal Road, Albert Town. For conditions refer to C below.
73	17	Queenstown Lakes District Council	Sewage Pump Station	Esplanade, Lake Hawea Part Sec 7 BLK IV Lower Hawea SD. For conditions refer to C below.
74	17	Queenstown Lakes District Council	Wastewater Pump Station and Water Treatment	Esplanade, Lake Hawea Part Lot 255 DP 7086. For conditions refer to C below.
75	17	Queenstown Lakes District Council	Water intake, Treatment and Pump Station	Lake Hawea. Part Run 581 & Part Riverbank Reserve. For conditions refer to C below.
76	13	Queenstown Lakes District Council	Landfill Buffer	Victoria Bridge Terrace Site, sections 2, 3 and 4 SO 24512, SH 6, Lot 2 DP 27395t Lot 7 DP 27395, Part section 32 BLK II Kawarau SD for the purpose of a buffer zone. (See RM 970116) For conditions refer to C below.
77	29	Queenstown Lakes District Council	Landfill, Tucker Beach	Section 1, SO 23650 Crown Land, Block II Shotover SD. For conditions refer to C below.

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78	39	Queenstown Lakes District Council	Refuse Transfer Station	Part Run 323A. For conditions refer to C below.
79	32,37	Queenstown Lakes District Council	Larchwood Reservoir	Queenstown. Sec 1 SO 23185
80	36	Queenstown Lakes District Council	Car park	Church Street, Queenstown. Lot 1 DP 27486, part Sec 12 BLK II Town of Queenstown
81	36	Queenstown Lakes District Council	Carpark	Athol Street, Queenstown, Lot 1 DP 9331, Sections 16, 17 and 19, Block IV, Section 4-6, Block V. Town of Queenstown. For conditions refer to C below.
83	13,31,32	Queenstown Lakes District Council	Local Purpose (Drainage) Reserve	Matakauri Park, Gorge Road, Queenstown Lot 1 & Lot 2 DP 20808 Lots 1-2 DP 22790 Shotover St. For conditions refer to G below and in addition no structure or placement fill shall reduce the storage capacity of the detention dam.
84	2,3,5,8,11,13,15,16,17,18,21,24,30,31,32,33,34,35,36,37,38	New Zealand Transport Agency	State Highway Purposes	As shown on District Plan Maps. Including Section 1, SO 400378 adjacent to Gibbston Highway SH 6. For conditions refer to A below.
85	20	Queenstown Lakes District Council	Recreation Reserve	59 Rata Street to Mulberry Lane, Wanaka, Lot 13 DP 18868 (0.1096ha). For conditions refer to B below.
86	20	Queenstown Lakes District Council	Utility and Local Purpose (Recreation) Reserve	77 Hunter Cres to Cherry Court Wanaka. Lot 107 DP 20556 & Lot 107 & 108 DP 20702, Lot 51 DP 15683 (Recreation) (0.2506ha)
87	20	Queenstown-Lakes District Council	Recreation Reserve	Winders Recreation Reserve 35 Winders Street, Wanaka, Lot 9 DP 7761 (0.1503ha). For conditions refer to B below.
88	20	Queenstown Lakes District Council	Recreation Reserve	Eely Point, Wanaka. Sections 29, 67, 1543R, Block XIV Lower Wanaka SD. For conditions refer to B below.
89	21	Queenstown Lakes District Council	Recreation Reserve	Lakeside Road, Wanaka Sections 6, 9, 14 Block XV, Town of Wanaka (.8245ha). For conditions refer to B below.
90	20	Queenstown Lakes District Council	Recreation Reserve	Lismore Park, Plantation Road, Lismore and He ditch Streets, Wanaka. Section 90 Block IX, Wanaka Town (18,3048ha). For conditions refer to B below.
91	21	Queenstown Lakes District Council	Local Purpose (Recreation) Reserve	Rob Roy Lane, Wanaka Lot 25 DP 19553 (0.2281ha).
92	21	Queenstown Lakes District Council	Recreation Reserve	Mt Iron Drive, Aeolus and Kuri Place, Wanaka. Lot 43 DP 20163 (0.4318ha). For conditions refer to B below.
93	20	Queenstown Lakes District Council	Recreation Reserve. Community Swimming Pool	Plantation Road Lot 1 DP 22331 Block XIV, Lower Wanaka.
94	20	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	Anderson Road near Reece Cres, Wanaka. Lots 25/26 DP 19124 (0.1301ha).
95	21	Queenstown Lakes District Council	Recreation Reserve	Wanaka Golf Course, Ballantyne Road. Lot 1 DP 11284, Legal Road & Part Sec 11, Sec 12 BLK XLIX Town of Wanaka *56.008ha) For conditions refer to F below.
96	21	Queenstown Lakes District Council	Recreation Reserve	Ballantyne Road, Wanaka. Section 103 Block IX, Wanaka Town. For conditions refer to B below (0.7740ha).
97	21	Queenstown Lakes District Council	Local Purpose Reserve (Site for a memorial)	Wanaka Memorial Reserve and Lookout. 11-15 Chalmers Street, Wanaka. Lot 1 DP 4961, (0.3027ha)
98	21	Queenstown Lakes District Council	Recreation Reserve	Pembroke Park, Ardmore Street, Wanaka. Section 1 Blk L TN of Wanaka (10.547ha). For conditions refer to B below.
99	21	Queenstown Lakes District Council	Recreation Reserve	Ardmore Street (part Roys Bay Recreation Reserve) Sections 5,11,13 and Part Sec 7, Block XV Wanaka Town. (5.7401ha). For conditions refer to B below.

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100	21	Queenstown Lakes District Council	Recreation Reserve	Section 12, SO 20847, block XV, Town of Wanaka (7.2966ha). For conditions refer to B below.
101	21	Queenstown Lakes District Council	Recreation Reserve (Motor Park)	Wanaka Motor Park, McDougall Street. Secs 10 & 12 Block XV, Town of Wanaka (4.3734ha) For conditions refer to F below.
102	21	Queenstown Lakes District Council	Recreation Reserve	Upton, Stone, Warren, Connor Streets. Sections 1-7 Block XXXV, Town of Wanaka (1.2917ha).
103	21,23	Queenstown Lakes District Council	Recreation Reserve	Faulks Reserve Aspiring Terrace. Section 7 Block XLIX, Wanaka Town (4.2388ha)
104	23	Queenstown Lakes District Council	Recreation Reserve	Stone Street Reserve, Lot 61 9499, (1.6961ha).
105	22	Queenstown Lakes District Council	Recreation Reserve (part of Roys Bay Recreation Reserve)	Wanaka – Mt Aspiring Road, Part Roys Bay Recreation Reserve. Sections 31, 45 Block III, Lower Wanaka SD (3.9153ha)
106	22	Queenstown Lakes District Council	Recreation Reserve	Wanaka Station Park. Lot 1 DP 16152. (2.9263ha)
107	22	Queenstown Lakes District Council	Scenic Reserve	Wanaka Mt Aspiring Road Lots 57, 58 DP 21967, Wanaka – Mount Aspiring Road, Wanaka Rural. Lots 73 and 74 DP 15833(0.2512ha), Block III, Lower Wanaka SD, Lots 2-4 DP 24535, Lot 5 DP 300273, Lot 2 DP 23625 (0.3629ha) Lots 5 - 7 DP 18590
108	22	Queenstown Lakes District Council	Recreation Reserve	Huchan Lane Walkway, Lot 26, DP 20949 (0.1134ha)
109	22	Queenstown Lakes District Council	Recreation Reserve	Mt Aspiring Road. Lot 75 Lot DP 15833 (0.1030ha). For conditions refer to B below.
110	7,18	Queenstown Lakes District Council	Recreation Reserve	Damper Bay, Lakeside Recreation Reserve. Section 18 Block XIII, Lower Wanaka SD (53.5842ha). For conditions refer to B below.
111	18,22	Queenstown Lakes District Council	Recreation Reserve	Part Roys Bay Recreation Reserve, Waterfall Creek Recreation Reserve, Section 46, Block III, Section 17, Block XIII, Lower Wanaka SD (9.95ha) For conditions refer to B below.
112	18	Queenstown Lakes District Council	Recreation Reserve	Ruby Island Recreation Reserve (3.1616ha) Ruby Island, Lower Wanaka SD
113	7	Queenstown Lakes District Council	Recreation Reserve (Motor Park)	Glendhu Recreation Reserve, Lot 2 DP 15207, Sec 2 BLK XV, Lower Wanaka SD (12.5983ha) For conditions refer to F below.
114	7	Department of Conservation	Recreation Reserve	Mou Waho Island (Harwich) Recreation Reserve. Section 4 Block III, Mid Wanaka SD (120.00ha)
115	8	Department of Conservation	Scenic Reserve	Stevenson Island Scenic Reserve, Section 1 Block IX, Lower Wanaka SD (65.00ha)
116	18 & 19	Queenstown Lakes District Council	Recreation Reserve	Beacon Point/Outlet Road to Albert Town. Clutha Outlet Recreation Reserve. Section 59 Block XIV, Wanaka SD (44.1107ha) For conditions refer to B below.
117	20	Queenstown Lakes District Council	Local Purpose Reserve	End of Rimu Land To Kowhai Drive/Hunter Cres Walkway. Lots 34, 35 DP 15156 (0.1740ha) & Lot 49 DP 15683.
118	20	Queenstown Lakes District Council	Local Purpose Reserve	Kowhai to Rata Street Walkway, Lot 50 DP 156836 (0.1740ha)
119	20	Queenstown Lakes District Council	Local Purpose (Recreation Reserve)	Roto Place to lake foreshore Lot 8 DP 18825 (0.0593ha)
120	19,20	Department of Conservation	Recreation Reserve	Bremner Bay Recreation Reserve. Lot 9 DP 18825, Lots 1 and 2 DP 17422 Lot 10 DP 23717; Pt Lot 3 19057; Lot 11 DP 24532, Section 71, BLK XIV, Lower Wanaka SD. (12ha). For conditions refer to B below.
121	20	Queenstown Lakes District Council	Recreation Reserve	Kellys Flat Recreation Reserve, Aubrey Road. Section 93, BLK XIV Lower Wanaka SD (3.4067ha). For conditions refer to B below.
126	18	Queenstown Lakes District Council	Recreation Reserve	Dublin Bay Recreation Reserve, Dublin Bay Road. Part Section 28, Block V, Lower Wanaka SD. (18.2109ha) For conditions refer to B below.
127	33	Queenstown Lakes District Council	Local Purpose Reserve (Recreation)	Kawarau Falls. Lot 19 DP 20484 (0.2398ha)
128	21	Queenstown Lakes District Council	Local Purpose (Off-Street parking and ambulance).	Ardmore Street, Wanaka, Section 10, Block XI Town of Wanaka (0.3536ha)

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129	21	Queenstown Lakes District Council	Local Purpose (Service Land)	Dunmore Street, Lot 2 DP 18326 Lot 6 DP 11991, Lot 2 DP 18325 Lot 4 DP 12666 (0.0557ha)
130	28	Queenstown Lakes District Council	Historic Reserve	Dudley Section, Arrowtown, Lot 4 & 5, DP 18410 (0.0690ha)
131	21	Queenstown Lakes District Council	Cemetery Reserve	Stone Street, Wanaka (4.0493ha). Part Section 1, Block XLVII, Part Section 2 Block III, Lower Wanaka SD.
132	27	Queenstown Lakes District Council	Recreation Reserve	Anderson park, Centennial Avenue and Devon Street. Lot 25 DP 16532 (0.0715ha). For conditions refer to B below.
133	27	Queenstown Lakes District Council	Recreation Reserve	De la Perelle Park, Adamson Drive, Bracken Street, Cotter and Douglas Avenues Arrowtown, Lot 32 DP 16747 (0.5498ha), and Lot 36 DP 20153 (0.0362ha), Block VII, Shotover SD. For conditions refer to B below.
134	27	Queenstown Lakes District Council	Recreation Reserve	Reed Park, Adamson Drive, Foxs Terrace, Reid Cres, Arrowtown. Lot 31 DP 16748 (0.4901ha), Lot 29 DP 23672 & Lot 82 DP 24484. For conditions refer to B below.
135	27	Queenstown Lakes District Council	Tree Planting Reserve	Adamson Drive, Preston Drive, Jenkins Place, Arrowtown. Lots 2 & 3 DP 15207. (Hamilton Way) Lot 4 DP 15208 (Edwards Way). (0.2621ha)
136	27	Queenstown Lakes District Council	Recreation Reserve (Motor Park)	Suffolk Street, Arrowtown. Motor park and recreation. Section 38 Block VII Shotover SD (Motor Park, Lot 43 DP 12741 and Lot 25 DP 12525. For conditions refer to B below
137	27	Queenstown Lakes District Council	Recreation Reserve	O'Callaghan Park, Ford Street, Arrowtown. Section 21 Block XXXVI Town of Arrowtown. For conditions refer to G below
138	27, 28	Queenstown Lakes District Council	Recreation Reserve	Wilcox Green Part Section 11, 15 and 20 Block XXIV, Town of Arrowtown (2.2231ha). For conditions refer to B below.
139	28	Queenstown Lakes District Council	Local Purpose Reserve for a Public Library	Library and Village Green, Buckingham Street. Sections 1-4 Block I Town of Arrowtown (0.4224ha).
140	28	Queenstown Lakes District Council	Recreation Reserve	Hertford and Denbigh Streets, Arrowtown. Sections 2-4 BLK V Town of Arrowtown (0.2984ha). For conditions refer to B below. (Swimming pool and bowling green).
141	28	Queenstown Lakes District Council	Recreation Reserve	Buckingham Green, Buckingham Street, Arrowtown. Sections 14-16 Block VI Town of Arrowtown (0.0734ha). For conditions refer to B below.
142	28	Queenstown Lakes District Council and The Crown	Recreation Reserve	Rose M Douglas Park, Wiltshire Street. Secs 10, 13 & 15 Block VI, Town of Arrowtown, Anglesea Street, Arrowtown, Secs 1 – 2 SO 339000. For conditions refer to G below
143	28	Queenstown Lakes District Council	Local Purpose Reserve (Community centre Plunket and Doctors rooms). (Section 9 Proposed Reserve)	Buckingham Street (hall and town centre) Sections 7-9 Block IX, Arrowtown (0.0799ha)
144	27, 28	Queenstown Lakes District Council	Recreation Reserve	Wiltshire Street and Ramshaw Lane. Area C on SO 19052. Part Section 20, Crown Land, Block XXV Part Section 3, Block XXV, Sections 6 and 7 Block X; Town of Arrowtown. For conditions refer to G below.
145	27	Queenstown Lakes District Council	Bush Creek Recreation Reserve	Butler Park, Middlesex Street. (9.455ha). Crown Land and Part Section 2 and 3 Block XXV Area A, B, D, E, F on SO 19052 (7.0300ha). For conditions refer to B below
146	27	Queenstown Lakes District Council	Local Purpose Reserve (Arrowtown Cemetery Reserve)	Durham Street, part Sec 10 & secs 12, 13, 14 and 15 BLK XIX, Arrowtown (1.4568ha).
147	18	Queenstown Lakes District Council	Hawea Flat Hall Site	Part Section 5, Block V, Lower Hawea SD (0.2023ha)
148	18	Queenstown Lakes District Council	Local Purpose (Gravel Reserve)	Sections 6, 34, 3, 7 & 50, Block VIII, Lower Hawea SD (5.352ha)

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149	27	Queenstown Lakes District Council	Recreation Reserve	McDonnell Road Reserve, Lot 32 DP 23673, Lot 34 DP 24615 (0.1017ha) For conditions refer to B below
150	27	Queenstown Lakes District Council	Recreation Reserve	Fox Terrace/Shaw Street/Cotter Ave/McDonnell Road, Lot 16 DP 18937 (0.1383ha) and Lot 33, DP 24613 (0.1793ha). For conditions refer to B below
151	24	Queenstown Lakes District Council	Recreation Reserve	Lot 31 DP 7458, (0.1012ha). For conditions refer to B below
152	33	Queenstown Lakes District Council	Recreation Reserve	Golf Club SH 6, Section 6, Block XXXIII, Town of Frankton (6.3409ha) For conditions refer to B below
153	33	Queenstown Lakes District Council	Recreation Reserve	SH 6. Section 5, Block XXXIII, Town of Frankton (3.1616ha). For conditions refer to B below
154	33	Queenstown Lakes District Council	Recreation Reserve (Motor Park)	Frankton Motor park, Stewart Street. Sections 8/9, 16/17, Block XXIV part Section 7, and Sections 8, 10, 35, Lot 14 DP 8296 Block XXXI, Lot 1 DP 22500 Frankton Town. For conditions refer to F below
155	33	Queenstown Lakes District Council	Recreation Reserve	SH No 6 Sections 12 and 14 Block XX, Frankton Town (0.6415ha). For conditions refer to B below.
156	33	Queenstown Lakes District Council	Recreation Reserve	Frankton Domain Secs 9, 11-34, 42-44 BLK XXXI; Sec 12 & 14 BLK XX; Sec 27 BLK XVII; Part Secs 46 & 47 BLK XXI Town of Frankton
157	11	Queenstown Lakes District Council	Hall Site	Luggate Hall, Part Section 2, BLK Tarras SD (0.0809ha).
158	33	Queenstown Lakes District Council	Recreation Reserve	Remarkables Cres and Alta Place Lot 88, DP 19737 (0.8449ha). For conditions refer to B below.
159	33	Queenstown Lakes District Council	Recreation Reserve	Riverside Road, Section 167 Block I, Shotover SD 90.4500ha). For conditions refer to B below
160	33	Queenstown Lakes District Council	Cemetery Reserve	SH No 6 Crown Land, BLK XXI, Shotover SD No 1, Town of Frankton (0.3237ha)
161	11	Queenstown Lakes District Council	Recreation Purposes	Hopkins Street, Luggate. Lot 12 DP 9232 (0.7712ha) For conditions refer to B below
162	11	Queenstown Lakes District Council	Recreation Reserve (Motor Park)	Luggate Domain, SH No 6. Section 23, Block VI Tarras SD (1.6617ha). For conditions refer to F below
163	30	Queenstown Lakes District Council	Recreation Reserve	Lot 1 DP 8699 Hayes Township. For conditions refer to B below.
164	33	Queenstown Lakes District Council	Local Purpose (Beautification)	McBride Street, SH 6, Frankton Sections 17 & 18 block XXI, Sec BLK VII, Sec 26 BLK I, Town of Frankton (0.2958ha)
165	33	Queenstown Lakes District Council	Frankton Marina Local Purpose Reserve	Adjacent to SH6 and north shore of Frankton Arm. Part Lot 1 DP 16773; Lot 1 DP 26401; Sec 1-2 SO 21582 & Sec 48-49, 52-53, 59 & 62 BLK XXI, Shotover SD. For conditions refer to B below
166	27	Queenstown Lakes District Council	Recreation Reserve	Land between Caenarvon Street and Middlesex Street. Section 17, Block XIX, Town of Arrowtown (1.3750ha) For conditions refer to B below
167	12	Queenstown Lakes District Council	Scenic Reserve	Pigeon and Pig Islands, Lake Wakatipu. Secs 2 & 3 BLK X Glenorchy SD.
168	30	Queenstown Lakes District Council	Recreation Reserve	Lake Hayes Arrow Junction Highway, Wakatipu Basin, Lake Hayes showground, hall, domain. SH 6, Sections 49, 50, 51, 52 65, 68, Block IX, Shotover SD. For conditions refer to G below
169	30	Queenstown Lakes District Council	Recreation Reserve and Tree Planting Reserve	Arrowtown-Lake Hayes Road. Lots 7 and 8 DP 16456 (0.1384ha). For conditions refer to B below
170	13	Queenstown Lakes District Council	Local Purpose Reserve (Water Reserve)	Brewery Creek, Section 3 Block VIII, Lower Wakatipu SD, Section 72, Block XX, Shotover SD (55.2396ha).
171	32,37	Queenstown Lakes District Council	Recreation Reserve	Commonage Reserve, Queenstown Hill, Part Section 104, Block XX, Shotover SD. For conditions refer to B below
172	36	Queenstown Lakes District Council	Local Purposes (Athenaeum and Library)	Cnr Ballarat and Stanley Streets, Queenstown. Section 7, Block XXXI, Town of Queenstown.
173	18	Queenstown Lakes District Council	Part of Hawea Recreation Reserve	Hawea Domain, Domain Road, Section 19, Block IV, Lower Hawea SD (43.4228ha). For conditions refer to B below
174	18	Queenstown Lakes District Council	Part of Hawea Recreation Reserve	Hawea Recreation Reserve and Pool. Camphill Road. Section 35 Block V, Lower Hawea SD. (0.7062ha) For conditions refer to B below
175	8,17	Queenstown Lakes District Council	Part of Hawea Recreation Reserve (Motor Park)	Motor Park, SH No 6 (2.8ha) part Section 2, Block II, Lower Hawea SD. For conditions refer to F below.
176	17	Queenstown Lakes District Council	Part of Hawea Recreation Reserve	Noema Terrace. Sec 32 Block IV. Lower Hawea SD. For conditions refer to B below.

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New Ref No	Map Ref	Authority Responsible	Purpose	Site/Legal Description and Conditions
177	17	Queenstown Lakes District Council	Part of Hawea Recreation Reserve	Capell Avenue, Lot 187, DP 6712, (3.1567ha). For conditions refer to B below.
178	17	Queenstown Lakes District Council	Esplanade Reserve	Flora Dora parade and Capell Avenue. Lots 255 & 256 DP 7086, Lot 122 & 123 DP9257, (5.2963ha).
179	37	Queenstown Lakes District Council	Recreation Reserve	Access to waterfront/Peninsula Road, Kelvin Peninsula. Lots 14 and 24 DP 15297 (0.0505ha). For conditions refer to B below.
180	37	Queenstown Lakes District Council	Recreation Reserve	Jardine Park, Oregon Drive, Kelvin Peninsula. Lots 69-70 DP 9249, (28.9426ha). For conditions refer to B below.
181	34	Queenstown Lakes District Council	Queenstown Recreation Reserve	Kelvin Heights Golf Course, Grove Land, Kelvin Peninsula. Part Sec 29, Sec 27 & 28 BLK I Coneburn Survey District. For conditions refer to F below.
182	37	Queenstown Lakes District Council	Kelvin Peninsula Recreation Reserve	Kelvin Grove waterfront, Earnslaw slipway. Part Sec 25 SO 17906 & Sec 26 SO 21769 Block I Coneburn Survey District.
183	37	Queenstown Lakes District Council	Recreation Reserve (Yacht Club)	Wakatipu Yacht Club, Grove Lane. Part Section 3 SO 3766, Block I, Coneburn SD (1.3810ha). For conditions refer to B below.
184	33,37	Queenstown Lakes District Council	Recreation Reserve and Esplanade Reserve	Lakeshore, Willow Place, Peninsula Road, Kelvin Peninsula. Section 22 Block I, Coneburn SD, Lots 3 and 4 DP 300002. For conditions refer to G below.
185	35,36	Queenstown Lakes District Council	Recreation Reserve	Adjacent to Horne Creek Camp, park Street and Coronation Drive, Queenstown. Sections 1-3, Block LII, Town of Queenstown.
186	24	Queenstown Lakes District Council	Recreation Reserve	Alison Avenue, Albert Town, Lot 110 DP 9486, Lot 48 DP 7458, Part Section 11, Block IV, Lower Wanaka SD. For conditions refer to G below.
187	24	Queenstown Lakes District Council	Recreation Reserve	Dale Street, Albert Town. Lot 1 DP 7458 (0.8650ha). For conditions refer to B below.
188	27	Department of Conservation	Scenic Reserve	Land adjacent to Caenarvon Street, cemetery site and Essex Street, Arrowtown. Section 16, Block XIX, Town of Arrowtown (7.008ha).
189	25	Queenstown Lakes District Council	Recreation Reserve	Jetty Street and Benmore Place, Glenorchy. Lot 39 and Part Lot 40 DP 8985, Sec 1 SO 18440 (0.9877). For conditions refer to B below.
190	25	Queenstown Lakes District Council	Local Purpose Reserve (Library)	Argyle Street, Glenorchy. Section 23 Block II, Glenorchy Town (0.0503ha).
191	25	Queenstown Lakes District Council	Recreation Reserve	Glenorchy Domain, Oban Street. (Showgrounds, racecourse, golf course, rugby) – Section 1 Block XX, Glenorchy Town (9.401ha). For conditions refer to B below.
192	25	Queenstown Lakes District Council	Cemetery Reserve	Sections 1 and 2, Block XVIII, Town of Glenorchy (5.2559ha).
193	39	Queenstown Lakes District Council	Recreation Reserve	Foreshore, Kent Street, Kingston. Section 1 Block XX, Kingston Town (0.8852ha). For conditions refer to B below.
194	39	Queenstown Lakes District Council	Recreation Reserve and Local Purpose Reserve (Community Centre).	Dorset, Shropshire, Devon and Gloucester Streets, Kingston, Sections 1-24 Block VII, Kingston Town (Sections 1 and 2 Local Purpose, Sections 3-24, Recreation) (1.0927ha). For conditions refer to B below.
195	39	Queenstown Lakes District Council	Recreation Reserve	Golf Course, Shropshire Street, Kingston. Section 1 Block XVI, Kingston Town. (4.0443ha). For conditions refer to B below.
196	39	Queenstown Lakes District Council	Recreation Reserve	Churchill Street, foreshore, Kingston. Lots 20,21 DP 4985, (0.7545ha). For conditions refer to B below.
197	39	Queenstown Lakes District Council	Cemetery Reserve	SH No 6, Kingston. Section 16, Block I, Kingston SD (1.5783ha).
198	37	Queenstown Lakes District Council	Recreation Reserve	Panorama Terrace to Earnslaw Terrace, Queenstown, Lot 37 DP 16397 (0.0513ha). For conditions refer to B below.
199	37	Queenstown Lakes District Council	Recreation Reserve and Local Purpose Reserve	Panorama Terrace to SH No 6A, Queenstown. Lot 38 DP 16397, (Recreation) (0.3032ha).
200	37	Queenstown Lakes District Council	Tree Planting Reserve	Frankton Road, Frankton Pt Lot 20 DP19889, Lot 40 DP 16397.
201	37	Queenstown Lakes District Council	Recreation Reserve	Panorama Terrace, Queenstown Lot 39 DP 16397 (0.1257ha). For conditions refer to B below.
202	37	Queenstown Lakes District Council	Recreation Reserve	Cecil Road Lot 3 DP 6818, (0.1427ha). For conditions refer to B below.

New Ref No	Map Ref	Authority Responsible	Purpose	Site/Legal Description and Conditions
203	32,33 37	Queenstown Lakes District Council	Recreation Reserve	Foreshore – below SH 6A, Queenstown. Sec 50 BLK XXI, Shotover SD, Gazette 1967, p 1787 (4.8562ha). For conditions refer to B below.
204	35,36	Queenstown Lakes District Council	Recreation Reserve	Marine Parade Park, Queenstown. Legal Road & Section 6 BLK LI, Town of Queenstown and Part Marine Parade (0.6600ha and 0.1160ha).
205	34,35	Queenstown Lakes District Council	Recreation Reserve	Queenstown Gardens, 27-29 park Street, Queenstown. Part section 4, Section 5 and Section 7 Block LI, Town of Queenstown. For conditions refer to B below.
206	35	Queenstown Lakes District Council	Historic Reserve	Transit of Venus, 8 Melbourne Street. Section 15 Block XXXIV, Town of Queenstown (0.0138ha).
207	35	Queenstown Lakes District Council	Recreation Purposes	York Street. Lot 31 DP 18611 (0.347ha). For conditions refer to B below.
208	35	Queenstown Lakes District Council	Recreation Reserve	Suburb Street through to Dublin Street and Corner Dublin Street and Edinburgh Drive. Lots 1 & 2 DP 20449 (0.6983ha). For conditions refer to B below.
209	32	Queenstown Lakes District Council	Recreation Reserve	Gorge Road, Queenstown. Lots 1 & 2 DP 19293 (0.0520ha). For conditions refer to B below.
210	35,36	Queenstown Lakes District Council	Queenstown Recreation Reserve	Corner Man, Camp, Isle and Boundary Streets. Part Section 134, Block XX, Shotover SD. For conditions refer to B below.
211	35,36	Queenstown Lakes District Council	Recreation Reserve (Motor Park)	Isle Street, Queenstown. Part Block LVI, part Block XXXII Town of Queenstown. For conditions refer to F below.
213	35,36	Queenstown Lakes District Council	Local Purpose Reserve, Queenstown Cemetery	Cemetery Road, Queenstown. Section 132, BLK XX Shotover SD (1.647ha).
214	32,35	Queenstown Lakes District Council	Recreation Reserve	Kiwi Park, Cemetery Road Sec 1 SO 24407 & Pt Sec 129 & Pt Sec 131 BLK XX, Shotover SD. For conditions refer to B below.
215	36	Queenstown Lakes District Council	Local purpose Reserve. (Community Centre).	Corner Stanley, Ballarat and Henry Streets, Queenstown. Sections 1-2, 9 Block XVIII, Sections 14-17 Block XVI, Sec 16, SO 19720 & Sec 17 SO 19721. (0.7438ha).
216	36	Queenstown Lakes District Council	Local Purpose (Recreation) Reserve	47 Shotover Street, Brecon Street, Queenstown. Section 1 Block IX, Town of Queenstown (0.0339ha).
217	35,36	Queenstown Lakes District Council	Recreation Reserve	St Omer Park, Lake Esplanade. Section 2 Block XVII, Town of Queenstown, Part Sec 110 BLK XX Shotover SD (1.4670ha). For conditions refer to B below.
218	35,36	Queenstown Lakes District Council	Recreation Reserve	Rotary Park, Lake Street. Part Secs 2-4, 6-8, 10-14 Block XXVI Town of Queenstown. (0.2529ha). For conditions refer to B below.
219	36	Queenstown Lakes District Council	Recreation Reserve	Earnslaw Park, 54 Beach Street, Sections 6-18, 27, Crown Land Block XV, Queenstown (0.1847ha). For conditions refer to B below.
221	13	Queenstown Lakes District Council	Recreation Reserve	Restaurant Sec 1 SO 24832 Block IX, Shotover SD (1.3290ha). For conditions refer to B below.
222	32	Queenstown Lakes District Council	Tree Planting Reserve	Gorge Road. Lot 42 DP 1643 (0.2402ha).
223	34	Queenstown Lakes District Council	Recreation Reserve	Sunshine Bay, Recreation Reserve, Glenorchy Road. Sec 47 & Pt Res B BLK I Mid Wakatipu SD; Lot 30 DP 23538; Lot 101 DP 24394; Lot 38 DP 23951; Lot 122 DP 25083 (20.0174 ha) For conditions refer to B below.
224	13,34	Queenstown Lakes District Council	Recreation Reserve	Fernhill Road, Queenstown. Lot 31 DP 16628, (0.5059ha).
225	34	Queenstown Lakes District Council	Local Purpose Reserve (Recreation Reserve)	Greenstone, Caples and Von Places. Lot 14 DP 21242 (0.1510ha).
226	32	Queenstown Lakes District Council	Recreation Reserve	Warren park, Queenstown. Lot 48 DP 8591. For conditions refer to B below (2.5245ha).
227	13,34	Queenstown Lakes District Council	Scenic Reserve	Adjacent to Ben Lomond Track. Sections 4, 10, 14, 19 block I, Sections 1-2 Block VII Mid Wakatipu SD (175.6108ha).

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New Ref No	Map Ref	Authority Responsible	Purpose	Site/Legal Description and Conditions
228	37	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	SH No 6A, to Hensman Road, Queenstown. Lot 1 DP 22328 (2.0565ha). For conditions refer to C below
229	32	Queenstown Lakes District Council	Local Purpose Reserve (Recreation)	Goldfield Heights Queenstown. Lot 26 DP 19559 (0.2035ha).
230	33	Meteorological Service of NZ Ltd	Meteorological Purposes	Queenstown Automatic Weather Station. Queenstown Airport. Part Section 6 Block XXXIV, Town of Frankton and Section 166 Block 1 Shotover SD.
231	18	Meteorological Service of NZ Ltd	Meteorological Purposes	Wanaka Automatic Weather Station. Wanaka Airport. Lot 8 22637.
232	35	Queenstown Lakes District Council	Car-park	Gorge Road, Queenstown. Part Sections 6 and 8 and Section 4 Block XXIV, Town of Queenstown, Lots 1-3 DP 1062. For conditions refer to C below
233	34	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	Glenorchy – Queenstown Road Lot 38 DP 23951 (2074m ²) and Lot 30 DP 23538 (5547m ²).
234	18	Queenstown Lakes District Council	Water Supply Reservoir	Part Section 62, Lot 1 DP 22244
235	34	Queenstown Lakes District Council	Recreation Reserve	Part 1096, Block XX Shotover SD
236	34	Queenstown Lakes District Council	Water Reservoir Purposes	Fernhill, Queenstown. Part Section 110, Block XX Shotover SD. For conditions refer to RM 960121.
237	34	Queenstown Lakes District Council	Water Reservoir Purposes	Ben Lomond Water Reservoir. Part Sec 42 Block I, Mid Wakatipu SD.
238	16	Queenstown Lakes District Council	Cemetery Reserve	Section 9 Block XII, Wilken SD
239	9	Queenstown Lakes District Council	Recreation Reserve (Aerodrome)	Glenorchy Aerodrome, Part Reserve D, Block IV Glenorchy SD.
240	35,36	Queenstown Lakes District Council	Recreation Reserve (James Clouston Memorial)	Lot 1 DP 7498
242	39	Queenstown Lakes District Council	Water Storage & Supply Purposes – Arthurs Point	Lot 3 DP 331294. For conditions refer to C below.
243	20	Ministry of Education	Educational Facilities	Lot 1 DP 340530. All land in CFR166553. For Conditions refer to C below.
244	18, 24b	Queenstown Lakes District Council	Recreation Reserve	McMurdo Park, Dale Street, Albert town Lot 1 DP 7458 Albert Town Extn No 3 Gaz 1954/701, Lot 44 DP 339994. For conditions refer to G below.
245	13,31, 39a	Queenstown Lakes District Council	Recreation Reserve	Murdoch Park, Maple Court, Arthurs Point Lot 301 DP 338585. For conditions refer to G below.
246	13,31, 39a	Queenstown Lakes District Council	Recreation Reserve	Atley Road, Arthurs Point Lots 301 – 305 DP 329180. For conditions refer to G below.
247	13,31, 39a	Queenstown Lakes District Council	Recreation Reserve	Macalister Park, McMillan Road, Arthurs Point sec 4 SO 308528. For conditions refer to G below.
248	13, 32, 34,35	Queenstown Lakes District Council	Recreation Reserve	Lake Esplanade, Queenstown Sec 1 SO 24350 Sec 106 Pt Sec 105,107,109 – 110 BLK XX Shotover SD Lot 3 DP 19021 and Sec 1 SO 24322. Sec 1 SO 24832. For conditions refer to G below.
249	13,34, 35	Queenstown Lakes District Council	Recreation Reserve	Belfast Terrace, Queenstown Lot 600 DP 26038. For conditions refer to G below.
250	18,22	Queenstown Lakes District Council	Recreation Reserve	Kelliher Green, Kelliher drive, Wanaka Lot 96 DP 346120. For conditions refer to G below.
251	18,22	Queenstown Lakes District Council	Recreation Reserve	McFarlane Segregation Reserve, McFarlane Terrace, Wanaka Lot 104 DP 346120.
252	18,22	Queenstown Lakes District Council	Recreation Reserve	McFarlane Green, McFarlane Terrace, Wanaka Lot 103 DP 346120, Lot 102 DP 346120. For conditions refer to G below.

