

**BEFORE THE ENVIRONMENT COURT**  
**I MUA I TE KOOTI TAIAO O AOTEAROA**

**Decision No. [2019] NZEnvC 26**

IN THE MATTER      of the Resource Management Act 1991  
AND                      of direct referrals under s 87G of the Act  
BETWEEN              SKYLINE ENTERPRISES LIMITED  
  
(ENV-2016-CHC-107)  
(ENV-2018-CHC-14)  
  
Applicant  
  
AND                      QUEENSTOWN LAKES DISTRICT  
                                 COUNCIL  
  
Consent Authority

Court:                      Environment Judge J J M Hassan  
                                 Environment Commissioner W R Howie  
                                 Environment Commissioner C J Wilkinson

Hearing:                      In Chambers at Christchurch

Date of Decision:      15 February 2019

Date of Issue:              15 February 2019

---

**FINAL DECISION OF THE ENVIRONMENT COURT**

---

- A:      Consent for the gondola redevelopment is granted, subject to the conditions marked Annexure A.
- B:      Consent for the carpark building is granted, subject to the conditions marked Annexure B.
- C:      Costs are reserved and a timetable set.



## REASONS

### Introduction

[1] This decision finally determines two applications by Skyline Enterprises Limited directly referred to the court, concerning the redevelopment of its gondola in Queenstown<sup>1</sup> and associated additional parking<sup>2</sup>.

### Interim Decisions

#### *First Interim Decision*

[2] The court's interim decision on the gondola redevelopment ([2017] NZEnvC 124; 'First Interim Decision') makes detailed findings on all issues raised in evidence and submissions on that proposal. That includes an overall finding that "there is nothing in respect to Issues A-G that would render the proposal incapable of or inappropriate to be granted consent, subject to the conditions we have found appropriate (and assuming matters pertaining to conditions that we have made the subject of directions are properly addressed" (at [274](a)).

[3] At [287] of the First Interim Decision, directions are made for certain matters concerning conditions to be addressed according to a timetable. On 1 September 2017, Skyline Enterprises Limited ('Skyline') responded to those directions with an updated set of conditions ('Skyline's Final Conditions'). That memorandum duly reported that Skyline had consulted with the QLDC, ZJV (NZ) Limited<sup>3</sup> and Queenstown Preschool and Nursery<sup>4</sup> as to the wording of conditions. It reported that agreement had been reached as between Skyline, the QLDC and the Preschool.

[4] The First Interim Decision noted two outstanding matters which precluded the court from making a final decision at that time:

---

1 ENV-2016-CHC-107.  
 2 ENV-2018-CHC-14.  
 3 Section 274 party to ENV-2016-CHC-107.  
 4 Section 274 party to ENV-2016-CHC-107.





- (a) Skyline had not resolved carparking provisions (consent application and lease negotiations were underway); and
- (b) consent for stormwater management matters was also needed but had not been sought.

[5] Both of these matters have now been resolved.

### ***Second Interim Decision***

[6] The interim decision on the carparking building ([2018] NZEnvC 242; 'Second Interim Decision') was issued on 19 December 2018 and, pending the determination of the application concerning the gondola redevelopment, concludes that the carpark building proposal satisfies all RMA requirements for consent.

[7] For the avoidance of doubt, this Final Decision includes the condition set for the car parking building which is the same as that attached to decision [2018] NZEnvC 242.

### **Supplementary closing submissions**

[8] By way of Minute dated 19 December 2018, the court provided the parties with the opportunity to make further submissions on differences between the final version of proposed conditions before the court for its First Interim Decision and Skyline's Final Conditions dated 1 September 2017.

### ***Queenstown Lakes District Council***

[9] The QLDC does not seek to make closing submissions and instead refers the court to its memorandum dated 15 September 2017.<sup>5</sup>

[10] Bearing in mind there are two distinct proceedings with different parties, the court is informed that the QLDC has endeavoured to ensure consistency of language, approach and structure between the two condition sets.<sup>6</sup>



<sup>5</sup> Memorandum of counsel for Queenstown Lakes District Council, dated 21 January 2019, at [2].

<sup>6</sup> Memorandum of counsel for Queenstown Lakes District Council, dated 21 January 2019, at [5].

***Basil Walker***

[11] At the time the court provided the parties with the opportunity to make further closing submissions, it was careful to confine the parties to the difference between the conditions before the court for its First Interim Decision and Skyline's Final Conditions.

[12] Basil Walker, a s 274 party to both proceedings, has in his closing submissions ventured beyond the confined basis of the leave granted. Specifically, he refers to his understanding that Skyline is making various easement applications under the Reserves Act 1977 and to undertake some infrastructure upgrading works and raises some concerns about this. He asks that the court not release its final decision until any easement application has been completed and asks that, should the court grant consent, that it attach "final Easement plans" to the final decision. We record that summary of Mr Walker's points to emphasise to him that, as always, we have carefully considered his case. However, apart from going beyond our directions, none of these further submissions pertain to what we must and may determine. Nor is it necessary or appropriate for the final decision to attach what he seeks.

***Kiwi Birdlife Park Limited***

[13] Kiwi Birdlife Park Limited ('KBP'), a s274 party to the gondola redevelopment proceeding, advises the court that it does not wish to make any further closing submissions.

[14] KBP explains that it has worked with Skyline on the conditions for both proceedings. Skyline has advised that it will ensure the conditions for the carpark building and the gondola redevelopment are consistent in terms of language, approach and structure and, if that is not the case, KBP will seek leave to make further submissions.<sup>7</sup> That reservation was made in KBP's 22 January 2019 memorandum. Skyline's final set of conditions were filed on 1 February 2019. As next explained, these report on Skyline's agreement with KBP concerning relevant conditions. KBP has not sought leave to make further submissions. Hence, we proceed in the understanding as conveyed by Skyline that all conditions are now agreed.

<sup>7</sup>

Memorandum of counsel for Kiwi Birdlife Park Limited, dated 21 January 2019, at [5]-[7].



***Skyline Enterprises Limited***

[15] Skyline's memorandum of counsel dated 1 February 2019,<sup>8</sup> attaches a final set of conditions and plans for the gondola redevelopment.

[16] The memorandum explains that some further amendments have been made to the gondola redevelopment conditions, which were agreed to as a condition of KBP providing its affected party approval to the consent for the carpark building. Those amendments are as follows:

- (a) Condition 15(b): Skyline must retain the existing native trees on the KBP boundary;
- (b) Condition 18: additional noise restrictions imposed within the KBP site;
- (c) Condition 19(b): the Construction Noise and Vibration Management Plan shall be developed in consultation with KBP;
- (d) Conditions 23 and 24: additional restrictions on the type of hydraulic rock breaker, the hours of the day in which rock breaking can occur and the proximity of the rock breaking to the KBP site;
- (e) Conditions 27 and 28: restrictions on construction noise and vibration levels within 1 metre of any structure housing KBP wildlife; and
- (f) Condition 32: further restrictions on the hours in which rock blasting can occur.

[17] Skyline submits, and the court agrees, that as the amended conditions are more restrictive than those filed on 1 September 2017 they do not prejudice any party and are within scope of the application.

**Costs**

[18] While costs are to be reserved, Skyline and the QLDC are to confer and, if at all possible, resolve costs. If the parties are able to do so they should inform the court within ten working days of this decision.

---

<sup>8</sup> Memorandum of counsel dated 5 February 2019 advises condition 32 inadvertently contained an omission. This has been rectified in the condition set attached to this Final Decision.





[19] In respect of the s274 parties involved in these proceedings, the parties will be aware that the court is to apply a presumption that costs are not be ordered against a person who is a party under s274(1).

### **Outcome**

[20] For the reasons given in [2017] NZEnvC 124, and further reasons herein, consent is granted for the gondola redevelopment subject to the conditions marked Annexure A.

[21] For the reasons given in the [2018] NZEnvC 242, and further reasons herein, consent is granted for the carpark building subject to the conditions marked Annexure B.

[22] Costs are reserved. Any application is to be made within ten working days of the date of this decision. Any reply is to be within a further five working days.

For the court:



**J J M Hassan**  
**Environment Judge**





## Annexure A

### *Description of the Activity*

Land use consent to construct, operate and maintain at 53 Brecon Street, Queenstown on various sites legally described as Part Section 110 Block XX Shotover Survey District, Lot 2 Deposited Plan 345184, Section 106 Block XX Shotover Survey District, Section 1 Survey Office Plan 24832 and Section 1 Survey Office Plan 22971:

- a replacement of and upgrade to the Skyline gondola,
- a new lower terminal building,
- a new upper terminal building,
- alterations to the existing upper restaurant building,
- infrastructure services, and
- associated earthworks and construction activities,

(the 'development') subject to and in accordance with the following conditions.

### **Interpretation**

1. In this consent, unless where the context otherwise requires:

- (a) 'Carpark Building Consent' means the granted resource consent with the QLDC consent reference RM171172.
- (b) 'CCP' means the Construction Communications Plan required by condition 37.
- (c) 'CELP' means a Construction External Lighting Plan as required by condition 5.
- (d) 'CNVMP' means the Construction Noise and Vibration Management Plan required by condition 19.
- (e) 'CLP' means a Comprehensive Landscape Plan as required by condition 13.
- (f) 'CMP' means the Construction Methodology Plan required by condition 52.
- (g) 'Engineering Review and Acceptance' means the process specified in the Land Development and Subdivision Code of Practice for determining that works are in proper accordance with the Code.
- (h) 'ELP' means a External Lighting Plan as required by condition 6.
- (i) 'KBP' means Kiwi Birdlife Park located at Part Section 131 Block XX Shotover Survey District.
- (j) 'Key Stakeholders' mean those people and organisations referred to in Appendix 2.
- (k) 'Land Development and Subdivision Code of Practice' and 'Code' mean the Land Development and Subdivision Code of Practice adopted by QLDC on 3 June 2015 and subsequent amendments to that document up to the date of commencement of the resource consent.



*Note: the current Code is available on the QLDC website via the following link:*  
<http://www.qldc.govt.nz>

- (l) 'QLDC' means the Queenstown Lakes District Council.
- (m) 'Reserve FREMP' means the Ben Lomond Reserve Fire Risk and Evacuation Management Plan required by condition 70.
- (n) 'Reserve' means the Ben Lomond Recreation Reserve.
- (o) 'STMP' means the Staff Transportation Management Plan required by condition 75.
- (p) 'TMP' means the Traffic Management Plan required by condition 43.
- (q) 'TM&CPMP' means the Transportation Monitoring and Car Park Management Plan required by condition 77.
- (r) 'PMMP' means a Planting Mitigation Management Plan as required by condition 13(d).
- (s) 'SMP' means a Site Management Plan as required by condition 53.

#### **General**

- 2. All works and activities under this consent must be undertaken in general accordance with the relevant plans in Appendix 1 and the application (except insofar as any condition of this consent provides otherwise).
- 3. Until the consent holder has paid all fixed and any additional charges imposed under section 36 Resource Management Act 1991, no work or activity authorised by this consent may be undertaken.
- 4. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991 and must pay to QLDC an initial fee of \$290 including GST. This initial fee has been set under section 36(1) of the Act.

#### **Landscaping**

##### *Building Development Within the Rural General Zone*

- 5. Prior to commencement of earthworks and construction of the upper terminal/restaurant building extension and the lower terminal building a Construction External Lighting Plan 'CELP' that covers the duration of the construction period for the construction sites must be submitted to the Manager, Resource Consents at QLDC for review and certification (as being in accordance with this condition). As a minimum this plan must address the following:
  - (a) Identify the locations and the nature of all external lighting required for the duration of works. This may be broken down to each stage of earthworks and construction with the locations and nature of all lighting for each stage submitted to QLDC for review and certification prior to the commencement of each stage. Each approved stage must form an addendum to the overall CELP.
  - (b) Demonstrate that the lighting is only that, which is essential for health and safety of workers to ensure a safe workplace environment,
  - (c) That where possible lighting has been designed to minimise adverse effects on





the surrounding landscape and night sky light pollution,

- (d) Demonstrate that all measures have been made to minimise uplighting and the lighting of buildings, temporary structures and machinery etc. visible from beyond the reserve boundary, and to avoid directing light beyond the construction site boundary,
  - (e) Demonstrate that prominently placed company logos and/or branding, and areas of the site not in use for construction that are visible from beyond the boundaries of the construction site must not be lit, and that all external lighting must only be in use when the site is occupied by construction workers or authorised persons, and must be switched off at all times when the construction site is not occupied by people.
6. Prior to commencement of construction of the upper terminal/restaurant building extension, an External Lighting Plan 'ELP' for the completed development must be submitted to the Manager, Resource Consents at QLDC for review and certification (as being in accordance with this condition) and must demonstrate that external lighting is in accordance with QLDC Southern Light, Parts One – A Lighting Strategy March 2017 and Part Two – Technical Standards July 2017. In addition, this plan must demonstrate the following:
- (a) All external lighting must be down lighting only and must be capped or filtered to avoid excessive light spill on surrounding ground, must not direct light beyond the boundary of the Skyline lease within Ben Lomond Reserve and must not be used to highlight or accentuate built forms, structures, or landscape features that may distract from the natural values and character of the surrounding landscapes, or create light pollution of the night sky.
  - (b) All external lighting must be on a timer or sensor switch, or managed to be switched off when the site is not occupied by people.
  - (c) All external lighting attached to buildings and structures must not exceed 3m in height above surrounding ground. All other external lighting must be no higher than 1m above surrounding ground.
7. All external paint finishes to all buildings and structures must be of a non-reflective matt finish. External colours of the roof and walls of the upper terminal / restaurant building and gondola pylons must be as per the approved plans (Resene *Karaka Green*) or an alternative dark grey or green colour with a light reflectivity value of between 7% and 10%.

*Building Development within the Residential Zone*

8. Prior to construction commencing on site, the consent holder must submit to the Manager Resource Consents, QLDC for review and certification (as being in accordance with Condition 2) the final material palette for the lower terminal building.
9. The detailed design for pedestrian, cycle and vehicle access within the Council land adjacent to the lower terminal building must be submitted to the Resource Consents Manager, and General Manager Infrastructure at QLDC prior to the commencement of construction on site for review and certification (as being in accordance with Condition 2 of this consent and Condition 2 of the Carpark Building Consent). This is to ensure the design is to QLDC standards in terms of maintaining a pedestrian and cycle network that is safe, attractive and desirable to use, and avoids conflicts with vehicles and other users.

*Earthworks associated with landscaping*

All areas of earth including areas of rock that are to be retained by structures or engineered





earth must incorporate the use of green engineering technology to enable naturalistic contouring of modified slopes and to support mitigation planting. Such areas must be shaped and designed to blend into the surrounding and broader natural landscape, enhance indigenous ecological and landscape values of the site and avoid the prominence of modifications to the natural landform. Detailed design of all battered slopes and retained earth areas must be submitted to the Manager Resource Consents, QLDC, for review and certification (as being in accordance with Condition 2 and this condition) prior to any works commencing on site.

11. The area of rock removal within 100m upslope of the lower terminal must be shaped and contoured to blend into the adjacent natural contour.
12. All other areas of earthworks must be contoured to blend naturally into the surrounding contours and all areas of exposed earth must be vegetated within three months of excavation works being completed to control dust and integrate such areas into the broader landscape.

### **Landscape Plan**

13. Prior to works commencing on site:
  - (a) The consent holder must submit to the Manager Resource Consents at QLDC a Comprehensive Landscape Plan 'CLP' for the upper and lower gondola terminal sites for certification (as being in accordance with this condition). The CLP must be based on the following landscape plans submitted with the resource consent application:
    - (i) New Gondola Top Terminal Building – Landscape Concept Plan CP2e 7 March 2017,
    - (ii) New Gondola Top Terminal Building - Landscape Concept Plan CP3e 7 March 2017,
    - (iii) New Gondola Top Terminal Building - Landscape Concept Plan CP4e, 7 March 2017,
    - (iv) New Gondola Top Terminal Building – Landscape Concept Plan CP5a 6 March 2017, and
    - (v) New Gondola Base Building – Landscape Concept Plan CP1c 26 January 2017.

And must also achieve the following:

- (b) Provide additional planting of indigenous beech trees—at no less than 10m apart, not within the 45m firebreak under the gondola cable line, and not within 10m of the centre line of the luge chairlift cable to those shown in the above landscape plans at the following locations:
  - (i) Downslope of the main restaurant/terminal building to assist in softening the underside of the building, service and storage areas, retaining wall and associated visual clutter. An additional 200 beech trees clustered in groups 10m apart in densities of up to 1m centres.
  - (ii) An additional 30 beech trees to those shown on the landscape plans above within the slope to the northeast of the luge chairlift lower terminal near the fringe of existing fir trees.
  - (iii) Planting within selected locations at 30m from the main restaurant/terminal building around the southern and western sides of the upper terminal





building and restaurant building to break the form of the building with an additional 25 beech trees.

- (iv) An additional 10 trees on the modified slope between Hammys track and the access road below to visually soften the modified slope and retaining structures. Tree planting in the vicinity of the Ziptrek reception platform must be designed in consultation and agreement with Ziptrek to ensure planting does not excessively shade or visually block the access to their top tree house platform.
  - (v) Include planting of 10 indigenous beech trees either-side of the gondola cableway on the lower slope within 70m of the lower terminal buildings to visually soften and integrate the modified landform into the surrounding landscape.
  - (c) Planting density for areas of mass planting as shown on the certified landscape plans must be no greater than 1.2m apart for shrub planting and no greater than 1m apart for indigenous grasses.
  - (d) Include supporting detailed planting plans and a Planting Mitigation Management Plan 'PMMP' prepared in consultation with a qualified ecologist to demonstrate a planting design that supports the enhancement of indigenous ecological values, natural character enhancement and support the formation of a more natural context to assist in visually absorbing built form and landform modification. No less than 75% of the beech trees to be planted must be of Mountain beech *Fuscospora cliffortioides* species. The PMMP must identify a planting methodology appropriate for the terrain and nature of the site including identification of irrigation, mulch, and fertilizer, and a methodology to control animal pests (goats, possums, rabbits, hares) and weeds (wilding pines, hawthorn, broom and sycamore) within planted areas to ensure the rapid and healthy establishment of mitigation planting. A detailed planting schedule must be included showing botanical names, grades, and density of all planting.
14. Planted areas to be maintained free of all exotic weeds including wilding species as per the certified PMMP (as approved by condition 13) and free of grazing by goats, possums, hares and rabbits.
15. (a) The CLP and landscape plans certified in accordance with condition 13(a) above must be fully implemented within 8 months of the completion of each stage of works and thereafter be maintained in accordance with the certified landscape plans. Areas of mass planting must be managed to achieve a close canopy and maintained thereafter as a closed canopy and planted to the extent and density of plants as shown on the certified landscape plans. If any tree, or plant shall die it must be replaced within 12 months in accordance with the certified landscape plans; and
- (b) the consent holder will retain the existing native trees on the common boundary of the site shared with KBP and if through giving effect to this consent the consent holder causes any tree to die it will be replaced immediately with a similar sized tree of the same species.
16. The five specimen trees to be planted on the Brecon Street frontage of the lower gondola terminal building as identified on the certified landscape plans must be planted at a grade no less than 3m in height and a 50mm calliper. The three trees not identified as beech must be of a species with a mature height of no less than 6m and must exclude the use of problem species such as birch, rowan or alder and be in accordance with QLDC's tree policy. All trees are to be planted using best horticultural practice.

Prior to occupation of the upper terminal/restaurant buildings, the works approved by Outline Plan of Works RM160956 relating to the clearance of conifer trees either side of the gondola cableway must be completed.





## Noise

### Operational Noise

18. The cumulative sound of activity authorised by this consent in conjunction with sound authorised by the Carpark Building Consent, measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 must comply with a noise limit of 50dB  $L_{Aeq}(15min)$  at any point within any site in a residential or town centre zone at all times except:
- (a) at any point within the KBP, where noise associated from vehicles must comply with a noise limit of 55 dB  $L_{Aeq}(15 min)$ ; and
  - (b) at any point in Queenstown Cemetery where sound from all activity must comply with a noise limit of 60dB  $L_{Aeq}(15 min)$ ; and
  - (c) 55 dB  $L_{Aeq}(15 min)$  at any point within the paragliding, Ziptrek and AJ Hackett Bungy lease areas.

### Construction Noise and Vibration

19. All works must be carried out in accordance with a Construction Noise & Vibration Management Plan 'CNVMP', prepared by the consent holder and submitted to the Manager Resource Consents, QLDC for certification that the CNVMP is in accordance with conditions 26 and 27 prior to commencing work on site.
- (a) The objective of the CNVMP is to provide a framework for the development and implementation of measures to avoid, remedy or mitigate adverse construction noise and vibration effects, and to minimise any exceedance of the criteria set out in Conditions (26) and (27). The CNVMP must be prepared in general accordance with the NZ Transport Agency *State Highway Construction and Maintenance Noise and Vibration Guide* (version 1.0, 2013).
  - (b) The CNVMP shall be developed in consultation with Kiwi Birdlife Park Limited and shall be accompanied by written evidence of Kiwi Birdlife Park Limited's approval. However, this obligation ceases to apply if QLDC is satisfied that the consent holder has used reasonable endeavors to consult and reach agreement with Kiwi Birdlife Park Limited, but has not been able to secure their approval and the Manager Resource Consents QLDC is satisfied that the CNVMP otherwise satisfies this condition.
  - (c) As per the requirements of Condition 38, the consent holder must notify the Manager of Queenstown Preschool and Nursery prior to any planned helicopter activity, blasting and other noisy activities.
20. Prior to the commencement of any earthworks and construction activity on the lower terminal site the consent holder must erect a site hoarding along or on the eastern boundary of Lot 2 DP 345184. This site hoarding must:
- (a) be a minimum of 2m in height;
  - (b) have a surface mass of 8.0kg/m<sup>2</sup> (for example 25mm timber, 15mm plywood);
  - (c) the site hoarding must be continuous and maintained with no gaps or cracks, including by timber palings to be well overlapped (25mm minimum) or by use of a 'board and batten' system. A sleeper rail must connect the base of the palings to the ground.



1. After the retaining wall and access way on Lot 2 DP 345184 are constructed the site



hoardings required by condition (20) above must be relocated to sit on top of the retaining wall and must remain in place throughout the remainder of earthworks and construction activity on the subject site.

22. No earthworks and construction activity may commence on the lower terminal site until the following actions have been completed on Pt Section 131 Blk XX Shotover SD (KBP Site):

- (a) the relocation of the outdoor kiwi breeding enclosure;
- (b) the construction of a new indoor kiwi viewing enclosure;
- (c) relocation of the kiwi into the new enclosures.

*(Advice Note – These matters have been agreed to by KBP and must be completed in direct consultation with them. Any additional resource consents or approvals under the Reserves Act (if required) must first be obtained by the consent holder).*

23. Where any excavation occurs via a hydraulic rock breaker mounted to an excavator, the consent holder must ensure that the lowest noise producing model hydraulic breaker available is used. This condition applies in addition to condition (24).

24. Unless otherwise agreed in writing by KBP all rock breaking on the lower terminal site must be restricted to between 0730 and 1800 hours and must comply with the following requirements:

- (a) hydraulic rock breaking must not exceed an aggregate total of more than 4 hours on any day during the period 9am to 5pm;
- (b) hydraulic rock breaking must not be undertaken closer than 50m to any building or enclosure on the KBP site housing wildlife unless agreed to in writing by KBP. Such written approval must be submitted to QLDC's Manager Resource Consents, a minimum of five working days prior to any rock breaking commencing within this setback distance; and
- (c) for the avoidance of doubt, removal of rock via a traditional excavator with a bucket or pick is exempt from the above requirements.

25. When Ziptrek is undertaking commercial operations:

- (a) no rock breaking activity must be undertaken less than 50m from the Ziptrek top tree house; and
- (b) no other construction and earthworks activity must be undertaken less than 25m from all Ziptrek tree houses.

26. If measured or predicted noise and vibration from a construction activity exceeds the criteria in Conditions (27) or (28), a Schedule to the CNVMP for that activity must be prepared in general accordance with the NZ Transport Agency State Highway Construction and Maintenance Noise and Vibration Guide (version 1.0, 2013). The Schedule must be provided to the Manager Resource Consents, QLDC for review and certification of the best practicable option at least five working days, where practicable, in advance of the activity proceeding. The schedule must establish the best practicable option for noise and vibration mitigation to be established for the construction activity and once certified the consent holder must ensure that the schedule is complied with.

27. Construction noise must be measured and assessed in accordance with NZS 6803:1999 *Acoustics - Construction Noise*. The consent holder must ensure that the construction noise criteria in Table CNV1 are complied with unless exceedance is certified in accordance with the requirements of condition 26.





Table CNV1 Construction Noise Criteria

Receiving location	Time	LAeq(15 min)	LAFmax	Lzpeak	LZpeak (blasting)
Any occupied residential or visitor accommodation building, campervan, caravan, or tent.	0730h to 2000h	70 dB	85 dB	120 dB	
	2000h to 0730h	45 dB	75 dB	n/a	
Queenstown Primary School buildings	0830h to 1530h	70 dB	85 dB	120 dB	
	Monday to Friday				
	All other times		No limits		
45 Brecon Street nursery/preschool and kindergarten buildings	0800h to 1800h	50 dB	75 dB	120 dB	
	Monday to Friday				
	All other times		No limits		
AJ Hackett and Ziptrek platforms, any commercial building	When occupied	70 dB	85 dB	120 dB	
	All other times		No limits		
Within 1 metre from any structure housing wildlife in the Kiwi and Birdlife Park	All times	60 dB	60 dB	90 dB	

28. Construction vibration must be measured in accordance with ISO 4866:2010 Mechanical vibration and shock – Vibration of fixed structures – Guidelines for the measurement of vibrations and evaluation of their effects on structures. The consent holder must ensure that the Category A construction vibration criteria contained in Table CNV2 are complied with unless any exceedance is certified in accordance with the requirements of condition 26. If measured or predicted vibration from construction activities exceeds the Category A criteria, a suitably qualified person must assess and manage construction vibration during those activities. If measured or predicted vibration from construction activities exceeds the Category B criteria those activities must only proceed if vibration effects on affected buildings are assessed, monitored and mitigated by a suitably qualified person.

Table CNV2 Construction Vibration Criteria

Receiver	Details	Category A	Category B
Sensitive occupied buildings which includes any building used to	Night-time 2000h – 0630 h	0.3mm/s ppv	1mm/s ppv





house wildlife at the Kiwi Birdlife Park.			
	Daytime 0630h - 2000h	1mm/s ppv	5mm/s ppv
Other occupied buildings	Daytime 0630h - 2000h	2mm/s ppv	5mm/s ppv
All other buildings	Vibration - transient	5mm/s ppv	BS 5228-2* Table B2
	Vibration - continuous		BS 5228-2*
	B2 values		50% of table

\*BS 5228-2:2009 'Code of practice for noise and vibration control on construction and open sites – Part 2: Vibration'

29. The consent holder must ensure that when a ceremony is being held at Queenstown Cemetery, all helicopter operations, all blasting, rock breaking and other noisy construction and earthworks activities must cease.
30. The flight path for the temporary helicopter movements must where possible avoid flying over the urban area.
31. The consent holder must at the completion of all construction and earthworks activity on the lower terminal site establish and maintain as long as it remains in existence a permanent acoustic fence along the boundary of Lot 2 DP 345184 and Pt Section 129 Blk XX Shotover SD generally in accordance with Figure 3.1 of the AES report titled *Skyline Gondola, Brecon Street, Queenstown: Assessment of Environmental Noise Effects* and dated 12<sup>th</sup> October 2016. Provision must also be made for the continued pedestrian and cyclist access through to Hamilton Road.
32. All blasting and helicopter operations must be restricted to between the following hours and locations:

#### Rock Blasting

- (a) 0730am and 0900am December to April; and
- (b) 0730am and 0900am and 0530pm to 0630pm May to November.
- (c) Shall be restricted to the area illustrated on Figure 4.4 (page 21) of the Acoustic Engineering Services Limited report referenced AC16066-02-F1 and dated 14<sup>th</sup> July 2016 unless otherwise agreed to in writing by Kiwi Birdlife Park Limited. Such written approval shall be submitted to the Manager Resource Consents, QLDC a minimum of five working days prior to blasting occurring in any other location.

#### Helicopter Operations

- (d) 0730h and 1800h.

Heavy vehicles must not enter or leave the site from Lomond Crescent between 1800h and



0730h, with the exception of the exemptions contained in condition (34).

34. Hours of operation for heavy vehicle movements must be:

**(a) Upper Terminal**

- Monday to Friday 0730 hours to 1800 hours
  - Saturday 0730 hours to 1230 hours
  - Heavy vehicle movements associated with construction and earthworks must not occur on Sundays and public holidays.
- (i) On a maximum of 10 occasions over the construction period heavy vehicle movements for construction and/or earthworks purposes are authorised up to midnight and additionally on a maximum of 15 times over the construction period heavy vehicle movements may commence from 6am.
- (ii) The above exemptions must only be exercised provided that five working days advance warning of each exception is communicated to the Lomond Crescent residents, CCR Limited and Queenstown Holiday Park Limited in accordance with condition (38 & Appendix 2), there must be no more than two events in any one week and such events must not occur on consecutive days/nights.

**(b) Lower Terminal**

- Monday to Friday 0730 hours to 1800 hours
  - Saturday 0730 hours to 1230 hours
  - Heavy vehicle movements associated with construction and earthworks must not occur on Sundays and public holidays.
- (i) On a maximum of 10 occasions over the construction period heavy vehicle movements for construction and/or earthworks purposes are authorised up to midnight and additionally on a maximum of 15 times over the construction period heavy vehicle movements may commence from 6am.
- (ii) The above exemptions must only be exercised provided that five working days advance warning of each exception is communicated to the Lomond Crescent residents, CCR Limited and Queenstown Holiday Park Limited in accordance with conditions (38 & Appendix 2), there must be no more than two events in any one week and such events must not occur on consecutive days/nights.

35. Prior to commencing any works on site, the consent holder must undertake a photo survey of the existing Skyline access road, Lomond Crescent and Upper Thompson Street (east of numbers 66 and 71 Thompson Street) used in the proposed construction routes so that the extent of damage, if any, due to the construction traffic can be clearly and accurately determined. A copy of this photo record must be submitted to the Manager Resource Management Engineering at QLDC.

36. At least one month prior to the commencement of works the consent holder will arrange and conduct a pre-commencement site meeting with (but not necessarily limited to) the lead contractor(s), consent holder management and all parties listed in Appendix 2 (Key Stakeholders). At a minimum, in addition to an inspection of the site, and proposed work area, the following must be covered at the pre-commencement site meeting:





- (a) scheduling and staging of the works, for at least the first 3 months of site operations;
  - (b) responsibilities of relevant parties;
  - (c) contact details for relevant parties;
  - (d) expectations regarding communication between all relevant parties;
  - (e) noise mitigation;
  - (f) proposals and frequency for additional site meetings with the above personnel; and
  - (g) any other relevant matters identified by either the consent holder, its contractors or the Key Stakeholders identified in Appendix 2.
37. Not less than 20 working days prior to the commencement of works, the consent holder must provide to QLDC's Manager Resource Consents for certification that it is in accordance with this consent a written plan 'CCP' for how communications will be undertaken as between the consent holder (including its contractors) and local residents (including those persons listed in Appendix 2 ('Key Stakeholders')) during the construction of the development. The CCP must be in accordance with condition 38.
38. The CCP must specify (but is not limited to) processes for communications as between the consent holder and local residents (including Key Stakeholders) including:
- (a) communication by the consent holder about earthworks and construction activities, scheduling/timing of works and potential temporary nuisance effects (including changes in access);
  - (b) communication by local residents of any enquiries or complaints about construction activities;
  - (c) procedures for and timing of direct notifications to Key Stakeholders and public media releases to ensure Key Stakeholders and any other affected local residents are given at least 5 working days' advance notice of high impact events such as blasting and heavy vehicle movements;
  - (d) alternative (non-electronic) means of communicating key information to Key Stakeholders (including mail drops);
  - (e) the contact details for the lead contractor/project manager and a representative of the consent holder's management team;
  - (f) a regular (at least monthly) meeting of the Key Stakeholders including details of meeting location; and
  - (g) arrangements to establish an incident register for residents of Lomond Crescent to specifically deal with transportation issues on this road.
39. No works may be commenced until the CCP is certified by QLDC's Manager Resource Consents as being in accordance with conditions 37 and 38. The consent holder must comply with the certified CCP.

#### Engineering

40. Construction works must be carried out in accordance with QLDC's Land Development and Subdivision Code of Practice.



41. At least 5 working days prior to commencing work on site the consent holder must advise the Manager Resource Management Engineering at QLDC of the scheduled start date of construction works. Compliance with the prior to commencement of works conditions detailed in Conditions (42 to 54) below must be demonstrated at this time.
42. Prior to commencing works on site the consent holder must submit an updated earthworks plan to detail an amended pedestrian and vehicle access to the Ziptrek top tree house. The updated earthworks plan must be developed in consultation with Ziptrek and must meet all relevant standards for pedestrian and vehicle access. The amended earthworks plan must be accompanied by evidence of Ziptrek's approval, however this obligation ceases to apply if QLDC is satisfied that the consent holder has used reasonable endeavours to consult and reach agreement with Ziptrek, but has not been able to secure Ziptrek's approval and the Manager Resource Consents, QLDC is satisfied that the access otherwise satisfies this condition.
43. The consent holder must:
- (a) not less than 7 working days prior to commencing works on site, submit to QLDC's Road Corridor Engineer, a Traffic Management Plan (TMP) prepared by an appropriately qualified Site Traffic Management Supervisor (STMS). The TMP for the upper Skyline area must specifically provide for and/or directly address the following requirements as a minimum:
    - (i) Maintenance of pedestrian and mountain bike access along the Skyline Access Road at all times;
    - (ii) Maintenance of vehicular access along the Skyline Access Road for Ziptrek;
    - (iii) Identification of a maximum specified speed limit for vehicles on the Skyline Access Road in recognition of its steep and narrow formation;
    - (iv) Either a dedicated site traffic STMS must be located at the upper and lower ends of the access road, monitoring the presence of construction and earthworks (and other) vehicles within the access road whenever there are construction and earthworks related vehicles operating; or all heavy vehicles are to be in full two-way radio contact with other construction and earthworks-related heavy vehicles to manage the passage of uphill and downhill passing manoeuvres in a safe manner;
    - (v) Identification of a maximum specified speed limit for Lomond Crescent on the approach to and from the Skyline Access Road crossing point in recognition of the residential environment and lack of footpaths;
    - (vi) Ensure consistency with the TMP's prepared in association with resource consent RM170147 (for the luge chair lift) and Outline Plan RM160956 (forestry activities) if the scheduling of construction works coincides with the land use approved in those decisions; and
    - (vii) Maintenance of traffic flow at the Isle Street, Brecon Street and Cemetery Road intersection.
  - (b) prior to works commencing on site, the consent holder must submit a copy of the approved TMP to QLDC's Manager Resource Management Engineering; and
  - (c) ensure implementation of the approved TMP at all times during the construction period including by ensuring that any relevant contractor(s) employs a qualified STMS on site with responsibility for such compliance.





44. Prior to the commencement of any earthworks on site, the consent holder must install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure. These measures must be inspected by a QLDC's Resource Management Engineers to ensure consistency with this condition and must remain in place for the duration of the project, or until all exposed areas of earth are permanently stabilised.
45. Prior to works commencing the consent holder must apply a dust suppressant to the Skyline Access Road from the crossing point onto Lomond Crescent to the intersection of the Skyline Access Road and the Thundergoat mountain bike trail. The dust suppressant must be environmentally friendly and not oil based, and must be approved in writing as being in accordance with this condition by a QLDC Resource Management Engineer prior to application of the dust suppressant.
46. Construction works must be undertaken under the supervision of a suitably qualified geo-professional ('Supervisor') as notified below defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who is familiar with the Geosolve Geotechnical Reports titled GeoSolve Limited Geotechnical Report Reference 160073 Revision 1 in regard to the Lower Terminal works, GeoSolve Limited Geotechnical Report Reference 160073.01 in regard to the Pylon works and GeoSolve Geotechnical Report Reference 160073 Revision 3 in regard to the Upper Terminal works. This supervision must include the excavation and filling procedure and the existing boulder retaining wall demolition and replacement. At least 7 working days prior to commencing excavations, the consent holder must provide the Manager Resource Management Engineering at QLDC with the name of the Supervisor.
47. Where site conditions are found to be unsuitable, the consent holder may apply an alternative methodology provided that:
- (a) the methodology is considered satisfactory to the Supervisor;
  - (b) a methodology statement is submitted to QLDC's Manager of Resource Management Engineering for review and acceptance in accordance with this condition prior to that methodology being applied;
48. Any revision to the existing fire fighting provisions (including the relocating of any fire hydrants) must be submitted to the Manager Resource Management Engineering QLDC for certification that it has been certified by a suitably qualified professional that it complies with the NZ Fire Service Code of Practice SNZ PAS 4509:2008 and condition 40 and the consent holder must provide to the QLDC Manager Resource Management Engineering a copy of that certification and all relevant specifications, calculations and design plans prior to commencing works on site.
49. The consent holder must upgrade the water supply to the development in accordance with Council's Land Development and Subdivision Code of Practice. The details, designs, specifications and calculations for all proposed modifications and upgrades to the existing water supply system at both the Upper and Lower Terminal locations must be submitted to the QLDC Manager Resource Consent Engineering for certification as being in accordance with condition 40 prior to commencing works on site. The costs of the additional connections must be borne by the consent holder.
50. The consent holder must undertake a detailed inspection inclusive of CCTV footage of all existing sewer pipes at both the Upper Terminal and Lower Terminal sites, to establish the current condition and gradients of these existing sewer pipes. Any proposed design upgrades to the existing sewer pipes (including all specifications, calculations and design plans) must be submitted to the QLDC Manager Resource Management Engineering for certification as being in accordance with condition 40 prior to works commencing on site.





51. Prior to commencing any works on site design certificates by a suitably qualified design professional for all engineering works associated with this development must be submitted to the QLDC Manager Resource Management Engineering (for clarification this must include all Roads, Water, Wastewater, Stormwater, Power, Telecommunications and gas reticulation). The certificates must be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
52. The consent holder must prepare a detailed Construction Methodology Plan 'CMP' prepared by a suitably qualified engineer prior to commencement of any works on site. This must include all of the stages of excavation, construction, groundwater control measures, and retention measures to ensure adequate support is provided to the excavation and to ensure adequate protection of surrounding land, structures and underground services to satisfaction of the Manager Resource Management Engineering at QLDC. This plan must be submitted to the Manager Resource Management Engineering at Council for certification in accordance with condition 40.
53. Prior to works commencing in any particular construction zone the consent holder must submit to the Manager Resource Management Engineering at QLDC for certification in accordance with condition 40 a detailed Site Management Plan (SMP) for the works in each construction zone.
54. Prior to the commencement of any of the works in conditions 42 to 54, Engineering Review and Acceptance must be obtained for those works for certification that the works are in accordance with those conditions. The application for Engineering Review and Acceptance must be submitted to QLDC's Manager Resource Management Engineering and include the following:
  - (a) copies of all specifications, calculations, design plans and Schedule 1A design certificates demonstrating compliance with conditions 42 to 54; and
  - (b) detailed work schedule, accompanied by the written confirmation of the service provider(s), for the proposed relocation of any existing power poles within any of the construction zones.
55. The consent holder must undertake the earthworks, excavation, batter slopes, retaining and site management in accordance with the geotechnical reports prepared by Geosolve Limited titled GeoSolve Limited Geotechnical Report Reference 160073 Revision 1 in regard to the Lower Terminal works, GeoSolve Limited Geotechnical Report Reference 160073.01 in regard to the Pylon works and GeoSolve Geotechnical Report Reference 160073 Revision 3 in regard to the Upper Terminal works.
56. The retaining wall adjacent to the KBP must be designed by a suitably qualified structural engineer to accept full traffic surcharge loading.
57. Temporary retention systems must be installed wherever necessary immediately following excavation to avoid any possible erosion or instability.
58. The consent holder must implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder must take immediate action, at their expense, to clean the roads avoiding discharge of material into the QLDC stormwater system. The loading and stockpiling of earth and other materials must be confined to the subject site.
59. The QLDC storm water drains on Lomond Crescent must be inspected by the consent holder on a weekly basis and cleared as required at the consent holder's expense.
60. No earthworks, temporary or permanent, are to breach the boundaries of the leased site without prior approval of the neighbouring properties.
61. On completion of earthworks, the consent holder must ensure that either:





- (a) Certification from a suitably qualified engineer experienced in soils investigations is provided to the Manager Resource Management Engineering at QLDC, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded (if any). Note this will require supervision of the fill compaction by a suitably qualified geo professional; or
  - (b) The foundations of the buildings must be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.
  
- 62. On completion of the earthworks the consent holder must submit to QLDC's Manager Resource Management Engineering a copy of a Code of Compliance Certificate obtained under a Building Consent for any permanent retaining walls which exceed 1.5m in height or are subject to additional surcharge loads.
  
- 63. On completion of construction works the consent holder must submit "as-built" plans and information to QLDC's Manager Resource Management Engineering required to detail the location of all water, waste water, storm water, power, telecommunications, and gas reticulation installed. This information must be formatted in accordance with QLDC's "as-built" standards.
  
- 64. On completion of the earthworks, the consent holder must complete the following:
  - (a) All earthworked/exposed areas must be top-soiled and grassed/revegetated or otherwise permanently stabilised, and
  - (b) At the completion of all construction works the consent holder must remedy and repair any damage caused to the surface of Lomond Crescent, Thompson Street or the Skyline Access Road such that these roads are returned to a state commensurate with or exceeding that which is documented in the photo survey required by condition (35) above.
  
- 65. Prior to the development opening for use by the public, the consent holder must complete the following:
  - (a) Submit to the QLDC Manager Resource Management Engineering for approval a computed Easement Plan that shows details of any necessary easements to legalise any services associated with the development.
    - a) This must include:
      - (i) New Easements for the power, telecommunications, water, storm water, waste water, telecommunications, gas and roading to the existing and proposed buildings and the retaining wall on Section 106 BLK XX Shotover SD (No CT); Pt Section 110 BLK XX Shotover SD; Section 1 Survey Office Plan 24832; Section 1 Survey Office Plan 22971; Lot 2 DP 345184
    - (b) Once that Easement Plan is so approved, register the easements on the Computer Freehold Register for the site.
  
- 66. Prior to the development opening for use by the public, the consent holder must complete the following:
  - (a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development at the consent holder's cost. This information must be formatted in accordance with





Council's 'as-built' standards and must include all Roads (including right of way and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions) and all Power, Gas and Telecommunication reticulation.

- (b) The completion and implementation of all certified works detailed in Condition (42 to 54) above.
- (c) remedying any damage to all existing road surfaces and berms that result from work carried out for this consent to the reasonable satisfaction of QLDC's Manager Resource Management Engineering.
- (d) obtain a Code of Compliance Certificate under a Building Consent for any retaining walls constructed as part of this consent which exceed 1.5m in height or are subject to additional surcharge loads as set out in Schedule 1 of the Building Act.
- (e) undergrounding any power supply and/or telecommunications connections to the building from existing reticulation and in accordance with any requirements/standards of the network provider's requirements.
- (f) submitting Completion Certificates from both the Contractor and Approved Engineer for all infrastructure engineering works completed in relation to or in association with this subdivision/development (for clarification this must include all Roads, Water, Wastewater and Stormwater reticulation and all Power, Gas and Telecommunication reticulation). The certificates must be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.

#### Accidental Discovery Protocol

67. If the consent holder:

- (a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder must without delay:
  - (i) notify Council, Tangata whenua and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police.
  - (ii) stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand Pouhere Taonga and the appropriate runanga and their advisors, who must determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Any koiwi tangata discovered must be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation. Site work must recommence following consultation with Council, Heritage New Zealand Pouhere Taonga, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

- (b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder must without delay:
  - (i) stop work within the immediate vicinity of the discovery or disturbance;
  - (ii) advise Council, Heritage New Zealand Pouhere Taonga and in the case of Maori features or materials, the Tangata whenua and if required, must make an application for an Archaeological Authority pursuant to the Heritage New Zealand Pouhere Taonga Act 2014; and





- (iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may only recommence following consultation with Council.

### Surveyor's Certificate

68. In order to ensure that the proposed buildings are located exactly as proposed in the application and complies with the degree of infringement applied for, the consent holder must employ an appropriately qualified surveyor at their expense who must:
- (a) certify to Manager Resource Consents QLDC in writing that the foundations have been set out in accordance with the approved consent in terms of levels and position; and
  - (b) confirm to Manager Resource Consents QLDC in writing upon completion of the building that it has been built in accordance with the approved plans and complies with degree of infringement applied for.

*Note: The consent holder is advised that they will require a suitably qualified surveyor to carry out a survey of the land, recording the ground levels, prior to any earth works being carried out on the site.*

### Fire Mitigation and Evacuation Plan

*Note: the consent holder is advised that there are additional requirements regarding the Fire Mitigation and Evacuation Plan contained in the Carpark Building Consent*

69. Prior to the commencement of any works on site or within three months of the date of this consent being granted, whichever is sooner, the consent holder must arrange and facilitate a meeting with all licensed commercial operators utilising the Ben Lomond Recreation Reserve with the intention of achieving a joint Fire Risk and Evacuation Management Plan 'FREMP' for the Ben Lomond Recreation Reserve. In the event that all commercial operators do not attend the meeting evidence of the consent holder's consultation with the commercial operators must be submitted to the Manager, Resource Consents, QLDC and that this obligation must cease to apply if the Manager, Resource Consents, QLDC is satisfied that the consent holder has used reasonable endeavours, but has not been able to secure full attendance at the meeting.

Please note this plan will not replace the commercial operator's individual fire plans but will collaborate them and ensure a consistent approach to fire risk management and evacuation understanding for all Reserve users and applicable statutory bodies.

70. Prior to the commencement of any works on site or within six months of the date of this consent being granted, whichever is sooner, the consent holder must submit the FREMP referred to in condition 69 above to the Manager Resource Consents, QLDC for certification. This plan must provide for the following requirements:
- (a) a detailed management strategy for the control of fire risk over the reserve; and
  - (b) submission of an agreed action plan by the Otago Rural Fire Authority governed by the Queenstown Lakes District Council consistent with achieving the strategy in (a) above.

In the event that unanimous agreement for the content of the joint FREMP is not able to be achieved, the consent holder must submit evidence of the collaboration process that has occurred with the commercial operators to the Manager, Resource Consents, Queenstown Lakes District Council demonstrating that the consent holder has used reasonable endeavours but has not been able to secure unanimous agreement.





71. The consent holder must arrange and facilitate meetings with all commercial operators in the Ben Lomond Recreation Reserve on an annual basis on each anniversary of this consent to incorporate updates, revisions and new operators (if any) into the FREMP. Each revised FREMP must be submitted to the Manager Resource Consents, QLDC within two months of being updated.
72. Prior to or at completion of earthworks to construct the road in the vicinity of the Ziptrek upper tree house, the consent holder must in consultation with Ziptrek design the access from the newly formed road to the Ziptrek upper tree house and must form that access at the consent holder's cost. The access must comply with any relevant standards for vehicle and pedestrian access.
73.
  - (a) Prior to any construction occurring at the upper terminal site, the consent holder must erect a permanent directional sign of a size similar to existing directional signs in the upper terminal building to Ziptrek Ecotours. This sign must be located in the vicinity of the main doors to the reserve from the upper terminal building and be designed to direct customers towards Ziptrek Ecotours.
  - (b) Prior to the erection of the sign referred to in condition 73(a) above, the consent holder must submit the design of the sign to the Manager, Resource Consents, QLDC for certification in relation to location, size, colour, design details, height and compliance with the relevant sign dimension provisions of the District Plan.

#### Transport

74. In conditions 75 and 76, Staff Transportation Management Plan 'STMP' means a plan prepared and regularly reviewed by the consent holder in consultation with its managers and staff to assist those who are in a position to do so to prefer commuting methods that lessen their dependence on single occupant private vehicle trips and their associated car parking demands.
75. The consent holder must prepare and submit a STMP to the QLDC Manager Resource Consents prior to the development being open to the public.
76. The consent holder must monitor the effectiveness of its STMP and review and make any changes to it on an annual basis. For those purposes, prior to each anniversary of the opening of the development to the public, the consent holder must:
  - (a) prepare a report on its effectiveness or otherwise for the purpose specified in condition 76 ("Effectiveness Report");
  - (b) make that Effectiveness Report available to its managers and staff and consult with them about that Report and any related changes to improve the STMP's effectiveness; and
  - (c) Submit the Effectiveness Report together with any changes to the STMP to that QLDC Manager.
77. In conditions 78 - 80, 'Transportation Monitoring and Car Parking Management Plan' (or 'TM&CPMP') means a plan prepared by a suitably qualified traffic engineer in consultation with QLDC's General Manager Infrastructure for the monitoring and management of the operation of the Carpark Building Consent and kerbside parking on surrounding streets and that:
  - (a) includes a strategy designed to be implemented, in conjunction with QLDC, to:
    - (i) Minimise on-street parking in surrounding streets by Skyline Gondola patrons and visitors and other users of the Ben Lomond Reserve





- (ii) discourage from parking in the car park building those members of the general public who are not Skyline Gondola patrons and visitors and other users of the Ben Lomond Reserve;
    - (iii) maintain, or preferably increase, the current proportions of Skyline Gondola patrons and visitors and other users of the Ben Lomond Reserve who prefer to walk or use public transport as their mode of travel to and from the Skyline Gondola;
    - (iv) encourage staff and visitors to not use their cars; and
    - (v) manage parking for campervans and other oversized vehicles.
  - (b) specifies relevant requirements for the consent holder to undertake the annual travel surveys specified in condition 79.
78. By the first anniversary of the date of commencement of this consent, the consent holder must submit a TM&CPMP to QLDC's Manager Resource Consents for certification that it complies with Condition 77.
79. The consent holder must undertake five consecutive annual travel surveys of Skyline Gondola patrons and visitors and other users of the Ben Lomond Reserve in accordance with the certified TM&CPMP and the following:
- (a) the first such survey must be undertaken before the first anniversary of the opening of the expanded and refurbished restaurant facilities;
  - (b) each survey must be of a minimum of 100 respondents / day) and be at the locations and for the durations specified in the TM&CPMP (being for a minimum seven-day week period between January and March);
  - (c) each survey must be a minimum seven-day period between January and March); and
  - (d) each survey is for the purposes of providing reliable information as to:
    - (i) travel mode adopted by each of the surveyed customers;
    - (ii) parking choices of Skyline Gondola patrons and visitors and other users of the Ben Lomond Reserve, including as between the car parking building, surrounding public streets and other off-street car parking areas (e.g. Brecon and Man street car parks);
    - (iii) Whether customers incorporate their visit to the Gondola/reserve as part of a visit to the Queenstown Town Centre (or vice versa); and
    - (iv) durations of visits within the Ben Lomond Recreation Reserve.
80. The consent holder must comply with the certified TM&CPMP.

### **Review**

81. Within ten working days of each anniversary of the date of this decision the Council may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this resource consent for any of the following purposes:



- (a) To deal with any adverse effects on the environment that may arise from the exercise of the consent which were not foreseen at the time the application was considered and which it is appropriate to deal with at a later stage; and
- (b) To avoid, remedy and mitigate any adverse effects on the environment which may arise from the exercise of the consent and which have been caused by a change in circumstances or which may be more appropriately addressed as a result of a change in circumstances, such that the conditions of this resource consent are no longer appropriate in terms of the purpose of the Resource Management Act 1991.

**Recommended Advice Notes**

1. Prior approval via a Connection to Council Services for a Temporary Water Take is required if Council's water supply is to be utilised for dust suppression during earthworks. This must include the use of a backflow prevention device to prevent contamination of Council's potable water supply.
2. Gondola construction and design must be undertaken a suitably qualified and experienced professional.
3. The consent holder is advised to obtain any necessary resource consents from the Otago Regional Council.





## **Appendix 1 – Plans**

### **Michael Wyatt Architect Limited**

1. New Gondola Base Building For Skyline Enterprises, Site Plan As Proposed, Sheet A002L, Revision B dated, 08.03.17;
2. New Gondola Base Building For Skyline Enterprises, Proposed Ground Floor Plan, Sheet A101, Revision B dated, 08.03.17;
3. New Gondola Base Building For Skyline Enterprises, Proposed Upper Floor Plan, Sheet A102, Revision B dated, 08.03.17;
4. New Gondola Base Building For Skyline Enterprises, Proposed Elevations, Sheet A200, Revision B dated, 08.03.17;
5. New Gondola Base Building For Skyline Enterprises, Proposed Elevations, Sheet A201, Revision B dated, 08.03.17;
6. New Gondola & Restaurant Building For Skyline Enterprises, Proposed Site Plan, Sheet A001, Revision B, dated 08.03.17;
7. New Gondola & Restaurant Building For Skyline Enterprises, Lower Floor Proposed Site Plan, Sheet A006, Revision B, dated 08.03.17;
8. New Gondola & Restaurant Building For Skyline Enterprises, Middle Floor Proposed Site Plan, Sheet A007, Revision B, dated 08.03.17;
9. New Gondola & Restaurant Building For Skyline Enterprises, Upper Floor Proposed Site Plan, Sheet A008, Revision B, dated 08.03.17;
10. Roof Plan – No reference and Undated;
11. New Gondola & Restaurant Building For Skyline Enterprises, Plant Room Proposed Plan, Sheet A00P, Revision A, dated 08.07.17;
12. New Gondola & Restaurant Building for Skyline Enterprises, Proposed Elevations, Sheet A212, Revision B, dated 08.03.17;
13. New Gondola & Restaurant Building for Skyline Enterprises, Proposed Elevations, Sheet A213, Revision B, dated 08.03.17;

### **Michelle Snodgrass Landscape Architecture**

14. New Gondola Top Terminal Building – Landscape Concept Plan CP2e 7 March 2017;
15. New Gondola Top Terminal Building - Landscape Concept Plan CP3e 7 March 2017;
16. New Gondola Top Terminal Building - Landscape Concept Plan CP4e, 7 March 2017;
17. New Gondola Top Terminal Building – Landscape Concept Plan CP5a 6 March 2017;
18. New Gondola Base Building – Landscape Concept Plan CP1c 26 January 2017.

### **Patterson Pitts Group**

19. Proposed Right Of Way And Easements Over Lot 2 DP 345187, Job Ref Q4115K-64, Sheet 01, Revision D, dated 07/03/2017;
20. Layout Plan Of Access, Vault Drive And Gondola Clearance Excavations, Job Ref Q4115K-64, Sheet 02, Revision D, dated 07/03/2017;
21. Earthworks For Access, Vault Drive And Gondola Clearance Excavations, Job Ref Q4115K-64, Sheet 03, Revision D, dated 07/03/2017;
22. Long Section of Carpark Access, Job Ref Q4115K-64, Sheet 04, Revision B, dated 28/08/16;
23. Cross Sections of Carpark Access Sheet 1 of 3, Job Ref Q4115K-64, Sheet 05, Revision B, dated 28/08/2016;
24. Cross Sections of Carpark Access Sheet 2 of 3, Job Ref Q4115K-64, Sheet 06, Revision B, dated 28/08/2016;
25. Cross Sections of Carpark Access Sheet 3 of 3, Job Ref Q4115K-64, Sheet 07, Revision B, dated 28/08/2016;





26. Long Section Of Earthworks Required for Gondola Safety Clearance, Job Ref Q4115K-64, Sheet 08, Revision B, dated 28/08/2016;
27. Cross Sections Of Earthworks Required For Gondola Safety Clearance, Job Ref Q4115K-64, Sheet 09, Revision B, dated 28/08/2016;
28. Long Section & Cross Sections Of Fill Under Building, Job Ref Q4115K-64, Sheet 10, Revision C, dated 28/08/2016;
29. 3D View And Detail of Carpark Access, Job Ref Q4115K-64, Sheet 11, Revision B, dated 28/08/2016;
30. Proposed Right Of Ways And Easements To Be Cancelled And Created, Job Ref Q4115K-64, Sheet 12, Revision E, dated 10/03/2017;
31. Layout Plan of Access Paths & Walls, Job Ref Q4115K-64, Sheet 13, Revision E, dated 10/03/2017;
32. Layout Plan Detail Sheet 1 of 4, Job Ref Q4115K-64, Sheet 14, Revision E, dated 10/03/2017;
33. Layout Plan Detail Sheet 2 of 4, Job Ref Q4115K-64, Sheet 15, Revision E, dated 10/03/2017;
34. Layout Plan Detail Sheet 3 of 4, Job Ref Q4115K-64, Sheet 16, Revision E, dated 10/03/2017;
35. Layout Plan Detail Sheet 4 of 4, Job Ref Q4115K-64, Sheet 17, Revision E, dated 10/03/2017;
36. Earthworks Plan Overview, Job Ref Q4115K-64, Sheet 18, Revision E, dated 10/03/2017;
37. Earthworks Plan Detail Sheet 1 Of 4, Job Ref Q4115K-64, Sheet 19, Revision E, dated 10/03/2017;
38. Earthworks Plan Detail Sheet 2 Of 4, Job Ref Q4115K-64, Sheet 20, Revision E, dated 10/03/2017;
39. Earthworks Plan Detail Sheet 3 Of 4, Job Ref Q4115K-64, Sheet 21, Revision E, dated 10/03/2017;
40. Earthworks Plan Detail Sheet 4 Of 4, Job Ref Q4115K-64, Sheet 22, Revision E, dated 10/03/2017;
41. Long Section Of Access 01 Sheet 1 of 3, Job Ref Q4115K-64, Sheet 24, Revision C, dated 10/03/2017;
42. Long Section Of Access 01 Sheet 2 of 3, Job Ref Q4115K-64, Sheet 25, Revision C, dated 10/03/2017;
43. Long Section Of Access 01 Sheet 3 of 3, Job Ref Q4115K-64, Sheet 26, Revision C, dated 10/03/2017;
44. Cross Sections Of Access 01 Sheet 1 of 11, Job Ref Q4115K-64, Sheet 27, Revision C, dated 10/03/2017;
45. Cross Sections Of Access 01 Sheet 2 of 11, Job Ref Q4115K-64, Sheet 28, Revision C, dated 10/03/2017;
46. Cross Sections Of Access 01 Sheet 3 of 11, Job Ref Q4115K-64, Sheet 29, Revision C, dated 10/03/2017;
47. Cross Sections Of Access 01 Sheet 4 of 11, Job Ref Q4115K-64, Sheet 30, Revision C, dated 10/03/2017;
48. Cross Sections Of Access 01 Sheet 5 of 11, Job Ref Q4115K-64, Sheet 31, Revision C, dated 10/03/2017;
49. Cross Sections Of Access 01 Sheet 6 of 11, Job Ref Q4115K-64, Sheet 32, Revision C, dated 10/03/2017;
50. Cross Sections Of Access 01 Sheet 7 of 11, Job Ref Q4115K-64, Sheet 33, Revision C, dated 10/03/2017;
51. Cross Sections Of Access 01 Sheet 8 of 11, Job Ref Q4115K-64, Sheet 34, Revision C, dated 10/03/2017;
52. Cross Sections Of Access 01 Sheet 9 of 11, Job Ref Q4115K-64, Sheet 35, Revision C, dated 10/03/2017;
53. Cross Sections Of Access 01 Sheet 10 of 11, Job Ref Q4115K-64, Sheet 36, Revision C, dated 10/03/2017;
54. Cross Sections Of Access 01 Sheet 11 of 11, Job Ref Q4115K-64, Sheet 37, Revision C, dated 10/03/2017;
55. Long Section Of Path To Upper Luge, Job Ref Q4115K-64, Sheet 38, Revision A, dated 23/05/2016;





56. Cross Sections Of Path To Upper Luge, Job Ref Q4115K-64, Sheet 39, Revision A, dated 23/05/2016;
57. Long Section of Realigned Scenic Luge Track, Job Ref Q4115K-64, Sheet 40, Revision A, dated 23/05/2016;
58. Cross Sections of Realigned Scenic Luge Track Sheet 1 of 2, Job Ref Q4115K-64, Sheet 41, Revision A, dated 23/05/2016;
59. Cross Sections of Realigned Scenic Luge Track Sheet 1 of 2, Job Ref Q4115K-64, Sheet 42, Revision A, dated 23/05/2016;
60. Long Section Of Widening To Hammys Path, Job Ref Q4115K-64, Sheet 43, Revision A, dated 23/05/2016;
61. Cross Sections Of Widening To Hammys Path Sheet 1 of 3, Job Ref Q4115K-64, Sheet 44, Revision A, dated 23/05/2016;
62. Cross Sections Of Widening To Hammys Path Sheet 2 of 3, Job Ref Q4115K-64, Sheet 45, Revision B, dated 23/05/2016;
63. Cross Sections Of Widening To Hammys Path Sheet 3 of 3, Job Ref Q4115K-64, Sheet 46, Revision B, dated 23/05/2016;
64. Long Section Of Retaining Wall Lower Luge Area, Job Ref Q4115K-64, Sheet 47, Revision C, dated 10/03/2017;
65. Cross Sections Of Retaining Wall Lower Luge Area Sheet 1 of 2, Job Ref Q4115K-64, Sheet 48, Revision C, dated 10/03/2017;
66. Long Section Of Path To Lower Luge, Job Ref Q4115K-64, Sheet 50, Revision B, dated 10/03/2017;
67. Cross Sections Of Path To Lower Luge, Job Ref Q4115K-64, Sheet 51, Revision C, dated 10/03/2017;
68. Cross Sections Of Path To Lower Luge, Job Ref Q4115K-64, Sheet 52, Revision C, dated 10/03/2017;
69. Long Section Of Access Over Helipad, Job Ref Q4115K-64, Sheet 53, Revision B, dated 23/05/2016;
70. Cross Sections Of Access Over Helipad, Job Ref Q4115K-64, Sheet 54, Revision B, dated 23/05/2016;
71. Long Section Of Access To Kitchen Level, Job Ref Q4115K-64, Sheet 55, Revision B, dated 23/05/2016;
72. Cross Sections Of Access To Kitchen Level Sheet 1 of 1, Job Ref Q4115K-64, Sheet 56, Revision B, dated 23/05/2016;
73. Long Section Of Access To Upper Luge, Job Ref Q4115K-64, Sheet 57, Revision B, dated 23/05/2016;
74. Cross Sections Of Access To Upper Luge Sheet 1 of 1, Job Ref Q4115K-64, Sheet 58, Revision B, dated 23/05/2016;
75. Long Section For Excavation For Admin Level, Job Ref Q4115K-64, Sheet 59, Revision C, dated 10/03/2017;
76. Cross Sections Of Excavation For Admin Level Sheet 1 of 1, Job Ref Q4115K-64, Sheet 60, Revision B, dated 10/03/2017;
77. Long Section of Excavation For Restaurant Level, Job Ref Q4115K-64, Sheet 61, Revision C, dated 10/03/2017;
78. Cross Sections of Excavation For Restaurant Level, Job Ref Q4115K-64, Sheet 62, Revision C, dated 10/03/2017;
79. Long Section of Excavation For Lift Shaft, Job Ref Q4115K-64, Sheet 63, Revision C, dated 09/03/2017;
80. Cross Sections of Excavation For Lift Shaft, Job Ref Q4115K-64, Sheet 64, Revision B, dated 09/03/2017;
81. Long Section of Wall 10, Job Ref Q4115K-64, Sheet 65, Revision B, dated 23/05/2016;
82. Cross Sections of Wall 10 Sheet 1 of 2, Job Ref Q4115K-64, Sheet 66, Revision B, dated 23/05/2016;
83. Cross Sections of Wall 10 Sheet 1 of 2, Job Ref Q4115K-64, Sheet 67, Revision B, dated 23/05/2016;
84. Long Section of Excavation For Plant Deck, Job Ref Q4115K-64, Sheet 72, Revision A, dated 09/03/2017;
85. Cross Sections of Excavation For Plant Deck Sheet 1 of 1, Job Ref Q4115K-64, Sheet 73, Revision A, dated 09/03/2017;



86. Long Section of Realigned Luge Chicane, Job Ref Q4115K-64, Sheet 74, Revision A, dated 10/03/2017;
87. Cross Sections of Realigned Luge Chicane 1 of 2, Job Ref Q4115K-64, Sheet 75, Revision A, dated 10/03/2017;
88. Cross Sections of Realigned Luge Chicane 1 of 2, Job Ref Q4115K-64, Sheet 76, Revision A, dated 10/03/2017;

**Helicopter Landing Site**

89. Proposed Helicopter Landing / Pick Up Area, dated 24 August 2016;
90. Approximate Heli Pick Up Area Shown in Red, dated 09 March 2017;





## Appendix 2 – Key Stakeholder Communication List

Name	Location	E-mail Address
Ally Mondillo / Lomond Crescent Residents	Lomond Crescent Residential Area	<a href="mailto:ally@mondillo.com">ally@mondillo.com</a> <a href="mailto:Ken.Allott@outlook.com">Ken.Allott@outlook.com</a> <a href="mailto:zizitv@me.com">zizitv@me.com</a>
Brecon St Partnership Limited	34 Brecon Street	<a href="mailto:grahamw@genus.co.nz">grahamw@genus.co.nz</a>
Mark Rose	The Rees, Queenstown	<a href="mailto:mark@therees.co.nz">mark@therees.co.nz</a>
Kiwi Birdlife Park	51 Brecon Street	<a href="mailto:wildlife@kiwibird.co.nz">wildlife@kiwibird.co.nz</a>
CCR Limited	Lake View Holiday Park	<a href="mailto:erna@camp.co.nz">erna@camp.co.nz</a>
Basil Walker	39 Man Street	<a href="mailto:notes4basil@yahoo.co.nz">notes4basil@yahoo.co.nz</a>
Queenstown Pre-School and Nursery	Brecon Street	<a href="mailto:queenstownchildcare@xtra.co.nz">queenstownchildcare@xtra.co.nz</a>
Queenstown Holiday Park and Motels	Robins Road	<a href="mailto:gm@camp.co.nz">gm@camp.co.nz</a>
Otago Regional Council	Dunedin	<a href="mailto:warren.hanley@orc.govt.nz">warren.hanley@orc.govt.nz</a>
S Kolff	Lives in QT Motor Park	<a href="mailto:kolfff@hotmail.com">kolfff@hotmail.com</a>
Louise Evans	17 Man Street	<a href="mailto:louise_evans_1234@hotmail.com">louise_evans_1234@hotmail.com</a>
Ministry of Education / Queenstown Primary School	Queenstown Primary School	<a href="mailto:martin.swaffield@beca.com">martin.swaffield@beca.com</a>
Queenstown Primary Board of Trustees (Noel Saxon)	Queenstown Primary School	<a href="mailto:noel.miff@xtra.co.nz">noel.miff@xtra.co.nz</a>
Georgie Evans	17 Man Street	<a href="mailto:georgiefevans@gmail.com">georgiefevans@gmail.com</a>
Kelvin Peninsula Community Association	Kelvin Peninsula	<a href="mailto:talk2kpca@gmail.com">talk2kpca@gmail.com</a>
ZJV (NZ) Limited	Ben Lomond Reserve	<a href="mailto:tyeo@ziptrek.com">tyeo@ziptrek.com</a> <a href="mailto:scordelle@ziptrek.com">scordelle@ziptrek.com</a>
Frost Foundation Limited	Isle Street Medical Centre	<a href="mailto:mwfrost@xtra.co.nz">mwfrost@xtra.co.nz</a>
Robins Road Limited	Hadley Consultants Robins Road	<a href="mailto:james@hadleys.co.nz">james@hadleys.co.nz</a>
Te Runanga o Otakou and Kati Huirapa Runaka Ki Puketeraki	KTKO	<a href="mailto:Tania@kktold.co.nz">Tania@kktold.co.nz</a>





Lee Exell	Lomond Lodge – Man Street	<a href="mailto:lee@queenstown.com">lee@queenstown.com</a>
G-Force	Ben Lomond Reserve	<a href="mailto:gavin@nzgforce.com">gavin@nzgforce.com</a>
Wakatipu Trails Trust	Ben Lomond Reserve	<a href="mailto:mark.williams@queenstowntrail.org.nz">mark.williams@queenstowntrail.org.nz</a>
Department of Conservation	Ben Lomond Scenic Reserve	<a href="mailto:sgeh@doc.govt.nz">sgeh@doc.govt.nz</a>
A J Hackett Bungy	Ben Lomond Reserve	<a href="mailto:David@bungy.co.nz">David@bungy.co.nz</a>
Vertigo Bikes	Ben Lomond Reserve	<a href="mailto:info@vertigobikes.co.nz">info@vertigobikes.co.nz</a>
QTMBC	Ben Lomond Reserve	<a href="mailto:secretary@queenstownmtb.co.nz">secretary@queenstownmtb.co.nz</a> <a href="mailto:president@queenstownmtb.co.nz">president@queenstownmtb.co.nz</a>
Wakatipu High School (Principal Steven Hall)	Gorge Road	<a href="mailto:office@wakatipu.co.nz">office@wakatipu.co.nz</a>
QLDC Parks and Reserves Department	Ben Lomond Reserve	<a href="mailto:peter.hansby@qldc.govt.nz">peter.hansby@qldc.govt.nz</a>
<u>Queenstown Primary School Principal (Fiona Cavanagh)</u>	<u>Queenstown Primary School</u>	<a href="mailto:Fionac@queenstown.school.nz">Fionac@queenstown.school.nz</a>

#### For Your Information

If your decision requires monitoring, we will be sending an invoice in due course for the deposit referred to in your consent condition. To assist with compliance of your resource consent and to avoid your monitoring deposit being used before your development starts, please complete the "[Notice of Works Starting Form](#)" and email to the Monitoring Planner at [RCMonitoring@qldc.govt.nz](mailto:RCMonitoring@qldc.govt.nz) prior to works commencing.

You may also have conditions that require you to apply for Engineering Acceptance. To apply for Engineering Acceptance, please complete the [Engineering Approval Application form](#) and submit this completed form and an electronic set of documents to [engineeringapprovals@qldc.govt.nz](mailto:engineeringapprovals@qldc.govt.nz) with our monitoring planner added to the email at [RCMonitoring@qldc.govt.nz](mailto:RCMonitoring@qldc.govt.nz).

