Full Council

12 November 2026

Report for Agenda Item | Rīpoata moto e Rāraki take [8]

Department: Community Services

Title | Taitara: Temporary easement for debris fence on Ben Lomond Reserve for Lakeview Development

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to consider granting a temporary easement in favour of QT Lakeview Developments over part of Ben Lomond Recreation Reserve, legally described as part of Lot 17 DP 590878, Queenstown.

Recommendation | Kā Tūtohuka

That the Council:

1. **Note** the contents of this report;

2. **Approve** a temporary easement for the purpose of a debris fence in favour of QT Lakeview Stage 1 Limited, over part of Lot 17 DP 590878;

3. **Agree** that public notification to grant the temporary easement is not required, as the statutory test in Section 48(3) of the Reserves Act 1977 is met for the reasons set out in this report;

4. **Delegate** authority to approve final terms and conditions and execution authority, to the General Manager Community Services, provided all relevant requirements of the Easement Policy 2008 are addressed; and

5. **Agree** to the exercise of the Minister's consent (under delegation from the Minister of Conservation) to the granting of the identified easement over Council Reserve Land.

Prepared by:	Endorsed by:	Reviewed and Authorised by:
Name: Jeannie Galavazi	**Name:** Dave Winterburn	**Name:** Ken Bailey
Title: Principal Parks Planner	**Title:** Parks Manager	**Title:** GM, Community Services
15 October 2026	21 October 2026	22 October 2026

Context | Horopaki

1. In October 2019, Queenstown Lakes District Council (QLDC) executed a Development Agreement (DA) with QT Lakeview Developments (the Developer) for the development of eight land parcels within the Lakeview precinct. The DA requires that the Developer is responsible for obtaining all approvals required for the development, including any landowner approval, in accordance with relevant legislation.

2. Stage 1 of the Lakeview precinct development comprises three buildings within Lot 8, as well as retaining, rock cuts and slope stabilisation. The rock cut to the boundary of Lot 8 has recently commenced. Clearance of vegetation for enabling works on the Development site on an area of the Ben Lomond reserve land below Hammys Bike Track has also been undertaken.

3. Geotechnical reports state that slope above the recent rock cut on Lot 8 comprises a variable thickness of soil (typically 0.5 to 3.5m) over schist bedrock. Current analyses indicate that the slope between Hammys Track for the development does not achieve the required stability criteria for construction works. Permanent slope stabilisation works will be required, however this cannot be undertaken while Hammys Track is in use for the summer mountain biking season, as the methodology would require closure of the track. Hammys Track is critical to the operation of the Ben Lomond Trails as it is a collector trail for the whole network and it leads to the Skyline Gondola uplift.

4. To ensure the safety of workers on the Lakeview site (Lot 8) immediately below the Reserve, the Developer is seeking permission to construct a temporary debris fence on the boundary of Lot 8 and partially within the Reserve. This fence is located below Hammys Track so would not affect public use of the Reserve and would be in place for 12-18 months while design of permanent works within the reserve, including their effects and any mitigation is assessed and relevant landowner approvals are sought. . The temporary fence would then be removed.

5. The reserve land is Lot 17 DP 590878 (the Reserve) which forms part of Ben Lomond Recreation Reserve. Approvals from Full Council will be sought for easements for permanent works such as rock anchors, stabilisation works (soil nails and mesh) and a proposed stormwater swale within the Reserve. Due to the permanent nature and anticipated effects on the reserve, these future easements will be publicly notified in accordance with s48(2) of the Reserves Act and brought to Council for approval following a hearing of public submissions (if required). This process has just commenced and will take at least six months. Council retains full discretion for approval of permanent works on reserve land.

6. Figures 1 and 2 below show the proposed location of the debris fence and an image of a typical debris fence for reference.