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254	9,25b	Queenstown Lakes District Council	Recreation Reserve	Invincible Drive, Glenorchy Lot 54 DP 23959 Blk XXII Glenorchy Tn. For conditions refer to G below.
255	10,26,27	Queenstown Lakes District Council	Recreation Reserve	Essex Avenue, Arrowtown, Lot 100 DP 323992. For conditions refer to G below.
256	10,26,27	Queenstown Lakes District Council	Recreation Reserve	Dennison Weir Reserve, Devon Street, Arrowtown Lots 41-42 DP 300511 Lots 43-44 DP 302291 Lots 49-51 DP 315088. For conditions refer to G below.
257	10,26,27	Queenstown Lakes District Council	Recreation Reserve	Centennial Ave, Arrowtown Lot 27 DP 300001 Lot 25 DP 309418. For conditions refer to G below.
258	13,31	Queenstown Lakes District Council	Recreation Reserve	Jims Way, Wakatipu Lot 203 DP 300099 Lot 204 DP 300296. No buildings permitted.
259	13,31	Queenstown Lakes District Council	Recreation Reserve	Gretton Park, Gretton Way, Wakatipu Lot 200 DP 27472 Lots 201-202 DP 27482 For conditions refer to G below.
261	18,22	Queenstown Lakes District Council	Recreation Reserve	Meadow Park, Parkhill Ave, Wanaka Lot 99 DP 346120. For conditions refer to G below.
262	18,22	Queenstown Lakes District Council	Recreation Reserve	Stoney Creek Park, Meadowstone Drive, Wanaka Lot 101 DP 24573 SUBJ TO EASEMENT DP 27804. For conditions refer to G below.
263	18,22	Queenstown Lakes District Council	Recreation Reserve	Brook Green, Meadowstone Drive, Wanaka LOT 47 DP 24573, LOT 88 DP 24573 LOT 169 DP 25676 BLK III LOWER WANAKA SD. For conditions refer to G below.
264	18, 21, 22	Queenstown Lakes District Council	Recreation Reserve	Little Oak Green, Meadowstone Drive, Wanaka LOTS 157 and 159 DP 25676 LOT 104 DP 24573, LOT 93 DP 24573. For conditions refer to G below.
265	18,21,22	Queenstown Lakes District Council	Recreation Reserve	Willowridge walkway, Meadowstone Drive, Wanaka LOTS 79-81 DP 319220 and Lot 3 DP 357630. For conditions refer to G below.
266	18,21	Queenstown Lakes District Council	Recreation Reserve	Allenby Park, Wanaka Lot 23 DP 303952. For conditions refer to G below.
267	18,21	Queenstown Lakes District Council	Recreation Reserve	Allenby Car Park, Wanaka Lot 24 DP 303952. For conditions refer to G below.
268	8,17	Queenstown Lakes District Council	Recreation Reserve	Charles Court, Hawea Lot 30 DP 327385. For conditions refer to G below.
269	8,18	Queenstown Lakes District Council	Recreation Reserve	McPhee Park, Long Grass Place, Hawea Lot 1 DP 336255. For conditions refer to G below.
270	18,20,21	Queenstown Lakes District Council	Recreation Reserve	Domini Park, Anderson Road, Wanaka Lot 111 DP 347413 Secs 100 and 106 Blk XIV L. For conditions refer to G below.
271	13	Queenstown Lakes District Council	Recreation Reserve	SH6 Kingston Road, Lot 57 DP 27520. For conditions refer to G below.
272	18,21	Queenstown Lakes District Council	Recreation Reserve	Bridgeman Green, Ardmore Street, Wanaka Secs 1-2 Blk III. For conditions refer to G below.
273	13,31,39a	Queenstown Lakes District Council	Recreation Reserve	Schoolhouse Domain, Arthurs Point Road, Arthurs Point Lot 45 DP 338763. For conditions refer to G below.
274	13,31,39a	Queenstown Lakes District Council	Recreation Reserve	Scheib Park, Redfern Terrace, Arthurs Point Lot 20 DP 338763. For conditions refer to G below.
275	13,30	Queenstown Lakes District Council	Recreation Reserve	Sylvan Street, Wakatipu Lot 314 DP 333981 For conditions refer to G below.
276	13,30	Queenstown Lakes District Council	Recreation Reserve	Sylvan Street, Wakatipu Lot 315 DP 333981 For conditions refer to G below.
277	13,30	Queenstown Lakes District Council	Recreation Reserve	Sylvan Street, Wakatipu Lot 316 DP 333981 For conditions refer to G below.
278	13,30	Queenstown Lakes District Council	Recreation Reserve	Orbell Drive, Wakatipu LOT 301 DP 326828 For conditions refer to G below.

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New Ref No	Map Ref	Authority Responsible	Purpose	Site/Legal Description and Conditions
279	13,30	Queenstown Lakes District Council	Recreation Reserve	Orbell Drive, Queenstown Rural, Lot 303, DP330087, LOT 304 DP 329276 For conditions refer to G below.
280	13,30	Queenstown Lakes District Council	Recreation Reserve	Orbell Drive, Wakatipu LOT 302 DP 333246 For conditions refer to G below.
281	13,30	Queenstown Lakes District Council	Recreation Reserve	Frankton-Ladies Mile Highway, Wakatipu Lot 307 DP 322452, Howards Drive, Queenstown Rural, Lot 313, DP333981. For conditions refer to G below.
282	13,30	Queenstown Lakes District Council	Recreation Reserve	Frankton-Ladies Mile Highway, Wakatipu Lot 312 DP 329276. For conditions refer to G and H below.
283	13,30	Queenstown Lakes District Council	Recreation Reserve	Erskine Street, Wakatipu Lots 203, 303 DP 336365. For conditions refer to G below
284	13,30	Queenstown Lakes District Council	Recreation Reserve	Walnut Lane, Wakatipu Lots 3-4 DP 26719. For conditions refer to G below.
285	8,18, 24b	Queenstown Lakes District Council	Recreation Reserve	Halliday Road, Wanaka Rural Sec 2 SO 24616 Blk IV Lower Wanaka SD. For conditions refer to G below.
286	13,31, 33	Queenstown Lakes District Council	Recreation Reserve	De La Mare Park, Middleton Road, Frankton Lot 200 DP 307429. For conditions refer to G below.
287	9	Queenstown Lakes District Council	Local Purpose	Puahiri Park, Priory Road, Glenorchy Sec 40 Blk 1 Upper Wakatipu.
288	8,18	Queenstown Lakes District Council	Recreation Reserve	Lachlan Ave, Hawea Flat Lot 14 DP 330876. For conditions refer to G below.
289	18,23	Queenstown Lakes District Council	Recreation Reserve	Connell Green, Ballantyne Road, Wanaka Lot 33 DP 332078. For conditions refer to G below.
290	13,31, 33	Queenstown Lakes District Council	Recreation Reserve	McTaggart Park, Glenda Drive, Wakatipu LOTS 606-608 DP 27577 LOTS 609-612 DP 27 773 LOT 613 DP 301681 LOT 13 DP 322851 LOT 614 DP 328960 For conditions refer to G below and H for LOT 13 DP322851.
291	18,24b	Queenstown Lakes District Council	Segregation Strip	Frye Crescent Segregation Reserve, Frye Cres, Albert Town LOT 66 DP 319218.
292	18,24b	Queenstown Lakes District Council	Recreation Reserve	Ash Walkway, Frye Cres, Albert Town LOT 64 DP 319218. For conditions refer to G below.
293	10,26, 27	Queenstown Lakes District Council	Recreation Reserve	Helms Court Arrowtown LOT 12 DP 326175, LOT 30 DP 369201. For conditions refer to G below.
294	18,21	Queenstown Lakes District Council	Recreation Reserve	Lansdown Walkway, Willowridge, Wanaka LOT 82 DP 319220. for conditions refer to G below.
296	18,24b	Queenstown Lakes District Council	Recreation Reserve	Wicklow Terrace Walkway, Wicklow Terrace, Albert Town Lots 3 17 DP 312351 For conditions refer to G below.
297	13,31, 39a	Queenstown Lakes District Council	Recreation Reserve	Boyd Walkway, Arthurs Point road, Arthurs Point Lot 51 DP 338763. For conditions refer to G below.
298	8,18	Queenstown Lakes District Council	Segregation Strip	Aubrey Road Segregation Reserve, Aubrey road, Wanaka LOT 65 DP 314781.
299	18,24b	Queenstown Lakes District Council	Segregation Strip	Alison Ave Albert Town LOT 65 DP 319218.
300	10,26, 27	Queenstown Lakes District Council	Segregation Strip	Centennial Ave, Arrowtown LOT 10 DP 326175.
301	10,26, 27	Queenstown Lakes District Council	Recreation Reserve	Alexander Place, Arrowtown LOT 24 DP 306062. For conditions refer to G below.
302	18,24b	Queenstown Lakes District Council	Recreation Reserve	Hunt Place, albert Town LOT 46 DP 339994. For conditions refer to G below.
303	18,21, 23	Queenstown Lakes District Council	Segregation Reserve	Ballantyne Rd Segregation Reserve, Ballantyne road, Wanaka LOT 35 DP 332078. For conditions refer to g below.
304	13,30	Queenstown Lakes District Council	Recreation Reserve including Pedestrian/ Cycle Under-pass	Sylvan Street, Wakatipu Lot 317 DP 333981 and Lot 2 DP 375714. For conditions refer to G below.
305	13,30	Queenstown Lakes District Council	Recreation Reserve	Quill Street, Wakatipu Lot 318 DP 372310. For conditions refer to G below.
306	13,30	Queenstown Lakes District Council	Recreation Reserve	Quill Street, Wakatipu LOT 319 DP 372310. For conditions refer to G below.
307	18,23	Queenstown Lakes District Council	Recreation Reserve	Ballantyne Road, Wanaka LOT 36 DP 332078, for conditions refer to G below.
308	18	Queenstown Lakes District Council	Recreation Reserve	Ewing Walkway, Aubrey Road, Wanaka LOT 64 DP 314781. For conditions refer to G below.
309	18,22	Queenstown Lakes District Council	Scenic Reserve	Mount Aspiring Road Scenic reserve, Wanaka-Mount Aspiring Road, Wanaka LOT 3 DP 300273
310	18,22	Queenstown Lakes District Council	Scenic Reserve	Mt Aspiring Road Scenic Reserve, Wanaka-Mount Aspiring Road, Wanaka LOT 4 DP 300273.
311	18	Queenstown Lakes District Council	Recreation Reserve	Old Racecourse Walkway, Aubrey Road, Wanaka LOT 63 DP 314781. For conditions refer to G below.

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New Ref No	Map Ref	Authority Responsible	Purpose	Site/Legal Description and Conditions
312	5,16,16a	Queenstown Lakes District Council	Local Purpose (Fire Building) and Recreation	Kiwi Street, Makarora LOT 16 DP 27383. No development shall be of a form that shall be adversely affected by natural hazards, or exacerbate natural hazards impacts beyond the site.
313	18,23	Queenstown Lakes District Council	Local Purpose (Drainage)	Ballantyne Road Stormwater Reserve, Ballantyne Road, Wanaka LOT 32 DP 332078.
314	18,20	Queenstown Lakes District Council	Local Purpose (Water Reservoir)	Kirimoko Cres, Wanaka LOT 13 DP 300734.
316	13,30	Queenstown Lakes District Council	Recreation Reserve	Nerin Square, Wakitipu, Lot 405 DP 329276. For conditions refer to G below
317	9,25	Queenstown Lakes District Council	Recreation Reserve	Benmore Place, Glenorchy, Sec 22 Blk IV glenorchy SD. For conditions refer to G below and in addition no development shall be of a form that shall be adversely affected by natural hazards, or exacerbate natural hazards impacts beyond the site.
318	18,24b,8	Queenstown Lakes District Council	Recreation Reserve	Lake Hawea-Albert Town Road, Albert Town Lot 1-2 DP 375247 For conditions refer to G below and in addition no development shall be of a form that shall be adversely affected by natural hazards, or exacerbate natural hazards impacts beyond the site.
319	8,18	Queenstown Lakes District Council	Recreation Reserve	Windmill Corner, McLennan Triangle Road, Hawea, Sec 96 Blk XII Lower Hawea SD for conditions refer to G below.
320	13,31	Queenstown Lakes District Council	Recreation Reserve	Sledmere Drive Wakatipu Basin, Lot 207 DP 362057. No buildings permitted.
324	13,31,39a	Queenstown Lakes District Council	Recreation Reserve	Lot 303 DP 329180. Larkins Way, Arthurs Point. For conditions refer to G below.
325	13,31,39a	Queenstown Lakes District Council	Recreation Reserve	302 DP 329180. Larkins Way, Arthurs Point. For conditions refer to G below.
326	13,30	Queenstown Lakes District Council	Recreation Reserve	Erskine Street, Wakatipu Lot 301 DP 336365. for conditions refer to G below.
327	18,24b	Queenstown Lakes District Council	Local Purpose (Cemetery)	SH6, Albert Town, Section 20 Blk V Lower Wanaka SD. No development shall be of a form that shall be adversely affected by natural hazards, or exacerbate natural hazards impacts beyond the site.
328	10,24a	Queenstown Lakes District Council	Local Purpose (Cemetery)	Cardrona Valley Road, Cardrona, Section 6 Blk I Cardrona SD.
329	13,30,31	Queenstown Lakes District Council	Local Purpose (Cemetery)	Spence Road Wakatipu Basin, Pt Sec 62 BLK III Shotover SD Pt Sec 888R BLK III Shotover SD.
330	21	Queenstown Lakes District Council	Works Depot	Corner of Tenby and Conner Streets, Wanaka, Pt Secs 9-10 BLK XXXVII Wanaka. For conditions refer to C below.
331	10	Aurora Energy Limited	Electricity Substation	Cardrona Valley Road, Cardrona, Sec 1 SO 397170. For conditions refer to C below.
332	26	Queenstown-Lakes District Council	Sewage Pump Station	Recreation reserve, northern end of Lake Hayes. Lot 3 DP 15096. For conditions refer to C below.
333	30	Queenstown-Lakes District Council	Sewage Pump Station	Recreation reserve, eastern side of Lake Hayes. Section 65 Block IX Shotover Survey District. For conditions refer to C below.
334	30	Queenstown-Lakes District Council	Sewage Pump Station	In road reserve, State Highway 6, adjacent to Crown Land Block IX, Shotover Survey District at the south eastern corner of Lake Hayes. For conditions refer to C below.
335	30	Queenstown-Lakes District Council	Sewage Pump Station	In legal road reserve adjacent to Lot 235 DP329276 Lake Hayes Estate. For conditions refer to C below.
336	18, 18a	Queenstown-Lakes District Council	Wastewater Treatment and Disposal Purposes	Wanaka Airport. Lot 1, DP 341605 and Lots 4-5, DP 340031, CT164476. Lot 1, DP 300052, CT12576. Lot 1, DP 341605, CT171181. Lot 1, DP 26239, CT18B/856. For conditions refer to C below.
337	21	Aurora Energy Limited	Electricity Substation	39 Ballantyne Road, Wanaka, Lot 1 DP 12295. For conditions refer to C below.
338	31, 33	Aurora Energy Limited	Electricity Substation	71 Frankton-Ladies Mile Highway, Queenstown. Lot 1 DP 11785, Lot 1 DP 383378 and Lot 1 DP20596. For conditions refer to C below.
339	19	Queenstown Lakes District Council	Local Purpose (Access) Reserve	Westview Road, Wanaka Lot 702 DP399076.
340	20	Queenstown Lakes District Council	Local Purpose (Access) Reserve	Forest Heights, Wanaka Lot 703 DP 392593.
341	24	Queenstown Lakes District Council	Recreation Reserve	Sherwin Avenue, Albert Town Lot 990 DP 413111. For conditions refer to G below.

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New Ref No	Map Ref	Authority Responsible	Purpose	Site/Legal Description and Conditions
342	34	Queenstown Lakes District Council	Recreation Reserve Two Mile Water Treatment site	Sunshine Bay Recreation Reserve, Glenorchy – Queenstown Road, Glenorchy Rural, Secs 1, 2 SO 409197. For conditions refer to G below.
343	31	Queenstown Lakes District Council	Recreation Reserve	Spence Road, Wakatipu. Secs 158, 159 Block III Shotover SD. For conditions refer to G below.
344	31, 31a	Queenstown Lakes District Council	Recreation Reserve	Tucker Beach Road, Wakatipu Basin, Sections 1 -3 SO 409393, Section 73 Block II Shotover SD. For conditions refer to G below.
345	26	Queenstown Lakes District Council	Recreation Reserve, part Wastewater Pump Station	Rutherford Road, Wakatipu Basin Lot 4, Pt Lot 5 DP 15096. Arrowtown Lake Hayes Road, Wakatipu Basin. Lot 3 DP 15096. For conditions refer to G below.
346	11	Queenstown Lakes District Council	Local Purpose Access Reserve	Church Road Hawea Flat, Lot 202 DP 375230
347	11	Queenstown Lakes District Council	Local Purpose Access Reserve	Harris Place Luggate, Lots 203, 204 DP 375230
348	11	Queenstown Lakes District Council	Local Purpose Esplanade Reserve, part Wastewater Pump Station	Luggate-Cromwell Road, Wanaka Rural Lots 400, 401, 402, 406 DP 361422 Church Road, Hawea Flat Lots 408, 409 DP 375230 Lots 410, 411, 412 DP 399292
349	11	Queenstown Lakes District Council	Local Purpose Esplanade Reserve	Luggate-Cromwell Road, Wanaka Rural Lot 404 DP 361422, Church Road, Hawea Flat Lot 407 DP 375230
350	11	Queenstown Lakes District Council	Local Purpose Access Reserve	Luggate-Cromwell Road Wanaka Rural Lot 200 DP 361422
351	11	Queenstown Lakes District Council	Local Purpose Access Reserve	Luggate-Cromwell Road Wanaka Rural Lot 201 DP 361422
352	24	Queenstown Lakes District Council	Recreation Reserve	Lagoon Avenue, Albert Town Lot 106 DP 358775. For conditions refer to G below.
353	20	Queenstown Lakes District Council	Recreation Reserve	Aubrey Road, Wanaka Town Lot 3 DP 347876
354	20	Queenstown Lakes District Council	Recreation Reserve	Waimana Place Wanaka Town Lot 12 DP 301972. For conditions refer to G below
355	19,20	Queenstown Lakes District Council	Local Purpose (Access) Reserve	Greenbelt Place Wanaka Lot 701 DP 399076.
356	19,20	Queenstown Lakes District Council	Recreation Reserve	Platinum Ridge Wanaka Lot 721 DP 399076. For conditions refer to G below
357	19	Queenstown Lakes District Council	Local Purpose Access Reserve	Beacon Point Road Wanaka Town Lot 117 DP27003
358	21	Queenstown Lakes District Council	Local Purpose (Beautification Reserve)	Plantation Road, Wanaka Rural Lot 17 – 19 DP 300804 Lot 15 – 17 DP 302791
359	22	Queenstown Lakes District Council	Local Purpose (Access) Reserve	McFarlane Terrace Wanaka Lot 98 DP 346120
360	22	Queenstown Lakes District Council	Local Purpose (Access) Reserve	Willets Green Wanaka Lot 97 DP 346120
361	24	Queenstown Lakes District Council	Recreation Reserve	Hikuwai Drive Wanaka Rural Lot 301 DP 348554. For conditions refer to G below
362	24	Queenstown Lakes District Council	Recreation Reserve	Hikuwai Drive Wanaka Rural Lot 302 DP 348554. For conditions refer to G below
363	20	Queenstown Lakes District Council	Local Purpose (Access) Reserve	Mount Iron Drive, Wanaka Town Lot 40 DP330084, Lot 74 DP 341635
364	31	Queenstown Lakes District Council	Recreation Reserve	Ferry Hill Drive, Wakatipu Basin Lot 206 DP 357615. For conditions refer to G below
365	31	Queenstown Lakes District Council	Recreation Reserve, part Water Pump Station and Bores	Onslow Road, Queenstown Rural, Lot 321 DP379403. For conditions refer to G below

DESIGNATIONS

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New Ref No	Map Ref	Authority Responsible	Purpose	Site/Legal Description and Conditions
366	13,30,	Queenstown Lakes District Council	Recreation Reserve	Orbell Drive, Queenstown Rural Lot 305 DP 330087. For conditions refer to G below
367	13	Queenstown Lakes District Council	Recreation Reserve	Coal Pit Road, Gibbston Lot 1 DP 387152. For conditions refer to G below
368	17	Queenstown Lakes District Council	Local Purpose Access Reserve	Hewson Crescent Hawea Lot 995 DP 372972.
369	31,32	Queenstown Lakes District Council	Recreation Reserve	Highview Terrace, Queenstown Lot 300 DP 365562. For conditions refer to G below
370	31, 31a	New Zealand Transport Agency	State Highway Purposes	Roundabout at intersection of State Highway 6 and Eastern Access Road, Frankton Flats. As shown on District Plan Maps. For conditions refer to A below.
371	31, 31a	Queenstown Lakes District Council	Roading Purposes	Eastern Access Road and Road 2, Frankton Flats. As shown on District Plan Maps. For conditions refer to A below.
372	21	New Zealand Police	Police Purposes	Ballantyne Road, Wanaka Section 1 SO 451106. For conditions refer to C4 below
373	13,	Queenstown Lakes District Council	Forestry Operations	Ben Lomond Forest Section 19 Block XX Shotover SD and Section 20 Block I Mid Wakatipu SD. For conditions refer to C71 below.
374	13, 32	Queenstown Lakes District Council	Forestry Operations	Queenstown Hill Forest Section 1 Survey Office Plan 24383 and Section 1 Survey Office Plan 23185 and Part Section 104 Block XX Shotover SD. For conditions refer to C71 below.
375	10, 26, 29	Queenstown Lakes District Council	Forestry Operations	Coronet Forest Lot 1 Deposited Plan 242777 Lot 1-2 Deposited Plan 21922, Section 24 Block XVII Shotover SD and Section 23 Block XVIII Shotover SD. For conditions refer to C71 below.
376	21,	Queenstown Lakes District Council	Wanaka Sports and Events Facility	37 and 97 Ballantyne Road, Wanaka Part Lot 2 DP 303207 and Part Lot 2 DP 304424. For conditions refer to C72 below
377	30, 31a	Ministry of Education	Education Purposes	Stalker Road, Frankton Ladies Mile Highway, Wakatipu Basin Lot 300 DP 459652. For conditions refer to C73 below
570	36	Aurora	Electricity Substation	Queenstown Substation – Isle Street (RM120701) For conditions refer to C.75 below.
571	18, 23	Aurora	Electricity Switching/Substation	Riverbank Road (RM120328). For conditions refer to C.78 below.
584	31,31a 33	Ministry of Education	Education Purposes	48 Hawthorn Drive, Queenstown. Section 1-2 Survey Office Plan 456218 held on Computer Freehold Register 602858 (RM130877) For conditions refer to C.81 below.
585	27	Queenstown Lakes District Council	Recreation Reserve (Sports and Recreation Centre)	Jack Reid Park, Arrowtown – Country Section 38 Block VII Shotover Survey District in Computer Freehold Register OT46/31 and Lot 43 DP 12741 in Computer Freehold Register OT5A/1131 For conditions refer to C.82 below.
586	21	Queenstown Lakes District Council	Bore Field and Water Treatment Plant	Lakeside Road, Wanaka Sections 6 Block XV and 14 Block XV, Town of Wanaka (.192m ² and 4005m ²). For conditions refer to C.83 below.
587		Queenstown Lakes District Council	Queenstown Town Centre Arterial	Queenstown Town Centre Arterial Route as shown on the District Plan web mapping application. For conditions, refer to A.12 below.

A Roads

All Queenstown Lakes District Council Roads are deemed to be designated for the purpose of road.

A.1 Stopped Roads

Council shall stop all roads in accordance with either the Local Government Act 1974 or the Public Works Act 1981.

Where the boundary of a legal road is re-aligned, or a legal road is stopped, the Council shall apply to the land no longer designated road a zone(s), in accordance with one or more of the following provisions:

- (i) Zoning shall be that which best accommodates any existing land use activities on the site of the stopped road, and which cause no more than minor effect to the environment; and/or
- (ii) Zoning shall reflect any topographical or natural features that constitute logical reason for zoning; and/or
- (iii) Stopped roads shall be zoned in accordance with the adjoining zone of least intensive development potential (refer to Table A.1).

Table A.1 – Least Intensive District Zoning to most Intensive District Zoning

Objective 1	Rural General
Objective 2	Gibbston Character
Objective 3	Rural Lifestyle/Bendemeer
Objective 4	Rural Residential
Objective 5	Resort/Rural Visitor
Objective 6	Arrowtown Historic Management
Objective 7	Low Density Residential/Penrith park
Objective 8	Township
Objective 9	High Density Residential

Objective 10	Corner Shopping Centre
Objective 11	Industrial
Objective 12	Business
Objective 13	Remarkables park
Objective 14	Town Centre
Objective 15	Airport Mixed Use

A.2 New Zealand Transport Agency

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

A.3 Limited Access Roads

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

- i SH No 6 from the junction with SH No 6A to the eastern abutment of the Hayes Creek Bridge.
- ii SH No 6 835m south of Kent Street to 300m north of Kent Street, Kingston.
- iii SH No 6A from the junction with State Highway 6 to Cecil Street (unformed - 500m east of Suburb Street).
- iv SH No 84 from its junction with State Highway No. 6 to its intersection with Ardmore Drive and Brownston Street, Wanaka.

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

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

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

Consent under the provisions of the Transit New Zealand Act 1989 is required for access for subdivision purposes and may be required for other development of land adjacent to Limited Access Roads (LAR). New Zealand Transport Agency should be consulted initially with respect to development along LAR.

A.4 Conditions for Designation # 370 - Roundabout at intersection of State Highway 6 and Eastern Access Road

- The proposed works will be constructed generally in accordance with Plans 1009-1264-5a dated March 2011 and stamped as approved on 24 November 2014 (Sheets 1 to 4 identified as Figure A1.1).
- Prior to commencement of works the NZTA shall submit to the Queenstown Lakes District Council for review and approval a Construction Management Plan addressing the following matters:
 - a. Control of dust;
 - b. Silt and sediment control;
 - c. Construction Noise;
 - d. Traffic management;
 - e. Hours of Operation; and
 - f. Protection of the Arrow Irrigation Scheme.

As part of this plan details shall be provided to:

- Demonstrate how access will be retained to adjoining properties throughout the construction process, in particular the ability for customers and delivery trucks to access the Manapouri Beech Investments site (Lot 2, DP23542) unobstructed during the peak hours and months of operation, being 8am – 1pm and during the months of September-March;

- Establish processes to mitigate and address potential adverse effects from dust, noise and other construction activity occurring as a result of the construction process on the existing operations of the Shotover Garden Centre.

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

- Prior to the movement of any letter boxes the NZTA shall liaise with the relevant landowner and ensure any new proposed locations are identified in consultation with the landowner and provides compliance with any New Zealand Post requirements.
- If koiwi (human skeletal remains), waahi taoka (resource of importance), waahi tapu (place or feature of special significance) or artefact material are discovered, then work shall stop to allow a site inspection by the appropriate runanga and their advisors, who would determine whether the discovery is likely to be extensive and whether a thorough site investigation is required. Materials discovered should be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to their removal or preservation. Historic Places Trust and NZ Police should be contacted so that appropriate arrangements can be made.
- NZTA shall meet the reasonable costs associated with amending the Manapouri Beech Investments /FM Custodians Ltd easement instrument (including survey, legal (including Manapouri Beech Investments and FM Custodians reasonable legal costs) and registration costs) and the construction of the access from SH6 to the Manapouri Beech Investments and FM Custodians Ltd sites (Lots 1 and 2 DP 23542).
- NZTA shall construct the SH6 roundabout to the standard required to ensure that there will not be any re-work required (other than removal of kerbing) on the roundabout when it comes to build the additional road expected to connect to this roundabout at some future date (shown on Plans 1009-1264-5a dated March 2011 (Sheets 1 to 4). Subject to compliance with all of NZTA's statutory and other legal obligations in relation to permitting connection to the State highway, private landowners north of SH6 have the right to connect a fourth leg to the roundabout

(subject to NZTA approval of connection design and standard of construction).

- The proposed landscaping shall be maintained and irrigated for a period of 12 months (the Maintenance of Defects period) after the completion of the landscape works. Any plant material that dies during that time shall be required to be replaced within the same or next planting season, whichever is the sooner.

A.5 Conditions for Designation # 371 - Eastern Access Road and Road 2

- a) That the Arrow Irrigation water race within the area affected by the designation be protected from the effects of the designation works in a manner that allows its ongoing operation. For the purposes of this condition “protect” includes maintenance of crossing rights equivalent to existing rights and maintenance of water flow capacity.
- b) The proposed works will be constructed generally in accordance with Plans 1009-1264-5a dated March 2011 (Sheets 1 – 4 [attached at the back of Appendix 1 – Designations]).
- c) Prior to commencement of works, QLDC shall submit to Council for review and approval a Construction Management Plan addressing the following matters:
 - g. Control of dust;
 - h. Silt and sediment control;
 - i. Construction noise;
 - j. Traffic management
 - k. Hours operation; and
 - l. Protection of the Arrow Irrigation scheme.

As part of this plan details shall be provided to:

- demonstrate how access will be retained to adjoining properties throughout the construction process.
- establish processes to mitigate and address potential adverse effects from dust, noise and other construction activity occurring as a result

of the construction process on the existing operations of the Shotover Garden Centre.

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

- d) Prior to the movement of any letter boxes QLDC shall liaise with the relevant landowner and ensure any new proposed locations are identified in consultation with the landowner and provides compliance with any New Zealand Post requirements.

4.1 The final design road levels are to be provided to the owners of Lots 14 and 15 DP 304345, Lot 12 DP 22121 and Lot 4 DP 374540 for approval prior to the lodgement of any consents or engineering approvals or the commencement of works.

4.2 The owners of Lots 14 and 15 DP 304345, Lot 12 DP 22121 and Lot 4 DP 374540 are to respond to the Council within 5 working days of receiving the final design road levels. Consideration of the final design road levels shall be limited to:

- Minimisation of stormwater overflow
- Maintenance of practical access gradients

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

4.3 The final design shall be accompanied by a stormwater management plan for roading within the designation demonstrating how stormwater will be collected and drained from impervious areas and the protection of adjoining land against inundation.

4.4 Notwithstanding any other provisions in this clause, or the advice note, if approval is not forthcoming from any of the owners of Lots 14 and 15 DP 304345, Lot 12 DP 22121 and Lot 4 DP 374540, the Council shall be entitled to determine the appropriate final design road levels.

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

- e) If koiwi (human skeletal remains), waahi taoka (resource of importance), waahi tapu (place or feature of special significance) or artefact material are discovered, then work shall stop to allow a site inspection by the appropriate runanga and their advisors, who would determine whether the discovery is likely to be extensive and whether a thorough site investigation is required. Materials discovered should be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to their removal or preservation. Historic Places Trust and NZ Police should be contacted so that appropriate arrangements can be made.
- f) QLDC shall construct the EAR/Road 2 roundabout as a four leg roundabout including provision for kerb and channel for the future connection to local roads to the south and west expected to connect to this roundabout, as indicated on Plans 1009-1264-5a dated March 2011 (Sheets 1 to 4).
- g) QLDC shall, at the same time as constructing the Eastern Access Road construct the intersection (including all kerb and channelling) that will provide the access from the Eastern Access Road to the Future Access Road to Lot 1 DP23542 in the general location identified on the plan referenced on Plans 1009-1264-5a dated March 2011 (Sheets 1 to 4).

A.6 Conditions for Designation # 84 - Kawarau Falls Bridge (RM120413)

General

1. Except as modified by the conditions below, and subject to final design, the Project shall be undertaken in general accordance with the information provided by the requiring authority as follows:
 1. the notice of requirement dated 20 July 2012 and supporting documents, being:
 - i) Assessment of Environmental Effects report, dated 3 April 2012 (and re-submitted on 20 September 2012);
 - ii) Geotechnical Assessment SH6 Kawarau Falls Bridge Specimen Design (prepared by Ross Roberts-, SKM, dated August 2012); and
 - iii) SH6 Kawarau Falls Bridge – Design Statement in relation to Road Bridges Urban Design Principles (prepared by Vivian + Espie, dated 27 August 2012) and
 2. the notice of requirement dated 12 December 2015, and supporting documents, being:
 - i) 'Land Requirement Plan' drawing 2701-TW-LRPD-001 revision A
 - ii) 'River Navigation Overall' drawing 2701-TW-TTRN-001 revision A
 - iii) 'River Navigation Dimensions' drawing 2701-TW-TTRN-002 revision A
 - iv) 'Trestle Setout Dimensions' drawing 2701-TW-TTRN-003 revision A
2. As soon as practicable following completion of construction of the Project, the requiring authority shall:
 - a. Review the width of the area designated for the Project;
 - b. Identify any areas of designated land that are no longer necessary for the ongoing operation, or maintenance of the Project or for ongoing mitigation measures (provided that the final designation width is no less than 16 metres); and

- c. Give notice to the Council in accordance with Section 182 of the RMA for the removal of those parts of the designation identified in 2(b) above.
3. The requiring authority may request amendments to the management plans required by these conditions by submitting the amendments in writing to QLDC for certification by the Chief Executive Officer or their delegate, prior to any changes taking effect.
4. At the completion of the Project, the requiring authority shall ensure that all plant, equipment, chemicals, fencing, signage, debris, rubbish and other material brought on site is removed from the site. The site shall be tidied to a degree at least equivalent to that prior to the Project commencing.

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

Notification

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

Communications Plan

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

Construction Environmental Management Plan

8. Twenty-five (25) working days prior to the Project commencing, the requiring authority shall submit a Construction Environmental Management Plan (CEMP) to the QLDC for certification by the Chief Executive Officer or their delegate. The CEMP shall be based on the draft CEMP provided with the NOR, and include the following:

1. Accidental Discovery Protocol
2. Procedures to ensure that any refuelling of machinery within 50 metres of any ephemeral or permanent watercourse is carried out in such a manner so as to prevent the discharge of contaminants

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

3. Construction Noise and Vibration Management Plan
4. Temporary Traffic Management Plan
5. Urban and Landscape Design Master Plan
6. Communications Plan.

9. The requiring authority shall carry out the Project in accordance with the certified CEMP.
10. All significant earthworks, pile boring and retaining construction shall be supervised by a suitably qualified geotechnical engineer

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

Construction Noise and Vibration Plan

11. Twenty-five (25) working days prior to commencing the Project, the requiring authority shall submit a Construction Noise and Vibration Management Plan (CNVMP) to the QLDC for certification by the Chief Executive Officer or their delegate. The CNVMP shall:
 - a. be prepared by a suitably qualified and experienced acoustic consultant;

- b. contain methods to ensure that construction noise and vibration generally comply with the requirements of NZS6803:1999 and DIN 4150-3:1999;
 - c. contain methods which represent the best practicable option; and
 - d. include requirements for monitoring construction noise and vibration.
12. The requiring authority shall engage a suitably qualified engineer to conduct a detailed pre-construction building condition survey of the existing Kawarau Falls Bridge before construction. This survey shall be repeated within 25 working days of construction being complete. The requiring authority shall provide copies of the survey reports to the QLDC within one week of receipt.
13. The requiring authority shall carry out the Project in accordance with the certified CNVMP.

