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**Appendix 1:** Plans and documents to be complied with

**Appendix 2:** Plan SI – RC - 09 “Proposed Mitigation Measures for the Roberts Property, prepared by Anne Steven, Registered Landscape Architect, Wanaka, October 2021”

## **ABBREVIATIONS**

Aukaha	Aukaha Ltd representing four of the seven papatipu rūnanga with shared authority across the Otago takiwā, being Te Rōnanga o Moeraki, Kāti Huirapa Rūnanga ki Puketeraki, Te Rūnanga o Ōtakou, and Hokonui Rūnanga
Bulk earthworks	Earthworks as denoted on the Earthworks and Roding Drawings a. to y. listed in Appendix 1. It excludes enabling works comprising pre-construction site investigations (including access for such investigations); site establishment activities; critical services protection and relocation; and the establishment of erosion and sediment control measures.
CLG	Community Liaison Group
CNVMP	Construction Noise and Vibration Management Plan;
CSMP	Contaminated Site Management Plan
TMP	Traffic Management Plan
EMP	Environmental Management Plan
ESCP	Erosion and Sediment Control Plan
FTCA	COVID-19 Recovery (Fast-track Consenting) Act 2020
GMP	Grounds Management Plan
IPRCP	Indigenous Plant Relocation and Compensation Plan (IPRCP)
MWLG	Mana Whenua Liaison Group
LSVP	Landscape and Site Vegetation Plan
LWQMP	Lake Water Quality Management Plan
NMP	Noise Management Plan
Nominees	Party or parties nominated by SSL
NZTA	Waka Kotahi New Zealand Transport Agency
ORC	Otago Regional Council
PRP	Partial Review Plan
QLDC	Queenstown Lakes District Council
RMA	Resource Management Act 1991
SSL	Silverlight Studios Limited
STMS	Site Traffic Management Supervisor
SWMP	Solid Waste Management Plan
TAMI	Te Ao Marama Incorporated representing four of the seven papatipu rūnanga with shared authority across the Otago takiwā being Te Rūnanga o Awarua, Te Rūnanga o Waihōpai, Hokonui Rūnanga, and Te Rūnanga o Oraka-Aparima
TFMP	Temporary Filming Management Plan
Travel MP	Travel Management Plan

## **CONDITIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL LANDUSE CONSENT**

### **General Conditions**

1. This consent authorises Silverlight Studios Limited (SSL) to undertake construction and use of the Project site for film making and associated support activities, commercial activities including conference and hospitality facilities, retail, education and training related to the film industry, and film related tourism (the Project).
2. Except as modified by the conditions below and subject to the final design and accompanying plans, the works authorised by this consent must be undertaken substantially in accordance with the following information provided by the consent holder in:
  - a. the application document titled "Silverlight Studios Fast Track Resource Consent Application" dated 27 July 2021;
  - b. the following appendices to the application document :
    - i) 3 to 5.8;
    - ii) 7 to 15;
    - iii) 17 to 18 and 21; and
  - c. The plans and documents listed in Appendix 1.
3. In conditions of this consent "substantially in accordance with" does not include changes in the overall bulk and form of any of the proposed buildings, including their height, location and setback from boundaries, for which an application under section 127 of the RMA would be required. Minor amendments to the design and external appearance of the buildings may be approved upon request to the Queenstown Lakes District Council, (QLDC) providing any amendments demonstrate that:
  - a. The outcome is not materially different than;
  - b. Any adverse effects will be no greater than; and
  - c. No person would be adversely affected beyond what was granted consent.
4. Where there is an inconsistency between the documents listed in Condition 2 and Appendix 1 and the consent conditions, the consent conditions prevail.
5. All costs associated with this consent, including QLDC monitoring costs fixed in accordance with section 36(1) of the Resource Management Act 1991 (RMA) and any finalised, additional charges under section 36(3) of the RMA must be met by the consent holder.

### **Exercise of the Consent**

6. This consent can only be exercised by SSL or a party or parties which SSL nominates (Nominees) in writing by deed to receive the benefit of this consent (and such nomination can include the right for such Nominees to make such further nominations). SSL and the Nominees (if any) must give QLDC 10 working days written notice of any such nominations before the date on which the nominations are to become effective.
7. Except for SSL and the Nominees (if any), this consent must not be used by any party (including any landowner) as the permitted baseline for any form of development on the Project site for which a further resource consent is required.
8. Prior to the commencement of Stage 3 (Sound Stages Alpha to Echo and Workshop and Wardrobe 1) the consent holder must surrender consent RM120572 (being the consent for subdivision of the site to create 35 rural living lots plus a balance farm lot).
9. Upon completion of all bulk earthworks the consent holder must surrender consent RM150918 (being the consent for commercial events at the Corbridge woolshed).

### **Lapsing**

10. In accordance with Clause 37(7) of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) this consent will lapse 2 years after the date of the commencement of this consent unless it is given effect to prior to that date.

### **General Requirements**

11. All engineering works authorised by this consent must be carried out in accordance with the QLDC's Land Development and Subdivision Code of Practice adopted on 8 October 2020 and subsequent amendments to that document up to the date of commencement of this consent.

**Advice Note:** *The current standards are available on QLDC's website via the following link:*

<https://www.qldc.govt.nz/services/resource-consents/land-developments-and-subdivisions#code-of-practice>

12. Upon commencement of this consent the consent holder must provide written notice to the QLDC's Manager of Resource Management Engineering advising who their representative is (the Engineer for the Development) for the design and execution of the engineering and construction works authorised by this consent and confirming that the representative will be responsible for all aspects of the works authorised by this consent. Should the appointed representative change during the exercise of this consent the consent holder must promptly provide written notice to the QLDC's Manager of Resource Management Engineering accordingly. The representative must meet the requirements of Sections 1.7 and 1.8 of the QLDC's Land Development and Subdivision Code of Practice.
13. At least 15 working days prior to the commencement of bulk earthworks on the Project site, the consent holder must provide written notice to the QLDC's Manager of Resource Management Engineering of a suitably qualified geo-professional as defined in Section 1.7 of the Council's Land Development and Subdivision Code of Practice who is familiar with the GeoSolve report (GeoSolve ref: 210381, dated 11 July 2021) and who has been engaged to supervise the earthworks and soakage testing associated with the Project.
14. Should Project site conditions be found unsuitable for the proposed earthworks, excavation or construction methods then earthworks must cease and a suitably qualified and experienced geo-professional as defined in Section 1.7 of the Council's Land Development and Subdivision Code of Practice must submit to the QLDC's Manager of Resource Management Engineering for certification amended design and earthworks 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.
15. If earthworks are required to cease in accordance with Condition 14, they must not recommence until written certification is submitted to the consent holder by the QLDC's Manager of Resource Management Engineering that the amended design and earthworks methodologies are fit for purpose.
16. At least 15 working days prior to commencement of bulk earthworks on the Project site, the consent holder must arrange and conduct a pre-commencement meeting that:
  - a. Is located on the site;
  - b. Includes an invitation submitted no later than five working days prior to the meeting to QLDC and Otago Regional Council (**ORC**) representatives;
  - c. Includes consent holder representatives; and
  - d. Includes representation from the lead contractor(s) with overall responsibility for the authorised works.

**Hours of Operation - Construction**

17. The consent holder must ensure that earthworks and general construction activities are only undertaken during the following hours of operation:
  - a. Monday to Saturday (inclusive): 7.30am to 6.30pm.
  - b. Sundays and Public Holidays: No Activity
18. The consent holder must ensure that no heavy vehicles enter or exit the site and no machinery starts up outside the hours of operation set in Condition 17.

**Hours of Operation - Operational**

19. The consent holder must ensure that activities undertaken on the site comply with the following hours of operation:

<b>Activity</b>	<b>Hours of Operation (7 days per week)</b>
Film Making and Set Construction within the Sound Stage Lot	Up to 24hrs per day
Production Offices	Up to 24hrs per day
Temporary Filming on Back Lots	Up to 24hrs per day (subject to limitations set out in the Temporary Filming Management Plan)
Retail	8:00am to 10:00pm
Catering/Food/Beverage (Public)	8:00am to 10:00pm
Catering/Food/Beverage (Private)	Up to 24hrs per day
Film School	7:00am to 11:00pm
Theatre (Public)	10:00am to 12:00am
Theatre (Private)	Up to 24hrs per day
Tourism	8:00am to 10:00pm
Conference	7:00am to 11:30pm

**Management Plans**

20. All management plans must be prepared by a suitably qualified and experienced person(s).
21. Management plans may be submitted in parts or in stages to address particular activities or to reflect the staged implementation of the Project. Management plans submitted must clearly show the integration of activities and their management with subsequent stages and interrelated activities.
22. The consent holder must provide draft versions of the management plans listed in Condition 48 to Aukaha, TAMI and the Mana Whenua Liaison Group (MWLG) and a period of at least 20 working days must be allowed for consultation with those parties and for feedback to be provided by them on the contents of each draft management plan. The final version of each management plan that is submitted to the QLDC must set out how any issues raised by Aukaha or TAMI have been incorporated, and where they have not, outline the reasons why.
23. At least 20 working days prior to bulk earthworks commencing on the Project site, unless otherwise specified in the conditions, the following management plans must be

submitted to the QLDC and ORC (where indicated) in electronic and hard copy form for certification that each management plan(s) meets the objective specified and gives effect to the relevant conditions of consent to which each plan relates. Where specified below the plans must be sent to Waka Kotahi New Zealand Transport Agency (NZTA) for its approval before being provided to QLDC for certification:

- a. Construction Noise and Vibration Management Plan (CNVMP);
- b. Traffic Management Plan (TMP) to be sent to Waka Kotahi for approval;
- c. Travel Management Plan (Travel MP)
- d. Environmental Management Plan (EMP) also to be certified by ORC;
- e. Erosion and Sediment Control Plan (ESCP) also to be certified by ORC;
- f. Lake Water Quality Management Plan (LWQMP) also to be certified by ORC;
- g. Landscape and Site Vegetation Plan (LSVP);
- h. Noise Management Plan (NMP);
- i. Solid Waste Management Plan (SWMP);
- j. Grounds Management Plan (GMP);
- k. Indigenous Plant Relocation and Compensation Plan (IPRCP); and
- l. Temporary Filming Management Plan (TFMP).

**Advice Note:** *It is a requirement of the Government Roadway Powers Act 1989 that any person wanting to carry out works on a state highway first gain the approval of Waka Kotahi NZ Transport Agency for the works and that a Corridor Access Request (CAR) is applied for before any works commence. A CAR will be required for the vehicle crossing from the subject site to State Highway 6.*

*Detailed design approval from Waka Kotahi NZ Transport Agency shall be gained by the consent holder prior to applying for a CAR. The detailed design shall be prepared by a suitably qualified professional who has been certified by Waka Kotahi. In developing the detailed design, the consent holder will need to consult with the Waka Kotahi appointed state highway maintenance contractor for Central Otago (Aspiring Highways) and a Waka Kotahi Safety Engineer. A CAR is made online via [www.beforeudig.co.nz](http://www.beforeudig.co.nz) and/or [www.submitica.co.nz](http://www.submitica.co.nz). The CAR needs to be submitted at least 20 working days before the planned start of works. A copy should also be sent to the Waka Kotahi NZ Transport Agency environmental planning team at [environmentalplanning@nzta.govt.nz](mailto:environmentalplanning@nzta.govt.nz).*

*The Corridor Access Request will need to include:*

- a. *Construction Traffic Management Plan (as part of the Traffic Management Plan) that has attained approval from the Waka Kotahi appointed state highway maintenance contractor for Central Otago (Aspiring Highways).*
- b. *A design safety audit which has been prepared, processed and approved in accordance with Waka Kotahi guidelines for Road Safety Audit Procedures for Projects*  
*(<https://www.nzta.govt.nz/assets/resources/road-safety-audit-procedures/docs/road-safety-audit-procedures-tfm9.pdf>).*

24. Subject to Conditions 25 to 31, works and activities to which a management plan relates must not commence until the consent holder has received written certification from QLDC.
25. If the consent holder has not received a response from the QLDC within 10 working days of the date of submission under Condition 23, the management plan is deemed to be certified.

26. If the QLDC response is that it is not able to certify the management plan, it must provide the consent holder with reasons and recommendations for changes to the management plan in writing. The consent holder must consider any reasons and recommendations of the QLDC and resubmit an amended management plan for certification.
27. If the consent holder has not received a response from the QLDC within 10 working days of the date of resubmission under Condition 26 the management plan is deemed to be certified.
28. If upon resubmission of the management plan the QLDC is not able to certify the management plan, the consent holder may request the QLDC to appoint an independent and suitably qualified person, at the consent holder's cost. The independent person must be agreed between the consent holder and the QLDC. The consent holder, or the QLDC should the consent holder agree, must commission the independent person to provide a recommendation on the certification of the management plan within 10 working days of their appointment or within a period otherwise agreed between the consent holder and the QLDC.

