

## **Queenstown Lakes District Proposed District Plan – Stage 1**

### **Section 42A Hearing Report Report dated: 22 September 2017**

#### **Chapter 37 – Designations**

Late submission from the New Zealand Transport Agency

File Reference: Chp.37 NZTA

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## 1. EXECUTIVE SUMMARY

- 1.1. The NZ Transport Agency (**NZTA**) gave notice for several alterations to its designations in the Operative District Plan (**ODP**) between 2004 and 2015. Decisions were subsequently made on those alterations under the Part 8 process in the RMA. However, the alterations to the relevant designations were not all included in the ODP at the time that decisions were made on them. As a consequence, a number of the alterations were not in the ODP at the time that NZTA requested its designations to be rolled over from the ODP into the Proposed District Plan (**PDP**) or when the PDP was notified in August 2015. The result was that the final alterations were not included in NZTA's 'rolled over' designations and were inadvertently not submitted on as part of the Schedule 1 process as it related to the PDP.
- 1.2. On 19 October 2016 the NZTA made a late submission on the PDP requesting that seven alterations to its designations be included in the PDP and seeking other amendments to Chapter 37 Designations of the PDP. The late submission was accepted by the Panel on 19 October 2016.<sup>1</sup>
- 1.3. This s 42A report considers NZTA's late submission, having particular regard to the matters outlined in s 171 of the RMA. Based on the assessment contained within this report, I recommend that, with the exception of the removal of conditions relating to the Grant Road Roundabout (RM110290), all of NZTA's submission points be accepted. My reasons, included in the body of this report, are summarised as:
- a. The requested alterations to designation boundaries reflect the status quo in the ODP and have already been tested and confirmed through the process in Part 8 of the RMA.
  - b. The points of relief that do not relate to the ODP status quo will remove unnecessary conditions (with the exception of Grants Road), improve legibility and assist with administration of the PDP.
- 1.4. I have made changes in the recommended revised chapter attached as **Appendix 1** to reflect my recommendations contained in this report. Overall, I consider that the revised chapter better meets the purpose of the RMA.

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1 <http://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/Hearings-Page/Memorandums/Stream-7/General-Tenth-Decision-on-Late-Submission-NZTA-19-10-16.pdf>

- 1.5. NZTA have been provided with an opportunity to comment on the recommended changes reflected within this report, the revised chapter at **Appendix 1** and the relevant plans contained in **Appendix 3**. NZTA has confirmed that it agrees with the recommended changes. NZTA also agree to retain the condition of RM110290 relating to the Grant Road roundabout.

## 2. INTRODUCTION

- 2.1. My name is Craig Alan Barr. I am employed by the Council as a senior planner and I am a full member of the New Zealand Planning Institute. I hold the qualifications of Master of Planning and Bachelor of Science from the University of Otago. I have been employed in planning and development roles in local authorities and private practice since 2006. I have been employed by the Queenstown Lakes District Council (**QLDC** or **Council**) (including former regulatory provider Lakes Environmental Limited) since 2012, in both district plan administration and policy roles.

## 3. CODE OF CONDUCT

- 3.1. While this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.
- 3.2. I am authorised to give this evidence on the Council's behalf.

## 4. BACKGROUND

- 4.1. The scope of this report is limited to the late submission by the NZTA (submitter 719).
- 4.2. By way of letter, dated 30 January 2013, the Council invited all requiring authorities with designations in the ODP to give written notice confirming whether they wished for their designation(s), that had not lapsed, to be rolled over into the

PDP.<sup>2</sup> The letter indicated that the review of the ODP was intended to be completed, and the PDP notified, in 2013.

- 4.3.** As the PDP was not notified in 2013, the Council sent a further letter to all requiring authorities on 31 July 2014 providing an additional opportunity to respond by 30 September 2014.
- 4.4.** On 4 February 2015 NZTA gave notice for its designations to be rolled over into the PDP.
- 4.5.** Following notification of the PDP, NZTA wrote to the Council in October 2015 advising that the following designation alterations (that had been through the Part 8 RMA process in relation to the ODP designations) were either not included in the PDP or contained errors:
  - a. Kawarau Falls Bridge (RM120413);
  - b. Grant Road Roundabout (RM110290);
  - c. Eastern Access Road Roundabout and four laning (RM140857);
  - d. Makarora Variable Message Sign (RM150169);
  - e. Boyd Road (RM090645);
  - f. Peninsula Road Improvements (RM081075); and
  - g. Nevis Bluff (RM090555 and RM040909).
- 4.6.** At the time that NZTA gave notice for its designations to be rolled over into the PDP, the above alterations/corrections were not included in the ODP. The 'roll over' notice of NZTA did not contain a request for these matters to be addressed in the PDP. Accordingly, NZTA's designations were rolled over as reflected in the ODP at the time.
- 4.7.** NZTA then lodged a submission on the notified PDP shortly after sending its letter of October 2015, but that submission did not address the inconsistencies identified in NZTA's letter.
- 4.8.** On receiving the legal submissions filed by counsel for the NZTA on Hearing Stream 7: Designations, Commissioner Rogers, the Hearing Commissioner appointed to hear the submissions related to designations, issued a minute dated

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2 In accordance with the Resource Management Act 1991, Schedule 1 (cl 4(1)).

11 October 2016<sup>3</sup> inviting the parties to consider whether s 37 of the Resource Management Act 1991 (**RMA**) was available as a means to lodge a submission addressing the matters raised in NZTA's letter of October 2015. Council and NZTA considered that lodgement of a late submission would represent a lawful and pragmatic way forward. This late submission was accepted by the Panel in a minute dated 19 October 2016.

- 4.9.** The submission was publicly notified and made available for further submissions on 16 December 2016. No further submissions were received.

## **5. MATTERS TO HAVE REGARD TO**

### **Section 171**

**5.1.** Where submissions have been received on a requirement contained in a proposed plan, clause 9(1) of Schedule 1 of the RMA requires the Panel to make and notify its recommendation to the appropriate authority in accordance with s 171 of the RMA.

**5.2.** Section 171 of the RMA states that a territorial authority must, subject to Part 2, consider the effects on the environment of allowing a requirement, having particular regard to:

- (a) any relevant provisions of—*
  - (i) a national policy statement;*
  - (ii) a New Zealand coastal policy statement;*
  - (iii) a regional policy statement or proposed regional policy statement;*
  - (iv) a plan or proposed plan; and*
- (b) whether adequate consideration has been given to alternative sites, routes, or methods of undertaking the work if—*
  - (i) the requiring authority does not have an interest in the land sufficient for undertaking the work; or*
  - (ii) it is likely that the work will have a significant adverse effect on the environment; and*
- (c) whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought; and*

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<sup>3</sup> Commissioners Minute Relating to the New Zealand Transport Agency (719) Submission. Date 11 October 2016.

*(d) any other matter the territorial authority considers reasonably necessary in order to make a recommendation on the requirement.*

**5.3.** Under s 171 of the RMA, the Council may recommend to the requiring authority, giving reasons, that it:

*(a) confirm the requirement:*

*(b) modify the requirement:*

*(c) impose conditions:*

*(d) withdraw the requirement*

**5.4.** The following sections of my report assesses the relief sought by NZTA in accordance with s 171 and provides my views and reasons on whether the relevant designations should be confirmed, modified, withdrawn, or conditions imposed.

### **National Policy Statements**

**5.5.** I do not consider there are any National Policy Statements that are of direct relevance to NZTA's submission. I do note that the National Policy Statement on Urban Development Capacity 2016 (**NPSUDC**) defines 'Development Infrastructure' as meaning network infrastructure for water supply, wastewater, stormwater, and land transport as defined in the Land Transport Management Act 2003, to the extent that it is controlled by local authorities. Although the State Highway network is of strategic importance and intersection modifications such as the Grant Road (RM110290) are within the Queenstown urban environment, the State Highway is not controlled by the Council as local authority. Notwithstanding that the State Highway network could be of strategic importance in terms of urban development in certain locations within the Queenstown Lakes District, it is not 'Development Infrastructure' as defined by the NPSUDC.

### **Operative Otago Regional Policy Statement 1998 (ORPS)**

**5.6.** Relevant objectives and policies of the ORPS include:

- a. Objective 5.4.3 To protect Otago's outstanding natural features and landscapes from inappropriate subdivision, use and development (Policy 5.5.6);

- b. Objective 9.4.1 *To promote the sustainable management of Otago's built environment in order to:*
    - (a) *Meet the present and reasonably foreseeable needs of Otago's people and communities; and*
    - (b) *Provide for amenity values, and*
    - (c) *Conserve and enhance environmental and landscape quality; and*
    - (d) *Recognise and protect heritage values;*
  - c. Objective 9.4.2 *To promote the sustainable management of Otago's infrastructure to meet the present and reasonably foreseeable needs of Otago's communities (Policies 9.5.2 and 9.5.3);*
  - d. Objective 9.4.3 *To avoid, remedy or mitigate the adverse effects of Otago's built environment on Otago's natural and physical resources. (Policies 9.5.1 and 9.5.3 to 9.5.6).*
- 5.7.** The promotion of sustainable management of the built environment and infrastructure, as well as avoiding or mitigating against adverse effects on natural and physical resources is incorporated into Objectives 9.4.1, 9.4.2 and 9.4.3. I consider that including NZTA's designations accurately in the PDP assists to give effect to these objectives.

#### **Proposed Otago Regional Policy Statement (Decisions Version) (PRPS)**

- 5.8.** Objective 4.3, Infrastructure is managed and developed in a sustainable way, and related Policies 4.3.1 – 4.3.4 of the Decisions Version of the PRPS associated with managing infrastructure, are relevant to the NZTA designations because these policies recognise the social and economic wellbeing associated with the provision of infrastructure.
- 5.9.** All the relevant provisions of the Decisions Version for this report have been appealed and mediation is currently taking place. Accordingly, I understand that limited weight can be provided to the Decisions Version of the PRPS. However, the provisions of PRPS are relevant in highlighting an intention to provide for and manage infrastructure.

## 6. SCOPE

6.1. This report considers the 9 areas of relief raised in the late NZTA submission. The scope of matters subject to consideration is confined to the following:

- a. Designation #84 – State Highway Purposes – Alteration RM120413, which was confirmed on 26 November 2013 authorising construction of a bridge over Kawarau River at Frankton, State Highway 6 (**SH6**);
- b. Designation #84 – State Highway Purposes – Alteration RM110290, which was confirmed on 18 August 2011 authorising the creation of a roundabout at intersection of Grant Road and SH6;
- c. Designations #84 and #370 – State Highway Purposes – Alteration RM140857, which was confirmed on 11 December 2014 authorising the extension of the designated area at intersection of Grant Road and Eastern Access Road roundabouts in Frankton;
- d. Designation #84 – State Highway Purposes – Alteration RM150169, which was confirmed on 16 April 2015 authorising the installation of a new variable message sign on SH6 in Makarora;
- e. Designation #84 – State Highway Purposes – Alteration RM090645, which was confirmed on 22 February 2010 authorising improvements to SH6 alignment at Boyd Road;
- f. Designation #84 – State Highway Purposes – Alteration RM081075, which was confirmed on 8 February 2010 authorising improvements to SH6 intersection and alignment at Peninsula Road;
- g. Designation #84 – State Highway Purposes – Alteration RM040909, which was confirmed on 4 November 2004 extending the designated area at Nevis Bluff, SH6;
- h. Designation #84 – State Highway Purposes – Alteration RM090555, which was confirmed on 9 September 2009 authorising alterations to designated area at Nevis Bluff, SH6; and
- i. the identification in the Designations Chapter of the State highways in the District that currently have the status of Limited Access Roads (**LARs**).

6.2. Set out in Schedules 1-7 of NZTA's submission is a copy of each of the Council's original recommendations for each alteration application referred to directly above and the final decision of NZTA, as the Requiring Authority, as well as any relevant Environment Court decisions on any appeals. Schedule 8 of NZTA's submission contains the specific changes that NZTA are seeking to the text of Chapter 37.

## 7. ANALYSIS

7.1. My analysis of NZTA's submission is set out by each individual alteration sought to the designations, as identified in NZTA's submission.

### **ALTERATION TO DESIGNATION #84 RM120413 – Kawarau Falls Bridge**

7.2. RM120413 concerned a requirement to alter Designation 84 to authorise the construction, operation and maintenance of a new bridge across the Kawarau River at Kawarau Falls. The Hearings Panel presiding over RM120413 recommended the alteration to the designation be confirmed because it was satisfied that the effects on the environment relating to trails and pedestrian access, landscape, archaeology, ecology, acoustics, flooding and geotechnical matters would be minor and the conditions would be appropriate to deal with those effects. The Hearings Panel also considered the alteration to the designation would represent sustainable management of natural and physical resources and meets Part 2 of the RMA.

7.3. An appeal of NZTA's decision was made by Remarkables Park Limited.<sup>4</sup> This appeal related to the conditions of the designation, and was resolved by way of a Consent Order on 26 November 2013.

7.4. I have reviewed the conditions of RM120413 as modified by the 26 November 2013 Consent Order<sup>5</sup> and those requested by the NZTA for this designation in Schedule 8 of their submission. It is my understanding that the conditions requested by the NZTA are identical to that in the consent order and have not been modified.

7.5. I consider that the reasoning and recommendations of the Hearings Panel, as subsequently modified by the Consent Order are still applicable and recommend acceptance of the alteration of Designation 84 as confirmed through RM120413.

7.6. The altered designation boundary plans are provided at Schedule 1 of the NZTA's submission. I have also attached these plans at pages 1 and 2 of **Appendix 3** to my s 42a report. I recommend that Chapter 37 and Planning Maps 31, 31a and 33 are amended accordingly.

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<sup>4</sup> *Remarkables Park Limited V New Zealand Transport Agency* NZEnv-2013-CHC-31.

<sup>5</sup> *Ibid.*

## **RM151026**

- 7.7. At this point I wish to note that on 14 January 2016 the Council recommended accepting an additional alteration to the Kawarau Falls Bridge Designation (RM151026) to:
- a. remove a 640m<sup>2</sup> section of the designation area on the downstream side adjacent to the south embankment; and
  - b. add 780m<sup>2</sup> to the designation area on the upstream side adjacent to the south embankment.
- 7.8. The alteration amended the boundary of the designation and the only alteration to the conditions was additional conditions within Condition 1 to reflect the amended land requirement and staging platform plans.
- 7.9. The conditions reflecting the alteration confirmed by RM151026 are not reflected in NZTA's late submission. For this reason I do not consider there is scope for the Panel to make any recommendations on the conditions contained in RM151026. However, because the alteration to the designation was confirmed after the PDP was notified, the "roll over" process contained in clause 4 of Schedule 1 of the RMA was never available for this alteration. For this reason I understand that, the Council must now include the alteration in the ODP and PDP pursuant to section 175 of the RMA. For purposes of efficiency and clarity, I have therefore included the amended conditions in **Appendix 1** and a copy of the amended designation boundary in **Appendix 3**. However, as noted above, I do not consider the Panel needs to make a recommendation on those changes.

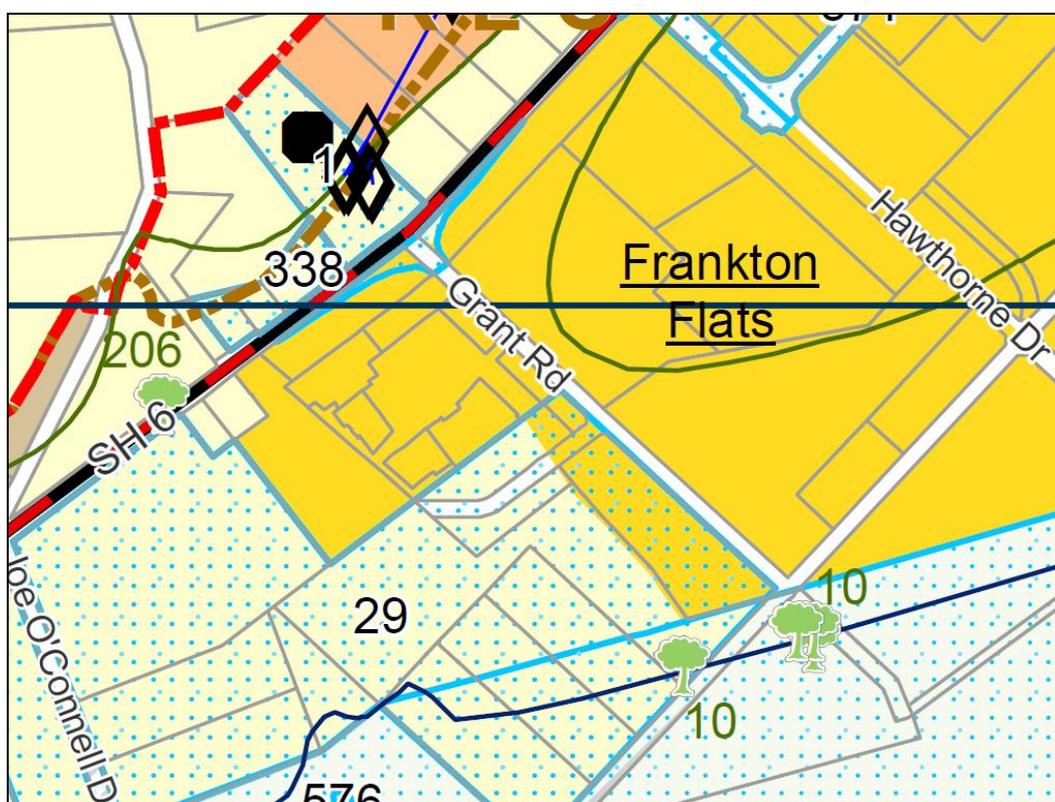
## **ALTERATION TO DESIGNATION #84 RM110290 – Grant Road Roundabout**

- 7.10. Alteration to Designation 84 (RM110290) amended the boundaries of SH6 at Ladies Mile to enable the future construction of a roundabout. The Grant Road roundabout has been constructed and provides access to the Five Mile commercial development at Frankton.
- 7.11. The notified PDP Planning Maps dated 26 August 2015 did not include the Grant Road Roundabout alteration to Designation 84. However, the current PDP Planning Map 31a published at 16 December 2016 shows the alteration. I have

reviewed the register of changes to the PDP Planning Maps<sup>6</sup> and cannot find a decision or reason for this change. A possible reason for the unexpected inclusion of this requirement in the 2016 version of the PDP Planning Maps is that upon learning of the omitted designation requirements, the ODP Maps were updated and the data was transferred to the PDP Planning Maps to match, without identifying that this was a change.

7.12. I recommend that NZTA's submission point be accepted and that the boundaries of the designation as recommended in RM110290 be reflected in PDP Maps 31 and 31a.

7.13. An excerpt of the 2016 version of Planning Map 31a is provided in **Figure 1** below, which shows the boundary of Designation 84 as now recommended.



**Figure 1.** PDP Planning Map 31a illustrating the requirement for the Grant Road intersection as confirmed by way of RM110290.

7.14. A copy of the designation plan attached as part of the public notice has been sourced from the Council's file, and is attached at page 3 of **Appendix 3** to my S42a report. I note that this plan is identical to that provided by the NZTA in

<sup>6</sup> Which is available on the Council's website: <http://www.qldc.govt.nz/planning/district-plan/proposed-district-plan/proposed-district-plan-maps/>

schedule 2 of its submission. However the version of the plan I have sourced is clearer to understand.

**DESIGNATION #84 and #370 RM140857 – Roundabout at intersection of SH6 and Eastern Access Road (Hawthorn Drive)**

**7.15.** Notice of Requirement RM140857 created a new Designation 370 to extend the designated area at the Grant Road and Eastern Access Road roundabout in Frankton to provide for four lanes between them. A number of conditions were recommended by the Council when RM140857 went through the RMA Part 8 process. The conditions were accepted by NZTA and included in the ODP. They were subsequently rolled over into the PDP in accordance with NZTA's request in 2015.

**7.16.** Schedule 8 of NZTA's submission requests that the conditions for Designation 370 (as confirmed through RM140857) be deleted from Part A.4 of Chapter 37. NZTA's submission does not provide any reasons why the conditions should be deleted. Condition 5 is an obligation of NZTA to meet costs associated with a survey and registration of easement instruments on two adjoining properties in relation to the designation affecting their access onto SH6. Condition 5 states:

*NZTA shall meet the reasonable costs associated with amending the Manapouri Beech Investments /FM Custodians Ltd easement instrument (including survey, legal (including Manapouri Beech Investments and FM Custodians reasonable legal costs) and registration costs) and the construction of the access from SH6 to the Manapouri Beech Investments and FM Custodians Ltd sites (Lots 1 and 2 DP 23542).*

**7.17.** NZTA have advised that although the physical works have been completed, this condition has not been fulfilled. NZTA have also advised that despite attempts to contact the landowners affected by the condition to gain an understanding of whether giving effect to the condition is considered necessary or preferred by the landowners, to date the matter has not been resolved. On this basis I consider that Condition 5 and any other conditions of the designation relating to this matter should be retained. I note that notwithstanding the request to remove the conditions in their submission, the NZTA agree to retain the condition.

**7.18.** I do however recommend that the conditions relating to construction works are deleted because the works have been completed and, as such, the conditions no

longer serve a purpose. A full suite of the conditions are set out below and those I consider to be related to construction and do not affect Condition 5 are shown in strike though and purple text, are recommended to be deleted:

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

- ~~1. The proposed works will be constructed generally in accordance with Plans 1009-1264-5a dated March 2011 (Sheets 1 to 4 [attached at the back of Chapter 37 - Designations]).~~
- ~~2. Prior to commencement of works the NZTA shall submit to the Queenstown Lakes District Council for review and approval a Construction Management Plan addressing the following matters:
  - ~~• Control of dust;~~
  - ~~• Silt and sediment control;~~
  - ~~• Construction Noise;~~
  - ~~• Traffic management;~~
  - ~~• Hours of Operation; and~~
  - ~~• Protection of the Arrow Irrigation Scheme.~~~~

~~As part of this plan details shall be provided to:~~

- ~~• Demonstrate how access will be retained to adjoining properties throughout the construction process, in particular the ability for customers and delivery trucks to access the Manapouri Beech Investments site (Lot 2, DP23542) unobstructed during the peak hours and months of operation, being 8am - 1pm and during the months of September-March;~~
- ~~• Establish processes to mitigate and address potential adverse effects from dust, noise and other construction activity occurring as a result of the construction process on the existing operations of the Shotover Garden Centre.~~

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

- ~~3. Prior to the movement of any letter boxes the NZTA shall liaise with the relevant landowner and ensure any new proposed locations are identified in consultation with the landowner and provides compliance with any New Zealand Post requirements.~~
- ~~4. If koiwi (human skeletal remains), waahi taoka (resource of importance), waahi tapu (place or feature of special significance) or artefact material are discovered, then work shall stop to allow a site inspection by the appropriate runanga and their advisors, who would determine whether the discovery is likely to be extensive and whether a thorough site investigation is required. Materials discovered should be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to their removal or preservation. Historic Places Trust and NZ Police should be contacted so that appropriate arrangements can be made.~~

5. *NZTA shall meet the reasonable costs associated with amending the Manapouri Beech Investments /FM Custodians Ltd easement instrument (including survey, legal (including Manapouri Beech Investments and FM Custodians reasonable legal costs) and registration costs) and the construction of the access from SH6 to the Manapouri Beech Investments and FM Custodians Ltd sites (Lots 1 and 2 DP 23542).*
6. *NZTA shall construct the SH6 roundabout to the standard required to ensure that there will not be any re-work required (other than removal of kerbing) on the roundabout when it comes to build the additional road expected to connect to this roundabout at some future date (shown on Plans I 1009-1264-5a dated March 2011 (Sheets 1 to 4). Subject to compliance with all of NZTA's statutory and other legal obligations in relation to permitting connection to the State highway, private landowners north of SH6 have the right to connect a fourth leg to the roundabout (subject to NZTA approval of connection design and standard of construction).*

### **ALTERATION TO DESIGNATION #84 RM150169 – Makarora Road Sign**

- 7.19. RM150169 assessed a NoR to alter Designation 84 authorising the installation of a variable message sign at SH6 in Makarora, opposite the Makarora Visitor Centre. These conditions had been confirmed by Council through the RMA Part 8 alteration process but had not been included in the ODP and therefore were not rolled over into the PDP at notification. As a consequence the amended conditions were not included within the PDP. They have since been added to the ODP.
- 7.20. Schedule 4 of the NZTA submission includes a copy of the approved plan illustrating the amended designation boundary. This is reproduced at page 4 of **Appendix 3** to this s 42A report.
- 7.21. I recommend accepting the amendments to the boundary of Designation 84 at this location. The Council's recommendation in RM150169 was that it be confirmed because the adverse effects on the environment were minor and the change to the designation boundary was small. I consider that this reasoning is still applicable and recommend the submission to include the amendment to the designation is confirmed. The sign has been installed and any effects are established and form part of the environment.
- 7.22. No changes to Chapter 37 are requested by the NZTA and no changes are considered necessary. Amendments to Planning Maps 2, 16 and 16b of the PDP will be required to reflect the alteration to the designation at this location.

## **ALTERATION TO DESIGNATION #84 RM090645 – Boyd Road Realignment**

- 7.23.** On 8 February 2010 the Council recommended confirming (subject to conditions) an alteration to Designation 84 (RM090645) to amend the alignment of SH6 at Boyd Road, being that part of SH6 located just south to the Kawarau Falls Bridge. NZTA as Requiring Authority made a decision accepting the conditions on 22 February 2010. Schedule 5 of NZTA's submission includes the Council's recommendation and NZTA's decision, although it does not include a designation plan.
- 7.24.** I also note that there do not appear to be any approved plans on the Council's file that show the amendments to the boundary of the designation at this location. The Council's file contains a plan attached to NZTA's evidence tabled at the hearing for RM090645<sup>7</sup> that appears to be the applicable plan. I note that NZTA have reviewed this plan as part of their confirmation of the altered designation conditions and have confirmed that this plan correctly illustrates the alteration to the designation boundary. I have attached the plan at **Appendix 3** to this S42a report. For the avoidance of doubt, the designation over the current state highway location has not yet been withdrawn so I recommend that the planning maps show the designation over the area subject to the alternation as well as the current state highway location.
- 7.25.** Schedule 8 of NZTA's submission requests the conditions of RM090645 be included in Chapter 37. The conditions requested by NZTA and those of RM090645 are identical.
- 7.26.** The alteration to the designation was assessed by the Hearings Panel for RM090645 in accordance with s 171 and concluded that the adverse effects of the designation were not more than minor and the resultant realignment would have a number of positive effects on traffic safety. I consider that this reasoning is still applicable and recommend the submission to include the designation alteration is confirmed. I recommend that Planning Maps 13 and 31a be amended to show the revised alignment of Designation 84 as per RM090645 and as shown in the image attached to this evidence at page 5 of **Appendix 3**. I have shown the amendments in the revised chapter at **Appendix 1**.

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Statement of evidence of Jane Clark Loten on behalf of the New Zealand Transport Agency. Appendix 3: Draft Revised Land Plan. (Undated). Council ref: RM090645-8 Evidence @ hearing 090645.PDF.

## **ALTERATION TO DESIGNATION #84 RM081075 - Peninsula Road Intersection**

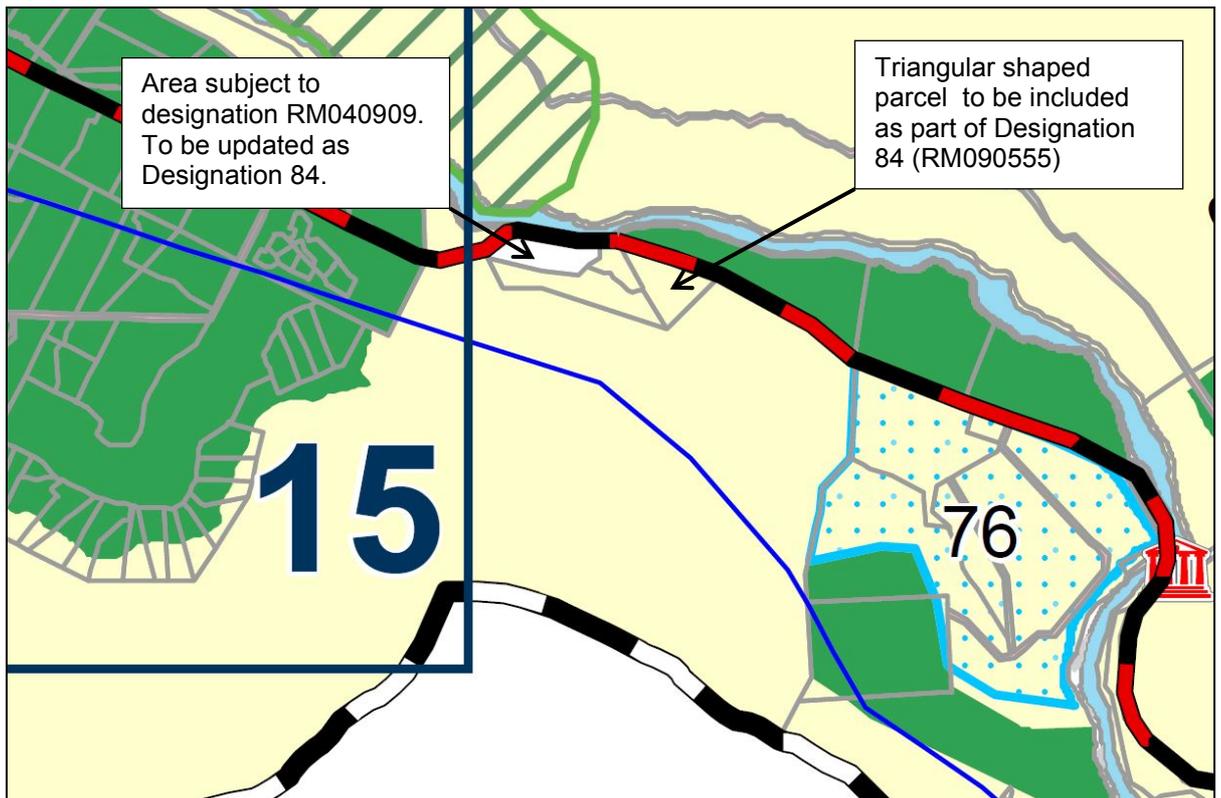
- 7.27.** Schedule 6 of the NZTA submission contains the Council's recommendation for RM081075, which was a requirement and outline plan of works to alter Designation 84 to authorise improvements to the intersection and alignment of SH6 and Peninsula Road. NZTA requests that Designation #84 of the PDP be amended to reflect RM081075.
- 7.28.** The Council's recommendation and conditions that are attached as part of Schedule 6 of NZTA's submission make reference to a landscape plan. I consider that this plan does not sufficiently show the land area to be designated. I have reviewed the Council file for RM081075 and consider that a plan which formed part of the application documentation, titled 'Designation Plan'<sup>8</sup> provides more appropriate detail. I recommend that the Designation Plan be used as the reference plan to amend Designation 84 at this location. I note that NZTA have confirmed their agreement on this matter.
- 7.29.** The Council's recommendation to RM081075 was that the amendment be confirmed because the adverse effects on the environment were minor and the change to the designation boundary would improve traffic safety at that location. I consider that this reasoning is still applicable and recommend the submission to include the designation is confirmed. I recommend that proposed planning maps 31a, 33 and 13 be amended to reflect the Designation Plan at page 6 of **Appendix 3**.

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<sup>8</sup> Transit NZ RM081075 Application (as publicly notified). Council file reference: RM081075-04 RM081075\_PROCESSING.PDF at page 242.

## **ALTERATION TO DESIGNATION #84 RM040909 and RM090555 – Nevis Bluff**

- 7.30.** Schedule 7 of NZTA's submission contains reference to notices of requirement (RM040909 and RM090555) to alter Designation 84 at Nevis Bluff in order to incorporate land required for cliff stabilisation works to ensure the efficient and safe operation of SH6. These notices of requirement were confirmed through the Part 8 RMA alteration process but have not been updated in the ODP, and therefore were not rolled over into the PDP at notification. I note that the works have been given effect to and the land acquired from the Department of Conservation.
- 7.31.** The relief sought by NZTA reflects the status quo because the works have been undertaken and are on-going as required by the NZTA to ensure the management of rockfall and cliff stability issues on State Highway at this location are managed. The effects of the designation have already been assessed by the Council in accordance with s 171 under the Part 8 process. I also consider that including these designations in the PDP are appropriate. I recommend that Planning Map 13 is updated to show the designated areas. The correct designation area is shown in Operative Planning Map 13, reproduced in Figure 2 below.
- 7.32.** The confirmed plans attached at Schedule 7 of the NZTA's submission on the Council file are of a grainy composition and are not considered adequately clear. The triangular shaped parcel of land illustrated in **Figure 2** below better shows the area to be designated in accordance with RM090555 and the white area of land illustrated shows the area to be designated in accordance with RM040909. The image is replicated at page 7 of **Appendix 3** to my s42A report.



**Figure 2.** Proposed Planning Map 13 with the area subject to the alteration annotated.

## LIMITED ACCESS ROADS

**7.33.** NZTA have requested that Part A.3 of the Designations Chapter is amended to include all parts of the State highway network within the District that are declared Limited Access Roads. These additional areas are:

- a. (v) SH No 6 from Brady Creek Bridge to Wharf Creek Bridge;
- b. (vi) SH No 6 from the Neck to Lake Hawea (control dam);
- c. (vii) SH No 6 from Hawea to Mount Iron;
- d. (viii) SH No 6 from Mt Iron to SH8A Intersection;
- e. (ix) SH No 6 from the intersection with SH8A, Luggate to Gravelly Gully;
- f. (x) SH No 6 from Cemetery Road to Goldfields Mining Centre;
- g. (xi) SH No 6 from Gentle Annie Bridge (Kawarau Gorge) to Nevis Bluff;
- h. (xii) SH No 6 from Nevis Bluff to Kawarau River;
- i. (xiii) SH No 6 from Kawarau River to Lake Hayes;
- j. (xiv) SH No 6 from Lake Hayes to Shotover River;
- k. (xv) SH No 6 from Shotover River to Frankton;
- l. (xvi) SH No 6 from SH 6 the intersection to Wye Creek Bridge;
- m. (xvii) SH No 6 Kingston Section;
- n. (xviii) SH No 6A from Frankton to Queenstown (east);

- o. (xix) *SH No 6A from Frankton to Queenstown (west); and*
- p. (xx) *SH No 84 from SH6 to Wanaka.*

**7.34.** This submission point does not relate to omitting to notify in the PDP a designation on the Planning Maps. Notwithstanding this, including the list in the PDP is appropriate as it is an advice note for information purposes. The identification of Limited Access Roads in the District and any constraints imposed on persons associated with Limited Access Roads is governed by the Roading Powers Act 1989. It is appropriate that the correct list is included in the PDP.

**7.35.** There appear to be some Limited Access Roads requested to be inserted by the NZTA that duplicate, at least in part the Limited Access Roads listed in the notified PDP. In addition, one area identified as '*(x) SH No 6 from Cemetery Road to Goldfields Mining Centre*' is located within the adjoining Central Otago District. NZTA have confirmed these matters and an amended full list is below and included in **Appendix 1**.

- ~~(i) SH No 6 from the junction with SH No 6A to the eastern abutment of the Hayes Creek Bridge.~~
- ~~(ii) SH No 6 835m south of Kent Street to 300m north of Kent Street, Kingston.~~
- ~~(iii) SH No 6A from the junction with State Highway 6 to Cecil Street (unformed 500m east of Suburb Street).~~
- ~~(iv) SH No 84 from its junction with State Highway No. 6 to its intersection with Ardmore Drive and Brownston Street, Wanaka.~~
- (i) SH No 6 from Brady Creek Bridge to Wharf Creek Bridge.
- (ii) SH No 6 from the Neck to Lake Hawea (control dam).
- (iii) SH No 6 from Hawea to Mount Iron.
- (iv) SH No 6 from Mt Iron to SH8A Intersection.
- (v) SH No 6 from the intersection with SH8A, Luggate to Gravelly Gully.
- (vi) SH No 6 from Gentle Annie Bridge (Kawarau Gorge) to Nevis Bluff.
- (vii) SH No 6 from Nevis Bluff to Kawarau River.
- (viii) SH No 6 from Lake Hayes to Shotover River.
- (ix) SH No 6 from Shotover River to Frankton.
- (x) SH No 6 from SH6 the intersection to Wye Creek Bridge.
- (xi) SH No 6 Kingston Section.
- (xii) SH No 6A from Frankton to Queenstown (east).
- (xiii) SH No 6A from Frankton to Queenstown (west).

(xiv) [SH No 84 from SH6 to Wanaka.](#)

7.36. I recommend the request is accepted, in part, as agreed by the NZTA because it will improve information in the PDP as to the location of Limited Access Roads within the District.

7.37. The requested changes would not have any statutory effect and an assessment in terms of s 171 of the Act is not necessary.

## **SCHEDULE OF DESIGNATIONS**

7.38. NZTA have also requested in Schedule 8 of their submission that Schedule 37.2 'Schedule of Designations' be amended to include reference to Planning Maps 24 and 31a.

7.39. I recommend this request be accepted because it will provide for State Highway 6 (Designation 84) to be accurately recorded that the State Highway is on these particular Planning Maps.

## **8. CONCLUSION**

8.1. On the basis of the analysis set out in this evidence, I recommend that the changes to the recommended revised Chapter 37 attached as **Appendices 1 and 3** be accepted.

8.2. As discussed in terms of each specific point of relief, my recommendations in terms of section 171 of the RMA are:

- a. with regard to (b) and the matter of the consideration of alternatives, seven points of relief relate to confirmed alterations to ODP designations, many of which have been given effect to. The respective assessments associated with those alterations were that consideration of alternatives was not necessary. As the status quo has not changed in respect of any of these alterations, I do not consider that any consideration of alternatives is required at this stage.

- b. In terms of (c), I consider that the work and designations are reasonably necessary for achieving the objectives of the NZTA. The designations all relate to improving the performance of the State Highway network and have already been confirmed in the ODP.
  
- c. With regard to (d), I have considered the matter of whether the conditions of the designation are appropriate, particularly in the context that for many of the designations the works have been given effect to. I have also had regard to whether any conditions are redundant or obsolete because the designation has been given effect to. I consider that no changes to the conditions are necessary. I have had particular regard to the conditions associated with RM110290 associated with NZTA's submission to remove the conditions located within Part A.4 of the PDP, as rolled over from the ODP. While the physical works have been given effect to, there are conditions that are related to an obligation of NZTA to arrange for easements. As set out above I consider these conditions should be retained, and NZTA agree with this recommendation, however I consider that the conditions relating to the construction of the works can be deleted. The recommended designations and conditions as set out in **Appendix 1** should be confirmed.

**8.3.** I also note that the NZTA have reviewed a draft of this report and agree with the recommended revised Chapter and amendments to the planning maps as set out in **Appendices 1** and **3** of my s42A report. A memorandum of confirmation of the NZTA's position on this s42A report is attached as **Appendix 4**.

**8.4.** The changes will improve the clarity and administration of the PDP, contribute towards achieving the objectives of the Plan and its Strategic Direction and goals in an effective and efficient manner. They will also give effect to the purpose and principles of the RMA.



Craig Barr

Senior Planner

22 September 2017

## **Appendix 1: Recommended Revised Chapter 37 Designations**

# DESIGNATIONS 37

Key:

Recommend changes to notified chapter are shown in purple underlined text for additions and ~~purple strike~~ through text for deletions. Appendix 1 to s 42A report on the late submission of NZTA (719), dated 22 September 2017.

Recommend changes to notified chapter are shown in red underlined text for additions and ~~red strike~~ through text for deletions. Revised chapter showing amendments recommended by Ms Rebecca Holden, s 42A report author, at the hearing of Chapter 37 Designations.

Recommend changes to notified chapter are shown in underlined text for additions and ~~strike through~~ text for deletions. Appendix 1 to s 42A report, dated 23 September 2016.

## 37 Designations

### 37.1 Statement

A designation is a 'spot zoning' over a site or area that authorises the requiring authority's work and activity without the need to comply with the zone rules or obtain a resource consent. A requiring authority includes Ministers of the Crown, local authorities and network utility operators approved as requiring authorities under the Resource Management Act 1991 (RMA). Conditions of the designation set parameters for which the activity can occur in accordance with the purpose of that designation.

Comment [RH1]: #383 (QLDC)  
23.9.16

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

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

All designated land is identified on the District Plan Maps and in the schedule. The following schedule specifies the name of the authority responsible for the designation, the designation's purpose and location, and a legal description of the designated site. The rules of the underlying zone apply to activities other than those authorised by the designation and carried out by the requiring authority. If an activity is proposed to be undertaken by the requiring authority, it must be in accordance with the purpose of the designation and the designations conditions, and an outline plan or an application to waive the requirement for an outline plan must be submitted to Council prior to the activity or work commencing, pursuant to section 176A of the RMA.

