From: "Craig Barr" <craig@waveformplanning.co.nz>
Sent: Mon, 19 Jan 2026 15:54:41 +1300
To: "Vicki Jones" <vicki.jones@qldc.govt.nz>
Subject: FW: Response to QLDC - FW: RM250245 - H Mauvernay - specific suggestions re the plans
Attachments: Attachment 37 Landscape Planting Plan.pdf, Attachment 38 Key Plant Groupings.pdf, Attachment 39 Landscape Staging.pdf, Attachment 40 Overall Site Plan 7 Jan.pdf, 72 Hunter 12_01_2026 Revised Conditions.docx, B40095 Scheme Plan Rev F.pdf

Hi Vicki

Here are key takeaways from the meeting and the summary of changes following, there are also 3 items briefly raised at the end of this email for some further discussion:

- Any further reviews revisited by Council
- Registration of the building platforms on the RT
- The NES for minor detached residential units

Staging – pre commencement of works planting

Having considered feedback on the shed and residential flat, a new landscape planting staging area, referred to as 1A has been added. Area 1A are the two areas adjacent to the shed and Residential Flat. Refer to the updated Landscape Staging Plan.

For Stage 1A, the planting is required to achieve an average height of 4 metres before construction of the shed and cottage can commence. The proposed condition on staging has been modified (from those sent on 15/12/25). Refer to the attached proposed conditions and as shown on the Staging Plan.

Shed – Access and Curtilage areas.

We (meaning Stephen's advice) do not consider that amendments to the access to the shed and curtilage area to the shed and/or residential flat will make any material difference to the landscape effects and provide a functional area adjacent to the shed, for instance, a trailer, tractor, harrows, mower implements or other item associated with land management would be stored in this area as opposed to the identified 'Open Space' areas.

We do not consider that refining the proposed conditions associated with curtilage in relation to the shed to be necessary or appropriate. We also consider that the curtilage area adjacent to the shed would be screened by the shed itself and by the existing vegetation along the driveway and the proposed landscape planting. furthermore, it is important that areas are provided for placing equipment as a consequence of the balance of the site being identified as open space.

Changes to the proposed conditions

- Listing the new or updated landscape plans

- Removal of the term ‘general’ from condition 10. This is to provide greater certainty that what is shown on the current plans will be reproduced at the time of the further consenting steps. This will also provide greater certainty that the further consenting steps will ensure the pond is consistent what is shown on the current plans.
- Condition 10b. To further provide certainty, the words ‘The amenity pond design ‘*shall be consistent with that shown on the approved landscape plan*’ and achieve the following objectives and include the following information…
- Condition 11 – introduction of the new staging condition
- Condition 14. Referring to the landscape site plan in condition 14 relating to inland natural wetland planting enhancement.

The following are comments to your email (from Vicki) dated 24/12/25 (blue text is QLDC text, red text is the applicant’s response).

The concept landscape plan:

1. Remove the proposed mitigation planting on the south facing side of the earth mound to the south of the main residential dwelling building platform and reinstate into open pastoral and as part of the open space contribution.
2. Reduce planting extent immediately south of the shed platform and west of the secondary residence platform near the driveway bend

Response:

Amending the landscaping to address Items 1 and 2 would make very little to no difference to the openness of the Site as viewed from the south. This is because the shrub planting on the mounding would be backed by the hedgerow planting at the rear of the Primary Residence and along the driveway; and
the planting near the Residential Flat/Cottage and Secondary residence would be isolated ‘in the crook’ of the existing trees that follow the driveway – out of view from the south (the Hawthorn Triangle and Tucker Beach Road) and otherwise only visible from the north – through the existing driveway willows and poplars.

In addition:

- The shrub planting behind the Primary Residence – on the slightly enlarged and elevated mound – was first suggested by Richard, when we were looking from the direction of Tucker Beach Road, as part of a ‘belt and braces’ approach to screening the house and garage;
- The planting near the Secondary Residence and Cottage was suggested by Richard, because he was concerned about the ‘see-through’ nature of the existing driveway planting in Winter when looking from the direction of Malaghans Valley Road; and
- He also indicated that he wanted more ‘natural’ planting near the Secondary Residence, Cottage and Shed, with less reliance on linear, hedgerow-type planting.

From a planning perspective, concerns with a perception of reduced openness need to be considered in what could occur as of right on the site in the absence of this consent being implemented, and the extensive planting of exotic trees (eucalypts mostly) on the adjoining property. The WBRAZ framework focuses on openness where landscaping could obscure

background views to ONL areas, hence within the lifestyle precinct there is a wide building setback from roads. This was devised to help discourage planting out of roads to screen houses. That is a valley floor management matter and is not engaged with this site/application.

A landscape master plan for the subject property (as read out in the meeting)

The plan should show the full extent of:

a. the subject property,
   Done. Refer to the Attached (Attachment 40).
b. identified natural inland wetland areas and 10m setbacks as shown in Figure 2 of the *Re:82 Hunter Road – Wetland delineation* report dated 4 April 2025,
   We are concerned that showing all wetlands on the 'proposed landscape plan' conflates what areas are to be managed actively. Therefore, we do not consider it is necessary or best to show all wetlands on the landscape planting plan.

   The natural inland wetlands and 10m setbacks are shown on the Scheme Plan F which forms the application plans, as does Figure 2 of the E3 report. For reference I have reattached the scheme plan F (no changes from that version previously submitted).

   Also note that the E3 report forms part of the consent documentation and that report is cross referenced in the proposed condition to enhance the Lake Hayes Catchment. It is intertwined with the application and will form part of the consented activity.

   We consider this to be a very minor matter and does not interfere with the merits of the activity. But, let me know if you disagree.

c. identification of the four wetland areas north of the driveway that is to include a total of 5200m$_2$ of wetland planting of no less than 2500 plants, and the passive restoration wetland area in the southern part of the property,
   The four wetland areas north of the driveway are identified, subject to enhancement planting for the purposes of enhancing water quality in the Lake Hayes Catchment are shown on the attached plan. (refer to Attachment 40). The southern wetland area is also shown on the same plan. The proposed conditions address the planting and management of these areas and this text does not need to be shown on plans.

d. clearly define the boundary and label the full extent of area to be retained and maintained as 'open space' for all areas outside residential curtilage areas, areas of existing and proposed trees and shrubs, existing ponds, and wetlands (as defined above),
   Done, (refer to Attachment 40)

e. all proposed and existing planting, building platforms, curtilage areas and access drive
   Done, (refer to Attachment 40). The more detailed planting and schedule is shown on the landscape planting plan.