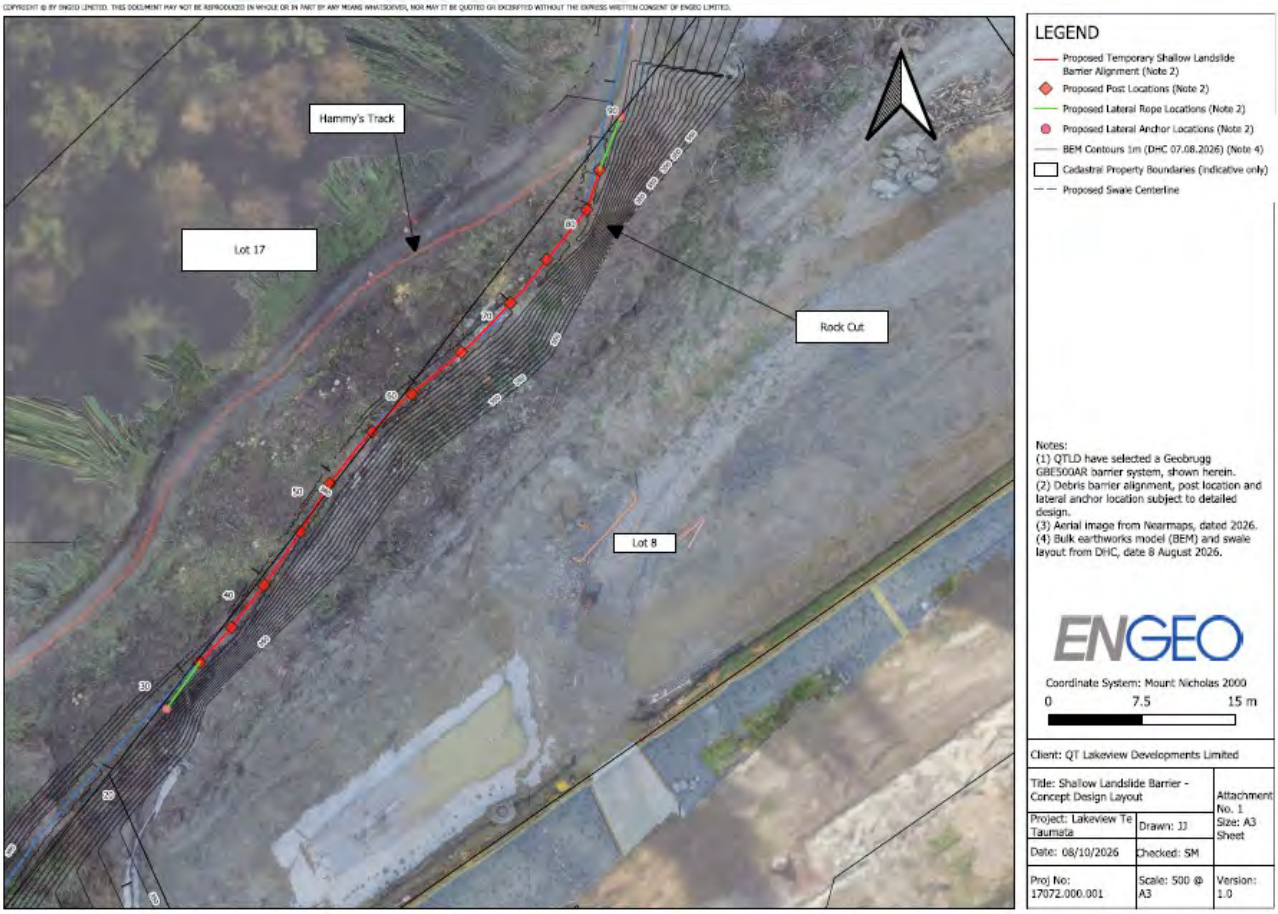


Figure 1 – Proposed location of the debris fence adjacent to the boundaries of Lots 8 & 17



Figure 2 – Image showing similar style of temporary debris fence

7. The temporary easement area for the debris fence is indicated on Figure 3 below: The easement area will allow for the construction of the fence and access for maintenance.



Figure 3 – Location map showing QT Lakeview Stage 1 Limited owned lot 8, QLDC Recreation Reserve Lot 17 and the proposed temporary easement area.

Analysis and Advice | Tatāritaka me kā Tohutohu

8. While the easement is required to support Stage 1 of the Lakeview Precinct development, Council is considering it separately in its capacity as administering body of the recreation reserve under the Reserves Act 1977.

9. Section 48(1) of the Reserves Act 1977 (the Act) allows QLDC, as administering body of the Reserve, to grant rights of way over reserve land. Consent of the Minister of Conservation is required; this authority being delegated to full Council.