**Advice Note:** *It is anticipated that the consent holder and the QLDC will abide by the independent person's recommendation.*

29. The consent holder must implement the certified management plan(s) and all works must be carried out in accordance with the certified management plan(s) and other plans required by these conditions.
30. The consent holder may amend a certified management plan(s) to provide updated information or reflect changes in design, construction methods or the management of effects where the amendment is substantially in accordance with the certified plan.
31. The consent holder must submit any amended management plan under condition 30 to the QLDC for recertification no later than 5 working days prior to undertaking any works or activities covered by the amended management plan. If amendments are proposed to the Traffic Management Plan (TMP) the amended TMP must first be provided to Waka Kotahi for its approval. If the consent holder has not received a response from the QLDC within 5 working days of resubmitting an amended management plan for recertification, the amended plan is deemed to be certified.
32. The consent holder must provide digital and hard copies of all certified management plans to the QLDC.
33. The consent holder must ensure that hard copies of all certified management plans are available on site and can be provided to QLDC officer(s) on request.

### **Community Liaison Group**

34. At least 20 working days prior to the commencement of bulk earthworks on the Project site, the consent holder must establish a Community Liaison Group (CLG) for the Project.
35. The CLG must include, as a minimum, representatives of the consent holder, and (subject to their agreement) representatives from each of:
  - a. QLDC;
  - b. Mount Barker Residents Association;
  - c. Luggate Community Association;
  - d. Upper Clutha Environmental Society;
  - e. Upper Clutha Tracks Trust;
  - f. Queenstown Airport Corporation;
  - g. Waka Kotahi NZTA; and
  - h. Individuals who provided comments on the application.

36. The consent holder must advise the CLG that they can either:
  - a. appoint a chairperson from within their membership; or
  - b. request that an independent chairperson be appointed.
37. Should the CLG decide that they wish to have an independent chairperson appointed, then the consent holder must liaise with the QLDC regarding an appropriate person and thereafter engage an independent chairperson.
38. The objectives of the CLG are to:
  - a. Provide a means for all parties to give and receive regular updates on progress with the construction of each Project stage, what the next steps in the Project will be following the completion of each stage, and the timing of those steps;
  - b. Provide a regular forum through which information about the Project can be provided to affected and interested parties;
  - c. Enable opportunities for concerns and issues to be reported to and responded to by the consent holder; and
  - d. Provide feedback on the content of the:
    - i) Construction Noise and Vibration Management Plan (CNVMP);
    - ii) Environmental Management Plan (EMP);
    - iii) Landscape and Site Vegetation Plan (LSVP);
    - iv) Erosion and Sediment Control Plan (ESCP);
    - v) Noise Management Plan (NMP);
    - vi) Temporary Filming Management Plan (TFMP); and
    - vii) Travel Management Plan (Travel MP)
39. The consent holder must:
  - a. Provide draft versions of the management plans listed in Condition 38(d) to the CLG, and a period of at least 10 working days must be allowed for consultation with the CLG and for feedback to be provided by them on the contents of each managements plans. The versions of the management plans listed in Condition 38(d) that are submitted for QLDC certification must set out how any issues raised by the CLG have been incorporated, and where they have not, outline the reasons why;
  - b. Provide reasonable administrative support to the CLG including:
    - i) As agreed with the CLG, organising meetings at a local venue;
    - ii) Inviting all members of the CLG to meetings;
    - iii) Distributing an agenda, no less than 5 working days prior to meetings; and
    - iv) Taking and disseminating meeting minutes;
  - c. Provide an update at least every three months (or as otherwise agreed by the CLG) during construction of the Project on compliance with consent conditions.  
*Advice Note: The consent holder must enable CLG members to attend CLG meetings remotely using ZOOM, MS Teams or similar if CLG members wish to attend in that manner.*
40.
  - a. The frequency at which the CLG meets must be 2 monthly unless agreed otherwise between the consent holder and the CLG.
  - b. The consent holder must meet the reasonable administrative costs of the CLG meetings (including meeting invitations; a meeting agenda; meeting venue; meeting attendance; and preparation and circulation of meeting minutes).



41. Unless otherwise agreed between the consent holder and all members of the CLG, the CLG shall continue until the completion of construction works of the final stage of the Project.

**Mana Whenua Liaison Group**

42. At least 20 working days prior to the commencement of bulk earthworks on the Project site the consent holder must establish a MWLG to provide opportunities for ngā rūnanga to exercise kaitiakitanga by participating in processes relating to the detailed design, construction and ongoing operation of the SSL Project.
43. The consent holder must invite each of the following papatipu rūnanga to nominate at least one representative each to participate in the MWLG:
- Kāti Huirapa Rūnanga ki Puketeraki
  - Te Rūnanga o Moeraki
  - Te Rūnanga o Ōtākou
  - Hokonui Rūnanga
  - Te Rūnaka o Awarua
  - Te Rūnanga o Waihōpai
  - Te Rūnanga o Ōraka Aparima.

**Advice Note:** *The papatipu rūnanga listed in Condition 43 may nominate personnel from Aukaha and/or TAMI to represent them on the MWLG.*

44. The consent holder must advise the MWLG that they can either:
- appoint a chairperson from within their membership; or
  - request that an independent chairperson be appointed.
45. Should the MWLG decide that they wish to have an independent chairperson appointed, then the consent holder must engage a person to fulfil that role, taking into account the advice of the MWLG regarding an appropriate individual.
46. The frequency at which the MWLG meets must be two monthly during the first 24 months following the commencement of these consents and quarterly thereafter, unless agreed otherwise between the consent holder and the MWLG.
47. The consent holder must meet the reasonable administrative costs of the MWLG meetings (including meeting invitations; a meeting agenda; meeting venue; meeting attendance including transport and accommodation; and preparation and circulation of meeting minutes).

**Advice Note:** *The consent holder must enable MWLG members to attend MWLG meetings remotely using ZOOM, MS Teams or similar if MWLG members wish to attend in that manner.*

48. The specific role of the MWLG is to enable ngā rūnanga as mana whenua exercising their recognised rights and obligations as kaitiaki to provide input as kaitiaki to the following management plans; having regard to the “Silverlight Studios: Cultural Impact Assessment” prepared by Aukaha and forming Appendix 20 of the Application Documents; and to facilitate a partnership between SSL and papatipu rūnanga (and/or their designated agents Aukaha and TAMI):
- Environmental Management Plan (EMP);
  - Erosion and Sediment Control Plan (ESCP);
  - Indigenous Plant Relocation and Compensation Plan (IPRCP);
  - Landscape and Site Vegetation Plan (LSVP);
  - Temporary Filming Management Plan(s) (TFMP);

- f. Lake Water Quality Management Plan (LWQMP);
  - g. Design of accidental discovery protocols;
  - h. Design of any monitoring programmes;
  - i. Review of any monitoring results and addressing any matters that may arise as a result of the monitoring;
  - j. Provision of public access through the SSL Project site that provide safe access to mahinga kai sites for local people and communities, including mana whenua and other Māori;
  - k. Identification of suitable strategies to protect the mauri of the nearby Clutha/Mata-au River in relation to any aspect of the construction or operation of the SSL Project that might potentially degrade that mauri; and
  - l. Identification and implementation of avenues for the achievement of broader ngā rūnanga cultural outcomes for the construction and operation of the SSL Project, including but not limited to social procurement, internships, apprenticeships, and scholarships to attend the proposed film school.
49. The consent holder must provide a draft version of the management plans listed in Condition 48 to the MWLG. A period of at least 20 working days must be allowed for the MWLG to consider any management plan so provided and provide feedback to the consent holder on the management plan's contents. The final version of each management plan must set out how any matters raised by the MWLG have been addressed and included in the management plan, and where they have not been included, outline the reasons why.
50. The MWLG may additionally provide written advice to the consent holder in relation to any of matters listed in Conditions 48(g) to (l). The consent holder must consider this advice and the means by which it can be incorporated into the SSL Project.
51. The Consent Holder must continue to operate the MWLG until such time as the members of the MWLG decide that its ongoing role is no longer required.
52. Where the conditions of this consent require the consent holder to involve Aukaha and TAMI the consent holder must meet the reasonable administrative costs incurred by Aukaha and TAMI as part of that involvement.

**Project Staging and Engineering Acceptance**

53. The works authorised by this consent must be staged substantially in accordance with the staging set out below:

<b>Stage</b>	<b>Description</b>
1	Site preparation
2	Bulk earthworks
3	Construction of Sound Stages Alpha to Echo and Workshop and Wardrobe 1
4	Construction of Italian Village
5	Construction of Seaside Village
6	Construction of Venice
7	Construction of the artificial lake
8	Construction of Paris
9	Construction of New York

10	Construction of Sound Stages Foxtrot to Juliette and associated workshop and wardrobe building
11	Construction of Film Tourism Sites

54. Notwithstanding Condition 53, the order of precincts and villages stages may be combined or overlap (aside from the Sound Stages Alpha to Echo and the Italian Village which must be the first stages to be implemented).
55. Prior to commencing bulk earthworks on the Project site, the consent holder must submit to QLDC’s Manager for Resource Management Engineering a staged Partial Review Plan (**PRP**), setting out which QLDC “Engineering Review and Acceptance” approvals are required prior to each of the consented activities.
56. Prior to each of the consented works commencing, the consent holder must submit ‘Engineering Review and Acceptance’ application(s) to the QLDC’s Manager of Resource Management Engineering. The ‘Engineering Review and Acceptance’ application(s) must include all specifications, calculations, design plans and Schedule 1A design certificates associated with the works specified in Condition 58.
57. The works specified in Condition 58 must not commence until written ‘Engineering Review and Acceptance’ has been provided by the QLDC.
- Advice Note:** *At QLDC’s discretion, specific designs may be subject to a Peer Review, organised by the Council at the applicant’s cost.*
58. The works for which an ‘Engineering Review and Acceptance’ is required from QLDC, including provision of the Design Certificates required by Condition 75, are:
- a. The upgrade of the existing access being the intersection of ‘Road 1’ and State Highway 6 to include (as a minimum) a right turn bay and a separated left turn lane in accordance with the approved access upgrade plans referred to in Condition 118;
  - b. The provision of a potable water supply to the Project site including the requirements of Condition 64;
  - c. The provision of an internal reticulated water supply system distributing potable water to all precincts and villages within the Project site;
  - d. The provision of an internal low pressure reticulated wastewater system that will collect wastewater from the various precincts and villages including any necessary pump stations in conformance with Conditions 66 and 67;
  - e. The provision of a wastewater connection to QLDC’s reticulated wastewater system;
  - f. The realignment and/or relaying of the existing 150mm Council water main that currently passes through the Project site in conformance with Condition 70;
  - g. The artificial lake in conformance with Conditions 188 to 191;
  - h. Stormwater treatment and disposal systems in conformance with Conditions 110 to 112;
  - i. The provision of a firefighting water supply and hydrants with adequate pressure and flow to service all precincts, villages and buildings within the Project site in conformance with Conditions 67, 76 and 77;
  - j. The formation and sealing of the internal roads including internal intersections within the Project site in conformance with Conditions 114 and 115; and
  - k. The alignment and formation of the public walking and cycling track running east - west through the site and extending east to Stevenson Road in conformance with Conditions 192, 194 and 199.
59. In the event that an Engineering Acceptance issued under Condition 57 contains ongoing conditions or requirements associated with the installation, ownership,

monitoring and/or maintenance of any infrastructure subject to Engineering Acceptance, then if requested by QLDC in writing, a Covenant in Gross (or other alternative legal instrument acceptable to QLDC) must be registered on the relevant Records of Title detailing these requirements.

60. The consent holder must submit the final form and wording of the instrument required under Condition 59 to the QLDC's nominated solicitors for their review prior to registration.
61. All costs, including costs that relate to the review of the legal instrument by QLDC's solicitors and registration of the instrument, must be borne by the consent holder.

**Advice Note:** Conditions 59 to 61 are 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 RMA.

62. On the completion of works for each stage of the Project the consent holder must, where relevant to the stage being completed, complete and submit to the QLDC the following:
  - a. 'As-built' plans and information required to detail all engineering works completed in relation to the relevant stage of the Project. This information must be formatted in accordance with QLDC's 'as-built' standards and must include all roads, water, wastewater and stormwater reticulation;
  - b. Completion Certificates from the personnel appointed pursuant to Condition 12 and the site contractor(s) for all engineering works completed in relation to or in association with the relevant stage of the Project. The certificates must be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.

### **General Servicing Requirements**

63. The potable water supply to the Project must meet QLDC's standards and connection policy including capacity modelling and details of any infrastructure upgrades required to accommodate the Project.
64. The potable water supply must 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.
65. The consent holder must install an Elster Helix 4000 or C4000 / 4200 or Sensus Meitwin; Meistream WP water meter onto the Acuflo manifold that forms part of the QLDC reticulated water supply network.
66. The Project's wastewater connection to QLDC's reticulated wastewater system must meet QLDC's standards and connection policy including capacity modelling and details of any infrastructure upgrades required to accommodate the Project.
67. The consent holder must obtain and submit to the QLDC a Design Certificate submitted by a suitably qualified and experienced design professional for the Wastewater Pump Station/s and Fire Fighting Water Booster Pump Station/s required for the water and wastewater reticulation. The certificates shall be in the format of IPENZ Producer Statement PS1 or the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
68. The costs of the Project's connection to the QLDC potable water reticulation network and the QLDC reticulated wastewater network, and the costs of realigning or relaying the existing 150mm Council water main that currently passes through the Project site, must be borne by the consent holder.