I would also like to talk to you about some process conditions, and that I recall you anticipated the building platforms to be registered on the RT by way of a s108 condition/covenant. This is our understanding as well but would like to talk through the conditions process and what your expectations would be.

And. are there any other conditions you would like to discuss or have available for our review? Do you need to revisit any engineering matters based on the revised plan? I would not have thought so, noting that we do plan to submit a revised earthworks plan once the landscape aspects are settled, this will reflect the shape of the pond and altered location of the building platforms (primary unit, shed and flat).

Lastly, I am also interested in whether the recently introduced NES on detached minor residential units would affect any matters of this application, in the eyes of the Council – as it relates to the proposed residential flat associated with the primary dwelling. It would be good to know sooner than later. We do not propose to make any amendments but please advise if these regulations change your approach to the assessment of the application.

Regards
Craig

Craig Barr | **Planning Consultant**
m. 027 406 5593
e: craig@waveformplanning.co.nz
w: waveformplanning.co.nz

waveform
ENVIRONMENTAL PLANNING

From: Vicki Jones <vicki.jones@qldc.govt.nz>
Sent: Wednesday, 24 December 2025 3:51 pm
To: Craig Barr <craig@waveformplanning.co.nz>
Subject: RM250245 - H Mauvernay - specific suggestions re the plans

Hi again

It might be helpful for you and Stephen to have the benefit of these recommendations from Richard's draft addendum when he's considering changes to the plans and preparing the site-wide plan. NB: Numbers 1 and 2 below are suggested changes to the concept plan that we omitted to mention in the meeting itself.

The concept landscape plan:

1. Remove the proposed mitigation planting on the south facing side of the earth mound to the south of the main residential dwelling building platform and reinstate into open pastoral and as part of the open space contribution.
2. Reduce planting extent immediately south of the shed platform and west of the secondary residence platform near the driveway bend

A landscape master plan for the subject property (as read out in the meeting)

The plan should show the full extent of:

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a. the subject property,
b. identified natural inland wetland areas and 10m setbacks as shown in Figure 2 of the *Re:82 Hunter Road – Wetland delineation* report dated 4 April 2025,
c. identification of the four wetland areas north of the driveway that is to include a total of 5200m2 of wetland planting of no less than 2500 plants, and the passive restoration wetland area in the southern part of the property,
d. clearly define the boundary and label the full extent of area to be retained and maintained as 'open space' for all areas outside residential curtilage areas, areas of existing and proposed trees and shrubs, existing ponds, and wetlands (as defined above),
e. all proposed and existing planting, building platforms, curtilage areas and access drive

Ngā mihi | with kind regards,

Vicki Jones | Resource Management Consultant | Planning and Development
Queenstown Lakes District Council
M: +64 21 942 751
E: vicki.jones@qldc.govt.nz



QUEENSTOWN LAKES DISTRICT COUNCIL
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key:

- open space
- residential & shed curtilage
- wetland planting
- native shrub planting
- native tree planting
- cypress hedgerow planting

Native Tree Planting:

Species:	Common Name:	Size:	Spacing:
Dacrycarpus dacrydiodes	Kahikatea	Pb40	Strategic Locations
Fuscospora cliffortioides	Tawhai Rauriki - mountain beech	Pb 28	2.0m
Fuscospora fusca	Tawhai Raunui - red beech	Pb28	2.0m
Leptospermum scoparium	Mānuka	RT	1.0m
Prumnopitys taxifolia)	Matai - black pine	Pb28	Strategic Locations
Sophora microphylla	kōwhai	Pb12	1.5m

Native Shrub Planting:

Species:	Common Name:	Size:	Spacing:
Aristotelia serrata	Makomako - wineberry	Pb 2/4	All typically at 1.0m centres
Coprosma crassifolius		Pb2/4	
Coprosma lucida	Karamū	Pb2/44	
Coprosma virescens		Pb2/4	
Cordyline australis	Tī Kōuka - cabbage tree	Pb2/4	
Crapodetus serratus	Putaputaweta	Pb2/4	
Hebe odora		Pb2/4	
Heliohebe cupressoides			
Hoheria augustifolia	Houhi Puruhi - lacebark	RT	
Leptospermum scoparium	Mānuka	RT	
Melicytus ramiflorus	Māhoe – whitey wood	RT	
Myrsine australis	Matipou - māpou	RT	
Olearia aviceniifolia		Pb2/4	
Ozothamnus leptophyllus var. vauvilliersii		Pb2/4	
Phyllocladus alpinus	Mountain toatoa	Pb2/4	
Pittosporum eugenoides	Tarata - lemonwood	Pb2/4	
Podocarpus laetus	Mountain tōtara	Pb8/12	
Pseudopanax crassifolius	Horoeka - Lancewood	Pb2/4	

Wetland Planting:

Species:	Common Name:	Size:	Spacing:
Austroderia richardii	Toetoe	RT	All typically at 1.0m centres
Baumea articulata		RT	
Carex buchanii		RT	
Carex secta	Purei	RT	
Carpodetus serratus	Putaputawētā	RT	
Cordyline australis	Tī Kōuka - cabbage tree	RT	
Dacrycarpus dacrydiodes	Kahikatea	RT	
Eliocharis sphacelata	Kuta	RT	
Phormium tenax)	Harakeke - Swamp flax	RT	
Phormium cookianum	Mountain flax	RT	
Typha orientalis	Raupo	RT	

Hedgerow Planting:

Species:	Common Name:	Size:	Spacing:
Cypree Leylandii or Carpinus betulus 'Fastigiata'	Leyland Cypress European Hornbeam	Pb8 / 22L	750cm / 1.0m centres