10. The Act requires that easements be publicly notified unless it can be shown that the easements will not have a permanent effect on the reserve or the public's ability to enjoy the reserve.

11. The proposed easement is for a temporary debris fence adjacent to the Reserve boundary. The easement will also authorise construction works to install the fence. This will not affect the public's rights in respect of the reserves, or materially damage or permanently alter the reserves. Any associated works will be temporary, and thereafter the reserve land will function as before, according to its recreation purpose. The easement terms will include conditions to address:

    a. construction timeframes and methodology,

    b. term and expiry date of easement,

    c. requirement to seek relevant building or resource consents, and

    d. removal of fence and reinstatement upon expiry.

12. Council charges easement fees in accordance with the Easement Policy 2008. It is recommended that the easement fee be waived in this situation due to the temporary nature of the works and the fact that additional easement applications will follow for the same area for the permanent ground stabilisation works.

13. This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002.

14. Option 1 Grant the temporary easement for the temporary fence.

    Advantages:

    - Granting this easement will enable the applicant to progress with the development in a safe manner while approvals for permanent works are sought.

    - There will be no material impact on the reserve.

    Disadvantages:

    - A small area of the reserve will be encumbered by the easement for the duration of the easement term.

15. Option 2 Reject the temporary easement for the temporary fence.

    Advantages:

    - The reserve will not be encumbered by an easement.

    Disadvantages:

    - The Lakeview workers will be at risk of debris fall; or

- The Lakeview construction works will be delayed for months while approvals for permanent stabilisation works are sought.

16. This report recommends **Option 1** for addressing the matter because the proposed infrastructure and easement will not materially affect the use of the reserve.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

17. This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy 2024 because it involves council reserve land.

18. The persons who are affected by or interested in this matter are users of the Ben Lomond Reserve, the Developer, residents, ratepayers and visitors in the Queenstown Lakes District.

19. The Council has not undertaken any public consultation on the temporary easement.

Māori Consultation | Iwi Rūnaka

20. The Council has not consulted with iwi in this instance.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

21. This matter relates to the Community & Wellbeing risk category. It is associated with RISK10005 Ineffective planning for community services or facilities within the QLDC Risk Register. This risk has been assessed as having a high residual risk rating.

22. Approval of the recommended option will allow Council to avoid the risk. This will be achieved by enabling a temporary easement that will not impact the operation of the reserve.

Financial Implications | Kā Riteka ā-Pūtea

23. Approval of the temporary easement has no identified operational or capital budget implications for Council. Not granting the easement could delay Lakeview construction while permanent stabilisation approvals are progressed, with potential consequential impacts on the development programme and future settlements.

Council Effects and Views | Kā Whakaaweawe me kā Tirohaka a te Kaunihera

24. The following Council policies, strategies and bylaws were considered:

- Council's Easement Policy 2008
- Significance & Engagement Policy 2024

- Te Taumata-o-Hakitekura Ben Lomond and Te Tapunui Queenstown Hill Reserve Management Plan 2025

- Reserves Act 1977

25. The recommended option is consistent with the principles set out in the named policies.

26. This matter is not included in the Long Term Plan/Annual Plan.

Legal Considerations and Statutory Responsibilities | Ka Ture Whaiwhakaaro me kā Takohaka Waeture

27. Granting an easement on reserve land must be undertaken pursuant to section 48 of the Reserves Act 1977.

Local Government Act 2002 Purpose Provisions | Te Whakatureture 2002 o te Kāwanataka ā-Kīaka

28. Section 10 of the Local Government Act 2002 states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; (b) to meet the current and future needs of communities for good-quality, cost-effective, and local — (i) infrastructure; (ii) public services; (iii) performance of regulatory functions; and (c) to support local economic growth and development by fulfilling the purpose set out in paragraph (b). Approval of the temporary easement will support local development at Lakeview. As such, the recommendation in this report is appropriate and within the ambit of Section 10 of the Act.

29. The recommended option:

- Can be implemented through current funding under the Long Term Plan and Annual Plan;

- Is consistent with the Council's plans and policies; and

- Would not significantly alter the intended level of service provision for any significant activity undertaken by or on behalf of the Council or transfer the ownership or control of a strategic asset to or from the Council.