Temporary Traffic Management Plan

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

Dust

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

Control of Hazardous Substances

17. The Requiring Authority shall ensure that:
- a. all hazardous substance storage or re-fuelling areas are bunded or contained in such a manner so as to prevent the discharge of contaminants;
 - b. all machinery is regularly maintained in such a manner so as to minimise the potential for leakage of contaminants;
 - c. no machinery is cleaned or stored within 50 metres of any ephemeral or permanent watercourse; and all contaminants (e.g. fuel, hydraulic oils, lubricants etc) are removed at the end of the construction period.

Utilities on the bridge

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

Urban and Landscape Design Master Plan

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

Urban Design Panel comments

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

Revegetation and planting

- b. Retention or propagation for replanting of existing native plants where possible;
- c. Retention of poisoned willow roots/stumps below the bank works where possible;
- d. In replanting areas outside of the earthworks areas mature willows shall be retained to provide a nursery for newly planted vegetation. These willows shall be poisoned when vegetation is established and the bank is stable, but dead stumps may remain;
- e. Details of maintenance of the newly planted areas, such maintenance to be for a period of 2 years after completion of planting;

- f. Selection of plant varieties for newly planted areas consistent with the Department of Conservation's "Wakatipu Project Gold" objectives and specifications;
- g. A detailed planting plan identifying the location, density, grade, botanical names, and quantity of all planting;

Pedestrian and cycle tracks

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

Heritage Matters

- j. A detailed landscape design of the area where the new and existing bridges converge on the true left bank of the River. This design shall

be prepared in consultation with a heritage consultant approved by the NZHPT, and shall ensure that the connection between the existing bridge and the north bank remains visible;

- k. A detailed design of the pedestrian and cycle structure below the existing bridge and the new bridge. The design of this structure shall be prepared in consultation with a heritage consultant approved by the NZHPT and shall ensure a minimum of impact on the fabric of the existing bridge. Any alteration to the fabric of the bridge is to be undertaken in accordance with recognised heritage principles such as the ICOMOS New Zealand Charter;
- l. Removal of modern traffic facilities from the existing bridge where possible;
- m. Prior to removal of the designation from the existing bridge, the requiring authority is to make such modifications as are necessary to enable the carriageway to be used as a pedestrian and cycle track (suitable for use by both recreational and commuting cyclists). Where this involves modifications to the fabric of the bridge, such work is to be undertaken in accordance with recognised heritage principles such as the ICOMOS New Zealand Charter.
- n. Provision of information panels on the history of the existing bridge and Kawarau Falls area;
- o. Carparking for visitors to the existing bridge, where possible;

Bridge Design

- p. Bridge safety barriers which allow views out to the river, river margins and the existing bridge for State highway users, while balancing safety considerations;
- q. Final bridge design (including embankments and retaining walls) using external materials, finishes and colours that assist it to accord with both the natural setting and its relationship with the existing bridge, including giving effect to Condition 19;
- r. Final bridge design which, to the extent practicable, gives effect to Goals 1, 2 and 4 of the Queenstown Lakes District Council Urban Design Strategy;

- s. Details of lighting to be installed on the bridge and its approaches, if any. Any proposed lighting –
 - should be an integral design component of the bridge;
 - shall minimise light spill onto the river, onto adjacent land and into the night sky; and
 - must comply with the Queenstown Southern Lights Strategy.

Emergency access

- t. Details of how, at the completion of construction, the requiring authority shall ensure that emergency access for vehicles onto the historic bridge is to be made possible.
23. The requiring authority shall carry out the Project in general accordance with ULDMP. The ULDMP shall be fully implemented within 12 months of the opening of the new State highway bridge.

Archaeology

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

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

Lapse date

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

A.7 Conditions for Designation # 84 – SH 6 Boyd Road Realignment (RM090645)

Access

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

Landscape

2. A landscape plan shall be submitted for assessment at the time of outline plan approval which achieves the following objectives:

Maintains consistency with the open, rural, and pastoral character of the valley, including access of stock as part of the maintenance regime.

Identifies reinstatement (re-grassing/re-vegetating) of exposed cut /fill batters.

Identifies treatment (width and surface material) of roads no longer forming part of the State Highway

Identifies existing trees to be retained or relocated.

Addresses the following submitter concerns (concerns from neighbouring properties, including the following):

1. Provision of bunding, in the vicinity of the Rees Stone Cottage.
2. Planting around the entrance to Boyd Road.
3. Landscaping and screen planting designed to reduce visibility down the local road leading to Boyd Road when travelling North.
3. The landscape plan detailed under Condition (2) will be developed in consultation with the owners of the Remarkables Ski Field access road, the owners of the Rees Stone Cottage, the owner of 59B Boyd Road, and Council's Landscape Architect

Advice Note

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

A.8 Conditions for Designation # 84 – SH 6 Peninsula Road intersection (RM081075)

1. The proposed works will be constructed generally in accordance with the plans submitted with RM081075 with the exception of the amendments required by the following conditions of consent.
2. NZTA shall implement the Landscape Plan dated June 2009 and stamped as approved on 3 July 2009.
3. If koiwi (human skeletal remains), waahi taoka (resource or object of importance), waahi tapu (place or feature of special significance) or other artefact materials are discovered, work shall stop, allowing for a site inspection by the appropriate Runaka and their advisors. These people will determine if the discovery is likely to be extensive and whether a thorough site investigation will be required. Materials discovered should be handled and removed by takata whenua who possess knowledge of tikanga (protocol) appropriate to their removal or preservation.

A.9 Conditions for Designation # 84 – SH 6 Grant Road Roundabout (RM110290)

1. Prior to any works being undertaken, a construction management plan will be submitted by the contractor to the Queenstown Lakes District Council that addresses the management of the noise, dust, erosion and

sediment generated from the earthworks, in keeping with the landscaping requirements for a 50 metre landscape strip as per Frankton Flats Special zone requirements.

2. Landscape and visual effects are to be managed and mitigated in accordance with a Landscape and Amenity Plan incorporating Transit New Zealand Guidelines for Highway Landscaping (2002).
3. In the event that any archaeological sites or remains are discovered during the earthworks, then works at that place of discovery will cease immediately. The New Zealand Historic Places Trust, kaumatua representing the local Tangata Whenua, the Queenstown Lakes District Council, and the New Zealand Police as appropriate, shall be contacted. Work shall only recommence in the affected area when any necessary statutory authorisations or consents have been obtained.

Advice Note

As part of the outline plan approval for the detail design of the Grants Road roundabout details of proposed landscaping, pedestrian movement and lighting (all lighting shall be developed in accordance with QLDC night lighting strategy) shall be developed in consultation with the Queenstown Lakes District Council.

A.10 Conditions for Designation # 84 – SH 6 Makarora Road Sign (RM150169)

1. The proposed works will be constructed generally in accordance with the plans titled 'SH 6 region 13 RS 828 variable Message Sign, Haast Pass-Makarora Road- Land Designation Plan' by OPUS and stamped as approved on 15 April 2015.
2. The poles that support the sign shall be a dark grey colour of low light reflectance value (less than 15%) to ensure the sign structure is recessive within the broader landscape.

A.11 Conditions for Designation # 84 – SH 6 Nevis Bluff (RM040909 and RM090555)

1. The proposed stabilisation works will involve the removal of any unstable rock features from the bluff face that potentially threaten the safe and efficient operation of State Highway 6 below.

Rock removal

2. Rock will be removed from the Nevis Bluff through various techniques including:
 1. Scaling and trimming of smaller loose rocks from the rock face;
 2. Blasting of rock from the face by placing explosives into predrilled cavities;
 3. Sluicing of the rock face following blasting to wash off any loose material. This is usually achieved by releasing water from a monsoon bucket suspended beneath a helicopter.

Stabilisation works

3. Stabilisation works also involve methods to retain rock on the face of the bluff, these include:
 1. Drilling of drain holes and general drainage works to reduce the amount of water on the face and to lower groundwater levels;
 2. Application of Shotcrete in conjunction with mesh reinforcement, bolts and plates. This will assist in preserving rock structure.
 3. Attaching bolts and anchors to hold rock in place.
 4. Draping of mesh and cable nets to prevent small rock falls bouncing out on to the State Highway.
 5. Benching of the slope in order to catch and retain small rockfalls. Benching will require an application to be made for an outline plan approval;
 6. Construct of fences and walls to retain smaller rock falls. Future structures will require an application to be made for an outline plan approval.

Helicopters

4. Work on the Nevis Bluff is likely to require helicopter assistance. Helicopters are to be used for inspections of the bluff, the placement of

explosives, sluicing and to provide necessary access. Helicopter operational hours have been proposed on an intermittent basis between the hours of 7:00am and 6:00pm.

Vehicle access

5. Vehicle access is provided to the top of the bluff via an existing track.

Cleanfill

6. The proposed use of part of the site is to provide access to the Nevis Bluff and as a future deposition area for cleanfill. When it is intended to use the site for cleanfill purposes an Outline Plan will be submitted for approval. At this time conditions may be recommended in relation to the cleanfill.

A.12 Conditions for Designation # 587 – Queenstown Town Centre Arterial

Conditions index:

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Part B – Pre-construction conditions

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Communication and Consultation Plan
Kaitiaki Liaison Group
Community Liaison Group
Consultation with network utility operators
Construction Environmental Management Plan
Construction Noise and Vibration Management Plan
Pre-construction building assessment

Noise mitigation for certain Protected Premises and Facilities
Construction Traffic Management Plan
Erosion and Sediment Control Plan
Urban Design and Landscape Plan
Planting and ecology components of Urban Design and Landscape Plan
Vegetation clearance and restoration planting
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Relocation of Heritage Tree
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Part C – Construction Conditions

Construction Noise Standards
Construction Vibration Standards
Noise and vibration received at Protected Premises and Facilities
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Rock removal / No blasting
Road surface
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Archaeology
Construction and operation of erosion and sediment controls
Inspection and monitoring of erosion and sediment controls
Stabilisation and decommissioning of erosion and sediment controls
Soil testing
Stormwater

Part D – Operational Conditions

Posted speed

Annexure A

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

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

Definitions

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

- | | |
|----------------|--|
| Enabling works | <p>Preliminary activities, including:</p> <ul style="list-style-type: none"> • pre-construction site investigations (including access for such investigations); • site establishment activities; • demolition; • critical services protection and relocation; • site and property access formation; • ecological surveys; • vegetation removal ancillary to enabling works; and • the establishment of erosion and sediment control measures |
|----------------|--|

Council	means Queenstown Lakes District Council
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Project	means the Queenstown Town Centre Arterial project (including associated infrastructure, structures, walkways, shared paths and landscaping) as described in Schedule 2 of the COVID-19 Recovery (Fast-track Consenting) Act 2020.
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Project Stage	means the three stages of the Project. Stage One is from the Frankton Road (SH6A)/Melbourne Street intersection, then circuits the town centre along Melbourne Street, across to Henry Street to the intersection of Henry Street with Gorge Road. Stage Two is from Gorge Road, across Horne Creek to Memorial Street and Man Street. Stage Three is from Man Street, along Thompson Street and down to a new One Mile roundabout at the Fernhill Road / Lake Esplanade / Glenorchy intersection.
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Requiring Authority	means Queenstown Lakes District Council
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Acronyms used

- | | |
|------|---|
| AEE | Assessment of Environmental Effects. |
| CEMP | Construction Environmental Management Plan. |
| CLG | Community Liaison Group. |
| CSMP | Contaminated Site Management Plan. |

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

Part A - General conditions (1-14)

These lapse 2 years after the date of commencement

Approved Plans

- Except as modified by the conditions below, and subject to final design, the Project shall be carried out in general accordance with the following plans contained in the Notice of Requirement (NOR) documentation formally received by the Environment Protection Authority on the 17 December 2020:
 - Land requirement plans in Appendices 4, 5 and 6 as amended by the Requiring Authority's Response To Comments Provided Under Schedule 6, Clause 18 dated 8 March 2021;
 - The Transport Report in Appendix 10 of the AEE;

- The Preliminary Site Investigation Report and Draft Contaminated Land Management Plan (CLMP) in Appendix 13 of the AEE;
- The Stormwater Technical Report in Appendix 16 of the AEE (including proposed stormwater design drawings); and
- The Urban Design Technical Report in Appendix 20 of the AEE (including typical cross sections).

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

Inconsistencies

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

Outline plans

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

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

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

Conditions that lapse following practical completion

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

Management Plan Certification Process

6. Conditions 7 to 13 below shall apply to the following Management Plans required by these conditions:
 - (a) Construction Environmental Management Plan (CEMP);
 - (b) Construction Noise and Vibration Management Plan (CNVMP);
 - (c) Construction Traffic Management Plan (CTMP);
 - (d) Urban Design and Landscape Plan (UDLP);
 - (e) Contaminated Site Management Plan (CSMP); and
 - (f) Erosion and Sediment Control Plan (ESCP).
7. All management plans shall be prepared by a suitably qualified and experienced person.
8. All management plans shall be submitted to the QLDC in their regulatory capacity to certify compliance and consistency with the applicable requirements and objectives stated in the conditions for each plan. Unless a different time period is stated in the following conditions, the plan shall be submitted at least 20 working days prior to commencement of construction (excluding enabling works).

9. If the Requiring Authority has not received a response from the QLDC in their regulatory capacity within 20 working days of submitting a management plan for certification, the plan will be deemed to be certified.
- 9A. If the response is that they are not able to certify the plan they must provide the Requiring Authority with reasons and recommendations for changes to the plan in writing. The Requiring Authority must consider any reasons and recommendations of the QLDC in their regulatory capacity and resubmit an amended plan for certification.
- 9B. If the Requiring Authority has not received a response from the QLDC in their regulatory capacity within 5 working days the amended plan shall be deemed to be certified.
10. Management plans may be submitted in parts or in stages to address particular activities or to reflect the staged implementation of the project. Management plans submitted shall clearly show the integration with adjacent stages and interrelated activities.
11. Any certified Management Plan may be amended if necessary to reflect any changes in design, construction methods or management of effects. Amended plans must be resubmitted to the QLDC in their regulatory capacity for recertification. If the Requiring Authority has not received a response from the QLDC in their regulatory capacity within 5 working days of resubmitting an amended management plan for recertification, the amended plan will be deemed to be certified.
12. *Intentionally blank.*

13. All works shall be carried out in accordance with the certified management plans.

Outline Plan for Pedestrian Overbridge

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

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

These lapse when construction starts

Communication and Consultation

15. Within 10 working days of confirmation of the designation, the Requiring Authority shall appoint a Project Communications Manager (a role which may be held in conjunction with another position) to implement the Communication and Consultation Plan required by Condition 17 and within 20 working days of confirmation of the designation, the Requiring Authority shall establish a Kaitiaki Liaison Group with Kāi Tahu as required by condition 21 and establish a Community Liaison Group with

identified stakeholders as required by condition 26. The Project Communications Manager shall be the main and readily accessible point of contact for the Project. The Requiring Authority may appoint a new Project Communications Manager if required but must ensure that someone remains in the role for the duration of the Project.

16. The Project Communications Manager shall maintain a record of all communications received from the QLDC in their regulatory capacity, the Kaitiaki Liaison Group and the Community Liaison Group and any actions arising.

Communication and Consultation Plan

17. A Communication and Consultation Plan (CCP) shall be prepared. The objective of the CCP shall be to set out a framework to:
- (a) Inform the community and stakeholders, including relevant central government agencies and ministries, of the likely commencement of construction works, Project progress, and any proposed staging of works;
 - (b) Foster good community relationships and provide opportunities for learning about the Project;
 - (c) Provide for public and stakeholder engagement over the closure of the Queenstown Memorial Centre, Wakatipu Rugby Club clubrooms and Queenstown Squash Courts/rooms, and options for the relocation of services and activities from the Centre to alternative facilities; and
 - (d) Identify groups who use the Queenstown Recreation Reserve for events and sports and engage with them over disruption of use of the reserve during construction and options for alternative venues.
18. The CCP shall include:

- (a) A communications framework that details the Requiring Authority's communication strategies, the accountabilities and timeframes for responding to inquiries and complaints, frequency of communications and consultation, the range of communication and consultation methods to be used and any other relevant communication matters;
 - (b) The Project Communications Manager's contact details (phone, email and postal address). These details shall also be available on QLDC's website;
 - (c) Identification of persons who will be consulted and communicated with; and
 - (d) Measures to receive, record and respond (if necessary) to feedback.
 19. The CCP shall be submitted to the QLDC in their regulatory capacity, within 40 working days following the confirmation of the designation and shall thereafter be implemented until the Project's practical completion.
 20. The CCP shall be updated within one month of the award of the Construction Contract(s) at which time additional communication points of contact and responsibilities shall be assigned.
- Kaitiaki Liaison Group**
21. Within 20 working days following the confirmation of the designation the Requiring Authority shall establish a Kaitiaki Liaison Group (KLG) to provide opportunities for Kāi Tahu to exercise kaitiakitanga by participating in processes relating to the design and construction of the Project. The role of the KLG will conclude with the completion of all construction works.
 22. The frequency at which the KLG meets and the format or nature of the meetings shall be monthly unless agreed otherwise between the Requiring Authority and the KLG.
 23. The Requiring Authority must meet the reasonable administrative costs of the KLG meetings (including meeting invitations; a meeting Agenda; meeting venue; and preparation and circulation of meeting minutes).
 24. The role of the KLG is to facilitate consultation about, and enable Kāi Tahu to provide input as kaitiaki to:
 - a) Developing practical measures to give effect to the principles in the Urban Design and Landscaping Plan;
 - b) The design of and materials selected for structures and features;
 - c) The preparation of the CEMP, CTMP, CNVMP, UDLP, CSMP and ESCP;
 - d) Cultural heritage and archaeological applications and treatment;
 - e) Designing the monitoring programmes;
 - f) Designing accidental discovery protocols; and
 - g) The results of monitoring and any matters that may arise as a result of the monitoring.
 25. The KLG may provide written advice to the Requiring Authority in relation to any of the above matters. The Requiring Authority must consider this advice and the means by which any suggestions are incorporated in the Project.
- Community Liaison Group**
26. Within 20 working days of the confirmation of the designation, the Requiring Authority shall establish a Community Liaison Group (CLG) for the Project.

27. The members of the CLG will include representative(s) of the Requiring Authority and shall be open to the owners and occupiers of land adjacent to the Project for each of the three Project stages and representatives from Heritage New Zealand Pouhere Taonga, the Ministry of Education and the Board of Trustees at Queenstown Primary School, and the Board of Trustees and owner and proprietor of St Joseph's Primary School.
28. The objectives of the CLG are to:
- Provide a means for all parties to give and receive regular updates on progress with each Project stage;
 - Provide a regular forum through which information about the Project can be provided to directly affected parties;
 - Provide a process for identifying and implementing potential site specific mitigation measures;
 - Enable opportunities for concerns and issues to be reported to and responded to by the Requiring Authority; and
 - Provide feedback on the development of the CEMP, CTMP, CNVMP, UDLP, and CSMP and ESCP as it relates to each stage of the Project.
29. The Requiring Authority shall:
- Invite the CLG to nominate one or more subgroups of CLG members to consult with the Requiring Authority for each Stage of the Project regarding the development and content of the CEMP, CTMP, CNVP, UDLP, CSMP and ESCP to the extent required in the applicable conditions;
 - The frequency at which the CLG meets and the format or nature of the meetings shall be monthly unless agreed otherwise between the Requiring Authority and CLG formed for each stage of the Project;
- Provide reasonable administrative support to the CLG including:
 - As agreed with the CLG, organising meetings at a local venue;
 - Inviting all members of the CLG to meetings;
 - Distributing an agenda no less than ten working days prior to meetings; and
 - Taking and disseminating meeting minutes;
 - Provide an update at least every two months (or as otherwise agreed by the CLG) during construction of the Project on compliance with conditions.
30. The CLG shall continue until the completion of construction works on each stages of the Project.
- Consultation with network utility operators**
31. During the design phase of the project, the Requiring Authority shall:
- Liaise with all relevant network utility operators in relation to any part of the works within the designation where their infrastructure may be affected; and
 - Make changes requested by such network utility operators, to the relevant design plans and methodologies, to ensure that access to, maintenance and the operation of all network utility infrastructure within the designated area is not adversely affected to more than a minor extent.
- Construction Environmental Management Plan**
32. The Requiring Authority shall prepare a Construction Environmental Management Plan (CEMP) for the infrastructure construction works. At least 20 working days prior to the commencement of construction the Requiring Authority shall

submit the CEMP to the QLDC in their regulatory capacity for certification that the CEMP gives effect to the objectives in Condition 33 and complies with the requirements in Conditions 34 and 35.

33. The objectives of the CEMP are to:
 - a) Set out the management procedures and construction methods to be adopted to avoid, remedy or mitigate potential adverse effects arising from construction activities, excluding enabling works; and
 - b) Give effect to the objectives in the management plans listed in Condition 34.

34. The CEMP may either incorporate, or refer to, the following management plans required by these conditions and shall demonstrate how they will be jointly implemented to achieve integrated management of construction effects:
 - (a) Construction Noise and Vibration Management Plan (CNVMP)
 - (b) Construction Traffic Management Plan (CTMP)
 - (c) Contaminated Site Management Plan (CSMP)
 - (d) Erosion and Sediment Control Plan (ESCP)

35. The CEMP shall be prepared in accordance with the NZ Transport Agency's Guideline for preparing Environmental and Social Management Plans (dated April 2014) and include:
 - (a) Confirmation of the proposed staging and sequence of construction;
 - (b) An outline construction programme;
 - (c) The proposed hours of work;
 - (d) Measures to be adopted to maintain the land affected by the works in a tidy condition in terms of the disposal and

- (e) storage of rubbish, the storage and unloading of construction materials, and similar construction activities;
- (e) Measures to ensure the reinstatement or repair of any damage to adjacent properties that is caused by construction works;
- (f) Location of construction site infrastructure including site offices, site amenities, contractors' yard accesses, equipment unloading and storage areas, contractor car parking and security fences;
- (g) Means of providing for the health and safety of the general public;
- (h) Proposed temporary or permanent fencing or other structures along the boundary of the designation with adjacent sites in order to delineate site boundaries, maintain site security, prevent unauthorised access, ensure the safe and practical operation of adjacent sites, and to avoid intrusion of construction works beyond the designated land;
- (i) Procedures for the refuelling of plant and equipment;
- (j) Measures to address the storage of fuels, lubricants, hazardous and/or dangerous materials, along with the methods of complying with the Spill Management Plan required under resource consent Condition 42 for the Project;
- (k) Procedures for the maintenance of machinery to avoid discharges of fuels or lubricants to watercourses or Lake Wakatipu, either directly or via the stormwater network;
- (l) Procedures for incident management;
- (m) Procedures for managing flows from significant rainfall events (greater than 20-year average recurrence interval) where high velocity flows may be conveyed down the steeper streets and overland flow paths towards the site.

- The latest flood modelling reports shall be referred to when devising these procedures;
- (n) Environmental awareness training procedures for staff involved in earthworks and works in watercourses, including in relation to effective erosion and sediment control measures, the values and sensitivity of the receiving environment and the objectives for bridge and culvert designs, including any fish passage devices; and
 - (o) Procedures to mitigate the risk of fire for all stages of the Project including measures to ensure fire suppression and control resources are located on site

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

Construction Noise and Vibration Management Plan

36. The Requiring Authority shall prepare a Construction Noise and Vibration Management Plan (CNVMP). At least 20 working days prior to the commencement of construction the Requiring Authority shall submit the CNVMP to the QLDC in their regulatory capacity for certification that the CNVMP gives effect to the objectives in Condition 37.
37. The objectives of the CVNMP are to:
- (a) Identify how conditions 71 and 72 will be met; and
 - (b) Provide a framework for the development and implementation of the Best Practicable Option ('BPO') for the management of all construction noise and vibration effects;

- (c) Define the procedures to be followed when the noise and vibration standards in conditions 71 and 72 are not met following the adoption of the BPO;
- (d) Set out the methods for scheduling works to minimise disruption; and
- (e) Ensure engagement with affected receivers and the timely management of complaints.

38. The CNVMP shall at a minimum include the information required by Annexe E2 of NZS 6803:1999. The term 'noise' in that document shall be interpreted as 'noise and vibration'.

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

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

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

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

respectively ('the Properties');

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

Noise mitigation for certain Protected Premises and Facilities (PPFs)

- 40. For the purposes of the following conditions:
 - (a) NZ 6806 means New Zealand Standard NZS 6806:2010 Acoustics Road-traffic noise - New and altered
 - (b) Habitable Space has the same meaning as in NZS 6806; and
 - (c) PPFs means Protected Premises and Facilities and has the same meaning as NZS 6806.
- 41. Prior to the start of construction works, the Requiring Authority must identify each individual PPF that falls into Category C of NZS 6806 including those listed in Annexure A. The Requiring Authority must write to the owner of each PPF in Category C requesting entry to assess the ventilation and cooling provisions for the Habitable Spaces facing the road. Where affected

Habitable Spaces do not already have alternative means of ventilation, the Requiring Authority shall offer to install a ventilation system to meet, as a minimum, the requirements of Clause G4 (Ventilation) of the New Zealand Building Code. In addition, where there is currently no form of comfort cooling (e.g. a heat pump), the Requiring Authority shall offer to install a system such that cooling is controllable by the occupant and can maintain the temperature within the habitable space at no greater than 25°C. The Requiring Authority's offer shall advise that the offer remains open for three months. If the offer is accepted then the Requiring Authority shall install the ventilation / cooling systems in a timeframe agreed between the Requiring Authority and the owner and prior to the completion of each Stage of the Project.

42. For each PPF in Category C on the sites identified in Table 1 in Annexure A, condition 41 is satisfied if:
- (a) A suitably qualified and experienced person employed or engaged by the Requiring Authority has visited and assessed the PPF and determined that no ventilation and/or cooling system is required; or
 - (b) The owner did not agree to entry within one month of the date of a Requiring Authority letter seeking entry for assessment purposes (including where the owner did not respond within that period); or
 - (c) The owner agreed to entry, but the Requiring Authority could not gain entry for some reason (such as entry denied by a tenant) and the matter of entry remains unresolved one month after advising the owner of the situation; or
 - (d) The owner cannot, after reasonable enquiry, be found prior to completion of construction of the Project; or
 - (e) The building owner did not accept the Requiring Authority's offer to implement Building Modification

Mitigation within three months of the date of the Requiring Authority's letter sent in accordance with Condition 41 (including where the owner did not respond within that period).

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

Construction Traffic Management Plan

43. The Requiring Authority shall prepare a Construction Traffic Management Plan (CTMP) for each stage of the Project. At least 20 working days prior to the commencement of construction of each stage of the Project the Requiring Authority shall submit the CTMP to the QLDC in their regulatory capacity for certification that the CTMP gives effect to the objectives in Condition 44.
44. The objectives of the CTMP are to:
- (a) Ensure the requirements of relevant Act, Regulations, Bylaws and consent conditions in relation to construction traffic are adhered to;
 - (b) Support a culture of road safety awareness and commitment;
 - (c) Ensure best practice in the management of construction traffic to protect public safety, including the safe passage of pedestrians and cyclists;
 - (d) Ensure emergency services are not obstructed by construction traffic;
 - (e) Minimise disruption to the surrounding community by minimising delays to road users, pedestrians and cyclists, and particularly public transport at all times; and
 - (f) Inform the public about any potential impacts on the road network from construction traffic.

45. The CTMP shall:
- (a) Identify how Condition 44 will be achieved;
 - (b) Where road capacity may be significantly affected by construction traffic and temporary traffic management, identify potential effects of the capacity reduction, and proposed measures to minimise delays.
Advice Note: *A Traffic Impact Assessment (with possible inclusion of traffic modelling) may be required in order to comply with (b), particularly where the arterial network is affected;*
 - (c) Include measures to avoid road closures and restrictions on vehicle, bus, cycle and pedestrian movements wherever possible;
 - (d) Identify site access routes and access points for heavy vehicles;
 - (e) Identify possible temporary changes to bus routes and bus stops, and whether these can be safely accommodated on the affected roads and the methods to be implemented to maintain service to key destinations and minimise levels of service reduction;
 - (f) Identify where road closures or restrictions cannot reasonably be avoided, assess the particular vulnerabilities and sensitivities of pedestrian diversions and reduced walking conditions, and utilise that assessment in the planning of any closures or restrictions;
 - (g) Outline when on-street parking will be removed and identify how parking will be provided for during construction for schools and other community facilities.
 - (h) Identify any changes required to Over Dimension and Over Weight routes and how impacts on these routes, including the use of alternate diversion routes, will be managed

during construction so as to minimise the impact of any changes (both temporary and permanent) on Over Dimension and Overweight vehicles; and

- (i) Be consistent with the version of the NZ Transport Agency Code of Practice for Temporary Traffic Management that applies at the time the CTMP is prepared.

45A A draft version of the CTMP shall be provided to the KLG and CLG, and a period of at least 20 working days shall be allowed for consultation with each Group and for feedback to be provided by them on the contents of the CTMP. The final version of the CTMP shall set out how any issues raised by the KLG and CLG have been incorporated, and where they have not, outline the reasons why.

46. At least 20 working days prior to providing the CTMP to the QLDC in their regulatory capacity for certification the Requiring Authority shall provide a draft of the CTMP to the New Zealand Transport Agency for comment. The CTMP shall summarise the input and comments from the New Zealand Transport Agency, describe how they have been incorporated and, where any input has not been incorporated, set out the reason why. Any amendments to the CTMP shall be prepared in consultation with the New Zealand Transport Agency prior to submission in accordance with Condition 8.

Erosion and Sediment Control Plan

47. The Requiring Authority shall engage a suitably qualified and experienced person to prepare an Erosion and Sediment Control Plan. At least 20 working days prior to the commencement of earthworks for each stage of the Project (excluding enabling works) the Requiring Authority shall submit the ESCP to the QLDC in their regulatory capacity for certification, and to the ORC for

their information, that the ESCP gives effect to the objective in Condition 49 and complies with the requirements in Conditions 50 and 51.

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

48. *Intentionally blank.*
49. The objective of the ESCP is to set out the measures to be implemented during construction to minimise erosion and the discharge of sediment beyond the boundaries of the site.
50. Earthworks designs and the ESCP shall be prepared in accordance with the NZTA Guideline *Erosion and Sediment Control Guideline for State Highway Infrastructure - Construction Stormwater Management* (New Zealand Transport Agency, September 2018) and, to the extent relevant in Queenstown, with *Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region* (Guidance Document GD 2016/005, Auckland Council, June 2016) and shall achieve the following outcomes:
- (a) Batter slopes and road alignments appropriate to the location's soil types and geology;
 - (b) Minimisation of the potential for sediment generation and runoff;
 - (c) Maintenance of water quality in streams and Lake Wakatipu;
 - (d) Effective dust control; and
 - (e) Stable final surfaces suitable for rehabilitation and planting.
51. Unless agreed otherwise with the QLDC in their regulatory capacity and the ORC, the ESCP shall include, but not be limited to, the following information as appropriate to the scale, location and type of earthworks:
- (a) Contour information at suitable intervals;
 - (b) Erosion and sediment controls including specific design (location, dimensions, capacity);
 - (c) Details of measures to control sediment runoff, dust and the removal of soil, debris and demolition and construction materials from public roads or places, including wheel wash for construction vehicles at site exit points. Dust mitigation measures should include use of water sprays to control dust nuisance on dry or windy days.
 - (d) Supporting calculations and design drawings;
 - (e) Catchment boundaries for the sediment controls;
 - (f) Discharge locations for each catchment/sediment control device.
 - (g) Location of the works, and cut and fill operations;
 - (h) Details of measures for managing any contaminated land identified in the CSMP;
 - (i) Details of construction methods to be employed, including timing and duration;
 - (j) A programme for managing and limiting exposed areas of soil, including progressive stabilisation considerations;
 - (k) Identification of the suitably qualified or experienced persons to manage the erosion and sediment controls;
 - (l) Identification of the persons who have clearly defined roles and responsibilities to monitor compliance with the ESCP;
 - (m) Details of the chain of responsibility for managing erosion and sediment controls and details of responsible personnel;
 - (n) Details on the monitoring methodology that will be employed to confirm sediment control devices meet the outcomes and standards specified in Condition 50;
 - (o) Maintenance requirements; and

- (p) Procedures for monitoring rainfall, heavy rainfall alerts and actions depending on the alert level (rainfall depth predicted).

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

Stormwater Management Design

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

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

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

Urban Design and Landscape Plan

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

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

54. The objectives of the UDLP are to:

- (a) Integrate the Project's permanent works into the surrounding landscape and urban context and to illustrate the urban and landscape design elements of the project;
- (b) Outline the requirements for the Project's permanent landscape mitigation works;
- (c) Outline the maintenance and monitoring requirements for planting undertaken as part of the Project; and
- (d) Minimise effects on historic heritage, including the surroundings that contribute to people's enjoyment of the heritage values.

55. A UDLP is not required for enabling works.

56. The UDLP shall be prepared in general accordance with the following (or equivalent update):

- (a) NZ Transport Agency's Urban Design Guidelines: Bridging the Gap (2013);

- (b) NZ Transport Agency Landscape Guidelines (final draft dated 2014); and NZ Transport Agency’s P39 Standard Specification for Highway Landscape Treatments, 2013; and
 - (c) Sections 4.2 and 4.3 of Appendix 19 Landscape and Visual Assessment Report.
57. The UDLP shall include:
- (a) Statement of key design principles and outcomes sought.
 - (b) Description and illustration of the overall urban and landscape design concept.
 - (c) Developed design details for the urban and landscape design features. These shall cover:
 - i) Roadside furniture - elements such as lighting, sign gantries and signage, guard rails, fences and median barriers;
 - ii) Architecture and landscape treatment of all major structures, including Horne Creek and One Mile Creek crossings, underpasses and retaining walls;
 - iii) Land use re-instatement following construction;
 - iv) Landscape treatment of riparian edges and swales;
 - v) Integration of passenger transport facilities;
 - vi) Pedestrian and cycle facilities including paths, road crossings and dedicated pedestrian/ cycle bridges or underpasses;
 - vii) Features for the purpose of identifying and interpreting cultural heritage, built heritage, archaeology, geological heritage and ecology in the project area. The design shall build on existing cultural and design narratives developed for Tahuna/Queenstown as contained within the Tahuna Streetscapes Cultural Design Strategy (LandLAB, 12 September 2019);
 - viii) Road design edge treatment and relationship with adjacent properties and reserves; and
 - ix) Consideration of:
 1. Crime Prevention Through Environmental Design (CPTED) principles;
 2. Safety in Design (SID) requirements;
 3. Maintenance requirements and anti-graffiti measures; and
 4. Protected heritage sites, structures or features, as identified in the Queenstown Lakes Operative and Proposed District Plans.
58. The developed design details required by Condition 57(c) shall ensure that the following mitigation requirements specified in Appendix 20 Land Lab assessment, Part B, Section 002 (Stages 1 +2) and 003 (Stage 3) are addressed in each of the locations specified in that assessment.
- 58A A draft version of the UDLP shall be provided to the KLG and CLG, and a period of at least 20 working days shall be allowed for consultation with each Group and for feedback to be provided by them on the contents of the UDLP. The final version of the UDLP shall set out how any issues raised by the KLG and CLG have been incorporated, and where they have not, outline the reasons why.
- Planting and ecology components of Urban Design and Landscape Plan**
59. The UDLP shall include:
- (a) Identification of vegetation to be retained (including protected trees), protection measures, and planting to be established along cleared edges;
 - (b) A planting palette that reflects Queenstown’s ecology and vegetation and details of the sourcing of native plants. Any planting using native plants shall use plants genetically

sourced from the Shotover Ecological District where possible or otherwise shall use plants that have been genetically sourced from within the Lakes Ecological Region;

- (c) Proposed planting including plant species, plant/grass mixes, spacing/densities, sizes (at the time of planting) and layout and planting methods including trials;
- (d) Planting programme and the staging of planting in relation to the construction programme which shall, as far as practicable, include provision for planting within each planting season following completion of construction works in each stage of the project, including ongoing maintenance for a period of not less than 3 years and;
- (e) Detailed specifications for landscape planting relating to (but not limited to):
 - i) Weed control and clearance;
 - ii) Pest animal management;
 - iii) Ground preparation (topsoiling and decompaction);
 - iv) Mulching; and
 - v) Plant sourcing and planting, including hydroseeding and grassing;

Vegetation clearance and restoration planting

60. Ecological restoration plantings shall be established within the vicinity of the new One Mile roundabout no later than 1 year following the completion of construction works. A suitably qualified and experienced ecologist is to prepare a restoration management plan for Stage 3 within 20 working days after the final design of the new One Mile roundabout has been completed to ensure that an area of indigenous vegetation greater than that removed (2,821 m²) is planted in species that will facilitate the area to be restored to beech forest.60A Except for low level ground cover including ferns, shrubs and grasses, there shall be

no clearance of existing indigenous vegetation for creation of any staging areas for construction purposes.