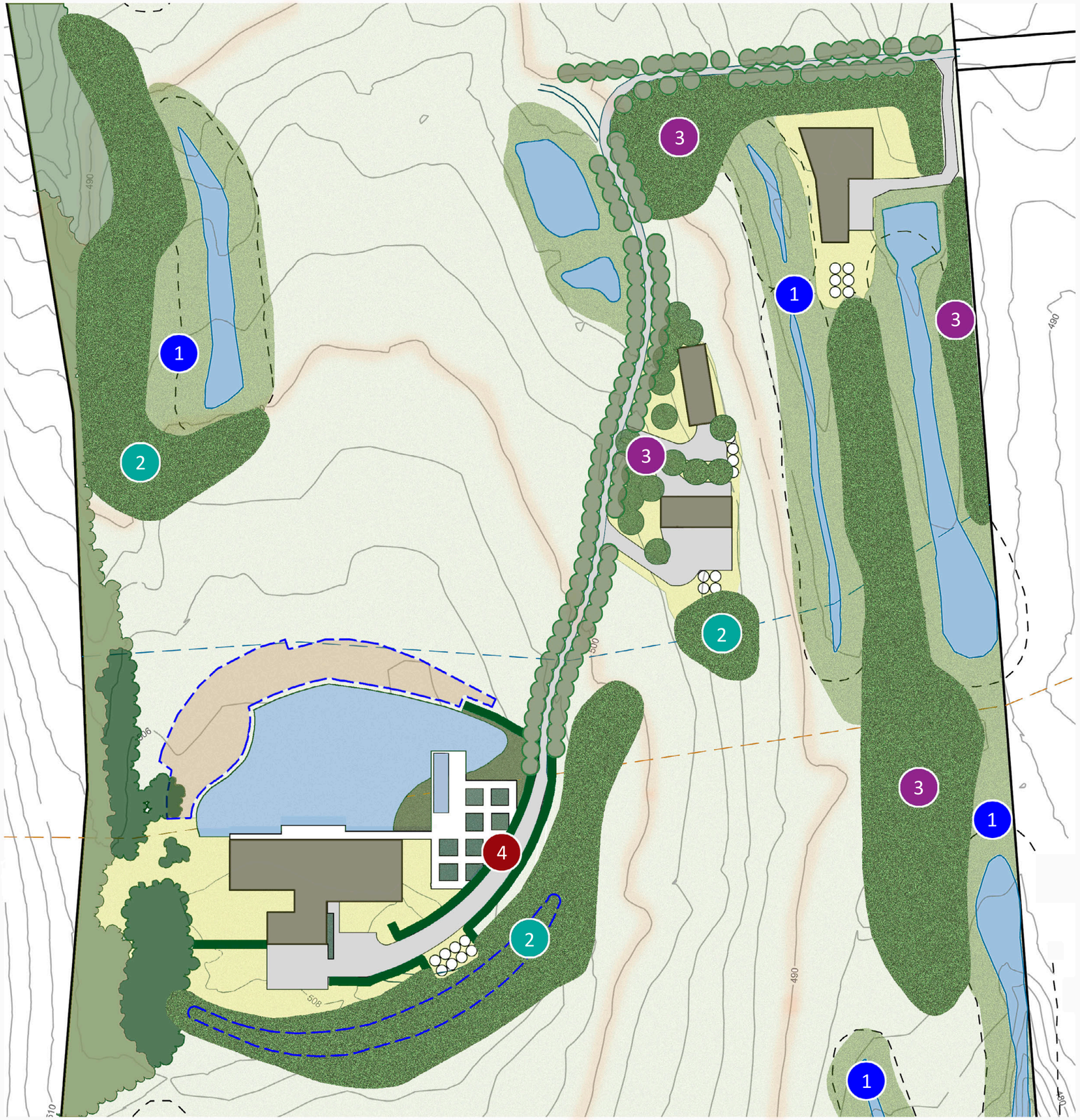
72 HUNTER ROAD QUEENSTOWN APPLICATION

Landscape Concept scale 1: 1500 approx.

Attachment 37.