Attachments | Kā Tāpirihaka

A	Engeo Technical Memo
B	Draft Certificate of Title

Technical Memo

Project Name	Lakeview Te Taumata - Stage 1		
Memo Topic	Temporary Landslide Barrier Concept Design – Summary for QLDC		
Memo Date	13 October 2026	**Date of Site Visit**	NA
ENGEO Memo No.	GEO05	**ENGEO Project No.**	17072.002.000
To	Daniel Dwyer (CMP), Nic Bakas (Neoscape), Mark Nathan (Neoscape)	**Copy**	—
Author	Sam Murray	**Reviewer**	Neil Charters

1 Introduction

ENGEO have been retained by QT Lakeview Developments Ltd (QTLD) to support Stage 1 of the Lakeview Te Taumata development in Queenstown from a geotechnical perspective. Stage 1 comprises three buildings within Lot 8, as well as retaining, rock cuts, and slope stabilisation. DHC are the civil and structural engineers designing the building structure, foundations, bulk earthworks, and retaining layout, based on input from ENGEO.

ENGEO previously completed a Geotechnical Investigation and Concept Design Report in 2023 for the wider Lakeview development and geotechnical design including Issued For Construction Drawings for the Supported Rock Cut and slope stabilisation in August 2026.

The slope above the Supported Rock Cut comprises a variable thickness (typically 0.5 to 3.5m) of mixed colluvium (silty sandy gravel with variable organic content), over schist bedrock. Current analyses indicate that the slope between Hammy's Track and the proposed swale from approx. CH42-85 does not achieve the required stability criteria, and we understand that QTLD wish to vary our required top-down construction approach such that workers are exposed to debris fall risks from these slopes while working on slopes below. Down-chainage of CH42, anchored shotcrete extends above the proposed swale and must be constructed top-down following upslope stabilisation and earthworks in Lot 17. Up-chainage of 80, retaining and slope stabilisation construction sequencing is not proposed to vary from that required during design.

This technical memorandum is intended to summarise concept design of a temporary barrier system to inform discussions with QLDC.

1 Design Intent

Failure is expected to be most likely during heavy rainfall or shortly afterwards, and as such the first line of risk reduction is to implement a Trigger Action Response Plan (TARP [1]) such that workers are excluded from the area during and following rainfall. This TARP prohibits work during and immediately following a heavy rainfall event exceeding 20 mm in 24-hours.

The intent of the fence is as a secondary protection intended to protect workers on the slope from failures that occur outside rainfall conditions covered by the TARP. It is not to reduce the risk of failures in the slope above the Supported Rock Cut nor to protect Hammy's Track. Its use is an interim measure only, until the permanent slope stabilisation (soil nails and Tecco mesh) is permitted and constructed.

2 Design Events

ENGEO has estimated failure volume based on observed failures of similar slopes, and credible geological mechanisms.

A local evacuative failure of approximately 30 m^3 to 60 m^3 is considered a credible event during the construction period, but an event of this size is very likely to occur when TARP measures are in place.

Smaller failures on the order of 5m^3 to 20 m^3, may result from smaller rainfall events than are captured in the TARP or one of the following mechanisms that the TARP does not capture:

- 1/100 year earthquake.
- Delayed pore-pressure response or groundwater seepage continuing after rainfall has ceased.
- Construction-induced disturbance, including works on Hammy's Track or limited swale works.
- Vibration-related shallow sloughing.
- Movement occurring outside the coverage or sensitivity of the monitoring system.
- Freeze-thaw-related loosening or detachment.

The volume estimate broadly represents failure of the upper approximately 0.5 m to 1.0 m of colluvium over a source area approximately 5 m to 10 m wide and 5 m to 10 m long.

An upper-bound source volume of approximately 100 m^3 to 150 m^3 could arise if most of the colluvium mobilised over a relatively wide section of slope. This is considered less likely and would be expected to be associated with heavy rainfall and / or detectable precursory movement, both of which we expect to be picked up by the TARP and thus to occur when the site is evacuated.

[1] Revision 1, dated 29 September 2026. Prepared by Ground Anchoring Systems.

