Appendix 6 - Proposed Conditions of Consent

QLDC Consent

General Conditions

1. This consent authorises construction and use of the site for film making and associated support activities, commercial activities including conference and entertainment facilities, retail and hospitality, education and training related to the film industry, and film related tourism, in general accordance with the application dated 27/07/21 and the development must be undertaken/carried out in accordance with the plans:

Overall Location, Site and Contour Plans and Miscellanious Buildings and Structures Plan

- 'Existing Overall Site & Location Plan' ref: SI-RC-01 prepared by Tilt Architecture and dated 30/06/21
- 'Existing Site Plan' ref: SI-RC-02 prepared by Tilt Architecture and dated 30/06/21
- 'Proposed Site Layout Plan' ref: SI-RC-03 prepared by Tilt Architecture and dated 30/06/21
- 'Existing Topography Plan' ref: SI-RC-04 prepared by Tilt Architecture and dated 30/06/21
- 'Proposed Topography Plan' ref: SI-RC-05 prepared by Tilt Architecture and dated 30/06/21
- 'Existing & Proposed Topography Overlay Plan' ref: SI-RC-06 prepared by Tilt Architecture and dated 30/06/21
- 'Original & Current Layout Comparison Plan' ref: SI-RC-07 prepared by Tilt Architecture and dated 30/06/21
- 'Proposed Precinct Height & Area Plan' ref: SI-RC-08 prepared by Tilt Architecture and dated 30/06/21
- 'Proposed Vehicle Access & Security Plan' ref: SI-RC-09 prepared by Tilt Architecture and dated 30/06/21
- 'Proposed Greens Area' ref: SI-RC-010 prepared by Tilt Architecture and dated 30/06/21

- ‘Proposed Central Park & Bridge’ ref: SI-RC-11 prepared by Tilt Architecture and dated 30/06/21
- ‘Proposed Central Park Ice Skating Rink’ ref: SI-RC-12 prepared by Tilt Architecture and dated 30/06/21
- ‘Proposed Visitor Entrance Building’ ref: SI-RC-13 prepared by Tilt Architecture and dated 30/06/21
- ‘Proposed North Bridge’ ref: SI-RC-014 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Transport Workshop Building’ ref: SI-RC-15 prepared by Tilt Architecture and dated 30/06/21
- ‘Proposed Utility Buildings’ ref: SI-RC-16 prepared by Tilt Architecture and dated 30/06/21
- ‘Proposed Ancillary Site Buildings’ ref: SI-RC-17 prepared by Tilt Architecture and dated 30/06/21
- ‘Proposed Security Checkpoint Buildings’ ref: SI-RC-18 prepared by Tilt Architecture and dated 30/06/21
- ‘Proposed Site Entranceway’ ref: SI-RC-19 prepared by Tilt Architecture and dated 07/08/21
- ‘Proposed Site Sections A - D’ ref: SI-RC-20 prepared by Tilt Architecture and dated 30/06/21
- ‘Proposed Schedules’ ref: SI-RC-21 prepared by Tilt Architecture and dated 30/06/21

Sound Stage Plans

- ‘Proposed Site Plan’ ref: SS-RC-01 prepared by Tilt Architecture and dated 30/06/21
- ‘Proposed Ground Floor Plan’ ref: SS-RC-02 prepared by Tilt Architecture and dated 14/07/21
- ‘Proposed First Floor Plan’ ref: SS-RC-03 prepared by Tilt Architecture and dated 29/06/21

- ‘Proposed Typical Sound Stage Floor Plan & Sections’ ref: SS-RC-04 prepared by Tilt Architecture and dated 30/06/21
- ‘Proposed Wardrobe & Workshop Plans’ ref: SS-RC-05 prepared by Tilt Architecture and dated 30/06/21
- ‘Proposed Wardrobe Stage Sections’ ref: SS-RC-06 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed SS Site Sections’ ef: SS-RC-07 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Typical Sound Stage External Elevations’ ref: SS-RC-08 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Perimeter Wall External Elevations’ ref: SS-RC-09 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Stages 3D Cutaway View’ ref: SS-RC-10 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Typical Sound Stage 3D View’ ref: SS-RC-11 prepared by Tilt Architecture and dated 29/06/21
- ‘Interchangeable Facade Elev, Section & 3D View’ ref: SS-RC-12 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Typical Interchangeable Facade Elevation’ ref: SS-RC-13 prepared by Tilt Architecture and dated 07/06/21
- ‘Indicative Colours and Materials’ ref: SS-RC-14 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Schedules’ ref: SS-RC-15 prepared by Tilt Architecture and dated 12/07/21

Italian Village Plans

- ‘Proposed Overall Site Plan’ ref: IV-RC-01 prepared by Tilt Architecture and dated 29/06/21
- ‘IV West - Proposed Site Plan’ ref: IV-RC-02 prepared by Tilt Architecture and dated 29/06/21

- ‘IV West - Proposed Ground Floor Plan’ ref: IV-RC-03 prepared by Tilt Architecture and dated 29/06/21

- ‘IV West - Proposed First Floor Plan’ ref: IV-RC-04 prepared by Tilt Architecture and dated 29/06/21

- ‘IV West - Proposed Second Floor Plan’ ref: IV-RC-05 prepared by Tilt Architecture and dated 29/06/21

- ‘IV West - Proposed Third Floor Plan’ ref: IV-RC-06 prepared by Tilt Architecture and dated 29/06/21

- ‘IV West - Proposed Sections - North-South’ ref: IV-RC-07 prepared by Tilt Architecture and dated 29/06/21

- ‘IV West - Proposed Sections - East-West’ ref: IV-RC-08 prepared by Tilt Architecture and dated 29/06/21

- ‘IV West - Proposed Exterior Elevations’ ref: IV-RC-09 prepared by Tilt Architecture and dated 29/06/21

- ‘Proposed Overall Exterior Perspectives’ ref: IV-RC-10 prepared by Tilt Architecture and dated 29/06/21

- ‘Proposed Typical Facade Elevation’ ref: IV-RC-11 prepared by Tilt Architecture and dated 29/06/21

- ‘Indicative Italian Village Facade Reference’ ref: IV-RC-12 prepared by Tilt Architecture and dated 29/06/21

- ‘Indicative Colours and Materials References’ ref: IV-RC-13 prepared by Tilt Architecture and dated 29/06/21

- ‘Proposed Schedules’ ref: IV-RC-14 prepared by Tilt Architecture and dated 29/06/21

Seaside Village Plans

- ‘Proposed Site Plan’ ref: SV-RC-01 prepared by Tilt Architecture and dated 29/06/21

