

LAND USE CONSENT CONDITIONS**General Conditions**

1. That the development shall be undertaken/carried out in general accordance with the following plans:

360 Architecture Plans

- 'Outline Development Plan', dated 5/03/2021
- 'Masterplan Stages', RC.2.3, dated 12/11/2020
- 'Site Plans', RC.3.1, dated 12/11/2020
- 'Site Plan 01', RC.3.2, dated 12/11/2020
- 'Site Plan 02', RC.3.3, dated 12/11/2020
- 'Site Plan 03', RC.3.4, dated 12/11/2020
- 'Site Plan 04', RC.3.5, dated 12/11/2020
- 'Site Plan 05', RC.3.6, dated 12/11/2020
- 'Site Plan 06', RC.3.7, dated 12/11/2020
- 'Elevation Reference Plan & Carepod Elevation', RC.5.1, dated 12/11/2020
- 'Road B Elevations', RC.5.2, dated 12/11/2020
- 'Road B Elevations', RC.5.3, dated 12/11/2020
- 'Front Elevations', RC.5.4, dated 12/11/2020
- 'Front Elevations', RC.5.5, dated 12/11/2020
- 'Outlet Road Elevations', RC.5.6, dated 12/11/2020
- 'Outlet Road Elevations', RC.5.7, dated 12/11/2020
- 'Elevations', RC.6.5, dated 12/11/2020
- 'Elevations', RC.6.6, dated 12/11/2020
- 'Main Building Elevations', RC.7.3, dated 12/11/2020
- 'Main Building Elevations', RC.7.4, dated 12/11/2020
- 'Clubhouse Elevations', RC.8.3, dated 12/11/2020
- 'Clubhouse Elevations', R.C8.4, dated 12/11/2020
- 'Type A Elevations', RC.9.3, dated 12/11/2020
- 'Type A1 Elevations', RC.9.7, dated 12/11/2020
- 'Type B Elevations', RC.9.10, dated 12/11/2020
- 'Type C Elevations', RC.9.14, dated 12/11/2020
- 'Type D Elevations', RC.9.19, dated 12/11/2020
- 'Type D1 Elevations', RC.9.22, dated 12/11/2020

Patch Landscape Architecture Plans

- Landscape Masterplan, dated 5/03/2021

Paterson Pitts Plans

- 'Existing Contours as per RM190505 and RM200796, Sheet 101, Rev 4, dated 9/3/2021
- 'Proposed Contours', Sheet 102, Rev 4, dated 9/3/2021
- 'Cut-Fill Plan', Sheet 103, Rev 5, dated 9/3/2021
- 'Cross Sections 1', Sheet 104, Rev 2, dated 23/11/2020
- 'Cross Sections 2', Sheet 105, Rev 2, dated 23/11/2020

stamped as approved on date

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

2. This consent shall not become operative until and unless:
 - a. A request for a private plan change (PPC Request) is lodged with the Council in respect of the undeveloped land owned by Northlake Investments Limited located east of and

adjoining the land referred to as 'Sticky Forest' legally described as Sections 2 and 5 Block XIV Lower Wanaka Survey District; and

- b. The PPC Request includes provision for legal road access (including provision for other infrastructure services) connecting Sticky Forest to roading and other infrastructure services already installed within the Northlake Special Zone, in order to enable development of Sticky Forest.

This consent will become operative on the date the PPC Request is lodged with the Council.

3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice.
4. The development shall be utilised as a Retirement Village. The contact details of the operator and any onsite manager for the Retirement Village shall be forwarded to the Council for the Council's records.

Staging

5. The development may be staged. For the purpose of ensuring compliance with this consent, the conditions shall be applied only to the extent that they are relevant to each particular stage.