3 Barrier Concept Design

QTLD have selected a proprietary Geobrugg GBE500AR barrier system based on two options proposed by ENGEO. The proposed barrier is 2 m tall, with cantilevered posts founded on reinforced concrete plinths, anchored into the slope with two rock anchors per plinth. The proposed alignment is included in Attachment 1. This extends beyond CH42-80 at either end to provide coverage from approx. CH 35-85.

Various scenarios are summarised in Table 1.

Table 1: Volume estimates for credible shallow landslide mechanism.

Scenario	Volume	Representative mechanism	Likelihood / context	Concept barrier response
Frequent / local failure	5–20 m³	Local sloughing or erosion; isolated soil-rock fall; small delayed post-rainfall detachment; shallow seismic release.	Credible during construction. These events are expected to be more likely during rainfall, but delayed seepage, earthquake shaking, vibration or local disturbance could generate an event during an authorised work period.	Barrier likely to capture the majority of the debris, although manufacturer confirmation will be required during detailed design and larger events may require substantial reinstatement. The capacity of the barrier should be increased by installing two separate top ropes to give two independent fences.
Credible construction-period event	30–60 m³	Local evacuative shallow failure approximately 5–10 m wide, 5–10 m long and 0.5–1.0 m deep.	A credible rainfall-related event during the construction period. More than one local failure could occur during a significant storm, although simultaneous impacts should not be assumed without further assessment.	Significant damage is likely and rebuild may be required. This size of event is outside the demonstrated shallow-landslide application identified to date. It may intercept some debris but should not be relied upon to provide worker protection without written manufacturer acceptance and project-specific verification.
Upper-bound source event	100–150 m³	Mobilisation of most of the colluvium over a short length of slope or 1.0 m thickness over a relatively wide section of slope.	Considered unlikely over the construction period other than under rainfall events or precursory movement captured by the TARP.	Barrier almost certainly will not retain all the debris, and very likely will need rebuilding after the event.

Given the assessed credible failure mechanisms, ENGEO propose to incorporate one top rope separation into the barrier concept design. This effectively doubles the debris interception capacity of the barrier. Top rope separation placement will be confirmed during detailed design in collaboration with Geobrugg.

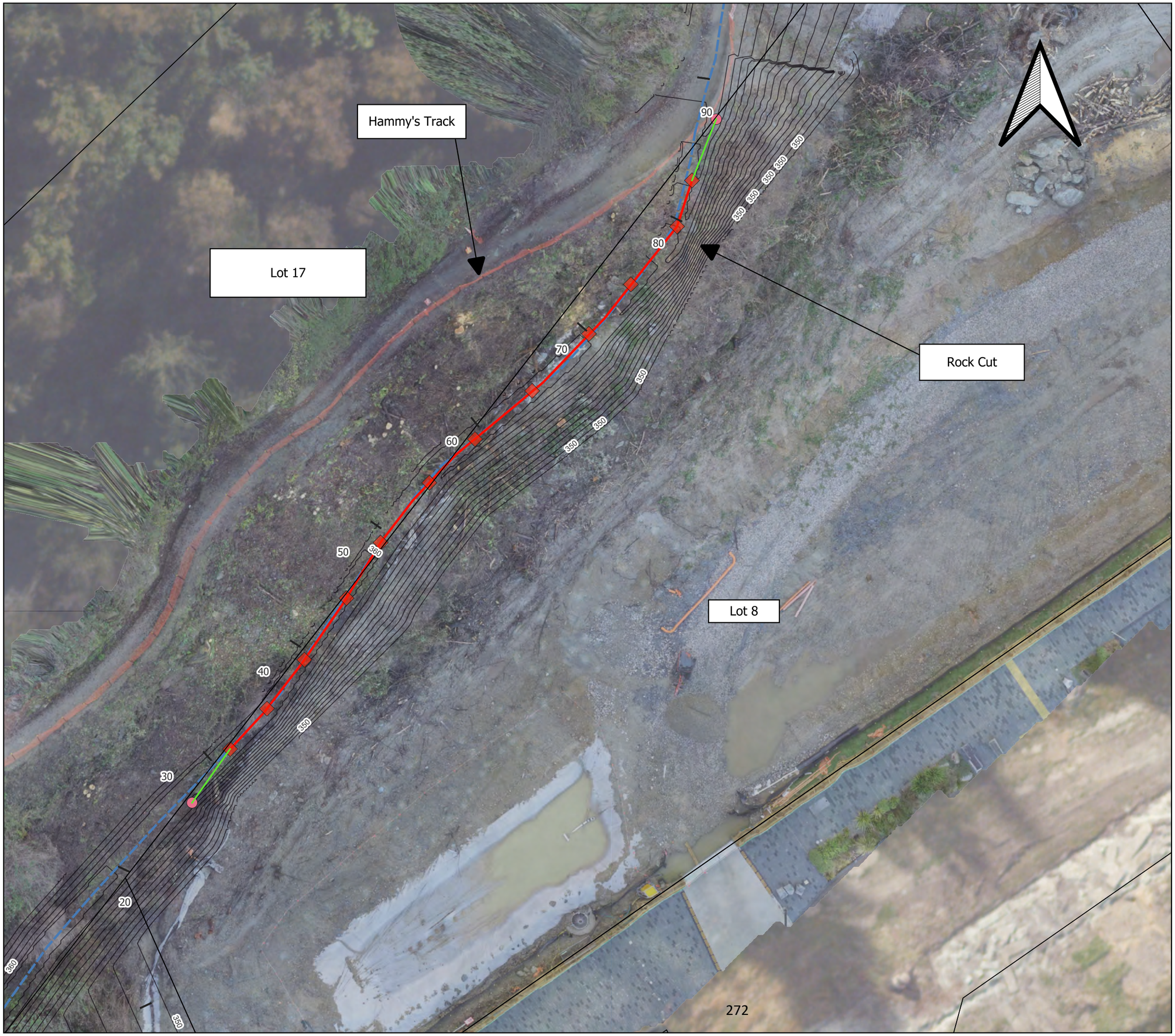
Decommissioning of the barrier will require removing all above ground elements (posts, mesh and cables etc.). Following this, the anchors will be exposed and cut before lifting the plinths off the swale bench, prior to swale construction and following soil nail and Tecco construction upslope. Ultimately, the swale construction will overprint the temporary barrier location.