Comment [RH2]: #383 (QLDC)  
23.9.16

# DESIGNATIONS 37

## 37.2 Schedule of Designations

**Comment [RH3]:** Reordered alphabetically (#719) (NZTA) 23.9.16

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
1	31	Transpower New Zealand Limited	National Grid (including Electricity Substation and associated ancillary infrastructure)	93 Frankton-Ladies Mile Highway, Frankton. Section 127, Block I, Shotover SD. (2.4559ha). For conditions refer to C.1 below.
2	31a	Queenstown Airport Corporation Limited	Aerodrome Purposes.	Queenstown Airport and the surrounding airspace. For legal descriptions and conditions refer to D and D1 below.
4	Fig. 1 Fig. 2	Queenstown Airport Corporation Limited	Approach and Land Use Control (transitional slopes and surfaces)	Queenstown Airport and the surrounding airspace. For conditions and location description refer to D3 below.
5	15 39	Tranz Rail Limited	Railway Purposes	All that part of the Kingston Branch Railway as defined on the District Plan Maps. Crown land Blk I, V, XII Kingston SD; Secs 1-3, 5, 7, 10, 12, 15, 20, 23 & 24 Blk VI Town of Kingston; Sec 2, Pt Sec 3, Sec 4, Pt Sec 5, Secs 6-8, Part Sec 9, Secs 10, 11, 25; Sec 1; SO7617; Sec 1-3 SO10898 SO 10760; Run 593.
7	36	New Zealand Police	Police Station	9-11 Camp Street, Queenstown Lot 2 DP 357929. (3838m <sup>2</sup> ).
10	33	Minister of Education	Education Purposes	Remarkables Primary School, Section 5 Block XXXI Town of Frankton. For conditions refer to C.5 below.
11	25	Minister of Education	Education Purposes	Glenorchy Primary School, Oban Street, Glenorchy. Block VI, Town of Glenorchy. For conditions refer to C.6 below.
12	18	Minister of Education	Education Purposes	Hawea Flat Primary School, Camp Hill road, Hawea Flat. Section 1 SO 337906, Part Section 11, Block V, Lower Hawea SD.
13	20	Ministers of Education	Education Purposes	Mount Aspiring College, Plantation Road, Wanaka. Part Section 8, Block XIV, Wanaka SD. For Conditions refer C.7 below.
14	35	Minister of Education	Education Purposes	Queenstown Primary School, Robins Road. Sections 78-81. Part Sections 73 and 91 Block XX Shotover SD and Part Block LIV. Town of Queenstown. For conditions refer to C.8 below.
15	32	Minister of Education	Education Purposes	Wakatipu High School, Sawmill road, Queenstown Lots 6 and 7 DP 8700, Lot 47 DP 8591. For conditions refer to C.9 below.

**Comment [RH4]:** #433 (QAC) 23.9.16

**Comment [RH5]:** #433 (QAC) 23.9.16

**Comment [RH6]:** #81 (Kiwirail) and #383 (QLDC) 23.9.16

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
16	21	Minister of Education	Education Purposes	Wanaka Early Childhood Centre, Section 1 Survey Office Plan 448241. For conditions refer to C.10 below.
17	27	Ministry of Education	Education Purposes	Arrowtown Primary School. Part Sec 1 Blk VII Shotover SD, and Lots 5-8 DP 309418.
18	28	Chorus New Zealand Limited	Tele-communication and radio communication and ancillary purposes.	Arrowtown Exchange, Hertford Street, Arrowtown. Section 1 SO 19209 (630m <sup>2</sup> ). For conditions refer to C.12 below.
19	25	Chorus New Zealand Limited (Primary Designation)  Spark New Zealand Trading Limited (Secondary Designation)	Tele-communication and radio communication and ancillary purposes	Glenorchy Microwave station, Section 1 Survey Office Plan 2300115 (3291m <sup>2</sup> ). For conditions refer to C.13 below.
20	36	Chorus New Zealand Limited (Primary Designation)  Spark New Zealand Trading Limited (Secondary Designation)	Tele-communication and Radio communication and ancillary purposes.	Queenstown telephone exchange and microwave station. Ballarat Street Lot 1 DP 27807 (908m <sup>2</sup> ). For conditions refer to C.14 below.
21	21	Chorus New Zealand Limited (Primary Designation)  Spark New Zealand Trading Limited (Secondary Designation)	Tele-communication and Radio communication and ancillary purposes.	Wanaka Exchange, 9 Brownston Street, Wanaka Section 6, Block XI, Town of Wanaka (1312m <sup>2</sup> ). For conditions refer to C.15 below.
22	34	Queenstown Lakes District Council	Water Storage	Fernhill No.2 Water Pump Station, Wynyard Crescent, Queenstown, Section 2 SO 317363. For conditions refer to C.16 below.

**Comment [RH7]:** #191 (Spark Trading NZ Ltd)

#421 (Two Degrees Mobile Limited)

#781 (Chorus NZ Ltd)

23.9.16

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
23	34	Queenstown Lakes District Council	Water Supply pump and intake	Two Mile Water Intake, Glenorchy – Queenstown Road, Queenstown. Section 2 SO 409197. For conditions refer to C.17 below.
24	34	Queenstown Lakes District Council	Sewage Pump Station	Sunshine Bay Waste Water Pump Station, Glenorchy – Queenstown Road, Sunshine Bay, Queenstown. Pt Reserve B BLK 1 Mid Wakatipu SD & Section 46 BLK 1 Mid Wakatipu SD. For conditions refer to C.17 below.
25	36	Queenstown Lakes District Council	Sewage Pump Station	Marine Parade Waste Water Pump Station, Marine Parade, Queenstown Legal Road Section 6 Block LI Shotover SD, Queenstown. For conditions refer to C.17 below.
26	37	Queenstown Lakes District Council	Sewage Pump Station	Cedar Drive Waste Water Pump Station, Kelvin Peninsula, Lakeside Reserve, Queenstown. Lakeside Reserve (Crown Land) BLK 1 Coneburn Survey District. For conditions refer to C.17 below.
27	37	Queenstown Lakes District Council	Sewage Pump Station	Bayview Road Waste Water Pump Station, Peninsula Road, Frankton Arm, Section 21 BLK 1 Coneburn SD, Part Frankton Recreation Reserve. For conditions refer to C.17 below.
28	35	Queenstown Lakes District Council	Water Reservoir and Pump Station	Manchester Place, Queenstown. Lot 68, DP 21257. For conditions refer to C.17 below.
29	33	Queenstown Lakes District Council	Multi Purpose indoor and outdoor recreation, cultural and conference complex	SH No 6 Frankton. Lot 1 DP 25073, Lot 100 DP 468142, Lot 2 DP 476309, Sections 49, 50, 61-62 and 149 Block Shotover SD, Part Section 63 Block I Shotover Survey District, Section 5 and Block XXIII Town of Frankton. <u>Note: Designation #29 applies to only part of 61-62 Shotover SD and Part Section 63 Block I Shotover Survey District.</u> For conditions refer to C.22 below.
30	33	Queenstown Lakes District Council	Sewage Pump Station	Frankton Beach Waste Water Pump Station, Lake Avenue, Frankton Arm, Sections 9 and 39 Block XXXI, Frankton. For conditions refer to C.17 below.
31	33,37	Queenstown Lakes District Council	Water pump station and intake	Loop Road, Frankton Arm Section 21, BLK I Coneburn SD. For conditions refer to C below.
32	33,37	Queenstown Lakes District Council	Water Reservoir and Treatment	Peninsula Road, Kelvin Peninsula. Lots 1 – 3 DP 425375 and Lot 2 DP 24223.

Comment [RH8]: #433 (QAC)  
23.9.16

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
33	33	Queenstown Lakes District Council	Sewage Pump Station	Willow Place Waste Water Pump Station, Willow Place, Road Reserve. For conditions refer to C.17 below.
34	33	Queenstown Lakes District Council	Sewage Pump Station	Kawarau Place Waste Water Pump Station Kawarau Place, Frankton. Lot 19 DP 20484. For conditions refer to C.17 below.
35	35	Queenstown Lakes District Council	Leary's Gully Water Pump Station	Frankton Road, Queenstown. Lot 1 and 2 DP 311236. For conditions refer to C.17 below.
36	35	Queenstown Lakes District Council	Sewage Pump Station	Park Street Lift Waste Water Pump Station, Park Street, Queenstown, Lot 1 and 2 DP 316049. For conditions refer to C.17 below.
37	27	Queenstown Lakes District Council	Sewage Treatment Works	Centennial Avenue, Arrowtown, Lot 2 DP 300390.
38	27	Queenstown Lakes District Council	Sewage Pump Station	Section 1 SO 386245, Norfolk Street, Arrowtown. For conditions refer to C.17 below.
39	27	Queenstown Lakes District Council	Sewage pump Station	McDonnell Road Waste Water Pump Station, Lot 38, DP 20153. McDonnell Road, Arrowtown. For conditions refer to C.17 below.
40	27,28	Queenstown Lakes District Council	Water Supply Reservoir	Durham Street, Arrowtown. Section 2 SO 378675
41	27	Queenstown Lakes District Council	Water Supply Pump and Intake	Bush Creek Arrowtown Pt Section 2 BLK XXV TN of Arrowtown, Crown Land Block XXV (LIPS REF 17551), Section 1 SO 21055 & Section 17 BLK XIX TN of Arrowtown. For conditions refer to C below.
42	39	Queenstown Lakes District Council	Water Reservoir	Arthurs Point. Lot 21 DP 22413.
43	39	Queenstown Lakes District Council	Sewage Treatment works	Arthurs Point. Part 148 BLK XIX Shotover SD.
44	25	Queenstown Lakes District Council	Water Storage Tanks	Queenstown- Glenorchy Road, Lot 4 DP 394250. For conditions refer to C below.

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
45	25	Queenstown Lakes District Council	Water pump station and intake	Queenstown – Glenorchy Road, Crown land, Block XXI Town of Glenorchy. For conditions refer to C.17 below.
46	31	Queenstown Lakes District Council	Sewage Treatment Works	Lower Shotover River. Lot 4 DP 421841, Lot 2 & 3 DP 422388, Section 143 BLK 1 Shotover SD, Section 144 BLK 1 Shotover SD, Section 152 BLK 1 Shotover SD and CROWN Land Block 1 Shotover Survey District. For conditions refer to C below and RM 970647.
47	26	Queenstown Lakes District Council	Water Supply Pump station and intake	Rutherford Road Road Reserve Lake Hayes. For conditions refer to C.17 below.
48	26	Queenstown Lakes District Council	Water Supply Reservoir	Lake Hayes Water Reservoir, Arrowtown – Lake Hayes Road, Lake Hayes. Lot 19 DP 329110 and Lot 1 DP 372803.
49	30	Queenstown Lakes District Council	Recreation Reserve Part Sewage pump station	Bendemeer Reserve Sewage Pump Station, Arrowtown-Lake Hayes Road Reserve, Section 87 BLK IX Shotover SD and Section 65 BLK IX Shotover SD. For conditions refer to <del>G-B</del> and C.17 below.
50	21,23	Queenstown Lakes District Council	Closed Landfill and Transfer Facility	Riverbank Road, Wanaka. Lot 2- 4 DP 406972, Pt Section 38 BLK III, Lower Wanaka SD; Section 37 BLK III, Lower Wanaka SD.
52	20	Queenstown Lakes District Council	Sewage Pump Station	Eely Point Waste Water Pump Station, Lakeside Road, Beacon Point. Section 1543R Block XIV Lower Wanaka SD. For conditions refer to C.17 below.
53	20	Queenstown Lakes District Council	Sewage Pump Station	Lakeside Road # 1 Waste Water Pump Station, Aubrey Road Road Reserve, Beacon Point. Legal Road. For conditions refer to C.17 below.
54	22	Queenstown Lakes District Council	Water Supply	Sargood Drive, Central Wanaka. Lots 1 and 2, DP 21544.
55	22	Queenstown Lakes District Council	Sewage Pump Station	Local Purpose Reserve – Edgewater Resort Waste Water Pump Station. Morrows Mead, Central Wanaka. Lot 2 DP 19753. For conditions refer to C.17 below.
56	21	Queenstown Lakes District Council	Local Purpose Reserve (Sewage Pump Station)	Dungarvon Street # 2 Waste Water Pump Station, Dungarvon Street Road Reserve & Lot 14 DP 24260.- For conditions refer to C.17 below.
57	16	Queenstown Lakes District Council	Makarora Closed Landfill and Green Waste Site	State Highway No 6; Section 1 and Section 3 Survey Office Plan 24578.
58	21	Queenstown Lakes District Council	Sewage Pump Station	Dungarvon Street # 1 Waste Water Pump Station. Dungarvon Street, Section 1 BLK L TN of Wanaka.- For conditions refer to C.17 below.
59	21	Queenstown Lakes District Council	Water Reservoir	Plantation Road Water Reservoirs A & B, Pt Section 90, Block IX, Wanaka Town.

**Comment [RH9]:** Reporting Officer recommendation 23.9.16

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
60	21	Queenstown Lakes District Council	Water Supply Pump and intake	Lakeside Road, Central Wanaka. Legal Road and Section 67, block XIV, Town of Wanaka. For conditions refer to C.17 below.
61	20	Queenstown Lakes District Council	Water Supply Pump Station	Corner of Plantation Road and Totara Terrace, Central Wanaka. Legal Road. For conditions refer to C.17 below.
62	21	Queenstown Lakes District Council	Water Supply Pump Station	Anderson Road Wanaka, part Sec 8, Block XIV, Lower Wanaka SD. For conditions refer to C below.
63	21	Queenstown Lakes District Council	Sewage Pump Station	Gordon Road Waste Water Pump station Gordon Road, Wanaka Lot 8 DP 385288. For conditions refer to C.17 below.
64	18a	Queenstown Lakes District Council	Aerodrome Purposes	Wanaka Airport. For legal description and conditions refer to E and E1 below.
65	18a	Queenstown Lakes District Council	Approach and Land Use Controls (transitional slopes and surfaces)	Wanaka Airport. For conditions refer to E2 below.
66	17	Queenstown Lakes District Council	Water Storage Reservoir	SH 6 Lake Hawea. Lot 2 DP 22638.
67	17	Queenstown Lakes District Council	Hawea Closed Landfill & Green Waste Site	Domain Road, Lake Hawea Lot 1 DP 24534 and Lot 1 DP 20555.
68	17	Queenstown Lakes District Council	Wastewater Treatment and Disposal	Domain Road, Hawea Lot 1 DP 20555 & Pt Sec 24 BLK IV. For conditions refer to C below.
69	24	Queenstown Lakes District Council	Wastewater Management Purposes	Section 4 SO Plan 24120. For conditions refer to C below.
70	24	Queenstown Lakes District Council	Sewage Pump Station	Alison Ave Waste Water Pump Station # 1 ,Alison Avenue, Legal Road, Lot 112 DP 9486 Albert Town, For conditions refer to C.17 below.
71	24	Queenstown Lakes District Council	Sewage Pump Station	Alison Ave Waste Water Pump Station # 2, Alison Avenue, Legal Road, Albert Town, Section. For conditions refer to C.17 below.
72	24	Queenstown Lakes District Council	Sewage Pump Station	Kingston Street Waste Water Pump Station, Wicklow Terrace, Legal Road, Albert Town. For conditions refer to C.17 below.
73	17	Queenstown Lakes District Council	Sewage Pump Station	Hawea Esplanade Road Sewer Pump, Hawea Esplanade Road (Hawea).. For conditions refer to C.17 below.

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No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
74	17	Queenstown Lakes District Council	Sewage Pump Station & Water Treatment	Scotts Beach Waste Water Pump Station, Esplanade, Lake Hawea Part Lot 255 DP 7086. For conditions refer to C.51. below.
75	17	Queenstown Lakes District Council	Water intake, Treatment and Pump Station	Lake Hawea. Lot 2 DP 25173. For conditions refer to C.17 below.
76	13	Queenstown Lakes District Council	Landfill Buffer	Victoria Bridge Terrace Site. Lot 1 and 2 DP 420346, Lot 2 DP 27395, Sections 3 and 4 SO 24512 and Lot 8 DP 402448. (See RM 970116) For conditions refer to C.53 below.
77	29	Queenstown Lakes District Council	Tucker Beach Closed Landfill	Pt Section 1, SO 23650 and Sections 4 - 5 SO 302193 and Crown Land, Block II Shotover SD.
79	32,37	Queenstown Lakes District Council	Larchwood Reservoir	Queenstown. Sec 1 SO 23185.
80	36	Queenstown Lakes District Council	Car park	Church Street, Queenstown. Lot 1 DP 27486, part Sec 12 BLK II Town of Queenstown.
81	36	Queenstown Lakes District Council	Carpark	Athol Street, Queenstown, Lot 1 DP 9331, Sections 16, 17 and 19, Block IV, Section 4-6, Block V. Town of Queenstown. For conditions refer to C.56 below.
83	13,31, 32	Queenstown Lakes District Council	Local Purpose (Drainage) Reserve & Waste Water Pump Station	Matakauri Park, Gorge Road, Queenstown Section 1 and 2 SO 464148, Lot 1 DP 20808 and Lot 2 DP 22790, Pt Lot 1 DP 22790. For conditions refer to G-B below and in addition no structure or placement fill shall reduce the storage capacity of the detention dam.
84	2,3,5, 8,11, 13,15, 16,17, 18,21, 24,30, 31,31a, 33,34, 35,36, 37,38	New Zealand Transport Agency	State Highway Purposes	As shown on District Plan Maps. For conditions refer to A below.
85	20	Queenstown Lakes District Council	Local Purpose (Recreation Reserve)	Mulberry Lane, Wanaka, Lot 13 DP 18568 (0.1096ha). For conditions refer to B below.

**Comment [CB10]:** 719 NZTA Late submission

**Comment [RL11]:** 719 NZTA late submission

**Comment [RH12]:** Reporting Officer's recommendation 23.9.16

**Comment [RH13]:** 719 (NZTA) 21.10.16

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
86	20	Queenstown Lakes District Council	Utility and Local Purpose (Recreation) Reserve	77 Hunter Cres to Cherry Court Wanaka. Lot 107 DP 20556 & Lot 107& 108 DP 20702, Lot 51 DP 15683 (Recreation) (0.2506ha).
87	20	Queenstown Lakes District Council	Recreation Reserve	Winders Recreation Reserve 35 Winders Street, Wanaka, Lot 9 DP 7761 (0.1503ha). For conditions refer to B below.
88	20	Queenstown Lakes District Council	Recreation Reserve	Eely Point, Wanaka. Sections 29, 67, 1543R, Block XIV Lower Wanaka SD. For conditions refer to B below.
89	21	Queenstown Lakes District Council	Recreation Reserve & Waste Water Pump Station	Lakeside Road # 2 Waste Water Pump Station, Lakeside Road, Wanaka Sections 6, 9, 14 Block XV, Town of Wanaka (.8245ha). For conditions refer to B below.
90	20	Queenstown Lakes District Council	Recreation Reserve	Lismore Park, Plantation Road, Lismore and Hedditch Streets, Wanaka. Section 90 Block IX, Wanaka Town (18,3048ha). For conditions refer to B below.
91	21	Queenstown Lakes District Council	Local Purpose (Recreation) Reserve	Rob Roy Lane, Wanaka Lot 25 DP 19553 (0.2281ha).
92	21	Queenstown Lakes District Council	Local Purpose (Recreation) & Local Purpose Reserve (Residential)	Mt Iron Drive, Aeolus and Kuri Place, Wanaka. Lot 43 DP 20163 and Lot 24 DP 19125. . For conditions refer to B below.
93	20	Queenstown Lakes District Council	Recreation Reserve. Community Swimming Pool	Plantation Road Lot 1 DP 22331. ).
94	20	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	Anderson Road near Reece Cres, Wanaka. Lots 25/26 DP 19124 (0.1301ha).
95	21	Queenstown Lakes District Council	Recreation Reserve	Wanaka Golf Course, Ballantyne Road. Lot 1 DP 11284, Legal Road & Part Sec 11, Sec 12 BLK XLIX Town of Wanaka *56.008ha) For conditions refer to F below.
96	21	Queenstown Lakes District Council	Recreation Reserve	Ballantyne Road, Wanaka. Section 3 Survey Office Plan 451106. For conditions refer to B below (0.7740ha).
97	21	Queenstown Lakes District Council	Local Purpose Reserve (Site for a memorial)	Wanaka Memorial Reserve and Lookout. 11-15 Chalmers Street, Wanaka. Lot 1 DP 4961, Lot 1 DP 454494 & Section 1 SO 448358.
98	21	Queenstown Lakes District Council	Recreation Reserve	Pembroke Park, Ardmore Street, Wanaka. Section 1 Blk L TN of Wanaka (10.547ha). For conditions refer to B below.

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## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
99	21	Queenstown Lakes District Council	Recreation Reserve	Ardmore Street (part Roys Bay Recreation Reserve) Sections 5,11,13 and Part Sec 7, Block XV Wanaka Town. (5.7401ha). For conditions refer to B below.
100	21	Queenstown Lakes District Council	Recreation Reserve	Section 10 Block XV Town of Wanaka and Part Section 12 Block XV Town of Wanaka. For conditions refer to B below.
101	21	Queenstown Lakes District Council	Recreation Reserve (Motor Park)	Wanaka Motor Park, McDougall Street. Section 10 Block XV Town of Wanaka and Part Section 12 Block XV Town of Wanaka. For conditions refer to F below.
102	21	Queenstown Lakes District Council	Recreation Reserve	Upton, Stone, Warren, Connor Streets. Sections 1-7 Block XXXV, Town of Wanaka (1.2917ha).
103	21,23	Queenstown Lakes District Council	Recreation Reserve	Faulks Reserve Aspiring Terrace. Section 7 Block XLIX, Wanaka Town (4.2388ha).
104	23	Queenstown Lakes District Council	Recreation Reserve	Stone Street Reserve, Lot 61 9499, (1.6961ha).
105	22	Queenstown Lakes District Council	Recreation Reserve (part of Roys Bay Recreation Reserve)	Wanaka – Mt Aspiring Road, Part Roys Bay Recreation Reserve. Sections 31, 45 Block III, Lower Wanaka SD (3.9153ha).
106	22	Queenstown Lakes District Council	Recreation Reserve & Local Purpose reserve (Recreation)	Wanaka Station Park. Lot 1 DP 16152 & Lot 14 DP 26147
107	22	Queenstown Lakes District Council	Local Purpose Reserve (Scenic) & Recreation Reserve	Wanaka Mt Aspiring Road Lots 57, 58 DP 21967, Wanaka – Mount Aspiring Road, Wanaka Rural. Lots 73 and 74 DP 15833(0.2512ha), Block III, Lower Wanaka SD, Lots 2-4 DP 24535, Lot 5 DP 300273, Lot 2 DP 23625 (0.3629ha) Lots 5 - 7 DP 18590.
108	22	Queenstown Lakes District Council	Recreation Reserve	Huchan Lane Walkway, Lot 26, DP 20949 (0.1134ha).
109	22	Queenstown Lakes District Council	Recreation Reserve	Sargood Drive. Lot 75 Lot DP 15833 (0.1030ha). For conditions refer to B below.
110	7,18	Queenstown Lakes District Council	Recreation Reserve	Damper Bay, Lakeside Recreation Reserve. Section 12 Block XIII Lower Wanaka SD, Section 18 Block XIII, Lower Wanaka SD (53.5842ha). For conditions refer to B below.
111	18,22	Queenstown Lakes District Council	Recreation Reserve	Part Roys Bay Recreation Reserve, Waterfall Creek Recreation Reserve, Section 46, Block III, Section 17, Block XIII, Lower Wanaka SD (9.95ha) For conditions refer to B below.
112	18	Queenstown Lakes District Council	Recreation Reserve	Ruby Island Recreation Reserve (3.1616ha) Ruby Island, Lower Wanaka SD.

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
113	7	Queenstown Lakes District Council	Recreation Reserve (Motor Park)	Glendhu Recreation Reserve, Section 1 BLK XV, Lower Wanaka SD & Sec 2 BLK XV, Lower Wanaka SD(12.5983ha) For conditions refer to F below.
116	18 & 19	Queenstown Lakes District Council	Recreation Reserve	Outlet Road Waste Water Pump Station, Beacon Point/Outlet Road to Albert Town. Clutha Outlet Recreation Reserve. Section 59 Block XIV, Wanaka SD (44.1107ha) For conditions refer to B below.
117	20	Queenstown Lakes District Council	Local Purpose Reserve (Utility)	End of Rimu Lane To Kowhai Drive/Hunter Cres Walkway. Lots 34, 35 DP 15156 (0.1740ha) & Lot 49 DP 15683.
118	20	Queenstown Lakes District Council	Local Purpose Reserve (Utility)	Kowhai to Rata Street Walkway, Lot 50 DP 15683 (0.1740ha).
119	20	Queenstown Lakes District Council	Local Purpose Reserve (Recreation Reserve)	Roto Place to lake foreshore Lot 8 DP 18825 (0.0593ha).
121	20	Queenstown Lakes District Council	Recreation Reserve	Kellys Flat Recreation Reserve, Aubrey Road. Section 93, BLK XIV Lower Wanaka SD (3.4067ha). For conditions refer to B below.
126	18	Queenstown Lakes District Council	Recreation Reserve	Dublin Bay Recreation Reserve, Dublin Bay Road. Part Section 28, Block V, Lower Wanaka SD. (18.2109ha) For conditions refer to B below.
127	33	Queenstown Lakes District Council	Local Purpose Reserve (Recreation)	Kawarau Falls. Lot 19 DP 20484 (0.2398ha).
128	21	Queenstown Lakes District Council	Local Purpose (Off-Street parking and ambulance).	Ardmore Street, Wanaka, Section 10, Block XI Town of Wanaka (0.3536ha).
129	21	Queenstown Lakes District Council	Local Purpose (Service Land)	Dunmore Street, Lot 4 DP 12666, Lot 6 DP 11991 and Lot 2 DP 18325.
130	28	Queenstown Lakes District Council	Historic Reserve	Dudley Section, Arrowtown, Lot 4 & 5, DP 18410 (0.0690ha).
131	21	Queenstown Lakes District Council	Cemetery Reserve	Stone Street, Wanaka Part Section 1, Block XLVIII Town of Wanaka and Part Section 2 Block III, Lower Wanaka SD.
132	27	Queenstown Lakes District Council	Recreation Reserve	Anderson park, Centennial Avenue and Devon Street. Lot 25 DP 16532 (0.0715ha). For conditions refer to B below.
133	27	Queenstown Lakes District Council	Recreation Reserve	De la Perelle Park, Adamson Drive, Bracken Street, Cotter and Douglas Avenues Arrowtown, Lot 32 DP 16747 (0.5498ha), and Lot 36 DP 20153 (0.0362ha). For conditions refer to B below.

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
134	27	Queenstown Lakes District Council	Recreation Reserve	Reed Park, Adamson Drive, Foxs Terrace, Reid Cres, Arrowtown. Lot 31 DP 16748 (0.4901ha), Lot 29 DP 23672. For conditions refer to B below.
135	27	Queenstown Lakes District Council	Tree Planting Reserve	Adamson Drive, Preston Drive, Jenkins Place, Arrowtown. Lots 2 & 3 DP 15207. (Hamilton Way) Lot 4 DP 15208 (Edwards Way). (0.2621ha).
136	27	Queenstown Lakes District Council	Recreation Reserve (Motor Park)	Suffolk Street, Arrowtown. Motor park and recreation. Section 38 Block VII Shotover SD (Motor Park, Lot 43 DP 12741 and Lot 25 DP 12525. For conditions refer to B below.
137	27	Queenstown Lakes District Council	Recreation Reserve	O'Callaghan Park, Ford Street, Arrowtown. Section 21 Block XXXVI Town of Arrowtown. For conditions refer to <u>G-B</u> below.
138	27, 28	Queenstown Lakes District Council	Recreation Reserve	Wilcox Green Part Section 11, & 15 Block XXIV, Town of Arrowtown & Part Section 20 XXXIV Town of Arrowtown.. For conditions refer to B below.
139	28	Queenstown Lakes District Council	Local Purpose Reserve for a Public Library	Library and Village Green, Buckingham Street. Sections 1-4 Block I Town of Arrowtown (0.4224ha).
140	28	Queenstown Lakes District Council	Recreation Reserve	Hertford and Denbigh Streets, Arrowtown. Sections 2-4 BLK V Town of Arrowtown (0.2984ha). For conditions refer to B below. (Swimming pool and bowling green).
141	28	Queenstown Lakes District Council	Recreation Reserve	Buckingham Green, Buckingham Street, Arrowtown. Sections 14-16 Block VI Town of Arrowtown (0.0734ha). For conditions refer to B below.
142	28	Queenstown Lakes District Council and The Crown	Recreation Reserve	Rose M Douglas Park, Wiltshire Street. Sections 10, 13 and 15, Block V, Town of Arrowtown. For conditions refer to <u>G-B</u> below.
143	28	Queenstown Lakes District Council	Local Purpose Reserve (Community centre Plunket and Doctors rooms). (Section 9 Proposed Reserve)	Buckingham Street (hall and town centre) Sections 7-9, Block IX, Town of Arrowtown.
144	27, 28	Queenstown Lakes District Council	Recreation Reserve	Wiltshire Street and Ramshaw Lane. Area C on SO 19052. Part Section 20, Crown Land, Block XXV Part Section 3, Block XXV, Sections 6 and 7 Block X; Town of Arrowtown. For conditions refer to <u>G-B</u> below.
145	27	Queenstown Lakes District Council	Bush Creek Recreation Reserve	Butler Park, Middlesex Street. (9.455ha). Crown Land and Part Section 2 and 3 Block XXV Area A, B, D, E, F on SO 19052 (7.0300ha). For conditions refer to B below.
146	27	Queenstown Lakes District Council	Local Purpose Reserve (Arrowtown Cemetery Reserve)	Durham Street, Part Section 10 & Sections 12, 13, 14 and 15 BLK XIX, Town of Arrowtown.

**Comment [RH14]:** Reporting Officer's recommendation 23.9.16

**Comment [RH15]:** Reporting Officer's recommendation 23.9.16

**Comment [RH16]:** Reporting Officer's recommendation 23.9.16

Queenstown Lakes District Council Proposed District Plan 2015

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
147	18	Queenstown Lakes District Council	Hawea Flat Hall Site	Part Section 5, Block V, Lower Hawea SD (0.2023ha).
148	18	Queenstown Lakes District Council	Local Purpose (Gravel Reserve)	Sections 6, 34, 37 & 50, Block VIII, Lower Hawea SD.
149	27	Queenstown Lakes District Council	Local Purpose Reserve (Recreation)	McDonnell Road Reserve, Lot 32 DP 23673, Lot 34 DP 24615 (0.1017ha) For conditions refer to B below.
150	27	Queenstown Lakes District Council	Recreation Reserve	Fox Terrace/Shaw Street/Cotter Ave/McDonnell Road, Lot 16 DP 18937 (0.1383ha) and Lot 33, DP 24613 (0.1793ha). For conditions refer to B below.
151	24	Queenstown Lakes District Council	Recreation Reserve	Lot 31 DP 7458, (0.1012ha). For conditions refer to B below.
154	33	Queenstown Lakes District Council	Recreation Reserve (Motor Park)	Frankton Motor park, Stewart Street. Part Section 14 DP 8296, Section 8-9 and Section 16-17 Block XXIV Town of Frankton, Section 8, Section 10, Section 35 and Part Section 7 Block XXXI Town of Frankton and Section 46 Block XXI Shotover Survey District. For conditions refer to F below.
155	33	Queenstown Lakes District Council	Recreation Reserve	SH No 6 Sections 12 and 14 Block XX, Frankton Town (0.6415ha). For conditions refer to B below.
156	33	Queenstown Lakes District Council	Recreation Reserve	Frankton Domain Sections 9, 11-34, 36-39, 42-44 Block XXXI Town of Frankton, Section 27 Block XVIII Town of Frankton.
157	11	Queenstown Lakes District Council	Hall Site	Luggate Hall, Pt Section 1253R BLK VI Tarras SD & Pt Section 2 BLK VI Tarras SD
158	33	Queenstown Lakes District Council	Recreation Reserve	Remarkables Cres and Alta Place Lots 88 DP 19735 and Lot 89 DP 19737. For conditions refer to B below.
159	33	Queenstown Lakes District Council	Recreation Reserve	Riverside Road, Lot 603 DP 24569 and Lot 604 DP 24571 For conditions refer to B below.
160	33	Queenstown Lakes District Council	Cemetery Reserve	SH No 6 Crown Land Block XXI Shotover SD.
161	11	Queenstown Lakes District Council	Recreation Purposes	Hopkins Street, Luggate. Lot 12 DP 9232 (0.7712ha). For conditions refer to B below.
162	11	Queenstown Lakes District Council	Recreation Reserve (Motor Park)	Luggate Domain, SH No 6. Sections 23-24, 1249R Block VI Tarras SD. For conditions refer to F below.
163	30	Queenstown Lakes District Council	Recreation Reserve	Lot 1 DP 8699 Hayes Township & Lot 6 DP 7121. For conditions refer to B below.

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## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
164	33	Queenstown Lakes District Council	Local Purpose (Beautification)	McBride Street, SH 6, Frankton Sections 17 and 18 Block XII Town of Frankton, Section 24 Block VII Town of Frankton and Section 26 Block I Town of Frankton.
165	33	Queenstown Lakes District Council	Frankton Marina Local Purpose Reserve	Adjacent to SH6 and north shore of Frankton Arm. Section 1 SO 24208, Sec 1-2 SO 21582 & Sec 48-49, 52 -53 & 59 BLK XXI, Shotover SD. For conditions refer to B below.
166	27	Queenstown Lakes District Council	Recreation Reserve	Land between Caenarvon Street and Middlesex Street. Section 17, Block XIX, Town of Arrowtown (1.3750ha) For conditions refer to B below.
167	12	Queenstown Lakes District Council	Scenic Reserve	Pigeon and Pig Islands, Lake Wakatipu. Secs 2 & 3 BLK X Glenorchy SD.
168	30	Queenstown Lakes District Council	Recreation Reserve	Lake Hayes Arrow Junction Highway, Wakatipu Basin, Lake Hayes showground, hall, domain. SH 6, Sections 49, 50, 51, 52 65, 68, Block IX, Shotover SD and Lot 7 DP 15921. For conditions refer to <del>G-B</del> below.
169	30	Queenstown Lakes District Council	Recreation Reserve and Tree Planting Reserve	Arrowtown-Lake Hayes Road. Lots 7 and 8 DP 16529. For conditions refer to B below.
170	13	Queenstown Lakes District Council	Local Purpose Reserve (Water Reserve)	Brewery Creek, Section 72 BLK XX Shotover SD and Section 3 BLK VIII Mid Wakatipu SD.
<del>171</del>	<del>32,37</del>	<del>Queenstown Lakes District Council</del>	<del>Recreation Reserve</del>	<del>Commonage Reserve, Queenstown Hill, Section 2 SO Plan 433650. For conditions refer to B below.</del>
172	36	Queenstown Lakes District Council	Local Purposes (Athenaeum and Library)	Cnr Ballarat and Stanley Streets, Queenstown. Section 7, Block XXXI, Town of Queenstown.
173	18	Queenstown Lakes District Council	Part of Hawea Recreation Reserve	Hawea Domain, Domain Road, Section 19, Block IV, Lower Hawea SD (43.4228ha). For conditions refer to B below.
174	18	Queenstown Lakes District Council	Part of Hawea Recreation Reserve	Hawea Recreation Reserve and Pool. Camphill Road. Section 35 Block V, Lower Hawea SD. (0.7062ha) For conditions refer to B below.
175	8,17	Queenstown Lakes District Council	<del>Part of Hawea Recreation Reserve (Motor Park)</del>	Motor Park, SH No 6 (2.8ha) <del>part</del> Section 2, Block II, Lower Hawea SD. For conditions refer to F below.
176	17	Queenstown Lakes District Council	Part of Hawea Recreation Reserve	Noema Terrace. Sections 32, 37 and 38 Block IV Lower Hawea SD. For conditions refer to B below.

**Comment [RH17]:** Reporting Officer's recommendation 23.9.16

**Comment [RH18]:** #383 (QLDC) 23.9.16

**Comment [RH19]:** 282 (Sarah Burdon) 21.10.16

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
177	17	Queenstown Lakes District Council	Part of Hawea Recreation Reserve	Capell Avenue, Lot 187 DP 6712 and Lot 158 DP 11115. For conditions refer to B below.
178	17	Queenstown Lakes District Council	Esplanade Reserve	Flora Dora parade and Capell Avenue. Part Lot 255 DP 7086, Sections 1 and 3 SO Plan 421723, Lot 124 DP 9257, Lot 123 DP 9161, Sections 1 and 2 SO Plan 421664.
179	37	Queenstown Lakes District Council	Recreation Reserve	Access to waterfront/Peninsula Road, Kelvin Peninsula. Lots 14 and 24 DP 15297 (0.0505ha). For conditions refer to B below.
180	37	Queenstown Lakes District Council	Recreation Reserve	Jardine Park, Oregon Drive, Kelvin Peninsula. Part Section 69 and 70 DP 9249. For conditions refer to B below.
181	34	Queenstown Lakes District Council	Queenstown Recreation Reserve	Kelvin Heights Golf Course, Grove Land, Kelvin Peninsula. Part Sec 29,. For conditions refer to F below.
182	37	Queenstown Lakes District Council	Kelvin Peninsula Recreation Reserve	Kelvin Grove waterfront, Earnslaw slipway. Part Section 25 SO Plan 17906, Part Section 25 Block 1 Coneburn SD and Section 26 Block I Coneburn SD.
183	37	Queenstown Lakes District Council	Recreation Reserve (Yacht Club)	Wakatipu Yacht Club, Grove Lane. Part Section 3 SO Plan 3766 and Part Section 3 Block 1 Coneburn SD. For conditions refer to B below.
184	33,37	Queenstown Lakes District Council	Recreation Reserve and Esplanade Reserve	Lakeshore, Willow Place, Peninsula Road, Kelvin Peninsula. Section 22 Block 1 Coneburn SD, Section 21 Block 1 Coneburn SD, Lots 3 and 4 DP 300002. For conditions refer to <b>G-B</b> below.
185	35,36	Queenstown Lakes District Council	Recreation Reserve	Adjacent to Horne Creek Camp, park Street and Coronation Drive, Queenstown. Sections 1-3, Block LII, Town of Queenstown.
186	24	Queenstown Lakes District Council	Recreation Reserve	Alison Avenue, Albert Town, Lot 110 DP 9486, Lot 48 DP 7458. For conditions refer to <b>G-B</b> below.
189	25	Queenstown Lakes District Council	Recreation Reserve	Jetty Street and Benmore Place, Glenorchy. Lot 39 and Part Lot 40 DP 8985, Sec 1 SO 18440 (0.9877). For conditions refer to B below.
190	25	Queenstown Lakes District Council	Local Purpose Reserve (Library)	Argyle Street, Glenorchy. Section 23 Block II, Town of Glenorchy. (0.0503ha).
191	25	Queenstown Lakes District Council	Recreation Reserve	Glenorchy Domain, Oban Street. (Showgrounds, racecourse, golf course, rugby) – Section I Block XX, Town of Glenorchy. (9.401ha). For conditions refer to B below.
192	25	Queenstown Lakes District Council	Cemetery Reserve	Sections 1 and 2, Block XVIII, Town of Glenorchy (5.2559ha).
193	39	Queenstown Lakes District Council	Recreation Reserve	Foreshore, Kent Street, Kingston. Section 1 Block XX Town of Kingston. (0.8852ha). For conditions refer to B below.

**Comment [RH20]:** Reporting Officer's recommendation 23.9.16

**Comment [RH21]:** Reporting Officer's recommendation 23.9.16

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
194	39	Queenstown Lakes District Council	Recreation Reserve and Local Purpose Reserve (Community Centre).	Dorset, Shropshire, Devon and Gloucester Streets, Kingston, Sections 1-24 Block VII, Kingston Town (Sections 1 and 2 Local Purpose, Sections 3-24, Recreation) (1.0927ha). For conditions refer to B below.
195	39	Queenstown Lakes District Council	Recreation Reserve	Golf Course, Shropshire Street, Kingston. Section 1 Block XVI Town of Kingston (4.0443ha). For conditions refer to B below.
196	39	Queenstown Lakes District Council	Recreation Reserve	Churchill Street, foreshore, Kingston. Lots 20, 21 DP 4985, (0.7545ha). For conditions refer to B below.
197	39	Queenstown Lakes District Council	Cemetery Reserve	SH No 6, Kingston. Section 16, Block I, Kingston SD (1.5783ha).
198	37	Queenstown Lakes District Council	Recreation Reserve	Panorama Terrace to Earnslaw Terrace, Queenstown, Lot 37 DP 16397 (0.0513ha). For conditions refer to B below.
199	37	Queenstown Lakes District Council	Recreation Reserve and Local Purpose Reserve	Panorama Terrace to SH No 6A, Queenstown. Lot 38 DP 16397, (Recreation) (0.3032ha).
200	37	Queenstown Lakes District Council	Tree Planting Reserve	Frankton Road, Frankton Pt Lot 20 DP19889, Lot 40 DP 16397.
201	37	Queenstown Lakes District Council	Recreation Reserve	Panorama Terrace, Queenstown Lot 39 DP 16397 (0.1257ha). For conditions refer to B below.
202	37	Queenstown Lakes District Council	Recreation Reserve	Cecil Road Lot 3 DP 6818, (0.1427ha). For conditions refer to B below.
203	32,33 37	Queenstown Lakes District Council	Recreation Reserve	Foreshore – below SH 6A, Queenstown. Sec 50 BLK XXI, Shotover SD, Gazette 1967, p 1787 (4.8562ha). For conditions refer to B below.
204	35,36	Queenstown Lakes District Council	Recreation Reserve	Marine Parade Park, Queenstown. Legal Road & Section 6 BLK LI, Town of Queenstown and Part Marine Parade (0.6600ha and 0.1160ha).
205	34,35	Queenstown Lakes District Council	Recreation Reserve	Queenstown Gardens, 27-29 park Street, Queenstown. Part section 4, Section 5 and Section 7 Block LI, Town of Queenstown and Lot 1 DP 25870. For conditions refer to B below.
206	35	Queenstown Lakes District Council	Historic Reserve	Transit of Venus, 8 Melbourne Street. Section 15 Block XXXIV, Town of Queenstown. (0.0138ha).
207	35	Queenstown Lakes District Council	Recreation Purposes	York Street. Part Lot 31 DP 18611 (0.347ha). For conditions refer to B below.