- 61. Prior to any vegetation clearance occurring within Stage 3 the area to be cleared shall be checked for any avifaunal nesting or breeding activity (undertaken by a suitably qualified and experienced ecologist or ornithologist). Any recommendations made by the ecologist or ornithologist to protect avifaunal nesting or breeding activity of this survey are to be implemented by the Requiring Authority.
- 62. The Requiring Authority shall undertake on-going monitoring for and eradication of woody weed species which may establish within the plantings and across the designated area. These eradication measures may include a combination of spraying and hand pulling Woody weed species include, but are not limited to, broom, gorse and Douglas fir.

Archaeology

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

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

65. The archaeological site E41/228 shall be surveyed by a suitably qualified and experienced archaeologist during the Project design stage to determine the extent of site E41/228 in relation to the proposed location of the new arterial road. If it is established that parts of site E41/228 are within the area that will be affected by the Project works, then those parts of site E41/228 shall be fenced and excluded from works.
66. Once surveyed, the extent of the archaeological site E41/228 shall be marked on the ground by a suitably qualified and experienced archaeologist to ensure they are not damaged by the Project works.

Relocation of Heritage Tree

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

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

70. The Requiring Authority shall not demolish the Queenstown Memorial Centre or associated structures until the Requiring Authority has:
- (a) Consulted users of the Memorial Centre regarding its proposed demolition (such consultation to be additional to consultation that has been undertaken through other processes prior to this designation being confirmed; and
 - (b) Considered all feedback; and
 - (c) Confirmed a timeframe, funding and programme for the construction of new facilities to perform the functions currently undertaken at the Memorial Centre and associated buildings (including clubrooms for the Wakatipu Rugby Club, squash facilities, community meeting rooms and performing arts facilities), including relocation or replacement of the existing war memorial feature affixed to the wall of the Memorial Centre.

Part C Construction conditions (71-102)

These lapse 2 years after the date of commencement

Construction Noise Standards

71. Noise from construction activity shall be measured and assessed in accordance with NZS6803:1999 Acoustics Construction Noise and shall, subject to condition 37(c), comply with the following noise standards:
- (a) Residential receivers, including hotels, motels and educational facilities:

	Time	dB L _{Aeq(T)}	dB L _{Amax}
Weekdays	0630-0730	55	75
	0730-1800	70	85
	1800-2000	65	80
	2000-0630	45	75
Saturdays	0630-0730	45	75
	0730-1800	70	85
	1800-2000	45	75
	2000-0630	45	75
Sundays and Public Holidays	0630-0730	45	75
	0730-1800	55	85
	1800-2000	45	75
	2000-0630	45	75

(b) Industrial and commercial receivers

Time	dB L _{Aeq(T)}
0730-1800	70
1800-0730	75

Construction Vibration Standards

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

Line	Type of structure	Short term (transient) vibration			Vibration at horizontal plane of highest floor, at all frequencies	Long term (continuous) vibration
		Vibration at the foundation at a frequency of:				
		1 Hz to 10 Hz	10 Hz to 50 Hz	50 Hz to 100 Hz*		
1	Buildings used for commercial purposes, industrial buildings, and buildings of similar design	20	20 to 40	40 to 50	4	10
2	Dwellings and buildings of similar design and/or occupancy	5	5 to 15	15 to 20	1	5
3	Structures that, because of their particular sensitivity to vibration, cannot be classified under lines 1 and 2 and are of great intrinsic value (e.g. buildings listed on the New Zealand Heritage List/Rarangi Korero)	3	3 to 8	8 to 10	8	2.5

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

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

Site/Activity Specific Traffic Management Plan

75. Prior to commencing works on a Project stage (other than site investigations and enabling works) the Requiring Authority shall prepare Site/Activity Specific Traffic Management Plan (TMPs) for the works occurring in that Project stage. The TMPs shall be prepared where any construction activity varies the normal traffic conditions of any public road. The TMPs shall be consistent with the version of the NZ Transport Agency Code of Practice for Temporary Traffic Management that applies at the time the TMP is prepared. The TMPs shall be prepared by a suitably qualified

Level 2/3 Site Traffic Management Supervisor and shall include any responses received following consultation with the following (as relevant):

- (a) Public transport providers (where public transport services will be affected);
 - (b) Emergency services (police, fire and ambulance)
 - (c) The CLG; and
 - (d) Directly affected property and business owners and operators.
76. The objective of a TMP is to identify specific construction methods to address traffic safety and the particular circumstances, local traffic and community travel demands within the area covered by the TMP.
- 76A A TMP shall be consistent with the CTMP required under condition 43 and shall be provided to the QLDC in their regulatory capacity for certification that it achieves the objective in condition 76 and contains the matters listed in condition 77.
77. The TMP shall describe the measures that will be taken to manage the traffic effects associated with construction works within the area covered by the TMP. In particular the TMP shall describe:
- (a) Temporary traffic management measures required to manage impacts on road users during proposed working hours;
 - (b) Temporary effects on on-street parking and proposed measures to minimise those effects;
 - (c) Delay calculations associated with the proposed closure/s and detour routes;
 - (d) The capacity of any proposed detour route(s) and their ability to carry the additional traffic volumes and any known individual traffic management plans for

intersections of the project with arterial and collector roads;

- (e) Measures to maintain, subject to health and safety requirements, existing vehicular access to adjacent properties and businesses to accommodate the types of vehicles normally accessing the site during normal working hours for that site unless alternative access arrangements are agreed;
- (f) Measures to minimise the temporary effects of construction works on on-site parking on directly affected properties and opportunities to provide alternative temporary parking where practicable to do so;
- (g) Measures to maintain, where practicable, safe and clearly identified pedestrian and cyclist access on roads and footpaths. Where detours are necessary to provide such access the Requiring Authority shall provide, as far as practicable, the shortest and most convenient detours;
- (h) Consideration of over dimension and overweight routes including any feedback received from established organisations representing the freight industry;
- (i) Any proposed temporary changes in speed limit;
- (j) Provision for safe and efficient access of construction vehicles to and from construction site(s);
- (k) The measures that will be undertaken by the Requiring Authority to communicate traffic management measures to affected road users, cyclists and pedestrians and other stakeholders; and
- (l) The measures that will be undertaken by the Requiring Authority (e.g. instructions to contractors) to restrict heavy vehicles using residential streets; and
- (m) The consultation undertaken with affected properties owners/occupiers and the CLG in relation to proposed

temporary traffic management and measures that will be undertaken to address issues raised.

- 78. Where changes are made to certified TMP, the Requiring Authority shall consult the parties in Condition 75, prior to submitting the amended TMP to the QLDC in their regulatory capacity for recertification. The amended TMP shall document the consultation undertaken with those directly affected property and business owners and operators, and how consultation outcomes have or have not been taken into account.
- 79. The TMP(s) shall be consistent with the version of the NZ Transport Agency Code of Practice for Temporary Traffic Management that applies at the time the TMP is prepared.
- 80. The Requiring Authority shall implement each TMP for the duration of the construction works to which the particular TMP applies.

Rock removal / No blasting

- 81. There shall be no blasting.

Road surface

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

Planting

- 83. Planting shall be implemented and maintained for a period of not less than 3 years:
 - (a) As soon as areas become available for planting due to the progress of the works and seasonal conditions; and/or
 - (b) Within twelve months of practical completion, unless the seasonal timing of works makes some planting

impracticable, in which case such planting shall be completed no later than twenty four months after practical completion

Archaeology

84. The Accidental Discovery Protocol prepared in accordance with condition 63 shall be implemented throughout the construction works.
85. A suitably qualified and experienced archaeologist shall be appointed as part of the Project ('Project Archaeologist'). The role of the Project Archaeologist is to:
- Provide a contractors' briefing;
 - Identify specific areas of archaeological risk (if any);
 - Oversee earthworks at areas identified at (b) above;
 - Advise on statutory requirements if archaeological (historic heritage) sites are exposed unexpectedly during earthworks; and
 - Undertake any required recording and reporting associated with the discovery of any unrecorded archaeological (historic heritage) sites.
86. A contractors' briefing shall be provided to all contractors by the Project Archaeologist prior to the commencement of site works. The briefing shall provide information to the contractors regarding:
- What constitutes archaeological / historic heritage materials;
 - A copy of the archaeological authority and an explanation of any requirements it imposes on Project construction works;
 - The legal requirements relating to unanticipated archaeological discoveries;
- The appropriate procedures to follow if archaeological or historic heritage materials are uncovered when the Project Archaeologist is not on site to safeguard the materials; and
 - The contact information of the relevant agencies including the Project Archaeologist, the QLDC (Heritage Unit), Heritage New Zealand Pouhere Taonga, Kai Tahu and the KLG.
87. Documentation demonstrating that the contractor briefing has occurred shall be forwarded to the QLDC in their regulatory capacity.
88. Should any unrecorded historic heritage sites (sites that meet the RMA definition of 'historic heritage') be exposed during Project earthworks, then these sites shall be recorded by the Project Archaeologist and Kai Tahu notified when Kāi Tahu heritage is exposed and Heritage New Zealand Pouhere Taonga notified when any heritage is exposed. Electronic copies of all historic heritage reports relating to historic heritage investigations (including evaluation, excavation and monitoring) shall be submitted by the Project Archaeologist to the QLDC in their regulatory capacity, Kāi Tahu and Heritage New Zealand Pouhere Taonga within 12 months of the completion of on-site earthworks.

Construction and operation of erosion and sediment controls

89. All erosion and sediment controls shall be in place prior to works commencing.
90. During construction the Requiring Authority shall take all practicable measures to minimise erosion and prevent the discharge of sediment beyond the boundaries of the site in order to achieve the objective in condition 49.

91. No stormwater from any HAIL sites shall be discharged to the erosion and sediment control system, stormwater network, streams or lake without suitable controls in place as required by the CSMP.

Inspection and monitoring of erosion and sediment controls

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

- (d) The day and time when the maintenance was completed; and
- (e) Areas of non-compliance (if any) with the erosion and sediment control plan and the reasons for the non-compliance.

Stabilisation and decommissioning of erosion and sediment controls

95. The site shall be stabilised against erosion as soon as practicable, and in a progressive manner, as earthworks are finished over various areas of the site. Areas of bulk earthworks not actively worked for a period of two weeks shall be stabilised until such time as further earthworks occur in a specific area.
96. Upon completion or abandonment of earthworks on the project site all areas of bare earth shall be permanently stabilised using grass or other landscaping features (in accordance with the approved UDLP) to minimise erosion.

Soil testing

97. All sampling and testing of contamination on the site shall be overseen by a suitably qualified and experienced person. All sampling shall be undertaken in accordance with Contaminated Land Management Guidelines No. 5 Site Investigation and Analysis of Soils (Revised 2011).
98. Excess soil or waste materials removed from the subject site shall be deposited at a disposal site that is authorised to accept the relevant level of contamination.
99. Where contaminants are identified that have not been anticipated by the CSMP required under the NESCS landuse consent for the Project, works in the area containing the unexpected contamination shall cease until the contingency

measures outlined in the approved CSMP have been implemented, and the discovery and contingency measures undertaken have been notified to the QLDC in their regulatory capacity.

100. Separate erosion and sediment control measures shall be constructed to contain and manage any runoff from contaminated soils. This runoff shall be discharged to the sewer network or via sucker truck at a rate/volume and quality as approved by QLDC in their regulatory capacity.

Stormwater

101. To prevent the discharge of sediment to the stormwater network, streams and lake, permanent stormwater management systems and devices must be fully operational, permanent site works complete and exposed areas of soil stabilised or landscaped, prior to erosion and sediment control measures being decommissioned.

102. No stormwater shall be discharged to any permanent management devices (treatment devices) until the site is fully stabilised against erosion.

Part D Operational conditions (103)

This condition is included in perpetuity.

Posted speed

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

Annexure A

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

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

B Recreation Reserves

1 Setback from Road

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

Residential Zones: 5m
Rural Zones: 20m

2 Separation from Neighbours

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

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

Rural Zones: 10m

3 Height

No structure or building shall exceed the following maximum heights:

Residential Zones:	8m
Rural Zones:	10m
Queenstown Town Centre Zone	8m

4 Recession Lines

Within Residential Zones or on boundaries adjoining a residential zone, buildings shall not project beyond a building envelope constructed by a recession line inclined towards the site at an angle of 25 degrees and commencing at 2.5m above ground level at any given point along each internal boundary.

5 Site Coverage

A single building shall not exceed 100m² in total floor area with the exception of Designation 537 where a single building can be up to 170m² total floor area. The combined total of all buildings on site shall not exceed a maximum of 5% of the total site area. These standards are exclusive of play equipment.

6 Access and Parking

Shall be provided in accordance with the general Transport Rules.

7 Surfacing

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

8 Glare

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

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

9 Noise

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

Residential Zones:	<ul style="list-style-type: none"> during day time 40 dBA L10 during night time 30 dBA L10
Rural Zones:	<ul style="list-style-type: none"> during day time 55 dBA L10 during night time 40 dBA L10

10 Hours of Operation

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

C Conditions for Specific Designations

C.1 Designation # 1 - Frankton Substation

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

C.4 Designation # 372 - Police Purposes

1. Prior to the construction of, or external alterations to, the police station, the requiring authority responsible for the designation shall submit outline plans as required by section 176A of the Resource Management Act 1991, to the territorial authority for consideration.
2. The maximum building footprint coverage shall be 40%.
3. The maximum height for buildings shall be 7.3 metres.
4. The minimum setback distance from road boundaries of any building (except fences and security gates) shall be 2m.
5. The minimum setback from internal boundaries for above ground structures, except fences and security gates shall be one setback of 4.5m and all other setbacks of 2m.
6. Glare
 - (a) All fixed exterior lighting shall be directed away from the adjacent sites and roads; and
 - (b) No fixed exterior lighting shall result in greater than a 10.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site.
7. Signage shall be limited to one 4.5m² sign along the road frontage and the Police crest on the exterior wall to the entrance vestibule.
8. Security gates and fencing between the north of the building and the boundary shall be a maximum of 2.2 metres high. Fencing for the remainder of the site shall be limited to a height of 1.8 metres and be visually permeable.
9. Noise
 - (a) Sound shall be measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 and shall not exceed the following noise limits at any point within any other site in this zone:
 - (i) daytime (0800 to 2000 hrs) 50 dB LAeq(15 min)
 - (ii) night-time (2000 to 0800 hrs) 40 dB LAeq(15 min)
 - (iii) night-time (2000 to 0800 hrs) 70 dB LAFmax
 - (b) The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.
10. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's current (as at the date of submitting the outline plan of works) policies and engineering standards.
11. Prior to the commencement of works on site the requiring authority shall provide to the Queenstown Lakes District Council for review copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate to detail the engineering works required for the building and the formation of a sealed vehicle crossing.
12. That the earthworks, temporary works, retaining walls and batter slopes for the construction of the police station shall be undertaken in accordance with the Tonkin and Taylor geotechnical report prepared for the site (ref: 891941.1 of November 2011).
13. Landscaping shall be undertaken in accordance with a landscape plan submitted with the Outline Plan of Works.
14. That the Police Station shall not be used for remand purposes other than temporary holding.

C.5 Designation # 10 - Proposed Frankton Primary School

1. That buildings be constructed in accordance with the following;
 - i Minimum setback from roads shall be 4.5m
 - ii Minimum setbacks from internal boundaries shall be 2m
 - iii The maximum height shall be 10m - provided that:
 - a) no part of any buildings shall protrude through a recession plane inclined towards the site at an angle of 25 degrees and

commencing 4.5m above the ground at any given point on the site boundary.

- b) The exceptions to (a) - the recession plane condition - are Gable, hip dormer and other similar projections which may encroach beyond the recession plane provided they are within a calculated area no greater than 6m² with the apex no higher than a point 1m below the maximum height for the school site and the base of the area(s) at the level of the recession plane protrusion.

C.6 Designation # 11 - Glenorchy Primary School

1. That future buildings be constructed in accordance with the following;
 - i Maximum height - 5.5 metres
 - ii A minimum pitched roof of 15 degrees.

C.7 Designation # 13 - Mount Aspiring College

1. That future buildings and alterations to existing buildings be constructed in accordance with the following;
 - i Minimum setback from roads shall be 4.5 metres.
 - ii Minimum setback from the southern boundary adjacent to Scaife Place residential properties shall be 4.5 metres.
 - iii Minimum setbacks from all other internal boundaries shall be 2 metres.
 - iv The maximum height shall be 10 metres - provided that no part of any building shall protrude through a recession plane inclined towards the site at an angle of 25 degrees and commencing at 2.5 metres above ground level at any point on the site boundary interfacing with a Residential Zone, and 4.5 metres above ground level at any other point on the site boundary.

Exceptions to the recession plane include: Gable, hip dormer and other similar projections may encroach beyond the recession plane provided they are contained within a calculated area no greater than 6m² with the apex no higher than 1 metre below the maximum height for the school site and the base of the area(s) at the level of the recession plane protrusion.

C.8 Designation # 14 - Queenstown Primary School

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

C.9 Designation # 15 - Wakatipu High School

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

C.10 Designation # 16 - Wanaka Primary School

1. That future buildings and alterations to existing buildings be constructed in accordance with the following:
 - i Minimum setback from roads shall be 4.5 metres.
 - ii The setback from the internal south east facing boundary shall be 4.5 metres.
 - iii Minimum setbacks from all other internal boundaries shall be 2 metres.
 - iv The maximum height shall be 8 metres.

C.12 Designation # 18 - Arrowtown Exchange

1. That future buildings and alterations to existing buildings be constructed in accordance with the following;
 - i Maximum height 5 m
 - ii Minimum setback from roads 6 m
 - iii Minimum setback from internal boundaries 3 m
2. That no mast shall be greater than 9 metres in height and no antenna greater than 1.2 metres in diameter or 3 metres in length.
3. In accordance with section 176A(2)(a) of the Resource Management Act an outline plan need not be submitted if the proposed project or work is a permitted activity under the District Plan Rules (including, but not limited to the relevant rules in Part 17 - Utilities Rules). Where a proposed project or work is not provided for as a permitted activity in terms of this Plan, an Outline Plan shall be submitted in accordance with section 176A.

C.13 Designation # 19 - Glenorchy Microwave Station

1. That future buildings and alterations to existing buildings be constructed in accordance with the following;
 - i Maximum height 10 m
 - ii Minimum setback from road 10 m
 - iii Minimum setback from internal boundaries 15 m
2. That no mast shall be greater than 20 metres and no antenna greater than 2.4 metres in diameter or 4 metres in length.
3. In accordance with section 176A(2)(a) of the Resource Management Act an outline plan need not be submitted if the proposed project or work is a permitted activity under the District Plan Rules (including, but not limited to the relevant rules in Part 17 - Utilities Rules). Where a proposed project

or work is not provided for as a permitted activity in terms of this Plan, an Outline Plan shall be submitted in accordance with section 176A.

C.14 Designation # 20 - Queenstown Telephone Exchange

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

C.15 Designation # 21 - Wanaka Exchange

1. That buildings not exceed a height of 10 metres.
2. That no new mast shall be greater than 15 metres in height and no antenna greater than 2.4 metres in diameter or 4 metres in length.
3. In accordance with section 176A(2)(a) of the Resource Management Act an outline plan need not be submitted if the proposed project or work is a permitted activity under the District Plan Rules (including, but not limited to the relevant rules in Part 17 - Utilities Rules). Where a proposed project or work is not provided for as a permitted activity in terms of this Plan, an Outline Plan shall be submitted in accordance with section 176A.

C.16 Designation # 23 - Fernhill Water Supply Pump and Intake

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

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

- That the pump station operate so the following noise levels are not exceeded, except for emergency purposes at or within the notional boundary of residential units:

- * 0800 - 2000 hrs 50 dBA L10
- * 2000 - 0800 hrs 40 dBA L10

C.17 Designation # 24 - Sunshine Bay Sewage Pump Station

That the pump station operate so the following noise levels are not exceeded, except for emergency purposes, at or within the national boundary of residential units:

- * 0800 - 2000 hrs 50 dBA L10
- * 2000 - 0800 hrs 40 dBA L10

C.18 Designation # 25 – Marine Parade Sewage Pump Station

That the pump station operate so the following noise levels are not exceeded, except for emergency purposes, at or within the boundary of any site used for residential or visitor accommodation purposes:

- * 0800 - 2000 hrs 60 dBA L10
- * 2000 - 0800 hrs 50 dBA L10

C.19 Designation # 26 - Kelvin Peninsula Sewage Pump Station

That the pump station operate so the following noise levels are not exceeded, except for emergency purposes, at or within the notional boundary of residential units:

- * 0800 - 2000 hrs 50 dBA L10
- * 2000 - 0800 hrs 40 dBA L10

C.20 Designation # 27 - Bay View Sewage Pump Station

That the pump station operate so the following noise levels are not exceeded, except for emergency purposes, at or within the notional boundary of residential units:

- * 0800 - 2000 hrs 50 dBA L10
- * 2000 - 0800 hrs 40 dBA L10

C.21 Designation # 28 - Water Reservoir and Pump Station

That the pump station operate so the following noise levels are not exceeded, except for emergency purposes, at or within the notional boundary of any site used for residential purposes:

- * 0800 - 2000 hrs 50 dBA L10
- * 2000 - 0800 hrs 40 dBA L10

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

(i) Conditions for the Events Centre

For conditions see page A1/37 also refer to file no 950236

It is decided that the notice of requirement seeking to designate Lot 11 DP 22121, Sections 49, 50, 51, 52, 61, 62 and 149, and Part Sections 53, 59, 60 and 63 Block I Shotover Survey District to enable the establishment of a multi-purpose indoor and outdoor recreation, cultural and conference complex be confirmed, but that pursuant to Section 168/A(3) (c) of the Resource Management Act 1991, such designation be subject to the following conditions:

- That prior to commencing the construction of any public work on the site the subject of the designation, the Queenstown Lakes District Council shall apply to Transit New Zealand for its consent to such works

as shall be necessary to upgrade the intersection of State Highway 6 and the unformed and unnamed legal road immediately to the west of the site the subject of the designation.

2. That the cost of carrying out any and all such works as shall be required on the State Highway as a consequence of upgrading the intersection of State Highway 6 and the unformed and unnamed legal road immediately to the west of the site the subject of the designation shall be met by the Queenstown Lakes District Council.
3. Such work as shall be necessary consequent on the upgrading of the intersection between State Highway 6 and the unformed and unnamed legal road immediately to the west of the site the subject of the designation, shall be carried out and completed prior to the opening and use by the public of the multi-purpose indoor and outdoor recreation, cultural and conference complex to be erected on the site the subject of the designation.
4. There shall be no access to, nor egress from the site the subject of the designation to Grant Road, nor to the legal road intersecting with Grant Road, and lying to the south east of the site the subject of the designation.
5. The public works to be undertaken pursuant to the designation shall be undertaken substantially in accordance with the following plans:
 - (i) Plan 3105/30 prepared by Boffa Miskell Limited, and described as "Main Entry - Sketch"
 - (ii) Plan 3105/7, prepared by Boffa Miskell Limited, and dated June 1995, and being a landscape plan and Landscape Plan A, dated 18 June 2010.
 - (iii) Plan 3105/10, prepared by Boffa Miskell Limited, and dated 14th June 1995, and being a planting plan
 - (iv) Plan 3105/11, prepared by Boffa Miskell Limited, and dated 14th June 1995, and being a planting plan.

- (v) Plan WD2.01, Revision P3, dated January 1995, but marked with a date stamp the 8th September 1995, prepared by Powell Dods & Thorpe, and being a ground floor plan.
- (vi) Plan WD2.02, Revision P3, dated January 1995, but marked with a date stamp the 8th September 1995, prepared by Powell Dods & Thorpe, and being a mezzanine floor plan.
- (vii) Plan WD2.04, Revision P3, dated February 1995, but marked with a date stamp the 8th September 1995, prepared by Powell Dods & Thorpe, and being elevations.
- (viii) Plan WD2.05, Revision P3, dated February 1995, but marked with a date stamp the 8th September 1995, prepared by Powell Dods & Thorpe and being a plan headed "Sections - Queenstown Lakes Events Centre".
- (ix) Queenstown Event Centre Rugby, drawn by Thorn and the proposal submitted under reference RM070510. For the avoidance of doubt this condition refers to the floodlighting only.
- (x) A maximum area no greater than 250 square metres, being one of the rooms shown on plans 1 and 2 submitted under reference RM081369. For the avoidance of doubt this condition refers to the ancillary child care centre only.

In the case of each of them, Plans 3105/7, 3105/10, WD2.01 and WD2.04, the works shall also be carried out in accordance with the hand-written narration detailed on the copies of the plans produced at the hearing. The plans produced at the hearing shall be held by the Queenstown Lakes District Council.

In addition to the works shown on the plans that part of the site to the east of the main oval (shown as "Oval 1" on Plan 3105/7) may be developed and used for playing fields. It may also be used from time to time for carparking, but it shall not be laid out or developed as permanent carpark.

6. The exterior colours of the buildings comprising part of the public work permitted by the designation shall be in the natural range of browns, greens and greys and shall have a reflectivity of less than or equal to 36%. The colour scheme shall be chosen to ensure that the building appears recessive in its context and visually connected with the Aqualand building to its north.
7. Landscaping shall be carried out to the satisfaction of the Queenstown Lakes District Council's landscape architect, and in accordance with Plans 3105/7, 3105/11 referred to in Condition 5 hereof.

Not less than 60 trees between the point marked "B - 60 trees 3 metres +" - and the point marked "B", and shown by the broken line intersecting the State Highway on Plan 3105/7, shall be trees of not less than 3 metres in height as at the time of planting.

Not less than 50% of the trees between the eastern boundary of the site adjoining the State Highway - marked with a solid blue biro line on the copy of Plan 3105/7 produced at the hearing, and the heavy dark blue biro line beside the works "to existing playing fields" on the same plan, shall comprise evergreen species.

Landscaping shall be carried out as soon as shall be reasonably practicable, and in any event shall be completed no later than one year from the date that the public work shall be opened and made available for the use of the public.

8. The public work to be constructed on the site shall be constructed, maintained and managed, so that the following noise emission levels are not exceeded at or within the 20 metre notional boundary of any rural/residential dwelling:

Monday to Sunday 7am to 11pm. 55dBA L10;

At all other times 45dBA L10;

At night time Lmax limit of 75dBA shall be complied with between 11pm. and 7am. On all days of the week.

Except that:

On not more than 6 days during any calendar year, noise emission levels from a major outdoor event may exceed the limits detailed above, but only between the hours of 7am. and 11pm. And provided that such noise emission levels shall not during such period exceed a noise emission level of 65 dBA Leq (15 minutes) at or within the 20 metre notional boundary of any rural/residential dwelling.

The term "major outdoor event" shall mean any outdoor sporting or cultural event held on the site, attracting or which might reasonably be expected to attract more than 2000 persons.

At least 30 days before each major outdoor event, notice shall be given in such major daily newspaper and in such local newspaper as shall circulate in the locality, advising of the forthcoming major outdoor event, the times of operation, and the nature of the event.

Noise emission levels shall be measured in accordance with NZS6801:1991, and assessed in accordance with NZS6802:1991.

9. The hours of operation of the multi-purpose indoor/outdoor recreation, cultural and conference complex shall not be restricted, subject however to Condition 11 hereof.
10. Retailing within the multi-purpose complex shall be confined to the areas marked "lettable area", "vending machines", "reception" and "kiosk", on Plan WD2.01, and to the areas marked "servery", "kiosk" and "bar", on Plans WD2.01, and WD2.02.
11. The hours of operation for the bar facilities associated with the complex shall be such as shall be fixed pursuant to the provisions of the Sale of Liquor Act 1989, but in any event shall not exceed 7.00am to 2.30am daily. A special licence shall be required for the sale of liquor at major outdoor events (as defined in Condition 8 thereof).
12. The use of that part of the site lying to the east of the main oval, (Oval 1" on Plan 3105/7), shall be restricted to sports playing fields and to temporary carparking.

13. There shall be no buildings, structures, facilities or landscaping constructed, erected or permitted to grow, in any position which penetrates the airport approach and side slope protection planes, which slope and protection planes are shown in the Plan attached to this report as Annexure "B".

14. That prior to commencing the construction of any public work on the site the subject of the designation, the Queenstown Lakes District Council shall obtain and register a right-of-way easement in its favour, permitting pedestrian and cycle access from Kawarau Road (State Highway 6) to the site the subject of the designation. The pedestrian/cycle accessway shall be not less than 2.4 metres in width. The accessway shall be sealed and lit.

The Queenstown Lakes District Council shall obtain the agreement of Transit New Zealand to the formation of a pedestrian/cycle accessway in the road reserve on the eastern side of Kawarau Road (S.H.6) from a point opposite the lay-by on the western side of Kawarau Road extending to the intersection of S.H.6 and the road giving access to Queenstown Airport. There shall also be a formed pedestrian/cycle accessway extending south on Douglas Street as shown on the plan produced by Transit New Zealand and annexed as Annexure "B" to this recommendation.

The route formation and lighting of the pedestrian and cycle accessway over the land being used as at the date of this recommendation as a golf course shall be such route as shall be agreed between the Queenstown Lakes District Council, Queenstown Airport Corporation Limited and Queenstown Golf Club Incorporated as the lessee of that land.

Such work as shall be necessary to create the pedestrian and cycle accessway both on the land used as at the date of this recommendation as a golf course and within the road reserve, shall be carried out and completed prior to the opening and use by the public of the multi purpose indoor and outdoor recreation, cultural and conference complex to be erected on the site the subject of the designation.

15. Floodlights are only to be used between 5 pm and 10 pm from March till October.

16. The childcare facility shall be restricted to use by children whose parents or guardians are at the time of requiring the childcare, using the Events Centre / Aquatic Centre for its designated purpose.

17. The childcare facility shall not operate outside the hours of 7 am and 6 pm.

18. The room containing the childcare facility shall be acoustically treated to achieve indoor sound levels of Ldn 40dBA.

19. In terms of the establishment of temporary buildings and structures within the designation, the following restrictions shall apply:

- (a) Temporary buildings and structures are defined as marquees, tents, shelters, stands, filming facilities, offices, scaffolding, safety fences and other similar buildings and structures.
- (b) The use of any temporary building or structure shall be limited to providing for recreation, cultural and conference activities within the Queenstown Events Centre.
- (c) The maximum time that temporary buildings and structures can be established within the Queenstown Events Centre is 21 days at any one time, including the time required for establishment/construction and dismantling of such buildings and structures.
- (d) Aside from the provision of safety fences, no other temporary buildings and structures shall be established within 50 metres of the legal boundary of the Queenstown Events Centre that adjoins State Highway 6.
- (e) The maximum gross floor area of any temporary buildings and structures established within the Queenstown Events Centre shall be 2400m² (per building or structure).

- (f) The maximum height of any temporary building or structure established within the Queenstown Events Centre shall be 10m.
- (g) No temporary building or structure shall be placed in a position such that it penetrates the take-off climb and approach or transitional protection surfaces for the cross-wind runway at Queenstown Airport unless prior written consent of Queenstown Airport Corporation is obtained.
- (h) If permission is required under the Building Act 2004 for any temporary building or structure, then such permission shall be obtained.

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

20. In terms of the establishment of temporary advertising banners within the designation, the following restrictions shall apply:
- The banners shall only advertise recreation, cultural and conference activities that are to be undertaken within the Queenstown Events Centre.
 - The banners shall only be located on the 28 existing light poles along Joe O'Connell Drive and within the Events Centre parking area, as shown numbered 1 – 28 on the plan titled "Location of Light Poles with Banner Arms (L100 – 27/7/11)" approved under RM110502.
 - The maximum time that one set of specific advertising banners can be placed on the lighting poles is 30 days within any 12 month period.

(ii) Conditions for the Aquatic Centre

That the Notice of Requirement to enable the establishment of an Aquatic Centre on the land within Designation 29 is confirmed and that pursuant to section 168A(4)(c) of the Resource Management Act 1991, Designation 29 is subject to the following further conditions:

1. The development is undertaken in general accordance with the application as submitted and site plan and architectural plans (Plan D01 rev. 11 dated Aug 2005, Plan FE01 dated 11 Aug 2005, and Plans D01 rev. 10 dated 29 Jun 2005, D02-D06 rev. 3 dated 22 April 2005) prepared by ASC Architects and stamped approved on 16 November 2005.
2. That the landscaping work proposed shall be carried out to the satisfaction of the Council's landscape architect, and in general accordance with the Landscape Concept Plan prepared by Isthmus Group dated 4 July 2005 and stamped approved on 16 November 2005 as soon as practical and/or no later than 6 months after final building inspection
3. The consent holder shall undertake the excavation, temporary works, retaining walls and batter slopes in accordance with the report prepared by Tonkin and Taylor report number 890845.
4. The site shall be categorised as intermediate in relation to NZS4203, C1 4.6.2.2 seismic provisions.
5. Prior to the commencement of works on site:
 1. The consent holder shall provide Council with the name of a suitably qualified and experienced Engineer who is to supervise the excavation procedure. This engineer shall continually assess the condition of the excavation and implement any design changes / additions if and when necessary.
 2. The consent holder shall submit to the Council an as built of the fill. This plan shall be in terms of New Zealand Map grid and shall show the contours indicating the depth of the fill. Any fill that has not been certified by a suitably qualified and experienced engineer in accordance with NZS 4431 shall be recorded on the as built plan as "uncertified fill".
 3. A producer statement/design certificate shall be produced for all permanent retaining walls on the site.

4. For the entire construction period, the consent holder shall maintain a barrier between the construction site and the Events Centre to assure that all users of the Events Centre are kept out of the construction area.
5. At the time of final design of the Aquatic Centre, the consent holder shall be required to meet the fire safety design requirements for pool halls including fire fighting services.
6. Until improvements are made to the Council reticulated water supply that result in increased residual pressures (minimum 300kPa) in the 150mm diameter water main in SH6, irrigation of the playing fields shall not coincide with peak use times of the Aquatic Centre and/or Events Centre. Peak use times shall be determined by the management of each respective Centre and shall be submitted to Council within 12 months of the opening of the Aquatic Centre. Whenever possible irrigation of the playing fields shall occur outside hours of operation of either centre.
7. The combined discharge of wastewater for both the Events Centre and the Aquatic Centre shall not exceed 13.6l/s unless the consent holder submits information to Council for approval that proves that the wastewater discharge rate can be increased without negative downstream effects.
8. That in all other aspects the Aquatic Centre shall comply with conditions 4, 8, 9, 11, 13 and 14 as contained in part A of this Designation.