This memorandum has been prepared for the use of our client, their professional advisers and the relevant Territorial Authorities in relation to the specified project brief described in this memo. No liability is accepted for the use of any part of the report for any other purposes or by any other person or entity. This Limitation should be read in conjunction with the Engineering NZ / ACENZ Standard Terms of Engagement.

Attachment 1:

Landslide Barrier Concept Drawings

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LEGEND

- Proposed Temporary Shallow Landslide Barrier Alignment (Note 2)
- Proposed Post Locations (Note 2)
- Proposed Lateral Rope Locations (Note 2)
- Proposed Lateral Anchor Locations (Note 2)
- BEM Contours 1m (DHC 07.08.2026) (Note 4)
- Cadastral Property Boundaries (indicative only)
- Proposed Swale Centerline

Notes:
(1) QTLD have selected a Geobrugg GBE500AR barrier system, shown herein.
(2) Debris barrier alignment, post location and lateral anchor location subject to detailed design.
(3) Aerial image from Nearmaps, dated 2026.
(4) Bulk earthworks model (BEM) and swale layout from DHC, date 8 August 2026.

ENGEO

Coordinate System: Mount Nicholas 2000

0 7.5 15 m

Client: QT Lakeview Developments Limited		
Title: Shallow Landslide Barrier - Concept Design Layout		Attachment No. 1 Size: A3 Sheet
Project: Lakeview Te Taumata	Drawn: JJ	
Date: 08/10/2026	Checked: SM	
Proj No: 17072.000.001	Scale: 500 @ A3	Version: 1.0

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Image 1: Typical GBE500AR Example