69. The consent holder must ensure that any wired telecommunications or electrical connections are undergrounded from the existing reticulation and are constructed in accordance with any requirements and standards of the network provider.
70. Prior to commencing bulk earthworks on the Project site, the existing 150mm QLDC water main that currently passes through the Project site must be relocated or re-laid by the consent holder in order that the main is not adversely affected by earthworks or built development on site.
71. In the event that the water main is relocated outside the unformed Legal Road, then a Computed Easement Plan and draft easement instrument must be submitted to the QLDC's Team Leader; Subdivision, Development Contributions and Property for certification. The easement instrument must include the following conditions:
  - a. The registered owner:
    - i) Agrees that the QLDC shall have no liability to the registered owner for any claims or damage caused by the presence, maintenance, replacement or upgrade of the water supply infrastructure, including access to the land by maintenance vehicles and construction machinery;
    - ii) All fencing within the easement must be removable to allow access; and
    - iii) No structures are allowed within the easement unless approved by QLDC.
72. Any easement or encumbrance necessary to provide for the relocated water main must be registered on the relevant Record of Title.
73. A copy of the updated Record of Title showing registration of the approved easement or encumbrance document must be submitted to the QLDC's Principal Monitoring and Enforcement Officer following registration.
74. All costs, including costs that relate to the checking of the document by QLDC's solicitors and registration of the easement or encumbrance document or alternative legal document, must be borne by the consent holder.
75. The consent holder must provide Design Certificates for all engineering works associated with the Project that are prepared by a suitably qualified and experienced engineering design professional. The Design Certificates must be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.

### **Firefighting Water Supply**

76. The consent holder must provide a firefighting water supply and hydrants with adequate pressure and flow to service all precincts, villages and buildings within the Project site 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.
77. All buildings on the lots must 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.

### **Building Heights**

78. Prior to the construction of buildings in the Sound Stage Lot and each precinct or village the consent holder must submit final site plans, floor plans, elevations and earthworks plans to the QLDC for certification which must demonstrate the following:
  - a. That the height limits for the Sound Stages, precincts and villages, as specified in Condition 79, are 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 June 2021 subject to a margin of flexibility of +/- 5%;
  - c. That the buildings are substantially in accordance with the typical facade elevations and indicative facade, colours and materials references specified in the relevant plans in Appendix 1 for each Sound Stage, precinct or village; and
  - d. That the floor areas do not exceed the limits specified in the schedules for each Sound Stage, precinct or village specified in the relevant plans in Appendix 1 subject to a margin of flexibility of +/- 5%.
79. All buildings shall comply with the following height limits:
- a. Sound Stage Lot: 17.0m above finished ground level
  - b. Italian Village: 14.0m above finished ground level
  - c. Seaside Village: 14.0m above finished ground level
  - d. Venice: 14.5m above operational lake level (327masl)
  - e. Paris: 14.0m above finished ground level
  - f. New York: 14.0m above finished ground level
  - g. Lake Village: 14.5m above operational lake level (327masl)
  - h. Medieval Village: 12.0m above finished ground level
  - i. Medieval Hall: 14.0m above finished ground level
80. The maximum height of buildings specified in Condition 79 do not include the exceptions provided for in the District Plan's definition of Height (Building) and, in the case of the Sound Stage Lot, do not include solar panels which may project above the roof plane of any building by up to 1m.

**Building Appearance**

81. Ancillary buildings, including the Greens Area buildings, must be constructed and finished in accordance with the respective precinct or village with which they are associated or must 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'
Roof Cladding	Profiled Steel or similar	Colorsteel 'Karaka', 'Lichen'
Window and Door Joinery	Aluminium, timber or similar	Colorsteel 'Karaka', 'Lichen'

82. The Visitor Entrance building must be constructed and finished in accordance with the relevant plans listed in Appendix 1 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 or similar	Resene 'Double Napa' (30% LRV)
Roof Cladding	Profiled Steel or similar	Colorsteel 'TidalDrift Matte'
Window and Door Joinery	Timber - Stained or similar	Wood X 'Aspiring'

83. 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 substantially in accordance with the typical facade elevations and indicative facade, and materials described in the relevant plans listed in Appendix 1 for each precinct or village.

### **Signage**

84. The Entry Structure and Signage must be substantially in accordance with the relevant plans listed in Appendix 1.
85. Directional, safety and informational signage (other than signage on the Entry Structure) must be positioned such that it is not visible from beyond the boundaries of the Project site (unless such visibility is required in order to serve a safety function) and must be designed to reflect the precinct or village in which it is located.

*Advice Note: If signage within the State Highway road reserve, for example tourist signs, are being considered by the consent holder, Waka Kotahi as the road controlling authority should be contacted.*

86. The position and design of any individual directional, safety or informational signage in excess of 1.5m<sup>2</sup> shall be submitted to QLDC for certification prior to installation with certification being limited to compliance with Condition 85.
87. Any permanent outwards facing (oriented directly towards the site boundaries) illuminated signage within the Project site must not exceed 150 cd/m<sup>2</sup> of illumination.
88. Permanent signage must not include flashing, moving or animated signage.
89. Temporary set dressing within the precincts and/or villages may include flashing, moving or animated signage or signage that exceeds 150 cd/m<sup>2</sup> of illumination. Any such signage must be positioned such that it is not visible from beyond the boundaries of the Project site. The operational manager of the Wānaka Airport must be notified at least 5 working days prior to the display and use of any such signage and the signage must only be operated while filming activities are being undertaken and must be removed on completion of those activities.

*Advice Note: Signage that forms part of temporary set dressing within any precinct and/or village is not signage as defined in the Proposed District Plan.*

### **Earthworks, Erosion, Sediment and Dust Control**

90. The consent holder must engage a suitably qualified and experienced person to prepare an Erosion and Sediment Control Plan (ESCP). At least 10 working days prior to the commencement of bulk earthworks for each stage of the Project (excluding enabling works) the consent holder must provide the ESCP to the QLDC and ORC for certification that the ESCP gives effect to the objective in Condition 91 and complies with the requirements in Conditions 92, 93, 105 and 107.
91. The objective of the ESCP is to set out the measures to be implemented during earthworks and construction to minimise erosion and the discharge of sediment beyond the boundaries of the Project site.
92. Earthworks designs and the ESCP must be prepared in accordance with the *Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (Guidance Document GD 2016/005, Auckland Council, June 2016)* and must achieve the following outcomes:
- Batter slopes and road alignments appropriate to the location's soil types and geology;
  - Minimisation of the potential for sediment generation and runoff;

- c. Avoidance of sediment runoff from the Project site entering the Clutha/Mata-au River;
  - d. Maintenance of water quality in the artificial lake;
  - e. Prevention of nuisance dust beyond the Project site boundaries, including the avoidance of nuisance dust affecting aircraft operations;
  - f. Measures to avoid, as far as practicable, standing pools of water on the Project site (other than the artificial lake) that have the potential to attract birds; and
  - g. Stable final surfaces suitable for rehabilitation and planting.
93. Unless agreed otherwise with the QLDC the ESCP must include, but not be limited to, the following information as appropriate to the scale, location and type of earthworks:
- a. Contour information at suitable intervals;
  - b. Erosion and sediment controls including specific design (location, dimensions, and capacity);
  - c. Details of measures to control sediment runoff, dust and the removal of soil, debris and construction materials from public roads or places, including wheel wash for construction vehicles at Project site exit points. Dust mitigation measures should include use of water sprays to control dust nuisance on dry or windy days;
  - d. Supporting calculations and design drawings;
  - e. Catchment boundaries for the sediment controls;
  - f. Discharge locations for each catchment/sediment control device;
  - g. Location of the earthworks and cut and fill operations;
  - h. Details of measures for managing any contaminated land identified during earthworks;
  - i. A programme for managing and limiting exposed areas of soil, including progressive stabilisation of exposed areas;
  - j. Identification of the suitably qualified or experienced person(s) to manage the erosion and sediment controls and monitor compliance with the ESCP;
  - k. Details of the chain of responsibility with the site contractor(s) and SSL for managing erosion and sediment controls and details of responsible personnel;
  - l. Details on the monitoring methodology that will be employed to confirm sediment control devices meet the objective specified in Condition 91;
  - m. Sediment control device maintenance requirements; and
  - n. Procedures for monitoring rainfall, heavy rainfall alerts and on-site actions depending on the alert level (rainfall depth predicted).
94. All erosion and sediment controls for a particular area of earthworks must be in place prior to those earthworks commencing.
95. The consent holder must inspect sediment and erosion controls on a weekly basis and, additionally, prior to any rainfall event predicted to generate more than 5mm rainfall, and within 24 hours following each such rainfall event. Any maintenance required as a result of inspections must be undertaken within 24 hours (unless unsafe to do so, in which event maintenance will be undertaken at the earliest safe opportunity).
96. The consent holder must carry out erosion and sediment control device monitoring in accordance with the ESCP and shall keep records, which shall be made available to QLDC on request, detailing:
- a. The days and times when monitoring was undertaken;
  - b. The sites, and erosion and sediment controls that were inspected;
  - c. The erosion and sediment controls that required maintenance;
  - d. The day and time when the maintenance was completed; and



- e. Areas of non-compliance (if any) with the ESCP and the reasons for the non-compliance.
97. The Project site must be stabilised against erosion as soon as practicable, and in a progressive manner, as earthworks are finished over various areas of the site. Areas of bulk earthworks not actively worked for a period of two weeks must be stabilised until such time as further earthworks occur in that area.
98. The consent holder must:
  - a. carry out all earthworks in a manner that prevents nuisance dust blowing beyond the site boundaries at any time;
  - b. utilise dust suppression measures for any bulk earthworks carried out during the summer months (September to April);
  - c. limit the site construction vehicle speed to 15 kilometres per hour;
  - d. ensure that measures such as water carts and sprinklers are in place and ready for use at the start of the day when dry or windy weather is expected;
  - e. cease dust generating activities that result in dust blowing beyond the site boundary or into Wanaka Airport aircraft flight paths, and
  - f. The consent holder must ensure that the discharge of sand aggregates and other bulk products is not offensive or objectionable at or beyond the site boundaries.
99. 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) included as Appendix 15 to the application document.
100. 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 must be undertaken in accordance with the Contaminated Site Management Plan (CSMP) prepared by Insight Engineering (ref: 21027\_2 and dated 13/07/21) included as Appendix 21 to the application document.
101. All earthworks, geotechnical investigations and fill certification must be carried out under the guidance of the suitably qualified and experienced geotechnical professional as described in Section 2 of the QLDC Land Development and Subdivision Code of Practice.
102. At the completion of each stage of onsite earthworks (if staged), the geotechnical professional must incorporate the results of ground bearing test results regardless of whether affected by development cut and fill earthworks and include the test results in a Geotechnical Completion Report and Schedule 2A certificate covering all land within the development. The Schedule 2A certificate must include a statement under Clause 3(e) covering section 106 of the RMA. In the event the Schedule 2A certificate includes limitations or remedial works the Schedule 2A certificate must include a geotechnical summary table identifying requirements to be implemented prior to or upon construction of buildings.
103. The Geotechnical Completion Report and Schedule 2A certificate and any supporting information must be submitted to the QLDC's Manager of Resource Management Engineering.
104. In the event that the Schedule 2A certificate contains limitations or remedial works required, then a section 108 covenant or alternative effective legal instrument must be registered on the relevant Computer Freehold Registers. The section 108 covenant condition must 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.”*

105. 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.
106. 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 QLDC 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.
107. There shall be no deposition of earth, mud or other debris on any road, driveways or footpath beyond the boundary of the Project site. In the event that such deposition does occur, it shall immediately be removed. Roads or footpaths shall not be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

#### **Accidental Discovery Protocol**

108. In the event that an unidentified archaeological site is located during works, the consent holder must ensure that;
  - a. Work ceases immediately at that site and within 20m around the site;
  - b. The contractor shuts down all machinery, secures the area, and advises the Site Manager;
  - c. The Site Manager secures the site and notifies Heritage New Zealand *Pouhere Taonga* Regional Archaeologist;
  - d. If the site is of Māori origin, the Site Manager notifies the Heritage New Zealand *Pouhere Taonga* Regional Archaeologist and Papatipu Rūnanga (being Te Rūnaka o Awarua; Te Rūnanga o Ōraka Aparima, Hokonui Rūnanga, Te Rūnanga o Ōtākou, Kāti Huirapa Rūnaka ki Puketeraki and Te Rūnanga o Moeraki) of the discovery and ensures site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand *Pouhere Taonga* Act, Protected Objects Act);
  - e. If human remains (koiwi tangata) are uncovered the Site Manager advises the Heritage New Zealand Regional Archaeologist, NZ Police and Papatipu Rūnanga listed in Condition 108(d), and the process under Condition 108(d) is followed;
  - f. Remains are not moved until such time as iwi and Heritage New Zealand have responded;
  - g. Works affecting the archaeological site and any human remains (koiwi tangata) do not resume until Heritage New Zealand and Papatipu Rūnanga listed in Condition 108(d), give written approval for work to continue. Further assessment by an archaeologist may be required;
  - h. Where Papatipu Rūnanga listed in Condition 108(d), so request, any information recorded as the result of the find such as a description of location and content, is to be submitted for their records.
109. The Accidental Discovery Protocol must be accessible on site at all times during works under this consent including temporary set construction.