- ‘Proposed Ground Floor Plan’ ref: SV-RC-02 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed First Floor Plan’ ref: SV-RC-03 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Sections’ ref: SV-RC-04 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Exterior Elevations’ ref: SV-RC-05 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Seaside Village 3D Views’ ref: SV-RC-06 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Typical Facade Elevation’ ref: SV-RC-07 prepared by Tilt Architecture and dated 29/06/21
- ‘Indicative Seaside Facade References’ ref: SV-RC-08 prepared by Tilt Architecture and dated 29/06/21
- ‘Indicative Colours and Materials References’ ref: SV-RC-09 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Schedules’ ref: SV-RC-10 prepared by Tilt Architecture and dated 29/06/21

Venice Plans

- ‘Proposed Site Plan’ ref: VE-RC-01 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Ground Floor Plan’ ref: VE-RC-02 prepared by Tilt Architecture and dated 13/07/21
- ‘Proposed First Floor Plan’ ref: VE-RC-03 prepared by Tilt Architecture and dated 13/07/21
- ‘Proposed Second Floor Plan’ ref: VE-RC-04 prepared by Tilt Architecture and dated 13/07/21
- ‘Proposed Sections’ ref: VE-RC-05 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Exterior Elevations’ ref: VE-RC-06 prepared by Tilt Architecture and dated 29/06/21

- ‘Proposed Exterior Perspectives’ ref: VE-RC-07 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Typical Facade Elevations’ ref: VE-RC-08 prepared by Tilt Architecture and dated 29/06/21
- ‘Indicative Venice Facade References’ ref: VE-RC-09 prepared by Tilt Architecture and dated 29/06/21
- ‘Indicative Colours and Materials References’ ref: VE-RC-10 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Schedules’ ref: VE-RC-11 prepared by Tilt Architecture and dated 13/07/21

Paris Plans

- ‘Proposed Site Plan’ ref: PA-RC-01 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Ground Floor Plan - West’ ref: PA-RC-02 prepared by Tilt Architecture and dated 14/07/21
- ‘Proposed Ground Floor Plan - East’ ref: PA-RC-03 prepared by Tilt Architecture and dated 14/07/21
- ‘Proposed First Floor Plan - West’ ref: PA-RC-04 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed First Floor Plan - East’ ref: PA-RC-05 prepared by Tilt Architecture and dated 30/06/21
- ‘Proposed Second Floor Plan - West’ ref: PA-RC-06 prepared by Tilt Architecture and dated 30/06/21
- ‘Proposed Second Floor Plan - East’ ref: PA-RC-07 prepared by Tilt Architecture and dated 30/06/21
- ‘Proposed Sections’ ref: PA-RC-08 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Exterior Elevations’ ref: PA-RC-09 prepared by Tilt Architecture and dated 29/06/21

- ‘Proposed Exterior Perspectives - From SW’ ref: PA-RC-10 prepared by Tilt Architecture and dated 29/06/21

- ‘Proposed Exterior Perspectives - From NW’ ref: PA-RC-11 prepared by Tilt Architecture and dated 29/06/21

- ‘Proposed Typical Facade Elevation’ ref: PA-RC-12 prepared by Tilt Architecture and dated 29/06/21

- ‘Indicative Paris Facade References’ ref: PA-RC-13 prepared by Tilt Architecture and dated 29/06/21

- ‘Indicative Colours and Materials References’ ref: PA-RC-14 prepared by Tilt Architecture and dated 29/06/21

- ‘Proposed Schedules’ ref: PA-RC-15 prepared by Tilt Architecture and dated 29/06/21

New York Plans

- ‘Proposed Site Plan North’ ref: NY-RC-01 prepared by Tilt Architecture and dated 29/06/21

- ‘Proposed Site Plan South’ ref: NY-RC-02 prepared by Tilt Architecture and dated 29/06/21

- ‘Proposed Basement Floor Plan North’ ref: NY-RC-03 prepared by Tilt Architecture and dated 29/06/21

- ‘Proposed Ground Floor Plan North’ ref: NY-RC-04 prepared by Tilt Architecture and dated 29/06/21

- ‘Proposed Ground Floor Plan South’ ref: NY-RC-05 prepared by Tilt Architecture and dated 29/06/21

- ‘Proposed First Floor Plan North’ ref: NY-RC-06 prepared by Tilt Architecture and dated 29/06/21

- ‘Proposed First Floor Plan South’ ref: NY-RC-07 prepared by Tilt Architecture and dated 29/06/21

- ‘Proposed Second Floor Plan North’ ref: NY-RC-08 prepared by Tilt Architecture and dated 29/06/21

- ‘Proposed Second Floor Plan South’ ref: NY-RC-09 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Sections’ ref: NY-RC-10 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Exterior Elevations’ ref: NY-RC-11 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Exterior Perspectives’ ref: NY-RC-12 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Typical Facade Elevation’ ref: NY-RC-13 prepared by Tilt Architecture and dated 29/06/21
- ‘Indicative New York Facade References’ ref: NY-RC-14 prepared by Tilt Architecture and dated 29/06/21
- ‘Indicative Colours and Materials References’ ref: NY-RC-15 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Schedules’ ref: NY-RC-16 prepared by Tilt Architecture and dated 29/06/21

Lake Village Plans

- ‘Proposed Site Plan’ ref: LV-RC-01 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Ground Floor Plan’ ref: LV-RC-02 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed First Floor Plan’ ref: LV-RC-03 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Second Floor Plan’ ref: LV-RC-04 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Exterior Elevations North & South’ ref: LV-RC-05 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Exterior Elevations East & West’ ref: LV-RC-06 prepared by Tilt Architecture and dated 29/06/21

- ‘Proposed Sections A-A & B-B’ ref: LV-RC-07 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Sections C-C & D-D’ ref: LV-RC-08 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Exterior Perspectives’ ref: LV-RC-09 prepared by Tilt Architecture and dated 29/06/21
- ‘Indicative Colours and Materials References’ ref: LV-RC-10 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Schedules’ ref: LV-RC-11 prepared by Tilt Architecture and dated 29/06/21

Medieval Village Plans

- ‘Proposed Site Plan’ ref: MV-RC-01 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Village Ground Floor Plan’ ref: MV-RC-02 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Great Hall Ground Floor Plan’ ref: MV-RC-03 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Exterior Elevations’ ref: MV-RC-04 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Exterior Elevations’ ref: MV-RC-05 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Sections’ ref: MV-RC-06 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Exterior Perspectives’ ref: MV-RC-07 prepared by Tilt Architecture and dated 29/06/21
- ‘Indicative Colours and Materials References’ ref: MV-RC-08 prepared by Tilt Architecture and dated 29/06/21
- ‘Proposed Schedules’ ref: MV-RC-09 prepared by Tilt Architecture and dated 29/06/21