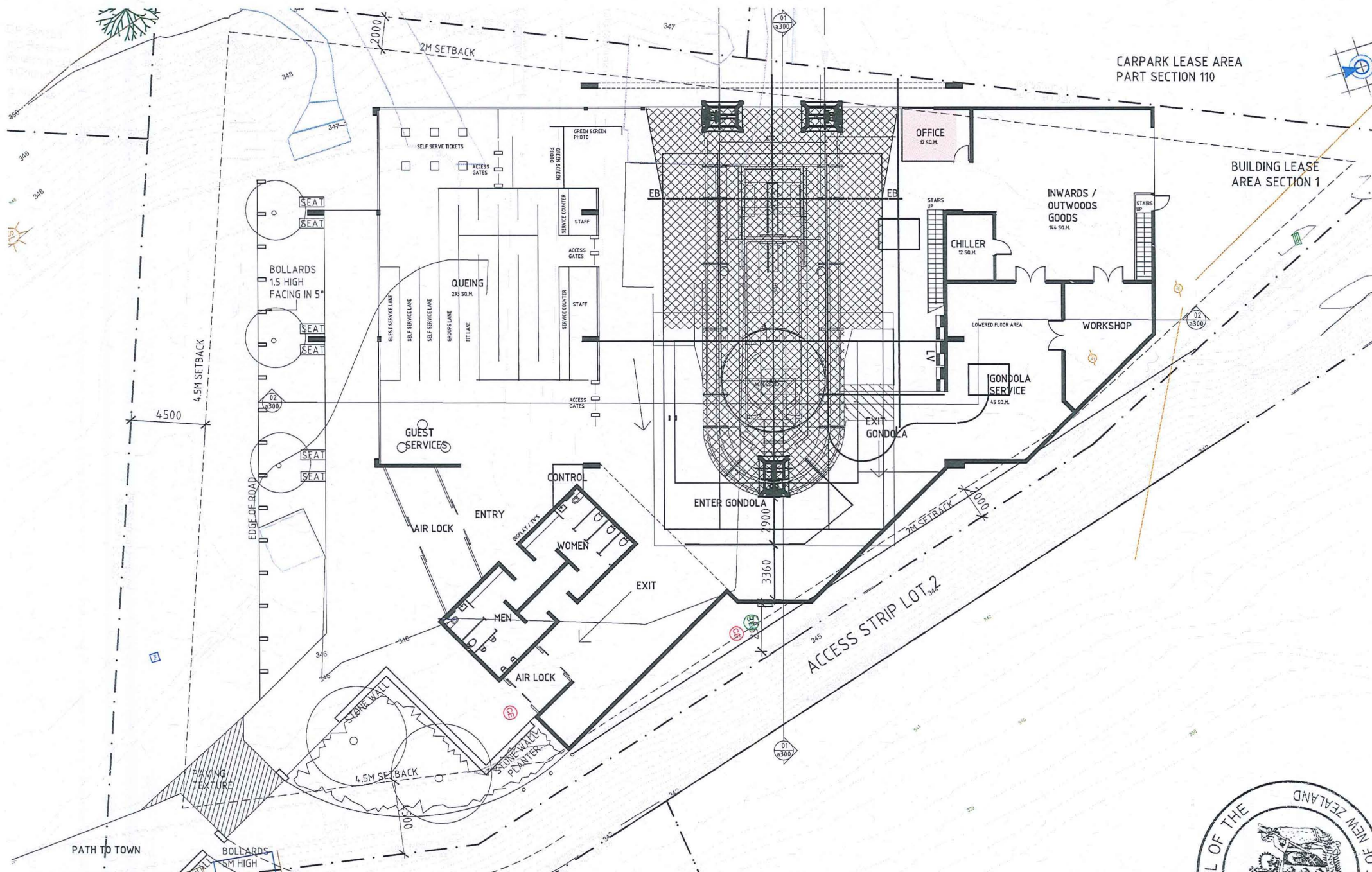
If your decision requires a development contribution (DC) charge, we will be sending a notice in due course. To answer questions such as what is a DC charge, when a DC charge is triggered and timing of payments, please refer to this link: <http://www.qldc.govt.nz/planning/development-contributions/> If you wish to make a DC estimate calculation yourself, please use this link: <http://www.qldc.govt.nz/planning/development-contributions/development-contributions-estimate-calculator/> And for full details on current and past policies, please use this link: <http://www.qldc.govt.nz/council-online/council-documents/policies/policy-on-development-contributions-and-financial-contributions/>











MICHAEL WYATT ARCHITECT LIMITED

115 HALLENSTEN STREET, PO BOX 172, QUEENSTOWN  
PHONE (03) 442-8709 FAX (03) 442-7385  
michael@wyattarchitect.co.nz www.wyattarchitect.co.nz

# NEW GONDOLA BASE BUILDING FOR SKYLINE ENTERPRISES PROPOSED GROUND FLOOR PLAN

THIS DRAWING IS COPYRIGHT AND SHALL NOT BE USED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN APPROVAL OF MICHAEL WYATT ARCHITECT LTD.  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK.

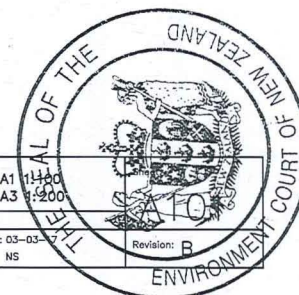
Revisions:  
A RESOURCE CONSENT ISSUE  
B REVISED RC ISSUE

Date:  
08-05-16  
08-03-17

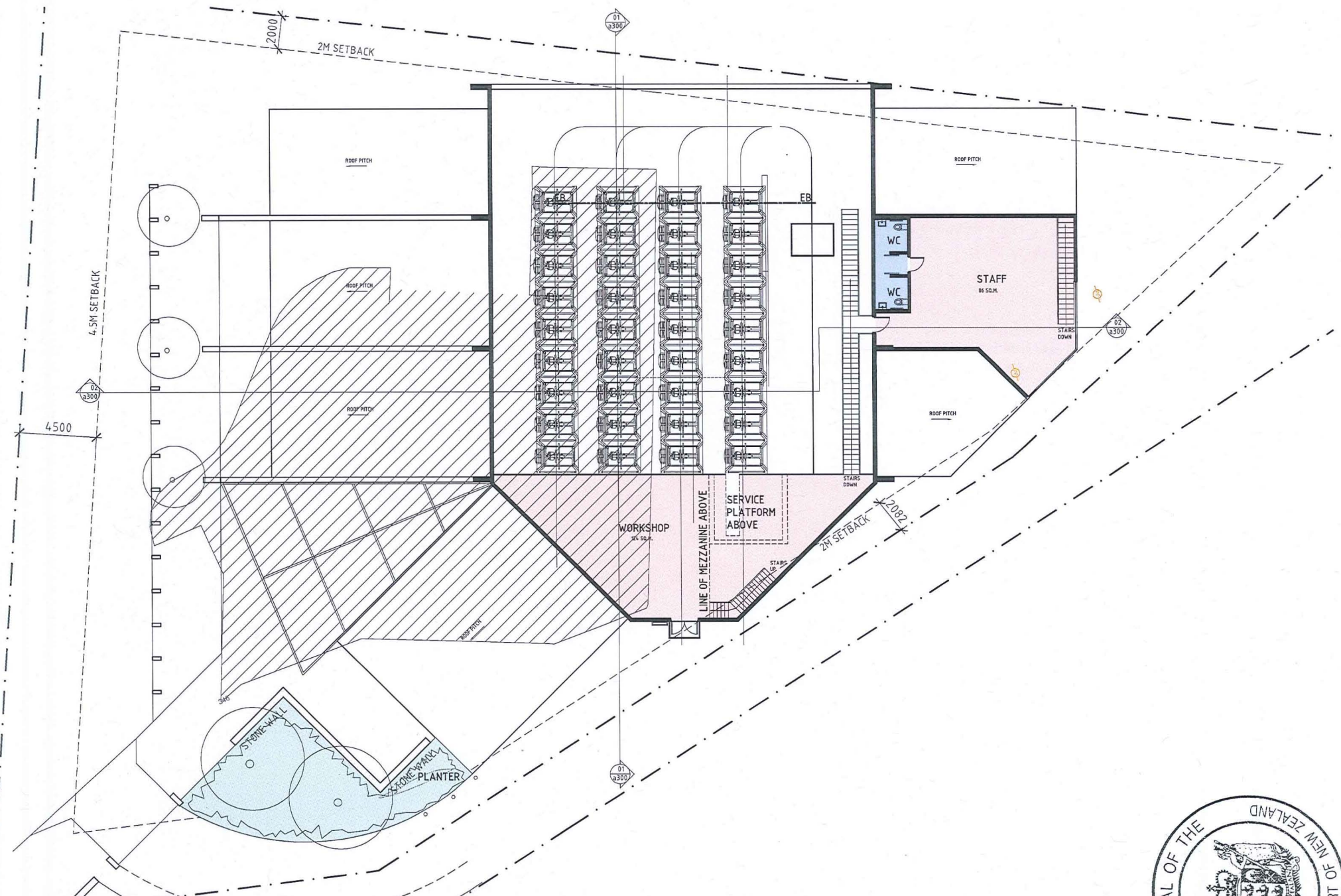
Scale:  
A1 1:1440  
A3 1:200

File:  
Update: 03-03-17  
Drawn: NS

Revision: B







115 HALLENSTEIN STREET, PO BOX 172, QUEENSTOWN  
 PHONE (03) 442-8709 FAX (03) 442-7395  
 michael@wyattarchitect.co.nz www.wyattarchitect.co.nz

# NEW GONDOLA BASE BUILDING FOR SKYLINE ENTERPRISES PROPOSED UPPER FLOOR PLAN

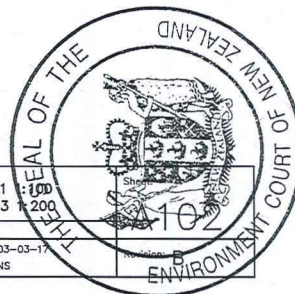
IF THIS DRAWING IS COPYRIGHT AND SHALL NOT BE USED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN APPROVAL OF MICHAEL WYATT ARCHITECT LTD.  
 IF THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK.

Revisions:  
 A RESOURCE CONSENT ISSUE  
 B REVISED RC ISSUE

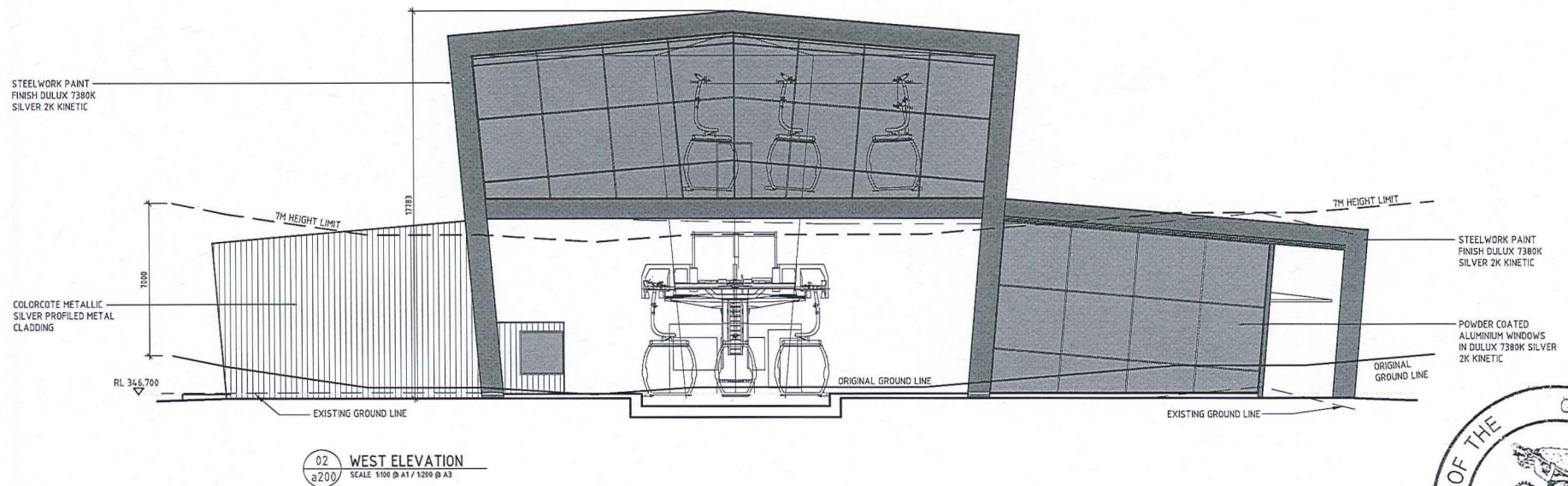
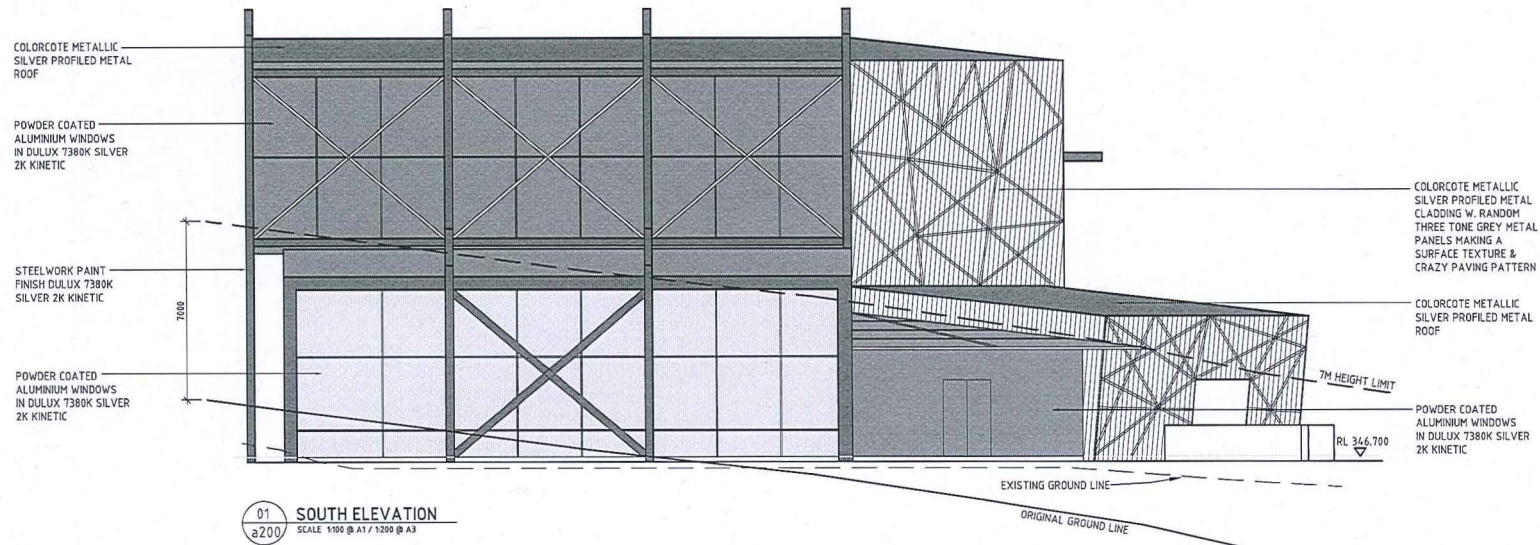
Date:  
 08-06-16  
 08-03-17

Scale:  
 A1 1:100  
 A3 1:200

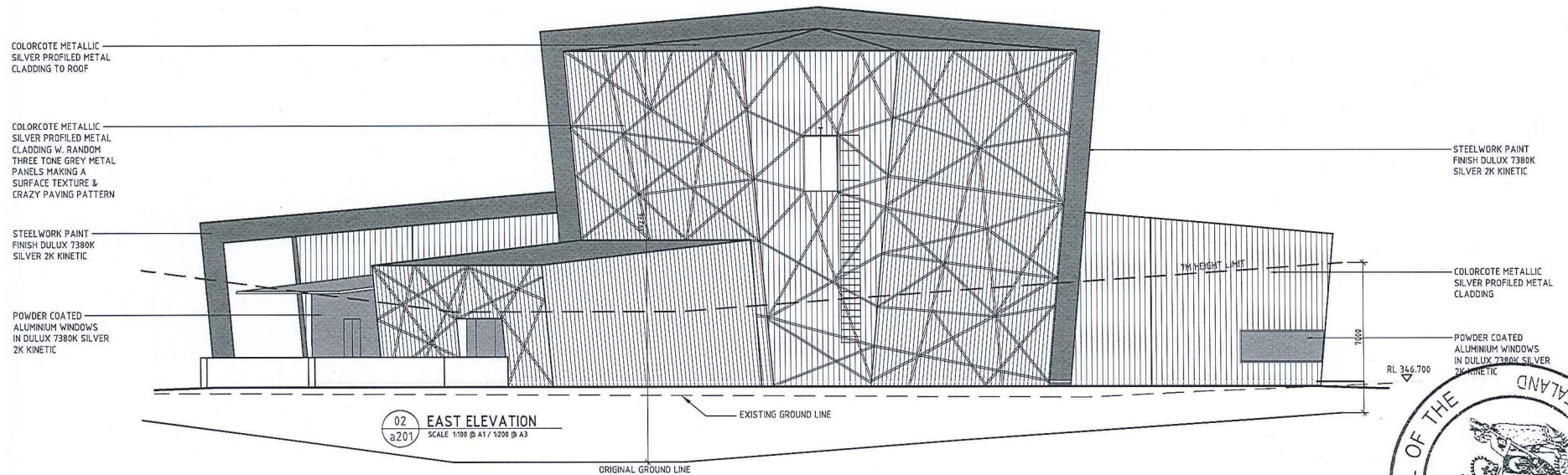
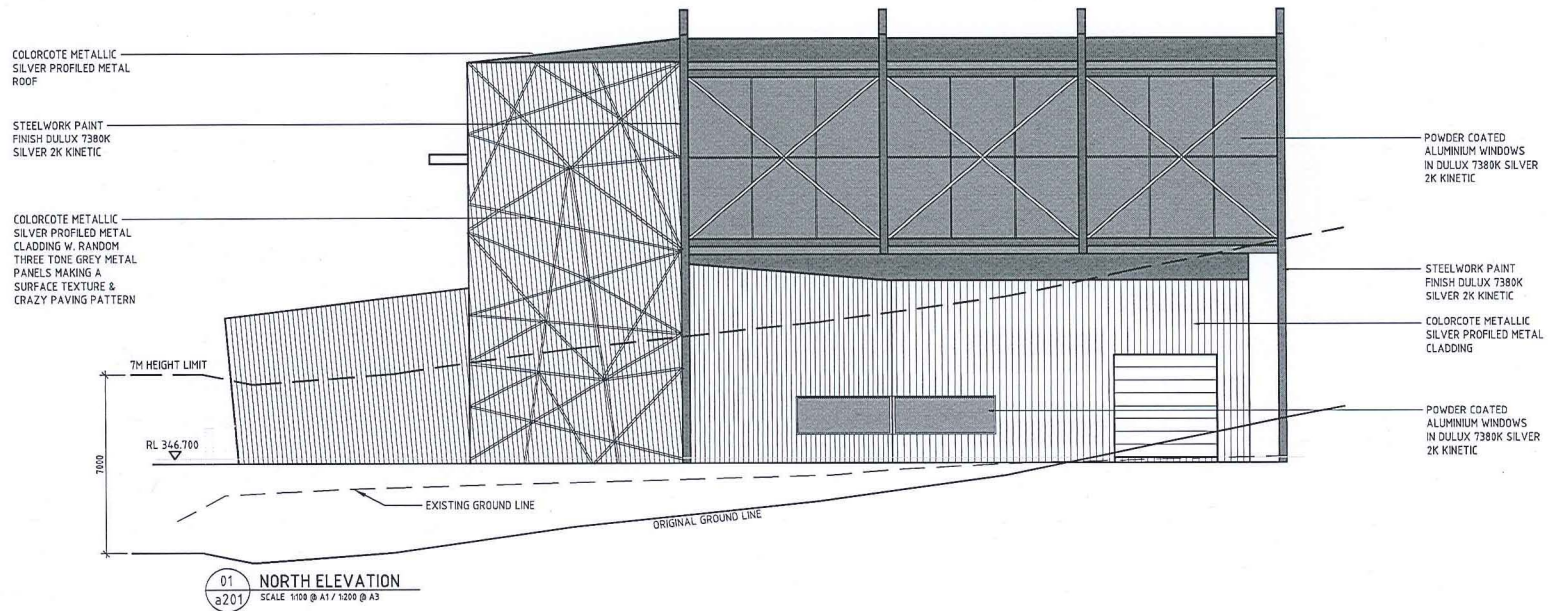
File:  
 Update: 03-03-17  
 Drawn: NS



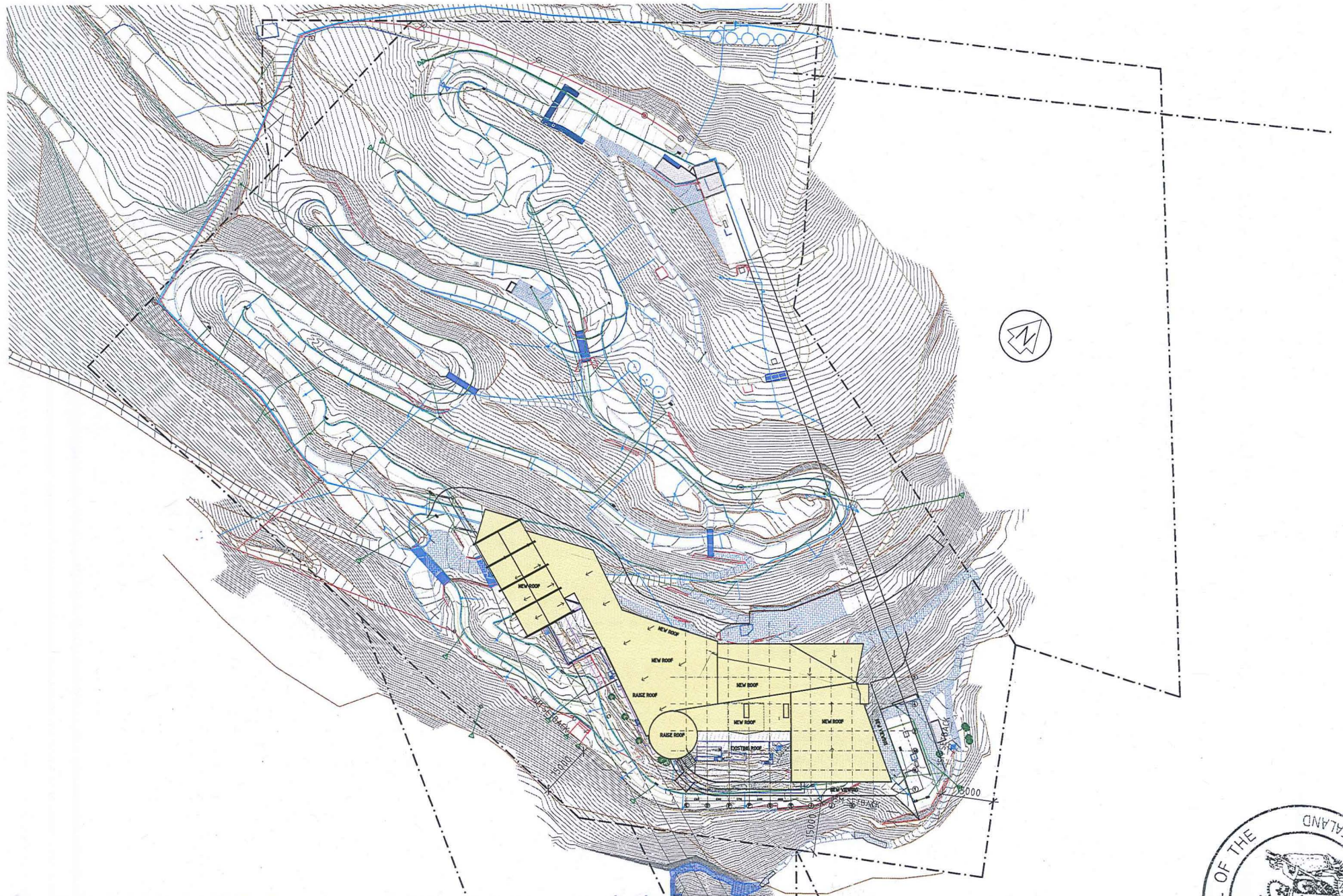












115 HALLENSTEIN STREET, PO BOX 172, QUEENSTOWN  
 PHONE (03) 442-8709 FAX (03) 442-7395  
 michael@wyattarchitect.co.nz www.wyattarchitect.co.nz

# NEW GONDOLA & RESTAURANT BUILDING FOR SKYLINE ENTERPRISES PROPOSED SITE PLAN

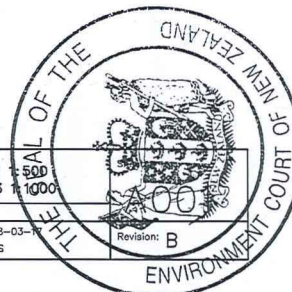
THIS DRAWING IS COPYRIGHT AND SHALL NOT BE USED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN APPROVAL OF MICHAEL WYATT ARCHITECT LTD.  
 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK.

Revisions:  
 A RESOURCE CONSENT ISSUE  
 B REVISION TO RESOURCE CONSENT

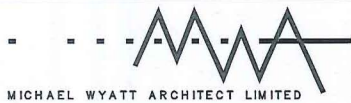
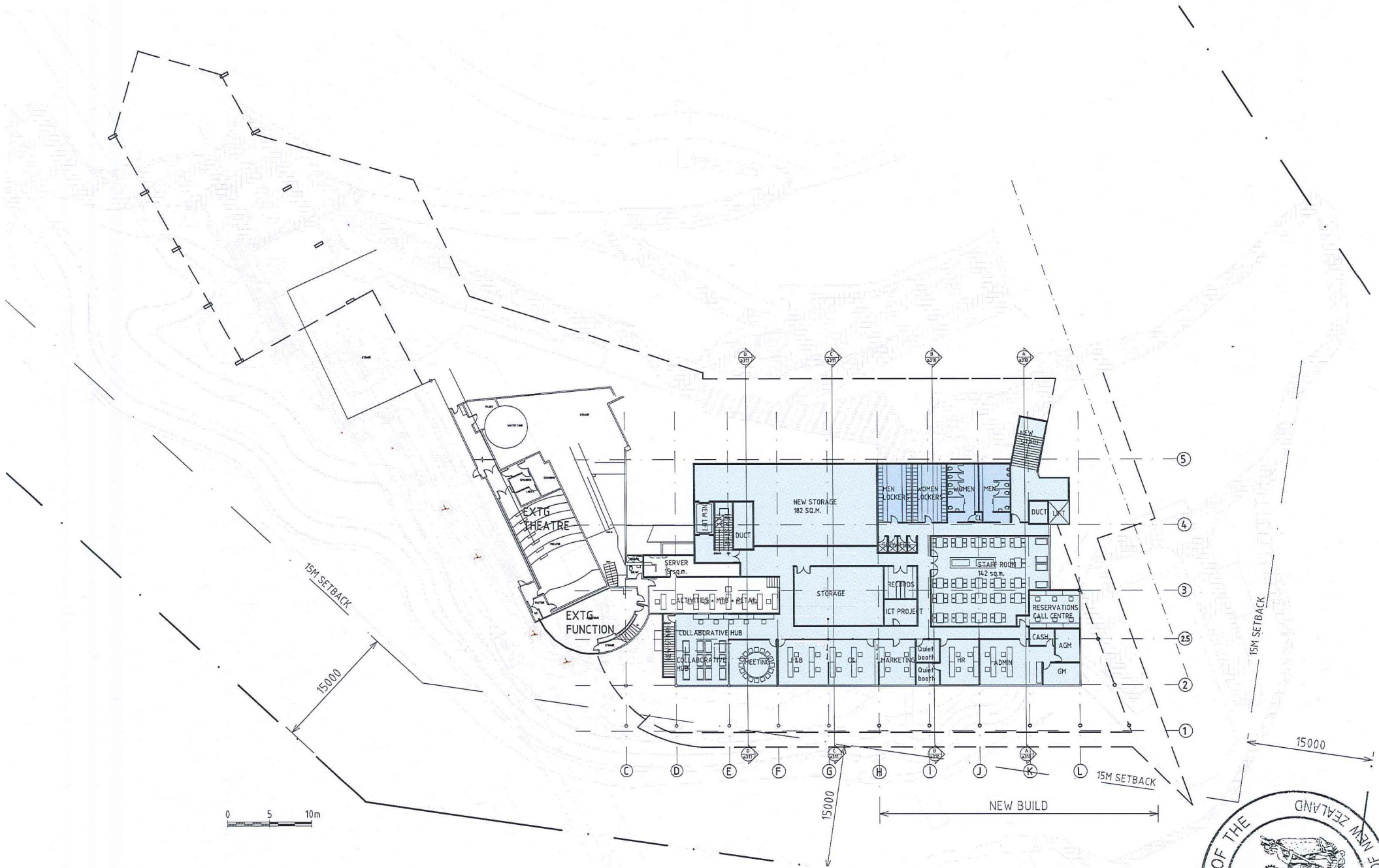
Date:  
 08-07-16  
 08-03-17

Scale:  
 A1 1:500  
 A3 1:1000

File:  
 Update: 08-03-17  
 Drawn: NS







115 HALLENSTEIN STREET, PO BOX 172, QUEENSTOWN  
 PHONE (03) 442-8709 FAX (03) 442-7395  
 michael@wyattarchitect.co.nz www.wyattarchitect.co.nz

# NEW GONDOLA & RESTAURANT BUILDING FOR SKYLINE ENTERPRISES LOWER FLOOR PROPOSED SITE PLAN

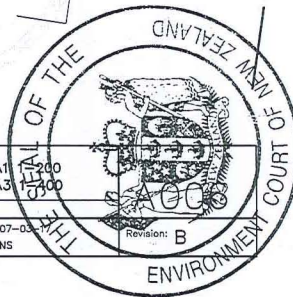
# THIS DRAWING IS COPYRIGHT AND SHALL NOT BE USED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN APPROVAL OF MICHAEL WYATT ARCHITECT LTD.  
 # THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK.

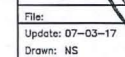
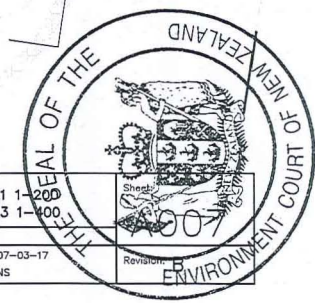
Revisions:  
 A RESOURCE CONSENT ISSUE  
 B REVISED RESOURCE CONSENT ISSUE

Date:  
 08-06-16  
 08-03-17

Scale: A1 1:200  
 A3 1:500

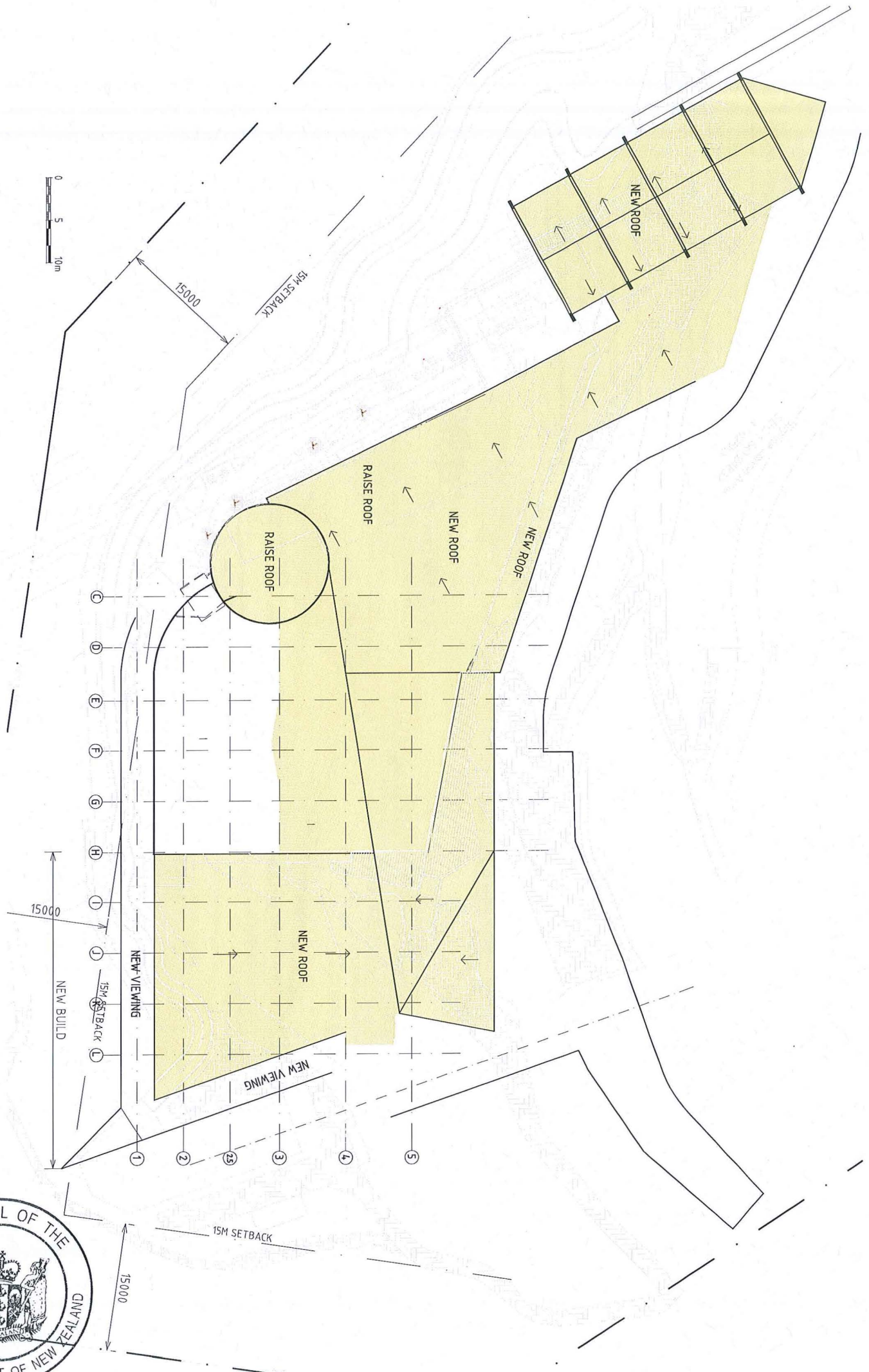
File:  
 Update: 07-03-17  
 Drawn: NS













# NEW GONDOLA & RESTAURANT BUILDING FOR SKYLINE ENTERPRISES PLANT ROOM PROPOSED PLAN

IF THIS DRAWING IS COPYRIGHT AND SHALL NOT BE USED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN APPROVAL OF MICHAEL WYATT ARCHITECT LTD.  
 IF THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK.

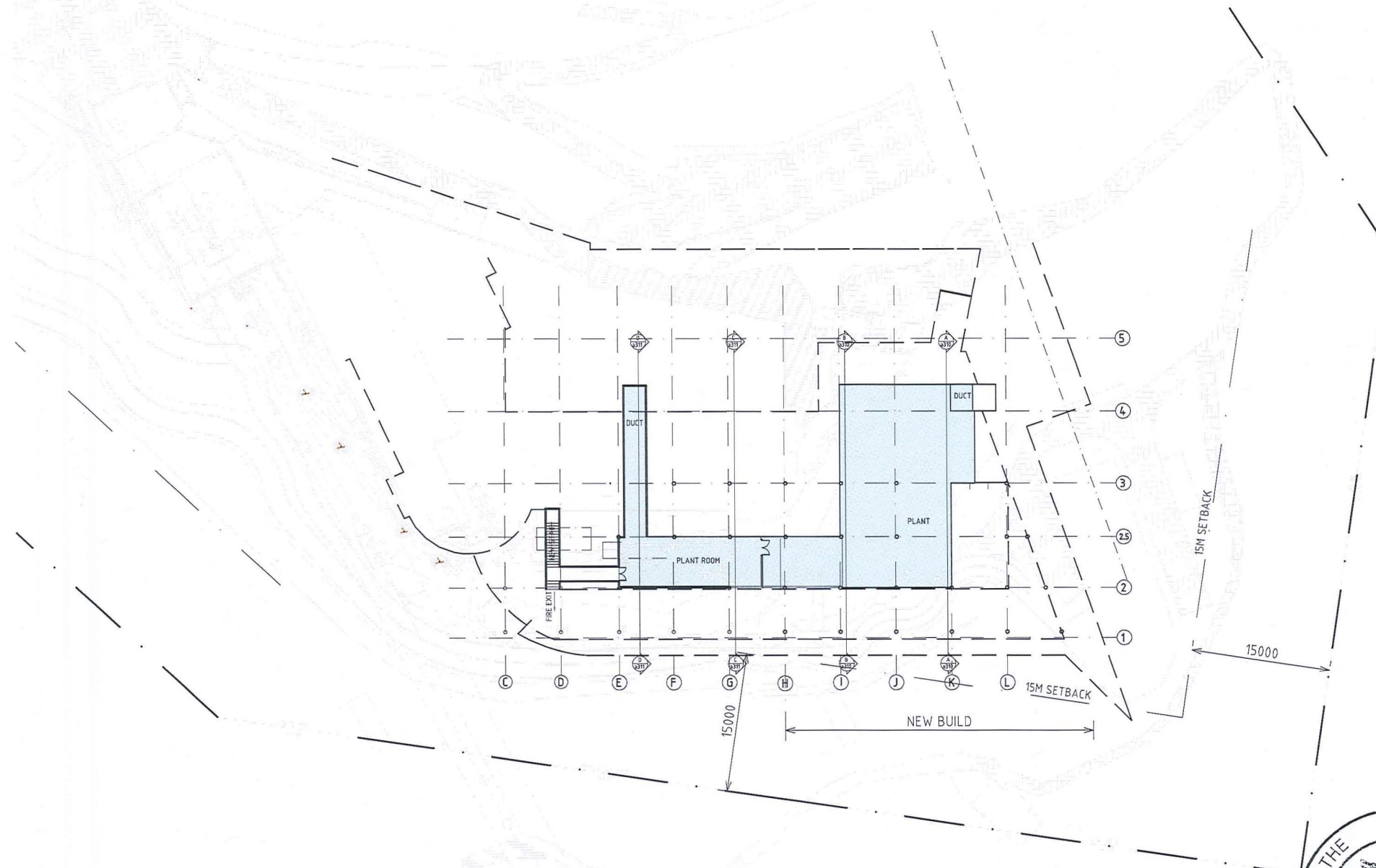
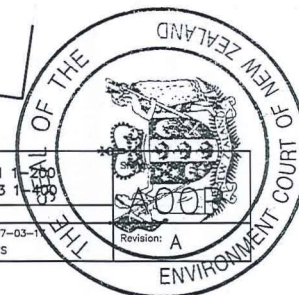
Revisions:  
 A REVISED RESOURCE CONSENT ISSUE

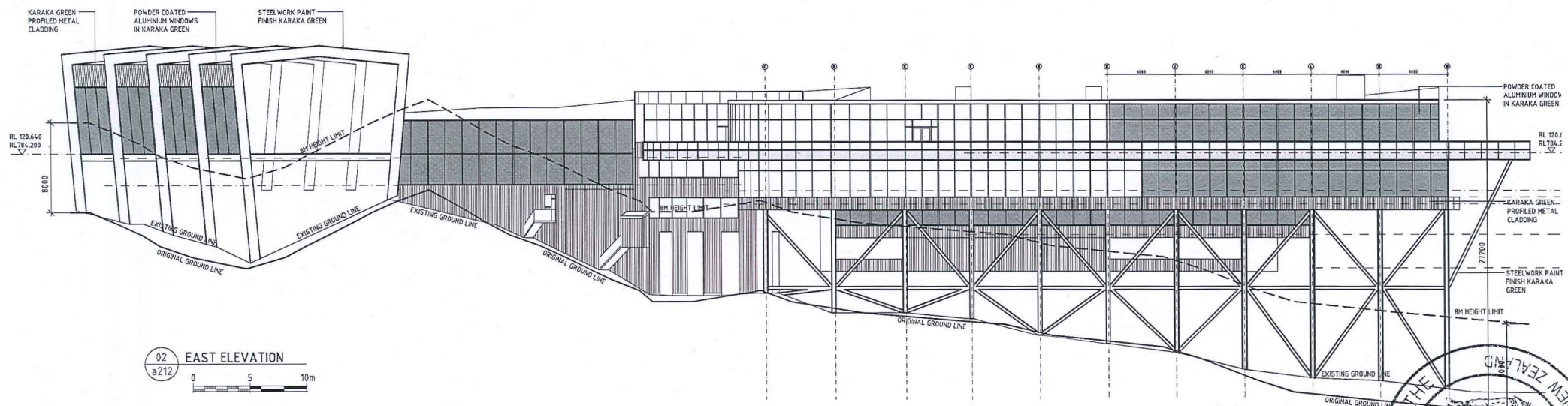
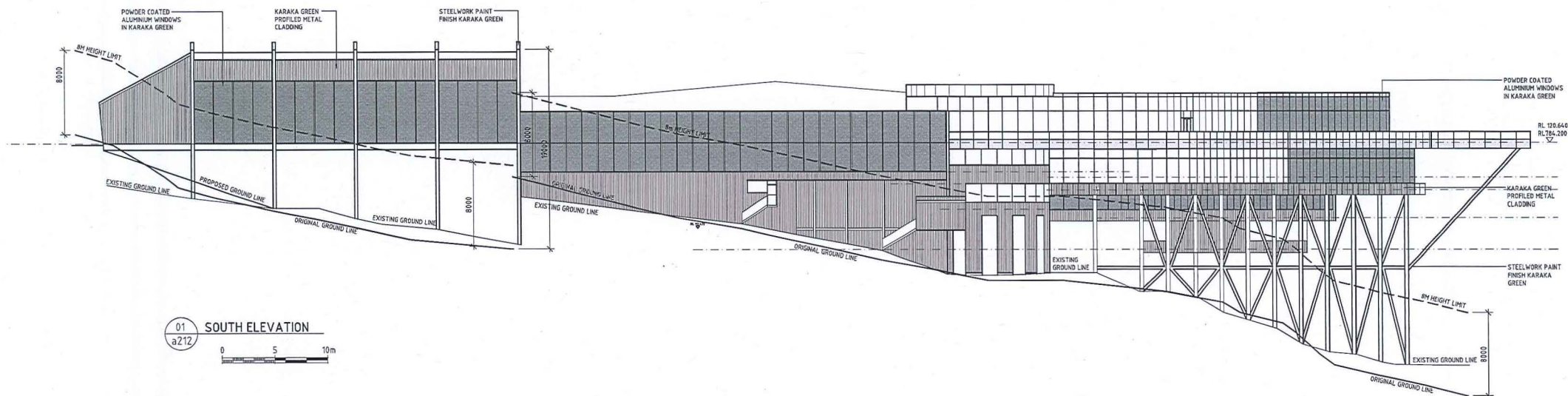
Date:  
 09-07-17

Scale:  
 A1 1:200  
 A3 1:400

File:  
 Update: 07-03-17  
 Drawn: NS

Revision: A





115 HALLESTEIN STREET, PO BOX 173, QUEENSTOWN  
PHONE (03) 442-8709 FAX (03) 442-7395  
michael@wyattarchitect.co.nz www.wyattarchitect.co.nz

# NEW GONDOLA & RESTAURANT BUILDING FOR SKYLINE ENTERPRISES PROPOSED ELEVATIONS

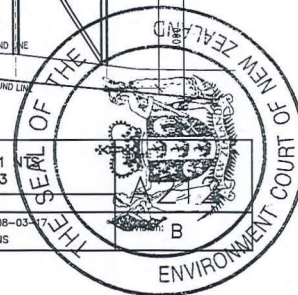
THIS DRAWING IS COPYRIGHT AND SHALL NOT BE USED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN APPROVAL OF MICHAEL WYATT ARCHITECT LTD.  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK.

Revisions:  
A RESOURCE CONSENT ISSUE  
B REVISION TO RESOURCE CONSENT

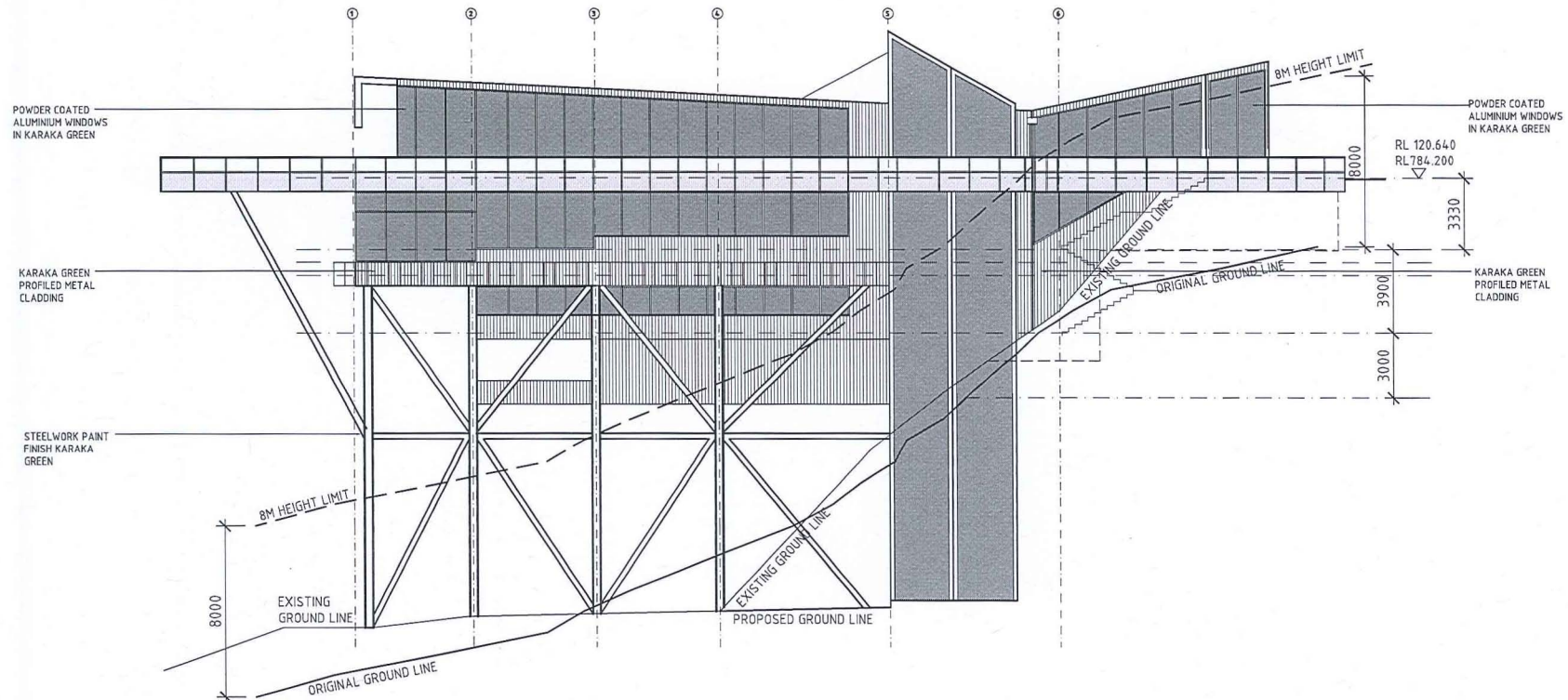
Date:  
08-06-16  
08-03-17

Scale:  
A1  
A3

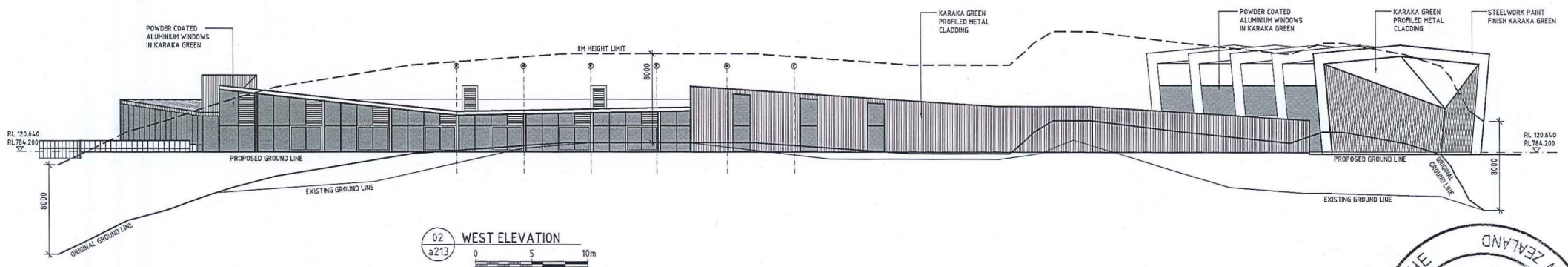
File:  
Update: 08-03-17  
Drawn: NS







01 NORTH ELEVATION  
a213  
0 5 10m



02 WEST ELEVATION  
a213  
0 5 10m



MICHAEL WYATT ARCHITECT LIMITED

115 HALLENSTEIN STREET, PO BOX 172, QUEENSTOWN  
PHONE (03) 442-8709 FAX (03) 442-7305  
michael@wyattarchitect.co.nz www.wyattarchitect.co.nz

# NEW GONDOLA & RESTAURANT BUILDING FOR SKYLINE ENTERPRISES PROPOSED ELEVATIONS

THIS DRAWING IS COPYRIGHT AND SHALL NOT BE USED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN APPROVAL OF MICHAEL WYATT ARCHITECT LTD.  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK.

Revisions:  
A RESOURCE CONSENT ISSUE  
B REVISION TO RESOURCE CONSENT

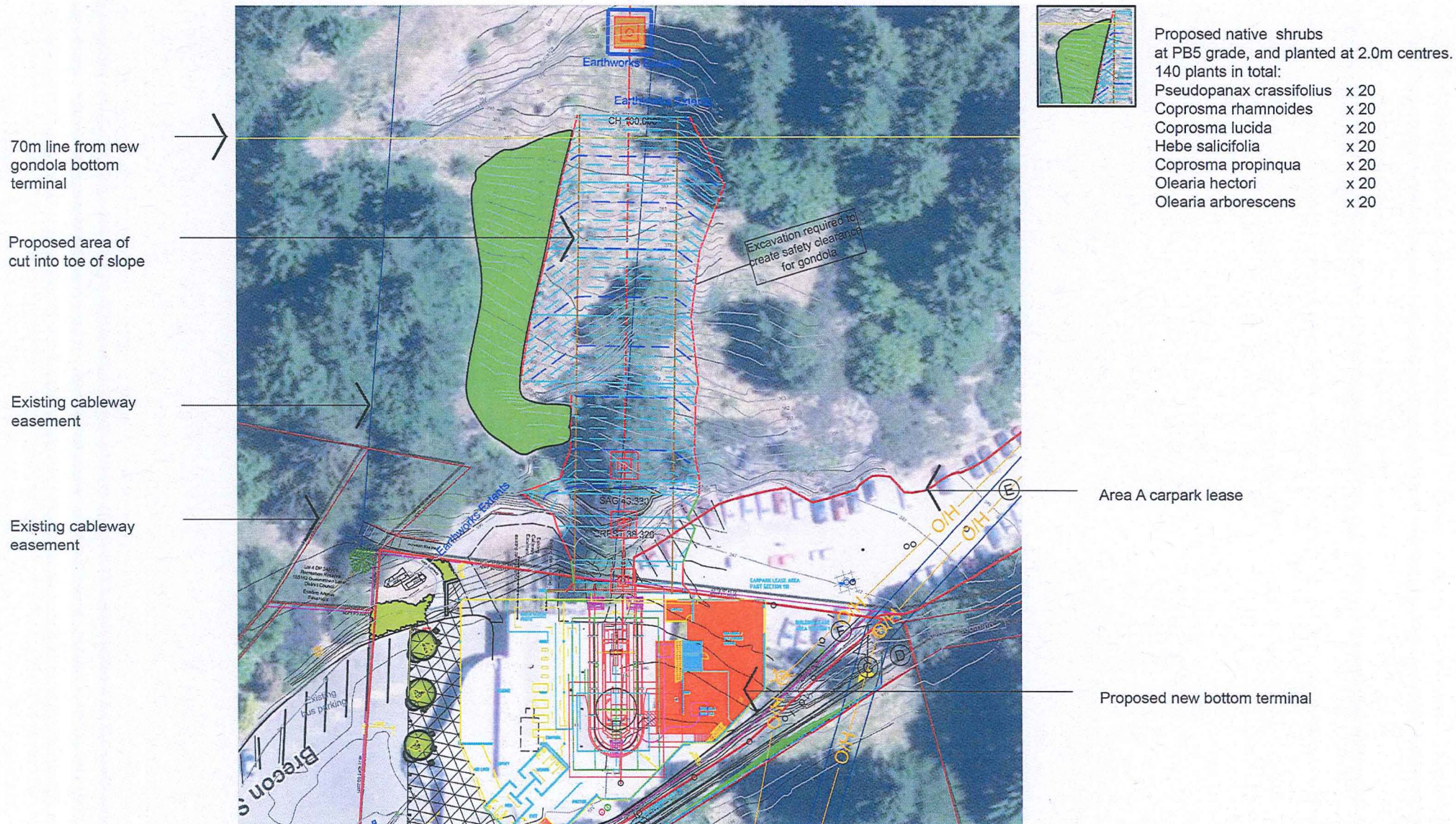
Date:  
08-06-16  
08-03-17

Scale: A1 NS  
A3

File:  
Update: 08-03-17  
Drawn: NS







# NEW GONDOLA TOP TERMINAL BUILDING

05052016 Skyline Gondola New Base Building Landscape Concept Plan CP5a 6th March 2017 Scale: 1:500 @ A3 For consent purposes only

ATTACHMENT A

Michelle Sinclair  
LANDSCAPE ARCHITECT

0275 777 909 | michelle@msla.co.nz  
7 Ferry Lane, Central Otago 9383





Suggested seats:



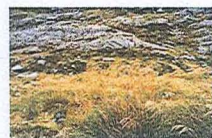
Suggested native species :



Aciphylla species



Scleranthus species



Chionochloa flavicans  
and Poa cita



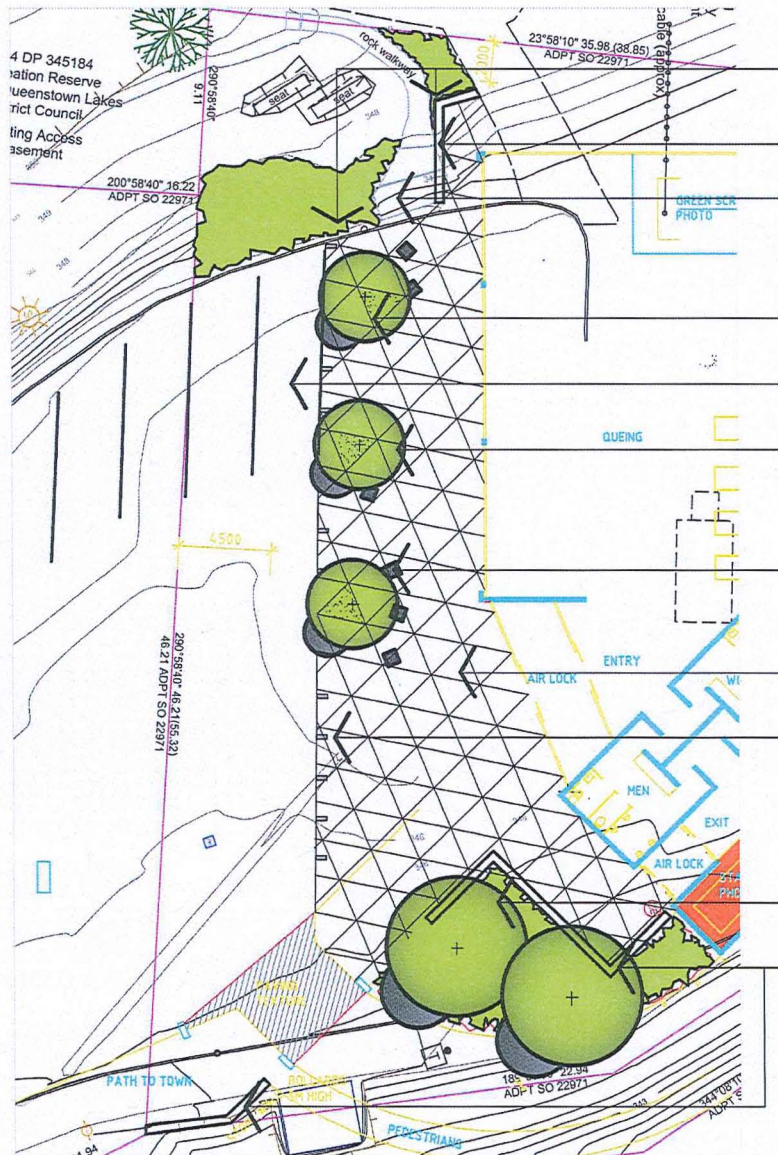
Celmisia species



Hebe species



Rubus x barkeri



Native ground cover planting planted at 0.5m to 1.0m centres depending on species.

Retaining wall

Existing steps to the Tiki Track

Sureset tree surrounds

Existing bus parks

Proposed specimen trees

Seats - concrete cubes and rectangles  
with negative detail at base for lighting

Hard surfacing i.e exposed aggregate concrete with  
triangle sawcut pattern

Bollards (see architects plans for detail)

Raised planter with native species and two  
native Beech trees. Native species planted at  
0.5m to 1.0m centres depending on species.

Retaining walls

For consent purposes only

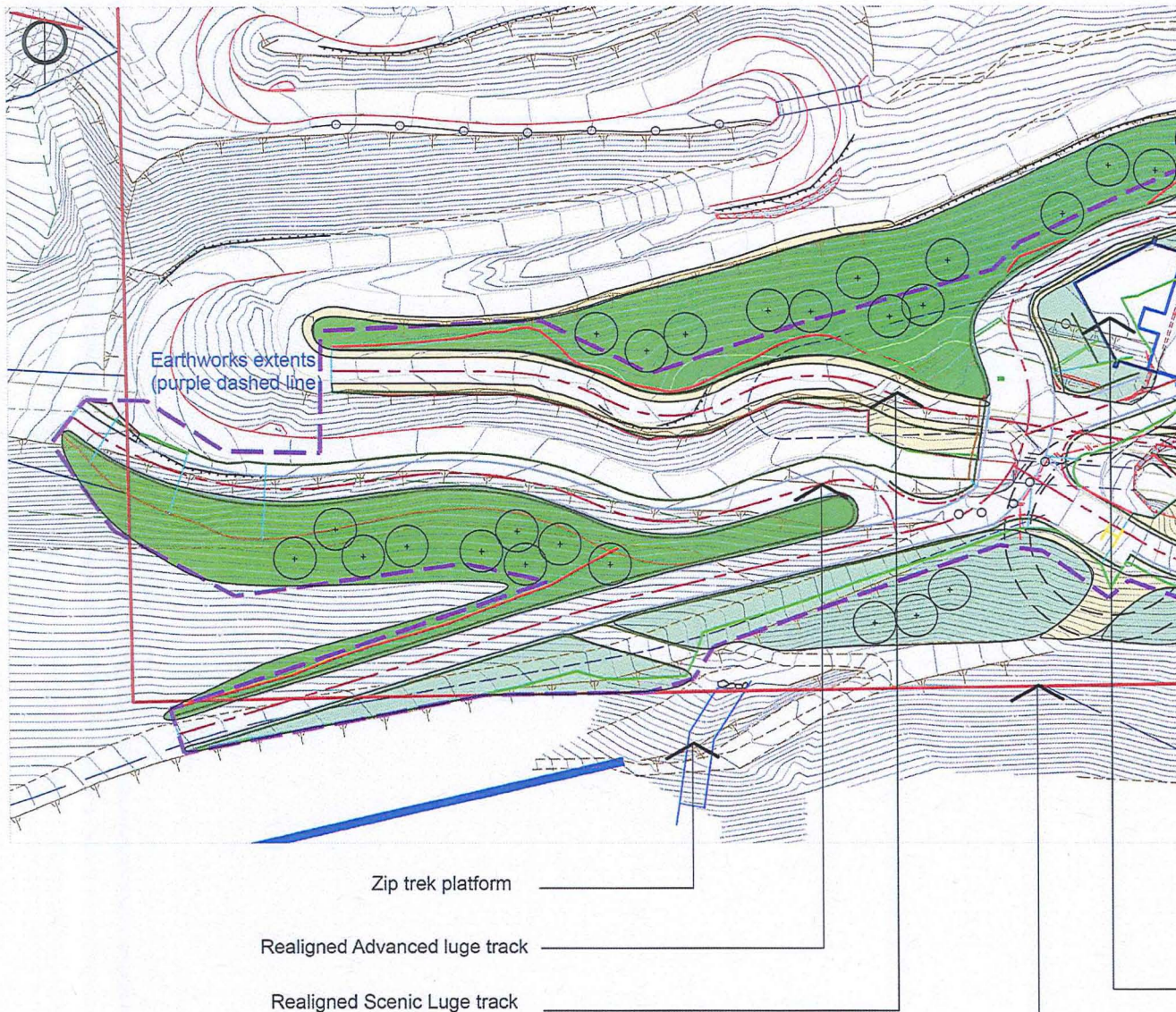
# NEW GONDOLA BASE BUILDING

05052016 Skyline Gondola New Base Building Landscape Concept Plan CP1c 26th January 2017 Scale: 1:250 @ A3

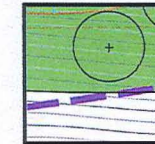
ATTACHMENT B







Proposed grassed areas



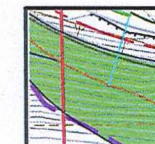
Proposed native trees planted as shown at 1m height grade:

<i>Lophozonia menziesii</i>	x 15
<i>Fuscopora cliffortioides</i>	x 16
<i>Fuscopora fusca</i>	x 16



Proposed native ground covers at PB5 grade, and planted at 1.0m centres. 1180 plants in total:

<i>Poa cita</i>	x 200
<i>Phormium cookianum</i>	x 100
<i>Chionochloa conspicua</i>	x 100
<i>Chionochloa rubra</i>	x 200
<i>Cyathodes juniperina</i>	x 70
<i>Chionochloa rigida</i>	x 200
<i>Festuca novae-zelandiae</i>	x 150
<i>Hebe salicifolia</i>	x 90
<i>Gaultheria antipoda</i>	x 70



Proposed native shrubs and groundcovers at PB5 grade, and planted at 2.0m centres. 1000 plants in total:

<i>Pseudopanax crassifolius</i>	x 75
<i>Coprosma rhamnoides</i>	x 75
<i>Coprosma lucida</i>	x 75
<i>Coprosma propinqua</i>	x 75
<i>Olearia hectori</i>	x 75
<i>Olearia arborescens</i>	x 75
<i>Poa cita</i>	x 130
<i>Chionochloa rubra</i>	x 140
<i>Hebe salicifolia</i>	x 140
<i>Chionochloa rigida</i>	x 140

Note: planting numbers apply to entire upper site.

# NEW GONDOLA TOP TERMINAL BUILDING

05052016 Skyline Gondola New Top Terminal Building Landscape Concept Plan CP2e 7th March 2017 Scale: 1:500 @ A3

For consent purposes only

ATTACHMENT A

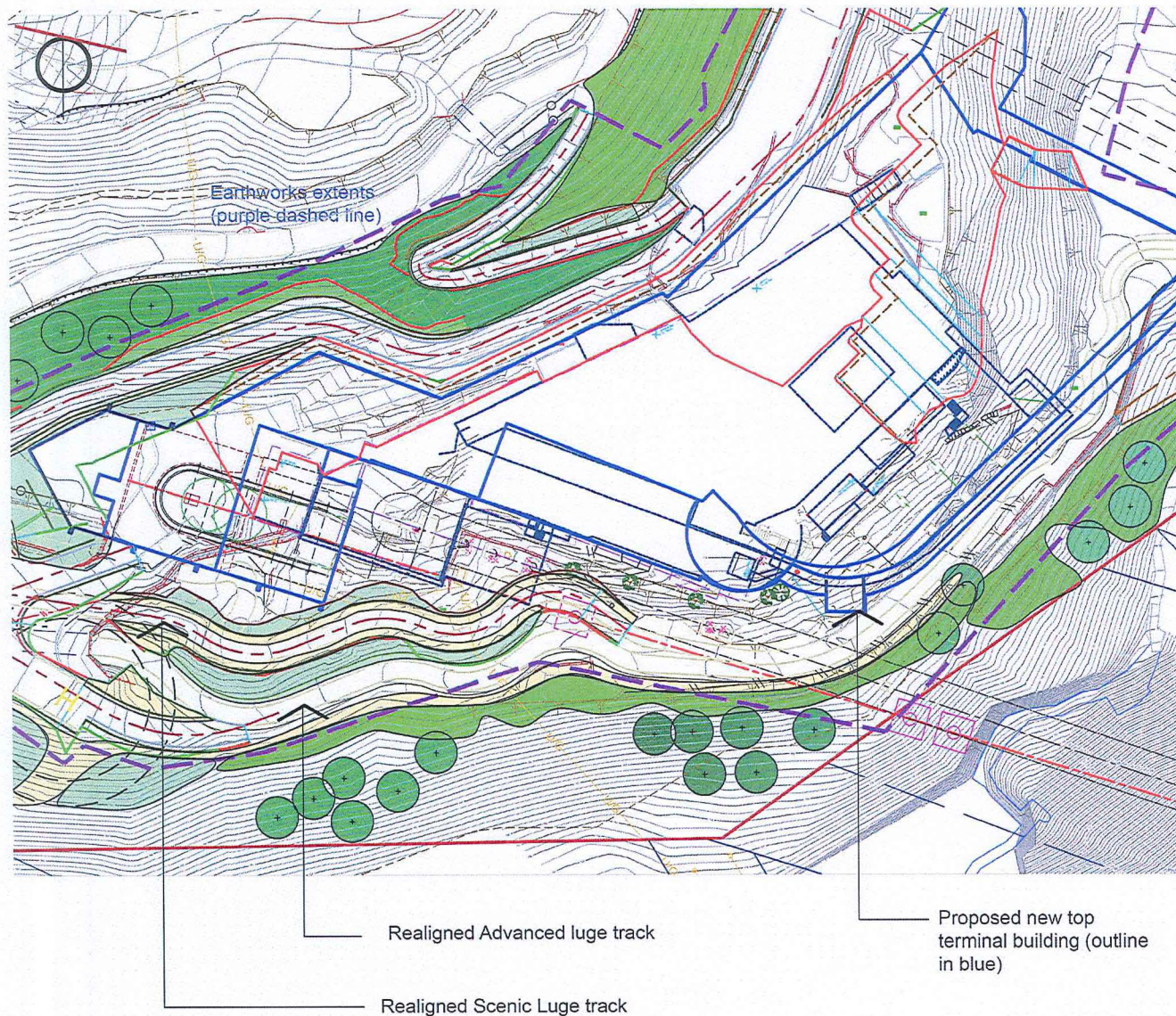
Michelle Shoggett  
LANDSCAPE ARCHITECT

0275 777 909 | michelle@mshoggett.co.nz

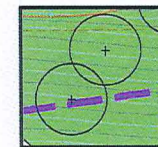
7 Ferry Lane, Central Otago 9280





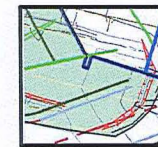


Proposed grassed areas



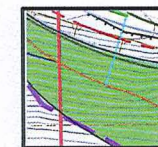
Proposed native trees planted as shown at 1m height grade:

<i>Lophozonia menziesii</i>	x 16
<i>Fuscospora cliffortioides</i>	x 16
<i>Fuscospora fusca</i>	x 16



Proposed native ground covers at PB5 grade, and planted at 1.0m centres. 1180 plants in total:

<i>Poa cita</i>	x 200
<i>Phormium cookianum</i>	x 100
<i>Chionochloa conspicua</i>	x 100
<i>ssp. conspicua</i>	x 100
<i>Chionochloa rubra</i>	x 200
<i>Cyathodes juniperina</i>	x 70
<i>Chionochloa rigida</i>	x 200
<i>Festuca novae-zelandiae</i>	x 150
<i>Hebe salicifolia</i>	x 90
<i>Gaultheria antipoda</i>	x 70



Proposed native shrubs and groundcovers at PB5 grade, and planted at 2.0m centres. 1000 plants in total:

<i>Pseudopanax crassifolius</i>	x 75
<i>Coprosma rhamnoides</i>	x 75
<i>Coprosma lucida</i>	x 75
<i>Coprosma propinqua</i>	x 75
<i>Olearia hectori</i>	x 75
<i>Olearia arborescens</i>	x 75
<i>Poa cita</i>	x 130
<i>Chionochloa rubra</i>	x 140
<i>Hebe salicifolia</i>	x 140
<i>Chionochloa rigida</i>	x 140

Note: planting numbers apply to entire upper site.

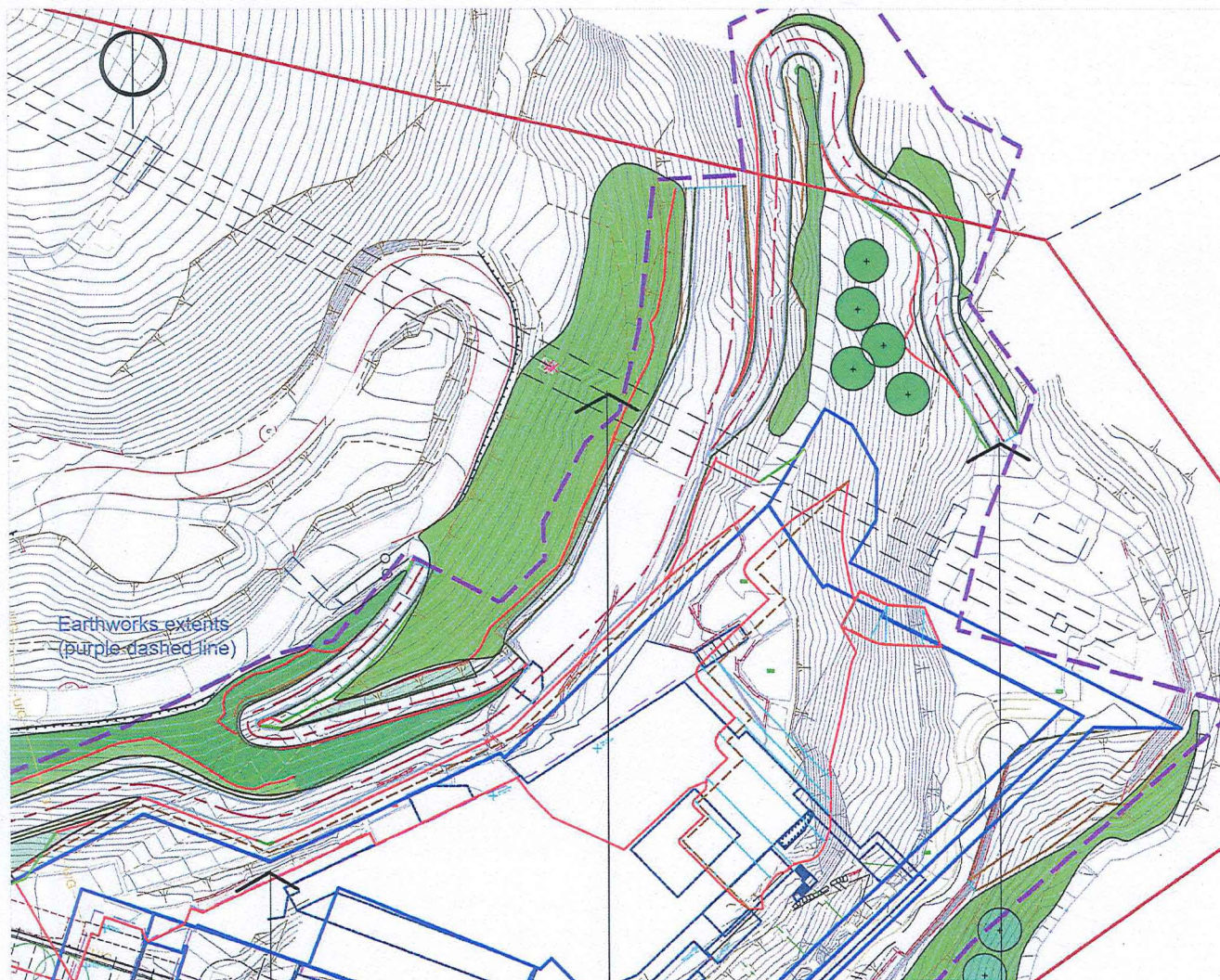
# NEW GONDOLA TOP TERMINAL BUILDING

05052016 Skyline Gondola New Top Terminal Building Landscape Concept Plan CP3e 7th March 2017 Scale: 1:500 @ A3

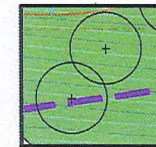
For consent purposes only

ATTACHMENT A



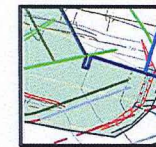


Proposed grassed areas



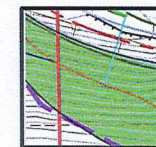
Proposed native trees planted as shown at 1m height grade:

<i>Lophozonia menziesii</i>	x 16
<i>Fuscospora cliffortioides</i>	x 16
<i>Fuscospora fusca</i>	x 16



Proposed native ground covers at PB5 grade, and planted at 1.0m centres. 1180 plants in total:

<i>Poa cita</i>	x 200
<i>Phormium cookianum</i>	x 100
<i>Chionochloa conspicua</i>	x 100
<i>ssp. conspicua</i>	x 100
<i>Chionochloa rubra</i>	x 200
<i>Cyathodes juniperina</i>	x 70
<i>Chionochloa rigida</i>	x 200
<i>Festuca novae-zelandiae</i>	x 150
<i>Hebe salicifolia</i>	x 90
<i>Gaultheria antipoda</i>	x 70



Proposed native shrubs and groundcovers at PB5 grade, and planted at 2.0m centres. 1000 plants in total:

<i>Pseudopanax crassifolius</i>	x 75
<i>Coprosma rhamnoides</i>	x 75
<i>Coprosma lucida</i>	x 75
<i>Coprosma propinqua</i>	x 75
<i>Olearia hectori</i>	x 75
<i>Olearia arborescens</i>	x 75
<i>Poa cita</i>	x 130
<i>Chionochloa rubra</i>	x 140
<i>Hebe salicifolia</i>	x 140
<i>Chionochloa rigida</i>	x 140

Note: planting numbers apply to entire upper site.