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No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
208	35	Queenstown Lakes District Council	Recreation Reserve	Suburb Street through to Dublin Street and Corner Dublin Street and Edinburgh Drive. Lots 1 & 2 DP 20449 (0.6983ha). For conditions refer to B below.
209	32	Queenstown Lakes District Council	Recreation Reserve	Gorge Road, Queenstown. Lots 1 & 2 DP 19293 (0.0520ha). For conditions refer to B below.
210	35,36	Queenstown Lakes District Council	Queenstown Recreation Reserve	Corner Man, Camp, Isle and Boundary Streets. Part Section 134, Block XX, Shotover SD. For conditions refer to B below.
211	35,36	Queenstown Lakes District Council	Recreation Reserve (Motor Park)	Isle Street, Queenstown. Part Block LVI, part Block XXXII Town of Queenstown. For conditions refer to F below.
213	35,36	Queenstown Lakes District Council	Local Purpose Reserve, Queenstown Cemetery	Cemetery Road, Queenstown. Section 132, BLK XX Shotover SD (1.647ha).
214	32,35	Queenstown Lakes District Council	Recreation Reserve	Kiwi Park, Cemetery Road Sec 1 SO 24407 & Pt Sec 131 BLK XX, Shotover SD and Lot 1 DP 345184, Lot 2 DP 345184 and Lot 3 DP 245184. For conditions refer to B below.
215	36	Queenstown Lakes District Council	Local purpose Reserve. (Community Centre).	Corner Stanley, Ballarat and Henry Streets, Queenstown. Sections 1-2, 9 Block XVIII, Sections 14-17 Block XVI
216	36	Queenstown Lakes District Council	Local Purpose (Recreation) Reserve	47 Shotover Street, Brecon Street, Queenstown. Section 1 Block IX, Town of Queenstown (0.0339ha).
217	35,36	Queenstown Lakes District Council	Recreation Reserve	St Omer Park, Lake Esplanade. Section 2 Block XVII, Town of Queenstown, Part Sec 110 BLK XX Shotover SD (1.4670ha). For conditions refer to B below.
218	35,36	Queenstown Lakes District Council	Recreation Reserve	Rotary Park, Lake Street. Part Secs 2-4, 6-8, 10-14 Block XXVI Town of Queenstown. (02529ha). For conditions refer to B below.
219	36	Queenstown Lakes District Council	Recreation Reserve	Earnslaw Park, 54 Beach Street, Sections 6-18, 27, Crown Land Block XV, Queenstown (0.1847ha). For conditions refer to B and C.57 below.
221	13	Queenstown Lakes District Council	Recreation Reserve	Restaurant Sec 1 SO 24832 Block IX, Shotover SD (1.3290ha). For conditions refer to B below.
222	32	Queenstown Lakes District Council	Tree Planting Reserve	Gorge Road. Lot 42 DP 16439 (o.2402ha).
223	34	Queenstown Lakes District Council	Recreation Reserve	Sunshine Bay, Recreation Reserve, Glenorchy Road. Sec 47 & Pt Res B BLK I Mid Wakatipu SD; Lot 30 DP 23538; Lot 101 DP 24394; Lot 38 DP 23951; For conditions refer to B below.

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No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
224	13,34	Queenstown Lakes District Council	Recreation Reserve	Fernhill Road, Queenstown. Lot 31 DP 16628, (0.5059ha).
225	34	Queenstown Lakes District Council	Local Purpose Reserve (Recreation Reserve)	Greenstone, Caples and Von Places. Lot 14 DP 21242 (0.1510ha)
226	32	Queenstown Lakes District Council	Recreation Reserve	Warren park, Queenstown. Part Lot 48 DP 8591. For conditions refer to B below (2.5245ha).
227	13,34	Queenstown Lakes District Council	Scenic Reserve	Adjacent to Ben Lomond Track. Sections 4, 10, 14, and 19 Block I Mid Wakatipu SD, and Sections 1-2 Block VIII Mid Wakatipu SD.
228	37	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	SH No 6A, to Hensman Road, Queenstown. Part Lot 1 DP 22328 (2.0565ha). For conditions refer to C.58 below.
229	32	Queenstown Lakes District Council	Local Purpose Reserve (Recreation)	Goldfield Heights Queenstown. Lot 26 DP 19559 (0.2035ha).
230	33	Meteorological Service of NZ Ltd	Meteorological Purposes	Queenstown Automatic Weather Station. Queenstown Airport. Part Section 6 Block XXXIV, Town of Frankton and Section 166 Block 1 Shotover SD.
231	18	Meteorological Service of NZ Ltd	Meteorological Purposes	Wanaka Automatic Weather Station. Wanaka Airport. Lot 8 22637.
232	35	Queenstown Lakes District Council	Gorge Road Car-park	Gorge Road, Queenstown. Lots 1-3 DP 10627, Sections 4, 6-7 Block XXIV, Town of Queenstown and Boundary Road and Gorge Road Road Reserves. For conditions refer to C.59 below.
233	34	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	Glenorchy – Queenstown Road Lot 38 DP 23951 (2074m <sup>2</sup> ) and Lot 30 DP 23538 (5547m <sup>2</sup> ).
234	18	Queenstown Lakes District Council	Water Supply Reservoir	Mount Iron Water Reservoirs A & B, Lot 1 DP 22244 and Lot 104 DP 412843.
235	34	Queenstown Lakes District Council	Recreation Reserve	Part Section 109 Block XX Shotover SD.
236	34	Queenstown Lakes District Council	Water Reservoir Purposes & Treatment Purposes	Fernhill No.1 Water Pump Station, Fernhill, Queenstown. Section 1 Survey Office Plan 317363.Part Section 110, Block XX Shotover SD. For conditions refer to RM 960121.
237	34	Queenstown Lakes District Council	Water Reservoir Purposes	Ben Lomond Water Reservoir. Section 1 Survey Office Plan 317363.

**Comment [RH22]:** Amend location on Planning Map 33 to the location of Designation #576 (agreed by all parties at hearing 21.10.16)

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No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
238	16	Queenstown Lakes District Council	Cemetery Reserve	Section 9 Block XII, Wilkin SD.
239	9	Queenstown Lakes District Council	<del>Recreation Local Purpose Reserve (Aerodrome-Airport)</del>	Glenorchy Aerodrome, Section 11 Survey Office Plan 443869. <del>For conditions refer to C.82 below.</del>
240	35,36	Queenstown Lakes District Council	Recreation Reserve (James Clouston Memorial)	Lot 1 DP 7498.
243	20	Ministry of Education	Educational <del>Facilities Purposes</del>	<del>Wanaka Primary School</del> , 7 Ironside Drive Wanaka. Lot 1 DP 340530. For Conditions refer to C.61 below.
244	18, 24b	Queenstown Lakes District Council	Recreation Reserve	McMurdo Park, Dale Street, Albert town Lot 1 DP 7458 Albert Town Extn No 3 Gaz 1954/701, Lot 44 DP 339994. For conditions refer to <del>G-B</del> below.
245	13,31, 39a	Queenstown Lakes District Council	Recreation Reserve	Murdoch Park, Maple Court, Arthurs Point Lot 301 DP 338585. For conditions refer to <del>G-B</del> below.
246	13,31, 39a	Queenstown Lakes District Council	Recreation Reserve	Atley Road, Arthurs Point Lot 301 DP 329180. For conditions refer to <del>G-B</del> below.
247	13,31, 39a	Queenstown Lakes District Council	Recreation Reserve	Macalister Park, McMillan Road , Arthurs Point sec 4 SO 308528. For conditions refer to <del>G-B</del> below.
248	13, 32, 34,35	Queenstown Lakes District Council	Recreation Reserve	Lake Esplanade, Queenstown Sec 1 SO 24350 Sec 106 Pt Sec 105,107,& 110 BLK XX Shotover SD Lot 3 DP 19021& Lot 4 DP 345184.. Sec 1 SO 24832. For conditions refer to <del>G-B</del> below.
249	13,34, 35	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	Belfast Terrace, Queenstown Lot 600 DP 26038. For conditions refer to <del>G-B</del> below.
250	18,22	Queenstown Lakes District Council	Recreation Reserve	Kelliher Green, Kelliher drive, Wanaka Lot 96 DP 346120. For conditions refer to <del>G-B</del> below.
251	18,22	Queenstown Lakes District Council	Local Purpose Reserve (Drainage)	McFarlane Terrace, Wanaka Lot 104 DP 346120.
252	18,22	Queenstown Lakes District Council	Local Purpose Reserve (Road and Drainage)	McFarlane Green, McFarlane Terrace, Wanaka Lot 103 DP 346120, Lot 102 DP 346120.
254	9,25b	Queenstown Lakes District Council	Recreation Reserve	Invincible Drive, Glenorchy Lot 54 DP 23959. For conditions refer to <del>G-B</del> below.

**Comment [RH24]:** #744 (Wyuna Preserve Residents Association) 23.9.16

**Comment [RH23]:** #23 (Skydive Queenstown Ltd) 23.9.16

**Comment [RH25]:** #524 (MoE) 23.9.16

**Comment [RH26]:** #524 (MoE) 23.9.16

**Comment [RH27]:** Reporting Officer's recommendation 23.9.16

**Comment [RH28]:** Reporting Officer's recommendation 23.9.16

**Comment [RH29]:** Reporting Officer's recommendation 23.9.16

**Comment [RH30]:** Reporting Officer's recommendation 23.9.16

**Comment [RH31]:** Reporting Officer's recommendation 23.9.16

**Comment [RH32]:** Reporting Officer's recommendation 23.9.16

**Comment [RH33]:** Reporting Officer's recommendation 23.9.16

**Comment [RH34]:** Reporting Officer's recommendation 23.9.16

Queenstown Lakes District Council Proposed District Plan 2015

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
255	10,26,27	Queenstown Lakes District Council	Recreation Reserve	Essex Avenue, Arrowtown, Lot 100 DP 323992. For conditions refer to <a href="#">G B</a> below.
256	10,26,27	Queenstown Lakes District Council	Recreation Reserve	Dennison Weir Reserve, Devon Street, Arrowtown Lot 41 DP 300511, Lot 43 DP 302291, Lot 49 DP 315088. For conditions refer to <a href="#">G B</a> below.
257	10,26,27	Queenstown Lakes District Council	Local Purpose Reserves (Beautification).	Centennial Ave, Arrowtown Lot 27 DP 300001 Lot 25 DP 309418
258	13,31	Queenstown Lakes District Council	Local Purpose Reserves (Beautification).	Jims Way, Wakatipu Lot 203 DP 300099 Lot 204 DP 300296. No buildings permitted.
259	13,31	Queenstown Lakes District Council	Recreation Reserve	Gretton Park, Gretton Way, Wakatipu Lot 200 DP 27472 Lots 201-202 DP 27482 For conditions refer to <a href="#">G B</a> below.
261	18,22	Queenstown Lakes District Council	Recreation Reserve	Meadow Park, Parkhill Ave, Wanaka Lot 99 DP 346120. For conditions refer to <a href="#">G B</a> below.
262	18,22	Queenstown Lakes District Council	Recreation Reserve	Stoney Creek Park, Meadowstone Drive, Wanaka Lot 101 DP 24573 SUBJ TO EASEMENT DP 27804. For conditions refer to <a href="#">G B</a> below.
263	18,22	Queenstown Lakes District Council	Recreation Reserve	Brook Green, Meadowstone Drive, Wanaka LOT 47 DP 24573, LOT 88 DP 24573 LOT 169 DP 25676 BLK III LOWER WANAKA SD. For conditions refer to <a href="#">G B</a> below.
264	18, 21, 22	Queenstown Lakes District Council	Recreation Reserve	Little Oak Green, Meadowstone Drive, Wanaka LOTS 157 and 159 DP 25676 LOT 104 DP 24573, LOT 93 DP 24573. For conditions refer to <a href="#">G B</a> below.
265	18,21,22	Queenstown Lakes District Council	Local Purpose Reserve (Drainage)	Willowridge walkway, Meadowstone Drive, Wanaka LOTS 79-81 DP 319220 and Lot 3 DP 357630.
266	18,21	Queenstown Lakes District Council	Recreation Reserve	Allenby Park, Wanaka Lot 23 DP 303952. For conditions refer to <a href="#">G B</a> below.
267	18,21	Queenstown Lakes District Council	Recreation Reserve	Allenby Car Park, Wanaka Lot 24 DP 303952. For conditions refer to <a href="#">G B</a> below.
268	8,17	Queenstown Lakes District Council	Local Purpose Reserve (Recreation)	Charles Court, Hawea Lot 30 DP 327385. For conditions refer to <a href="#">G B</a> below.
269	8,18	Queenstown Lakes District Council	Recreation Reserve	McPhee Park, Long Grass Place, Hawea Lot 1 DP 336255. For conditions refer to <a href="#">G B</a> below.
270	18,20,21	Queenstown Lakes District Council	Recreation Reserve	Domini Park, Anderson Road, Wanaka Lot 111 DP 347413 Secs 100 and 106 Blk XIV L. For conditions refer to <a href="#">G B</a> below.

**Comment [RH35]:** Reporting Officer's recommendation 23.9.16

**Comment [RH36]:** Reporting Officer's recommendation 23.9.16

**Comment [RH37]:** Reporting Officer's recommendation 23.9.16

**Comment [RH38]:** Reporting Officer's recommendation 23.9.16

**Comment [RH39]:** Reporting Officer's recommendation 23.9.16

**Comment [RH40]:** Reporting Officer's recommendation 23.9.16

**Comment [RH41]:** Reporting Officer's recommendation 23.9.16

**Comment [RH42]:** Reporting Officer's recommendation 23.9.16

**Comment [RH43]:** Reporting Officer's recommendation 23.9.16

**Comment [RH44]:** Reporting Officer's recommendation 23.9.16

**Comment [RH45]:** Reporting Officer's recommendation 23.9.16

**Comment [RH46]:** Reporting Officer's recommendation 23.9.16

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
271	13	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	SH6 Kingston Road, Lot 57 DP 27520.
272	18,21	Queenstown Lakes District Council	Recreation Reserve	Pembroke Park Recreation Reserve, Ardmore Street, Wanaka Secs 1-2 Blk III TN of Wanaka. For conditions refer to <a href="#">G B</a> below.
273	13,31, 39a	Queenstown Lakes District Council	Local Purpose Reserves (Recreation)	Schoolhouse Domain, Arthurs Point Road, Arthurs Point Lot 45 DP 338763, Lot 103 DP 454410 and Lot 101 DP 432070. For conditions refer to <a href="#">G B</a> below.
274	13,31, 39a	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	Scheib Park, Redfern Terrace, Arthurs Point Lot 20 DP 338763.
275	13,30	Queenstown Lakes District Council	Local Purpose Reserve (Access).	Sylvan Street, Wakatipu Lot 314 DP 333981.
276	13,30	Queenstown Lakes District Council	Local Purpose Reserve (Access)	Sylvan Street, Wakatipu Lot 315 DP 333981.
277	13,30	Queenstown Lakes District Council	Local Purpose Reserve (Access)	Sylvan Street, Wakatipu Lot 316 DP 333981.
278	13,30	Queenstown Lakes District Council	Recreation Reserve	Orbell Drive, Wakatipu LOT 301 DP 326828 For conditions refer to <a href="#">G B</a> below.
279	13,30	Queenstown Lakes District Council	Recreation Reserve	Orbell Drive, Queenstown Rural, Lot 303, DP330087, LOT 304 DP 329276 For conditions refer to <a href="#">G B</a> below.
280	13,30	Queenstown Lakes District Council	Local Purpose Reserve (Castalia Park)	Orbell Drive, Wakatipu LOT 302 DP 333246 For conditions refer to <a href="#">G B</a> below.
281	13,30	Queenstown Lakes District Council	Recreation Reserve	Frankton-Ladies Mile Highway, Wakatipu Lot 307 DP 322452, Howards Drive, Queenstown Rural, Lot 313, DP333981. For conditions refer to <a href="#">G B</a> below.
282	13,30	Queenstown Lakes District Council	Recreation Reserve	Frankton-Ladies Mile Highway, Wakatipu Lot 312 DP 329276. For conditions refer to <a href="#">G B</a> and <a href="#">H G</a> below.
283	13,30	Queenstown Lakes District Council	Local Purpose Reserve (Access & Recreation)	Erskine Street, Wakatipu Lots 203, 303 DP 336365. For conditions refer to <a href="#">G B</a> below
284	13,30	Queenstown Lakes District Council	Local Purpose Reserve (Esplanade)	Walnut Lane, Wakatipu Lots 3-4 DP 26719.

**Comment [RH47]:** Reporting Officer's recommendation 23.9.16

**Comment [RH48]:** Reporting Officer's recommendation 23.9.16

**Comment [RH49]:** Reporting Officer's recommendation 23.9.16

**Comment [RH50]:** Reporting Officer's recommendation 23.9.16

**Comment [RH51]:** Reporting Officer's recommendation 23.9.16

**Comment [RH52]:** Reporting Officer's recommendation 23.9.16

**Comment [RH53]:** #383 (QLDC) 23.9.16

**Comment [RH54]:** Reporting Officer's recommendation 23.9.16

Queenstown Lakes District Council Proposed District Plan 2015

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
285	8,18,24b	Queenstown Lakes District Council	Recreation Reserve	Halliday Road, Wanaka Rural Sec 2 SO 24616 Blk IV Lower Wanaka SD. For conditions refer to <a href="#">G-B</a> below.
286	13,31,33	Queenstown Lakes District Council	Local Purpose Reserve (Beautification and Play Area)	De La Mare Park, Middleton Road, Frankton Lot 200 DP 307429
287	9	Queenstown Lakes District Council	Recreation Reserve	Puahiri Park, Priory Road, Glenorchy Section 40 Blk 1 Upper Wakatipu SD.
288	8,18	Queenstown Lakes District Council	Local Purpose Reserve (Road)	Lachlan Ave, Hawea Flat Lot 14 DP 330876.
289	18,23	Queenstown Lakes District Council	Local Purpose Reserve (Utility)	Connell Green, Ballantyne Road, Wanaka Lot 33 DP 332078
290	13,31,33	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	McTaggart Park, Glenda Drive, Wakatipu LOTS 606-608 DP 27577 LOTS 609-612 DP 27773 LOT 613 DP 301681 LOT 13 DP 322851 LOT 614 DP 328960 For conditions refer to <a href="#">G-B</a> for LOT 13 DP322851.
291	18,24b	Queenstown Lakes District Council	Segregation Strip	Frye Crescent Segregation Reserve, Frye Cres, Albert Town LOT 66 DP 319218.
292	18,24b	Queenstown Lakes District Council	Local Purpose Reserve (Walkway)	Ash Walkway, Frye Cres, Albert Town LOT 64 DP 319218.
293	10,26,27	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	Helms Court Arrowtown LOT 12 DP 326175, LOT 30 DP 369201. For conditions refer to <a href="#">G-B</a> below.
294	18,21	Queenstown Lakes District Council	Local Purpose Reserve (Access Way)	Lansdown Walkway, Willowridge, Wanaka LOT 82 DP 319220.
296	18,24b	Queenstown Lakes District Council	Local Purpose Reserve (Access & Segregation)	Wicklow Terrace Walkway, Wicklow Terrace, Albert Town Lots 3 17 DP 312351.
297	13,31,39a	Queenstown Lakes District Council	Local Purpose Reserve (Pedestrian Access)	Boyd Walkway, Arthurs Point road, Arthurs Point Lot 51 DP 338763.
298	8,18	Queenstown Lakes District Council	Segregation Strip	Aubrey Road Segregation Reserve, Aubrey road, Wanaka LOT 65 DP 314781.

**Comment [RH55]:** Reporting Officer's recommendation 23.9.16

**Comment [RH56]:** Reporting Officer's recommendation 23.9.16

**Comment [RH57]:** Reporting Officer's recommendation 23.9.16

Queenstown Lakes District Council Proposed District Plan 2015

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
299	18,24b	Queenstown Lakes District Council	Segregation Strip	Alison Ave Albert Town LOT 65 DP 319218.
300	10,26,27	Queenstown Lakes District Council	Segregation Strip	Centennial Ave, Arrowtown LOT 10 DP 326175.
301	10,26,27	Queenstown Lakes District Council	Local Purpose Reserve (Access Way)	Alexander Place, Arrowtown LOT 24 DP 306062.
302	18,24b	Queenstown Lakes District Council	Local Purpose Reserve Access Way)	Hunt Place, albert Town LOT 46 DP 339994.
303	18,21,23	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	Ballantyne road, Wanaka Lots 34 – 36 DP 332078.
304	13,30	Queenstown Lakes District Council	Recreation Reserve including Pedestrian/Cycle Under-pass	Sylvan Street, Wakatipu Lot 317 DP 333981 and Lot 2 DP 375714. For conditions refer to <a href="#">G-B</a> below.
305	13,30	Queenstown Lakes District Council	Recreation Reserve	Quill Street, Wakatipu Lot 318 DP 372310. For conditions refer to <a href="#">G-B</a> below.
306	13,30	Queenstown Lakes District Council	Recreation Reserve	Quill Street, Wakatipu LOT 319 DP 372310. For conditions refer to <a href="#">G-B</a> below.
307	18,23	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	Ballantyne Road, Wanaka LOT 36 DP 332078.
308	18	Queenstown Lakes District Council	Local Purpose Reserve (Pedestrian)	Ewing Walkway, Aubrey Road, Wanaka LOT 64 DP 314781.
309	18,22	Queenstown Lakes District Council	Local Purpose Reserve (Recreation)	Mount Aspiring Road Scenic reserve, Wanaka-Mount Aspiring Road, Wanaka LOT 3 DP 300273.
310	18,22	Queenstown Lakes District Council	Local Purpose Reserve (Recreation)	Mt Aspiring Road Scenic Reserve, Wanaka-Mount Aspiring Road, Wanaka LOT 4 DP 300273.
311	18	Queenstown Lakes District Council	Local Purpose Reserve (Pedestrian)	Old Racecourse Walkway, Aubrey Road, Wanaka LOT 63 DP 314781.

**Comment [RH58]:** Reporting Officer's recommendation 23.9.16

**Comment [RH59]:** Reporting Officer's recommendation 23.9.16

**Comment [RH60]:** Reporting Officer's recommendation 23.9.16

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
312	5,16,16a	Queenstown Lakes District Council	Local Purpose (Fire Building) and Recreation	Kiwi Street, Makarora LOT 16 DP 27383. No development shall be of a form that shall be adversely affected by natural hazards, or exacerbate natural hazards impacts beyond the site.
313	18,23	Queenstown Lakes District Council	Local Purpose (Drainage)	Ballantyne Road Detention Pond, , Ballantyne Road, Wanaka LOT 32 DP 332078.
314	18,20	Queenstown Lakes District Council	Local Purpose (Water Reservoir)	Kirimoko Cres, Wanaka LOT 13 DP 300734.
316	13,30	Queenstown Lakes District Council	Recreation Reserve	Nerin Square, Wakitipu, Lot 405 DP 329276. For conditions refer to <a href="#">G-B</a> below.
317	9,25	Queenstown Lakes District Council	Recreation Reserve	Benmore Place, Glenorchy, Sec 22 Blk IV glenorchy SD. For conditions refer to <a href="#">G-B</a> below and in addition no development shall be of a form that shall be adversely affected by natural hazards, or exacerbate natural hazards impacts beyond the site.
318	18,24b,8	Queenstown Lakes District Council	Recreation Reserve	Lake Hawea-Albert Town Road, Albert Town Lot 1-2 DP 375247 For conditions refer to <a href="#">G-B</a> below and in addition no development shall be of a form that shall be adversely affected by natural hazards, or exacerbate natural hazards impacts beyond the site.
319	8,18	Queenstown Lakes District Council	Local Purpose Reserve (Site for a Public Well)	Windmill Corner, McLennan Triangle Road, Hawea, Sec 96 Blk XII Lower Hawea SD.
320	13,31	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	Sledmere Drive Wakatipu Basin, Lot 207 DP 362057. No buildings permitted.
324	13,31,39a	Queenstown Lakes District Council	Local Purpose Reserve (Access)	Lot 303 DP 329180. Larkins Way, Arthurs Point.
325	13,31,39a	Queenstown Lakes District Council	Local Purpose Reserve (Access)	302 DP 329180. Larkins Way, Arthurs Point.
326	13,30	Queenstown Lakes District Council	Recreation Reserve	Erskine Street, Wakatipu Lot 301 DP 336365. for conditions refer to <a href="#">G-B</a> below.
327	18,24b	Queenstown Lakes District Council	Local Purpose (Cemetery)	SH6, Albert Town, Section 20 Blk V Lower Wanaka SD. No development shall be of a form that shall be adversely affected by natural hazards, or exacerbate natural hazards impacts beyond the site.
328	10,24a	Queenstown Lakes District Council	Local Purpose (Cemetery)	Cardrona Valley Road, Cardrona, Section 6 Blk I Cardrona SD.

**Comment [RH61]:** Reporting Officer's recommendation 23.9.16

**Comment [RH62]:** Reporting Officer's recommendation 23.9.16

**Comment [RH63]:** Reporting Officer's recommendation 23.9.16

**Comment [RH64]:** Reporting Officer's recommendation 23.9.16

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
329	13,30,31	Queenstown Lakes District Council	Local Purpose (Cemetery)	Spence Road Wakatipu Basin, Pt Sec 62 BLK III Shotover SD Pt Sec 888R BLK III Shotover SD.
330	21	Queenstown Lakes District Council	Works Depot	Corner of Tenby and Conner Streets, Wanaka, Pt Secs 9-10 BLK XXXVII Wanaka. For conditions refer to C.62 below.
331	10	Aurora Energy Limited	<del>Electricity Substation</del> <u>Electricity Substation and Ancillary Purposes</u>	Cardrona Valley Road, Cardrona, Sec 1 SO 397170. For conditions refer to C.63 below.
332	26	Queenstown Lakes District Council	Sewage Pump Station	Lake Hayes # 1 Waste Water Pump Station, northern end of Lake Hayes. Lot 3 DP 15096. For conditions refer to C.64 below.
333	30	Queenstown Lakes District Council	Sewage Pump Station	Arrowtown Lake Hayes Road Waste Water Pump Station # 1, Recreation reserve, eastern side of Lake Hayes. Section 65 Block IX Shotover Survey District. For conditions refer to C.65 below.
334	30	Queenstown Lakes District Council	Sewage Pump Station	Lake Hayes # 3 Waste Water Pump Station In road reserve, State Highway 6, adjacent to Crown Land Block IX, Shotover Survey District at the south eastern corner of Lake Hayes. For conditions refer to C.66 below.
335	30	Queenstown Lakes District Council	Sewage Pump Station	Lake Hayes #4 Waste Water Pump Station In legal road reserve adjacent to Lot 235 DP329276 Lake Hayes Estate. For conditions refer to C.67 below.
336	18, 18a	Queenstown Lakes District Council	Wastewater Treatment and Disposal Purposes	Wanaka Airport. Lot 5 DP 340031. For conditions refer to C.68 below.
337	21	Aurora Energy Limited	Electricity Substation and Ancillary Purposes	Wanaka Substation - 39 Ballantyne Road, Wanaka, Lot 1 DP 12295. For conditions refer to C.69 below.
338	31, 33	Aurora Energy Limited	Electricity Substation and Ancillary Purposes	Frankton Substation - Q71 Frankton-Ladies Mile Highway, Queenstown. Lot 1 DP 11785, Lot 1 DP 383378 and Lot 1 DP20596. For conditions refer to C.70 below.
339	19	Queenstown Lakes District Council	Local Purpose (Access) Reserve	Westview Road, Wanaka Lot 702 DP399076.
340	20	Queenstown Lakes District Council	Local Purpose (Access) Reserve	Forest Heights, Wanaka Lot 703 DP 392593.
341	24	Queenstown Lakes District Council	Recreation Reserve	Sherwin Avenue, Albert Town Lot 990 DP 413111. For conditions refer to <del>C-B</del> below.

**Comment [RH65]:** #635 (Aurora) 23.9.16

**Comment [RH66]:** Reporting Officer's recommendation 23.9.16

Queenstown Lakes District Council Proposed District Plan 2015

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
342	34	Queenstown Lakes District Council	Recreation Reserve - Two Mile Water Treatment site	Sunshine Bay Recreation Reserve, Glenorchy – Queenstown Road, Glenorchy Rural, Sec, 2 SO 409197. For conditions refer to <a href="#">G-B</a> below.
343	31	Queenstown Lakes District Council	Recreation Reserve	Spence Road, Wakatipu. Secs 158, 159 Block III Shotover SD. For conditions refer to <a href="#">G-B</a> below.
344	31, 31a	Queenstown Lakes District Council	Recreation Reserve	Tucker Beach Road, Wakatipu Basin, Sections 1 -3 SO 409393, Section 73 Block II Shotover SD. For conditions refer to <a href="#">G-B</a> below.
345	26	Queenstown Lakes District Council	Recreation Reserve, part Wastewater Pump Station	Rutherford Road, Wakatipu Basin Lot 3 DP 15096. For conditions refer to <a href="#">G-B</a> below.
346	11	Queenstown Lakes District Council	Local Purpose Access Reserve	Church Road Hawea Flat, Lot 202 DP 375230.
347	11	Queenstown Lakes District Council	Local Purpose Access Reserve	Harris Place Luggate, Lots 203, 204 DP 375230.
348	11	Queenstown Lakes District Council	Local Purpose Esplanade Reserve, part Wastewater Pump Station	Luggate-Cromwell Road, Wanaka Rural Lots 400, 401, 402, 406 DP 361422. Church Road, Hawea Flat Lots 408, 409 DP 375230 Lots 410, 411, 412 DP 399292
349	11	Queenstown Lakes District Council	Local Purpose Esplanade Reserve	Luggate-Cromwell Road, Wanaka Rural Lot 404 DP 361422, Church Road, Hawea Flat Lot 407 DP 375230.
350	11	Queenstown Lakes District Council	Local Purpose Access Reserve	Luggate-Cromwell Road Wanaka Rural Lot 200 DP 361422.
351	11	Queenstown Lakes District Council	Local Purpose Access Reserve	Luggate-Cromwell Road Wanaka Rural Lot 201 DP 361422.

**Comment [RH67]:** Reporting Officer's recommendation 23.9.16

**Comment [RH68]:** Reporting Officer's recommendation 23.9.16

**Comment [RH69]:** Reporting Officer's recommendation 23.9.16

**Comment [RH70]:** Reporting Officer's recommendation 23.9.16

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
352	24	Queenstown Lakes District Council	Recreation Reserve	Lagoon Avenue, Albert Town Lot 106 DP 358775. For conditions refer to <a href="#">G-B</a> below.
353	20	Queenstown Lakes District Council	Local Purpose Reserve (Recreation).	Aubrey Road, Wanaka Town Lot 3 DP 347876.
354	20	Queenstown Lakes District Council	Local Purpose Reserve (Recreation)	Waimana Place Wanaka Town Lot 12 DP 301972. For conditions refer to <a href="#">G-B</a> below.
355	19, 20	Queenstown Lakes District Council	Local Purpose Reserve (Access)	Greenbelt Place Wanaka Lot 701 DP 399076.
356	19,20	Queenstown Lakes District Council	Recreation Reserve	Platinum Ridge Wanaka Lot 721 DP 399076. For conditions refer to <a href="#">G-B</a> below.
357	19	Queenstown Lakes District Council	Local Purpose Access Reserve	Beacon Point Road Wanaka Lot 2 DP 325889 and Lot 117 DP27003.
358	21	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	Plantation Road, Wanaka Rural Lot 17 – 19 DP 300804 Lot 15 – 17 DP 302791.
359	22	Queenstown Lakes District Council	Local Purpose Reserve (Access)	McFarlane Terrace Wanaka Lot 98 DP 346120.
360	22	Queenstown Lakes District Council	Local Purpose Reserve (Access)	Willets Green Wanaka Lot 97 DP 346120.
361	24	Queenstown Lakes District Council	Recreation Reserve	Hikuwai Drive Wanaka Rural Lot 301 DP 348554. For conditions refer to <a href="#">G-B</a> below.
362	24	Queenstown Lakes District Council	Recreation Reserve	Hikuwai Drive Wanaka Rural Lot 302 DP 348554. For conditions refer to <a href="#">G-B</a> below.

**Comment [RH71]:** Reporting Officer's recommendation 23.9.16

**Comment [RH72]:** Reporting Officer's recommendation 23.9.16

**Comment [RH73]:** Reporting Officer's recommendation 23.9.16

**Comment [RH74]:** Reporting Officer's recommendation 23.9.16

**Comment [RH75]:** Reporting Officer's recommendation 23.9.16

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
363	20	Queenstown Lakes District Council	Local Purpose (Access) Reserve	Mount Iron Drive, Wanaka Town Lot 40 DP330084, Lot 74 DP 341635.
364	31	Queenstown Lakes District Council	Recreation Reserve	Ferry Hill Drive, Wakatipu Basin Lot 206 DP 357615. For conditions refer to <a href="#">G-B</a> below.
365	31	Queenstown Lakes District Council	Recreation Reserve, part Water Pump Station and Bores	Onslow Road, Queenstown Rural, Lot 321 DP379403. For conditions refer to <a href="#">G-B</a> below.
366	13,30,	Queenstown Lakes District Council	Recreation Reserve	Orbell Drive, Queenstown Rural Lot 305 DP 330087. For conditions refer to <a href="#">G-B</a> below.
367	15a	Queenstown Lakes District Council	Recreation Reserve	Coal Pit Road, Gibbston Lot 1 DP 387152. For conditions refer to <a href="#">G-B</a> below.
368	17	Queenstown Lakes District Council	Local Purpose Access Reserve	Hewson Crescent Hawea Lot 995 DP 372972.
369	31,32	Queenstown Lakes District Council	Recreation Reserve	Highview Terrace, Queenstown Lot 300 DP 365562. For conditions refer to <a href="#">G-B</a> below.
370	31, 31a	New Zealand Transport Agency	State Highway Purposes	Roundabout at intersection of State Highway 6 and Eastern Access Road, Frankton Flats. As shown on District Plan Maps. For conditions refer to A below.
371	31, 31a	Queenstown Lakes District Council	Roading Purposes	Eastern Access Road and Road 2, Frankton Flats. As shown on District Plan Maps. For conditions refer to A below.
372	21	New Zealand Police	Police Purposes	5 Ballantyne Road, Wanaka Section 1 SO 451106 2132m <sup>2</sup> . For conditions refer to C.4 below.
373	13,	Queenstown Lakes District Council	Forestry Operations	Ben Lomond Forest Section 19 Block XX Shotover SD and Section 20 Block I Mid Wakatipu SD. For conditions refer to C71 below.
374	13, 32	Queenstown Lakes District Council	Forestry Operations	Queenstown Hill Forest Section 2 SO 433650 and Section 2 SO 317364. For conditions refer to C71 below.

**Comment [RH76]:** Reporting Officer's recommendation 23.9.16

**Comment [RH77]:** Reporting Officer's recommendation 23.9.16

**Comment [RH78]:** Reporting Officer's recommendation 23.9.16

**Comment [RH79]:** Reporting Officer's recommendation 23.9.16

**Comment [RH80]:** Reporting Officer's recommendation 23.9.16

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
375	10, 26, 29	Queenstown Lakes District Council	Forestry Operations	Coronet Forest Lot 1 Deposited Plan 24277, Lot 1-2 Deposited Plan 21922, Section 24 Block XVII Shotover SD and Section 23 Block XVIII Shotover SD. For conditions refer to C71 below.
376	21	Queenstown Lakes District Council	Wanaka Sports and Events Facility	37 and 97 Ballantyne Road, Wanaka Part Lot 2 DP 303207 and Part Lot 2 DP 304424. For conditions refer to C72 below
377	30, 31a	Ministry of Education	Education Purposes	<u>Shotover Primary School</u> , Stalker Road, Frankton Ladies Mile Highway, Wakatipu Basin Lot 300 DP 459652. For conditions refer to C73 below.
378	24b	Queenstown Lakes District Council	Local Purpose Reserve (Storm Water Detention & Treatment Ponds)	Rifleman Street Storm Water & Detention Ponds - Lot 998 DP 413111.
379	19	Queenstown Lakes District Council	Local Purpose Reserve – Storm Water Detention Basin.	Beacon Point Rd Storm Water Detention Basin - Lot 118 DP 27003.
380	19, 20	Queenstown Lakes District Council	Local Purpose Reserve – Storm Water Detention Basin	Forrest Heights Storm Water Detention Basins. Lot 720 DP 399076.
381	20	Queenstown Lakes District Council	Storm Water Detention Basin	Waimana Place Storm Water Detention Basins. Lots 6 & 8 DP 301972 and Lot 12 DP 301972.
382	18, 23	Queenstown Lakes District Council	Local Purpose Reserve (Soakage Pit)	Niger St Soakage Pit. Lot 901 DP 450893.
383	18, 23	Queenstown Lakes District Council	Storm Water Soakage field	Maggies Way Storm Water Soakage Field. Lots 41, 42 & 43 DP 453936.

**Comment [RH81]:** Amend the extent of Designation #376 to match that confirmed by RM140723

**Comment [RH82]:** #524 (MoE) 23.9.16

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
384	18, 23	Queenstown Lakes District Council	Storm Water Drainage Basin	Coromandel St Storm Water Drainage Basin. Lots 5 – 8 DP 417176, Lot 2 DP 397620 and Lots 19 – 21 DP 354374.
385	18, 23	Queenstown Lakes District Council	Storm Water Soak Pit	Stone St Road Reserve – Corner of Stone Street and Cardrona Valley Road, Wanaka.
386	18, 23	Queenstown Lakes District Council	Storm Water Soak Pit	Alpha Close Road Reserve – Adjacent to 1 Alpha Close.
387	11	Queenstown Lakes District Council	Storm Water Soakage Basin	Pisa Rd Soakage Basin 2. Lot 80 DP 375230.
388	23	Queenstown Lakes District Council	Storm Water Soakage Pond	Lot 99 DP 445766.
<del>389</del>	<del>18, 20</del>	<del>Queenstown Lakes District Council</del>	<del>Storm Water Soakage Basin</del>	<del>Lot 24 DP 447560, Lot 51 DP 447560, Lot 51 DP 447560, Lot 30 DP 447560, Lot 27 DP 447560, Lot 26 DP 447560.</del>
<del>390</del>	<del>18, 20</del>	<del>Queenstown Lakes District Council</del>	<del>Local Purpose Reserve (Storm Water Soakage Basin)</del>	<del>Lot 38 DP 447560 &amp; Makamako Rd Reserve, Lot 14 DP 300734 to be vested as Makamako Road Reserve, Lot 37 DP 447560 Corner of Makamako Rd and Kirokoko Crescent.</del>
<del>428</del>	<del>25</del>	<del>Queenstown Lakes District Council</del>	<del>Glenorchy Closed Landfill</del>	<del>Lot 1 Deposited Plan 394250 and Lot 1 Deposited Plan 430468 &amp; Lot 2 DP 394250.</del>
<del>429</del>	<del>11</del>	<del>Queenstown Lakes District Council</del>	<del>Luggate Closed Landfill</del>	<del>Lot 1 Deposited Plan 300025.</del>
430	30	Queenstown Lakes District Council	Storm Water Overflow Retention Basin	Lake Hayes Estate Overflow Retention. Lot 2 DP 457573.
431	26, 27	Queenstown Lakes District Council	Storm Water Retention Basins	Butel Park Storm Water Detention Basins. Lot 107 DP 323992.

**Comment [RH83]:** Agreed by requiring authority in evidence filed before hearing (Ms Moogan) 21.10.16

**Comment [RH84]:** Agreed by requiring authority in evidence filed before hearing (Ms Moogan) 21.10.16

**Comment [RH85]:** Agreed by requiring authority in evidence filed before hearing (Ms Moogan) 21.10.16

**Comment [RH86]:** Agreed by requiring authority in evidence filed before hearing (Ms Moogan) 21.10.16

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
432	13, 31, 39a	Queenstown Lakes District Council	Local Purpose Reserve (Storm Water Soak Pit)	Lot 101 DP 432070 – Evening Star Terrace, Arthurs Point.
433	25	Queenstown Lakes District Council	Storm Water Soakage Basin	Pigeon Place Storm Water Soakage Basin. Lot 12 DP 381643.
434	30	Queenstown Lakes District Council	Storm Water Pond	Threepwood Storm Water Pond. Lot 29 DP 378242 and Lot 33 DP 378242.
435	30	Queenstown Lakes District Council	Storm Water Dispersion Trench	Threepwood Storm Water Dispersion Trench 1. Lot 29 DP 378242 & Lot 36 DP 378242.
436	30	Queenstown Lakes District Council	Storm Water Dispersion Trench	Threepwood Storm Water Dispersion Trench 2. Lot 30 DP 378242.
437	30	Queenstown Lakes District Council	Storm Water Dispersion Trench	Threepwood Storm Water Dispersion Trench 3. Lot 30 DP 378242.
438	30	Queenstown Lakes District Council	Storm Water Dispersion Trench	Threepwood Storm Water Dispersion Trench 4. Lot 52 DP 378242.
<del>439</del>	<del>39b</del>	<del>Queenstown Lakes District Council</del>	<del>Kingston Closed Landfill</del>	<del>Pt Run323A, Lorn &amp; Rockside SD.</del>
440	26, 27	Queenstown Lakes District Council	Waste Water Pump Station	Essex Avenue Wastewater Pump Station. Lot 103 DP 323992. For conditions see C.17 below.
441	26	Queenstown Lakes District Council	Waste Water Pump Station.	Lake Hayes #6 Wastewater Pump Station. Lot 5 DP 316479 & Rutherford Rd Road Reserve. For conditions see C.17 below.
442	30, 31a	Queenstown Lakes District Council	Waste Water Pump Station	Lake Hayes #5 Wastewater Pump Station. Lot 511 DP 379403 – Widgeon Place Road Reserve. For conditions see C.17 below.

