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## MEMORANDUM OF UNDERSTANDING

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This memorandum of understanding is made this 13<sup>th</sup> day of April 2023

### PARTIES

1. Kā Rūnaka (representing Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou and Hokonui Rūnanga) ("Kā Rūnaka")
2. Jeremy Burdon ("Jeremy")

### WHAKATAKINGA: INTRODUCTION

#### *Kā Rūnaka*

- A. Kā Rūnaka represent the relevant Otago hapū that exercise rakatirataka and kāitiakitaka within their respective takiwā. This includes an overlapping area of interest, known as the Queenstown Lakes District, and interest in Jeremy's land located at Hāwea.

#### *Jeremy*

- B. Jeremy is a long term owner of land at Hāwea and wishes to use and develop that land responsibly.
- C. Jeremy is preparing a subdivision and ecological regenerative programme on approximately 6 ha of land with 3 building platforms on the northern boundary of the Round Hill QEII covenanted area in accordance with the Plans attached at **Appendix A**.

#### *Issues*

- D. Kā Rūnaka had promoted, with the support of QLDC, the identification in the PDP of wāhi tūpuna areas, and the management of potential threats to Manawhenua values within those areas, so as to ensure that Manawhenua values are more clearly considered in decision making and activities within identified wāhi tūpuna areas are appropriately managed.
- E. Jeremy has joined as a section 274 party to an appeal by Glen Dene Limited and others (**appeal**). Jeremy was concerned that the identification of wāhi tūpuna areas over his land at Hāwea would impose an unreasonable burden or constraint in the development of his land.
- F. Kā Rūnaka and Jeremy have met via a mediation process in December 2022 and achieved a better understanding of each other's interests.
- G. Jeremy acknowledges the importance of the area to Manawhenua, and supports early engagement with Kā Rūnaka on behalf of Manawhenua on his plans and any updates to them, whether or not resource consent requirements are triggered.
- H. Kā Rūnaka is generally not opposed to Jeremy's development plans as outlined at the December 2022 mediation, subject to a detailed assessment based on merits, and will respond as quickly as it is able to any engagement sought by Jeremy.
- I. This MOU sets out the principles of engagement in further detail.



## AGREEMENT

### 1. Te aronga: Purpose

- a. This MOU records the principles and objectives underpinning the parties' relationship in respect of the development of Jeremy's land at Hāwea.

### 2. Ngā mātāpono: Principles

- a. *Kia mau ki te wairua o Te Tiriti o Waitangi*: The parties agree to uphold the spirit of Te Tiriti o Waitangi, as are most relevant to their relationship (recognising that Jeremy is not a treaty partner), but each respecting, in particular, the principles of:
  - i. partnership;
  - ii. informed decision-making;
  - iii. active protection of rangatiratanga, interests and aspirations; and
  - iv. mutual benefit.
- b. *Kia ora mahi tahi ki te whakatutuki ngātahi i ngā whāinga pāhekoheko, ko te āhukahuka me te tūtohu i ngā hua taupuhipuhi i te mahi tahi ki ngā rōpū*: working in a spirit of co-operation to achieve joint outcomes recognising and acknowledging the mutual benefits that the parties gain from working together.
- c. *Kia whakaute i te motuhaketanga o ngā rōpū me ō rātou mana ake, whakahaere, haepapa hoki*: respecting the independence of the parties and their individual mandates, roles and responsibilities.
- d. *Ā, kia whakatūturu te noho haepapa ki ngā whakatau me ngā mahi kua whakaetia*: Ensuring accountability for agreed decisions and actions.
- e. *Ohore*: recognising the need for each to respond urgently and meaningfully to the other when requested.

### 3. Whāinga pāhekoheko: Agreed objectives / outcomes

- a. a clear understanding of each other's position, priorities, and limitations;
- b. a commitment to enabling the development of Jeremy's land in a way that meets or is otherwise consistent with the agreed principles; and
- c. an enduring relationship.



4. **Whakawhitiwhiti korero: Communication**

- a. The following people are the agreed principal contacts.

| Kā Rūnaka's<br>representative                                                                          | Jeremy's<br>representative:                        |
|--------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| Michael Bathgate<br>Senior Planner, Aukaha<br><br>michael@aukaha.co.nz<br><br>03 474 2761<br>021572421 | Dan Batchelor<br><br>dan@danbatch.nz<br>0274352827 |

- b. It is the responsibility of these contact people to:
- arrange any necessary meetings;
  - oversee any internal reporting requirements; and
  - communicate on matters of interest to either party.
- c. Communication between these parties will be in a reasonable and timely manner, with reasonable notice given as to likely response times to queries, comments or proposals.

5. **Matatapu: Confidentiality**

- a. Neither of the parties is to disclose any confidential information received from the other to any third party without written consent.

6. **Takawaenga: Dispute resolution**

- a. Any disputes arising from this Memorandum will be settled by full and frank discussion and negotiation between the parties facilitated through the representatives identified at clause 4 above.

7. **Utu: Costs**

- a. Each party shall bear their own cost in the preparation and execution of this memorandum.
- b. In giving effect to this memorandum and when consulted on any future resource consent application by Jeremy, Kā Rūnaka will use all reasonable endeavours to provide timely and clear information and expectations as to costs.

8. **Settlement**

- a. The parties agree that, on execution of this memorandum, Jeremy will withdraw as a s 274 party to the appeal, with no issues between the parties as to costs.

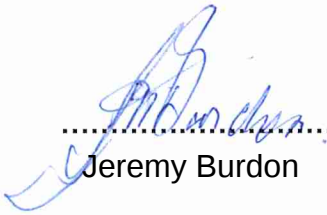


This agreement is signed by the following on behalf of their respective organisations.



.....  
**Edward Ellison,**

Upoko, Te Rūnanga o Ōtākou  
(representing Kā Rūnaka)



.....  
**Jeremy Burdon**



# AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Joanne Batchelor, Jeremy Burdon, Andrea Donaldson



AFFECTED PERSON'S DETAILS

I/We Richard and Sarah Burdon

Are the owners/occupiers of



DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:

Undertake a 5 lot subdivision and the establishment of three residential building platforms, associated earthworks, access, landscaping and ecological revegetation.

at the following subject site(s):

1576 Makarora - Lake Hawea Road, Albert Town 9382



PLEASE TICK

I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.



PLEASE TICK

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



WHAT INFORMATION/PLANS HAVE YOU SIGHTED



PLEASE TICK

I/We have sighted and initialled ALL plans dated and approve them.



## APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

|   |                                                     |                      |
|---|-----------------------------------------------------|----------------------|
| A | Name (PRINT)                                        |                      |
|   | Richard Burdon                                      |                      |
|   | Contact Phone / Email address Richard@theburdons.nz |                      |
|   | Signature Richard L. Burdon                         | Date 26/ August 2025 |

|   |                                                   |                   |
|---|---------------------------------------------------|-------------------|
| B | Name (PRINT)                                      |                   |
|   | Sarah Burdon                                      |                   |
|   | Contact Phone / Email address Sarah@thecamp.co.nz |                   |
|   | Signature Sarah Burdon                            | Date 26 Nov 2025. |

|   |                               |      |
|---|-------------------------------|------|
| C | Name (PRINT)                  |      |
|   | Contact Phone / Email address |      |
|   | Signature                     | Date |

|   |                               |      |
|---|-------------------------------|------|
| D | Name (PRINT)                  |      |
|   | Contact Phone / Email address |      |
|   | Signature                     | Date |

### Note to person signing written approval

Conditional written approvals cannot be accepted.

There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.





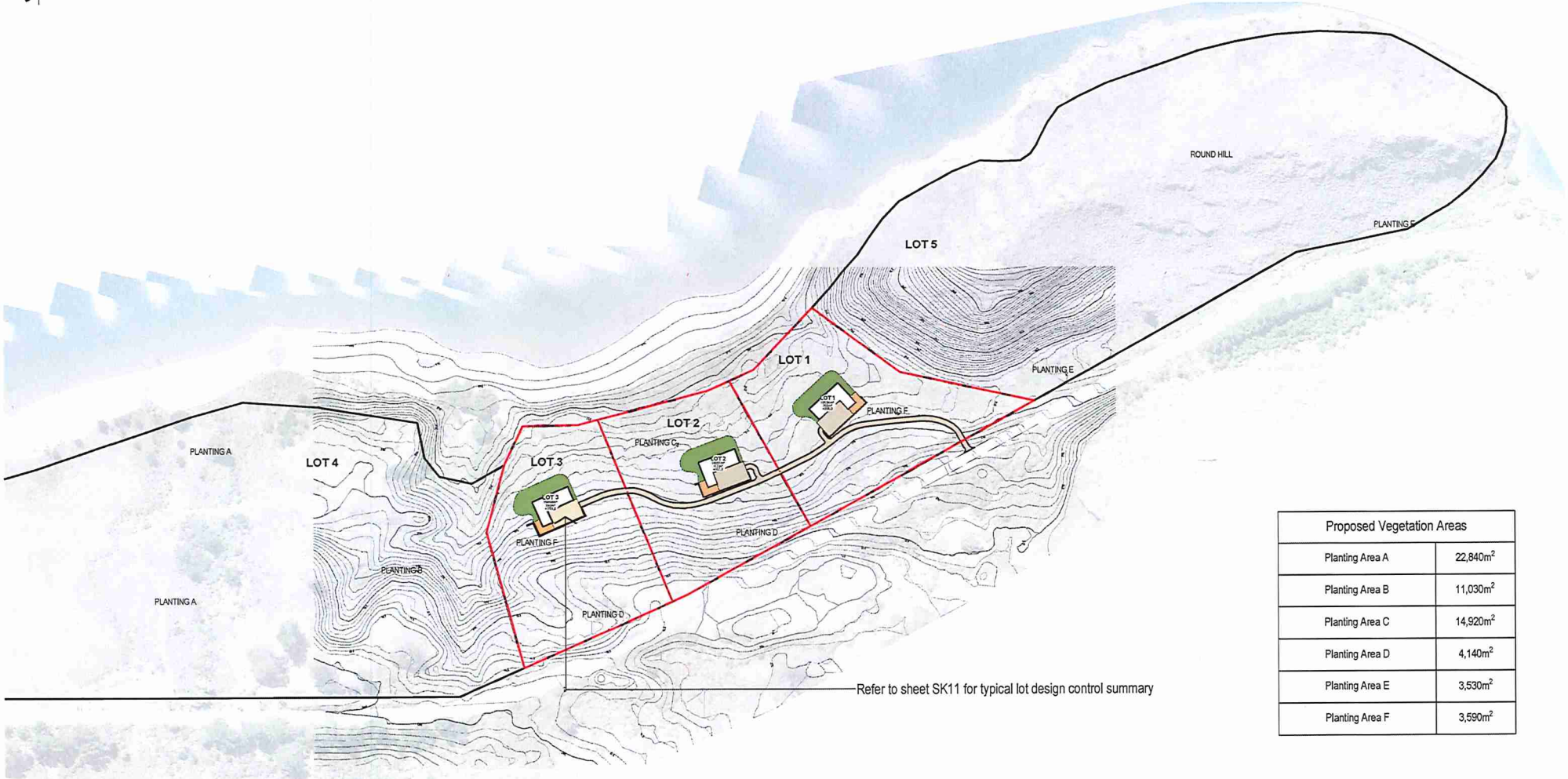
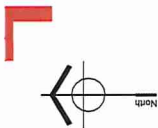
# THE DENE

HAWEA  
BACHELOR



# THE DENE

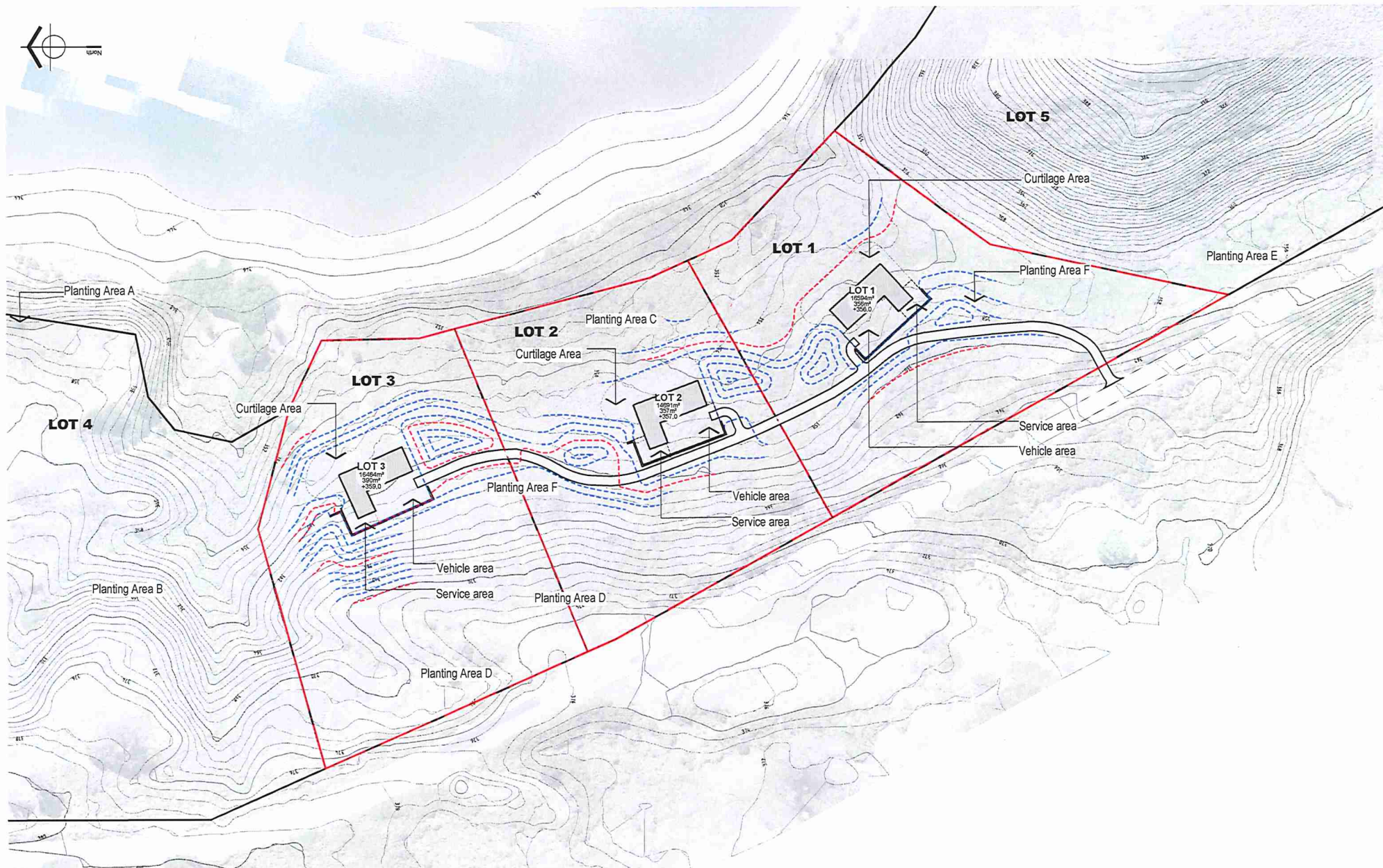
HAWEA  
BACHELOR



| Proposed Vegetation Areas |                      |
|---------------------------|----------------------|
| Planting Area A           | 22,840m <sup>2</sup> |
| Planting Area B           | 11,030m <sup>2</sup> |
| Planting Area C           | 14,920m <sup>2</sup> |
| Planting Area D           | 4,140m <sup>2</sup>  |
| Planting Area E           | 3,530m <sup>2</sup>  |
| Planting Area F           | 3,590m <sup>2</sup>  |