# NEW GONDOLA TOP TERMINAL BUILDING

05052016 Skyline Gondola New Top Terminal Building Landscape Concept Plan CP4e 7th March 2017 Scale: 1:500 @ A3

For consent purposes only

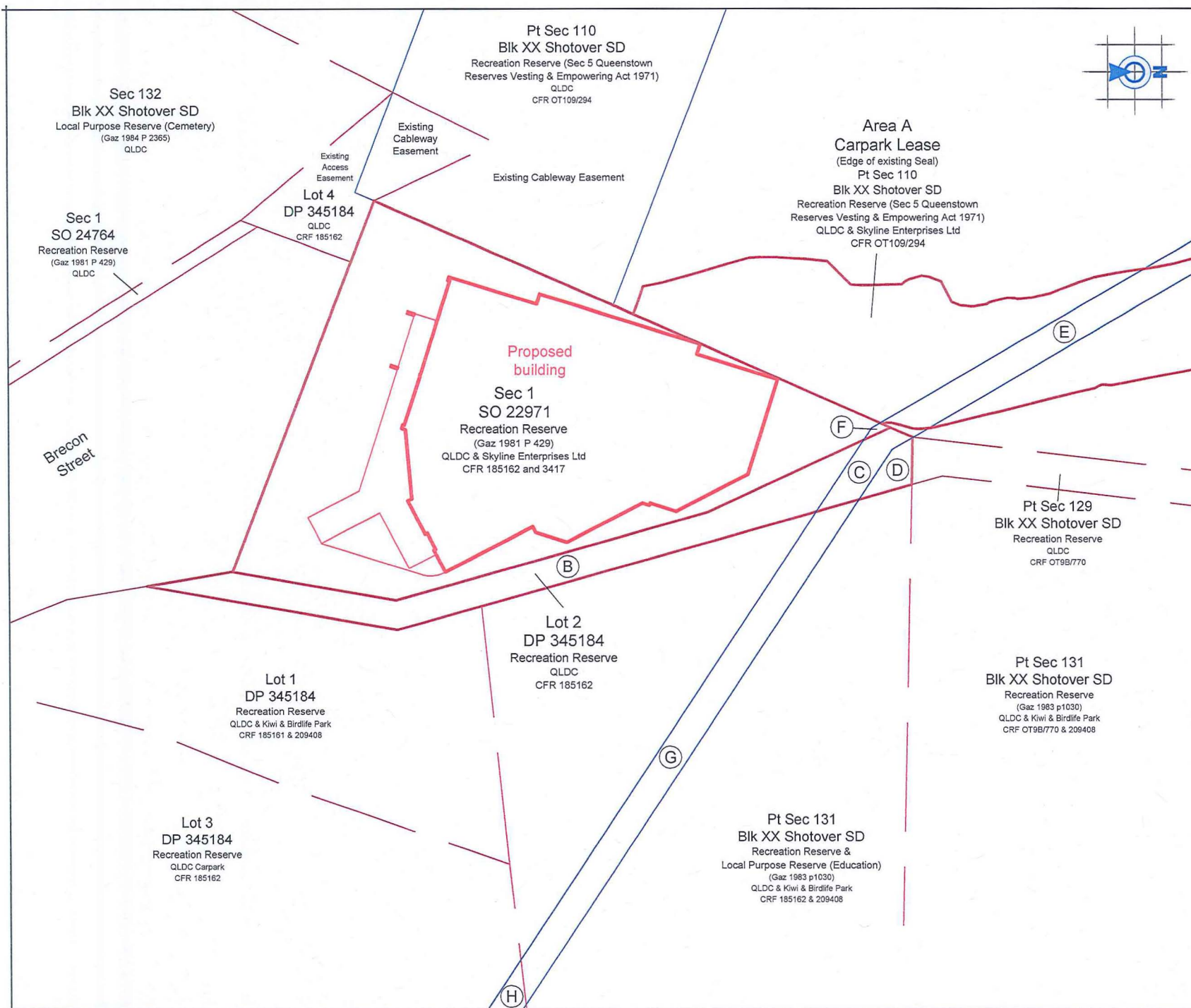
ATTACHMENT A

Michelle Sapkota  
LANDSCAPE ARCHITECT

0275 777 909 | michelle@msa.co.nz  
7 Ferry Lane, Central Otago 9302







**Notes:**

- For the rear carpark area, shown as Area A, to be included in easement documents then a survey plan is required to be prepared and lodged with LINZ so that the area is defined and has a unique legal description.
- Power lines through carpark supplying Queenstown CBD have existing use rights but if lines are moved or upgraded then Aurora Energy will require easements over the moved sections between poles.

Purpose	Identifier	Servient Tenement	Dominant Tenement
Right of Way	(B)(C)(D)	Lot 2 DP 345184	Sec 1 SO 22971 & Area A
Right to convey water, electricity and telecommunications Right to drain sewage and stormwater	(B)(C)(D)	Lot 2 DP 345184	Sec 1 SO 22971 & Area A

Purpose	Identifier	Servient Tenement	Grantee
Right to convey electricity	(E)	Pt Sec 110 Blk XX Shotover SD	Aurora Energy Limited
	(F)	Sec 1 SO 22971	
	(C)	Lot 2 DP 345184	
	(G)	Pt Sec 131 Blk XX Shotover SD	
	(H)	Lot 3 DP 345184	

**PATERSONPITTSGROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

**QUEENSTOWN:**  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2845,  
Queenstown 9349,  
T 03 441 4715  
E queenstown@ppgroup.co.nz

© COPYRIGHT: This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

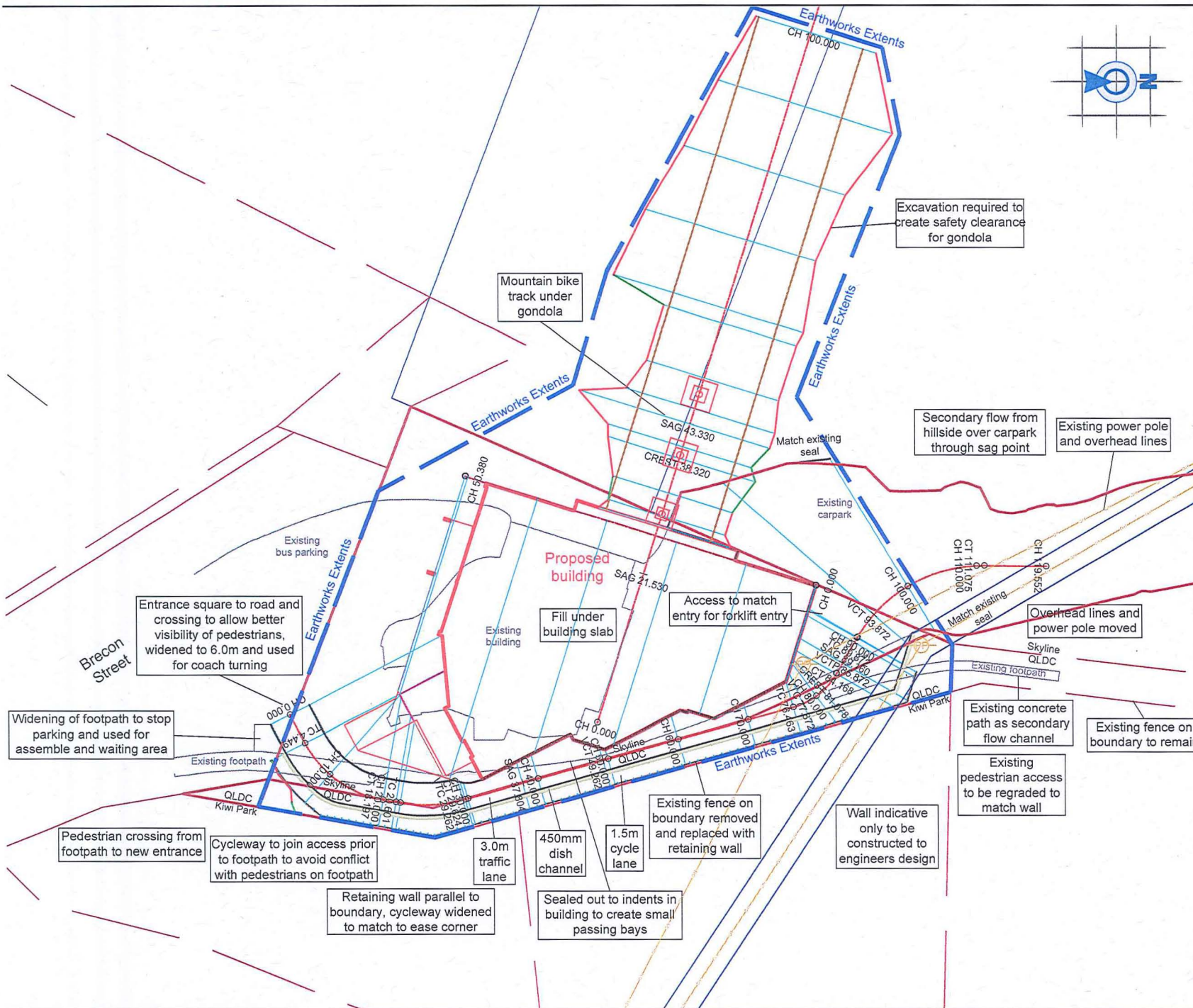
**Client/Location:**  
SKYLINE ENTERPRISES LIMITED  
SEC 1 SO 22971, 53 BRECON STREET  
BASE TERMINAL  
REDEVELOPMENT 2018

**Purpose/Drawing Title:**  
PROPOSED RIGHT OF WAY  
AND EASEMENTS OVER  
LOT 2 DP 345184  
- ISSUED FOR APPROVAL

Surveyed by:	Checked by:	Drawn by:	Approved by:	Job Ref:
		SAM MASON		Q4115K - 64

Scale: 1:500  
A3  
Date: 07/03/2017





- Notes:
- Design criteria from QLDC LDSCOP for a Urban Shop and Trade area, side or rear service access, 1 lot, 10kmph, 6m legal width, max 16% or 1 in 6.25 grade, 2.75-3.0m formation width, cyclists & pedestrians in shared formation, 200vpd
  - Lot 2 DP 345184 is generally only 4m wide and this restricts the legal width to less than the 6.0m required. No Right of Way is being created over Sec 1 SO 22971 as it is unnecessary but if it was then due to the building the minimum legal width would be reduced to 5.33m at two pinch points
  - Access formation generally 3.45m including dish channel but reduced to 3.38m at two pinch points
  - Although not required, as building is only 45m long, the access is sealed out to indents in building to create small passing bays as requested by QLDC Infrastructure.
  - 1.5m wide cycle & pedestrian access separated from vehicle access due to the number of larger service vehicles using the access making total formation width generally 4.95m reducing to 4.88 at the two pinch points
  - Entrance at Brecon Street widened to 6.0m
  - Entrance at Brecon Street made square with building to give better visibility of pedestrians
  - Design subject to all approvals and consents necessary
  - Design subject to final design of building and gondola assembly
  - Wall subject to design and certification by geotechnical engineer
  - Excavation for gondola vault drive and clearance safety area subject to gondola supplier and to final design of cableway and tower positions.



**PATERSONPITTS GROUP**

Surveying • Planning • Engineering

Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP



QUEENSTOWN:  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2845,  
Queenstown 9349.  
T 03 441 4715  
E queenstown@ppgroup.co.nz

© COPYRIGHT: This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

Client/Location:  
**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 22971, 53 BRECON STREET  
BASE TERMINAL  
REDEVELOPMENT 2018

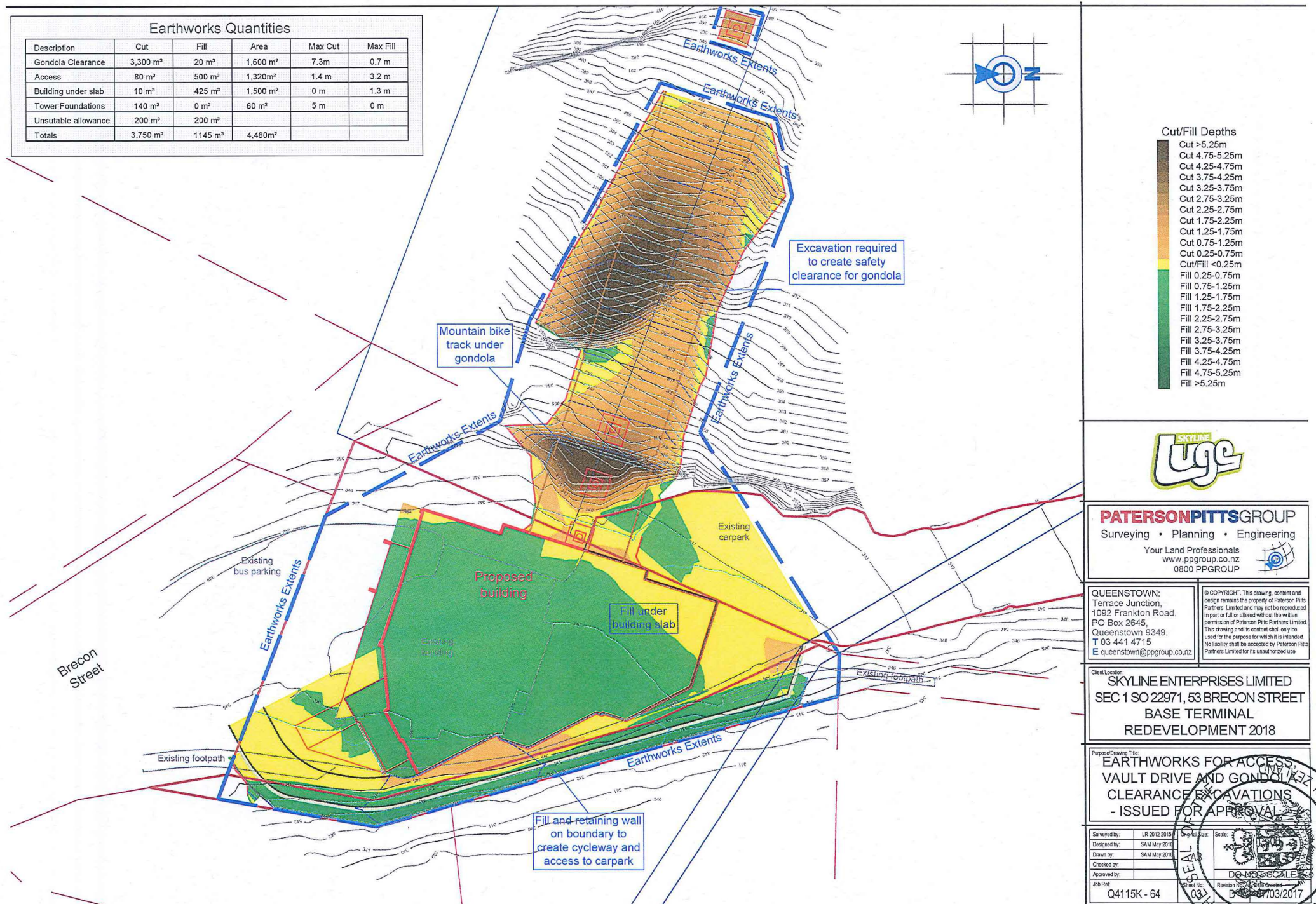
Purpose/Drawing Title:  
**LAYOUT PLAN OF ACCESS,  
VAULT DRIVE AND GONDOLA  
CLEARANCE EXCAVATIONS  
- ISSUED FOR APPROVAL**

Surveyed by:	LR 012 2016	Original Size:	A3
Designed by:	SAM Mac 21/06		
Drawn by:	SAM Mac 01/06		
Checked by:	11/11		
Approved by:	11/11		
Job Ref:	Q4115K - 64	Sheet No:	07/03/2016





Description	Cut	Fill	Area	Max Cut	Max Fill
Gondola Clearance	3,300 m³	20 m³	1,600 m²	7.3m	0.7 m
Access	80 m³	500 m³	1,320m²	1.4 m	3.2 m
Building under slab	10 m³	425 m³	1,500 m²	0 m	1.3 m
Tower Foundations	140 m³	0 m³	60 m²	5 m	0 m
Unsuitable allowance	200 m³	200 m³			
Totals	3,750 m³	1145 m³	4,480m²		







© COPRIGHT. This drawing, content and design remains the property of Paterson Pits Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pits Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pits Partners Limited for its unauthorized use.

Purpose/Drawing Title

LONG SECTION OF  
CARPARK ACCESS  
- ISSUED FOR APPROVAL

SECTION OF  
PARK ACCESS  
FOR APPROVAL

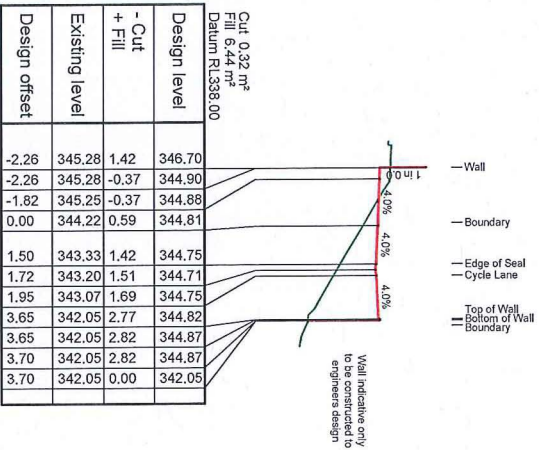


Seal of the Environment Court of New Zealand. The seal features the text "ENVIRONMENT COURT OF NEW ZEALAND" around the perimeter. In the center is the New Zealand Coat of Arms, which includes a shield with a tree, a bird, and a ship, topped by a crown. Above the shield is a scroll with the motto "EUREKA".

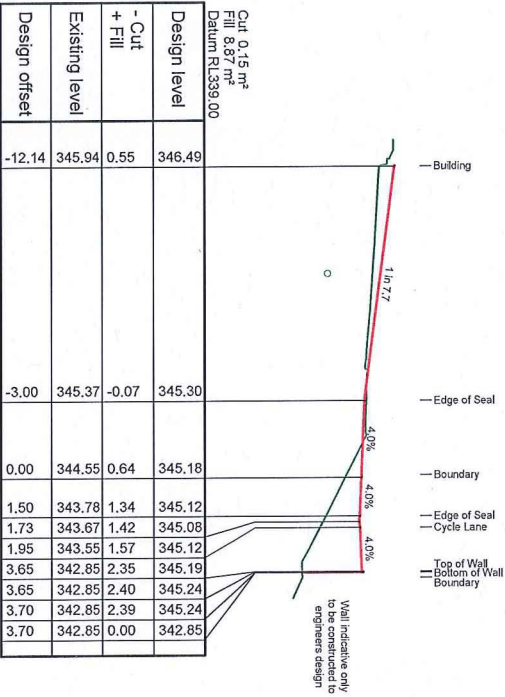




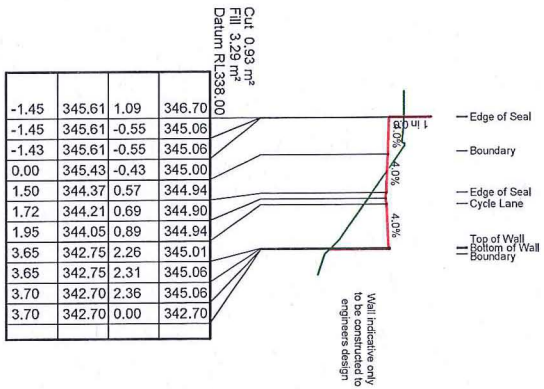




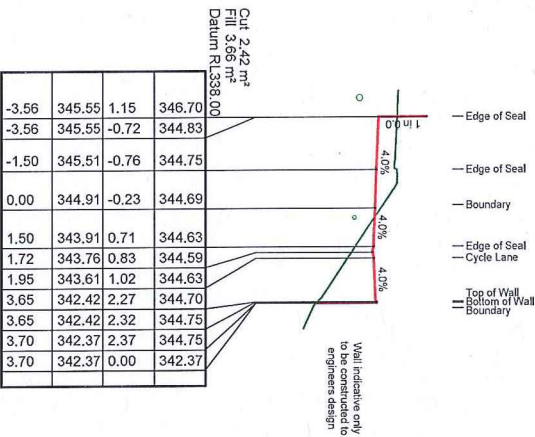
Chainage 30.00



Chainage 20.00



Chainage 50.00



Chainage 40.00



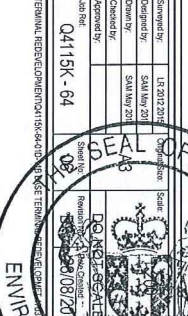
**PATERSONPITTSGROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

**QUEENSTOWN:**  
1092 Fronton Road,  
PO Box 2845  
Queenstown 9349.  
T 03 441 4715  
E queenstown@ppgroup.co.nz

**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 22971, 53 BRECON STREET  
BASE TERMINAL  
REDEVELOPMENT 2018

**CROSS SECTIONS OF  
CARPARK ACCESS  
SHEETS 2 OF 3  
- ISSUED FOR APPROVAL**

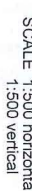
Drawn by: SAM WY 20  
Checked by: SAM WY 20  
Approved by: [Signature]  
Date: 20/08/2016  
Q4115K-64



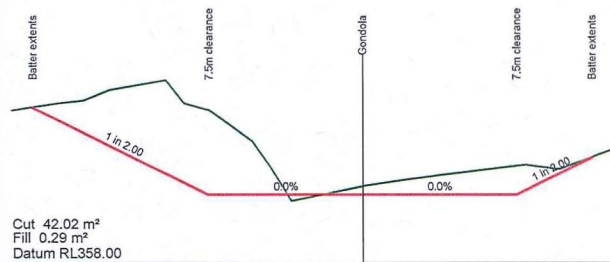




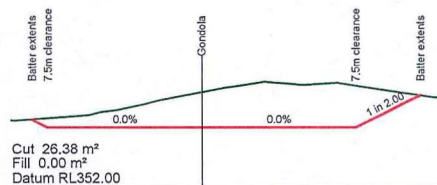




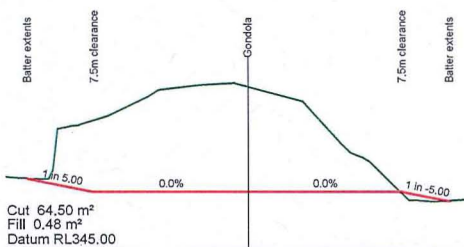




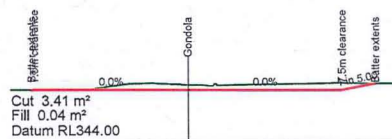
Chainage 60.00



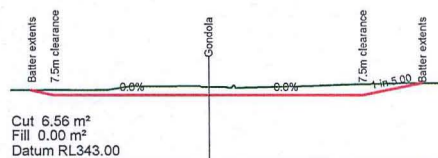
Chainage 50.00



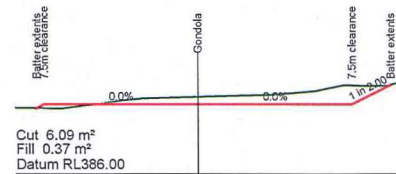
Chainage 40.00



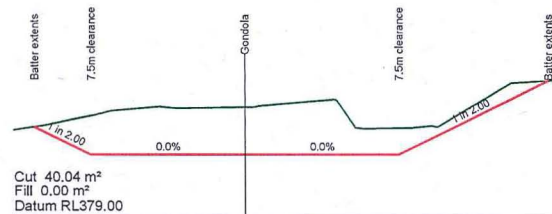
Chainage 30.00



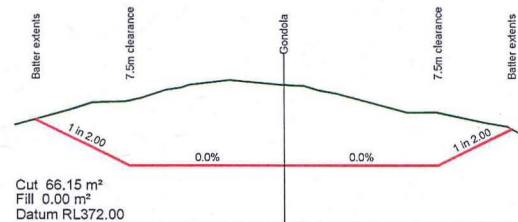
Chainage 28.60



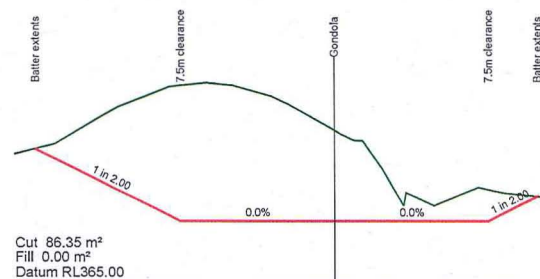
Chainage 100.00



Chainage 90.00



Chainage 80.00



Chainage 70.00

**PATERSONPITTSGROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

QUEENSTOWN:  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2645,  
Queenstown 9349.  
T 03 441 4715  
E queenstown@ppgroup.co.nz

© COPYRIGHT: This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

Client location:  
**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 22971, 53 BRECON STREET  
BASE TERMINAL  
REDEVELOPMENT 2018

Purpose/Drawing Title:  
**CROSS SECTIONS OF  
EARTHWORKS REQUIRED FOR  
GONDOLA SAFETY CLEARANCE  
- ISSUED FOR APPROVAL**

Surveyed by:	LR 2012 2016	Scale:	1:100
Designed by:	SAM May 2016	Drawn by:	SAM May 2016
Checked by:		Approved by:	
Job Ref:	Q4115K - 64	Date:	28/06/2016





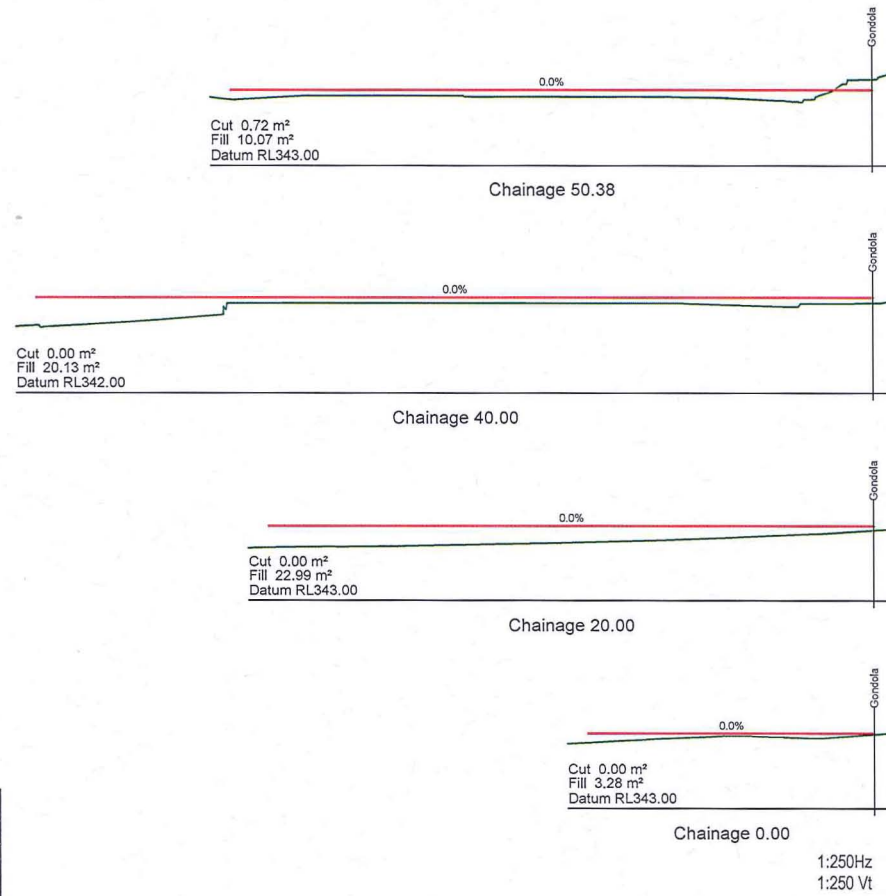
Horiz Curve Data

Vertical Grade  
Vertical Length

Datum RL321.00

Existing ground level at centreline	346.63	346.75	346.47	346.42	346.42	347.21	347.21
+ Fill depth	0.07	-0.05	0.23	0.28	0.28	-0.51	-0.51
- Cut depth							
Finished level at centreline	346.70	346.70	346.70	346.70	346.70	346.70	346.70
Chainage	0.00	10.00	20.00	30.00	40.00	50.00	50.38

SCALE 1:500 horizontal  
1:500 vertical



**PATERSONPITTSGROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

QUEENSTOWN:  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2645,  
Queenstown 9349,  
T 03 441 4715  
E queenstown@ppgroup.co.nz

© COPYRIGHT: This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorised use.

Client Location:  
**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 22971, 53 BRECON STREET  
BASE TERMINAL  
REDEVELOPMENT 2018

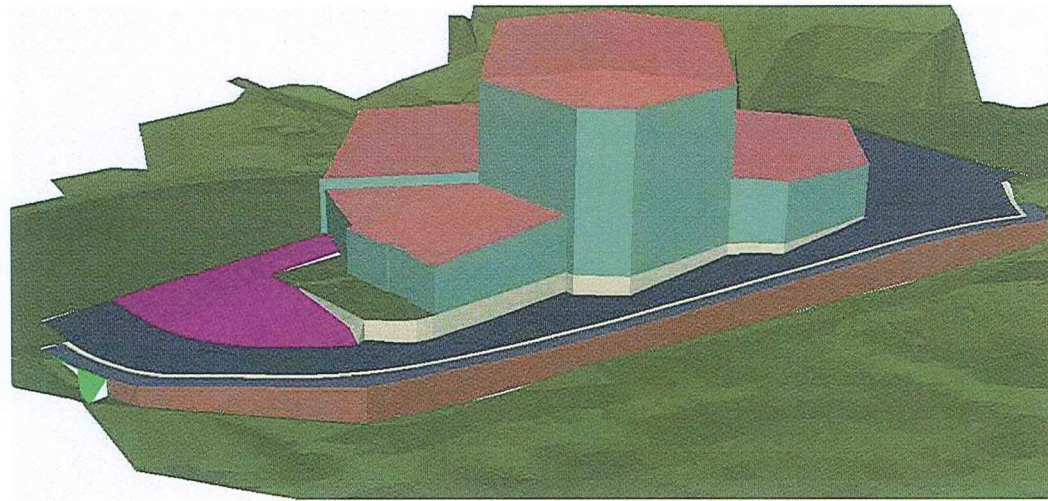
Purpose/Drawing Title:  
**LONG SECTION & CROSS SECTIONS OF FILL UNDER BUILDING - ISSUED FOR APPROVAL**

Surveyed by: LR 2012 2014  
Designed by: SAM May 2014  
Drawn by: SAM May 2014  
Checked by: [Signature]  
Approved by: [Signature]  
Job Ref: Q4115K - 64

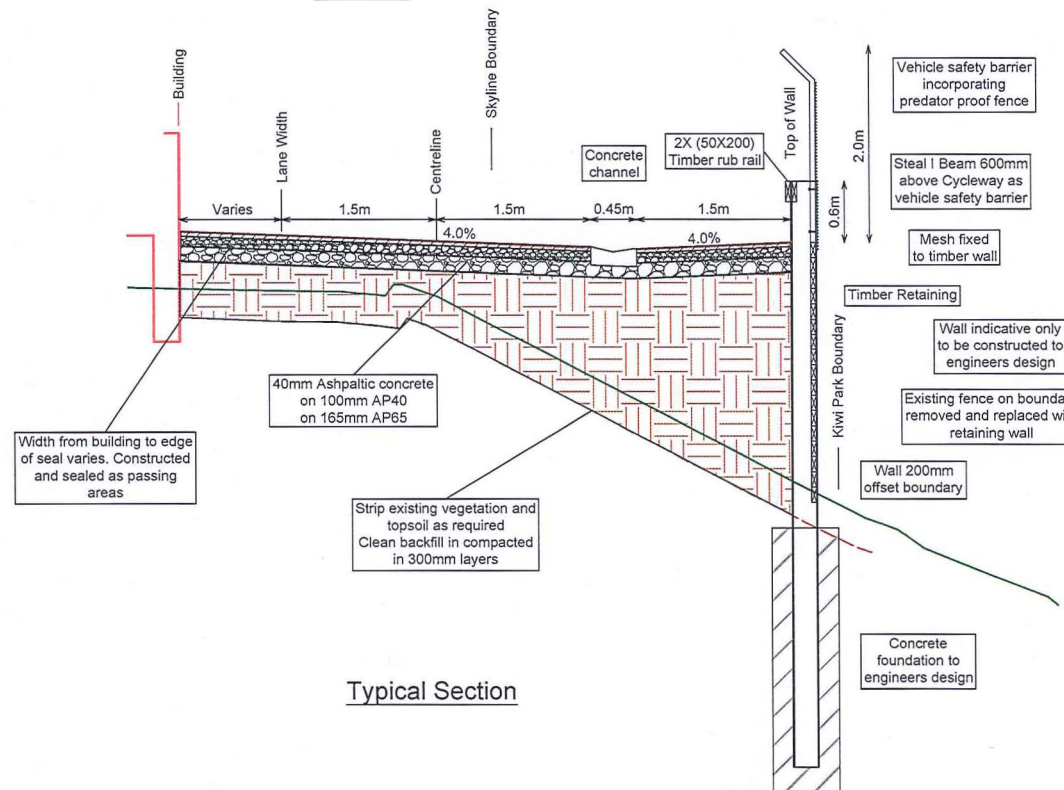
28/08/2014







3D View



Typical Section



**PATERSONPITTSGROUP**  
 Surveying • Planning • Engineering  
 Your Land Professionals  
 www.ppgroup.co.nz  
 0800 PPGROUP

QUEENSTOWN:  
 Terrace Junction,  
 1092 Frankton Road,  
 PO Box 2645,  
 Queenstown 9349.  
 T 03 441 4715  
 E queenstown@ppgroup.co.nz

© COPYRIGHT: This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

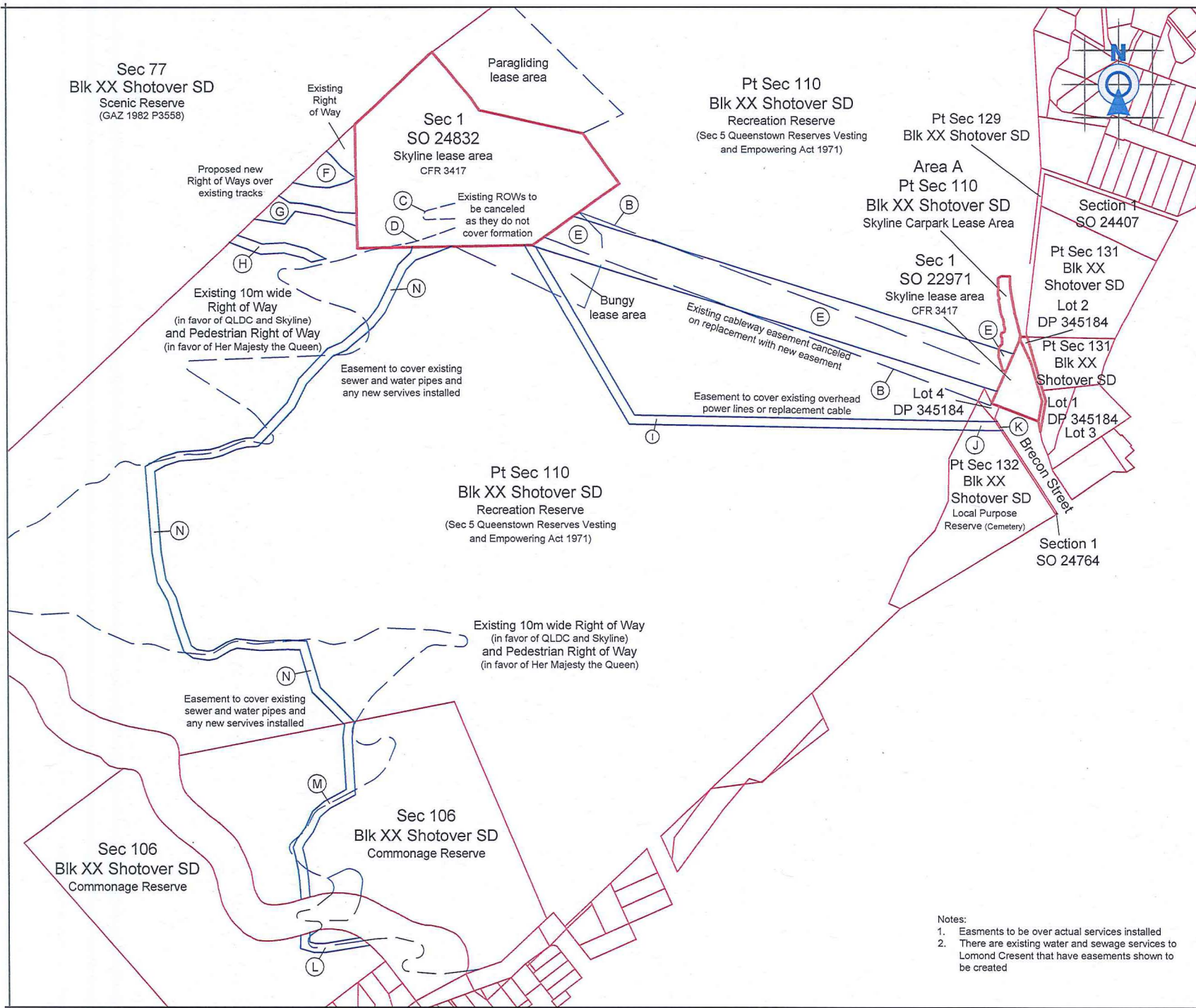
Client/Location:  
**SKYLINE ENTERPRISES LIMITED**  
 SEC 1 SO 22971, 53 BRECON STREET  
 BASE TERMINAL  
 REDEVELOPMENT 2018

Purpose/Drawing Title:  
**3D VIEW AND DETAIL OF  
 CARPARK ACCESS  
 - ISSUED FOR APPROVAL**

Surveyed by:	LR 2012 2015	Original Scale:	
Designed by:	SAM May 2016		
Drawn by:	SAM May 2016		
Checked by:			
Approved by:			
Job Ref:	Q4115K - 64	Drawn No:	08/2016







#### Notes:

1. Easements to be over actual services installed
2. There are existing water and sewage services to Lomond Crescent that have easements shown to be created

#### Easements to be Cancelled

Purpose	Identifier	Servient Tenement	Creating Document
Cableway	(B)	Part Sec 110 Blk XX Shotover SD	
Right of way	(C) (D)	Sec 1 SO 24832	

#### Schedule of Easements

Purpose	Identifier	Servient Tenement	Dominant Tenement
Right of Way	(F) (G) (H)	Part Sec 110 Blk XX Shotover SD	Sec 1 SO 24832
Cableway and Right to convey Telecommunications	(E)	Part Sec 110 Blk XX Shotover SD	Sec 1 SO 22971 & Sec 1 SO 24832
Right to drain sewage, right to convey water, telecommunications electricity & gas	(N)	Part Sec 110 Blk XX Shotover SD	Sec 1 SO 24832
	(L) (M)	Sec 106 Blk XX Shotover SD	

#### Schedule of Easements in Gross

Purpose	Identifier	Servient Tenement	Grantee
Right to convey electricity	(I)	Part Sec 110 Blk XX Shotover SD	Aurora Enegey Limited
	(J)	Sec 132 Blk XX Shotover SD	
	(K)	Sec 1 SO 24764	



#### PATERSONPITTS GROUP

Surveying • Planning • Engineering

Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

QUEENSTOWN:  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2645,  
Queenstown 9349,  
T 03 441 4715  
E queenstown@ppgroup.co.nz

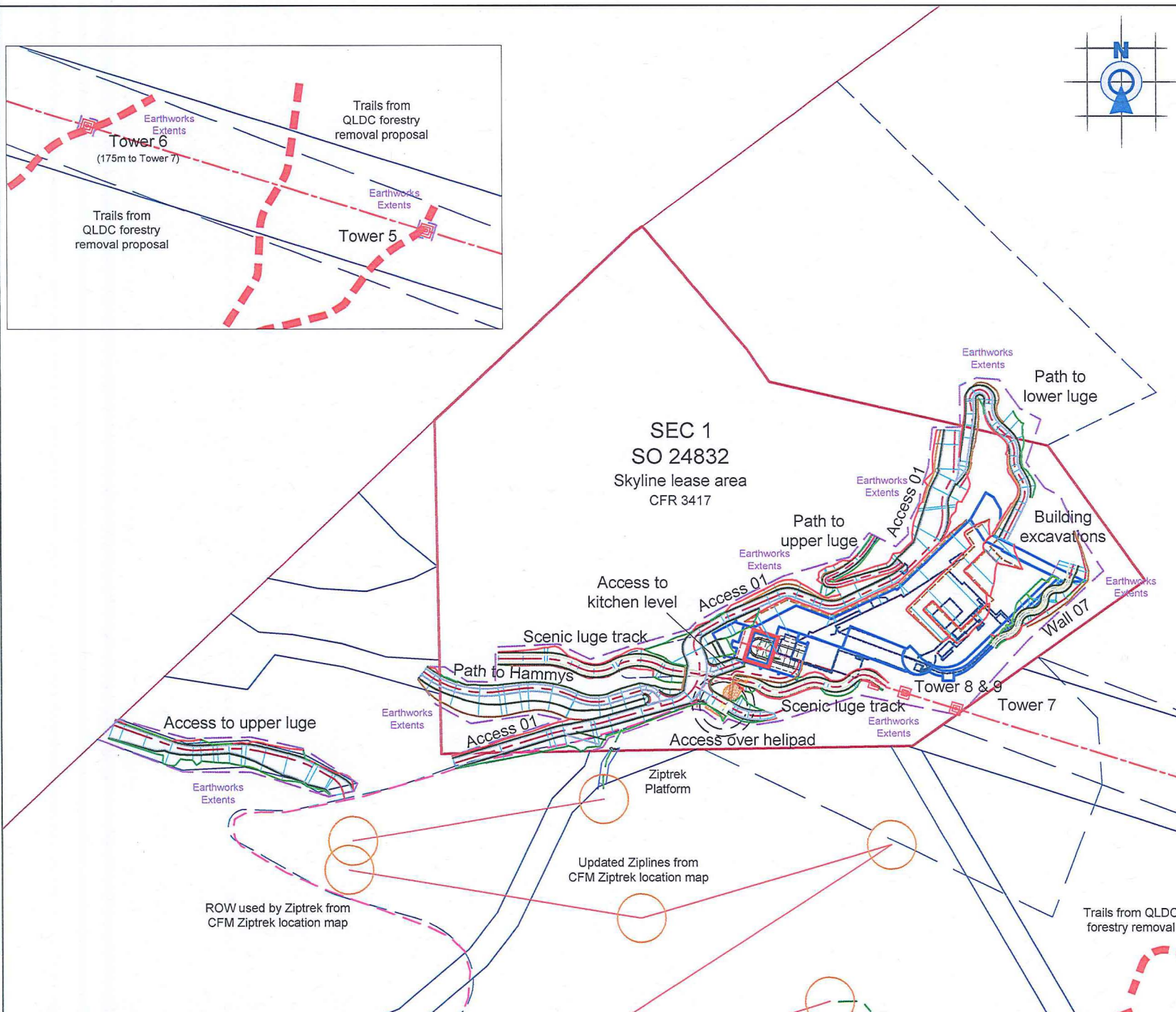
© COPYRIGHT: This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

Client location:  
**SKYLINE ENTERPRISES LIMITED**  
**SEC 1 SO 24832, 53 BRECON STREET**  
**TOP TERMINAL**  
**REDEVELOPMENT 2018**

Purpose/Drawing Title:  
**PROPOSED RIGHT OF WAYS**  
**AND EASEMENTS TO BE**  
**CANCELLED AND CREATED**  
**- ISSUED FOR APPROVAL**

Surveyed by: LR 2012/215 Original Size: 1:1000  
Designed by: SAM May 2016  
Drawn by: SAM May 2016  
Checked by: [Signature]  
Approved by: [Signature]  
Job Ref: Q4115K - 64  
Scale: 1:1000  
Date Created: 10/03/2017





**PATERSONPITTSGROUP**  
 Surveying • Planning • Engineering  
 Your Land Professionals  
 www.ppgroup.co.nz  
 0800 PPGROUP

QUEENSTOWN:  
 Terrace Junction,  
 1092 Frankton Road,  
 PO Box 2645,  
 Queenstown 9349.  
 T 03 441 4715  
 E queensstown@ppgroup.co.nz

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

Client/Location:  
**SKYLINE ENTERPRISES LIMITED**  
 SEC 1 SO 24832, 53 BRECON STREET  
 TOP TERMINAL  
 REDEVELOPMENT 2018

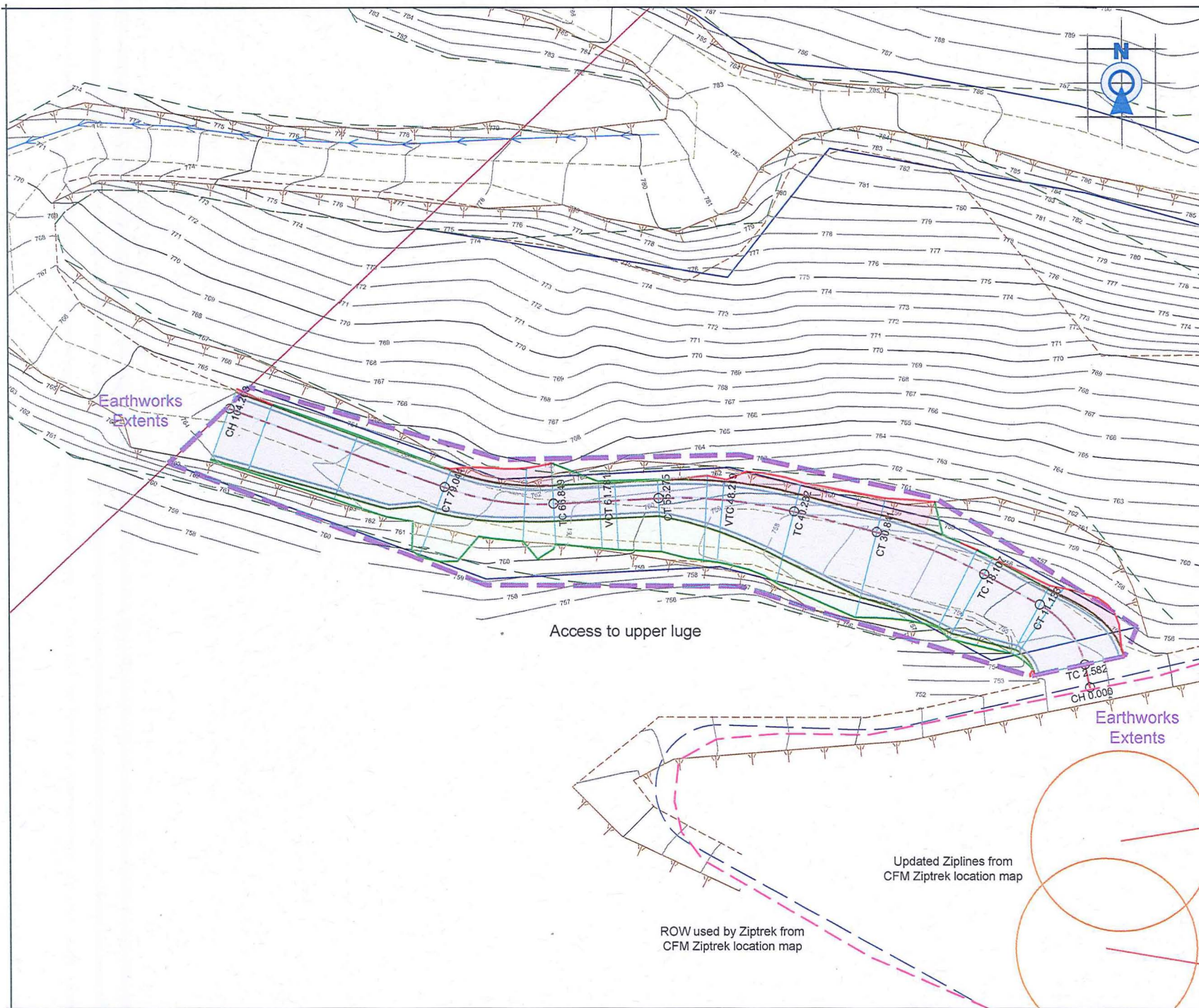
Purpose/Drawing Title:  
**LAYOUT PLAN OF ACCESS  
 PATHS & WALLS  
 -ISSUED FOR APPROVAL-**

Surveyed by: LR 2012 205  
 Designed by: SAM May 2016  
 Drawn by: SAM May 2016  
 Checked by:  
 Approved by:  
 Job Ref: Q4115K - 64

Scale: A3  
 Date Created: 10/03/2017  
 DO NOT SCALE







# **PATERSONPITTSGROUP**

Surveying • Planning • Engineering

Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP



QUEENSTOWN:  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2645,  
Queenstown 9349.  
T 03 441 4715  
E queenstown@ppgroup.co.nz

© COPYRIGHT: This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

Client location:  
**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 24832, 53 BRECON STREET  
TOP TERMINAL  
REDEVELOPMENT 2018

Purpose/Drawing Title:  
**LAYOUT PLAN DETAIL**  
**SHEET 1 OF 4**  
**- ISSUED FOR APPROVAL**

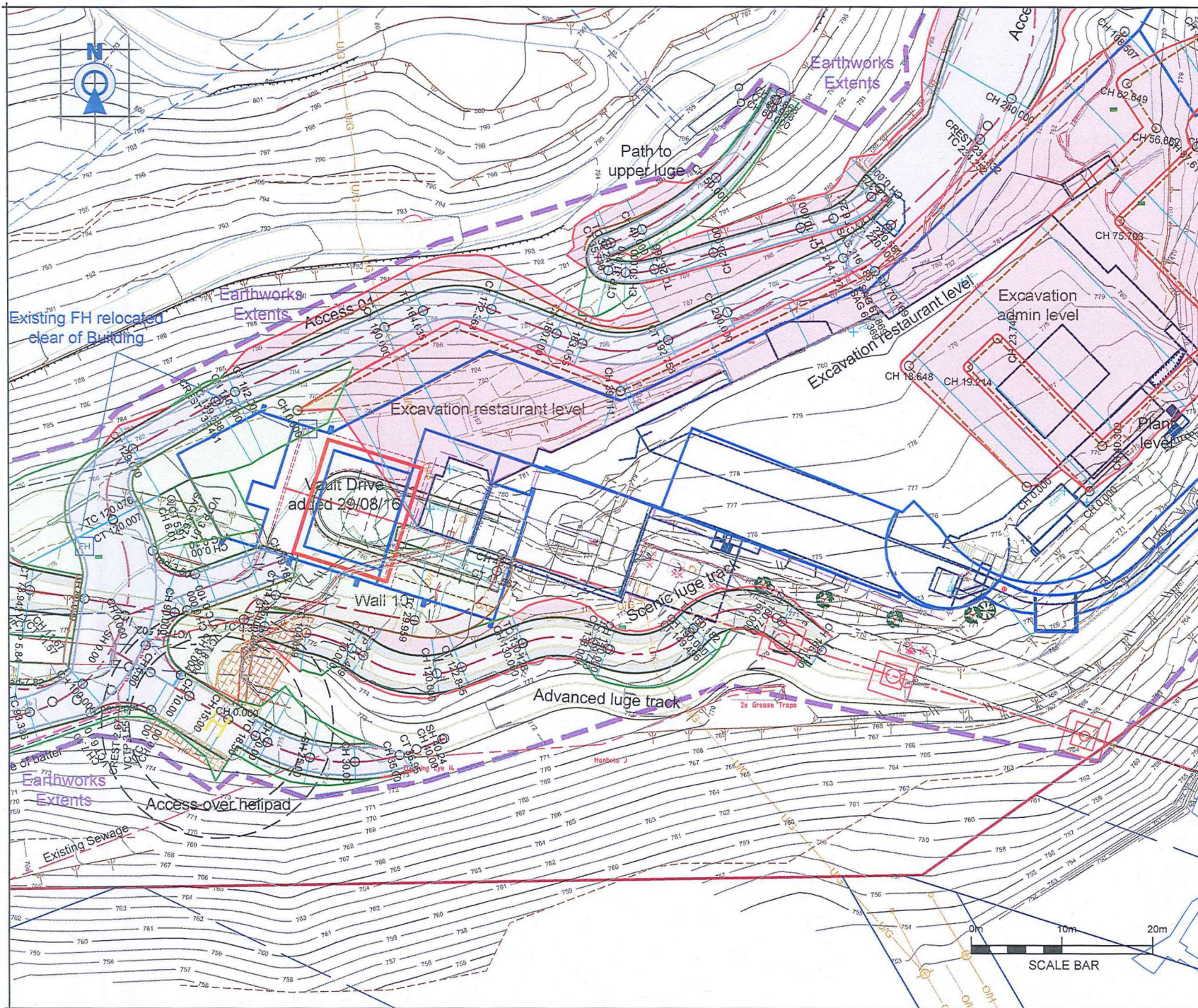
Surveyed by:	LR 2012 2	Scale:	
Designed by:	SAM May 2015		
Drawn by:	SAM May 2015		
Checked by:			
Approved by:			
Job Ref:	Q4115K - 64	Sheet No:	4
		Revised:	10/03/2017











**PATERSONPITTS GROUP**  
 Surveying • Planning • Engineering  
 Your Land Professionals  
 www.ppgroup.co.nz  
 0800 PPGROUP

QUEENSTOWN:  
 Terrace Junction,  
 1092 Frankton Road,  
 PO Box 2645,  
 Queenstown 9349,  
 T 03 441 4715  
 E queenstown@ppgroup.co.nz

© COPYRIGHT: This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

Client location:  
**SKYLINE ENTERPRISES LIMITED**  
 SEC 1 SO 24832, 53 BRECON STREET  
 TOP TERMINAL  
 REDEVELOPMENT 2018

Purpose/Drawing Title:  
**LAYOUT PLAN DETAIL**  
**SHEET 3 OF 4**  
**- ISSUED FOR APPROVAL -**

Surveyed by:	LR 2022010	Original Size:	A3
Designed by:	SAM	Drawn by:	SAM
Checked by:	SAM	Approved by:	SAM
Job Ref:	Q4115K - 64	Issue No:	10/03/2017









# Preliminary Earthworks Quantities

Description	Cut	Fill	Area	Max Cut	Max Fill
Admin excavation	1700m³	0 m³	640 m²	5.0 m	0.0 m
Restaurant excavation	1700 m³	0 m³	850 m²	6.0 m	0.0 m
Lift shaft excavation	500 m³	0 m³	125 m²	2.80 m	2.0 m
Vault drive excavation	310 m³	10 m³	150 m²	13.0 m	0.0 m
Access 01	1830 m³	2700 m³	2640 m²	5.0 m	3.2 m
Access over helipad	5 m³	50 m³	180 m²	0.2 m	1.0 m
Access to kitchen level	0 m³	135 m³	70 m²	0.0 m	4.2 m
Path to upper luge	245 m³	25 m³	275 m²	2.5 m	1.3 m
Scenic luge	610 m³	35 m³	975 m²	3.5 m	1.0 m
Path to Hammys	80 m³	1735 m³	1050 m²	2.0 m	5.5 m
Wall 07	5 m³	535 m³	210 m²	0.2 m	6.5 m
Path to lower luge	480 m³	250 m³	710 m²	1.9 m	2.0 m
Access to upper luge	25 m³	830 m³	955 m²	0.9 m	2.6 m
Kerb returns	35 m³	100 m³	160 m²	1.7 m	1.9 m
Wall 10	30 m³	925 m³	160 m²	4.0 m	6.4 m
Lift towers 5-9	200 m³	0 m³	80 m²	2.5 m	0.0 m
Plant deck excavation	920m³	0 m³	310 m²	4.0 m	0.0 m
Totals	8675 m³	7330 m³	9540 m²	13.0 m	6.5 m

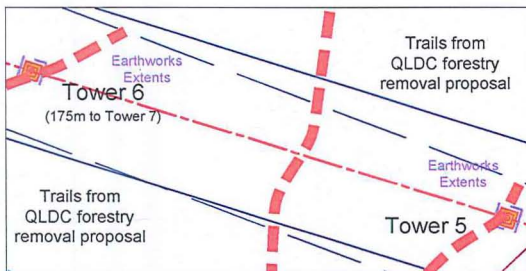
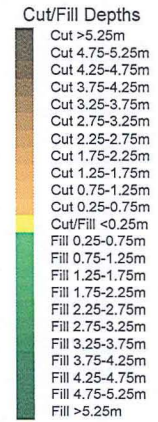
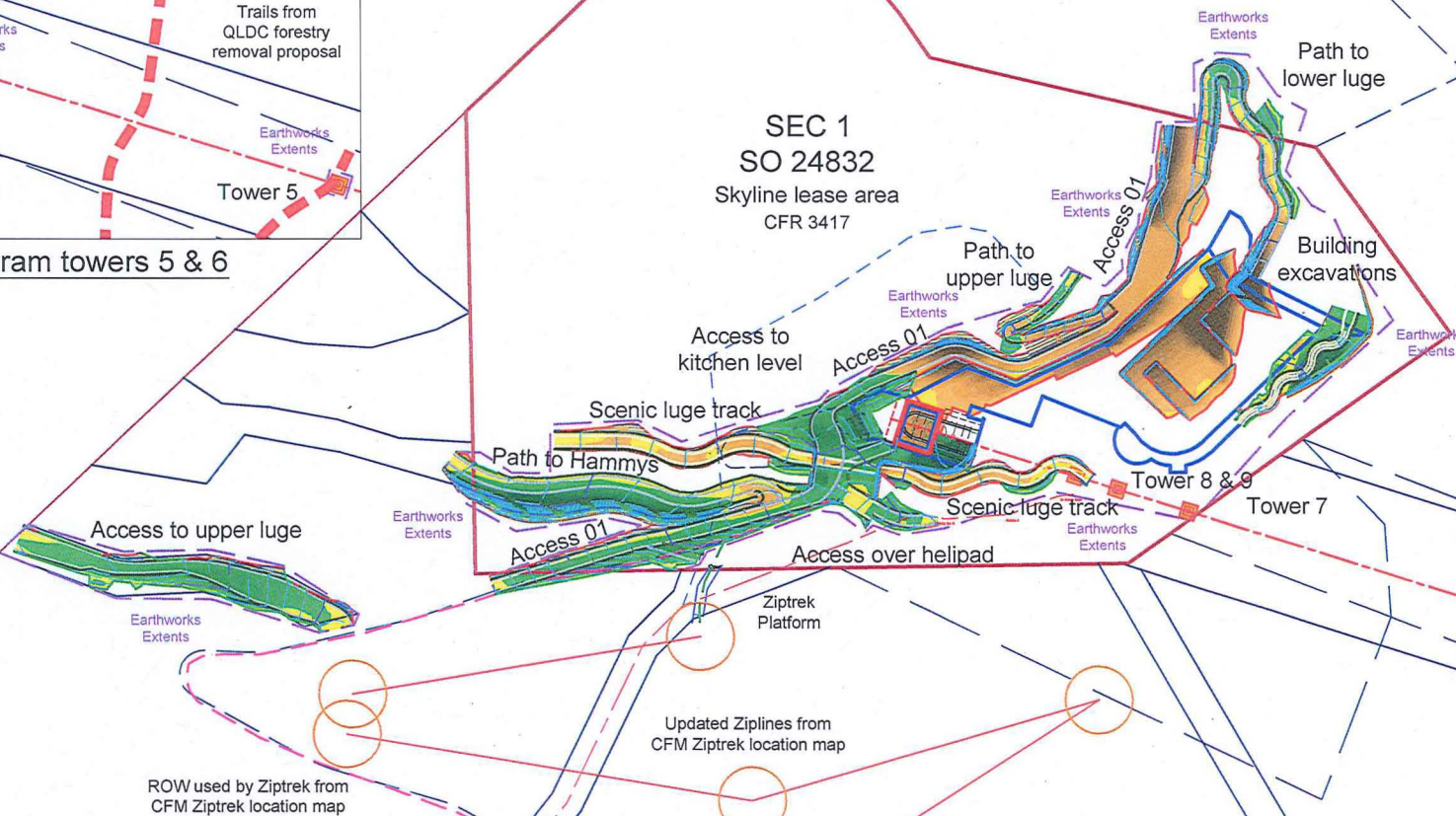


Diagram towers 5 & 6

SEC 1  
SO 24832  
Skyline lease area  
CFR 3417



**PATERSONPITTSGROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

QUEENSTOWN:  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2645,  
Queenstown 9349.  
T 03 441 4715  
E queenstown@ppgroup.co.nz

© COPYRIGHT: This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

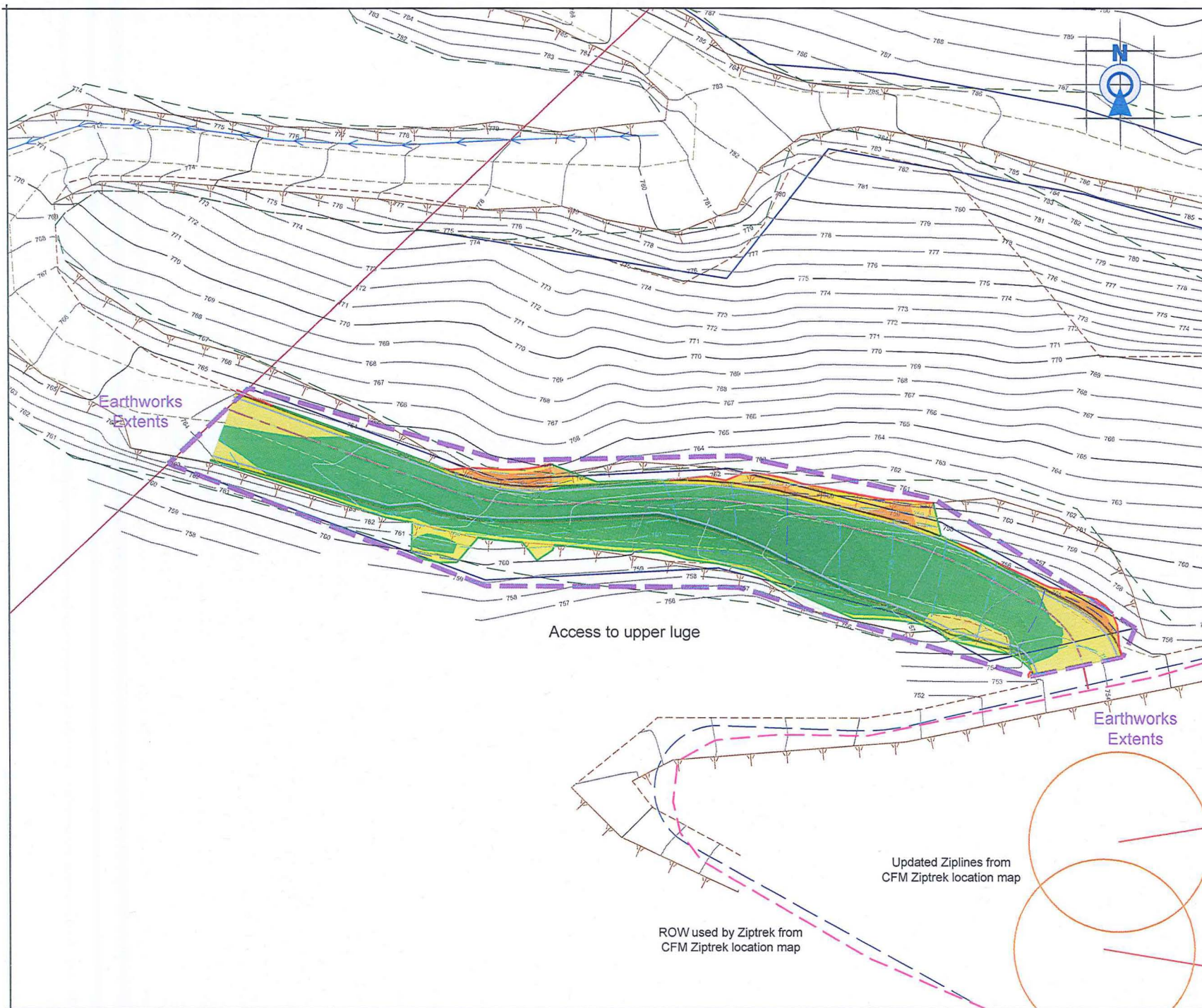
Client/Location  
**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 24832, 53 BRECON STREET  
TOP TERMINAL  
REDEVELOPMENT 2018

Purpose/Drawing Title:  
**EARTHWORKS PLAN  
OVERVIEW  
- ISSUED FOR APPROVAL**

Surveyed by:	LR 2012 2015	Scale	1:1000
Designed by:	SAM May 2016	Sheet	18
Drawn by:	SAM May 2016	Revision	E
Checked by:		Date Created	10/03/2017
Approved by:		Job Ref.	Q4115K - 64







# Cut/Fill Depths

- Cut >5.25m
- Cut 4.75-5.25m
- Cut 4.25-4.75m
- Cut 3.75-4.25m
- Cut 3.25-3.75m
- Cut 2.75-3.25m
- Cut 2.25-2.75m
- Cut 1.75-2.25m
- Cut 1.25-1.75m
- Cut 0.75-1.25m
- Cut 0.25-0.75m
- Cut/Fill <0.25m
- Fill 0.25-0.75m
- Fill 0.75-1.25m
- Fill 1.25-1.75m
- Fill 1.75-2.25m
- Fill 2.25-2.75m
- Fill 2.75-3.25m
- Fill 3.25-3.75m
- Fill 3.75-4.25m
- Fill 4.25-4.75m
- Fill 4.75-5.25m
- Fill >5.25m

- Minor Design Contour
- Major Design Contour
- Minor Existing Contour
- Major Existing Contour



**PATERSONPITTS GROUP**  
 Surveying • Planning • Engineering  
 Your Land Professionals  
 www.ppgroup.co.nz  
 0800 PPGROUP

QUEENSTOWN:  
 Terrace Junction,  
 1092 Frankton Road,  
 PO Box 2845,  
 Queenstown 9349.  
 T 03 441 4715  
 E queenstown@ppgroup.co.nz

© COPYRIGHT: This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

Client/Location:  
**SKYLINE ENTERPRISES LIMITED**  
 SEC 1 SO 24832, 53 BRECON STREET  
 TOP TERMINAL  
 REDEVELOPMENT 2018

Purpose/Drawing Title:  
**EARTHWORKS PLAN DETAIL**  
**SHEET 4 OF 4**  
**- ISSUED FOR APPROVAL -**

Surveyed by:	LR 2015/2015	Original Size:	A3
Designed by:	SAM M 2016		
Drawn by:	SAM M 2016		
Checked by:			
Approved by:			
Job Ref:	Q4115K - 64	Scale:	1:100
		Date Overlaid:	10/03/2017











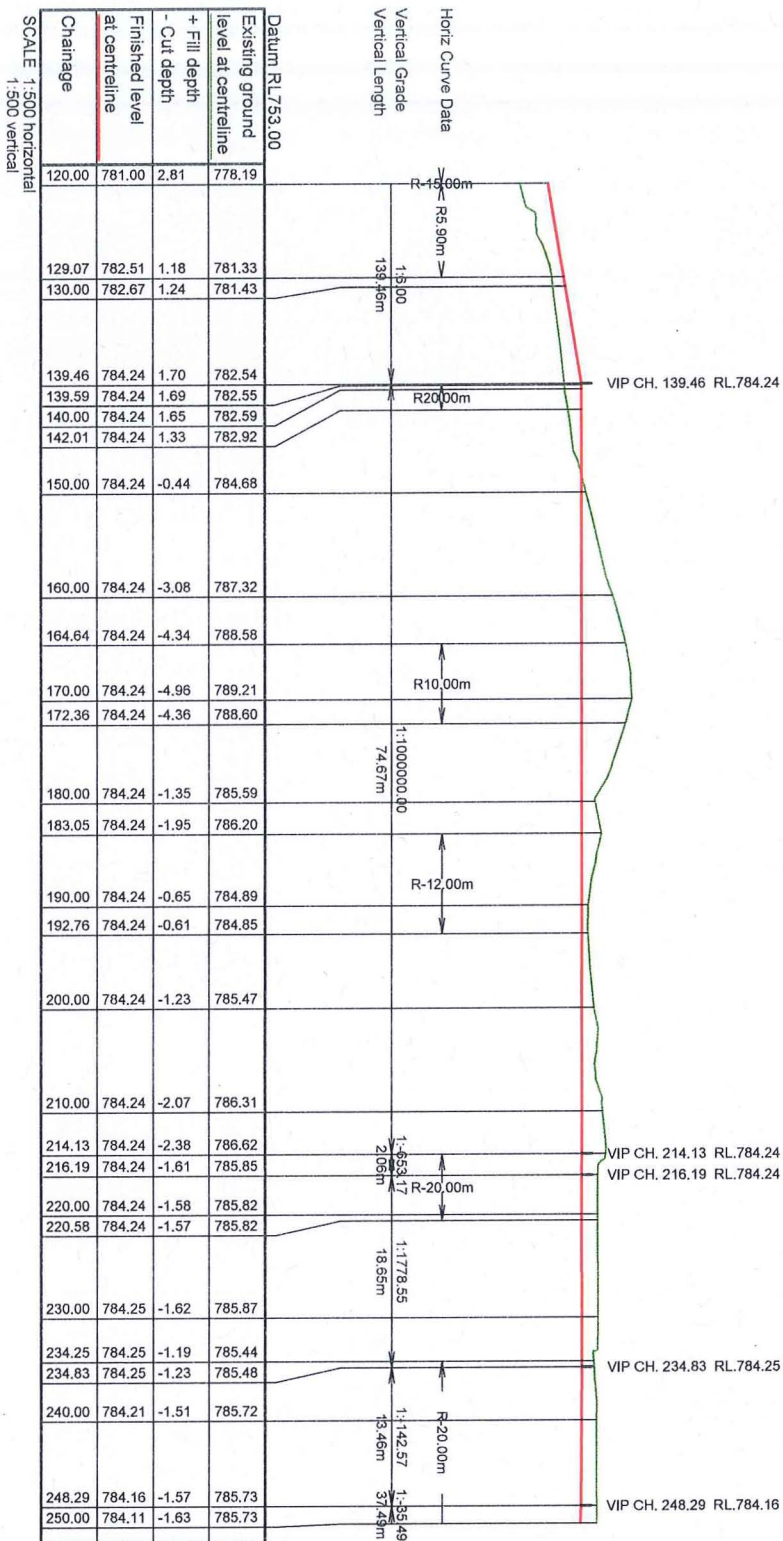












**PATERSON PITTS GROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

**QUEENSTOWN:**  
Terrace Junction,  
1092 Franklin Road  
PO Box 2645  
Queenstown 9345  
03 441 4713  
E queenstown@ppgroup.co.nz

**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 24832 63 BRECON STREET  
TOP TERMINAL  
REDEVELOPMENT 2018

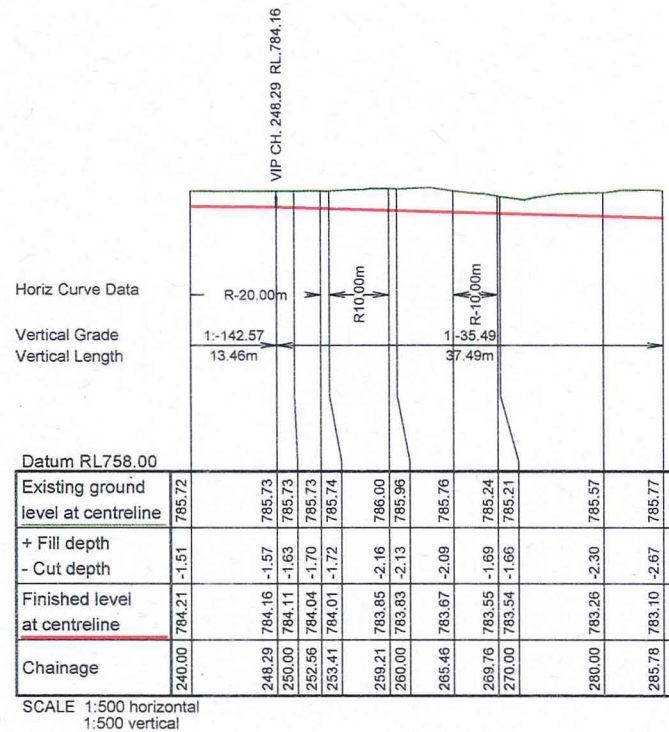
LONG SECTION OF  
ACCESS 01 SHEET 2 OF 2  
- ISSUED FOR APPROVAL

Drawn by	UT 2017/12	Scale	1:500
Checked by	SAW May 2018	Drawn by	SAW May 2018
Approved by	SAW May 2018	Drawn by	SAW May 2018
Approved by	SAW May 2018	Drawn by	SAW May 2018

Q4115K-64







**PATERSONPITTSGROUP**

Surveying • Planning • Engineering

Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP



QUEENSTOWN:  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2645,  
Queenstown 9349.  
T 03 441 4715  
E queenstown@ppgroup.co.nz

© COPYRIGHT: This drawing, content and design remains the property of Paterston Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterston Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterston Pitts Partners Limited for its unauthorized use.