C.23 Designation #30 - Lake Avenue Sewage Pump Station

That the pump station operate so the following noise levels are not exceeded, except for emergency purposes, at or within the notional boundary of residential units:

*	0800 - 2000 hrs	50 dBA L10
*	2000 - 0800 hrs	40 dBA L10

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

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

*	0800 - 2000 hrs	50 dBA L10
*	2000 - 0800 hrs	40 dBA L10

C.25 Designation # 33 - Willow Place Sewage Pump Station

That the pump station operate such that the following noise levels are not exceeded, except for emergency purposes, at or within the notional boundary of residential units:

*	0800 - 2000 hrs	50 dBA L10
*	2000 - 0800 hrs	40 dBA L10

C.26 Designation # 34 - Kawarau Place Sewage Pump Station

That the pump station operate such that the following noise levels are not exceeded, except for emergency purposes, at the boundary of the property on which the pump station is located:

*	0800 - 2000 hrs	50 dBA L10
*	2000 - 0800 hrs	40 dBA L10

C.27 Designation # 35 - Leary's Gully Water Pump Station

That the pump station operate such that the following noise levels are not exceeded, except for emergency purposes, at the boundary of the property on which the pump station is located:

- * 0800 - 2000 hrs 50 dBA L10
- * 2000 - 0800 hrs 40 dBA L10

C.28 Designation # 38 - Norfolk Street Sewage Pump Station

That the pump station operate such that the following noise levels are not exceeded, except for emergency purposes, at or within the notional boundary of residential units:

- * 0800 - 2000 hrs 50 dBA L10
- * 2000 - 0800 hrs 40 dBA L10

C.29 Designation # 39 - Sewage Pump Station, McDonnell Road, Arrowtown

That the pump station operate such that the following noise levels are not exceeded, except for emergency purposes, at the boundary of the adjoining site used for residential purposes:

- * 0800 - 2000 hrs 50 dBA L10
- * 2000 - 0800 hrs 40 dBA L10

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

- Any new water supply infrastructure shall have a maximum height of 1m above ground level, except for any vent pipes

- That the pump station operate such that the following noise levels are not exceeded, except for emergency purposes, at or within the notional boundary of residential units:

- * 0800 - 2000 hrs 50 dBA L10
- * 2000 - 0800 hrs 40 dBA L10

C.31 Designation # 44 - Glenorchy Water Storage Tanks

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

C.32 Designation # 45 - Queenstown-Glenorchy Water Pump Station and Intake

That the pump station operate such that the following noise levels are not exceeded, except for emergency purposes, at or within the notional boundary of residential units:

- * 0800 - 2000 hrs 50 dBA L10
- * 2000 - 0800 hrs 40 dBA L10

C.33 Designation # 46 - QLDC Sewage Treatment Works

For conditions refer to page A1/40 and also file RM 970647

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

6. A landscaping plan including irrigation scheme, shall be submitted to, and approved by, the Territorial Authority within 3 months of the confirmation of the designation.

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

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

1. Create a positive visual effect from the surrounding area using species in keeping with the vegetation of the area including both deciduous and evergreen species.
2. Minimise the view from State Highway 6 with trees being a minimum of 2 metres in height at the time of planting.
3. Improve the on-site amenity.
7. Nuisance odour from the existing facility any future facilities shall not be detectable beyond the boundary site.
8. All practicable measures shall be undertaken and maintained to minimise the risk of the site being inundated by water as a result of flooding that could cause pollution to enter the Shotover and Kawarau Rivers. A risk management report on this issue shall be included with the Outline Plan referred to in Condition 10.
9. Any upgrades or extensions to the facility shall ensure that public access to sport fishing and game-bird hunting venues in the vicinity is maintained.
10. Prior to the construction of any further facilities, the Requiring Authority responsible for the designation shall submit Outline Plans as required by Section 176A, to the Territorial Authority for consideration. The Requiring Authority shall also carry out consultation with all potentially

affected parties as part of this process, including Te Runanga o Otakou and Kati Hairapa ki Puketeraki, and when submitting such plans shall confirm that this consultation has occurred, and shall indicate the response to issues raised in this consultation.

11. The Requiring Authority shall design, develop and manage the public work so that it does not attract any birds that are hazardous to aircraft or may endanger aircraft operations. The bird species that have been observed at the airport and which may be hazardous to aircraft are gull, oyster catcher, hawk, spur-wing plover and duck.
12. 6 months prior to any work being carried out in accordance with the Outline Plan, monitoring of bird activity shall be undertaken by a suitably qualified person experienced in wildlife observation to determine a baseline of bird activity. Subsequently, from the date any work is carried out in accordance with the Outline Plan, the site and surrounding area shall be monitored monthly by a suitable qualified person experienced in wildlife observation and approved by the Territorial Authority. This person will monitor bird activity in and around the site as an impartial observer to enable any increased bird activity as a result of the work to be identified.
13. The result of all monitoring shall be reported to the Territorial Authority and the Queenstown Airport Corporation Limited every three months.
14. In the event of any hazard to Queenstown Airport operations arising from birds which have been shown to have or likely to have been attracted to the area by any work for which Outline Plan approval has been obtained, the Territorial Authority reserves the right to review the conditions of consent attached to this designation for the purpose of mitigating, remedying or avoiding any adverse effect on airport operations, that is apparent from the works or from on-going monitoring.
15. The Territorial Authority reserves the right to review the conditions of this requirement annually from the date of confirmation for the purpose of mitigating, remedying or avoiding any adverse effect on the environment that is apparent from the operation of the activity or from on-going monitoring.

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

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

C.34 Designation # 47 - Arrowtown-Lake Hayes Water Supply Pump Station and Intake

That the pump station operate such that the following noise levels are not exceeded, except for emergency purposes, at or within the notional boundary of residential units:

- * 0800 - 2000 hrs 50 dBA L10
- * 2000 - 0800 hrs 40 dBA L10

C.35 Designation # 49 - Bendemeer Reserve Sewage Pump Station

That the pump station operate such that the following noise levels are not exceeded, except for emergency purposes, at the boundary of the adjoining site used for residential purposes:

- * 0800 - 2000 hrs 50 dBA L10
- * 2000 - 0800 hrs 40 dBA L10

C.36 Designation # 51 – Wanaka Sewage Treatment Works

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

C.37 Designation # 52 & 53- Lakeside Road Sewage Pump Station

That the pump station operate such that the following noise levels are not exceeded, except for emergency purposes, at or within the notional boundary of residential units:

* 0800 - 2000 hrs	50 dBA L10
* 2000 - 0800 hrs	40 dBA L10

C.38 Designation # 55 - Wanaka Sewage Pump Station

That the pump station operate such that the following noise levels are not exceeded, except for emergency purposes, at the boundary of any site used for residential or visitor accommodation purposes:

* 0800 - 2000 hrs	50 dBA L10
* 2000 - 0800 hrs	40 dBA L10

C.39 Designation # 56 - Stratford Terrace Sewage Pump Station

That the pump station operate such that the following noise levels are not exceeded, except for emergency purposes, at the boundary of any site used for residential or visitor accommodation purposes:

* 0800 - 2000 hrs	50 dBA L10
* 2000 - 0800 hrs	40 dBA L10

C.40 Designation # 58 - Dungarvon Street Sewage Pump Station

That the pump station operate such that the following noise levels are not exceeded, except for emergency purposes, at or within the notional boundary of residential units:

* 0800 - 2000 hrs	50 dBA L10
* 2000 - 0800 hrs	40 dBA L10

C.41 Designation # 60 - Lakeside Road Water Supply Pump and Intake

That the pump station operate such that the following noise levels are not exceeded, except for emergency purposes, at or within the notional boundary of residential units:

* 0800 - 2000 hrs	50 dBA L10
* 2000 - 0800 hrs	40 dBA L10

C.42 Designation # 61 - Totara Terrace Water Supply Pump Station

That the pump station operate such that the following noise levels are not exceeded, except for emergency purposes, at the boundary of any site used for residential purposes:

* 0800 - 2000 hrs	50 dBA L10
* 2000 - 0800 hrs	40 dBA L10

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

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

* 0800 - 2000 hrs	60 dBA L10
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* 2000 - 0800 hrs 50 dBA L10

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

* 0800 - 2000 hours 50 dBA L10
 * 2000 - 0800 hours 40 dBA L10

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

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

C.44 Designation # 63 - Gordon Road, Wanaka Sewage Pump Station

That the pump station operate such that the following noise levels are not exceeded, except for emergency purposes, at the boundary of the property on which the pump station is located:

* 0800 - 2000 hrs 60 dBA L10
 * 2000 - 0800 hrs 50 dBA L10

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

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

100 metres of Domain Road provides a buffer between the oxidation ponds and the road.

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

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

C.47 Designation # 70 - Allison Avenue Sewage Pump Station

That the pump station operate such that the following noise levels are not exceeded, except for emergency purposes, at the boundary of any site used for residential purposes:

* 0800 - 2000 hrs 50 dBA L10
 * 2000 - 0800 hrs 40 dBA L10

C.48 Designation # 71 - Alison Avenue, Albert Town Sewage Pump Station

That the pump station operate such that the following noise levels are not exceeded, except for emergency purposes, at the boundary of any site used for residential purposes:

* 0800 - 2000 hrs 50 dBA L10
 * 2000 - 0800 hrs 40 dBA L10

C.49 Designation # 72 - Wicklow Terrace Sewage Pump Station

That the pump station operate such that the following noise levels are not exceeded, except for emergency purposes, at or within the notional boundary of residential units:

- * 0800 - 2000 hrs 50 dBA L10
- * 2000 - 0800 hrs 40 dBA L10

C.50 Designation # 73 - Lake Hawea Esplanade Sewage Pump Station

That the pump station operate such that the following noise levels are not exceeded, except for emergency purposes, at or within the notional boundary of residential units:

- * 0800 - 2000 hrs 50 dBA L10
- * 2000 - 0800 hrs 40 dBA L10

C.51 Designation # 74 - Lake Hawea Esplanade Wastewater Pump Station and Water Treatment

1. Colours for all buildings shall be in the range of natural browns, greys or greens as per the surrounding landscape with a light reflectivity value of between 5 and 25%.
2. The maximum height for buildings shall be 5m set from existing ground level.
3. The maximum building coverage for the designation site shall be 30%. (For the avoidance of doubt the public toilet facilities are not included in the building coverage)
4. Noise:
 - (a) Sound shall be measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 and shall not exceed the following noise limits at any point within the notional boundary of any residential unit:
 - (i) daytime (0800 to 2000 hrs) 50 dB LAeq(15 min)
 - (ii) night-time (2000 to 0800 hrs) 40 dB LAeq(15 min)
 - (iii) night-time (2000 to 0800 hrs) 70 dB LAFmax

(b) The noise limits in (a) shall not apply to:

- Construction sound which shall be assessed in accordance and comply with NZS 6803:1999.
- The use of an electricity generator for emergency use.

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

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

1. The activity shall take place in accordance with the plans and specifications submitted with the notice of requirement and the approved Buffer Zone and Landfill Site Boundaries plan dated 19 March 1998 attached, with the exceptions required by the following conditions:
 2. All engineering works shall be carried out in accordance with all relevant New Zealand Standards to meet the acceptance of the District Planner.
 3. Prior to the commencement of any works on the land being developed, and in accordance with Condition 2 above, the applicant shall provide to the District Planner, copies of specifications, calculations and design plans both necessary and adequate to detail the following engineering works required:
 - (a) That all roading to the site and on site are in accordance with Queenstown Lakes District Council standards.
 - (b) That the intersection of the new road and the Kawarau Gorge Road - State Highway 6 be reconstructed in accordance with Transit New Zealand standard described in Diagram 4 with the modification that the radius shown 'R' shall be 15 metres for heavy vehicles.

- (c) That adequate facilities are provided on site for fire fighting purposes. The New Zealand Fire Service shall be consulted regarding training and establishment of fire-fighting procedures.
 - (d) Dust be controlled on the landfill site to ensure that no nuisance is created beyond the site boundary,
 - (e) That a water reticulation system be provided at the boundary of the proposed landfill site for the purposes of providing an irrigation system for the proposed tree planting for screening purposes.
 - (f) All earthworks required to establish the site for the proposed activity.
4. Prior to the establishment of the activity, the applicant shall provide the following:
- (a) That the boundaries of the land shown 'F' on SO 24512 be fenced with a post and wire, seven strand fence.
 - (b) That the proposed new road shown 'F' on SO 24512 have a formation of no less than 4 metres in width and of a metal depth of 150mm of M4 AP40.
 - (c) That the land shown as 'A' and 'C' on SO24512 be road to be stopped.
 - (d) That areas shown 'B', 'D' and 'E' be land taken for local purpose reserve (landfill).
 - (e) That the land shown 'F' on SO 24512 be land taken for road.
 - (f) That the applicant shall provide a boundary fence about the proposed landfill area defined as 'B', 'D' and 'E' on SO 24512. The fence shall be a seven strand post and wire fence or equivalent.
 - (g) That an operations manual be prepared and approved by the District Planner for all aspects of the operation and maintenance of the activity and the manual is to include any on going conditions that are required to be complied with. Aspects to be included in the manual are:
 - (i) That temporary access tracks within the landfill operating area be of adequate standard to ensure that a B Train commercial vehicle can manoeuvre without difficulty.
 - (ii) That a portable water supply be available for human consumption at the operator's facilities.
 - (iii) That the operational area boundary fence shall be no less than 3 metres in height and in the position shown on the conceptual operations plan, Sheets 10-22.
 - (iv) That the effects of odour, dust, vermin and litter will be mitigated to ensure that any adverse effects associated with the site are minor.
 - (h) The applicant shall carry out planting in accordance with the Planting Plan drawn by Morgan+Pollard associates, stamped (received 1 May 2007 and stamped as approved 13 June 2007) and the application as submitted (ref. RM070383) with the exception that a maximum 25% of Macrocarpa shall be planted in the replacement of any plant removed within the proposed planting 'D' zone.
 - (i) Earthworks required as part of the operation.
5. Compliance with the approved operations manual required to be prepared under condition 4(g).
6. The planting carried out in accordance with condition 4(h) above shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced.

7. During the construction stage the consent holder shall ensure:

- (a) That noise generated from construction activities occurring on the site shall be measured and assessed in accordance with, and shall not exceed the maximum permissible noise levels specified in NZS 6803P:1984 'The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work'.
- (b) That the deposition of soil onto the State Highway from vehicles and other earth moving equipment is avoided by taking such precautions as the installation of a truck wash area fitted with a high pressure hose to remove mud from vehicles prior to entering onto the State Highway.
- (c) That dust generated by construction, or from the wind is not noticeable at the boundary of the site, by the use of water or other approved dust suppressant and from refraining from construction activities which generate-dust during the prevalence of windy conditions.
- (d) That a water supply capable of providing sufficient water for use during the construction stage is available prior to any major earthworks occurring.
- (e) The consent holder shall ensure that run-off of stormwater from the site during construction, which visibly contains sediment is not discharged directly to a waterway.

And shall not exceed the following level at the boundary of the site:

L10 65 dBA.

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

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

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

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

Day time	0800-2000 hours	L10 50dBA
Night time	2000-0800 hours	L10 40 dBA;

- (b) That the unloading and storage of any hazardous substances on the site shall be carried out in an area which is sealed with an impervious material and banded to contain the total volume of the material in the event of a spillage and in all other respects shall be in compliance with the relevant legislation.
- (c) That register of the type and quantity of hazardous substances stored on site and details of the fate of any hazardous substances leaving the site is maintained.

9. Should the applicant choose to site water storage pipes at an elevated height above the landfill operating area on adjoining land, then appropriate easements shall be duly granted.

10. That all proposed monitoring be carried out and reported to the appropriate authorities.

11. That prior to the development of the landfill commencing, an archaeological recording programme shall be commissioned to fully record the sites identified by the preliminary archaeological assessment and a management plan developed to ensure that:

- (a) Adverse effects on the sites affected by the landfill operation are mitigated by a recording programme in accordance with the following:

1. That stratigraphy and remains are sampled in accordance with accepted archaeological practice;
2. That any artefacts are properly removed, curated and retained for study;
3. That if any additional sites of possible interest to Manawhenua are identified, the Trust and Manawhenua in accordance with condition 13 should be notified without delay.
4. That within six months of the conclusion of any archaeological work, a report to accepted archaeological standard be submitted to the Regional and District Council with a copy to the NZ Historic Places Trust.

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

- (b) That the consent holder shall obtain an Authority from the NZ Historic Places Trust to destroy, damage or modify any historic archaeological sites affected by the landfill development.
 - (c) Appropriate management techniques, such as buffer zones, employee education and fencing where appropriate, are put in place to avoid adverse effects on the sites that adjoin, but are not immediately affected by, the landfill operation.
 - (d) The management plan should be submitted to the Councils after consultation with the NZ Historic Places Trust.
12. That processes are put in place to ensure appropriate management of the discovery of archaeological remains or unrecorded archaeological sites or sites of possible interest to Manawhenua, during the landfill operations. Appropriate management would include assessment by a qualified archaeologist and notification of the NZ Historic Places Trust and Te Runanga o Otakou and Kati Huirapa ki Puketeraki before operations resume.

13. If any site of historical Iwi association is identified during landfill development and operation, work is to cease in that specific location and both Te runanga o Otakou and Kati Huirapa ki Puketeraki are to be notified.
14. The site shall be rehabilitated and reinstated in accordance with the Development and Management Plan at the completion of each phase or upon closure of the site, whichever precedes, and shall be grazed to minimise fire risk.
15. Any changes to normal stormwater flows as a result of the activity shall be directed to avoid any adverse effects occurring on neighbouring properties.

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

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

C.54 Designation # 77 - Tucker Beach Landfill

That the Tucker Beach landfill be closed by 30 June 1999

C.55 Designation # 78 - Refuse Transfer Station, Kingston

1. That the transfer station be screened from the State Highway and the railway line which is used by the Kingston Flyer.
2. That the local iwi be advised of the excavation of the site.

3. That excavation be stopped should any artefact or other item of cultural or spiritual significance be uncovered.
4. That any finding of the same be reported to the local iwi representatives and liaising with them before proceeding with development works.

C.56 Designation # 81 - Athol Street Carpark

That any future building on the site have a maximum building height of 12 m

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

C.57 Designation # 219 - Earnslaw Park Recreation Reserve

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

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

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

C.59 Designation # 232 - Gorge Road Carpark

1. That the land designated shall extend from Gorge Road only as far west as the present eastern bank of Horne Creek.
2. The area of the designation marked 'Area A' on the 'Designation Plan' shall be altered to provide for a multi-story car parking building and a pocket park in the northern corner of the site as per the plans listed in Condition 3 below.
3. Development of the car park building, inclusive of the surrounding area on the area marked as 'Area A' on the 'Designation Plan' shall be in

general accordance with the scale of the building shown on the design plans submitted by WSP Opus listed below with the addition of 1200mm barriers on the Boundary Street façade and absorptive ceiling linings in accordance with the Acoustic Impact Assessment (by WSP Opus, dated 20 March 2020):

- Designation Plan
- Cover Sheet, Ref: 411562-WSP-00-XX-DR, Sheet No. A-0001, Revision C, dated 2020-04-08
- Index Sheet, Ref: 411562-WSP-00-XX-DR, Sheet No. A-0002, Revision B, dated 2020-04-08
- Location Plan, Ref: 411562-WSP-00-XX-DR, Sheet No. A-0005, Revision C, dated 2020-04-08
- Existing Site Survey Plan, Ref: 411562-WSP-00-XX-DR, Sheet No. A-0011, Revision C, dated 2020-04-08
- Existing Site Plan, Ref: 411562-WSP-00-XX-DR, Sheet No. A-0012, Revision C, dated 2020-04-08
- Proposed Site Plan, Ref: 411562-WSP-00-XX-DR, Sheet No. A-0013, Revision C, dated 2020-04-08
- Floor Plan – Ground Level, Ref: 411562-WSP-00-GF-DR, Sheet No. A-1001, Revision D, dated 2020-04-08
- Floor Plan –Level 1, Ref: 411562-WSP-00-01-DR, Sheet No. A-1002, Revision D, dated 2020-04-08
- Floor Plan – Level 2, Ref: 411562-WSP-00-02-DR, Sheet No. A-1003, Revision D, dated 2020-04-08
- Floor Plan – Level 3, Ref: 411562-WSP-00-03-DR, Sheet No. A-1004, Revision D, dated 2020-04-08
- Roof Plan, Ref: 411562-WSP-00-04-DR, Sheet No. A-1031, Revision C, dated 2020-04-08
- External Elevations – North/West, Ref: 411562-WSP-00-ZZ-DR, Sheet No. A-2001, Revision D, dated 2020-04-08
- External Elevations – South/East, Ref: 411562-WSP-00-ZZ-DR, Sheet No. A-2002, Revision D, dated 2020-04-08

- Building Sections, Ref: 411562-WSP-00-ZZ-DR, Sheet No. A-3001, Revision D, dated 2020-04-08
 - Landscape Concept Plan **stamped as approved on 19 May 2020**
4. The area of the designation marked 'Area B' on the 'Designation Plan' shall provide for an uncovered parking area.
 5. Prior to (and no less than 10 working days before) works commencing on site, the Requiring Authority shall submit a Construction Communications Plan (CCP) to QLDC's Manager, Resource Consents for certification. The CCP shall be certified prior to works commencing on site.

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

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

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

Ecological Conditions

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

Landscape Conditions

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

Lighting Conditions

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

Archaeological Conditions

5. Prior to commencement of earthworks on site, a full Archaeological Assessment shall be prepared by a suitably qualified and experienced archaeologist to assess the impact of the proposed works against the archaeological remains. The Archaeological Assessment shall be undertaken in accordance with the 'Archaeological Risk Check for 5

Boundary Street, Queenstown' (by WSP Opus, dated 3 July 2019) submitted as part of the RM190855 application. The Archaeological Assessment shall be provided to QLDC's Manager, Resource Consents.

14. Prior to commencement of earthworks on site, an Archaeological Authority shall be obtained from Heritage New Zealand Pouhere Taonga. The Archaeological Authority shall be provided to QLDC's Manager, Resource Consents. Works shall be undertaken in accordance with the Archaeological Authority.

Environmental Management Conditions

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

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

- a) Administrative Requirements
 - (i) Weekly site inspections
 - (ii) Monthly environmental reporting
 - (iii) Independent audit by Suitably Qualified and Experienced Person
 - (iv) Notification and management of environmental incidents
 - (v) Records and registers
 - (vi) Environmental roles and responsibilities of personnel (including nomination of Principal Contractor)
 - (vii) Site induction
- b) Operational Requirements

- (i) Erosion and sedimentation (including Erosion and Sediment Control Plan) (to be prepared by a Suitably Qualified and Experienced Person)
- (ii) Water quality
- (iii) Dust
- (iv) Cultural heritage
- (v) Noise (to be prepared by a Suitably Qualified and Experienced Person)
- (vi) Vibration (to be prepared by a Suitably Qualified and Experienced Person)
- (vii) Contaminated sites (unexpected discovery protocol)
- (viii) Indigenous vegetation clearance
- (ix) Chemical and fuel management
- (x) Waste management

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

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

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

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

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

These plans must be updated when:

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

in accordance with the requirements on page 8 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.

During construction

19. Prior to bulk earthworks operations (and vegetation clearance) for the initial stage or any subsequent new stage of works, the Consent Holder must install erosion and sediment controls in accordance with the ESCP as well as provide As-built documentation for these controls by Suitably Qualified and Experienced Person. It is noted that earthworks required to construct environmental management controls are allowed to commence once Council has provided notice that has been met.
20. All works shall be undertaken in accordance with the most current version of the EMP as accepted as suitable by Council.
21. The EMP shall be accessible on site at all times during work under this consent.
22. The Consent Holder shall establish and implement document version control. Council shall be provided with an electronic copy of the most current and complete version of the EMP at all times.
23. The Consent Holder shall develop and document a process of periodically reviewing the EMP as outlined on page 6 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.
24. The Consent Holder shall undertake and document weekly and Pre and Post-Rain Event site inspections as outlined on pages 10 and 11 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.
25. A SQEP shall monitor the site monthly to ensure that the site is complying with its EMP, identify any new environmental risks arising that could cause an environmental effect and suggest alternative solutions that will result in more effective and efficient management. This must include a specific audit by the SQEP of the effectiveness of the ESCP. The

outcome of these inspections should be included in the Monthly Environmental Report referred to Condition (26) below

26. The Consent Holder shall complete and submit exception reporting to QLDC in the form of a monthly environmental report. The monthly environmental report shall be submitted to QLDC's Regulatory Department within five (5) working days of the end of each month.
27. In accordance with page 9 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans, where any Environmental Incident where the EMP has failed leading to any adverse environmental effects offsite occurs the Consent Holder shall:
 - a. Report to QLDC details of any Environmental Incident within 12 hours of becoming aware of the incident.
 - b. Provide an Environmental Incident Report to QLDC within 10 working days of the incident occurring as per the requirements outlined in Section 3.3.1 of Queenstown Lakes District Council's Guidelines for Environmental Management Plans.
28. Environmental records are to be collated onsite and shall be made available to QLDC upon request; immediately if the request is made by a QLDC official onsite and within 24 hours if requested by a QLDC officer offsite. Records and registers to be managed onsite shall be in accordance with the requirements outlined on page 14 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.
29. Any Discharge (refer definition in the Queenstown Lakes District Council's Guidelines for Environmental Management Plans) that leaves the site shall comply with the Water Quality Discharge Criteria outlined on page 19 of the Guideline.

Engineering Conditions

30. With the exception of anything otherwise approved by this consent, all engineering works including the provision of services to the development, access, parking, and retaining walls shall be carried out in accordance

with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd May 2018 and subsequent amendments to that document up to the date of issue of any resource consent.

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

Noise Conditions

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

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

- a. Measures to minimise as far as far as practicable the noise levels outlined in Table 2 of NZS 6803:1999 Acoustics – Construction

noise and vibration outlined in DIN 4150-3:1999 Effects of vibration on structures at any building on any other site.

- b. Mitigation measures required to minimise noise from construction activities as far as practicable either by using localised noise barriers or site hoardings.
- c. The mitigation measures referred to in Condition 33(b) above are to be determined by the appointed contractor and the materials and characteristics defined within the certified CNVMP.

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

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

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

C.60 Designation # 242 - Water Storage and Supply Arthurs Point

It is decided that the requirement to designate part of Lot 3 DP 331294 for the purpose of water storage and supply be confirmed pursuant to section 168A(3) of the Resource Management Act, subject to the following conditions:

1 Building Design

- (a) That the colour of the exterior of any future structures to be built on site comprise BSS 12 B29 (Resene - Rangoon Green).

- (b) That any future structures on site do not exceed 6 metres in height at any point above the ground level existing as at the date of this decision.

2 Landscaping

- (a) That the construction of any new reservoir or other structures on the subject site shall be completed in such a manner that those existing conifer trees which are situated in close proximity to the east, south east and north east faces of the proposed structures, are retained in a healthy state in order that they may contribute to substantial screening of all works from adjoining residential and commercial areas on either side of Malaghan Road, and that construction works generally be carried out so as to minimise as far as possible the removal of any existing trees.
- (b) That any of the existing tree cover which is required to be removed to allow works on site, be replanted with conifer trees in such a manner as to substantially screen any structures on site when viewed from Malaghan Road. Such replanting shall be completed within the first planting season following the establishment of any structures on site. The trees planted shall be at least 2 metres in height at the time of planting.
- (c) That any cut and batter of the slope-face necessary on the subject site for the purpose of completing any works on site:
 - (i) Be no steeper than a slope of 1:1, with the final degree of steepness to be determined by consultation between the site engineer and the independent landscape adviser with a view to minimising visual impact and maximising the ability for regeneration of vegetative cover.
 - (ii) Be stabilised and replanted with species consistent with the vegetative cover existing prior to works being commenced on site.

- (iii) That earth mounding be placed around the side and front of the reservoir if reasonably practical to help screen the reservoir from adjoining residential and commercial land, and that such mounding be stabilised and oversown with browntop grass within the first planting season of approval.
- (iv) That all top soil materials be stripped and stockpiled for long term batter revegetation and construction of mounding, and be replaced and oversown as directed by the site engineer.
- (v) That the revegetation and planting detailed above be reviewed within six months of those works being carried out and regularly at six month intervals thereafter until all trees and grass planted have been properly established and that remedial planting be undertaken in the event of any failure of the revegetation and grass planting required, at the cost of the applicant.

3 Dumping of Fill

- (a) That any dumping of fill from the subject site occurring at the site nominated by the Requiring Authority (across Malaghan Road near the Shotover River) be completed within the hours 07.30 am and 07.30 pm. There shall be no dumping on Sundays or Public Holidays.

4 Reservoir Site

- (i) All topsoil materials to be stripped and stockpiled for long-term batter revegetation, and to be replaced and oversown as directed by the site engineer at the completion of the works.
- (ii) All cut batters to be excavated at a nominal 1 in 1 slope and to a maximum vertical height of 5 metres, with an intermediate 1.5 metre wide drainage bench to be

included as required by the site engineer for those batter slopes exceeding 5 metres in vertical height.

- (iii) All cut batter slopes to be inspected and certified as to long-term stability by the consultant engineering geologist or geotechnical engineer, and remediated if or when required prior to installation of the concrete water reservoir.
- (iv) Following excavation the reservoir foundation area to be subjected to heavy dynamic compaction to a standard approved by the site engineer, and any voids encountered to be infilled with approved and compacted subgrade material prior to placement of 50mm thick site concrete as per design.
- (v) A 1 metre deep perimeter drain to be installed as designed to provide for seepage control if or where encountered, and any groundwater flows intercepted to be directed into the drain as required by the site engineer.
- (vi) For the first one year after completion all cut batters and drainage measures to be inspected at least quarterly by the site engineer or his nominee to ensure satisfactory design performance, and thereafter on a regular care and maintenance basis only.
- (vii) Close liaison to be maintained between the site engineer and the consultant engineering geologist or geotechnical engineer during the construction period to ensure any site stability issues are addressed, and following completion specialist geotechnical data input to be obtained if or where required.
- (viii) A network of survey marks as agreed between the site engineer and the consultant engineering geologist or geotechnical engineer to be established on and around the reservoir for annual resurvey to confirm

stability for a period of five years after construction, and thereafter on an as-required basis.

- (ix) The “consultant engineering geologist or geotechnical engineer” referred to in these conditions shall be a suitably qualified and experienced geotechnical engineer who is regarded as a specialist in dealing with schist derived landslide materials.

C.61 Designation # 243 - Educational Facilities Wanaka (RM 050409)

1. The Development be undertaken in general accordance with the application as submitted.
2. Prior to commencing works on the site for proposed access and parking and drop-off and collection areas shall be provided to the Wanaka Community Board and Queenstown Lakes District Council for their comments.
3. Prior to occupation of the school the Ministry shall provide for the following:
 1. Onsite carparking providing for no fewer than 124 carparks on site and for bus parking areas and drop-off and collection areas in the vicinity of Ironside Drive, which shall generally be as shown in option 4.2.
 2. Pedestrian and cycle accessways required on the site shall be constructed to the standards of the Queenstown Lakes District Council.
 3. A roundabout shall be constructed at the Kings Drive/ Ironside Drive intersection. Specifications of these works shall be provided to the Queenstown Lakes District Council for its approval prior to commencing any works at this intersection. The full cost of these works shall be borne by the Ministry.
 4. Drop-off and pick-up areas shall be maintained on the subject site, designed by a suitably qualified engineer to adequately provide for

accommodating the number of pupils on the roll of all facilities on the subject site, at all times.

5. A review of parking and traffic related issues shall be conducted after the expiration of 12 calendar months from the opening of the school and before the expiration of 18 calendar months for the opening of the school, and again at each of the points where the school role reaches 600 pupils and 800 pupils respectively. Each review shall be conducted by a suitably experienced and qualified traffic engineer nominated by the Queenstown Lakes District Council and approved by the ministry. A review shall also be conducted at any other time that the Queenstown Lakes District Council deems necessary. The cost of any mitigation of adverse effects as determined by the engineer shall be borne by the Ministry unless an alternative cost-sharing agreement is reached with the Queenstown Lakes District Council. The review shall consider the following issues, and make recommendations for any necessary mitigation of adverse effects which are identified:
 - (i) The size and capacity of drop-off and pick up areas accommodated on site, which shall adequately service the full combined role of all schools located on the site. This shall include the use of the un-named road off Totara Terrace and the extension of Ironside Drive.
 - (ii) Increases in on-site parking being provided to adequately accommodate parking demand during peak times, the number of car parks shall be based on a survey conducted by the reviewing engineer on both wet and dry days and in both summer and winter.
 - (iii) The provision of an extension to Ironside Drive generally as shown on option 4.3 as presented in evidence on decision RM 050409, but within the site boundaries of the subject site, and the possibility of extending the roadway further in a north or easterly direction to Aubrey Road or Kings Drive respectively, through Kelly’s Reserve, subject always to the approval of the Ministry of Conservation in whom Kelly’s Reserve is presently vested, and to best traffic engineering practice in relation to any intersection thereby created.
6. The following restrictions shall apply to any development on the site:

- a. Minimum setback of buildings from roads shall be 4.5m.
 - b. Minimum setback of buildings from residential properties shall be 4.5m.
 - c. Minimum setback of buildings from all other internal boundaries shall be 2m.
 - d. Maximum height of buildings shall be 10m provided that no part of any building shall protrude through a recession plane inclined towards the site at any angle of 26 degrees and commencing 2.5m above ground level at any point on the site boundary interfacing with a residential zone, and 4.5m above ground level at any other point on the site boundary (as exceptions to the recession plane, gable, dormer and other similar projections may encroach beyond the recession plane provided they are contained within a calculated area no greater than 6m with the apex no higher than 1m below the maximum height for the school site and the base of the area(s) at the level of the recession plane protrusion).
 - e. Tree species planted will not exceed 10m in height and will be maintained at this height at maturity.
 - f. The following trees will be excluded from landscaping on the site: Pinus radiata, Pinus muricata, Pinus ponderosa, Pinus sylvestris, Pinus nigra, Douglas fir, and all eucalyptus varieties.
 - g. When necessary, water spraying will be used to reduce dust affecting adjacent residential properties.
 - h. During construction, the site shall be kept in a tidy state with construction materials secured so they are not blown around the site or into adjacent properties.
7. The first Outline Plan submitted for the site pursuant to section 176A of the Act shall include a structural landscape plan showing the location of any planting proposed on the site that is likely to have a mature height exceeding 3m in order that the Council may assess the effects of such vegetation on views from any residential properties that share a boundary with the site.