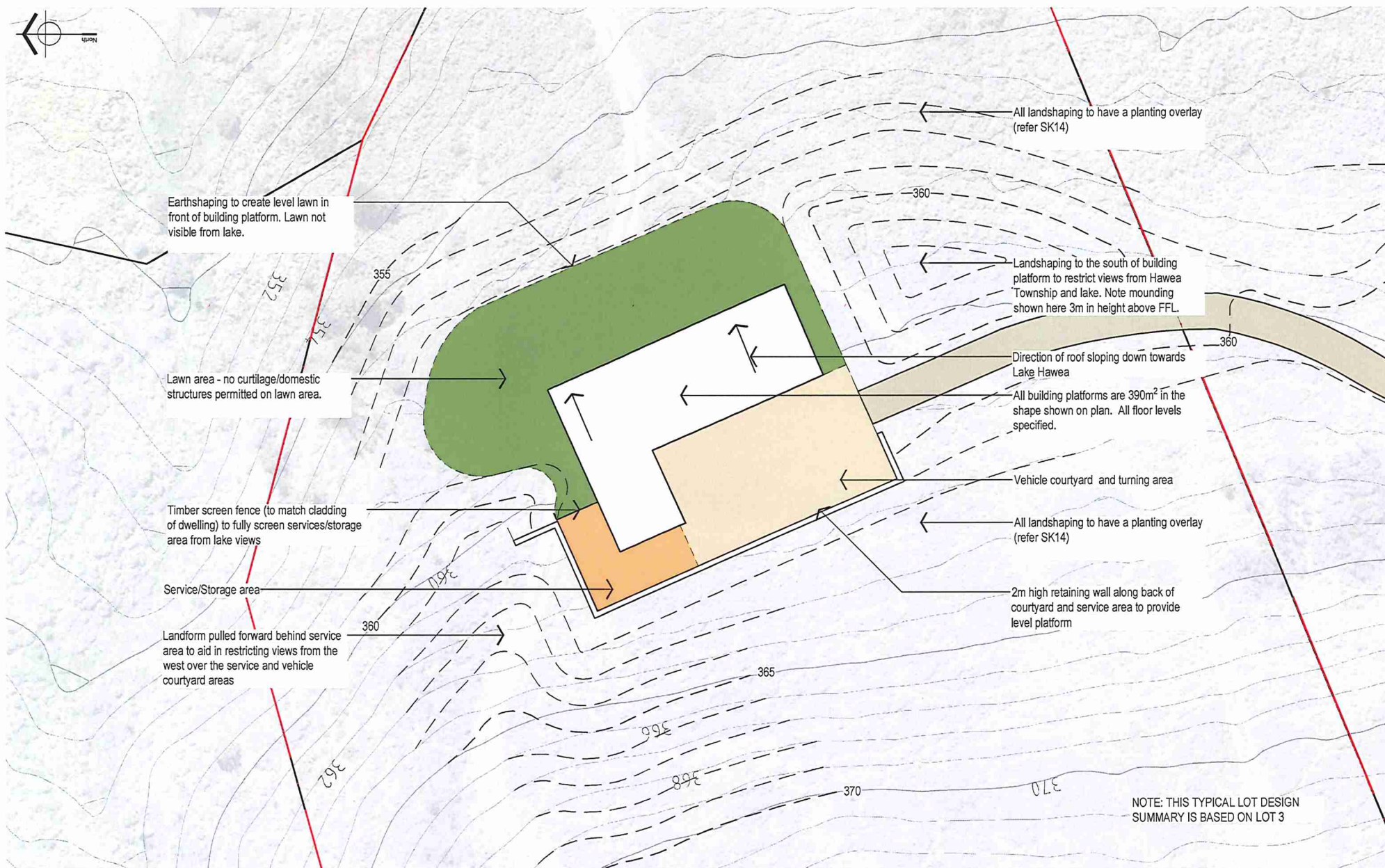
NOTE: All details of the vegetation treatment of Areas A to F and Round Hill are set out in the Biodiversity Solutions Ltd Report "Ecological Assessment - The Dene - Lake Hawea" dated 25 November 2022





*Rev 58*









**VIEWPONT 1**

**NOTE:**  
All images taken at a focal length of 50mm with a field of view of 124°  
Time of Day: 1:05pm 15 October 2024  
Altitude: 344.7m



**VIEWPONT 2**

**NOTE:**  
All images taken at a focal length of 50mm with a field of view of 124°  
Time of Day: 1:06pm 15 October 2024  
Altitude: 344.7m



**VIEWPONT 3**

**NOTE:**  
All images taken at a focal length of 50mm with a field of view of 124°  
Time of Day: 1:07pm 15 October 2024  
Altitude: 344.7m



**VIEWPONT 4**

**NOTE:**  
All images taken at a focal length of 50mm with a field of view of 124°  
Time of Day: 1:10pm 15 October 2024  
Altitude: 344.7m



## VIEWPONT 5

### NOTE:

All images taken at a focal length of 50mm with a field of view of 124°

Time of Day: 1:15pm 15 October 2024

Altitude: 344.7m



## VIEWPONT 6

### NOTE:

All images taken at a focal length of 50mm with a field of view of 124°

Time of Day: 1:18pm 15 October 2024

Altitude: 344.7m



### VIEWPONT 7

**NOTE:**

All images taken at a focal length of 50mm with a field of view of 124°

Time of Day: 1:21pm 15 October 2024

Altitude: 344.7m



### VIEWPONT 8

**NOTE:**

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Time of Day: 1:23pm 15 October 2024

Altitude: 344.7m

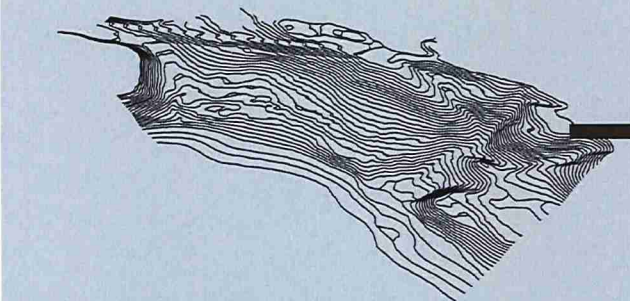


**VIEWPONT 9**

**NOTE:**

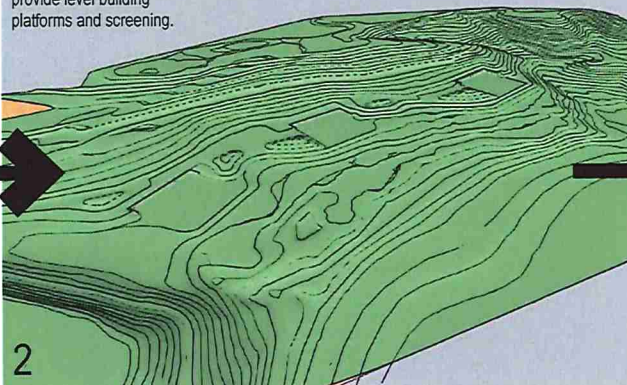
All images taken at a focal length of 50mm with a field of view of 124°  
Time of Day: 1:28pm 15 October 2024  
Altitude: 344.7m

Existing contour data is converted into 3D data.



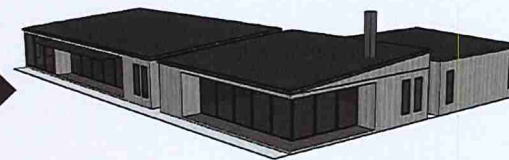
1

Proposed earthshaping is applied to the site to provide level building platforms and screening.



2

A 'typical' dwelling is designed in accordance to the proposed design controls.



3

The location of the camera and lens type is aligned in CAD before being sent to a rendering engine to create realistic material properties. Finally, additional vegetation is added in Photoshop.



The lots are placed on building platforms onto topography



4

3D VISUALISATION PROCESS  
BACHELOR - HAWEA

RCS. 28



Eastern Elevation

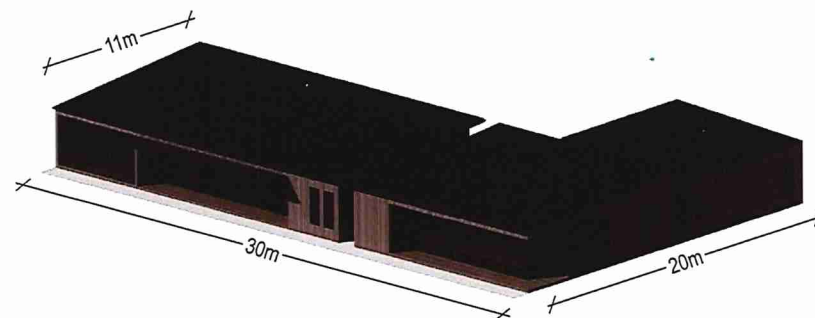
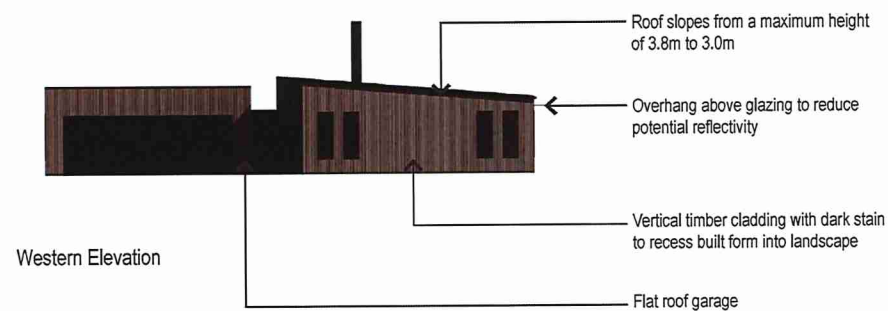
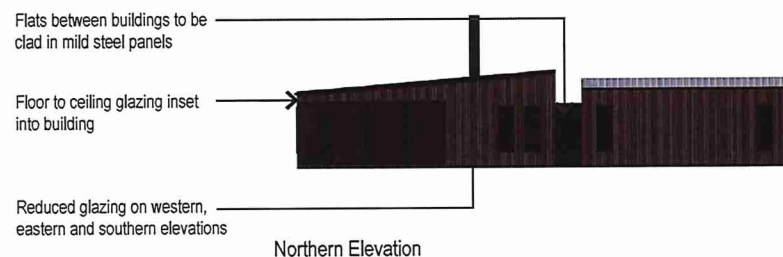




FIGURE A: Existing view from Lake Hawea



FIGURE B: Digital Render showing proposed dwellings, earthworks and landscaping



FIGURE A: Existing view from Lake Hawea



FIGURE B: Digital Render showing proposed dwellings, earthworks and landscaping



FIGURE A: Existing view from Lake Hawea



FIGURE B: Digital Render showing proposed dwellings, earthworks and landscaping



FIGURE A: Existing view from Lake Hawea

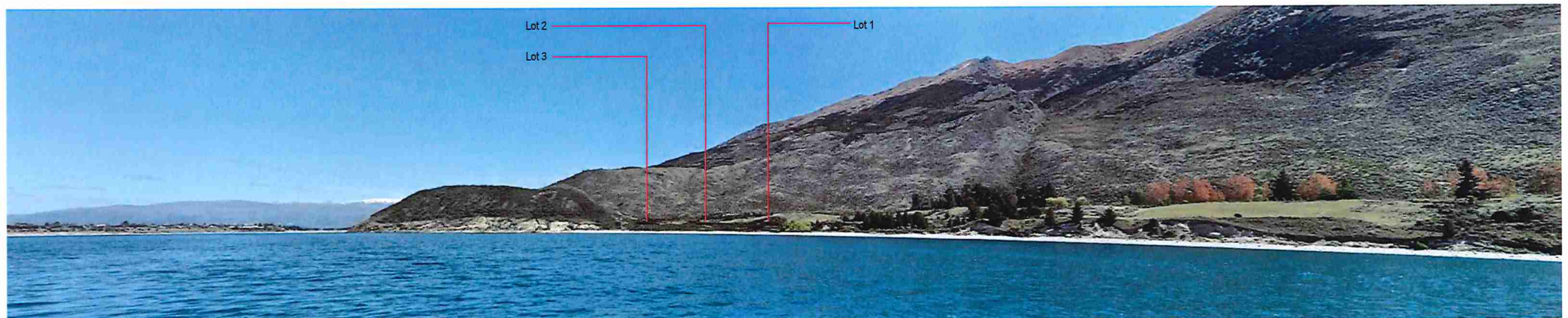
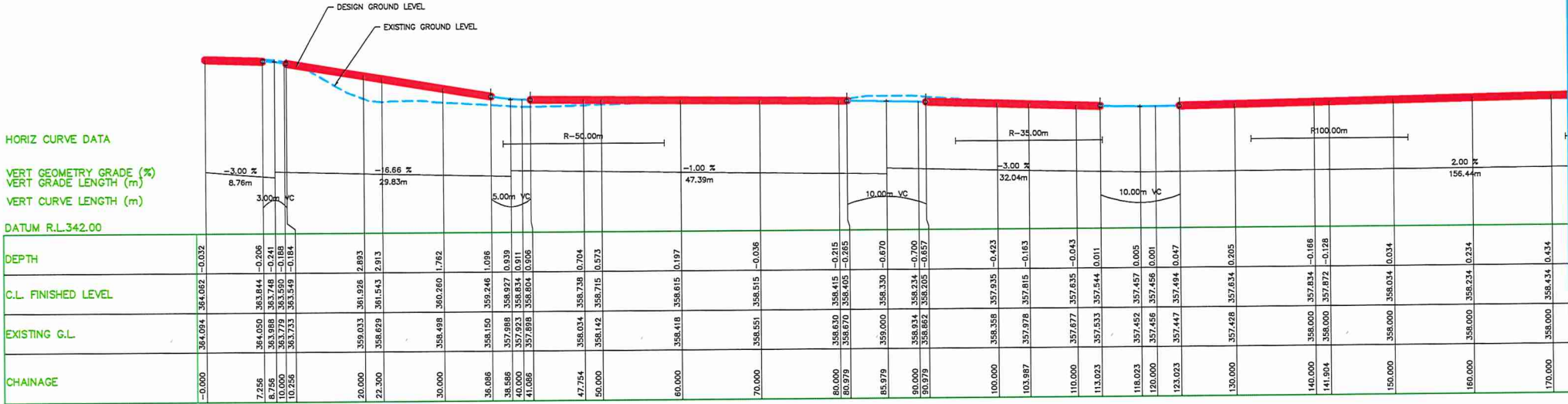


FIGURE B: Digital Render showing proposed dwellings, earthworks and landscaping



**LONGSECTION - ACCESSWAY 001**  
A1 HORIZ SCALE 1 : 250  
A1 VERT SCALE 1 : 250



**LONGSECTION - ACCESSWAY 002**  
A1 HORIZ SCALE 1 : 250  
A1 VERT SCALE 1 : 250

ISSUED 24/02/2025

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3 LOVE STREET, ADDINGTON  
60 TENNYSON STREET  
14 MERSEY STREET

QUEENSTOWN  
CHRISTCHURCH  
DUNEDIN  
GORE

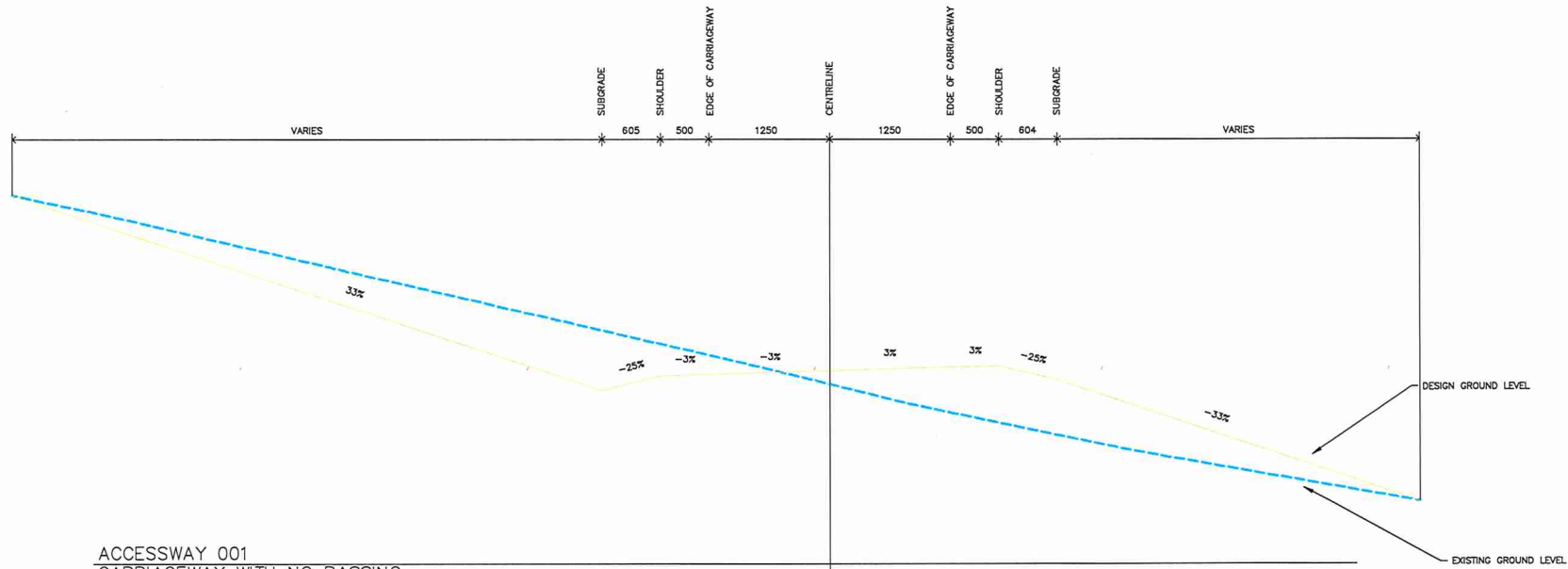
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TEL (03) 348-1025  
TEL (03) 470-1582  
TEL (03) 208-6474