**Advice Note:** *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).*

### **Stormwater Management**

110. The consent holder must undertake stormwater treatment and disposal substantially in 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) included as Appendix 7 to the application document including:
  - a. Pre-treatment from all impervious hardstanding areas discharging into the lake including any necessary shut off valves;
  - b. 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; and
  - c. Stormwater treatment and disposal from all carparking areas.
111. To prevent the discharge of sediment to the stormwater network and the artificial lake, all permanent stormwater management systems and devices required under Condition 110 must be fully operational, permanent site works completed, and exposed areas of soil stabilised or landscaped, prior to erosion and sediment control measures being decommissioned.
112. No stormwater can be discharged to any permanent management devices (treatment devices) until the area of the Project site contributing to the device is fully stabilised against erosion.
113. Unless otherwise agreed with the QLDC all stormwater infrastructure on the site must remain in the ownership of the consent holder, and the consent holder must assume responsibility for all operation and maintenance activities. This includes the swales, pipe networks, soakage systems and attenuation basins that service the site.

### **Traffic and Rooding**

114. The formation and sealing of all car parking areas, must be undertaken in accordance with QLDC standards including but not limited to:
  - a. The provision of fully dimensioned car parks to demonstrate compliance with the QLDC District Plan requirements;
  - b. Compliant swept paths for the largest vehicle expected through the car park areas;
  - c. Provision of barrier arms;
  - d. Onsite signage and markings in compliance with the Waka Kotahi NZTA Manual of Traffic Signs and Markings, for the following:
    - i) The permanent marking and signage of all: cycle areas, onsite parking spaces including disabled spaces and loading areas; and
    - ii) The management of entry and exit movements, through signage and markings.
  - e. The formation and sealing of the internal roads including internal intersections, including the provision for stormwater capture and conveyance to ground soakage sites required by Condition 110.
115. Prior to constructing any internal roads or intersections the consent holder must provide to the QLDC details of the largest vehicle expected on each internal road and through each internal intersection and documentation, including swept path calculations,

- demonstrating that this sized vehicle can safely negotiate all relevant sections of road and intersections.
116. Prior to the commencement of Stage 2 of the Project, the consent holder must upgrade the existing access intersection (being the intersection of 'Road 1' and State Highway 6) to include (as a minimum) a right turn bay and separated left turn lane.
  117. Prior to undertaking the upgrade of the existing access intersection, the consent holder must provide safety audited design plans (prepared by a suitably qualified and experienced expert as approved by Waka Kotahi NZTA as the road controlling authority) for the upgrade to Waka Kotahi NZTA for their approval.
  118. A copy of the approved access upgrade plans must be submitted to the QLDC Manager of Resource Management Engineering prior to the works commencing.
  119. At least two months prior to the expected commencement of the access intersection improvement works required under Condition 116, the consent holder must apply to the Waka Kotahi NZTA for a Corridor Access Request (CAR) to undertake works within a State Highway Road reserve.
  120. Prior to the completion of Stage 11 of the Project, or the site being open to the public, or 31 December 2027 (whichever is earlier), the consent holder must provide to Waka Kotahi NZTA safety audit design plans prepared by a suitably qualified and experienced expert (as approved by Waka Kotahi NZTA as the road controlling authority), and obtain approval from Waka Kotahi NZTA for the upgrade of the main site access intersection to a roundabout.
  121. The consent holder must not undertake any works beyond those relating to Stage 11 of the Project, or the site being open to the public, or 31 December 2027, (whichever is earlier), until the roundabout referred to in Condition 120 is constructed and operational.
  122. At least 20 working days prior to the intended commencement of the construction of the Transport Hub the consent holder must prepare and submit draft detailed design plans and specifications of it (including its form, layout, exterior materials and colours) to the QLDC for its information and response.
  123. The consent holder must take into account any response provided by the QLDC when finalising the detailed design plans of the Transport Hub.
  124. Prior to commencing bulk earthworks on the Project site the existing accesses at crossing place 9 and crossing place 10 must be permanently closed, including reinstatement of any fence line, grassed areas, berm, highway drainage and kerb. Reinstatement works must be consistent with the adjacent road reserve treatment, to the satisfaction of the Waka Kotahi NZTA Network Manager
  125. The consent holder must not use crossing place 8 for any vehicular movements associated with the Project, other than in exceptional circumstances such as times of emergency or when the existing access intersection is obstructed. At all other times access to crossing place 8 shall be controlled with a closed gate.
  126. The consent holder must inform Waka Kotahi NZTA within ten working days of any use being made of crossing place 8 including the reasons why that use occurred.
  127. Prior to the completion of Stage 2 of the Project the consent holder must prepare and provide to the QLDC for its information a Travel Management Plan (Travel MP) that includes:
    - a. The promotion of shuttle bus or bus services to be provided by the consent holder, including intended pick up locations, routes and frequency of service;
    - b. Proposals for encouraging a reduction in the number of vehicles coming to site, including ways to encourage active modes, including commuting to site where possible, and using the shared pathway and cycle network in the district;

- c. A description of how staff and visitors will be encouraged to safely access the site via active and shared transport modes;
  - d. Monitoring measures proposed to track the uptake and demand for active and shared transport modes; and
  - e. The provision of bus stops in consultation with Waka Kotahi NZTA, should public transport become available.
128. The Travel MP required under Condition 127 must be updated every three years and the updated version must be provided to the QLDC.
129. At least 20 working days prior to the commencement of bulk earthworks (Stage 2 of the Project) the consent holder must submit a Traffic Management Plan (TMP), that has been prepared by a suitably qualified and experienced person, to Waka Kotahi NZTA for approval.
130. The objectives of the TMP are:
- a. Ensure the requirements of relevant Act, Regulations, Bylaws and consent conditions in relation to construction and operational traffic are adhered to;
  - b. Support a culture of road safety awareness and commitment;
  - c. Ensure best practice in the management of construction and operational traffic to protect public safety, including the safe passage of pedestrians and cyclists;
  - d. Ensure emergency services are not obstructed by construction traffic;
  - e. Minimise disruption to the surrounding community by minimising delays to road users, pedestrians and cyclists, and particularly public transport at all times; and
  - f. Inform the public about any potential impacts on the road network from construction traffic.
131. The TMP must:
- a. Identify how the objectives in Condition 130 will be achieved;
  - b. Where road capacity may be significantly affected by construction traffic and temporary traffic management, identify potential effects of the capacity reduction, and proposed measures to minimise delays.
  - c. Include measures to avoid road closures and restrictions on vehicle, bus, cycle and pedestrian movements wherever possible;
  - d. Identify site access routes for heavy vehicles;
  - e. Be consistent with the version of the Waka Kotahi NZTA Code of Practice for Temporary Traffic Management that applies at the time the TMP is prepared.
132. The consent holder must require contractors using heavy vehicles to instruct the drivers of those vehicles to not use engine brakes when turning into the Project site from the State Highway.
133. The consent holder must remedy any damage to all existing road surfaces and berms that has arisen from works authorised by this consent.

### **Noise and Vibration**

134. Noise from earthworks and construction activities must be measured and assessed in accordance with New Zealand Standard NZS 6803: 1999 "Acoustics - Construction Noise" and must comply with the following noise standards at any dwelling house on any neighbouring site:
- a. Daytime – 55 dB LAeq (15 min)
  - b. Night-time – 45 dB LAeq (15 min) and 75 dB LAFmax
135. Vibration from earthworks and construction activities at any dwelling house on any neighbouring site must be managed in accordance with DIN 4150-3 (2016) Vibrations

in buildings - Part 3: Effects on structures, and when measured and assessed using DIN 4150-3 (2016) not exceed the limits in Table 1, Line 2 or Table 4, Line 2 of this standard, as appropriate.

136. If measured or predicted noise or vibration levels exceed the limits in Conditions 134 or 135, then contributing works must immediately cease and a suitably qualified and experienced person must be engaged to assess the cause of the exceedance and to recommend the best practicable option for reducing the noise or vibration levels to an acceptable level. The consent holder must implement the recommended option.
137. The consent holder must engage a suitably qualified and experienced practitioner to prepare a Construction Noise and Vibration Management Plan (CNVMP).
138. At least 20 working days prior to the commencement of bulk earthworks on the Project site the consent holder must submit the CNVMP to the QLDC for certification that the CNVMP gives effect to the objectives in Condition 139.
139. The objectives of the CVNMP are to:
  - a. Identify how Conditions 134 to 136 will be complied with;
  - b. Provide a framework for the development and implementation of the Best Practicable Option ('BPO') for the management of all construction noise and vibration effects;
  - c. Define the procedures to be followed when the noise and vibration standards in Conditions 134 and 135 are not met following the adoption of the BPO;
  - d. Set out the methods for scheduling earthworks and construction activities to minimise disruption to any dwelling house on any neighbouring site; and
  - e. Ensure engagement with affected receivers (including the owners and occupiers of any dwelling house on any neighbouring site) and the timely management of complaints.
140. The CNVMP must as a minimum include the information required by Annex E2 of NZS 6803:1999. The term 'noise' in that document shall be interpreted as 'noise and vibration'.
141. In addition to the requirements of Conditions 139 and 140 the CNVMP must be substantially in accordance with the recommendations of the Marshall Day Acoustic Assessment (ref: Rp 001 R03 20210431 dated 09/07/21) included as Appendix 18 to the application document. The CNVMP must describe:
  - a. Earthworks and construction methodology;
  - b. Responsible persons and their contact details;
  - c. Noise and vibration limits to be complied with;
  - d. Predicted noise levels at any dwelling house on any neighbouring site;
  - e. Noise and vibration mitigation and management measures;
  - f. Communication and consultation protocols with potentially affected neighbours; and
  - g. Complaint receipt and response procedures.
142. Operational noise must comply with the following standards:
  - a. Daytime (0800 – 2000) – 50 dB LAeq (15 min)
  - b. Night-time (2000 – 0800) – 40 dB LAeq (15 min) and 70 dB LAFmax
143. The consent holder must engage a suitably qualified and experienced practitioner to prepare a Noise Management Plan (NMP).

144. At least 15 working days prior to the occupation and use of buildings and facilities on the Project site the consent holder must submit the NMP to the QLDC for certification that it achieves the objective of Condition 145.
145. The objective of the NMP is to minimise, to the extent reasonably practicable, the adverse effects of noise generated from operational activities undertaken on the Project site on the owners and occupiers of neighbouring residential dwellings.
146. The NMP must be in substantial accordance with the recommendations of the Marshall Day Acoustic Assessment (ref: Rp 001 R03 20210431 dated 09/07/21).
147. The NMP must describe:
  - a. The types of operational activities (as broad categories) that may occur on site, including:
    - i) Vehicle traffic ;
    - ii) Design of mechanical plant such as HVAC systems;
    - iii) Design of noise sensitive or noise producing buildings;
    - iv) Outdoor filming (especially at night);
    - v) Construction of outdoor film sets (to be in accordance with the certified CNVMP);
    - vi) Collection of waste and recycling materials;
  - b. SSL personnel, and their contact details, who will be responsible for receiving and responding to noise complaints
  - c. Development of areas of the site that may result in noise-related reverse sensitivity effects;
  - d. Mitigation and management measures appropriate to each category of activity listed in Condition 147(a);
  - e. Communication and consultation protocols with neighbours; and
  - f. Complaint receipt and response procedures.
148. Prior to uplifting building consent for any Project stage or precinct development, the consent holder must engage a suitably qualified and experienced person to prepare a report that identifies any noise producing or noise sensitive buildings covered by the building consent application and any such building nearby. Any measures required to achieve the specified level of sound insulation shall be at the cost of the consent holder. The report must identify:
  - a. The appropriate level of sound insulation for each building; and
  - b. How the specified level of sound insulation will be achieved.
149. The report required under Condition 148 must confirm that cumulative noise from the site due to all typical operational noise sources will comply with the applicable noise standards set in Condition 134 and the operational noise standards set in Condition 142.
150. Prior to uplifting building consent for any Project stage or precinct development, the consent holder must engage a suitably qualified and experienced person to prepare a report that addresses how mechanical plant is to be specified and mitigated to ensure that cumulative noise from the site due to all fixed/permanent noise sources will comply with the operational noise standards set in Condition 142.
151. The reports required under Conditions 148 and 150 must be submitted to the QLDC for certification within 5 working days of their receipt by the consent holder.

### **Light Spill and Lighting**

152. Artificial light from the site must not result in added illuminance in excess of 10 lux measured from the window of any dwelling house on any neighbouring site.