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

1. The development be undertaken in accordance with the application as submitted and landscape plan and car parking plans prepared by Baxter Design Group and stamped approved on 16 July 2008.
2. Any activity undertaken on the site shall be conducted such that the following noise levels are not exceeded at any time at any point within the boundary of any other site:
 - During daytime (0800 to 2000 hrs) 50dBA L10
 - During night time (2000 to 0800 hrs) 40dBA L10
3. Hours of operation shall be between 7.30am and 6.00pm daily, except:
 - After 6.00am on week days, one vehicle may enter and exit the site; and
 - During emergencies, civil defence or rural fire, vehicles and personnel may enter and exit the site at any time.
4. Heavy vehicle access to the site shall be limited to two per day and shall not be before 0800 hours.
5. No more than six staff vehicles shall be parked on the site during any given day. They are to be parked in a designated parking area within the depot grounds. There is to be no parking on the road verges outside the depot.
6. There shall be no more than 12 operational vehicle movements daily.
7. Coinciding with the council upgrading of Tenby Street, the applicant shall upgrade the existing Tenby Street vehicle crossing to a sealed vehicle crossing that is constructed to Council standards and is suitable for regular heavy vehicle use. If the Tenby Street upgrade does not take place within 6 months of the granting of this consent the applicant will construct the sealed vehicle crossing as per above.

8. The provision of a sealed vehicle crossing from Connor Street to the on-site loading ramp that shall be constructed to Council standards, including compliance with Rule 14.2.4.2 (except for its location in proximity to the Connor/Tenby Street intersection).
9. A Traffic Management Plan is to be implemented when using the loading ramp and shall include the following;
 - (a) Suitable site warning signage shall be in place on the road in both directions from the site entrance.
 - (b) Safety 'dayglo' vests or similar shall be worn by any staff working on the road.
 - (c) Safe sight distances and passing provisions shall be maintained at all times for road users.
10. Prior to the site being used as a public works depot, the following work shall be completed:
 - (a) The construction of all vehicle manoeuvring and car parking areas in gravel with a concrete hard stand in front of the building. This is to be done to council standards, including adequate provision for stormwater control.
 - (b) Management of the on-site manoeuvring and parking areas shall be undertaken at all times to mitigate against dust and/or noise nuisance.
 - (c) The closure of the secondary access from Connor Street with permanent fencing materials and a lockable gate.
 - (d) The repainting and repairing of the existing on-site building.
 - (e) The repairing of the loading ramp to a safe standard.
11. An amended landscape plan shall be submitted for approval by Council prior to the site being used as the public works depot. The approved

landscape plan including the fencing, gates and restoration of the berms shall be implemented within six months of the public works commencing and shall thereafter be maintained. If any tree or plant shall die it shall be replaced in the next available planting season. The landscape design shall incorporate the following criteria in order to maintain sight visibility from the access points to the site:

- (a) The hedge planting along the Tenby Street frontage shall be maintained to a height so as not to hinder vehicle visibility when exiting the yard.
- (b) The street tree planting along both road frontages shall include species that provide for a canopy 1.5m above ground level and a small diameter trunk.

C.63 Designation # 331 – Electricity Substation Cardrona (RM 070792)

- That the activity be carried out in accordance with the application and plans submitted and new site plan stamped as received on 18 June 2010, with the exception of the amendments required by the following conditions of consent.
- That the requirement to designate the proposed site in accordance with the application be confirmed, subject to the following conditions.
- That the use of the site for a temporary diesel generation plant be confirmed subject to the following conditions.

1. Landscape conditions

- (a) The existing vegetation within and adjacent to the site shall be maintained for the initial five-year period.
- (b) A detailed landscape plan to mitigate the visual effects of development on the designation site is to be submitted to Council for approval within three months of the date of this recommendation. The plan shall be implemented within the next available planting season and maintained thereafter. Should any

tree or shrub die or become diseased, it shall be replaced in the next planting season. The objectives of the landscaping plan are to achieve the following:

- To fully screen the site from the approaches at both ends of the Cardrona Valley Road;
- To protect existing rural vegetation in order to preserve a rural character;
- The planting of a mixed variety of suitable trees of varying heights and maturity sufficient to grow into a naturalised screen to shield the site from the roadway by the time of construction of the substation.

- (c) The proposed colour of the container housing the generator shall be submitted to Council for approval prior to application. It should comply with Council's guidelines of being within the natural range of browns, greens and greys and with a reflectivity of less than 36%.
- z(d) All heritage trees located on the site shall be protected in accordance with the provisions governing such trees.

2. Engineering conditions

- (a) All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being NZS4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.
- (b) Prior to commencing the construction of any public work on the designated site, a sealed vehicle crossing shall be constructed to the right-of-way approved by consent RM 071072 from Cardrona Valley Road to be in terms of Diagram 2, Appendix 7 and Rule 14.2.4.2 of the Partially Operative District Plan. This shall be sealed for a minimum of 6m from the road carriageway or to the boundary of the site, whichever is the greater. The vehicle crossing shall be trafficable in all weathers and be capable of withstanding a laden weight of up to 25 tons with an axle load of 8.2 tons or

have a load-bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage. Design details shall be submitted to Council for review prior to construction.

- (c) Prior to commencing the construction of any public work on a designation site, the right-of-way access to this site as shown on Patterson Pitts Partners Limited's plan, Job Number W2947, Proposed Easement over Part Sec SO24173 Cardrona Valley, Wanaka, dated 2 November 2007, and as approved by consent RM 071072, shall be formed and surfaced in accordance with Council's rural roading standards. The right-of-way shall have a minimum formed carriageway width of 3.5m and provision shall be made for the disposal of storm water from the right-of-way.

- (d) Vehicle access and manoeuvring areas shall be constructed on the designation site in accordance with Council standards.

These areas shall be constructed with a minimum compacted depth of 150mm AP40 metal at a minimum construction standard.

- (e) Public works to be undertaken in accordance with the designation shall include the provision of a storm water disposal system that is to provide storm water disposal from all impervious areas within the site. The proposed storm water system shall be designed by a suitably qualified professional as is defined in s1.4 of NZS4404:2004 and subject to the review of Council prior to implementation.

3. Environmental Health conditions

- (a) Prior to the commissioning of the storage facility, the Requiring Authority shall submit a copy of the applicable hazardous substances test certificate required under the Hazardous Substances (Classes 1 to 5 Controls) Regulations 2001 as applicable.

- (b) The Requiring Authority shall provide a copy of the annual hazardous substances test certificate within eight weeks of the renewal date.
- (c) The Requiring Authority shall ensure that the activities conducted on the premises shall meet the international commission on non-ionising radiation protection guidelines.
- (d) The Requiring Authority shall ensure that the conditions attached to the Otago Regional Council discharge permit – consent number 2005.470 are fully complied with.
- (e) The Requiring Authority shall ensure that all activities conducted on the premises shall not exceed the following noise limits when measured at any point beyond the boundaries of the site:
 - Day-time (0800 to 2200 hours) 50dBA L10
 - Night-time (2200 to 0800 hours) 40dBA L10 and 70dBA Lmax

Noise limits shall be measured and assessed in accordance with NZS6801:1991 and NZS6802:1991, and shall take into account special audible characteristics.

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

- a. That the facilities shall be constructed, operated and maintained generally in accordance with the specifications in the Notice of requirement.
- b. The emergency generator shall be located in the vicinity of the borefield several hundred metres west of the pumping station itself.
- c. The pumping station shall be constructed, operated and maintained so that no odour is discernable from a distance of three metres from any part of the facility.
- d. Prior to the pumping station commencing normal operation a landscape plan to the satisfaction of the Principal Planner: Lakes Environmental

shall be prepared. The plan shall provide for an appropriate colour for the emergency generator, and planting to make the generator and pumping station as unobtrusive as possible. The landscape plan shall be implemented within 12 months of the pumping station commencing normal operation.

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

- A That the facilities shall be constructed, operated and maintained generally in accordance with the specifications in the Notice of requirement.
- B The emergency generator shall be located as close as practical to the other utility structures near the entrance to the reserve.
- C The pumping station shall be constructed, operated and maintained so that no odour is discernable from a distance of three metres from any part of the facility.
- D Prior to the pumping station commencing normal operation a landscape plan to the satisfaction of the Principal Planner: Lakes Environmental shall be prepared. The plan shall provide for an appropriate colour for the emergency generator, and planting to make the generator and pumping station as unobtrusive as possible. The landscape plan shall be implemented within 12 months of the pumping station commencing normal operation.

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

- a. That the facilities shall be constructed, operated and maintained generally in accordance with the specifications in the Notice of requirement.
- b. The exact location of the pumping station and emergency generator shall be determined in consultation with New Zealand Transport Agency network consultants.

- c. The pumping station shall be constructed, operated and maintained so that no odour is discernable from a distance of three metres from any part of the facility.
- d. Prior to the pumping station commencing normal operation a landscape plan to the satisfaction of the Principal Planner: Lakes Environmental and New Zealand Transport Agency network consultant shall be prepared. The plan shall provide for an appropriate colour for the emergency generator, and planting to make the generator as unobtrusive as possible. The landscape plan shall be implemented within 12 months of the pumping station commencing normal operation.

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

- a. That the facilities shall be constructed, operated and maintained generally in accordance with the specifications in the Notice of requirement.
- b. The pumping station shall be constructed, operated and maintained so that no odour is discernable from a distance of three metres from any part of the facility.
- c. Prior to the pumping station commencing normal operation a landscape plan to the satisfaction of the Principal Planner: Lakes Environmental shall be prepared. The plan shall provide for an appropriate colour for the emergency generator, and planting to make the generator and pumping station as unobtrusive as possible. The landscape plan shall be implemented within 12 months of the pumping station commencing normal operation.

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

Designation for Wastewater Treatment and Disposal Purposes

- [1] All fencing of the area within or bordering the Wastewater Treatment System (WTS) designation shall be in either:

- (a) Standard post and wire fencing (traditional livestock fencing to a maximum height of 1.2m); or
- (b) Security fencing (wire mesh fencing) to a maximum height of 2.5m. Mesh (wire) and poles on any security fencing shall be a black or dark green powder coated finish, or otherwise a dark colour submitted for approval by the Principal: Landscape Architecture, Queenstown Lakes District Council.

- [2] Consultation with the Airport Committee shall occur prior to any planned development within the WTS to ensure that any development does not adversely affect:

1. Planned future airport development; and
2. Safety requirements.

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

- [3] All structure and car-parking areas shall be contained within the WTS site.

- [4] All of the site outside of the WTS shall be maintained in pastoral appearance by grazing and/or mowing.

- [5] All buildings shall be finished in one of the following Resene colours: 'Karaka', 'Lignite', 'Charcoal' or 'Iron sands'.

- [6] All plans of buildings and/or structures to be constructed within the WTS that are compliant with all applicable 'rules' as specified above shall be submitted for Council approval via Outline Plan Approval under s 176A.

- [7] That following the construction of the facility a bird monitoring program shall be developed and implemented and if birds do become attracted to the facility then all practicable steps shall be taken to eliminate them including the making of any modifications to the facility that may be seen as to be necessary to achieve such elimination.

Designation for Wastewater Disposal Purposes

A. No buildings or structures which are directly related to the WTS shall be constructed within the area designated for 'wastewater disposal purposes'.

B. Consultation with the Airport Committee shall occur prior to any planned development within the area designated for 'wastewater disposal purposes' to ensure that any development does not adversely affect:

1. Planned future development; and
2. Safety requirements regarding bird and glare hazards.

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

C. Trenches created for the installation of infiltration pipes within the disposal field shall be exposed for no more than 5 working days prior to being backfilled to the original ground level.

D. All areas of exposed soil resulting from the installation of infiltration pipes within the disposal field shall be reinstated with pastoral grasses within the first planting season from completion of work.

C. 69 Designation #337 – Electricity Substation Wanaka (RM100381)

(b) That the development must be carried out in accordance with the approved plans, drawn by the applicant, as follows:
Location Plan stamped as received on 4 June 2010 (stamped as approved on 18 August 2010) and the application as submitted, with the exception of the amendments required by the following conditions of consent.

(c) Wall colours of any new building within the designated area shall be natural and recessive (reflectance value of less than 36%) in the natural range of browns, tussocks, greys or greens.

(d) Activities shall be so conducted that the following noise limits are not exceeded at any point within the boundary of any other site in the adjoining Rural zone:

- day time (0800 - 2200 hours) 50 dBA L₁₀

- night time (2200 - 0800 hours) 40 dBA L₁₀ and L_{max} 70dBA

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

C. 70 Designation #338 – Electricity Substation Frankton (RM100235)

1. The maximum height of any building or structure on the site shall be 6.75m.

2. All buildings and structures on the site shall be finished with colours in the natural range of browns, greens and greys with a reflectivity of less than 36%.

3. The outline development plan shall include a plan for the approval of Council prepared by a qualified arborist, for the maintenance of the existing hawthorn hedge along the road boundary at a height of about 4 metres. This plan is to indicate how the trees are to be maintained and/or progressively replaced to achieve the objective of a dense, continuous screen. The maintenance regime shall include a schedule for regular trimming.

4. The outline development plan shall include a landscape plan for the approval of Council. This plan shall fulfil the following objectives:

a. Provide vegetative screening along the frontage with SH 6 so as to obscure views of the activities on site from SH 6.

b. Provide vegetative screening along the western boundary with Dart Engineering so as to obscure views of the activities on site from the west.

5. The outline development plan shall include a lighting plan submitted for the approval of Council. This lighting plan shall ensure that all exterior lighting is mounted on buildings and that these mountings shall be below

the level of the roof pitch and directed away from SH 6. No free standing light poles are permitted.

6. Any on site signage shall have a maximum area of 2m²; be located on site; not project over any road, service lane or footpath.
7. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.
8. Prior to the commencement of any works on the land designated the consent holder shall provide to the Queenstown Lakes District Council for review and approval, copies of specifications, calculations and design plans as are considered by Council to be both necessary and adequate, in accordance with Condition (7), to detail the following engineering works required:
 - a. The provision of a comprehensive stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site. The proposed stormwater system shall be designed by a suitably qualified professional as defined in Section 1.4 of NZS4404:2004 and be subject to the review of Council prior to implementation. The proposed stormwater system shall dispose of stormwater within the site boundary and not result in increased flows off site. The proposed stormwater disposal system shall take into consideration up-stream flows into the site and seek to address known flooding issues associated with existing structures and earthworks.
 - b. The provision of a sealed vehicle crossing to the site from State Highway 6 approved by Transit New Zealand. Construction of this crossing shall include the removal of a second illegal crossing located to the east.
9. Any outdoor storage of goods will be screened from views from public places.

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

1. The purpose of the designation is to enable the Queenstown Lakes District Council (“the Council”) to carry out forestry operations within the designated forestry reserves. “Forestry operations” means the use of the land primarily for the purpose of planting, tending, managing and harvesting of trees for timber or wood production.
2. All forestry operations will be carried out using best management practices under the New Zealand Environmental Code of Practice for Plantation Forestry, Second Edition, May 2008; together with any subsequent updates or editions. (<http://www.fitec.org.nz/Resources/NZ-Environmental-Code-of-Practice-for-Plantation-Forestry/>)
3. All forestry operations must comply with the management policies and programmes set out in the following current plans:
 1. *Ben Lomond and Queenstown Hill Reserve Management Plan* adopted 3 August 2005;
 2. *Ben Lomond and Queenstown Hill Forestry Plan* adopted March 2006; and
 3. *Coronet Forest Management Plan* dated 26 July 2001;
 or any updated versions of these plans adopted by the Queenstown Lakes District Council in accordance with condition (iv) below.
4. The current *Ben Lomond and Queenstown Hill Forestry Plan* and the *Coronet Forest Management Plan* (“the Forest Plans”) shall be reviewed and updated by 31 December 2012, and thereafter every 5 years, and shall address the following matters:
 - (a) Policies and, where applicable, proposed programmes in relation to the re-establishment and/or re-vegetation of production forest, together with areas to be retired from production forestry following harvesting operations. The re-establishment and/or re-vegetation plans shall include the following (as applicable):
 5. Details of any production forest re-establishment programmes; including plant schedules, density of planting and grades of plants by botanical name.
 6. Areas of land to be retired from production forest following harvesting operations, together with the proposed future re-

vegetation (including plant schedules and botanical names) and maintenance programmes.

7. Details of all indigenous species planting programmes, where applicable. Indigenous species should be planted, inter alia, to establish permanent non-linear forest and shrub land margins of no less than 20m in width to integrate production forest into the outstanding natural landscape, and to limit wilding spread. The botanical names of species, location and extent of planting to achieve landscape integration (where required), together with proposed maintenance programmes, should be included.
 8. Proposed control of any wilding regeneration following harvesting operations, both within re-established or re-vegetated areas and in proximity to remnant stands of existing indigenous Beech forest. The Forestry Plans shall provide that any wilding generation is to be eradicated within two years of harvesting.
 9. The Forestry Plans shall provide that re-establishment or re-vegetation of harvested areas will occur as soon as practicable and no later than two years after the completion of harvesting operations.
- (b) Areas where additional indigenous Beech species are to be planted (adjacent to Beech remnants) with priority in those areas that will link Beech remnants. Planting programmes for the establishment of indigenous Beech species shall run concurrently with harvesting programmes.
- (c) Details of indigenous eco-systems to be protected and extended within the Ben Lomond reserve, including One Mile Creek.
- (d) Policies in relation to the impact and requirements of the New Zealand Emissions Trading Scheme and subsequent implications for the longer term management of the production and non-production forests.

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

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

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

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

Ben Lomond Forest

1. Department of Conservation;
2. Skyline Enterprises Limited*;
3. Queenstown Mountain Bike Club;
4. Wakatipu Trails Trust;
5. ZJV (NZ) Limited (Ziptrek)*;
6. Ministry of Education*;
7. Queenstown Primary School Board of Trustees*;
8. Wakatipu High School Board of Trustees*;
9. Vertigo Bikes;
10. Kiwi Birdlife Park Limited*;
11. Any other lease holders within the designated area.

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

Queenstown Hill Forest

1. Department of Conservation; and
2. Any other lease holders within the designated area.

Coronet Forest

1. Department of Conservation;

2. Millbrook Country Club Limited;
 1. Arrowtown Village Association; and
 2. Any other lease holders within the designated area.
3. An Outline Plan is required for the harvesting of trees for timber or wood production prior to any harvesting taking place. The Outline Plan shall be prepared in accordance with the requirements of the New Zealand Environmental Code of Practice for Plantation Forestry (as defined in condition (ii) above) and shall address the following matters:
 1. A **site plan** shall be prepared, defining:
 1. site and boundaries of the forestry designation;
 2. location and extent of existing beech remnants or other indigenous forest;
 3. location and extent of heritage or cultural sites to be protected;
 4. land contours and features;
 5. the location and extent of proposed harvesting and associated works, including proposed structures;
 6. the staging and stage boundaries of proposed harvesting;
 7. extent of replanting for production forest, for permanent forest margin 'buffer' planting, and all areas of indigenous planting;
 8. areas of marginal forestry to be retired;
 9. The extent and location of existing and new tracking works required for the duration of the works shall be outlined;
 10. A re-establishment and/or re-vegetation programme for the harvested area in accordance with the relevant Forestry Plan shall be included. The programme should contain details of the matters set out in condition (iv) above where applicable (by reference to the relevant Forestry Plan) and shall comply with all of the requirements set out in that condition.
 11. Forestry operations shall be undertaken in accordance with the Harvesting Hazard Management document (attached as Appendix 1 to these conditions). An assessment of natural hazards within the harvesting area shall be undertaken to identify the effects of natural hazards on and off site and the Outline Plan shall provide details of the following matters:
 1. Mitigation on-site and off-site of the natural hazards identified;
 2. Contingency plans to reduce adverse effects of hazards should the proposed mitigation not be effective;
 3. Long term management of slope stability, where appropriate.
 4. The Outline Plan shall have regard to the relevant objectives and policies of the Queenstown Lakes District Council District Plan.
 5. Any structures necessary for forestry operations shall be located so as not to break the line or form of any ridges, hills or prominent slopes. Structures shall be located so as to be reasonably difficult to see from surrounding public locations and shall be coloured in dark recessive colours, within the tones of grey, green or brown with a light reflectivity value less than 36%, and shall appear recessive within the landscape. All structures and traces of their presence shall be removed on completion of silvicultural operations or harvesting as applicable.
 6. Harvesting should occur only along natural boundaries (such as the edges of stream beds or stands of indigenous vegetation), and should endeavour to avoid the creation of arbitrary lines in the landscape which do not harmonise with underlying features or topography. Harvesting in geometric blocks should be avoided where possible.
 7. The method of harvesting should minimise any adverse effects on visual amenity and soil disturbance. To avoid adverse effects of any temporary or permanent roads or other earthworks on the landscape, helicopters should be used for harvesting operations where practicable. Otherwise earthworks should be undertaken in a way that minimises cut and fill. Batters must be rehabilitated as soon as possible and no less than 6 months following harvesting operations. All earthworks are to be restored to original ground level as soon as harvesting has been completed and re-vegetated immediately.

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

Permitted Activities

This designation is to enable the establishment, operation and maintenance of an integrated indoor and outdoor sports and events facility. The nature of the activities covered by this designation includes:

1. A multipurpose sports and event facility building(s), providing for:
 1. An aquatic centre, fitness centre and indoor sports facilities catering for a variety of sports and recreation activities.
 2. Special events, exhibitions, trade and home shows, markets, conferences, concerts, meetings and other community related activities.
 3. Ancillary commercial, health, educational, day care and commercial recreation activities.
1. Associated change rooms, toilets, administrative offices, meeting spaces, signage (including illuminated, variable message and banners), ground maintenance/utilities, recreation facilities, buildings and storage, fuel storage and equipment for heating, operation and maintenance of the pool.
2. Café, catering and food preparation areas, entertainment areas, membership lounges, the sale and consumption of liquor.
3. Outdoor court areas, sports fields and artificial turf field(s), including associated sports field lighting, practice facilities, temporary outside seating, toilets, embankments and marquees to cater for a range of sports, recreation activities and events.
4. Vehicle parking, vehicle access, manoeuvre areas and vehicle pick up and drop off areas.
5. Landscaping and earthworks.

The activities described above are intended to establish the scope of activities that fall with the purpose of the designation. They do not form the basis for exempting activities or works from the requirements relating to Outline Plans under Section 176A of the Resource Management Act.

The conditions that apply to these activities are:

Building Controls

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

Except for:

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

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

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

Noise

3. Outdoor sporting events, excluding practice and training, shall take place between the hours of 8:00am and 8:00pm.
4. The design and construction of any buildings and mechanical plant shall ensure that the overall noise level from all sources on site does not exceed 40 dB (L_{Aeq}) at the boundary of any residential property, nor 50 dB (L_{Aeq}) at the boundary of any commercial property.

Prior to construction of any building, a report from a suitably qualified acoustic consultant shall be submitted to Council demonstrating the design noise level for internal events, and confirming that the proposed construction will comply with these limits.

5. Any event conducted outside involving amplified sound shall:
 1. For any temporary activities, including carnivals, fairs, galas, markets, meetings, exhibitions, parades, rallies, filming, cultural events, and theatrical festivals and entertainment, shall be limited to:
 1. The hours 8:00am to 8:00pm.
 2. For any activity involving a total power of all amplification greater than 500 Watts RMS and exceeding 2 hours in duration, shall be deemed a 'Major Event', and shall be limited to:
 1. Operation of amplification equipment between the hours of 10:00am and 10:30pm;
 2. A total sound duration no longer than four hours (including sound checks); and
 3. A frequency of no more than 10 events per year.

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

Lighting

5. All artificial lighting shall comply with the following controls:
 - Floodlighting on sports fields shall be turned off no later than 10:00pm, except as required in association with any Major Event conducted in accordance with Condition 5(b).
 - No artificial lighting causing added illuminance shall result in excess of 60 lux measured horizontally or vertically at any point on or directly above the boundary of any adjoining land which is located within a low or medium density residential sub-zone between the hours of 7:00am to 10:00pm.
 - No artificial lighting so as to cause an added illuminance shall result in excess of 3 lux, measured horizontally or vertically at any point on or directly above any adjoining boundary on land which is located within a low or medium density residential sub-zone between the hours of 10:00pm on one day and 7:00am on the next day.
 - No artificial lighting so as to cause any added illuminance shall result in excess of 50 lux measured horizontally or vertically at any point on or directly above a street kerb line or the edge of the roadway where the kerb has been moved to create a vehicle parking area or bus or taxi stopping bay between dusk and dawn.
 - Any exterior lighting that adjoins road or land located within a low or medium density residential sub-zone shall be so selected, located aimed, adjusted and screened as to ensure that glare resulting from the lighting does not cause an unreasonable and appreciable level of discomfort to any persons.

The standards of Tables 2.1 and 2.2 of Australian Standards AS4282 – 1997 (Control of Obtrusive Effect of Outdoor Lighting) shall be used to determine glare and discomfort.
 - There shall be zero upward light spill from any luminaire mounted above ground.

Outline Plans

6. Prior to the commencement of any development, the requiring authority responsible for the designation shall submit Outline Plans as required by section 176A of the Resource Management Act 1991 to the territorial authority for consideration.
7. Any Outline Plan submitted pursuant to Section 176A of the Act relating to the first stage of works including the establishment of outside sports fields and the main indoor sports buildings shall incorporate a landscape 'structure' plan for the whole site. The landscape structure plan shall incorporate:
 - a. Development of the open space network and tree structure for the whole site so the site possesses a degree of maturity in line with the eventual full development of the site facilities; and
 - b. Measures to address the visual effects associated with the bulk and scale of the proposed sports facility building including reducing the visual bulk of the building while also anticipating the potential expansion of the building.
8. Any Outline Plan submitted pursuant to Section 176A of the Act shall incorporate sufficient information, reports and plans, including projected traffic generation assessments, as are relevant to the nature of the work covered by the Outline Plan to fulfil the following objectives:
 1. Landscape mitigation of the visual effects of car parking areas, flood light towers, utility areas, buildings and other forms of built development when viewed from outside the site.
 2. Integration of site design with the surrounding urban area, to the extent that urban area has been developed or approved for development by way of any resource consents, taking into account:
 1. The location of vehicle access(es) onto the surrounding road network;
 2. Cycle, pedestrian and open space networks; and
 3. Streetscape in terms of soft landscape treatment (including trees and shrubs), hard landscape treatment (including paving and kerbs), the path and vehicle movement network.
 4. Consideration of any comments from a review of any plans for building or landscape development by the Wanaka Urban Design Panel.
 5. The demand for and provision of adequate on-site car parking, taking into account where relevant the outcome of any monitoring of parking demand, in accordance with objective f. below.
 6. Identification of areas to accommodate:
 - Parking associated with future development stages of the facility;
 - Temporary or overflow parking within the site associated with any major events; and
 - Any off-site/on-street parking that might be required during peak demand periods.
 7. An investigation into the operation of the parking area(s) developed under preceding stages, including:
 1. The identification of any shortfall or over provision of parking spaces (including bicycle parking);
 2. An assessment of the proportion of non-vehicle based trips to the site; and
 3. The availability of public transport for accessing the site.
 4. Consideration of the projected traffic generation to ensure the design and location of the onsite street layout, circulation areas,

and intersections (including ingress and egress to the site) are appropriate.

Engineering

5. All engineering works, including intersection design, vehicle manoeuvring, car parking areas, loading areas, and the formation of the access road and internal roading, shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards that are applicable at the time of any Outline Plan submitted pursuant to Section 176A of the Act.
6. Any Outline Plan application submitted pursuant to Section 176A for any buildings or works resulting in construction related effects shall incorporate a construction management plan to address the following matters:
 - Control of dust;
 - Silt and sediment control;
 - Earthworks debris deposited on streets;
 - Construction noise;
 - Traffic management; and
 - Hours of construction.

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

7. Any Outline Plan submitted pursuant to Section 176A of the Act relating to the first stage of works including the establishment of outside sports fields and the main indoor sports buildings shall include a geotechnical report and excavation methodology prepared by a suitably qualified

professional in relation to the whole site. The report shall combine all relevant geotechnical information in both a factual and interpretive manner, provide justifiable statements about all pertinent geotechnical aspects, and recommend suitable construction methodologies. The submission of a geotechnical report is not required upon submission of subsequent Outline Plans.

C. 73 Designation #377 – Education Purposes (RM130104)

Volunteered Conditions

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

EITHER:

- (i) By providing a certificate from a recognised acoustic engineer stating that the proposed construction will achieve the internal design noise level.
- OR:
- (ii) The building shall be constructed and finished in accordance with the provisions of Table 4 in rule 12.25.9.2 of the district plan.

8. Activity Noise

- (a) Sound from activities in the NOR area measured in accordance with NZS 6801 :2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in the Shotover Country Special Zone:
 - (i) daytime (0800 to 2200 hrs) 60 dB LAeq (15 min)
 - (ii) night-time (2200 to 0800 hrs) 50 dB LAeq (15 min)
 - (iii) night-time (2200 to 0800 hrs) 70 dB LAFmax
- (b) Sound from activities which is received in another zone shall comply with the noise limits set in the zone standards of the district plan for that zone.
- (c) The noise limits in (a) and (b) shall not apply to construction sound which shall be assessed in accordance with NZS 6803:1999.
- (d) The noise limits in {a) and (b) shall not apply to sound from sources outside the scope of NZS 6802:2008. Sound from these sources shall be assessed in accordance with the relevant New Zealand Standard, either NZS 6805:1992, NZS 6807:1994 or NZS 6808:1998.

9. The minimum parking to be provided within the NOR area:

- (a) for any school facility shall be 1 parking space per 10 students over 15 years of age plus 1 parking space per 2 staff; and
- (b) for any pre-school facility shall be 1 per 10 children.

- 10. In providing the above required car parking, consideration should be given to integrating car parks and access for school and pre-school facilities. Design of the car park and number of car parking spaces to be provided should ensure that the majority of student and children drop off and pick up can take place within the site.
- 11. The Requiring Authority, either directly or through the School Board of Trustees, shall develop, maintain and implement a Travel Plan which provides specifically for measures to reduce vehicle dependence, including measures for walking school buses, cycling, car pooling and public transport, provisions of some onsite parking for school and other public events, and provision of a bus drop-off and collection area. The Travel Plan shall be maintained and regularly updated while the school is operating under this designation.
- 12. No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight and the storage of outdoor items ancillary to activities located on the site.
- 13. All fixed exterior lighting shall be capped and directed downwards to avoid direct light above a plane horizontal with the bottom of the light bulb.
- 14. The colour of any roof on any building shall be within the range of browns, greens, greys and blue greys.
- 15. Where vegetation clearance associated with earthworks results in areas of exposed soil, these areas should be revegetated within 12 months following the completion of the operations. If the area of exposed soil forms part of building platform or intended hard surfaces, the base course shall be laid within 12 months following the completion of the operation.
- 16. Any person carrying out earthworks shall:
 - 1. Implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Refer to the

- Queenstown Lakes District earthworks guideline to assist in the achievement of this condition.
2. Ensure that any material associated with the earthworks activity is not positioned within the site where it may dam or divert or contaminate water.
 3. Implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this condition.
17. Planting of the following species of vegetation shall be prohibited activities:
1. Pinus radiata
 2. Pinus muricata
 3. Pinus contorta
 4. Pinus ponderosa
 5. Pinus sylvestris
 6. Pinus nigra
 7. Douglas Fir
 8. All Eucalyptus varieties
18. A report shall be provided with the first Outline Plan from a suitably qualified designer demonstrating the following:
- (a) How the layout and design of the education facility will promote a positive relationship to the adjoining street network in terms of:
 1. Pedestrian connectivity and desire lines
 2. Building location and arrangement
 3. Locations and design of playing fields
 - (b) How vehicle circulation, demands for onsite parking and vehicle crossings have been integrated into a street design surrounding the facility that continues to encourage pedestrian and cycle movements to the site.
- (c) How the consideration of a potential location for a public bus stop could be integrated into the site design to provide a logical connection for pedestrians to the site.
 - (d) How cycle parking has been given priority in terms of location to ensure it is conveniently located and is also well designed to encourage cycle use.
 - (e) How the arrangement of buildings and playing fields will maximise solar orientation and have been designed in accordance with the principles of Crime Prevention Through Environmental Design (CPTED) including mutual passive surveillance between adjoining dwellings, buildings, street/public space.
19. Prior to the opening of the school the Requiring Authority shall ensure that the roading link (known as the lake Hayes link Road) to lake Hayes Estate is operational.
- Additional Conditions Recommended*
20. With the Outline Plan of Works the Requiring Authority shall submit to Council copies of specifications, calculations and design plans to detail the following:
- (a) The general site layout;
 - (b) Vehicle crossing access points and proposed kerbside parking controls to promote parents to drive into the site rather than drop off and collect kerbside;
 - (c) Sufficient queuing space within the site to avoid disruption to vehicle movements on adjoining streets; and
 - (d) Covered on-site cycle parking at a minimum rate of one cycle park per 10 primary school students.
21. All design for vehicle access, manoeuvring and parking areas associated with the facility shall be subject to a safety audit in

accordance with the NZT A Manual TFM9 "Road Safety Audit Procedures for Projects" at the Requiring Authority's cost and the results shall be submitted to the Council. Any recommendation contained within the audit with respect to access design and agreed by Council as the Territorial Authority as necessary shall be completed prior to operation of the facility.

22. At the time of outline plan, details of external appearance including signage shall be submitted to Council.

C. 75 Designation #570 – Electricity Substation (RM120701)

1. The proposed designation is confirmed in accordance with the plan titled Aurora 33kV Substation – Queenstown: Site Survey and Mapping stamped as approved on 8 May 2012.
2. The maximum height of any building or structure as the site shall be 8m as determined in accordance with Rule 7.5.6.3 iii.
3. All buildings and structures on the site shall be finished with colours in the natural range of browns, greens and greys with a reflectivity of less than 36%.
4. The Outline Plan shall include a plan for the consideration by Council prepared by a qualified arborist for the maintenance of the existing vegetation on the site in accordance with the regime that mitigates any adverse effects on the adjoining properties.
5. The Outline Plan shall include a lighting plan submitted for consideration by Council. This lighting plan shall ensure that all exterior light is mounted on buildings and directed away from adjoining properties. No freestanding light poles are permitted.
6. Any on-site signage shall have a maximum area of 2m².
7. Any outdoor storage of materials shall be screened from view from the adjoining properties.

C. 78 Designation #571 – Electricity Switching/Substation (RM120328)

1. Prior to the construction of, or external alterations to, the switching/substation, the Requiring Authority responsible for the designation shall submit outline plans as required by section 176A of the Resource Management Act 1991, to the territorial authority for consideration.
2. The maximum height for buildings shall be 7 metres set from a ground level determined as 315.38 masl.
3. The maximum height for structures shall be 9 metres set from a ground level determined as 315.38 masl.
4. The minimum setback distance from road boundaries for any building (except fences and structures) shall be 4.5 metres.
5. The minimum setback from internal boundaries for any building (except fences and structures) shall be 2 metres.
6. Signage shall be limited to one 2 m² sign along the road frontage.
7. All fixed exterior lighting shall be mounted on buildings. The mountings shall be below the level of the roof pitch and directed away from the adjacent sites and roads.
8. The Requiring Authority shall offer to provide to the Council a sufficient number of grade PB3 or PB5 plants for the purposes of establishing a line of screening vegetation on the south western terrace adjacent to the designated land with plants to be established at 1.5 metre spacing in one row of not more than 100 lineal metres (maximum 68 plant specimens). The offer shall contain a list of available plant species from a local plant nursery that are capable of attaining a height of not less than 3 metres at maturity. The offer shall be made as soon as the designation is confirmed and shall remain open for acceptance for 12 months after the commencement of work on site pursuant to any Outline Plan. If the Council communicates their acceptance of the offer to the Requiring Authority then the Council shall specify the plant species to be provided

from the list and those specimens shall be delivered at the Requiring Authority's cost before the end of the current or next planting season (whichever is the sooner). For the avoidance of doubt, the Requiring Authority shall have no responsibility to plant, maintain, or replace the plant specimens provided.