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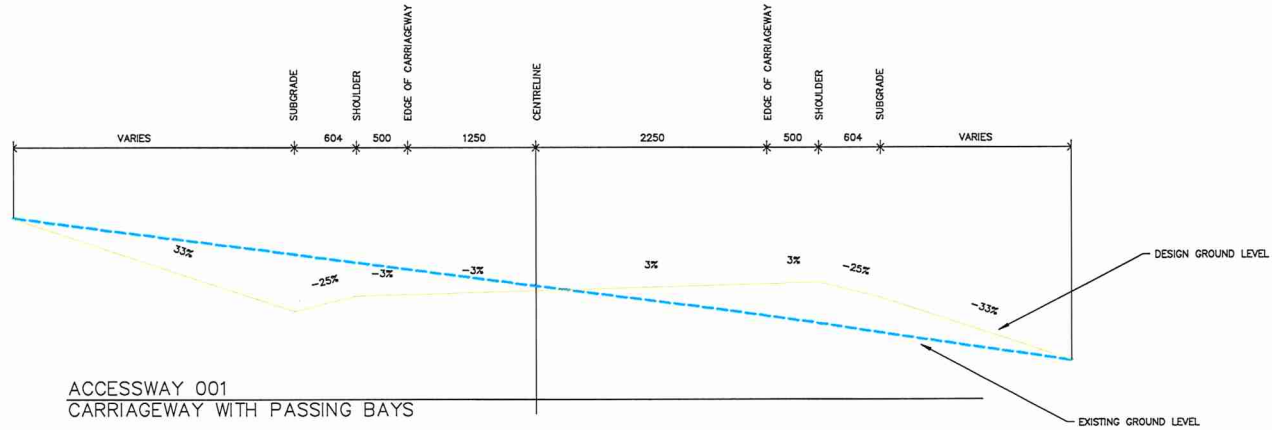
**LOTS 1 - 5 BEING A PROPOSED SUBDIVISION OF  
LOT 1 DP 396356 - THE DENE, HAWEA  
ACCESSWAY LONGSECTION**

|                           |          |    |         |                                           |                                          |
|---------------------------|----------|----|---------|-------------------------------------------|------------------------------------------|
| Client<br><b>J BURDON</b> | SURVEYED | HK | —       | Job No.<br><b>14803</b>                   | Drawing No.<br><b>E001</b>               |
|                           | DESIGNED | PT | 10.2022 | Scale<br><b>1:250 @ A1<br/>1:500 @ A3</b> | Datum & Level<br><b>LINDIS PEAK 2000</b> |
|                           | DRAWN    | PT | 10.2022 |                                           |                                          |
|                           | CHECKED  | —  | —       |                                           |                                          |
|                           | APPROVED | —  | —       |                                           | Rev.<br><b>A</b>                         |

RCB 800



ACCESSWAY 001  
CARRIAGEWAY WITH NO PASSING  
BAYS



ACCESSWAY 001  
CARRIAGEWAY WITH PASSING BAYS

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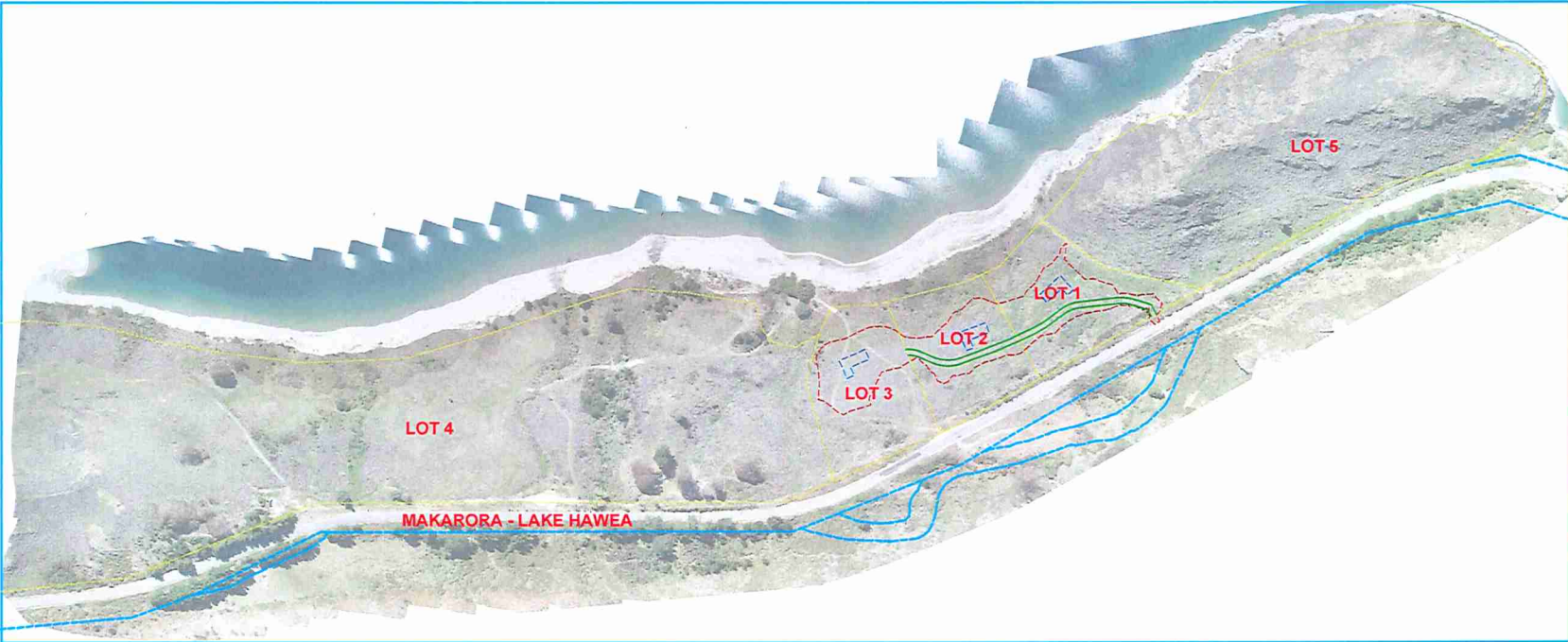
**LOTS 1 - 5 BEING A PROPOSED SUBDIVISION OF  
LOT 1 DP 396356 - THE DENE, HAWEA  
TYPICAL CROSS-SECTIONS**

|          |                                                                                                                                                                                                                                                                                                                                                                  |          |          |                        |               |                  |             |      |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|------------------------|---------------|------------------|-------------|------|
| Client   | J BURDON                                                                                                                                                                                                                                                                                                                                                         | SURVEYED | HK       | 10.2022                | Job No.       | 14803            | Drawing No. | E001 |
| DESIGNED | PT                                                                                                                                                                                                                                                                                                                                                               | 10.2022  | Scale    | 1:25 @ A1<br>1:50 @ A3 |               |                  |             |      |
| DRAWN    | PT                                                                                                                                                                                                                                                                                                                                                               | 10.2022  | Checked  | —                      |               |                  |             |      |
| CHECKED  | —                                                                                                                                                                                                                                                                                                                                                                | —        | APPROVED | —                      |               |                  |             |      |
| NOTES    | ALL DIMENSIONS SHOWN ARE IN METERS UNLESS SHOWN OTHERWISE.<br>ANY PERSON USING CLARK FORTUNE McDONALD & ASSOCIATES DRAWINGS AND OTHER DATA ACCEPTS THE RISK OF:<br>- USING THE DRAWINGS AND OTHER DATA IN ELECTRONIC FORM WITHOUT REQUESTING AND CHECKING THEM FOR ACCURACY AGAINST THE ORIGINAL HAND-COPY VERSIONS.<br>- COPYRIGHT ON THIS DRAWING IS RESERVED. |          |          |                        |               |                  |             |      |
|          |                                                                                                                                                                                                                                                                                                                                                                  |          |          |                        | Datum & Level | LINDIS PEAK 2000 | Rev.        | A    |

R.G.B. 00



LAKE HAWEA



MAKARORA - LAKE HAWEA

PART RUN 800

ISSUED 24/02/2025



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DORIE

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TEL (03)470-1582  
TEL (03)208-4474

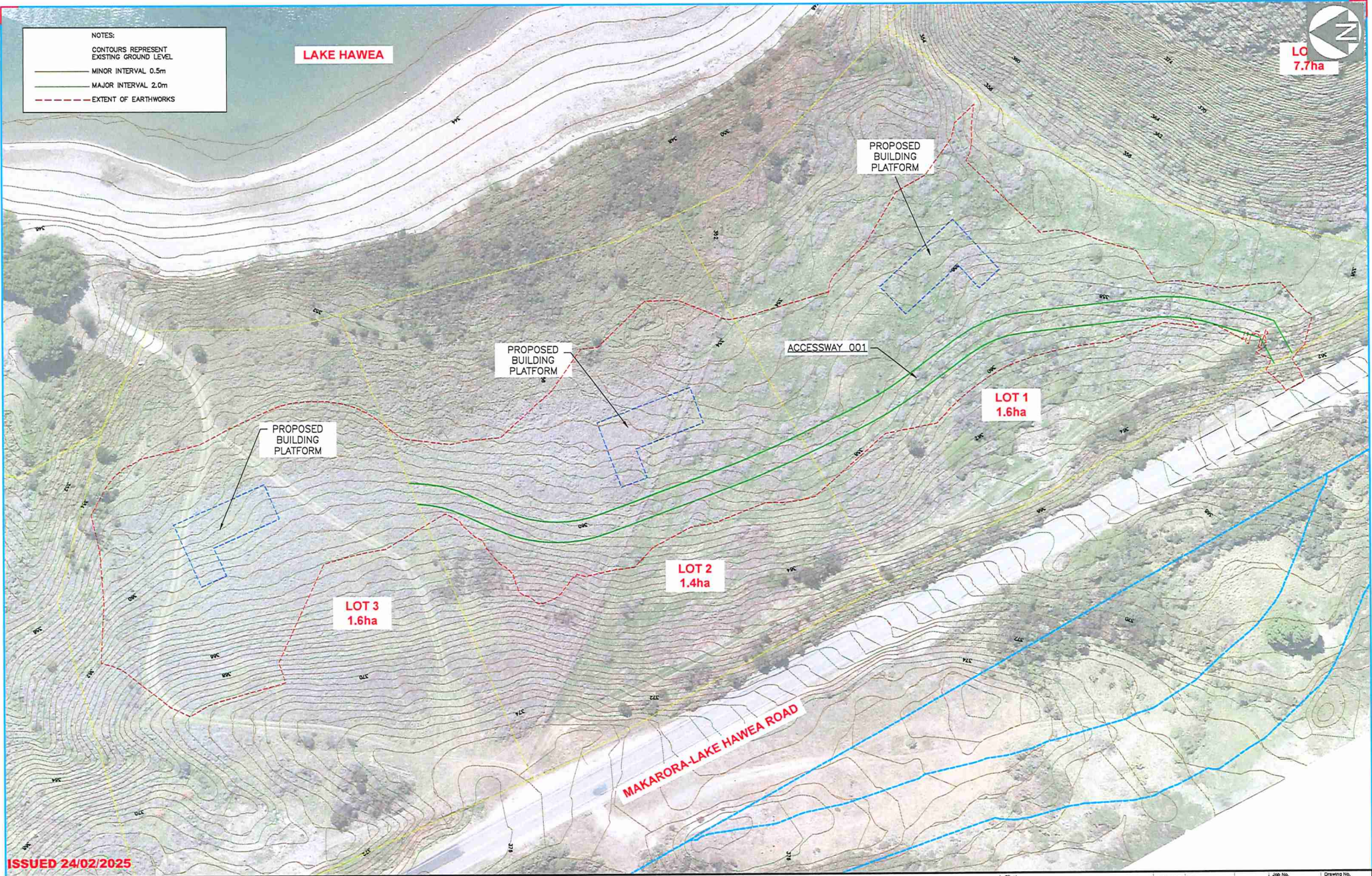
EMAIL: admin@cfma.co.nz

| Rev. | Date | Revision Details | By |
|------|------|------------------|----|
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**LOTS 1 - 5 BEING A PROPOSED SUBDIVISION OF  
LOT 1 DP 396356 - THE DENE, HAWEA  
SITE OVERVIEW**

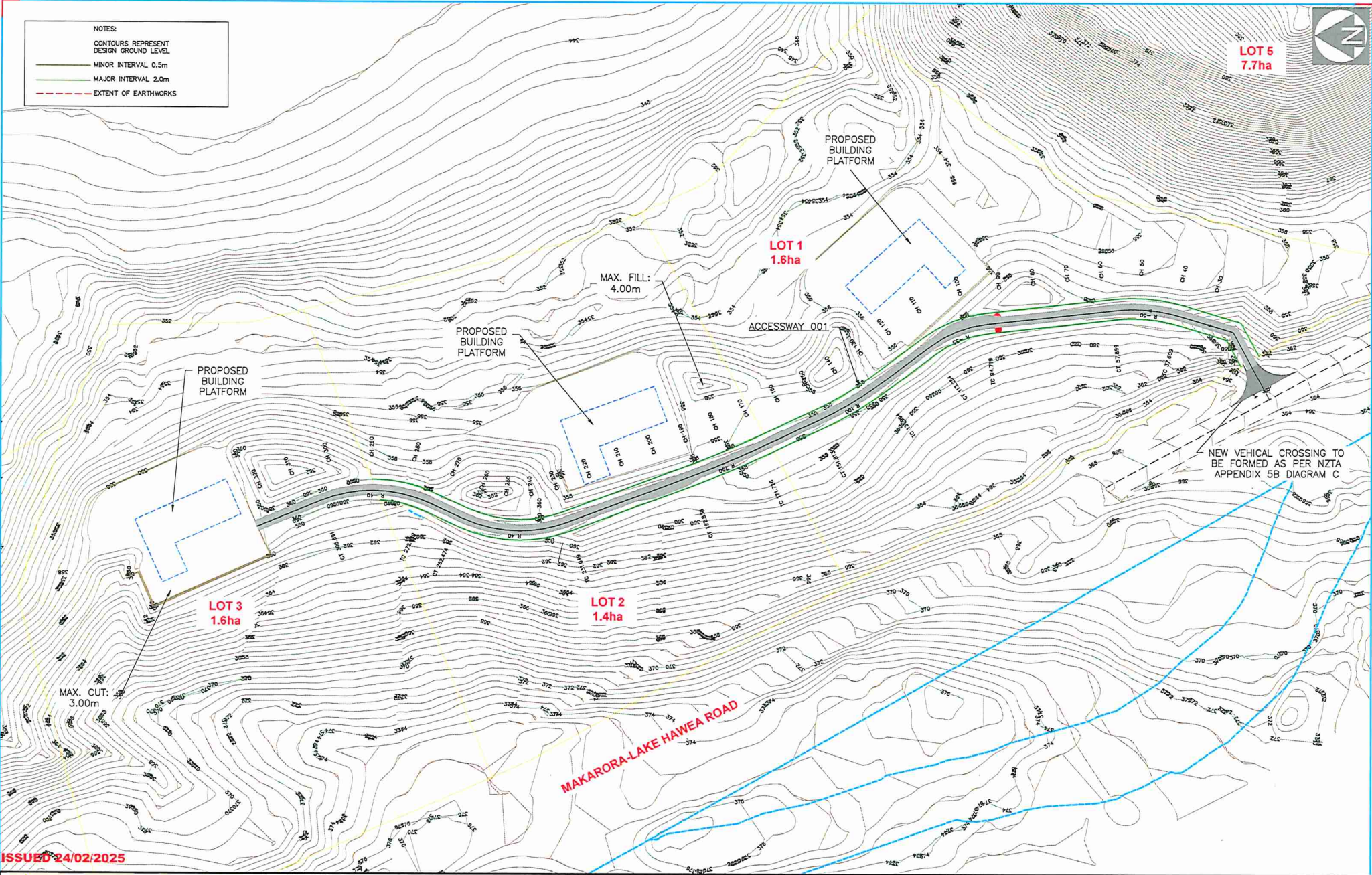
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|----------|----------|----------|---------------|----------------------------|---------|-------|-------------|------|
| Client   | J BURDON | SURVEYED | HK            | —                          | Job No. | 14803 | Drawing No. | E001 |
| DESIGNED | PT       | 10.2022  | Scale         | 1:2500 @ A1<br>1:5000 @ A3 | SHEET   | 001   | Rev.        | A    |
| DRAWN    | PT       | 10.2022  | Datum & Level | LINDIS PEAK 2000           |         |       |             |      |
| CHECKED  | —        | —        |               |                            |         |       |             |      |
| APPROVED | —        | —        |               |                            |         |       |             |      |