Earthworks and Roading Plans

- 'Earthworks Drawings Overview - Plan Sheet Layout' ref W6584-001 Sheet 101 prepared by Paterson Pitts Group and dated 30/06/2021
- 'Earthworks Drawings Existing Contours - Overview' ref W6584-001 Sheet 200 prepared by Paterson Pitts Group and dated 30/06/2021
- 'Earthworks Drawings Existing Contours - 1' ref W6584-001 Sheet 201 prepared by Paterson Pitts Group and dated 30/06/2021
- 'Earthworks Drawings Existing Contours - 2' ref W6584-001 Sheet 202 prepared by Paterson Pitts Group and dated 30/06/2021
- 'Earthworks Drawings Existing Contours - 3' ref W6584-001 Sheet 203 prepared by Paterson Pitts Group and dated 30/06/2021
- 'Earthworks Drawings Existing Contours - 4' ref W6584-001 Sheet 204 prepared by Paterson Pitts Group and dated 30/06/2021
- 'Earthworks Drawings Proposed Contours - Overview' ref W6584-001 Sheet 210 prepared by Paterson Pitts Group and dated 30/06/2021
- 'Earthworks Drawings Proposed Contours - 1' ref W6584-001 Sheet 211 prepared by Paterson Pitts Group and dated 30/06/2021
- 'Earthworks Drawings Proposed Contours - 2' ref W6584-001 Sheet 212 prepared by Paterson Pitts Group and dated 30/06/2021
- 'Earthworks Drawings Proposed Contours - 3' ref W6584-001 Sheet 213 prepared by Paterson Pitts Group and dated 30/06/2021
- 'Earthworks Drawings Proposed Contours - 4' ref W6584-001 Sheet 214 prepared by Paterson Pitts Group and dated 30/06/2021
- 'Earthworks Drawings Cut-Fill Depths - Overview' ref W6584-001 Sheet 220 prepared by Paterson Pitts Group and dated 30/06/2021

- ‘Earthworks Drawings Cut/Fill Depths - 1’ ref W6584-001 Sheet 221 prepared by Paterson Pitts Group and dated 30/06/2021
- ‘Earthworks Drawings Cut/Fill Depths - 2’ ref W6584-001 Sheet 222 prepared by Paterson Pitts Group and dated 30/06/2021
- ‘Earthworks Drawings Cut/Fill Depths - 3’ ref W6584-001 Sheet 223 prepared by Paterson Pitts Group and dated 30/06/2021
- ‘Earthworks Drawings Cut/Fill Depths - 4’ ref W6584-001 Sheet 224 prepared by Paterson Pitts Group and dated 30/06/2021
- ‘Earthworks Drawings Cut-Fill By Precinct’ ref W6584-001 Sheet 225 prepared by Paterson Pitts Group and dated 30/06/2021
- ‘Earthworks Drawings Cross Sections - 1’ ref W6584-001 Sheet 230 prepared by Paterson Pitts Group and dated 30/06/2021
- ‘Earthworks Drawings Cross Sections - 2’ ref W6584-001 Sheet 231 prepared by Paterson Pitts Group and dated 30/06/2021
- ‘Earthworks Drawings Cross Sections - 3’ ref W6584-001 Sheet 232 prepared by Paterson Pitts Group and dated 30/06/2021
- ‘Earthworks Drawings Cross Sections - 4’ ref W6584-001 Sheet 233 prepared by Paterson Pitts Group and dated 30/06/2021
- ‘Earthworks Drawings Cross Sections - 5’ ref W6584-001 Sheet 234 prepared by Paterson Pitts Group and dated 30/06/2021
- ‘Earthworks Drawings Cross Sections - 6’ ref W6584-001 Sheet 235 prepared by Paterson Pitts Group and dated 30/06/2021
- ‘Earthworks Drawings Road Hierarchy Plan’ ref W6584-001 Sheet 240 prepared by Paterson Pitts Group and dated 02/07/2021
- ‘Earthworks Drawings Typical Road Cross Sections’ ref W6584-001 Sheet 241 prepared by Paterson Pitts Group and dated 02/07/2021

Landscape Plan

- *'Site Vegetation Plan' ref 1675-03 prepared by vivian+espie and dated 02/07/21*

stamped as approx on [insert date] 2021

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

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.

3. The consent holder is liable for costs associated with the monitoring of this resource consent under section 35 of the Act.

4. This consent shall lapse unless given effect to within ten years from the date of consent. Within that 10 year period Phase 1 of the development (comprising Phase 1 of the Sound Stage Lot and Italian Village plus the Seaside Village) shall be implemented and made operational within 3 years of the date of consent. There shall thereafter be a further 7 years in which the remainder of the consent shall be given effect to.

5. 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 adopted on 3rd May 2018 and subsequent amendments to that document up to the date of issue of this resource consent.

   Note: The current standards are available on Council's website via the following link: https://www.qldc.govt.nz/services/resource-consents/land-developments-and-subdivisions#code-of-practice

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

6. The consent holder shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under

Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development. Should the appointed representative change during the course of the works the owner of the land shall update the Manager of Resource Management Engineering at Council accordingly.

7. At least 5 working 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 geo-professional as defined in Section 1.7 of the Council's Land Development and Subdivision Cost of Practice who is familiar with the GeoSolve report (GeoSolve ref: 210381, dated 11 July 2021) and who shall supervise the earthworks procedure and soakage testing, in accordance with the report recommendations. Should the site conditions be found unsuitable for the proposed excavation/construction methods, then a suitably qualified and experienced engineer shall submit to the Manager of Resource Management Engineering at Council new design/work methodologies for the works prior to further work being undertaken, with the exception of any necessary works required to stabilise the site in the interim.

8. At least 5 working days prior to commencing work on site the consent holder shall advise the Manager of Resource Management Engineering at Council of the scheduled start date of physical works. Compliance with the prior to works conditions shall be demonstrated.

9. At least two months prior to the expected commencement of the access intersection improvement works, the consent holder shall apply to the Waka Kotahi/NZ Transport Agency for a Corridor Access Request (CAR) to undertake works within a State Highway Road reserve.At least [placeholder – timeframe] prior to commencing works on site, the consent holder shall submit to Waka Kotahi / NZ Transport Agency or its network management consultant, Aspiring Highways, and to the Road Corridor Engineer at Council, for certification and acceptance:

    a. a Traffic Management Plan. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor (STMS). All contractors obligated to implement Traffic Management Plans shall employ a qualified STMS on Site. The STMS shall implement the Traffic Management Plan. No works shall commence until the Traffic Management Plan is approved by Waka Kotahi / NZ Tranport Agency, or its network management consultant and Council; and

    b. The planned upgrade of the existing access including (as a minimum) an auxiliary right turn lane;

A copy of the approved plans shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.