**Comment [RH87]:** Reporting Officer's recommendation 23.9.16

**Comment [RH88]:** Agreed by requiring authority within evidence filed prior to hearing (Ms Moogan) 21.10.16

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
443	31a, 33	Queenstown Lakes District Council	Waste Water Pump station	Remarkables Park No.1 Wastewater Pump Station. Lot 603 DP 24569. For conditions see C.17 below.
444	39a	Queenstown Lakes District Council	Waste Water Pump Station	Atley Road Sewer Pump Station. Atley Road Rd Reserve. For conditions see C.17 below.
445	31	Queenstown Lakes District Council	Waste Water Pump Station	Tucker Beach Wastewater Pump Station. Lot 18 DP 430336. For conditions see C.17 below.
446	30	Queenstown Lakes District Council	Waste Water Pump Station	Threepwood Wastewater Pump Station #7. Lot 21 DP 437509. For conditions see C.17 below.
447	30	Queenstown Lakes District Council	Waste Water Pump Station	Threepwood Wastewater Pump Station #1. LOT 30 DP 378242. For conditions see C.17 below.
448	30	Queenstown Lakes District Council	Waste Water Pump Station	Threepwood Wastewater Pump Station #2. LOT 30 DP 378242. For conditions see C.17 below.
449	31a	Queenstown Lakes District Council	Waste Water Pump Station	Lot 12 DP 386956. For conditions see C.17 below.
450	24b	Queenstown Lakes District Council	Road Reserve (Waste Water Pump Station)	Hikuwai Drive Wastewater Pump Station. For conditions see C.17 below.
451	18, 20	Queenstown Lakes District Council	Waste Water Pump Station	Waimana Place Waste Water Pump Station. Lot 2 DP 361520. For conditions see C.17 below.
453	18, 11	Queenstown Lakes District Council	Local Purpose Esplanade Reserve & Waste Water Pump Station.	Church Road Wastewater Pump Station. Lot 408 DP 375230. For conditions see C.17 below.
454	18, 11	Queenstown Lakes District Council	Waste Water Pump Station	Harris Place Wastewater Pump Station. Lot 303 DP 375230, Harris Street Road Reserve, Luggate. For conditions see C.17 below.

**Comment [RH89]:** Reporting Officer's recommendation 23.9.16

Agreed by requiring authority within evidence filed prior to hearing (Ms Moogan) 21.10.16

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
455	11	Queenstown Lakes District Council	Storm Water Soakage Basin	Pisa Rd Soakage Basin 1. Lot 501 DP 375230.
456	11, 18	Queenstown Lakes District Council	Waste Water Pump Station	Pisa Road Wastewater Pump Station. Lot 301 DP 361422 – Pisa Rd Reserve. For conditions see C.17 below.
457	18, 23	Queenstown Lakes District Council	Waste Water Pump Station	Riverbank Road Wastewater Pump Station. Riverbank Rd Road Reserve & Part Lot 4 DP 15016. For conditions see C.17 below.
458	18, 24	Queenstown Lakes District Council	Waste Water Pump Station	Albert Town-Lake Hawea Road No. 2 Wastewater Pump Station. Albert Town – Lake Hawea Road Reserve. For conditions see C.17 below.
459	18, 24	Queenstown Lakes District Council	Waste Water Pump Station	Albert Town-Lake Hawea Road No. 1 Wastewater Pump Station. Unformed Legal Road. For conditions see C.17 below.
460	17	Queenstown Lakes District Council	Waste Water Pump Station	Domain Road Wastewater Pump Station, "Timsfield". Domain Rd Road Reserve. For conditions see C.17 below.
461	18, 21	Queenstown Lakes District Council	Waste Water Pump Station	Wanaka-Luggate Highway No.1 Wastewater Pump Station. Lot 104 DP 412843. For conditions see C.17 below.
462	17	Queenstown Lakes District Council	Storm Water Soak Pit	Nichol St Soak Pit, Lake Hawea. Lot 45 DP 311348.
<del>462</del>	<del>17</del>	<del>Queenstown Lakes District Council</del>	<del>Waste Water Pump Station</del>	<del>Nichol Street Wastewater Pump Station. Lot 45 DP 311348. For conditions see C.17 below.</del>
463	39	Queenstown Lakes District Council	Water Bores & Pump Station	Arthurs Point Water Bores, Oxenbridge Tunnel Road. Section 1 SO 322786. For conditions see C.17 below.
464	30	Queenstown Lakes District Council	Local Reserve Purpose (Water Booster Pump Station)	Lake Hayes Estate Water Booster Pump Station. Lot 322 DP 380680. For conditions see C.17 below.

**Comment [RH90]:** Reporting Officer's recommendation 23.9.16

**Comment [RH91]:** Agreed by requiring authority within evidence filed prior to hearing (Ms Moogan) 21.10.16

**Comment [RH92]:** Reporting Officer's recommendation 23.9.16

**Comment [RH93]:** Agreed by requiring authority within evidence filed prior to hearing (Ms Moogan) 21.10.16

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
465	30	Queenstown Lakes District Council	Water Pump Station and Water Bores	Lake Hayes Estate Water Pump Station & Bores. Lot 321 DP 379403. For conditions see C.17 below.
466	31	Queenstown Lakes District Council	Water Pump Station	Glenda Drive Water Pump Station – Glenda Drive Road Reserve. Corner of Glenda Drive and SH6A. For conditions see C.17 below.
467	31, 31a, 33	Queenstown Lakes District Council	Booster Water Pump Station	Marina Drive Booster Water Pump Station. Corner of Marina Drive and Frankton Rd. For conditions see C.17 below.
468	31, 32	Queenstown Lakes District Council	Water Pump Station	Panners Way Water Pump Station – Panners Way Road Reserve opposite 10 Panners Way. For conditions see C.17 below.
469	34	Queenstown Lakes District Council	Water Pump Station	Lomond Crescent Water Pump Station – Lomond Crescent Road Reserve, opposite 89 Lomond Crescent. For conditions see C.17 below.
470	33	Queenstown Lakes District Council	Water Pump Station	Lot 200 DP 357765 - Middleton Rd Water Pump Station. For conditions see C.17 below.
471	37	Queenstown Lakes District Council	Booster Water Pump Station	Balmoral Drive Booster Water Pump Station. Balmoral Road Reserve. Corner Balmoral Drive and Milward Place. For conditions refer to C.17 below.
472	30	Queenstown Lakes District Council	Booster Water Pump Station	Threepwood Water Booster Pump station. Threepwood Road. Lot 53 DP 378242 Threepwood Road, Lot 30 DP 378242. For conditions see C.17 below.
473	32	Queenstown Lakes District Council	Booster Water Pump Station	Highview Terrace Booster Water Pump station. Highview Terrace Road Reserve adjacent to 47 Highview Terrace. For conditions see C.17 below.
474	34	Queenstown Lakes District Council	Water Pump Station	Broadview Rise Water Pump Station. Fernhill Road Road Reserve. Corner of Broadview Rise and Fernhill Road. For conditions see C.17 below.
475	31, 31a	Queenstown Lakes District Council	Water Pump Station	Quail Rise Water Reservoir. Lot 1 DP 469901 & Lot 300 DP 457085. For conditions see C.17 below.

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
476	31, 32	Queenstown Lakes District Council	Local Purpose Reserve Water Reservoir	Goldfield Heights No.1 Water Reservoir. Section 1 SO 317364.
477	34	Queenstown Lakes District Council	Water Reservoir	Lomond Crescent Water Reservoir. Ben Lomond Track Road Reserve.
478	33	Queenstown Lakes District Council	Local Purpose Reserve (Water Reservoir)	Remarkables View Water Reservoirs. Lot 102 DP 3577658.
479	<del>18, 19</del>	Queenstown Lakes District Council	Water Intake	Beacon Point Water Intake. Section 59 Block XIV Lower Wanaka SD. For conditions see C.17 below.
480	18	Queenstown Lakes District Council	Water Intake	Western Water Intake. Section 46 Block III Lower Wanaka SD. For conditions see C.17 below.
481	11	Queenstown Lakes District Council	Water Bores, & Pump Station, and Treatment Facility.	Luggate Bores. Lot 1 DP 462959. For conditions see C.17 below.
482	22	Queenstown Lakes District Council	Booster Water Pump Station	Heaton Park Road Booster Pump Station Adjacent to 6/267 Studholme Road Lot 13 DP 350624. For conditions see C.17 below.
483	18	Queenstown Lakes District Council	Local Purpose Reserve (Booster Water Pump Station)	Hidden Hills Water Booster Pump Station. Lot 38 DP 412843. For conditions see C.17 below.
484	7	Queenstown Lakes District Council	Water Pump and Intake	Glendhu Bay Water Intake. Section 2 Block XV Lower Wanaka SD & Pt Section 3 BLK XV Lower Wanaka SD. For conditions see C.17 below.
485	18, 18a,	Queenstown Lakes District Council	Water Bore and Pump	Wanaka Airport Water Bore. Lot 1 DP 341605 and Lot 5 DP 23517. For conditions see C.17 below.
486	11	Queenstown Lakes District Council	Water Reservoirs	Luggate Water Reservoirs. Lot 2 DP 342167. For conditions see C.17 below.

**Comment [RH94]:** Reporting Officer's Recommendation 23.9.16

**Comment [RH95]:** Agreed by requiring authority within evidence filed prior to hearing (Ms Moogan) 21.10.16

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
490	20, 21	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	Anderson Road, Wanaka, Lot 41 DP 22308 and Lot 40 DP 22307 & Lot 19 DP 24744.
491	24	Queenstown Lakes District Council	Esplanade Reserve	Wicklow Terrace, Albert Town, Section 1 SO 415060.
492	20	Queenstown Lakes District Council	Local Purpose Reserve	Bevan Place, Wanaka, lot 107 DP 387159. <u>For conditions refer to B below.</u>
493	17	Queenstown Lakes District Council	Reserve for Public Purposes	Capel Ave, Hawea, Lot 193 DP 9712. <u>For conditions refer to B below.</u>
494	24	Queenstown Lakes District Council	Local Purpose Reserve (Public Hall)	Cardrona Valley Road, Section 10 Block 1 Cardrona SD & LOT 1 DP 411508. <u>For conditions refer to B below.</u>
495	24	Queenstown Lakes District Council	Cardrona Hall Toilets	Cardrona Valley Road, Section 1 Block XI Town of Cardrona. <u>For conditions refer to B below.</u>
496	24	Queenstown Lakes District Council	Recreation Reserve	Albert Town, Section 1 SO 431144. For conditions see B below.
497	19	Queenstown Lakes District Council	Local Purpose Reserve (Access)	Centre Crescent, Wanaka, Lot 707 DP 454163 & Minaret Ridge, Wanaka, Lot 708 DP 470822.
498	19	Queenstown Lakes District Council	Recreation Reserve	Minaret Ridge, Wanaka, Lot 714 DP 470852 and Lot 723 473192 and Lot 722 DP 412667. For conditions see B below.
499	19	Queenstown Lakes District Council	Local Purpose Reserve (Access).	Infinity Drive, Wanaka, Lot 704 DP 412667, Forrest Heights, Wanaka, Lot 705 DP 412667.
500	19	Queenstown Lakes District Council	Local Purpose Reserve (Accessway)	Aubrey Road, Wanaka, Lot 105 DP 412843 & Lot 38 DP 412843.

**Comment [RH96]:** Reporting Officer's recommendation 23.9.16

**Comment [RH97]:** Reporting Officer's recommendation 23.9.16

**Comment [RH98]:** Reporting Officer's recommendation 23.9.16

**Comment [RH99]:** Reporting Officer's recommendation 23.9.16

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
506	19	Queenstown Lakes District Council	Local Purpose Reserve (Access)	Mt Gold Accessway, Wanaka, Lot 125 DP 425615.
507	18	Queenstown Lakes District Council	Local Purpose Reserve	Newcastle Road Accessway, Lot 2 DP 380587.
509	19	Queenstown Lakes District Council	Local Purpose Reserve (Access)	Penrith Park , Lot 2 DP 325889 and Lot 116 – 117 DP 27003.
510	24	Queenstown Lakes District Council	Local Purpose Reserve (Walkway)	Tania Terrace Walkway, Albertown, Lot 12 DP 24481.
511	21	Queenstown Lakes District Council	Recreation Reserve	Upton Street, Wanaka, Section 1 SO 24567. For conditions see B below.
514	23	Queenstown Lakes District Council	Local Purpose Reserve (Access)	West Meadows Drive, Wanaka, Lot 1000, DP 417176.
515, 516	23	Queenstown Lakes District Council	Recreation Reserve	West Meadows Drive, Wanaka, Lot 902 DP 442803 & Lot 97 DP 417176. For conditions see B below.
517	7	Queenstown Lakes District Council	Recreation Reserve	Section 14 SO Plan 347712. For conditions see B below.
519	35	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	Kerry Drive, Queenstown, Lot 602 DP 306902.
520	38	Queenstown Lakes District Council	Recreation Reserve	Bell Bird Lane, Lot 13 DP 25238. For conditions see B below.
521	30	Queenstown Lakes District Council	Recreation Reserve	Arrow Junction Road, Section 1 SO 448666. For conditions see B below.

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
522, 523, 524	35	Queenstown Lakes District Council	Recreation Reserve, Local Purpose Reserve (Child Care Centre), Local Purpose Reserve (Education)	Brecon Street, Queenstown, Section 1 SO 24368 Section 1 SO 24543 and Section 2 SO 21533. <a href="#">For conditions refer to B below.</a>
525	35, 37	Queenstown Lakes District Council	Esplanade Reserve	Section 1 & 2 SO 410336.
<del>528,</del> <del>529,</del> <del>526</del> 527	35	Queenstown Lakes District Council	Civic Offices	Memorial Street, Queenstown, Part Section 7 Block XXIII Town of Queenstown, Section 3 Block XXIII Town of Queenstown. Section 4 Block XXIII Town of Queenstown. Section 5 Block XXIII Town of Queenstown. <a href="#">For conditions refer to C.83 below.</a>
530	26	Queenstown Lakes District Council	Local Purpose Reserve (Esplanade)	Lakes Hayes, Lot 4 DP 22389.
532	25	Queenstown Lakes District Council	Glenorchy Fire Station	Section 11 Block XIV Town of Glenorchy. <a href="#">For conditions refer to B below.</a>
533	25	Queenstown Lakes District Council	Glenorchy Town Hall	Mull Street, Glenorchy, Section 1560R Block XII Town of Glenorchy. <a href="#">For conditions refer to B below.</a>
534	25	Queenstown Lakes District Council	Recreation Reserve	Glenorchy Village Green, Lot 5 DP 12433, Lots 1 and 2 DP 12433. For conditions see B below.
535	31	Queenstown Lakes District Council	Recreation Reserve	Hansen Road, Section 1 SO 438045. For conditions see B below.
536	30	Queenstown Lakes District Council	Recreation Reserve	Howards Drive, Lot 3 DP 447156. For conditions see B below.
537	13	Queenstown Lakes District Council	Recreation Reserve	Jacks Point Reserve, Lot 13 (Recreation Reserve) DP 364700. Refer to Conditions B.

**Comment [RH100]:** Reporting Officer's recommendation 23.9.16

**Comment [RH102]:** Reporting Officer's Recommendation 23.9.16

**Comment [RH101]:** #383 (QLDC) 23.9.16

**Comment [RH103]:** Reporting Officer's recommendation 23.9.16

**Comment [RH104]:** Reporting Officer's recommendation 23.9.16

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
538	35	Queenstown Lakes District Council	Recreation Reserve	Jubilee Park, Queenstown, Lot 2 DP 316049. For conditions see B below.
539	30	Queenstown Lakes District Council	Local Purpose Reserve (Esplanade)	Kawarau River Esplanade Reserve, Lot 1 DP 447906. & Lot 2 DP 447906.
540	33	Queenstown Lakes District Council	Recreation Reserve	Marina Drive, Queenstown, Lot 44 DP 20704. For conditions see B below.
541	33	Queenstown Lakes District Council	Recreation Reserve	Marina Drive, Queenstown, Lot 28 DP 20687 and Lot 27 DP 19872. For conditions see B below.
542	28	Queenstown Lakes District Council	Recreation Reserve	Marshall Park, Sections 16-19 Block IX Town of Arrowtown. For conditions see B below.
543	33	Queenstown Lakes District Council	Local Purpose Reserve (Access)	McBride Street, Frankton, Section 36 Block XV Town of Frankton.
544	26, 29	Queenstown Lakes District Council	Local Purpose Reserve (Esplanade)	Mill Creek Reserve, Lot 1 DP 20999, Lot 3 DP 25912, Lot 5 DP 25912, Lot 6 DP 23930, Lot 7 DP 23930, Lot 2 DP 24721, Lot 2 DP 24886, Lot 2 DP 22359, Lot 2 DP 22496, Lot 2 DP 21682, Lot 4 DP 460171, Lot 3 DP 21475, Lot 6 DP 24721.
545	26	Queenstown Lakes District Council	Recreation Reserve	Millbrook Cricket Ground, Section 8 SO 434963. For conditions see B below.
546	25	Queenstown Lakes District Council	Local Purpose Reserve (Beautification)	Oban Street, Glenorchy, Lot 46-52 DP 23959, Lot 1 DP 434815, Lot 3 DP 435250.
547	35	Queenstown Lakes District Council	Recreation Reserve	Paddy Burton Memorial Park, Lot 1 DP 311236, Section 4 Block XLI Town of Queenstown. For conditions see B below.
548	37	Queenstown Lakes District Council	Local Purpose Reserve (Tree Planting)	Panorama Terrace, Lot 8 DP 20477.

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No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
549	37	Queenstown Lakes District Council	Recreation Reserve	Peregrine Place, Lot 17 DP 21185. For conditions see B below.
550	9	Queenstown Lakes District Council	Local Purpose Reserve (Esplanade)	Precipice Creek, Lot 19 DP 379201.
553	27	Queenstown Lakes District Council	Recreation Reserve	Tipperary Place, Arrowtown, Lot 41 DP 23953. For conditions see B below.
555	30	Queenstown Lakes District Council	Local Purpose Reserve (Tree Planting)	Arrow Junction, Lots 9-12 DP 22920.
556	36	Queenstown Lakes District Council	Recreation Reserve	Queenstown Village Green, Lot 1 DP 20875. For conditions see B below.
557	34	Queenstown Lakes District Council	Recreation Reserve	Williams Street, Fernhill, Lot 62 DP 12873. For conditions see B below.
558	35	Queenstown Lakes District Council	Recreation Reserve	Edinburgh Drive, Queenstown, Lot 78 DP 22322. For conditions see B below.
560	37	Queenstown Lakes District Council	Local Purpose Reserve (Repeater Site)	<del>Section 27 Blk I Coneburn SD &amp; Section 28 BLK I Coneburn SD.</del>
561	37	Queenstown Lakes District Council	Recreation Reserve	Section 10 BLK XVIII TN of Queenstown. <u>For conditions refer to B below.</u>
562	20	Queenstown Lakes District Council	Local Purpose Reserve (Recreation)	4 Achillies Place, Wanaka, Lot 22 DP 24744. <u>For conditions refer to B below.</u>
563	19	Queenstown Lakes District Council	Local Purpose Reserve (Access)	Peninsula Bay, Wanaka, Lot 711 DP 420307.
564	24	Queenstown Lakes District Council	Recreation Reserve	Sherwin Avenue, Albertown, Lot 997 DP 463085, Lot 998 DP 472137. For conditions see B below.

**Comment [RH105]:** #337 (Radio NZ Ltd) 23.9.16

Withdrawn by requiring authority pursuant to s168A(4) of the RMA.

**Comment [RH106]:** Reporting Officer's recommendation 23.9.16

**Comment [RH107]:** Reporting Officer's recommendation 23.9.16

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
566	18	Aurora	Electricity Substation and Ancillary Purposes	Camp Hill Substation (RM141053) For conditions refer to C below.
567	13	Aurora	Electricity Substation and Ancillary Purposes	Jacks Point (081287). For conditions refer to C.77 below.
568	38	Aurora	Electricity Substation and Ancillary Purposes	Closeburn Substation - Glenorchy Queenstown Road near Bobs Cove. Section 1 SO 24959. For conditions refer to C below.
569	34	Aurora	Electricity Substation and Ancillary Purposes	Fernhill Substation - Wynyard Crescent, Fernhill. Section 1 SO 24322. For conditions refer to C below.
570	36	Aurora	Electricity Substation and Ancillary Purposes	Queenstown Substation (RM120701). For conditions refer to C.75 below.
571	18, 23	Aurora	Electricity Substation and Ancillary Purposes	Riverbank Road (RM120328). For conditions refer to C.78 below.
572	37	Aurora	Electricity Substation and Ancillary Purposes	Commonage Substation (071118). For conditions refer to C.76 below.
573	31a	Aurora	Electricity Substation and Ancillary Purposes	Remarkables Substation - Kawarau Road. Lot 4 DP 349682. For conditions refer to C.79 below.
574	29	Aurora	Electricity Substation and Ancillary Purposes	Dalefield Substation - Malaghans Road Part Lot 2 DP 26713, marked as A on DP 3000596. For conditions refer to C.79 below.
575	27	Aurora	Electricity Substation and Ancillary Purposes	Arrowtown Substation (RM110323). For conditions refer to C.74 below.
577	16b	Ministry of Education	Education Purposes	<u>Makarora Primary School</u> , 31 Rata Street Makarora. Pt Section 4688 BLK 1 <u>Mckerrow Mckerrow</u> SD

**Comment [RH108]:** #632 (RCL Queenstown Pty Limited et al): correct mapping error 23.9.16

**Comment [RH109]:** MoE within evidence filed prior to hearing (21.10.16)

## DESIGNATIONS 37

No.	Map No.	Authority Responsible	Purpose	Site/Legal Description and Conditions
580	25b	Aurora	Electricity Regulators and Ancillary Purposes	Glenorchy Regulators - Glenorchy/Queenstown Road. Part Run 346D and Section 28 SO 19501. For conditions refer to C below.
581	29	Aurora	Electricity Substation and Ancillary Purposes	Coronet Peak Substation - Coronet Peak Station Road Reserve. For conditions refer to C.79 below.
582	11, 18	Queenstown Lakes District Council	Waste Water Pump Station	Alice Burn Drive No.1 Wastewater Pump Station. Lot 501 DP 375230. For conditions see C.17 below.
583	11, 18	Queenstown Lakes District Council	Waste Water Pump Station	Alice Burn Drive No.2 Wastewater Pump Station. Lot 501 DP 375230. For conditions see C.17 below.
<u>584</u>	<u>31, 31a 33</u>	<u>Ministry of Education</u>	<u>Education Purposes</u>	<u>Relocation of Wakatipu High School, 48 Hawthorn Drive, Queenstown. Section 1-2 Survey Office Plan 456218 held on Computer Freehold Register 602858 (RM130877) For conditions refer to C.81 below.</u>
<u>462 586</u>	17	Queenstown Lakes District Council	Waste Water Pump Station	Nichol Street Wastewater Pump Station. Lot 45 DP 311348. For conditions see C.17 below.

**Comment [RH110]:** MoE within evidence filed prior to hearing (21.10.16)

**Comment [RH111]:** #807 (Remarkables Park Limited) 23.9.16

# DESIGNATIONS 37

## A Roads

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

**Comment [RH112]:** Reporting Officer's recommendation 23.9.16

### A.1 Stopped Roads

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

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

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

**Comment [RH113]:** Reporting Officer's recommendation 23.9.16

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

- (i) Rural
- (ii) Gibbston Character
- (iii) Rural Lifestyle/Bendemeer
- (iv) Rural Residential
- (v) Resort/Rural Visitor
- (vi) Arrowtown Residential Historic Management
- (vii) Township
- (viii) Low Density Residential/Penrith park
- (ix) High Density Residential/Medium Density
- (x) Corner Shopping Centre
- (xi) Industrial
- (xii) Business
- (xiii) Remarkables Park
- (xiv) Town Centre
- (xv) Airport Mixed Use

**Comment [RH114]:** #383 (QLDC) 23.9.16

### A.2 New Zealand Transport Agency

The designation provides for the New Zealand Transport Agency, either itself or through its agents, to control, manage and improve the state highway network, State Highways No 6, 6A, and 84 and 89 including planning, design, research, construction and maintenance relating to all land within the designation. Such activities may also involve, but not necessarily be limited to, realigning the road, altering its physical configuration, culverts, bridges and associated protection works.

**Comment [RH115]:** #383 (QLDC) 23.9.16

### A.3 Limited Access Roads

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

- (i) ~~SH No 6 from the junction with SH No 6A to the eastern abutment of the Hayes Creek Bridge.~~
- (ii) ~~SH No 6 835m south of Kent Street to 300m north of Kent Street, Kingston.~~

**Comment [CB116]:** 719 NZTA Late submission

## DESIGNATIONS 37

- ~~(iii) SH No 6A from the junction with State Highway 6 to Cecil Street (unformed – 500m east of Suburb Street).~~
- ~~(iv) SH No 84 from its junction with State Highway No. 6 to its intersection with Ardmore Drive and Brownston Street, Wanaka.~~
- (i) SH No 6 from Brady Creek Bridge to Wharf Creek Bridge.
- (ii) SH No 6 from the Neck to Lake Hawea (control dam).
- (iii) SH No 6 from Hawea to Mount Iron.
- (iv) SH No 6 from Mt Iron to SH8A Intersection.
- (v) SH No 6 from the intersection with SH8A, Luggate to Gravelly Gully.
- (vi) SH No 6 from Gentle Annie Bridge (Kawarau Gorge) to Nevis Bluff.
- (vii) SH No 6 from Nevis Bluff to Kawarau River.
- (viii) SH No 6 from Lake Hayes to Shotover River.
- (ix) SH No 6 from Shotover River to Frankton.
- (x) SH No 6 from SH6 the intersection to Wye Creek Bridge.
- (xi) SH No 6 Kingston Section.
- (xii) SH No 6A from Frankton to Queenstown (east).
- (xiii) SH No 6A from Frankton to Queenstown (west).
- (xiv) SH No 84 from SH6 to Wanaka.

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

- (i) SH No 6 from Hayes Creek to Swift Burn.

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

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

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

- ~~1. The proposed works will be constructed generally in accordance with Plans 1009-1264-5a dated March 2011 (Sheets 1 to 4 [attached at the back of Chapter 37—Designations]).~~
- ~~2. Prior to commencement of works the NZTA shall submit to the Queenstown Lakes District Council for review and approval a Construction Management Plan addressing the following matters:~~
  - ~~• Control of dust;~~
  - ~~• Silt and sediment control;~~

Queenstown Lakes District Council Proposed District Plan 2015

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**Comment [CB117]:** NZTA Late submission formatting change.

**Comment [RH118]:** #383 (QLDC) 23.9.16

**Comment [CB119]:** NZTA Late submission.

## DESIGNATIONS 37

- ~~Construction Noise;~~
- ~~Traffic management;~~
- ~~Hours of Operation; and~~
- ~~Protection of the Arrow Irrigation Scheme.~~

~~As part of this plan details shall be provided to:~~

- ~~Demonstrate how access will be retained to adjoining properties throughout the construction process, in particular the ability for customers and delivery trucks to access the Manapouri Beech Investments site (Lot 2, DP23542) unobstructed during the peak hours and months of operation, being 8am – 1pm and during the months of September–March;~~
- ~~Establish processes to mitigate and address potential adverse effects from dust, noise and other construction activity occurring as a result of the construction process on the existing operations of the Shotover Garden Centre.~~

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

- ~~3. Prior to the movement of any letter boxes the NZTA shall liaise with the relevant landowner and ensure any new proposed locations are identified in consultation with the landowner and provides compliance with any New Zealand Post requirements.~~
- ~~4. If koiwi (human skeletal remains), waahi taoka (resource of importance), waahi tapu (place or feature of special significance) or artefact material are discovered, then work shall stop to allow a site inspection by the appropriate runanga and their advisors, who would determine whether the discovery is likely to be extensive and whether a thorough site investigation is required. Materials discovered should be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to their removal or preservation. Historic Places Trust and NZ Police should be contacted so that appropriate arrangements can be made.~~
- ~~15. NZTA shall meet the reasonable costs associated with amending the Manapouri Beech Investments /FM Custodians Ltd easement instrument (including survey, legal (including Manapouri Beech Investments and FM Custodians reasonable legal costs) and registration costs) and the construction of the access from SH6 to the Manapouri Beech Investments and FM Custodians Ltd sites (Lots 1 and 2 DP 23542).~~
- ~~26. NZTA shall construct the SH6 roundabout to the standard required to ensure that there will not be any re-work required (other than removal of kerbing) on the roundabout when it comes to build the additional road expected to connect to this roundabout at some future date (shown on Plans I 1009-1264-5a dated March 2011 (Sheets 1 to 4). Subject to compliance with all of NZTA's statutory and other legal obligations in relation to permitting connection to the State highway, private landowners north of SH6 have the right to connect a fourth leg to the roundabout (subject to NZTA approval of connection design and standard of construction).~~

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

1. That the Arrow Irrigation water race within the area affected by the designation be protected from the effects of the designation works in a manner that allows its ongoing operation. For the purposes of this condition “protect” includes maintenance of crossing rights equivalent to existing rights and maintenance of water flow capacity.
2. The proposed works will be constructed generally in accordance with Plans 1009-1264-5a dated March 2011 (Sheets 1 – 4 [attached at the back of Appendix 1 – Designations]).

## DESIGNATIONS 37

3. Prior to commencement of works, QLDC shall submit to Council for review and approval a Construction Management Plan addressing the following matters:
  2. Control of dust;
  3. Silt and sediment control;
  4. Construction noise;
  5. Traffic management
  6. Hours operation; and
  7. Protection of the Arrow Irrigation scheme.

As part of this plan details shall be provided to:

8. demonstrate how access will be retained to adjoining properties throughout the construction process.
9. establish processes to mitigate and address potential adverse effects from dust, noise and other construction activity occurring as a result of the construction process on the existing operations of the Shotover Garden Centre.

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

4. Prior to the movement of any letter boxes QLDC shall liaise with the relevant landowner and ensure any new proposed locations are identified in consultation with the landowner and provides compliance with any New Zealand Post requirements.
  - 4.1 The final design road levels are to be provided to the owners of Lots 14 and 15 DP 304345, Lot 12 DP 22121 and Lot 4 DP 374540 for approval prior to the lodgement of any consents or engineering approvals or the commencement of works.
  - 4.2 The owners of Lots 14 and 15 DP 304345, Lot 12 DP 22121 and Lot 4 DP 374540 are to respond to the Council within 5 working days of receiving the final design road levels. Consideration of the final design road levels shall be limited to:
    10. Minimisation of stormwater overflow
    11. Maintenance of practical access gradientsApproval of the final design road levels shall not be unreasonably withheld. In this respect, it shall be unreasonable for the owners of Lots 14 and 15 DP 304345, Lot 12 DP 22121 and Lot 4 DP 374540 to raise design concerns other than those relating to direct effects on their land.
  - 4.3 The final design shall be accompanied by a stormwater management plan for roading within the designation demonstrating how stormwater will be collected and drained from impervious areas and the protection of adjoining land against inundation.
  - 4.4 Notwithstanding any other provisions in this clause, or the advice note, if approval is not forthcoming from any of the owners of Lots 14 and 15 DP 304345, Lot 12 DP 22121 and Lot 4 DP 374540, the Council shall be entitled to determine the appropriate final design road levels.

*Advice Note:*

*The parties acknowledge that minimisation of stormwater overflow is an ongoing management issue particularly with respect to the Queenstown Central Limited land which is at a lower level than the Shotover Park Limited land. The parties acknowledge the Council's intention to prepare a stormwater catchment plan for the Frankton Flats which will among other things*

## DESIGNATIONS 37

*address the collection and drainage of water from impervious areas with particular regard to secondary overflow paths in major storm events and to the extent reasonably practicable, the protection of adjoining land against inundation.*

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

### A.5 Conditions for Designation # 84 - Kawarau Falls Bridge (RM120413 & RM151026)

**Comment [CB120]:** 719 NZTA Late submission

#### General

1. Except as modified by the conditions below, and subject to final design, the Project shall be undertaken in general accordance with the information provided by the requiring authority as follows:
  - (a) the notice of requirement dated 20 July 2012 and supporting documents, being:
    - i) Assessment of Environmental Effects report, dated 3 April 2012 (and re-submitted on 20 September 2012);
    - ii) Geotechnical Assessment SH6 Kawarau Falls Bridge Specimen Design (prepared by Ross Roberts-, SKM, dated August 2012); and
    - iii) SH6 Kawarau Falls Bridge – Design Statement in relation to Road Bridges Urban Design Principles (prepared by Vivian + Espie, dated 27 August 2012) and
  - (b) the notice of requirement dated 12 December 2015, and supporting documents, being:
    - i) 'Land Requirement Plan' drawing 2701-TW-LRPD-001 revision A
    - ii) 'River Navigation Overall' drawing 2701-TW-TTRN-001 revision A
    - iii) 'River Navigation Dimensions' drawing 2701-TW-TTRN-002 revision A
    - iv) 'Trestle Setout Dimensions' drawing 2701-TW-TTRN-003 revision A
2. As soon as practicable following completion of construction of the Project, the requiring authority shall:
  - a. Review the width of the area designated for the Project;
  - b. Identify any areas of designated land that are no longer necessary for the ongoing operation, or maintenance of the Project or for ongoing mitigation measures (provided that the final designation width is no less than 16 metres); and
  - c. Give notice to the Council in accordance with Section 182 of the RMA for the removal of those parts of the designation identified in 2(b) above.
3. The requiring authority may request amendments to the management plans required by these conditions by submitting the amendments in writing to QLDC for certification by the Chief Executive Officer or their delegate, prior to any changes taking effect.

**Comment [CB121]:** Conditions of Alteration RM15026 confirmed 14 January 2016. Included via s 175 of the RMA.

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4. At the completion of the Project, the requiring authority shall ensure that all plant, equipment, chemicals, fencing, signage, debris, rubbish and other material brought on site is removed from the site. The site shall be tidied to a degree at least equivalent to that prior to the Project commencing.

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

### Notification

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

### Communications Plan

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

7. The requiring authority shall carry out the Project in accordance with the certified Communications Plan.

### Construction Environmental Management Plan

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

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

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

- Construction Noise and Vibration Management Plan
- Temporary Traffic Management Plan
- Urban and Landscape Design Master Plan
- Communications Plan.

9. The requiring authority shall carry out the Project in accordance with the certified CEMP.

10. All significant earthworks, pile boring and retaining construction shall be supervised by a suitably qualified geotechnical engineer

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

### Construction Noise and Vibration Plan

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11. Twenty-five (25) working days prior to commencing the Project, the requiring authority shall submit a Construction Noise and Vibration Management Plan (CNVMP) to the QLDC for certification by the Chief Executive Officer or their delegate. The CNVMP shall:
  - a. be prepared by a suitably qualified and experienced acoustic consultant;
  - b. contain methods to ensure that construction noise and vibration generally comply with the requirements of NZS6803:1999 and DIN 4150-3:1999;
  - c. contain methods which represent the best practicable option; and
  - d. include requirements for monitoring construction noise and vibration.
12. The requiring authority shall engage a suitably qualified engineer to conduct a detailed pre-construction building condition survey of the existing Kawarau Falls Bridge before construction. This survey shall be repeated within 25 working days of construction being complete. The requiring authority shall provide copies of the survey reports to the QLDC within one week of receipt.
13. The requiring authority shall carry out the Project in accordance with the certified CNVMP.

### Temporary Traffic Management Plan

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

### Dust

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

### Control of Hazardous Substances

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

### Utilities on the bridge

18. The requiring authority shall ensure that the bridge design accommodates the following utilities:
  - Telecommunications
  - Electricity
  - Water mains

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- Intelligent Transport systems utilities

19. The utilities listed in Condition 18 are to be incorporated into the bridge design in such a way as they are, to the greatest extent practicable, not visible, including from the river and the pedestrian/cycle structure proposed under the bridge.

20. Where works completed in relation to or in association with this project result in changes being made to the existing Council services, or the addition of new services, the requiring authority shall submit to the QLDC GIS department new 'as-built' plans. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads, Water, Wastewater and Stormwater reticulation.

### Urban and Landscape Design Master Plan

21. The requiring authority shall submit, prior to lodgement of the Outline Plan of Works, an Urban and Landscape Design Master Plan (ULDMP) to the QLDC for certification by the Chief Executive Officer or their delegate. The ULDMP shall be prepared by a suitably qualified person or persons and shall take into account the following documents or updated versions of same:

- a. NZTA's "Urban Design Policy" (2007)
- b. NZTA's "Urban Design Principles: Road Bridges" (2009)
- c. QLDC's "Urban Design Strategy" (2009)

22. The ULDMP shall be consistent with the Landscape Concept Plan as outlined in NOR drawings ZB01194-ECC-DG-0015 (dated 14/02/13) and ZB01194-ECC-DG-0016 (dated 14/02/13, but with the "Recommended Extension" added, which is shown as a solid red line in Appendix 3 to the Commissioners' Recommendation) prepared for NZTA by Sinclair Knight Merz Ltd, and include the following:

### Urban Design Panel comments

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

### Revegetation and planting

- b. Retention or propagation for replanting of existing native plants where possible;
- c. Retention of poisoned willow roots/stumps below the bank works where possible;
- d. In replanting areas outside of the earthworks areas mature willows shall be retained to provide a nursery for newly planted vegetation. These willows shall be poisoned when vegetation is established and the bank is stable, but dead stumps may remain;
- e. Details of maintenance of the newly planted areas, such maintenance to be for a period of 2 years after completion of planting;
- f. Selection of plant varieties for newly planted areas consistent with the Department of Conservation's "Wakatipu Project Gold" objectives and specifications;
- g. A detailed planting plan identifying the location, density, grade, botanical names, and quantity of all planting;

### Pedestrian and cycle tracks

- h. The final design and location of pedestrian and cycle tracks shall include step connections indicated on the Landscape Concept Plan as "link via steps" and otherwise meet the intent of the Landscape Concept Plan, including:
  - Earthworks, showing areas of cut and fill, depths of cut and fill and cut batters;
  - Any subsoil drainage system;
  - Ease and convenience of use;
  - Providing a complementary amenity experience to what is provided on nearby sections of track;
  - Adherence, to the extent that is practical, to the following design criteria:

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- The provision of pathways that meet district wide design standards of minimum width (2.5m) and maximum gradient (10%); and
  - Pedestrian and cycling routes that provide direct and safe routes.
- i. The requiring authority shall make reasonable efforts to consult with Queenstown Trails Trust and the QLDC regarding conformity with the Trust's and the QLDC's pedestrian and cycle track standards, and consult with the Otago Regional Council on provision for pedestrians and cyclists both on and in the vicinity of the new bridge, and if this offer is accepted, describe the consultation which occurred, and its outcomes in the ULDMP submitted for certification;

### Heritage Matters

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

### Bridge Design

- p. Bridge safety barriers which allow views out to the river, river margins and the existing bridge for State highway users, while balancing safety considerations;
- q. Final bridge design (including embankments and retaining walls) using external materials, finishes and colours that assist it to accord with both the natural setting and its relationship with the existing bridge, including giving effect to Condition 19;
- r. Final bridge design which, to the extent practicable, gives effect to Goals 1, 2 and 4 of the Queenstown Lakes District Council Urban Design Strategy;
- s. Details of lighting to be installed on the bridge and its approaches, if any. Any proposed lighting –
- should be an integral design component of the bridge;
  - shall minimise light spill onto the river, onto adjacent land and into the night sky; and
  - must comply with the Queenstown Southern Lights Strategy.

### Emergency access

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

### Archaeology

24. During construction, the requiring authority shall:

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

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

Lapse date

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

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

Access

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

Landscape

2. A landscape plan shall be submitted for assessment at the time of outline plan approval which achieves the following objectives:
  - Maintains consistency with the open, rural, and pastoral character of the valley, including access of stock as part of the maintenance regime.
  - Identifies reinstatement (re-grassing/re-vegetating) of exposed cut /fill batters.
  - Identifies treatment (width and surface material) of roads no longer forming part of the State Highway
  - Identifies existing trees to be retained or relocated.
  - Addresses the following submitter concerns (concerns from neighbouring properties, including the following):
    - I. Provision of bunding, in the vicinity of the Rees Stone Cottage.
    - II. Planting around the entrance to Boyd Road.
    - III. Landscaping and screen planting designed to reduce visibility down the local road leading to Boyd Road when travelling North.
3. The landscape plan detailed under Condition (2) will be developed in consultation with the owners of the Remarkables Ski Field access road, the owners of the Rees Stone Cottage, the owner of 59B Boyd Road, and Council's Landscape Architect

Advice Note

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

Comment [CB122]: NZTA Late Submission.

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## B Recreation Reserves

### 1 Setback from Road

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

~~Residential Zones~~ All Zones except Rural and Town Centre Residential Zones: 5m

Rural Zones: 20m

**Comment [RH123]:** #383 (QLDC) and consequential amendments made by Reporting Officer to combine G and B to remove duplication. 23.9.16

### 2 Separation from Neighbours

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

All Zones except Rural and Town Centre Residential Zones: 5m

except for buildings necessary for the storage of equipment used for the maintenance of reserves which may be sited as a residential accessory building.