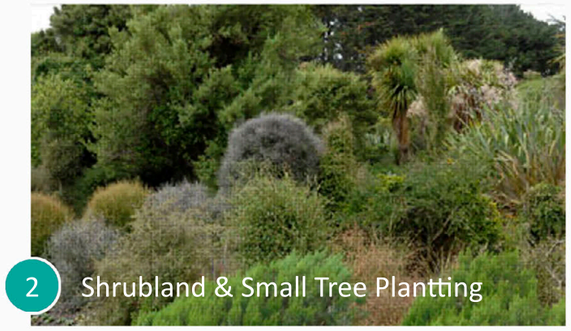
Brown NZ Ltd
December 2025

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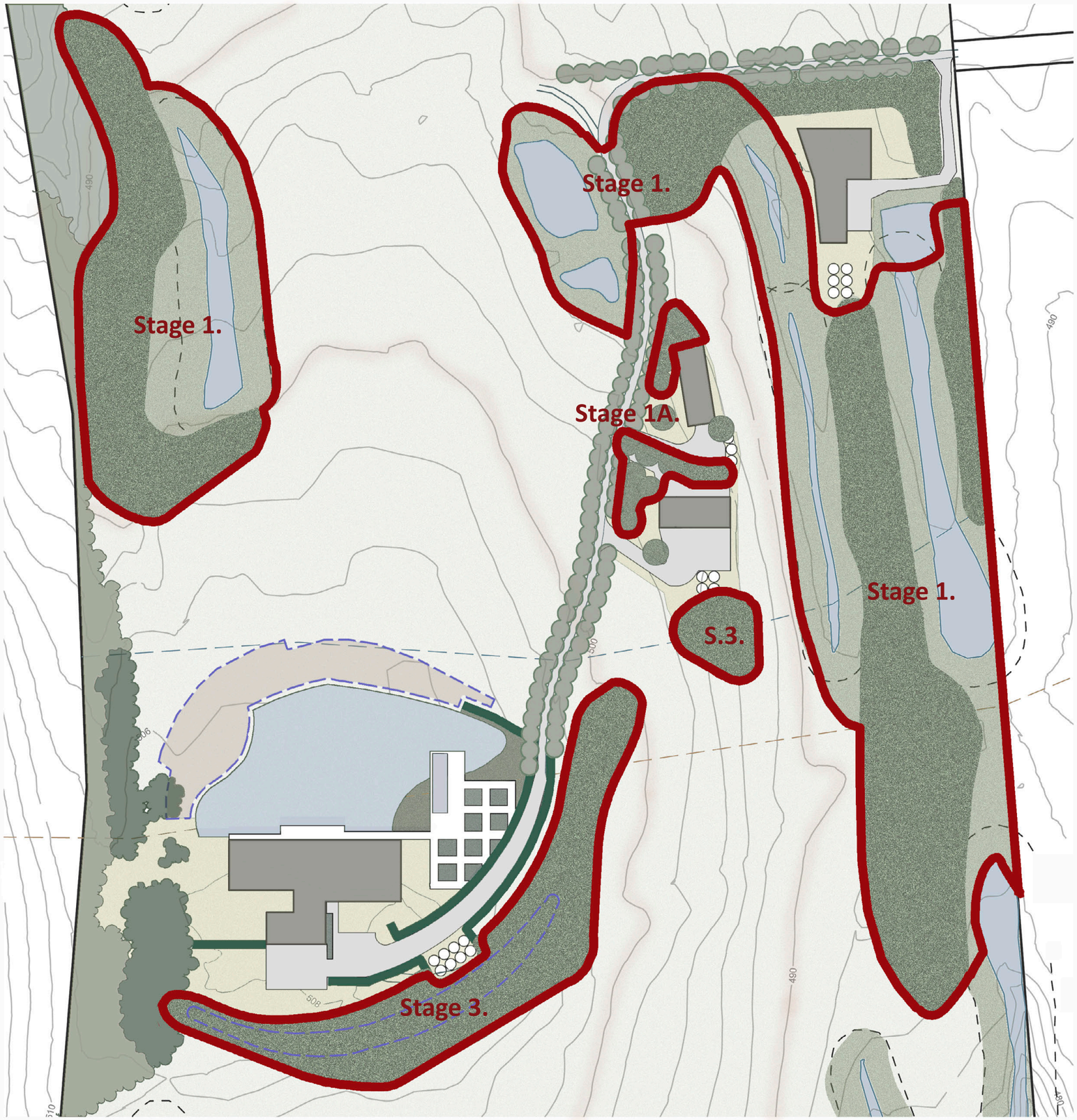
Landscape Concept Key Plant Groupings scale 1: 1500 approx.

Attachment 38.

Brown NZ Ltd

December 2025

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Landscape Concept Development Staging - Planting & Mounding Near Primary Residence scale 1: 1500 approx.

Attachment 39.

Brown NZ Ltd
December 2025

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b r o w n

mound raised to a consistent height of 509.5m asl

primary residence & garden framed by cypress hedgerows

existing conifers, deciduous trees, eucalypts & shelterbelt planting

mounding to 3m near pond

shed & cottage

current driveway planting: poplars & willows

Lake Hayes catchment enhancment planting recommended by E3 (4 stream courses)



passive wetland restoration recommended by E3

shrubland & tree planting (typ.)

wetland planting (typ.)

secondary residence

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Landscape Concept Proposed Site Development, Planting & Mounding scale 1: 2,750 approx.

Attachment 40.

Brown NZ Ltd
January 2026

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Changes in red January 2026

Volunteered Conditions 12 January 2026

The following volunteered conditions are specified for the purposes of consolidating the development parameters, mitigation elements and design related aspects of the activity, all of which are to be considered as part of the assessment of effects on the environment.

All development would require a resource consent pursuant to Rule 24.4.5 and the volunteered conditions need to be considered against that backdrop. with control reserved to the following matters, all of which are relevant to this activity:

a. *Effects on landscape character associated with the bulk and external appearance of buildings;*
b. *Access;*
c. *Infrastructure;*
d. *Landform modification, exterior lighting, landscaping and planting (existing and proposed).*
e. *Where the site is located within the Lake Hayes Catchment as identified in Schedule 24.9, the contribution of, and methods adopted by, the proposal to improving water quality within the Lake Hayes Catchment.*

The following conditions therefore form a framework upon which the resource consent application for buildings within any building platforms can be based.

Process and construction related conditions are not listed below, but are anticipated to be included as consent conditions, subject to the Council's preferred phrasing, such as engineering design and acceptance, any further certification and implementation of the Environmental Management Plan etc. The technical reports in support of this activity (Landscape, EMP, Geotechnical and Wetland Delineation Reports) and their recommendations also all from part of the overall mitigation and effects management regime of the activity.

For the avoidance of doubt, the following construction related mitigation elements are included as volunteered conditions:

- Adherence to the Council's Land Development and Subdivision Code of Practice.
- Observance and implementation of the EMP and erosion and sediment control measures, including ensuring that no earthworks affect the hydrological functioning of any inland natural wetlands on the Site.
- Observance of the recommendations within the Geotechnical Report.

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- Installation of the identified hardstand area, access and water tanks on each building platform and provision of water supply for firefighting in accordance with SNZ PAS 4509:2008

- The domestic water supply being filtered and treated (as necessary) so that it complies with the relevant Drinking Water Standards for New Zealand.

The following specific matters are proposed as conditions of consent for the purposes of assessing the adverse effects on the environment of the activity.

Plans Referenced:

- Plan A: Scheme Plan Proposed Building Platforms on Lot 5 DP 19711 72 Hunter Road Queenstown, Prepared by Southern Land dated 10/10/2025, Revision F, Sheets S1-S3.
- Plan B: Proposal: Landscape Concept Plan, Landscape Planting Plan prepared by Brown NZ Ltd dated December 2025.
- Landscape Concept Plan Key Plant Groupings prepared by Brown NZ Ltd dated December 2025.
- Landscape Concept Development Staging - Planting & Mounding Near Primary Residence prepared by Brown NZ Ltd dated December 2025.
- Landscape Concept Proposed Site Development, Planting & Mounding prepared by Brown NZ Ltd dated January 2025.