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|                                                                                                                                                                                                                             |  |                                                                                                                                     |  |                               |                                                               |                                   |                                                       |                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------|---------------------------------------------------------------|-----------------------------------|-------------------------------------------------------|-------------------------------------------------------------|
|  <b>Clark Fortune McDonald &amp; Associates</b><br><small>Licensed Cadastral Surveyors • Land Development • Planning Consultants</small> |  | <b>LOTS 1 - 5 BEING A PROPOSED SUBDIVISION OF<br/>LOT 1 DP 396356 - THE DENE, HAWEA<br/>SITE DETAIL &amp; NATURAL GROUND LEVELS</b> |  | Client<br><b>J BURDON</b>     | SURVEYED HK<br>DESIGNED PT<br>DRAWN PT<br>CHECKED<br>APPROVED | 10.2022<br>10.2022<br>—<br>—<br>— | 14803<br>1:500 @ A1<br>1:1000 @ A3<br>LINDS PEAK 2000 | Drawing No.<br><b>E001</b><br>SHEET 002<br>Rev.<br><b>A</b> |
| 309 LOWER SHOTOVER ROAD<br>3 LOWE STREET, ADDINGTON<br>60 TENNYSON STREET<br>14 MERSEY STREET<br>EMAIL: admin@cfma.co.nz                                                                                                    |  | QUEENSTOWN<br>CHRISTCHURCH<br>DUNEDIN<br>GORE<br>TEL (03)441-6044<br>TEL (03)348-1025<br>TEL (03)470-1582<br>TEL (03)208-8474       |  | Rev. Date Revision Details By |                                                               |                                   |                                                       |                                                             |

RCB



ISSUED 24/02/2025

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TEL (03)470-1582  
TEL (03)208-6474

EMAIL: admin@cfma.co.nz

**LOTS 1 - 5 BEING A PROPOSED SUBDIVISION OF  
LOT 1 DP 396356 - THE DENE, HAWEA  
PROPOSED ACCESSWAY LOCATION**

|          |                                                                                                                                                                                                                                                                                                                                                     |          |       |                           |               |                  |             |      |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------|---------------------------|---------------|------------------|-------------|------|
| Client   | J BURDON                                                                                                                                                                                                                                                                                                                                            | SURVEYED | HK    | 10.2022                   | Job No.       | 14803            | Drawing No. | E001 |
| DESIGNED | PT                                                                                                                                                                                                                                                                                                                                                  | 10.2022  | Scale | 1:500 @ A1<br>1:1000 @ A3 | SHEET         | 003              |             |      |
| DRAWN    | PT                                                                                                                                                                                                                                                                                                                                                  | 10.2022  |       |                           |               |                  |             |      |
| CHECKED  | -                                                                                                                                                                                                                                                                                                                                                   | -        |       |                           |               |                  |             |      |
| APPROVED | -                                                                                                                                                                                                                                                                                                                                                   | -        |       |                           |               |                  |             |      |
| NOTES:   | ALL DIMENSIONS SHOWN ARE IN METERS UNLESS SHOWN OTHERWISE.<br>ANY PERSON USING CLARK FORTUNE McDONALD DRAWINGS AND OTHER DATA ACCEPTS THE RISK OF:<br>- USING THE DRAWINGS AND OTHER DATA IN ELECTRONIC FORM WITHOUT REQUESTING AND CHECKING THEM FOR ACCURACY AGAINST THE ORIGINAL HAND COPY VERSIONS.<br>- COPYRIGHT ON THIS DRAWING IS RESERVED. |          |       |                           |               |                  |             |      |
|          |                                                                                                                                                                                                                                                                                                                                                     |          |       |                           | Datum & Level | LINDIS PEAK 2000 | Rev.        | A    |

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Lower Coastal Surveys & Land Development - Planning Consultants  
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TEL (03) 470-1582  
TEL (03) 208-6474  
EMAIL: admin@cfma.co.nz

**LOTS 1 - 5 BEING A PROPOSED SUBDIVISION OF  
LOT 1 DP 396356 - THE DENE, HAWEA  
CUT/FILL HEAT MAP**

|          |          |          |       |                           |         |       |             |      |
|----------|----------|----------|-------|---------------------------|---------|-------|-------------|------|
| Client   | J BURDON | SURVEYED | HK    | 10.2022                   | Job No. | 14803 | Drawing No. | E001 |
| DESIGNED | PT       | 10.2022  | Scale | 1:500 @ A1<br>1:1000 @ A3 | SHEET   | 004   |             |      |
| DRAWN    | PT       | 10.2022  | Scale | 1:500 @ A1<br>1:1000 @ A3 |         |       |             |      |
| CHECKED  |          |          | Scale | 1:500 @ A1<br>1:1000 @ A3 |         |       |             |      |
| APPROVED |          |          | Scale | 1:500 @ A1<br>1:1000 @ A3 |         |       |             |      |

NOTES:  
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Scale & Level  
LINDIS PEAK 2000

Rev.  
A

*RUB 58*

Waka Kotahi NZ Transport Agency Reference: 2020-0703

26 October 2022

R. Burdon  
c/- Morgan Shephard  
Brown and Company

Sent via email: morgan@brownandcompany.co.nz

Dear Morgan,

**PROPOSED 5 LOT SUBDIVISION – 1576 MAKARORA-LAKE HAWEA ROAD (STATE HIGHWAY 6) – J BURDON**

Thank you for your request for written approval from Waka Kotahi New Zealand Transport Agency (Waka Kotahi) under Section 95E of the Resource Management Act 1991. Your proposal has been considered as follows:

**Proposal**

Resource consent is sought for a 5-lot subdivision which involves the subdivision of Lot 1 DP396356. Three building platforms are proposed, one each on Lots 1, 2 and 3. Lot 4 has an existing dwelling and Lot 5 will remain as open space and is subject to a QEII National Trust Act 1977. Lots 1 and 5 will be amalgamated and held in the same record of title. The proposed subdivision plan is attached (Attachment 1) and details on each of the proposed lots is as follows:

- **Proposed Lot 1 (2.2 ha):** A building platform is proposed for Lot 1. A new shared access is proposed for Lots 1, 2 and 3 from SH6. The access will be located at the southern end of Lot 1 and will be constructed to a NZTA Diagram C standard. It is assumed that in the future one residential dwelling could be constructed on the site.
- **Proposed Lot 2 (1.1 ha):** A building platform is proposed for Lot 2. Lot 2 will have access across Lot 1 to access SH6 from the proposed new crossing place. It is assumed that in the future one residential dwelling could be constructed on the site.
- **Proposed Lot 3 (2.0 ha):** A building platform is proposed for Lot 3. Lot 3 will have access across Lots 1 and 2 to access SH6 from the proposed new crossing place. It is assumed that in the future one residential dwelling could be constructed on the site.
- **Proposed Lot 4 (24.1 ha):** Has an existing dwelling located on the site. The dwelling is accessed from SH6 via an existing authorised crossing place: CP24.
- **Proposed Lot 5 (5.1 ha):** Lot 5 will remain a vacant lot subject to a covenant with the purpose of open space (QEII National Trust Act 1977). Lot 5 will be amalgamated with Lot 1 and held in one title. Lot 5 will have access across Lot 1 to access SH6 from the proposed new crossing place.

**Assessment**

In assessing the proposed activity, Waka Kotahi notes the following:

- The new access location as shown on the attached plan (Attachment 1) is considered appropriate as shared access to Lots 1, 2, 3 and 5. The location is considered appropriate in terms of distance from other accesses and sight distances.
- The applicant has noted that they will develop the new access to a NZ Transport Agency Diagram C (Attachment 2), including appropriately sized culverts (minimum 375mm diameter as per Diagram C standard).
- An existing crossing place, CP26 is located on the proposed boundary of Lots 2 and 3. This crossing place is to be permanently and physically closed to reduce the number of accesses onto the highway at this location.
- Given that in the future residential dwellings could be constructed on Lots 1, 2 and 3, a consent notice is requested which requires any residential dwelling within the 100m setback from the state highway to be constructed to achieve an indoor

design noise level of 40 dB LAeq(24hr) inside all habitable spaces, so that the potential reverse sensitivity effects from noise are appropriately mitigated.

### **Conditions**

In discussion with Waka Kotahi your client has agreed to include the following conditions as part of the resource consent application:

1. *A new shared vehicle crossing to proposed Lots 1,2 3 and 5 shall be constructed in accordance with the Waka Kotahi NZ Transport Agency's Diagram C standard as outlined in the Planning Policy Manual (2007) and to the satisfaction of the Waka Kotahi NZ Transport Agency Network Manager.*
2. *Crossing place CP26 shall be permanently and physically closed, including reinstatement of any fence line, grassed areas, berm, highway drainage or kerb. Reinstatement works shall be consistent with the adjacent road reserve treatment, to the satisfaction of the Waka Kotahi NZ Transport Agency Network Manager.*
3. *Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall provide to Council, correspondence from the NZ Transport Agency confirming that works in the State Highway for the construction of new vehicle crossing and closure of CP26, have been constructed to the Waka Kotahi NZ Transport Agency standards.*
4. *Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall provide to Council confirmation that NZ Transport Agency has been advised of the new Records of Title or similar documentation (such as: draft LT (Land Transfer) plan, ML plan (for Maori Land), SO (Survey Office) plan or the approved survey plan), to facilitate the registration of the Crossing Place (CP69A) Notice against those new titles, under Section 91 of the Government Rounding Powers Act 1989.*

The following notice is required for Lots 1, 2 and 3:

5. *Any dwelling or other noise sensitive location on the site in or partly within 100m of the edge of the State Highway 6 carriageway must be designed, constructed and maintained to achieve an indoor design noise level of 40 dB LAeq(24hr) inside all habitable spaces.*

### **Determination**

On the basis of the above assessment of the proposed activity, and the conditions volunteered by the applicant, Waka Kotahi provides written approval under Section 95E of the Resource Management Act 1991.

### **Advice Notes**

Before you undertake any physical work on the state highway, including the formation of any vehicle crossing, you are legally required to apply to Waka Kotahi for a Corridor Access Request (CAR) and for that request to be approved

Please submit your CAR to the Waka Kotahi CAR Manager online via: <https://www.submitica.com> or <https://www.beforeudig.co.nz> a minimum of fourteen working days prior to the commencement of any works on the state highway; longer is advised for complex works.

### **Limited Access Road**

As the site fronts a Limited Access Road, Waka Kotahi provides approval under Section 93 of the Government Rounding Powers Act 1989 for the site to gain direct access from the State Highway as described in this written approval.

### **Expiry of this approval**

Unless resource consent has been obtained this approval will expire two years from the date of this approval letter. This approval will lapse at that date unless prior agreement has been obtained from Waka Kotahi.

If you have any queries regarding the above or wish to discuss matters further, please feel free to contact Julie McMinn via email at [Julie.mcminn@nzta.govt.nz](mailto:Julie.mcminn@nzta.govt.nz) or you can contact the environmental planning team at [environmentalplanning@nzta.govt.nz](mailto:environmentalplanning@nzta.govt.nz).

Yours sincerely,



Gemma Kean  
Senior Planner

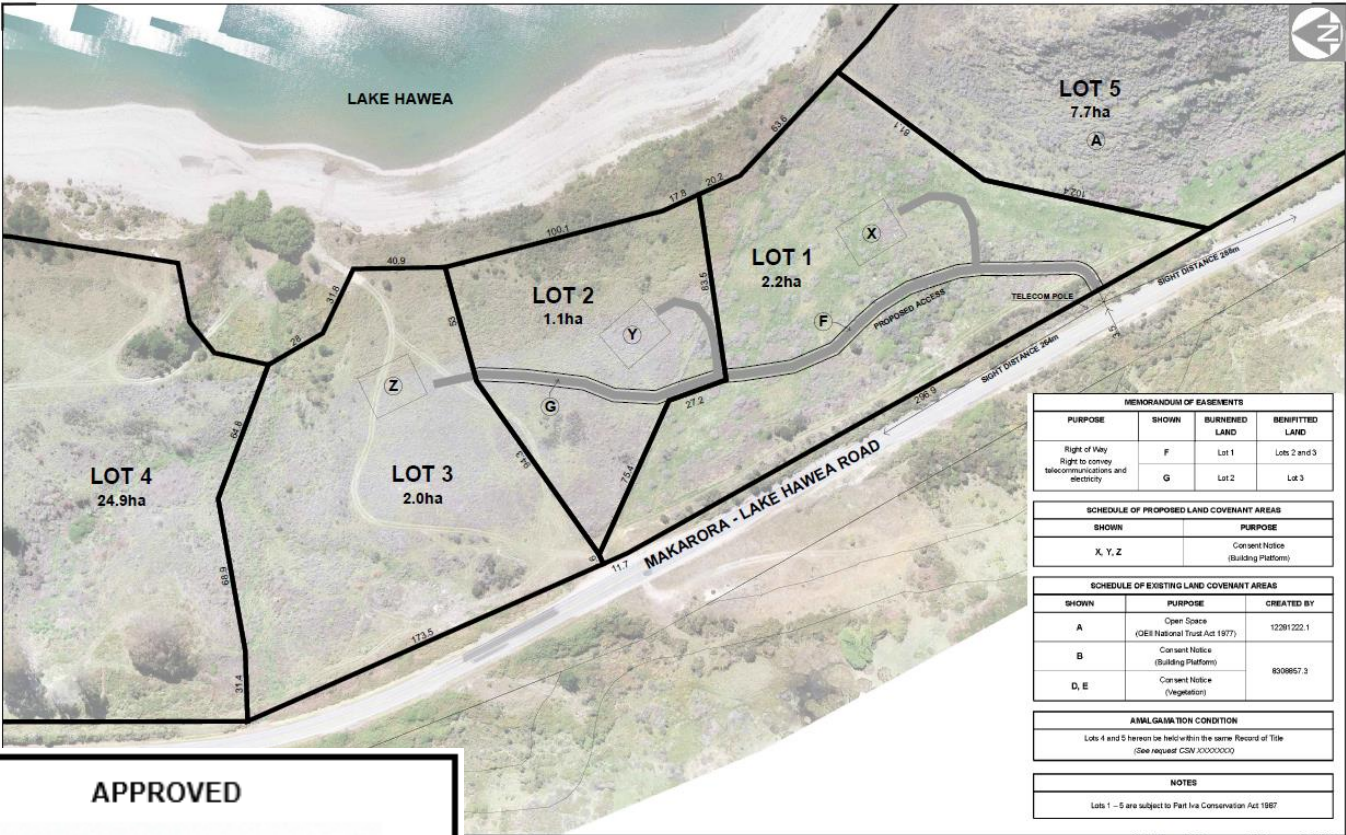
Poutiaki Taiao / Environmental Planning, System Design, on behalf of Waka Kotahi NZ Transport Agency.