Environmental Management

6. At least 5 working days prior to any works commencing on site the Consent Holder shall submit an Environmental Management Plan (EMP) to Council's Monitoring and Enforcement Team for review and acceptance. This document must be prepared by a Suitably Qualified and Experienced Person (SQEP). The EMP shall be in accordance with the principles and requirements of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans* and specifically shall address the following environmental elements as specified in the guidelines:
 - a) Administrative Requirements
 - i. Weekly site inspections
 - ii. Notification and management of environmental incidents
 - iii. Records and registers
 - iv. Environmental roles and responsibilities of personnel (including nomination of Principal Contractor)
 - v. Site induction
 - b) Operational Requirements
 - i. Erosion and sedimentation (including Erosion and Sediment Control Plan) (to be prepared by a SQEP)
 - ii. Water quality
 - iii. Dust
 - iv. Cultural heritage
 - v. Noise
 - vi. Vibration
 - vii. Contaminated sites
 - viii. Indigenous vegetation clearance
 - ix. Chemical and fuel management
 - x. Waste management
7. Prior to ground-disturbing activities on the initial stage of works or any subsequent new stage of works, the Consent Holder shall engage a SQEP to prepare and submit an Erosion and Sediment Control Plan (ESCP) to Council's Monitoring and Enforcement Team for review and acceptance.
8. Prior to commencing ground-disturbing activities, the Consent Holder shall nominate an Environmental Representative for the works program in accordance with the requirements of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.

9. Prior to commencing ground disturbing activities, the Consent Holder shall ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction.

Prior to works commencing

10. The consent holder shall obtain and implement a Traffic Management Plan (TMP) approved by Council prior to undertaking any works within or adjacent to Council's road reserve that affects the normal operating conditions of the road reserve through disruption, inconvenience or delay. The TMP shall be prepared by a Site Traffic Management Supervisor (STMS). A copy of the approved plan shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.
11. Prior to commencing any work on the site, the consent holder shall install construction vehicle crossings to each site in the location of the vehicle crossings shown on the stamped as approved plans, which all construction traffic shall use to enter and exit the site. The minimum standard for this crossing shall be in accordance with 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council.
12. At least 5 days prior to commencing excavations, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified geoprofessional as defined in QLDC's Land Development and Subdivision Code of Practice who shall supervise the earthworks procedure and retaining wall construction.

To be monitored during construction

13. All works shall be undertaken in accordance with the most current version of the EMP accepted as suitable by Council.
14. The EMP shall be accessible on site at all times during work under this consent.
15. The Consent Holder shall establish and implement document version control. Council shall be provided with an electronic copy of the most current and complete version of the EMP at all times.
16. The Consent Holder shall undertake and document weekly and Pre and Post-Rain Event site inspections.
17. The Consent Holder shall:
 - a) Report to QLDC details of any Environmental Incident within 48 hours of becoming aware of the incident.
 - b) Provide an Environmental Incident Report to QLDC within 20 working days of the incident occurring.
18. Environmental records are to be collated onsite and shall be made available to QLDC upon request.
19. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. to clean the roads.
20. No earthworks, temporary or permanent, are to breach the boundaries of the site, except for those earthworks required for the construction of the vehicle crossings, road upgrades and retaining walls along Outlet Road.
21. Hours of operation for construction, shall be:
 - Monday to Saturday (inclusive): 7:30am to 6.00pm.
 - Sundays and Public Holidays: No Activity
22. This site may contain archaeological material. Under the Heritage New Zealand Pouhere Taonga Act 2014, the permission of the Heritage New Zealand Pouhere Taonga must be sought prior to

the modification, damage or destruction of any archaeological site, whether the site is unrecorded or has been previously recorded. An archaeological site is described in the Act as a place associated with pre-1900 human activity, which may provide evidence relating to the history of New Zealand. These provisions apply regardless of whether a resource consent or building consent has been granted by Council. Should archaeological material be discovered during site works, any work affecting the material must cease and the Heritage New Zealand Pouhere Taonga must be contacted (Dunedin office phone 03 477 9871).