Rural Zones: 10m

**Comment [RH124]:** #383 (QLDC) and consequential amendments made by Reporting Officer to combine G and B to remove duplication. 23.9.16

### 3 Height

No structure or building shall exceed the following maximum heights:

All Zones except Rural and Town Centre Residential Zones: 8m

Rural Zones: 10m

Queenstown Town Centre Zones: 8m refer to the relevant standard of the underlying zone

**Comment [RH125]:** #383 (QLDC) and consequential amendments made by Reporting Officer to combine G and B to remove duplication. 23.9.16

**Comment [RH126]:** Reporting Officer's recommendation 23.9.16

### 4 Recession Lines

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

- Northern Boundary: 55 degrees
- Western and Eastern Boundaries: 45 degrees
- Southern Boundary: 35 degrees

**Comment [RH127]:** #383 (QLDC) 23.9.16

**Comment [RH128]:** #383 (QLDC) 23.9.16

### 5 Site Coverage

A single building shall not exceed 100m<sup>2</sup> in total floor area. The combined total of all buildings on site shall not exceed a maximum of 5% of the total site area. These standards are exclusive of play equipment.

### 6 Access and Parking

Shall be provided in accordance with the general Transport Rules.

### 7 Surfacing

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

**Comment [RH129]:** #383 (QLDC) and consequential amendments made by Reporting Officer to combine G and B to remove duplication. 23.9.16

### 8 Glare

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

**Comment [RH130]:** #383 (QLDC) 23.9.16

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

**Comment [RH131]:** #383 (QLDC) and consequential amendments made by Reporting Officer to combine G and B to remove duplication. 23.9.16

### 9 Noise

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

All Zones except Rural Residential Zones:

- during day time 40 dB LAeq (15min)
- during night time 30 dB LAeq (15min)

**Comment [RH132]:** #383 (QLDC) and consequential amendments made by Reporting Officer to combine G and B to remove duplication. 23.9.16

Rural Zones:

- during day time 55 dB LAeq (15min)
- during night time 40 dB LAeq (15min)<sup>10</sup>

### 10 Hours of Operation

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

## C Conditions for Specific Designations

### C.1 Designation # 1 - Frankton Substation

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

### C.4 Designation # 372 - Police Purposes

- Prior to the construction of, or external alterations to, the police station, the requiring authority responsible for the designation shall submit outline plans as required by section 176A of the Resource Management Act 1991, to the territorial authority for consideration.
- The maximum building footprint coverage shall be 40%.
- The maximum height for buildings shall be 7.3 metres.
- The minimum setback distance from road boundaries of any building (except fences and security gates) shall be 2m.

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

### C.5 Designation # 10 - ~~Proposed Frankton~~ Remarkables Primary School

1. That buildings be constructed in accordance with the following;
  - i Minimum setback from roads shall be 4.5m
  - ii Minimum setbacks from internal boundaries shall be 2m
  - iii The maximum height shall be 10m - provided that:

Comment [RH133]: MoE within Evidence filed prior to hearing. 21.10.16

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a) no part of any buildings shall protrude through a recession plane inclined towards the site at ~~the following an angles of 25 degrees and~~ commencing 4.5m above the ground at any given point on the site boundary;

- Northern Boundary: 55 degrees
- Western and Eastern Boundaries: 45 degrees
- Southern Boundary: 35 degrees

Comment [RH134]: #383 (QLDC)  
23.9.16

Comment [RH135]: #383 (QLDC)  
23.9.16

b) The exceptions to (a) - the recession plane condition - are Gable, hip dormer and other similar projections which may encroach beyond the recession plane provided they are within a calculated area no greater than 6m<sup>2</sup> with the apex no higher than a point 1m below the maximum height for the school site and the base of the area(s) at the level of the recession plane protrusion.

### C.6 Designation # 11 - Glenorchy Primary School

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

### C.7 Designation # 13 - Mount Aspiring College

1. That future buildings and alterations to existing buildings be constructed in accordance with the following;
  - i Minimum setback from roads shall be 4.5 metres.
  - ii Minimum setback from the southern boundary adjacent to Scaife Place residential properties shall be 4.5 metres.
  - iii Minimum setbacks from all other internal boundaries shall be 2 metres.
  - iv The maximum height shall be 10 metres - provided that no part of any building shall protrude through a recession plane inclined towards the site at ~~the following any angles 25 degrees and~~ commencing at 2.5 metres above ground level at any point on the site boundary interfacing with a Residential Zone, and 4.5 metres above ground level at any other point on the site boundary.
    - Northern Boundary: 55 degrees
    - Western and Eastern Boundaries: 45 degrees
    - Southern Boundary: 35 degrees

Comment [RH136]: #383 (QLDC)  
23.9.16

Comment [RH137]: #383 (QLDC)  
23.9.16

Exceptions to the recession plane include: Gable, hip dormer and other similar projections may encroach beyond the recession plane provided they are contained within a calculated area no greater than 6m<sup>2</sup> with the apex no higher than 1 metre below the maximum height for the school site and the base of the area(s) at the level of the recession plane protrusion.

### C.8 Designation # 14 - Queenstown Primary School

1. Where the adjoining site is zoned for residential purposes, future buildings and alterations to existing buildings shall be constructed in accordance with the following:

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- i Minimum setback from internal boundaries 2m

### C.9 Designation # 15 - Wakatipu High School

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

### C.10 Designation # 16 - Wanaka Early Childhood Centre

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

### C.12 Designation # 18 - Arrowtown Exchange

1. That future buildings and alterations to existing buildings be constructed in accordance with the following;
  - i Maximum height 5 m
  - ii Minimum setback from roads 6 m
  - iii Minimum setback from internal boundaries 3 m
2. That no mast shall be greater than 9 metres in height and no antenna greater than 1.2 metres in diameter or 3 metres in length.
3. In accordance with section 176A(2)(a) of the Resource Management Act an outline plan need not be submitted if the proposed project or work is a permitted activity under the District Plan Rules (including, but not limited to the relevant rules Chapter 30 (Energy and Utilities) of the District Plan ~~Part 17 – Utilities Rules~~). Where a proposed project or work is not provided for as a permitted activity in terms of this Plan, an Outline Plan shall be submitted in accordance with section 176A.

Comment [RH138]: #383 (QLDC)  
23.9.16

### C.13 Designation # 19 - Glenorchy Microwave Station

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

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Rules (including, but not limited to the relevant rules Chapter 30 (Energy and Utilities) of the District Plan Part 17 – Utilities Rules). Where a proposed project or work is not provided for as a permitted activity in terms of this Plan, an Outline Plan shall be submitted in accordance with section 176A.

**Comment [RH139]:** #383 (QLDC)  
23.9.16

### C.14 Designation # 20 - Queenstown Telephone Exchange

1. That buildings not exceed a height of 12 metres.
2. That no new mast shall be greater than 17 metres in height and no antenna greater than 2.4 metres in diameter or 4 metres in length.
3. In accordance with section 176A(2)(a) of the Resource Management Act an outline plan need not be submitted if the proposed project or work is a permitted activity under the District Plan Rules (including, but not limited to the relevant rules in Chapter 30 (Energy and Utilities) of the District Plan Part 17 – Utilities Rules). Where a proposed project or work is not provided for as a permitted activity in terms of this Plan, an Outline Plan shall be submitted in accordance with section 176A.

**Comment [RH140]:** #383 (QLDC)  
23.9.16

### C.15 Designation # 21 - Wanaka Exchange

1. That buildings not exceed a height of 10 metres.
2. That no new mast shall be greater than 15 metres in height and no antenna greater than 2.4 metres in diameter or 4 metres in length.
3. In accordance with section 176A(2)(a) of the Resource Management Act an outline plan need not be submitted if the proposed project or work is a permitted activity under the District Plan Rules (including, but not limited to the relevant rules in Chapter 30 (Energy and Utilities) of the District Plan Part 17 – Utilities Rules). Where a proposed project or work is not provided for as a permitted activity in terms of this Plan, an Outline Plan shall be submitted in accordance with section 176A.

**Comment [RH141]:** #383 (QLDC)  
23.9.16

### C.16 Designation # 22 - Fernhill Water Supply Pump and Intake

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

* 0800 - 2000 hrs	50 dB $L_{Aeq}$ (15min)
* 2000 - 0800 hrs	40 dB $L_{Aeq}$ (15min)

### C.17 Designations - Sewage & Water Pump Stations, Water Intakes

Noise:

- (a) Sound shall be measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 and shall not exceed the following noise limits at any point within the notional boundary of any residential unit:

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- (i) daytime (0800 to 2000 hrs) 50 dB LAeq(15 min)
  - (ii) night-time (2000 to 0800 hrs) 40 dB LAeq(15 min)
  - (iii) night-time (2000 to 0800 hrs) 70 dB LAFmax
- (b) The noise limits in (a) shall not apply to:
- Construction sound which shall be assessed in accordance and comply with NZS 6803:1999.
  - The use of an electricity generator for emergency use.

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

#### A. Conditions for the Events Centre

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

#### General Approval

1. To enable the continued operation and expansion of a multi-purpose indoor and outdoor recreation, cultural and conference complex referred to as the Queenstown Events Centre ("QEC") on land legally described as follows:
  - a) Lot 1 DP 25073
  - b) Lot 100 DP 468142
  - c) Lot 2 DP 476309
  - d) Sections 49, 50, 61-62 and 149 Block I Shotover Survey District
  - e) Part Section 63 Block I Shotover Survey District
  - f) Section 5 and 6 Block XXXIII Town of Frankton

Note: Designation #29 applies to only part of 61-62 Shotover SD and Part Section 63 Block I Shotover Survey District.

2. In conjunction to Condition 1, the specific land contained within the QEC is illustrated on the plan titled 'Queenstown Events Centre – Structure Plan' which is referenced and dated as 2596.90.1B (dated 24 March 2015).

#### Allowed Activities

3. General activities allowed to occur (both indoor and outdoor) within the QEC shall include:
  - a) Provision of sporting/recreational activities and events.
  - b) Provision of commercial recreational activities.
  - c) Provision of cultural/commercial activities such as concerts, shows, musicals, carnivals, fairs, market days, meetings, exhibitions, parades, rallies and filming.
  - d) Provision of conferences (including gala dinners).
  - e) Informal and designated parking associated with the operation of the QEC.
4. ~~The provision of day care facilities and school holiday programmes for children. Parents and/or guardians whose children are attending the day care facilities and/or school holiday programmes do not have to remain at the QEC whilst their children are being cared for or partaking in organised programmes. The day care facility shall be restricted to use by children~~

**Comment [RH142]:** #719 (NZTA)  
23.9.16

**Comment [RH143]:** #719 (NZTA)  
23.9.16

Agreed by requiring authority within evidence filed prior to hearing (Ms Galavazi) 21.10.16

**Comment [RH144]:** #719 (NZTA)  
23.9.16

**Comment [RH145]:** #719 (NZTA)  
23.9.16

Agreed by requiring authority within evidence filed prior to hearing (Ms Galavazi) 21.10.16

**Comment [RH146]:** #433 (QAC)  
23.9.16

**Comment [RH147]:** #719 (NZTA)  
23.9.16

See Below

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~~whose parents or guardians are at the time of requiring the childcare, using the site for its designated purpose. The hours of operation for the day care facility and school holiday programmes shall be limited to 7am to 7pm, daily.~~

~~Any room/s containing Activities Sensitive to Aircraft Noise shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Table 5 of Chapter 36 (Noise) or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.~~

5. The provision of small-scale temporary and permanent retailing that supports the overall operation of the QEC. Any permanent retailing operation is to be located within the Central Development Area and shall be limited to a gross floor area of 100m<sup>2</sup> per tenancy/business.
6. A permanent café and/or restaurant can be established within the Central Development Area, provided that such a café and/or restaurant shall not exceed a gross floor area of 100m<sup>2</sup> that is directly associated with the café and/or restaurant.
7. The provision of community activities that support the overall operation of the QEC.

~~Any new or altered parts of existing buildings containing an Activity Sensitive to Aircraft Noise shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Table 5 of Chapter 36 (Noise) or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.~~

8. Subject to the operational requirements of the Civil Aviation Authority and the Queenstown Airport Corporation, rotary wing aircraft flights in association with the use of the QEC can occur on the following basis:
  - a) Informal flights can take place between the hours 8am – 6pm.
  - b) No more than 5 flights shall occur each day.
  - c) The QEC shall not be used as an informal airport for more than 7 days in any calendar year
  - d) The QEC has notified Council's compliance department of the use of the informal airport on any given day.
  - e) For the purpose of this condition the relevant noise standards from the District Plan shall not apply to informal flights to and from the QEC.
  - f) For the purposes of this condition a flight includes two aircraft movements i.e. a landing and a departure.

### Buildings

9. ~~Buildings containing an Activity Sensitive to Aircraft Noise shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Table 5 of Chapter 36 (Noise) or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.~~
10. Subject to compliance with all conditions within Designation 29, all future buildings (both new and extensions/alterations to existing buildings) shall be assessed and approved via the Outline Plan process in accordance with Section 176A of the Act.
11. New buildings and extensions/alterations to existing buildings located within the Central Development Area as illustrated on the Queenstown Events Centre – Structure Plan shall be subject to the following controls:
  - a) Maximum building height: 18 metres

**Comment [RH148]:** #433 (QAC)  
23.9.16

**Comment [RH149]:** Condition replaced by Condition 9 below as recommended by Dr Chiles in his evidence filed before the hearing.  
21.10.16

**Comment [RH150]:** #433 (QAC)  
23.9.16

**Comment [RH151]:** #433 (QAC)  
23.9.16

**Comment [RH152]:** Condition replaced by Condition 9 below as recommended by Dr Chiles in his evidence filed before the hearing.  
21.10.16

**Comment [RH153]:** Condition to replace Conditions 4 and 7 above, as recommended by Dr Chiles in his evidence filed before the hearing.  
21.10.16

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- b) Setback from any legal road: 5 metres
12. New buildings and extensions/alterations to existing buildings located within the Wider Grounds Area as illustrated on the Queenstown Events Centre – Structure Plan shall be subject to the following controls:
- a) Maximum building height: 8 metres
  - b) Setback from State Highway 6 and 6A: 20 metres
  - c) Setback from other legal roads: 5 metres
  - d) Maximum Building Footprint: 450m<sup>2</sup>
13. New floodlights to be established within the QEC shall be subject to the following controls:
- a) Maximum building height: 21 metres
  - b) Setback from State Highway 6 and 6A: 20 metres
  - c) Setback from other legal roads: 5 metres
  - d) Flood lights can only be used between the hours of 5pm and 10pm daily from March to October.
14. Subject to compliance with all conditions within Designation 29, temporary buildings and structures can be established within the QEC. The following restrictions shall apply:
- a) Temporary buildings and structures are defined as marquees, tents, shelters, stands, filming facilities, offices, scaffolding, safety fences and other similar buildings and structures.
  - b) The use of any temporary building or structure shall be limited to allowing for activities provided for within Conditions 3 to 7 within the QEC.
  - c) The maximum time that temporary buildings and structures can be established within the QEC is 21 days at any one time, including the time required for establishment/construction and dismantling of such buildings and structures.
  - d) Aside from the provision of safety fences, no other temporary buildings and structures shall be established within 50 metres of the legal boundary of the QEC that adjoins State Highway 6 and 6A.
  - e) The maximum gross floor area of any temporary buildings and structures established within the QEC shall be 2400m<sup>2</sup> (per building or structure).
  - f) The maximum height of any temporary building or structure established within the QEC shall be 10m.
  - g) If permission is required under the Building Act 2004 for any temporary building or structure, then such permission shall be obtained.

Comment [RH154]: #719 (NZTA)  
23.9.16

Comment [RH155]: #719 (NZTA)  
23.9.16

Comment [RH156]: #719 (NZTA)  
23.9.16

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

15. No temporary or permanent buildings, structures, facilities or landscaping shall be placed in a position such that it penetrates the take-off climb and approach or transitional protection surfaces for the main runway or the cross-wind runway at Queenstown Airport except where the new object or extension is shielded by an existing immovable object or the penetration is a temporary short term penetration (e.g. construction machinery or equipment) of these surfaces that has been authorised by the Queenstown Airport Corporation Limited, unless prior written consent of Queenstown Airport Corporation is obtained.

Comment [RH157]: #433 (QAC)  
23.9.16

### Supply of Alcohol

16. Alcohol can be supplied in accordance with the requirements of the Sale and Supply of Alcohol Act 2012 for the permanent bar facilities associated with the QEC, or for any other activity that is provided for within Conditions 3, 5 and 6.

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### Hours of Operation

17. Subject to Condition 17, the hours of operation of the QEC shall not be restricted.
18. The hours of operation for the bar facilities associated with the QEC shall not exceed 7.00am to 2.30am daily.

### Noise Limits

19. Activities undertaken within the QEC shall be managed so that the following noise emission levels are not exceeded at or within the 20 metre notional boundary of any residential unit:

Monday to Sunday 7am to 11pm. 55dBA L10 Aeq(15mins)  
At all other times 45dBA L10 Aeq(15mins)

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

20. The exceptions to Condition 18 are major events that occur at the QEC. A "major event" relates to activities provided for in Condition 3 that attracts or which might reasonably be expected to attract more than 2500 persons to the QEC to partake in such an event. Noise emissions for major events shall be managed on the following basis:
  - a) On not more than 5 days during any calendar year, noise emission levels from a major outdoor event may exceed the limits detailed in Condition 18, but only between the hours of 7am and 11pm. Provided that such noise emission levels shall not during this time period exceed a noise emission level of 75 dBA Leq (15 minutes) at or within the 20 metre notional boundary of any residential unit.
  - b) On not more than 15 days during any calendar year, noise emission levels from a major outdoor event may exceed the limits detailed in Condition 18, but only between the hours of 7am and 11pm. Provided that such noise emission levels shall not during this time period exceed a noise emission level of 65 dBA Leq (15 minutes) at or within the 20 metre notional boundary of any residential unit.
21. For the purpose of measuring noise from activities undertaken at the QEC in relation to Conditions 18 and 19, the "20 metre notional boundary of any residential unit" only relates to residential units that exist at the time of formal confirmation Designation 29.
22. Sound emission levels shall be measured in accordance with NZS6801:2008, and assessed in accordance with NZS6802:2008.

### Signage and Advertising

23. In terms of the establishment of temporary advertising banners within the designation, the following restrictions shall apply:
  - a) The banners shall only advertise recreation, cultural and conference activities that are to be undertaken within the QEC.
  - b) The banners shall only be located on the 28 existing light poles along Joe O'Connell Drive and within the Events Centre parking area, as shown numbered 1 – 28 on the plan titled "Location of Light Poles with Banner Arms (L100 – 27/7/11)" approved under RM110502.
  - c) The maximum time that one set of specific advertising banners can be placed on the lighting poles is 30 days within any 12 month period.
24. The establishment and on-going operation of the existing main entry sign located near the intersection of Joe O'Connell Drive and State Highway 6 shall adhere to the following restrictions:
  - a) The minimum lettering size on the LED panel shall be 114mm.

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- b) Lettering and/or displays on the LED panel shall not flash, roll across the screen and provide intermittent information.
- c) The colouring of the lettering on the LED panel shall be orange with a black background.
- d) The LED panel shall produce no more than 150 candela.
- e) The LED panel shall be floodlit during the hours of darkness. Should there be any need to alter the wording on the sign in the future (excluding the LED panel), such alterations will require approval via Section 176A of the Resource Management Act 1991.
- f) ~~The sign shall display site related messages only.~~

### Alternative Vehicular Access

- 25. Should the existing vehicular access to the QEC from State Highway 6 (via Joe O'Connell Drive) be either closed or restricted in the future, alternative vehicle access to the QEC can be obtained via Grant Road.
- 26. If Grant Road is utilised in terms of providing vehicular access to the QEC, then an entry sign can be established at the entrance off Grant Road that advertises activities undertaken within the QEC.

### Pedestrian Access

- 27. Pedestrian/cycle access shall be maintained from the Kawarau Road (State Highway 6) to the QEC.

### Aquatic Centre

- 28. Until improvements are made to the Council reticulated water supply that result in increased residual pressures (minimum 300kPa) in the 150mm diameter water main in SH6, irrigation of the playing fields shall not coincide with peak use times of the Aquatic Centre and/or Events Centre. Peak use times shall be determined by the management of each respective Centre and shall be submitted to Council within 12 months of the opening of the Aquatic Centre. Whenever possible irrigation of the playing fields shall occur outside hours of operation of either centre.
- 29. The combined discharge of wastewater for both the Events Centre and the Aquatic Centre shall not exceed 13.6l/s unless the consent holder submits information to Council for approval that proves that the wastewater discharge rate can be increased without negative downstream effects.

**Advice Note:** Where events on the site may generate traffic that significantly changes the normal operation of State Highway 6 and/or the safety of road users (motorists, cyclists or pedestrians), early engagement with the NZ Transport Agency is recommended. Under the Code of Practice for Temporary Traffic Management, a Temporary Traffic Management Plan may be required to be prepared and approved by the Transport Agency prior to implementation. This process may take up to two months.

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

- 1. No activity or disturbance of the lake bed may be undertaken within that part of the designated area applying to Lake Wakatipu, other than the use of the surface of the lake for recreation activities, without the consent of the Queenstown Lakes District Council. The purpose of this restriction is to ensure that no damage occurs to the water intake pipe which is located on the bed of the lake, extending approximately 25 metres from the lake edge.
- 2. That the pump station operate such that the following noise levels are not exceeded, except for emergency purposes, at or within the notional boundary of residential units:
  - \* 0800 - 2000 hrs 50 dB L<sub>Aeq</sub> (15min)
  - \* 2000 - 0800 hrs 40 dB L<sub>Aeq</sub> (15min)

Queenstown Lakes District Council Proposed District Plan 2015

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**Comment [RH158]:** #719 (NZTA) 23.9.16

**Comment [RH159]:** Recommended addition by Ms Galavazi (QLDC) in evidence filed prior to hearing 21.10.16

**Comment [RH160]:** #719 (NZTA) 23.9.16

**Comment [RH161]:** Recommended addition by Ms Galavazi (QLDC) in evidence filed prior to hearing 21.10.16

**Comment [RH162]:** #719 (NZTA) 23.9.16

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

1. Any new water supply infrastructure shall have a maximum height of 1m above ground level, except for any vent pipes
2. That the pump station operate such that the following noise levels are not exceeded, except for emergency purposes, at or within the notional boundary of residential units:

* 0800 - 2000 hrs	50 dB L <sub>Aeq</sub> (15min)
* 2000 - 0800 hrs	40 dB L <sub>Aeq</sub> (15min)

### C.31 Designation # 44 - Glenorchy Water Storage Tanks

No activity or work may be undertaken within the designated area which could adversely effect the Council water storage tanks, without the consent of the Queenstown Lakes District Council. The purpose of this restriction is to ensure that no damage occurs to Council's water storage tanks.

### C.33 Designation # 46 - QLDC Sewage Treatment Works

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

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

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

Comment [RH163]: #383 (QLDC)  
23.9.16

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

- Create a positive visual effect from the surrounding area using species in keeping with the vegetation of the area including both deciduous and evergreen species.
  - Minimise the view from State Highway 6 with trees being a minimum of 2 metres in height at the time of planting.
  - Improve the on-site amenity.
7. Nuisance odour from the existing facility any future facilities shall not be detectable beyond the boundary site.
  8. All practicable measures shall be undertaken and maintained to minimise the risk of the site being inundated by water as a result of flooding that could cause pollution to enter the Shotover and Kawarau Rivers. A risk management report on this issue shall be included with the Outline Plan referred to in Condition 10.
  9. Any upgrades or extensions to the facility shall ensure that public access to sport fishing and game-bird hunting venues in the vicinity is maintained.
  10. Prior to the construction of any further facilities, the Requiring Authority responsible for the designation shall submit Outline Plans as required by Section 176A, to the Territorial Authority for consideration. The Requiring Authority shall also carry out consultation with all potentially affected parties as part of this process, including Te Runanga o Otakou and Kati Hairapa ki Puketeraki, and when submitting such plans shall confirm that this consultation has occurred, and shall indicate the response to issues raised in this consultation.
  11. The Requiring Authority shall design, develop and manage the public work so that it does not attract any birds that are hazardous to aircraft or may endanger aircraft operations. The bird species that have been observed at the airport and which may be hazardous to aircraft are gull, oyster catcher, hawk, spur-wing plover and duck.
  12. 6 months prior to any work being carried out in accordance with the Outline Plan, monitoring of bird activity shall be undertaken by a suitably qualified person experienced in wildlife observation to determine a baseline of bird activity. Subsequently, from the date any work is carried out in accordance with the Outline Plan, the site and surrounding area shall be monitored monthly by a suitable qualified person experienced in wildlife observation and approved by the Territorial Authority. This person will monitor bird activity in and around the site as an impartial observer to enable any increased bird activity as a result of the work to be identified.
  13. The result of all monitoring shall be reported to the Territorial Authority and the Queenstown Airport Corporation Limited every three months.
  14. In the event of any hazard to Queenstown Airport operations arising from birds which have been shown to have or likely to have been attracted to the area by any work for which Outline Plan approval has been obtained, the Territorial Authority reserves the right to review the conditions of consent attached to this designation for the purpose of mitigating, remedying or avoiding any adverse effect on airport operations, that is apparent from the works or from on-going monitoring.
  15. The Territorial Authority reserves the right to review the conditions of this requirement annually from the date of confirmation for the purpose of mitigating, remedying or avoiding any adverse effect on the environment that is apparent from the operation of the activity or from on-going monitoring.

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

16. The buffer zone shall apply to the areas as shown on the approved plan, which is described as including the area 300 metres to the east and south of the designation boundary, 10 metres

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back from the edge of the terrace on the western boundary and includes the area to the far edge of the road reserve of State Highway 6 on the northern boundary. Residential activities are prohibited within the Buffer Zone boundaries.

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

1. That landscaping be undertaken and maintained along the Anderson Road frontage.
2. That the pump station operate such that the following noise levels are not exceeded, except for emergency purposes, at the boundary of the property on which the pump station is located:
  - \* 0800 - 2000 hrs 60 dB L<sub>Aeq</sub> (15min)
  - \* 2000 - 0800 hrs 50 dB L<sub>Aeq</sub> (15min)
3. That from 31 July 2000 the pump station shall operate so that the following noise levels are not exceeded, except for emergency purposes, at the boundary of the designated site and Lot 1 DP 13035.
  - \* 0800 - 2000 hours 50 dB L<sub>Aeq</sub> (15min)
  - \* 2000 - 0800 hours 40 dB L<sub>Aeq</sub> (15min)Measured and assessed in accordance with NZ 6801:1991 and NZS 6802:1991
4. That in August 2000, and annually thereafter, the Requiring Authority shall undertake a day time and night time noise assessment at the boundary of the Anderson Road Business Zone between the designated site and Lot 1 DP 13035 and shall supply a copy of the same to the owner of Lot 1 DP 13035
5. The seals on the non-return valves shall be replaced whenever the nuisance noises start.
6. The duration of the designation expires 31 December 2004.

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

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

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

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

### C.51 Designation # 74 - Lake Hawea Esplanade Sewage Pump Station & Water Treatment

1. Colours for all buildings shall be in the range of natural browns, greys or greens as per the surrounding landscape with a light reflectivity value of between 5 and 25%.
2. The maximum height for buildings shall be 5m set from existing ground level.
3. The maximum building coverage for the designation site shall be 30%.  
(For the avoidance of doubt the public toilet facilities are not included in the building coverage).

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### 4. Noise:

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

Construction sound which shall be assessed in accordance and comply with NZS 6803:1999.

  - The use of an electricity generator for emergency use.

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

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

1. The activity shall take place in accordance with the plans and specifications submitted with the notice of requirement and the approved Buffer Zone and Landfill Site Boundaries plan dated 19 March 1998 attached, with the exceptions required by the following conditions:
2. All engineering works shall be carried out in accordance with all relevant New Zealand Standards to meet the acceptance of Council's Principal Engineer ~~the District Planner~~.
3. Prior to the commencement of any works on the land being developed, and in accordance with Condition 2 above, the applicant shall provide to the District Planner, copies of specifications, calculations and design plans both necessary and adequate to detail the following engineering works required:
  - (a) That all roading to the site and on site are in accordance with Queenstown Lakes District Council standards.
  - (b) That the intersection of the new road and the Kawarau Gorge Road - State Highway 6 be reconstructed in accordance with Transit New Zealand Transport Agency standard described in Diagram 4 with the modification that the radius shown 'R' shall be 15 metres for heavy vehicles.
  - (c) That adequate facilities are provided on site for fire fighting purposes. The New Zealand Fire Service shall be consulted regarding training and establishment of fire-fighting procedures.
  - (d) Dust be controlled on the landfill site to ensure that no nuisance is created beyond the site boundary,
  - (e) That a water reticulation system be provided at the boundary of the proposed landfill site for the purposes of providing an irrigation system for the proposed tree planting for screening purposes.
  - (f) All earthworks required to establish the site for the proposed activity.
4. Prior to the establishment of the activity, the applicant shall provide the following:
  - (a) That the boundaries of the land shown 'F' on SO 24512 be fenced with a post and wire, seven strand fence.

**Comment [RH164]:** #383 (QLDC) 23.9.16

**Comment [RH165]:** Reporting Officer's recommendation 23.9.16

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- (b) That the proposed new road shown 'F' on SO 24512 have a formation of no less than 4 metres in width and of a metal depth of 150mm of M4 AP40.
  - (c) That the land shown as 'A' and 'C' on SO24512 be road to be stopped.
  - (d) That areas shown 'B', 'D' and 'E' be land taken for local purpose reserve (landfill).
  - (e) That the land shown 'F' on SO 24512 be land taken for road.
  - (f) That the applicant shall provide a boundary fence about the proposed landfill area defined as 'B', 'D' and 'E' on SO 24512. The fence shall be a seven strand post and wire fence or equivalent.
  - (g) That an operations manual be prepared and approved by the District Planner for all aspects of the operation and maintenance of the activity and the manual is to include any on going conditions that are required to be complied with. Aspects to be included in the manual are:
    - (i) That temporary access tracks within the landfill operating area be of adequate standard to ensure that a B Train commercial vehicle can manoeuvre without difficulty.
    - (ii) That a portable water supply be available for human consumption at the operator's facilities.
    - (iii) That the operational area boundary fence shall be no less than 3 metres in height and in the position shown on the conceptual operations plan, Sheets 10-22.
    - (iv) That the effects of odour, dust, vermin and litter will be mitigated to ensure that any adverse effects associated with the site are minor.
  - (h) The applicant shall carry out planting in accordance with the Planting Plan drawn by Morgan+Pollard associates, stamped (received 1 May 2007 and stamped as approved 13 June 2007) and the application as submitted (ref. RM070383) with the exception that a maximum 25% of Macrocarpa shall be planted in the replacement of any plant removed within the proposed planting 'D' zone.
    - (i) Earthworks required as part of the operation.
5. Compliance with the approved operations manual required to be prepared under condition 4(g).
6. The planting carried out in accordance with condition 4(h) above shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced.
7. During the construction stage the consent holder shall ensure:
- (a) That noise generated from construction activities occurring on the site shall be measured and assessed in accordance with, and shall not exceed the maximum permissible noise levels specified in NZS 6803P:1984 'The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work'.
  - (b) That the deposition of soil onto the State Highway from vehicles and other earth moving equipment is avoided by taking such precautions as the installation of a truck wash area fitted with a high pressure hose to remove mud from vehicles prior to entering onto the State Highway.
  - (c) That dust generated by construction, or from the wind is not noticeable at the boundary of the site, by the use of water or other approved dust suppressant and from refraining from construction activities which generate-dust during the prevalence of windy conditions.
  - (d) That a water supply capable of providing sufficient water for use during the construction stage is available prior to any major earthworks occurring.

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(e) The consent holder shall ensure that run-off of stormwater from the site during construction, which visibly contains sediment is not discharged directly to a waterway.

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

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

Day time 0800-2000 hours 50 dB  $L_{Aeq}$  (15min)

Night time 2000-0800 hours 40 dB  $L_{Aeq}$  (15min);

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

65 dB  $L_{Aeq}$  (15min).

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

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

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

(c) That register of the type and quantity of hazardous substances stored on site and details of the fate of any hazardous substances leaving the site is maintained.

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

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

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

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

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

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

**Comment [RH166]:** #383 (QLDC)  
23.9.16

## DESIGNATIONS 37

- (b) That the consent holder shall obtain an Authority from the NZ Historic Places Trust to destroy, damage or modify any historic archaeological sites affected by the landfill development.
  - (c) Appropriate management techniques, such as buffer zones, employee education and fencing where appropriate, are put in place to avoid adverse effects on the sites that adjoin, but are not immediately affected by, the landfill operation.
  - (d) The management plan should be submitted to the Councils after consultation with the NZ Historic Places Trust.
12. That processes are put in place to ensure appropriate management of the discovery of archaeological remains or unrecorded archaeological sites or sites of possible interest to Manawhenua, during the landfill operations. Appropriate management would include assessment by a qualified archaeologist and notification of the NZ Historic Places Trust and Te Runanga o Otakou and Kati Huirapa ki Puketeraki before operations resume.
13. If any site of historical Iwi association is identified during landfill development and operation, work is to cease in that specific location and both Te runanga o Otakou and Kati Huirapa ki Puketeraki are to be notified.
14. The site shall be rehabilitated and reinstated in accordance with the Development and Management Plan at the completion of each phase or upon closure of the site, whichever precedes, and shall be grazed to minimise fire risk.
15. Any changes to normal stormwater flows as a result of the activity shall be directed to avoid any adverse effects occurring on neighbouring properties.

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

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

### **C.56 Designation # 81 - Athol Street Carpark**

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

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

### **C.57 Designation # 219 - Earnslaw Park Recreation Reserve**

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

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

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

## DESIGNATIONS 37

### C.59 Designation # 232 - Gorge Road Carpark

1. That the land designated shall extend from Gorge Road only as far west as the present eastern bank of Horne Creek.
2. Development of the parking area and parking building shall be generally in accordance with the scale of building and type of landscaping shown on the plans presented on behalf of the requiring authority at the hearing. In particular, the level of the floor of the upper level of the parking structure shall be lower than the level of Gorge Road.
3. The parked cars are to be substantially screened by earth mounding and planting from viewpoints along Gorge Road, Boundary Street and the recreational ground. If the planning shown on the plans presented outside the area to be designated does not eventuate, this screening shall be achieved by planting within the designated area. Planting shall be designed and maintained so as not to unnecessarily obscure views over the site.
4. All works shall be carried out in accordance conformity with all relevant New Zealand Standards NZS 4404, 1984, QLDC's Code of Urban Land Development and Subdivision Code of Practice 2015 or any subsequent amendment, the Queenstown Lakes District Council Amendments thereto dated 1 June 1994, and associated Standards and Codes of Practice.

Comment [RH167]: #383 (QLDC)  
23.9.16

All engineering works shall be carried out in accordance with all relevant New Zealand Standards to meet the acceptance of Council's Principal Engineer

5. Headworks fees for water and connections shall be paid in conformity with the Council's normal fees and charges.
6. A solid fence or wall with a minimum height of 2 metres shall be erected along the boundary of any adjoining land within the designated area not held in public ownership. Such a fence or wall shall be designed to ensure no lights from vehicles on the site shine through. Any building erected near the boundary of any adjoining land within the designated area not held in public ownership shall comply with the bulk and location requirements in the District Plan as if both sites were zoned Low Density Residential.

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

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

Comment [RH168]: MoE evidence  
filed prior to hearing (21.10.16)

Comment [RH169]: #524 (MoE)  
23.9.16

## DESIGNATIONS 37

5. A review of parking and traffic related issues shall be conducted after the expiration of 12 calendar months from the opening of the school and before the expiration of 18 calendar months for the opening of the school, and again at each of the points where the school role reaches 600 pupils and 800 pupils respectively. Each review shall be conducted by a suitably experienced and qualified traffic engineer nominated by the Queenstown Lakes District Council and approved by the Ministry. A review shall also be conducted at any other time that the Queenstown Lakes District Council deems necessary. The cost of any mitigation of adverse effects as determined by the engineer shall be borne by the Ministry unless an alternative cost-sharing agreement is reached with the Queenstown Lakes District Council. The review shall consider the following issues, and make recommendations for any necessary mitigation of adverse effects which are identified:
- (i) The size and capacity of drop-off and pick up areas accommodated on site, which shall adequately service the full combined role of all schools located on the site. This shall include the use of the un-named road off Totara Terrace and the extension of Ironside Drive.
  - (ii) Increases in on-site parking being provided to adequately accommodate parking demand during peak times, the number of car parks shall be based on a survey conducted by the reviewing engineer on both wet and dry days and in both summer and winter.
  - (iii) The provision of an extension to Ironside Drive generally as shown on option 4.3 as presented in evidence on decision RM 050409, but within the site boundaries of the subject site, and the possibility of extending the roadway further in a north or easterly direction to Aubrey Road or Kings Drive respectively, through Kelly's Reserve, subject always to the approval of the Ministry of Conservation in whom Kelly's Reserve is presently vested, and to best traffic engineering practice in relation to any intersection thereby created.
6. The following restrictions shall apply to any development on the site:
- a. Minimum setback of buildings from roads shall be 4.5m.
  - b. Minimum setback of buildings from residential properties shall be 4.5m.
  - c. Minimum setback of buildings from all other internal boundaries shall be 2m.
  - d. Maximum height of buildings shall be 10m provided that no part of any building shall protrude through a recession plane inclined towards the site at the following any angles 26 degrees and commencing 2.5m above ground level at any point on the site boundary interfacing with a residential zone, and 4.5m above ground level at any other point on the site boundary (as exceptions to the recession plane, gable, dormer and other similar projections may encroach beyond the recession plane provided they are contained within a calculated area no greater than 6m with the apex no higher than 1m below the maximum height for the school site and the base of the area(s) at the level of the recession plane protrusion).
    - Northern Boundary: 55 degrees
    - Western and Eastern Boundaries: 45 degrees
    - Southern Boundary: 35 degrees
  - e. Tree species planted will not exceed 10m in height and will be maintained at this height at maturity.
  - f. The following trees will be excluded from landscaping on the site: Pinus radiata, Pinus muriata, Pinus ponderosa, Pinus syvstires, Pinus nigra, Douglas fir, and all eucalyptus varieties.
  - g. When necessary, water spraying will be used to reduce dust affecting adjacent residential properties.
  - h. During construction, the site shall be kept in a tidy state with construction materials secured so they are not blown around the site or into adjacent properties.

Comment [RH170]: #383 (QLDC)  
23.9.16

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7. The first Outline Plan submitted for the site pursuant to section 176A of the Act shall include a structural landscape plan showing the location of any planting proposed on the site that is likely to have a mature height exceeding 3m in order that the Council may assess the effects of such vegetation on views from any residential properties that share a boundary with the site.

Comment [SG171]: #383 (QLDC)  
23.9.16

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

1. The development be undertaken in accordance with the application as submitted and landscape plan and car parking plans prepared by Baxter Design Group and stamped approved on 16 July 2008.
2. Any activity undertaken on the site shall be conducted such that the following noise levels are not exceeded at any time at any point within the boundary of any other site:
  - During daytime (0800 to 2000 hrs) 50dB L<sub>Aeq</sub> (15min)
  - During night time (2000 to 0800 hrs) 40dB L<sub>Aeq</sub> (15min)
3. Hours of operation shall be between 7.30am and 6.00pm daily, except:
  - After 6.00am on week days, one vehicle may enter and exit the site; and
  - During emergencies, civil defence or rural fire, vehicles and personnel may enter and exit the site at any time.
4. Heavy vehicle access to the site shall be limited to two per day and shall not be before 0800 hours.
5. No more than six staff vehicles shall be parked on the site during any given day. They are to be parked in a designated parking area within the depot grounds. There is to be no parking on the road verges outside the depot.
6. There shall be no more than 12 operational vehicle movements daily.
7. Coinciding with the council upgrading of Tenby Street, the applicant shall upgrade the existing Tenby Street vehicle crossing to a sealed vehicle crossing that is constructed to Council standards and is suitable for regular heavy vehicle use. If the Tenby Street upgrade does not take place within 6 months of the granting of this consent the applicant will construct the sealed vehicle crossing as per above.
8. The provision of a sealed vehicle crossing from Connor Street to the on-site loading ramp that shall be constructed to Council standards, including compliance with the Transport Standards within the District Plan Rule 14.2.4.2 (except for its location in proximity to the Connor/Tenby Street intersection).
9. A Traffic Management Plan is to be implemented when using the loading ramp and shall include the following;
  - (a) Suitable site warning signage shall be in place on the road in both directions from the site entrance.
  - (b) Safety 'dayglo' vests or similar shall be worn by any staff working on the road.
  - (c) Safe sight distances and passing provisions shall be maintained at all times for road users.
10. Prior to the site being used as a public works depot, the following work shall be completed:
  - (a) The construction of all vehicle manoeuvring and car parking areas in gravel with a concrete hard stand in front of the building. This is to be done to council standards, including adequate provision for stormwater control.

Comment [RH172]: #383 (QLDC)  
23.9.16

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- (b) Management of the on-site manoeuvring and parking areas shall be undertaken at all times to mitigate against dust and/or noise nuisance.
  - (c) The closure of the secondary access from Connor Street with permanent fencing materials and a lockable gate.
  - (d) The repainting and repairing of the existing on-site building.
  - (e) The repairing of the loading ramp to a safe standard.
11. An amended landscape plan shall be submitted for approval by Council prior to the site being used as the public works depot. The approved landscape plan including the fencing, gates and restoration of the berms shall be implemented within six months of the public works commencing and shall thereafter be maintained. If any tree or plant shall die it shall be replaced in the next available planting season. The landscape design shall incorporate the following criteria in order to maintain sight visibility from the access points to the site:
- (a) The hedge planting along the Tenby Street frontage shall be maintained to a height so as not to hinder vehicle visibility when exiting the yard.
  - (b) The street tree planting along both road frontages shall include species that provide for a canopy 1.5m above ground level and a small diameter trunk.