10. Condition 9a. above shall apply to each stage of access upgrade works set out in Conditions 12(a), 13 and 15 below (should a staged approach be taken).

11. The development may be phased in accordance with the phasing set out in the application including the flexibility in terms of the order of phased development of the precincts and villages. Specifically phases of development may be combined or overlap and (aside from the first phase of the Sound Stage Lot and the Italian Village which shall be the first phase to be implemented) may be completed in any order that the consent holder sees fit provided all relevant conditions of consent are complied with.

12. Prior to commencing works within the site, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items listed below unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the applicant's cost. 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 Condition (5), to detail the following requirements:

    a) The upgrade of the existing access to include (as a minimum) an auxiliary right turn lane including written approval from Waka Kotahi / NZ Transport Agency (the road controlling authority) confirming that the proposed intersection and/or vehicle crossing works will not adversely affect State Highway 6.

    b) The provision of a potable water supply to the development in terms of Council's standards and connection policy including capacity modelling and details of any infrastructure upgrades required to accommodate the development. This shall include a bulk flow meter which consists of an approved valve and valve box with backflow prevention and provision for water metering to be located at the road reserve boundary. The costs of the connection shall be borne by the consent holder.

c) The provision of an internal reticulated water supply system distributing potable water to all precincts and villages.

d) The provision of a wastewater connection to Council's reticulated wastewater system in accordance with Council's standards and connection policy including capacity modelling and details of any infrastructure upgrades required to accommodate the development. The costs of the connection shall be borne by the consent holder.

e) The provision of an internal reticulated wastewater system that will collect wastewater from the various precincts and villages and convey it to Council reticulation including any necessary pump stations.

f) The realignment and/or relaying of the existing 150mm Council water main that currently passes through the site in order that the main is not adversely affected by earthworks or built development on site.

g) Detailed design of the lake including:

- The location, size and design of overflow ponds and confirmation that they are sized to accommodate a Q100 rainfall event and will ensure that sufficient freeboard for buildings is maintained during a probable maximum precipitation (PMP) event;
- Measures that have been incorporated to ensure that lake ecology and water quality are maintained at approproate levels in general accordance with the recommendations of the Six Waters Infrastructure Feasibility Report prepared by CGW Consulting Engineers (ref: 21484-RPT-001-A dated 23/07/21).

h) Stormwater treatment and disposal in general accordance with the recommendations of the Six Waters Infrastructure Feasibility Report prepared by CGW Consulting Engineers (ref: 21484-RPT-001-A dated 23/07/21) including:

- Pre-treatment from all impervious hardstanding areas discharging into the lake including any necessary shut off valves;
- Pre-treatment measures such as swales, rain gardens and/or detention basins and disposal via soakpits required to manage the discharge of stormwater from all roads and parking areas.

i) The provision of a fire fighting water supply and hydrants with adequate pressure and flow to service all precincts, villages and buildings within the development and an

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)(or superseding standard). Any alternative solution must be approved in writing by the Area Manager for the Central North Otago branch of Fire and Emergency New Zealand. Any buildings on the lots shall either be fitted with a sprinkler system and/or be designed with an appropriate fire cell size to meet the requirements of SNZ PAS 4509 for the relevant water supply classification prior to the occupation of any buildings.

j) The formation and sealing of the internal roads and parking areas shown on the stamped and approved plans, in accordance with Council's standards except where otherwise agreed to by Council.

k) The provision of PS1 Producer Statements for any permanent retaining walls that exceed 1.5m in height or are subject to additional surcharge loads.

l) The provision of Design Certificates for all engineering works associated with the development prepared by a suitably qualified design professional. The certificates shall be in the format of the Council's Land Development and Subdivision Code of Practice Schedule 1A Certificate.

m) The alignment and formation of the public walking and cycling track in general accordance with the 'Proposed Vehicle Access & Security Plan'. The formation of the track shall be to the following standard unless otherwise approved by Council:

Gradient: maximum grade 1:10 (except where existing topography and/or track alignment, such as the existing track on the escarpment face, requires a grade steeper than specified)

Width: minimum 1.5m (except for the existing section of track down the escarpment face which may be narrower than specified)

Surface: compacted aggregate

13. Within two years of the development first becoming operational (if not before) the consent holder shall obtain approval from Waka Kotahi / NZ Transport Agency (in accordance with Condition 9 above) for the upgrade of the site access to include an auxiliary left turn lane (in addition to the auxiliary right turn lane approved under Condition 12a)) unless otherwise agreed with Waka Kotahi / NZ Transport Agency.

14. Within five years of the commencement of development on site (if not before) the consent holder shall commence a self-monitoring regime in accordance with the recommendations of the Transportation Assessment prepared by Carriageway Consulting (ref: 14676-silverlight ta draft 3 dated 08/07/21) which shall determine the point at which traffic volumes are likely to trigger the further upgrade of the site access to include a roundabout.

15. At such time as (or before) the self-monitoring regime required under Condition 14 above indicates that the further upgrade of the site access is likely to be required the consent holder shall obtain approval from Waka Kotahi / NZ Transport Agency (in accordance with Condition 13 above) for the upgrade of the site access to a roundabout.

16. Prior to initial operation of the development the consent holder shall submit to Council the following:

    a) A notice signed by the Minister of Transport pursuant to section 93 of the Government Roading Powers Act 1989 confirming that the State Highway is road for the purpose of this development and change in land use.

    b) Written confirmation from Waka Kotahi / the NZ Transport Agency's network management consultants that the works on State Highway 6 have been completed to meet their requirements.

17. On the completion of works on each phase of the development the consent holder shall complete the following (refer also to Conditions 37 to 41 regarding completion of earthworks):

    a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to the relevant phase of the development at the consent holder's cost. This information shall be formatted in according with Council's 'as-built' standards and shall include all roads, water, wastewater and stormwater reticulation.

    b) The completion and implementation of all relevant works detailed in Conditions 12, 13 and 15 above (unless otherwise provided for within the conditions of this consent).

    c) The submission of Completion Certificates from the Contractor and the Engineer(s) appointed pursuant to Conditions 6 and 7 for all engineering works completed in relation to or in association with the relevant phase of the development. The certificates shall be in the format of a Producer Statement, or the Council's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.

d) An engineer's PS4 Producer Statement shall be submitted for any permanent retaining walls within the development that exceed 1.5m in height or are subject to additional surcharge loads.

e) Any wired telecommunications or electrical connections shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.

f) Any easement necessary to provide for the existing Council water main (to be realigned) shall be registered on the relevant Records of Title.