153. Unless specified in other conditions of this consent, all permanent outdoor lighting must conform to NZS 1158.3.1:2020 Lighting for roads and public spaces, Part 3.1: Pedestrian area (Category P) lighting - Performance and design requirements.
154. All permanent external lighting fixtures must 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 relevant lighting plan required under Condition 155 shall detail any mitigation (if any) required to maintain compliance with the relevant standards.
155. Prior to commencement of construction of buildings within the Sound Stage Lot and each precinct or village (including Central Park) and car parking areas the consent holder must engage a suitably qualified and experienced lighting designer to prepare detailed lighting plans and calculations, which must demonstrate the following:
  - a. The location of all permanent external lighting and details of all permanent lighting fixtures;
  - b. That all permanent lighting fixtures are to be oriented downwards, and where located near site boundaries, directed into the site;
  - c. That all permanent external lighting is designed to comply with Condition 152 and 153 and the Queenstown Lakes District Council's Southern Lighting - A Lighting Strategy (Parts One and Two); and
  - d. That all permanent exterior lighting is designed to comply with any relevant requirements of the Civil Aviation Authority.
156. The consent holder must provide the lighting plans and calculations required by Condition 155 to the QLDC for certification that they meet the requirements of Conditions 152 to 154 and 155(b) to (d).
157. Upon installation of the lighting certified under Condition 156, light spill measurements must be carried out, the results of which must be submitted to the QLDC to demonstrate compliance with Condition 152 and all relevant standards of Condition 155(c). Should compliance not be achieved then the consent holder must undertake remedial action(s) to achieve compliance and provide evidence of that remedial action(s) to the QLDC.
158. Prior to commencement of bulk earthworks (Stage 2 of the Project) the consent holder must engage a suitably qualified and experienced lighting designer to prepare a lighting control strategy detailing measures that will be employed to ensure that lighting is only operated when and where required.
159. The lighting control strategy must be submitted to QLDC for its information and be updated as necessary and resubmitted to QLDC prior to the commencement of construction of each precinct or village (including Central Park) and car parking area.
160. The consent holder must notify the operational manager of the Wānaka Airport of the intended use of exterior LED backdrops no later than five working days prior to their intended use and must provide details of the intended duration and use (e.g. to display static or moving backgrounds for filming). The consent holder must invite the operational manager of the Wānaka Airport to provide feedback on the intended use of exterior LED backdrops.
161. Temporary lighting associated with filming activities must be addressed in the Temporary Filming Management Plan required under Condition 165.
162. All lighting shall be maintained and operated to achieve compliance with the conditions of this consent on an ongoing basis.



### **Temporary Filming Activities**

163. The consent holder may construct and use temporary sets on the Back Lots provided they comply with the following:
  - a. Each temporary set does not exceed a total floor area of 4000m<sup>2</sup>;
  - b. Buildings, structures and equipment used on a temporary set must not exceed a maximum height of 16m above ground level;
  - c. The Obstacle Limitation Surface associated with the Wānaka Airport must not be penetrated by any building, structure or equipment, including during the construction or dismantling of any temporary set and the use of objects and equipment that could temporarily penetrate the Obstacle Limitation Surface during filming activities;
  - d. All temporary set buildings must be set back a minimum of 30m from the upper edge of the Clutha/Mata-au River terrace escarpment;
  - e. No works associated with the construction of a temporary set extends over the edge of the Clutha/Mata-au River terrace escarpment;
  - f. Each temporary set does not remain on the site for more than 6 months;
  - g. No buildings or structures are erected in the light pink areas shown on the plan labelled SI – RC - 09 and titled “Proposed Mitigation Measures for the Roberts Property, prepared by Anne Steven, Registered Landscape Architect, Wanaka, October 2021” included as Appendix 2 to these consents; and
  - h. No temporary filming is undertaken and no buildings or structures are erected in the dark pink area shown on the plan labelled SI – RC - 09 and titled “Proposed Mitigation Measures for the Roberts Property, prepared by Anne Steven, Registered Landscape Architect, Wanaka, October 2021 included as Appendix 2 to these consents.
164. Construction and removal of temporary buildings, structures or other sets must comply with all of the following conditions:
  - a. All works must comply with the Accidental Discovery Protocol requirements set out in Condition 108;
  - b. Any earthworks or ground disturbance must be undertaken in accordance with the ESCP required under Condition 90; and
  - c. All waste and materials must be removed from the location following the removal of any temporary buildings, structures or other sets.
165. Prior to the commencement of temporary filming activities the consent holder must engage a suitably qualified and experienced practitioner to prepare a Temporary Filming Management Plan (TFMP).
166. The objective of the TFMP is to ensure that adverse effects from any temporary filming activity on any dwelling house on any neighbouring site and on airport operations from Wanaka Airport are minimised as far as reasonably practicable.
167. Should the consent holder wish to exceed the night time noise limit set by Condition 142(b), then at least 10 working days prior written approval to do so must be sought from the QLDC. Any such exceedences must not occur for more than one hour per night and one night every seven days.
168. The TFMP must be submitted to the QLDC for certification that it meets the objective in Condition 166 and the requirements of Conditions 161, 163 and 164.
169. Each TFMP must be substantially in accordance with the recommendations of the Marshall Day Acoustic Assessment (ref: Rp 001 R03 20210431 dated 09/07/21) included as Appendix 18 to the application document and must include at least the following:

- a. The elements of the NMP (required and certified under Condition 144) relating to temporary outdoor filming and set construction activities;
  - b. Measures to ensure compliance with the added illuminance limit set in Condition 152;
  - c. Procedures for liaison with the operational manager of the Wānaka Airport;
  - d. Communication protocols for ensuring all owners and occupiers of dwelling houses on any neighbouring site are informed of the intended nature, scale and duration of temporary filming activities;
  - e. Procedures for receiving and responding to complaints relating to temporary filming activities, including the keeping of records of complaints and the responses taken by the consent holder to those complaints; and
  - f. Measures to avoid light spill from SSL night operations being a distraction or safety hazard to aircraft utilising Wanaka Airport.
170. The record on complaints and consent holder responses to any complaints must be made available to the QLDC upon request.

### **Solid Waste Management**

171. The consent holder must engage a suitably qualified and experienced practitioner to prepare a Solid Waste Management Plan (SWMP) for the Project.
172. Prior to construction activities commencing the SWMP Plan must be submitted to the QLDC for certification that it contains appropriate waste minimisation, recycling and reuse strategies and methods including, but not limited to:
- a. Materials and waste associated with construction activities;
  - b. Technologies and techniques to reduce waste from operational activities;
  - c. The use of recyclable technologies (such as the use of 3D printed recycled plastics and wool off cuts) to manufacture sets and props; and
  - d. Minimising the use of “non-recyclable” materials used in set construction.
173. The SWMP must be reviewed and updated every three years and the updated version must be submitted to the QLDC for certification in accordance with Condition 172.

### **Landscape and Mitigation Planting and Indigenous Biodiversity**

174. The consent holder must engage a suitably qualified and experienced practitioner to prepare a Landscape and Site Vegetation Plan (LSVP).
175. At least 20 working days prior to the commencement of bulk earthworks on the Project site the consent holder must provide the LSVP to the QLDC for certification that the LSVP gives effect to the objective in Condition 176 and complies with the requirements in Conditions 177 to 183.
176. The objective of the LSVP is to minimise the adverse effects of the Project on the visual amenity enjoyed by neighbouring and nearby residential dwellings; to ensure that existing indigenous vegetation within the Project site is maintained or enhanced as far as is reasonably practicable; and to reflect wider Ngāi Tahu cultural landscape perspectives in the development of the site.
177. The LSVP must be substantially in accordance with the initial Site Vegetation Plan ref: 1675-03 prepared by Vivian+Espie and dated 02/07/21 included as Appendix 12 to the application document and must include the following:
- a. Existing shelter belts on site to be maintained in accordance with the minimum heights specified on the initial Site Vegetation Plan;
  - b. Additional planting within shelter belts 8, 10 and 19 as shown on the initial Site Vegetation Plan;

- c. Details of infill planting (prepared in consultation with Aukaha and TAMI) 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 included as Appendix 13 to the application document;
- d. Proposed shelter belt 21 as shown on the initial Site Vegetation Plan including the species, number and spacing of trees to be planted;
- e. Upon commencement of bulk earthworks, the planting of a single row of *Cupressus laylandii* at 4m spacing and at a minimum planted height of 50-80cm along the site boundary shared with 167 Stevenson Road (Lot 10 DP 325795) and to be maintained at a maximum height of 8m;
- f. The landscape mitigation (earth bunds and additional planting) specified in plan labelled SI – RC - 09 and titled “Proposed Mitigation Measures for the Roberts Property, prepared by Anne Steven, Registered Landscape Architect, Wanaka, October 2021” included as Appendix 2 to these consents to build up naturally occurring low ridges to the southeast of the proposed lake in order to provide screening of the proposed Sound Stage buildings and the access road across the meltwater channel when viewed from the existing dwelling and outdoor living areas on Lot 1 303967 including;
  - i) a layer of native “grey shrubland” and tree planting on top of the earth bunds referred to in Condition 177(f) comprising dense planting (1m spacings) of eco-sourced plants with a mature height of 1.5m to 6.0m and a minimum 2.5 litre pot size;
  - ii) a band of native “grey shrubland” and tree planting at least 5.0m wide along and east of Access Road 1 between the Woolshed and the meltwater channel comprising dense planting (1m spacings) of eco-sourced plants with a mature height of at least 3.0m;
  - iii) a large patch of native “grey shrubland” and tree planting at the intersection of Access Roads 1 and 2 comprising dense planting (1m spacings) of eco-sourced plants with a mature height of at least 2.0m;
  - iv) tall growing exotic tree species (including poplar, eucalypt, ash, alder and/or oak) with a minimum height of 1.5m on the earth worked ridge closest to the artificial lake at the eastern end of Shelter Belt 13.

**Advice Note:** *Green or black wind break cloth attached to deer fencing may be used to provide immediate screening and shelter to the planting.*

- g. The species of plants required by Condition 177(f) may include *Coprosma propinqua*, *Coprosma crassifolia*, *Coprosma intertexta*, *Coprosma virescens*, *Corokia cotoneaster*, *Olearia odorata*, *Olearia lineata*, *Plagianthus regius*, *Myrsine divaricata*, *Cordyline australis*, *Pseudopanax ferox*, *Kanuka serotina*, *Melicytus alpinus* and other naturally occurring native species (including native broom, mountain cottonwood, wineberry, matagouri);
- h. The planting required by Condition 177(f) must be undertaken as soon as is reasonably practical following the completion of earthworks in the planting areas;
- i. The mounding and planting required by Condition 177(f) must be completed prior to the commencement of the construction of any of the proposed Sound Stage buildings;
- j. All new plantings must be irrigated until they are well-established;
- k. A maintenance schedule setting out how successional planting within the existing and proposed shelter belts and proposed landscape mitigation planting will be undertaken and detailing irrigation and pest control measures; and

- I. New and successional shelter belt planting shall comprise evergreen shelter species (such as *Cedrus Deodara* or *Cupressus laylandii*).
  178. Other than as required by Condition 177, the new shelter planting must be undertaken within the first available planting season following the certification of the LSVP and must thereafter be maintained in accordance with that Plan.
  179. Successional planting must be undertaken progressively as and when required and in accordance with the maintenance schedule approved as part of the LSVP.
  180. No species listed in Table 34.4 of the District Plan and/or specified in the Otago Regional Pest Management Plan 2019 as a “pest” shall be planted on site.
  181. Prior to commencement of bulk earthworks on the Project site the consent holder must engage a suitably qualified and experienced ecologist to undertake a walkover survey of the Project site (including but not limited to the margins of the existing irrigation reservoir) and to prepare a schedule of indigenous plants that can be viably translocated or harvested for use elsewhere.
  182. Prior to commencement of bulk earthworks on the Project site the consent holder must engage a suitably qualified and experienced practitioner(s) to prepare an Indigenous Plant Relocation and Compensation Plan (IPRCP) in consultation with Aukaha and TAMl, which must include at least the following:
    - a. A plan or aerial photograph at an appropriate scale identifying the location of indigenous plant species that currently exist on the Project site together with an identification of the threat status of those plants;
    - b. The identification of areas of indigenous plant species that will be impacted by intended Project works;
    - c. The identification of areas of impacted indigenous plant species (including *Coprosman intertexta*) that can be successfully translocated either to suitable habitat within the SSL site or elsewhere; and those that cannot;
    - d. The identification of on site locations for any intended translocation of impacted indigenous plant species, a specification for the preparation of those translocation areas and the maintenance of translocated plants during and after the translocation process;
    - e. A requirement to have a suitably qualified and experienced ecologist survey any indigenous vegetation prior to its removal in order to locate and transfer indigenous fauna to a suitable alternative site where practicable; and
    - f. The identification of areas that will be planted with new indigenous plant species endemic to the Upper Clutha area (including local mahinga kai species such as harakeke, tī kouka, pora, tikumu, taramea and plants suitable for the creation of habitat local endemic fauna species including skinks, geckos, birds and insects) to compensate for the loss of any existing areas of indigenous plants that cannot be successfully translocated, provided that any new indigenous plant species will not materially increase the risk of birdstrike at Wanaka Airport.
- Advice Note:** Suitable translocation and compensation planting locations may include stormwater swales, soak pits or overflow basins and/or the margins of the lake.
183. The IPRCP must be submitted to QLDC for certification.
  184. Prior to commencement of construction of each precinct or village (including Central Park) and car parking areas the consent holder must engage a suitably qualified and experienced landscape architect to prepare detailed landscape plans for the precinct or village.