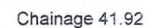
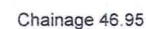
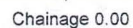
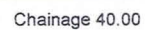
Client/Location  
**SKYLINE ENTERPRISES LIMITED**  
**SEC 1 SO 24832, 53 BRECON STREET**  
**TOP TERMINAL**  
**REDEVELOPMENT 2018**

Purpose/Drawing Title  
**LONG SECTION SHAL**  
**ACCESS SHEET 3 OF 3**  
**- ISSUED FOR APPROVAL**

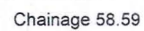
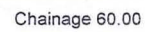
Surveyed by: LR 28/2/2016  
Designed by: SAM May 2016  
Drawn by: SAM May 2016  
Checked by:  
Approved by:  
Job Ref: Q4115K - 64



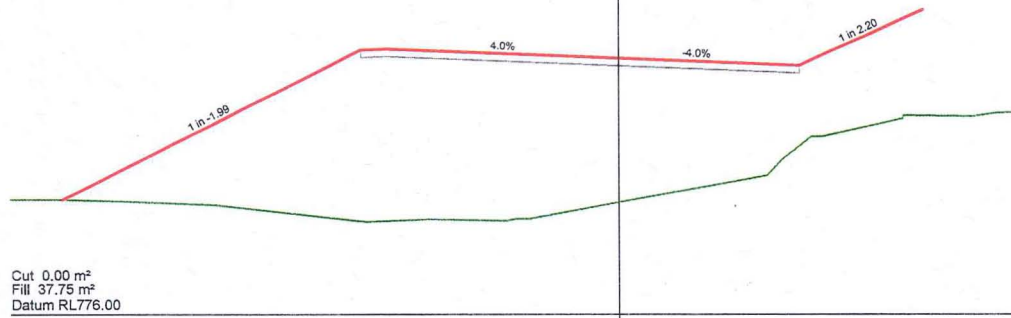




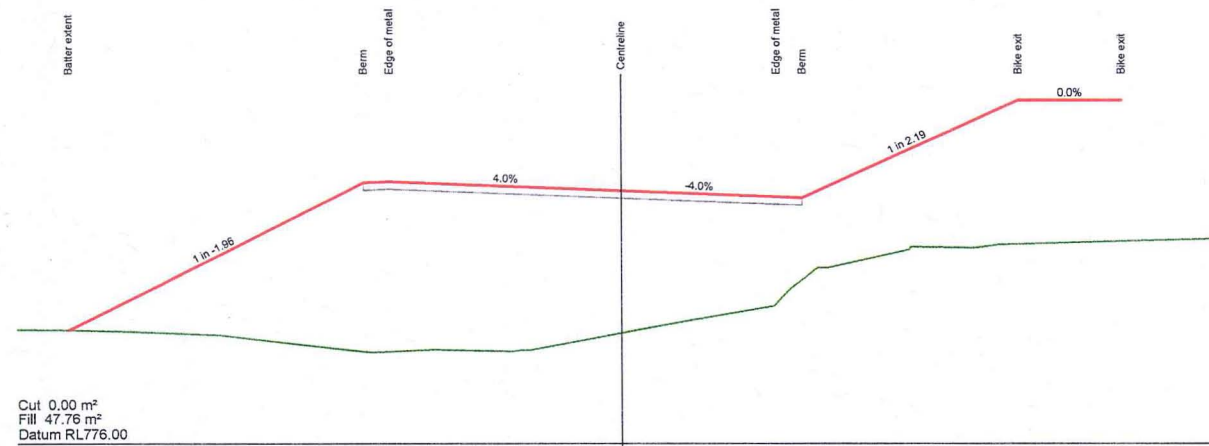




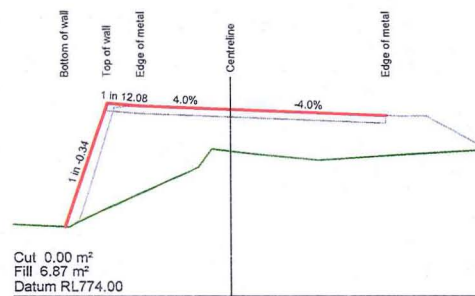




Chainage 120.08



Chainage 120.01



Chainage 100.00



**PATERSONPITTSGROUP**

Surveying • Planning • Engineering

Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP



QUEENSTOWN:  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2645,  
Queenstown 9349.  
T 03 441 4715  
E queenstown@ppgroup.co.nz

© COPYRIGHT: This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

Client: **SKYLINE ENTERPRISES LIMITED**  
**SEC 1 SO 24832, 53 BRECON STREET**  
**TOP TERMINAL**  
**REDEVELOPMENT 2018**

Purpose/Drawing Title:  
**CROSS SECTIONS OF ACCESS ON SHEET 3 OF 4 - ISSUED FOR APPROVAL**

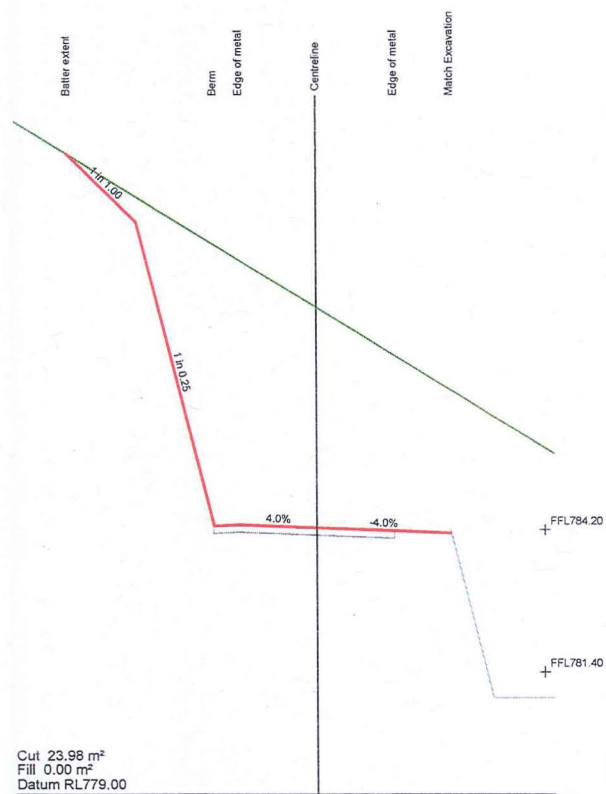
Surveyed by:	LR 20.2.2015	Original Size:	A3
Designed by:	SAM May 2014		
Drawn by:	SAM May 2014		
Checked by:			
Approved by:			
Job Ref:	Q4115K - 64	Date Drawn:	10/03/2017



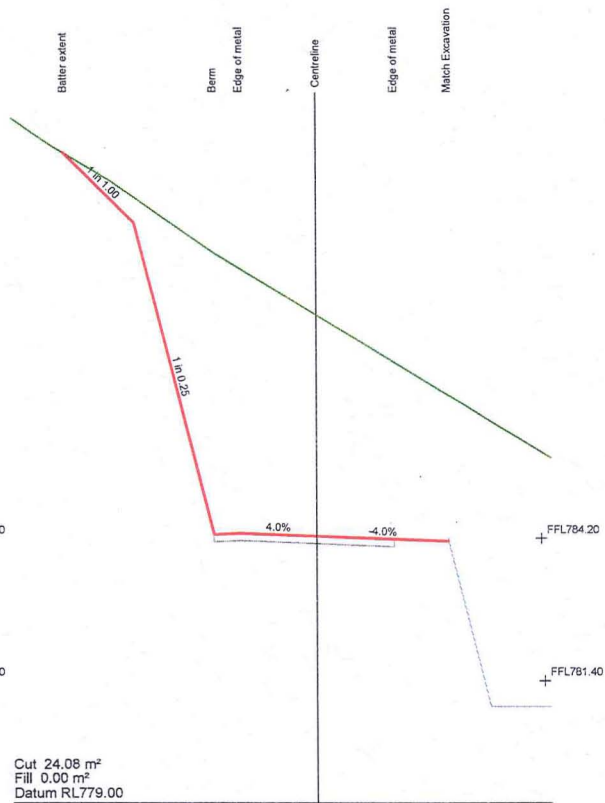








Chainage 164.63



Chainage 172.36



**PATERSONPITTSGROUP**

Surveying • Planning • Engineering

Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP



**QUEENSTOWN:**  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2645,  
Queenstown 9349.  
T 03 441 4715  
E queenstown@ppgroup.co.nz

© COPYRIGHT: This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

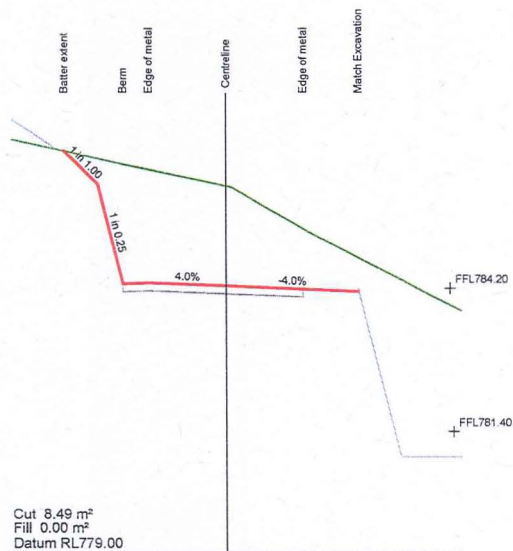
Client Location  
**SKYLINE ENTERPRISES LIMITED**  
**SEC 1 SO 24832, 53 BRECON STREET**  
**TOP TERMINAL**  
**REDEVELOPMENT 2018**

Purpose/Drawing Title  
**CROSS SECTIONS OF**  
**ACCESS 01 SHEET 5 OF 1**  
**- ISSUED FOR APPROVAL**

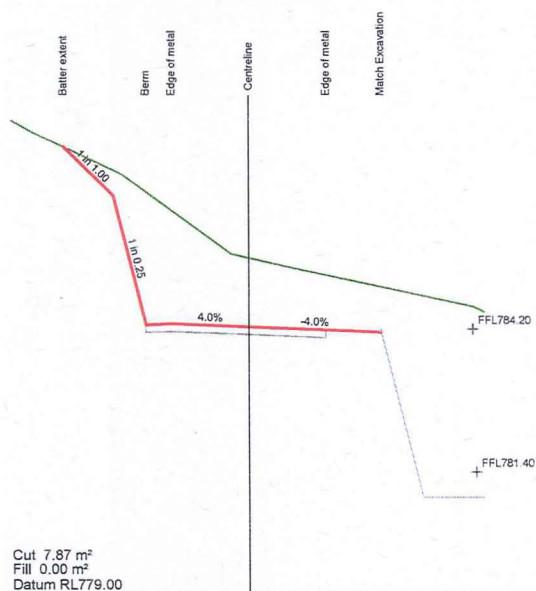
Surveyed by:	LR 2012 2016	Original Size:	Scale:
Designed by:	SAM May 2016	Drawn by:	SAM May 2016
Checked by:		Approved by:	
Job Ref:	Q4115K - 64	Sheet No:	5



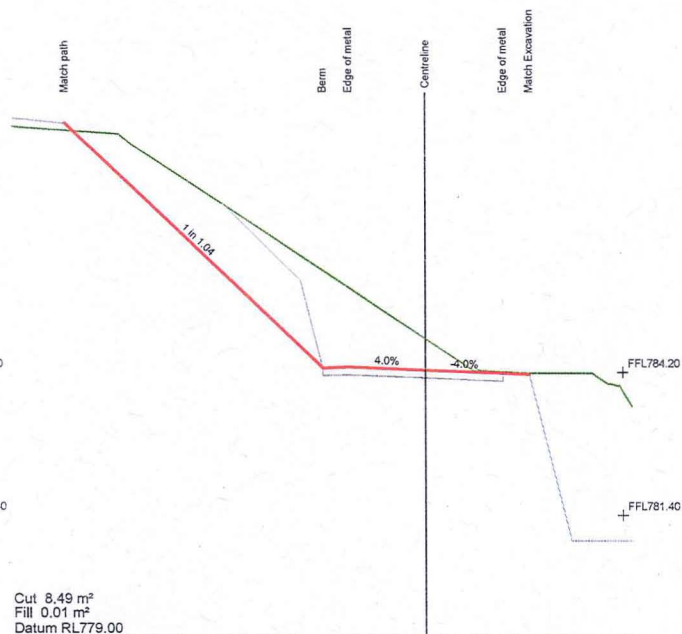




Chainage 183.06



Chainage 180.00



Chainage 192.76



**PATERSONPITTS**GROUP

Surveying • Planning • Engineering

Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP



QUEENSTOWN:  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2645,  
Queenstown 9349.  
T 05 441 4715  
E queenstown@ppgroup.co.nz

© COPYRIGHT: This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

Client/Location  
**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 24832, 53 BRECON STREET  
TOP TERMINAL  
REDEVELOPMENT 2018

Purpose/Drawing Title  
**CROSS SECTIONS OF  
ACCESS 01 SHEET 6 OF 11  
- ISSUED FOR APPROVAL**

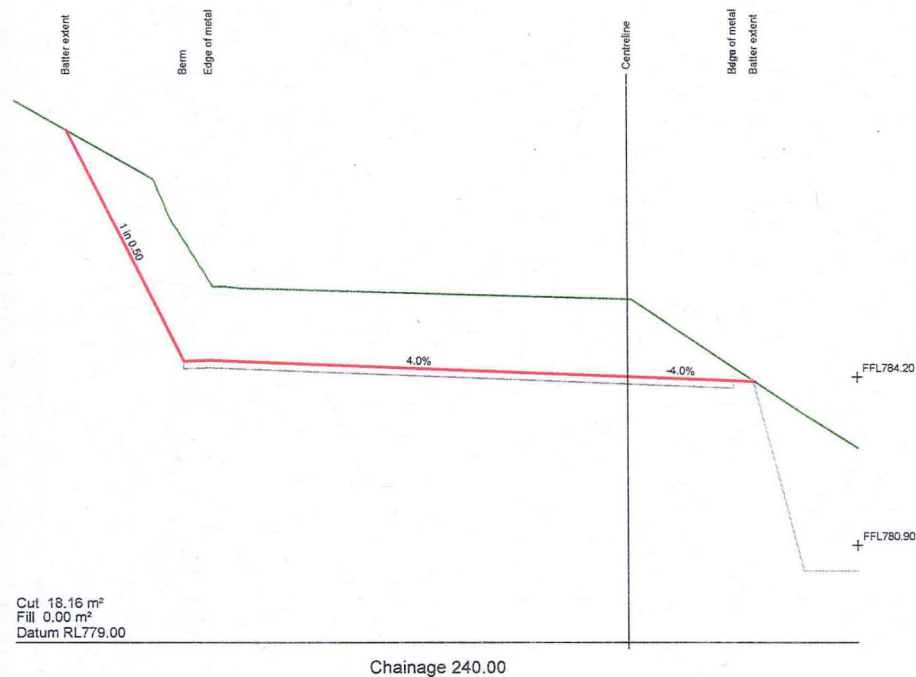
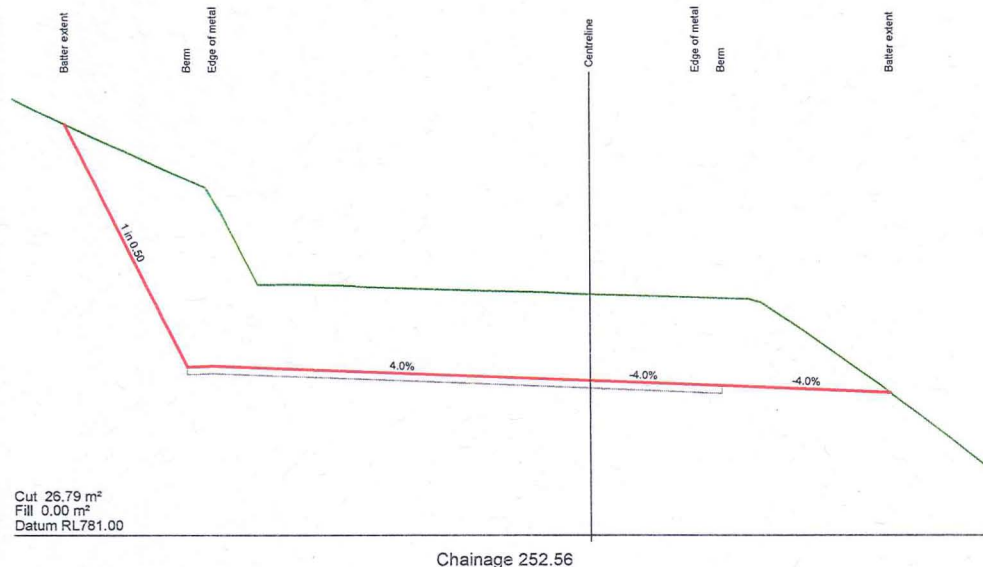
Surveyed by:	LR 2012 205	Original Size:	Scale:
Designed by:	SAM May 2016	Scale:	Scale:
Drawn by:	SAM May 2016	Scale:	Scale:
Checked by:		Scale:	Scale:
Approved by:		Scale:	Scale:
Job Ref:	Q4115K - 64	Scale:	Scale:











**PATERSONPITTS GROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0300 PPGROUP

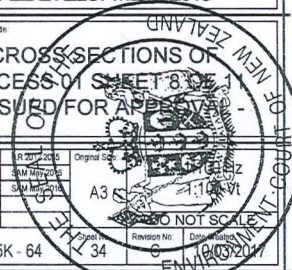
QUEENSTOWN:  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2645  
Queenstown 9349  
T 03 441 4715  
E queenstown@ppgroup.co.nz

© COPYRIGHT: This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

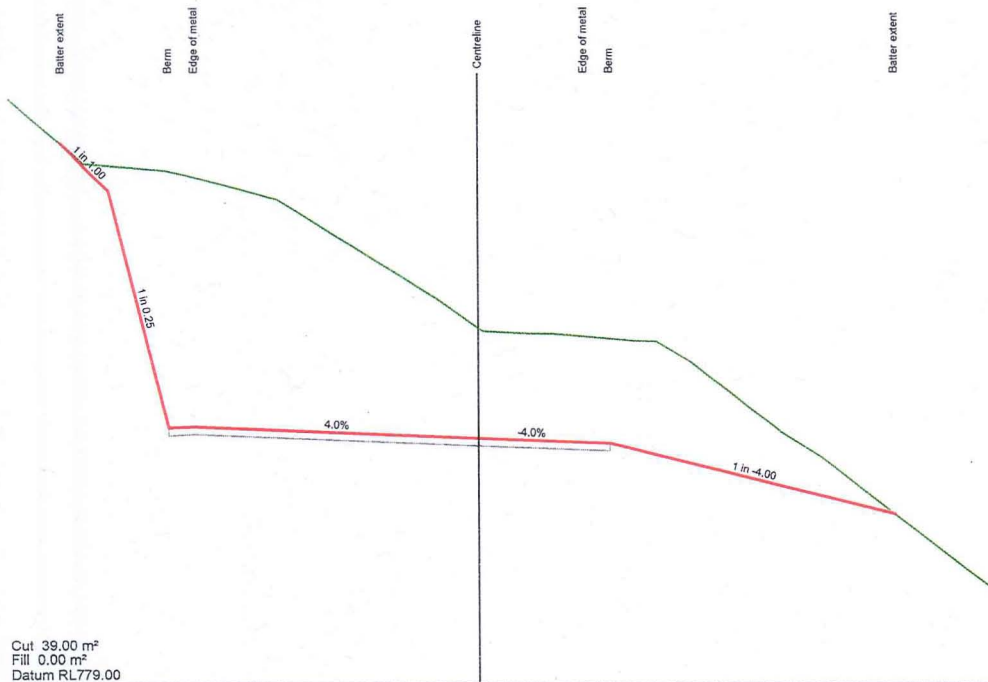
Client location:  
**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 24832, 53 BRECON STREET  
TOP TERMINAL  
REDEVELOPMENT 2018

Purpose/Drawing Title:  
**CROSS SECTIONS OF ACCESS - SHEET 8 OF 11 - ISSUED FOR APPROVAL**

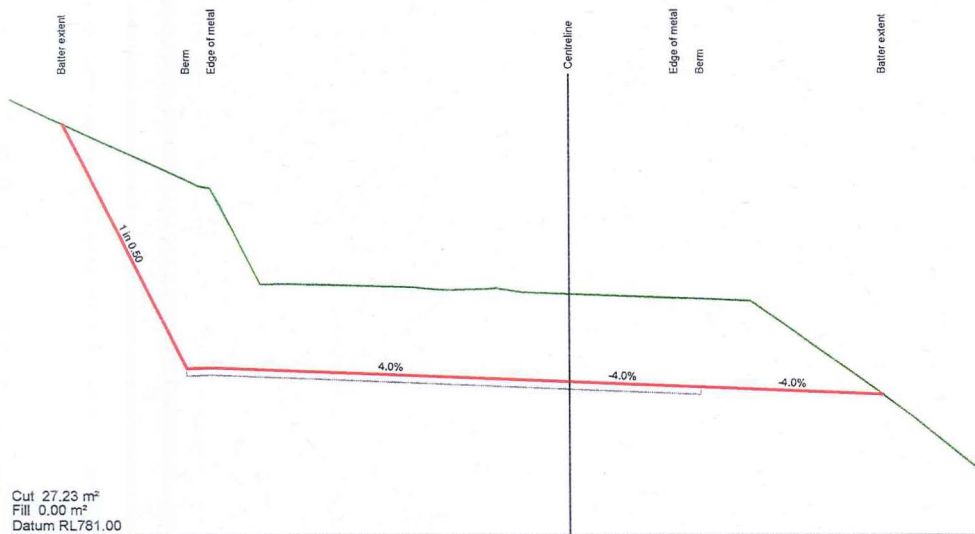
Surveyed by:	R. R. 2017	Original Scale:	1:100
Designed by:	S.M. 2017	Drawn by:	S.M. 2017
Checked by:	S.M. 2017	Approved by:	S.M. 2017
Job Ref:	Q4115K - 64	Revision No:	34







Chainage 259.21



Chainage 253.41



**PATERSONPITTS** GROUP

Surveying • Planning • Engineering

Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP



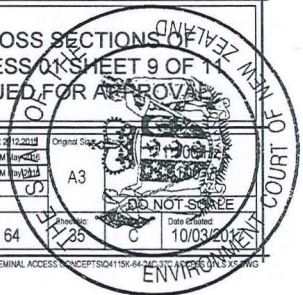
QUEENSTOWN:  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2645,  
Queenstown 9349.  
T 03 441 4715  
E queenstown@ppgroup.co.nz

© COPYRIGHT: This drawing, content and design remains the property of Paterson Pitts Partners. Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

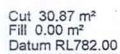
Client Location:  
**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 24832, 53 BRECON STREET  
TOP TERMINAL  
REDEVELOPMENT 2018

Purpose/Drawing Title:  
**CROSS SECTIONS OF  
ACCESS - SHEET 9 OF 11  
- ISSUED FOR APPROVAL**

Surveyed by:	LR 21/12/2018	Original Scale:	A3
Designed by:	SAM	Drawn by:	SAM
Checked by:	SAM	Approved by:	SAM
Job Ref:	Q4115K - 64	Date Created:	10/03/2018







Cut 28.91 m<sup>2</sup>  
Fill 0.00 m<sup>2</sup>  
Datum RL782.00

Figure 1 is a cross-section diagram of a road profile. The diagram shows a road surface (red line) and a proposed grade (green line). The road surface has a 4.0% upward slope on the left and a 4.0% downward slope on the right. The proposed grade has a 1 in 100 slope on the left and a 1 in 50 slope on the right. The diagram is divided into three sections: 'Batter extent' on the left, 'Berm' in the middle, and 'Edge of metal' on the right. A vertical line labeled 'Centreline' is shown on the right side of the diagram.

Cut 32.31 m<sup>2</sup>  
Fill 0.00 m<sup>2</sup>  
Datum RL780.00



Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

**QUEENSTOWN:**  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2645,  
Queenstown 9349.  
**T** 03 441 4715  
**E** [queenstown@ppgroup.co.nz](mailto:queenstown@ppgroup.co.nz)

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

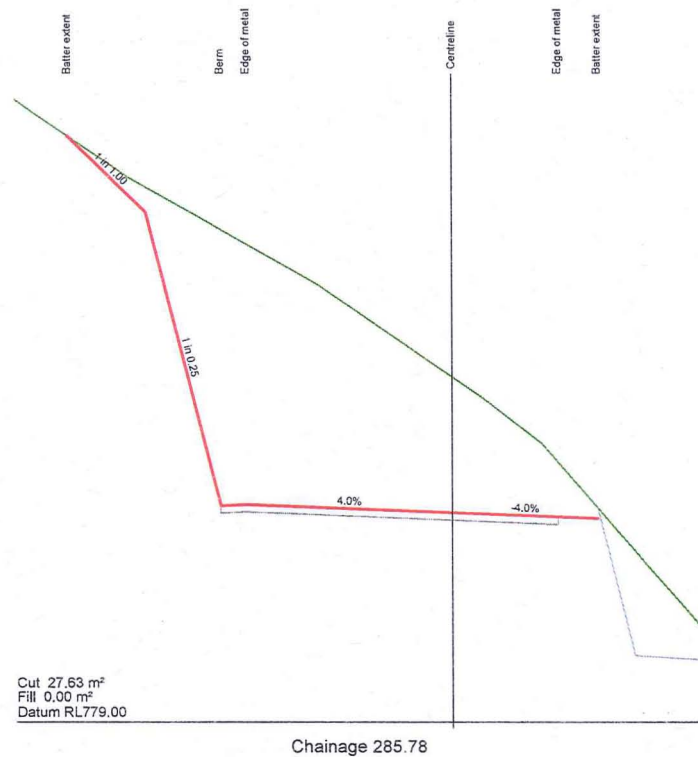
Client location:  
**SKYLINE ENTERPRISES LIMITED**  
**SEC 1 SO 24832, 53 BRECON STREET**  
**TOP TERMINAL**  
**REDEVELOPMENT 2018**

Purpose/Drawing Title:

CROSS SECTIONS OF  
ACCESS 01 SHEET 10 OF 11  
- ISSUED FOR APPROVAL

Surveyed by:	LR 2012 2015	Original Size	
Designed by:	SAM May 2016		
Grown by:	SAM May 2016		
Checked by:			
Approved by:			
Job Ref:			Q4115K - 64 10/03/2017





**PATERSONPITTSGROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

**QUEENSTOWN:**  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2545  
Queenstown 9349  
T 03 441 4715  
E queenstown@ppgroup.co.nz

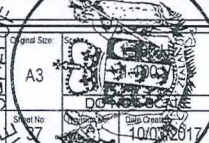
© COPYRIGHT: This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

**Client location:**  
**SKYLINE ENTERPRISES LIMITED**  
**SEC 1 SO 24832, 53 BRECON STREET**  
**TOP TERMINAL**  
**REDEVELOPMENT 2018**

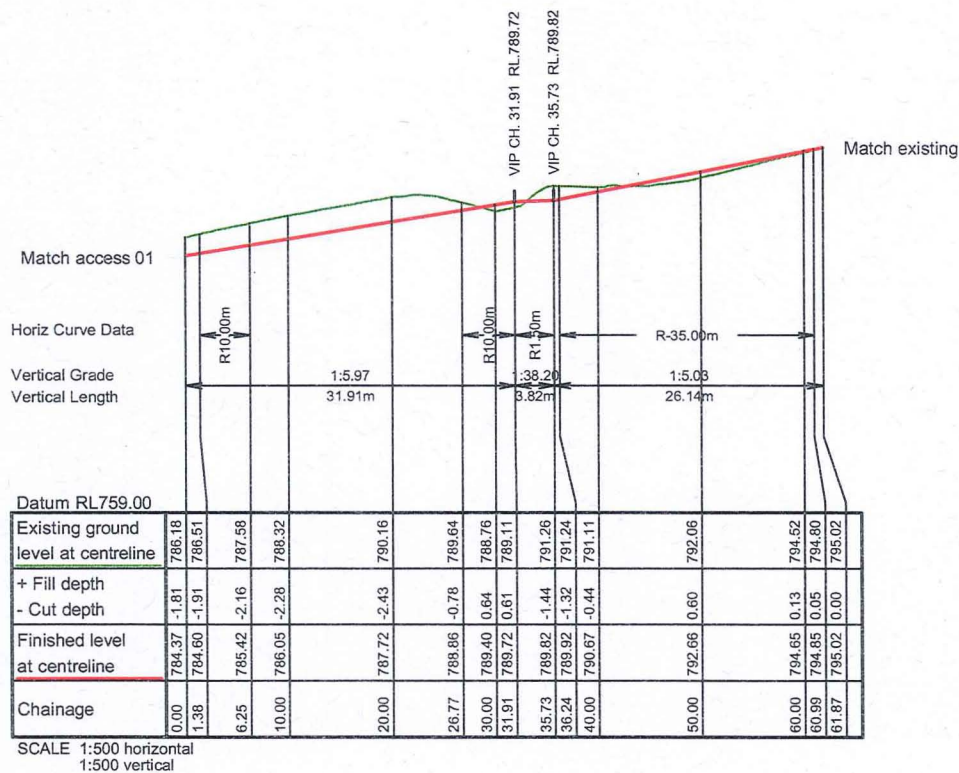
**Purpose/Drawing Title:**  
**CROSS SECTIONS OF**  
**ACCESS 01 SHEET 11 OF 11**  
**- ISSUED FOR APPROVAL**

Surveyed by	LR 2017/2015	Original Scale	
Designed by	SAM M 17/2016		
Drawn by	SAM M 17/2016	A3	
Checked by	111		
Approved by	111		
Job Ref.	Q4115K-64	Scale	1:100

Q4115K-64







**PATERSONPITTSGROUP**

Surveying • Planning • Engineering

Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP



QUEENSTOWN:  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2645  
Queenstown 9349  
T 03 441 4715  
E queenstown@ppgroup.co.nz

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

Client Location:  
**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 24832, 53 BRECON STREET  
TOP TERMINAL  
REDEVELOPMENT 2018

Purpose/Drawing Title:  
**LONG SECTION OF D  
PATH TO UPPER LUGE  
- ISSUED FOR APPROVAL**

Surveyed by: L/R 2012 201  
Designed by: SAM May 2016  
Drawn by: SAM May 2016  
Checked by:  
Approved by:  
Job Ref: Q4115K - 64  
Scale: 1:500  
Date: 23/05/2016











**PATERSONPITTS GROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

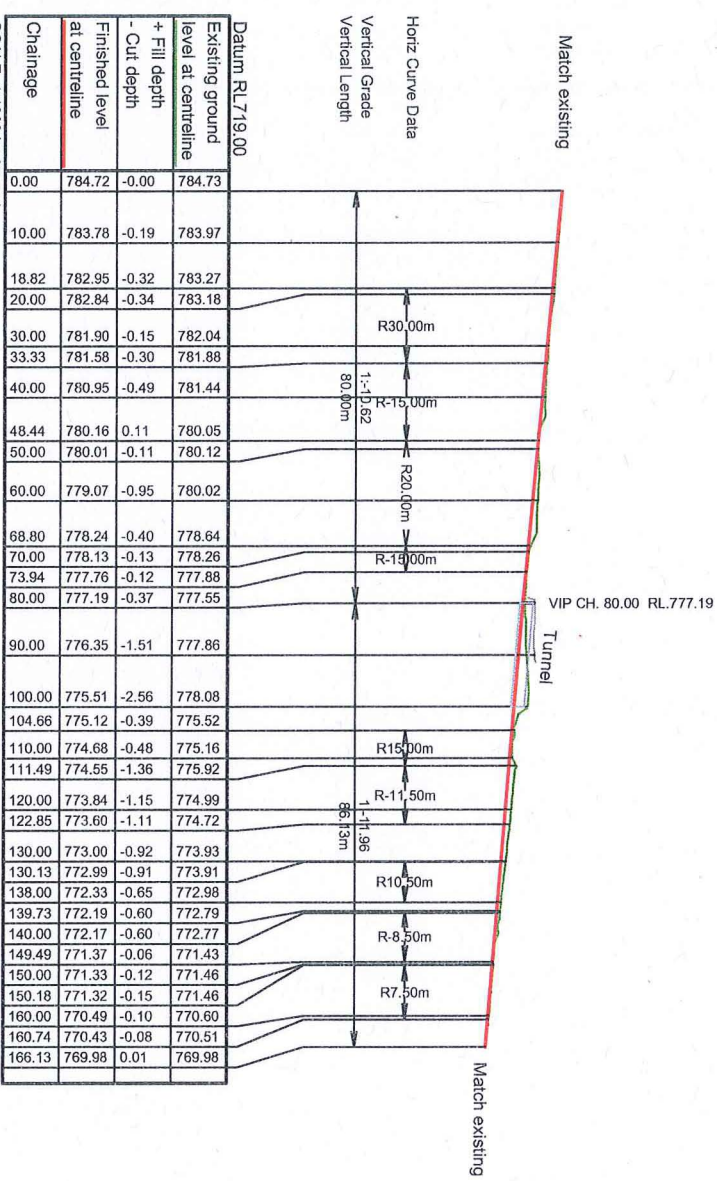
**QUEENSTOWN:**  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2045,  
Queenstown 9348  
T 03 441 4715  
E [queenstown@ppgroup.co.nz](mailto:queenstown@ppgroup.co.nz)

Commissioned by  
**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 24832, 53 BRECON STREET  
TOP TERMINAL  
REDEVELOPMENT 2018

Proposed by the  
**LONG SECTION OF THE  
RAILWAY TRACK**  
REALIGNED SCHEME  
- ISSUED FOR APPROVAL -

Submitted: 15/02/2015 Original Size: A3  
Designed by: SAM PATERSON  
Drawn by: SAM PATERSON  
Checked by: [Signature]  
Approved by: [Signature]  
Job Ref: 04115K - 64

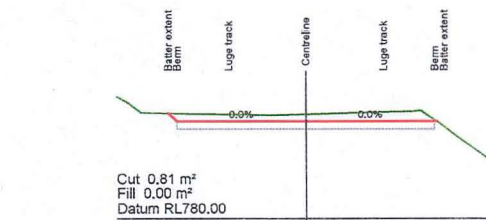
23/05/2015  
ENVIRONMENTAL COURT OF NEW ZEALAND



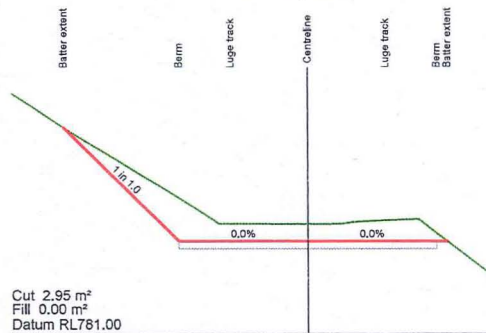
SCALE 1:1000 horizontal  
1:1000 vertical

Longsection Luge 05

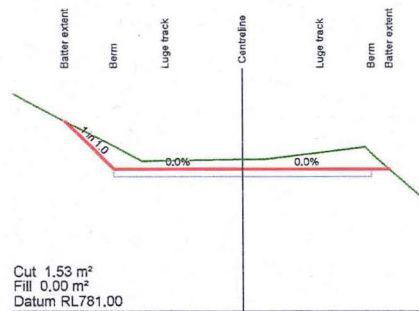




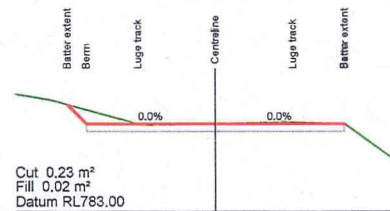
Chainage 30.00



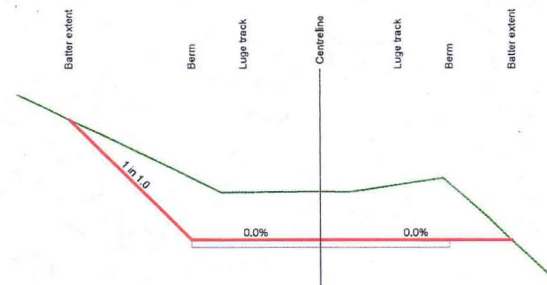
Chainage 20.00



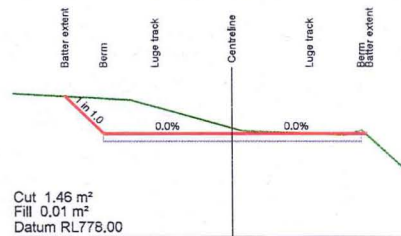
Chainage 10.00



Chainage 0.00



Chainage 60.00



Chainage 50.00



Chainage 40.00



**PATERSONPITTSGROUP**

Surveying • Planning • Engineering

Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP



**QUEENSTOWN:**  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2645  
Queenstown 9349,  
T 03 441 4715  
E queenstown@ppgroup.co.nz

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

Client location:  
**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 24832, 53 BRECON STREET  
TOP TERMINAL  
REDEVELOPMENT 2018

Purpose/Drawing Title:  
**CROSS SECTIONS OF  
REALIGNED SCENIC  
LUGE TRACK SHEET 1 OF 2  
- ISSUED FOR APPROVAL**

Surveyed by:	LR 2012 205	Original Size	Scale
Designed by:	SAM May 2016		
Drawn by:	SAM May 2016		
Checked by:			
Approved by:			
Job Ref:	Q4115K - 64		

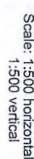
23/05/2016











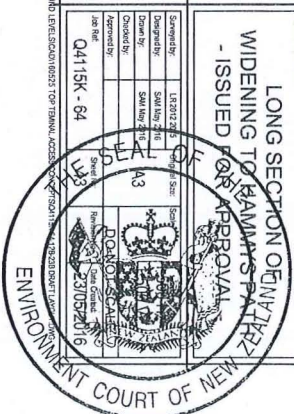
**PATERSONPITTSGROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
[www.ppgroup.co.nz](http://www.ppgroup.co.nz)  
0800 PPGROUP

**QUEENSTOWN:**  
Terrace Junction,  
1092 Franklon Road  
PO Box 2645.  
Queenstown 9349.  
T 03 441 4715  
E [queenstown@ppgroupp.co.nz](mailto:queenstown@ppgroupp.co.nz)

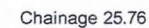
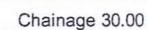
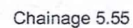
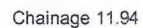
© COPYRIGHT. This drawing, content and design remains the property of Patterson Partners, Limited and may not be reproduced in part or full or altered without the written permission of Patterson Pits Partners, Limited. This drawing and its content shall only be used for the purposes for which it is intended. No liability shall be accepted by Patterson Partners Limited for its unauthorized use.

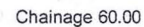
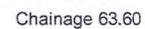
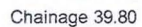
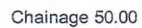
Central location  
SKYLINE ENTERPRISES LIMITED  
SEC 1 SO 24832, 53 BRECON STREET  
TOP TERMINAL  
REDEVELOPMENT 2018

LONG SECTION OF  
WIDENING TO HAMMITS PA  
- ISSUED FOR APPROVAL

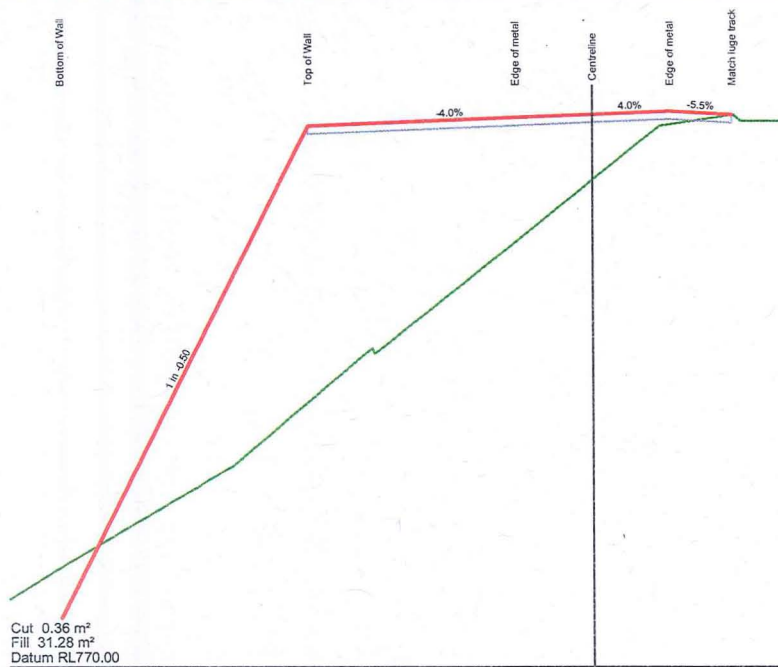




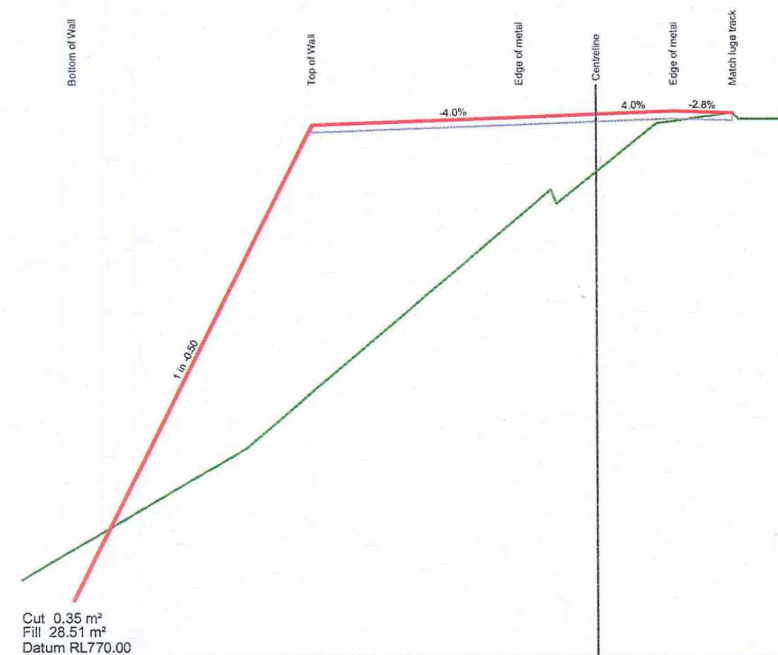




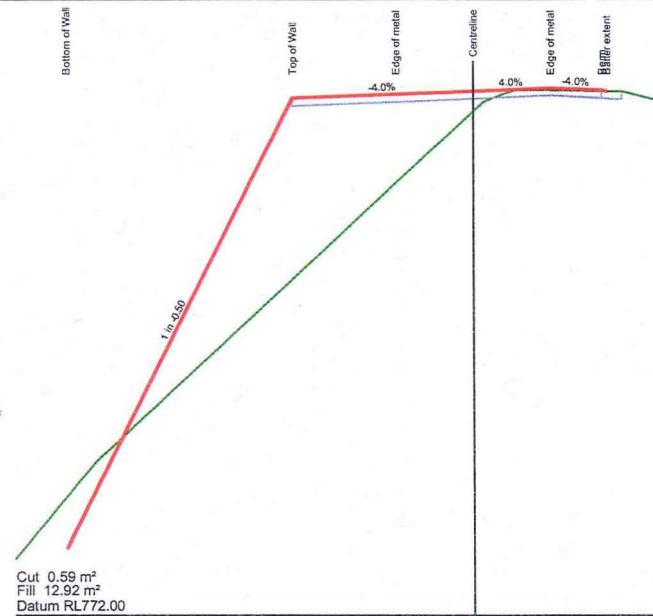




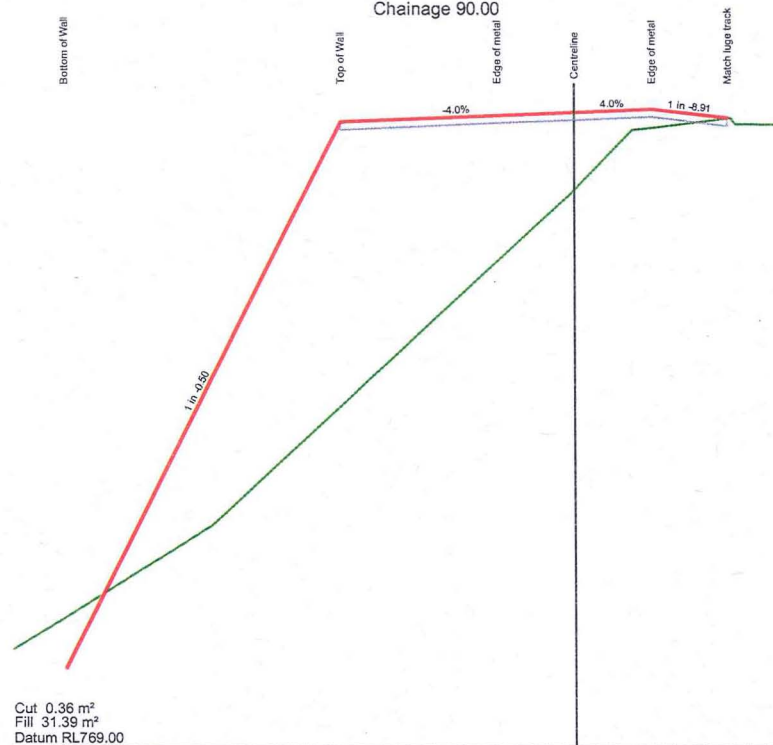
Chainage 72.12



Chainage 70.00



Chainage 90.00



Chainage 80.00



**PATERSONPITTS**GROUP

Surveying • Planning • Engineering

Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP



**QUEENSTOWN:**  
Terrace Junction,  
1092 Franklon Rd  
PO Box 2645,  
Queenstown 9345  
**T** 03 441 4715  
**E** queenstown@pcpn

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

Client/Location:  
SKYLINE ENTERPRISES LIMITED  
SEC 1 SO 24832, 53 BRECON STREET  
TOP TERMINAL  
REDEVELOPMENT 2018

Purpose/Drawing Title:  
CROSS SECTIONS OF  
WIDENING TO HAMMYS  
PATH SHEET 3 of 3  
- ISSUED FOR APPROVAL

Surveyed by:	LR 2012 2015
Designed by:	SAM May 2016
Drawn by:	SAM May 2016
Checked by:	
Approved by:	
Job Ref.	
Q4115K - 64	

Scale: 

DO NOT SCALE

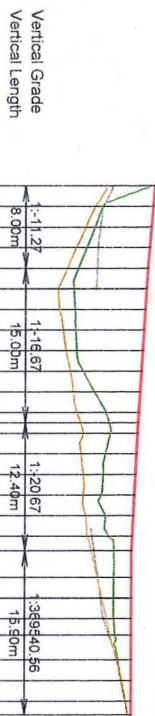
Revision No. 1

B-23/05/201



Match existing  
cribwall

Replace existing  
rockwall



Datum RL743.00				
Bottom of wall	Approximate height of wall	Original GL	Existing ground level at top of wall	+ Fill depth - Cut depth
761.12	4.59	761.58	765.44	0.27
759.86	5.68	760.65	760.58	4.96
758.91	6.45	760.34	759.83	5.53
758.00	7.18	760.10	759.03	6.15
757.10	7.90	760.02	758.22	6.78
756.18	8.70	759.91	757.76	7.12
756.31	8.45		757.88	6.88
756.69	7.95		757.95	6.69
756.97	7.55		758.05	6.47
757.40	7.00		758.64	5.76
757.69	6.59		759.74	4.54
758.08	6.08		760.95	3.21
758.47	5.63		761.23	2.87
758.75	5.30		761.37	2.68
758.49	5.47		760.89	3.06
758.70	5.16		760.69	3.16
758.72	5.04		760.50	3.26
758.97	4.70		760.89	2.78
759.09	4.48	759.56	761.17	2.40
759.50	4.00	759.77	761.71	1.79
760.10	3.40	760.17	761.73	1.77
760.56	2.94	760.44	761.71	1.79
761.02	2.48	760.76	761.72	1.78
761.40	2.10	761.27	761.84	1.66
762.02	1.48	762.03	762.12	1.38
762.53	0.97		762.45	1.05
762.93	0.57		762.93	0.57
			763.17	0.33
Chainage				
0.00				
2.00				
4.00				
6.00				
8.00				
10.00				
12.00				
14.00				
16.00				
18.00				
20.00				
22.00				
24.00				
26.00				
28.00				
30.00				
32.00				
34.00				
35.40				
38.00				
40.00				
42.00				
43.59				
46.00				
48.00				
50.00				
51.30				

Scale: 1:500 horizontal  
1:500 vertical



**PATERSONPITTS GROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

**QUEENSTOWN:**  
Terrace Junction,  
1082 Franklin Road  
P.O. Box 2845, 9419  
Queenstown 9419  
T 03 441 47 18  
E queenstown@ppgroup.co.nz

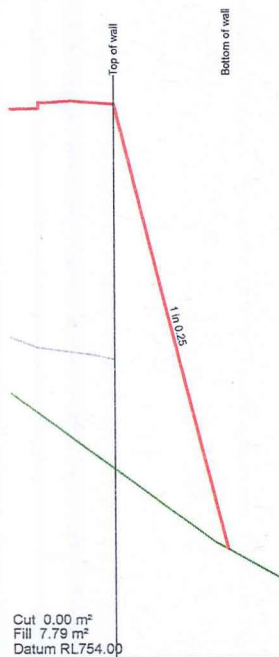
**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 24832, 53 BRECON STREET  
TOP TERMINAL  
REDEVELOPMENT 2018

**LONG SECTION ONEWAY**  
**RETAINING WALL LOWER**  
**LUSS AREA**  
**- ISSUED FOR APPROVAL -**

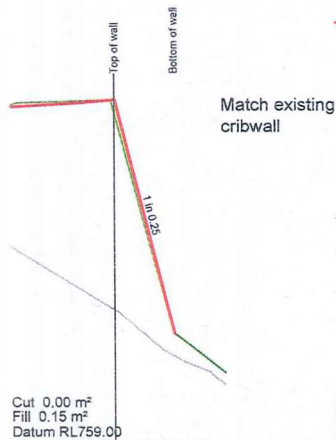
Surveyed by: JH 2012/2013  
Designed by: SMM May 2013  
Drawn by: SMM May 2013  
Checked by: JH  
Approved by: JH  
Job No: Q4115K - 64  
Scale: 1:500  
Date: 10/03/2017







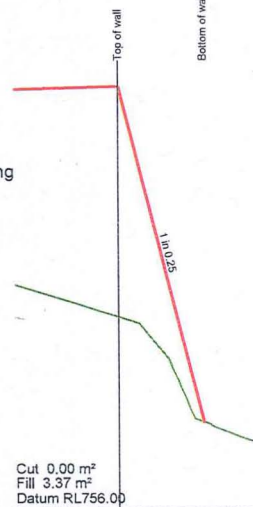
Chainage 10.00



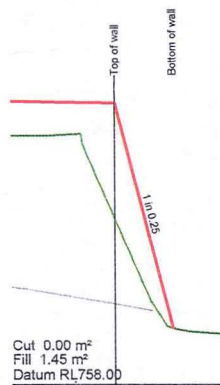
Chainage 0.00



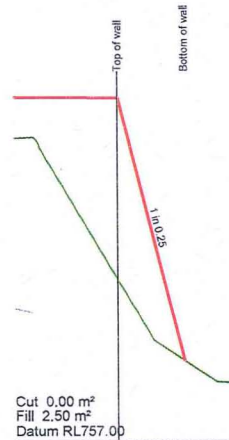
Chainage 30.00



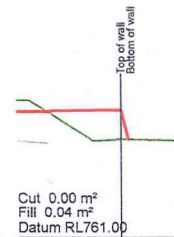
Chainage 20.03



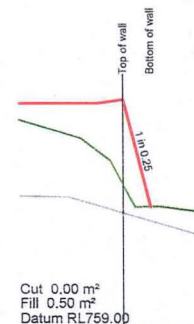
Chainage 34.18



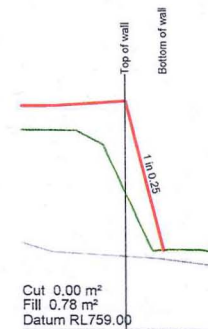
Chainage 30.67



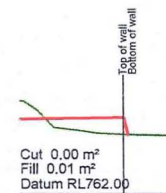
Chainage 50.00



Chainage 43.59



Chainage 40.00



Chainage 51.30



**PATERSONPITTSGROUP**

Surveying • Planning • Engineering

Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP



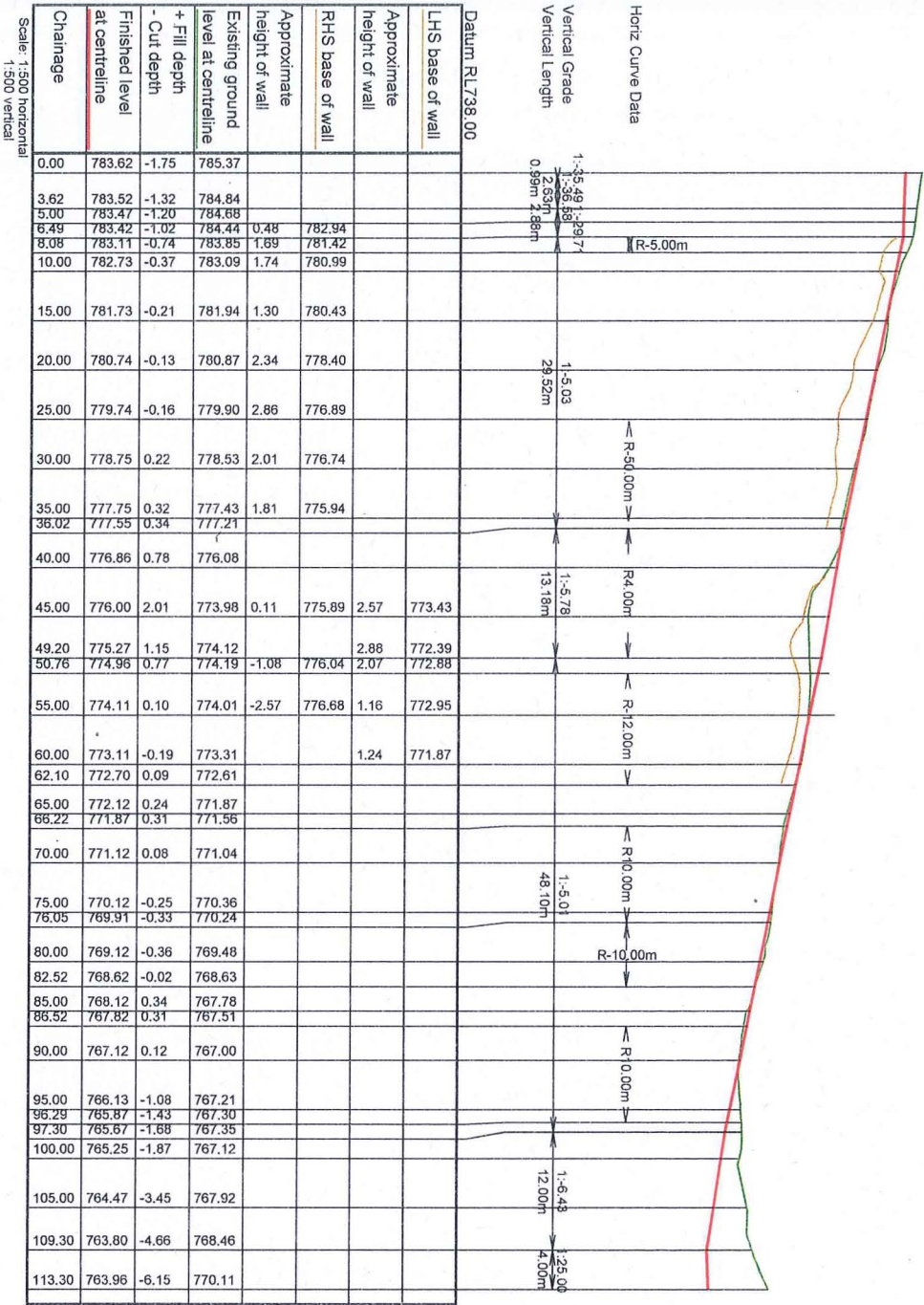
QUEENSTOWN:  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2645,  
Queenstown 9349.  
T 03 441 4715  
E queenstown@ppgroup.co.nz

© COPYRIGHT: This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

Client: **SKYLINE ENTERPRISES LIMITED**  
**SEC 1 SO 24832, 53 BRECON STREET**  
**TOP TERMINAL**  
**REDEVELOPMENT 2018**

Purpose/Drawing Title:  
**CROSS SECTIONS OF**  
**RETAINING WALL LOWER**  
**LUGE AREA SHEET 1 OF 2**  
**- ISSUED FOR APPROVAL -**

Surveyed by:	LR 2012 2015	Original Size:	Scale:
Designed by:	SAM May 2016	A3	1:100 Hz
Drawn by:	SAM May 2016		1:100 Vt
Checked by:			
Approved by:			DO NOT SCALE
Job Ref:	Q4115K - 64	Sheet No:	48
		Revision No:	C
		Date Created:	10/03/2017



**PATERSON PITTS GROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

**QUEENSTOWN:**  
Terrace Junction,  
1092 Franklin Road,  
PO Box 2845,  
Queenstown 9349,  
T 03 441 4175  
E [info@ppg.co.nz](mailto:info@ppg.co.nz)

**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 24832, 53 BRECON STREET  
TOP TERMINAL  
REDEVELOPMENT 2018

LONG SECTION OF  
PATH TO LOWER LUGG  
- ISSUED FOR APPROVAL





Chainage 10.00

Chainage 0.00

Chainage 30.00

Chainage 20.00

Chainage 70.00

Chainage 60.00

Chainage 40.00



**PATERSONPITTS**GROUP

Surveying • Planning • Engineering

Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

**QUEENSTOWN:**  
Terrace Junction,  
1092 Frankton Rd  
PO Box 2645,  
Queenstown 9345  
**T** 03 441 4715  
**E** queenstown@ppgri

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

Client location

Client/Location: SKYLINE ENTERPRISES LIMITED  
SEC 1 SO 24832, 53 BRECON STREET  
TOP TERMINAL  
REDEVELOPMENT 2018

Purpose/Drawing Title
-----------------------

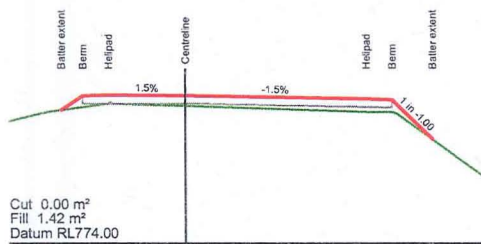
CROSS SECTIONS OF  
PATH TO LOWER LUGE  
- ISSUED FOR APPROVAL

Surveyed by:	LR 2012 2015	Original S
Designed by:	SAM May 2016	
Drawn by:	SAM May 2016	A3
Checked by:		
Approved by:		
Job Ref:	Q4115K - 64	Print No 51

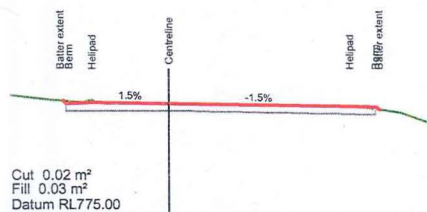




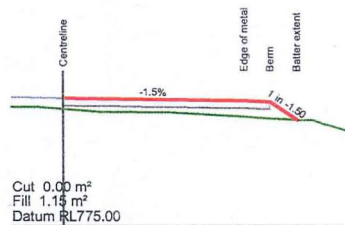




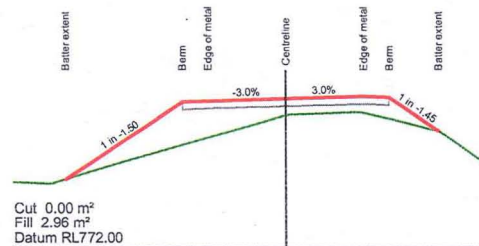
Chainage 15.00



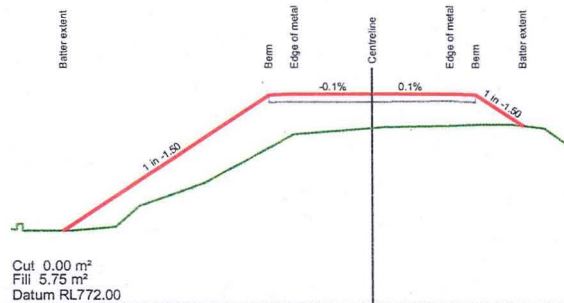
Chainage 10.00



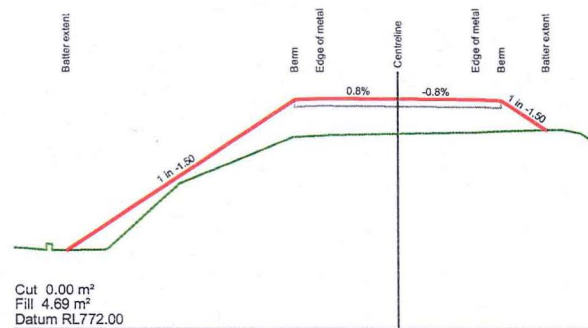
Chainage 7.22



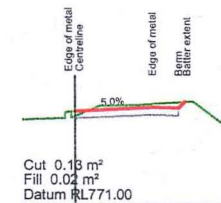
Chainage 25.00



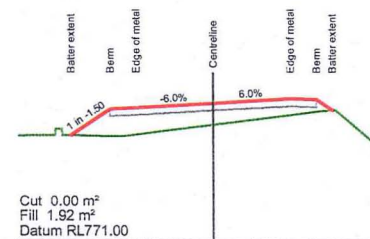
Chainage 20.00



Chainage 18.50



Chainage 35.93



Chainage 30.00



**PATERSONPITTS GROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

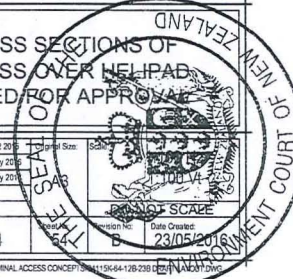
QUEENSTOWN:  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2645,  
Queenstown 9349  
T 03 441 4715  
E queenstown@ppgroup.co.nz

© COPYRIGHT: This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

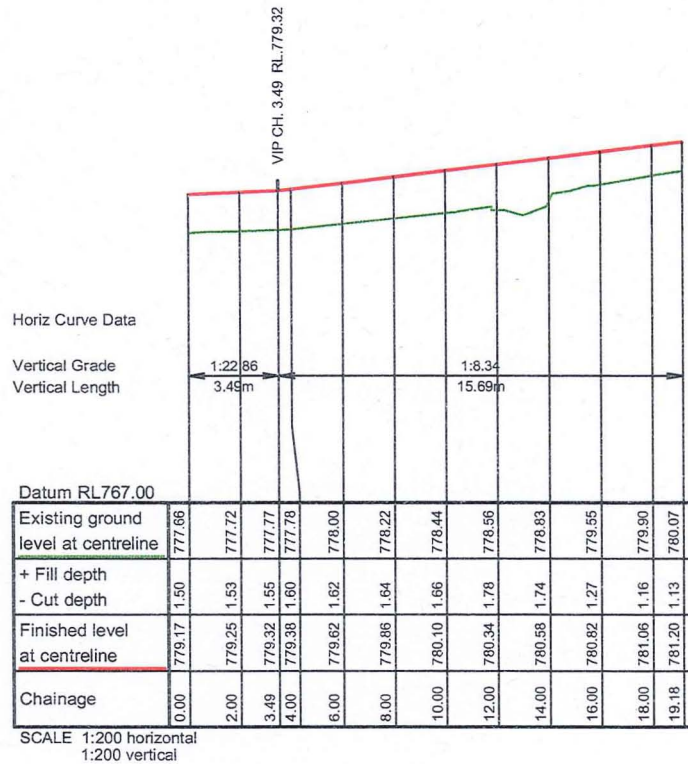
Client/Location:  
**SKYLINE ENTERPRISES LIMITED**  
**SEC 1 SO 24832, 53 BRECON STREET**  
**TOP TERMINAL**  
**REDEVELOPMENT 2018**

Purpose/Drawing Title:  
**CROSS SECTIONS OF**  
**ACCESS OVER HELIPAD**  
**- ISSUED FOR APPROVAL**

Surveyed by:	LR 2012 201	Original Scale:	AS2
Designed by:	SAM May 2018		
Drawn by:	SAM May 2018		
Checked by:			
Approved by:			
Job Ref:	Q4115K - 64	Date Created:	23/05/2018







**PATERSONPITTS GROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

**QUEENSTOWN:**  
Terrace Junction,  
1092 Frankton Road  
PO Box 2645  
Queenstown 9349  
T 03 441 4715  
E queenstown@ppgroup.co.nz

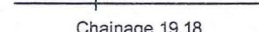
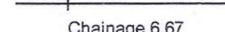
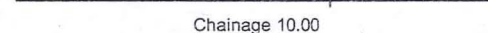
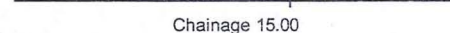
© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorised use.