cc: [john.oneill@nzta.govt.nz](mailto:john.oneill@nzta.govt.nz)

**Enclosed:**

- Attachment 1: Proposed Subdivision Plan
- Attachment 2: Diagram C Access Standard

Attachment 1: Proposed Subdivision Plan



APPROVED

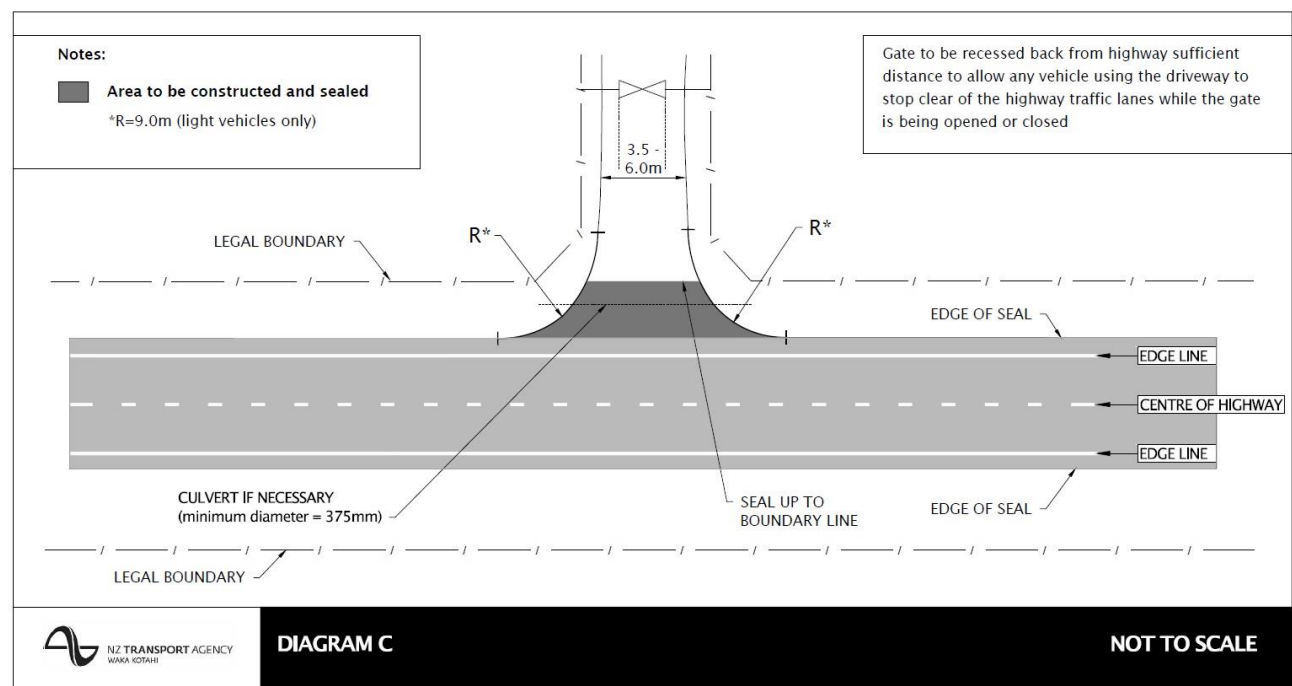
Gemma Kean  
Senior Planner – Consents and Approvals  
Waka Kotahi NZ Transport Agency

**LOTS 1 - 5 BEING A PROPOSED SUBDIVISION OF  
LOT 1 DP 396356  
GLEN DENE STATION, HAWEA**

|         |              |       |            |           |             |
|---------|--------------|-------|------------|-----------|-------------|
| Client  | J & L BURDON | Date  | 14/03/2020 | Sheet No. | 03          |
| Project |              | Scale | 1:750 @ A1 | Sheet     | 002         |
| Drawn   | HE           | Date  | 11/03/2020 | Scale     | 1:1500 @ A3 |
| Checked | SAH          | Date  |            | Scale     |             |
| Di      |              | Date  |            | Scale     |             |

Drawn & Laid  
LINDS PEAK  
2020

Attachment 2: Diagram C Access Standard



To Whom It May Concern

23 November 2020

### Public Access Easement to a high point (Round Hill) overlooking Lake Hawea

The Trust has been looking at opportunities for a new short walk near the Lake Hawea Campground. The idea is to create a short walk along the western shore of Lake Hawea that starts close to the township.



Access is available through/alongside Lake Hawea Campground from the boat launching ramp to a small beach north of the campground, but the Trust believed that it needed a high viewpoint as a destination.

The Trust has been in discussions with Jerry & Lesley Burdon (the landowners) of the small hill just to the north of the beach (locally known as Round Hill), to see if we could obtain public access to the top of the hill via an easement.

The Burdons have advised that the hill is going to be subject to a QE2 covenant to protect it in perpetuity. QE2 covenants do not however provide for public access as a standard condition. The Burdons have indicated that they would be prepared to provide an easement for public



John Hare  
Chair  
Upper Clutha Tracks Trust  
PO Box 35  
Wanaka 9343

W: [www.uctt.org.nz](http://www.uctt.org.nz)  
E: [jack.whare@gmail.com](mailto:jack.whare@gmail.com)  
M: 024 4368 717

access, subject to Plan Change 28 which removes the easement from the definition of Public Place in the District Plan.

The Trust believes that this easement for access to the viewpoint will be of value to the public and will help facilitate the creation of a high quality short walk for both residents of Lake Hawea and visitors to the town.

The Trust believes that this public access easement could be considered as a form of environmental compensation, and that environmental compensation can sometimes be considered as a means to offset some effects of development.

The Trust does not take a position to either support or oppose resource consent applications, but would support the provision of this access if it is offered by the Burdons.

Yours Faithfully

John Hare  
Upper Clutha Tracks Trust  
Chair



John Hare  
Chair  
Upper Clutha Tracks Trust  
PO Box 35  
Wanaka 9343

W: [www.uctt.org.nz](http://www.uctt.org.nz)  
E: [jack.whare@gmail.com](mailto:jack.whare@gmail.com)  
M: 024 4368 717

| Month   | Days | Ave %<br>time<br>observed | Total boats<br>inside 2km | Ave<br>Boats/day | Total boats<br>beyond<br>2km | Ave<br>Boats/day |
|---------|------|---------------------------|---------------------------|------------------|------------------------------|------------------|
| Aug-22  | 16   | 93%                       | 2                         | 0.13             | 8                            | 0.50             |
| Sept-22 | 28   | 89%                       | 9                         | 0.32             | 9                            | 0.32             |
| Oct-22  | 25   | 89%                       | 12                        | 0.48             | 5                            | 0.20             |
| Nov-22  | 28   | 97%                       | 10                        | 0.36             | 8                            | 0.29             |
| Dec-22  | 27   | 94%                       | 26                        | 0.96             | 8                            | 0.30             |
| Jan-23  | 29   | 92%                       | 58                        | 2.00             | 36                           | 1.24             |
| Feb-23  | 25   | 97%                       | 29                        | 1.16             | 17                           | 0.68             |
| Mar-23  | 20   | 93%                       | 13                        | 0.65             | 3                            | 0.15             |
| Jan-24  | 31   | 92%                       | 45                        | 1.45             | 11                           | 0.35             |
| Feb-24  | 29   | 83%                       | 47                        | 1.62             | 17                           | 0.59             |
| Mar-24  | 29   | 89%                       | 15                        | 0.52             | 5                            | 0.17             |
| Apr-23  | 20   | 92%                       | 15                        | 0.75             | 6                            | 0.30             |
| May-23  | 25   | 98%                       | 15                        | 0.60             | 7                            | 0.28             |
| Jul-23  | 16   | 96%                       | 3                         | 0.19             | 1                            | 0.06             |
| Aug-23  | 31   | 97%                       | 7                         | 0.23             | 2                            | 0.06             |
| Sept-23 | 30   | 98%                       | 6                         | 0.20             | 4                            | 0.13             |
| Oct-23  | 31   | 96%                       | 17                        | 0.55             | 3                            | 0.10             |
| Nov-23  | 26   | 92%                       | 25                        | 0.96             | 3                            | 0.12             |
| Feb-25  | 11   | 95%                       | 7                         | 0.64             | 0                            | 0.00             |
| Mar-25  | 16   | 97%                       | 5                         | 0.31             | 0                            | 0.00             |

**Notes:**

1. Recording started 12 August 2022
2. Jerry calculated every day he observed a boat going past from the site
3. There may have been other boats on the southern and eastern portions of the lake that are not visible to the naked eye

## LANDSCAPE MEMORANDUM

### RM250722 – J BATCHELOR, J BURDON AND J DONALDSON

#### PROPOSAL TO CREATE THREE RURAL LIVING LOTS VIA SUBDIVISION

**vivian+espie**

**29 May 2026**

---

- 1 Resource consent application RM250722 proposes to subdivide a 38ha lot so as to create three lots with building platforms and two balance lots.
- 2 In relation to landscape and visual issues, I prepared a Landscape and Visual Effects Assessment Report regarding the proposal, dated 24 July 2025 that was included with the application. Also included with the application were landscape plans and visual simulations prepared by Baxter Design, dated February 2025, and a set of design controls also prepared by Baxter Design, dated September 2025.
- 3 On behalf of the QLDC, Richard Denney prepared a Landscape Peer Review Report, dated 26<sup>th</sup> November 2025. In response to the Peer Review Report, various landscape-related amendments have now been made to the proposal. The amendments are detailed in a memo and a revised graphic document prepared by Baxter Design dated 19<sup>th</sup> May 2026. In summary:
  - *The planting palette has been amended in response to matters raised by David Norton, ecologist.*
  - *Planting Area F has been moved downslope to create a continuous vegetated backdrop behind dwellings from lake views.*
  - *The area of land between planting area F and Makarora-Lake Hawea Road shall be maintained in its existing vegetative cover to ensure that existing panoramic views from the State Highway are protected.*
  - *Beech Tree planting is proposed in front of both sides of each dwelling to reduce the scale of building visible from the lake.*
  - *All planting is specified to be inter-planted into the existing vegetation.*

- *All fencing is limited to within the building platform within planting to ensure that no distinctive visible edge is created by the fencing, from lake views.*
- 4 In an overall sense, proposed vegetation has been increased so as to bolster visual screening, visually blend built development into a vegetated context when viewed from the lake surface, and retain the existing degree of openness that is experienced from the highway.
  - 5 The set of design controls that are part of the proposal are particularly detailed and restrictive. Building platforms are 390m<sup>2</sup> and curtilage is very confined. In terms of building height, buildings must be mono-pitched, sloping towards the lake, with a maximum height of 3.8m above the defined FFL levels. The lower end of the mono-pitch that faces the lake is restricted to 3m above FFL, and the roof must overhang glazing by 1.2m. Cladding and roofing are restricted to particularly recessive colours.
  - 6 The 19<sup>th</sup> May 2026 Baxter Design Memo describes the amendments in relation to issues raised in the Peer Review Report, particularly in paragraphs 44, 58 and 59 of that report. The amendments provide a particularly detailed and comprehensive landscape treatment that will extend from Round Hill in the south, through the gully to the north of the building platforms, to meet the arable improved pasture to the north. This entire area will be planted, managed and considerably enhanced in terms of ecology, natural character and biodiversity.
  - 7 I will not repeat the commentary of the Baxter Design Memo but I make the following additional points.
  - 8 Views out across Lake Hawea from the part of the highway that adjoins the site are currently characterised by roadside regenerating bracken fern within the site, relative openness, and long views across the lake to distant mountain slopes and skylines. This will continue to be the case under the amended proposal. Existing vegetation between the highway and Planting Area F will be retained (i.e. the regenerating bracken fern), which acts as an immediate foreground to views. The broad, expansive panorama will continue to dominate the visual experience as highway users pass the site. The planting of Planting Area A will be evident but will not block broad views. The road entrance point will be visually apparent, but other aspects of the proposed development will not.
  - 9 Planting Areas D and B will be implemented as soon as earthworks are complete, allowing vegetation to become established before dwellings are complete. Future dwellings will not be

*RM250722 – Landscape Memo – vivian+espie*

invisible from the lake surface. However, as shown in the cross sections and visual simulations images of the revised Baxter Design graphic document, they will be very well integrated into a complex and natural visual pattern created by the native vegetation regime. The proposed design controls, earthworks and mounding design and vegetation regime will work in combination to very considerably mitigate potential effects in visual amenity and landscape character.

- 10 Regarding how the amendments have responded to the Peer Review Report, I consider that openness as experienced from the highway will now be retained as per the status quo. Detail is now provided regarding a comprehensive native vegetation and biodiversity enrichment, providing not only strong visual mitigation but also significant natural character enhancement.
- 11 I consider that the amendments that have been made to the proposal are of a level of detail that provide a high degree of certainty regarding effects, and this reinforces the conclusions of my Landscape and Visual Effects Assessment Report; that adverse visual effects (of a degree up to moderate) will be experienced from a very limited and seldom visited visual catchment, being a particular close part of the lake surface. Adverse effects on landscape character will be of a low degree at most and will be localised. The landscape values of the ONL will continue to be protected.
- 12 I also note that since the time of my original report and since the Peer Review Report, the Priority Area Landscape Schedules have now been finalised via the settlement of appeals. The relevant Schedule (21.22.23) regarding the Hawea South North Grandview Priority Area gives the following capacity regarding rural living:

***Rural living – limited*** landscape capacity for activities that are located on the lower-lying terrain and are: designed to be of a modest scale, have a low-key rural character and are located to take advantage of screening and/or filtering benefit of natural landscape elements; integrates landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).

- 13 I note that on the 5-point scale of capacity that is used for the Priority Area Schedules, “limited” capacity is the second to top rating, and is the highest rating for rural living that is given to any ONL. The only other ONL in the district that is given this capacity rating is the Cardrona Valley. Looking at the descriptive commentary given in the paragraph above that is cited from the relevant schedule, I consider that the proposal achieves every aspect of the description; proposed

development is on lower-lying terrain, is of modest scale and low-key character, takes advantage of screening by natural topography, incorporates considerable landscape restoration/enhancement and improves public access (to Round Hill).

**Ben Espie – 29 May 2026 - vivian+espie**

17<sup>th</sup> December

Jeremy Burdon, Andrea Donaldson and Joanne Batchelor  
C/- Morgan Shepherd  
Otago Region 9382

**Attention:** Morgan Shepherd

**Email:** morgan@brownandcompany.co.nz

### **The Application**

Te Rūnanga o Moeraki, Te Rūnanga o Ōtākou, Kati Huirapa Rūnaka ki Puketeraki and Hokonui Rūnanga (**'Kā Rūnaka'**) understand that Jeremy Burdon, Andrea Donaldson and Joanne Batchelor are applying to Queenstown Lakes District Council for resource consent to undertake a five lot subdivision and the establishment of three residential building platforms and associated earthworks at 1576 Makarora-Lake Hawea Road (Lot 1 DP 396356).

### **The Affected Party**

Aukaha writes this letter on behalf of Kā Rūnaka, the kaitiaki rūnaka whose takiwā includes the subject site and the landscape in which it is situated. Kā Rūnaka exercise rakatirataka and kaitiakitaka over all the natural resources within their takiwā.