185. Each detailed landscape plan must be consistent with the LSVP required under Condition 174 and must be submitted to QLDC for its information and must include the following:
  - a. Details of proposed planting including species, numbers, spacing and mature/maintained plant heights;
  - b. The location, appearance and height of any artificial tree;
  - c. The alignment and finish of footpaths;
  - d. The location and design of any permanent ancillary structures, including bridges and street furniture;
  - e. Details of any interchangeable trees or tree pits, including their construction and installation; and
  - f. A maintenance schedule including maintenance to any artificial trees to ensure they retain a natural appearance.
186. Each detailed landscape plan must be implemented and any landscaping proposed in the plan must 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.
187. Should any plant or tree required to be planted by conditions of this consent (including any successional planting) die or become diseased it must be replaced as soon as is practicable but no later than within the next available planting season.

#### **Artificial Lake**

188. The artificial lake must be lined substantially in accordance with the recommendations made in the reports by CGW Consulting Engineers (ref: 21484-RPT-001-A dated 23/07/21) and GeoSolve Ltd (dated July 2021, GeoSolve ref: 210381) included as Appendices 7 and 15 to the application document.
189. The consent holder must engage a suitably qualified and experienced person to prepare a Lake Water Quality Management Plan (LWQMP). At least 20 working days prior to the commencement of bulk earthworks associated with the artificial lake the consent holder must provide the LWQMP to the QLDC and ORC for certification that the LWQMP gives effect to the objective in Condition 190 and complies with the requirements in Condition 191.
190. The objective of the LWQMP is to ensure the design, construction and management of the lake and the stormwater inputs to it are carried out in such a manner that minimises the risk of lake water contamination and eutrophication.
191. The LWQMP must include at least the following:
  - a. Design details and plans of the lake;
  - b. The location, size and design of overflow ponds and confirmation that they are sized to accommodate a Q<sub>100</sub> rainfall event;
  - c. Confirmation that only treated stormwater and irrigation water will be discharged to the lake;
  - d. Confirmation that sufficient freeboard for buildings is maintained during a probable maximum precipitation (PMP) event; and
  - e. Measures to ensure that lake ecology and water quality are maintained at appropriate 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).

### **Walking and Cycling Tracks**

192. Prior to the commencement of Stage 4 of the Project the consent holder must provide a public walking and cycling track running east - west through the site and extending east to Stevenson Road substantially in accordance with the 'Proposed Vehicle Access & Security Plan – reference SI-RC-09 prepared by Tilt Architecture and dated 30/06/21.
193. If the Local Government Act road stopping outcome for the unformed legal roads running through the Project site requires physical formation of a public walking and cycling track running north - south through the site it must be constructed at the consent holder's costs substantially in accordance with the 'Proposed Vehicle Access & Security Plan' or on any alternative alignment specified by the Local Government Act road stopping process.
194. The formation of the tracks required by Conditions 192 and 193 must be to the following standards unless otherwise approved by the QLDC:
  - a. New Zealand Cycle Trail Design Guide for a Grade 2 Track or Grade 3 where Grade 2 is not achievable;
  - b. Gradient: maximum grade 1:10 (except where existing topography and/or track alignment requires a grade steeper than specified);
  - c. Width: minimum 2.5m (except for the existing section of track down the escarpment face which may be narrower than specified); and
  - d. Surface: compacted aggregate.
195. The consent holder must register a public Right of Way easement in favour of the QLDC over the completed tracks required by Conditions 192 and 193. The tracks required by Conditions 192 and 193 must be maintained by the consent holder to comply with Condition 194(a) on an ongoing basis.
196. In the event that the north - south track through the site (as referenced in Condition 193) is not required-as a result of stopping the unformed legal roads, the consent holder must make the following financial contributions to the construction of the wider active transport network:
  - a. \$600,000 + GST towards the construction of an Active Transport Link within the State Highway 6 road reserve from the intersection of State Highway 6 and State Highway 84 (Mt. Iron Junction) to the western boundary of the site; and
  - b. \$300,000 + GST towards the construction of an Active Transport Link within the State Highway 6 road reserve from the eastern end of the Wānaka Airport site to the Luggate township.
197. The financial contributions required under Condition 196 must be paid to the QLDC upon approval of the Active Transport Link design by Waka Kotahi NZTA and any other statutory approvals necessary to enable construction to commence.
198. If the construction of the north - south footpath and cycleway through the site is required through the road stopping process the financial contributions required under Condition 196 are not required to be paid.
199. Walking and cycling tracks must not be constructed within the Mata-Au Wahi Tupuna Overlay contained in the QLDC District Plan unless the MWLG sanction locating a track within that Overlay.

### **Wanaka Airport Activities**

200. Upon completion of the artificial lake construction the consent holder must engage a suitably qualified and experienced practitioner to prepare a Grounds Management Plan (GMP) in consultation with the Queenstown Airport Corporation as manager of the Wānaka Airport.

201. The GMP must be submitted to QLDC for certification that it meets the objective of Condition 202 and the requirements of Condition 203.
202. The objective of the GMP is to avoid adverse effects, including the risk of bird strike, on aviation and the safe operation of the Wānaka Airport.
203. The GMP required by Condition 201 must include as a minimum:
  - a. A system of wildlife monitoring and hazard management that ensures that species and species groups identified, but not limited to those, in Section 5.1.5 of the Ecological Assessment (ref: NS 172/21 dated 12/07/21) do not proliferate on the Project site such that they have the potential to increase risk to aviation at Wānaka Airport and or the northern flight path;
  - b. Measures to avoid standing pools of water on the Project site (other than the artificial lake) that have the potential to attract birds;
  - c. Procedures for managing the effects of LED screens on aircraft pilots (including any feedback from the operational manager of the Wānaka Airport received in response to Condition 160);
  - d. Measures to avoid light spill from SSL night operations being a distraction or safety hazard to aircraft utilising Wanaka Airport; and
  - e. The ongoing control of rabbits.
204. The consent holder must ensure that no object, including but not limited to any building, structure or equipment, penetrates the Obstacle Limitation Surface associated with Wanaka Airport, including during the construction or dismantling of any temporary set and the use of objects and equipment that could temporarily penetrate the Obstacle Limitation Surface during filming activities.

### **Environmental Incidents**

205. Where any environmental incident occurs that results in non-compliance with any conditions of consent or that results in adverse environmental effects offsite the consent holder must:
  - a. Report to QLDC, ORC and MWLG details of the incident within 12 hours of becoming aware of the incident; and
  - b. Provide an Environmental Incident Report to QLDC, ORC and MWLG within 5 working days of the incident occurring in accordance with the requirements outlined in Section 3.3.1 of QLDC's Guidelines for Environmental Management Plans.
206. Records of all environmental incidents described in Condition 205 are to be collated onsite and must be made available to QLDC and ORC upon request; immediately if the request is made by a QLDC officer onsite and within 24 hours if requested by a QLDC officer offsite.

### **Environmental Management Plan**

207. At least 20 working days prior to any bulk earthworks commencing on the Project site the consent holder shall submit an Environmental Management Plan (EMP) to QLDC's Council's Monitoring and Enforcement Team and to ORC for review and certification that it meets the objective of Condition 208.
208. The objective of the EMP required by Condition 207 is to demonstrate compliance with the conditions of this consent and to minimise adverse effects on the environment from the construction and operation of the Project.
209. The EMP must be prepared by a Suitably Qualified and Experienced Person (SQEP). The EMP must be in substantial accordance with the principles and requirements of the QLDC Guidelines for Environmental Management Plans and must include at least the following:

- a. Site induction procedures for consent holder and contractor personnel;
- b. The frequency of inspections by consent holder personnel of the Project site to monitor compliance with conditions of this consent;
- c. The name and contact phone number of the consent holder's representative referred to in Condition 12;
- d. The name and contact phone number of the geo-professional required under Condition 13; and
- e. The Accidental Discovery Protocol referenced in Condition 108.

210. The EMP may contain a compilation of the discrete management plans listed in Condition 23 of this consent.

### **Housing**

- 211 Prior to the commencement of bulk earthworks on the Project site, the consent holder must establish and operate a Housing Department (or similar) that will:
- a. provide temporary (for a period not exceeding six years) on-site accommodation for at least 50 non-local construction workers and consent holder and site lessee operational personnel prior to the commencement of any construction works;
  - b. locate any on-site temporary accommodation outside the Wanaka Airport Outer Control Boundary and in an area that will be visually screened from neighbouring properties following the implementation of the LSVP required by Condition 177;
  - c. ensure that any temporary accommodation provided on the Project site complies with the sound insulation requirements of Condition 148;
  - d. seek to procure and utilise a range of existing commercial and residential accommodation for additional construction workers and consent holder and site lessee operational personnel prior to the commencement of any construction works; and
  - e. engage the existing resident workforce population of Wanaka and those within a commutable distance where possible.

**Advice Note:** "Non-local construction workers" means those construction workers who do not reside within a commutable distance of the Project site.

### **Financial Contributions**

211. Prior to the commencement of construction of each stage of the Project, a development contribution must be paid to the QLDC for that stage of the Project in accordance with the QLDC Development Contributions Policy.

### **Review**

212. The QLDC may review any or all conditions of this consent by giving notice of its intention to do so in accordance with section 128 of the RMA, at:
- a. monthly intervals following the date of commencement of bulk earthworks; and
  - b. annually once earthworks and construction are completed;
  - c. to deal with any unforeseen adverse effects on the environment (including adverse effects arising from the use of temporary sets and associated temporary filming activities), which may arise from the exercise of this consent, and which it is appropriate to deal with at a later date.

#### **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. *This development triggers a requirement for Development Contributions. For further information, please contact the DCN Officer at the QLDC.*

## **CONDITIONS OF THE OTAGO REGIONAL COUNCIL BORE PERMIT**

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 unlimited term

Location of consent activity:

Approximately 1.145km north of the intersection 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

### **General Conditions**

1. Any bore tag provided to the consent holder by the Consent Authority must be attached to the bore within two weeks 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.
2. Copies of the results of any water quality analyses performed on the groundwater shall be forwarded to the Consent Authority within two weeks of the analysis being undertaken.
3. 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.
4. There shall be an adequate facility and access for future vertical lowering of a 20-millimetre diameter electric plumb bob for the purpose of measuring the water level, or a facility which allows pressure readings.
5. 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.
6. This consent only authorises the construction of one production bore. The bore integrity shall be maintained at all times and be sealed to avoid ingress of surface water and other foreign matter unless abandoned.

### **Information to be supplied**

7. The following information must be supplied to the Consent Authority within 10 working days of the completion of drilling of the bore:
  - a) Bore number (must be using the ORC-issued bore number);
  - b) Owner's and/or occupier's name;
  - c) Driller's name;
  - d) Date and method of drilling;
  - e) A photograph of the bore with a measuring device to show the bore diameter and/or installer certificate confirming bore diameter;

- f) Clear photographs showing compliance with Conditions 14 and 15;
  - g) An annotated map, or aerial photograph, that accurately and clearly shows site access, the physical location and a photograph of a GPS confirming the bore location and the bore tag;
  - h) Fully completed bore log forms providing description of strata encountered and depth at which encountered below ground level or other suitable datum level;
  - i) Level of the static water level (that is, stationary water level after the bore is fully developed and when no water has been taken or has flowed from the bore for three (3) hours or more), together with the date and time of measurement and level datum used;
  - j) Total Depth of bore;
  - k) Length, diameter, thickness, and material of casing;
  - l) Type, length, diameter, and mesh/slot size of screen;
  - m) Results of a rudimentary pump test including drawdown, rate of pumping, and duration of pumping. Duration of pumping must not be less than one (1) hour; and
  - n) Copies of the results of any groundwater water quality analyses.
8. Any other relevant information or data as the Council may from time to time require to be kept
9. Unsuccessful drilling must still be notified to the Consent Authority and bore log still provided. The bore must be decommissioned according to Condition 11. The Consent Authority should be notified that the bore tag number is not used by email to [compliance@orc.govt.nz](mailto:compliance@orc.govt.nz)

**Maintenance and decommissioning**

10. The bore's integrity must be maintained for the lifetime of the bore until the bore is decommissioned and compliant with the Condition 11. If a bore is abandoned or no longer required, the bore must be decommissioned immediately without letting it get in disrepair, cut off, sealed or over, built over or forgotten about.
11. The bore is to be decommissioned being appropriately sealed/grouted and backfilled, to prevent contaminants from entering the bore or drill hole at any level. Within 10 working days of completing this work, the Consent Holder must provide the Consent Authority the bore tag number and photographs showing that the bore has been sealed/grouted and backfilled. The evidence is to be supplied via email to [compliance@orc.govt.nz](mailto:compliance@orc.govt.nz). The email notification should state the consent and bore tag number.