9. A landscape plan shall be submitted as part of an outline plan of works. In this instance the landscape plan shall demonstrate the following:
 - A boundary hedge or shelterbelt along the Ballantyne and Riverbank Road frontages and no less than 2 metres in width. The hedge or shelterbelt shall be maintained at a height no greater than 3 metres and no less than 2 metres as measured from the roadside of the designation boundary. Species shall be in keeping with the rural landscape such as non-wilding conifers, poplars, alders, or indigenous species and shall be planted at a density to provide a fast establishing and effective dense screen to a height of 3 metres within 5 years.
10. Planting shown on the approved landscape plan shall be implemented within 8 months upon completion of construction and thereafter be maintained and irrigated in accordance with the plan. If any tree or plant shall die or become diseased it shall be replaced in the next available planting season.
11. Colours for all structures and buildings shall be in the range of natural browns, greys or greens as per the surrounding landscape with a light reflectivity value of between 5 and 25%.
12. Noise:
 - (a) Sound shall be measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 and shall not exceed the following noise limits at any point within the boundary of any other site in the adjoining Rural General and Rural Lifestyle Zones:
 - (i) daytime (0800 to 2000 hrs) 50 dB LAeq(15 min)
 - (ii) night-time (2000 to 0800 hrs) 40 dB LAeq(15 min)
 - (iii) night-time (2000 to 0800 hrs) 70 dB LAFmax

(b) The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.

13. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's current (as at the date of submitting the outline plan of works) policies and engineering standards.
14. With any outline plan of works, the Requiring Authority shall submit to the Principal Engineer at Council for review and certification, copies of specifications, calculations and design plans to detail the following engineering works:
 - (a) Formed legal access shall be provided to the site in accordance with Council standards, with no vehicular access permitted within 30 metres of the intersection of Ballantyne and Riverbank Roads. The existing informal crossing located at the intersection of Ballantyne and Riverbank Roads shall be permanently and physically closed off to vehicular traffic.
 - (b) All earthworks, batter slopes, and retaining shall be undertaken in accordance with the recommendations of the report by Tonkin & Taylor Ltd (dated October 2012, T & T ref: 892698).
 - (c) Foundations for all structures within the site shall be designed by a Chartered Professional Engineer in accordance with the recommendations of the report by Tomkin & Taylor Ltd (dated October 2012. T&T ref: 892698).

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

Designation lapse period

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

Standards

2. The maximum height of buildings shall not exceed 12m above ground level.
3. No part of any building shall protrude through a height of RL353M under the surface of a 1:20 upslope fan with a 10% divergence angle originating from the 14/32 southern runway threshold or transitional side surface plane of 1:5, as shown on the District Plan Map Remarkables Park Zone – Figure 3: Height Restrictions Plan of the District Plan. Building height shall be measured with respect to discrete building components.
4. Airport Noise - Queenstown Airport
Educational facilities occurring within the green area shown on the Airport Measures and Land Use Control map attached shall comply with the following standards:
 - (a) No classrooms, halls or any other buildings which are used as internal teaching areas shall be located within that area.
 - (b) Outdoor areas shall not be regularly used for high quality listening or communication, such as occurs in academic teaching. This condition shall not preclude recreation and recreation related activities (ie: Sports coaching).
5. All buildings (except Non Critical Listening Environments) shown within the green area on the Airport Measures and Land Use Control Map attached shall be designed to achieve an Indoor Design Sound Level of 40dB Ldn, based on the 2037 Noise Contours (as shown in the 2037 Noise Contour Plan attached following these conditions) and if that indoor Design Sound Level cannot be met with windows open, then those buildings shall be fitted with mechanical ventilation that meets the following requirements:

Room Type	Outdoor Air Ventilation Rate (Air Changes per Hour, ac/hr)	
	Low Setting *	High Setting *
Bedrooms	1-2 ac/hr	Min. 5 ac/hr

Other critical listening environments	1-2 ac/hr	Min. 15 ac/hr
Noise from ventilation systems shall not exceed 35 dB LAeq(1 min), on High Setting and 30 dB LAeq(1 min), on Low Setting. Noise levels shall be measured at a distance of 1 m to 2 m from any diffuser.		
Each system must be able to be individually switched on and off and when on, be controlled across the range of ventilation rates by the occupant with a minimum of 3 stages.		
Each system providing the low setting flow rates is to be provided with a heating system which, at any time required by the occupant, is able to provide the incoming air with an 18 deg C heat rise when the airflow is set to the low setting. Each heating system is to have a minimum of 3 equal heating stages.		
If air conditioning is provided to any space then the high setting ventilation requirement for that space is not required.		

6. Activity Noise
 - a. Sound from activities in the NOR area measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site within Activity Areas 2a, 3, 4, 5, 7 and 8 of Remarkables Park Special Zone:
 - (i) daytime (0700 to 2200 hrs) 60 dBA L10
 - (ii) night-time (2200 to 0700 hrs) 50 dB L10
 - night-time (2200 to 0700 hrs) 70 dB LAFmax
 - b. Sound from activities which is received in another zone shall not exceed the above noise levels at any point within the site.
 - c. Construction noise shall comply with and be measured and assessed in accordance with the relevant New Zealand Standard.
 - d. The noise limits in (a) and (b) shall not apply to sound from sources outside the scope of NZS 6802:2008. Sound from these sources

shall be assessed in accordance with the relevant New Zealand Standard, either NZS 6805:1992, NZS 6807:1994 or NZS 6808:1998.

- e. Prior to commencement of construction the consent holder shall submit an acoustic design certificate prepared by a suitably qualified and experienced acoustic engineer. The certificate must demonstrate that plant and other mechanical equipment has been selected and will be installed to ensure noise limits proposed are not exceeded.
- f. The consent holder shall ensure that the operation and management of the premises is carried out in accordance with an approved Noise Management Plan. At least one month prior to the facility becoming operational the applicant must submit a noise management plan outlining how the proposed noise levels will be met. Once approved, this will become the approved noise management plan.

Parking and Transport

7. The minimum on-site car parking provision to be provided within the NOR area shall be as follows or a lower number based on the outcomes of the demand for car parking based on the Travel Plan (as per condition 9):
 1. For any school facility shall be 1 parking space per 10 students over 15 years of age plus 1 parking space per 2 staff; and
 2. For any pre-school facility shall be 1 per 10 children.
 3. Parking provision for people with disabilities in accordance with Rule 14.2.4.1 (vi) of the District Plan;
 4. Car park dimensions in accordance with AS/NZ 2890.1:2004;
 8. In providing the car parking, consideration should be given to integrating car parks and access to school facilities. Design of the car park and number of car parking spaces to be provided should ensure that the

majority of student pickups and set-downs, including those required by school buses, can take place within the site.

9. The Requiring Authority, either directly or through the School Board of Trustees, shall develop, maintain and implement a Travel Plan which provides specifically for measures to reduce vehicle dependence, including measures to better facilitate walking, cycling, carpooling and public transport. The Travel Plan shall be maintained and regularly updated while the school is operating under this designation.

Other Requirements

10. No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight and the storage of outdoor items ancillary to activities located on the site.
11. No open solid fuel fires shall be operated on the site.
12. All fixed exterior lighting shall be directed away from adjacent sites and roads. No activity on the site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the site, provided that this condition shall not apply when it can be demonstrated that the design of adjacent buildings adequately mitigates such effects.
13. The colour of any roof on any building shall be within the range of browns, greens, greys and blue-greys.

Earthworks

14. Where vegetation clearance associated with earthworks results in areas of exposed soil, these areas are to be re-vegetated within 12 months following completion of the operations. If the area of exposed soil forms part of a building platform or other intended hard surface, the base course shall be laid within 12 months following completion of the operation.
15. Any person carrying out earthworks shall:

- a. Implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Reference should be made to the Queenstown Lakes District Earthworks Guideline to assist in achieving this.
 - b. Ensure that any material associated with the earthworks activity is not positioned within the site where it may dam or divert or contaminate water.
 - c. Implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. Reference should be made to the Queenstown Lakes District Earthworks Guideline to assist in the achievement of this condition.
16. Planting of the following species of vegetation shall be prohibited:
- a. Pinus radiata;
 - b. Pinus muricata;
 - c. Pinus contorta;
 - d. Pinus ponderosa;
 - e. Pinus sylvestris;
 - f. Pinus nigra;
 - g. Douglas Fir;
 - h. All Eucalyptus varieties.
- Outline Plan**
17. A report shall be provided with the first Outline Plan, from a suitably qualified urban designer demonstrating the following:
- a. How the layout and design of the education facility will promote a positive relationship to the adjoining street network and neighbourhood, in terms of:
 - i. Pedestrian connectivity and desire lines
 - ii. Building location and arrangement
 - iii. Location and design of playing fields
 - b. How vehicle circulation, demands for on-site parking and vehicle crossings have been integrated into a street design surrounding the facility that continues to encourage pedestrian and cycle movements to the site.
 - c. How a public bus stop can be integrated into the site design to provide a logical connection for pedestrians to the site.
 - d. How cycle parking has been given priority in terms of location to ensure it is conveniently located and is also well designed to encourage cycle use.
18. With the Outline Plan of Works, the Requiring Authority shall submit to the Council copies of specifications, calculations and design plans to detail the following:
- The general site layout including the location of the site works relative to the Outer Control Boundary;
 - Vehicle crossing access points and proposed kerbside parking controls to promote those transporting students to and from the site driving into the site, rather than dropping off students to and picking them up from the roadside;
 - On-site car and cycle parking at a rate considered appropriate in the School Travel Plan;
 - Building elevations demonstrating compliance with height restrictions as shown in the Remarkables Park Zone Figure 3 – Height Restrictions District Planning map and the Airport Approach and Land Use Controls specified in Designation 3.
 - Landscape plans.
 - Sufficient queuing space within the site to minimise any potential disruption to vehicle movements;
 - On-site cycle parking shall be provided consistent with the defined cycle targets identified within the Travel Plan;

- A school bus drop-off and collection facility design by a suitably qualified traffic engineer and sufficiently sized to allow for expected levels of demand as outlined within the Travel Plan;
 - i. A passenger vehicle drop-off and collection facility design by a suitably qualified traffic engineer and sufficiently sized to allow for expected levels of demand as outlined within the Travel Plan. The early childhood centre passenger vehicle drop off and collection facility shall be separated to avoid undue conflict.
19. All internal vehicle drop-off and parking areas with the facility shall be subject to a post construction safety audit by a suitably qualified traffic engineer. Any recommendations contained within the audit shall be completed prior to operation of the facility.
20. All vehicle and cycle access points to the facility shall be subject to a post construction safety audit in accordance with the NZTA Manual TFM9 “Road Safety Audit Procedures For Projects” at the Requiring Authority’s cost and the results shall be submitted to Council’s Chief Executive Officer or their delegate. Any recommendations contained within the audit and agreed by Council as the Territorial Authority as necessary shall be completed prior to operation of the facility.
21. At the time of Outline Plan, details of external appearance including signage shall be submitted to the Council.

Additional conditions Proposed by Council

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

C. 82 Designation #585 – Recreation Reserve (Arrowtown Sports and Recreation Centre)

1. The development of the land contained within the designation must be undertaken in accordance with the following plans:

- The architectural plans produced by Murray Bennett Design Limited, dated 21 November 2014, Drawings 1 and 2;
- The Concept Landscape Plan produced by Michelle Snodgrass Landscape Architecture, dated 16 February 2015; and
- The following plans and specifications produced by Aurum Survey Consultants Limited, dated 17 February 2015:
 - ‘Site Plan Jack Reid Park’, Drawing & Issue No. 3647.10R.2A
 - ‘Overview and Earthworks’, Drawing & Issue No. 3648.8E.1D
 - ‘Engineering Details’, Drawing & Issue No. 3648.8E.2F
 - ‘Road Long Sections ACSC’, Drawing & Issue No. 3648.8E.3C
 - ‘Road Cross Sections ACSC’, Drawing & Issue No. 3648.8E.4C
 - ‘Road Cross Sections ACSC’, Drawing & Issue No. 3648.8E.5C

stamped as approved on 9 June 2015.

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

Hours of Operation

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

Provision of Alcohol

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

Engineering: General

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

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

8. At least 5 working days prior to commencing work on site the Requiring Authority shall advise the Principal Resource Management Engineer at Council of the scheduled start date of physical works. Compliance with the prior to commencement of works conditions detailed in Condition 13 below shall be demonstrated.
9. Prior to commencing works on site, the Requiring Authority shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.
10. Prior to commencing any work on the site the Requiring Authority shall install a construction vehicle crossing, which all construction traffic shall use to enter and exit the site. The minimum standard for this crossing shall be a minimum compacted depth of 150mm AP40 metal that extends 10m into the site.

11. The Requiring Authority shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2004 and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.
12. Prior to the commencement of any works on site, the Requiring Authority shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the infrastructure engineering works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under NZS4404:2004 "Land Development and Subdivision Engineering".
13. Prior to the commencement of any works on the site the Requiring Authority shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (5), to detail the following engineering works required:
 - a) The provision of a water supply to the development. This shall include an Acuflo CM2000 as the toby valve. This shall include any necessary relocation of the existing main out of the building footprint. The costs of the connection shall be borne by the Requiring Authority.
 - b) The provision of a foul sewer connection to the development. This shall include any necessary relocation of the existing main out of the building footprint. The costs of the connection shall be borne by the Requiring Authority.
 - c) The provision of a connection from all potential impervious areas within the development to the Council reticulated stormwater disposal system. The individual lateral connections shall be designed to provide gravity drainage for the entire area within each lot.

- d) The provision of Design Certificates for all engineering works associated with this subdivision/development submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the NZS4404 Schedule 1A Certificate.
- e) The provision of a fire hydrant with adequate pressure and flow to replace the fire hydrant being removed with a minimum Class FW2 firefighting water supply in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008.
- f) The provision of an access to the proposed Sport and Recreation Centre building and carpark, in accordance with the stamped as approved plans. This shall include the provision of giveway signage as detailed in Condition 22.
- g) The provision of a single coach park within the road reserve on Centennial Avenue. This shall include signage restricting the parking to 180 minutes Monday to Sunday at all times.
- h) The construction and sealing of all vehicle manoeuvring and car parking areas to Council's standards. Parking and loading spaces shall be clearly and permanently marked out. Provision shall be made for stormwater disposal.
- i) The provision of road lighting in accordance with Council's road lighting policies and standards, including the Southern Light lighting strategy. Any road lighting installed on private roads/rights of way/access lots shall be privately maintained and all operating costs shall be the responsibility of the lots serviced by such access roads. Any lights installed on private roads/rights of way/access lots shall be isolated from the Council's lighting network circuits.

Engineering: To be monitored throughout earthworks

- 14. No permanent batter slope within the site shall be formed at a gradient that exceeds 1:1.

- 15. The Requiring Authority shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the Requiring Authority shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.

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

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

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

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

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

- 19. Prior to the occupation of the building, the Requiring Authority shall complete the following:
 - a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with

this subdivision/development at the Requiring Authority's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of way and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).

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

Landscaping

- 20. The landscaping shown on The Concept Landscape Plan shall be implemented within the first planting season following the development of the building, access and car parking area. If any tree or planting shall die it shall be replaced in the next available planting season with the same species.

- 21. A qualified arborist shall supervise the construction of the vehicular access to the building from Centennial Avenue, so as to ensure the survival of the remaining trees in the north-eastern corner of Jack Reid Park. If any tree does not survive or impedes the vehicular access, such tree shall be replaced with the same species (at a minimum 45L grade).

Traffic Engineering

- 22. That a give way control system is designed and implemented on the cross intersection to be created at the new vehicle access to the Sports and Recreation Centre. The minor approaches, to the existing car park and the new Sports and Recreation Centre, shall be controlled with give way signs and markings. The detailed design of these works shall be submitted to Council for approval prior to any construction works being undertaken within the new designation.

- 23. Lighting is to be provided within the proposed car parking area. This lighting shall be designed to meet the minimum requirements of the QLDC District Plan (Section 14.2.4.1(xiv) illumination). The detailed design should be provided to the Council prior to any construction works being undertaken within the new designation.

Floodlights

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

External Lighting

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

Noise Controls

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

Daytime 50dB LAeq (15 min)
 Night time 40dB LAeq (15 min) and 70 dB LAFmax

Where the daytime period is 8.00am to 8.00pm hours and night time period is 8.00pm to 8.00am hours except for on up to eight (8) occasions per year the daytime period is 8.00am to 11.30pm. To enable the noise limit to be met, the site must be vacated by 11.30pm hours with the centre closed at 11.00pm hours.

These activities shall be measured in accordance with the provisions of NZS 6801:2008 Acoustics – Measurement of environmental sound, and assessed in accordance with the provisions of NZS 6802:2008 Acoustics – Environmental noise.

27. For avoidance of doubt, the following types of entertainment can be provided for within the Sports and Recreation Building
- Low key amplified arrangements such as blues, jazz, light rock, or acoustic live bands.
 - Recorded music or DJ using a small amplification system (i.e. loudspeaker with 300 W RMS power handling, subwoofer with 500 W RMS amplifier power) if limited to an internal level of 95 dB LAeq.
28. For avoidance of doubt, the following type of entertainment cannot be provided for in the Sports and Recreation Centre:
- Dance music with a high bass content and the use of 1000 W RMS amplifiers paired with high powered subwoofers or ‘bass bins’.
 - Full amplified rock/pop bands with percussion.
29. An appropriately qualified Acoustic Engineer shall review the mechanical services design of all proposed external plant installations associated with the Sports and Recreation Centre as part of the Building Consent process, to ensure any noise emissions comply with the relevant noise limits.

30. Noise from all construction works on the site shall comply with NZS 6803:1999 Acoustics – Construction Noise.
31. Before 8.00pm, when all the community rooms are in use concurrently, the central and western doors to the terrace must remain closed. Only the eastern sliding door may be used to access the terrace.
32. After 8.00pm, when all the community rooms are in use concurrently, the terrace must be vacated and the entry doors from the community rooms onto the terrace will need to remain closed, with entry into the building through the main lobby.
33. For commercial events, all external doors and windows must remain shut when amplified music above background levels occurs within the community rooms, with access to the building through the main entry on the east of the building. No access to the southern terrace is permitted when music above background levels occurs in the community rooms.
34. A Noise Management Plan shall be prepared by the Requiring Authority and submitted for approval to the Council, prior to public use of the building. The Council shall then engage an independent acoustic expert to assess the Noise Management Plan, to confirm that the Noise Management Plan achieves the objective for the Plan.
35. The objective of the Noise Management Plan is to ensure that use of the Sports and Recreation Building can comply with the noise limits in condition 26.
36. The Noise Management Plan shall include the following methods, measures and techniques to achieve the objective set out in Condition 35:
1. A description of each of the noise generating activities associated with the site (traffic, recreation activities, patrons, music) and best practice for minimising each source.
 2. Management procedures including provisions for the use of the terrace area and the ability to lock the sliding doors and prevent

access to the terrace during commercial events or when the facility is in full use, designation of an outdoor smokers area at the main entry to the building, and timely and orderly departure at the end of an event

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

Preliminary Site Investigations - NES

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

External Appearance of Building

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

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

Lessee and Operator Obligations

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

C.83 Designation #XXX – Bore Field and Water Treatment Plant (Wanaka Marina)

Building Colours

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

Building Height

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

Building Location

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

Lighting

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

Geotechnical

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

Noise

6. Noise:

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

D Queenstown Airport

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

- Part Sections 59, 60, 61, 62, 63, 65 Block 1 Shotover Survey District
- Lots 1-3 DP 12475
- Lot 9, DP 22121
- Part Glenda Drive, and all legal roads within the above described land.
- Lots 2, 8, 11, 22 and 32, DP 304345
- Part of Lots 1 and 2, DP 394343

- Lots 1 and 2 DP 300177
- SO 14262
- Parts of Lot 1, DP 306621
- Part Sections 141, 142 and 145, Block I, Shotover Survey District
- The portion of an unformed legal road bounded by Lot 1, DP 306621, Parts Sections 141, 142 and 145, Block I, Shotover Survey District and Lots 8 and 32, DP 304345 to the east and Lot 2, DP 304345 to the west.
- Part Lot 6 DP 304345

D.1 Aerodrome Purposes

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

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

Permitted Activities

1. The nature of the activities authorised by this designation are described as follows:
 1. aircraft operations, private aircraft traffic, domestic and international aircraft traffic, rotary wing operations, aircraft servicing, fuel storage and general aviation.
- (b) associated activities, buildings and infrastructure, navigational aids and lighting, car parking, offices and cafeteria provided there is a functional need for the activity to be located within the designation;
- (c) the main runway has a maximum usable length of 1,931 metres oriented 05-23 and a width of 45 metres. The main runway will have a runway seal dimension of 1,891 metres, 60 metre sealed starter extension/strip west, 118 metre runway extension west, 1,341 metre original runway, a 320 metre runway extension east and a 52 metre starter extension strip allowance east, with 20 metre strip lengths beyond both starter extension

thresholds and a 90 metre runway end safety area at both the eastern and western ends of the runway end strip;

- (d) a crosswind runway orientated 14-32 with a runway strip length of 944 metres including a 90 metre starter extension to the south and a 60 metre width.
- (e) the following roading alterations:
 - stopping the southern part of Glenda Drive
 - stopping three roads off Glenda Drive
 - provision of a road link to provide access to Hawthorne Drive from Glenda Drive

The fixed wing operations are concentrated on runways 05-23 and 14-32.

- (f) Within the General Aviation Precinct located on Part Lot 6 DP 304345:
 1. general aviation operations, including private aircraft traffic, rotary wing and helicopter operations, and
 2. hangars, including those for Code C aircraft; and
 3. associated activities, offices, aircraft servicing, fuel supply and storage, maintenance, buildings, signage and infrastructure, navigational aids and lighting, vehicle access, car parking and landscaping.

Restrictions on Aerodrome Purposes Activities

Building Height

1. Maximum height of any building shall be 9.0 metres except that this restriction does not apply to the control tower, hangars, lighting towers or navigation and communication masts and aeriels.

Building Setback

2. Minimum setback from all aerodrome designation boundaries shall be 10.0m, with the exception of the following:

- (a) Security fencing around the perimeter of the Airport which comprises a mesh fence being a maximum height of 2.5 metres and includes an 45° outrigger post with 3 strands of barbed wire, or such security fencing that is required by the Civil Aviation Authority to ensure compliance with Civil Aviation regulations.
- (b) A 3 metre high blast fence at the western end of the runway.

Operational Hours

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

Prohibited Activities

1. Non-airport related activities are prohibited within the Aerodrome designation.

Aircraft Noise

6.
 1. Aircraft noise shall be measured, predicted and assessed in accordance with NZS 6805:1992 Airport Noise Management and Land Use Planning and NZS 6801:2008 Acoustics – Measurement of Environmental Sound, by a person suitably qualified in acoustics. The terms ANB, OCB, ASAN, 2037 Noise Contours and Indoor Design Sound Level shall be as defined in the District Plan.
 2. The term Annual Aircraft Noise Contours (AANC) shall be defined as the annual Ldn contours 55 dB, 60 dB, and 65dB that have been derived using airport noise prediction software to be determined by the Queenstown Airport Liaison Committee (QALC) in accordance with the Noise Management Plan (NMP) and records of actual aircraft movements for the busiest three consecutive months of the preceding year.
 3. The term Compliance AANC shall be defined as the AANC adjusted for any differences between calculated noise levels and measured noise levels described in Conditions 8 and 9 of this designation.

4. The term Projected AANC shall be defined as the Compliance AANC adjusted for annual growth estimated for the following year based on trends derived from historical aircraft movement data.
5. If NZS 6805:1992 is superseded by a revised or new standard, the adoption of this revised/new standard in place of NZS 6805:1992 shall be at the discretion of the QALC under the NMP. Note the detail and the content of the NMP are set out in Condition 22, Condition 23 and Condition 24.
7. The Airport shall be managed so that the noise from aircraft operations does not exceed 65 dB Ldn outside the Air Noise Boundary (ANB) or 55 dB Ldn outside the Outer Control Boundary (OCB). The ANB and OCB are as shown on the District Plan Maps. Compliance with the ANB and OCB shall be determined on the basis of the Compliance AANC required to be prepared by Conditions 8 and 9.
8. Each year, QAC, shall produce 55 dB, 60 dB and 65 dB AANC, using airport noise prediction software to be determined by the QALC in accordance with the NMP and records of actual aircraft movements for the busiest three consecutive months of the preceding year.
9. At least every three years, QAC shall undertake a monitoring programme to compare the measured aircraft noise levels with the AANC. The AANC shall be corrected for any differences arising from the measured levels to produce the Compliance AANC. The monitoring programme shall include the following measurements within a three year period: a minimum of one month summer and one month winter undertaken at a minimum of three points located west, north-east and south of the airport with the exact positions to be determined by the QALC under the NMP.
10. Each year the Compliance and Projected AANC (required under conditions 9 and 14 respectively) shall be reported to the QALC. Compliance AANC produced for years when noise measurements have not been undertaken shall be prepared using the same corrections determined from the most recently measured aircraft noise levels undertaken for Condition 9.
11. Sound from activities which are outside the scope of NZS 6805:1992, shall comply with the District Plan noise limits set in the zone standards for each zone in which the sound is received. This requirement includes engine testing other than for essential unplanned engine testing of aircraft for scheduled passenger services.
12. No noise limits shall apply to essential unplanned engine testing of aircraft for scheduled passenger services. The NMP shall detail noise management practices for unplanned engine testing including preferred locations and times. Following each unplanned engine test the QAC shall report to the next meeting of the QALC why the testing was required and what noise management practices were followed.

Airport Noise Mitigation

13. Queenstown Airport Corporation Limited (QAC), shall provide the Queenstown Lakes District Council (QLDC) with the 2037 Noise Contours in 1 dB increments from 70 dB Ldn to 55 dB Ldn inclusive. The methodology used to calculate these 2037 Noise Contours shall be the same as that used to calculate the ANB and the OCB. These contours shall be provided in an electronic format and shall also be appended to the NMP.
14. Each year QAC shall produce 55 dB, 60 dB and 65 dB Projected AANC for the purpose of determining when mitigation shall be offered under Conditions 15 and 16 using the same aircraft noise prediction software as used for the Compliance AANC required under Condition 8, adjusted for annual growth estimated for the following year based on trends derived from historical aircraft movement data.
15. Each year the QAC shall offer to provide 100% funding of noise mitigation for Critical Listening Environments of buildings that existed on 8 May 2013 containing an ASAN that are within the 65 dB Projected AANC. This offer may be earlier at QAC's discretion. The mitigation shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn or less, based on the 2037 Noise Contours contained in the NMP.
16. QAC shall offer to part fund retrofitting, over time, of mechanical ventilation of any Critical Listening Environment within existing buildings containing an ASAN located between the Air Noise Boundary and the 2037 60 dB Noise Contour. In particular, each year the QAC shall offer to provide 75%

Other Noise

funding of mechanical ventilation for Critical Listening Environments of buildings that existed on 8 May 2013 containing an ASAN that are within the 60 dB Projected AANC. This offer may be earlier at QAC's discretion. Where a building owner accepts this offer they shall not be eligible for further funding of mechanical ventilation if the building later becomes within the 65 dB Projected AANC, but they shall become eligible for 100% funding of any sound insulation required.

17. Mechanical ventilation shall be in accordance with Table 3 of Appendix 13 to the District Plan.
18. Noise mitigation funding offered by the QAC shall only be required where the benefitting building owner agrees to the methods offered and agrees to enter into a binding property agreement or covenant to the effect that the owners or occupiers of the property:
 - (a) are aware that the property may be subject to increased levels of aircraft noise, and
 - (b) agree that any complaint arising from noise related activities shall be dealt with in accordance with the complaints procedures set out in the NMP, and
 - (c) will not remove or lessen the effectiveness of the acoustic insulation and/or mechanical ventilation that is installed by QAC without its prior approval. 19. Alternative mitigation strategies may be adopted by agreement of QAC and the building owner. A procedure for dispute resolution shall be provided in the NMP.
20. A Noise Mitigation Plan detailing the processes required to give effect to the funding of sound insulation and mechanical ventilation shall be included as part of the NMP.
21. Any offer made under Conditions 15 or 16 remains open for acceptance by the landowner for a period of 12 months. If the landowner declines the offer, this shall be recorded by QAC. If, at a later date that landowner wishes to take up the offer, the landowner shall notify the QAC of its desire to do so. The QAC shall determine whether it will make the offer available again and shall communicate the reasons for its decision to the landowner. Acceptance of the request by the QAC shall not be unreasonably withheld. QAC shall monitor change of ownership records and if ownership of the

property subsequently changes and the offer made above was not taken up by the landowner at that time, the QAC shall offer the new landowner funding in accordance with Conditions 15 and 16. In these circumstances the offer will remain open for acceptance for a further 12 month period.

Noise Management Plan

22. Within 6 months of 8 May 2013 and without in any way limiting its obligations to fully comply with the conditions attaching to this designation, QAC shall complete and provide to the QALC a NMP which describes how QAC proposes to manage the Airport in order to comply with the conditions of this designation. The NMP shall describe, in detail, the following matters:
 - a) procedures for the convening, ongoing maintenance and operation of the QALC;
 - b) the QALC's discretion to adopt any revised/new standard which may replace NZS6805:1992 and to choose the noise modelling software to be used for the ongoing AANC compliance monitoring through the Compliance AANCs.
 - c) the mechanisms for giving effect to a noise monitoring programme to assess compliance with Conditions 7, 8, 9, and 10 and in 22 (h);
 - d) the ongoing investigations, methods, processes and resources that QAC proposes to put in place to provide for:
 - i. the reduction of noise levels from all aspects of Aircraft Operations and engine testing; and
 - ii. alternative methods of noise management to achieve the reduction of these noise levels;
 - e) noise minimisation procedures which include:
 - i. procedures and measures adopted to ensure compliance with noise limits for: -
 - aircraft operations in Condition 7; and

- engine testing in Condition 12;
 - ii. Civil Aviation Authority (CAA) noise rules applicable to the Airport from time to time;
 - iii. voluntary or self imposed procedures or measures for the reduction of aircraft noise;
- f) the procedures for modifying and enhancing the noise minimisation procedures to take into account:
- i. any findings made pursuant to any investigation undertaken in accord with 22(d) above;
 - ii. the need to ensure compliance with all of the requirements of this designation;
- g) the procedures for reporting to the QALC any Aircraft Operations and engine testing activities which contravene a condition of this designation and the details of noise mitigation procedures for unplanned engine testing including preferred locations and times;
- h) the procedure for the annual preparation and publication of the Compliance AANC by QAC, as required by Conditions 9 and 10 above;
- i) a procedure for dealing with complaints including: the recording of complaints; acknowledgement to the complainant of receipt of their complaint and the outcome once resolved; any corrective action(s) to be taken including if non compliance with the conditions is identified, and reporting to the QALC;
- j) the dispute resolution procedures, to resolve disputes between QAC and QALC about the contents and implementation of the NMP;
- k) the detailed procedures and processes for implementing a Noise Mitigation Plan above except that those procedures and processes shall not in any way limit the obligations set out in Conditions 15 to 21 above.
- l) the procedures for amending the NMP.
23. The NMP shall include provisions for a Queenstown Airport Liaison Committee including:
- a) the membership of the QALC, which shall comprise of: a chair, QAC (up to 2 members), QLDC (1 member), community (3 members), Airways Corporation (1 member), a representative of the airlines operating flights at Queenstown Airport (1 member), a representative of the Queenstown Airport general aviation/helicopter operators (1 member);
 - b) a quorum of the QALC shall be four members including at least one representative of each of QAC, QLDC and the community;
 - c) the QALC shall have an independent chair appointed by QAC in consultation with the QLDC;
 - d) the QAC will provide a venue and secretarial and support services for the QALC which will be provided at QAC's own expense, and
 - e) the meeting times of the QALC which shall be up to 4 times per annum or as agreed by the QALC.
24. The NMP shall provide guidance for noise mitigation by owners of new and altered buildings containing ASANs within the OCB. This shall include details of the likely mitigation required within each 2037 Noise Contour, including identification of the point at which no mitigation is required.
25. The current version of the NMP shall be made available to the public on QAC's web site.
- Traffic/Access Arrangements to Lot 6**
26. In the event that the Eastern Access Road (EAR) is formed and operational from Hawthorne Drive through to Glenda Drive, and access from the EAR to the eastern end of the General Aviation Precinct (the GAP) is constructed and operational then the eastern access shall become the primary access to the GAP. The eastern access shall have a controlled intersection with the EAR approved by the road controlling authority and allow all movements from all approaches. Any access arrangement at the western (Hawthorne Drive) access shall revert to left-in access only.
27. In the event that a connection to the GAP is constructed and operational from a northern extension of Red Oaks Drive, then the western access

from Hawthorne Drive shall be closed and full access and egress to the precinct shall be made from the Red Oaks Drive connection, irrespective of whether an eastern access to the precinct is constructed and operational.

28. If development within the GAP occurs prior to the construction and operation of an eastern access, and no extension from the current termination of Hawthorne Drive toward the western access has occurred, then access to the GAP shall occur through an extension of Hawthorne Drive by the QAC to the western access point, in a manner generally consistent with Figure 1.
29. If development within the GAP occurs prior to the construction and operation of an eastern access, and Hawthorne Drive has been extended beyond its current termination past the western access but not as far as Red Oaks Drive, then full ingress and egress will be allowed at the western access.
30. If development within the GAP occurs prior to the construction and operation of an eastern access and Hawthorne Drive is extended to or beyond Red Oaks Drive (which is to be either a roundabout or signal controlled at the discretion of the road control authority) then the western access at the connection with Hawthorne Drive shall operate on a left in and left out basis with pre-signals controlling traffic travelling east on Hawthorne Drive to enable egress from the western access in a manner generally consistent with Figure 2.

Advice Note: all intersections and roading improvements shall be designed and constructed to Council standards and be subject to Council approval as road controlling authority.

Landscape and Design

31. Not less than three (3) months prior to an outline plan for the GAP being submitted to the territorial authority pursuant to section 176A of the Act, the requiring authority shall prepare and submit to the territorial authority for certification an "Integrated Design Management Plan". The purpose of the Integrated Design Management Plan shall be to provide a structure plan showing the general configuration of roading, parking and areas of landscaping, open space and key view corridors and to determine the approach to be adopted for the design and development of buildings and

infrastructure (including signage). No outline plan shall be submitted by the requiring authority until such time as the territorial authority has certified that the Integrated Design Management Plan achieves the following objectives:

Outstanding Natural landscapes

- (a) Identify and maintain views to the surrounding mountains and Outstanding Natural Landscapes, and including those referred to in the Remarkables Park Zone. This may be achieved by:
 - (i) providing sufficient separation between buildings and infrastructure to ensure that identified views to the mountains from neighbouring land to the south and north of the GAP are maintained;
 - (ii) Interspersing buildings and infrastructure with carparking and/or open space;
 - (iii) Clustering of buildings.