A representative from Te Rūnanga o Moeraki, Te Rūnanga o Ōtākou, Kati Huirapa Rūnaka ki Puketeraki and Hokonui Rūnanga has provided direction on this application.

### **Decision**

Kā Rūnaka provide their written approval as an affected party to the proposal outlined in the application received on the 14/09/2025 and dated 08/09/2025.

Kā Rūnaka are particularly supportive of the following conditions volunteered by the applicant below:

- The proposal includes registering the following consent notice conditions (in addition to the design controls) to the titles of proposed Lots 1 – 3:
  - a. *The lot owner is required to ensure ongoing maintenance and management of the part of Ecological Planting Area C, D, E and F which is located within the lot.*
  - b. There shall be no further subdivision of the lot.

- *The following consent notice conditions are proposed to be registered on the titles of proposed Lots 4 and 5 which will be held in the same record of title:*
  - c. *The lot owner is required to ensure ongoing maintenance and management of the Ecological Planting Area A, B and part of E which is located within the lots.*
  - d. *There shall be no further subdivision of the lot.*

Kā Rūnaka note the Accidental Discovery Protocol in the Proposed Otago Regional Policy Statement 2021 which is the most up to date version and is set out in **Appendix 1**.

This letter is specific to the above proposal and any changes made to the application will require further consultation with Kā Rūnaka.

Nāku noa, nā

A handwritten signature in black ink, appearing to read 'Cory Neale', with a stylized, cursive script.

Cory Neale

Chief Executive, Aukaha

*cc: Te Rūnanga o Moeraki, Te Rūnanga o Ōtākou, Kāti Huirapa Rūnaka ki Puketeraki and Hokonui Rūnanga*

**Encl. (1)**

## **Enclosure 1: Otago Regional Policy Statement 2021 – Accidental Discovery Protocol (APP11)**

If an unidentified archaeological site is located during works, the following applies:

- (1) Work must cease immediately at that place and within 20m around the site.
- (2) The contractor must shut down all machinery, secure the area, and advise the Site Manager.
- (3) The Site Manager must secure the site and notify the Heritage New Zealand Regional Archaeologist. Further assessment by an archaeologist may be required.
- (4) If the site is of Māori origin, the Site Manager must notify the Heritage New Zealand Regional Archaeologist and the appropriate papatipu rūnaka of the discovery and ensure site access to enable appropriate cultural procedures and tikaka to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act, Protected Objects Act).
- (5) If human remains (kōiwi) are uncovered the Site Manager must advise the Heritage New Zealand Regional Archaeologist, NZ Police and the appropriate papatipu rūnaka and the above process under 4 must apply. Papatipu rūnaka will lead the management of any kōiwi tangata (human remains of a Māori person) that have been uncovered, in line with the Te Rūnanga o Ngāi Tahu Kōiwi Tangata policy 2019. Remains are not to be moved until such time as papatipu rūnaka and Heritage New Zealand have responded.
- (6) Works affecting the archaeological site and any human remains (kōiwi) must not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue. Works affecting a site of Māori origin or containing kōiwi tangata must not resume until papatipu rūnaka give written approval for work to continue. Further assessment by an archaeologist may be required.
- (7) Where iwi so request, any information recorded as the result of the find such as a description of location and content, is to be provided for their records.
- (8) Heritage New Zealand Pouhere Taonga will advise if an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 is required for works to continue.

It is an offence under Section 87 of the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site without an authority from Heritage New Zealand irrespective of whether the works are permitted or consent has been issued under the Resource Management Act.



## MEMO

19/05/2026

**To:** Richard Denney, QLDC

**CC:** J Batchelor, J Burdon, Morgan Shepherd (Brown & Co)

**From:** Paddy Baxter, Landscape Architect – Baxter Design

**Re: The Dene RM250722 - Response to matters raised by R. Denney QLDC – Peer Review**

### Introduction

1. This Memo outlines amendments changes made to the plans in response to the Peer Review prepared by Richard Denny QLDC Peer Review, dated 26 Nov 2025
2. The following changes have been made:
  - The planting palette has been amended in response to matters raised by David Norton, ecologist. And ecological planting has been separated from landscape planting within the plans.
  - Planting Area F has been moved downslope to create a continuous vegetated backdrop behind dwellings from lake views.
  - The area of land between planting area F and Makarora-Lake Hawea Road shall be maintained in its exiting vegetative cover to ensure that existing panoramic views from the State Highway are protected.
  - Beech Tree planting is proposed in front of both sides of each dwelling to reduce the scale of building visible from the lake.
  - All planting is specified to be inter-planted into the existing vegetation.
  - All fencing is limited to within the building platform within planting to ensure that no distinctive visible edge is created by the fencing, from lake views.
3. The following plans have been updated and SK25, SK24, SK11, SK17 and Appendix 2 are referenced within this document:
  - 4550-SK25 - Burdon Hawea - Overall Masterplan - 17 March 2026
  - 4550-SK24- Bachelor Hawea - Wider Masterplan - 17 Mar 2026
  - 4550-SK11 - Burdon Hawea - Typical Lot Plan - 17 Feb 2026
  - 4550-SK17 - Burdon Hawea - Sections - 17 Mar 2026
  - David Norton - Ecologist Report 'Appendix 2'

## Design responses to relevant matters:

### In response to the proposed planting:

- *'The screen planting of beech trees alongside the highway accentuates the unnatural line of the highway rather than the natural forms of the land, would screen public views of the lake and degrade the open character of the landscape.'*<sup>1</sup>
  - *The report notes existing natural revegetation of native vegetation including alongside the highway is to be retained. This is not shown on the landscape plans. This is relevant as the existing highway side scrub offers low level screening of the site except for a few gaps. I agree proposed beech planting would eventually screen the site, but also block existing public views over the lake, and planted to function as a barrier rather than a restoration of beech forest'*<sup>2</sup>
  - *After 5 years beech trees should start to reach 4 to 5 metres in height, and will reach heights of 10 to 30m once mature after 20 to 50 years. As above I consider the planting would block scenic views and read as a long band of visual barrier planting for residential development rather than indigenous forest restoration... I consider there is potential to protect scenic outlook values and provide a natural restorative vegetation context through a more detailed planting design response and landscape management using the natural slope and form of the land.'*<sup>3</sup>
4. Planting Area C (**refer to David Norton's ecological planting**) has been amended to add 3 areas of Mountain Beech in groups adjacent to the highway to fit naturally with the existing vegetation, whilst retaining lake views (page 23 of *R. Denney Peer Review*) from the highway.
5. A group of beech trees is located adjacent to the south side of proposed building platform 1 to screen the dwelling from highway views whilst maintaining the open wider views from the highway, noting that view is a glimpse only (experienced from a travelling vehicle at a speed up to 100km/hour).

### Response in regard to matters raised in the Peer Review Report re: planting detail, planting heights and visual mitigation:

*'The plant list includes a diverse range of species with varying heights and forms, but there is insufficient detail to understand the placement of tall versus smaller species in regard to visual mitigation potential which given the nature and sensitivity of the ONL, site and proposal is an expected level of detail.'*<sup>4</sup>

6. Area E is the critical planting area in regard to potential mitigation of the proposed dwellings. Given that planting zone abuts the areas of level lawn at a similar level to the dwellings (give or take 300mm). To that end, the proposed planting mix in Area E contains plants that will grow between 1m and 2.5 (flax) in

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1. <sup>1</sup> Landscape Peer Review report 26 Nov 2025 para 44  
2. <sup>2</sup> Landscape Peer Review report 26 Nov 2025 para 58  
3. <sup>3</sup> Landscape Peer Review report 26 Nov 2025 para 59  
4. <sup>4</sup> Landscape Peer Review report 26 Nov 2025 para 44

height. From lake views (at a lower elevation) this planting will remove approximately a third of the lower visible portion of the elevations potentially visible from the lake.

*'The planting proposal has not been adapted to FENZ wildfire guidelines, likely resulting in further modification to form and extent of planting within at least 30m to proposed building platforms which will alter visual mitigation qualities'*<sup>5</sup>

7. All planting within 30m of built form will be low flammability however, this is outside the scope of a landscape architects expertise and we would refer to specialist advice on this matter. A condition of consent is appropriate to address the FENZ wildfire guidelines.
8.
  - *'I consider it unlikely that planting would be designed and managed to a point that views of the lake would be screened from platforms and vice versa that platforms would be screened from the lake.'*<sup>6</sup>
9. The dwellings are not fully screened however they are set-into the landscape by way of a planting backdrop and planting in-front of / to both sides of the dwellings (shown on SK24 in planting Area G) in order to soften the transition between landscape and built form obscuring the buildings from lake views. All of planting D is to be inter-planted into existing vegetation. Building material restrictions outlined in the design controls further recess the buildings into the landscape ensuring low reflectivity and colours which blend into the surroundings.

*'Plant grade is small at PB2, which is appropriate for mass planting for revegetation for ecological enhancement but is less effective for visual mitigation taking years to have effect.'*<sup>7</sup>

9. This is noted and agreed to that end we would recommend that all planting in Area E is undertaken at a minimum of PB5 be utilised.

*'The proposal offers a restorative vegetated landscape concept to improve capacity but I consider is insufficient in detail and staging to assure the residential development would be absorbed within it.'*<sup>8</sup>

10. We refer to the report of David Norton with respect to the proposed ecological planting areas.
11. We note that Planting Areas D and ecological planting area B are proposed to be planted as soon as earthworks for roading and platforms are completed, to enable mitigation planting to reach a required height as soon as possible.

*'The intended level of screening of the development, particularly as viewed from the lake is uncertain, but as presented could range from totally obscured buildings by vegetation within 5 to 10 years, to*

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5. <sup>5</sup> Landscape Peer Review report 26 Nov 2025 para 44

6. <sup>6</sup> Landscape Peer Review report 26 Nov 2025 para 44

7. <sup>7</sup> Landscape Peer Review report 26 Nov 2025 para 44

8. <sup>8</sup> Landscape Peer Review report 26 Nov 2025 para 65

*buildings, residential activity and landform modifications clearly visible from the lake and partially visible from the highway*<sup>9</sup>

*Proposed earthworks would not be sympathetic to the natural topography with introduction of cut and raised platforms for residential dwellings and curtilages perched for a lake outlook, and earth mounding intended for visual mitigation. Areas replanted in indigenous vegetation would reduce visible adverse effects of landform modifications. Earthworks duration would be expected to be short given the relatively small scale, and once grass seeded or planted once completed would green off within months depending on season.’*<sup>10</sup>

12. The relationship between the proposed dwellings and the public road has been visualised, (refer to SK17), to confirm that the proposed dwellings will not be seen from the road corridor. The combination of existing landform and the placement of built form ensures that the dwellings sit below key view-lines, and that no adverse visual effects will arise from road-based viewpoints. Planting Area F has been moved downslope so that it sits behind the dwellings. This planting belt is intended to provide a continuous vegetated backdrop so that the dwellings appear more ‘set-in’ to the existing landform when viewed from the lake and surrounding elevated locations. None of the proposed planting would obscure any existing views of the lake from the road corridor. Taller species - Matai, and Totara have been removed from the plant lists as they would in-time block lake views from the road corridor.

#### **Earthworks, landform, containment and re-contouring:**

*‘The controls do not include controls of planting beyond the curtilage and building platforms which I consider relevant in terms of lifestyle type amenity and garden planting that would highlight residential development activity and break down landscape cohesion, open character and scale values of the ONL.’*

13. The design controls are amended to ensure that there is no domestic ‘spill’, by way of planting or any other activity, beyond the curtilage area.

*The site itself offers very little in the way of natural containment as open paddock on lake facing aspect with very limited natural undulation and no substantive vegetation. Hence the degree of proposed earth reshaping and planting proposed to modify the landscape as the existing site offers very little containment.*<sup>11</sup>

14. The characterisation of the site as an “open paddock with very little natural containment” does not accurately reflect the existing site conditions. While the site includes an area of pasture, it is not a continuous or exposed lakeside paddock. Rather, it reads as a contained grassed pocket set within a broader pattern of established hillside planting.

Existing vegetation on adjoining properties and along the margins of the site provides a degree of visual enclosure and backdrop, which contributes to the site’s overall containment. In addition, the site is not readily visible from the road corridor. The landform slopes down steeply from the road toward the lake,

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9. <sup>9</sup> Landscape Peer Review report 26 Nov 2025 para 44

10. <sup>10</sup> Landscape Peer Review report 26 Nov 2025 para 97

11. <sup>11</sup> Landscape Peer Review report 26 Nov 2025 para 77

with the building platform located on a lower terrace. This recession in topography, combined with intervening vegetation on adjacent sites, substantially limits visibility of the site from public vantage points.

Although there is a more open area immediately below the road the topography extends from the road and then transitions quickly into a steeper downslope across the site. As a result, views into the site are naturally hidden, and the proposed building platform is visually contained by both landform and surrounding vegetation.

Overall, the site already exhibits a degree of natural containment through a combination of topography and existing planting. As such, it should not be characterised as an exposed or highly visible open paddock requiring substantial modification to achieve integration within the landscape. The site is visible from the lake however is read as making up part of the broader pattern of pasture alongside established hill-side planting.

15. The proposed contouring (and planting on earthshaping) on each side of the dwellings is intended to address views from the north and south. No contouring is proposed east of the dwellings (flat lawns). Mitigation from lake views is a combination of the following:
  - Low, dark and flat roof building forms defined in the design controls.
  - A continuous mass of planting surrounding the dwellings and extending past the dwellings
  - Partial removal of dwelling forms by the beech tree planting on each side of the dwellings, at FFL level.
  - Planting to lawn level (area E) to partially screen the lower portion of the dwelling (referred to above).
  - The restriction of domestic activities to confined areas and the screening of service areas.
16. In short, the mitigation is a sum of many parts, a unique solution to the site character.
17. Planting of Area D is to be undertaken as soon as flat building platforms and driveway earthworks are substantially completed. There will be adverse effects arising during the construction process and until the planting reaches required heights, however these effects will be temporary only.

*'Clarification and detail of the intent of the supporting landscape context is sought, in that is this to be: an encompassing restorative indigenous vegetative setting that is ecologically self-sustaining to which dwellings are nestled within, or is it a hybrid of native visual mitigation planting, pockets of ecological vegetation and balance areas for rural living 'lifestyle' activities.'*<sup>12</sup>

18. The initial planting design, is a mix of both, intended to both restore ecological values and to provide mitigation. Whilst there are different planting lists in different areas, the overriding planting amenity from lake views will be indistinguishable from those views. Refer to SK24 for planting areas.

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12. <sup>12</sup> Landscape Peer Review report 26 Nov 2025 para 47

# Drinking Water Sampling Memorandum

|         |                                                                               |
|---------|-------------------------------------------------------------------------------|
| To      | Jerry Burdon                                                                  |
| From    | Lucy Cramp, Senior Environmental Consultant, Enviroscope                      |
| Date    | 26/06/2026                                                                    |
| Subject | Drinking Water Sampling - Lot 1 DP 396356 at 1576 Lake Hāwea–Albert Town Road |

| Appendix   | Title                                                           |
|------------|-----------------------------------------------------------------|
| Appendix 1 | Eurofins Water Quality Results                                  |
| Appendix 2 | Comparison of Water Quality Results against Relevant Guidelines |

## 1. SCOPE

The applicant seeks consent to subdivide Lot 1 DP 396356 at 1576 Lake Hāwea–Albert Town Road into five lots. These comprise three lots, each with a proposed residential building platform for rural living purposes; one lot containing the existing Glen Dene Homestead (within an established residential building platform); and a balance lot.

This memorandum summarises the results of surface water quality sampling undertaken to evaluate the suitability of the source for abstraction, for the purposes of drinking water for the five lots. The results have been assessed against the Drinking Water Standards for New Zealand 2022 Maximum Acceptable Values (MAVs) and the Aesthetic Values for Drinking Water Notice 2022, which are relevant national standards for potable water and are consistent with the Queenstown Lakes District Council Land Development and Subdivision Code of Practice 2025.