[Note: Earthworks and ESCMP to be updated, once landscaping elements confirmed]

Primary Residential Activity

1. Within the Primary Residential Unit building platform:
    a. The maximum ground floor area of buildings shall be 858m².
    b. The maximum building height shall be 4.5m, except that the orange shaded area as identified on the Site Development Plan (Sheet S3) (having an area of 256m²) shall have a maximum building height of 5m, based on an RL of 507.8m.
2. Within the Shed building platform:
    a. The maximum ground floor area of buildings shall be 230m².
    b. The maximum building height shall be 5.5m based on an RL of 496.0m as identified on the Site Development Plan (Sheet S2).

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3. Within the Residential Flat building platform:

    a. The maximum ground floor area of buildings shall be 220m² comprising 150m² for the residential unit, 15m² veranda and 55m² garaging or carport.

    b. The maximum building height shall be 4.5m based on an RL of 494.0m as identified on the Site Development Plan (Sheet S2).

4. The formation of the amenity pond and pool not to be commenced before the dwelling within the Primary Residential Unit has been approved.

Secondary Residential Activity (Caretaker's dwelling)

5. Within the Secondary Residential Unit building platform:

    a. The maximum ground floor area of buildings shall be 350m².

    b. The maximum height of buildings shall be 6m based on an RL of 484.0m as identified on the Site Development Plan (Sheet S2).

All Buildings

6. All buildings on the Site, including any utility building (such as a water pump shed) which exceed 3m height and 5m² area, shall be located within the identified building platforms.

Building Colour and Materials:

7. The exterior of buildings including roofs shall be finished in the range of green, brown or grey with a Light Reflectance Value (LRV) between 5% and 30%.

8. Other exterior surfaces including cladding and built landscaping (including stone, natural plaster, Corten steel, brick, in situ concrete, cedar or other exposed timbers) not able to be measured by way of Light Reflectance Value but deemed by Council to be suitably recessive and which have the same effect as achieving a Light Reflectance Value not exceeding 30%.

Staging

9. The Primary Residential Unit, Shed and Residential Flat shall be completed prior to the commencement of the Second Residential Unit.

Landscape Mitigation Planting Plan

10. At the time a building is proposed within any of the building platforms, the consent holder shall submit a landscape mitigation planting plan, prepared by a suitably qualified and experienced person. The landscape mitigation planting plan shall provide a planting and plant maintenance methodology. The landscape mitigation planting plan shall be in

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~~general~~ accordance with the Landscape Concept Plan (Plan B), prepared by Brown NZ Ltd dated October 2025, and shall include, but not necessarily be limited to:

a. The Planting Schedule showing the plant species, sizes and spacings as shown on the Landscape Concept Plan.

b. Amenity pond size and shape with mounding of various heights up to 3m above the water surface of the pond, located to the foreground (north) of the pond. The amenity pond design shall be consistent with that shown on the approved landscape plan and achieve the following objectives and include the following information:

    i. The pond's size and form being sympathetic with an existing environment that contains multiple ponds of different sizes and shapes;

    ii. The pond being of an irregular shape;

    iii. The pond being bedded into the site and surrounding landscape by both the landforms and planting around it;

    iv. The pond colouring, together with that of its margins, being dark and similar to that of the other ponds visible from Coronet Peak;

    v. Sequencing for construction of the pond and landscaping.

c. The existing trees (conifers and poplars) to be retained down the western boundary, as well as those near the Primary Residential Unit and driveway.

d. The existing trees (conifers and poplars) to be retained near the driveway as identified on the Landscape Concept Plan, except for the Douglas Firs identified to be removed.

e. Use of tall hedgerows near the Primary Residential Unit and driveway, together with amenity planting.

f. Provision of large stands of native trees and shrub planting on the slopes north of the Primary Residential Unit and pond, near the western boundary as identified on the Landscape Concept Plan.

g. Planting of native shrubs on the ridgeline mound south of the Primary Residential Building Platform and car parking area as identified on the Landscape Concept Plan.

h. Elevation of the existing mound to the south of the Primary Residential Unit Building Platform so that it consistently attains a minimum of 509.5m asl.

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i. Removal of existing Douglas Fir as identified on the Landscape Concept Plan.

Staging of Landscape Mitigation Planting and Development Activities

11. Mitigation planting and staging of development activities shall be sequenced as follows, and as referenced by the plan: *Landscape Concept Development Staging - Planting & Mounding Near Primary Residence* (**Landscape Staging Plan**):

    a. Stage 1 and 1A – Mitigation Planting Prior to Earthworks:

       All planting shown within the areas identified as Stage 1 and Stage 1A on the Landscape Staging Plan shall be installed before commencing earthworks or any construction activity. All Stage 1 and Stage 1A mitigation planting must be protected throughout earthworks and construction.

    b. Stage 1A – Minimum Height of Landscape Plantings Prior to Commencement of Construction of the Shed or Residential Flat

       Planting within the two areas shown as Stage 1A consisting of shrubland and taller tree planting as shown on the plan 'Landscape Concept Key Plant Groupings' shall attain an average height of 4 metres prior commencement of construction of the shed or residential flat.

    c. Stage 2 – Earthworks and Mound Construction:

       Earthworks for the Primary Residential Unit, pond, Shed and Residential Flat, and augmentation of the mound to the south of the Primary Residential Unit may only commence once Stages 1 and 1A has been completed. Such earthworks shall be completed within 12 months of commencement.

    d. Stage 3 – Post Earthworks Mitigation Planting:

       Planting of the mound located to the south of the Primary Residential Unit identified as Stage 3 and the area to the south of the shed hardstand area identified as S.3 on the Landscape Staging Plan must be completed within the first planting season (July to November inclusive) following completion of earthworks for each respective area.

    e. Stage 4 – Completion of all remaining landscape mitigation planting

       All other mitigation planting in proximity of the Second Residential Unit shall be completed within 12 months following completion of construction of the building.

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All other mitigation planting as shown on the landscape planting plan shall be installed prior to the lapse date of the relevant resource consent.

Note: This condition and works do not impinge upon the Inland Wetland Restoration Planting required by Conditions 14 and 15 which may be undertaken at any time prior to the lapse date of the relevant consent.

Landscape Mitigation (General)

12. Driveways shall be of locally sourced gravel with predominantly grey coloured stone such as schist. Areas of earthworks cuts and/or deposition of material required for the driveway not otherwise part of landscaping mitigation planting shall be graded out to blend into the existing landform and be regressed.