**Commencing drilling over aquifers**

12. The Consent Holder must notify the Consent Authority (via email to [compliance@orc.govt.nz](mailto:compliance@orc.govt.nz) in writing at least 5 working days prior to the commencement of drilling.

**Minimise Contaminants Entering groundwater**

13. To minimise the risk of contaminants entering groundwater, the consent holder must:
- a) Ensure that bore headworks are constructed and maintained to prevent any leakage and/or movement of water or contaminants between the ground surface and groundwater; and
  - b) Ensure that there are no openings through which contaminants might enter the bore. This must include (but not be limited to) ensuring that there are no gaps around any pipework and/or cables at the bore head.

14. The top of the bore/well casing must extend at least 300mm above ground level. The top of the casing must be elevated above any potential flood and/or ponding level.
15. A concrete seal (apron) is to be placed at ground level around the outside of the casing. The seal must be sufficient to prevent foreign material, surface water, spillage or other leakage entering the space between the casing and the wall of the bore. The seal must have a minimum radius of 500mm around the bore head and a minimum thickness of 100mm. The concrete apron needs to slope away from the bore in order to divert surface water away from the bore head.
16. All bores used for groundwater abstraction must have backflow prevention measures. Where there is reticulation back pressure at the bore head, a one-way valve must be fitted for maximum efficiency and in that case, the water sampling point must be on the bore pump side of the one-way valve.
17. A filter pack comprising of clean, washed sand (typically 2-4mm) must be placed around the screened interval. The filter pack must extend at least 200mm above the screened interval while allowing the condition below (i.e. bentonite seal).
18. A bentonite seal (typically bentonite pellets) must be placed above the filter to prevent ingress of water via the bore annulus. The bentonite seal must typically extend >2m above the filter pack and extend up to ground level. The concrete apron is to be located at ground level above the bentonite.
19. Where more than one aquifer is encountered during drilling, the bore/well must be constructed so that groundwater is drawn from only one aquifer. Leakage between zones of differing pressure or water quality must be prevented.
20. Flowing artesian bores/wells must be fitted with headworks to control artesian pressures and avoid the uncontrolled discharge of water.

**Advice Notes:**

1. *It is the responsibility of the consent holder to ensure that the water abstracted under this resource consent is of suitable quality for its intended use. Where water is to be used for human consumption, the consent holder should have the water tested prior to use and should discuss the water testing and treatment requirements with a representative of the Ministry of Health and should consider the following Drinking Water Standards:*  
<https://www.health.govt.nz/system/files/documents/publications/dwsnz-2005-revised-mar2019.docx>
2. *In addition, the Consent Authority must not grant a water or discharge permit contrary to the Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007 (NES for Sources of Human Drinking Water). The consent authority must ensure compliance with the NES for Sources of Human Drinking Water before granting any water or discharge permit that has the potential to affect a registered drinking-water supply. The Council may impose requirements which are more stringent than those set out in the NES for Sources of Human Drinking Water. To ensure ongoing compliance with the NES for Sources of Human Drinking Water, the consent authority may wish to consider monitoring and/or reporting conditions to ensure ongoing compliance with the NES for Sources of Human Drinking Water, and/or place conditions on relevant resource consents that require notification of registered drinking water suppliers if unintended events occur (e.g. spills) that may have significant adverse effects on sources of human drinking water.*
3. *It is strongly recommended to undertake the following (and other additional relevant) precautions to reduce contamination risk:*

- a) *Fence a radius of at least 5m around the bore to prevent animals approaching the bore head.*
- b) *Avoid storing any chemicals/hazardous materials within at least 10 m radius of the bore head.*
4. *Any water supply bore should be constructed to ensure that the security of supply is maximised by:*
  - a) *ensuring that drawdown within the bore is minimised when it is being pumped (e.g. by ensuring appropriate screen design, and well diameter), and*
  - b) *placing any pump as far below water level as is practicable*
5. *This is not a water take consent. It is a land use consent to drill a bore only. Please contact the consents team to discuss further as a water take consent will need to be obtained for any activity that is not considered permitted.*
6. *This consent is attached to the land, and cannot be transferred to another site.*
7. *For the purposes of this consent, an acceptable “suitably qualified and experienced person” is a professional well driller or well engineer (or equivalent), with demonstrable experience in the field of bore head security, design, construction and maintenance.*
8. *In accordance with Section 3A of the Resource Management Act 1991, any person carrying out activities allowed by this consent, either with the explicit or implied permission of the consent holder, must do so as if the resource consent had been granted to that person as well as the holder of the consent. The consent holder is advised to inform those persons of the consent conditions, as any action by or cost to this Council resulting from non-compliance with the consent conditions will be directed to the consent holder.*
9. *The permit holder must advise the Stormwater Manager/ relevant 3 Waters Infrastructure department of the relevant Territorial Local Authority if the discharge of water or drilling fluids created in the course of exercising this consent, will be made into or onto a road corridor or in circumstances where the discharge may enter a reticulated stormwater system.*
10. *A spill management plan and appropriate spill response equipment should be held on the drilling site while drilling occurs to ensure that any spills can be quickly contained and prevented from entering any surface water or groundwater. For any significant spill event, contact the Council’s Pollution Hotline on 0800 800 033.*
11. *Fittings required on well headworks such as water meters and backflow preventers require straight lengths of pipe either side in order to function properly and for the accuracy of the water meter to be tested. Please refer to manufacturer’s specifications for the specific dimensions necessary for each device before any modifications are made to well headworks.*
12. *In accordance with Section 125(1)(a) of the Resource Management Act, this consent will lapse after a period of two years after the date of commencement unless it is given effect to or an application is made to extend the lapse period before the consent lapses.*
13. *The granting of this bore permit does not infer or guarantee that water will be available for abstraction once the bore is constructed.*
14. *This permit does not authorise access to the land where the bore is to be created. Access to the land where the bore is to be created must be arranged with the landowner/s.*
15. *Where information is required to be provided to the Consent Authority in conditions 7, 9 and 11 this is provided in writing to [compliance@orc.govt.nz](mailto:compliance@orc.govt.nz), and the email heading is to reference **[insert consent number]** and the condition/s the information relates to.*

**APPENDIX 1: PLANS AND DOCUMENTS TO BE COMPLIED WITH**

***Overall Location, Site and Contour Plans and Miscellaneous Buildings and Structures Plan***

- a. 'Existing Overall Site & Location Plan' ref: SI-RC-01 prepared by Tilt Architecture and dated 30/06/21
- b. 'Existing Site Plan' ref: SI-RC-02 prepared by Tilt Architecture and dated 30/06/21
- c. 'Proposed Site Layout Plan' ref: SI-RC-03 prepared by Tilt Architecture and dated 30/06/21
- d. 'Existing Topography Plan' ref: SI-RC-04 prepared by Tilt Architecture and dated 30/06/21
- e. 'Proposed Topography Plan' ref: SI-RC-05 prepared by Tilt Architecture and dated 30/06/21
- f. 'Existing & Proposed Topography Overlay Plan' ref: SI-RC-06 prepared by Tilt Architecture and dated 30/06/21
- g. 'Original & Current Layout Comparison Plan' ref: SI-RC-07 prepared by Tilt Architecture and dated 30/06/21
- h. 'Proposed Precinct Height & Area Plan' ref: SI-RC-08 prepared by Tilt Architecture and dated 30/06/21
- i. 'Proposed Vehicle Access & Security Plan' ref: SI-RC-09 prepared by Tilt Architecture and dated 30/06/21
- j. 'Proposed Greens Area' ref: SI-RC-010 prepared by Tilt Architecture and dated 30/06/21
- k. 'Proposed Central Park & Bridge' ref: SI-RC-11 prepared by Tilt Architecture and dated 30/06/21
- l. 'Proposed Central Park Ice Skating Rink' ref: SI-RC-12 prepared by Tilt Architecture and dated 30/06/21
- m. 'Proposed Visitor Entrance Building' ref: SI-RC-13 prepared by Tilt Architecture and dated 30/06/21
- n. 'Proposed North Bridge' ref: SI-RC-014 prepared by Tilt Architecture and dated 29/06/21
- o. 'Proposed Transport Workshop Building' ref: SI-RC-15 prepared by Tilt Architecture and dated 30/06/21
- p. 'Proposed Utility Buildings' ref: SI-RC-16 prepared by Tilt Architecture and dated 30/06/21
- q. 'Proposed Ancillary Site Buildings' ref: SI-RC-17 prepared by Tilt Architecture and dated 30/06/21
- r. 'Proposed Security Checkpoint Buildings' ref: SI-RC-18 prepared by Tilt Architecture and dated 30/06/21
- s. 'Proposed Site Entranceway' ref: SI-RC-19 prepared by Tilt Architecture and dated 07/08/21
- t. 'Proposed Site Sections A - D' ref: SI-RC-20 prepared by Tilt Architecture and dated 30/06/21
- u. 'Proposed Schedules' ref: SI-RC-21 prepared by Tilt Architecture and dated 30/06/21

**Sound Stage Plans**

- a. 'Proposed Site Plan' ref: SS-RC-01 prepared by Tilt Architecture and dated 30/06/21
- b. 'Proposed Ground Floor Plan' ref: SS-RC-02 prepared by Tilt Architecture and dated 14/07/21

- c. 'Proposed First Floor Plan' ref: SS-RC-03 prepared by Tilt Architecture and dated 29/06/21
- d. 'Proposed Typical Sound Stage Floor Plan & Sections' ref: SS-RC-04 prepared by Tilt Architecture and dated 30/06/21
- e. 'Proposed Wardrobe & Workshop Plans' ref: SS-RC-05 prepared by Tilt Architecture and dated 30/06/21
- f. 'Proposed Wardrobe Stage Sections' ref: SS-RC-06 prepared by Tilt Architecture and dated 29/06/21
- g. 'Proposed SS Site Sections' ref: SS-RC-07 prepared by Tilt Architecture and dated 29/06/21
- h. 'Proposed Typical Sound Stage External Elevations' ref: SS-RC-08 prepared by Tilt Architecture and dated 29/06/21
- i. 'Proposed Perimeter Wall External Elevations' ref: SS-RC-09 prepared by Tilt Architecture and dated 29/06/21
- j. 'Proposed Stages 3D Cutaway View' ref: SS-RC-10 prepared by Tilt Architecture and dated 29/06/21
- k. 'Proposed Typical Sound Stage 3D View' ref: SS-RC-11 prepared by Tilt Architecture and dated 29/06/21
- l. 'Interchangeable Facade Elev, Section & 3D View' ref: SS-RC-12 prepared by Tilt Architecture and dated 29/06/21
- m. 'Proposed Typical Interchangeable Facade Elevation' ref: SS-RC-13 prepared by Tilt Architecture and dated 07/06/21
- n. 'Indicative Colours and Materials' ref: SS-RC-14 prepared by Tilt Architecture and dated 29/06/21
- o. 'Proposed Schedules' ref: SS-RC-15 prepared by Tilt Architecture and dated 12/07/21

#### **Italian Village Plans**

- a. 'Proposed Overall Site Plan' ref: IV-RC-01 prepared by Tilt Architecture and dated 29/06/21
- b. 'IV West - Proposed Site Plan' ref: IV-RC-02 prepared by Tilt Architecture and dated 29/06/21
- c. 'IV West - Proposed Ground Floor Plan' ref: IV-RC-03 prepared by Tilt Architecture and dated 29/06/21
- d. 'IV West - Proposed First Floor Plan' ref: IV-RC-04 prepared by Tilt Architecture and dated 29/06/21
- e. 'IV West - Proposed Second Floor Plan' ref: IV-RC-05 prepared by Tilt Architecture and dated 29/06/21
- f. 'IV West - Proposed Third Floor Plan' ref: IV-RC-06 prepared by Tilt Architecture and dated 29/06/21
- g. 'IV West - Proposed Sections - North-South' ref: IV-RC-07 prepared by Tilt Architecture and dated 29/06/21
- h. 'IV West - Proposed Sections - East-West' ref: IV-RC-08 prepared by Tilt Architecture and dated 29/06/21
- i. 'IV West - Proposed Exterior Elevations' ref: IV-RC-09 prepared by Tilt Architecture and dated 29/06/21

- j. 'Proposed Overall Exterior Perspectives' ref: IV-RC-10 prepared by Tilt Architecture and dated 29/06/21
- k. 'Proposed Typical Facade Elevation' ref: IV-RC-11 prepared by Tilt Architecture and dated 29/06/21
- l. 'Indicative Italian Village Facade Reference' ref: IV-RC-12 prepared by Tilt Architecture and dated 29/06/21
- m. 'Indicative Colours and Materials References' ref: IV-RC-13 prepared by Tilt Architecture and dated 29/06/21
- n. 'Proposed Schedules' ref: IV-RC-14 prepared by Tilt Architecture and dated 29/06/21