**Client/Location:**  
SKYLINE ENTERPRISES LIMITED  
SEC 1 SO 24832, 53 BRECON STREET  
TOP TERMINAL  
REDEVELOPMENT 2018

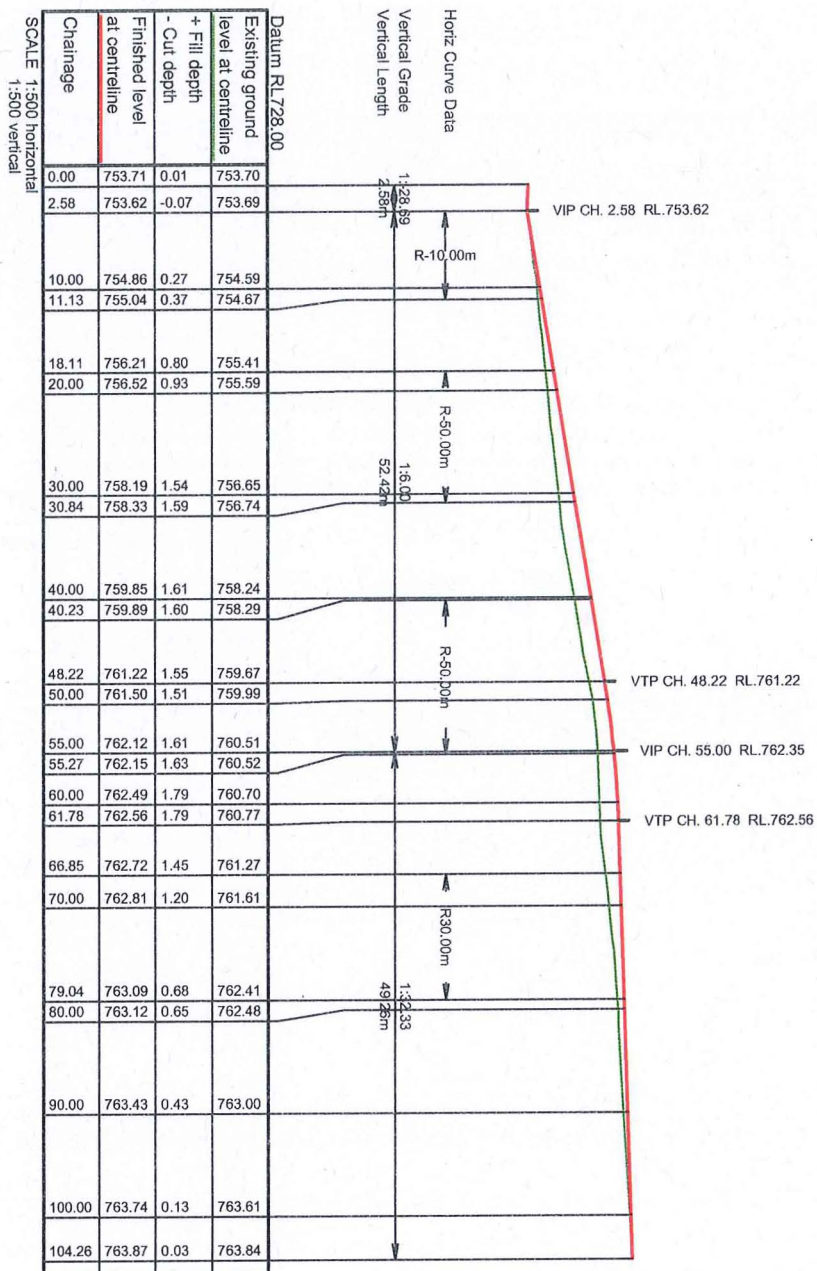
**Purpose/Owner Title:**  
LONG SECTION OF  
ACCESS TO KITCHEN LEVEL  
- ISSUED FOR APPROVAL

**Surveyed by:** LR 2012 2015  
**Designed by:** SAM May 2016  
**Drawn by:** SAM May 2016  
**Checked by:**  
**Approved by:**  
**Job Ref:** Q4115K - 64  
**Scale:** DO NOT SCALE  
**Revised:** 05/2016









SCALE 1:500 horizontal  
1:500 vertical

Client location  
SKYLINE ENTERPRISES LIMITED  
SEC 1 SO 24832, 53 BRECON STREET  
TOP TERMINAL  
REDEVELOPMENT 2018

**QUEENSTOWN:**  
Terrace Junction,  
1092 Frankton Road  
PO Box 2645,  
Queenstown 9249  
T 03 441 4715  
E queenstown@prologroup.co.nz

**PATERSONPITTSGROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
[www.ppgroup.co.nz](http://www.ppgroup.co.nz)  
0800 PPGROUP



LONG SECTION OF D/N  
ACCESS TO UPPER LOG  
- ISSUED FOR APPROVAL

Surveyed by:	L.R.2012.2015	
Designed by:	SAM May 2016	
Drawn by:	SAM May 2016	
Checked by:		
Approved by:		
Job Ref:	Q4115K - 64	

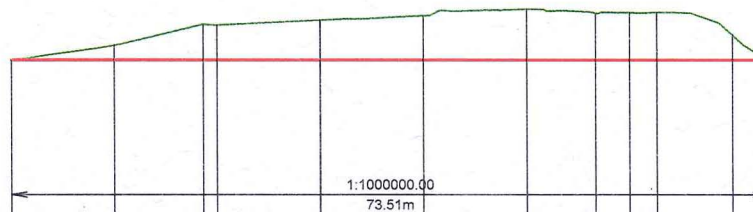






Horiz Curve Data

Vertical Grade  
Vertical Length



Datum RL750.00

Existing ground level at centreline	775.80	777.24	779.31	779.25	779.73	780.16	780.60	780.38	780.47	780.47	778.31	775.80
+ Fill depth	0.00											
- Cut depth	0.00	-1.44	-3.51	-3.45	-3.93	-4.36	-5.00	-4.58	-4.67	-4.67	-2.51	-0.00
Finished level at centreline	775.80	775.80	775.80	775.80	775.80	775.80	775.80	775.80	775.80	775.80	775.80	775.80
Chainage	0.00	10.00	18.65	20.00	30.00	40.00	50.00	56.68	60.00	62.65	70.00	73.51

SCALE 1:500 horizontal  
1:500 vertical



**PATERSONPITTS** GROUP  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

QUEENSTOWN:  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2645,  
Queenstown 9349  
T 03 441 4715  
E queenstown@ppgroup.co.nz

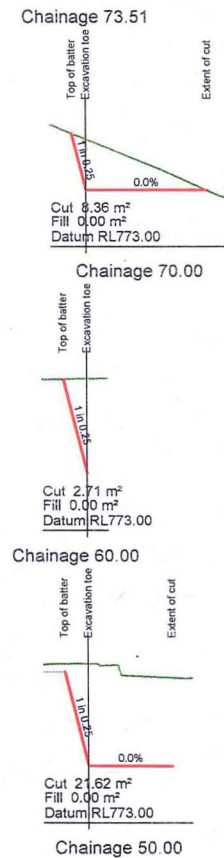
© COPYRIGHT: This drawing, content and design remains the property of Paterson Pitts Partners. Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

Client location:  
**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 24832, 53 BRECON STREET  
TOP TERMINAL  
REDEVELOPMENT 2018

Purpose/Drawing Title:  
**LONG SECTION OF  
EXCAVATION FOR ADMIN LEVEL  
- ISSUED FOR APPROVAL**

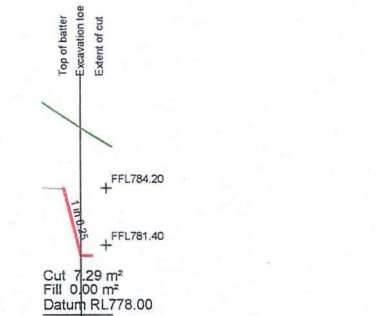
Surveyed by:	LR 2012 2015	Horizontal Size:	Scale:
Designed by:	SAM May 2016	A3	
Drawn by:	SAM May 2016		
Checked by:			
Approved by:		Revised No:	10/03/2017
Job Ref:	Q4115K - 64		



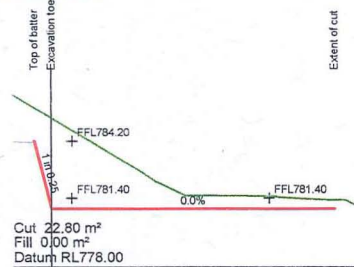




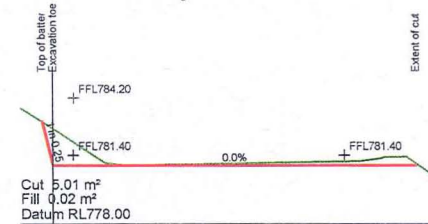




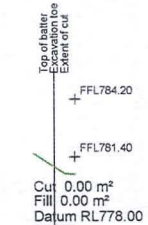
Chainage 20.00



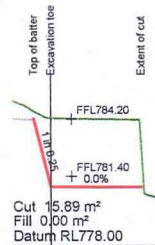
Chainage 13.66



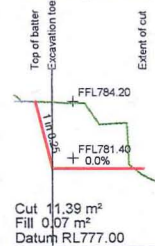
Chainage 5.77



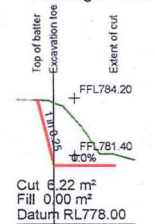
Chainage 0.00



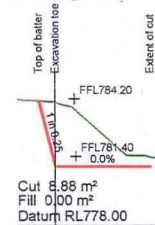
Chainage 60.00



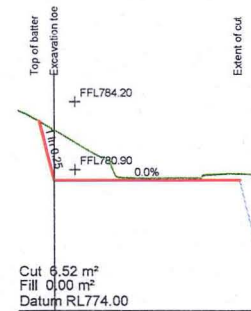
Chainage 50.47



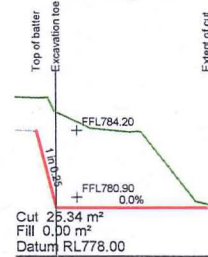
Chainage 39.45



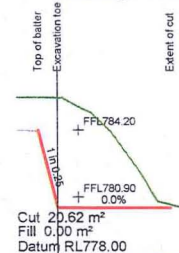
Chainage 38.77



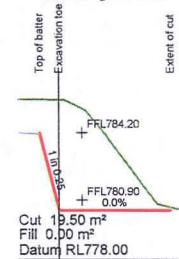
Chainage 100.00



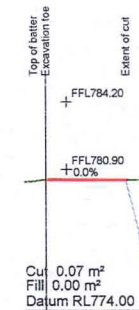
Chainage 80.00



Chainage 70.32



Chainage 70.01



Chainage 108.51



**PATERSONPITTS GROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

**QUEENSTOWN:**  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2645,  
Queenstown 9349.  
T 03 441 4715  
E queenstown@ppgroup.co.nz

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

Client/Location  
**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 24832, 53 BRECON STREET  
TOP TERMINAL  
REDEVELOPMENT 2018

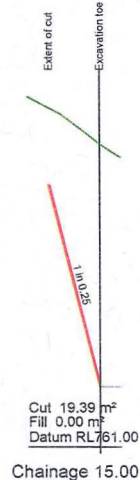
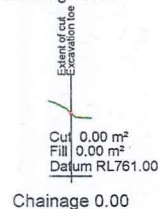
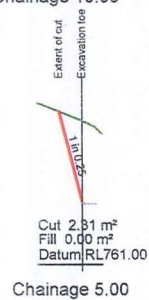
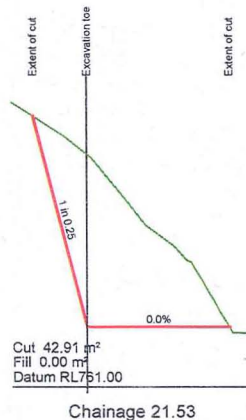
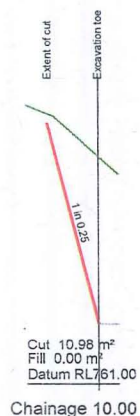
Purpose/Drawing Title  
**CROSS SECTIONS OF  
EXCAVATION FOR NATURAL  
RESTAURANT LEVEL  
- ISSUED FOR APPROVAL**

Surveyed by:	LR 2012/2015	Original Size:	A3
Designed by:	SAM May 2016	Scale:	1:100
Drawn by:	SAM May 2016	Sheet No:	10/03/2017
Checked by:		Date Created:	10/03/2017
Approved by:		Job Ref:	Q4115K - 64









**PATERSONPITTSGROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

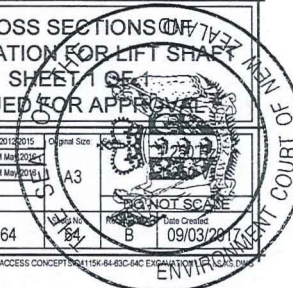
QUEENSTOWN:  
Terrace Junction,  
1092 Frankton Road  
PO Box 2645,  
Queenstown 9349.  
T 03 441 4715  
E queenstown@ppgroup.co.nz

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

Client/Location  
**SKYLINE ENTERPRISES LIMITED**  
**SEC 1 SO 24832, 53 BRECON STREET**  
**TOP TERMINAL**  
**REDEVELOPMENT 2018**

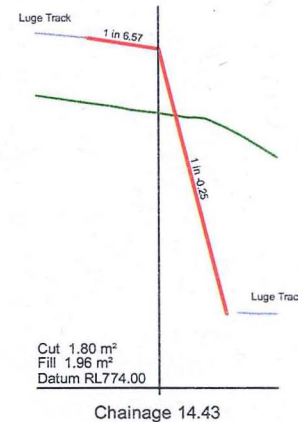
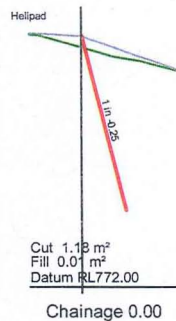
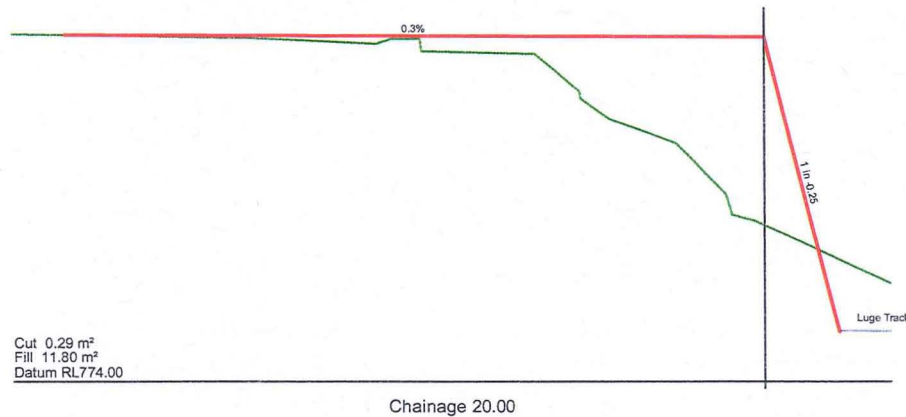
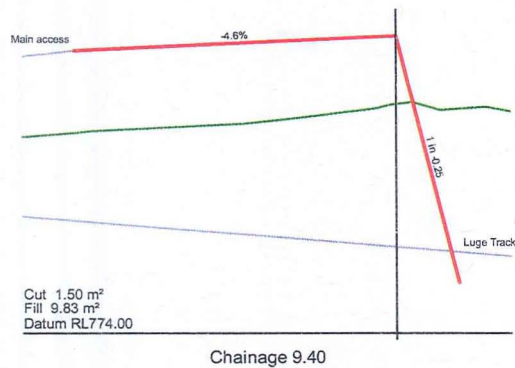
Purpose/Drawing Title  
**CROSS SECTIONS OF**  
**EXCAVATION FOR LIFT SHAFT**  
**SHEET 1 OF 1**  
**- ISSUED FOR APPROVAL**

Surveyed by:	LR 20130015	Original Size:	A3
Designed by:	SAM May 2018		
Drawn by:	SAM May 2018		
Checked by:			
Approved by:			
Job Ref:	Q4115K - 64	Date Created:	09/03/2018









**PATERSONPITTS** GROUP  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

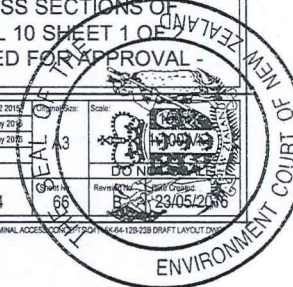
QUEENSTOWN:  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2645,  
Queenstown 9349  
T 03 441 4715  
E queenstown@ppgroup.co.nz

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

Client/Location:  
**SKYLINE ENTERPRISES LIMITED**  
**SEC 1 SO 24832, 53 BRECON STREET**  
**TOP TERMINAL**  
**REDEVELOPMENT 2018**

Purpose/Drawing Title:  
**CROSS SECTIONS OF**  
**WALL 10 SHEET 1 OF 2**  
**- ISSUED FOR APPROVAL**

Surveyed by:	LR 2012 2012	Checked by:	Scale:
Designed by:	SAM May 2018	Drawn by:	3
Checked by:	SAM May 2018	Approved by:	
Job Ref:	Q4115K - 64	Revised by:	23/05/2018

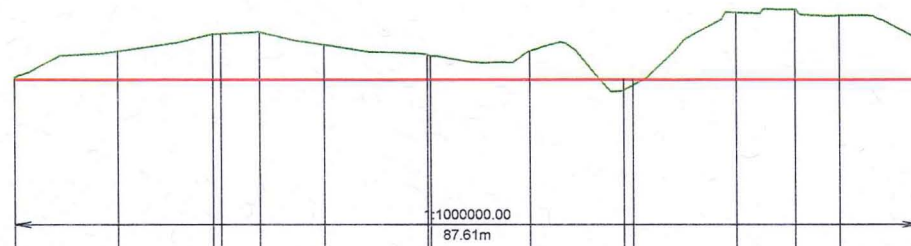






Horiz Curve Data

Vertical Grade  
Vertical Length



Datum RL747.00

Existing ground level at centreline	773.81		776.60		778.29		778.32		778.51		777.25		776.30		776.14		776.60		772.65		773.19		780.41		780.72		780.11		777.86
+ Fill depth	-0.01		-2.80		-4.49		-4.52		-4.71		-3.45		-2.50		-2.34		-2.80		1.15		0.61		-6.61		-6.92		-6.31		-4.06
Finished level at centreline	773.80		773.80		773.80		773.80		773.80		773.80		773.80		773.80		773.80		773.80		773.80		773.80		773.80		773.80		773.80
Chainage	0.00		10.00		19.21		20.00		23.75		30.00		40.00		40.31		50.00		59.08		60.00		70.00		75.70		80.00		87.61

SCALE 1:500 horizontal  
1:500 vertical



**PATERSONPITTSGROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

QUEENSTOWN:  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2645,  
Queenstown 9349.  
T 03 441 4715  
E queenstown@ppgroup.co.nz

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

Client's location  
**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 24832, 53 BRECON STREET  
TOP TERMINAL  
REDEVELOPMENT 2018

Purpose/Drawing Title  
**LONG SECTION OF  
EXCAVATION FOR PLANT DECK  
- ISSUED FOR APPROVAL -**

Surveyed by	LR 2012 2016	Drawn by	Scale
Designed by	SAM Mei 2016	Checked by	A3
Drawn by	SAM Mei 2016	Approved by	
Checked by		Job Ref	Q4115K - 64
Approved by		Drawn No	09/03/2017









4. **COPYRIGHT.** The drawing, content and design remains the property of Paterson Pits Partners. Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pits Partners, Limited. The drawing and its content shall only be used for the purposes for which it is intended. No liability shall be accepted by Paterson Pits Partners, Limited for its unauthorized use.

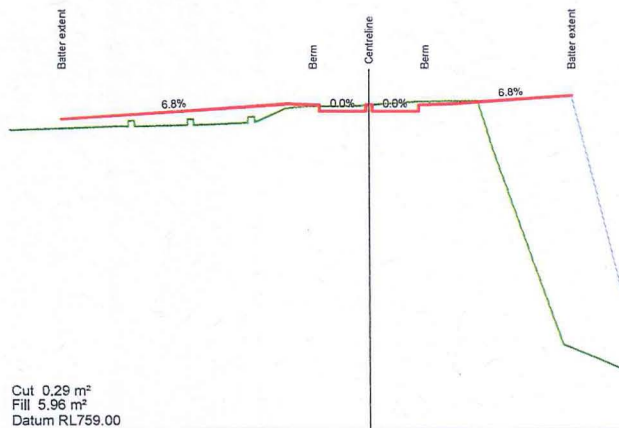
Purpose/Drawing Title:

LONG SECTION OF  
REALIGNED LODGE CHURCH  
- ISSUED FOR APPROVAL -

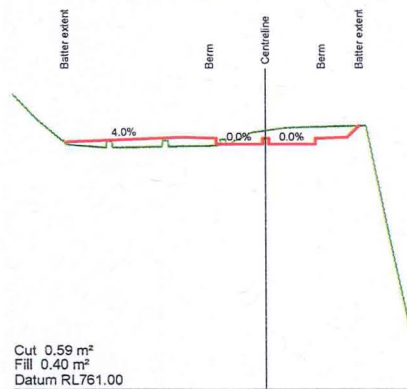
Surveyed by:	LR 2012 2015
Designed by:	SAM May 2016
Drawn by:	SAM May 2016
Checked by:	
Approved by:	
Job Ref:	Q4115K - 64



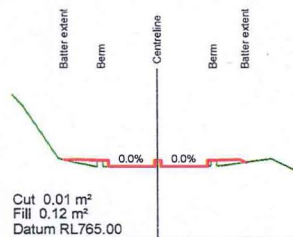




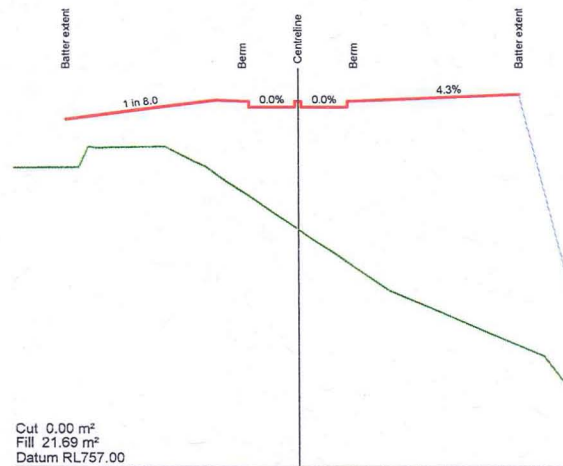
Chainage 20.00



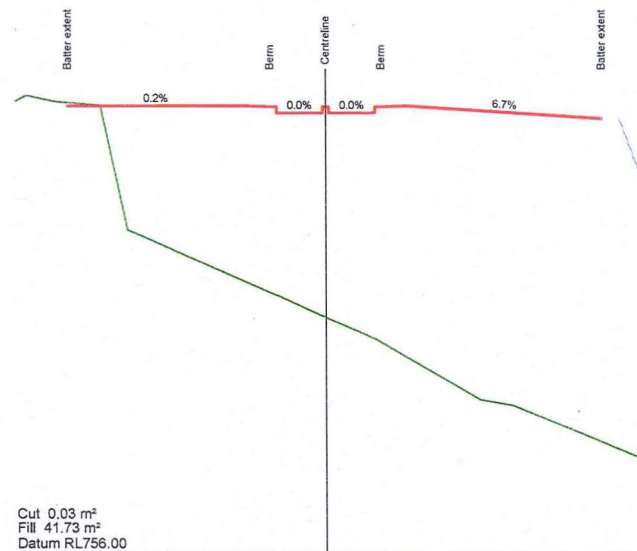
Chainage 10.00



Chainage 0.00



Chainage 40.00



Chainage 30.00



**PATERSONPITTS GROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

QUEENSTOWN:  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2645,  
Queenstown 9349.  
T 03 441 4715  
E queensown@ppgroup.co.nz

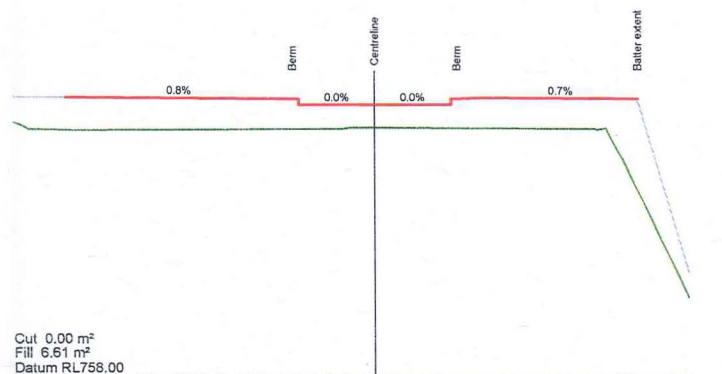
© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

Client/Location:  
**SKYLINE ENTERPRISES LIMITED**  
**SEC 1 SO 24832, 53 BRECON STREET**  
**TOP TERMINAL**  
**REDEVELOPMENT 2018**

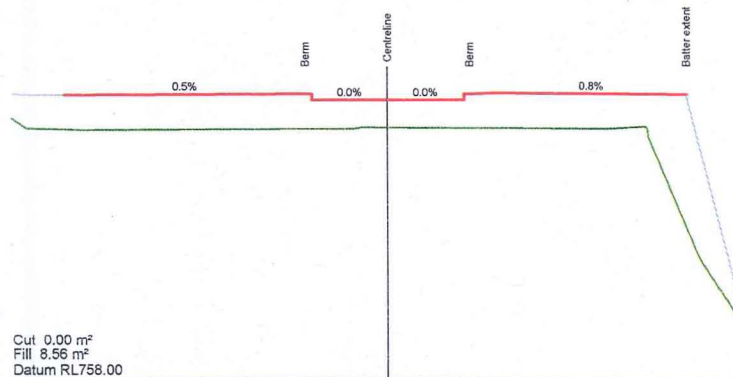
Purpose/Drawing Title:  
**CROSS SECTIONS OF**  
**REALIGNED LUGE CHICANE**  
**1 OF 2**  
**- ISSUED FOR APPROVAL**

Surveyed by:	LR 2012 2016	Scale:	1:100
Designed by:	SAM May 2016	Scale:	1:100
Drawn by:	SAM May 2016	Scale:	1:100
Checked by:		Scale:	1:100
Approved by:		Scale:	1:100
Job Ref:	Q4115K - 64	Scale:	1:100





Chainage 51.53



Chainage 50.00



**PATERSONPITTS** GROUP

Surveying • Planning • Engineering

Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP



**QUEENSTOWN:**

Terrace Junction,  
1092 Frankton Road,  
PO Box 2645,  
Queenstown 9349  
T 03 441 4715  
E queenstown@ppgroup.co.nz

© COPYRIGHT: This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

**Client Location:**

**SKYLINE ENTERPRISES LIMITED**  
**SEC 1 SO 24832, 53 BRECON STREET**  
**TOP TERMINAL**  
**REDEVELOPMENT 2018**

**Purpose/Drawing Title:**

**CROSS SECTIONS OF**  
**REALIGNED LUGE CHICANE**  
**OF 2**  
**-ISSUED FOR APPROVAL-**

Surveyed by:	LR 2012/2015	Journal Size:	Scale:
Designed by:	SAM Map 2016		
Drawn by:	SAM Map 2016		
Checked by:			
Approved by:			
Job Ref:	Q4115K - 64	Sheet No:	10/03/2017







The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Queenstown Lakes District Council, their employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the information represented by the GIS data. While reasonable use is permitted and encouraged, all data is copyright reserved by Queenstown Lakes District Council. Cadastral information derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED

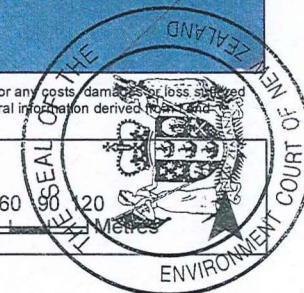
Queenstown Lakes District Council

Webmaps your view of your information

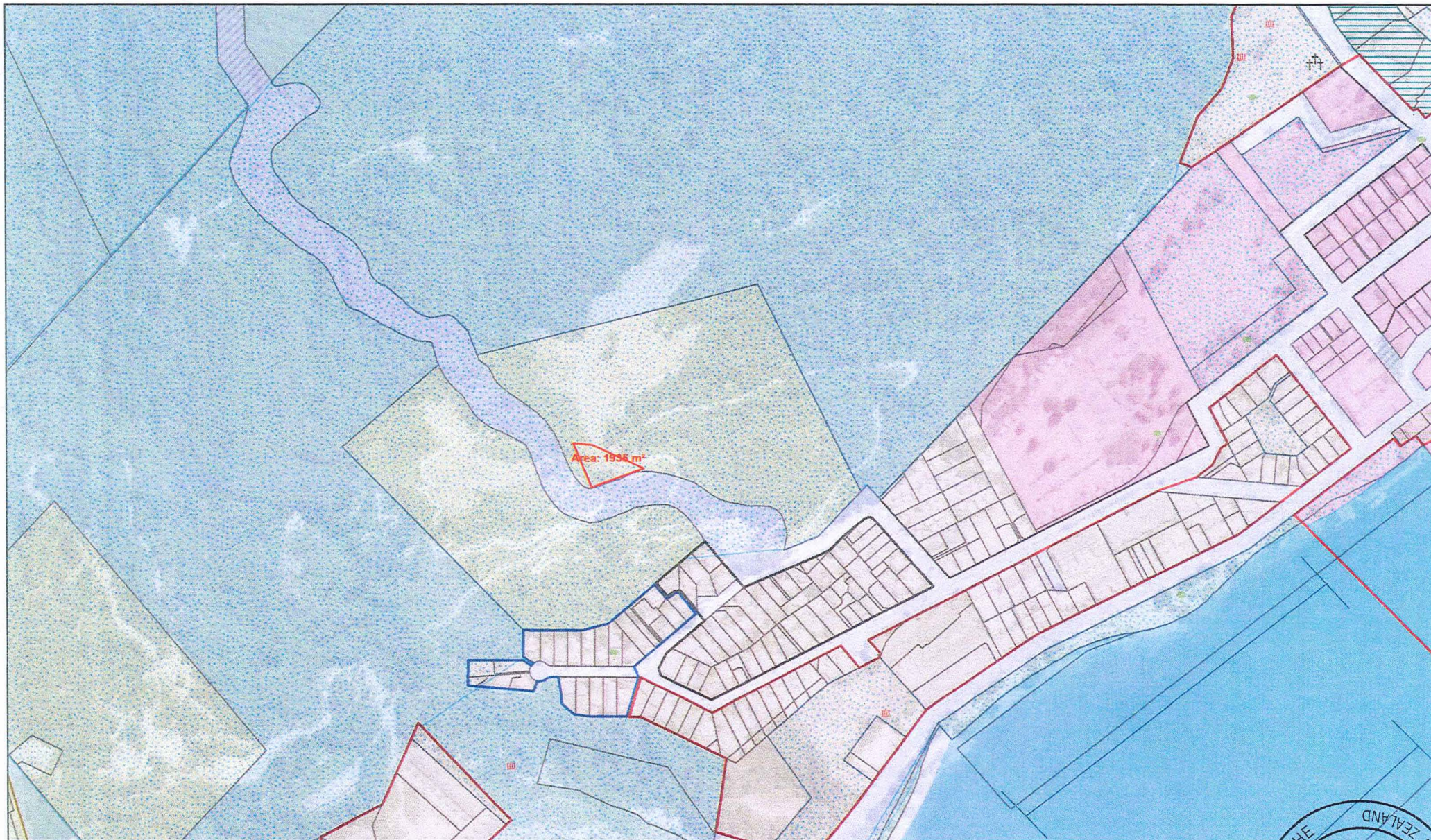
Proposed Helicopter Landing / Pick Up Area

24 August 2016

0 30 60 120 Metres







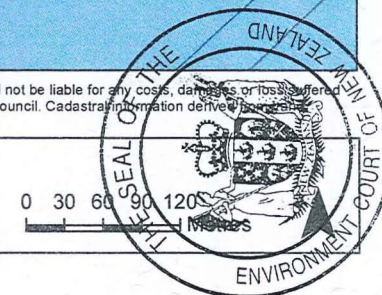
The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Queenstown Lakes District Council, their employees, agents and contractors will not be liable for any costs, damages or losses suffered as a result of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the information represented by the GIS data. While reasonable use is permitted and encouraged, all data is copyright reserved by Queenstown Lakes District Council. Cadastral information derived from the Information New Zealand. CROWN COPYRIGHT RESERVED

Queenstown Lakes District Council

Webmaps your view of your information

Approximate Heli Pick Up Area Shown in Red

09 March 2017





## Annexure B

### *Description of the Activity*

Land use consent to construct, operate and maintain at 53 Brecon Street, Queenstown on various sites legally described as Part Section 110 Block XX Shotover Survey District, Lot 2 Deposited Plan 345184, Lot 4 Deposited Plan 345184, Part Section 129 Block XX Section 1 Survey Office Plan 22971 and Part Section 131 Block XX Shotover Survey District:

- a multi-level commercial carpark building with associated bus parking and bicycle parking facilities,
- new or modified vehicle, mountain bike and pedestrian accesses,
- fencing and landscaping,
- natural hazard protection works,
- infrastructure services, and
- associated earthworks, tree removal and construction activities,

(the 'development') subject to and in accordance with the following conditions.

### **Interpretation**

1. In this consent, unless where the context otherwise requires:
  - (a) 'CCP' means the Construction Communications Plan required by condition 86.
  - (b) 'CNVMP' means the Construction Noise and Vibration Management Plan required by condition 79.
  - (c) 'CSMP' means the Construction Site Management Plan required by condition 12.
  - (d) 'Engineering Review and Acceptance' means the process specified in the Land Development and Subdivision Code of Practice for determining that works are in proper accordance with the Code.
  - (e) 'Geotechnical Investigation Work' means those works for the purposes of informing the design and implementation of 'Rockfall and Alluvial Fan Hazard Mitigation Works';
  - (f) 'Hazard Works Maintenance Plan' means the plan for maintenance of the Rockfall and Alluvial Fan Hazard Mitigation Works as required by condition 58.
  - (g) 'KBP' means Kiwi Birdlife Park located at Part Section 131 Block XX Shotover Survey District.
- 'Key Stakeholders' mean those people and organisations referred to in Appendix 2.



- (i) 'Land Development and Subdivision Code of Practice' and 'Code' mean the Land Development and Subdivision Code of Practice adopted by QLDC on 3 June 2015 and subsequent amendments to that document up to the date of commencement of the resource consent.

*Note: the current Code is available on the QLDC website via the following link:*  
<http://www.qldc.govt.nz>

- (j) 'QLDC' means the Queenstown Lakes District Council.
- (k) 'Reserve FREMP' means the Ben Lomond Reserve Fire Risk and Evacuation Management Plan required by condition 114.
- (l) 'Reserve NHERMP' means the Natural Hazards Event Response Management Plan required by condition 120.
- (m) 'Rockfall and Alluvial Fan Hazard Mitigation Works' means works designed by a suitably qualified and experienced Chartered Professional Engineer both to:
  - (i) mitigate the hazard presented by rock bluffs 10, 11, 12, 13, 15, 16, 28 and 29 (including rock anchoring, removal and or/mesh covering of bluffs) as detailed in Table 3.1 and Figure I of the GeoSolve Report Ref:160073.03 dated 14 May 2018 and as shown located and identified in the plan prepared by GeoSolve titled Skyline Enterprises Ltd, Carpark Building, Skyline, Queenstown, Rockfall and Alluvial Fan Assessment, Site Plan, Figure I, Revision O, dated May 2018, attached as to this resource consent at Appendix 3; and
  - (ii) provide permanent slope stability (including rock anchoring, rock fall protection, retaining walls, drainage in the gully, batter and other slope stability measures) for the main Site cut immediately behind the car park building and for the building platform in accordance with the recommendations of the GeoSolve "Geotechnical Report For Resource Consent – Car Park Building Queenstown" dated August 2017.
- (n) 'Reserve' means the Ben Lomond Recreation Reserve.
- (o) 'STMP' means the Staff Transportation Management Plan required by condition 97.
- (p) 'TMP' means the Traffic Management Plan required by condition 17.
- (q) 'TM&CPMP' means the Transportation Monitoring and Car Park Parking Management Plan required by condition 100.
- (r) Where conditions 51 to 54 are prefaced by the words "Prior to the commencement of any works" this shall not preclude Geotechnical Investigation Works or Rockfall and Alluvial Mitigation Works.

### General

2. All works and activities under this consent must be undertaken in general accordance with the relevant plans in Appendix 1 and the application (except insofar as any condition of this consent provides otherwise).
3. Until the consent holder has paid all fixed and any additional charges imposed under section 36 Resource Management Act 1991, no work or activity authorised by this consent may be undertaken.





4. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991 and must pay to QLDC an initial fee of \$290 including GST. This initial fee has been set under section 36(1) of the Act.

#### Engineering

5. Construction works must be carried out in accordance with the QLDC's Land Development and Subdivision Code of Practice.
6. Except in relation to Geotechnical Investigation Work and Rockfall and Alluvial Fan Hazard Mitigation Works (to which this condition and conditions 7-10 do not apply), the consent holder must:

- (a) not less than 10 working days prior to commencing any earthworks, submit to QLDC's Manager Resource Management Engineering for review and certification (as being in accordance with paragraph (b)) a construction methodology statement ('Construction Methodology Statement', 'CMS') prepared by a suitably qualified engineer; and

- (b) the CMS must specify:

- (i) the stages of, and methodologies for, excavation and construction;
- (ii) effective groundwater control measures;
- (iii) retention measures to ensure adequate support is provided to the excavation; and
- (iv) measures to ensure adequate protection is provided to surrounding land, structures, roads and underground services.

7. No construction works (except for any Geotechnical Investigation Work and Rockfall and Alluvial Fan Hazard Mitigation Works as outlined in Condition 52) can commence until the Construction Methodology Statement is certified.

8. Construction works must be undertaken under the supervision of a suitably qualified geo-professional ('the 'Supervisor') as notified under Condition 40 defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who is familiar with:

- (a) the GeoSolve reports titled "Geotechnical Report for Resource Consent, Carpark Building Queenstown Skyline" dated August 2017;
- (b) the "Stormwater Discharge – Detailed Hazard Assessment, Skyline Upgrade Queenstown" dated September 2017 Revision 1 (together 'Geosolve Reports'); and
- (c) the Construction Methodology Statement.

9. Construction works must be undertaken in accordance with the Construction Methodology Statement except where Condition 10 applies.

10. Where site conditions are found unsuitable, the consent holder may apply a methodology not specified in the Construction Methodology Statement provided that:

- (a) the methodology is considered satisfactory to the Supervisor;

- (b) except where the methodology is necessary for interim stabilisation, a methodology statement is submitted to QLDC's Manager of Resource Management Engineering prior to that methodology being applied; and





- (c) when the methodology is necessary for interim stabilisation, a methodology statement is submitted to that QLDC Manager as soon as is practicable.
11. In conditions 11 to 16, 'Engineering Review and Acceptance' means the process specified in the Land Development and Subdivision Code of Practice for determining that works are in proper accordance with that Code.
  12. Not less than 10 working days prior to commencing work on site (except Geotechnical Investigation Work and Rockfall and Alluvial Fan Hazard Mitigation Works to which this condition does not apply), the consent holder must submit to the QLDC Manager Resource Management Engineering for Engineering Review and Acceptance a Construction Site Management Plan ('CSMP') that is in accordance with conditions 13 and 14.
  13. The CSMP must be in accordance with:
    - (a) the Land Development and Subdivision Code of Practice; and
    - (b) the draft construction management plan submitted with the application titled "Skyline Enterprises Limited Car Park Building, Brecon St, Queenstown – Construction Management Plan" dated 12 July 2017.
  14. The CSMP must detail those measures that will be applied during construction for the effective management of construction effects including the following:
    - (a) measures for the control of dust and prevention of dust nuisance including sprinklers and water carts; and
    - (b) measures for control of management of stormwater flows and silt and sediment during earthworks including:
      - (i) silt traps (in the form of fabric filter dams or straw bales) and site drainage paths including to avoid sediments entering the QLDC stormwater reticulation system;
      - (ii) measures for the management of stormwater flows into the site from neighbouring land;
      - (iii) measures to minimise exposed areas including staging;
      - (iv) processes to stabilise the site in preparation for inclement weather; and
      - (v) specification of a principal contractor responsibility to take proactive measures to prevent sediment laden stormwater from entering the QLDC reticulated stormwater system.
    - (c) measures to maintain the road in a clean and tidy condition free of mud and debris including:
      - (i) wheel washing and gravel hardstanding (to sufficient depth); and
      - (ii) specification of a principal contractor responsibility to regularly clean (including by mechanical sweeper) the site entrance and the sections of road within 100m of the site entrance.
    - (d) measures for the safe and efficient management of traffic including:
      - (i) use of on road warning signage in proximity to the site entrance;
      - (ii) maintenance of safe adequate pedestrian routes along Brecon Street;





- (iii) measures to ensure the safety of staff and contractors whilst working on the road (including use of safety 'dayglo' vests or similar);
    - (iv) traffic management provision to maintain safety including in regard to sight distances and vehicle movements; and
    - (v) arrangements to ensure staff and contractors do not park on Brecon Street or on other surrounding roads during the earthworks and construction phases of the development.
  - (e) processes for the regular maintenance and review and, if necessary, alteration of and addition to such measures so as to ensure effective management of construction effects.
15. The consent holder must comply with the certified CSMP including in regard to any measures specified to be taken prior to commencement of earthworks on site and until exposed areas of earth are permanently stabilised to the reasonable satisfaction of the QLDC Manager Resource Management Engineering.
16. Without limiting condition 15:
- (a) in the event that any debris or other material is deposited on or soils any road the consent holder must take immediate action, at its cost, to return the road to a clean and tidy state; and
  - (b) the consent holder must ensure that the loading and stockpiling of earth and other materials is confined to the site.
17. The consent holder must:
- (a) not less than 7 working days prior to work commencing on Site, submit to QLDC's Road Corridor Engineer a Traffic Management Plan ('TMP') prepared by an appropriately qualified Site Traffic Management Supervisor (STMS);
  - (b) prior to work commencing on Site, submit a copy of the approved TMP to QLDC's Manager Resource Management Engineering; and
  - (c) ensure implementation of the approved TMP at all times during the construction period including by ensuring any relevant contractor(s) employs a qualified STMS on Site with responsibility for such compliance.
18. At least 5 working days prior to commencing work on site the consent holder must advise the Manager Resource Management Engineering at QLDC of the scheduled start date of construction works.
19. Prior to the commencement of construction of the carpark building, the consent holder must provide to QLDC's Manager Resource Management Engineering design plans, calculations and specifications that demonstrate that the building will be constructed to a minimum 100% New Building Standard of Design Code NZS 1170.5:2004.7.
20. The foundation for the carpark building must be designed and constructed under the supervision of a suitably qualified and experienced Chartered Professional Engineer with associated Producer Statement – Design (PS1) and in accordance with:



- (a) the GeoSolve "Geotechnical Report For Resource Consent - Car Park Building Queenstown" dated August 2017; and
- (b) Engineering Review and Acceptance.



21. The development must include provision for stormwater collection and disposal according to a design ('Stormwater Collection and Disposal System Design') that:
- (a) provides primary and secondary protection for future development within the site;
  - (b) is on the basis of modelling using actual controlled discharge with the estimated maximum KBP pond level confirmed;
  - (c) accounts for details of the existing discharge control(s) on the KBP site pond and any required modifications to prevent downstream pipework surcharging and flooding; and
  - (d) is in accordance with Council's standards, Council's connection policy and the Fluent Solutions Report titled "Queenstown Gondola Base Carpark Building Development Stormwater Management Plan" dated 14 August 2017.
22. The car park building must include a fire-fighting supply system, including extensions to Council's existing water main system where required, that ensures adequate flow and pressure of water and any other fire-fighting agent(s) to service the development site according to a design ('Fire-Fighting Supply Design') that:
- (a) provides:
    - (i) a sprinkler system for the car park building to ensure fire spread is adequately contained;
    - (ii) any required booster pump(s); and
  - (b) is certified by a suitably qualified professional that it complies with the NZ Fire Service Code of Practice for Firefighting Water Supplies 2008 (SNZ PAS 4509:2008) (and the consent holder must provide to QLDC Manager Resource Consent Engineering a copy of that certification together with the Fire-Fighting Supply Design).
23. The stormwater disposal and fire-fighting supply systems must be kept and maintained in sound order and in accordance with their design specifications.
24. All vehicle accessways, manoeuvring areas and the car parking areas must:
- (a) be constructed and sealed to Council's standards and in accordance with the Wyatt & Gray Drawings A100 (Revision D dated 28/11/17), A101, A102 and A103 (all Revision C, dated 28/11/17); and
  - (b) in relation to external lighting include lighting in accordance with the Queenstown Lakes District Council Southern Light Strategy Parts One – A Lighting Strategy March 2017 and Part Two Technical Specifications July 2017.
25. The development must provide:
- (a) 448 parking spaces within the car park building not less than 350 of which must be for the exclusive use of the consent holder's staff and visitors (including 100 for staff);
  - (b) seven on-site coach parking spaces for the exclusive use of the consent holder's staff and visitors and associated pedestrian area amenity enhancements;
  - (c) in addition, two short term coach parks on the western side of the vehicle access way, the design of which must be informed by a swept path analysis to ensure the location of kerb lines provide for the tracking of coaches into and out of the designated parks;
  - (d) a dedicated staff bicycle parking area in the location shown on the Wyatt & Gray Drawing A101 Revision C dated 28/11/17 for a minimum capacity of 10 bicycles; and





- (e) a dedicated public bicycle parking area in the location shown on the Michelle Snodgrass Landscape Plans titled "Landscape Plan Gondola Car Park Building Response to QLDC RFI 14 Nov 2017" Sheet 1 of 4 for a minimum capacity of 10 bicycles.
26. The upper two floors of the car park building must be allocated exclusively to staff carparking (except those staff with appropriate disabled parking permits who require a ground floor parking space).
  27. All carparking, coach parking and bicycle parking areas and all loading spaces must be clearly and permanently marked out.
  28. The following signage must be provided in relation to the carpark building:
    - (a) signage restricting the speed limit to 10km/hr;
    - (b) advance warning signage advising of the minimum height clearances; and
    - (c) signage requiring mountain bike riders to ride slowly and to comply with the posted speed limit.
  29. A shared walking and cycle track must be provided extending from Brecon Street to Hamilton Road and to the following specifications:
    - (a) detailed design must be generally to Grade 2 Standard, and the track must be no less than 2.0m wide in general accordance with the latest version of the QLDC Cycle Trail Design Standards and Specifications; and
    - (b) track lighting must be provided in general accordance with the QLDC Southern Light Strategy (Part One-A Lighting Strategy March 2017, and Part Two- Technical Specifications July 2017).
  30. A turning bay intersection from Man Street into Brecon Street must be formed to a design that:
    - (a) is informed by the use of agreed peak hour traffic volumes for traffic modelling to determine the queueing/turning lengths required;
    - (b) is in accordance with the latest Austroads intersection design guides;
    - (c) has been reviewed and certified by QLDC's General Manager Infrastructure (with any associated costs met by the consent holder) that the design is in accordance with the requirements of this condition; and
    - (d) includes all necessary changes to road markings, signage pedestrian areas and parking areas and controls.
  31. All on-street public 90 degree and angled parking bays along Brecon Street must be removed and replaced with parallel parking spaces according to a design that includes all necessary changes to road markings, signage, and parking controls.
  32. A commercial cul-de-sac turning head must be formed at the top end of Brecon Street in accordance with QLDC standards. This condition can be satisfied by the provision of specifications, calculations, design plans and Schedule 1A design certificates prepared by the consultants appointed by QLDC to design the Brecon Street upgrades as part of the Queenstown Town Centre Master Plan works in association with the Council's Infrastructure and Property Department.

33. Access connections through the site from Brecon Street must be designed and formed to:





- (a) comply with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice;
  - (b) be in accordance with Wyatt & Gray Drawing A100 Revision D dated 28/11/2017 and Patterson Pitts Group Drawing Q4115i-64 Sheet 109 Rev A dated 15/11/2017; and
  - (c) provide for all necessary signage including a 10km/hr sign and markings to control the one-way nature of the access to/from Brecon Street.
34. Prior to the commencement of any of the works in conditions 19 to 32, Engineering Review and Acceptance must be obtained for those works and in respect of condition 29 the detailed design must be submitted to the QLDC Manager Parks and Reserves for certification that the works are in accordance with that condition. The application for Engineering Review and Acceptance must be submitted to QLDC's Manager Resource Management Engineering and include the following:
- (a) copies of all specifications, calculations, design plans and Schedule 1A design certificates demonstrating compliance with condition 19 to 32; and
  - (b) a detailed work schedule, accompanied by the written confirmation of the service provider(s), for the proposed relocation and undergrounding of any existing power poles/services within any of the construction zones.
35. The consent holder must provide to QLDC's Manager Resource Management Engineering prior to commencing any works on site (with the exception of the Geotechnical Investigation Work as defined in condition 1) design certificates by a suitably qualified design professional for all engineering works associated with this development submitted (for clarification this must include all Roads, Water, Wastewater and Stormwater reticulation). The certificates must be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
36. The carpark building must not be opened for use by the public or the staff of the consent holder prior to the completion of all the works specified in conditions 19 to 32.
37. For the avoidance of doubt, where any of conditions 19 to 32 require works on public roads or other land beyond the control of the consent holder, those requirements may also be satisfied by the specified works being done by any other person.
38. The consent holder must ensure that, not less than 2 working days prior to commencing work on site, all contractors meet with the consent holder and QLDC Resource Management Engineer to be briefed about:
- (a) the conditions of this consent and their related obligations during the construction process; and
  - (b) QLDC's role and powers in administration and enforcement of compliance with the consent.
39. At least 2 working days prior to commencing work on site the consent holder must prepare a photo survey of the neighbouring properties and buildings (subject to being permitted access to neighbouring properties for this purpose) so that the extent of damage, if any, due to excavation can be clearly and accurately determined. A copy of these photo records must be submitted to the Manager Resource Management Engineering at QLDC.



Not less than 2 working days prior to commencing any earthworks (other than the Rockfall and Alluvial Fan Hazard Mitigation Works to which condition 57 applies) the consent holder must provide the name and contact details of the suitably qualified engineer who will be responsible for on-site supervision to:

- (a) the QLDC Manager Resource Management Engineering; and



- (b) all owners of property adjacent to the Site.
41. Prior to commencing work on site, the consent holder must provide evidence to the reasonable satisfaction of QLDC's Manager Resource Management Engineering that it has provided a bond capable of being called upon by QLDC to secure performance of works described in condition 1(k)(ii) which pertain to the stabilisation works of the primary cut located immediately west/behind the car park building ('Primary Cut Stabilisation Works') on the following terms:
- (a) the form of the bond must be legally sound and enforceable to the reasonable satisfaction of QLDC's solicitors and be registerable and registered under the Land Transfer Act 1952;
  - (b) the consent holder must bear its own costs (and pay any associated s 36 charge) for setting up and registering the bond;
  - (c) the bond must be guaranteed by a financial institution approved by QLDC's solicitors;
  - (d) the bond must, to the reasonable satisfaction of that QLDC Manager, be:
    - (i) for a sufficient amount to cover the full cost of complying with the relevant other conditions of this consent should the Primary Cut Stabilisation Works be abandoned for a period in excess of two months;
    - (ii) for not less than 1.5 times the value of the Primary Cut Stabilisation Works as determined by an estimate made by a suitably qualified engineer experienced in such works, using as a basis for his/her calculations engineered plans and specifications provided by the consent holder (or, if that Manager requires that a second estimate such be provided, as determined by that second estimate); and
  - (e) the bond must not be released until completion of the Primary Cut Stabilisation Works in accordance with the conditions of this consent to the reasonable satisfaction of QLDC's Manager Resource Management Engineering.
42. At least 2 working days prior to commencing any work on the site the consent holder must construct a vehicle crossing to a minimum compacted depth of 150mm AP40 metal and extending not less than 20m into the site. The consent holder must ensure that all construction traffic that enters or exits the site does so via that crossing. On completion of earthworks at the site, the consent holder must either upgrade the crossing in accordance with QLDC's standards (if it seeks that it be retained) or remove it.
43. The consent holder must undertake the excavation, temporary works, retaining walls and batter slopes in accordance with the reports prepared by GeoSolve titled "Geotechnical Report for Resource Consent, Carpark Building Queenstown Skyline" dated August 2017 and "Stormwater Discharge – Detailed Hazard Assessment, Skyline Upgrade Queenstown" dated September 2017 Revision 1 and with Condition 6.
44. No earthworks, temporary or permanent, are to breach the boundaries of the lease site except for those associated with the car park access way improvements to the Site entrance and exit; the construction of the pedestrian/cycle trail through Pt Section 129 BLK XX Shotover SD and the rock fall mitigation works required on rock bluffs 10, 11, 12, 13, 15, 16, 28 and 29 located upslope in the Ben Lomond Recreation Reserve as identified on GeoSolve Plan Skyline Enterprises Ltd, Carpark Building, Skyline Queenstown, Rockfall and Alluvial Fan Assessment, Site Plan, Figure I, Rev O, dated May 2018 attached as Appendix 3 to this decision.



45. On completion of earthworks within the building footprint and prior to the construction of the car park building, the consent holder must ensure that either:

- (a) certification from a suitably qualified geo-professional experienced in soils investigations is provided to the Manager of Resource Management Engineering at



QLDC, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded (if any). Note this will require supervision of the fill compaction by a suitably qualified geo-professional; or

- (b) the foundations of the building must be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.
46. On completion of the earthworks and prior to the carpark being open for public use or use by staff of the consent holder, the consent holder must submit the following information to the Manager of Resource Management Engineering at QLDC for review and acceptance:
- (a) an engineer's PS4 Producer Statement for any permanent retaining walls within the site which exceed 1.5m in height or are subject to additional surcharge loads; or
  - (b) a copy of a Code of Compliance Certificate obtained under a Building Consent for any permanent retaining walls within the lot which exceed 1.5m in height or are subject to additional surcharge loads.
47. Prior to the car park being open for use by the public or staff of the consent holder, the consent holder must:
- (a) submit to the QLDC Manager Resource Management Engineering for approval a computed Easement Plan that shows details of any necessary easements to legalise any services associated with the development; and
  - (b) once that Easement Plan is so approved, register the easements on the Computer Freehold Register for the site.
48. The car park building must not be open for use by the public or staff of the consent holder until:
- (a) the cul-de-sac turning head has been constructed at the top of Brecon Street;
  - (b) the building's connections to power supply and telecommunications are undergrounded in accordance with any network provider requirements /standards;
  - (c) a CCTV security system has been installed on each level of the car park building and the external footpath between the car park building and coach parks;
  - (d) all earthworked/exposed areas have been topsoiled, grassed or revegetated (or otherwise permanently stabilised) in accordance with the relevant conditions of this consent;
  - (e) all damage caused to all existing road surfaces and berms has been remediated to the reasonable satisfaction of QLDC's Manager Resource Management Engineering;
  - (f) the access to the rear (western side) of the car park building located to the immediate north of the 7 coach parks has been gated off and made available only for staff for the periodic maintenance of the open storm water channel approved as part of ORC land use consent and discharge permit 17.371.01 – 17.371.02; and
  - (g) 'as-built' plans and information have been submitted to QLDC's Manager Resource Management Engineering:
    - (i) detailing all engineering works completed in relation to or in association with this development, including in relation to all roads (including rights of way and access lots), reticulation of water, wastewater and stormwater (including private laterals and toby positions) and hazard mitigation measures installed as part of this development (including rock anchors); and





- (ii) formatted in accordance with QLDC's 'as-built' standards.

49. The consent holder must, prior to the car park building being open for use by the public or staff of the consent holder, install and thereafter maintain, to the satisfaction of QLDC's Manager Resource Consents rock fall warning signage as well as signage that provides direction to the nearest evacuation and mustering points at the following locations:
- (a) the pedestrian exit from the car park building;
  - (b) the start of the internal access road on the western side of the lower terminal building; and
  - (c) along the footpath at the toe of the cut slope located between the lower terminal building and the car park building.
50. The consent holder must monitor the carpark building to ensure that all mountain bike and vehicle users are complying with the 10km/hr posted speed limit.

#### **Geotechnical Investigations and Hazard Mitigation Works**

51. In conditions 51 to 61:
- (a) 'Geotechnical Investigation Work' and 'Rockfall and Alluvial Fan Hazard Mitigation Works' have the definitions in the interpretation condition 1(e).
52. The consent holder may, for the purposes of informing the design and implementation of Rockfall and Alluvial Fan Hazard Mitigation Works, carry out geotechnical investigation work including beyond the Site of the development ('Geotechnical Investigation Work') provided that the consent holder:
- (a) has submitted to QLDC's Manager Resource Management Engineering a detailed methodology statement, prepared by a suitably qualified engineer ('Geotech Investigation Methodology Statement') and which specifies:
    - (i) the approximate locations of any access tracks and/or pilot cuts to be cut;
    - (ii) the approximate extent of any vegetation to be removed;
    - (iii) the erosion and sediment control measures to be undertaken;
    - (iv) stabilisation measures for excavations; and
    - (v) measures to ensure adequate protection of the surrounding land, structures, roads and underground services from any geotechnical investigation works.
  - (b) the QLDC Manager Resource Management Engineering has certified that the Geotech Investigation Methodology Statement submitted adequately covers the matters in paragraph (a); and
  - (c) the Geotechnical Investigation Work is undertaken in accordance with the certified Geotech Investigation Methodology Statement.
53. Geotechnical Investigation Work and the Rockfall and Alluvial Fan Hazard Mitigation Works must be carried out under the supervision of a suitably qualified engineer ('Supervising Engineer').
54. Not less than 2 working days prior to commencing the Rockfall and Alluvial Fan Hazard Mitigation Works, the consent holder must provide to:





- (a) the QLDC Manager Resource Management Engineering; and
- (b) all owners of property adjacent to the Site

the name and contact details of the Supervising Engineer.

55. No other work may commence until all Rockfall and Alluvial Hazard Alluvial Fan Hazard Mitigation Works are completed and a certificate by the Supervising Engineer (or if that person is for any reason unavailable from another Chartered Professional Engineer suitably qualified and experienced in the design and construction of rock fall and debris flow retention and defence structures) is submitted to the QLDC's Manager Resource Management Engineering that the Rockfall and Alluvial Fan Hazard Mitigation Works have been carried out and completed in proper accordance with the Hazard Mitigation Design plans and specifications.
56. No Rockfall and Alluvial Fan Hazard Mitigation Works may be commenced until the consent holder has obtained Engineering Review and Acceptance from the QLDC Manager Resource Management of the detailed design plans and specifications for those works.
57. Prior to any use of the carpark building by the public or staff of the consent holder, the consent holder must submit to the QLDC Manager Resource Management Engineering a certificate by the Supervising Engineer (or if that person is for any reason unavailable from another Chartered Professional Engineer suitably qualified and experienced in the design and construction of rockfall and debris flow retention and defence structures) to the QLDC manager Resource Management Engineering that the Rockfall and Alluvial Fan Hazard Mitigation Works have been carried out and completed in proper accordance with the Hazard Mitigation Design plans and specifications.
58. By the first anniversary of the opening of the carpark building for use by the public or staff of the consent holder, the consent holder must submit to the QLDC's Manager Resource Management Engineering for review and certification (as being in accordance with condition 59) a plan for the maintenance of the Rockfall and Alluvial Fan Hazard Mitigation Works ('Hazard Works Maintenance Plan').
59. The Hazard Works Maintenance Plan must provide for:
  - (a) annual inspections of the Rockfall and Alluvial Fan Hazard Mitigation Works by a suitably qualified and experienced engineer ('Qualified Engineer'); and
  - (b) provision of a report on the findings of each such inspection (and any maintenance recommendations) to the QLDC's Manager Resource Management Engineering, within 10 working days of each inspection; and
  - (c) additional inspections by a Qualified Engineer of the Rockfall and Alluvial Fan Hazard Mitigation Works and by a structural engineer of the carpark building within ten working days of each of the following triggering events:
    - (i) any event (including but not limited to fire, landslide or earthquake) that destroys vegetation cover on the slopes above the carpark building by >25% from the baseline vegetation cover as shown in the plan prepared by Patterson Pitts Group titled Estimate of Tree Coverage Above Proposed Carpark Building Scaled From Aerial Images, Sheet 115, Revision A, dated 27 June 2018 attached as Appendix 4 to this decision; or
    - (ii) an earthquake with an associated peak ground acceleration of equal to or greater than 0.2 g recorded at the nearest strong motion instrument site to the gondola and carpark building; or
    - (iii) a rainfall event where 20mm of rain (or greater) falls in a one hour period as measured at Queenstown Airport; or





- (iv) a rock fall or debris flow event that results in a volume of material equal to or > 0.5 cubic metres/m<sup>3</sup> (or single rock fall or cumulative volume) or 1 cubic metres/m<sup>3</sup> for debris flow entering the car park lease boundary and/or impacting the carpark building; and
  - (d) provision of a report on the findings of each such inspection (and any maintenance recommendations) to the QLDC's Manager Resource Management Engineering, within 10 working days of each inspection; and
  - (e) temporary closure of the car park building and associated access to the public if QLDC's Manager Resource Management Engineering reasonably directs for the purposes of implementation of any recommendation made in any engineer's report under paragraph (b) and/or (d); and
  - (f) such other measures as are appropriate to maintain the integrity of the Rockfall and Alluvial Fan Hazard Mitigation Works ('Works').
60. The consent holder must implement and comply with the Hazard Works Maintenance Plan.
61. The consent holder must implement and comply with any direction reasonably given by QLDC's Manager Resource Management Engineering for the purposes of enabling implementation of any maintenance or remediation of the Works to be undertaken on any recommendation included in any engineer's report under paragraph (b) and/or (d) of condition 59.

#### Landscaping

62. Prior to works commencing on site:

- (a) the consent holder must submit to QLDC's Manager Resource Consents a landscape plan that amends the Gondola Car Park Building, Landscape Concept Plan Sheets 1 to 4 dated 24 April 2018 meeting the following specifications ('Updated Landscape Concept Plan'):
  - (i) identifying the locations of no less than 12 individual specimen trees to be planted along the base of the rock batter slope between the northern boundary of the gondola cableway easement and the southwest corner of the car park building;
  - (ii) requiring planting of specimen trees of a grade no less than 2.5m in height, of an indigenous species (such as but not limited to red or silver beech) with a mature height of no less than 25m;
  - (iii) requiring planting of trees in free draining ground, within organic rich good quality topsoil to a depth of no less than 1.5m per tree to support long term tree growth.
  - (iv) detailing how the above planting is to be provided on site; and
  - (v) providing for a revised planting schedule that accords with those specifications.
- (b) the consent holder must submit to that QLDC Manager a separate detailed landscaping plan for all planting for the areas located adjacent to pedestrian routes surrounding the base building and the car park building to identify planting species, size at planting, number of plants or planting densities for shrubs or ground cover, surfacing pavements, barriers and street furniture ('Detailed Landscape Plan'); and

(c) the Updated Landscape Concept Plan must be certified by that QLDC Manager as being in accordance with paragraph (a) and the Detailed Landscape Plan must be certified by that Manager as being in accordance with paragraph (b) of this condition.





63. The consent holder must:

- (a) complete all planting to the densities specified in the certified Updated Landscape Concept Plan and Detailed Landscape Plan and other landscape work in accordance with staging specified in those Plans such that planting for each stage of works is completed within 8 months of the completion of that stage; and
- (b) maintain planting in accordance with those Plans (including by replacing within 12 months any dead tree or plant) and free of all exotic weeds (including wilding species) and grazing mammals.

64. Prior to any works commencing on Lot 4 DP345184 the consent holder must submit a landscape plan identifying suitable replacement tree planting to the Manager Parks and Reserves, QLDC for review and certification that the replacement planting is in accordance with QLDC's District Tree Policy dated December 2010.

#### Lighting

- 65. Prior to commencement of construction of the carpark building the consent holder must submit an external lighting plan including any external lighting required for the construction period to the Manager Resource Consents, QLDC for review and certification and must demonstrate that external lighting is in accordance with the QLDC, Southern Light, Parts One – A Lighting Strategy March 2017 and Part Two – Technical Standards July 2017.
- 66. All external lighting must be down lighting only and not be used to up-light or highlight buildings or structures, and must not direct light towards urban areas.
- 67. External lighting necessary for the health and safety of construction workers and to ensure adequate lighting of work sites for construction purposes is exempt from conditions 65 and 66. Such areas must be identified within the submitted lighting plan.
- 68. No external lighting must be located on the roof except for low level down lighting required for operational purposes.

#### Building Design

- 69. Prior to commencement of construction of the building the consent holder must submit for certification to the Manager Resource Consents, QLDC all external finishes for the car park building and structures which must be of a non-reflective matt finish. External colours and materials of the roof, walls and cladding must be dark grey and dark green colours with a light reflectivity value of between 6% and 19%.

#### Earthworks Design

- 70. Rock and earth batters must avoid smooth faces and must be puckered and varied in surface relief to provide footholds for vegetation to establish on batter slopes and rock faces and maintain a natural surface to all modified slopes.
- 71. All areas of earth (including areas of rock that are to be retained by structures or engineered earth) must incorporate the use of green engineering technology to enable naturalistic contouring of modified slopes and to support mitigation planting. Such areas must be shaped and designed to blend into the surrounding and broader natural landscape, enhance indigenous ecological and landscape values of the site and avoid the prominence of modifications to the natural landform. Detailed design of all battered slopes, cut rock faces, retaining structures and retained earth areas must be submitted to the Manager Resource Consents, QLDC for certification that the works are in accordance with conditions 70 and 73 prior to earthworks commencing on site.





72. All other areas of earthworks must be contoured to blend naturally into the surrounding natural contours and all areas of exposed earth must be vegetated within three months of excavation works being completed to control dust and integrate areas into the natural landscape.
73. Any slope stabilisation must avoid the use of spray concrete or similar that covers the surface. All areas of slope stabilisation must use methods that retain exposure of a natural surface such as wire netting or planting into geo-textiles that support plant growth.
74. All amendments to earthworks drawings required to achieve the above conditions must be submitted to the Manager Resource Consents, QLDC for certification that they achieve the outcomes sought in conditions 70 to 73 prior to construction commencing on site.
75. Final designs for all boundary fencing and structures must be submitted to the Manager Parks and Reserves, QLDC for certification for consistency with the relevant plans in Appendix 1 and this condition. All boundary walls and timber fencing must be painted or stained a dark recessive grey colour with a light reflective value of less than 20%. Any structures adjacent to the public walkway must not block, hinder or detract from the use of the pedestrian link between Brecon Street to Hamilton Road. Once certified the consent holder must submit a copy of the final designs to the Manager Resource Consents, QLDC.
76. All construction site hoardings located within Council reserve must be maintained in a tidy condition and free of posters or commercial signage. Any graffiti must be removed within 48 hours.

## Noise

### Operational Noise

77. The cumulative sound of activity authorised by this consent in conjunction with sound authorised by RM160647, measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 must comply with a noise limit of 50 dB  $L_{Aeq}(15 \text{ min})$  at any point within any site in a residential or town centre zone at all times except:
  - (a) at any point within the KBL, where noise associated from vehicles must comply with a noise limit of 55 dB  $L_{Aeq}(15 \text{ min})$ ; and
  - (b) at any point in Queenstown Cemetery where sound from all activity must comply with a noise limit of 60 dB  $L_{Aeq}(15 \text{ min})$ .
78. The car park and access roads must be designed, constructed and maintained with:
  - (a) solid balustrades at least 1 metre high on the east façade of each floor of the car park;
  - (b) car park ventilation fans not exceeding 60 dB  $L_{Aeq}(30 \text{ s})$  at a distance of 3 metres;
  - (c) a 10km/h vehicle speed limit;
  - (d) surfaces in vehicle wheel paths to minimise noise generated, as far as practicable, and no speed bumps/cushions, raised pedestrian crossings, drains or service covers in any vehicle wheel paths; and
  - (e) a surface finish in vehicle wheel paths with sufficient texture to minimise wheel squeal.

### Construction Noise & Vibration

79. All works must be carried out in accordance with a Construction Noise and Vibration Management Plan (CNVMP), prepared by the consent holder and submitted to the Manager Resource Consents, QLDC for certification that the CNVMP is in accordance with conditions 80 and 81 prior to commencing work on site.





- (a) the objective of the CNVMP is to provide a framework for the development and implementation of measures to avoid, remedy or mitigate adverse construction noise and vibration effects, and to minimise any exceedance of the criteria set out in Conditions 80 and 81. The CNVMP must be prepared in general accordance with the NZ Transport Agency State Highway Construction and Maintenance Noise and Vibration Guide (version 1.0, 2013).
- (b) as per the requirements of condition 86 and 87 the consent holder must notify the Manager of Queenstown Preschool and Nursery prior to any planned blasting and other noisy activities.
- (c) the CNVMP must be developed in consultation with the KBP and must be accompanied by written evidence of KBP's written approval. However this obligation ceases to apply if QLDC is satisfied that the consent holder has used reasonable endeavours to consult and reach agreement with KBP, but has not been able to secure their approval and the Manager Resource Consents, QLDC is satisfied that the CNVMP otherwise satisfies this condition.
80. Construction noise must be measured and assessed in accordance with NZS 6803:1999 *Acoustics - Construction Noise*. The consent holder must ensure that the construction noise criteria contained in Table CNV1 are complied with unless exceedance is certified in accordance with the requirements of condition 82.

Table CNV1 – Construction Noise Criteria

Receiving location	Time	LAeq(15 min)	LAFmax	Lzpeak	Lzpeak (blasting)
Any occupied residential or visitor accommodation building, campervan, caravan, or tent.	0730h to 2000h	70 dB	85 dB	120 dB	
	2000h to 0730h	45 dB	75 dB	n/a	
Queenstown Primary School buildings	0830h to 1530h Monday to Friday	70 dB	85 dB	120 dB	
	All other times		No limits		
45 Brecon Street nursery/preschool and kindergarten buildings	0800h to 1800h Monday to Friday	50 dB	75 dB	120 dB	
	All other times		No limits		
AJ Hackett and Ziptrek platforms, any commercial building	When occupied	70 dB	85 dB	120 dB	
	All other times		No limits		
Within 1 meter from any structure housing wildlife in the Kiwi and Birdlife Park.	All times	60 dB	60 dB	90 dB	

81. Construction vibration must be measured in accordance with ISO 4866:2010 Mechanical vibration and shock – Vibration of fixed structures – Guidelines for the measurement of vibrations and evaluation of their effects on structures. The consent holder must ensure that the Category A construction vibration criteria contained in Table CNV2 are complied with unless any exceedance is certified in accordance with the requirements of condition 82. If measured or predicted vibration from construction activities exceeds the Category A criteria, a suitably qualified person must assess and manage construction vibration during those activities. If





measured or predicted vibration from construction activities exceeds the Category B criteria those activities must only proceed if vibration effects on affected buildings are assessed, monitored and mitigated by a suitably qualified person.

Receiver	Details	Category A	Category B
Sensitive Occupied Buildings which includes any building used to house wildlife at the Kiwi Birdlife Park.	Night-time 2000h – 0630 h	0.3mm/s ppv	1mm/s ppv
	Daytime 0630h - 2000h	1mm/s ppv	5mm/s ppv
Other occupied buildings	Daytime 0630h - 2000h	2mm/s ppv	5mm/s ppv
All other buildings	Vibration - transient	5mm/s ppv	BS 5228-2* Table B2
	Vibration - continuous		BS 5228-2*
	B2 values		50% of table

Table CNV2 – Construction Vibration Criteria

82. If measured or predicted noise and vibration from a construction activity exceeds the criteria in conditions 80 and 81, a Schedule to the CNVMP for that activity must be prepared in general accordance with the NZ Transport Agency State Highway Construction and Maintenance Noise and Vibration Guide (version 1.0, 2013). The Schedule must be provided to the Manager Resource Consents QLDC for review and certification of the best practicable option at least five working days in advance of the activity proceeding. The Schedule must establish the best practicable option for noise and vibration mitigation to be established for the construction activity and once certified the consent holder must ensure that the Schedule is complied with.
83. The consent holder must ensure that when a ceremony is being held at Queenstown Cemetery all blasting, rock breaking and other noisy construction and earthworks activities must cease.
84. No earthworks and construction activity may commence on the proposed car park building site until the following actions have been completed on Pt Section 131 Blk XX Shotover SD and Section 1 SO 24407 (KBP Site):
- (a) the relocation of the outdoor kiwi breeding enclosure;
  - (b) the construction of a new indoor kiwi viewing enclosure; and
  - (c) relocation of the kiwi into the new enclosures.

*(Advice Note – These matters have been agreed to by KBP and must be completed in direct consultation with them. Any additional resource consents or approvals under the Reserves Act (if required) must first be obtained by the consent holder).*

85. At least one month prior to the commencement of works the consent holder will arrange and conduct a pre-commencement site meeting with (but not necessarily limited to) the lead contractor(s), consent holder management and all parties listed in Appendix 2 ('Key





Stakeholders). At a minimum, in addition to an inspection of the site, and proposed work area, the following must be covered at the pre-commencement site meeting:

- (a) scheduling and staging of the works, for at least the first 3 months of site operations;
  - (b) responsibilities of relevant parties;
  - (c) contact details for relevant parties;
  - (d) expectations regarding communication between all relevant parties;
  - (e) noise mitigation;
  - (f) proposals and frequency for additional site meetings with the above personnel; and
  - (g) any other relevant matters identified by either the consent holder, its contractors or the Key Stakeholders identified in Appendix 2.
86. Not less than 20 working days prior to the commencement of any works, the consent holder must provide to QLDC's Manager Resource Consents a written plan for how communications will be undertaken as between the consent holder (including its contractors) and local residents (including those persons listed in Appendix 2 ('Key Stakeholders')) during the construction of the development ('CCP'). The CCP must be in accordance with condition 87.
87. The CCP must specify (but is not limited to) processes for communications as between the consent holder and local residents (including Key Stakeholders) including:
- (a) communication by the consent holder about earthworks and construction activities, scheduling/timing of works and potential temporary nuisance effects (including changes in access);
  - (b) communication by local residents of any enquiries or complaints about construction activities;
  - (c) procedures for and timing of direct notifications to Key Stakeholders and public media releases to ensure Key Stakeholders and any other affected local residents are given at least 5 working days' advance notice of high impact events such as blasting and heavy vehicle movements;
  - (d) alternative (non-electronic) means of communicating key information to Key Stakeholders (including mail drops);
  - (e) the contact details for the lead contractor/project manager and a representative of the consent holder's management team;
  - (f) a regular (at least monthly) meeting of the Key Stakeholders including details of meeting location; and
  - (g) arrangements to establish an incident register for residents of Lomond Crescent to specifically deal with transportation issues on this road.
88. No works may be commenced until the CCP is certified by QLDC's Manager Resource Consents as being in accordance with condition 87. The consent holder must comply with the certified CCP.

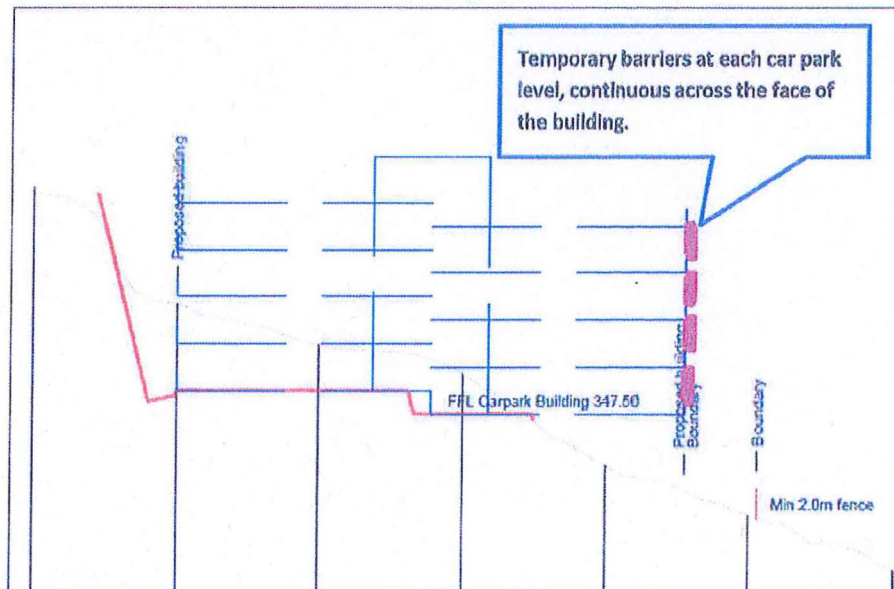
89.

Where any excavation occurs via a hydraulic rock breaker mounted to an excavator, the consent holder must ensure that the lowest noise producing model hydraulic breaker available is used. This condition applies in addition to condition 96.





90. Prior to the commencement of any earthworks and construction activity on the subject site the consent holder must erect a temporary site hoarding along or on the eastern boundary of Lot 2 DP 345184 and western boundary of Pt Section 131 Blk XX Shotover SD as illustrated in blue as "Temporary Construction Fence" on the Patterson Pitts Group plan titled CONCEPT FOR FENCE AND RETAINING WALL ON KIWI AND BIRDLIFE PARK BOUNDARY, Sheet 105, Rev E dated 15.11.2017. This site hoarding must:
- (a) be a minimum of 2m in height;
  - (b) have a surface mass of 8.0kg/m<sup>2</sup> (for example 25mm timber, 15mm plywood); and
  - (c) the site hoarding must be continuous and maintained with no gaps or cracks, including by timber palings being well overlapped (25mm minimum) or by use of a 'board and batten' system. A sleeper rail must connect the base of palings to the ground.
91. During the construction process the consent holder must install temporary noise barriers above the parapet level on the eastern elevation of each car park floor sequentially following the completion of each floor level in accordance with the illustration below:



92. In addition to the temporary site hoardings/barriers the consent holder must establish a permanent 2m high fence along the entire western boundary of the KBP site (Pt Section 131 Blk XX Shotover SD and Section 1 SO 24407) in accordance with the Patterson Pitts Group plan titled CONCEPT FOR FENCE AND RETAINING WALL ON KIWI AND BIRDLIFE PARK BOUNDARY, Sheet 105, Rev E dated 15.11.2017.
93. All blasting must be restricted to between the following hours:
- (a) 0730am and 0900am December to April; and
  - (b) 0730am and 0900am and 0530pm to 0630pm May to November.

94. All rock breaking must be restricted to between 0730 and 1800 hours subject to the requirements outlined in condition 96.

95. All rock blasting activity must be undertaken within the specified area illustrated on Figure 5.4 (page 22) of the Acoustic Engineering Services Limited report referenced AC17062-02-F2 and





dated 25th August 2017 unless otherwise agreed to in writing by KBP. Such written approval must be submitted to QLDC's Manager Resource Consents, a minimum of five working days prior to blasting occurring in any other location.

96. Unless otherwise agreed in writing by KBP in accordance with condition 95 above, any rock extraction undertaken on the subject site must comply with the following requirements:
- (a) hydraulic rock breaking must not exceed an aggregate total of more than 4 hours on any day during the period 9am to 5pm;
  - (b) hydraulic rock breaking must not be undertaken closer than 50m to any building or enclosure on the KBP site housing wildlife unless agreed to in writing by KBP. Such written approval must be submitted to QLDC's Manager Resource Consents, a minimum of five working days prior to any rock breaking commencing within this setback distance; and
  - (c) for the avoidance of doubt, removal of rock via a traditional excavator with a bucket or pick is exempt from the above requirements.