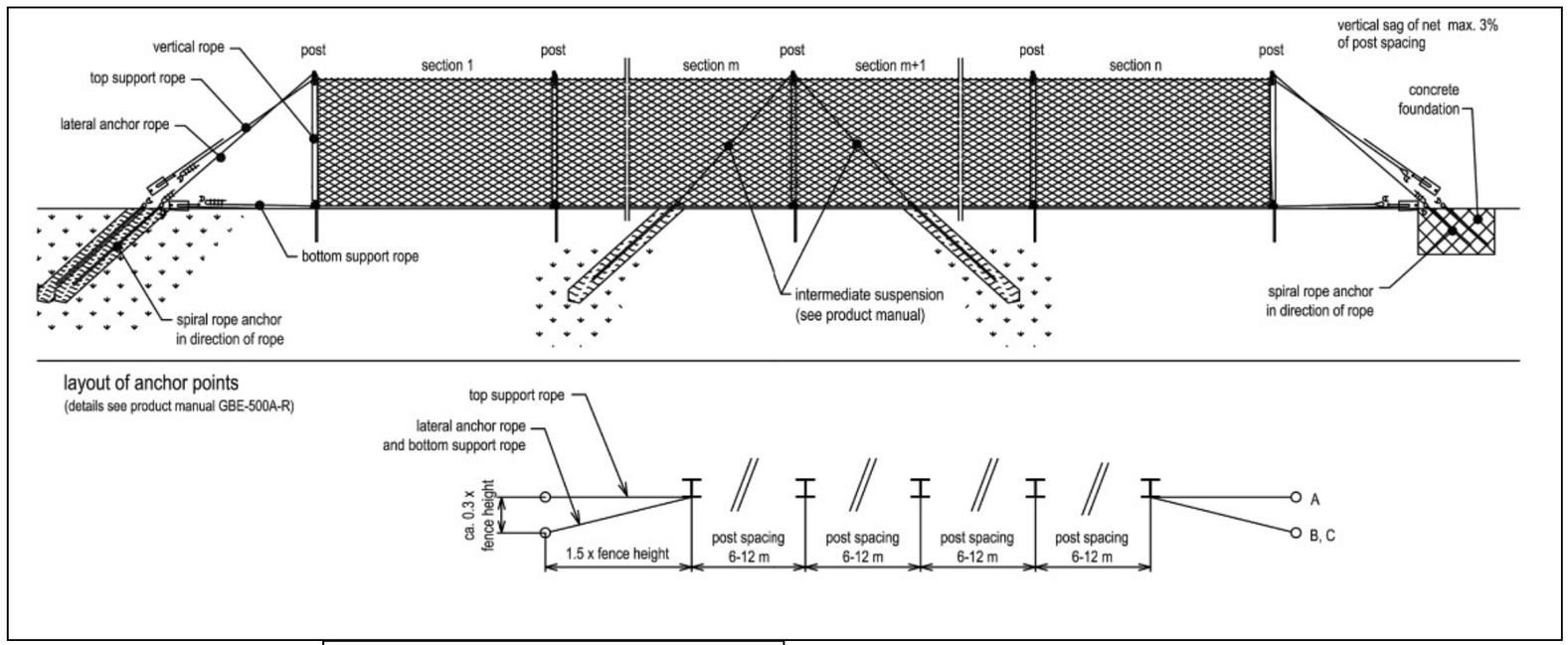


Image 2: Example SL100 barrier installation

ENGEO

Client: QT Lakeview Development Limited		
Title: Debris Fence GBE500AR Schematic		Attachment No. 1 Size: A3 Sheet
Project: Lakeview Te Taumata	Drawn: JJ	
Date: 07/10/2026	Checked: SM	
Proj No: 17072.000.001	Scale: N/A	Version: 1.0

Attachment B: Draft Certificate of Title

Title Plan - LT 636331

Toitū Te Whenua Land Information New Zealand

Survey Number	LT 636331
Surveyor Reference	Lakeview - Debris Barrier V2
Surveyor	Jacob Eric Hughes
Survey Firm	The Survey Group 2022 Limited
Surveyor Declaration	

Survey Details

Dataset Description	Easements over Lot 17 DP 590878		
Status	Initiated	**Survey Class**	Class A
Land District	Otago	**Survey Approval Date**	
Submitted Date		**Deposit Date**	

Territorial Authorities

Queenstown-Lakes District

Comprised In

RT 1136801
RT 1136797

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area W Deposited Plan 636331	Easement		
Area X Deposited Plan 636331	Easement		
Total Area		0.0000 Ha	