**Seaside Village Plans**

- a. 'Proposed Site Plan' ref: SV-RC-01 prepared by Tilt Architecture and dated 29/06/21
- b. 'Proposed Ground Floor Plan' ref: SV-RC-02 prepared by Tilt Architecture and dated 29/06/21
- c. 'Proposed First Floor Plan' ref: SV-RC-03 prepared by Tilt Architecture and dated 29/06/21
- d. 'Proposed Sections' ref: SV-RC-04 prepared by Tilt Architecture and dated 29/06/21
- e. 'Proposed Exterior Elevations' ref: SV-RC-05 prepared by Tilt Architecture and dated 29/06/21
- f. 'Proposed Seaside Village 3D Views' ref: SV-RC-06 prepared by Tilt Architecture and dated 29/06/21
- g. 'Proposed Typical Facade Elevation' ref: SV-RC-07 prepared by Tilt Architecture and dated 29/06/21
- h. 'Indicative Seaside Facade References' ref: SV-RC-08 prepared by Tilt Architecture and dated 29/06/21
- i. 'Indicative Colours and Materials References' ref: SV-RC-09 prepared by Tilt Architecture and dated 29/06/21
- j. 'Proposed Schedules' ref: SV-RC-10 prepared by Tilt Architecture and dated 29/06/21

**Venice Plans**

- a. 'Proposed Site Plan' ref: VE-RC-01 prepared by Tilt Architecture and dated 29/06/21
- b. 'Proposed Ground Floor Plan' ref: VE-RC-02 prepared by Tilt Architecture and dated 13/07/21
- c. 'Proposed First Floor Plan' ref: VE-RC-03 prepared by Tilt Architecture and dated 13/07/21
- d. 'Proposed Second Floor Plan' ref: VE-RC-04 prepared by Tilt Architecture and dated 13/07/21
- e. 'Proposed Sections' ref: VE-RC-05 prepared by Tilt Architecture and dated 29/06/21
- f. 'Proposed Exterior Elevations' ref: VE-RC-06 prepared by Tilt Architecture and dated 29/06/21
- g. 'Proposed Exterior Perspectives' ref: VE-RC-07 prepared by Tilt Architecture and dated 29/06/21
- h. 'Proposed Typical Facade Elevations' ref: VE-RC-08 prepared by Tilt Architecture and dated 29/06/21
- i. 'Indicative Venice Facade References' ref: VE-RC-09 prepared by Tilt Architecture and dated 29/06/21



- j. 'Indicative Colours and Materials References' ref: VE-RC-10 prepared by Tilt Architecture and dated 29/06/21
- k. 'Proposed Schedules' ref: VE-RC-11 prepared by Tilt Architecture and dated 13/07/21

**Paris Plans**

- a. 'Proposed Site Plan' ref: PA-RC-01 prepared by Tilt Architecture and dated 29/06/21
- b. 'Proposed Ground Floor Plan - West' ref: PA-RC-02 prepared by Tilt Architecture and dated 14/07/21
- c. 'Proposed Ground Floor Plan - East' ref: PA-RC-03 prepared by Tilt Architecture and dated 14/07/21
- d. 'Proposed First Floor Plan - West' ref: PA-RC-04 prepared by Tilt Architecture and dated 29/06/21
- e. 'Proposed First Floor Plan - East' ref: PA-RC-05 prepared by Tilt Architecture and dated 30/06/21
- f. 'Proposed Second Floor Plan - West' ref: PA-RC-06 prepared by Tilt Architecture and dated 30/06/21
- g. 'Proposed Second Floor Plan - East' ref: PA-RC-07 prepared by Tilt Architecture and dated 30/06/21
- h. 'Proposed Sections' ref: PA-RC-08 prepared by Tilt Architecture and dated 29/06/21
- i. 'Proposed Exterior Elevations' ref: PA-RC-09 prepared by Tilt Architecture and dated 29/06/21
- j. 'Proposed Exterior Perspectives - From SW' ref: PA-RC-10 prepared by Tilt Architecture and dated 29/06/21
- k. 'Proposed Exterior Perspectives - From NW' ref: PA-RC-11 prepared by Tilt Architecture and dated 29/06/21
- l. 'Proposed Typical Facade Elevation' ref: PA-RC-12 prepared by Tilt Architecture and dated 29/06/21
- m. 'Indicative Paris Facade References' ref: PA-RC-13 prepared by Tilt Architecture and dated 29/06/21
- n. 'Indicative Colours and Materials References' ref: PA-RC-14 prepared by Tilt Architecture and dated 29/06/21
- o. 'Proposed Schedules' ref: PA-RC-15 prepared by Tilt Architecture and dated 29/06/21

**New York Plans**

- a. 'Proposed Site Plan North' ref: NY-RC-01 prepared by Tilt Architecture and dated 29/06/21
- b. 'Proposed Site Plan South' ref: NY-RC-02 prepared by Tilt Architecture and dated 29/06/21
- c. 'Proposed Basement Floor Plan North' ref: NY-RC-03 prepared by Tilt Architecture and dated 29/06/21
- d. 'Proposed Ground Floor Plan North' ref: NY-RC-04 prepared by Tilt Architecture and dated 29/06/21
- e. 'Proposed Ground Floor Plan South' ref: NY-RC-05 prepared by Tilt Architecture and dated 29/06/21
- f. 'Proposed First Floor Plan North' ref: NY-RC-06 prepared by Tilt Architecture and dated 29/06/21

- g. 'Proposed First Floor Plan South' ref: NY-RC-07 prepared by Tilt Architecture and dated 29/06/21
- h. 'Proposed Second Floor Plan North' ref: NY-RC-08 prepared by Tilt Architecture and dated 29/06/21
- i. 'Proposed Second Floor Plan South' ref: NY-RC-09 prepared by Tilt Architecture and dated 29/06/21
- j. 'Proposed Sections' ref: NY-RC-10 prepared by Tilt Architecture and dated 29/06/21
- k. 'Proposed Exterior Elevations' ref: NY-RC-11 prepared by Tilt Architecture and dated 29/06/21
- l. 'Proposed Exterior Perspectives' ref: NY-RC-12 prepared by Tilt Architecture and dated 29/06/21
- m. 'Proposed Typical Facade Elevation' ref: NY-RC-13 prepared by Tilt Architecture and dated 29/06/21
- n. 'Indicative New York Facade References' ref: NY-RC-14 prepared by Tilt Architecture and dated 29/06/21
- o. 'Indicative Colours and Materials References' ref: NY-RC-15 prepared by Tilt Architecture and dated 29/06/21
- p. 'Proposed Schedules' ref: NY-RC-16 prepared by Tilt Architecture and dated 29/06/21

**Lake Village Plans**

- a. 'Proposed Site Plan' ref: LV-RC-01 prepared by Tilt Architecture and dated 29/06/21
- b. 'Proposed Ground Floor Plan' ref: LV-RC-02 prepared by Tilt Architecture and dated 29/06/21
- c. 'Proposed First Floor Plan' ref: LV-RC-03 prepared by Tilt Architecture and dated 29/06/21
- d. 'Proposed Second Floor Plan' ref: LV-RC-04 prepared by Tilt Architecture and dated 29/06/21
- e. 'Proposed Exterior Elevations North & South' ref: LV-RC-05 prepared by Tilt Architecture and dated 29/06/21
- f. 'Proposed Exterior Elevations East & West' ref: LV-RC-06 prepared by Tilt Architecture and dated 29/06/21
- g. 'Proposed Sections A-A & B-B' ref: LV-RC-07 prepared by Tilt Architecture and dated 29/06/21
- h. 'Proposed Sections C-C & D-D' ref: LV-RC-08 prepared by Tilt Architecture and dated 29/06/21
- i. 'Proposed Exterior Perspectives' ref: LV-RC-09 prepared by Tilt Architecture and dated 29/06/21
- j. 'Indicative Colours and Materials References' ref: LV-RC-10 prepared by Tilt Architecture and dated 29/06/21
- k. 'Proposed Schedules' ref: LV-RC-11 prepared by Tilt Architecture and dated 29/06/21

**Medieval Village Plans**

- a. 'Proposed Site Plan' ref: MV-RC-01 prepared by Tilt Architecture and dated 29/06/21
- b. 'Proposed Village Ground Floor Plan' ref: MV-RC-02 prepared by Tilt Architecture and dated 29/06/21

- c. 'Proposed Great Hall Ground Floor Plan' ref: MV-RC-03 prepared by Tilt Architecture and dated 29/06/21
- d. 'Proposed Exterior Elevations' ref: MV-RC-04 prepared by Tilt Architecture and dated 29/06/21
- e. 'Proposed Exterior Elevations' ref: MV-RC-05 prepared by Tilt Architecture and dated 29/06/21
- f. 'Proposed Sections' ref: MV-RC-06 prepared by Tilt Architecture and dated 29/06/21
- g. 'Proposed Exterior Perspectives' ref: MV-RC-07 prepared by Tilt Architecture and dated 29/06/21
- h. 'Indicative Colours and Materials References' ref: MV-RC-08 prepared by Tilt Architecture and dated 29/06/21
- i. 'Proposed Schedules' ref: MV-RC-09 prepared by Tilt Architecture and dated 29/06/21

**Earthworks and Roading Plans**

- a. 'Earthworks Drawings Overview - Plan Sheet Layout' ref W6584-001 Sheet 101 prepared by Paterson Pitts Group and dated 30/06/2021
- b. 'Earthworks Drawings Existing Contours - Overview' ref W6584-001 Sheet 200 prepared by Paterson Pitts Group and dated 30/06/2021
- c. 'Earthworks Drawings Existing Contours - 1' ref W6584-001 Sheet 201 prepared by Paterson Pitts Group and dated 30/06/2021
- d. 'Earthworks Drawings Existing Contours - 2' ref W6584-001 Sheet 202 prepared by Paterson Pitts Group and dated 30/06/2021
- e. 'Earthworks Drawings Existing Contours - 3' ref W6584-001 Sheet 203 prepared by Paterson Pitts Group and dated 30/06/2021
- f. 'Earthworks Drawings Existing Contours - 4' ref W6584-001 Sheet 204 prepared by Paterson Pitts Group and dated 30/06/2021
- g. 'Earthworks Drawings Proposed Contours - Overview' ref W6584-001 Sheet 210 prepared by Paterson Pitts Group and dated 30/06/2021
- h. 'Earthworks Drawings Proposed Contours - 1' ref W6584-001 Sheet 211 prepared by Paterson Pitts Group and dated 30/06/2021
- i. 'Earthworks Drawings Proposed Contours - 2' ref W6584-001 Sheet 212 prepared by Paterson Pitts Group and dated 30/06/2021
- j. 'Earthworks Drawings Proposed Contours - 3' ref W6584-001 Sheet 213 prepared by Paterson Pitts Group and dated 30/06/2021
- k. 'Earthworks Drawings Proposed Contours - 4' ref W6584-001 Sheet 214 prepared by Paterson Pitts Group and dated 30/06/2021
- l. 'Earthworks Drawings Cut-Fill Depths - Overview' ref W6584-001 Sheet 220 prepared by Paterson Pitts Group and dated 30/06/2021
- m. 'Earthworks Drawings Cut/Fill Depths - 1' ref W6584-001 Sheet 221 prepared by Paterson Pitts Group and dated 30/06/2021
- n. 'Earthworks Drawings Cut/Fill Depths - 2' ref W6584-001 Sheet 222 prepared by Paterson Pitts Group and dated 30/06/2021
- o. 'Earthworks Drawings Cut/Fill Depths - 3' ref W6584-001 Sheet 223 prepared by Paterson Pitts Group and dated 30/06/2021

- p. 'Earthworks Drawings Cut/Fill Depths - 4' ref W6584-001 Sheet 224 prepared by Paterson Pitts Group and dated 30/06/2021
- q. 'Earthworks Drawings Cut-Fill By Precinct' ref W6584-001 Sheet 225 prepared by Paterson Pitts Group and dated 30/06/2021
- r. 'Earthworks Drawings Cross Sections - 1' ref W6584-001 Sheet 230 prepared by Paterson Pitts Group and dated 30/06/2021
- s. 'Earthworks Drawings Cross Sections - 2' ref W6584-001 Sheet 231 prepared by Paterson Pitts Group and dated 30/06/2021
- t. 'Earthworks Drawings Cross Sections - 3' ref W6584-001 Sheet 232 prepared by Paterson Pitts Group and dated 30/06/2021
- u. 'Earthworks Drawings Cross Sections - 4' ref W6584-001 Sheet 233 prepared by Paterson Pitts Group and dated 30/06/2021
- v. 'Earthworks Drawings Cross Sections - 5' ref W6584-001 Sheet 234 prepared by Paterson Pitts Group and dated 30/06/2021
- w. 'Earthworks Drawings Cross Sections - 6' ref W6584-001 Sheet 235 prepared by Paterson Pitts Group and dated 30/06/2021
- x. 'Earthworks Drawings Road Hierarchy Plan' ref W6584-001 Sheet 240 prepared by Paterson Pitts Group and dated 02/07/2021
- y. 'Earthworks Drawings Typical Road Cross Sections' ref W6584-001 Sheet 241 prepared by Paterson Pitts Group and dated 02/07/2021

**Landscape Plans**

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

APPENDIX 2

Plan SI – RC - 09 “Proposed Mitigation Measures for the Roberts Property, prepared by Anne Steven, Registered Landscape Architect, Wanaka, October 2021”