13. All external lighting shall be down lighting only, will not exceed 3.0 metres above ground level . The lighting shall not create light spill beyond the property and will not be used to accentuate or highlight built form as viewed from beyond the property.

Lake Hayes Catchment Enhancement Planting

14. At the time a building is proposed within any of the building platforms, the consent holder shall submit a wetland enhancement plan, prepared by a suitably qualified and experienced person. The wetland enhancement plan shall provide a planting and plant maintenance methodology to achieve the objective of enhancing the water quality and biodiversity values of the wetlands identified in Figure 5 of the Application's AEE, and identified as the four wetlands located north of the driveway on the overall site plan titled 'Landscape Concept, Proposed Site Development, Planting & Mounding prepared by Brown NZ Ltd dated January 2026'. Specifically, the following measures shall form the basis of the wetland enhancement:

    a. Active restoration of the four wetlands located north of the main driveway comprising:

        i. An average planting density of 2.2m² per plant over an area of 5,200m²;

        ii. Overall planting of not less than 2,500 plants.

    b. Passive restoration of the southern wetland (located near the southern boundary of the Site).

15. The wetland enhancement plan shall include the following information, but not necessarily be limited to:

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a. Identification of suitable indigenous plant species for each of the four northern wetlands (located north of the driveway on the north facing slopes).

b. Identification of suitable measures for passive restoration of the southern wetland.

c. Details of planting methods and removal of pest plants, including observance with Regulation 38 of the National Environmental Standard-Freshwater which relates to the permitted activities associated with the restoration, wetland maintenance, and biosecurity of natural inland wetlands.

d. Pest plant management methods.

e. Pest animal management methods (primarily rabbit control).

f. Domesticated animal browsing management (if relevant/necessary).

Advice Note: Any planting within 10m of an inland natural wetland must observe the permitted activity conditions in Regulation 38 of the National Environmental Standard-Freshwater.

Water Supply and Fire Fighting Supply

16. Prior to the occupation of any residential unit, the consent holder shall:

    a. Make provision for a minimum supply of 2,100 litres per day of potable water to each residential unit that complies with or otherwise can be treated to consistently comply with the requirements of the relevant Drinking Water Standard for New Zealand.

17. The consent holder shall make provision for a static water supply from each building platform area of not less than 45,000 litres that shall be maintained at all times as a static firefighting reserve, within a combination of water tanks, noting that the approved plans identify the following:

    a. Primary Residential Unit; 8 x 25,000 l buried tanks.

    b. Shed; 4 x 25,000 l buried tanks.

    c. Residential Flat; 4 x 25,000 l buried tanks.

    d. Second Residential Unit; 6 x 25,000 l buried tanks.

18. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site.

19. Water pressure at the source/connection point, shall comply with Appendix B, SNZ PAS 4509:2008.

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20. The connection point/coupling shall have a hardstand area adjacent to it (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by Council's standards for rural roads (as per Council's Land Development and Subdivision Code of Practice). The roadway shall be trafficable in all weather and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

21. Underground tanks or tanks that are partially buried (provided the top of the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank whereby couplings are not required. A hardstand area adjacent to the tank is required to allow a fire service appliance to park on it and access to the hardstand area must be provided as above.

22. The FENZ connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance. Firefighting water supply may be provided by means other than the above if the written approval of the Fire and Emergency New Zealand Fire Risk Management Officer is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

Land Use Activities

23. The use of buildings within each area shall be as follows:

    a. Primary Residential Unit: Residential Activity as defined in the District Plan.

    b. Shed platform associated with the Primary Residential Activity: Storage of vehicles boats and recreational equipment. Storage of farming and landscaping equipment associated with rural lifestyle activity. Sleeping accommodation is not permitted.

    c. Residential Flat associated with the Primary Residential Activity: Residential activity as defined in the District Plan including vehicles, recreational equipment.

    d. Second Residential Unit: Residential activity as defined in the District Plan.

Curtilage Areas

24. Residential domestic elements including gardens, vegetable gardens, storage of vehicles, trampolines shall be confined to the curtilage areas identified on the Landscape Concept, Landscape Planting Pan prepared by Brown NZ Ltd dated October 2025 referenced as

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Plan B above. For avoidance of doubt, the curtilage areas are identified as yellow areas on the Plan and identified as ‘residential & shed curtilage’ on the legend to that plan.

25. All remaining land outside of those areas identified to be developed or planted on as identified on Landscape Concept Plan shall be retained in open space free of buildings. Woodlot or Forestry Planting is prohibited, including any commercial forestry as defined in the National Environmental Standard for Commercial Forestry 2023. For avoidance of doubt this condition does not apply to planting of the Identified Inland Natural Wetlands referenced in Conditions 14 and 15.