18. In the event that Engineering Acceptance issued under Conditions 12, 13 and/or 15 contains ongoing conditions or requirements associated with the installation, ownership, monitoring and/or maintenance of any infrastructure subject to Engineering Acceptance, then at Council's discretion, a Covenant in Gross (or other alternative legal instrument acceptable to Council) shall be registered on the relevant Records of Title detailing these requirements for the land owner. The final form and wording of the document shall be checked and approved by Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected. The applicant shall liaise with the Manager of Resource Management Engineering at Council in respect of the above. All costs, including costs that relate to the checking of the legal instrument by Council's solicitors and registration of the document, shall be borne by the consent holder.

[Note: this condition is intended to provide for the imposition of a legal instrument for the performance of any ongoing requirements associated with the ownership, monitoring and maintenance of any infrastructure within this development that have arisen through the detailed engineering design and acceptance process, to avoid the need for a consent variation pursuant to section 127 of the Act].

19. The walking and cycling track detailed in Condition 12m) shall be constructed upon completion of the public elements of the development (being Venice, Paris, New York and the Lake and Medieval Villages) with an associated public Right of Way easement being registered over the completed track.

<u>Earthworks Conditions</u>

<u>To be completed prior to the commencement of any works on-site</u>

20. At least 15 working days prior to any works commencing on site the Consent Holder shall submit an Environmental Management Plan (EMP) to Council's Monitoring and Enforcement Team for review and acceptance [HOLD POINT 1]. 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) Monthly environmental reporting;

(iii) Independent audit by a SQEP;

(iv) Notification and management of environmental incidents;

(v) Records and registers;

(vi) Environmental roles and responsibilities of personnel (including nomination of Principal Contractor); and

(vii) Site induction.

b) Operational Requirements

(i) Erosion and sedimentation (including Erosion and Sediment Control Plan (ESCP)) (to be prepared by a SQEP);

(ii) Water quality;

(iii) Dust;

(iv) Cultural heritage;

(v) Noise (to be prepared by a SQEP);

(vi) Vibration (to be prepared by a SQEP);

(vii) Chemical and fuel management; and

(viii) Waste management.

The EMP (and any sub-plans e.g. ESCP described below) shall also be consistent with any recommendations outlined in the GeoSolve Geotechnical report, (GeoSolve ref: 210381, dated 11 July 2021). In relation to noise and vibration the EMP may refer to and rely upon the Construction Noise and Vibration Management Plan required under Condition 72.

21. 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. This plan shall be a sub-plan of the overarching EMP and must be prepared in accordance with the requirements outlined on pages 13 – 18 in Queenstown Lakes District Council's Guidelines for Environmental Management Plans. These plans must be updated when:

    a) The construction program moves from one Stage to another; or

    b) Any significant changes have been made to the construction methodology since the original plan was accepted for that Stage; or

    c) There has been an Environmental Incident and investigations have found that the management measures are inadequate.

22. Prior to commencing ground-disturbing activities, the Consent Holder shall nominate an Environmental Representative for the works program in accordance with requirements outlined on pages 9 and 10 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.

23. Prior to commencing ground disturbing activities, the Consent Holder shall ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction in accordance with the requirements on page 8 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.

<u>During earthworks</u>

24. Prior to bulk earthworks operations (and vegetation clearance) for the initial stage or any subsequent new stage of works, the Consent Holder must install erosion and sediment controls in accordance with the ESCP as well as provide as-built documentation for these controls by a SQEP [HOLD POINT 2]. It is noted that earthworks required to construct environmental

management controls are allowed to commence once Council has provided notice that [HOLD POINT 1] has been met.

25. All works shall be undertaken in accordance with the most current version of the EMP as accepted as suitable by Council.

26. The EMP shall be accessible on site at all times during work under this consent.

27. 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.

28. The Consent Holder shall develop and document a process of periodically reviewing the EMP as outlined on page 6 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans. No ground disturbing activities shall commence in any subsequent phase of development until an EMP has been submitted and accepted by Council 's Monitoring and Enforcement Team.

29. The Consent Holder shall undertake and document weekly and Pre and Post-Rain Event site inspections as outlined on pages 10 and 11 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.

30. A SQEP shall monitor the site monthly to ensure that the site is complying with its EMP, identify any new environmental risks arising that could cause an environmental effect and suggest alternative solutions that will result in more effective and efficient management. This must include a specific audit by the SQEP of the effectiveness of the ESCP. The outcome of these inspections should be included in the Monthly Environmental Report referred to Condition 31 below.

31. The Consent Holder shall complete and submit exception reporting to QLDC in the form of a monthly environmental report. The monthly environmental report shall be submitted to QLDC's Regulatory Department within five (5) working days of the end of each month.

32. In accordance with page 9 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans, where any Environmental Incident where the EMP has failed leading to any adverse environmental effects offsite occurs the Consent Holder shall:

a) Report to QLDC details of any Environmental Incident within 12 hours of becoming aware of the incident.

b) Provide an Environmental Incident Report to QLDC within 10 working days of the incident occurring as per the requirements outlined in Section 3.3.1 of Queenstown Lakes District Council's Guidelines for Environmental Management Plans.

33. Environmental records are to be collated onsite and shall be made available to QLDC upon request; immediately if the request is made by a QLDC official onsite and within 24 hours if requested by a QLDC officer offsite. Records and registers to be managed onsite shall be in accordance with the requirements outlined on page 14 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.

34. All temporary and/or permanent batter slopes shall be formed in accordance with the recommendations of the GeoSolve Geotechnical report, (GeoSolve ref: 210381, dated 11 July 2021).

35. Earthworks within the areas identified in the Preliminary Environmental Site Investigation as having the potential to result in risks to human health if earthworks are not appropriately controlled shall be undertaken in accordance with the Contaminated Site Management Plan (CSMP) prepared by Insight Engineering (ref: 21027_2 and dated 13/07/21).

Hours of Operation – Earthworks

36. Hours of operation for earthworks, shall be:

- Monday to Saturday (inclusive): 7.30am to 6.30pm.
- Sundays and Public Holidays: No Activity

In addition, no heavy vehicles are to enter or exit the site, and no machinery shall start up or operate earlier than 7.30am. All activity on the site is to cease by 6.30pm.