### Transport

97. In conditions 97-100, 'staff transportation management plan' ('STMP') means a plan prepared and regularly reviewed by the consent holder in consultation with its managers and staff to assist those who are in a position to do so to prefer commuting methods that lessen their dependence on single occupant private vehicle trips and their associated car parking demands.
98. The consent holder must prepare and submit a STMP to the QLDC Manager Resource Consents prior to the car park building being open for use by the public or staff of the consent holder.
99. The consent holder must monitor the effectiveness of its STMP and review and make any changes to it on an annual basis. For those purposes, prior to each anniversary of the opening of the car park building for use by the public or staff of the consent holder, the consent holder must:
- (a) prepare a report on its effectiveness or otherwise for the purpose specified in condition 97 ('Effectiveness Report');
  - (b) make that Effectiveness Report available to its managers and staff and consult with them about that Report and any related changes to improve the STMP's effectiveness; and
  - (c) submit the Effectiveness Report together with any changes to the STMP to that QLDC Manager.
100. In conditions 102 – 104, 'Transportation Monitoring and Car Parking Management Plan' (or 'TM&CPMP') means a plan prepared by a suitably qualified traffic engineer in consultation with QLDC's General Manager Infrastructure for the monitoring and management of the operation of the carpark building and kerbside parking on surrounding streets and that:
- (a) includes a strategy designed to be implemented, in conjunction with QLDC, to:
    - (i) minimise on-street parking in surrounding streets by Skyline Gondola patrons and visitors and other users of the Ben Lomond Reserve;
    - (ii) discourage from parking in the building those members of the general public who are not Skyline Gondola patrons and visitors and other users of the Ben Lomond Reserve;





- (iii) maintain, or preferably increase, the current proportions of Skyline Gondola patrons and visitors and other users of the Ben Lomond Reserve who prefer to walk or use public transport as their mode of travel to and from the Skyline Gondola;
    - (iv) encourage staff and visitors to not use their cars; and
    - (v) manage parking for campervans and other oversized vehicles.
  - (b) specifies relevant requirements for the consent holder to undertake the annual travel surveys specified in condition 102.
101. By the first anniversary of the date of commencement of this consent, the consent holder must submit a TM&CPMP to QLDC's Manager Resource Consents for certification that it complies with Condition 100.
102. The consent holder must undertake five consecutive annual travel surveys of Skyline Gondola patrons and visitors and other users of the Ben Lomond Reserve in accordance with the certified TM&CPMP and the following:
- (a) the first such survey must be undertaken before the first anniversary of the opening of the expanded and refurbished restaurant facilities;
  - (b) each survey must be of a minimum of 100 respondents / day) and be at the locations and for the durations specified in the TM&CPMP (being for a minimum seven-day week period between January and March);
  - (c) each survey must be a minimum seven-day period between January and March); and
  - (d) each survey is for the purposes of providing reliable information as to:
    - (i) travel mode adopted by each of the surveyed customers;
    - (ii) parking choices of Skyline Gondola patrons and visitors and other users of the Ben Lomond Reserve, including as between the car parking building, surrounding public streets and other off-street car parking areas (e.g. Brecon and Man street carparks);
    - (iii) whether customers incorporate their visit to the Gondola/reserve as part of a visit to the Queenstown Town Centre (or vice versa); and
    - (iv) durations of visits within the Ben Lomond Recreation Reserve.
103. The consent holder must comply with the certified TM&CPMP.
104. Except for those car parks that are provided for the exclusive use of the consent holder staff and visitors, use of car parks must be in accordance with the consent holder's lease under the Reserves Act 1977.
105. Prior to commencing any physical works associated with this consent, the consent holder must provide evidence to QLDC's Manager Resource Consents of a lease agreement confirming the provision of a minimum 50 staff car parking spaces for the duration of the car park construction period.
106. Except as is provided by condition 107, heavy vehicle movements must not occur:
- (a) at any time on Monday to Friday except between 0730 hours and 1800 hours; or
  - (b) at any time on Saturday except between 0730 hours to 1230 hours; or





- (c) at any time on any Sunday or public holiday.
107. Notwithstanding condition 106 above, 20 additional heavy vehicle movements for large concrete pours may occur on any day except between the hours of 1200 hours (midnight) and 0500 hours provided that, in respect of each such movement, not less than five working days' advance notice is given in accordance with the certified CCP to each of the persons listed in Appendix 2.

#### Accidental Discovery Protocol

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

#### Surveyor's Certificate

109. In order to ensure that the proposed buildings are located exactly as proposed in the application and comply with the degree of infringement applied for, the consent holder must employ an appropriately qualified surveyor at their expense who must:
- (a) certify to the Manager Resource Consents, QLDC in writing that the foundations have been set out in accordance with the approved consent in terms of levels and position; and
  - (b) confirm to the Manager Resource Consents, QLDC in writing upon completion of the building that it has been built in accordance with the approved plans and complies with degree of infringement applied for.





*Note: The consent holder is advised that they will require a suitably qualified surveyor to carry out a survey of the land, recording the ground levels, prior to any earth works being carried out on the site.*

#### **Carpark Use**

110. The consent holder must ensure that for the duration of the construction period no private vehicles belonging to construction staff or commercial vehicles associated with the construction activity are allowed to park on Brecon Street or other nearby streets.
111. The consent holder must ensure that embarking and dis-embarking of passengers from coaches/buses must only occur from the two short term coach parks on the western side of the site access road and the coach/bus parks implemented within the eastern side of the Brecon Street cul-de-sac. No loading/un-loading of passengers can occur from coach parks 1 to 7.
112. The consent holder must ensure that coach/bus passengers embarking and disembarking from the two short term coach parks on the western side of the site access road are ushered directly to and from the lower terminal building to avoid any congregation of passengers at the toe of the slope.
113. The consent holder must ensure that coach drivers do not remain within their coaches or within the area occupied by the coach parks/vehicle circulation and footpath areas located to the west and north of the lower terminal building once the coaches have been parked within coach parks 1 to 7.

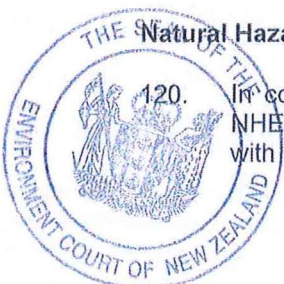
#### **Fire Mitigation and Evacuation Plan**

114. In Conditions 114 - 119, 'Ben Lomond Reserve Fire Risk and Evacuation Management Plan' ('Reserve FREMP') means a plan prepared by the consent holder, where practicable in collaboration with other commercial operators within the Reserve, to assist the control and management of fire risk and evacuation and that is in accordance with condition 115.
115. A Reserve FREMP must:
  - (a) include a detailed management strategy for the control of fire risk over the reserve;
  - (b) include an action plan consistent with achieving the strategy that the Otago Rural Fire Authority governed by QLDC has approved;
  - (c) be prepared by the consent holder in consultation with QLDC's Manager Parks and Reserves and, as far as practicable, other licensed commercial operators of Ben Lomond Reserve in accordance with Condition 116;
  - (d) be approved by QLDC's Manager Parks and Reserves and, if a joint plan, be signed by all parties who have agreed to enter it; and
  - (e) to the reasonable satisfaction of QLDC's Manager Resource Consents, be properly consistent with any fire risk management and evacuation plans or strategies of other licensed commercial operators within the reserve.
116. The consent holder must consult in the preparation of a Reserve FREMP as follows:
  - (a) The consent holder must:
    - (i) invite all licensed commercial operators utilising the Ben Lomond Recreation Reserve to meet with the consent holder and QLDC's Manager Parks and Reserves for the purposes of discussing, and endeavouring to achieve, a joint Reserve FREMP; and





- (ii) use reasonable endeavours to ensure their attendance at the relevant meeting(s).
  - (b) The meeting(s) must:
    - (i) take place within three months of the date of commencement of this consent and prior to the commencement of any works on site;
    - (ii) be attended by the consent holder (and its relevant advisers on the preparation of the Reserve FREMP), QLDC's Manager Parks and Reserves (or that Manager's nominee) and those licensed commercial operators who accept the invitation to attend; and
    - (iii) be minuted by the consent holder.
117. Within six months of the date of commencement of this consent and prior to the commencement of any works on site, the consent holder must submit to QLDC's Manager Resource Consents:
- (a) A Reserve FREMP developed in accordance with condition 116;
  - (b) A copy of all minutes of the meeting(s) specified in condition 116; and
  - (c) A report detailing:
    - (i) The steps taken to endeavour to secure unanimous agreement of all other licensed commercial operators to adopt the Reserve FREMP as a joint plan of those operators and the consent holder;
    - (ii) The names of any licensed commercial operators within the reserve who has agreed to adopt the Reserve FREMP as a joint plan; and
    - (iii) The reasons given, if any, by those licensed commercial operators within the reserve for not agreeing to adopt the Reserve FREMP as a joint plan.
118. No works may commence on site until QLDC's Manager Resource Consents has certified that the Reserve FREMP properly accords with conditions 115 and 116. If that Manager is not satisfied that the consent holder has used reasonable endeavours to secure the agreement of other licensed commercial operators to adopting the Reserve FREMP as a joint plan, the Manager may direct the consent holder to undertake further consultation for those purposes before certification. Once the QLDC Manager Resource Consents has certified the Reserve FREMP, the consent holder must comply with the requirements of this plan.
119. The consent holder must review the certified Reserve FREMP on an annual basis by each anniversary of this consent to incorporate any updates and revisions and add any operators who agree to adopt the Reserve FREMP as a joint plan. Using the processes in conditions 115 and 116 the consent holder must consult with all other licensed commercial operators in the Ben Lomond Recreation Reserve as part of each such review. Each review must be completed within two months. On completion of each review, the consent holder must submit a copy of the updated Reserve FREMP to QLDC's Manager Resource Consents for certification that the updated Reserve FREMP continues to be in accordance with conditions 115 and 116. Pending such certification, the consent holder must continue to comply with the pre-existing certified Reserve FREMP. Once certified, the updated Reserve FREMP supersedes the pre-existing one. The consent holder must comply with the updated FREMP accordingly.



#### Natural Hazard Mitigation

120. In conditions 120 to 126, 'Natural Hazards Event Response Management Plan' ('Reserve NHERMP') means a plan prepared by the consent holder, where practicable in collaboration with other commercial operators within the Reserve, to assist the control and management of



natural hazard risk and evacuation with respect to rock fall and debris flow in the Reserve in accordance with condition 121.

121. A Reserve NHERMP must:

- (a) Include a detailed management strategy for the management of natural hazard risk (including any residual risk) and evacuation with respect to rock fall and debris flow in the Reserve;
- (b) Include an action plan for evacuating people from the Reserve including the car park and lower terminal buildings if a rock fall or debris flow hazard event occurs or is expected to occur;
- (c) Identifies:
  - (i) Safe evacuation and mustering points with associated signage;
  - (ii) A designated health and safety officer and emergency contact details from each of the licensed commercial operators utilising the Reserve and the QLDC.
- (d) Be prepared by the consent holder in consultation with QLDC's Manager Parks and Reserves and, as far as practicable, other licensed commercial operators of the Reserve in accordance with condition 122;
- (e) Be approved by QLDC's Manager Parks and Reserves and, if a joint plan, be signed by all parties who have agreed to enter it; and
- (f) To the reasonable satisfaction of QLDC's Manager Parks and Reserves, be properly consistent with any natural hazard risk and evacuation plans or strategies of other licensed commercial operators within the reserve.

122. The consent holder must consult in the preparation of a Reserve NHERMP as follows:

- (a) The consent holder must:
  - (i) Invite all licensed commercial operators utilising the Ben Lomond Recreation Reserve to meet with the consent holder and QLDC's Manager Parks and Reserves for the purposes of discussing, and endeavouring to achieve, a joint Reserve NHERMP; and
  - (ii) Use reasonable endeavours to ensure their attendance at the relevant meeting(s).
- (b) The meeting(s) must:
  - (i) Take place within three months of the date of commencement of this consent and prior to the commencement of any works on site;
  - (ii) Be attended by the consent holder (and its relevant advisers on the preparation of the Reserve NHERMP), QLDC's Manager Parks and Reserves (or that Manager's nominee) and those licensed commercial operators who accept the invitation to attend; and
  - (iii) Be minuted by the consent holder.

123. Within six months of the date of commencement of this consent and prior to the commencement of any works on site, the consent holder must submit to QLDC's Manager Resource Consents:

- (a) A Reserve NHERMP developed in accordance with condition 122;





- (b) A copy of all minutes of the meeting(s) specified in condition 122; and
  - (c) A report detailing:
    - (i) The steps taken to endeavour to secure unanimous agreement of all other licensed commercial operators to adopt the Reserve NHERMP as a joint plan of those operators and the consent holder;
    - (ii) The names of any licensed commercial operators within the reserve who has agreed to adopt the Reserve NHERMP as a joint plan; and
    - (iii) The reasons given, if any, by those licensed commercial operators within the reserve for not agreeing to adopt the Reserve NHERMP as a joint plan.
124. No works may commence on site until QLDC's Manager Resource Consents has certified that the Reserve NHERMP properly accords with condition 121 and 122. If that Manager is not satisfied that the consent holder has used reasonable endeavours to secure the agreement of other licensed commercial operators to adopting the Reserve NHERMP as a joint plan, the Manager may direct the consent holder to undertake further consultation for those purposes before certification. Once the QLDC Manager Resource Consents has certified the Reserve NHERMP, the consent holder must comply with the requirements of this plan.
125. The consent holder must submit the certified Reserve NHERMP to the Civil Defence Emergency Management Otago Group Controller.
126. The consent holder must review the certified Reserve NHERMP on an annual basis by each anniversary of this consent to incorporate any updates and revisions and add any operators who agree to adopt the Reserve NHERMP as a joint plan. Using the processes in condition 122 the consent holder must consult with all other licensed commercial operators in the Reserve as part of each such review. Each review must be completed within two months. On completion of each review, the consent holder must submit a copy of the updated Reserve NHERMP to QLDC's Manager Resource Consents for certification that the updated Reserve NHERMP continues to be in accordance with conditions 121 and 122. Pending such certification, the consent holder must continue to comply with the pre-existing certified Reserve NHERMP. Once certified, the updated Reserve NHERMP supersedes the pre-existing one. The consent holder must comply with the updated NHERMP accordingly.

#### Review Conditions

127. Within ten working days of each anniversary of the date of this decision QLDC may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this resource consent for any of the following purposes:
- (a) to deal with any adverse effects on the environment that may arise from the exercise of the consent which were not foreseen at the time the application was considered and which it is appropriate to deal with at a later stage;
  - (b) to deal with any adverse effects on the environment which may arise from the exercise of the consent and which could not be properly assessed at the time the application was considered; and
  - (c) to avoid, remedy and mitigate any adverse effects on the environment which may arise from the exercise of the consent and which have been caused by a change in circumstances or which may be more appropriately addressed as a result of a change in circumstances, such that the conditions of this resource consent are no longer appropriate in terms of the purpose of the Resource Management Act 1991.



128. Within three months of receiving a travel survey prepared in accordance with condition 102, the QLDC may review the conditions of consent in order to address adverse transportation effects



from the grant of this consent, by encouraging access to the Skyline Gondola by travel modes such as walking and cycling and public transport (buses/coaches). Such methods for achieving alternative travel modes may include but not necessarily be limited to the following measures:

- (a) changes to the TM and CPMP in terms of pricing levels of off-street parking, changes to time restrictions for kerbside parking in Brecon Street and surrounding streets and/or encouragement of car-pooling and alternative travel modes;
  - (b) improvements to pedestrian and cyclist infrastructure at the consent holder cost and commensurate to the percentage of demand generated cumulatively amongst all commercial operators located between Brecon Street and Isle Street. (This needs to take into account that Skyline is already committed to providing better cycle parking facilities for staff and visitors than are currently provided and are working with Council on making improvements to the layout of Brecon Street for all transport modes);
  - (c) the provision of a courtesy shuttle service;
  - (d) methods of payment in the carpark; and
  - (e) signage.
129. Within 10 working days of receiving a rock fall mitigation inspection report from the consent holder following an event specified in condition 59(c) or if no report is provided within 20 working days of any of the events specified in condition 59(c) occurring, the Council may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this resource consent to avoid, remedy or mitigate the exacerbated risk and potential adverse effects of rock fall and debris flow. Any review initiated under this condition must require the consent holder to submit the natural hazard report prepared by an engineer suitably qualified and experienced in the design and construction of rockfall and debris flow retention and defence structures to the Manager of Resource Management Engineering at QLDC as specified in condition 59(d) within 20 working days of the notice being served. A peer review of the natural hazard report may be commissioned by Council at the consent holder's cost to establish the appropriateness of the findings and mitigation proposed and any section 128 review required.
130. In the event that either the Otago Regional Council or QLDC identify a risk tolerability threshold for the Ben Lomond Recreation Reserve within the Otago Regional Policy Statement, Regional Plan or District Plan, the Council may in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this resource consent to ensure that the community derived risk tolerability threshold is achieved at the car park.

#### Recommended Advice Notes

1. Prior approval via a Connection to Council Services for a Temporary Water Take is required if Council's water supply is to be utilised for dust suppression during earthworks. This must include the use of a backflow prevention device to prevent contamination of Council's potable water supply.
2. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at QLDC.

The consent holder is advised to obtain any necessary resource consents from the Otago Regional Council, including any consents required in relation to the disposal of storm water and natural hazards.





4. The consent holder is advised to obtain any necessary approvals from the Council as administrator of the Ben Lomond Recreation Reserve.
5. The consent holder is advised that an archaeological assessment should be undertaken prior to the commencement of works. It is possible that archaeological sites may be affected by the proposed work. Evidence of archaeological sites may include burnt and fire cracked stones, charcoal, rubbish heaps, including shell, bone and or glass and crockery, ditches, banks, pits, old building foundations, artefacts of Maori and European origin or human burial. Work affecting archaeological sites is subject to a consent process under the Heritage New Zealand Pouhere Taonga Act 201. If any activity associated with this proposal, such as earthworks or landscaping, may modify, damage or destroy any archaeological site(s), an authority (consent) from Heritage New Zealand must be obtained for the work to proceed lawfully. The Heritage New Zealand Pouhere Taonga Act 2014 contains penalties for unauthorised site damage.

#### For Your Information

If your decision requires monitoring, we will be sending an invoice in due course for the deposit referred to in your consent condition. To assist with compliance of your resource consent and to avoid your monitoring deposit being used before your development starts, please complete the "[Notice of Works Starting Form](#)" and email to the Monitoring Planner at [RCMonitoring@qldc.govt.nz](mailto:RCMonitoring@qldc.govt.nz) prior to works commencing.

You may also have conditions that require you to apply for Engineering Acceptance. To apply for Engineering Acceptance, please complete the [Engineering Approval Application form](#) and submit this completed form and an electronic set of documents to [engineeringapprovals@qldc.govt.nz](mailto:engineeringapprovals@qldc.govt.nz) with our monitoring planner added to the email at [RCMonitoring@qldc.govt.nz](mailto:RCMonitoring@qldc.govt.nz).

If your decision requires a development contribution (DC) charge, we will be sending a notice in due course. To answer questions such as what is a DC charge, when a DC charge is triggered and timing of payments, please refer to this link: <http://www.qldc.govt.nz/planning/development-contributions/> If you wish to make a DC estimate calculation yourself, please use this link: <http://www.qldc.govt.nz/planning/development-contributions/development-contributions-estimate-calculator/> And for full details on current and past policies, please use this link: <http://www.qldc.govt.nz/council-online/council-documents/policies/policy-on-development-contributions-and-financial-contributions/>





## Appendix 1 – Relevant Plans

### *Wyatt + Gray Architects*

1. New Gondola Car Park Building for Skyline Enterprises, Queenstown, Site Plan As-Proposed, Drawing Number A100, Resource Consent Issue D, dated 28.11.17;
2. New Gondola Car Park Building for Skyline Enterprises, Queenstown, Level 1 / 1A As Proposed, Drawing Number A101, Resource Consent Issue C, dated 28.11.17;
3. New Gondola Car Park Building for Skyline Enterprises, Queenstown, Level 2 / 2A\* As Proposed, Drawing Number A102, Resource Consent Issue C, dated 28.11.17;
4. New Gondola Car Park Building for Skyline Enterprises, Queenstown, Level 5 / 5A As Proposed, Drawing Number A103, Resource Consent Issue C, dated 28.11.17;
5. New Gondola Car Park Building for Skyline Enterprises, Queenstown, East Elevation As Proposed, Drawing Number A200, Resource Consent Issue D, dated 08.12.17;
6. New Gondola Car Park Building for Skyline Enterprises, Queenstown, South Elev'n As Proposed, Drawing Number A201, Resource Consent Issue D, dated 08.12.17;
7. New Gondola Car Park Building for Skyline Enterprises, Queenstown, West Elev'n As Proposed, Drawing Number A202, Resource Consent Issue D, dated 08.12.17;
8. New Gondola Car Park Building for Skyline Enterprises, Queenstown, North Elev'n As Proposed, Drawing Number A203, Resource Consent Issue D, dated 08.12.17;
9. New Gondola Car Park Building for Skyline Enterprises, Queenstown, Site Section As Proposed, Drawing Number A301, Resource Consent Issue A, dated 08.12.17;

### *Michelle Snodgrass Landscape Architecture*

10. Skyline Enterprises Car Park Landscape Concept Plan dated 24th April 2018, Masterplan, Sheet 1 of 4;
11. Skyline Enterprises Car Park Landscape Concept Plan dated 24th April 2018, Detail Plan, Sheet 2 of 4;
12. Skyline Enterprises Car Park Landscape Concept Plan dated 24th April 2018, Lighting Plan, Sheet 3 of 4;
13. Skyline Enterprises Car Park Landscape Concept Plan dated 24th April 2018, Planting Concept, Sheet 4 of 4;
14. Skyline Enterprises Car Park Landscape Assessment, Response to QLDC RFI, Dated 14th November 2017, Trees Proposed to be Removed from Queenstown Cemetery, Sheet 1 of 2;
15. Skyline Enterprises Car Park Landscape Assessment, Response to QLDC RFI, Dated 14th November 2017, Trees Proposed to be Removed from Queenstown Cemetery, Sheet 2 of 2 (note that Sheet 2 is untitled).

### *Patterson Pitts Group – Site Plan*

16. Proposed Car Park Lease Area Extension, Job Ref: Q4115K – 64, Sheet No: 69, Revision No: E, dated 18/09/17;

### *Patterson Pitts Group – Fencing Plans*

17. Concept For Fence And Retaining Wall On Kiwi And Birdlife Park Boundary, Job Ref: Q4115 – 64, Sheet No: 105, Revision No: E dated 15/11/2017;
18. Concept For Fence And Retaining Wall On Kiwi And Birdlife Park Boundary, Job Ref: Q4115 – 64, Sheet No: 106, Revision No: E dated 15/11/2017;

### *Patterson Pitts Group – Hamilton Road Trail Link*

19. Proposed Cycleway Overview Layout – Issued For Discussion – Job Ref: Q4115 – 64, Sheet No: 120, Revision No: A, dated 28/03/2018;
20. Proposed Cycleway Detail Layout Sheet 1 of 3 – Issued For Discussion – Job Ref: Q4115 – 64, Sheet No: 121, Revision No: A, dated 28/03/2018;
21. Proposed Cycleway Detail Layout Sheet 2 of 3 – Issued For Discussion – Job Ref: Q4115 – 64, Sheet No: 122, Revision No: A, dated 28/03/2018;





22. Proposed Cycleway Detail Layout Sheet 3 of 3 – Issued For Discussion – Job Ref: Q4115 – 64, Sheet No: 123, Revision No: A, dated 28/03/2018;
23. Proposed Cycleway Long Section Sheet 1 of 2 – Issued For Discussion – Job Ref: Q4115 – 64, Sheet No: 124, Revision No: A, dated 28/03/2018;
24. Proposed Cycleway Long Section Sheet 2 of 2 – Issued For Discussion – Job Ref: Q4115 – 64, Sheet No: 125, Revision No: A, dated 28/03/2018;
25. Proposed Cycleway Typical Sections – Issued For Discussion – Job Ref: Q4115 – 64, Sheet No: 126, Revision No: A, dated 28/03/2018;
26. Proposed Cycleway Cross Sections Sheet 1 of 3 – Issued For Discussion – Job Ref: Q4115 – 64, Sheet No: 127, Revision No: A, dated 28/03/2018;
27. Proposed Cycleway Cross Sections Sheet 2 of 3 – Issued For Discussion – Job Ref: Q4115 – 64, Sheet No: 128, Revision No: A, dated 28/03/2018;
28. Proposed Cycleway Cross Sections Sheet 3 of 3 – Issued For Discussion – Job Ref: Q4115 – 64, Sheet No: 129, Revision No: A, dated 28/03/2018;

***Patterson Pitts Group – Earthworks Plans***

29. Layout Plan For Car Park Building Excavation And Access – Issued For Approval – Job Ref: Q4115i – 64, Sheet No: 80, Revision No: D, dated 06/09/2017;
30. Earthworks Plan For Car Park Building Excavation And Access – Issued For Approval – Job Ref: Q4115i – 64, Sheet No: 81, Revision No: D, dated 06/09/2017;
31. Long Section Of Car Park Entry – Issued For Approval – Job Ref: Q4115K - 64, Sheet No: 82, Revision No: B, dated 06/09/2017;
32. Cross Sections Of Car Park Entry Sheet 1 of 10 – Issued For Approval – Job Ref: Q4115K - 64, Sheet No: 83, Revision No: B, dated 06/09/2017;
33. Cross Sections Of Car Park Entry Sheet 2 of 10 – Issued For Approval – Job Ref: Q4115K - 64, Sheet No: 84, Revision No: B, dated 06/09/2017;
34. Cross Sections Of Car Park Entry Sheet 3 of 10 – Issued For Approval – Job Ref: Q4115K - 64, Sheet No: 85, Revision No: B, dated 06/09/2017;
35. Cross Sections Of Car Park Entry Sheet 4 of 10 – Issued For Approval – Job Ref: Q4115K - 64, Sheet No: 86, Revision No: B, dated 06/09/2017;
36. Cross Sections Of Car Park Entry Sheet 5 of 10 – Issued For Approval – Job Ref: Q4115K - 64, Sheet No: 87, Revision No: B, dated 06/09/2017;
37. Cross Sections Of Car Park Entry Sheet 6 of 10 – Issued For Approval – Job Ref: Q4115K - 64, Sheet No: 88, Revision No: B, dated 06/09/2017;
38. Cross Sections Of Car Park Entry Sheet 7 of 10 – Issued For Approval – Job Ref: Q4115K - 64, Sheet No: 89, Revision No: B, dated 06/09/2017;
39. Cross Sections Of Car Park Entry Sheet 8 of 10 – Issued For Approval – Job Ref: Q4115K - 64, Sheet No: 90, Revision No: B, dated 06/09/2017;
40. Cross Sections Of Car Park Entry Sheet 9 of 10 – Issued For Approval – Job Ref: Q4115K - 64, Sheet No: 91, Revision No: B, dated 06/09/2017;
41. Cross Sections Of Car Park Entry Sheet 10 of 10 – Issued For Approval – Job Ref: Q4115K - 64, Sheet No: 92, Revision No: B, dated 06/09/2017;
42. Typical Section Of Car Park Entry – Issued For Approval – Job Ref: Q4115K - 64, Sheet No: 93, Revision No: B, dated 06/09/2017;
43. Long Section Of Car Park Batter – Issued For Approval – Job Ref: Q4115K - 64, Sheet No: 94, Revision No: B, dated 06/09/2017;
44. Cross Sections Of Car Park Batter Sheet 1 of 3 – Issued For Approval – Job Ref: Q4115K - 64, Sheet No: 95, Revision No: B, dated 06/09/2017;
45. Cross Sections Of Car Park Batter Sheet 2 of 3 – Issued For Approval – Job Ref: Q4115K - 64, Sheet No: 96, Revision No: B, dated 06/09/2017;
46. Cross Sections Of Car Park Batter Sheet 3 of 3 – Issued For Approval – Job Ref: Q4115K - 64, Sheet No: 97, Revision No: B, dated 06/09/2017;
47. Long Section Of Car Park Exit – Issued For Approval – Job Ref: Q4115K - 64, Sheet No: 98, Revision No: A, dated 17/07/2017;
48. Cross Sections Of Car Park Exit Sheet 1 of 3 – Issued For Approval – Job Ref: Q4115K - 64, Sheet No: 99, Revision No: A, dated 17/07/2017;
49. Cross Sections Of Car Park Exit Sheet 2 of 3 – Issued For Approval – Job Ref: Q4115K - 64, Sheet No: 100, Revision No: A, dated 17/07/2017;





50. Cross Sections Of Car Park Exit Sheet 3 of 3 – Issued For Approval – Job Ref: Q4115K - 64, Sheet No: 101, Revision No: A, dated 17/07/2017;
51. Car Park Exit Typical Sections – Issued For Approval – Job Ref: Q4115K - 64, Sheet No: 102, Revision No: A, dated 17/07/2017;
52. Long Sections Of Storm Water Lines From Car Park Building And Access – Job Ref: Q4515K-64, Sheet No: 104, Revision No: Draft, dated 24/07/2017;

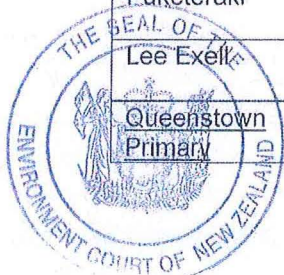
***Plans attached to Joint Witness Statement dated 18 July 2018***

53. GeoSolve plan titled Skyline Enterprises Ltd, Carpark Building, Skyline, Queenstown, Rockfall and Alluvial Fan Assessment, Site Plan, Figure I, Revision O, dated May 2018, attached as to this resource consent at Appendix 3;
54. Patterson Pitts Group plan titled Estimate of Tree Coverage Above Proposed Carpark Building Scaled From Aerial Images, Sheet 115, Revision A, dated 27 June 2018



## Appendix 2 – Key Stakeholder Communication List

Name	Location	E-mail Address
Ally Mondillo / Lomond Crescent Residents	Lomond Crescent Residential Area	<a href="mailto:ally@mondillo.com">ally@mondillo.com</a> <a href="mailto:Ken.Allott@outlook.com">Ken.Allott@outlook.com</a> <a href="mailto:zizity@me.com">zizity@me.com</a>
Brecon St Partnership Limited	34 Brecon Street	<a href="mailto:grahamw@generus.co.nz">grahamw@generus.co.nz</a>
Mark Rose	The Rees, Queenstown	<a href="mailto:mark@therees.co.nz">mark@therees.co.nz</a>
Kiwi and Birdlife Park	51 Brecon Street	<a href="mailto:wildlife@kiwibird.co.nz">wildlife@kiwibird.co.nz</a>
CCR Limited	Lake View Holiday Park	<a href="mailto:erna@camp.co.nz">erna@camp.co.nz</a>
Basil Walker	39 Man Street	<a href="mailto:notes4basil@yahoo.co.nz">notes4basil@yahoo.co.nz</a>
Queenstown Pre-School and Nursery	Brecon Street	<a href="mailto:queenstownchildcare@xtra.co.nz">queenstownchildcare@xtra.co.nz</a>
Queenstown Holiday Park and Motels	Robins Road	<a href="mailto:gm@camp.co.nz">gm@camp.co.nz</a>
Otago Regional Council	Dunedin	<a href="mailto:warren.hanley@orc.govt.nz">warren.hanley@orc.govt.nz</a>
S Kolff	Lives in QT Motor Park	<a href="mailto:kolfff@hotmail.com">kolfff@hotmail.com</a>
Louise Evans	17 Man Street	<a href="mailto:louise_evans_1234@hotmail.com">louise_evans_1234@hotmail.com</a>
Ministry of Education	Queenstown Primary School	<a href="mailto:martin.swaffield@beca.com">martin.swaffield@beca.com</a>
Queenstown Primary Board of Trustees (Noel Saxon)	Queenstown Primary School	<a href="mailto:noel.miff@xtra.co.nz">noel.miff@xtra.co.nz</a>
Georgie Evans	17 Man Street	<a href="mailto:georgieevans@gmail.com">georgieevans@gmail.com</a>
Kelvin Peninsula Community Association	Kelvin Peninsula	<a href="mailto:talk2kpca@gmail.com">talk2kpca@gmail.com</a>
ZJV (NZ) Limited	Ben Lomond Reserve	<a href="mailto:tyeo@ziptrek.com">tyeo@ziptrek.com</a> <a href="mailto:scordelle@ziptrek.com">scordelle@ziptrek.com</a>
Frost Foundation Limited	Isle Street Medical Centre	<a href="mailto:mwfrost@xtra.co.nz">mwfrost@xtra.co.nz</a>
Robins Road Limited	Hadley Consultants Robins Road	<a href="mailto:james@hadleys.co.nz">james@hadleys.co.nz</a>
Te Runanga o Otakou and Kati Huirapa Runaka Ki Puketeraki	KTKO	<a href="mailto:Tania@ktkold.co.nz">Tania@ktkold.co.nz</a>
Lee Exelle	Lomond Lodge – Man Street	<a href="mailto:lee@queenstown.com">lee@queenstown.com</a>
Queenstown Primary	Queenstown Primary School	<a href="mailto:Fionac@queenstown.school.nz">Fionac@queenstown.school.nz</a>



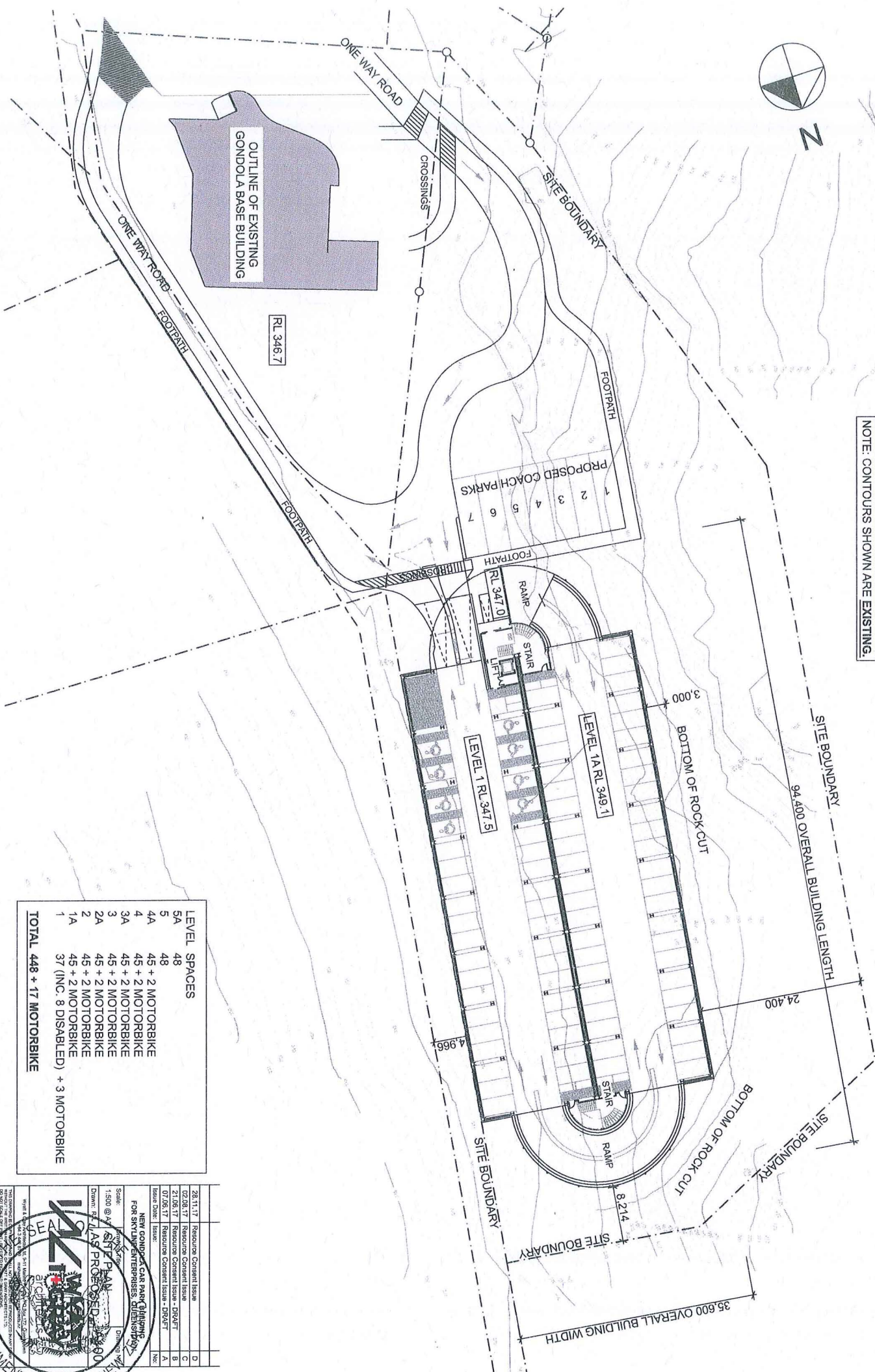


School Principal (Fiona Cavanagh)		
Queenstown Lakes District Council	General Manager, Infrastructure	Peter.Hansby@qldc.govt.nz
G-Force	Ben Lomond Reserve	<a href="mailto:gavin@nzqforce.com">gavin@nzqforce.com</a>
Wakatipu Trails Trust	Ben Lomond Reserve	<a href="mailto:mark.williams@queenstowntrail.org.nz">mark.williams@queenstowntrail.org.nz</a>
Department of Conservation	Ben Lomond Scenic Reserve	<a href="mailto:sgeh@doc.govt.nz">sgeh@doc.govt.nz</a>
A J Hackett Bungy	Ben Lomond Reserve	<a href="mailto:David@bungy.co.nz">David@bungy.co.nz</a>
Vertigo Bikes	Ben Lomond Reserve	<a href="mailto:@vertigobikes.co.nz">@vertigobikes.co.nz</a>
QTMBC	Ben Lomond Reserve	<a href="mailto:secretary@queenstownmtb.co.nz">secretary@queenstownmtb.co.nz</a> <a href="mailto:president@queenstownmtb.co.nz">president@queenstownmtb.co.nz</a>





NOTE: CONTOURS SHOWN ARE EXISTING.



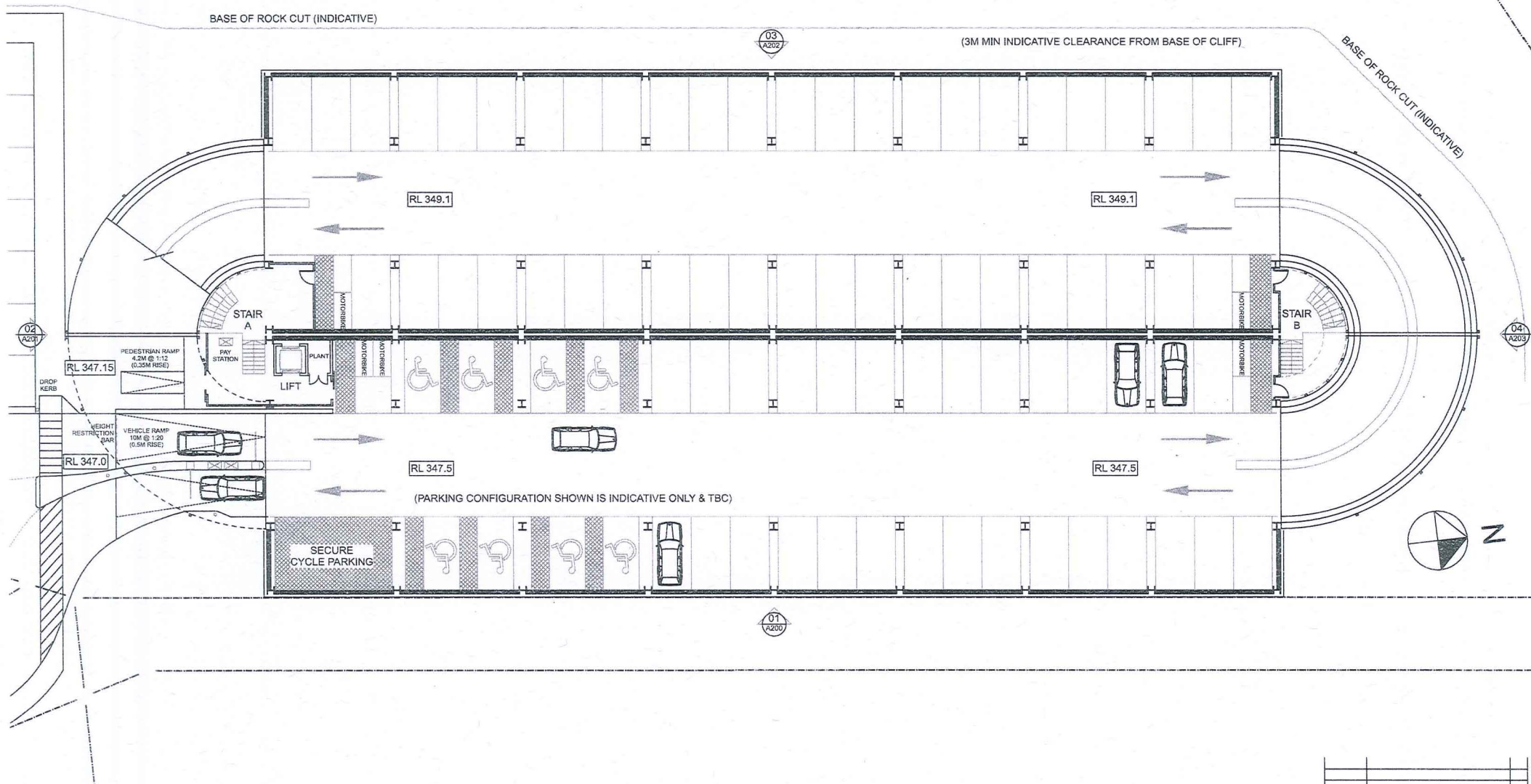
LEVEL	SPACES
5A	48
5	48
4A	45 + 2 MOTORBIKE
4	45 + 2 MOTORBIKE
3A	45 + 2 MOTORBIKE
3	45 + 2 MOTORBIKE
2A	45 + 2 MOTORBIKE
2	45 + 2 MOTORBIKE
1A	45 + 2 MOTORBIKE
1	37 (INC. 8 DISABLED) + 3 MOTORBIKE
<b>TOTAL 448 + 17 MOTORBIKE</b>	

28.11.17	Resource Consent Issue	D
02.08.17	Resource Consent Issue - DRAFT	C
01.06.17	Resource Consent Issue - DRAFT	B
01.06.17	Resource Consent Issue - DRAFT	A
01.06.17	Resource Consent Issue - DRAFT	Rev

NEW GONDOLA CAR PARK BUILDING  
FOR SKI LIFT ENTERPRISES, GREENSBORO  
1:500 @ 1/4" = 1' SCALE  
DRAWN BY: J. L. AS PROPOSED 2017-06-01  
DATE: 2017-06-01

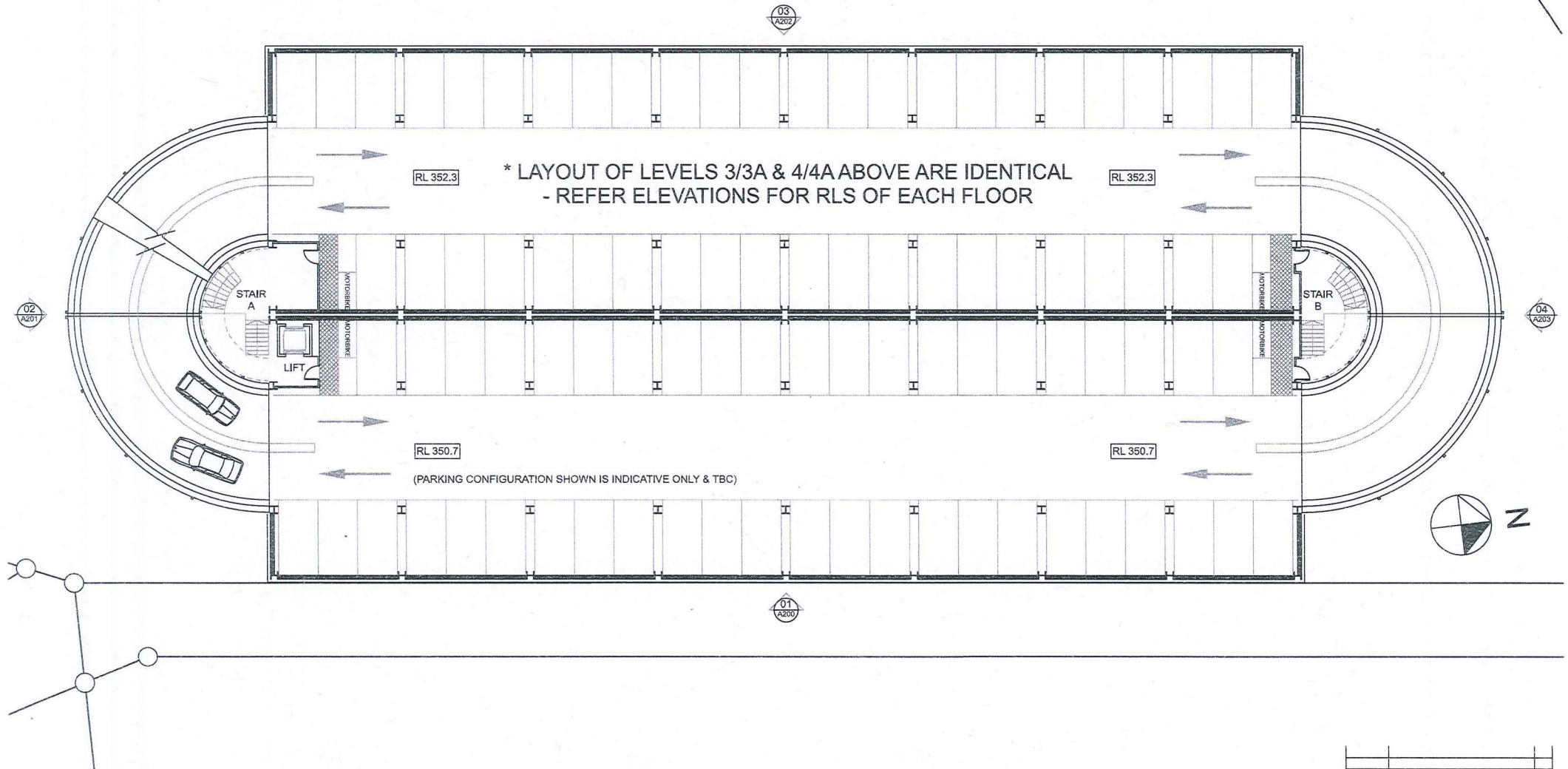






28.11.17	Resource Consent Issue	C
02.05.17	Resource Consent Issue	B
07.05.17	Resource Consent Issue - DRAFT	A
Issue Date:	Issue:	No:
NEW GONDOLA CAR PARK BUILDING FOR SKYLINE ENTERPRISES, QUEENSTOWN		
Scale:	Drawing Title:	Drawn By:
1:250 @ A3	LEVEL 1/1A AS PROPOSED - A101	
Drawn: RJA		
<small>THIS DRAWING IS THE PROPERTY OF WYATT &amp; CO. LTD. AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF WYATT &amp; CO. LTD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS BEFORE STARTING WORK.</small>		

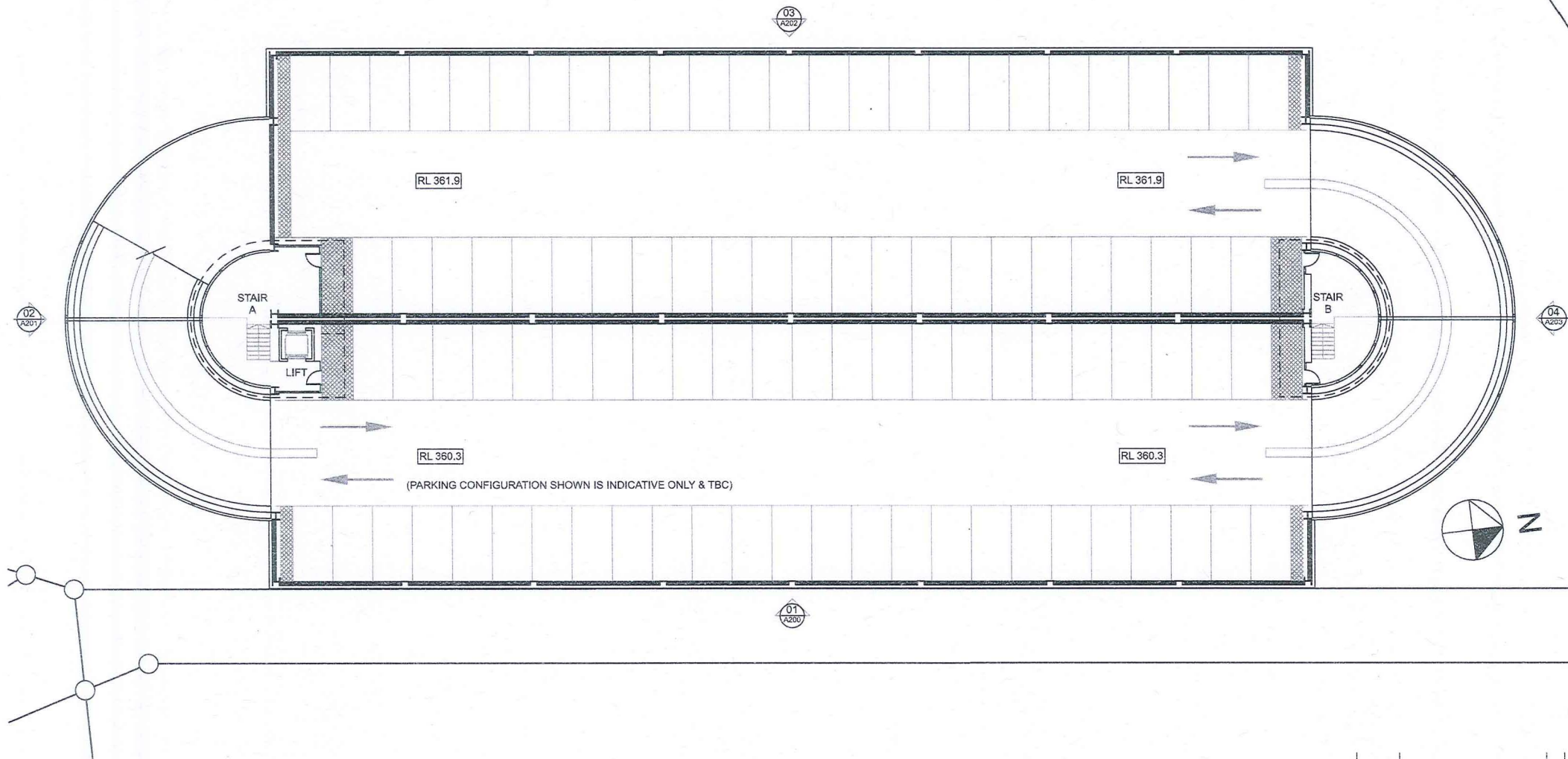




28.11.17	Resource Consent Issue	C
02.08.17	Resource Consent Issue	B
07.06.17	Resource Consent Issue - DRAFT	A
Issue Date:	Issue:	No:
NEW GONDOLA CAR PARK BUILDING FOR SKYLINE ENTERPRISES, QUEENSTOWN		
Scale:	Drawing Title:	Drawing No:
1:250 @ A3	LEVEL 2/2A*	A402
Drawn: RJB	AS PROPOSED	
<small>Wyatt &amp; Gray Architects Ltd, 9-11 Main Street, PO Box 192, Queenstown          9540 New Zealand. Tel: 03 533 7777. Email: info@wyattgray.co.nz</small>		
<small>THIS DRAWING IS THE PROPERTY OF WYATT &amp; GRAY ARCHITECTS LTD.          WITHOUT THE WRITTEN PERMISSION OF WYATT &amp; GRAY ARCHITECTS LTD.          DO NOT SCALE OR REPRODUCE. ALL RIGHTS RESERVED.</small>		

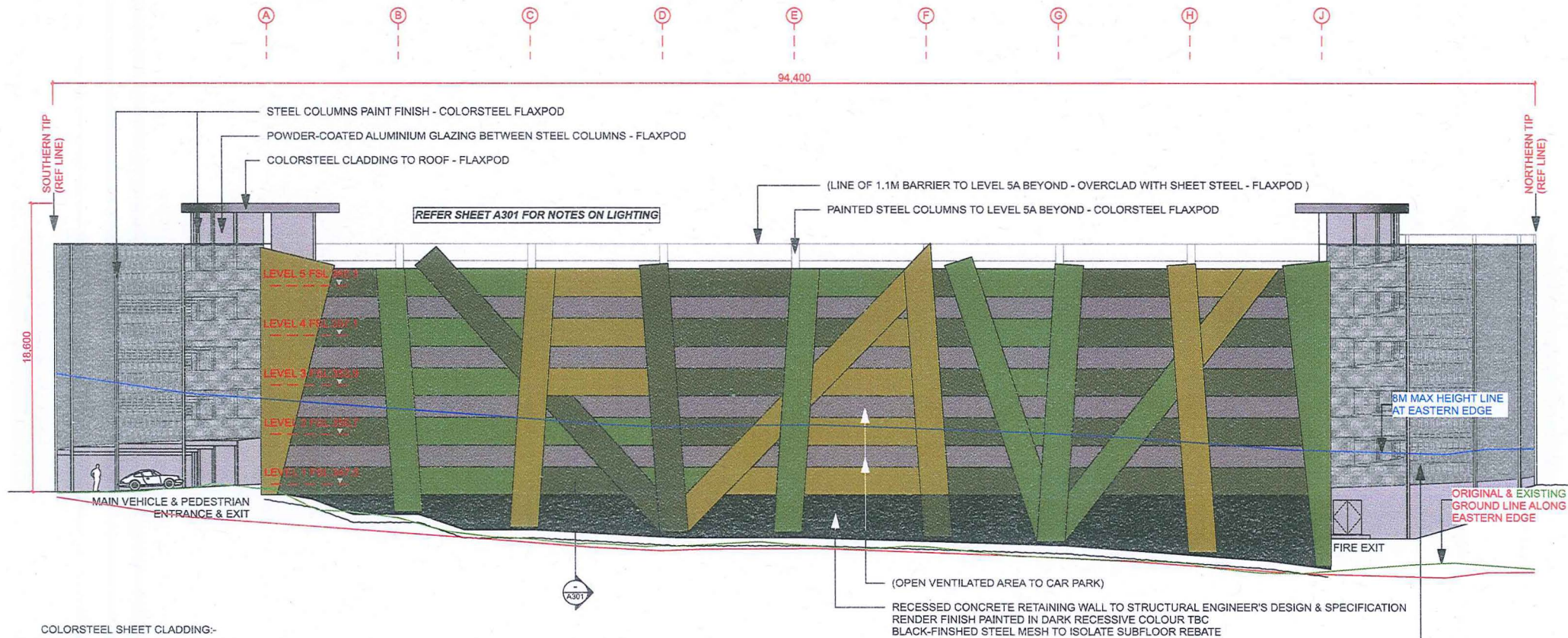






28.11.17	Resource Consent Issue	C
02.08.17	Resource Consent Issue	B
07.06.17	Resource Consent Issue - DRAFT	A
Issue Date:	Issue:	Not
NEW GONDOLA CAR PARK BUILDING FOR SKYLINE ENTERPRISES, COUNCIL OF NEW ZEALAND		
Scale:	1:250 @ A3	Drawing No:
Drawn:	AS PROPOSED	14103
<small>           This drawing is the property of the architect and shall not be used or reproduced in any form without the written approval of the architect. It is to be used for the purpose only for which it was prepared. The contractor shall verify all dimensions before construction.         </small>		





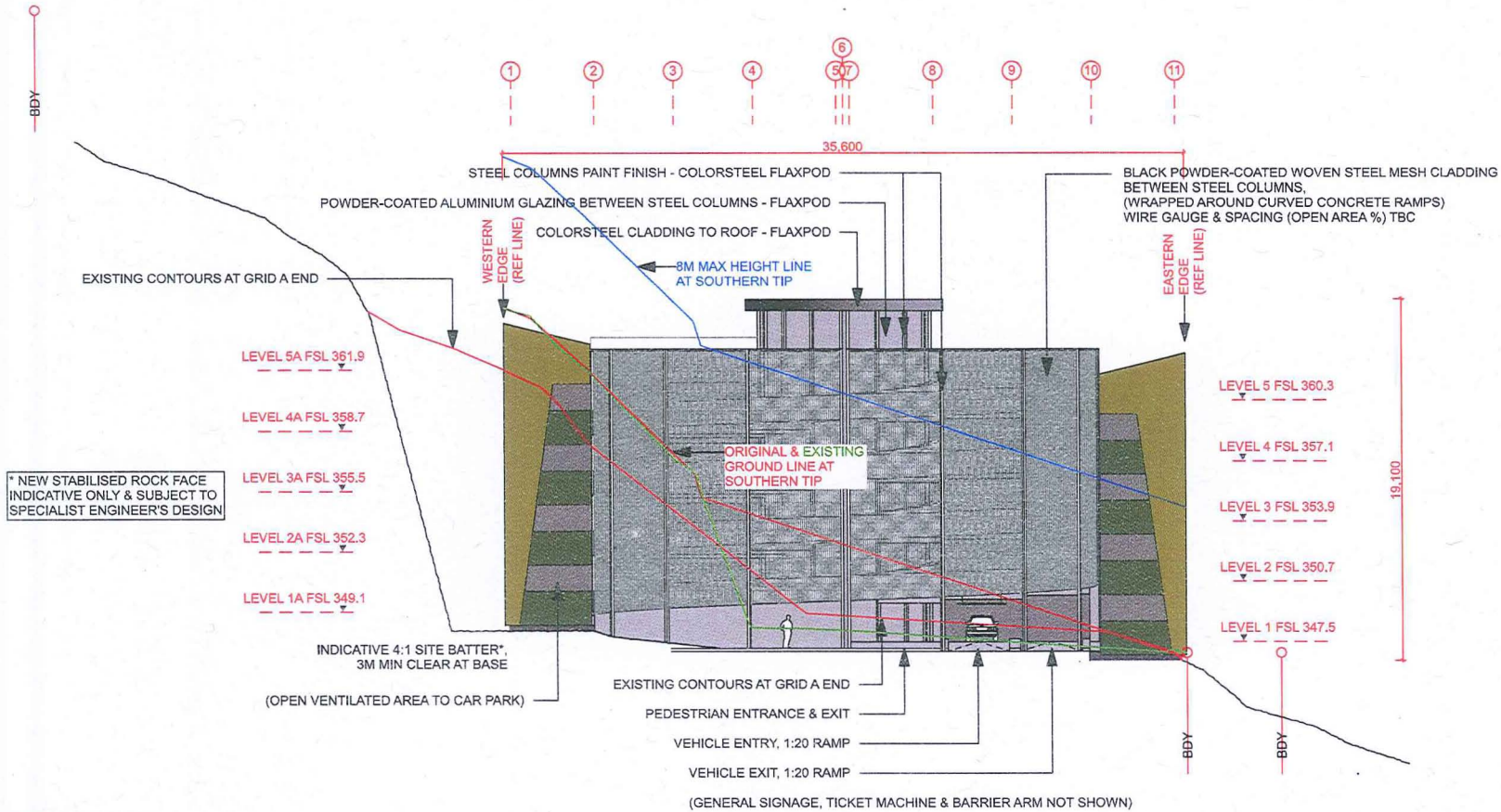
COLORSTEEL SHEET CLADDING:-

	RESENE 'SEAWEED' G38-025-121 LRV 10
	RESENE 'WIMBLEDON' G51-069-119 LRV 19
	RESENE 'GRASS HOPPER' Y56-083-090 LRV 24
	RESENE 'ELEMENT' (COLOUR MATCH FOR COLORSTEEL FLAXPOD) N30-002-253 LRV 6

08.12.17	Resource Consent Issue	D
14.11.17	Resource Consent Issue	C
02.08.17	Resource Consent Issue	B
07.05.17	Resource Consent Issue - DRAFT	A
Issue Date:	Issue:	No:
NEW GONDOLA CAR PARK BUILDING FOR SKYLINE ENTERPRISES, QUEENSTOWN		
Scale:	Drawing Title:	
1:250 @ A3	EAST ELEVATION AS PROPOSED	A200
Drawn: R		
<small>THIS DRAWING IS COPYRIGHTED AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF THE DRAWING AUTHOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.</small>		












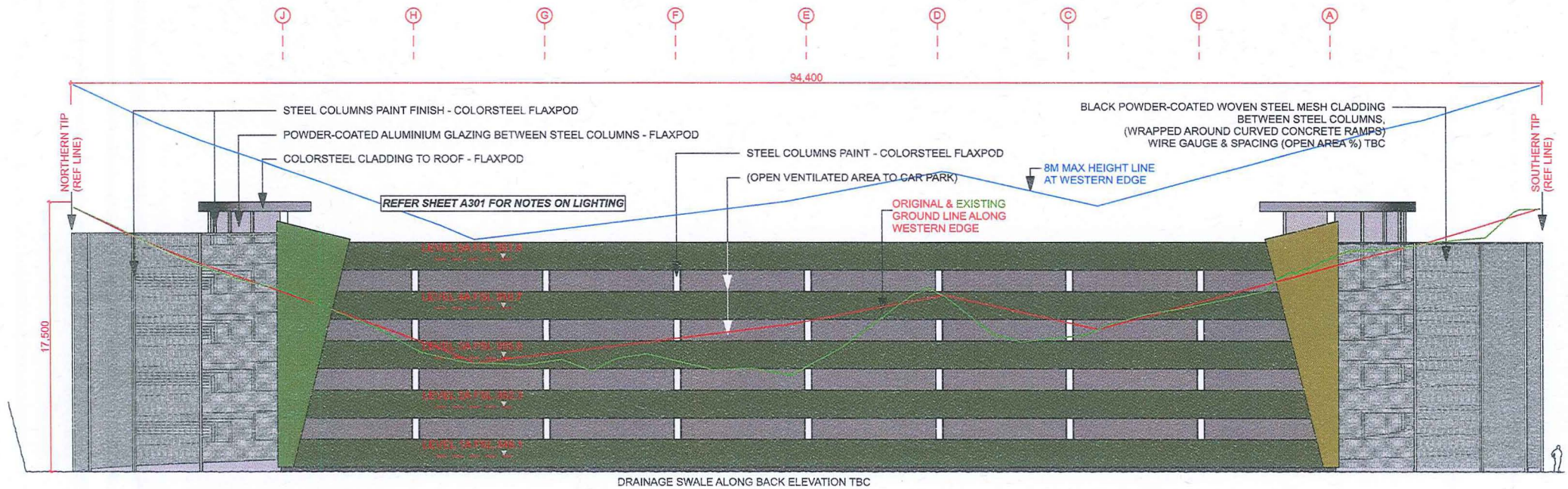
\* NEW STABILISED ROCK FACE  
INDICATIVE ONLY & SUBJECT TO  
SPECIALIST ENGINEER'S DESIGN

#### COLORSTEEL SHEET CLADDING:-

-  RESENE 'SEAWEED' G38-025-121 LRV 10
-  RESENE 'WIMBLEDON' G51-069-119 LRV 19
-  RESENE 'GRASS HOPPER' Y56-083-090 LRV 24
-  RESENE 'ELEMENT' (COLOUR MATCH FOR COLORSTEEL FLAXPOD) N30-002-253 LRV 6

08.12.17	Resource Consent Issue	D
14.11.17	Resource Consent Issue	C
02.08.17	Resource Consent Issue	B
07.06.17	Resource Consent Issue - DRAFT	A
Issue Date:	Issue:	No:
NEW GONDOLA CAR PARK BUILDING FOR SKYLINE ENTERPRISES, QUEENSTOWN		
Scale:	Drawing Title:	Drawn By:
1:250 @ A3	SOUTH ELEV'N	AS PROPOSED
Drawn: R.J.		
		
<small>Watt &amp; Watt Ltd. 9-11 Main Street, Queenstown, New Zealand. 03 442 1000 This drawing is copyright and shall not be reproduced or used in any form without the prior written consent of Watt &amp; Watt Ltd. DO NOT SCALE OR COPY FROM THIS DRAWING. THE CONTRACTOR SHALL VERIFY DIMENSIONS BEFORE STARTING WORK.</small>		





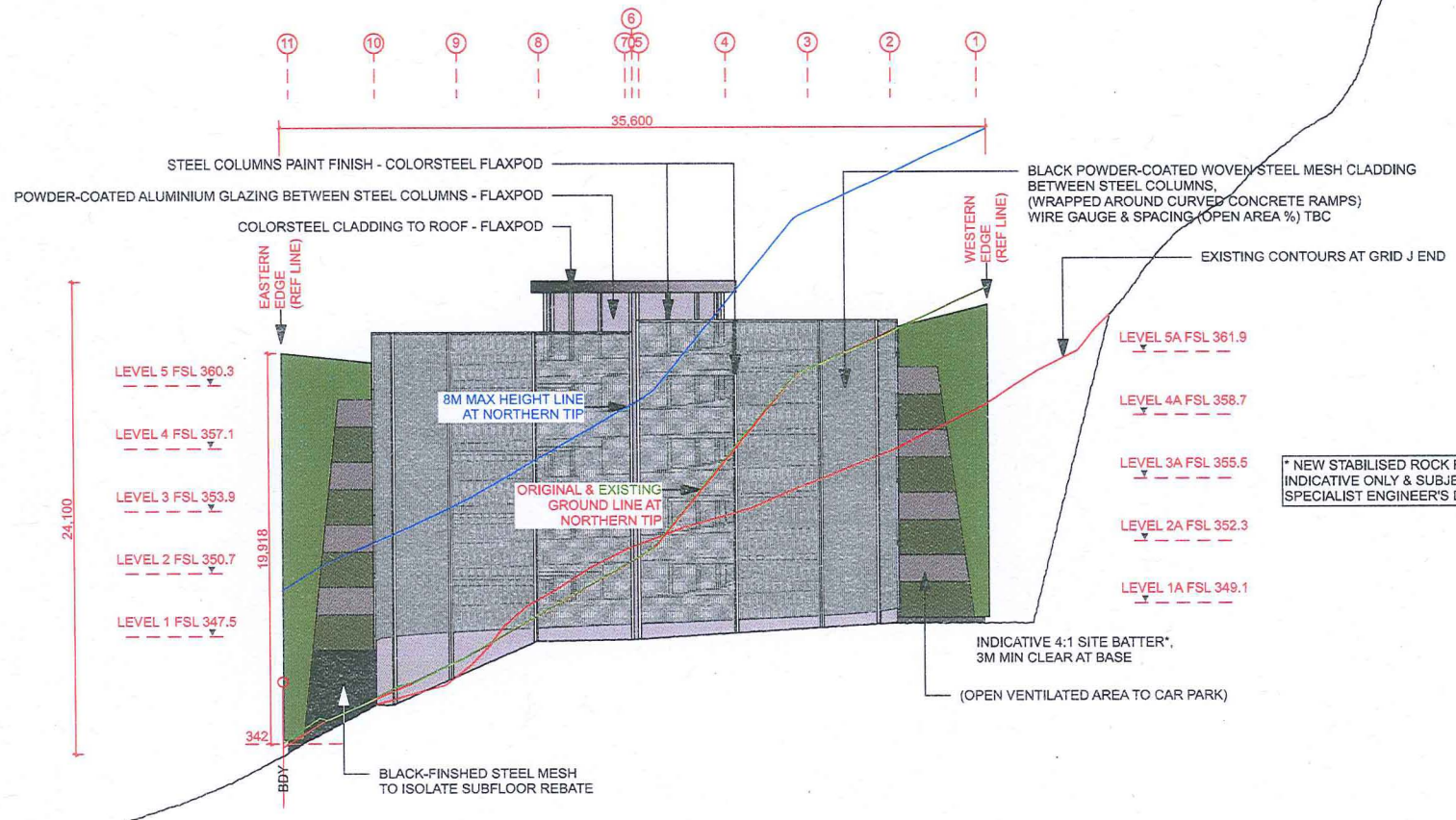
#### COLORSTEEL SHEET CLADDING:-

	RESENE 'SEAWEED' G38-025-121 LRV 10
	RESENE 'WIMBLEDON' G51-069-119 LRV 19
	RESENE 'GRASS HOPPER' Y56-083-090 LRV 24
	RESENE 'ELEMENT' (COLOUR MATCH FOR COLORSTEEL FLAXPOD) N30-002-253 LRV 6

08.12.17	Resource Consent Issue	D
14.11.17	Resource Consent Issue	C
02.08.17	Resource Consent Issue	B
07.06.17	Resource Consent Issue - DRAFT	A
Issue Date:	Issue:	No:
NEW GONDOLA CAR PARK BUILDING FOR SKYLINE ENTERPRISES, QUEENSTOWN		
Scale:	Drawing Title:	Drawn by:
1:250 @ A3	WEST ELEV'N	AS PROPOSED
Drawn: R.J.	Issue: A202	
<small>Wyatt &amp; Gray Ltd, 9-11 Market Street, Queenstown, New Zealand (03) 345 1100 info@wyattandgray.co.nz</small>		
<small>THIS DRAWING IS THE PROPERTY OF WYATT &amp; GRAY LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF WYATT &amp; GRAY LTD. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK.</small>		







08.12.17	Resource Consent Issue	D
14.11.17	Resource Consent Issue	C
02.08.17	Resource Consent Issue	B
07.06.17	Resource Consent Issue - DRAFT	A
Issue Date:	Issue:	No:
NEW GONDOL CAR PARK BUILDING FOR SKYLINE ENTERPRISES, QUEENSTOWN		
Scale:	Drawing No:	Drawn/Rev:
1:250 @ A3	NORTH ELEVATION AS PROPOSED	
Drawn: R.J.L.		
<small>Wyatt &amp; Company Limited is a Member Firm of the New Zealand Institute of Architects. This drawing is copyright and shall not be used or reproduced in any form without the written consent of the New Zealand Institute of Architects. DO NOT SCALE OFF FROM THIS DRAWING. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS.</small>		

380

375

370

365

360

355

350

345

340

335

330

325

320

SELECTED EXTERNAL LIGHTING COLUMNS & DIRECTED/HOODED FITTINGS LOCATED TO MINIMISE LIGHT SPILL ONTO ADJOINING SECTIONS  
FINAL SPECIFICATION & LAYOUT TO BE CONFIRMED BY SPECIALIST LIGHTING DESIGNER

POURED CONCRETE FINISH / PAINTED LINE MARKINGS TO CAR PARK SURFACES

MIN 1.1M HIGH CONTINUOUS SOLID BARRIER TO ALL EXTERNAL WALL FACES

LEVEL 5 FSL 360.3

LEVEL 4 FSL 357.1

LEVEL 3 FSL 353.9

LEVEL 2 FSL 350.7

LEVEL 1 FSL 347.5

GENERAL BATTEN LIGHTING  
MOUNTED TO UNDERSIDE OF  
STRUCTURAL CEILINGS

LEVEL 5A FSL 361.9

LEVEL 4A FSL 358.7

LEVEL 3A FSL 355.5

LEVEL 2A FSL 352.3

LEVEL 1A FSL 349.1

SHOWN STRUCTURE IS INDICATIVE ONLY & SUBJECT TO ENGINEER'S DESIGN

08.12.17	Resource Consent Issue	A
Issue Date:	Issue:	No.
NEW GONDON CAR PARK BUILDING FOR SKYLARK ENTERPRISES, QUEENSTOWN		
Scale:	Drawn By:	Drawn No.
1:250 @ A3	W. GRAY	1301
Drawn:	W. GRAY	1301
W. GRAY ARCHITECTS LTD, 9-11 HAMILTON STREET, PO BOX 172, QUEENSTOWN		
THIS DRAWING IS THE PROPERTY OF W. GRAY ARCHITECTS LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF W. GRAY ARCHITECTS LTD. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK.		