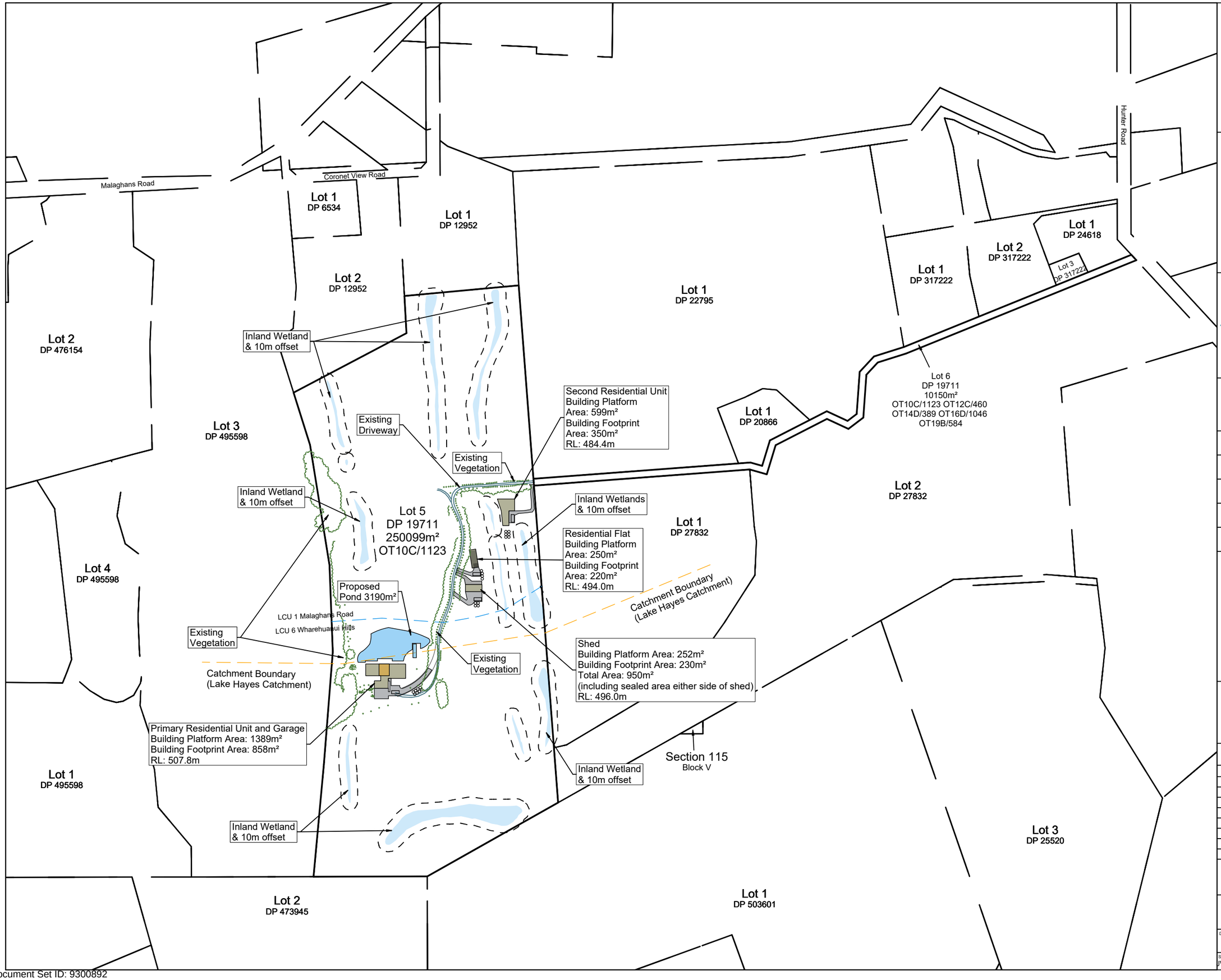
Fencing

26. Fencing of curtilage areas, and any other fencing outside of the curtilage areas as identified on Landscape Concept Plan shall be limited to post and wire fencing. Rabbit proof netting for plant and wetland protection may be used.

Lake Hayes Catchment and On Site Wastewater Disposal

27. All onsite wastewater systems including disposal fields shall be located outside of the Lake Hayes Catchment.

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DEVELOPMENT CONSULTANTS

Level 2 Brownston House, 21 Brownston St., Wanaka
Ph: (03) 443 5577, Email: contact@southernland.co.nz
www.southernland.co.nz

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APPLICANT
Bell Gully

COMPRISED IN
OT10C/1123

TERRITORIAL AUTHORITY
QLDC

LAND DISTRICT
Otago

TOTAL AREA
25.01ha

DATE
10/10/2025

Drawing Title

Scheme Plan
Proposed Building Platforms
on Lot 5 DP 19711
72 Hunter Road
Queenstown

Prepared for

Resource Consent

Plan Revisions

REV.	DESCRIPTION	DATE
A	Resource Consent	14/04/2025
B	RFI Updates	12/06/2025
C	RFI Updates	25/06/2025
D	Architectural Updates and Contours Added	12/09/2025
E	Vegetation and Contour Updates	17/09/2025
F	Architectural Updates	10/10/2025

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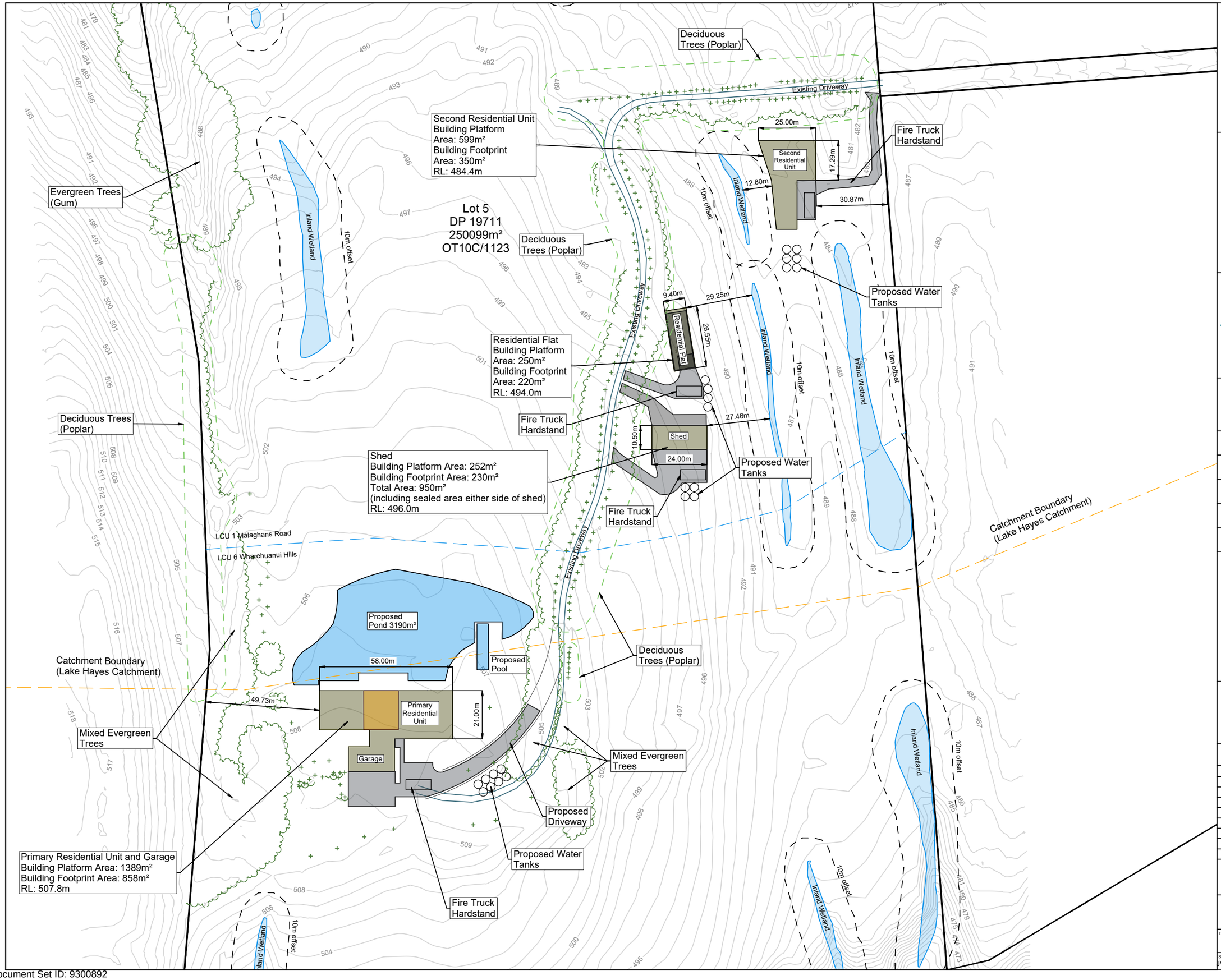
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Mount Nicholas 2000
LEVEL IN TERMS OF NZVD16
ORIGIN: BP 1 SO 550759 (F62T) RL=432.98m