Upon completion of earthworks

37. All earthworks, geotechnical investigations and fill certification shall be carried out under the guidance of a suitably qualified and experienced geotechnical professional as described in Section 2 of the Council's Land Development and Subdivision Code of Practice. At the completion of each stage of onsite earthworks (if staged), the geo-professional shall incorporate

the results of ground bearing test results regardless of whether affected by development cut and fill earthworks and include the issues of a Geotechincal Completion Report and Schedule 2A certificate covering all land within the development. The Schedule 2A certificate shall include a statement under Clause 3(e) covering section 106 of the Act. In the event the Schedule 2A includes limitations or remedial works the Schedule 2A shall include a geotechnical summary table identifying requirements to be implemented prior to or upon construction of buildings. The certificate and any supporting information shall be submitted to the Manager of Resource Management Engineering at Council.

38. In the event that the Schedule 2A certificate issued under Condition 37 contains limitations or remedial works required, then a section 108 covenant or alternative effective legal instrument shall be registered on the relevant Computer Freehold Registers. The section 108 covenant condition shall read; *"Prior to any construction work (other than work associated with geotechnical investigation), the owner for the time being shall submit to Council for certification, plans prepared by a suitably qualified engineer detailing the proposed foundation design, earthworks and/or any other required works in accordance with the Schedule 2A certificate attached. All such measures shall be implemented prior to occupation of any building."*

39. All earth worked and/or exposed areas shall be progressively grassed, revegetated, or otherwise stabilised at the completion of bulk earthworks in that area of the site and upon completion of any additional earthworks associated with the construction of buildings.

40. The consent holder shall remedy any damage to all existing road surfaces and berms that has arisen from work carried out for this consent.

41. Upon completion of each stage of bulk earthworks an as-built survey of finished ground levels shall be undertaken with a plan being submitted to Council confirming that the finished ground levels are in accordance with the approved earthworks plans and the Proposed Topography Plan ref: SI-RC-05 prepared by Tilt Architecture and dated 30/06/21.

Building Conditions

42. Prior to the construction of buildings in the Sound Stage Lot and each precinct or village final site plans, floor plans, elevations and any necessary earthworks plans shall be submitted to Council and shall demonstrate the following:

a) That the height limit for the precinct or village, as specified in Condition 43 below, is not exceeded;

b) That the buildings do not project beyond the spatial extents of the precinct or village as defined on the Proposed Precinct Height & Area Plan ref: SI-RC-08 prepared by Tilt Architecture and dated 30/06/21 subject to a margin of flexibility of +/- 5%;

c) That the buildings are generally in accordance with the typical facade elevations and indicative facade, colours and materials references stamped as approved for each precinct or village; and

d) That the floor areas by use do not exceed the limits specified in the schedules stamped as approved for each precinct or village subject to a margin of flexibility of +/- 5%.

43. All buildings shall comply with the following height limits:

Sound Stage Lot:	17m above finished ground level
Italian Village:	14m above finished ground level
Seaside Village:	14m above finished ground level
Venice:	14.5m above operational lake level (327masl)
Paris:	14m above finished ground level
New York:	14m above finished ground level
Lake Village:	14.5m above operational lake level (327masl)
Medieval Village:	12m above finished ground level
Medieval Hall:	14m above finished ground level

44. The maximum height of buildings specified in Condition 43 above shall not include the exceptions provided for in the Proposed District Plan's definition of Height (Building) and, in the case of the Sound Stage Lot shall not include solar panels which may project above the roof plane of any building by up to 1m.

45. Ancillary buildings, including the Greens Area buildings, shall be constructed and finished in accordance with the respective precinct or village with which they are associated **or** shall be finished in the following (or similar) exterior materials and colours that are appropriately recessive and derived from the natural range of greens, greys and browns:

Element	**Material**	**Colour**
Wall Cladding	Profiled Steel or similar	Colorsteel 'Karaka', 'Lichen' or similar
Roof Cladding	Profiled Steel or similar	Colorsteel 'Karaka', 'Lichen' or similar
Window and Door Joinery	Aluminium, timber or similar	Colorsteel 'Karaka', 'Lichen' or similar

46. The Visitor Entrance building shall be constructed and finished in accordance with the approved plans including the following (or similar) exterior materials and colours that are appropriately recessive and derived from the natural range of greens, greys and browns:

Element	**Material**	**Colour**
Wall Cladding	Plaster	Resene 'Desert Sand' or similar
Roof Cladding	Profiled Steel or similar	Colorsteel 'TidalDrift Matte' or similar
Window and Door Joinery	Timber - Stained	Wood X 'Aspiring' or similar

47. The external appearance of buildings within the various precincts and villages may be altered (either permanently or temporarily) provided any permanent alterations continue to be

generally in accordance with the typical facade elevations and indicative facade, colours and materials references stamped as approved for each precinct or village and do not exceed the spatial extents or height limit for the respective precinct or village.

48. Detailed design plans of the Transport Hub shall be submitted to Council prior to construction.

49. The Entry Structure and Signage shall be in general accordance with the approved plans with any amendments, including any relocation or amendments required to accommodate the access upgrade works triggered under Condition 15, shall be submitted and approved by Council prior to construction.

Lighting Conditions

50. Prior to commencement of construction of building within the Sound Stage Lot and each precinct or village (including Central Park) and car parking areas detailed lighting plans and calculations, prepared by a suitably qualified lighting designer, shall be submitted and approved by Council which shall demonstrate the following:

- The location of all permanent external lighting and details of all permanent lighting fixtures;
- That all lighting fixtures are to be oriented downwards, and where located near site boundaries, directed into the site;
- That all permanent external lighting is designed to comply with the Australian and New Zealand Standard - Lighting for Roads and Public Spaces (AS/NZS 1158), the Queenstown Lakes District Council's Southern Lighting - A Lighting Strategy (Parts One and Two) and the provisions of the Proposed District Plan;
- All external lighting fixtures incorporate wherever practicable lens technologies and LED technologies with sharp cut-offs to minimise glare and upward light spill. Circumstances where the incorporation of lens and/or LED technologies may not be practicable include where a specific scene, era or look cannot be recreated with modern technologies. In such circumstances the lighting plan shall detail any mitigation (if any) required to maintain compliance with the relevant standards.

51. Upon installation of the lighting approved under Condition 50 above spill light measurements shall be carried out, the results of which shall be submitted to Council to demonstrate

compliance with all relevant standards. Should compliance not be achieved then details of remedial action to achieve compliance shall be provided to Council for approval and shall thereafter be implemented.