ENVIRONMENT COURT OF NEW ZEALAND





Top of earth and rock batter  
(red line)

Pedestrians to car park  
MTB access to gondola

Raised pedestrian crossing  
Mountain bike track down  
1 in 2 batter

Cycle parking x 10  
Coach drop off x 2

Skyline entry modified to  
match QLDC cul de sac

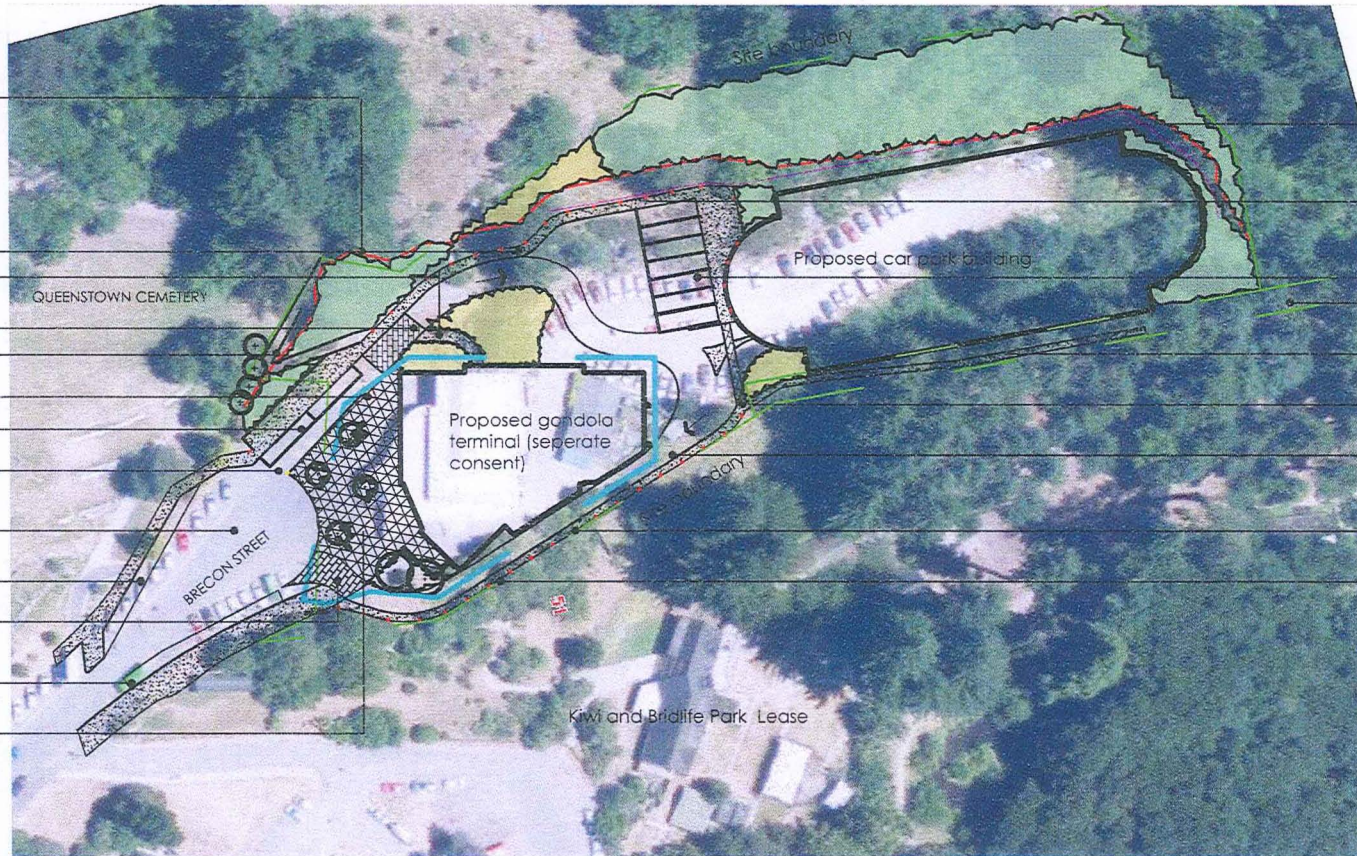
Proposed QLDC cul de sac

Pick up - drop off

Crossing. Exit modified to  
match QLDC cul de sac

Bus stop - Coach pick up

Area of hard surfacing  
extended past Skyline  
boundary to end of cul  
de-sac



Bottom of rock cut (pink line)

Proposed lights

Coach parks x 7  
QLDC Reserve

Existing footpath to  
Hamilton Road

Raised pedestrian crossing

One way vehicle circulation  
system. Asphalt surface

Footpath with kerb edge

Pedestrians from car park



Michelle Snodgrass  
**LANDSCAPE ARCHITECT**

0275 777 909 | michelle@msla.co.nz  
7 Ferry Lane, Central Otago 9383

**SKYLINE ENTERPRISES CAR PARK**

08042017 SKYLINE ENTERPRISES CAR PARK LANDSCAPE CONCEPT PLAN DATED 24TH APRIL 2018 SCALE 1:2000 (A3)





Native tree and shrub planting. 35% of area likely to be plantable.

Native ground cover planting

Top of earth and rock batter (red line)

Mountain bike track down 1 in 2 batter

Pedestrian waiting/meeting area

Raised pedestrian crossing

Amenity trees x4

Coach parks x 2

Proposed landscape works and proposed gondola terminal under RM160647

Site boundary

Proposed gondola terminal RM160647

Site boundary

Proposed in ground or bollard lights hooded and directed down and towards terminal

Bottom of rock cut (pink line)

Proposed native trees and shrubs

Coach parks x 7

Pedestrian waiting/meeting area

Proposed car park building

Proposed raised pedestrian crossing

Mountain bike path into terminal

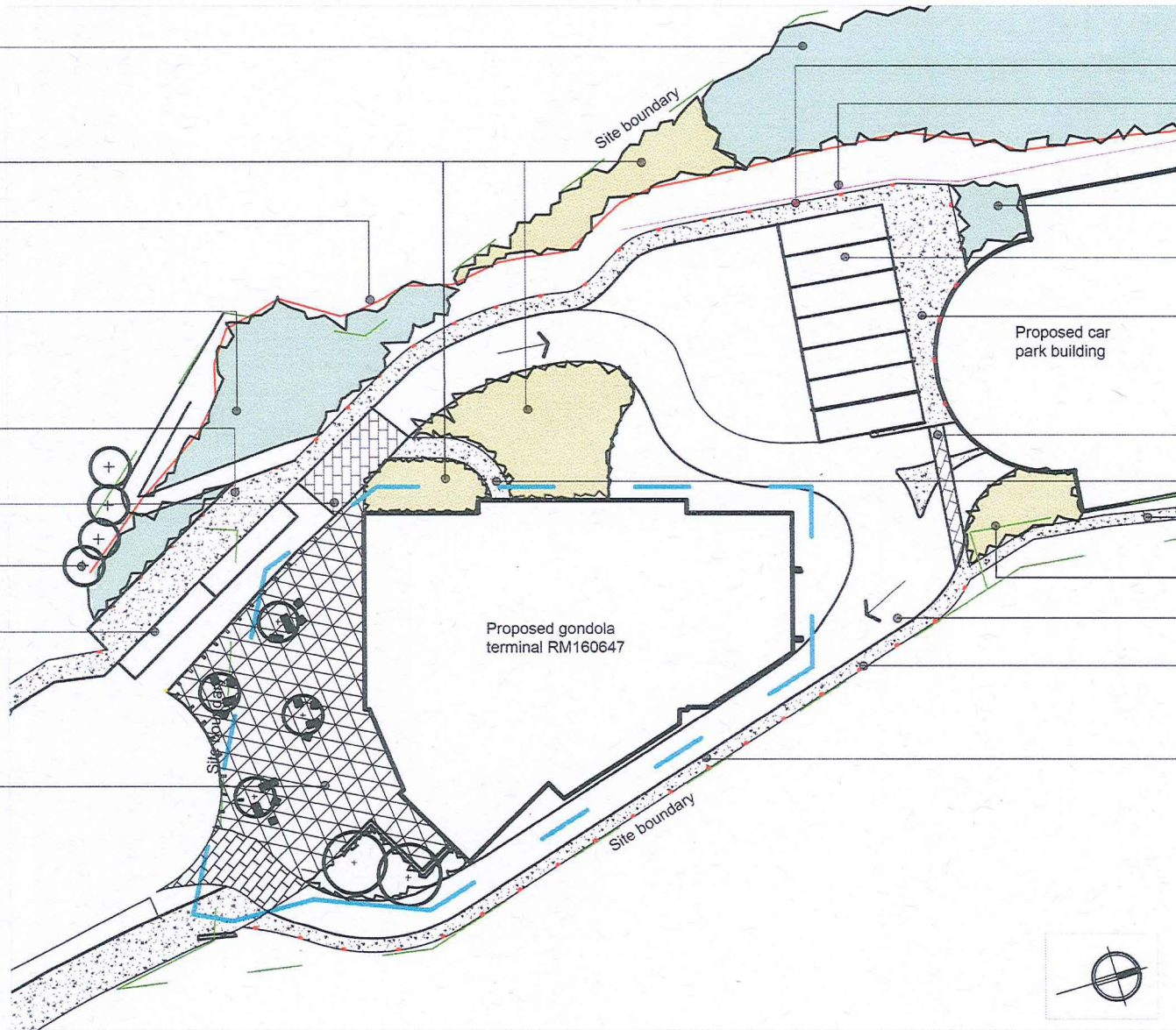
Footpath to Hamilton Road

Proposed native groundcover planting

One way vehicle circulation system. Asphaltic surface

Proposed in ground or bollard lights, hooded and directed down and towards terminal

Proposed footpath with kerb edge



Michelle Snodgrass  
LANDSCAPE ARCHITECT

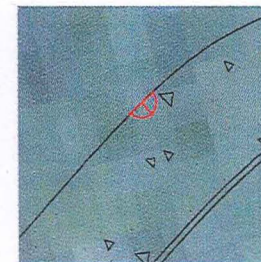
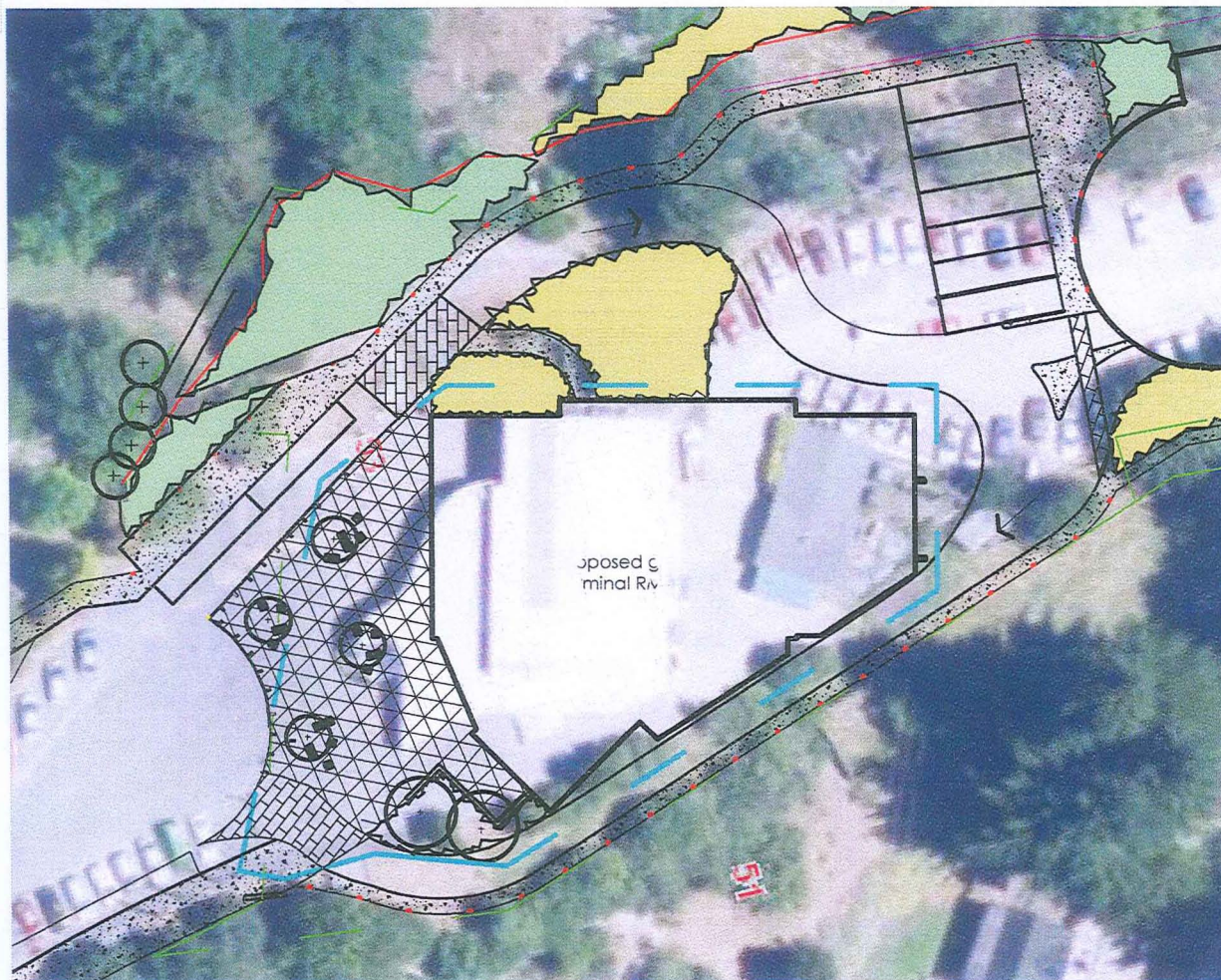
0275 777 909 | michelle@msla.co.nz  
7 Ferry Lane, Central Otago 9383

SKYLINE ENTERPRISES CAR PARK

08042017 SKYLINE ENTERPRISES CAR PARK LANDSCAPE CONCEPT PLAN DATED 24TH APRIL 2017 SCALE 1:500







Proposed pedestrian lighting in red.  
3m high lights to the main western  
path and bollards for the east path  
as a secondary route.  
Final design and spacing of lighting  
to be of a form that meets the National  
CPTED guidelines



Michelle Snodgrass  
**LANDSCAPE ARCHITECT**

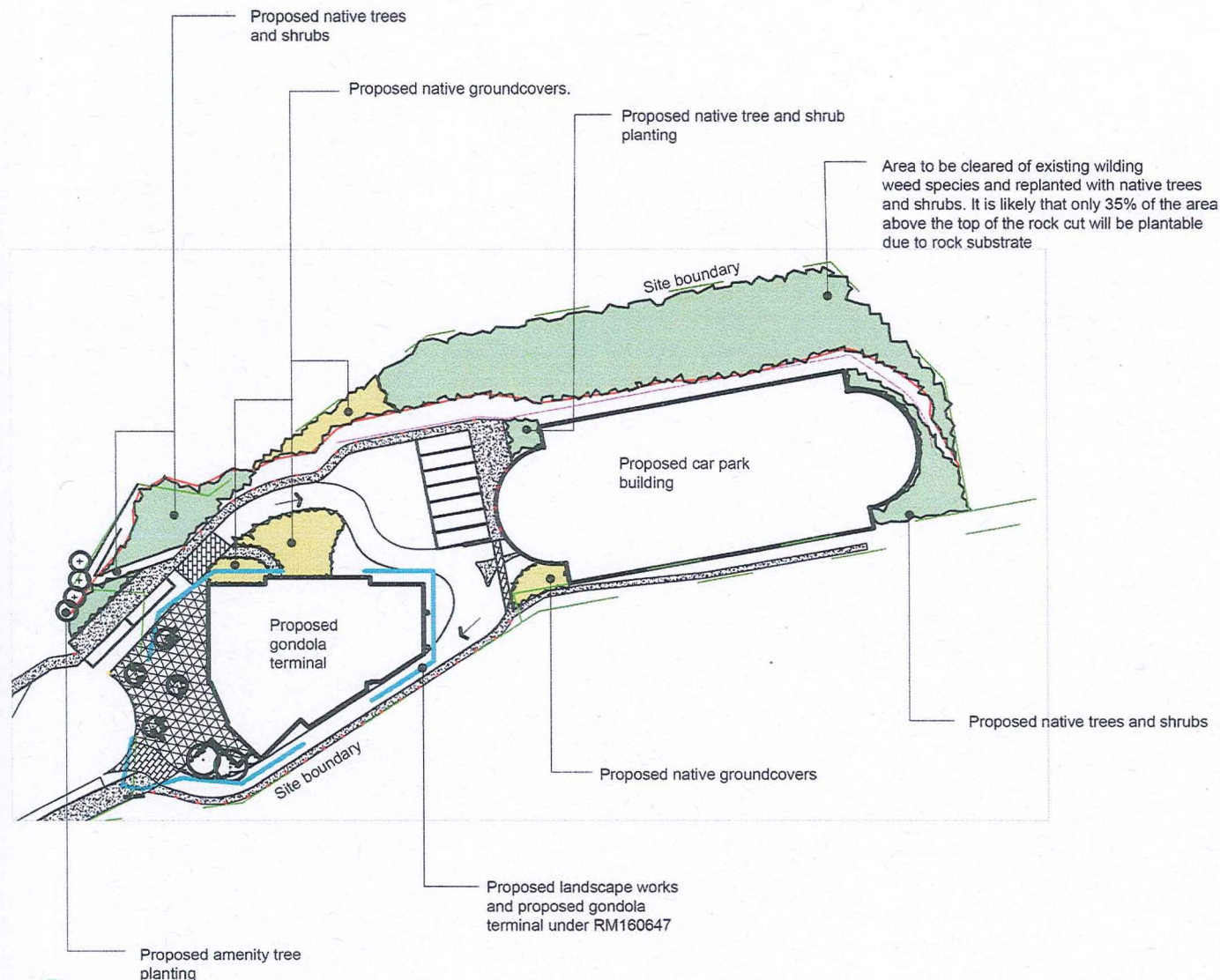
0275 777 909 | michelle@msla.co.nz  
7 Ferry Lane, Central Otago 9383

**SKYLINE ENTERPRISES CAR PARK**

08042017 SKYLINE ENTERPRISES CAR PARK LANDSCAPE CONCEPT PLAN DATED 24TH APRIL 2018 SCALE 1:500







Proposed native ground covers at PB5 grade, and planted at 1.0m centres. Area on steep bank to have coconut matting to suppress weeds. All other areas to be bark mulched.

<i>Poa cita</i>	90
<i>Phormium cookianum</i>	60
<i>Chionochloa rubra</i>	90
<i>Cyathodes juniperina</i>	30
<i>Chionchloa rigida</i>	90
<i>Festuca novae-zelandiae</i>	30
<i>Hebe salicifolia</i>	90
<i>Gaultheria antipoda</i>	30

Proposed native trees and shrubs at PB5 grade and planted at 2.0m centres. Area on 1 in 2 batter to have coconut matting to suppress weeds. All other areas to be bark mulched.

<i>Pseudopanax crassifolius</i>	85
<i>Coprosma rhamnoides</i>	280
<i>Coprosma lucida</i>	280
<i>Griselinia littoralis</i>	85
<i>Coprosma propinqua</i>	280
<i>Olearia hectori</i>	85
<i>Olearia arborescens</i>	85
<i>Fuscospora cliffortioides</i>	180

Proposed amenity trees at 3.0m high grade:

<i>Prunus 'Tai haku'</i>	x 4
--------------------------	-----



Michelle Snodgrass  
LANDSCAPE ARCHITECT

0275 777 909 | michelle@msla.co.nz  
7 Ferry Lane, Central Otago 9383

SKYLINE ENTERPRISES CAR PARK

08042017 SKYLINE ENTERPRISES CAR PARK LANDSCAPE CONCEPT PLAN DATED 24TH APRIL 2017 SCALE 1:1000 @ A3







Car parks at end of Brecon Street

Proposed Prunus species to be removed

Proposed Prunus species to be removed

Proposed Sophora species to be removed

Proposed Sophora species to be removed



Michelle Snodgrass  
LANDSCAPE ARCHITECT

0275 777 909 | michelle@msla.co.nz  
7 Ferry Lane, Central Otago 9383

SKYLINE ENTERPRISES CAR PARK

08042017 SKYLINE CAR PARK LANDSCAPE ASSESSMENT, RESPONSE TO QLDC RFI DATED 14TH NOVEMBER 2017

TREES PROPOSED TO BE REMOVED FROM QUEENSTOWN CEMETERY





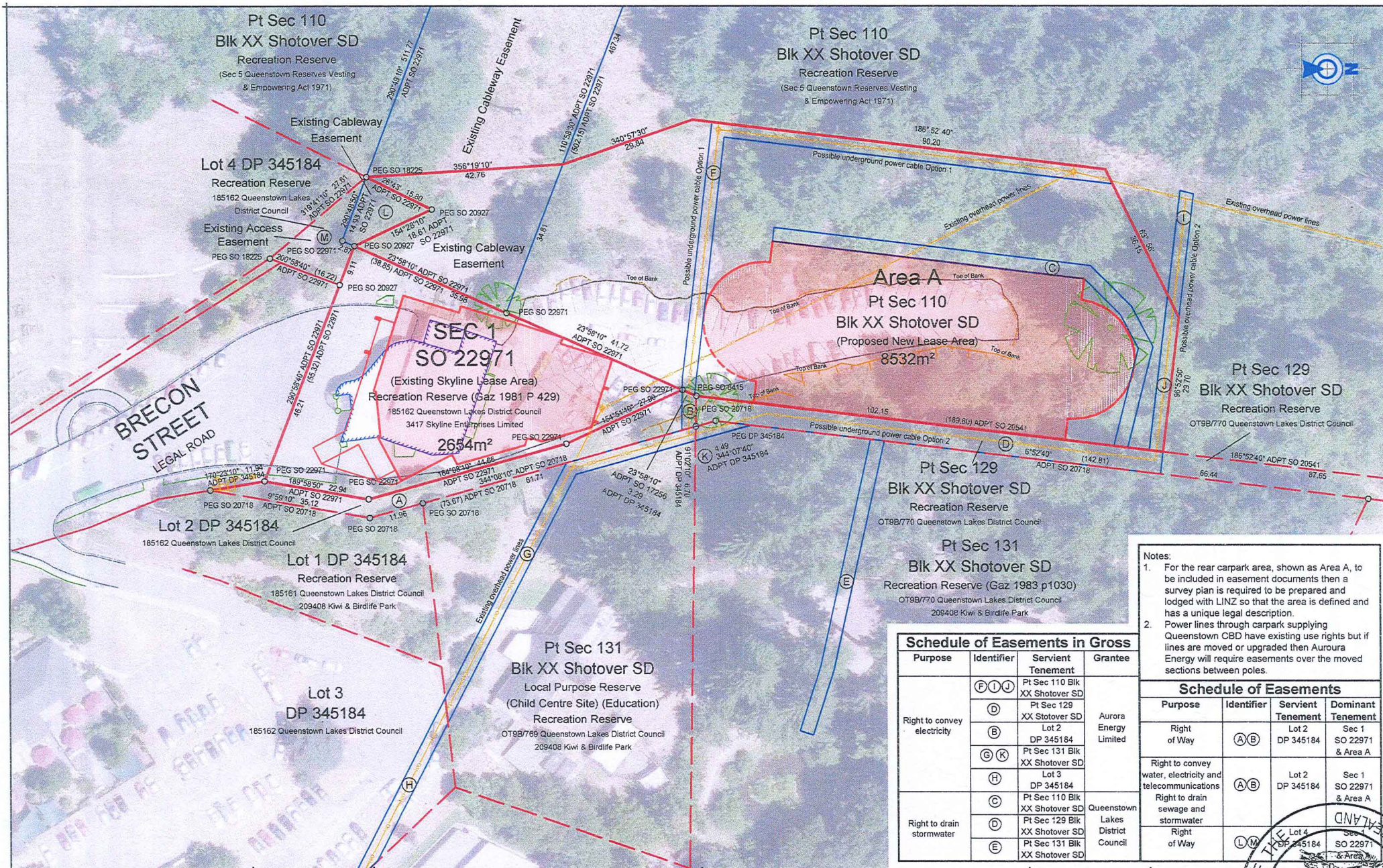


View from Brecon Street Looking West towards trees to be removed. Two Kowhai between the 3<sup>rd</sup> and 4<sup>th</sup> bus park signs (counted from the right hand side of image) to be removed and the two red leaved prunus trees behind the light pole also to be removed. (Source – Sean Dent 15.11.17)

Existing concrete steps from the Tiki Trail leading to Brecon St (located partly on Skylines Lease Section 1 SO 22971) and existing mtn bike trail shown on right hand side of photograph. The concrete steps and adjacent seating will be removed. The mtn bike trail will be relocated slightly further south as illustrated on the PPG plan in Appendix [G] of the application and landscape plans in Appendix [I].







- Notes:
- For the rear carpark area, shown as Area A, to be included in easement documents then a survey plan is required to be prepared and lodged with LINZ so that the area is defined and has a unique legal description.
  - Power lines through carpark supplying Queenstown CBD have existing use rights but if lines are moved or upgraded then Auroura Energy will require easements over the moved sections between poles.

Schedule of Easements in Gross			
Purpose	Identifier	Servient Tenement	Grantee
Right to convey electricity	(F)(I)(J)	Pt Sec 110 Blk XX Shotover SD	Aurora Energy Limited
	(D)	Pt Sec 129 Blk XX Shotover SD	
	(B)	Lot 2 DP 345184	
	(G)(K)	Pt Sec 131 Blk XX Shotover SD	
	(H)	Lot 3 DP 345184	
Right to drain stormwater	(C)	Pt Sec 110 Blk XX Shotover SD	Queenstown Lakes District Council
	(D)	Pt Sec 129 Blk XX Shotover SD	
	(E)	Pt Sec 131 Blk XX Shotover SD	
	(E)	Pt Sec 131 Blk XX Shotover SD	

Schedule of Easements			
Purpose	Identifier	Servient Tenement	Dominant Tenement
Right of Way	(A)(B)	Lot 2 DP 345184	Sec 1 SO 22971 & Area A
Right to convey water, electricity and telecommunications	(A)(B)	Lot 2 DP 345184	Sec 1 SO 22971 & Area A
Right to drain sewage and stormwater	(A)(B)	Lot 2 DP 345184	Sec 1 SO 22971 & Area A
Right of Way	(L)(M)	Lot 4 DP 345184	Sec 1 SO 22971 & Area A

**PATERSONPITTSGROUP**  
 Surveying • Planning • Engineering  
 Your Land Professionals  
 www.ppgroup.co.nz  
 0800 PPGROUP

QUEENSTOWN:  
 Terrace Junction,  
 1092 Frankton Road,  
 PO Box 2645,  
 Queenstown 9349,  
 T 03 441 4715  
 E queensdown@ppgroup.co.nz

Client/Location: **SKYLINE ENTERPRISES LIMITED**  
**SEC 1 SO 22971, 53 BRECON STREET**  
**CAR PARK BUILDING**  
**DEVELOPMENT 2018**

Purpose/Drawing Title:  
**PROPOSED CAR PARK**  
**LEASE AREA EXTENSION**

© COPYRIGHT. This drawing, content, and design remains the property of Paterson Pitts LP and may not be reproduced in part or full or altered without the written permission of Paterson Pitts LP. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts LP for its unauthorised use.

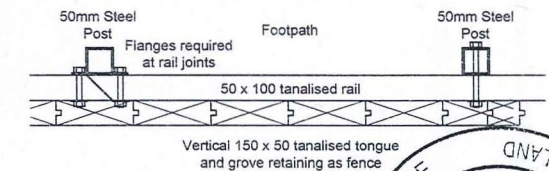
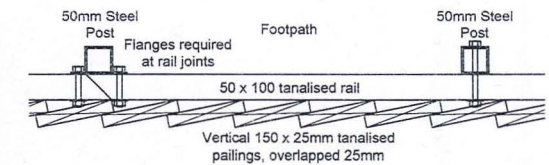
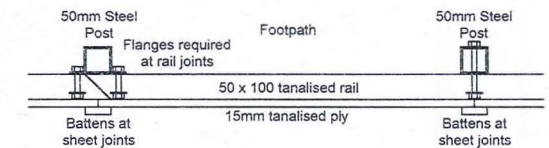
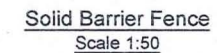
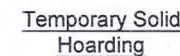
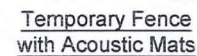
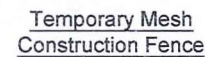
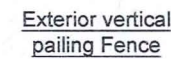
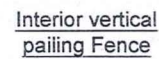
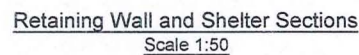
Surveyed by:  
 Designed by:  
 Drawn by: sam  
 Checked by:  
 Approved by:  
 Job Ref: Q4115K - 64





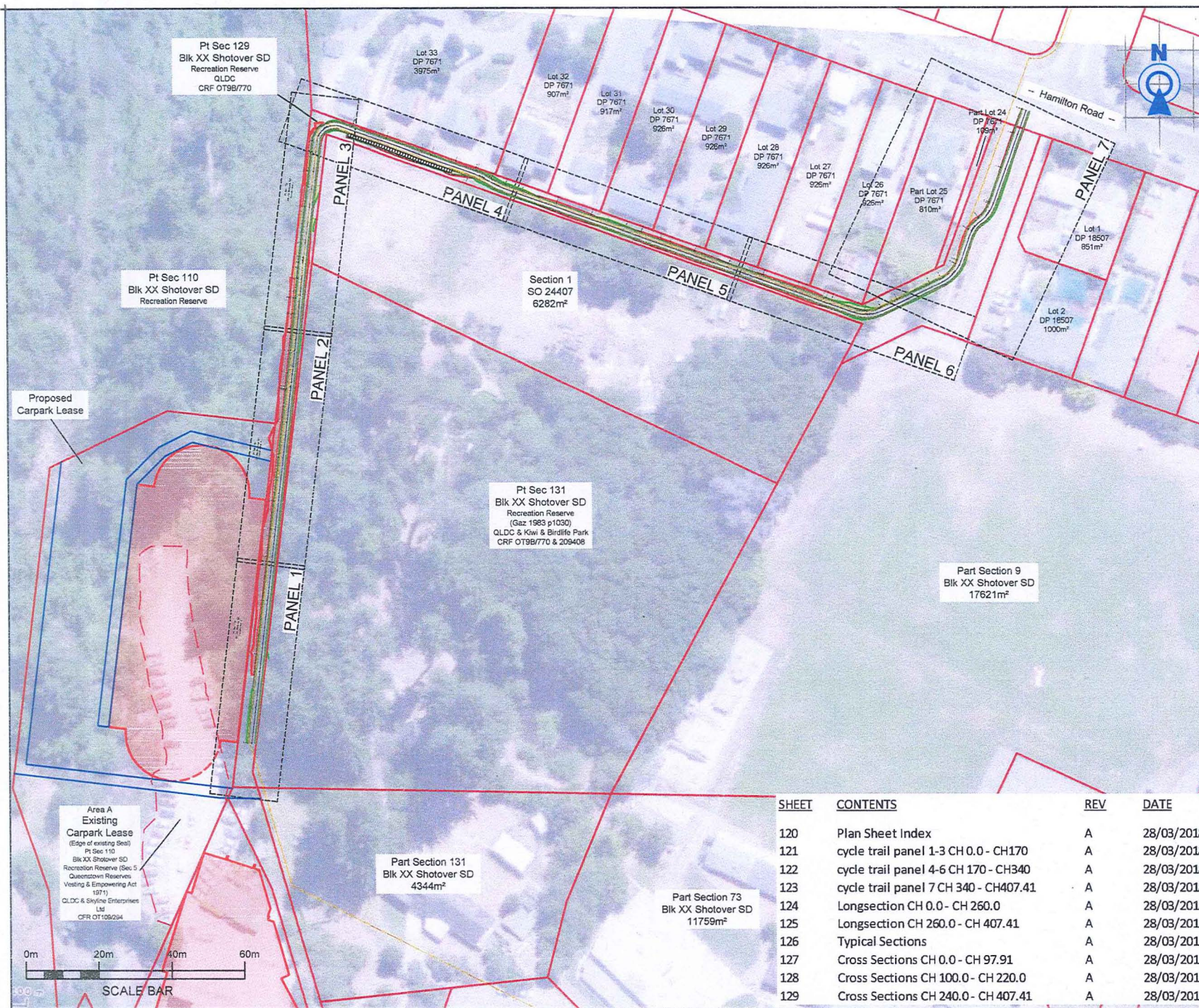






Possible Fence Cladding Options  
Scale 1:10





# NOTES:

## Plan Information

- This plan includes information from QLDC GIS Lidar contours
- Digital format AutoCAD and 12d Model files are available on request to Paterson Pitts.

## Coordinates and Orientation

- Coordinates and bearings are in terms of Geodetic Datum 2000, Mount Nicholas Circuit grid projection.
- Boundary dimensions are as sourced from the LINZ digital cadastral database (DCDB, LandOnline, December 2017). No warranties are given by Paterson Pitts Group as to external and easement boundary accuracy recorded on the DCDB.
- Levels are in terms of Mean Sea Level (Dunedin Vertical Datum 1958).
- Source of Levels: QLDC GIS Lidar

## General Disclaimer

- This plan and its contents should not be used for any reason other than its intended purpose. This plan and surveyed information does not include assessment or representations concerning:
  - Hazard registers, ground conditions or suitability for development
  - 'Ground level' as defined by the QLDC District Plan, or other District Plan representations
  - The identity, correctness or usability of utility services portrayed, or service connections to utility networks
- The owner should confirm the correctness of any utility services indicated on the plan with the Utility providers. Utility providers should be consulted to mark out underground services on the ground prior to any construction on or near the site.
- Refer to the CFR (Title) and title plans for registered easements, covenants and interests.

## Legend

- cut batter
- fill batter
- drain
- berm
- edge of metal
- retaining wall
- 1.0m contour
- 0.5m contour
- lot boundary

**PATERSONPITTSGROUP**  
Surveying • Planning • Engineering

Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP



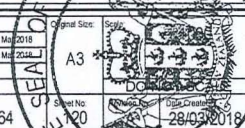
QUEENSTOWN:  
Terrace Junction  
1092 Frankton Road,  
PO Box 2645  
Queenstown 9349.  
T 03 441 4715  
E queenstown@ppgroup.co.nz

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners. Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

Client: **SKYLINE ENTERPRISES LIMITED**  
**SEC 1 SO 22971, 53 BRECON STREET**  
**CAR PARK BUILDING**  
**DEVELOPMENT 2018**

Purpose/Working Title:  
**PROPOSED CYCLE WAY**  
**OVERVIEW LAYOUT**  
**- ISSUED FOR DISCUSSION**

Survised by: LR M... 2018  
Designed by: LR M... 2018  
Drawn by: LR M... 2018  
Checked by: LR M... 2018  
Approved by: LR M... 2018  
Job Ref: Q4115 - 64  
Date: 28/03/2018



SHEET	CONTENTS	REV	DATE
120	Plan Sheet Index	A	28/03/2018
121	cycle trail panel 1-3 CH 0.0 - CH170	A	28/03/2018
122	cycle trail panel 4-6 CH 170 - CH340	A	28/03/2018
123	cycle trail panel 7 CH 340 - CH407.41	A	28/03/2018
124	Longsection CH 0.0 - CH 260.0	A	28/03/2018
125	Longsection CH 260.0 - CH 407.41	A	28/03/2018
126	Typical Sections	A	28/03/2018
127	Cross Sections CH 0.0 - CH 97.91	A	28/03/2018
128	Cross Sections CH 100.0 - CH 220.0	A	28/03/2018
129	Cross Sections CH 240.0 - CH 407.41	A	28/03/2018



- Final retaining wall subject to design and construction supervision by engineer.
- Final fence and shelter subject to design input from architect
- Retaining wall, fence and shelter subject to land use consent and building approvals.
- Retaining wall, fence and shelter design subject to final design and cost approval from Skyline and QLDC as land owner
- Kiwi and Birdlife park are to be kept informed with any major design changes.
- Section heights based on retaining wall on boundary, change where wall moved 1m

Final retaining wall subject to design and construction supervision by engineer.  
(see typical section "A")

Pt Sec 131  
Blk XX Shotover SD  
Recreation Reserve  
(Gaz 1983 p1030)  
QLDC & Kiwi & Birdlife Park  
CRF OT9B/770 & 209408

Pt Sec 110  
Blk XX Shotover SD  
Recreation Reserve

Pt Sec 131  
Blk XX Shotover SD  
Recreation Reserve  
(Gaz 1983 p1030)  
QLDC & Kiwi & Birdlife Park  
CRF OT9B/770 & 209408

expectation of steep rock batters in these areas

Pt Sec 110  
Blk XX Shotover SD  
Recreation Reserve

Pt Sec 131  
Blk XX Shotover SD  
Recreation Reserve  
(Gaz 1983 p1030)  
QLDC & Kwi & Birdlife Park  
CRF OT9B/770 & 209408

- Plan information
  - This plan includes information from QLCD GIS Ladar contours
  - Digital format AutoCAD and 12d Model files are available on request to Paterson Pitts.
- Coordinates and Orientation
  - Coordinates and bearings are in terms of Geoidetic Datum 2000, Mount Nicholas Circuit grid projection.
  - Boundary dimensions are as sourced from the LINZ digital cadastral database (DCDB, LandOnline December 2017). No warranties are given by Paterson Pitts Group as to external and easement boundary accuracy recorded on the DCDB.
  - Levels are in terms of Mean Sea Level (Dunedin Vertical Datum 1956).
    - Source of Levels: QLCD GIS Ladar

- This plan and its contents should not be used for any reason other than its intended purpose. This plan and surveyed information does not include assessment or representations concerning:
  - Hazard registers, ground conditions or suitability for development
  - 'Ground level' as defined by the GLDC District Plan or other District Plan representations
  - The identity, correctness or usability of utility services portrayed, or service connections to utility networks
- The owner should confirm the correctness of any utility services indicated on the plan with the Utility providers. Utility providers should be consulted to mark out underground services on the ground prior to any construction on or near the site.
- Request the CFR (Council Form 10) plans for registered easements, covenants and interests.

cut batter  
fill batter  
drain  
berm  
edge of metal  
retaining wall  
1.0m contour  
0.5m contour  
lot boundary

**PATERSONPITTSGROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

**QUEENSTOWN:**  
Terrace Junction,  
1092 Frankton Road.  
PO Box 2645,  
Queenstown 9349.  
**T** 03 441 4715  
**E** queenstown@ppgroup.co.nz

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

Client/Location:  
SKYLINE ENTERPRISES LIMITED  
SEC 1 SO 22971, 53 BRECON STREET  
CAR PARK BUILDING  
DEVELOPMENT 2018

Purpose/Drawing Title  
PROPOSED CYCLE WAY  
DETAIL LAYOUT  
SHEET 1 OF 3  
- ISSUED FOR DISCUSSION

Surveyed by:		Original Size:	20
Designed by:	LR Mar 2016	A3	20
Drawn by:	LR Mar 2016		20
Checked by:			20
Approved by:			20
Job Ref:	Q4115-64	Sheet No:	121
		Revision:	28/03/2018

PLOT DATE: 03 April 2018 - 5:15 PM BY: Sean McLeod

LUORSIO 4115K SKYLINE AS BUILT, TOPOS AND ORIGINAL GROUND LEVEL, SCA 111M/32A SKYLINE PROPOSED ON CYCLE TRAIL 4115, SCA 111M/32A PROPOSED CYCLE TRAIL

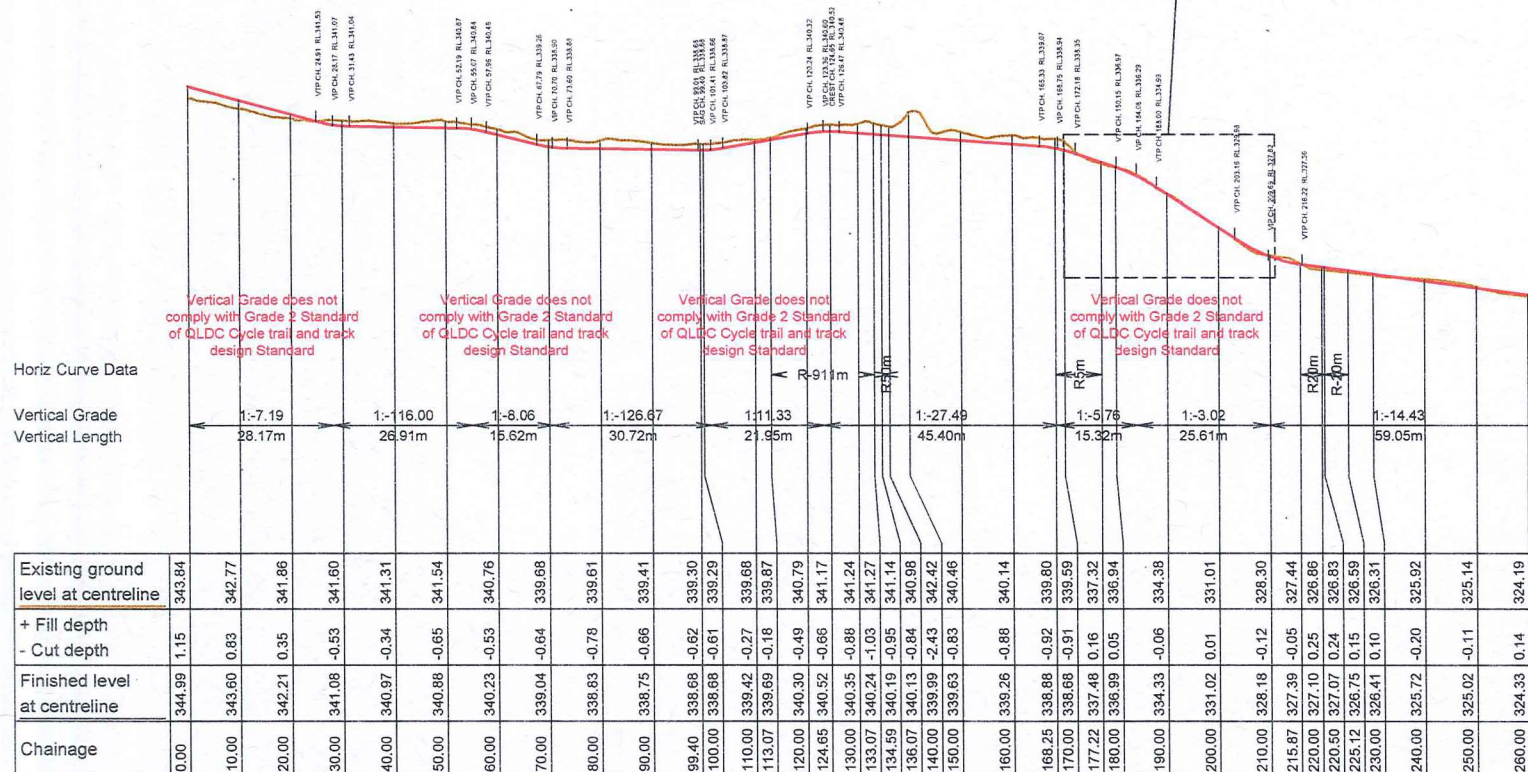
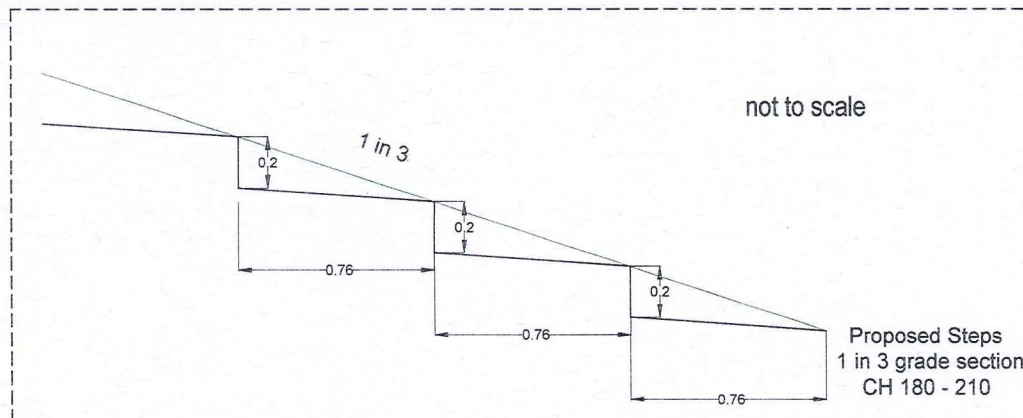












Horiz Curve Data

Vertical Grade  
Vertical Length

SCALE 1:1000 horizontal  
1:500 vertical

Longsection Path 03

**PATERSONPITTSGROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

QUEENSTOWN:  
Terrace Junction  
1092 Frankton Road  
PO Box 2645,  
Queenstown 9349  
T 03 441 4715  
E queenstown@ppgroup.co.nz

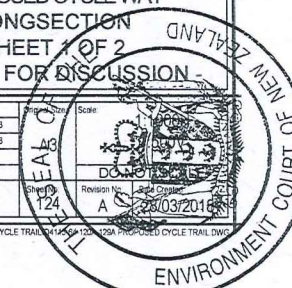
© COPYRIGHT: This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

Client/Location:  
**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 22971, 53 BRECON STREET  
CAR PARK BUILDING  
DEVELOPMENT 2018

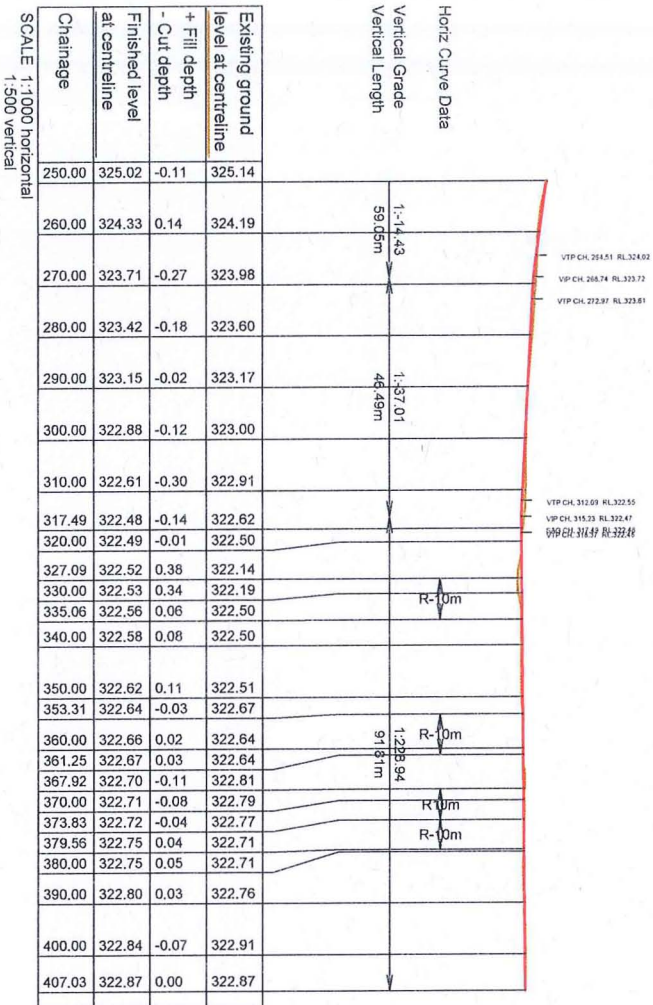
Purpose/Drawing Title:  
**PROPOSED CYCLE WAY  
LONGSECTION  
SHEET 1 OF 2  
- ISSUED FOR DISCUSSION -**

Surveyed by:  
Designed by: LR Mar 2018  
Drawn by: LR Mar 2018  
Checked by:  
Approved by:  
Job Ref: Q4115 - 64

Scale:  
Revision No: 1  
Date: 20/03/2018  
Author: A





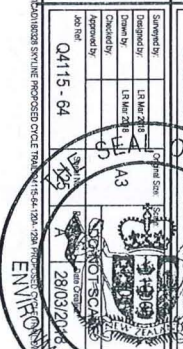


**PATERSON PITTS GROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

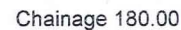
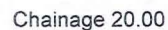
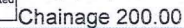
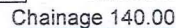
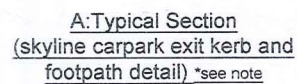
**QUEENSTOWN:**  
Terrace Junction  
1092 Frankton Road  
PO Box 2646  
Queenstown 9346  
T 03 441 4715  
E queenstown@ppgroup.co.nz

**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 22971, 53 BRECON STREET  
CAR PARK BUILDING  
DEVELOPMENT 2018

Proposed New  
Long Section  
SHEET 2 OF 2  
- ISSUED FOR DISCUSSION -  
Q4115 - 64

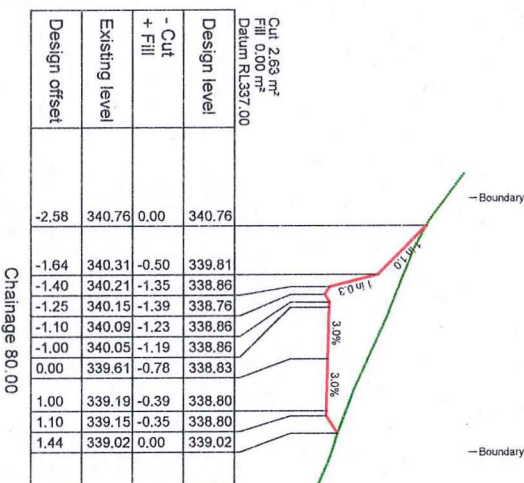
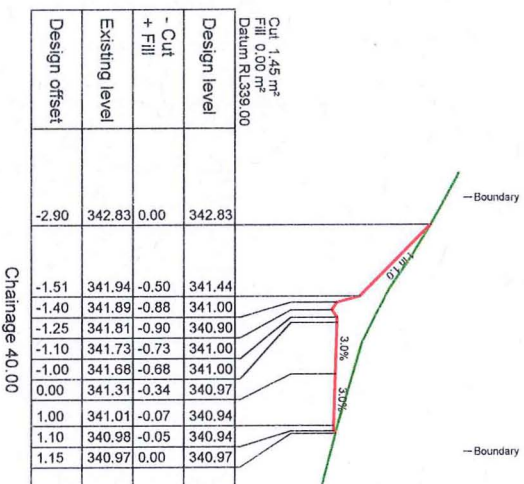
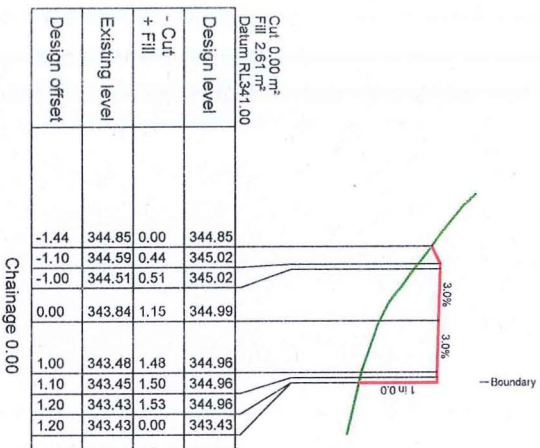
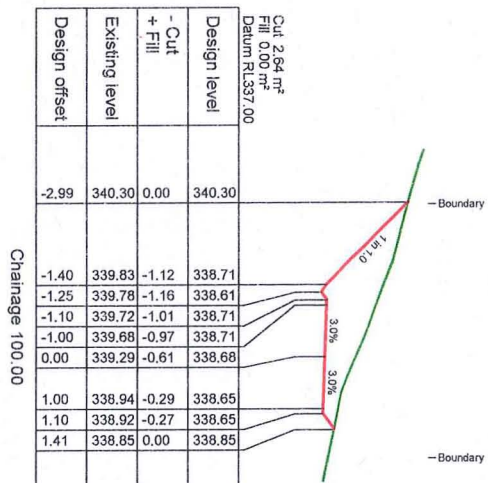
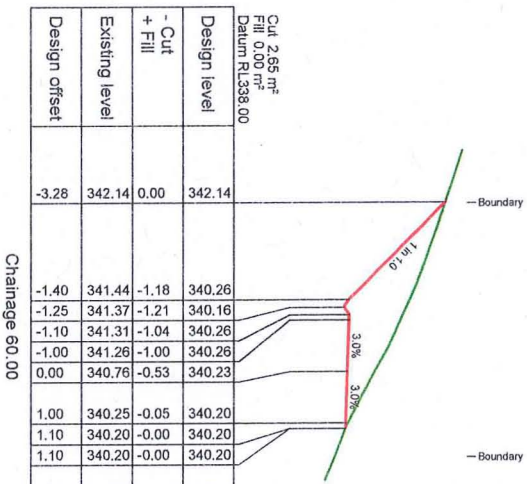
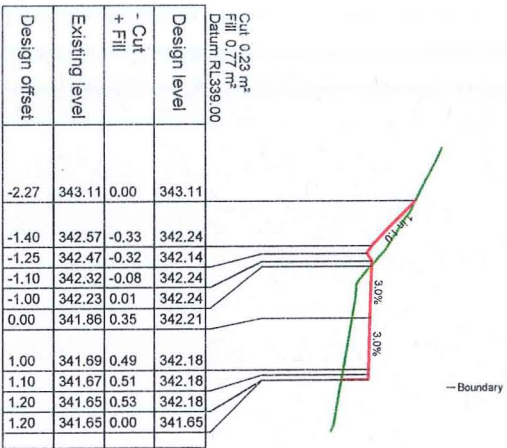






Surveyed by:		Original Size:	A3	
Designed by:	LR Mar 2014			
Drawn by:	LR Mar 2014			
Checked by:				
Approved by:				
Job Ref:	Q4115 - 64	Sheet No:	126	Date of Issue: 28/03/2014 Scale: 1:100





**PATERSONPITTS GROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

**QUEENSTOWN:**  
TERRACE JUNCTION,  
17052 Franklin Road  
PO BOX 2945 9349  
T 03 441 4715  
E queenstown@ppgroup.co.nz

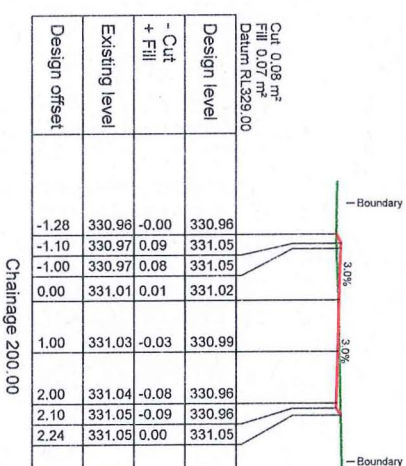
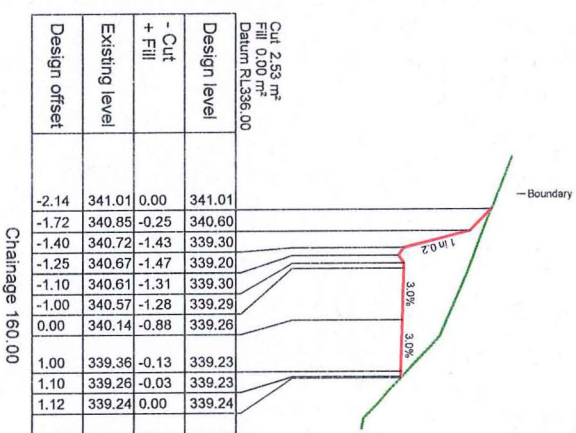
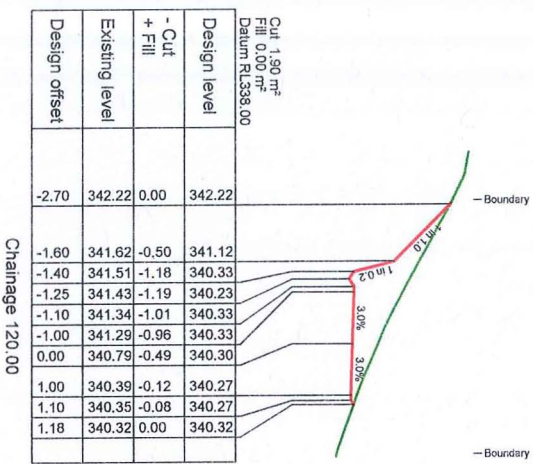
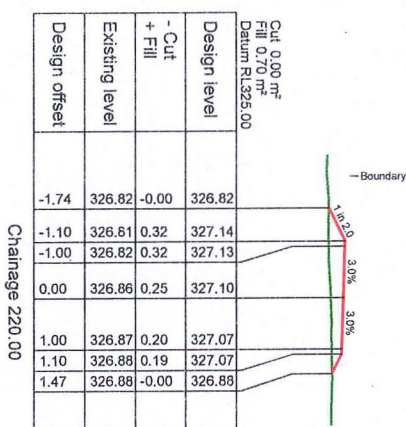
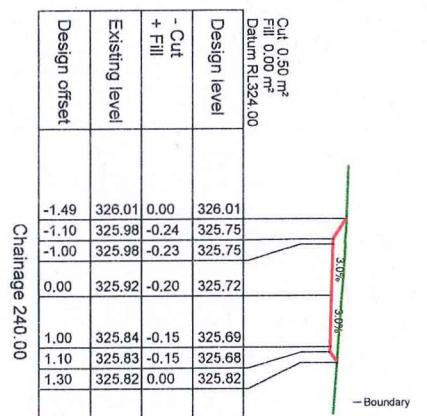
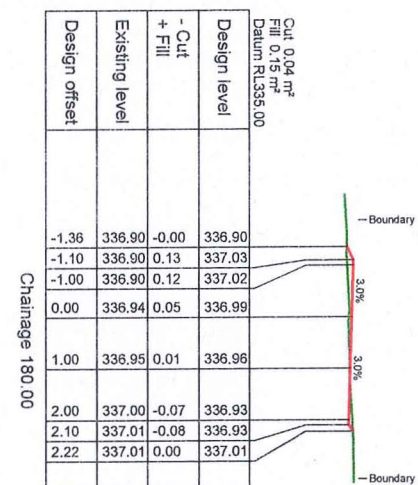
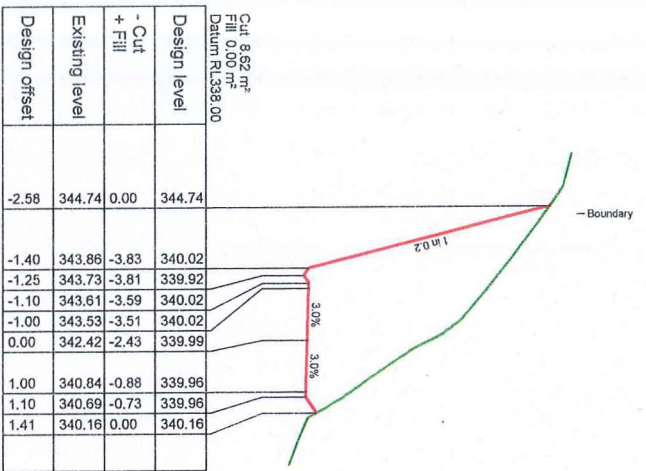
**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 22971, 53 BRECON STREET  
CAR PARK BUILDING  
DEVELOPMENT 2018

**PROPOSED CYCLEWAY**  
CROSS SECTIONS  
SHEET 1 OF 3  
- ISSUED FOR DISCUSSION

Drawn by: J. A. Smith  
Checked by: J. A. Smith  
Reviewed by: J. A. Smith  
Date: 28/03/2018  
Scale: A3  
Q4115-64







**PATERSONPITTS GROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0500 PPGROUP

**QUEENSTOWN:**  
Tereasa Junction  
1092 Franklin Road  
PO Box 2645  
Queenstown 9349  
T 03 441 4715  
E queenstown@ppgroup.co.nz

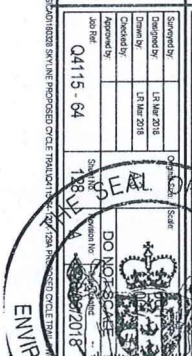
**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 22971, 53 BRECON STREET  
CAR PARK BUILDING  
DEVELOPMENT 2018

**QUEENSTOWN:**  
This drawing, content and design remains the property of Paterson Pitts & Partners Limited and may not be reproduced or used in any form without the prior written permission of Paterson Pitts & Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. Paterson Pitts & Partners Limited is not responsible for any errors or omissions in this drawing.

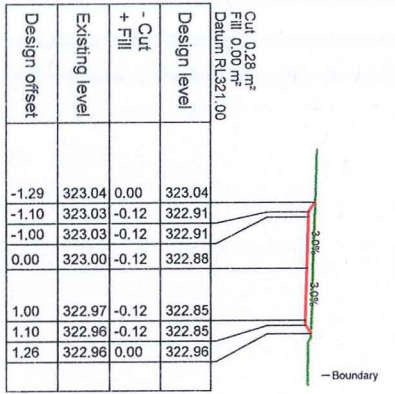
**PROPOSED CYCLEWAY CROSS SECTIONS**  
SHEET 2 OF 3  
- ISSUED FOR DISCUSSION -

Drawn by: 15 Mar 2018  
Checked by: 15 Mar 2018  
Approved by: 15 Mar 2018

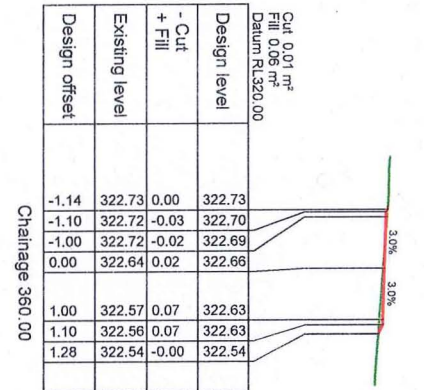
Q4115 - 64



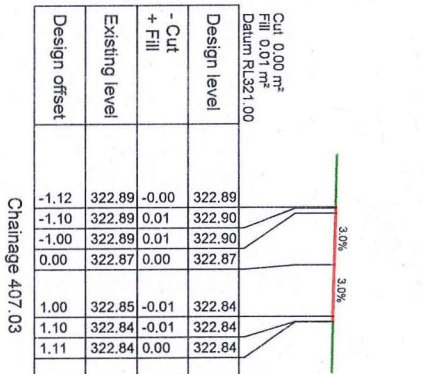




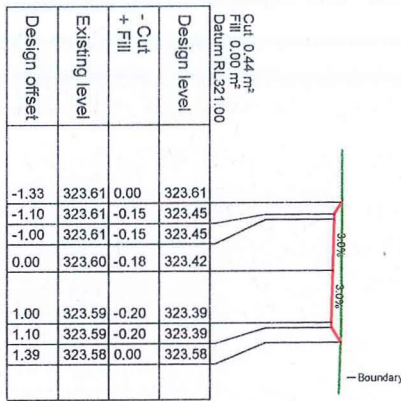
Chainage 300.00



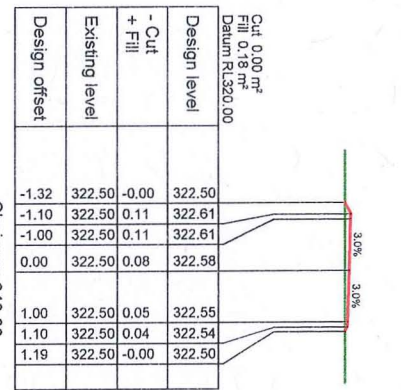
Chainage 360.00



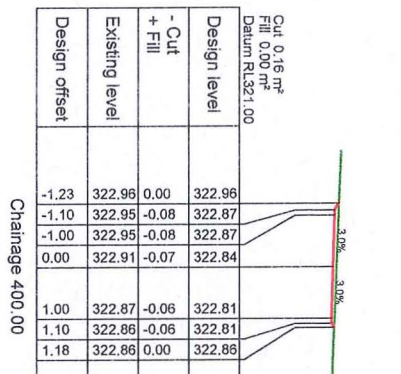
Chainage 407.03



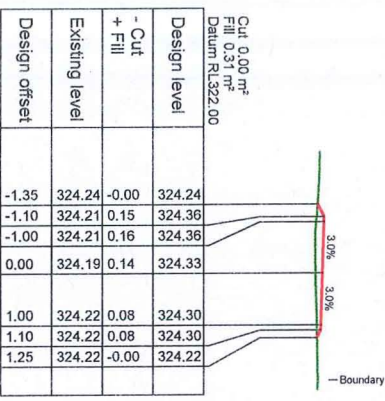
Chainage 280.00



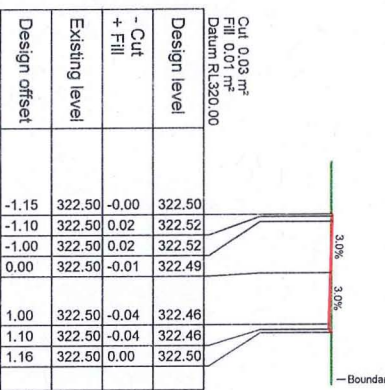
Chainage 340.00



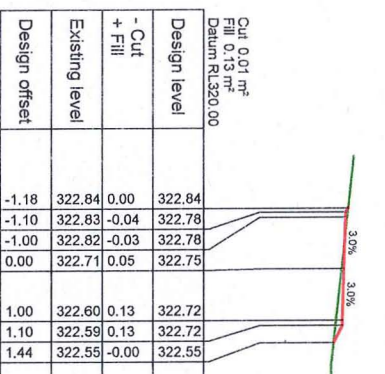
Chainage 400.00



Chainage 260.00



Chainage 320.00



Chainage 380.00

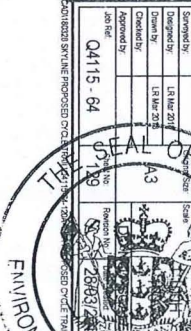
**PATERSONPITTSGROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

**QUEENSTOWN:**  
1605 E. JUNCTION,  
1605 E. JUNCTION ROAD  
PO BOX 9645  
QUEENSTOWN 9348  
T 03 441 4715  
E queenstown@ppgroup.co.nz

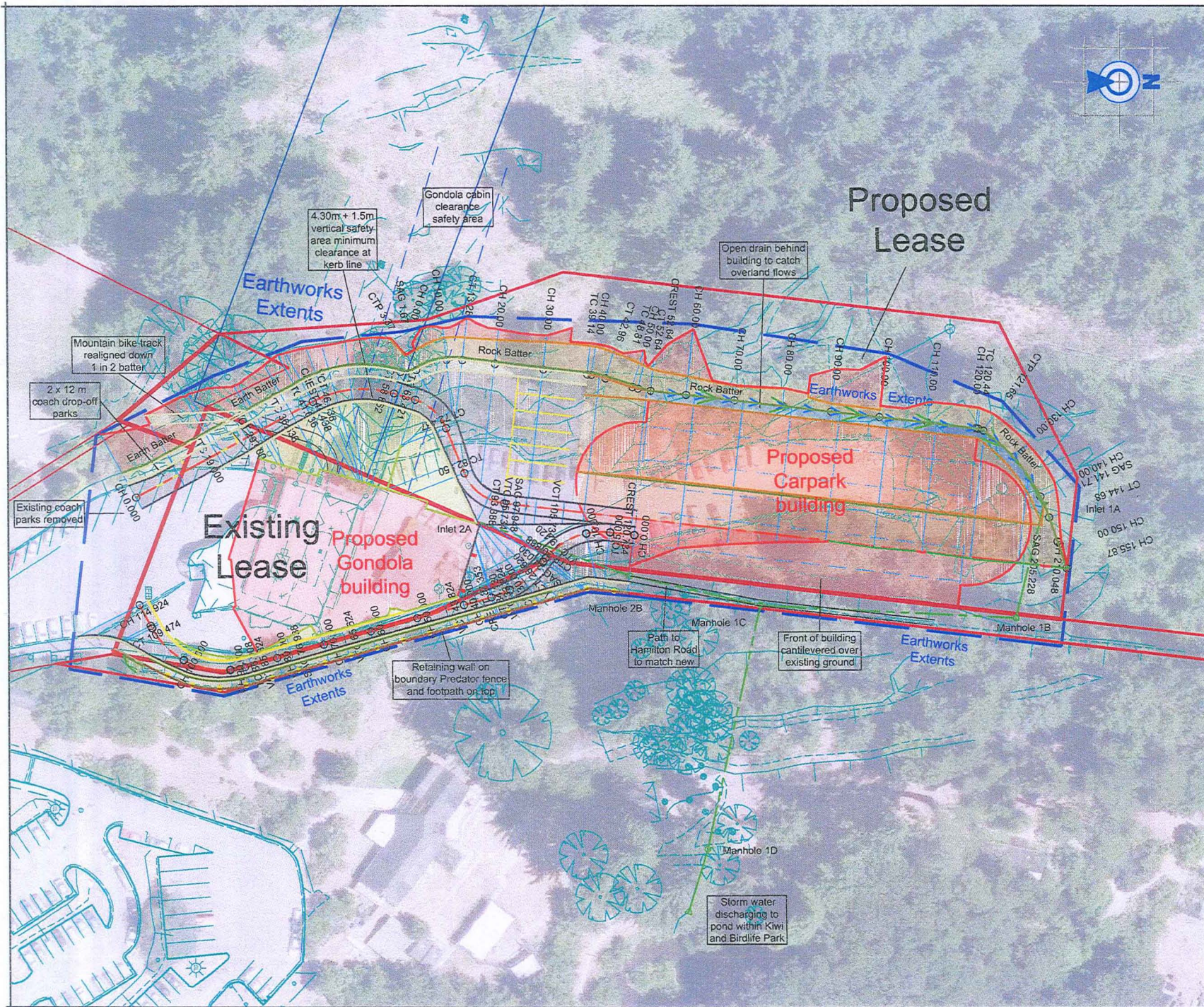
**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 22971, 53 BRECON STREET  
CAR PARK BUILDING  
DEVELOPMENT 2018

**PROPOSED CYCLE WAY**  
CROSS SECTIONS  
SHEET 2 OF 3  
- ISSUED FOR DISCUSSION -

Scale: 1:100  
Drawn by: [Signature]  
Checked by: [Signature]  
Approved by: [Signature]  
Date: 13 May 2018  
Q4115 - 64







# LEGEND

- Cut batter
- Flat fill area
- Building excavation
- Grass berm
- Building
- Sealed access
- Concrete path
- Concrete kerb



## PATERSONPITTS GROUP

Surveying • Planning • Engineering

Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP



QUEENSTOWN:  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2845,  
Queenstown 9349.  
T 03 441 4715  
E queenstown@ppgroup.co.nz

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorised use.