### **C.63 Designation # 331 – Electricity Substation Cardrona Electricity Substation and Ancillary Purposes (RM 070792)**

1. Landscape conditions
- (a) The existing vegetation within and adjacent to the site shall be maintained for the initial five-year period.
  - (b) A detailed landscape plan to mitigate the visual effects of development on the designation site is to be submitted to Council for approval within three months of the date of this recommendation. The plan shall be implemented within the next available planting season and maintained thereafter. Should any tree or shrub die or become diseased, it shall be replaced in the next planting season. The objectives of the landscaping plan are to achieve the following:
    - To fully screen the site from the approaches at both ends of the Cardrona Valley Road;
    - To protect existing rural vegetation in order to preserve a rural character;
    - The planting of a mixed variety of suitable trees of varying heights and maturity sufficient to grow into a naturalised screen to shield the site from the roadway by the time of construction of the substation.
  - (c) The proposed colour of the container housing the generator shall be submitted to Council for approval prior to application. It should comply with Council's guidelines of being within the natural range of browns, greens and greys and with a reflectivity of less than 36%.
  - (d) All heritage trees located on the site shall be protected in accordance with the provisions governing such trees.
2. Engineering conditions
- (a) All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being NZS4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.  
Prior to commencing the construction of any public work on the

## DESIGNATIONS 37

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

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

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

### 3. Environmental Health conditions

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

- Day-time (0800 to 2200 hours) ~~50dBA L10~~ 50dBA L10 ~~L<sub>Aeq</sub> (15min)~~
- Night-time (2200 to 0800 hours) ~~40dBA L10 and 70dBA Lmax~~ 40 dB L<sub>Aeq</sub> (15min)
- ~~Night-time (2200 to 0800 hours) 70 dB L<sub>AFmax</sub>~~

Noise limits shall be measured and assessed in accordance with ~~NZS6801:1994~~ NZS6801:2008 and ~~NZS6802:1994~~ NZS6802:2008, and shall take into account special audible characteristics.

**Comment [RH173]:** Reporting Officer's recommendation 23.9.16

**Comment [RH174]:** Reporting Officer's recommendation 23.9.16

**Comment [RH175]:** Reporting Officer's recommendation 23.9.16

**Comment [RH176]:** Reporting Officer's recommendation 23.9.16

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

1. That the facilities shall be constructed, operated and maintained generally in accordance with the specifications in the Notice of requirement.
2. The emergency generator shall be located in the vicinity of the borefield several hundred metres west of the pumping station itself.
3. The pumping station shall be constructed, operated and maintained so that no odour is discernable from a distance of three metres from any part of the facility.
4. Prior to the pumping station commencing normal operation a landscape plan to the satisfaction of the ~~Team Leader: Resource Consents~~ Principal Planner: Lakes Environmental shall be prepared. The plan shall provide for an appropriate colour for the emergency generator, and planting to make the generator and pumping station as unobtrusive as possible. The landscape plan shall be implemented within 12 months of the pumping station commencing normal operation.

**Comment [RH177]:** #383 (QLDC) 23.9.16

## DESIGNATIONS 37

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

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

Comment [RH178]: #383 (QLDC)  
23.9.16

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

1. That the facilities shall be constructed, operated and maintained generally in accordance with the specifications in the Notice of requirement.
2. The exact location of the pumping station and emergency generator shall be determined in consultation with New Zealand Transport Agency network consultants.
3. The pumping station shall be constructed, operated and maintained so that no odour is discernable from a distance of three metres from any part of the facility.
4. Prior to the pumping station commencing normal operation a landscape plan to the satisfaction of the Team Leader: Resource Consents Principal Planner: Lakes Environmental and New Zealand Transport Agency network consultant shall be prepared. The plan shall provide for an appropriate colour for the emergency generator, and planting to make the generator as unobtrusive as possible. The landscape plan shall be implemented within 12 months of the pumping station commencing normal operation.

Comment [RH179]: #383 (QLDC)  
23.9.16

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

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

Comment [RH180]: #383 (QLDC)  
23.9.16

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

#### Designation for Wastewater Treatment and Disposal Purposes

1. All fencing of the area within or bordering the Wastewater Treatment System (WTS) designation shall be in either:
  - (a) Standard post and wire fencing (traditional livestock fencing to a maximum height of 1.2m); or
  - (b) Security fencing (wire mesh fencing) to a maximum height of 2.5m. Mesh (wire) and poles on any security fencing shall be a black or dark green powder coated finish, or otherwise a dark colour submitted for approval by the Team Leader: Resource Consents Principal: Landscape Architecture, Queenstown Lakes District Council.
2. Consultation with the Airport Committee shall occur prior to any planned development within the WTS to ensure that any development does not adversely affect:
  - (a) Planned future airport development; and
  - (b) Safety requirements.(For the purpose of this condition, development shall include utilities).
3. All structure and car-parking areas shall be contained within the WTS site.
4. All of the site outside of the WTS shall be maintained in pastoral appearance by grazing and/or mowing.
5. All buildings shall be finished in one of the following Resene colours: 'Karaka', 'Lignite', 'Charcoal' or 'Iron sands'.
6. All plans of buildings and/or structures to be constructed within the WTS that are compliant with all applicable 'rules' as specified above shall be submitted for Council approval via Outline Plan Approval under s 176A.
7. That following the construction of the facility a bird monitoring program shall be developed and implemented and if birds do become attracted to the facility then all practicable steps shall be taken to eliminate them including the making of any modifications to the facility that may be seen as to be necessary to achieve such elimination.

Comment [RH181]: #383 (QLDC)  
23.9.16

#### Designation for Wastewater Disposal Purposes

1. No buildings or structures which are directly related to the WTS shall be constructed within the area designated for 'wastewater disposal purposes'.
2. Consultation with the Airport Committee shall occur prior to any planned development within the area designated for 'wastewater disposal purposes' to ensure that any development does not adversely affect:
  - (a) Planned future development; and
  - (b) Safety requirements regarding bird and glare hazards.(For the purpose of this condition, development shall include utilities).
3. Trenches created for the installation of infiltration pipes within the disposal field shall be exposed for no more than 5 working days prior to being backfilled to the original ground level.
4. All areas of exposed soil resulting from the installation of infiltration pipes within the disposal field shall be reinstated with pastoral grasses within the first planting season from completion of work.

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### C.69 Designation # 337 – Wanaka Substation - Electricity Substation and Ancillary Purposes (RM100381)

1. Wall colours of any new building within the designated area shall be natural and recessive (reflectance value of less than 36%) in the natural range of browns, tussocks, greys or greens.
2. Activities shall be so conducted that the following noise limits are not exceeded at any point within the boundary of any other site in the adjoining Rural zone:
  - day time (0800 - 2200 hours) 50dB  $L_{Aeq(15min)}$
  - night time (2200 - 0800 hours) 40 dB  $L_{Aeq(15min)}$  and  $L_{max}$  70dBA

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

Comment [RH182]: #635 (Aurora)  
23.9.16

### C.70 Designation # 338 – Frankton Substation - Electricity Substation and Ancillary Purposes (RM100235)

1. The maximum height of any building or structure on the site shall be 6.75m.
2. All buildings and structures on the site shall be finished with colours in the natural range of browns, greens and greys with a reflectivity of less than 36%.
3. The outline development plan shall include a plan for the approval of Council prepared by a qualified arborist, for the maintenance of the existing hawthorn hedge along the road boundary at a height of about 4 metres. This plan is to indicate how the trees are to be maintained and/or progressively replaced to achieve the objective of a dense, continuous screen. The maintenance regime shall include a schedule for regular trimming.
4. The outline development plan shall include a landscape plan for the approval of Council. This plan shall fulfil the following objectives:
  - a. Provide vegetative screening along the frontage with SH 6 so as to obscure views of the activities on site from SH 6.
  - b. Provide vegetative screening along the western boundary with Dart Engineering so as to obscure views of the activities on site from the west.
5. The outline development plan shall include a lighting plan submitted for the approval of Council. This lighting plan shall ensure that all exterior lighting is mounted on buildings and that these mountings shall be below the level of the roof pitch and directed away from SH 6. No free standing light poles are permitted.
6. Any on site signage shall have a maximum area of 2m<sup>2</sup>; be located on site; not project over any road, service lane or footpath.
7. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.
8. Prior to the commencement of any works on the land designated the consent holder shall provide to the Queenstown Lakes District Council for review and approval, copies of specifications, calculations and design plans as are considered by Council to be both necessary and adequate, in accordance with Condition (7), to detail the following engineering works required:
  - a. The provision of a comprehensive stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site. The proposed stormwater system shall be designed by a suitably qualified professional as defined in Section 1.4 of

## DESIGNATIONS 37

NZS4404:2004 and be subject to the review of Council prior to implementation. The proposed stormwater system shall dispose of stormwater within the site boundary and not result in increased flows off site. The proposed stormwater disposal system shall take into consideration up-stream flows into the site and seek to address known flooding issues associated with existing structures and earthworks.

- b. The provision of a sealed vehicle crossing to the site from State Highway 6 approved by Transit the New Zealand Transport Agency. Construction of this crossing shall include the removal of a second illegal crossing located to the east.

Comment [RH183]: #383 (QLDC)  
23.9.16

9. Any outdoor storage of goods will be screened from views from public places.

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

- (i) The purpose of the designation is to enable the Queenstown Lakes District Council (“the Council”) to carry out forestry operations within the designated forestry reserves. “Forestry operations” means the use of the land primarily for the purpose of planting, tending, managing and harvesting of trees for timber or wood production.
- (ii) All forestry operations will be carried out using best management practices under the New Zealand Environmental Code of Practice for Plantation Forestry, Second Edition, May 2008; together with any subsequent updates or editions. (<http://www.fitec.org.nz/Resources/NZ-Environmental-Code-of-Practice-for-Plantation-Forestry/>)
- (iii) All forestry operations must comply with the management policies and programmes set out in the following current plans:
- *Ben Lomond and Queenstown Hill Reserve Management Plan* adopted 3 August 2005;
  - *Ben Lomond and Queenstown Hill Forestry Plan* adopted March 2006; and
  - *Coronet Forest Management Plan* dated 26 July 2001;
- or any updated versions of these plans adopted by the Queenstown Lakes District Council in accordance with condition (iv) below.
- (iv) The current *Ben Lomond and Queenstown Hill Forestry Plan* and the *Coronet Forest Management Plan* (“the Forest Plans”) shall be reviewed and updated by 31 December 2012, and thereafter every 5 years, and shall address the following matters:
- (a) Policies and, where applicable, proposed programmes in relation to the re-establishment and/or re-vegetation of production forest, together with areas to be retired from production forestry following harvesting operations. The re-establishment and/or re-vegetation plans shall include the following (as applicable):
- Details of any production forest re-establishment programmes; including plant schedules, density of planting and grades of plants by botanical name.
  - Areas of land to be retired from production forest following harvesting operations, together with the proposed future re-vegetation (including plant schedules and botanical names) and maintenance programmes.
  - Details of all indigenous species planting programmes, where applicable. Indigenous species should be planted, inter alia, to establish permanent non-linear forest and shrub land margins of no less than 20m in width to integrate production forest into the outstanding natural landscape, and to limit wilding spread. The botanical names of species, location and extent of planting to achieve landscape integration (where required), together with proposed maintenance programmes, should be included.
  - Proposed control of any wilding regeneration following harvesting operations, both within re-established or re-vegetated areas and in proximity to remnant stands of

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existing indigenous Beech forest. The Forestry Plans shall provide that any wilding generation is to be eradicated within two years of harvesting.

- The Forestry Plans shall provide that re-establishment or re-vegetation of harvested areas will occur as soon as practicable and no later than two years after the completion of harvesting operations.
- (b) Areas where additional indigenous Beech species are to be planted (adjacent to Beech remnants) with priority in those areas that will link Beech remnants. Planting programmes for the establishment of indigenous Beech species shall run concurrently with harvesting programmes.
- (c) Details of indigenous eco-systems to be protected and extended within the Ben Lomond reserve, including One Mile Creek.
- (d) Policies in relation to the impact and requirements of the New Zealand Emissions Trading Scheme and subsequent implications for the longer term management of the production and non-production forests.

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

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

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

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

### **Ben Lomond Forest**

- Department of Conservation;
- Skyline Enterprises Limited\*;
- Queenstown Mountain Bike Club;
- Wakatipu Trails Trust;
- ZJV (NZ) Limited (Ziptrek)\*;
- Ministry of Education\*;
- Queenstown Primary School Board of Trustees\*;
- Wakatipu High School Board of Trustees\*;
- Vertigo Bikes;
- Kiwi Birdlife Park Limited\*;
- Any other lease holders within the designated area.

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

### **Queenstown Hill Forest**

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

### **Coronet Forest**

- Department of Conservation;

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- Millbrook Country Club Limited;
  - Arrowtown Village Association; and
  - Any other lease holders within the designated area.
- (vii) An Outline Plan is required for the harvesting of trees for timber or wood production prior to any harvesting taking place. The Outline Plan shall be prepared in accordance with the requirements of the New Zealand Environmental Code of Practice for Plantation Forestry (as defined in condition (ii) above) and shall address the following matters:
- A **site plan** shall be prepared, defining:
    - site and boundaries of the forestry designation;
    - location and extent of existing beech remnants or other indigenous forest;
    - location and extent of heritage or cultural sites to be protected;
    - land contours and features;
    - the location and extent of proposed harvesting and associated works, including proposed structures;
    - the staging and stage boundaries of proposed harvesting;
    - extent of replanting for production forest, for permanent forest margin 'buffer' planting, and all areas of indigenous planting;
    - areas of marginal forestry to be retired;
  - The extent and location of existing and new tracking works required for the duration of the works shall be outlined;
  - A re-establishment and/or re-vegetation programme for the harvested area in accordance with the relevant Forestry Plan shall be included. The programme should contain details of the matters set out in condition (iv) above where applicable (by reference to the relevant Forestry Plan) and shall comply with all of the requirements set out in that condition.
  - Forestry operations shall be undertaken in accordance with the Harvesting Hazard Management document (attached as Appendix 1 to these conditions). An assessment of natural hazards within the harvesting area shall be undertaken to identify the effects of natural hazards on and off site and the Outline Plan shall provide details of the following matters:
    - Mitigation on-site and off-site of the natural hazards identified;
    - Contingency plans to reduce adverse effects of hazards should the proposed mitigation not be effective;
    - Long term management of slope stability, where appropriate.
  - The Outline Plan shall have regard to the relevant objectives and policies of the Queenstown Lakes District Council District Plan.
- (viii) Any structures necessary for forestry operations shall be located so as not to break the line or form of any ridges, hills or prominent slopes. Structures shall be located so as to be reasonably difficult to see from surrounding public locations and shall be coloured in dark recessive colours, within the tones of grey, green or brown with a light reflectivity value less than 36%, and shall appear recessive within the landscape. All structures and traces of their presence shall be removed on completion of silvicultural operations or harvesting as applicable.
- (ix) Harvesting should occur only along natural boundaries (such as the edges of stream beds or stands of indigenous vegetation), and should endeavour to avoid the creation of arbitrary lines in the landscape which do not harmonise with underlying features or topography. Harvesting in geometric blocks should be avoided where possible.

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- (x) The method of harvesting should minimise any adverse effects on visual amenity and soil disturbance. To avoid adverse effects of any temporary or permanent roads or other earthworks on the landscape, helicopters should be used for harvesting operations where practicable. Otherwise earthworks should be undertaken in a way that minimises cut and fill. Batters must be rehabilitated as soon as possible and no less than 6 months following harvesting operations. All earthworks are to be restored to original ground level as soon as harvesting has been completed and re-vegetated immediately.

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

#### **Permitted Activities**

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

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

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

*The conditions that apply to these activities are:*

#### **Building Controls**

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

Except for:

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

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

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

### Noise

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

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

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

At least 30 days before each major event, notice shall be given in appropriate media advising the community and residents within 500 metres of the site of the forthcoming Major Event, the times of operation, and the nature of the event.

6. Vehicle access onto the adjoining road network and car parking areas shall be located no less than 20 metres from adjoining land located within a low density or medium density residential sub-zone of the Three Parks Zone, except where that land may be designated by the Council for reserve or other recreation purposes.

### Lighting

7. All artificial lighting shall comply with the following controls:
  - (a) Floodlighting on sports fields shall be turned off no later than 10:00pm, except as required in association with any Major Event conducted in accordance with Condition 5(b).

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

The standards of Tables 2.1 and 2.2 of Australian Standards AS4282 – 1997 (Control of Obtrusive Effect of Outdoor Lighting) shall be used to determine glare and discomfort.

- (f) There shall be zero upward light spill from any luminaire mounted above ground.

### Outline Plans

- 8. Prior to the commencement of any development, the requiring authority responsible for the designation shall submit Outline Plans as required by section 176A of the Resource Management Act 1991 to the territorial authority for consideration.
- 9. Any Outline Plan submitted pursuant to Section 176A of the Act relating to the first stage of works including the establishment of outside sports fields and the main indoor sports buildings shall incorporate a landscape 'structure' plan for the whole site. The landscape structure plan shall incorporate:
  - Development of the open space network and tree structure for the whole site so the site possesses a degree of maturity in line with the eventual full development of the site facilities; and
  - Measures to address the visual effects associated with the bulk and scale of the proposed sports facility building including reducing the visual bulk of the building while also anticipating the potential expansion of the building.
- 10. Any Outline Plan submitted pursuant to Section 176A of the Act shall incorporate sufficient information, reports and plans including projected traffic generation assessments, as are relevant to the nature of the work covered by the Outline Plan to fulfil the following objectives:
  - (a) Landscape mitigation of the visual effects of car parking areas, flood light towers, utility areas, buildings and other forms of built development when viewed from outside the site.
  - (b) Integration of site design with the surrounding urban area, to the extent that urban area has been developed or approved for development by way of any resource consents, taking into account:
    - (i) The location of vehicle access(es) onto the surrounding road network;
    - (ii) Cycle, pedestrian and open space networks; and

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- (iii) Streetscape in terms of soft landscape treatment (including trees and shrubs), hard landscape treatment (including paving and kerbs), the path and vehicle movement network.
- (c) Consideration of any comments from a review of any plans for building or landscape development by the Wanaka Urban Design Panel.
- (d) The demand for and provision of adequate on-site car parking, taking into account where relevant the outcome of any monitoring of parking demand, in accordance with objective f. below.
- (e) Identification of areas to accommodate:
  - (i) Parking associated with future development stages of the facility;
  - (ii) Temporary or overflow parking within the site associated with any major events; and
  - (iii) Any off-site/on-street parking that might be required during peak demand periods.
- (f) An investigation into the operation of the parking area(s) developed under preceding stages, including:
  - (i) The identification of any shortfall or over provision of parking spaces (including bicycle parking);
  - (ii) An assessment of the proportion of non-vehicle based trips to the site; and
  - (iii) The availability of public transport for accessing the site.
- (g) Consideration of the projected traffic generation to ensure the design and location of the onsite street layout, circulation areas, and intersections (including ingress and egress to the site) are appropriate.

### Engineering

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

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

13. Any Outline Plan submitted pursuant to Section 176A of the Act relating to the first stage of works including the establishment of outside sports fields and the main indoor sports buildings shall include a geotechnical report and excavation methodology prepared by a suitably qualified professional in relation to the whole site. The report shall combine all relevant geotechnical information in both a factual and interpretive manner, provide justifiable statements about all pertinent geotechnical aspects, and recommend suitable construction methodologies. The submission of a geotechnical report is not required upon submission of subsequent Outline Plans.

### C.73 Designation # 377 – ~~Education Purposes (RM130104)~~ Shotover Primary School

**Comment [RH184]:** MoE within evidence filed prior to hearing (21.10.16)

#### Volunteered Conditions

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

EITHER:

    - (i) By providing a certificate from a recognised acoustic engineer stating that the proposed construction will achieve the internal design noise level.

OR:

    - (ii) The building shall be constructed and finished in accordance with the provisions of Table 4: Sound Insulation Requirements – Acceptable Constructions within the Shotover Country Special Zone Chapter in rule 12.25.9.2 of the district plan.
8. Activity Noise
  - (a) Sound from activities in the NOR area measured in accordance with NZS 6801 :2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in the Shotover Country Special Zone: ·
    - (i) daytime (0800 to 2200 hrs) 60 dB LAeq (15 min)
    - (ii) night-time (2200 to 0800 hrs) 50 dB LAeq (15 min)

**Comment [RH185]:** #383 (QLDC) 23.9.16

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- (iii) night-time (2200 to 0800 hrs) 70 dB LAFmax
  - (b) Sound from activities which is received in another zone shall comply with the noise limits set in the zone standards of the district plan for that zone.
  - (c) The noise limits in (a) and (b) shall not apply to construction sound which shall be assessed in accordance with NZS 6803:1999.
  - (d) The noise limits in (a) and (b) shall not apply to sound from sources outside the scope of NZS 6802:2008. Sound from these sources shall be assessed in accordance with the relevant New Zealand Standard, either NZS 6805:1992, NZS 6807:1994 or NZS 6808:1998.
9. The minimum parking to be provided within the NOR area:
- (a) for any school facility shall be 1 parking space per 10 students over 15 years of age plus 1 parking space per 2 staff; and
  - (b) for any pre-school facility shall be 1 per 10 children.
10. In providing the above required car parking, consideration should be given to integrating car parks and access for school and pre-school facilities. Design of the car park and number of car parking spaces to be provided should ensure that the majority of student and children drop off and pick up can take place within the site.
11. The Requiring Authority, either directly or through the School Board of Trustees, shall develop, maintain and implement a Travel Plan which provides specifically for measures to reduce vehicle dependence, including measures for walking school buses, cycling, car pooling and public transport, provisions of some onsite parking for school and other public events, and provision of a bus drop-off and collection area. The Travel Plan shall be maintained and regularly updated while the school is operating under this designation.
12. No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight and the storage of outdoor items ancillary to activities located on the site.
13. All fixed exterior lighting shall be capped and directed downwards to avoid direct light above a plane horizontal with the bottom of the light bulb.
14. The colour of any roof on any building shall be within the range of browns, greens, greys and blue greys.
15. Where vegetation clearance associated with earthworks results in areas of exposed soil, these areas should be revegetated within 12 months following the completion of the operations. If the area of exposed soil forms part of building platform or intended hard surfaces, the base course shall be laid within 12 months following the completion of the operation.
16. Any person carrying out earthworks shall:
- Implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this condition.
  - Ensure that any material associated with the earthworks activity is not positioned within the site where it may dam or divert or contaminate water.
  - Implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this condition.
17. Planting of the following species of vegetation shall be prohibited activities:
- Pinus radiata

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- Pinus muricata
  - Pinus contorta
  - Pinus ponderosa
  - Pinus sylvestris
  - Pinus nigra
  - Douglas Fir
  - All Eucalyptus varieties
18. A report shall be provided with the first Outline Plan from a suitably qualified designer demonstrating the following:
- (a) How the layout and design of the education facility will promote a positive relationship to the adjoining street network in terms of:
    - Pedestrian connectivity and desire lines
    - Building location and arrangement
    - Locations and design of playing fields
  - (b) How vehicle circulation, demands for onsite parking and vehicle crossings have been integrated into a street design surrounding the facility that continues to encourage pedestrian and cycle movements to the site.
  - (c) How the consideration of a potential location for a public bus stop could be integrated into the site design to provide a logical connection for pedestrians to the site.
  - (d) How cycle parking has been given priority in terms of location to ensure it is conveniently located and is also well designed to encourage cycle use.
  - (e) How the arrangement of buildings and playing fields will maximise solar orientation and have been designed in accordance with the principles of Crime Prevention Through Environmental Design (CPTED) including mutual passive surveillance between adjoining dwellings, buildings, street/public space.
19. Prior to the opening of the school the Requiring Authority shall ensure that the roading link (known as the lake Hayes link Road) to lake Hayes Estate is operational.

### **Additional Conditions Recommended**

20. With the Outline Plan of Works the Requiring Authority shall submit to Council copies of specifications, calculations and design plans to detail the following:
- (a) The general site layout;
  - (b) Vehicle crossing access points and proposed kerbside parking controls to promote parents to drive into the site rather than drop off and collect kerbside;
  - (c) Sufficient queuing space within the site to avoid disruption to vehicle movements on adjoining streets; and
  - (d) Covered on-site cycle parking at a minimum rate of one cycle park per 10 primary school students.
21. All design for vehicle access, manoeuvring and parking areas associated with the facility shall be subject to a safety audit in accordance with the NZTA Manual TFM9 "Road Safety Audit Procedures for Projects" at the Requiring Authority's cost and the results shall be submitted to the Council. Any recommendation contained within the audit with respect to access design and agreed by Council as the Territorial Authority as necessary shall be completed prior to operation of the facility.

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

### C.74 Designation # 575 Aurora – Electricity Substation and Ancillary Purposes

Conditions:

1. All buildings and structure on the site shall be finished in the natural range of browns, greens or greys with a reflectivity of less than 36%;
2. Activities shall be conducted so that any new equipment installed or any new activity undertaken within the designated area shall not exceed the following noise limits, at any point within the boundary of any other site in ~~the adjoining Rural General or Residential Zones:~~
  - (a) Day time (0800-2000hrs) ~~50dBA L10~~ 50 dB L<sub>Aeq</sub> (15min)
  - (b) Night time (2000-0800hrs) ~~40dBA L10 and Lmax 70dBA.~~ 40 dB L<sub>Aeq</sub> (15min)  
70 dB L<sub>AFmax</sub>
  - (c) Noise levels shall be measured and assessed in accordance with NZS 6801-~~1994~~ 2008 and NZS 6802-~~1994~~ 2008 and shall take into account special audible characteristics.
3. That in submitting an outline plan for any future work on the designated site, the following shall be included:
  - (a) The maximum height of any building shall be 7m and structures for electricity purposes shall not exceed 9 metres;
  - (b) A landscape plan for the approval of the ~~Team Leader: Resource Consents Principal: Landscape Architecture at Lakes Environmental.~~ This plan shall fulfil the following objectives:
    - Provide visual mitigation of any buildings and structures in views from the adjacent residential zone.
  - (c) All fixed exterior lighting shall be directed away from the adjacent sites and roads and shall be security type lighting controlled by sensors or timers.
  - (d) Signage shall have a maximum area of 2m<sup>2</sup>, be located on the site and not project over any road, service lane or footpath.

Comment [RH186]: #635 (Aurora) 23.9.16

Comment [RH187]: Reporting Officer's recommendation 23.9.16

Comment [RH188]: #383 (QLDC) 23.9.16

### C.75 Designation # 570 Aurora – Electricity Substation and Ancillary Purposes

Conditions:

1. The maximum height of any building or structure on the site shall be 8m as determined in accordance with the definition of building height in the District Plan (refer to definition for interpretation of building height) Rule 7.5.6.3 iii.
2. All buildings and structures buildings (excluding overhead lines and their support structures and small items such as brackets, insulators and busbars) on the site shall be finished with colours in the natural range of browns, greens and greys with a reflectivity of less than 36%.
3. The Outline Plan shall include a plan for the consideration by Council prepared by a qualified arborist for the maintenance of the existing vegetation on the site in accordance with the regime that mitigates any adverse effects on the adjoining properties.

Comment [RH189]: #383 (QLDC) and #635 (Auroa). 23.9.16

## DESIGNATIONS 37

4. All fixed exterior lighting shall be directed away from the adjacent sites and roads and shall be security type lighting controlled by sensors or timers.
5. Any on-site signage shall have a maximum area of 2m<sup>2</sup>.
6. Any outdoor storage of materials shall be screened from view from the adjoining properties.

### C.76 Designation # 572 Aurora – Electricity Substation and Ancillary Purposes

Conditions:

1. That sufficient sound insulation will be fitted to the building to ensure that the noise, including any low frequency hum, will not exceed the following noise limits non-residential day/night zone standard noise levels of 50/40 dBA L10 at the boundary of no 6 Vancouver Drive:

0800h to 2000h 50 dB L<sub>Aeq(15 min)</sub>

2000h to 0800h 40 dB L<sub>Aeq(15 min)</sub>

75 dB L<sub>AFmax</sub>

2. Prior to any part of the substation being constructed or upgraded the requiring authority will:
  - consult with Telecom in respect to the telecommunications and associated infrastructure that is potentially affected by the proposed upgrade;
  - evaluate, in conjunction with Telecom, the consequential possible induction hazard and EPR hazard to Telecom network plant;
  - identify, in conjunction with Telecom, the required mitigation to Telecom's network plant;
  - the above work is recorded in a report to the satisfaction of, and provided to the consent authority for consideration as part of any Outline Plan to be submitted.
3. A landscaping plan shall be submitted to and approved by Council prior to any development of the site. The approved landscaping plan shall be implemented within the first planting season of approval, and shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced. The landscaping plan shall indicate appropriate varieties of trees, and the trees shall be at least 2 metres in height at the time of planting. The trees should reach in maturity a height of no less than 3 metres.

In this instance the landscape plan should be designed to meet the following objectives:

Substantially screen the building from view.

### C.77 Designation # 567 Aurora – Electricity Substation and Ancillary Purposes

Conditions:

1. Buildings and structures shall be constructed and activities, including landscaping, shall be undertaken generally in accordance with the following:
  - i) 'The 'Hummocks Design Guidelines' granted under resource consent RM060903 and attached to the decision of RM060903 as Appendix 1. For the avoidance of doubt, at clause 2.1 of the Design Guidelines the restriction upon the maximum height of buildings and electricity equipment to 5.5m above ground level shall apply within the designation.
  - ii) All lighting shall be full cut off design, with no lighting to be directed above horizontal.

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**Comment [RH190]:** Reporting Officer's recommendation 23.9.16

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- iii) Access and parking shall be provided in accordance with Council's standards.
  - iv) Stormwater shall be disposed of to the Jacks Point reticulated stormwater disposal system.
  - v) A landscaping plan (including details of proposed screen mounding) shall be submitted to the satisfaction of and provided to Council for consideration as part of any Outline Plan to be submitted. The landscape plan should be designed to meet the following objectives;
    - Establish adequate screening of future development within the designation around the perimeter of the site and also to screen future development such that it is not visible from State Highway 6 in order to maintain the natural and pastoral character of the Highways' visual catchment.
2. Should any outline plan submitted under section 176(A) not be in accordance with the conditions set out in (1) of this designation, then the outline plan, in addition to showing the matters required by section 176(A)(3), shall fully explain and justify to Council's satisfaction any deviation from the above provisions for the purpose of Council making any requests under section 176A(4).

### **C.78 Designation # 571 Aurora – Riverbank Road Substation – Electricity Substation and Ancillary Purposes**

1. Prior to the construction of, or external alterations to, the switching/substation, the Requiring Authority responsible for the designation shall submit outline plans as required by section 176A of the Resource Management Act 1991, to the territorial authority for consideration.
2. The maximum height for buildings shall be 7 metres set from a ground level determined as 315.38 masl.
3. The maximum height for structures shall be 9 metres set from a ground level determined as 315.38 masl.
4. The minimum setback distance from road boundaries for any building (except fences and structures) shall be 4.5 metres.
5. The minimum setback from internal boundaries for any building (except fences and structures) shall be 2 metres.
6. Signage shall be limited to one 2 m<sup>2</sup> sign along the road frontage.
7. All fixed exterior lighting shall be mounted on buildings. The mountings shall be below the level of the roof pitch and directed away from the adjacent sites and roads.
8. A landscape plan shall be submitted as part of an outline plan of works. In this instance the landscape plan shall demonstrate the following:
  - A boundary hedge or shelterbelt along the Ballantyne and Riverbank Road frontages and no less than 2 metres in width. The hedge or shelterbelt shall be maintained at a height no greater than 3 metres and no less than 2 metres as measured from the roadside of the designation boundary. Species shall be in keeping with the rural landscape such as non-wildling conifers, poplars, alders, or indigenous species and shall be planted at a density to provide a fast establishing and effective dense screen to a height of 3 metres within 5 years.
9. Planting shown on the approved landscape plan shall be implemented within 8 months upon completion of construction and thereafter be maintained and irrigated in accordance with the

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plan. If any tree or plant shall die or become diseased it shall be replaced in the next available planting season.

10. Colours for all structures and buildings (excluding overhead lines and their support structures and small items such as brackets, insulators and busbars) shall be in the range of natural browns, greys or greens as per the surrounding landscape with a light reflectivity value of between 5 and 25%.
11. Noise:
  - (a) Sound shall be measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 and shall not exceed the following noise limits at any point within the boundary of any other site in the adjoining ~~Rural General and Rural Lifestyle Zones~~:
    - (i) daytime (0800 to 2000 hrs) 50 dB  $L_{Aeq(15\ min)}$
    - (ii) night-time (2000 to 0800 hrs) 40 dB  $L_{Aeq(15\ min)}$
    - (iii) night-time (2000 to 0800 hrs) 70 dB  $L_{AFmax}$
  - (b) The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.
12. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's current (as at the date of submitting the outline plan of works) policies and engineering standards.
13. With any outline plan of works, the Requiring Authority shall submit to the Principal Engineer at Council for review and certification, copies of specifications, calculations and design plans to detail the following engineering works:
  - (a) Formed legal access shall be provided to the site in accordance with Council standards, with no vehicular access permitted within 30 metres of the intersection of Ballantyne and Riverbank Roads. The existing informal crossing located at the intersection of Ballantyne and Riverbank Roads shall be permanently and physically closed off to vehicular traffic.
  - (b) All earthworks, batter slopes, and retaining shall be undertaken in accordance with the recommendations of the report by Tonkin & Taylor Ltd (dated October 2012, T & T ref: 892698).
  - (c) Foundations for all structures within the site shall be designed by a Chartered Professional Engineer in accordance with the recommendations of the report by Tonkin & Taylor Ltd (dated October 2012, T & T ref: 892698).

Comment [RH191]: #635 (Aurora)  
23.9.16

### **C.79 Designations # 568, 569, 573, 574, 581, 580 Aurora – Electricity Regulators and Ancillary Purposes**

1. No electrical equipment shall exceed 9 metres in height except the height of equipment in the Remarkables Substation shall be 11 metres.
2. No buildings shall exceed 7 metres in height.
3. Buildings shall be finished in the natural range of browns, greens, greys with a reflectivity of less than 36%.

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### C.80 Designation # 566 – Camp Hill Substation - Electricity Substation and Ancillary Purposes (RM141053)

1. That the development must be undertaken/carried out in accordance with the plans:
  - 'Site Layout' (excluding the shelter belt planting)
  - 'Excavation Plan' (excluding the shelter belt planting)
  - 'Switchyard Cross Sections'
  - 'Switchgear and Control Building Floor Plan'
  - 'Switchyard and Control Building Elevations (part 1)'
  - 'Switchyard and Control Building Elevations (part 1)'
  - '66/11kV Overhead'
  - 'Vegetation Plan' Aurora Substation – Camp Hill Road, Wanaka dated 09.12.2014.

stamped as approved on 4 February 2015

#### Engineering

2. All engineering works, shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.
3. Prior to commencing any work on site the final colours for the buildings and structures (excluding the transformer) shall be submitted to the Planning Department at Council for certification against the following criteria:
  - Colours shall be within the natural tones of grey, brown or green with a light reflectivity value (LRV) of between 8% and 20%. Small items such as brackets, insulators and busbars are excluded from this condition.
  - The transformer shall be coloured 'Goose Grey' or similar.
4. Prior to commencing any work on site a vegetation management plan shall be submitted to the Planning Department at Council for certification. The vegetation management plan shall include details on how:
  - Stock and rabbits will be excluded from areas of approved planting;
  - Weed and other pest species will be managed, this shall include mulching within the planted areas;
  - The plants will be automatically irrigated using sprinklers or drippers. Plantings shall be irrigated until such time as a closed canopy has been achieved for areas of mass plantings and trees have successfully established for a period of no less than 5 years and have reached a height of no less than 3m
  - Any diseased or dead planting will be replaced to ensure adequate vegetation screening is maintained. If any tree or plant shall die or become diseased and/or creates an opening in the mass planting canopy then that area shall be replanted as per the landscape plan at a density no less than 1 plant per metre within 8 months
5. Prior to commencing any work on the site the consent holder shall install a construction vehicle crossing, which all construction traffic shall use to enter and exit the site. The minimum standard

## DESIGNATIONS 37

for this crossing shall be a minimum compacted depth of 150mm AP40 metal that extends 10m into the site.

6. At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.4 of NZS 4404:2004 and who shall supervise the fill procedure and ensure compliance with NZS 4431:1989 (if required). This engineer shall continually assess the condition of the fill procedure.
7. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2004 and "A Guide to Earthworks in the Queenstown Lakes District" brochure, prepared by the Queenstown Lakes District Council. These measures shall be implemented **prior** to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.

### To be monitored throughout construction works

8. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined within the boundary of the property.
9. Hours of operation for earthworks, shall be:
  - Monday to Saturday (inclusive): 8.00am to 6.00pm.
  - Sundays and Public Holidays: No Activity

In addition, no heavy vehicles are to enter or exit the site earlier than 8:00am, and no machinery shall start up or operate earlier than 8.00am. All activity on the site is to cease by 6.00pm.

10. ~~The consent holder shall ensure that a~~ All construction work carried out on site shall be designed and conducted to ensure that construction noise from the site does not exceed the noise limits specified in the following table. Noise levels shall be measured and assessed in accordance with the provisions of NZS 6803: 1999 Acoustics – Construction Noise. The consent holder shall ensure that no construction activities exceed the relevant noise limits in the table below at the notional boundary of any residential dwelling:

12. The existing Right of Way and access point into the site shall remain accessible during the construction and operational phases of the proposed development.
13. If ~~the consent holder~~ requiring authority:

Comment [RH192]: #383 (QLDC)  
23.9.16

## DESIGNATIONS 37

- a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder shall without delay:
- (i) notify Council, Tangata whenua and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police.
  - (ii) stop work within the immediate vicinity of the discovery to allow a site inspection by the Heritage New Zealand Pouhere Taonga and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required. Any koiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation. Site work shall recommence following consultation with Council, the New Zealand Pouhere Taonga, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.
- b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder shall without delay:
- (i) stop work within the immediate vicinity of the discovery or disturbance and;
  - (ii) advise Council, the Heritage New Zealand Pouhere Taonga and in the case of Maori features or materials, the Tangata whenua and if required, shall make an application for an Archaeological Authority pursuant to the New Zealand Pouhere Taonga Act 2014 and;
  - (iii) arrange for a suitably qualified archaeologist to undertake a survey of the site. Site work may only recommence following consultation with Council.

### On completion of the earthworks

14. On completion of earthworks a suitably qualified engineer experienced in soils investigations shall provide Certification to Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded. Note this will require supervision of the fill compaction by a chartered professional engineer.
15. Any batters slopes shall be formed to have a gradient of no greater than 1 in 10.

### To completed prior to the operation of the substation

16. Prior to the substation becoming operational, the consent holder shall complete the following:
- a) The existing vehicle crossing from Camp Hill Road to the site shall be sealed in accordance with the transport standards contained within Diagram 2, Appendix 7 and Rule 14.2.4.2 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
  - b) The existing right of way shall be upgraded up to the southwest corner of the site to comply with the guidelines provided for in Council's development standard NZS 4404:2004 with amendments as adopted by the Council in October 2005. The access shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. Provision shall be made for stormwater disposal from the carriageway and any necessary road widening.
  - c) All earthworked and/or exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
  - d) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

Comment [RH193]: #383 (QLDC)  
23.9.16

## DESIGNATIONS 37

### Following construction

17. Within two months of the substation becoming operational, the consent holder shall supply the Council with evidence that all mechanical plant (including transformers and cooling fans) do not exceed 25dB LAeq (15 minutes) at any point at or within the notional boundary of any residential dwelling existing at 23 December 2014, and any building platform consented but not constructed at 23 December 2014. Evidence is to be in a form of certification by an experienced and qualified Acoustic Consultant. Noise levels shall be measured in accordance with NZS 6801:2008

*Note: This may be achieved by ensuring that noise levels do not exceed 35dBA LAeq (15 minutes) at any point on or beyond a line 20m from the site boundary.*

18. All planting as shown on the certified landscape plan (stamped approved under condition 1) shall be planted within 6 months of completion of the construction works and thereafter be maintained in accordance with the vegetation management plan approved under condition 5.
19. Signage shall be limited to not more than a 2m<sup>2</sup> sign along the road frontage. Lettering shall consist of a light colour on a dark background.
20. All fixed exterior lighting shall be directed away from the adjacent sites and roads and shall be security type lighting controlled by sensors or timers.