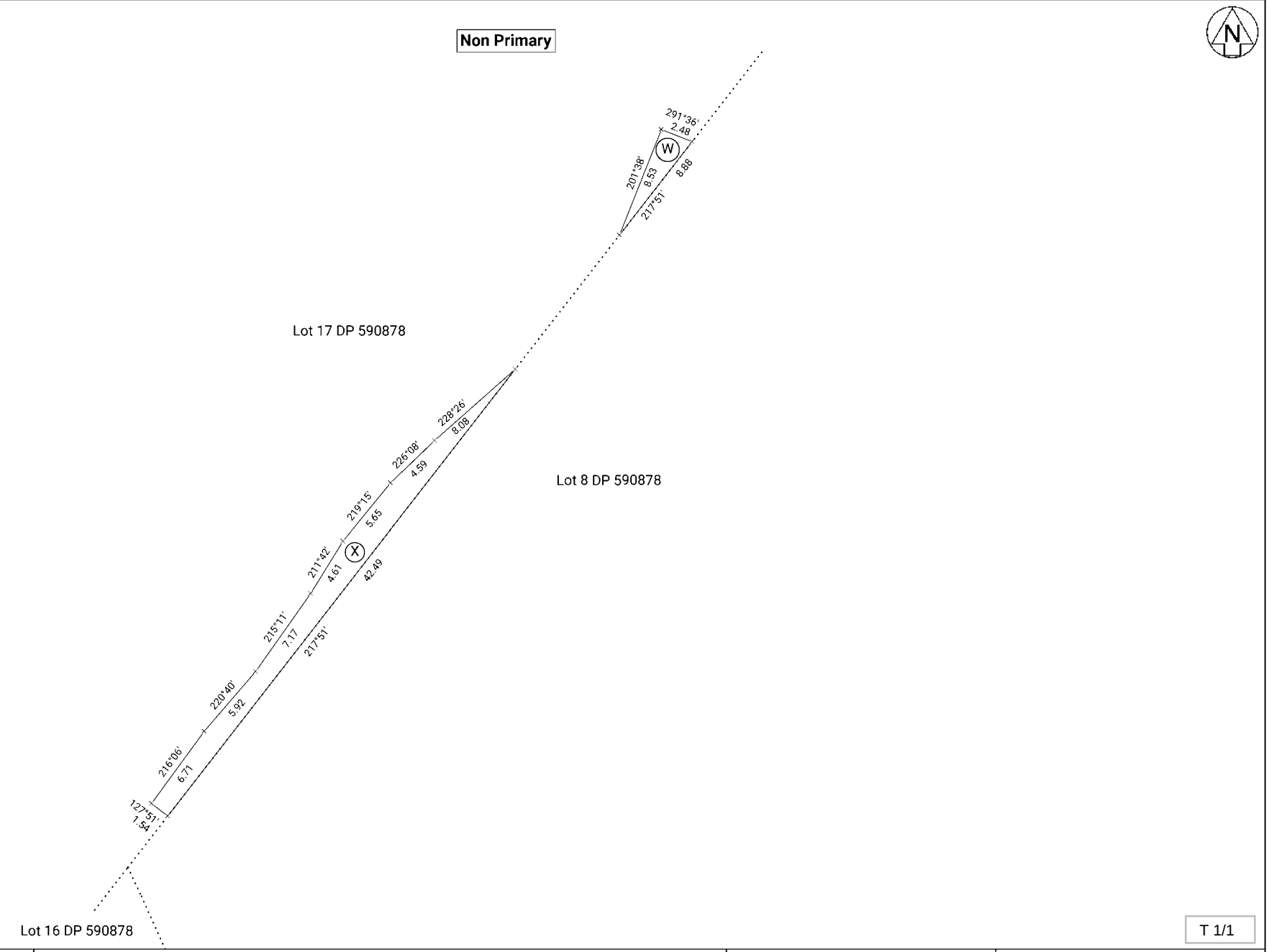
LT 636331 Schedule/Memorandum

Land registration district	Territorial authority
Otago	Queenstown-Lakes District

Schedule of Easements

Parcels shown with a prefix of *HL*- include height-limited boundaries

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Right of Support for Debris Barrier	W, X	Lot 17 DP 590878	Lot 8 DP 590878



T 1/1

Land District: Otago Dataset Type: Parcels without Survey Information Generated 21/10/2026 07:15 am, Page 3 of 3	Easements over Lot 17 DP 590878	Surveyor: Jacob Eric Hughes Firm: The Survey Group 2022 Limited Ref: Lakeview - Debris Barrier V2	Title Plan LT 636331 DRAFT