DRAWING REFERENCE	SHEET	REVISION
B40095	S1	F

SURVEYED	DRAWN	CHECKED	APPROVED	DATE
JVB, TB	JVB	LW	LW	10/10/2025

B40095 Design Fri Oct 10 10:46:43 2025

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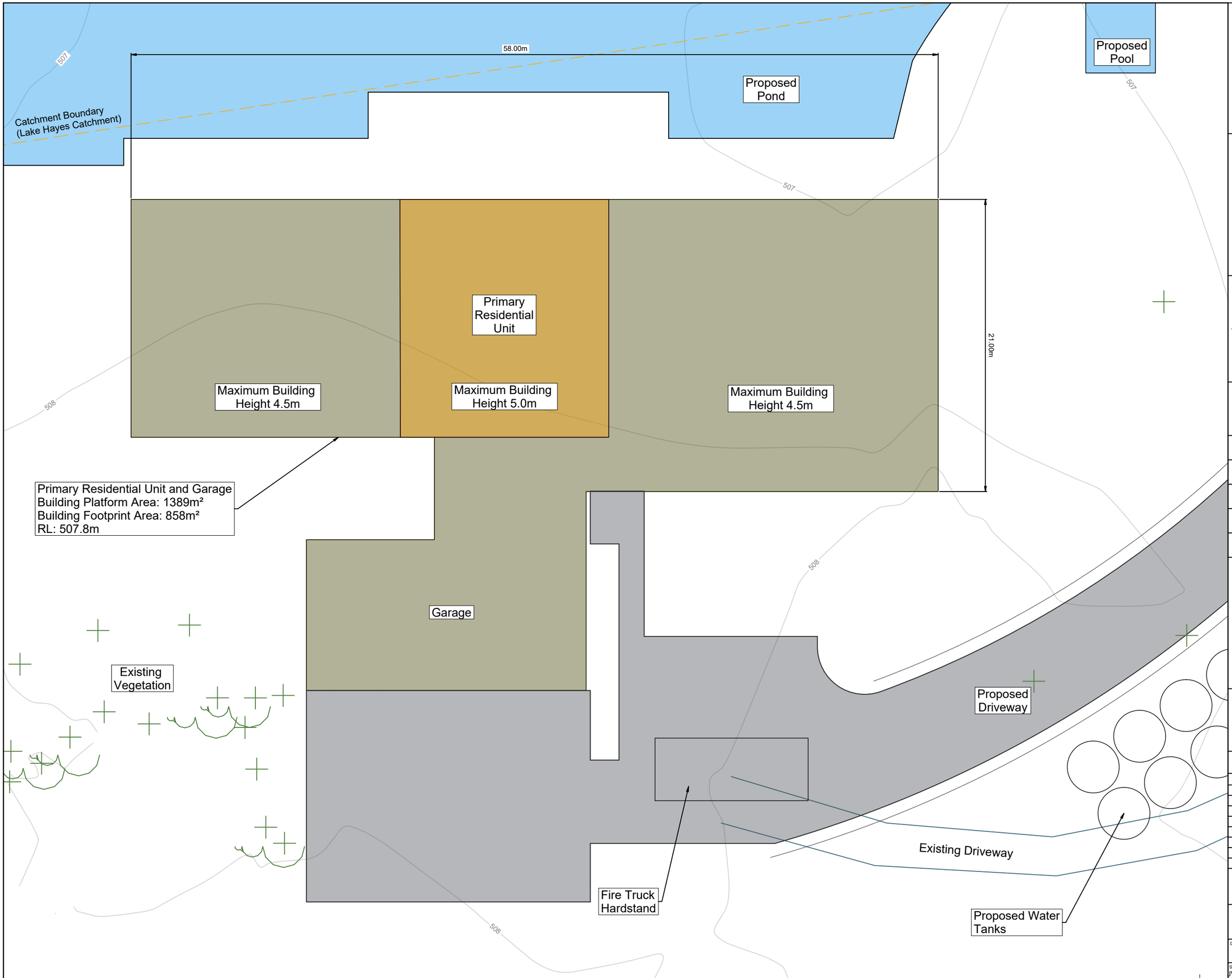
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LEVEL IN TERMS OF NZVD16
ORIGIN: BP 1 SO 550759 (F62T) RL=432.98m

DRAWING REFERENCE	SHEET	REVISION
B40095	S2	F

SURVEYED	DRAWN	CHECKED	APPROVED	DATE
JVB, TB	JVB	LW	LW	10/10/2025

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SURVEYED	DRAWN	CHECKED	APPROVED	DATE
JVB, TB	JVB	LW	LW	10/10/2025

B40095 Design Fri Oct 10 10:54:07 2025

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