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

#### **Designation lapse period**

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

#### **Standards**

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

<u>Room Type</u>	<u>Outdoor Air Ventilation Rate (Air Changes per Hour, ac/hr)</u>
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	Low Setting *	High Setting *
<b>Bedrooms</b>	1-2 ac/hr	Min. 5 ac/hr
<b>Other critical listening environments</b>	1-2 ac/hr	Min. 15 ac/hr
<u>Noise from ventilation systems shall not exceed 35 dB LAeq(1 min), on High Setting and 30 dB LAeq(1 min), on Low Setting. Noise levels shall be measured at a distance of 1 m to 2 m from any diffuser.</u>		
<u>Each system must be able to be individually switched on and off and when on, be controlled across the range of ventilation rates by the occupant with a minimum of 3 stages.</u>		
<u>Each system providing the low setting flow rates is to be provided with a heating system which, at any time required by the occupant, is able to provide the incoming air with an 18 deg C heat rise when the airflow is set to the low setting. Each heating system is to have a minimum of 3 equal heating stages.</u>		
<u>If air conditioning is provided to any space then the high setting ventilation requirement for that space is not required.</u>		

### 6. Activity Noise

- a. Sound from activities in the NOR area measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site within Activity Areas 2a, 3, 4, 5, 7 and 8 of Remarkables Park Special Zone:
  - (i) daytime (0700 to 2200 hrs) 60 dBA L10
  - (ii) night-time (2200 to 0700 hrs) 50 dB L10
  - (i) night-time (2200 to 0700 hrs) 70 dB LAFmax
- b. Sound from activities which is received in another zone shall not exceed the above noise levels at any point within the site.
- c. Construction noise shall comply with and be measured and assessed in accordance with the relevant New Zealand Standard.
- d. The noise limits in (a) and (b) shall not apply to sound from sources outside the scope of NZS 6802:2008. Sound from these sources shall be assessed in accordance with the relevant New Zealand Standard, either NZS 6805:1992, NZS 6807:1994 or NZS 6808:1998.
- e. Prior to commencement of construction the consent holder shall submit an acoustic design certificate prepared by a suitably qualified and experienced acoustic engineer. The certificate must demonstrate that plant and other mechanical equipment has been selected and will be installed to ensure noise limits proposed are not exceeded.
- f. The consent holder shall ensure that the operation and management of the premises is carried out in accordance with an approved Noise Management Plan. At least one month prior to the facility becoming operational the applicant must submit a noise management plan outlining how the proposed noise levels will be met. Once approved, this will become the approved noise management plan.

### **Parking and Transport**

7. The minimum on-site car parking provision to be provided within the NOR area shall be as follows or a lower number based on the outcomes of the demand for car parking based on the Travel Plan (as per condition 9):
  - a) For any school facility shall be 1 parking space per 10 students over 15 years of age plus 1 parking space per 2 staff; and

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- b) For any pre-school facility shall be 1 per 10 children.
  - c) Parking provision for people with disabilities in accordance with Rule 14.2.4.1 (vi) of the District Plan;
  - d) Car park dimensions in accordance with AS/NZ 2890.1:2004;
8. In providing the car parking, consideration should be given to integrating car parks and access to school facilities. Design of the car park and number of car parking spaces to be provided should ensure that the majority of student pickups and set-downs, including those required by school buses, can take place within the site.
9. The Requiring Authority, either directly or through the School Board of Trustees, shall develop, maintain and implement a Travel Plan which provides specifically for measures to reduce vehicle dependence, including measures to better facilitate walking, cycling, carpooling and public transport. The Travel Plan shall be maintained and regularly updated while the school is operating under this designation. Other Requirements
10. No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight and the storage of outdoor items ancillary to activities located on the site.
11. No open solid fuel fires shall be operated on the site.
12. All fixed exterior lighting shall be directed away from adjacent sites and roads. No activity on the site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the site, provided that this condition shall not apply when it can be demonstrated that the design of adjacent buildings adequately mitigates such effects.
13. The colour of any roof on any building shall be within the range of browns, greens, greys and blue-greys.

### **Earthworks**

14. Where vegetation clearance associated with earthworks results in areas of exposed soil, these areas are to be re-vegetated within 12 months following completion of the operations. If the area of exposed soil forms part of a building platform or other intended hard surface, the base course shall be laid within 12 months following completion of the operation.
15. Any person carrying out earthworks shall:
- a. Implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Reference should be made to the Queenstown Lakes District Earthworks Guideline to assist in achieving this.
  - b. Ensure that any material associated with the earthworks activity is not positioned within the site where it may dam or divert or contaminate water.
  - c. Implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. Reference should be made to the Queenstown Lakes District Earthworks Guideline to assist in the achievement of this condition.
16. Planting of the following species of vegetation shall be prohibited:
- a. Pinus radiata;
  - b. Pinus muricata;
  - c. Pinus contorta;
  - d. Pinus ponderosa;

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- e. Pinus sylvestris;
- f. Pinus nigra;
- g. Douglas Fir;
- h. All Eucalyptus varieties.

### **Outline Plan**

17. A report shall be provided with the first Outline Plan, from a suitably qualified urban designer demonstrating the following:
- a. How the layout and design of the education facility will promote a positive relationship to the adjoining street network and neighbourhood, in terms of:
    - i. Pedestrian connectivity and desire lines
    - ii. Building location and arrangement
    - iii. Location and design of playing fields
  - b. How vehicle circulation, demands for on-site parking and vehicle crossings have been integrated into a street design surrounding the facility that continues to encourage pedestrian and cycle movements to the site.
  - c. How a public bus stop can be integrated into the site design to provide a logical connection for pedestrians to the site. d. How cycle parking has been given priority in terms of location to ensure it is conveniently located and is also well designed to encourage cycle use.
18. With the Outline Plan of Works, the Requiring Authority shall submit to the Council copies of specifications, calculations and design plans to detail the following:
- a. The general site layout including the location of the site works relative to the Outer Control Boundary;
  - b. Vehicle crossing access points and proposed kerbside parking controls to promote those transporting students to and from the site driving into the site, rather than dropping off students to and picking them up from the roadside;
  - c. On-site car and cycle parking at a rate considered appropriate in the School Travel Plan;
  - d. Building elevations demonstrating compliance with height restrictions as shown in the Remarkables Park Zone Figure 3 – Height Restrictions District Planning map and the Airport Approach and Land Use Controls specified in Designation 3.
  - e. Landscape plans.
  - f. Sufficient queuing space within the site to minimise any potential disruption to vehicle movements;
  - g. On-site cycle parking shall be provided consistent with the defined cycle targets identified within the Travel Plan;
  - h. A school bus drop-off and collection facility design by a suitably qualified traffic engineer and sufficiently sized to allow for expected levels of demand as outlined within the Travel Plan;
  - i. A passenger vehicle drop-off and collection facility design by a suitably qualified traffic engineer and sufficiently sized to allow for expected levels of demand as outlined within the Travel Plan. The early childhood centre passenger vehicle drop off and collection facility shall be separated to avoid undue conflict.

## DESIGNATIONS 37

19. All internal vehicle drop-off and parking areas with the facility shall be subject to a post construction safety audit by a suitably qualified traffic engineer. Any recommendations contained within the audit shall be completed prior to operation of the facility.
20. All vehicle and cycle access points to the facility shall be subject to a post construction safety audit in accordance with the NZTA Manual TFM9 "Road Safety Audit Procedures For Projects" at the Requiring Authority's cost and the results shall be submitted to Council's Chief Executive Officer or their delegate. Any recommendations contained within the audit and agreed by Council as the Territorial Authority as necessary shall be completed prior to operation of the facility.
21. At the time of Outline Plan, details of external appearance including signage shall be submitted to the Council.

### **Additional conditions Proposed by Council**

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

**Comment [RH194]:** Reporting Officer's recommendation 23.9.16

### **C.82 Designation # 239 – Glenorchy Aerodrome – Local Purpose (Airport)**

1. Hours of operation (except for emergencies) for all aircraft flight operations shall be between 8am or morning civil twilight (whichever is later) and 8pm or evening civil twilight (whichever is earlier)
2. Aircraft operators shall plan routes and operative their aircraft in accordance with the "Fly Neighbourly" guidelines with an exception being made for emergency or safety reasons
3. Within 12 months of the date of this designation being confirmed [insert date] the requiring authority shall submit a Noise Management Plan (NMP) to the Team Leader Resource Consents for consideration and, if satisfied on reasonable grounds as to its appropriateness, approval. The objective of the NMP is to provide the basis for ongoing noise management and mitigation at the aerodrome. The NMP shall:
  - a. Be prepared by a suitably qualified and experienced acoustic consultant;
  - b. Establish baseline information regarding the current level of both commercial and recreational aircraft operations (number of flight movements), type of aircraft and the level of aircraft noise received at the notional boundary of the closest residential building platform during take-off and landing;
  - c. Specify the best practicable options and operational controls to manage the exposure of the community to noise from aircraft operations;
  - d. Specify a procedure to deal with noise complaints from aircraft operations within the aerodrome; and
  - e. Specify a procedure for review of the NMP.
4. Commercial aircraft operators shall comply with the certified NMP.

**Comment [RH195]:** #744 (Wyuna Preserve Resident's Association Incorporated) 23.9.16

**Comment [SG196]:** #744 (Wyuna Preserve Resident's Association Incorporated) Reporting Officer's recommendation 21.10.16

### **C.83 Designation #527 – Civic Offices**

#### **General**

1. The maximum height of any building shall not exceed 14m above ground level.
2. The building shall contain no more than 4 storeys (excluding basements).

#### **External appearance**

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~~3. At the time of Outline Plan, details of external appearance including signage shall be submitted to the Council.~~

~~4. No goods, materials or equipment shall be stored outside a building.~~

~~5. All fixed exterior lighting shall be directed away from adjacent sites and roads. No activity on the site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the site, provided that this condition shall not apply when it can be demonstrated that the design of adjacent buildings adequately mitigates such effects.~~

### D Queenstown Airport

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

- Lots 1 and 2, DP 420663
- Parts of Part Sections 59, 60, 61, 62, 63 Block 1 Shotover Survey District
- Lot 9, DP 22121
- Part of Lot 2 DP 394343
- Part of Lots 1 and 2, DP 472825
- Lot 22 DP 304345
- Section 48, 51-52, 68, 114 -115, 117, 119-128 Survey Office Plan 459748
- Part of Section 111, 112, SO Plan 459748
- The portion of an unformed legal road bounded by Sections 51, 111, 114, 119, 121-122 and 124, Survey Office Plan 459748 to the south and west, and Sections 52, 112, 115, 117, 120, 123, 125, Survey Office Plan 459748 and Lots 1 and 2 DP 472825 to the north and east.
- Part Glenda Drive, and all legal roads within the above described land.

#### D.1 Aerodrome Purposes

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

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

##### Permitted Activities

1. The nature of the activities authorised by this designation are described as follows:
  - (a) aircraft operations, private aircraft traffic, domestic and international aircraft traffic, rotary wing operations, aircraft servicing, general aviation airport or aircraft training facilities, and associated offices.
  - (b) Runways, taxiways, aprons, and other aircraft movement areas.
  - (c) Terminal buildings, hangars, control towers, rescue facilities, navigation and safety aids, lighting, car parking, maintenance and service facilities, catering facilities, freight facilities, quarantine and incineration facilities, border control and immigration facilities, medical facilities, fuel storage and fuelling facilities, facilities for the handling and storage of hazardous substances, and associated offices.

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- (d) Roads, accessways, stormwater facilities, monitoring activities, site investigation activities, infrastructure and utility activities, landscaping, and all related construction and earthwork activities.
- (e) Vehicle parking and storage, rental vehicle facilities, vehicle valet activities, public transport facilities.
- (f) Retail activities, restaurants and other food and beverage facilities including takeaway food facilities, signage, and industrial and commercial activities, provided they are connected with and ancillary to the use of the Airport.

### Restrictions on Aerodrome Purposes Activities

#### Building Height

- 2. Maximum height of any building shall be 15 metres except that:
  - This restriction does not apply to the control tower, hangars, lighting towers or navigation and communication masts and aerials.

#### Building Setback

- 3. Minimum setback from all aerodrome designation boundaries shall be:
  - (a) 5m from any adjoining land zoned for residential activity
  - (b) 3m from any adjoining land not zoned for residential activity
  - (c) 5m from any public road.

with the exception of the following:

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

#### Operational Hours

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

#### Aircraft Noise

- 5.
  - (i) Aircraft noise shall be measured, predicted and assessed in accordance with NZS 6805:1992 Airport Noise Management and Land Use Planning and NZS 6801:2008 Acoustics – Measurement of Environmental Sound, by a person suitably qualified in acoustics. The terms ANB, OCB, ASAN, 2037 Noise Contours and Indoor Design Sound Level shall be as defined in the District Plan.
  - (ii) The term Annual Aircraft Noise Contours (AANC) shall be defined as the annual Ldn contours 55 dB, 60 dB, and 65dB that have been derived using airport noise prediction software to be determined by the Queenstown Airport Liaison Committee (QALC) in accordance with the Noise Management Plan (NMP) and records of actual aircraft movements for the busiest three consecutive months of the preceding year.

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- (iii) The term Compliance AANC shall be defined as the AANC adjusted for any differences between calculated noise levels and measured noise levels described in Conditions 7 and 8 of this designation.
  - (iv) The term Projected AANC shall be defined as the Compliance AANC adjusted for annual growth estimated for the following year based on trends derived from historical aircraft movement data.
  - (v) If NZS 6805:1992 is superseded by a revised or new standard, the adoption of this revised/new standard in place of NZS 6805:1992 shall be at the discretion of the QALC under the NMP. Note the detail and the content of the NMP are set out in Condition 21, Condition 22 and Condition 23.
6. The Airport shall be managed so that the noise from aircraft operations does not exceed 65 dB Ldn outside the Air Noise Boundary (ANB) or 55 dB Ldn outside the Outer Control Boundary (OCB). The ANB and OCB are as shown on the District Plan Maps. Compliance with the ANB and OCB shall be determined on the basis of the Compliance AANC required to be prepared by Condition 7 and 8.
  7. Each year, QAC, shall produce 55 dB, 60 dB and 65 dB AANC, using airport noise prediction software to be determined by the QALC in accordance with the NMP and records of actual aircraft movements for the busiest three consecutive months of the preceding year.
  8. At least every three years, QAC shall undertake a monitoring programme to compare the measured aircraft noise levels with the AANC. The AANC shall be corrected for any differences arising from the measured levels to produce the Compliance AANC. The monitoring programme shall include the following measurements within a three year period: a minimum of one month summer and one month winter undertaken at a minimum of three points located west, north-east and south of the airport with the exact positions to be determined by the QALC under the NMP.
  9. Each year the Compliance and Projected AANC (required under conditions 7 and 8 respectively) shall be reported to the QALC. Compliance AANC produced for years when noise measurements have not been undertaken shall be prepared using the same corrections determined from the most recently measured aircraft noise levels undertaken for Condition 8.

### Other Noise

10. Sound from activities which are outside the scope of NZS 6805:1992, shall comply with the District Plan noise limits set in the zone standards for each zone in which the sound is received. This requirement includes engine testing other than for essential unplanned engine testing of aircraft for scheduled passenger services.
11. No noise limits shall apply to essential unplanned engine testing of aircraft for scheduled passenger services. The NMP shall detail noise management practices for unplanned engine testing including preferred locations and times. Following each unplanned engine test the QAC shall report to the next meeting of the QALC why the testing was required and what noise management practices were followed.

### Airport Noise Mitigation

12. Queenstown Airport Corporation Limited (QAC), shall provide the Queenstown Lakes District Council (QLDC) with the 2037 Noise Contours in 1 dB increments from 70 dB Ldn to 55 dB Ldn inclusive. The methodology used to calculate these 2037 Noise Contours shall be the same as that used to calculate the ANB and the OCB. These contours shall be provided in an electronic format and shall also be appended to the NMP.
13. Each year QAC shall produce 55 dB, 60 dB and 65 dB Projected AANCs for the purpose of determining when mitigation shall be offered under Conditions 14 and 15 using the same aircraft noise prediction software as used for the Compliance AANC required under Condition 8,

## DESIGNATIONS 37

adjusted for annual growth estimated for the following year based on trends derived from historical aircraft movement data.

14. Each year the QAC shall offer to provide 100% funding of noise mitigation for Critical Listening Environments of buildings that existed on *[insert date designation confirmed]* containing an ASAN that are within the 65 dB Projected AANC. This offer may be earlier at QAC's discretion. The mitigation shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn or less, based on the 2037 Noise Contours contained in the NMP.
15. QAC shall offer to part fund retrofitting, over time, of mechanical ventilation of any Critical Listening Environment within existing buildings containing an ASAN located between the Air Noise Boundary and the 2037 60 dB Noise Contour. In particular, each year the QAC shall offer to provide 75% funding of mechanical ventilation for Critical Listening Environments of buildings that existed on *[insert date designation confirmed]* containing an ASAN that are within the 60 dB Projected AANC. This offer may be earlier at QAC's discretion. Where a building owner accepts this offer they shall not be eligible for further funding of mechanical ventilation if the building later becomes within the 65 dB Projected AANC, but they shall become eligible for 100% funding of any sound insulation required.
16. Mechanical ventilation shall be in accordance with the provisions contained within Chapter 36.6.3 of Table 2 of Appendix 13 the District Plan.
17. Noise mitigation funding offered by the QAC shall only be required where the benefitting building owner agrees to the methods offered and agrees to enter into a binding property agreement or covenant to the effect that the owners or occupiers of the property:
  - (a) are aware that the property may be subject to increased levels of aircraft noise, and
  - (b) agree that any complaint arising from noise related activities shall be dealt with in accordance with the complaints procedures set out in the NMP, and
  - (c) will not remove or lessen the effectiveness of the acoustic insulation and/or mechanical ventilation that is installed by QAC without its prior approval.
18. Alternative mitigation strategies may be adopted by agreement of QAC and the building owner. A procedure for dispute resolution shall be provided in the NMP.
19. A Noise Mitigation Plan detailing the processes required to give effect to the funding of sound insulation and mechanical ventilation shall be included as part of the NMP.
20. Any offer made under Conditions 14 or 15 remains open for acceptance by the landowner for a period of 12 months. If the landowner declines the offer, this shall be recorded by QAC. If, at a later date that landowner wishes to take up the offer, the landowner shall notify the QAC of its desire to do so. The QAC shall determine whether it will make the offer available again and shall communicate the reasons for its decision to the landowner. Acceptance of the request by the QAC shall not be unreasonably withheld. QAC shall monitor change of ownership records and if ownership of the property subsequently changes and the offer made above was not taken up by the landowner at that time, the QAC shall offer the new landowner funding in accordance with Conditions 14 and 15. In these circumstances the offer will remain open for acceptance for a further 12 month period.

### Noise Management Plan

21. Within 6 months *[insert date designation confirmed]* and without in any way limiting its obligations to fully comply with the conditions attaching to this designation, QAC shall complete and provide to the QALC a NMP which describes how QAC proposes to manage the Airport in order to comply with the conditions of this designation. The NMP shall describe, in detail, the following matters:
  - a) procedures for the convening, ongoing maintenance and operation of the QALC;

Comment [RH197]: #79 (D Jerram)  
23.9.16

Comment [RH198]: #433 (QAC)  
23.9.16

## DESIGNATIONS 37

- b) the QALC's discretion to adopt any revised/new standard which may replace NZS6805:1992 and to choose the noise modelling software to be used for the ongoing AANC compliance monitoring through the Compliance AANC.
  - c) the mechanisms for giving effect to a noise monitoring programme to assess compliance with Conditions 6, 7, 8 and in 21 (h)
  - d) the ongoing investigations, methods, processes and resources that QAC proposes to put in place to provide for:
    - i. the reduction of noise levels from all aspects of Aircraft Operations and engine testing; and
    - ii. alternative methods of noise management to achieve the reduction of these noise levels;
  - e) noise minimisation procedures which include:
    - i. procedures and measures adopted to ensure compliance with noise limits for: -
      - aircraft operations in Condition 6; and
      - engine testing in Condition 11;
    - ii. Civil Aviation Authority (CAA) noise rules applicable to the Airport from time to time;
    - iii. voluntary or self imposed procedures or measures for the reduction of aircraft noise;
  - f) the procedures for modifying and enhancing the noise minimisation procedures to take into account:
    - i. any findings made pursuant to any investigation undertaken in accord with 21(d) above;
    - ii. the need to ensure compliance with all of the requirements of this designation;
  - g) the procedures for reporting to the QALC any Aircraft Operations and engine testing activities which contravene a condition of this designation and the details of noise mitigation procedures for unplanned engine testing including preferred locations and times;
  - h) the procedure for the annual preparation and publication of the Compliance AANC by QAC, as required by Conditions 8 and 9 above;
  - i) a procedure for dealing with complaints including: the recording of complaints; acknowledgement to the complainant of receipt of their complaint and the outcome once resolved; any corrective action(s) to be taken including if non compliance with the conditions is identified, and reporting to the QALC;
  - j) the dispute resolution procedures, to resolve disputes between QAC and QALC about the contents and implementation of the NMP;
  - k) the detailed procedures and processes for implementing a Noise Mitigation Plan above except that those procedures and processes shall not in any way limit the obligations set out in Conditions 12 to 20 above.
  - l) the procedures for amending the NMP.
22. The NMP shall include provisions for a Queenstown Airport Liaison Committee including:
- a) the membership of the QALC, which shall comprise of: a chair, QAC (up to 2 members), QLDC (1 member), community (3 members), Airways Corporation (1 member), a representative of the airlines operating flights at Queenstown Airport (1 member), a representative of the Queenstown Airport general aviation/helicopter operators (1 member);
  - b) a quorum of the QALC shall be four members including at least one representative of each of QAC, QLDC and the community;

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- c) the QALC shall have an independent chair appointed by QAC in consultation with the QLDC;
  - d) the QAC will provide a venue and secretarial and support services for the QALC which will be provided at QAC's own expense, and
  - e) the meeting times of the QALC which shall be up to 4 times per annum or as agreed by the QALC.
23. The NMP shall provide guidance for noise mitigation by owners of new and altered buildings containing ASANs within the OCB. This shall include details of the likely mitigation required within each 2037 Noise Contour, including identification of the point at which no mitigation is required.
24. The current version of the NMP shall be made available to the public on QAC's web site.

### Eastern Runway End Safety Area (RESA)

25. The eastern RESA fill shall at all times, be protected in an appropriate manner from the risk of erosion by the river in accordance with accepted engineering practice.
- 25a Maintenance and emergency works necessary to meet the requirements of condition 25, including engineering works, are permitted under this designation.

## D.2 Removed

## D.3 Airport Approach and Land Use Controls

### Overview

Civil Aviation Rules require an airport operator to provide obstacle limitation surfaces around the airport to ensure the safe operation of aircraft approaching and departing the airport. This is done by means of height controls based on a series of geometric surfaces projecting up from the edges of the strips which surround the runways, the intention being to prevent objects such as structures and trees from penetrating these surfaces in areas critical to operational safety and efficiency.

The obstacle limitation surfaces contained in this designation protect Queenstown Airport from possible intrusion of over-height obstacles into the necessary approach and take-off areas required for the safe operation of the airport by all types of aircraft in use, or expected to be in use, at the airport.

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

Note: All measurements are in metres above airport datum level of 355 metres for the main runway and airport datum level of 354 metres for the cross wind runway.

Note: Objects (as referred to throughout this designation) include but are not limited to vegetation (including trees), structures (including buildings masts and poles), cranes and construction machinery or other equipment that might penetrate the surfaces.

### Take-off Climb and Approach Surfaces

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

The take off climb/approach surface at the western and eastern end of the main strip rises at a gradient of 1.6% (1 in 62.5) over a horizontal distance of 18,750m and continues along the extended runway centreline. The inner edge of the main strip is 150 metres either side of the main runway

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centreline and the rate of lateral divergence from the inner edge is 12.5% (1 in 8) on each side of the fan.

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

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

New objects or extensions of objects that penetrate the take off and approach surfaces shall be prohibited except where the new object or extension is shielded by an existing immovable object or the penetration is a temporary short term penetration (e.g. construction machinery or equipment) of these surfaces that has been authorised by the Queenstown Airport Corporation Limited.

### **Transitional Surfaces**

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

These extend upwards and outwards from the sides of each runway strip starting at the inner edge of 150m from the main runway centreline and 30m from the crosswind runway centreline. For the main strip the gradient is 14.3% (1 in 7). For the crosswind strip the gradient is 20% (1 in 5) to a height of 45 metres above the aerodrome.

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

New objects or extensions of objects that penetrate the transitional surfaces shall be prohibited except where the new object or extension is shielded by an existing immovable object or the penetration is a temporary short term penetration (e.g. construction machinery or equipment) of these surfaces that has been authorised by the Queenstown Airport Corporation Limited.

### **Inner Horizontal Surface**

The inner horizontal surface is a plane surface at a height of 45 metres above the airport datum level of 355 metres enclosed within a 4000 metres radius drawn from the periphery of the main runway strip, and a 4000 metres distance either side of the main runway strip.

New objects or extensions of objects that penetrate the inner horizontal surface shall be prohibited except where the object is shielded by an existing immovable object, or the party on whose land the object is located or who is otherwise responsible for the object has provided to the Queenstown Airport Corporation Limited an aeronautical study prepared by a suitably qualified and independent person which has determined the object will not adversely affect the safety or regularity of airport or aircraft operations, and that study has been accepted by the Queenstown Airport Corporation Limited, and the Queenstown Airport Corporation Limited has provided its written approval to the penetration.

### **Conical Surface**

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

New objects or extensions of existing objects that penetrate the conical surface shall be prohibited except where the object is shielded by an existing immovable object, or the party on whose land the object is located or who is otherwise responsible for the object has provided to the Queenstown Airport Corporation Limited an aeronautical study prepared by a suitably qualified and independent person which has determined the object will not adversely affect the safety or regularity of airport or aircraft

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operations, and that study has been accepted by the Queenstown Airport Corporation Limited, and the Queenstown Airport Corporation Limited has provided its written approval to the penetration.

### Lake Hayes Flight Path

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

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

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

### Note:

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

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

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

## E Wanaka Airport

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

- Lot 2 DP 341605
- Lots 1, 2, 3, 4, 5 DP 18824
- Lot 2 DP 368240
- Lot 1 DP 341605
- Lots 4 – 5 DP 340031
- Lot 6 DP 22636
- Lot 7 and 8 DP22637
- Lots 2, 3, 4, 5 DP 23517

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- Lots 10 and 11 DP 24410
- Lot 6 DP 24685
- Lots 1 and 2 DP 26239
- Section 1 Survey Office Plan 24776
- Part of Lot 1 DP 23563
- Legal Road

## E1 Aerodrome Purposes

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

### Permitted Activities

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

- aircraft operations, rotary wing aircraft operations, helicopter aprons, and associated touch down and lift off areas, aircraft servicing, general aviation, navigational and safety aids, lighting, aviation schools, facilities and activities associated with veteran, vintage and classic aircraft operations, aviation museums and aero recreation.
- Runways, taxiways aprons, and other aircraft movement or safety areas.
- Terminal buildings, **cafeteria**, hangars, rescue facilities, navigation and safety aids, lighting, car parking, maintenance and service facilities, catering facilities, **freight facilities**, quarantine and incineration facilities, medical facilities, fuel storage and fuelling facilities, and associated offices.
- Roads, accessways, stormwater facilities, monitoring activities, site investigation activities, other infrastructure activities, landscaping and all related construction and earthwork activities.
- Vehicle parking and storage, rental vehicles, vehicle valet activities, public transport facilities.
- ~~Retail activities, restaurants and other food and beverage facilities including takeaway food facilities, and industrial and commercial activities, provided they are connected with and ancillary to the use of the Airport.~~
- Temporary Activities associated with Air Shows, Conferences and Meetings.

**Comment [RH199]:** Reporting Officer's recommendation 23.9.16

**Comment [RH200]:** #5 (Twenty24 Ltd) 23.9.16

**Comment [RH201]:** #433 (QAC) 23.9.16

**Comment [RH202]:** Reporting Officer's recommendation 23.9.16

### Restrictions on Aerodrome Purposes Activities

#### Building Height

- Maximum height of any building shall not exceed **10.0** metres except that:
- This restriction does not apply to the control tower, lighting towers or navigation and communication masts and aerials associated with airport operations.
- No permanent buildings, other than a control tower shall infringe the restrictions of the Approach and Land Use Controls designations.

**Comment [RH203]:** #433 (QAC) and #6 (Twenty24 Ltd) 23.9.16

#### Building Setback

- Minimum setback for buildings from all boundaries of the designation shall be 5.0 metres.

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- (b) Security fencing around the perimeter of the Airport is not subject to the building setback standards in (a) above.
- (c) Minimum setback for buildings from the eastern side of the centre line of the main runway (as at 2013), shall be 217 metres.
- (d) Minimum setback for buildings from the western side of the centre line of the main runway (as at 2013) shall be 124 metres.

Note: The setback in (c) and (d) above provides appropriate protection for the future relocation of the main runway 93m to the north, parallel with the main runway (as at 2013).

### Building Location and Appearance

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

### Operations at Night

No aircraft operations, other than emergency aircraft operations, shall occur between 10 pm and 7 am.

### Wanaka Airport Liaison Committee

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

- (a) An independent chair appointed by the airport operator,
- (b) The airport operator,
- (c) Queenstown Lakes District Council ,
- (d) Wanaka Airport Users Group,
- (e) Commercial airlines,
- (f) Airways Corporation, and
- (g) The Wanaka Community Board.

The WALC shall meet at least once every six months with a quorum of four members including the chair and at least one representative of each of the airport operator, Queenstown Lakes District Council (as the Consent Authority) and the Wanaka Community Board. The WALC shall:

- (a) Review any complaints or issues relating to the operation of the airport, and responses by the airport operator,
- (b) Assist the airport operator develop procedures to minimise adverse environmental effects on the community,
- (c) Assist the airport operator to communicate and engage with the community,
- (d) Develop noise management procedures for unplanned engine testing of aircraft for scheduled passenger services, and review any such occurrences,

## DESIGNATIONS 37

- (e) Review progress on airport development and the master plan, and
- (f) Encourage parties to work together co-operatively, sharing information and making recommendations by consensus and agreement.

### Airport Noise

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

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

Comment [RH206]: #433 (QAC)  
23.9.16

Compliance with the 55 dB Ldn noise limit at the OCB shall be determined every two years by the calculation of noise contours using the IMNV7b acoustics computer model and records of actual aircraft activity at the Airport. A report shall be provided every two years to the WALC, including the noise contour results and the methodology used in the preparation of the contours.

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

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

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

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

### Other Noise

Sound from activities operating in this designation, which is outside the scope of NZS 6805:1992, shall comply with the District Plan noise limits set in the zone standards for each zone in which the sound is received. This requirement includes engine testing other than for essential unplanned engine testing of aircraft for scheduled passenger services.

No noise limits shall apply to essential unplanned engine testing of aircraft for scheduled passenger services. The WALC shall determine noise management practices for unplanned engine testing including preferred locations and times. Following each unplanned engine test the airport operator

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shall report to the next meeting of the WALC why the testing was required and what noise management practices were followed.

### Proposed Parallel Runway

Note: The conditions apply to the potential future relocation of the main runway.

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

## E.2 Airport Approach and Land Use Controls

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

### Airport Protection

The airport protection surfaces are described as

#### (a) Take-off Climb and Approach Surfaces

##### General

In order to provide the maximum flexibility for the existing and future development of the runway layout, the protection surfaces and associated height controls extend laterally to include the existing sealed runway as well as the proposed replacement sealed runway. This requires the length of the origin points of the OLS (referred to as 'inner edges') to be 243.0m being 121.5m either side of the inner edge centreline position defined in Table 1 below.

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

Table 1: Location of inner edge centre points

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

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

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

### South East End of Existing and Future Main Runways

(i) Inner edge location

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

The takeoff and approach surfaces have the same inner edge location (as defined in table 1) and length of 243.0m.

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

(ii) Takeoff/Approach Surface

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

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

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

### North West End of Future Main Runway

(iii) Inner edge location

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

The takeoff/approach surface inner edge location is defined in table 21 and its length is 243.0m.

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

(iv) Takeoff/approach Surface

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

**Comment [RH207]: #433 (QAC)**  
23.9.16

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The edges of the surface commence at the inner edge end point location and expand outward at 15% of the distance along the centreline until the end of the surface 15,000m from the inner edge.

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

### (b) Transitional, Inner Horizontal and Conical Surfaces

The transitional, inner horizontal and conical surfaces described below are based on the extremities of the runway strip edges for the combined existing and future parallel runways. The strip edge on the north east is 75m to the north east of and parallel to the proposed alternative runway centreline. The strip edge on the south west side is 75m to the south west of and parallel to the existing runway centreline.

For height control purposes the strip edges end where they meet the inner edges of the approach surfaces.

#### (i) Transitional Side Surfaces

The transitional side surfaces extend from the sides of the strip and the approach surfaces, upwards and outwards at a gradient of 1v:7h (14.3%) extending until they reach the inner horizontal surface.

#### (ii) Inner Horizontal Surface

The inner horizontal plane is located at a height of 393m AMSL (45m above the runway reference height) and extends out to a distance of 4000m measured from the periphery of the runway strip.

#### (iii) Conical Surface

The conical surface slopes upward and outward from the periphery of the inner horizontal surface rising at a gradient of 5% to a height of 498m AMSL (150m above the aerodrome reference height).

### Penetration of airport protection surfaces

No object, including any building, structure, mast, pole or tree, but excluding a control tower, shall penetrate the takeoff/approach or transitional surfaces without prior approval of the requiring authority.

No object, including any building, structure, mast, pole, or tree shall penetrate the horizontal and conical surfaces except with prior approval of the requiring authority, or where the object is determined to be shielded by an existing immovable object in accordance with recognised aeronautical practice.

If requested by a landowner with a site specific development proposal affected by the obstacle limitation surfaces, the requiring authority shall provide them with a terrain shielding drawing for that portion of their site.

Note: any person proposing to construct or alter a structure that penetrates the airspace protection surfaces described in this designation is subject to the requirements of Part 77 of the Civil Aviation Rules and must notify the director of Civil Aviation Rules and must notify the director of Civil Aviation 90 days before the proposed date of commencement of construction or alteration. Notification must be in the form specified in Rule 77-13 and be submitted at least 90 days before the proposed date of commencement of construction or alteration.

Comment [RH208]: #433 (QAC)  
23.9.16

## F Motor Parks and Golf Clubs

### 1. Setback from Road

Queenstown Lakes District Council Proposed District Plan 2015

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All structures and buildings shall be setback the following minimum distances from the road boundary:

Residential Zones: 4.5m  
Rural Zone: 20m

### 2. Separation from Neighbours

All structures and buildings shall be setback the following minimum distances from internal boundaries:

Residential Zones: 4.5m  
Rural Zones: 10m

### 3. Height

No structure or building shall exceed the following maximum heights:

Residential Zones: 8m  
Rural Zones: 8m

### 4. Recession Lines

On flat sites ~~W~~ within the Low and Medium Density residential zones, or on boundaries adjoining a site within these residential zones, buildings shall not project beyond a building envelope constructed by a recession line inclined towards the site at the following angles:

- Northern Boundary: 2.5m and 55 degrees
- Western and Eastern Boundaries: 2.5m and 45 degrees
- Southern Boundary: 2.5m and 35 degrees

On flat sites within the High Density Residential zone, or on boundaries adjoining a site within this zone, buildings shall not project beyond a building envelope constructed by a recession line inclined towards the site at the following angles:

Northern Boundary: 2.5m and 55 degrees

All other boundaries: 2.5m and 45 degrees

~~an angle of 25 degrees and commencing at 2.5m above ground level at any given point along each internal boundary.~~

Note: Gable end roofs may penetrate the building recession plane by no more than one third of the gable height. Recession planes do not apply to site boundaries adjoining a Town Centre or Business Mixed Use Zone, fronting a road, or adjoining a park or reserve.

### 5. Building Coverage

A single building shall not exceed 600m<sup>2</sup> in total floor area. The combined total of all buildings on site shall not exceed a maximum of 5% of the total site area for golf clubs and 40% of the total site area for motor parks. These standards are exclusive of play equipment.

### 6. Access and Car parking

Shall be provided in accordance with the transport rules.

### 7. Surfacing

No more than 25% of the site shall be covered by impervious surfaces, including courts, footpaths, swimming pools, car-parking areas and/or areas under lease arrangements.

Comment [RH209]: #383 (QLDC)  
23.9.16

## DESIGNATIONS 37

### 8. Glare

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

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

### 9. Noise

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

Residential Zones:           \* 0800 - 2000   40 dB    $L_{Aeq}$  (15 min) 10

                                      \* 2000 - 0800   30 dB    $L_{Aeq}$  (15 min) 10

Rural Zones:                 \* 0800 - 2000   55 dB    $L_{Aeq}$  (15 min) 10

                                      \* 2000 - 0800   40 dB    $L_{Aeq}$  (15 min) 10

## G Recreation Reserves

### 1 Setback from Road

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

All Zones except Rural and Town Centre: 5m

Rural Zones: 20m

### 2 Separation from Neighbours

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

All Zones except Rural and Town Centre: 5m,

except for buildings necessary for the storage of equipment used for the maintenance of reserves which may be sited as a residential accessory building.

Rural Zones: 10m

### 3 Height

No structure or building shall exceed the following maximum heights:

All Zones except Rural and Town Centre: 8m

Rural Zones: 10m

Queenstown Town Centre Zone: 8m

### 4 Recession Lines

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

### 5 Site Coverage

## DESIGNATIONS 37

~~A single building shall not exceed 100m<sup>2</sup> in total floor area. The combined total of all buildings on site shall not exceed a maximum of 5% of the total site area. These standards are exclusive of play equipment.~~

### 6 Access and Parking

~~Shall be provided in accordance with the general Transport Rules.~~

### 7 Surfacing

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

### 8 Glare

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

~~No activity shall result in greater than a 2.5 lux spill, horizontal and vertical, of light on to any adjoining property in all Zones except Rural and Town Centre, measured 2 metres inside the boundary of the adjoining property.~~

### 9 Noise

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

~~All Zones except Rural: • during day time 40 dB<sub>L<sub>Aeq</sub>(15min)</sub>~~

~~• during night time 30 dB<sub>L<sub>Aeq</sub>(15min)</sub>~~

~~Rural Zones: • during day time 55 dB<sub>L<sub>Aeq</sub>(15min)</sub>~~

~~• during night time 40 dB<sub>L<sub>Aeq</sub>(15min)</sub>~~

### 10 Hours of Operation

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

**Comment [RH210]:** #383 (QLDC) and repetition noted by Reporting Officer 23.9.16

**Comment [RH211]:** Consequential renumbering 23.9.16

## **HG** ~~Transpower's Development Free Zone LOT 13 DP 322851 & LOT 312 DP329276~~

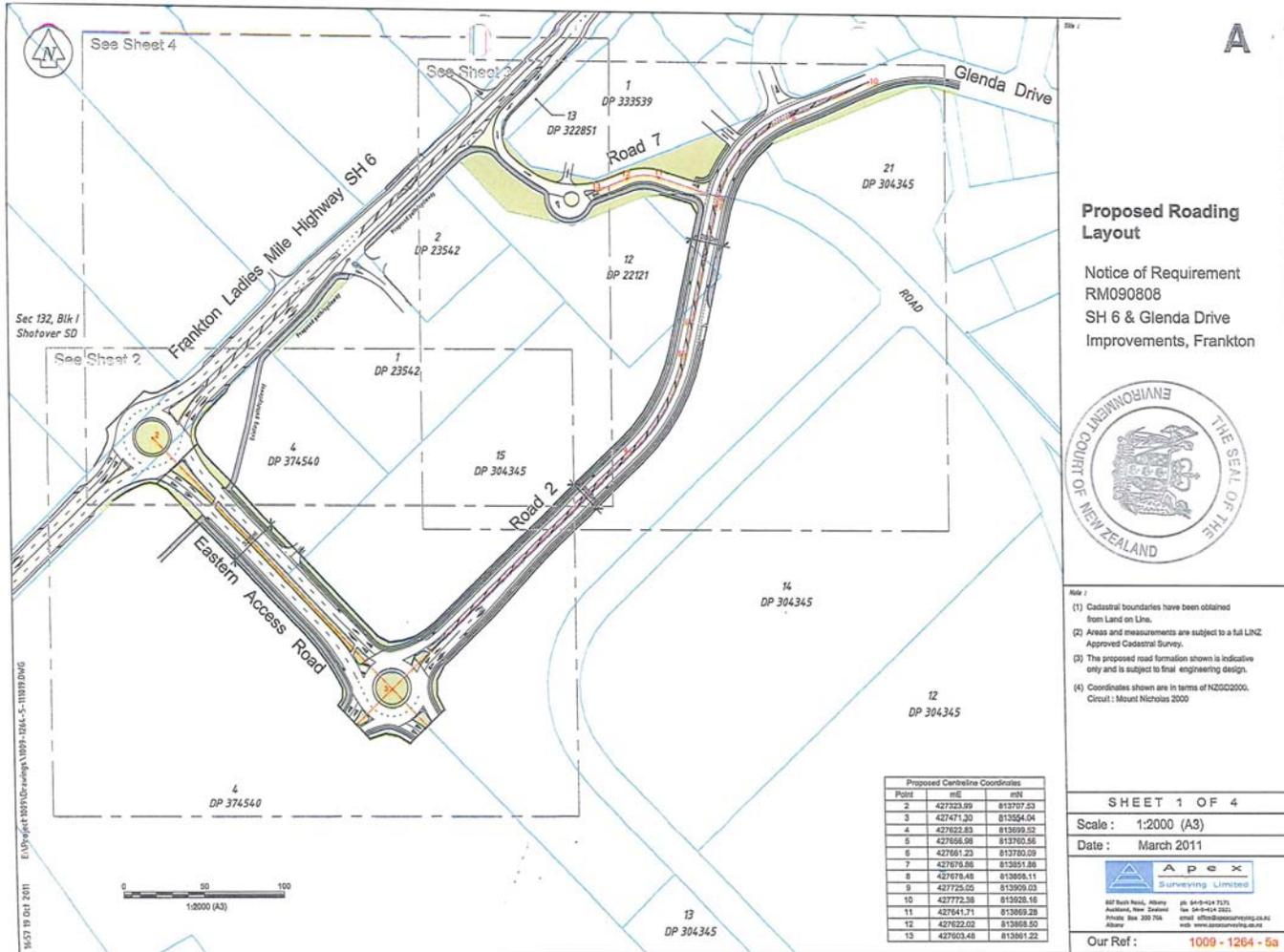
- ~~(Transpower's Development Free Zone) All trees/vegetation (in excess of 1 metre in height) and/or buildings/structures on Lot 13 DP 322851 and Lot 312 DP 329276 shall be setback by a horizontal distance of at least 12 metres either side (total of 24 metres) from the centre line of the Cromwell – Frankton A transmission line.~~
- ~~(NZECP 34:2001 safe distances from conductors where engineering advice is necessary) Prior to construction, the Requiring Authority must submit to the Queenstown Lakes District Council (and a copy to Transpower) certification from a suitably qualified electrical engineer confirming that any building or structure on Lot 13 DP 322851 and Lot 312 DP 329276 complies with the minimum safe distances from the Cromwell – Frankton A line as specified in Table 3 of the NZECP 34:2001.~~

## DESIGNATIONS 37

3. (NZEC 34:2001 safe distances from support structures) Buildings or any part of a building on Lot 312 DP 329276 shall not be located within 12 metres of the closest visible edge of any high voltage transmission line support structure foundation.
4. (NZEC 34:2001 safe distances from support structures - fences) With reference to NZEC 34:2001 Figure 2, fences of conductive materials shall not be constructed within 5 metres of any tower of a high voltage overhead electric line of 66 kV or greater.
5. (NZEC 34:2001 safe distances of mobile plant from conductors) All machinery and mobile plant operated on Lot 13 DP 322851 and Lot 312 DP 329276 shall maintain a minimum clearance distance of 4 metres from the Cromwell – Frankton A transmission line conductors at all times.
6. (NZEC 34:2001 access to support structures) All buildings, structures and vegetation located on Lot 312 DP 329276 shall not be located to preclude existing vehicle access to the existing support structure on site.
7. (NZEC 34:2001 excavation near support structures) In the case of any tower supporting any conductor, no person may excavate or otherwise interfere with any land:
  - a. at a depth greater than 300mm within 6 metres of the outer edge of the visible foundations of the tower; or
  - b. at a depth greater than 3 metres, between 6 metres and 12 metres of the outer edge of the visible foundation of the tower; or
  - c. in such a way as to create an unstable batter.
8. (NZEC 34:2001 safe distances of conductors from ground) Excavated or other material must not be deposited under or near the Cromwell – Frankton A line so as to reduce the vertical distance from the ground to the conductors to a distance less than:
  - a. 7.5 metres vertically, across or along driveways or on any other land traversable by vehicles;
  - b. 6.0 metres vertically, on any land not traversable by vehicles due to inaccessibility; and
  - c. 4.5 metres in any distance other than vertical on all land.