## 2. SITE DESCRIPTION

The site is located between State Highway 6 and the western shoreline of Lake Hāwea, approximately 2 km north of the Hāwea Township. Several small streams drain from the slopes of Mt Maude through the wider site and discharge into Lake Hāwea. These streams are likely to be responsive to rainfall and overland flow, particularly given the land use and vegetation cover within the catchment.

The proposed lots will be supplied with potable water via a surface water abstraction from one of these streams (the Stream). The proposed intake is located at a culvert outlet (**Figure 2**), where the Stream is conveyed beneath State Highway 6 from the slopes of Mt Maude. The Stream’s contributing catchment comprises predominantly densely vegetated hill slopes (bracken, mingimingi, and kānuka) with a history of stock grazing. These characteristics are likely to influence runoff processes and water quality within the Stream.

## 3. METHODOLOGY

The following methodology was undertaken to sample the water quality:

- Two grab samples were collected on Tuesday 2<sup>nd</sup> June 2026 (refer to **Figure 1 & 2** below):
  - Proposed Intake: at the culvert outlet, -44.584158, 169.246242
  - Upstream Site: approximately 100 m upstream of the intake, -44.584383, 169.244656.

- Samples were delivered to Eurofins (an IANZ-accredited laboratory) within 24 hours of collection and analysed against the Drinking Water Standards for New Zealand (DWSNZ) 2022 and the Aesthetic Values for Drinking Water (AVDW) Notice 2022.

It should be noted that 2.4 mm rainfall occurred on the sampling day, and 18 mm of rain had occurred in the previous five days<sup>1</sup>.



**Figure 1: Overview of sampling locations. Site is outlined in yellow; the Stream is outlined in blue.**

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<sup>1</sup> Observations recorded at Wanaka Airport (AWS-93729)



Proposed Intake, looking upstream.



Upstream Site, looking upstream.

**Figure 2: Sampling locations**

## 4. RESULTS

Raw laboratory water quality results can be found in **Appendix 1**, while the comparison of results against the DWSNZs and AVDWs and can be found in **Appendix 2**. Parameters of note are summarised below in **Table 1**:

**Table 1: Water quality parameters of note**

| Parameter      | Unit                      | Intake | Upstream | MAV | Aesthetic Value |
|----------------|---------------------------|--------|----------|-----|-----------------|
| <i>E. coli</i> | cfu/100 mL                | 64     | 57       | <1  | -               |
| Turbidity      | NTU                       | 1.1    | 6.9      | -   | 5               |
| Total Hardness | mg/L as CaCO <sub>3</sub> | 28     | 28       | -   | <200            |
|                |                           |        |          |     | 100 - 300       |

### Microbial Water Quality

*Escherichia coli* (*E. coli*) concentrations were elevated at both the intake (64 cfu/100 mL) and upstream site (57 cfu/100 mL), significantly exceeding the DWSNZs MAV of <1 cfu/100 mL. This indicates the presence of faecal contamination and represents a risk to human health in the absence of treatment.

The similarity in *E. coli* concentrations between the two sites suggests that contamination is not localised to the intake area but is likely reflective of broader catchment influences. Potential sources include stock or wild animals within the catchment, and mobilisation of contaminants during rainfall and overland flow.

### Physical Water Quality

Turbidity was measured at 6.9 NTU upstream and 1.1 NTU at the intake. The upstream turbidity slightly exceeds the AVDW value of 5 NTU, while the intake result is within guideline values. The lower turbidity at the intake may reflect localised settling effects or temporal variability at the time of sampling.

Elevated turbidity can reduce the effectiveness of disinfection processes and may indicate the presence of suspended material transported during runoff events. Given the catchment characteristics, turbidity is likely to increase during rainfall.

### Chemical Water Quality

All analysed chemical parameters, including metals (e.g. aluminium, arsenic, lead, copper, and manganese) and inorganic constituents, were below their respective MAVs and AVDW values. Additionally, there is little difference in water quality between the upstream and intake sampling locations.

Total hardness is low at 28 mg/L (as CaCO<sub>3</sub>), which is well below the AVDW taste threshold range of 100–300 mg/L. This indicates the water is very soft and unlikely to exhibit any hardness-related taste issues. However, at levels below 100 mg/L, soft water can be more corrosive, which may increase the risk of leaching of metals (e.g., from pipes and fittings) within the distribution system. While not a health concern in itself, the low hardness may warrant consideration from an operational perspective, particularly in relation to corrosion control.

## 5. CONCLUSIONS AND RECOMMENDATIONS

Based on the results, the source water does not comply with the DWSNZ in its untreated state due to microbiological contamination. This is not unexpected given the catchment characteristics and the use of a surface water source. However, *E. coli* contamination can be effectively managed through appropriate treatment.

An effective treatment system for a single dwelling typically comprises cartridge filtration followed by ultraviolet (UV) disinfection. Cartridge filtration removes particulate matter (e.g., sediment, organic debris, and microorganisms attached to particles), thereby improving water clarity and enabling effective downstream disinfection. In accordance with Water Services Authority Taumata Arowai guidance, at least one cartridge filter with a nominal pore size of 5 microns or less should be installed.

UV disinfection inactivates microorganisms present in the water. Its effectiveness depends on the UV dose delivered, which is influenced by lamp intensity, water flow rate, and contact time. In accordance with Taumata Arowai guidance, the UV system should:

- Deliver a minimum UV dose of 40 mJ/cm<sup>2</sup>
- Restrict or monitor flow to ensure operation within the manufacturer's specified flow rate

It is noted in the application that each lot will be required to install a domestic water treatment system at the time of building. Based on the water quality results, and provided that these systems are designed, installed, and maintained in accordance with the above requirements, the proposed surface water source is considered suitable to service the allotments. Once installed, it is recommended that each dwelling undertake follow-up testing of drinking water for *E. coli* by an accredited laboratory to confirm that the treatment system is operating effectively.

Yours sincerely,

  
**Lucy Cramp** (BSc, MEnvMgt, CEnvP)  
 Senior Environmental Consultant



## APPENDIX 1    EUROFINS WATER QUALITY RESULTS

---

# ANALYTICAL REPORT

REPORT CODE

AR-26-NC-019169-01

REPORT DATE

08/06/2026

**Attention** Enviroscope Limited  
Quinn McIntyre  
31 Partridge Road  
9382 Hawea Flat  
NEW ZEALAND

**Phone** 02102260046

**Email** qmcintyre@enviroscope.co.nz

**Contact for your orders:** James Thornton  
**Contract:** Water (QT) - Service Now

**Order code:** EUNZCH-00257425

**SAMPLE CODE** 817-2026-00051573

**Sample Reference** Intake

**Reception Date & Time:** 03/06/2026 13:40

**Analysis Started on:** 03/06/2026

**Product Type** Raw water

**Sampler(s)** Lucy Cramp

**Reception temperature:** 11.3 °C

**Analysis Ending Date:** 08/06/2026

**Sampled Date & Time** 02/06/2026 13:50

**Sampling Purpose** Monitoring

## RESULTS

## LOQ

|        |                         |        |            |       |
|--------|-------------------------|--------|------------|-------|
| ②NW003 | <b>Total Alkalinity</b> |        |            |       |
|        | Alkalinity total        | 28     | mg CaCO3/l | 1     |
| ②NW006 | <b>Fluoride</b>         |        |            |       |
|        | Fluoride                | 0.08   | mg/l       | 0.02  |
| ②NW007 | <b>Chloride</b>         |        |            |       |
|        | Chloride (Cl)           | 0.71   | mg/l       | 0.02  |
| ②NW010 | <b>Nitrate-N</b>        |        |            |       |
|        | Nitrate-N               | <0.01  | mg/l       | 0.01  |
| ②NW011 | <b>Sulphate</b>         |        |            |       |
|        | Sulphate                | 5.84   | mg/l       | 0.02  |
| ②NW023 | <b>Conductivity</b>     |        |            |       |
|        | Conductivity            | 7.7    | mS/m       | 0.1   |
| ②NW030 | <b>Total Hardness</b>   |        |            |       |
|        | Hardness                | 28     | mg CaCO3/l | 1     |
| ②NW147 | <b>Total Aluminium</b>  |        |            |       |
|        | Aluminium               | 0.214  | mg/l       | 0.005 |
| ②NW149 | <b>Total Arsenic</b>    |        |            |       |
|        | Arsenic (As)            | <0.002 | mg/l       | 0.002 |
| ②NW153 | <b>Total Boron</b>      |        |            |       |
|        | Boron (B)               | <0.05  | mg/l       | 0.05  |
| ②NW156 | <b>Total Calcium</b>    |        |            |       |
|        | Calcium (Ca)            | 9.1    | mg/l       | 0.1   |
| ②NW159 | <b>Total Copper</b>     |        |            |       |
|        | Copper (Cu)             | <0.002 | mg/l       | 0.002 |
| ②NW160 | <b>Total Iron</b>       |        |            |       |
|        | Iron (Fe)               | 0.2    | mg/l       | 0.1   |
| ②NW161 | <b>Total Lead</b>       |        |            |       |
|        | Lead (Pb)               | <0.001 | mg/l       | 0.001 |
| ②NW163 | <b>Total Magnesium</b>  |        |            |       |

Eurofins ELS Limited  
Unit 1/74 Glenda Drive  
Frankton

Queenstown 9300

NEW ZEALAND

Document Set ID: 10026829

Version: 1, Version Date: 14/07/2026

**Phone (Christchurch)** 0800 387 63467

**Phone (Queenstown)**

**www.eurofins.co.nz**



|                                                                                         | RESULTS |            | LOQ   |
|-----------------------------------------------------------------------------------------|---------|------------|-------|
| ②NW163 <b>Total Magnesium</b>                                                           |         |            |       |
| Magnesium (Mg)                                                                          | 1.2     | mg/l       | 0.1   |
| ②NW164 <b>Total Manganese</b>                                                           |         |            |       |
| Manganese (Mn)                                                                          | 0.003   | mg/l       | 0.001 |
| ②NW168 <b>Total Potassium</b>                                                           |         |            |       |
| Potassium (K)                                                                           | 0.9     | mg/l       | 0.1   |
| ②NW171 <b>Total Sodium</b>                                                              |         |            |       |
| Sodium (Na)                                                                             | 3.8     | mg/l       | 0.1   |
| ②NW177 <b>Total Zinc</b>                                                                |         |            |       |
| Zinc (Zn)                                                                               | <0.005  | mg/l       | 0.005 |
| ②NW195 <b>pH (Tested beyond 15 minute APHA holding time)</b>                            |         |            |       |
| pH                                                                                      | 7.2     |            | 0.1   |
| ③NW207 <b>Total Dissolved Solids</b>                                                    |         |            |       |
| Total dissolved Solids                                                                  | 42      | mg/l       | 1     |
| ②NW212 <b>Turbidity</b>                                                                 |         |            |       |
| Turbidity                                                                               | 1.075   | NTU        | 0.01  |
| ZMQTM <b>Enumeration of Escherichia coli and Total Coliforms by Membrane Filtration</b> |         |            |       |
| Escherichia coli                                                                        | 64      | cfu/100 ml | 1     |
| Total Coliforms                                                                         | >80     | cfu/100 ml | 1     |

## LIST OF METHODS

|                                                                                                                             |                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| NW003 <b>Total Alkalinity:</b> APHA 24th Edition 2320 B                                                                     | NW006 <b>Fluoride:</b> APHA 24th Edition 4110 B                                            |
| NW007 <b>Chloride:</b> APHA 24th Edition 4110 B                                                                             | NW010 <b>Nitrate-N:</b> APHA 24th Edition 4110 B                                           |
| NW011 <b>Sulphate:</b> APHA 24th Edition 4110 B                                                                             | NW023 <b>Conductivity:</b> APHA 24th Edition 2510 B                                        |
| NW030 <b>Total Hardness:</b> APHA 24th Edition 2340 B                                                                       | NW147 <b>Total Aluminium:</b> APHA 24th Edition 3125 B mod.                                |
| NW149 <b>Total Arsenic:</b> APHA 24th Edition 3125 B mod.                                                                   | NW153 <b>Total Boron:</b> APHA 24th Edition 3125 B mod.                                    |
| NW156 <b>Total Calcium:</b> APHA 24th Edition 3125 B mod.                                                                   | NW159 <b>Total Copper:</b> APHA 24th Edition 3125 B mod.                                   |
| NW160 <b>Total Iron:</b> APHA 24th Edition 3125 B mod.                                                                      | NW161 <b>Total Lead:</b> APHA 24th Edition 3125 B mod.                                     |
| NW163 <b>Total Magnesium:</b> APHA 24th Edition 3125 B mod.                                                                 | NW164 <b>Total Manganese:</b> APHA 24th Edition 3125 B mod.                                |
| NW168 <b>Total Potassium:</b> APHA 24th Edition 3125 B mod.                                                                 | NW171 <b>Total Sodium:</b> APHA 24th Edition 3125 B mod.                                   |
| NW177 <b>Total Zinc:</b> APHA 24th Edition 3125 B mod.                                                                      | NW195 <b>pH (Tested beyond 15 minute APHA holding time):</b><br>APHA 24th Edition 4500-H B |
| NW207 <b>Total Dissolved Solids:</b> Internal Method, Calculation                                                           | NW212 <b>Turbidity:</b> APHA 24th Edition 2130 B                                           |
| ZMQTM <b>Escherichia coli-Total Coliforms E [QNT] &lt;1 &gt;80 cfu/100 ml (0) MI Agar-F:</b> SMEWW 9222K; APHA 24th Edition |                                                                                            |

Signature



Tonia Bulling Head of Southern Laboratory (K.T.P)



David Hoekendijk Team Lead Eurofins ELS Limited

## EXPLANATORY NOTE

- ① Test is not accredited
- ② Test is subcontracted within Eurofins group and is accredited
- ③ Test is subcontracted within Eurofins group and is not accredited
- ④ Test is subcontracted outside Eurofins group and is accredited
- ⑤ Test is subcontracted outside Eurofins group and is not accredited
- ⑥ Test result is provided by the customer and is not accredited
- ⑦ Tested at the sampling point by Eurofins and is not accredited
- ⑧ Tested at the sampling point by Eurofins and is accredited
- ⑨ Test is RLP accredited
- ⑩ Test is subcontracted within Eurofins group and is RLP accredited

**N/A** means Not Applicable

**Not Detected** means not detected at or above the Limit of Quantification (LOQ)

**LOQ** means Limit of Quantification and the unit of LOQ is the same as the result unit

✘ (Unsatisfactory) means does not meet the specification

✓ (Satisfactory) means meets the specification

**MAV** means Maximum Allowable Value

This report applies exclusively to the samples provided by the Customer and does not represent the entire lot or batch from which the samples were drawn.

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Services are provided using current technology and standard methods applied by Eurofins. Eurofins exercises reasonable care in performing services but does not guarantee fitness for any specific purpose.

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Unless otherwise stated, all tests (except subcontracted tests) are performed at Unit 1/74 Glenda Drive, Frankton, Queenstown.