To be completed when works finish and before occupation of the retirement village

23. No permanent batter slope within the site shall be formed at a gradient that exceeds 1(V):2(H).
24. On completion of earthworks, the consent holder shall complete the following:
 - a) All earthworked areas shall be top-soiled and revegetated or otherwise permanently stabilised.
 - b) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

Prior to occupation

Engineering

25. Prior to the occupation of the retirement village, the consent holder shall complete the following:
 - a) The submission of 'as-built' plans and information required to detail all engineering works completed.
 - b) The submission of Completion Certificates from both the Contractor and Accepted Engineer for all infrastructure engineering works completed in relation to or in association with this development. The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.

Lighting

26. All fixed exterior lighting shall be directed downwards and away from adjacent roads and properties.
27. Exterior lighting shall utilise hoods, louvres, snoots or other similar attachments to direct light and minimise 'light spill', and shall be incandescent, halogen or other white light and not sodium vapour or other light.

Landscaping

28. Suitable, locally sourced native plants are included in any landscape planting to compliment the surrounding environment.

Advice Notes:

1. *Rūnanga shall be consulted via Aukaha around the use of Ngāi Tahu names within the subdivision.*

SUBDIVISION CONSENT CONDITIONS

1. That the development must be undertaken/carried out in general accordance with the plans prepared by Paterson Pitts Group:
 - Proposed Subdivision Scheme Plan Lots 1 and 2000 being Subdivision of Lot 2000 DP 558541, Sheet No. 100, Rev 4, dated 09/03/2021

To be completed before Council approval of the Survey Plan

2. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved. This shall include any Easements in Gross as required by Council for infrastructure to vest. Requirements for vested infrastructure and Easements in Gross shall be agreed with Council's Land Development Engineer prior to Council signing the Survey Plan and prior to obtaining 'Engineering Review and Acceptance' for design of infrastructure.

Engineering Conditions

3. All engineering works, shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice.

Prior to works commencing

4. Prior to commencing works on the site, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council. The 'Engineering Review and Acceptance' application(s) shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with the following requirements:
 - a) The provision of a water supply to Lot 1 in terms of Council's standards and connection policy.
 - b) Confirmation shall be provided from a suitably qualified engineer that the minimum design water pressure at each allotment will be 300kPa or greater. In the event that the design water pressure is below 300kPa, approval shall be provided from Council's Chief Engineer.
 - c) The provision of a foul sewer connection from Lot 1 to Council's reticulated sewerage system in accordance with Council's standards and connection policy.
 - d) The design of a stormwater system by a suitably qualified professional as described in QLDC's Land Development and Subdivision Code of Practice to dispose of water from all impervious areas.
 - e) Provision of a suitable firefighting water supply and hydrants with adequate pressure and flow to service the development and accompanying report from a suitably qualified professional demonstrating compliance with the NZ Fire Service Code of Practice for Firefighting Water Supplies 2008 (SNZ PAS 4509:2008).
 - f) The provision of Design Certificates for all engineering works associated with this development submitted by a suitably qualified design professional. The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.

To be completed before issue of s224(c) certificate

5. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:

- a) The consent holder shall provide 'as-built' plans and information required to detail all engineering works completed.
- b) The completion and implementation of all works detailed in Condition (4) above, with the possible exception of the stormwater connection to the permanent detention system. Timing of the connection to the detention system shall be agreed with Council's Property & Infrastructure engineers.
- c) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kVA capacity) to the net area of all lots created and that all the network supplier's requirements for making such means of supply available have been met.
- d) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the net area of all lots created and that all the network supplier's requirements for making such means of supply available have been met.
- e) All earthworks and fill certification shall be carried out under the guidance of suitably qualified and experienced geotechnical professional as described in QLDC's Land Development and Subdivision Code of Practice.
- f) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition (4) for all engineering works completed in relation to or in association with this subdivision. The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
- g) All newly constructed foul sewer and stormwater mains shall be subject to a closed-circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual.
- h) All earth-worked areas shall be top-soiled and revegetated or otherwise permanently stabilised.