52. Prior to commencement of construction of the first phase of the development (i.e. the Sound Stage Lot, Italian Village and associated parking areas) a lighting control strategy shall be prepared and submitted to Council detailing measures that will be employed to ensure that lighting is only operated when and where required. The lighting control strategy shall thereafter be updated as necessary and submitted to Council prior to the commencement of construction of each precinct or village (including Central Park) and car parking area.

53. Temporary lighting associated with filming activities undertaken on the back lots shall be addressed in the Temporary Filming Management Plan required under Condition 71 below.

54. All lighting shall be maintained and operated to achieve compliance with the Condition 50 on an ongoing basis.

Access Conditions

55. The consent holder shall not use any licensed crossing place to the east of the primary access for any vehicular movements associated with the activity, other than in exceptional circumstances such as times of emergency or when the primary access is obstructed. The consent holder shall write to Waka Kotahi / NZ Transport Agency within ten working days of any use being made of any licensed crossing point to the east of the primary access to advise that the crossing point(s) has/have been used and the reasons why.

Signage Conditions

56. Directional, safety and informational signage (other than signage on the entry structure) shall be positioned such that it is not visible from beyond the boundaries of the site (unless such visibility is required in order to serve a safety function) and will be designed to reflect the precinct or village in which it is located. The position and design of any individual directional, safety or informational signage in excess of $1.5m^2$ shall be submitted to Council prior to installation with Council's certification being limited to the extent to which the signage complies with this condition.

57. All permanent illuminated signage within the precincts and/or villages shall not exceed 150 cd/m^2 of illumination.

58. No permanent signage shall include flashing, moving or animated signage.

59. Temporary set dressing within the precincts and/or villages may include flashing, moving or animated signage or signage that exceeds 150 cd/m^2 of illumination but only in so far as it is required for a specific scene. Any such signage shall only be operated while filming activities are being undertaken and shall be removed on completion of those activities.

Advice note : For the avoidance of doubt signage that forms part of temporary set dressing within any precinct and/or village shall not be considered signage as defined in the Proposed District Plan provided this condition is complied with.

Landscape Conditions

60. Prior to commencement of works on site a detailed mitigation landscape plan shall be submitted to Council. The mitigation landscape plan shall be in general accordance with the Site Vegetation Plan ref: 1675-03 prepared by Vivian+Espie and dated 02/07/21 and shall include the following:

- existing shelter belts on site to be maintained in accordance with the minimum heights specified on the Site Vegetation Plan;
- additional planting within shelter belts 8, 10 and 19 as shown on the Site Vegetation Plan;
- details of infill planting (prepared in partnership with Aukaha as representatives of kā rūnaka) to extend, close gaps and increase plant diversity in the existing native hedges including the planting of Coprosma crassifolia, Coprosma intertexta, Olearia lineata, Olearia bullata, Kunzea robusta and other species identified in Table 3 of the Ecological Assessment ref: NS 172/21 prepared by Natural Solutions for Nature and dated 12/07/21
- proposed shelter belts 21 and 22 as shown on the Site Vegetation Plan including the species, number and spacing of trees to be planted;
- a maintenance schedule setting out how successional planting within the existing and proposed shelter belts will be undertaken and detailing irrigation and pest control measures;

- new and successional shelter belt planting shall comprise evergreen shelter species (such as Cedrus Deadara or Cupressus laylandii).

61. The new shelter planting shall be undertaken within the first available planting season following the approval of the mitigation landscape plan and shall thereafter be maintained in accordance with that plan.

62. Successional planting shall be undertaken progressively as and when required and in accordance with the maintenance schedule approved as part of the mitigation landscape plan.

63. No species listed in Table 34.4 of the Proposed District Plan and/or specified in the Otago Regional Pest Management Plan 2019 as a "pest" shall be planted on site.

64. Prior to commencement of bulk earthworks a walkover survey of the margins of the existing irrigation reservoir shall be completed and a schedule prepared of plants that can be viably translocated or harvested for use elsewhere. The schedule shall be submitted to Council along with a plan (prepared in partnership with Aukaha as representatives of kā rūnaka) identifying on site locations for any translocation, a specification for the preparation of those translocation areas and the maintenance of plants during and after the translocation process and any additional native planting to be undertaken. Suitable locations may include stormwater swales, soak pits or overflow basins and/or the margins of the lake where their establishment does not interfere with landscaping to meet precinct or village design requirements.

65. The quantum of plants to be translocated shall be determined by the walkover survey and schedule and the ability to provide practical and suitable locations.

66. Prior to commencement of construction of each precinct or village (including Central Park) and car parking areas detailed landscape plans shall be submitted to Council and shall include the following:

    - Details of proposed planting including species, numbers, spacing and mature/maintained heights;

    - The location, appearance and height of any artificial tree;

    - The alignment and finish of footpaths;

- The location and design of any permanent ancillary structures such as bridges and street furniture;

- Details of any interchangeable trees/tree pits including their construction and installation;

- A maintenance schedule including maintenance to any artificial trees to ensure they retain a natural appearance.

67. Landscaping shall be completed within the first available planting season following completion of the relevant precinct, village, park or car park and thereafter maintained in accordance with the detailed landscape plans submitted.

68. Should any plant or tree shown on the landscape plans submitted under Conditions 60 and 66, or successional planting undertaken pursuant to Condition 62, die or become diseased it shall be replaced within the next available planting season.

Hours of Operation

69. Activities on site shall be carried out in accordance with the following hours of operation:

Activity	Hours of Operation
Film Making and Set Construction within Sound Stage Lot	Up to 24hrs per day, Monday to Sunday
Production Offices	Up to 24hrs per day, Monday to Sunday
Temporary Filming on Back Lots	Up to 24hrs per day, Monday to Sunday (subject to limitations set out in the Temporary Filming Management Plan)
Retail	8:00am to 10:00pm, Monday to Sunday

Catering/Food/Beverage (Public)	8:00am to 10:00pm, Monday to Sunday
Catering/Food/Beverage (Private)	Up to 24hrs per day, Monday to Sunday
Film School	7:00am to 11:00pm, Monday to Friday
Theatre (Public)	10:00am to 12:00am, Monday to Sunday
Theatre (Private)	On rare occasions up to 24hr, Monday to Sunday, if required to view rushes during or following a night shoot
Tourism	8:00am to 10:00pm, Monday to Sunday
Conference	7:00am to 11:30pm, Monday to Sunday

Back Lots / Temporary Filming Activities

70. Temporary sets may be constructed on the Back Lots provided they comply with the following:

- They do not exceed a total floor area of 4000m^2;
- They do not exceed a maximum height of 16m;
- The Obsticle Limitation Surface associated with the Wānaka Airport is not breached by any building, structure or equipment (including during the construction or dismantling of any temporary set);
- All temporary set buildings are setback a minimum of 10m from the edge of the river terrace escarpment;
- No works associated with the construction of temporary sets extends over the edge of the river terrace escarpment;

- Temporary sets do not remain on site for more than 6 months at any one time.