Landscaping:

- (b) Provide landscaping within the GAP that achieves a high level of onsite and offsite amenity and ensures that any adverse effects on neighbouring land arising from development of the GAP are appropriately mitigated. This may be achieved by:
 - (i) landscaping of buildings, infrastructure and carparking areas that softens, integrates and where possible screens built form when viewed from neighbouring land and from the airport passenger terminal;
 - (ii) where necessary, planting along the boundary of the GAP to provide for the screening of buildings and infrastructure within the site and/or visual integration within the surrounding landscape;
 - (iii) a planting palette with sufficient range to enable the creation of character areas, but with elements that remain consistent throughout the GAP so as to create a consistent theme;
 - (iv) a hard landscaping palette including paving, retaining structures, drainage grates, kerb profiles, bollards, fencing, light standards and any other GAP infrastructure. More than one paving type may be included to enable the creation of

character areas but all other hard elements should be consistent so as to create a consistent theme;

(v) a consistent carpark design, including soft and hard landscaping in all locations but allowing for some variation to enable the development of character areas.

Buildings and Signage:

(c) Design and locate buildings so they are recessive and integrated within the surrounding landscape (including the immediately adjoining Remarkables Park Zone), whilst recognising and providing for the buildings' function and use. This may be achieved by:

- (i) avoiding linear arrangements of buildings where practicable;
- (ii) varied rooflines that avoid uniformity, particularly when viewed from the south and elevated viewpoints;
- (iii) limiting roof colours to browns, greens and greys with a reflectivity of less than 36%, with no signage permitted on the roofs of buildings;
- (iv) limiting the external colour of the material used for walls buildings to a natural range of browns, greens and greys with a reflectivity of less than 36%, with the exception that the trims, highlights and signage totalling up to 10% of the façade area may exceed this level and be of contrasting colours in order to add visual interest;
- (v) ensuring variation in the bulk, form and scale of buildings;
- (vi) providing interesting detailing and articulation of building facades, particularly when viewed from the south;
- (vii) the identification of signage platforms on buildings.

Infrastructure:

(d) Mitigate any adverse visual and amenity effects of infrastructure for visitors to the airport and users of neighbouring land. This may be achieved by:

- (i) locating aviation related infrastructure on the airside part of the GAP land where practicable and where possible, ensuring such infrastructure is integrated into the development by appropriate landscaping measures;
- (ii) providing details of methods for managing stormwater and earthworks for the purpose of avoiding, remedying or mitigating any relevant adverse effect.

- 33. The Integrated Design Management Plan shall allow for staged implementation of development within the GAP. If staged development is provided for then an overall plan showing the likely stages and the method for ensuring a consistency of design and landscaping approach across the development of the entire GAP shall be included in the Integrated Design Management Plan. If the development is to be staged then the development of a precinct accessway shall be part of Stage 1.
- 34. The requiring authority shall ensure that all outline plans submitted pursuant to section 176A of the Resource Management Act 1991 demonstrate that the works subject to it are to be developed in a manner that achieves the objectives of the Integrated Design Management Plan. Outline plans shall contain a detailed landscape design plan including planting and maintenance plans to achieve objectives (a) and (b) of the Integrated Design Management Plan on an on-going basis. Each outline plan shall also contain details of buildings, signage, parking, and other built infrastructure to demonstrate how objectives (c) and (d) of the Integrated Design Management Plan are to be achieved. Each outline plan shall be accompanied by a report from a suitably qualified and experienced landscape architect addressing how the outline plan achieves the objectives of the Integrated Design Management Plan.
- 35. The requiring authority may seek the approval of the territorial authority to make any necessary amendment to the Integrated Design Management Plan, without an application under the Resource Management Act 1991 to make such a change, provided that such amendments do not result in changing the purpose, or derogating from the purpose and the objectives of the Integrated Design Management Plan set out in condition [31].
- 36. If a review of the Integrated Design Management Plan is undertaken by the requiring "authority then that review shall be undertaken in consultation with the consent authority.

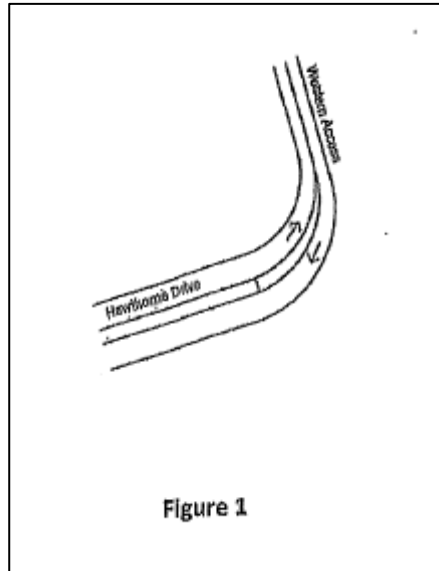


Figure 1

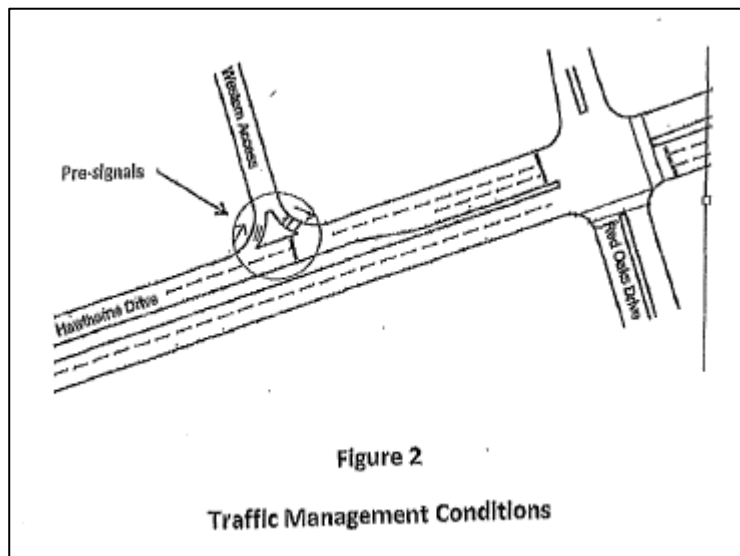


Figure 2

Traffic Management Conditions

Eastern Runway End Safety Area (RESA)

Construction Management Plan

37. (i) Prior to the commencement of construction of the RESA, and in conjunction with the outline plan required by Section 176A, a Construction Management Plan shall be submitted to the Council for review and approval. The purpose of the Construction Management Plan shall be to:

- E Describe the methods proposed for the construction of the RESA and the programme for construction of each element;
- F Describe what actions will be taken to manage the actual or potential effects of construction activities associated with the RESA and to satisfy conditions on the designation;
- G Provide a list of key personnel and points of contact during RESA construction;
- H Describe how stakeholders will be kept informed during construction of the RESA and how complaints will be managed; and
- I Ensure compliance with the conditions of the designation as they relate to RESA construction work.

(ii) The Construction Management Plan shall include the following details:

1. A staging plan, identifying the RESA works and proposed duration of each stage;
2. Description of all RESA construction works including (as required) identification of fill sources and additional construction material required, access roads and tracks, identification of areas for storing plant and machinery, locations and colours of any temporary buildings, design details of the blast fence at the west of the runway, mitigation measures, rehabilitation, monitoring and reporting to be undertaken;
3. Design responsibilities and method of RESA construction, including methods of conducting vegetation clearance and earthworks, disposal (if required) of excavation material, in

river works management, sediment management, surface water and erosion management, methods for management of hazardous substances, dust management, noise (including vibration) management and fire fighting;

4. The name and contact details of personnel holding key positions during RESA construction, including an appropriately qualified person on site to have responsibility for managing environmental issues, responding to community complaints, and ensuring that conditions in the designation and management plans are adhered to throughout the RESA construction; and
 5. Details of the minimum requirements for investigations, inspections and monitoring throughout RESA construction to ensure that construction is being undertaken in accordance with the requirements of this designation.
- (iii) The Requiring Authority shall adhere to the requirements of the Construction Management Plan at all times during the construction of the RESA.
38. The earth-fill embankment shall be constructed such that it generally incorporates the ability to provide for the horizontal and vertical alignment of the future arterial road, as outlined on Airey Consultants Ltd, plan number 5814/155, SK02-1. The construction shall allow for this road corridor to have a width of between 16 and 22 metres, a design speed of 60km/hr and a posted speed limit of 50km/hr.
 39. The use of Old School Road and Spence Road, Hawthorne Drive and Glenda Drive shall not be permitted as haulage routes for truck movements during the construction period for the RESA.
 40. Prior to commencing works on site, and after consultation with potentially affected occupiers, the Requiring Authority shall submit a RESA Construction Traffic Management Plan, endorsed by the New Zealand Transport Agency, to Council for approval. The RESA Construction Traffic Management Plan shall include a Traffic Impact Assessment that provides an assessment of the actual and potential effects of construction

traffic on the surrounding State highways and other roads (including the Shotover Delta Access Track outside the construction area) by an appropriately qualified traffic engineer. The Traffic Impact Assessment shall incorporate:

1. Proposed construction haulage routes, excluding Glenda Drive, Hawthorne Drive and Old School Road/Spence Road and excluding use of the public road network for night time deliveries of any materials;
 2. Construction traffic volumes over haulage routes; and
 3. Recommendations for the RESA Construction Traffic Management plan, including any physical works including ongoing maintenance work required on the State highways, other roads and/or other access routes (including the Shotover delta access track) to provide for safe and efficient access, and mitigate against all adverse effects including those of dust and noise (including vibration).
41. The RESA Construction Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor (certification gained by attending the STMS course and getting registration) and incorporate the recommendations of the Traffic Impact Assessment. All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Construction Traffic Management Plan.
 42. Prior to the commencement of works on site, all recommendations for physical improvement works on the State highways and/or other roads or access routes, as outlined in the RESA Construction Traffic Management Plan, and as approved or required the New Zealand Transport Agency and/or Council, shall be implemented.
 43. During RESA construction the Requiring Authority shall monitor all access roads used as part of the construction to ensure that they are maintained in a suitable condition (including being kept free from potholes) in order to assist in achieving condition 8 and to mitigate the effects of dust.

RESA Construction Noise and Vibration Management Plan

44. Prior to the commencement of RESA construction works on site the Requiring Authority shall prepare and submit to Council for review and approval a noise and vibration management plan. The purpose of that Plan is:
- A To identify the measures the Requiring Authority will take to comply with the requirements of Section 16 RMA, including in relation to vibrations;
 - B To ensure that at all times during the RESA construction, construction noise complies with NZS 6803:1999 – Acoustic Construction Noise. For the avoidance of doubt compliance with the Acoustic Construction Noise Standard is not required for residential occupiers located in the Glenda Drive Industrial zone;
 - C To identify the measures for reducing the noise generated by vehicles associated with the RESA construction work including alternative methods for dealing with reversing vehicle warning systems;
 - D The Noise and Vibration Management Plan may make different provisions for daytime and night time noise; and
 - E To provide details of a leaflet drop to all neighbouring residents situated on Glenda Drive recommending they keep windows shut during the short term night construction phase.
45. The Requiring Authority will ensure that all work and operations are carried out in accordance with the Noise and Vibration Management Plan.

Lighting (Night Time) Management Plan

46. Prior to the commencement of construction works at night on the site, a Lighting (night time) Management Plan shall be submitted to Council for review and approval. This shall detail the best practicable options to reduce off site light spill if RESA construction work is undertaken during night time hours. The Requiring Authority shall adhere to the provisions of this plan during night time construction.

General

1. No RESA construction machinery shall be parked within the active Shotover riverbed at any time.
2. Prior to the commencement of the RESA construction work a detailed planting and ongoing planting maintenance plan for the RESA shall be submitted to Council for review and approval. The planting plan shall have the following objectives:
 - A To visually integrate the RESA and the future arterial road bench into the surrounding landscape;
 - B To improve the ecological integrity and functioning of the site; and
 - C To assist in the management of surface erosion.

The planting plan shall be progressively implemented as the RESA is constructed and shall be completed within the first planting season following the construction of the RESA.

49. If the Requiring Authority:
- (i) Discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the requiring authority shall without delay;
 - (ii) Notify the Consent Authority, Tangata Whenua and New Zealand Historic Places Trust and in the case of skeletal remains, the New Zealand Police;
 - (iii) Stop work within the immediate vicinity of the discovery to allow a site inspection by the New Zealand Historic Places Trust and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required;
 - (iv) Any koiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation;
- D Site work shall recommence following consultation with the requiring authority, the New Zealand Historic Places Trust, Tangata Whenua, and in the case of skeletal remains, the New

- Zealand Police, provided that any relevant statutory permissions have been obtained; and
- E Te Ao Marama shall be advised about construction activity prior to construction commencing.

50. The RESA fill shall at all times, including after completion of the RESA construction work, be protected in an appropriate manner from the risk of erosion by the river in accordance with accepted engineering practice.

D.2 Air Noise Boundary Controls

An Air Noise Boundary has been defined around Queenstown Airport to protect the operational capability of the airport, while at the same time minimising adverse environmental effects from aircraft noise on the community.

The purpose of the air noise boundary is to identify the area of airport operations where noise sensitive activities are prohibited.

The extent of the air noise boundary is shown on the Planning Maps.

Restrictions on Activities

Noise

The Airport shall be managed so the noise does not exceed a day/night level (L_{dn}) of 65 dBA outside the Air Noise Boundary and 55 dBA outside the Outer Control Boundary. Aircraft Noise shall be measured in accordance with NZS 6805:1992 Airport Noise Management and Land Use Planning and calculated as a 90 day rolling average or calculated from a record of the individual aircraft movements and single event noise levels obtained from a detailed noise monitoring study for a minimum of 3 months.

Aircraft operations which will involve:

- (a) aircraft landing in an emergency

- (b) aircraft using the Airport as a planned alternative to landing at a scheduled airport
- (c) military aircraft movements shall be excluded from the calculation of the three month average.

A noise monitoring regime is to be established and implemented by Queenstown Airport Corporation, the purpose of which is to meet the minimum reporting requirements set out in Clause 2.3.3.1 of NZS 6805:1992. This regime is to be recorded in a noise management plan, a copy of which is to be lodged with the Council not later than six months after the date this designation is included in the District Plan.

The data recorded and evaluated is to be reported at not more than 90 day intervals and a copy of the report forwarded to the Queenstown Lakes District Council not later than 20 working days after the expiry of the 90 day interval.

Queenstown Airport Corporation is to convene a standing Airport Liaison committee comprising at least one representative each from aircraft and airline operators, Airways Corporation of New Zealand, Queenstown Lakes District Council and the local community. The purpose of the committee is to foster a co-operative approach to the management of airport noise and other environmental effects.

Prohibited Activities

Any activity other than an airport related activity shall not be permitted inside the L_{dn} 65 Air Noise Boundary, without prior approval of the Queenstown Airport Corporation Limited.

New residential, school, hospital and other noise sensitive activities are prohibited inside the Air Noise Boundary.

No alterations or additions to existing residential, school, hospital and other noise sensitive activities shall be permitted inside the Air Noise Boundary.

Where any existing buildings within the Air Noise Boundary are proposed to be used for residential or other noise sensitive activity then that building must first be fitted with acoustic insulation so that the night-weighted sound exposure inside the building does not exceed 40 L_{dn} .

Note: The location of the Air Noise Boundary is shown on Planning Map 31(a)

D.3 Airport Approach and Land Use Controls

Objective

The objective of these restrictions is to limit the construction of any structure or facility which may inhibit the safe and efficient operation of Queenstown Airport. These restrictions directly relate to the runways specified in Designation 2 – Aerodrome Purposes.

Overview

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

All measurements are in metres above average mean sea level unless otherwise stated.

Airport Protection

Written consent of Queenstown Airport Corporation is to be obtained prior to a resource consent or building consent application being made to the Queenstown Lakes District Council or prior to the carrying out of any works involving the construction of any structure including any building, aerial, antennae or other object which in any way penetrates any of the surfaces described in D3 and indicated on the Planning Maps. These surfaces are as follows:

Take-off Climb and Approach Surfaces

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

The take off climb/approach surface at the western and eastern end of the main strip rises at a gradient of 1.6% (1 in 62.5) over a horizontal distance of 18,750m and continues along the extended runway centreline. The inner edge of the main strip is 75 metres either side of the main runway centreline and the rate of lateral divergence from the inner edge is 12.5% (1 in 8) on each side of the fan.

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

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

Note: (A and B in the note below apply)

Transitional Surfaces

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

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

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

Inner Horizontal Surface

The inner horizontal surface is a plane surface at a height of 45 metres above the airport datum level of 355 metres enclosed within a 4000 metres radius

drawn from the periphery of the main runway strip, and a 4000 metres distance either side of the main runway strip.

Note: (A and B in the note below apply)

Conical Surface

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

Note: (A and B in the note below apply)

Lake Hayes Flight Path

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

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

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

Note:

- New objects or extensions to objects shall be prohibited activities above the approach or transitional surfaces except when the new object or extension is shielded by an existing immovable object, provided that temporary short term penetrations of these surfaces may be authorised by the Queenstown Airport Corporation.
- New objects or extensions of existing objects shall not be permitted above the conical surface or inner horizontal surface except when the object is shielded by an existing immovable object, or the Council has consented to a penetration as a discretionary activity following an aeronautical study which has determined that the object will not adversely affect the safety or significantly affect the regularity of operations or aeroplanes.

Note:

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

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

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

E Wanaka Airport

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

- h) Lot 2 DP 341605
- i) Lots 1, 2, 3, 4, 5 DP 18824
- j) Lot 2 DP 368240
- k) Lot 1 DP 341605
- l) Lots 4 – 5 DP 340031
- m) Lot 6 DP 22636
- n) Lot 7 DP22637
- o) Lots 2, 3, 4, 5 DP23517
- p) Lots 10 and 11 DP 24410
- q) Lot 6 DP 24685
- r) Lots 1 and 2 DP 26239
- s) Section 1 Survey Office Plan 24776
- t) Legal Road

E.1 Aerodrome Purposes

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

Permitted Activities

The nature of the activities covered by this designation is described as follows:

- (a) aircraft operations, rotary wing aircraft operations, aircraft servicing, fuel storage and general aviation, navigational aids and lighting, aviation schools, facilities and activities associated with veteran, vintage and classic aircraft operations, aviation museums and aero recreation.
- (b) associated buildings and infrastructure, car parking, offices and cafeteria.
- (c) an extension of the main runway (11-29) of 550 metres to the north west to provide a runway length of 1,700 metres, plus a 50 metre starter extension.
- (d) an increase in width of the main runway to 150 metres.

- (e) the formation of runway end safety areas of 240 metres long by 90 metres wide at both ends of the main runway.
- (f) expansion of the main apron area.
- (g) helicopter aprons and associated touch-down and lift-off areas.
- (h) a new passenger terminal and control tower.
- (i) alterations to ancillary facilities.
- (j) realignment of the road to the south east of the airport.
- (k) provision for a new alternative runway 93 metres to the north of and parallel to the existing main runway. The alternative runway will be 1,700 metres long and 30 metres wide contained in a strip 2,300 metres long by 150 metres wide.

Restrictions on Aerodrome Purposes Activities

Building Height

- (a) Maximum height of any building shall not exceed 9.0 metres except that:
- (b) This restriction does not apply to the control tower, lighting towers or navigation and communication masts and aerials associated with airport operations.
- (c) No buildings, other than a control tower shall infringe the restrictions of the Approach and Land Use Controls designations.

Building Setback

- (a) Minimum setback from all boundaries of the designation shall be 10.0 metres.
- (b) Minimum setback from the eastern side of the centre line of the proposed parallel runway shall be 124 metres.

- (c) Minimum setback from the western side of the centre line of the runway shall be 124 metres.

Building Location and Appearance

- (a) All space should be utilised in the south east area of the Airport before buildings are constructed in other areas.
- (b) Buildings shall comply with the QLDC Guide to Reducing Glare and Reflective Surfaces.
- (c) Before buildings are constructed on the northern side of the runway the airport operator will undertake a visual impact assessment of development in this area. The purpose of this assessment will be to serve as the guide to future development through the identification of view shafts or other mitigation methods to be implemented through the outline plan process as development occurs.

Operations During Hours of Darkness

The airport shall not be used for scheduled passenger services during the hours of darkness unless a suitable lighting plan is produced. No aircraft operations, other than emergency aircraft operations, shall occur between 10 pm and 7 am.

Wanaka Airport Liaison Committee

The airport operator shall establish and facilitate a Wanaka Airport Liaison Committee ('WALC'). The WALC shall include membership from: the airport operator, Lakes Environmental Ltd, Wanaka Airport Users Group, commercial airlines, Airways Corporation and the community. The WALC shall meet at least once every six months with a quorum of four members including at least one representative of each of the airport operator, the QLDC and the community.

Within one year of this designation taking effect, the airport operator shall establish and maintain at its cost a Wanaka Airport Liaison Committee ('WALC'). The WALC shall include (but not be limited to) membership from:

- (a) An independent chair appointed by the airport operator,
 (b) The airport operator,

- (c) Lakes Environmental Ltd,
 (d) Wanaka Airport Users Group,
 (e) Commercial airlines,
 (f) Airways Corporation, and
 (g) The Wanaka Community Board.

The WALC shall meet at least once every six months with a quorum of four members including the chair and at least one representative of each of the airport operator, Lakes Environmental Ltd and the Wanaka Community Board. The WALC shall:

- (a) Review any complaints or issues relating to the operation of the airport, and responses by the airport operator,
 (b) Assist the airport operator develop procedures to minimise adverse environmental effects on the community,
 (c) Assist the airport operator to communicate and engage with the community,
 (d) Develop noise management procedures for unplanned engine testing of aircraft for scheduled passenger services, and review any such occurrences,
 (e) Review progress on airport development and the master plan, and
 (f) Encourage parties to work together co-operatively, sharing information and making recommendations by consensus and agreement.

Airport Noise

Airport noise shall be measured, predicted and assessed in accordance with NZS 6805:1992 "Airport Noise Management and Land Use Planning", by an acoustics specialist.

The Airport shall be managed so airport the noise does not exceed a day/night level of 65 dB outside the Air Noise Boundary and 55 dB Ldn outside the Outer Control Boundary.

Compliance with the 55 dB Ldn noise limit at the OCB shall be determined every two years by the calculation of noise contours using the IMNv7b acoustics computer model and records of actual aircraft activity at the Airport. A report shall be provided every two years to the WALC, including the noise contour results and the methodology used in the preparation of the contours.

Once the calculated noise levels at any point on the Outer Control Boundary shown on the Planning Maps is 54 dB Ldn or greater, noise level measurements shall be carried out for a minimum of one month in the summer and one month in the winter at each of two measurement locations every two years. The noise measurement locations should be selected to allow confirmation of compliance with the 55 dB Ldn limit at the OCB. The measurement locations do not need to be on the OCB. The difference between the measured sound level and the calculated sound level at a measurement location shall be added to the calculated sound level at the OCB to determine compliance. A report on the results of such monitoring shall be forwarded to the WALC within two months of the monitoring being undertaken.

Note: This designation does not provide for an Air Noise Boundary at the 65 dB Ldn contour as the provisions and extent of the OCB render this unnecessary at Wanaka Airport at this time.

Noise from the following Aircraft Operations shall be excluded from the compliance calculations set out above:

- (a)
 - (i) aircraft landing or taking off in an emergency; and
 - (ii) emergency flights required to rescue persons from life threatening situations or to transport patients, human organs or medical personnel in medical emergency, and
 - (iii) aircraft using the airport due to unforeseen circumstances as an essential alternative to landing at another scheduled airport, and
 - (iv) flights required to meet the needs of a national or civil defence emergency declared under the Civil Defence Act 1983, and
- (b) flights certified by the Minister of Defence as necessary for reasons of National Security in accordance with Section 4 of the Act; and
- (c) aircraft undertaking fire fighting duties;
- (d) aircraft using the airport in preparation for and participation in the biennial Warbirds Over Wanaka air shows (this applies 5 days prior to and 3 days after the air show).

Other Noise

Sound from activities operating in this designation, which is outside the scope of NZS 6805:1992, shall comply with the District Plan noise limits set in the zone standards for each zone in which the sound is received. This requirement

includes engine testing other than for essential unplanned engine testing of aircraft for scheduled passenger services.

No noise limits shall apply to essential unplanned engine testing of aircraft for scheduled passenger services. The WALC shall determine noise management practices for unplanned engine testing including preferred locations and times. Following each unplanned engine test the airport operator shall report to the next meeting of the WALC why the testing was required and what noise management practices were followed.

Proposed Parallel Runway

- (a) Prior to the commencement of construction of the proposed parallel runway, and in conjunction with the outline plan of works required by Section 176A, a Construction Management Plan shall be submitted to the Council for review and approval. The purpose of the Construction Management Plan shall be to:
 - (i) Describe the methods proposed for the construction of the runway;
 - (ii) Describe what actions will be taken to manage the actual or potential effects of construction activities associated with the runway constructions;
 - (iii) Ensure compliance with the conditions of the designation as they relate to construction of the parallel runway.
- (b) The Construction Management Plan shall include the following information:
 - (i) Description of all the runway construction works including identification of fill sources, access roads and tracks, identification of areas for storing plant and machinery, mitigation measures, monitoring and reporting to be undertaken.
- (c) If fill is to be transported from off-site a Construction Traffic Management Plan shall be prepared in conjunction with the New Zealand Transport Agency and submitted to Council for approval. The Construction Traffic Management Plan shall incorporate:
 - (i) Proposed construction haulage routes;
 - (ii) Construction traffic volumes over haulage routes.

E.2 Airport Approach and Land Use Controls

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

The objective of these restrictions is to limit any activity and the construction of any structure which may inhibit the safe and efficient operation of the Wanaka Airport. These restrictions directly relate to the main runway and runway extension specified in Designation 64 - Aerodrome Purposes and the future alternative parallel runway. The strip and RESA end locations of the existing, extended and replacement runway are contained in Table 1 below:

Table 1: Location of strip and RESA ends

Location	Co-ordinates (NZMG)	
	X	Y
Existing runway south east strip end	5602307.23	2213157.69
Extended runway south east RESA end	5602171.51	2213290.70
Existing runway north west strip end	5603250.88	2212232.91
Extended runway north west RESA end	5603815.09	2211679.99
Replacement runway south east RESA end	5602236.60	2213357.12
Replacement runway north west RESA end	5603880.18	2211746.41

Airport Protection

The airport protection surfaces are described as:

1. Take-off Climb and Approach Surfaces

General

In order to provide the maximum flexibility for the existing and future development of the runway layout, the protection surfaces and associated height controls extend laterally to include the existing sealed runway as well as the proposed replacement sealed runway. This requires the length of the origin points of the OLS (referred to as 'inner edges') to be 243.0m being 121.5m either side of the inner edge centreline position defined in Table 2 below.

For this reason the area that is covered by height controls is larger than would be the case with a single runway that was not planned to be extended or replaced.

The nominal centreline of this enlarged inner edge arrangement is 46.50m north east of the existing runway centreline and the ends of the inner edges and 121.50m either side of the centreline.

Table 2: Location of inner edge centre points

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

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

South East End of Existing and Future Main Runways

(i) Inner edge location

The south east takeoff and approach surfaces are combined into a single takeoff/approach surface.

The takeoff and approach surfaces have the same inner edge location (as defined in table 2) and length of 243.0m.

The inner edge commences at a height of 339.4m AMSL at the south east end.

(ii) Takeoff/Approach Surface

The take-off/approach surface at the south eastern end commences at the inner edge and rises at a gradient of 2.0% with its centreline on a bearing of 135.6° grid. The surface continues on a bearing of 135.6° until a distance of 15,000m from the inner edge.

The edges of the approach surface commence at the inner edge end point locations and expand outward at 15% of the distance along the centreline until the end of the surface.

The final total width of the approach surface is 4743.0m at 15,000m from its inner edge.

North West End of Future Main Runway

(iii) Inner edge location

The north west takeoff and approach surfaces are combined into a single takeoff/approach surface.

The takeoff/approach surface inner edge location is defined in table 2 and its length is 243.0m.

The inner edge commences at a height of 347.84m AMSL at the north west end.

(iv) Takeoff/approach Surface

The combined takeoff/approach surface at the north west end commences at the inner edge and rises at a gradient of 2.0% with its centreline on a bearing of 315.6° grid. The surface continues on a bearing of 315.6° until a distance of 4,780m from the inner edge. At that point the surface turns 195° north with a radius of 2400m and continues on a bearing of 150.6°.

The edges of the surface commence at the inner edge end point location and expand outward at 15% of the distance along the centreline until the end of the surface 15,000m from the inner edge.

The final total width of the surface is 4743.0m at 15,000m from its inner edge.

2. Transitional, Inner Horizontal and Conical Surfaces

The transitional, inner horizontal and conical surfaces described below are based on the extremities of the runway strip edges for the combined existing

and future parallel runways. The strip edge on the north east is 75m to the north east of and parallel to the proposed alternative runway centreline. The strip edge on the south west side is 75m to the south west of and parallel to the existing runway centreline.

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

(i) Transitional Side Surfaces

The transitional side surfaces extend from the sides of the strip and the approach surfaces, upwards and outwards at a gradient of 1v:7h (14.3%) extending until they reach the inner horizontal surface.

(ii) Inner Horizontal Surface

The inner horizontal plane is located at a height of 393m AMSL (45m above the runway reference height) and extends out to a distance of 4000m measured from the periphery of the runway strip.

(iii) Conical Surface

The conical surface slopes upward and outward from the periphery of the inner horizontal surface rising at a gradient of 5% to a height of 498m AMSL (150m above the aerodrome reference height).

Penetration of airport protection surfaces

No object, including any building, structure, mast, pole or tree, but excluding a control tower, shall penetrate the takeoff/approach or transitional surfaces without prior approval of the requiring authority.

No object, including any building, structure, mast, pole, or tree shall penetrate the horizontal and conical surfaces except with prior approval of the requiring authority, or where the object is determined to be shielded by an existing immovable object in accordance with recognised aeronautical practice.

If requested by a landowner with a site specific development proposal affected by the obstacle limitation surfaces, the requiring authority shall provide them with a terrain shielding drawing for that portion of their site.

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

F Motor Parks and Golf Clubs

1. Setback from Road

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

Residential Zones:	4.5m
Rural Zone:	20m

2. Separation from Neighbours

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

Residential Zones:	4.5m
Rural Zones:	10m

3. Height

No structure or building shall exceed the following maximum heights:

Residential Zones:	8m
Rural Zones:	8m

4. Recession Lines

Within residential zones, or on boundaries adjoining a residential zone, buildings shall not project beyond a building envelope constructed by a recession line inclined towards the site at an angle of 25 degrees and commencing at 2.5m above ground level at any given point along each internal boundary.

5. Building Coverage

A single building shall not exceed 600m² in total floor area. The combined total of all buildings on site shall not exceed a maximum of 5% of the total site area for golf clubs and 40% of the total site area for motor parks. These standards are exclusive of play equipment.

6. Access and Car parking

Shall be provided in accordance with the transport rules.

7. Surfacing

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

8. Glare

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

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

9. Noise

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

Residential Zones: * 0800 - 2000 40 dBA L10

* 2000 - 0800 30 dBA L10

Rural Zones: * 0800 - 2000 55 dBA L10
* 2000 - 0800 40 dBA L10

G Recreation Reserves

1 Setback from Road

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

All Zones except Rural and Town Centre: 5m
Rural Zones: 20m

2 Separation from Neighbours

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

All Zones except Rural and Town Centre: 5m,
except for buildings necessary for the storage of equipment used for the maintenance of reserves which may be sited as a residential accessory building.
Rural Zones: 10m

3 Height

No structure or building shall exceed the following maximum heights:

All Zones except Rural and Town Centre: 8m
Rural Zones: 10m
Queenstown Town Centre Zone: 8m

4 Recession Lines

Within Residential and Township Zones or on boundaries adjoining a residential or township zone, buildings shall not project beyond a building envelope constructed by a recession line inclined towards the site at an angle of 25 degrees and commencing at 2.5m above ground level at any given point along each internal boundary.

5 Site Coverage

A single building shall not exceed 100m² in total floor area. The combined total of all buildings on site shall not exceed a maximum of 5% of the total site area. These standards are exclusive of play equipment.

6 Access and Parking

Shall be provided in accordance with the general Transport Rules.

7 Surfacing

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

8 Glare

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

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

9 Noise

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

All Zones except Rural:

- during day time 40 dBA L10
- during night time 30 dBA L10

Rural Zones:

- during day time 55 dBA L10
- during night time 40 dBA L10

10 Hours of Operation

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

H LOT 13 DP 322851 & LOT 312 DP329276

- 10 (Transpower’s Development Free Zone) All trees/vegetation (in excess of 1 metre in height) and/or buildings/structures on Lot 13 DP 322851 and Lot 312 DP 329276 shall be setback by a horizontal distance of at least 12 metres either side (total of 24 metres) from the centre line of the Cromwell – Frankton A transmission line.
- 11 (NZECP 34:2001 safe distances from conductors where engineering advice is necessary) Prior to construction, the Requiring Authority must submit to the Queenstown Lakes District Council (and a copy to Transpower) certification from a suitably qualified electrical engineer confirming that any building or structure on Lot 13 DP 322851 and Lot 312 DP 329276 complies with the minimum safe distances from the Cromwell – Frankton A line as specified in Table 3 of the NZECP 34:2001.
- 12 (NZECP 34:2001 safe distances from support structures) Buildings or any part of a building on Lot 312 DP 329276 shall not be located within 12 metres of the closest visible edge of any high voltage transmission line support structure foundation.
- 13 (NZECP 34:2001 safe distances from support structures - fences) With reference to NZECP 34:2001 Figure 2, fences of conductive materials shall not be constructed within 5 metres of any tower of a high voltage overhead electric line of 66 kV or greater.
- 14 (NZECP 34:2001 safe distances of mobile plant from conductors) All machinery and mobile plant operated on Lot 13 DP 322851 and Lot 312 DP 329276 shall maintain a minimum clearance distance of 4 metres from the Cromwell – Frankton A transmission line conductors at all times.
- 15 (NZECP 34:2001 access to support structures) All buildings, structures and vegetation located on Lot 312 DP 329276 shall not be located to preclude existing vehicle access to the existing support structure on site.
- 16 (NZECP 34:2001 excavation near support structures) In the case of any tower supporting any conductor, no person may excavate or otherwise interfere with any land:
- at a depth greater than 300mm within 6 metres of the outer edge of the visible foundations of the tower; or
 - at a depth greater than 3 metres, between 6 metres and 12 metres of the outer edge of the visible foundation of the tower; or
 - in such a way as to create an unstable batter.
- 17 (NZECP 34:2001 safe distances of conductors from ground) Excavated or other material must not be deposited under or near the Cromwell – Frankton A line so as to reduce the vertical distance from the ground to the conductors to a distance less than:
- 7.5 metres vertically, across or along driveways or on any other land traversable by vehicles;
 - 6.0 metres vertically, on any land not traversable by vehicles due to inaccessibility; and
 - 4.5 metres in any distance other than vertical on all land.
- Please note that the distances specified include an allowance for mechanic creep (i.e. permanent elongation).
- 18 On Lot 13 DP 322851 and Lot 312 DP 329276 all tree trimming activities around the Cromwell – Frankton A transmission line, shall be carried out in accordance with the Electricity (Hazards from Trees) Regulations 2003.
- 19 All land use activities, including earthworks located on Lot 13 DP 322851 and Lot 312 DP 329276 must comply with the New Zealand Code of Practice for Electrical Safe Distances (NZECP 34:2001).
- 20 All trees and vegetation planted on Lot 13 DP 322851 and Lot 312 DP 329276 must comply with the Electricity (Hazards from Trees) Regulations 2003.

Figure A1.1 SH6 Roundabout at intersection of State Highway 6 and Eastern Access Road Plans