## END OF REPORT

## Food &amp; Water Testing

## ANALYTICAL REPORT

REPORT CODE

AR-26-NC-019581-01

REPORT DATE

11/06/2026

**Attention** Enviroscope Limited  
Quinn McIntyre  
31 Partridge Road  
9382 Hawea Flat  
NEW ZEALAND

**Phone** 02102260046

**Email** qmcintyre@enviroscope.co.nz

**Contact for your orders:** James Thornton  
**Contract:** Water (QT) - Service Now

**Order code:** EUNZCH-00257425

**SAMPLE CODE** 817-2026-00051574

**Sample Reference** Upstream

**Reception Date & Time:** 03/06/2026 13:40

**Analysis Started on:** 03/06/2026

**Product Type** Raw water

**Sampler(s)** Lucy Cramp

**Reception temperature:** 11.3 °C

**Analysis Ending Date:** 11/06/2026

**Sampled Date & Time** 02/06/2026 14:15

**Sampling Purpose** Monitoring

## RESULTS

## LOQ

|        |                         |        |            |       |
|--------|-------------------------|--------|------------|-------|
| ②NW003 | <b>Total Alkalinity</b> |        |            |       |
|        | Alkalinity total        | 31     | mg CaCO3/l | 1     |
| ②NW006 | <b>Fluoride</b>         |        |            |       |
|        | Fluoride                | 0.08   | mg/l       | 0.02  |
| ②NW007 | <b>Chloride</b>         |        |            |       |
|        | Chloride (Cl)           | 0.73   | mg/l       | 0.02  |
| ②NW010 | <b>Nitrate-N</b>        |        |            |       |
|        | Nitrate-N               | <0.01  | mg/l       | 0.01  |
| ②NW011 | <b>Sulphate</b>         |        |            |       |
|        | Sulphate                | 6.11   | mg/l       | 0.02  |
| ②NW023 | <b>Conductivity</b>     |        |            |       |
|        | Conductivity            | 7.9    | mS/m       | 0.1   |
| ②NW030 | <b>Total Hardness</b>   |        |            |       |
|        | Hardness                | 28     | mg CaCO3/l | 1     |
| ②NW147 | <b>Total Aluminium</b>  |        |            |       |
|        | Aluminium               | 0.299  | mg/l       | 0.005 |
| ②NW149 | <b>Total Arsenic</b>    |        |            |       |
|        | Arsenic (As)            | <0.002 | mg/l       | 0.002 |
| ②NW153 | <b>Total Boron</b>      |        |            |       |
|        | Boron (B)               | <0.05  | mg/l       | 0.05  |
| ②NW156 | <b>Total Calcium</b>    |        |            |       |
|        | Calcium (Ca)            | 9.3    | mg/l       | 0.1   |
| ②NW159 | <b>Total Copper</b>     |        |            |       |
|        | Copper (Cu)             | <0.002 | mg/l       | 0.002 |
| ②NW160 | <b>Total Iron</b>       |        |            |       |
|        | Iron (Fe)               | 0.2    | mg/l       | 0.1   |
| ②NW161 | <b>Total Lead</b>       |        |            |       |
|        | Lead (Pb)               | <0.001 | mg/l       | 0.001 |
| ②NW163 | <b>Total Magnesium</b>  |        |            |       |

## Food & Water Testing

|                                                                                         | RESULTS |            | LOQ   |
|-----------------------------------------------------------------------------------------|---------|------------|-------|
| ②NW163 <b>Total Magnesium</b>                                                           |         |            |       |
| Magnesium (Mg)                                                                          | 1.2     | mg/l       | 0.1   |
| ②NW164 <b>Total Manganese</b>                                                           |         |            |       |
| Manganese (Mn)                                                                          | 0.005   | mg/l       | 0.001 |
| ②NW168 <b>Total Potassium</b>                                                           |         |            |       |
| Potassium (K)                                                                           | 0.9     | mg/l       | 0.1   |
| ②NW171 <b>Total Sodium</b>                                                              |         |            |       |
| Sodium (Na)                                                                             | 3.7     | mg/l       | 0.1   |
| ②NW177 <b>Total Zinc</b>                                                                |         |            |       |
| Zinc (Zn)                                                                               | <0.005  | mg/l       | 0.005 |
| ②NW195 <b>pH (Tested beyond 15 minute APHA holding time)</b>                            |         |            |       |
| pH                                                                                      | 7.6     |            | 0.1   |
| ③NW207 <b>Total Dissolved Solids</b>                                                    |         |            |       |
| Total dissolved Solids                                                                  | 43      | mg/l       | 1     |
| ②NW212 <b>Turbidity</b>                                                                 |         |            |       |
| Turbidity                                                                               | 6.9     | NTU        | 0.01  |
| ZMQTM <b>Enumeration of Escherichia coli and Total Coliforms by Membrane Filtration</b> |         |            |       |
| Escherichia coli                                                                        | 57      | cfu/100 ml | 1     |
| Total Coliforms                                                                         | >80     | cfu/100 ml | 1     |

### LIST OF METHODS

|                                                                                                                             |                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| NW003 <b>Total Alkalinity:</b> APHA 24th Edition 2320 B                                                                     | NW006 <b>Fluoride:</b> APHA 24th Edition 4110 B                                            |
| NW007 <b>Chloride:</b> APHA 24th Edition 4110 B                                                                             | NW010 <b>Nitrate-N:</b> APHA 24th Edition 4110 B                                           |
| NW011 <b>Sulphate:</b> APHA 24th Edition 4110 B                                                                             | NW023 <b>Conductivity:</b> APHA 24th Edition 2510 B                                        |
| NW030 <b>Total Hardness:</b> APHA 24th Edition 2340 B                                                                       | NW147 <b>Total Aluminium:</b> APHA 24th Edition 3125 B mod.                                |
| NW149 <b>Total Arsenic:</b> APHA 24th Edition 3125 B mod.                                                                   | NW153 <b>Total Boron:</b> APHA 24th Edition 3125 B mod.                                    |
| NW156 <b>Total Calcium:</b> APHA 24th Edition 3125 B mod.                                                                   | NW159 <b>Total Copper:</b> APHA 24th Edition 3125 B mod.                                   |
| NW160 <b>Total Iron:</b> APHA 24th Edition 3125 B mod.                                                                      | NW161 <b>Total Lead:</b> APHA 24th Edition 3125 B mod.                                     |
| NW163 <b>Total Magnesium:</b> APHA 24th Edition 3125 B mod.                                                                 | NW164 <b>Total Manganese:</b> APHA 24th Edition 3125 B mod.                                |
| NW168 <b>Total Potassium:</b> APHA 24th Edition 3125 B mod.                                                                 | NW171 <b>Total Sodium:</b> APHA 24th Edition 3125 B mod.                                   |
| NW177 <b>Total Zinc:</b> APHA 24th Edition 3125 B mod.                                                                      | NW195 <b>pH (Tested beyond 15 minute APHA holding time):</b><br>APHA 24th Edition 4500-H B |
| NW207 <b>Total Dissolved Solids:</b> Internal Method, Calculation                                                           | NW212 <b>Turbidity:</b> APHA 24th Edition 2130 B                                           |
| ZMQTM <b>Escherichia coli-Total Coliforms E [QNT] &lt;1 &gt;80 cfu/100 ml (0) MI Agar-F:</b> SMEWW 9222K; APHA 24th Edition |                                                                                            |

Signature



Tonia Bulling  
Head of Southern  
Laboratory (K.T.P)



David Hoekendijk  
Team Lead Eurofins ELS  
Limited

### EXPLANATORY NOTE

## Food & Water Testing

- ① Test is not accredited
- ② Test is subcontracted within Eurofins group and is accredited
- ③ Test is subcontracted within Eurofins group and is not accredited
- ④ Test is subcontracted outside Eurofins group and is accredited
- ⑤ Test is subcontracted outside Eurofins group and is not accredited
- ⑥ Test result is provided by the customer and is not accredited
- ⑦ Tested at the sampling point by Eurofins and is not accredited
- ⑧ Tested at the sampling point by Eurofins and is accredited
- ⑨ Test is RLP accredited
- ⑩ Test is subcontracted within Eurofins group and is RLP accredited

**N/A** means Not Applicable

**Not Detected** means not detected at or above the Limit of Quantification (LOQ)

**LOQ** means Limit of Quantification and the unit of LOQ is the same as the result unit

✗ (Unsatisfactory) means does not meet the specification

✓ (Satisfactory) means meets the specification

**MAV** means Maximum Allowable Value

This report applies exclusively to the samples provided by the Customer and does not represent the entire lot or batch from which the samples were drawn.

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Tests are identified by a unique five-digit code; detailed descriptions are available upon request. Accreditation applies only to the specific tests listed in this report and does not extend to comments, interpretations, or graphical representations.

Eurofins may subcontract part or all of the services to an approved third party. The Customer authorises the release of all necessary information for this purpose.

All samples become the property of Eurofins to the extent necessary for service delivery. Eurofins is not obliged to store samples and may dispose of them after analysis unless storage has been agreed upon in writing. If storage is arranged, Eurofins will take commercially reasonable steps to maintain samples for the agreed period.

The Customer is solely responsible for the sampling process and warrants that samples provided are representative of the lot or batch. Eurofins accepts no liability regarding the Customer's production process or sample homogeneity. Where Eurofins provides sampling services, IANZ-approved methodologies and/or best practices are used; however, Eurofins shall not be liable if the collected sample is not representative of the source or if the Customer's instructions to Eurofins are followed and require testing of part of the sample only or testing of a certain type.

Services are provided using current technology and standard methods applied by Eurofins. Eurofins exercises reasonable care in performing services but does not guarantee fitness for any specific purpose.

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Unless otherwise stated, all tests (except subcontracted tests) are performed at Unit 1/74 Glenda Drive, Frankton, Queenstown.

**END OF REPORT**

## **APPENDIX 2    COMPARISON OF WATER QUALITY RESULTS AGAINST RELEVANT GUIDELINES**

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| Parameter              | Units      | Intake | Upstream | MAV Limit | Aesthetic Values | Comments                                                                                                                                         |
|------------------------|------------|--------|----------|-----------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Chloride               | mg/l       | 0.71   | 0.73     |           | <250             | Water can taste salty and can cause corrosion                                                                                                    |
| Fluoride               | mg/l       | 0.08   | 0.08     | 1.5       |                  | Can naturally occur in ground waters. The range recommended for fluoridation is 0.7-1.0 mg/L.                                                    |
| Nitrate, short-term    | NO3-N mg/l | 0.005  | 0.005    | 11.3      |                  | Can be introduced from fertiliser run-off. Elevated levels can affect the health of infants.                                                     |
| Sulphate               | mg/l       | 5.84   | 6.11     |           | 250              | Sulphate can cause taste problems when present at high levels.                                                                                   |
| Total Alkalinity       | mg CaCO3/l | 28     | 31       |           |                  | Measures a waters ability to neutralise acid.                                                                                                    |
| Total Aluminium        | mg/l       | 0.214  | 0.299    | 1         | <1               | Above this value, complaints of depositions or discoloration may arise                                                                           |
| Total Arsenic (As)     | mg/l       | 0.001  | 0.001    | 0.01      |                  | Associated with geothermal areas, mining or timber treatment, and can appear in other ground waters.                                             |
| Total Boron (B)        | mg/l       | 0.025  | 0.025    | 2.4       |                  | Introduced to water through the weathering of rocks or from geothermal processes.                                                                |
| Total Calcium (Ca)     | mg/l       | 9.1    | 9.3      |           |                  | Used to calculate Total Hardness.                                                                                                                |
| Total Copper           | mg/l       | 0.001  | 0.001    | 2         | <1               | Introduced to water through the weathering of rocks or from geothermal processes. Can cause staining of laundry and sanitary ware.               |
| Total Iron (Fe)        | mg/l       | 0.2    | 0.2      | 0.2       |                  | Can cause staining of laundry and sanitary ware.                                                                                                 |
| Total Lead (Pb)        | mg/l       | 0.0005 | 0.0005   | 0.01      |                  | Old plumbing can contain lead.                                                                                                                   |
| Total Magnesium (Mg)   | mg/l       | 1.2    | 1.2      |           |                  | Used to calculate Total Hardness.                                                                                                                |
| Total Manganese (Mn)   | mg/l       | 0.003  | 0.005    | 0.4       | <0.04            | Introduced to water through the weathering of rocks. Can cause staining of laundry.                                                              |
|                        |            |        |          |           | <0.10            | Taste threshold                                                                                                                                  |
| Total Potassium (K)    | mg/l       | 0.9    | 0.9      |           |                  | Dairy effluent contamination indicator.                                                                                                          |
| Total Sodium (Na)      | mg/l       | 3.8    | 3.7      |           | 200              | Water can taste salty and can cause corrosion.                                                                                                   |
| Total Zinc (Zn)        | mg/l       | 0.0025 | 0.0025   |           | 1.5              | Introduced through the weathering of rocks and from galvanised pipes.                                                                            |
| Total Hardness         | mg CaCO3/l | 28     | 28       |           | <200             | Calculated from calcium and magnesium. Indicator of likely scale formation in pipes. Low hardness (<100) may be more corrosive.                  |
|                        |            |        |          |           | 100 - 300        | Taste threshold                                                                                                                                  |
| Conductivity           | mS/m       | 7.7    | 7.9      |           |                  | An indicator of how many ions are dissolved in the water. The result is used to calculate Total Dissolved Solids.                                |
| pH                     | pH         | 7.2    | 7.6      | 7 - 8.5   | 7.0 - 8.5        | Low pH causes high plumbosolvency; high pH causes a soapy taste and feel. A pH of less than 8 is preferable for effective chlorine disinfection. |
| Turbidity              | NTU        | 1.075  | 6.9      |           | 5                | Caused by the presence of fine suspended matter. Low turbidity necessary for UV treatment                                                        |
| Total Dissolved Solids | mg/l       | 42     | 43       |           | 1000             | Taste threshold may be between 600-1200 mg/L.                                                                                                    |
| Escherichia coli       | cfu/100 ml | 64     | 57       | <1        |                  | Indicator of faecal contamination                                                                                                                |
| Total Coliforms        | cfu/100 ml | > 80   | > 80     |           |                  | Total bacteria count. No upper limit currently set.                                                                                              |

**Note:** Values shaded in blue were below the Limit of Quantification (LOQ). For the purposes of analysis, a conservative value equal to 50% of the LOQ has been assigned to these results. Values shaded in red exceed the relevant criteria.

| Request for further information                                                                                                                                                                                                                                                                                                                                 | Draft responses/comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Please provide a minimum of two survey ties to each building platform to ensure the location is clearly identifiable.                                                                                                                                                                                                                                        | Please refer to the attached updated Scheme Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 2. Please confirm whether the proposed pedestrian right of way on Lot 5 (as per the Upper Clutha Tracks trust letter) is being created and if so, can this be shown on the scheme plan. I understand that you have already verbally advised that this is not part of the application, please confirm (or otherwise) in writing.                                 | The application proposes to enable public access via an easement (for the purpose of pedestrian access / walking only) as discussed in the application. The proposed indicative alignment of the easement is illustrated with the final location and extent of the easement to be shown in the Memorandum of Easement attached to the survey plan, as required by condition of consent prior to Council approval of the survey plan. The exact alignment is yet to be finalised which is why it is not presently shown on the proposed Scheme Plan. |
| 3. Please confirm how firefighting requirements are being met for the existing residential unit within proposed Lot 4 to ensure sufficient firefighting is available.                                                                                                                                                                                           | This is an existing building and therefore Rule 21.7.5 does not apply.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 4. Please provide a copy of the most recent water quality tests to confirm the water is of sufficient quality to service the allotments                                                                                                                                                                                                                         | Enviroscope undertook water quality test and have prepared a memo discussing the results.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 5. Please provide a geotechnical report from a suitably qualified geo-professional for the proposed earthworks and confirmation that the proposed earthworks area around Building Platform 1 will not block the overland flow path leading from the culvert under the state highway. This is to ensure the building platforms will be suitable for building on. | Subsurface geotechnical investigations to confirm foundation bearing capacity and soil parameters will be undertaken at the time of detailed design for a building as recommended in the Natural Hazard Assessment ( <b>Attachment J</b> to the application).                                                                                                                                                                                                                                                                                       |
| 6. Please provide a site-specific site and soil assessment to demonstrate that on-site wastewater disposal is feasible within each lot.                                                                                                                                                                                                                         | As set out in the Infrastructure Report ( <b>Attachment I</b> to the application) a site and soils assessment has previously been carried out by Petherick Consultancy and that determined that the soil is suitable for the use of onsite wastewater management systems. The treatment and disposal systems will be confirmed, designed and assessed at the time of detailed design and prior to Building Consent.                                                                                                                                 |
| 7. Ms Overton considers that the access is needed to be formed to a minimum width of 3.5m as required by FENZ for rural properties with a total width of 5.5 for passing bays and/or on bends. This can be done                                                                                                                                                 | The applicant accepts a condition of consent in this regard.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|                                                                                            |  |
|--------------------------------------------------------------------------------------------|--|
| by condition, but you may wish to comment on it, or show it on future iterations of plans. |  |
|--------------------------------------------------------------------------------------------|--|