71. Prior to the commencement of temporary filming activities on the back lots a Temporary Filming Management Plan, which will apply to all temporary filming activities, shall be submitted and approved by Council as being in general accordance with the recommendations of the Marshall Day Acoustic Assessment (ref: Rp 001 R03 20210431 dated 09/07/21) and shall incorporate the following:

    - The elements of the Noise Management Plan (required and approved under Condition 73) relating to temporary outdoor filming and set construction activities;
    - Measures to minimise light spill and glare associated with temporary filming activities;
    - Procedures for liaison with the operational manager of the Wānaka Airport.

Acoustic Conditions

72. Construction noise shall be assessed using and comply with New Zealand Standard NZS 6803: 1999 "Acoustics - Construction Noise". A construction noise and vibration management plan (CNVMP) shall be provided to Council for review and approval as being in general accordance with the recommendations of the Marshall Day Acoustic Assessment (ref: Rp 001 R03 20210431 dated 09/07/21) at least 15 working days prior to earthworks commencing on site. The CNVMP shall describe:

    - Construction methodology
    - Responsible persons and their contact details
    - Performance standards to be achieved
    - Predicted noise levels
    - Mitigation & management measures
    - Communication and consultation with affected neighbours
    - Complaint response
    - Noise & vibration monitoring.

73. A noise management plan (NMP) shall be provided to Council for review and approval as being in general accordance with the recommendations of the Marshall Day Acoustic Assessment (ref: Rp 001 R03 20210431 dated 09/07/21) at least 15 working days prior to operations commencing on site. The NMP shall describe:

- The types of activities (as broad categories) that may occur on site, including:
  - Vehicle traffic
  - Design of mechanical plant such as HVAC systems
  - Design of noise sensitive or noise producing buildings
  - Outdoor filming (especially at night)
  - Construction of outdoor film sets (to be in accordance with the approved CNVMP)
  - Collection of waste and recycling
- Responsible persons and their contact details
- Performance standards to be achieved
- Development of areas of the site that may result in noise-related reverse sensitivity effects
- Mitigation & management measures appropriate to each category of activity above
- Communication and consultation with affected neighbours
- Complaint response

74. Prior to uplifting building consent for any phase or precinct development, a report shall be prepared and submitted to Council by a suitably qualified person that identifies any noise producing or noise sensitive buildings covered by the building consent application and any such building nearby. The report shall identify:

- The appropriate level of sound insulation for each building; and
- How the specified level of sound insulation will be achieved.

The report shall also confirm that cumulative noise from the site due to all typical operational noise sources will comply with the applicable District Plan noise standards.

75. Prior to uplifting building consent for any phase or precinct development, a report shall be prepared and submitted to Council by a suitably qualified person that addresses how mechanical plant shall be specified and mitigated to ensure that cumulative noise from the site due to all fixed/permanent noise sources will comply with the applicable District Plan noise standards.

Management of Risk to Aviation

76. Upon completion of the lake construction a Grounds Management Plan (GMP) shall be submitted to Council that:

- Establishes a system of wildlife monitoring and hazard management in consultation with the Wanaka Airport as required that ensures that species and species groups identified in Section 5.1.5 of the Ecological Assessment (ref: NS 172/21 dated 12/07/21) do not proliferate on the site such that they result in an increased risk to aviation at Wanaka Airport and or the northern flight path.

- Provides for the ongoing control of rabbits.

Advice Notes

1. The consent holder is advised that any retaining walls, including stacked stone and gabion walls, required as part of this development and which exceed 1.5m in height or walls of any height bearing additional surcharge loads will require Building Consent, as they are not exempt under Schedule 1 of the Building Act 2004.

2. The site may contain archaeological material,. Under the Heritage New Zealand Pouhere Taonga Act 2014, the permission of 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).

3. This development triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information, please contact the DCN Officer at Council.

ORC Consent

Consent to Construct a Bore

Consent is granted to:

Name: Silverlight Studios Ltd

Address: 707 Wanaka - Luggate Highway

To construct a bore

For the purposes of accessing ground water

For an unlimted term

Location of consent activity:

Approximately 1.145km north of the interestion of State Highway 6 and Ballantyne Road

Legal description of the consent location: Section 67 Block IV Lower Wanaka Survey District on Record of Title OT14C/457

GPS location: Within a 20 metre radius of NZTM 2000: E130058.77 N:5042659.54

Conditions

1. If this consent is not given effect to within a period of two years from the date of commencement of this consent, this consent shall lapse under Section 125 of the Resource Management Act 1991. The consent shall attached to the land to which it relates.

2. Any bore tag provided to the consent holder by the Consent Authority must be attached to the bore within two weekd of completion of the bore construction. The consent holder shall ensure the bore tag is attached to the bore and in good condition at all times.

3. Copies of the results of any water quality analyses performed on the groundwater shall be forwarded to the Consent Authortiy within two weeks of the analysis being undertaken.

4. Work carried out during the construction of the bore shall be to the New Zealand Standard "Environmental Standard for Drilling of Soil and Rock" NZS 4411:2001.

5. There shall be adequate facility and access for future vertical lowering of a 20 millimetre diameter electric plumb bob for the purpose of measuring water level, or a facility which allows pressure readings.

6. There shall be adequate facility and access for future water quality sampling such as a hand operated tap/valve that is sourced from the direct pump outlet, before the reticulation encounters pressure tanks/reservoir/treatment plant. Where there is reticulation back pressure at the bore head, a one way valve shall be fitted for maximum efficiency and in that case, the water sampling point shall be on the bore pump side of the one way valve.

Performance Monitoring

7. Within two weeks after completion of the bore construction, the consent holder shall forward the following information to the Consent Authority:

    a) A fully completed test pit log form that includes observation of the static water level from a number of depths as the bore is excavated; and

    b) Copies of the results of any pumping tests carried out.

General

8. The bore head casing and reticulation shall be suitably constructed and sealed to avoid ingress of surface water and other foreign matter.

9. This consent only authorises the construction of one production bore. The bore integrity shall be maintained at all times unless abandoned. If the bore is abandoned, the bore shall be appropriately sealed/grouted and backfilled, to prevent contaminants from entering the bore at any level.

10. The bore shall be cased and cemented (or grouted) across the alluvial thickness, and for a reasonable depth into rock.