Please note that the distances specified include an allowance for mechanic creep (i.e. permanent elongation).
9. On Lot 13 DP 322851 and Lot 312 DP 329276 all tree trimming activities around the Cromwell – Frankton A transmission line, shall be carried out in accordance with the Electricity (Hazards from Trees) Regulations 2003.
10. All land use activities, including earthworks located on Lot 13 DP 322851 and Lot 312 DP 329276 must comply with the New Zealand Code of Practice for Electrical Safe Distances (NZEC 34:2001).
11. All trees and vegetation planted on Lot 13 DP 322851 and Lot 312 DP 329276 must comply with the Electricity (Hazards from Trees) Regulations 2003.

# DESIGNATIONS 37

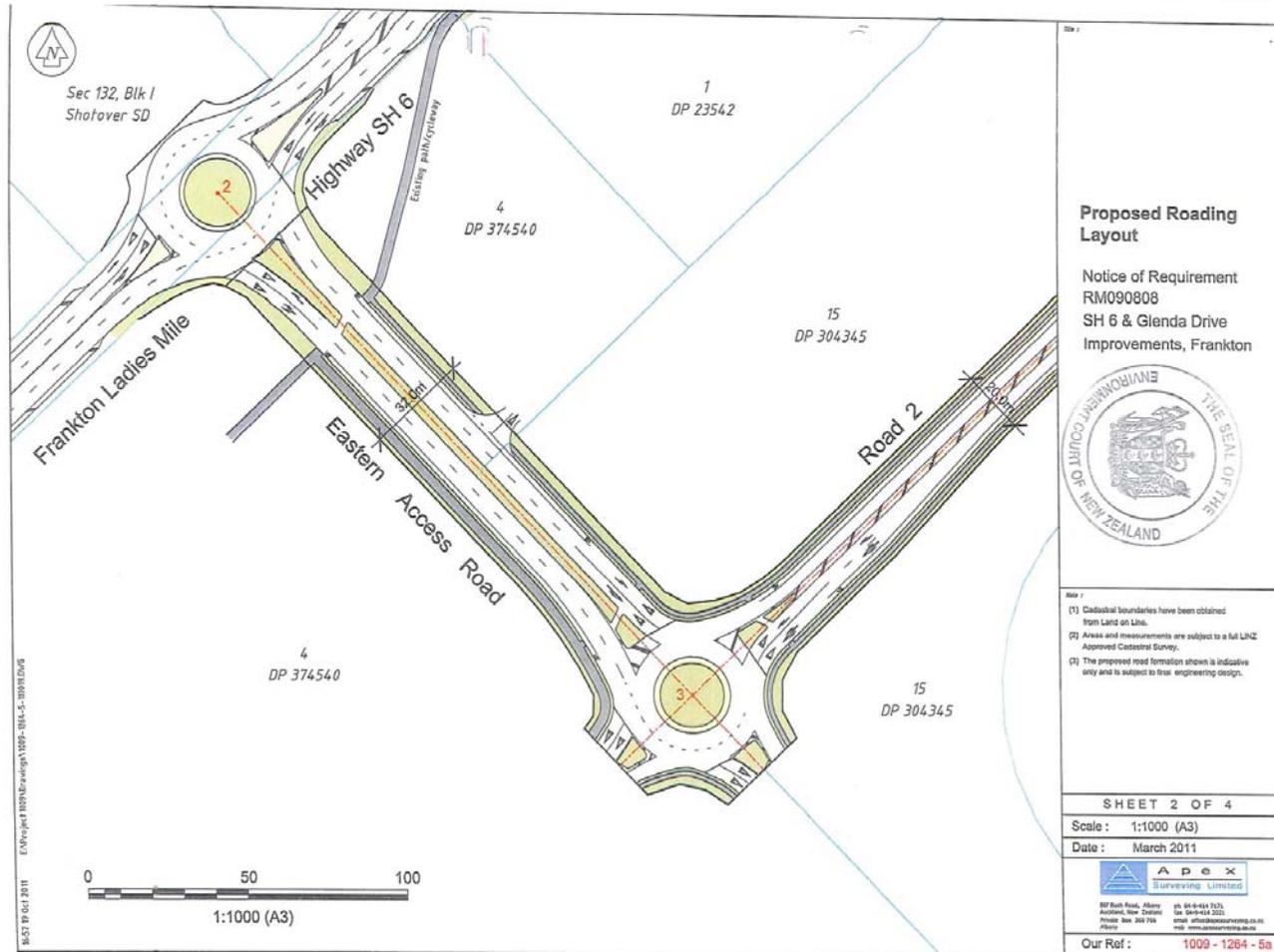


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# DESIGNATIONS 37

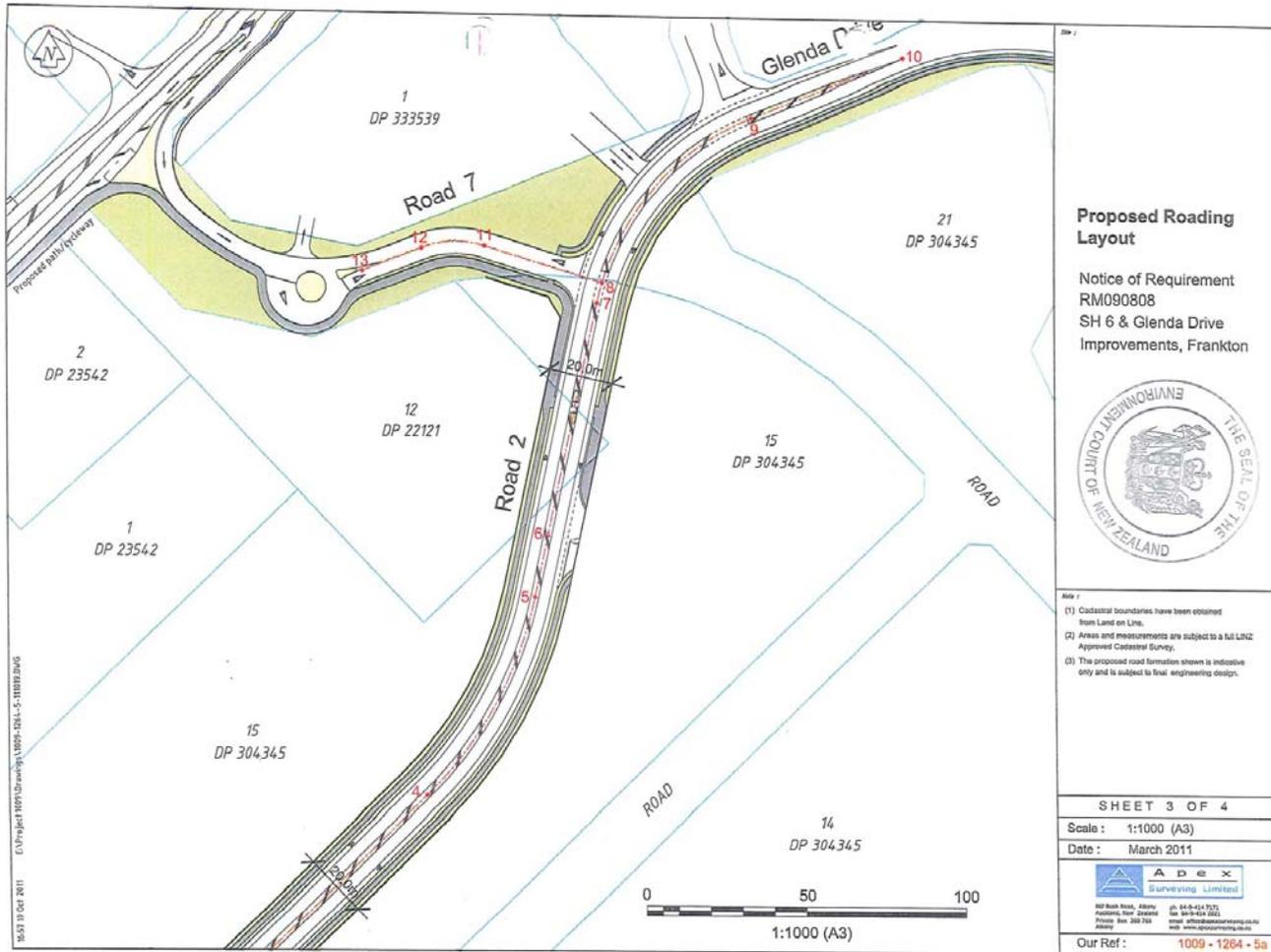


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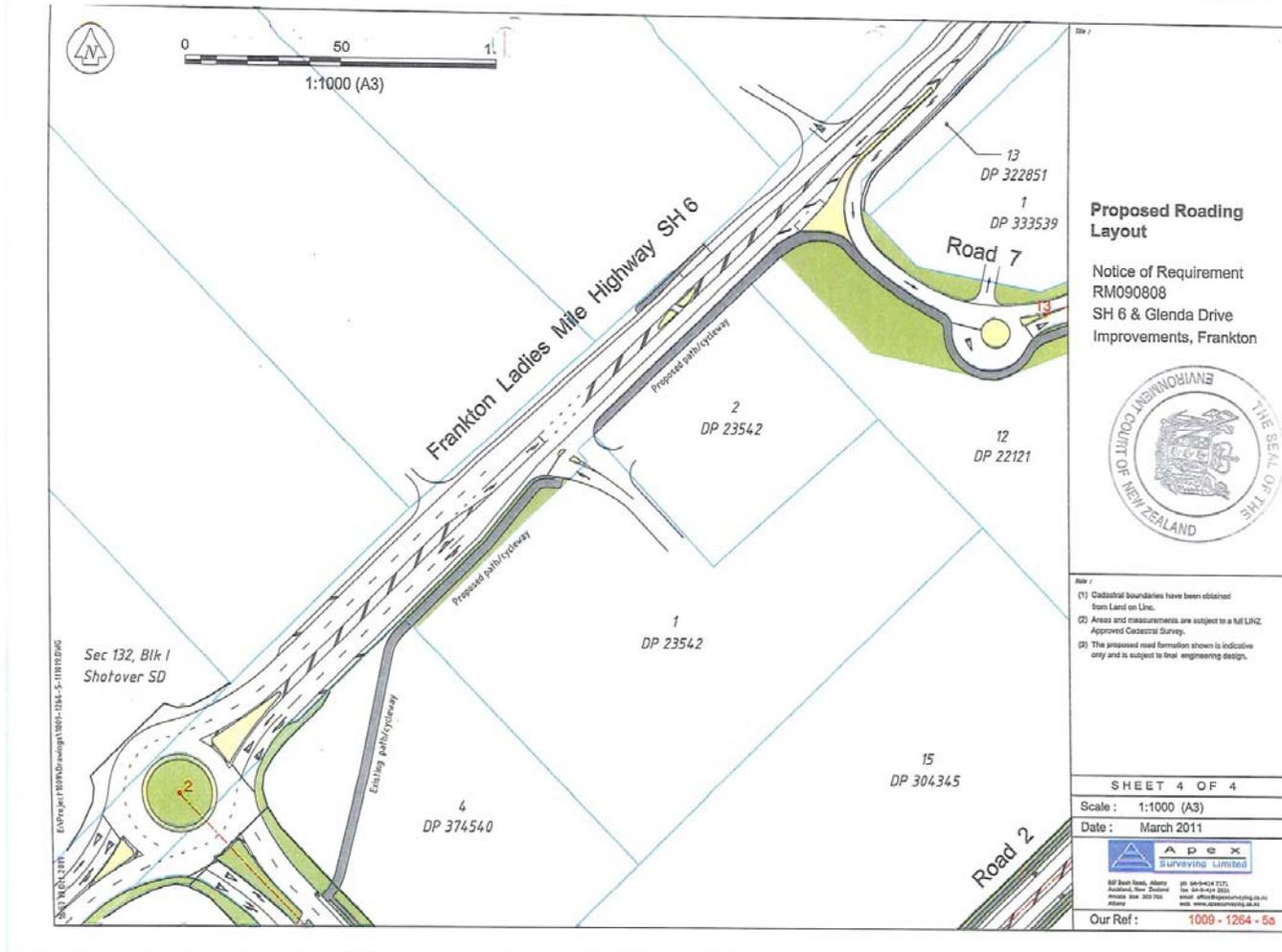
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37-120

# DESIGNATIONS 37

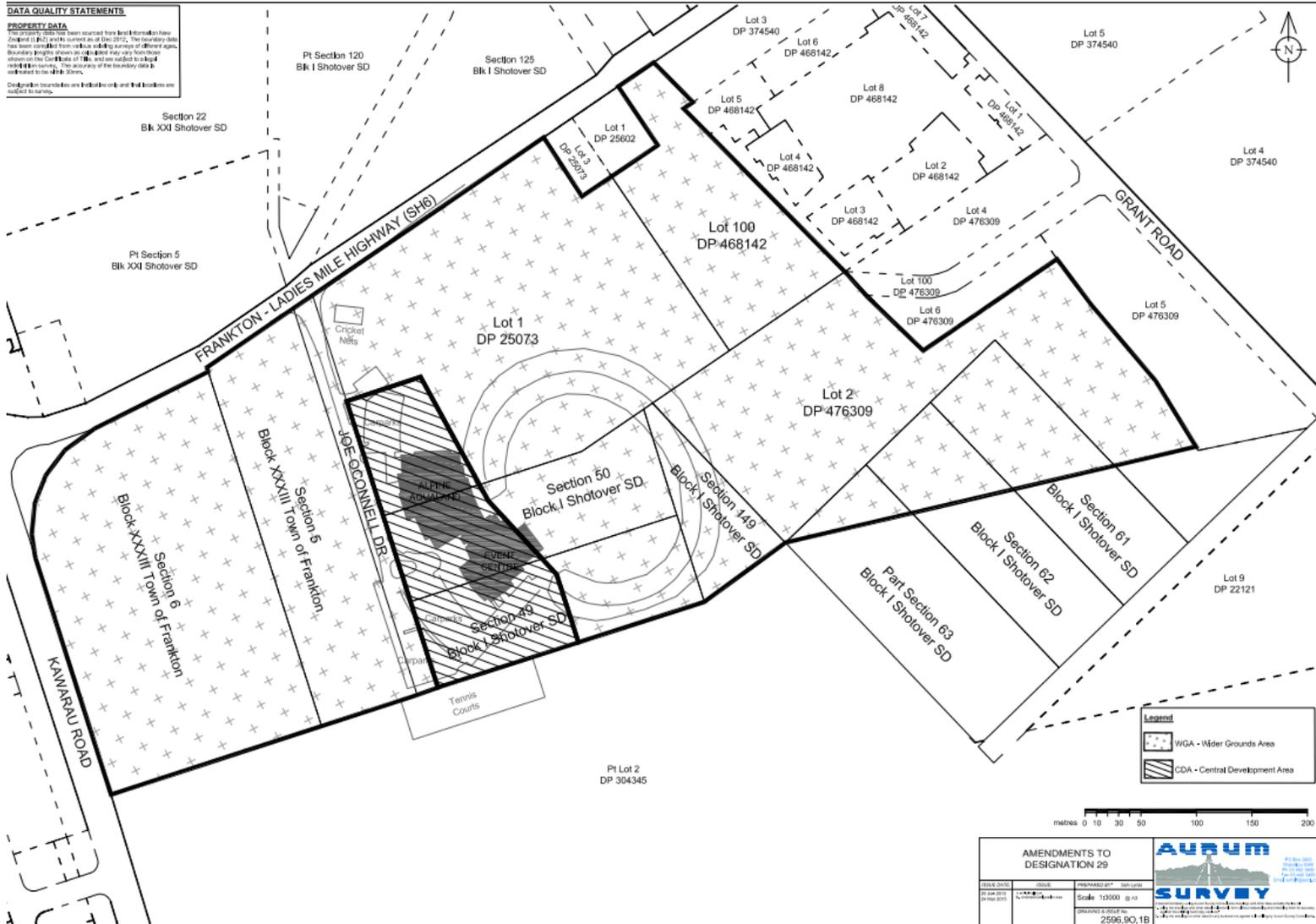


# DESIGNATIONS 37



# DESIGNATIONS 37

**DATA QUALITY STATEMENTS**  
**PROPERTY DATA**  
 The property data has been sourced from the Information New Zealand (INZ) public internet site of Dec 2015. The boundary data has been compiled from various cadastral surveys of different ages. Boundary lengths shown are approximate and may not show those shown on the Certificate of Title, and are subject to a field verification. The accuracy of the boundary data is estimated to be ± 30mm.  
 Contour lines are shown for information only and that borders are subject to survey.



**Comment [RH212]: #719 (NZTA)**  
 23.9.16

Queenstown Lakes District Council Proposed District Plan 2015

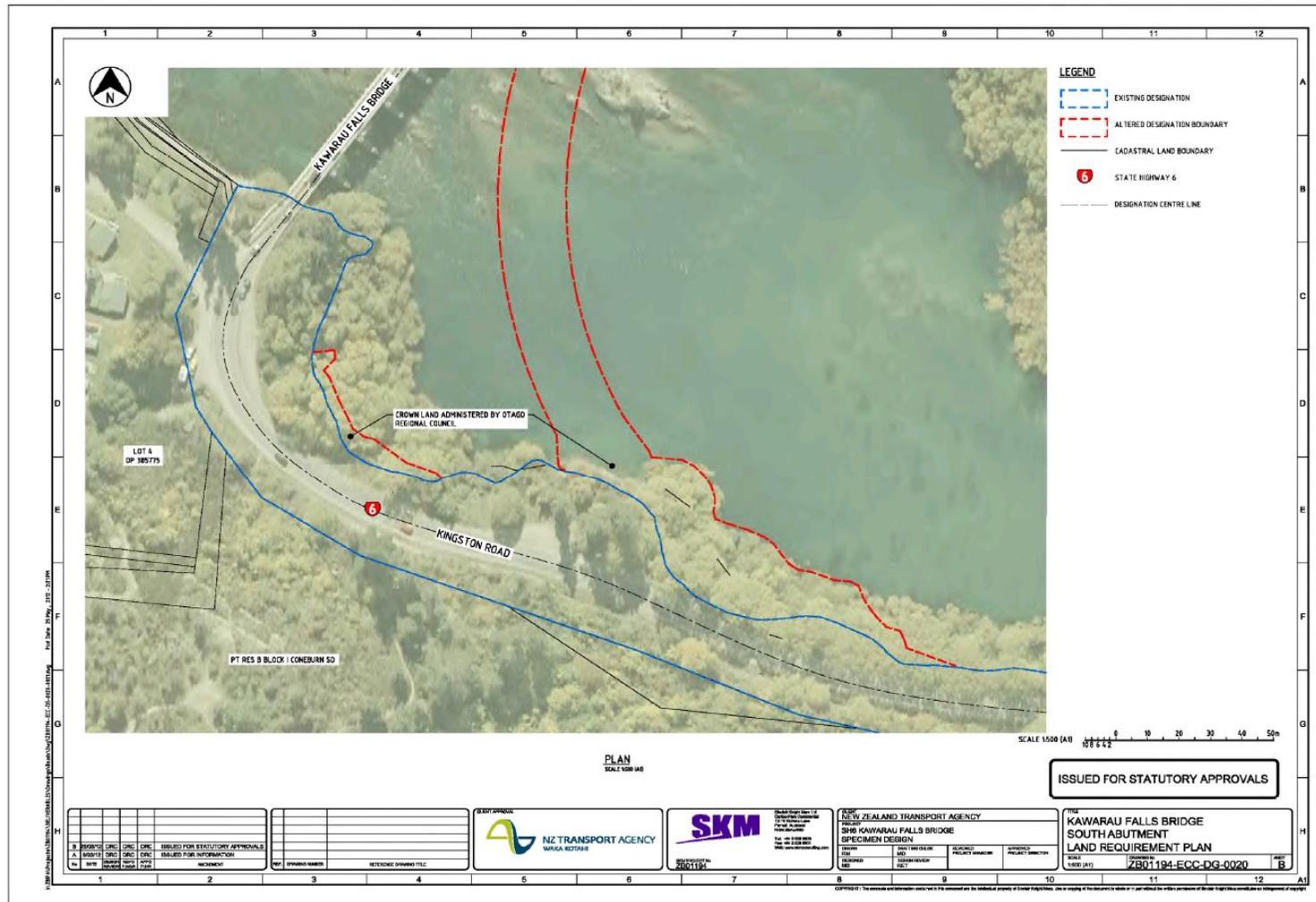
AMENDMENTS TO DESIGNATION 29		
DATE: 23 Sep 2015	SCALE: 1:2500	
PREPARED BY: [Name]	DATE: 23 Sep 2015	
DRAWN BY: [Name]		
CHECKED BY: [Name]		
APPROVED BY: [Name]		

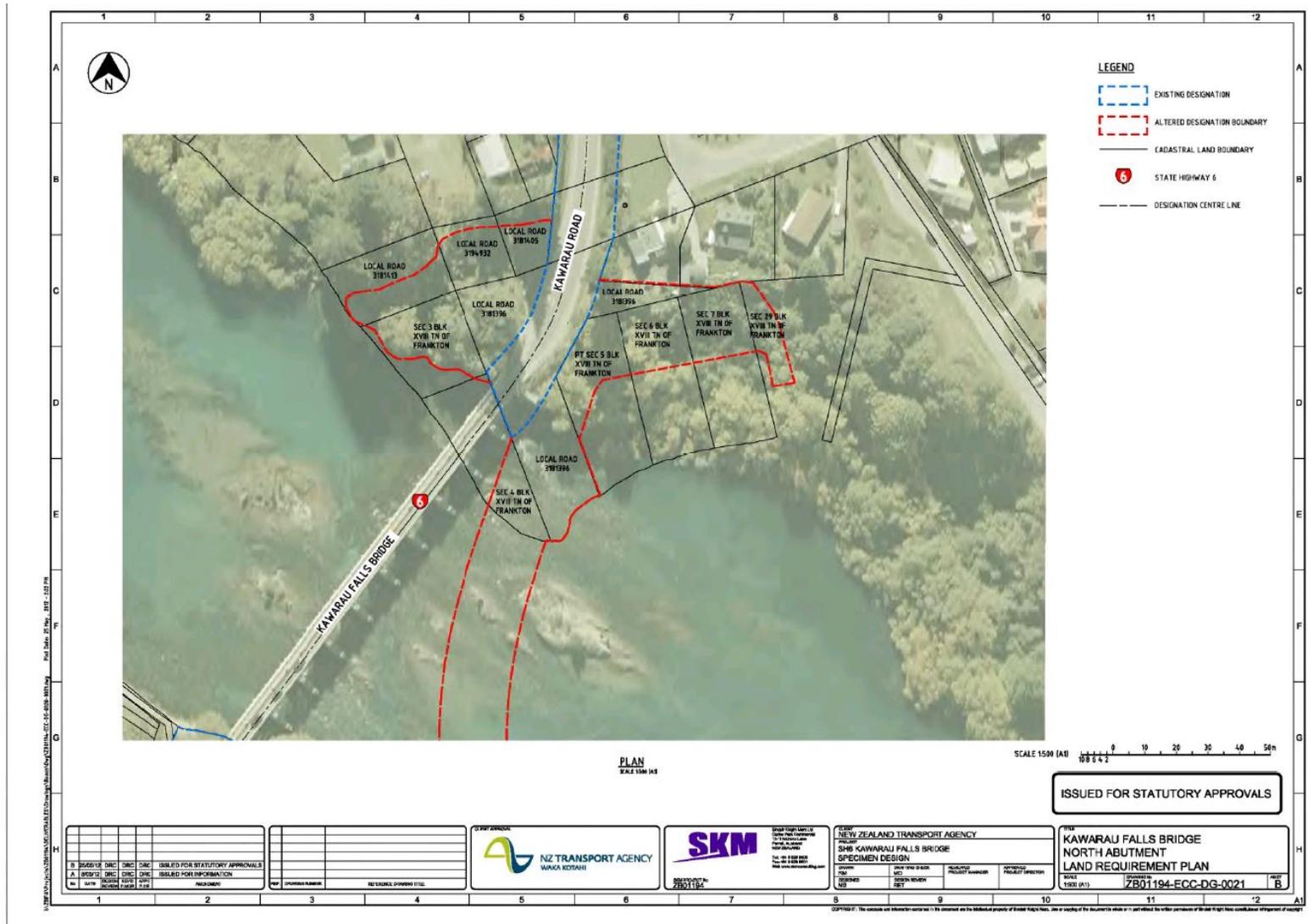
## **Appendix 2: List of Submissions and Recommended Decisions**

Submitter	Submitter number	Submitter position	Summary of submission	Planner Recommendation
New Zealand Transport Agency	719	Oppose	Add Designation #84 – State Highway Purposes – Alteration RM120413 which was confirmed on 26 November 2013 authorising construction of a bridge over Kawarau River at Frankton, State Highway 6 (SH6)	Accept
New Zealand Transport Agency	719	Oppose	Add Designation #84 – State Highway Purposes – Alteration RM150169 which was confirmed on 16 April 2015 authorising the installation of a new variable message sign on SH6 in Makarora	Accept
New Zealand Transport Agency	719	Oppose	Add Designation #84 – State Highway Purposes – Alteration RM090645 which was confirmed on 22 February 2010 authorising improvements to SH6 alignment at Boyd Road	Accept
New Zealand Transport Agency	719	Oppose	Add Designation #84 – State Highway Purposes – Alteration RM081075 which was confirmed on 8 February 2010 authorising improvements to SH6 intersection and alignment at Peninsula Road	Accept
New Zealand Transport Agency	719	Oppose	Add Designation #84 – State Highway Purposes – Alteration RM040909 which was confirmed on 4 November 2004 and RM 090555 confirmed 9 September 2009 extending the designated area at Nevis Bluff, SH6	Accept
New Zealand Transport Agency	719	Oppose	Designation #84 – State Highway Purposes – Alteration RM110290 which was confirmed on 18 August 2011 authorising the creation of a roundabout at intersection of Grant Road and State Highway 6.	Accept
New Zealand Transport Agency	719	Oppose	Amend Schedule 37.2 to include reference to Planning Maps 24, 31a and remove 38.	Accept
New Zealand Transport Agency	719	Oppose	Amend A.3 Limited Access Roads	Accept
New Zealand Transport Agency	719	Oppose	Add Designations #84 and #370 – State Highway Purposes – Alteration RM140857, which was confirmed on 11 December 2014 authorising the extension of the designated area at intersection of Grant Road and Eastern Access Road roundabouts in Frankton. The submission seeks the conditions are deleted.	Accept in part

## **Appendix 3: Recommended Alterations to Designation Areas**

# RM120413 Designation 84 Kawarau Falls Bridge Altered Designation Boundary



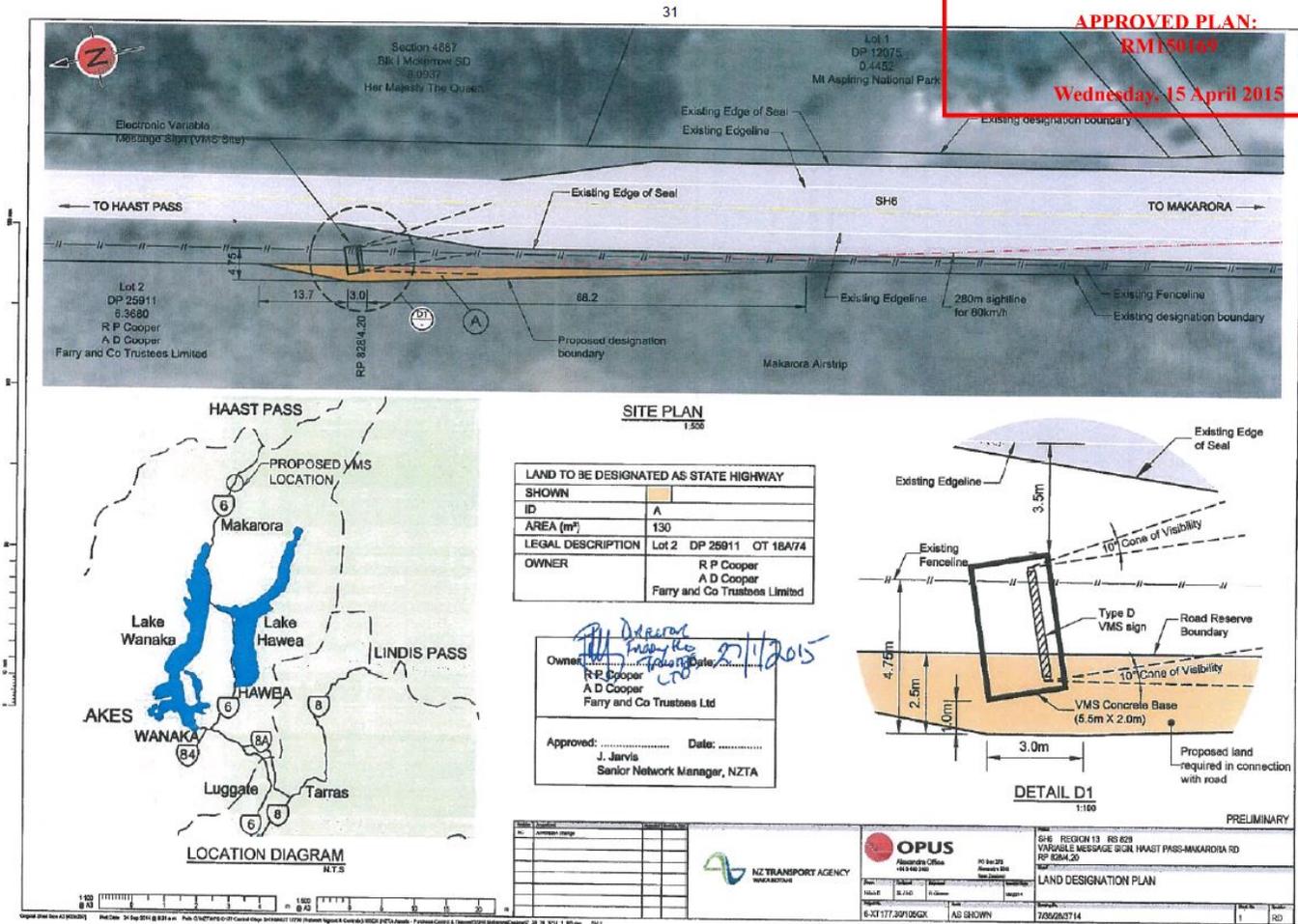


**RM110290 Grant Road Roundabout - Altered Designation Boundary**



RM150169 – Makarora Variable Message Sign Altered Designation Boundary

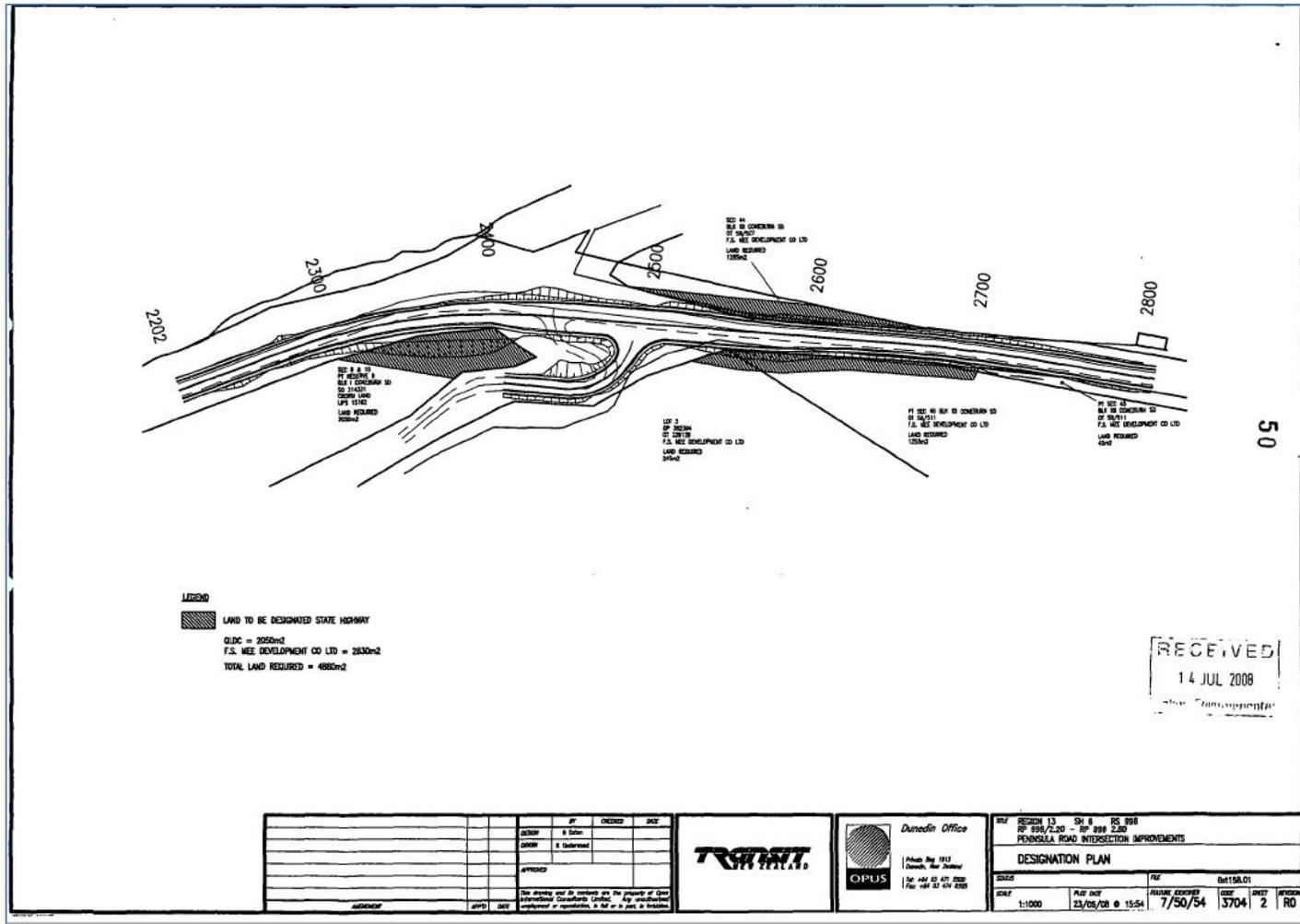
QUEENSTOWN LAKES DISTRICT COUN  
**APPROVED PLAN:**  
**RM150169**  
**Wednesday, 15 April 2015**



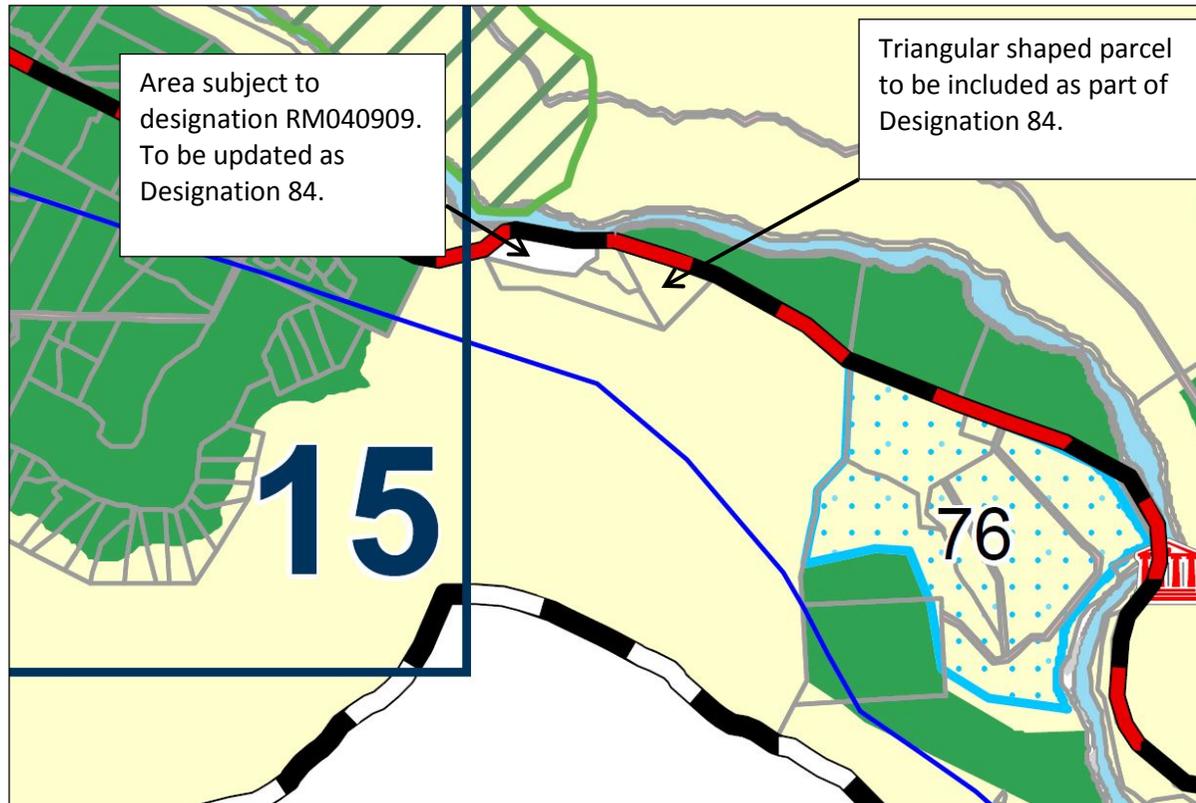
RM090645 Boyd Road Realignment – Altered Designation Boundary



RM081075 – Peninsula Road Intersection – Altered Designation Boundary



**RM090555 Nevis Bluff – Altered Designation Boundary**





**Appendix 4: Memorandum from NZTA to the s42a recommendations**

**Before Independent Hearing Commissioners  
In Queenstown**

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Under the Resource Management Act 1991 (the Act)

In the matter of the Proposed Queenstown Lakes District Plan

and the Chapter 37: Chapter 37 Designations (General)

and the New Zealand Transport Agency  
Submitter 719

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**Memorandum of counsel for the New Zealand Transport Agency (719)  
confirming position on Section 42A Report**

Dated 18 September 2017

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**May it please the Commissioners:**

- 1 This memorandum is filed on behalf of the New Zealand Transport Agency ('**Agency**') in relation to Stage 1: Chapter 37 Designations (General) of the Proposed Queenstown Lakes District Plan ('**Proposed Plan**').
- 2 The Agency has reviewed the draft section 42A Hearing Report ('**Report**') by Craig Barr, Senior Planner at Queenstown Lakes District Council, dated 4 September 2017. The Report considers the Agency's late submission which requests seven alterations to its designations be included in the Proposed Plan, and seeks other amendments to Chapter 37.
- 3 The Agency confirms that it agrees with the Report's recommendations.
- 4 The Agency considers that a hearing is not required for this matter.

Dated 18 September 2017



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Nicky McIndoe / Ezekiel Hudspith  
Counsel for the New Zealand Transport Agency