Client Location:  
**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 222971, 53 BRECON STREET  
CAR PARK BUILDING  
REDEVELOPMENT 2018

Purpose/Drawing Title:  
**LAYOUT PLAN  
FOR CARPARK BUILDING  
EXCAVATION AND ACCESS  
- ISSUED FOR APPROVAL**

Surveyed by:	LR 2012 2015	Original size:	Scale:
Designed by:	SAM Sep 2015		
Drawn by:	SAM Oct 2015		
Checked by:			
Approved by:			
Job Ref:	Q4115i - 64	Rev:	D 06/09/2017

DO NOT SCALE

06/09/2017

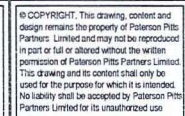






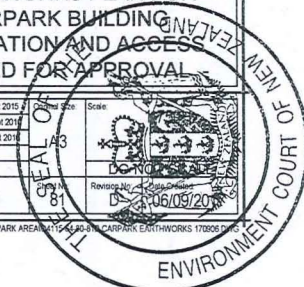
J:\03\SIO\_4115K\_SKYLINE AS BUILT, TOPOG AND ORIGINAL GROUND LEVEL\SICAD1611101 SKYLINE CARPARK AREA\M115-1.20-1.2 CARPARK EAST\TWOCKBS 170306.DWG

- Existing major contour
- Existing minor contour
- Proposed major contour
- Proposed minor contour

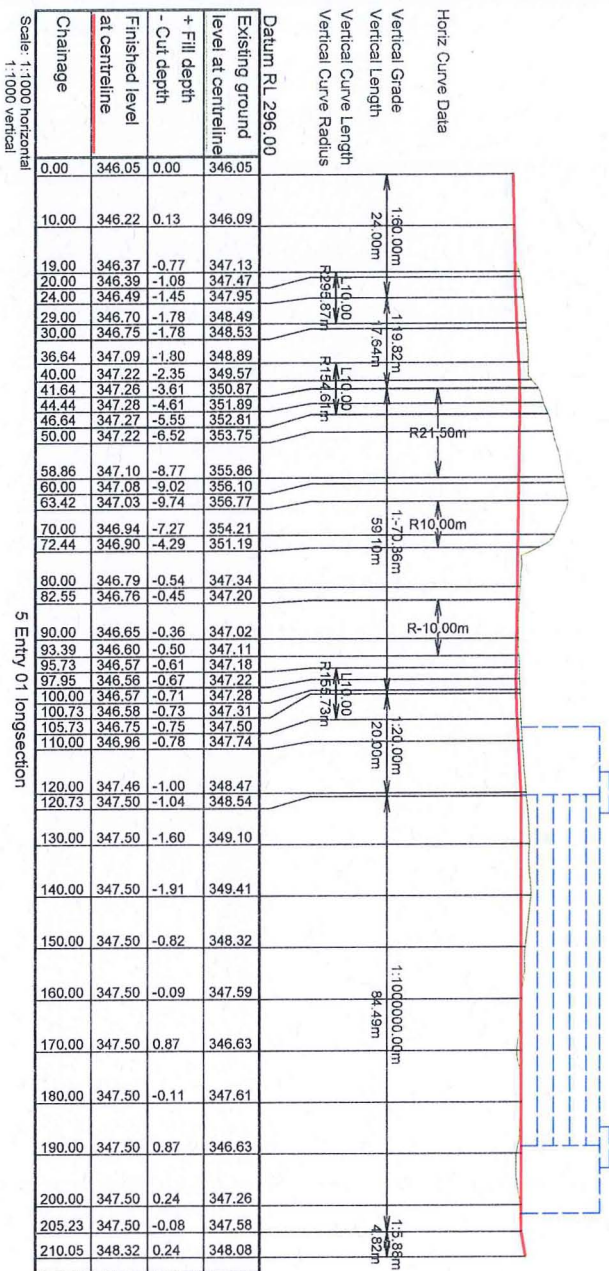


Purpose/Drawing Title:  
EARTHWORKS PLAN FOR  
CARPARK BUILDING  
EXCAVATION AND ACCESS  
- ISSUED FOR APPROVAL

Surveyed by:	LR 2012 2015	Scale:	
Designed by:	SAM Sept 2015		
Drawn by:	SAM Oct 2015		
Checked by:			
Approved by:			
Job Ref:	Q4115i - 64	Revision No:	06/09/2015







**PATERSON PITTS GROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

**QUEENSTOWN:**  
Tennet Junction,  
PO Box 2345  
Dunedin 9100  
T 03 441 4715  
E queenston@ppgroup.co.nz

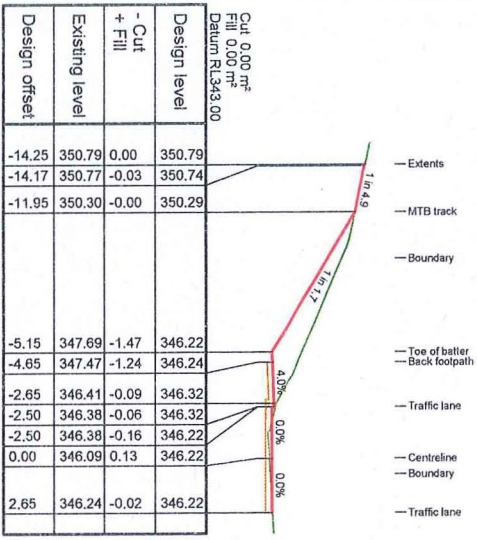
**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 22971, 53 BRECON STREET  
CAR PARK BUILDING  
DEVELOPMENT 2018

Prepared Drawing the  
**LONG SECTION CENTRAL  
CAR PARK ENTRY**  
- ISSUED FOR APPROVAL -

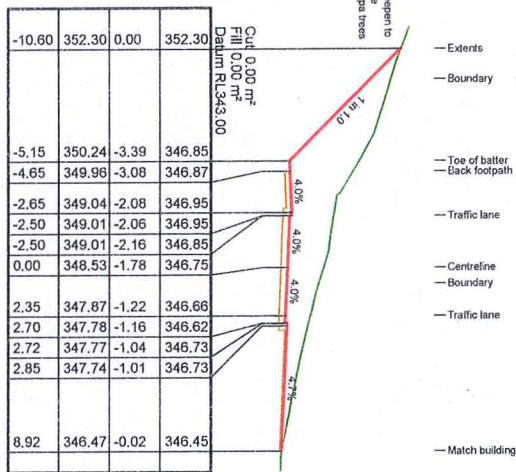
Drawn by: J. L. J. 2018  
Checked by: S. W. 2018  
Reviewed by: S. W. 2018  
As per: 06/09/2018  
QA115K-64



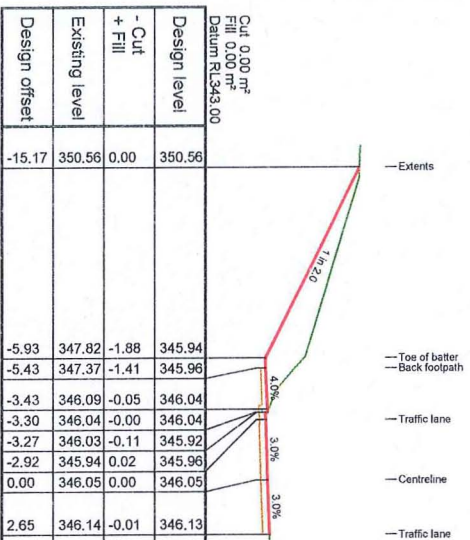




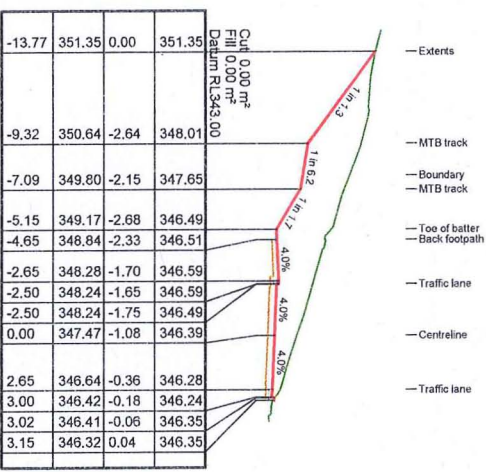
Chainage 10.00



Chainage 30.00



Chainage 0.00



Chainage 20.00

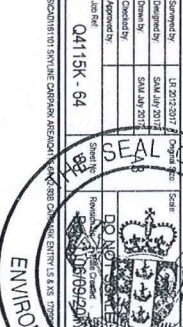
**PATERSONPITSGROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppsgroup.co.nz  
0800 PPSGROUP

**QUEENSTOWN:**  
Telford Junction,  
11002 Franklin Road,  
PO BOX 2848 9348  
T 03 441 4715  
E info@ppsgroup.co.nz

**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 22971, 53 BRECON STREET  
CAR PARK BUILDING  
DEVELOPMENT 2018

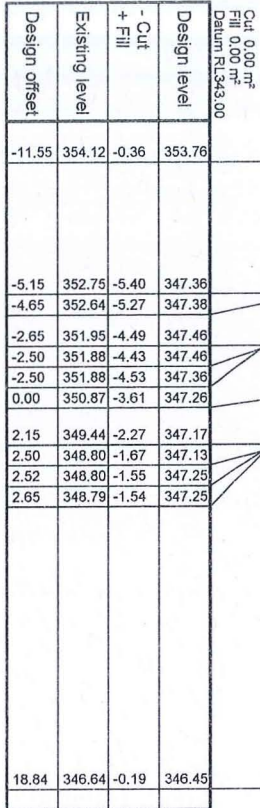
**CROSS SECTIONS OF**  
**CAR PARK ENTRY AND**  
**SHEET 1 OF 10**  
**- ISSUED FOR APPROVAL**

Drawn by: SAM JONES  
Checked by: SAM JONES  
Reviewed by: SAM JONES  
Date: 08/09/2017  
Scale: 1:100  
Project: 04115K - 64

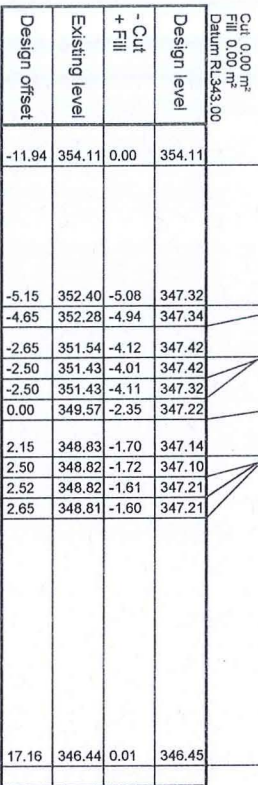




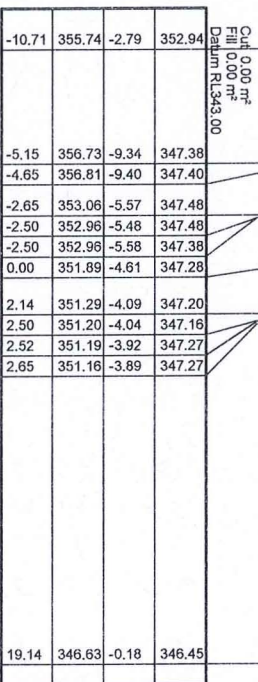
— Extents  
— Toe of batter  
— Back footpath  
— Traffic lane  
— Centreline  
— Traffic lane  
— Boundary  
— Match building



— Extents  
— Boundary  
— Boundary  
— Toe of batter  
— Back footpath  
— Traffic lane  
— Centreline  
— Traffic lane  
— Boundary  
— Match building



— Extents  
— Toe of batter  
— Back footpath  
— Traffic lane  
— Centreline  
— Traffic lane  
— Boundary  
— Match building



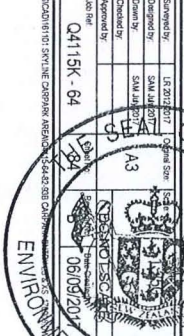
**PATERSONPITTS GROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0900 ppgroup

**QUEENSTOWN:**  
Terrace Junction,  
1002 Franklin Road  
PO Box 2645  
Queenstown 9349  
T 03 444 1113  
E [info@ppgroup.co.nz](mailto:info@ppgroup.co.nz)

**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 22971, 53 BRECON STREET  
CAR PARK BUILDING  
DEVELOPMENT 2018

**CROSS SECTIONS OF**  
**CAR PARK ENTRY**  
**SHEET 2 OF 10**  
**- ISSUED FOR APPROVAL**

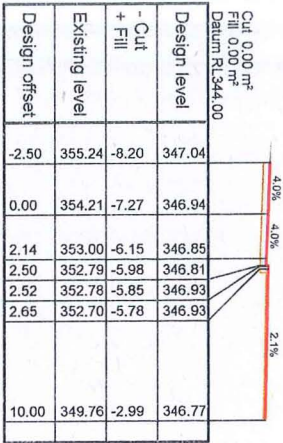
Drawn by: LK 20/12/2017  
Checked by: SKM 20/12/2017  
Designed by: SKM 20/12/2017  
Checked by: SKM 20/12/2017  
Approved by: SKM 20/12/2017  
Date: 20/12/2017  
Q4115K-64







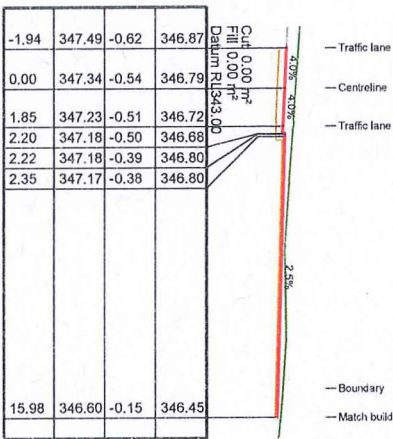




Chainage 70.00

— Traffic lane  
— Centrelines  
— Traffic lane

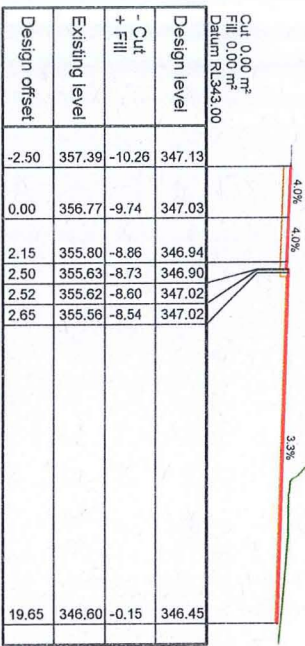
— Boundary  
— Match building



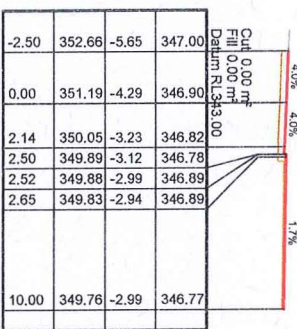
Chainage 80.00

— Traffic lane  
— Centrelines  
— Traffic lane

— Match building



Chainage 63.42



Chainage 72.44

— Traffic lane  
— Centrelines  
— Traffic lane

— Match building



**PATERSON PITTS GROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

**QUEENSTOWN:**  
entrance Junction,  
1002 Franklin Road  
PO BOX 2945 9345  
T 03 441 4715  
E queenstown@ppgroup.co.nz

**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 22971, 53 BRECON STREET  
CAR PARK BUILDING  
DEVELOPMENT 2018

**CROSS SECTIONS OF CAR PARK ENTRY**  
SHEET 4 OF 10  
- ISSUED FOR APPROVAL -

Drawn by: LK/JS/2017  
Checked by: SK/JS/2017  
Designed by: SK/JS/2017  
Reviewed by: SK/JS/2017  
A3  
06/09/2017  
Q4115K-64

ENVIRONMENTAL COURT OF NEW ZEALAND



Cut 0.00 m <sup>2</sup> Fill 0.00 m <sup>2</sup> Datum RL343.00				— Traffic lane
Design level	346.67	346.60	346.53	— Centreline
- Cut + Fill	-0.56	-0.50	-0.44	— Match exit
Existing level	347.24	347.11	346.98	— Traffic lane
Design offset	-1.75	0.00	1.75	
			4.45	

Chainage 93.39

Cut 0.00 m <sup>2</sup> Fill 0.00 m <sup>2</sup> Datum RL343.00				— Traffic lane
Design level	346.72	346.65	346.58	— Centreline
- Cut + Fill	-0.44	-0.36	-0.30	— Match exit
Existing level	347.17	347.02	346.88	— Traffic lane
Design offset	-1.75	0.00	1.75	
			5.77	

Chainage 90.00

Cut 0.00 m <sup>2</sup> Fill 0.00 m <sup>2</sup> Datum RL343.00				— Traffic lane
Design level	346.83	346.76	346.69	— Centreline
- Cut + Fill	-0.50	-0.45	-0.37	— Match exit
Existing level	347.33	347.20	347.05	— Traffic lane
Design offset	-1.75	0.00	1.75	
			2.10	
			2.12	
			2.25	
			12.77	

Chainage 82.55

Cut 0.00 m <sup>2</sup> Fill 0.00 m <sup>2</sup> Datum RL343.00				— Traffic lane
Design level	346.64	346.57	346.50	— Centreline
- Cut + Fill	-0.79	-0.71	-0.64	— Match exit
Existing level	347.43	347.28	347.14	— Traffic lane
Design offset	-1.75	0.00	1.75	
			3.61	

Chainage 100.00

Cut 0.00 m <sup>2</sup> Fill 0.00 m <sup>2</sup> Datum RL343.00				— Traffic lane
Design level	346.63	346.56	346.49	— Centreline
- Cut + Fill	-0.72	-0.67	-0.62	— Match exit
Existing level	347.35	347.22	347.11	— Traffic lane
Design offset	-1.75	0.00	1.75	
			3.87	

Chainage 97.95

Cut 0.00 m <sup>2</sup> Fill 0.00 m <sup>2</sup> Datum RL344.00				— Traffic lane
Design level	348.05	347.56	347.24	— Centreline
- Cut + Fill	-18.05	-0.68	-0.99	— Match exit
Existing level	366.10	348.24	348.24	— Traffic lane
Design offset	-28.57	-8.38	-8.30	
			-1.75	
			0.00	
			1.75	
			2.34	

Chainage 110.00



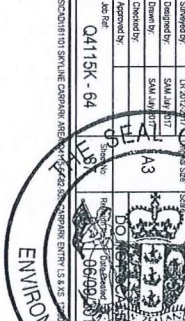
**PATERSON PITTS GROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

**QUEENSTOWN:**  
TERRACE JUNCTION,  
1092 FRANKTON ROAD  
PO BOX 2645  
QUEENSTOWN 9349  
03 441 4715  
E [queenstown@ppgroup.co.nz](mailto:queenstown@ppgroup.co.nz)

**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 22971, 53 BRECON STREET  
CAR PARK BUILDING  
DEVELOPMENT 2018

**CROSS SECTIONS OF  
CAR PARK ENTRY**  
SHEET 15 OF 10  
- ISSUED FOR APPROVAL

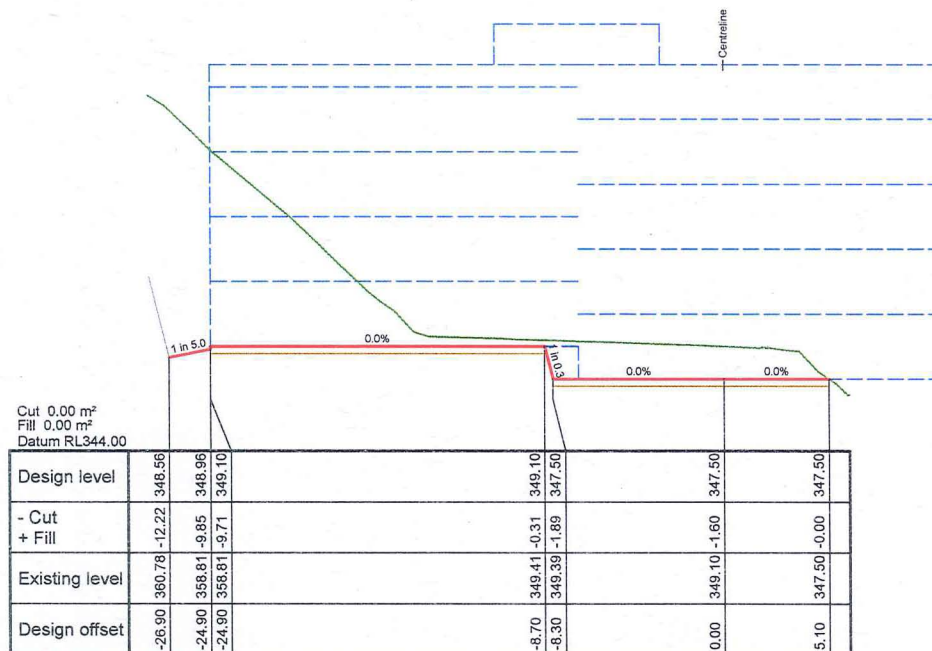
Drawn by: [Signature]  
Checked by: [Signature]  
Approved by: [Signature]  
Date: 04/11/2014











**PATERSONPITTSGROUP**

Surveying • Planning • Engineering

Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP



**QUEENSTOWN:**

Terrace Junction,  
1092 Frankton Road,  
PO Box 2645  
Queenstown 9349.  
T 03 441 4715  
E queenstown@ppgroup.co.nz

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

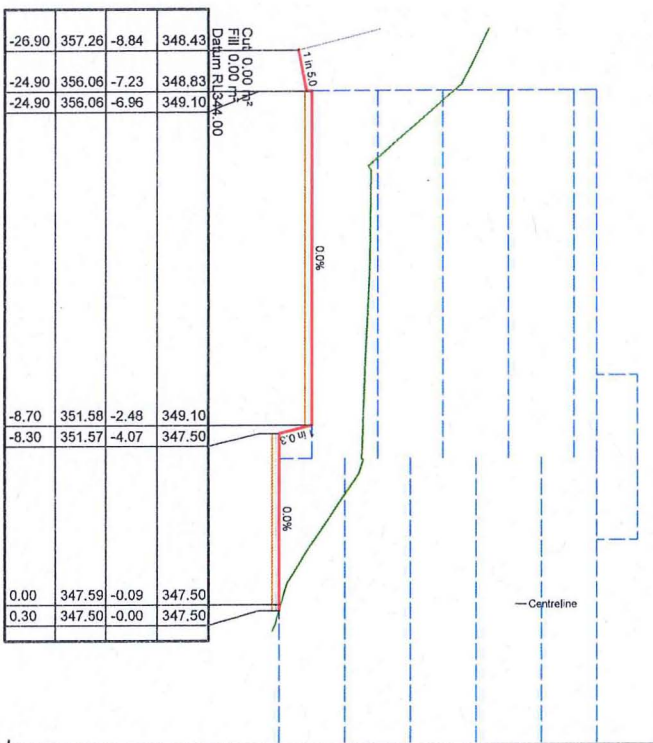
Client: **SKYLINE ENTERPRISES LIMITED**  
**SEC 1 SO 22971, 53 BRECON STREET**  
**CAR PARK BUILDING**  
**DEVELOPMENT 2018**

Purpose/Drawing Title: **CROSS SECTIONS OF**  
**CAR PARK ENTRY**  
**SHEET 10 OF 10**  
**- ISSUED FOR APPROVAL**

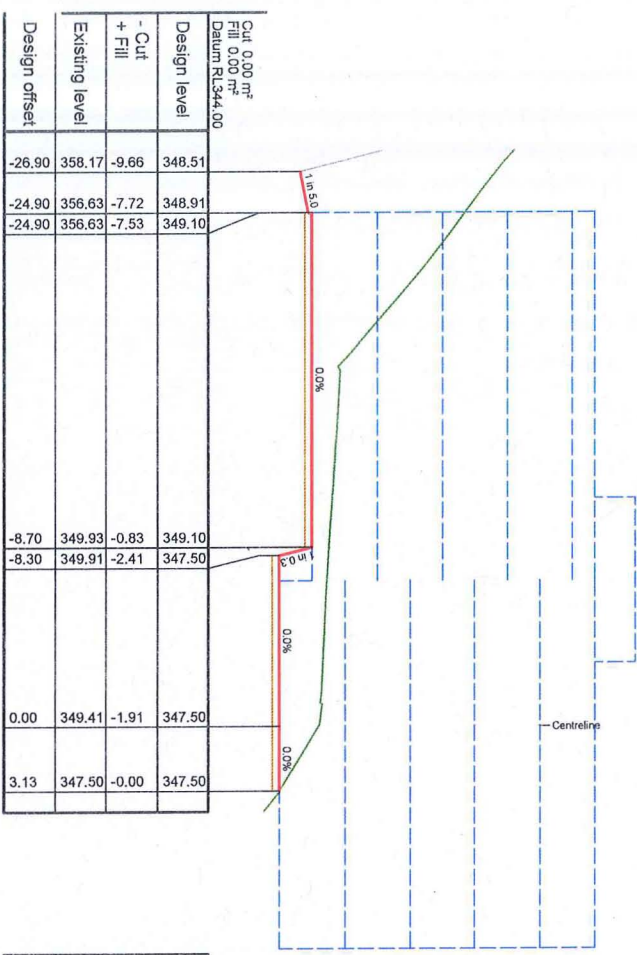
Surveyed by:	LR 2012/2017	Original Size:	A3
Designed by:	SAM July 26/17	Scale:	1:100
Drawn by:	SAM July 26/17	Sheet:	10
Checked by:		Revised:	
Approved by:		Date:	06/09/2017
Job Ref:	Q4115K - 64		



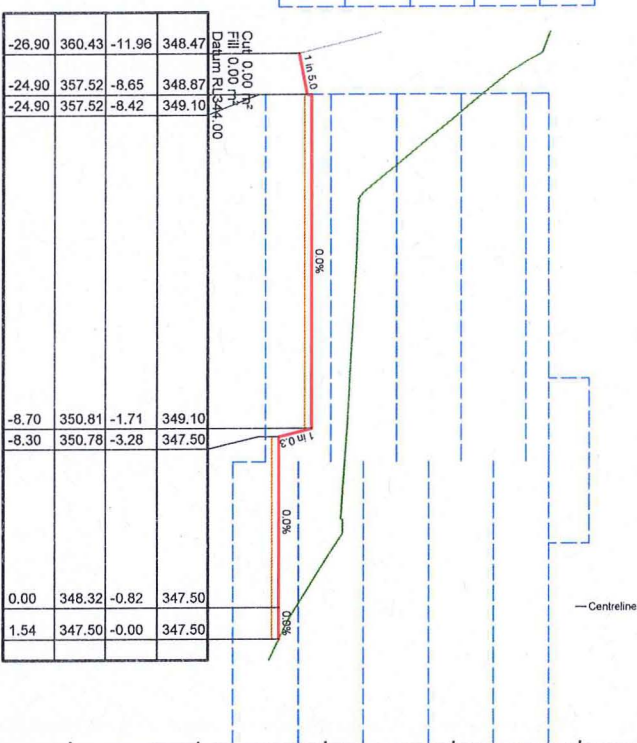




Chainage 160.00



Chainage 140.00



Chainage 150.00



**PATERSONPITTS GROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

**QUEENSTOWN:**  
Terrace Junction  
1102 Franklin Road  
PO BOX 20545  
QUEENSTOWN 9348  
T 03 4410 4715  
E [enquiries@ppgroup.co.nz](mailto:enquiries@ppgroup.co.nz)

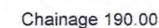
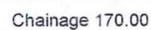
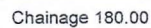
**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 22971, 53 BRECON STREET  
CAR PARK BUILDING  
DEVELOPMENT 2018

**CROSS SECTIONS OF**  
**CAR PARK ENTRY**  
**SHEET 8 OF 10**  
**- ISSUED FOR APPROVAL -**

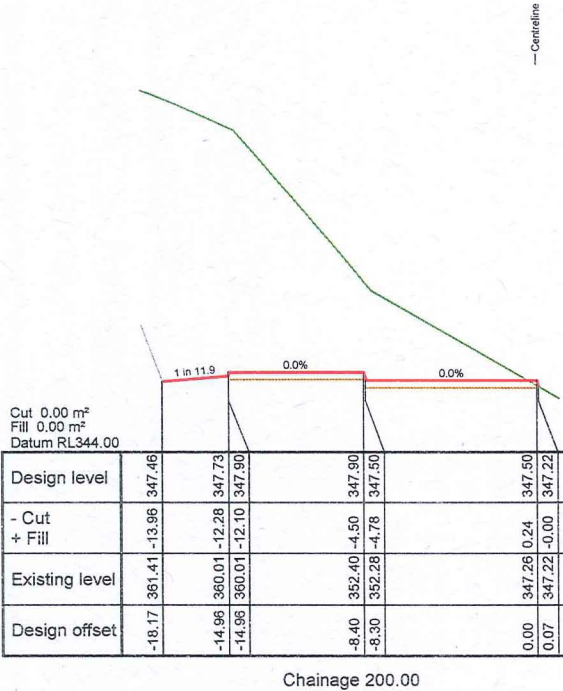
Designed by	13/02/2017
Drawn by	13/02/2017
Checked by	13/02/2017
Approved by	13/02/2017
Scale	1:100
Project No	Q4115K-04











**PATERSONPITTS**GROUP  
 Surveying • Planning • Engineering  
 Your Land Professionals  
 www.ppgroup.co.nz  
 0800 PPGROUP

QUEENSTOWN:  
 Terrace Junction  
 1092 Frankton Road.  
 PO Box 2845  
 Queenstown 9349.  
 T 03 441 4715  
 E queenstown@ppgroup.co.nz

© COPYRIGHT: This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

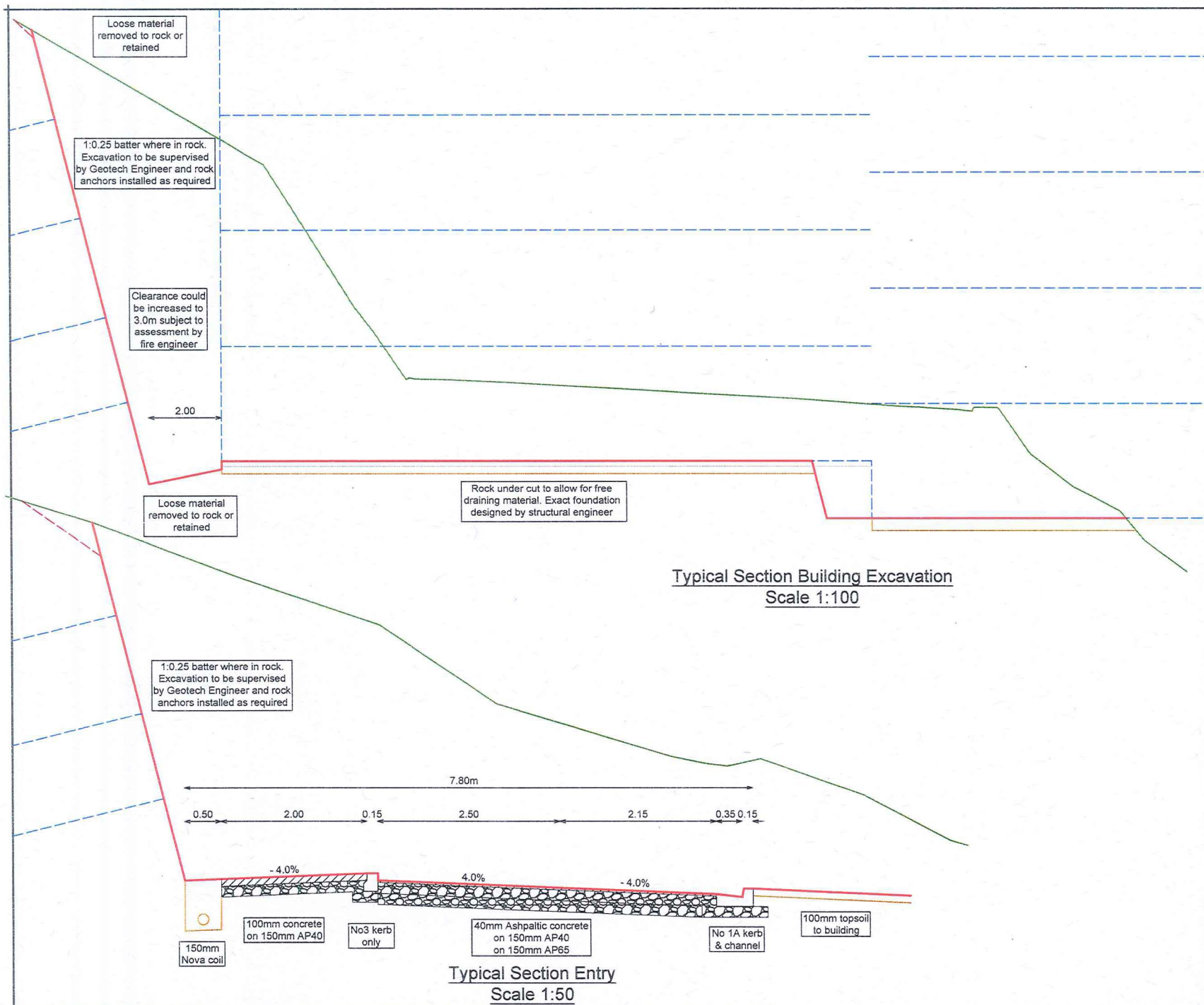
Client location:  
**SKYLINE ENTERPRISES LIMITED**  
 SEC 1 SO 22971, 53 BRECON STREET  
 CAR PARK BUILDING  
 DEVELOPMENT 2018

Purpose/Drawing Title:  
**CROSS SECTIONS OF  
 CAR PARK ENTRY**  
 SHEET 10 OF 10  
 - ISSUED FOR APPROVAL

Surveyed by: LR 20/12/2017  
 Designed by: SAM JAC 2017  
 Drawn by: SAM JAC 2017  
 Checked by:  
 Approved by:  
 Job Ref: Q4115K - 64







**PATERSONPITTS GROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

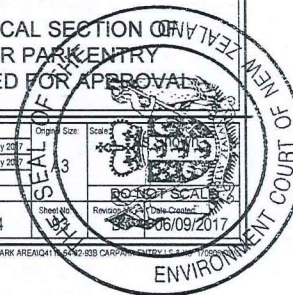
QUEENSTOWN:  
Terrace Junction,  
1092 Frankton Road  
PO Box 2645  
Queenstown 9349  
T 03 441 4715  
E queenstown@ppgroup.co.nz

© COPYRIGHT: This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

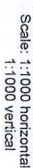
Client: **SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 22971, 53 BRECON STREET  
CAR PARK BUILDING  
DEVELOPMENT 2018

Purpose/Drawing Title:  
**TYPICAL SECTION OF CAR PARK ENTRY**  
- ISSUED FOR APPROVAL

Surveyed by:	Original:	Scale:
Designed by:	SAM July 2017	Scale:
Drawn by:	SAM July 2017	Scale:
Checked by:		
Approved by:		
Job Ref:	Q4115K - 64	06/09/2017







**PATERSONPTTSGROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.pptgroup.co.nz  
0800 PPTGROUP

**QUEENSTOWN:**  
Terrace Junction,  
1092 Frankton Road  
PO Box 2645,  
Queenstown 9349.  
T 03 441 4715  
E [queenstown@pgsroup.co.nz](mailto:queenstown@pgsroup.co.nz)


© COPRIGHT. The drawing, content and design remains the property of Patterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Patterson Pitts Partners Limited. The drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Patterson Pitts Partners Limited for its unauthorized use.

SKYLINE ENTERPRISES LIMITED  
SEC 1 SO 22971, 53 BRECON STREET  
CAR PARK BUILDING  
DEVELOPMENT 2018

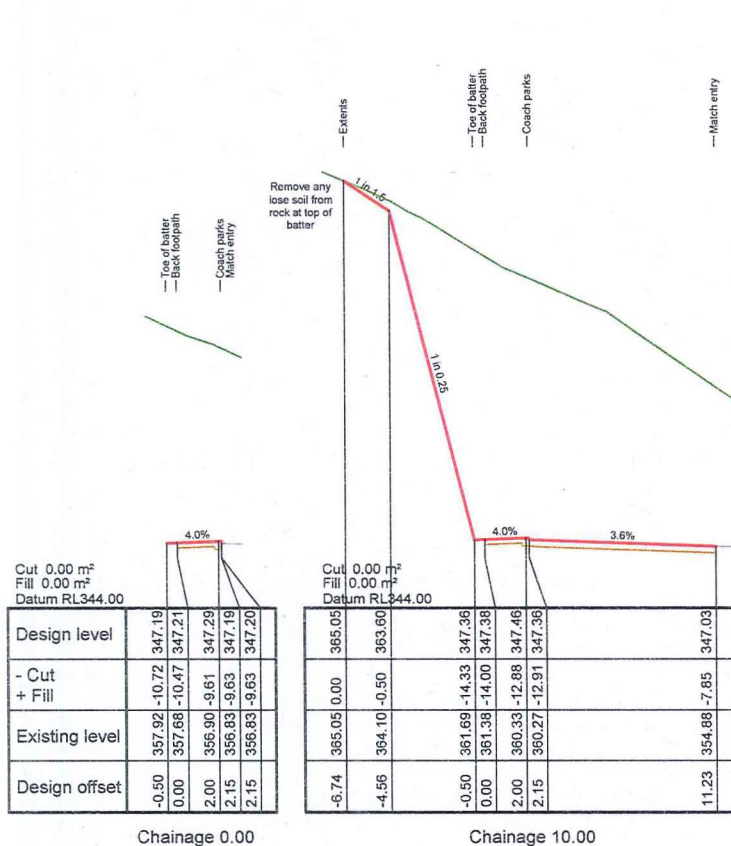
LONG SECTION OF  
CAR PARK BATTER  
- ISSUED FOR APPROVAL

Survived by:	LR 2012-2017
Designated by:	SAM July 2017
Drawn by:	SAM July 2017
Checked by:	
Approved by:	

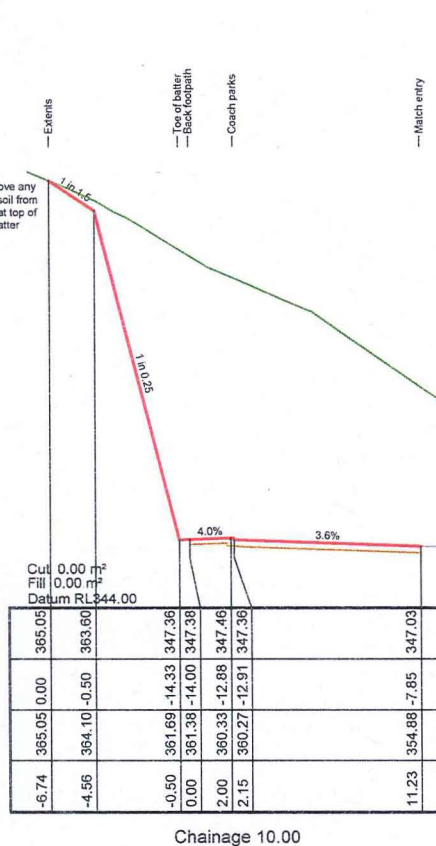
Job Ref: Q4115K - 64

Certificate No. **003**  
 State of **MISSISSIPPI**  
 Sheriff's Office No. **94**  
 Prisoner No. **B**  
 Date Created **06/09/2011**  
 Prisoner's Name **ROBERT SCHEE**  
 Prisoner's Photo 

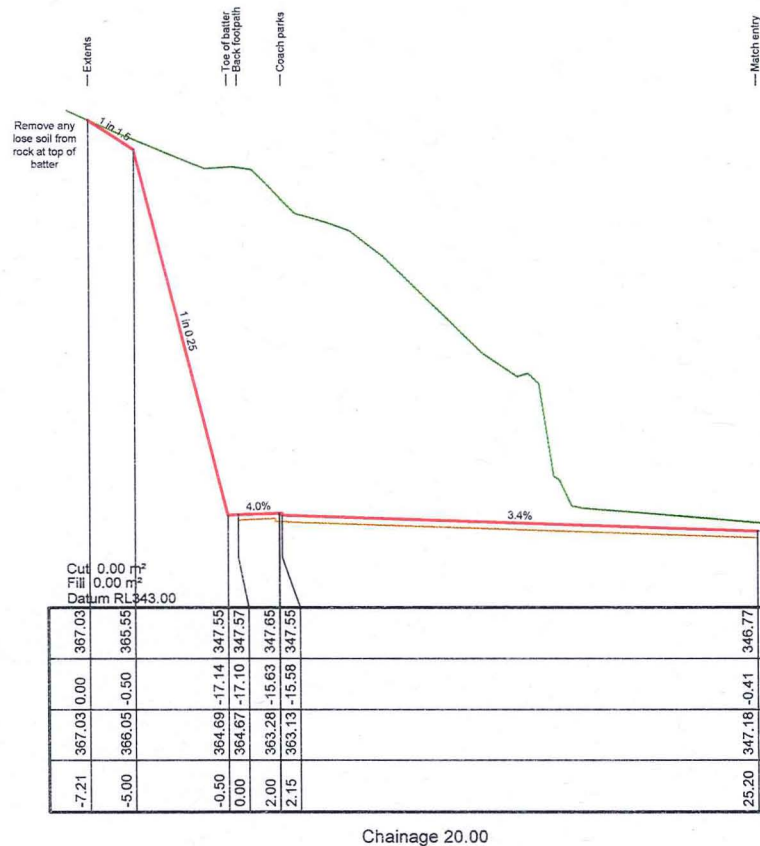




Chainage 0.00



Chainage 10.00



Chainage 20.00



**PATERSONPITTS** GROUP  
 Surveying • Planning • Engineering  
 Your Land Professionals  
 www.ppgroup.co.nz  
 0800 PPGROUP

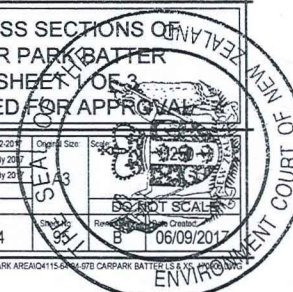
QUEENSTOWN:  
 Terrace Junction,  
 1092 Frankton Road  
 PO Box 2645  
 Queenstown 9349  
 T 03 441 4715  
 E queenstown@ppgroup.co.nz

© COPYRIGHT: This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

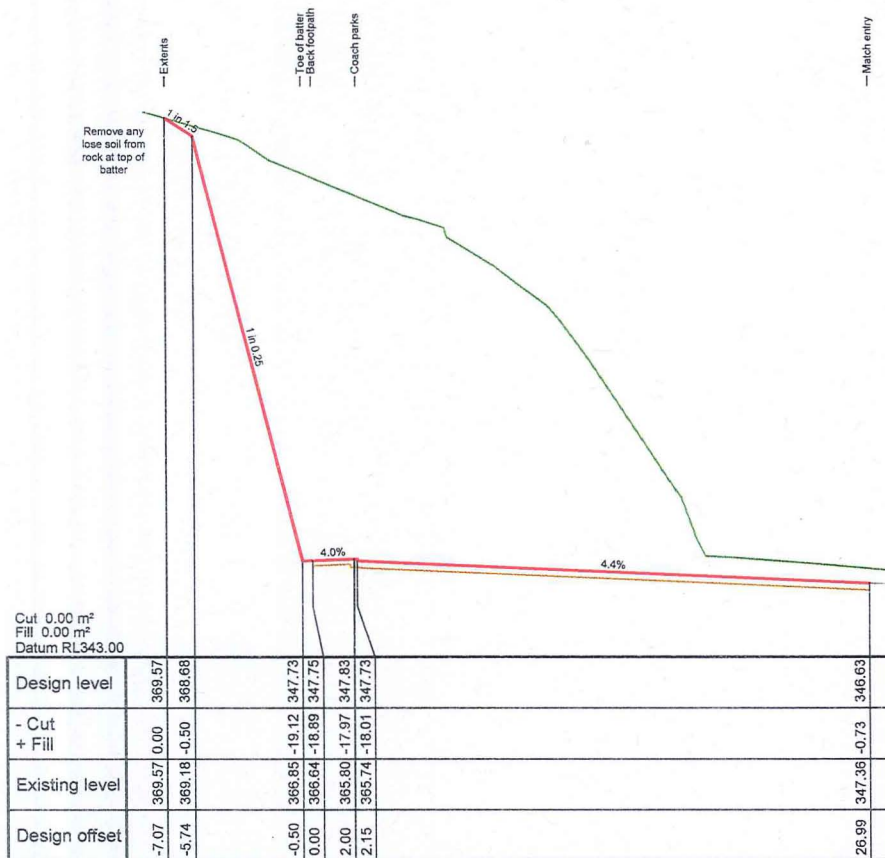
Client: SKYLINE ENTERPRISES LIMITED  
 SEC 1 SO 22971, 53 BRECON STREET  
 CAR PARK BUILDING  
 DEVELOPMENT 2018

Purpose/Drawing Title: CROSS SECTIONS OF CAR PARK BATTER  
 SHEET 1 OF 3  
 - ISSUED FOR APPROVAL

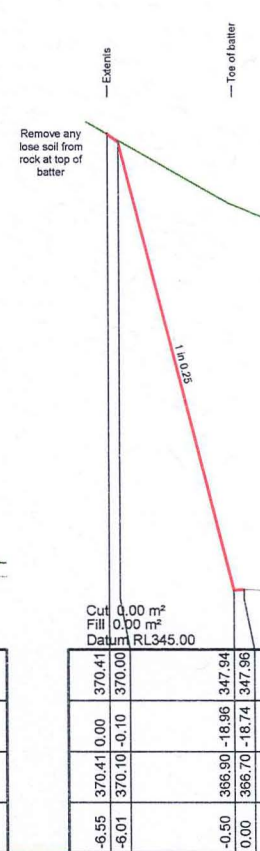
Surveyed by: LR 2012/2014  
 Designed by: SAM July 2014  
 Drawn by: SAM July 2014  
 Checked by:  
 Approved by:  
 Job Ref: Q4115K - 64  
 Date: 06/09/2017



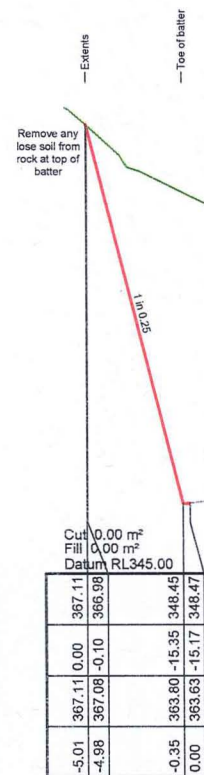




Chainage 30.00



Chainage 40.00



Chainage 50.00



Chainage 60.00



**PATERSONPITTSGROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

QUEENSTOWN:  
Terrace Junction,  
1092 Frankton Road,  
PO Box 2645,  
Queenstown 9349.  
T 03 441 4715  
E queenstown@ppgroup.co.nz

© COPYRIGHT: The drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorized use.

Client/Location  
**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 22971, 53 BRECON STREET  
CAR PARK BUILDING  
DEVELOPMENT 2018

Purpose/Drawing Title  
**CROSS SECTIONS OF  
CAR PARK BATTER**  
SHEET 2 OF 3  
- ISSUED FOR APPROVAL

Surveyed by: LR 2012/2017  
Designed by: SAM July 2017  
Drawn by: SAM July 2017  
Checked by:  
Approved by:  
Job Ref: Q4115K - 64







Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

© COPYRIGHT. This drawing, content, and design remains the property of Patterson Pitts Partners, Limited and may not be reproduced in part or full or altered without the written permission of Patterson Pitts Partners, Limited. This drawing and its content shall only be used for the purposes for which it is intended. No liability shall be accepted by Patterson Pitts Partners, Limited for its unauthorized use.

**CROSS SECTIONS OF  
CAR PARK BATTER  
SHEET 3 OF 3**

SHEET 3 OF 3  
- ISSUED FOR APPROVAL

Approved by:	LR 2012-2017	Confession	Scale
--------------	--------------	------------	-------

Designed by:	SAM July 2017
Drawn by:	SAM July 2017

Checked by: \_\_\_\_\_  
Approved by: \_\_\_\_\_

04115K-64

SCAD16101 SKYLINE CAMPARK AREA04115-64-978 CARPARK BATTERSEA, S. 17000

ENVIR





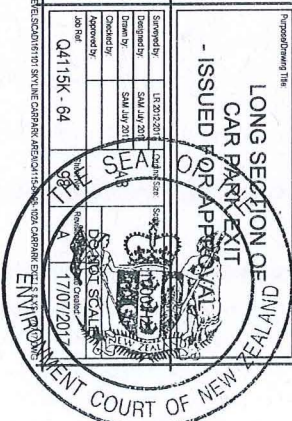
**PATERSONPTTSGROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

**QUEENSTOWN:**  
Terrace Junction,  
1092 Frankton Road  
PO Box 2645,  
Queenstown 9349.  
**T** 03 441 4715  
**E** [queenstown@pgcgroup.co.nz](mailto:queenstown@pgcgroup.co.nz)

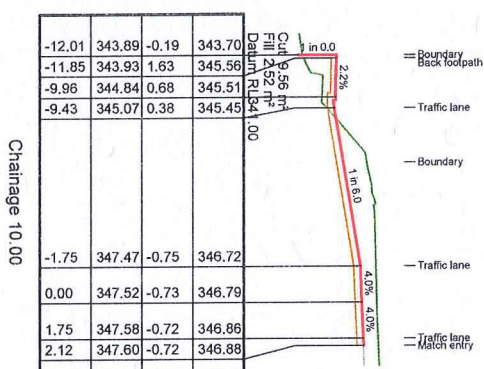
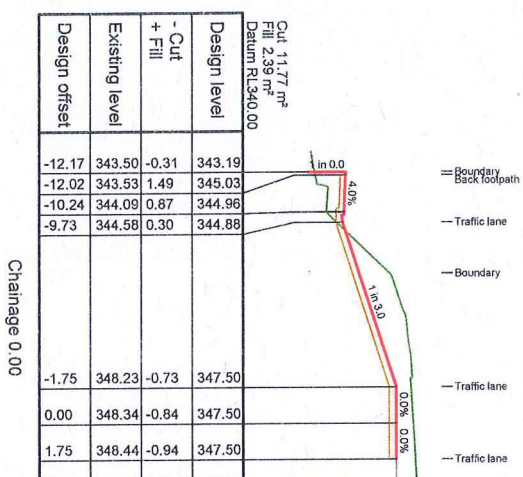
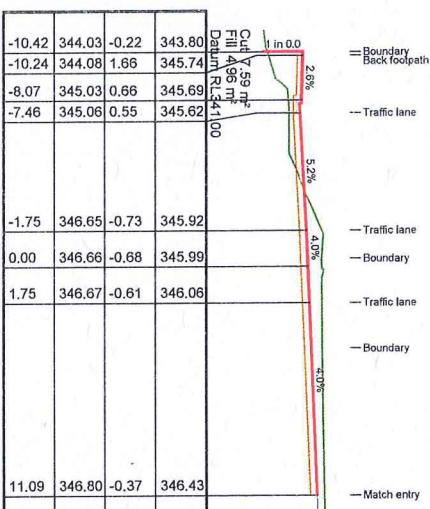
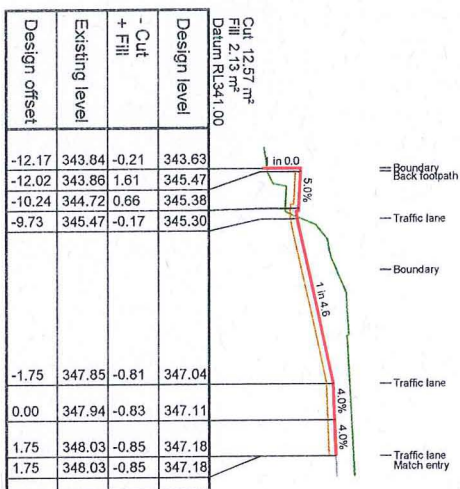
© COP/RIGHT. This drawing, content and design remains the property of Patterson Partners Limited and may not be reproduced in part or full or altered without the written permission of Patterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Patterson Partners Limited for its unauthorized use.

CHARTER/LOCATION  
SKYLINE ENTERPRISES LIMITED  
SEC 1 SO 22971, 53 BRECON STREET  
CAR PARK BUILDING  
DEVELOPMENT 2018

LONG SECTION C  
CAR PARK EXIT  
- ISSUED FOR APPROVAL





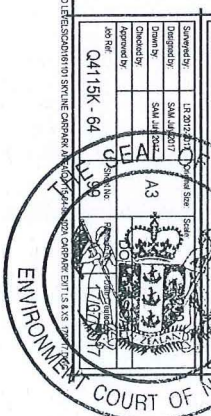


**PATERSONPITTS**GROUP  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

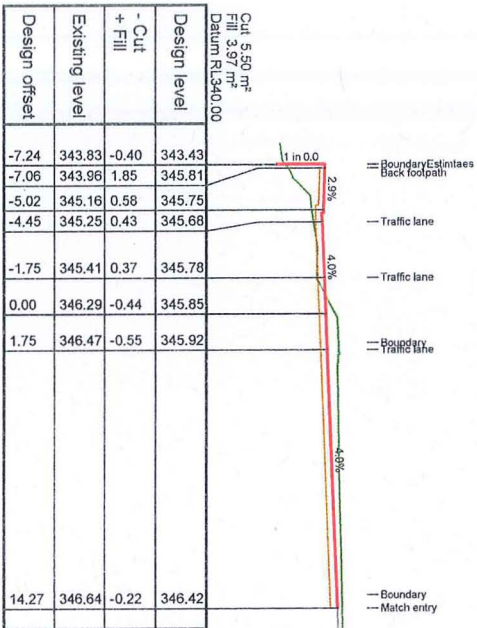
**QUEENSTOWN:**  
Terrace Junction,  
1092 Franklin Road,  
PO Box 2645,  
Queenstown 9349  
T 03 441 4715  
E [queenstown@pdp.org.co.nz](mailto:queenstown@pdp.org.co.nz)

Current: 2018  
SKYLINE ENTERPRISES LIMITED  
SEC 1 SO 22971, 53 BRECON STREET  
CAR PARK BUILDING  
DEVELOPMENT 2018

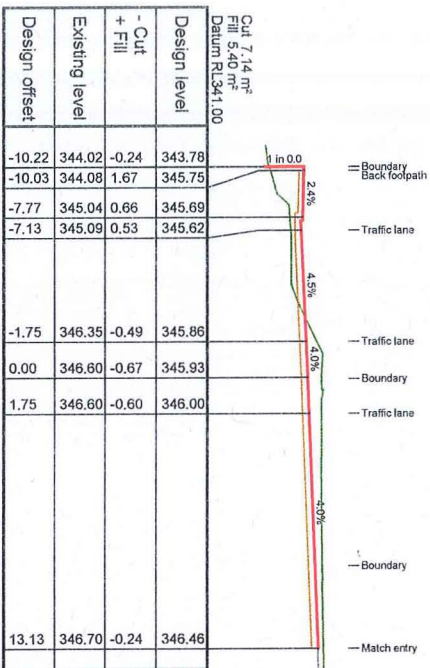
CROSS SECTIONS OF  
CAR PARK EXIT GATEWAY  
SHEET 1 OF 3  
- ISSUED FOR APPROVAL -



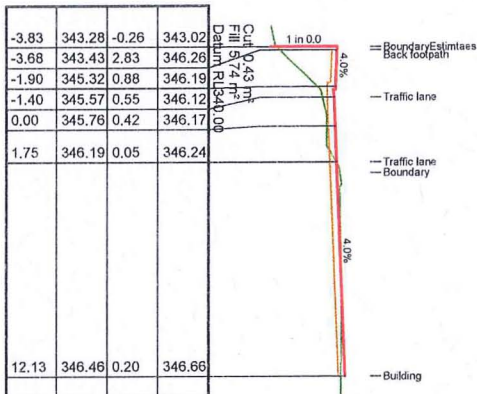




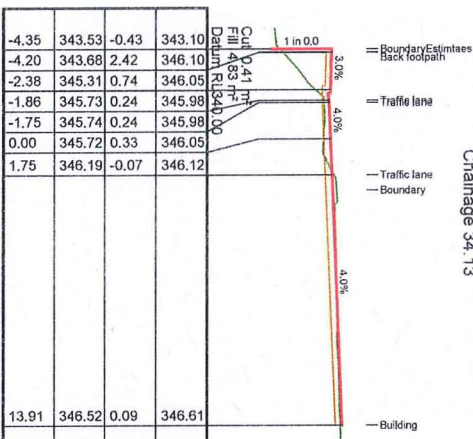
Chainage 24.03



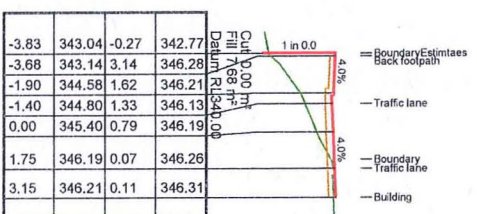
Chainage 20.89



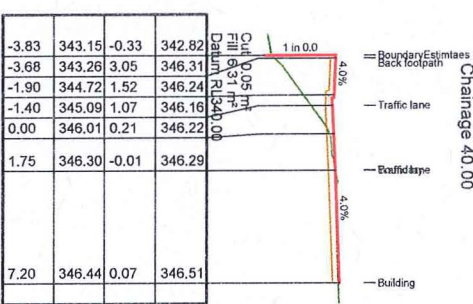
Chainage 34.13



Chainage 30.00



Chainage 40.00



Chainage 37.35

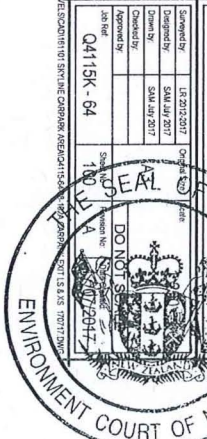


**PATERSONPITSGROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppsgroup.co.uk  
0800 ppsgroup

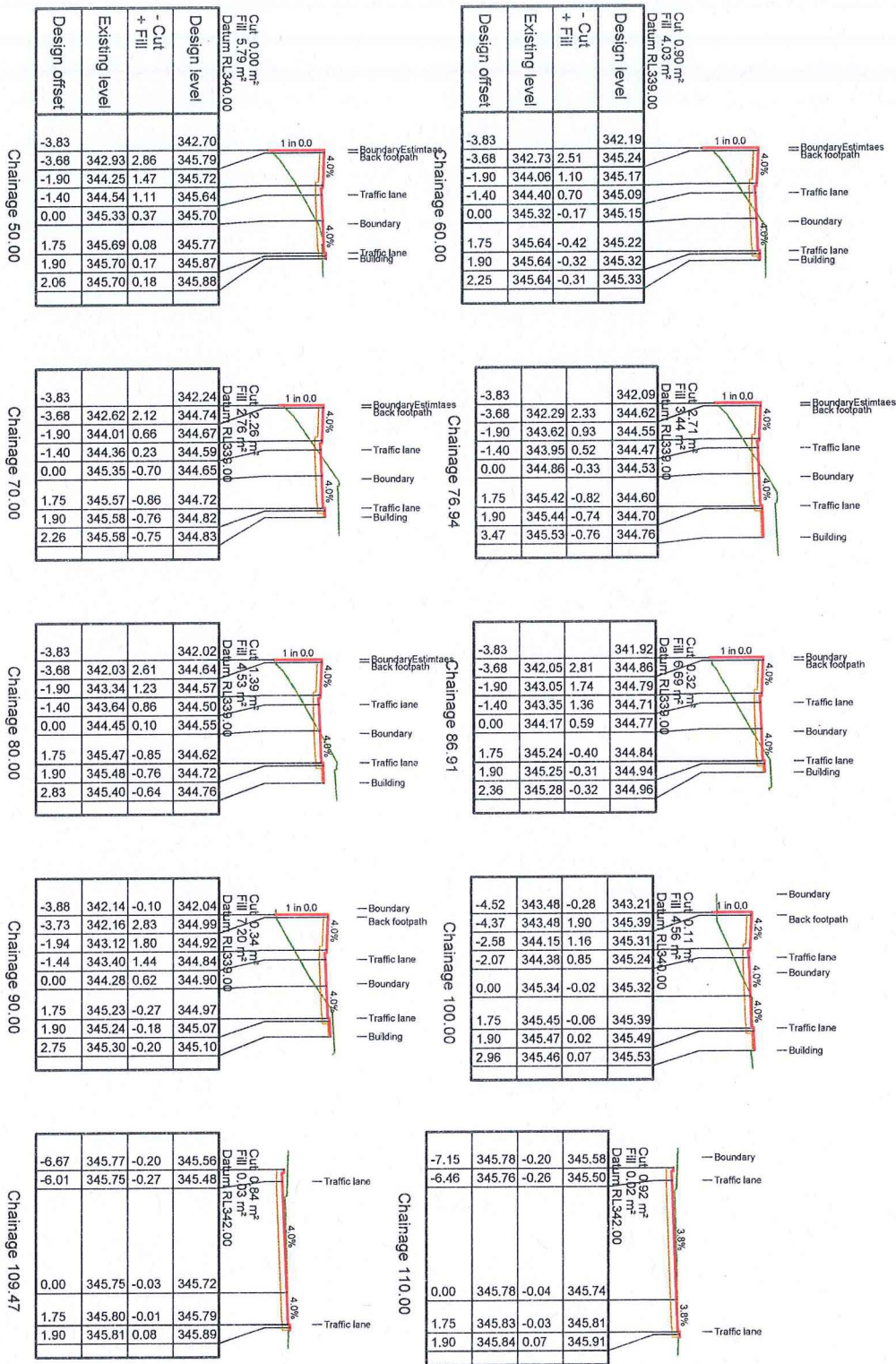
**QUEENSTOWN:**  
Terrace Junction,  
1092 Franklin Road,  
PO Box 2045,  
QUEENSTOWN 9348  
1 703 441 4715  
E [information@ppsgroup.co.uk](mailto:information@ppsgroup.co.uk)

**SKLINE ENTERPRISES LIMITED**  
SEC 1 SO 2297/1, 53 BRECON STREET  
CAR PARK BUILDING  
DEVELOPMENT 2018

**CROSS SECTIONS OF**  
**CAR PARK EXIT**  
**SHEET 2 OF 3**  
**- ISSUED FOR APPROVAL -**







**PATERSONPITTS GROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0980 PPGROUP

**QUEENSTOWN:**  
Terrace Junction,  
1002 Frankes Road,  
PO Box 2045 9348  
T 03 441 4715  
E [skylines@ppgroup.co.nz](mailto:skylines@ppgroup.co.nz)

**SKYLINE ENTERPRISES LIMITED**  
SEC 1 SO 22971, 53 BECON STREET  
CAR PARK BUILDING  
DEVELOPMENT 2018

**CROSS SECTIONS OF CAR PARK EXIT**  
SHEETS 3  
- ISSUED FOR APPROVAL

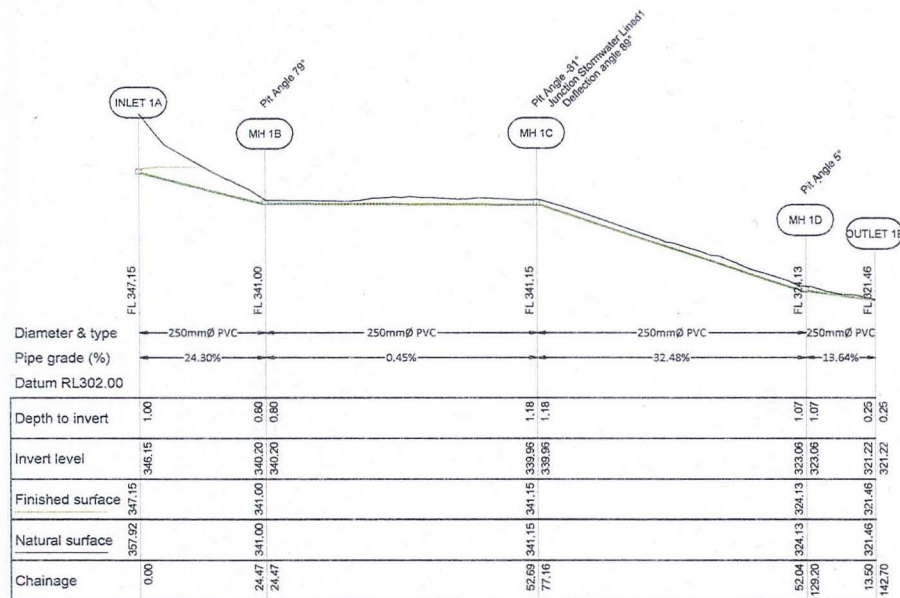
Drawn by: UJ22/2017  
Checked by: SKM/2017  
Designed by: SKM/2017  
Reviewed by: SKM/2017  
Approved by: SKM/2017  
Q4115K - 64

**ENVIRONMENT COURT OF NEW ZEALAND**

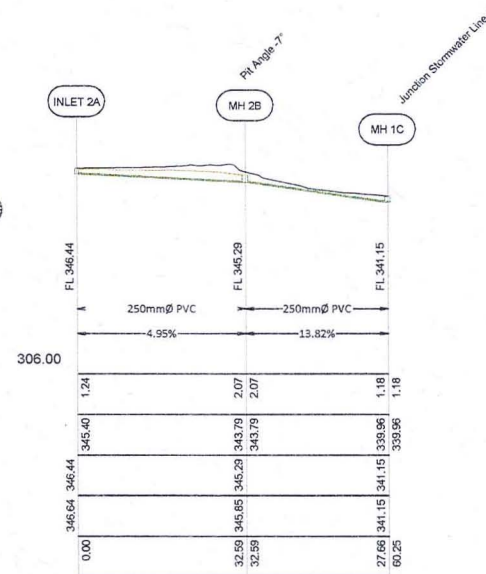








Stormwater Line 1



Stormwater Line 2



**PATERSONPITTS** GROUP  
 Surveying • Planning • Engineering  
 Your Land Professionals  
 www.ppgroup.co.nz  
 0800 PPGROUP

QUEENSTOWN:  
 Terrace Junction,  
 1092 Frankton Road,  
 PO Box 2645,  
 Queenstown 9349.  
 T 03 441 4715  
 E queenstown@ppgroup.co.nz

© COPYRIGHT: This drawing, content, and design remains the property of Paterson Pitts LP and may not be reproduced in part or full or altered without the written permission of Paterson Pitts LP. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts LP for its unauthorised use.

Client/Location:  
**SKYLINE ENTERPRISES LIMITED**  
 SEC 1 SO 222971, 53 BRECON STREET  
 CAR PARK BUILDING  
 DEVELOPMENT 2018

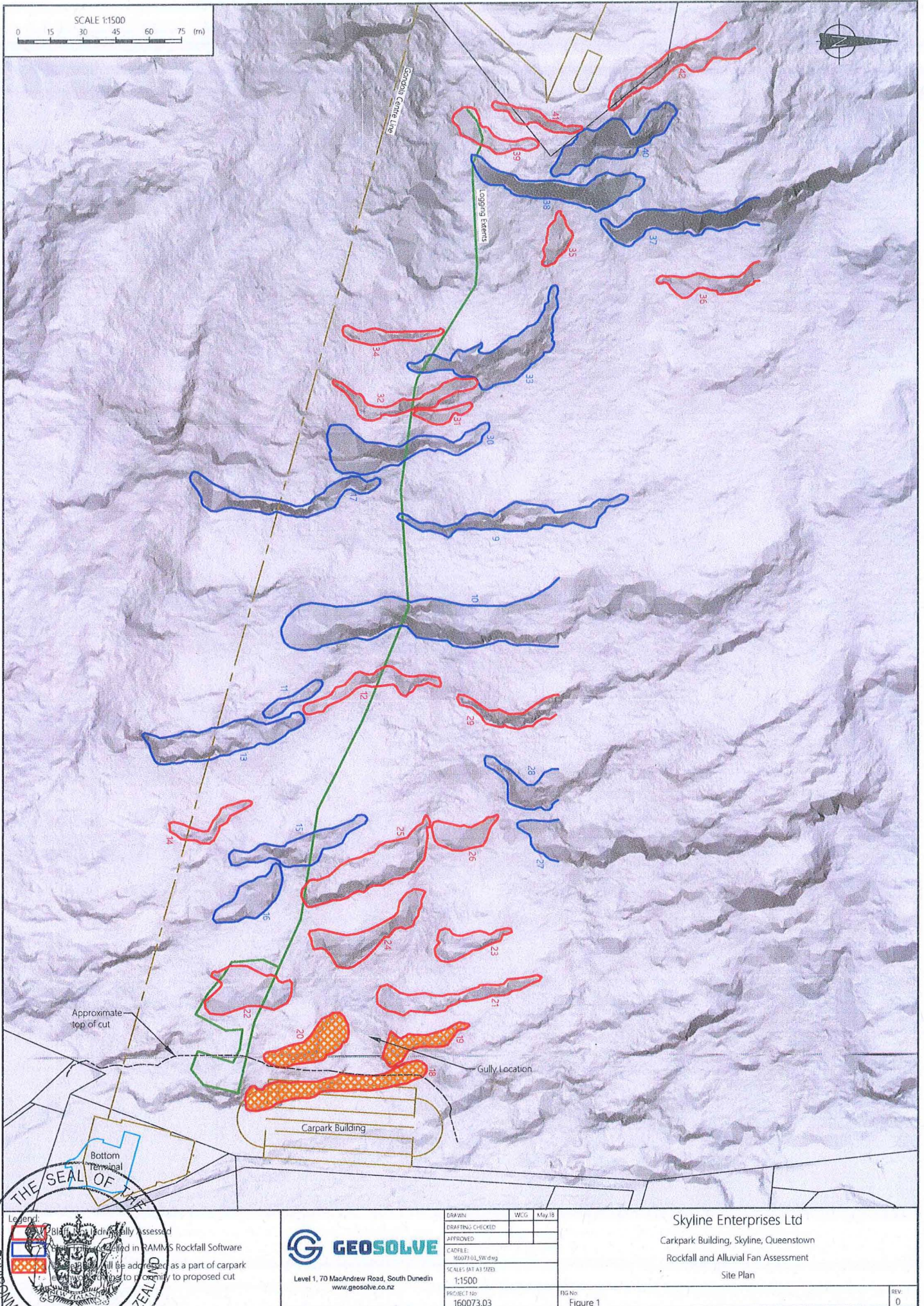
Purpose/Drawing Title:  
 Long sections of  
 stormwater lines from car  
 park building and access

Surveyed by:	LP	Original Size:	A3
Designed by:	SA	Scale:	AS NOTED
Drawn by:	SA	Date:	24/07/2017
Checked by:	SA	Job No:	Q4515K-64
Approved by:	SA	Drawn by:	SA



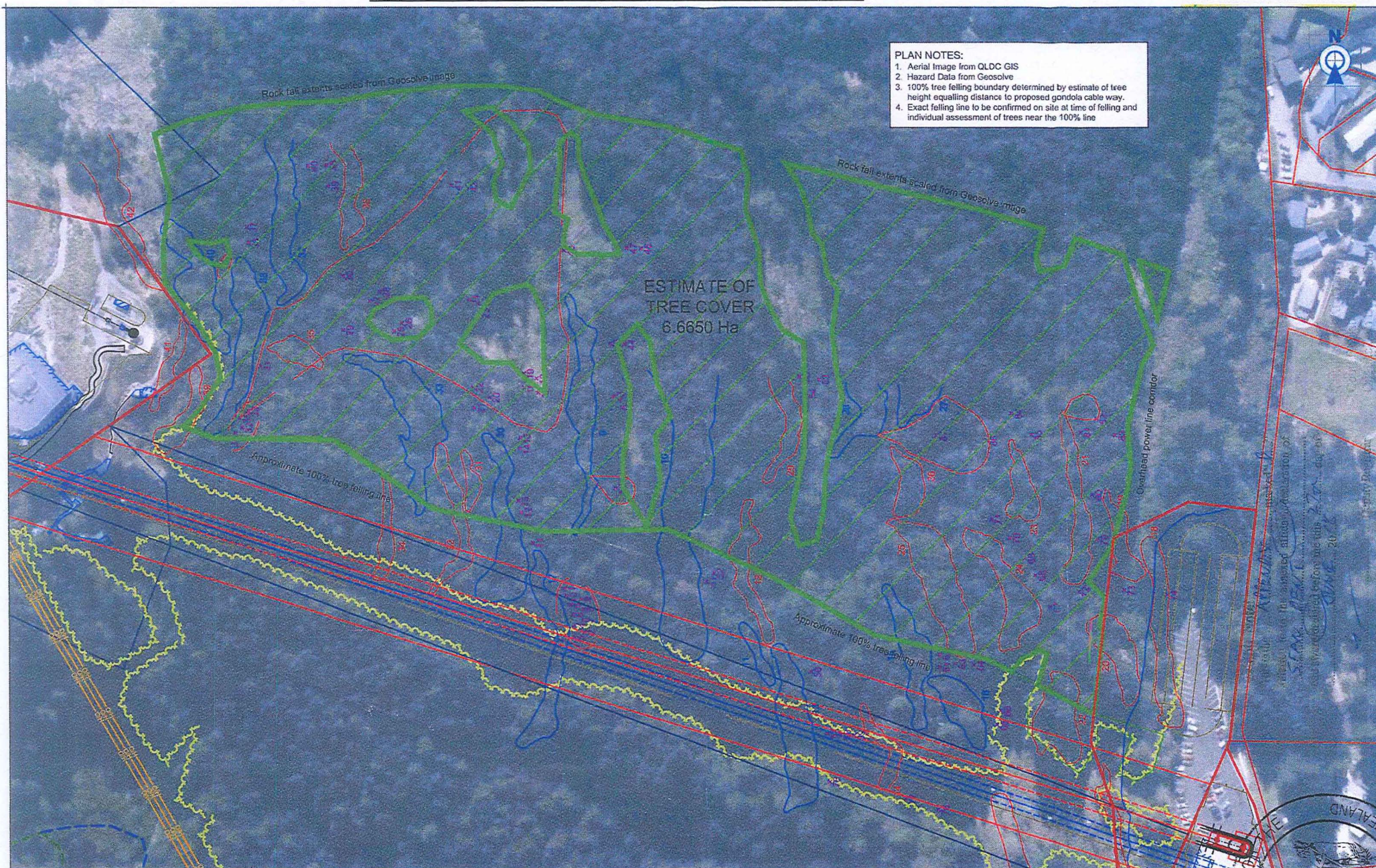


# Appendix 3 - GeoSolve Ltd Plan





# Appendix 4 - Patterson Pitts Group Forest Cover Plan



- PLAN NOTES:**
1. Aerial Image from QLDC GIS
  2. Hazard Data from Geosolve
  3. 100% tree felling boundary determined by estimate of tree height equalling distance to proposed gondola cable way.
  4. Exact felling line to be confirmed on site at time of felling and individual assessment of trees near the 100% line

**PATERSONPITTSGROUP**

Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP



QUEENSTOWN:  
Terrace Junction,  
1092 Frankton Road,  
or P.O. Box 2645,  
Queenstown 9349  
T 03 441 4715  
E queenslow@ppgroup.co.nz

Client/Location:

SKYLINE ENTERPRISES LIMITED  
SEC 1 SO 222971, 53 BRECON STREET  
CAR PARK BUILDING  
DEVELOPMENT 2018

Purpose/Drawing Title:

ESTIMATE OF TREE COVER ABOVE  
PROPOSED CAR PARK BUILDING  
SCALED FROM AERIAL IMAGES

© COPYRIGHT. This drawing, content and design remains the property of Patterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Patterson Pitts Partners Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Patterson Pitts Partners Limited for its unauthorized use.

Surveyed by:		General Size:	
Designed by:		Scale:	A3
Drawn by:	SM June 2018	Drawn by:	
Modified by:		Approved by:	
Job No:	Q4115-64	Drawn by:	MS

27/06/2018  
DO NOT SCALE  
ENVIRONMENTAL COURT OF NEW ZEALAND