

**QLDC Council
25 October 2018**

Report for Agenda Item: 5

Department: Community Services

Lessor's and Minister's Approval to enable Skyline Enterprises Limited, to establish a (replacement) luge workshop building within their Lease Area on the Ben Lomond Recreation Reserve

Purpose

To consider granting Lessor's Approval and exercise the Minister's delegation to provide Minister's Approval to Skyline Enterprises Limited, to establish a (replacement) luge workshop building within their Lease Area on the Ben Lomond Recreation Reserve.

Recommendation

That Council:

1. **Note** the contents of this report;
2. **Approve** Lessor's Approval and Minister's Approval for SEL to establish a (replacement) luge workshop building within their Lease Area on Section 1 SO 24832.

Prepared by:



Aaron Burt
Senior Planner: Parks & Reserves

1/10/2018

Reviewed and Authorised by:



Thunes Cloete
General Manager Community
Services
1/10/2018

Background

- 1 Skyline Enterprises Limited (SEL) lease an area of the Ben Lomond Recreation Reserve (the Reserve) from the Queenstown Lakes District Council (QLDC). That lease is registered as encumbrance 5014878.1 on the Certificate of Title for the Reserve. For clarity, the land associated with this report is at the SEL restaurant and luge 'upper' site, accessed from the top of the gondola.

2 Clause 6 of the SEL Lease states:

“that the Lessee shall not erect or place any buildings or other improvements or add any addition to any existing building or structure on the demised land without the prior approval in writing of the Lessor and the Minister.”

- 3 SEL were granted resource consent RM180004 on 27 July 2018, to allow for a number of temporary and permanent buildings to be located within their upper lease area, and to undertake associated earthworks. Council similarly approved Lessor’s Approval and Minister’s Approval for that aspect of the greater development at the 14 June 2018 meeting.
- 4 Subsequent to the above, SEL have recently been granted resource consent RM180487 (on 20 September 2018), to enable the construction of the luge workshop building, being the subject of this report. Affected Persons Approval was provided by the QLDC CEO on 28 August 2018, and this facilitated the grant of the resource consent. It is noted that the QLDC (consent) processing planner determined that only the QLDC was affected by the proposed activity, and the resource consent was granted non-notified.
- 5 The applicant has provided a description of the building in their application document *‘Skyline Enterprises Limited, land use consent to construct a workshop building, Bobs Peak Queenstown’* (dated April 2018), which is included for reference as **Attachment A** of this report. Please note that the author of this report has substantially abridged that document given that its original size comprises 39 pages, of which not all might be immediately helpful to enable consideration of Lessor’s Approval and Minister’s Approval.
- 6 The associated plans are included as **Attachment B**.
- 7 The proposed luge workshop building will be a permanent structure, and will replace the existing luge workshop, to be demolished under resource consent RM170147 (as varied by RM171122).
- 8 The building will be located in approximately the same position as the existing chairlift terminal/workshop, being to the west of the approved new chairlift. The building will be two storey, with a split level ground floor to contain a workshop and storage area. The first floor will contain additional workshop space, and office and a toilet. The building is described as occupying a footprint of 7.05m x 8.45m. The external cladding will be metal tray in Kingspan Monument (dark grey) and the windows will be aluminium in Dulux Matt Gravel.
- 9 In terms of height, the applicant advises that, the wall height of the existing workshop (to be demolished) is approximately 5m above the existing ground level, and the overall height incorporating the chairlift is close to 8m. Heights are measured from ground level, and as earthworks are proposed in the location, the new height is referred to by the applicant in the context of the resultant earthworks. The applicant informs that the building will be 7.2m in height above the proposed ground level, but 5.7m in height above original ground level.

- 10 To enable the above, SEL now require Lessor's and Minister's approval for the buildings in accordance with Clause 6 of their Lease. The consideration of this Lessor's and Minister's approval is the purpose of this report.

Comment

- 11 The underlying land is a recreation reserve administered by QLDC and leased to SEL by QLDC.
- 12 There is a management plan in place for the reserve and one of the objectives of the Ben Lomond and Queenstown Hill Management Plan is "provision for recreation and tourism activities, including commercial activities that do not adversely impact on the landscape, recreation and natural values."
- 13 Commercial activities including the luge and restaurant are permitted under the terms of the current lease and will not change fundamentally as a result of the introduction of the building. Council has recently provided Lessor's Approval and Minister's Approval for a number of temporary and permanent buildings to be located within the upper lease area. The proposed luge workshop building will be viewed as a subordinate component within an extensive extent of built form and commercial activities, which characterise the site.
- 14 Council has the delegation to provide Lessor's and Minister's approval.

Options

- 15 Option 1 Council can grant Lessor's and Minister's Approval to Skyline Enterprises Limited for the proposed building.

Advantages:

- 16 SEL will be able to establish the proposed building and its function is necessary to support the luge activity.

Disadvantages:

- 17 The Ben Lomond Recreation Reserve will be further developed, compared to the existing degree of use.

- 18 Option 2 Council can decline Lessor's and Minister's Approval to Skyline Enterprises Limited for the proposed building.

Advantages:

- 19 The Ben Lomond Recreation Reserve won't be occupied by a further building.

Disadvantages:

- 20 SEL will either not be able to implement its redevelopment as intended, or will need to reassess how the redevelopment can be delivered without the proposed building, possibly resulting in delays and/or additional expense.

- 21 This report recommends **Option 1** for addressing the matter as it will enable SEL to establish the building, and approved resource consent conditions can appropriately mitigate any adverse effects on the greater environment.

Significance and Engagement

- 22 This matter is considered of low significance, as determined by reference to the Council's Significance and Engagement policy as it does not involve a Council strategic asset, is of low importance to the Queenstown Lakes District, is of moderate interest to the general community, is not inconsistent with policy and strategy and does not impact on Council's capability and capacity.

Risk

- 23 This matter related to the operational risk OR027 'Delivering levels of service', as documented in the Council's risk register. The risk is classed as moderate. This matter relates to this risk because it requires a decision from Council relating to an existing lease.
- 24 The risk is tolerated as it is considered the buildings do not impact significantly on the commercial activities which are provided for under lease and the Ben Lomond and Queenstown Hill Management Plan.

Financial Implications

- 25 Council is likely to benefit from the proposal as the building would support SEL's operations, thereby maintaining revenue. Council and the community benefit from the lessee doing well commercially.
- 26 All costs associated with the consenting, design and installation of the building will be met entirely by SEL.

Council Policies, Strategies and Bylaws

- 27 The following Council policies, strategies and bylaws were considered:
- Significance and Engagement Policy 2014
 - Ben Lomond and Queenstown Hill Management Plan
- 28 The recommended option is consistent with the principles set out in the named policy/policies.
- 29 This matter is included in the 10-Year Plan/Annual Plan as administration associated with overseeing this approval will be covered in existing property budget provisions.

Local Government Act 2002 Purpose Provisions

- 30 The recommended option:
- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses

by providing opportunity for increased income to Council and making a decision in a timely manner;

- Can be implemented through current funding under the 10-Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

Consultation: Community Views and Preferences

31 Effects associated with the introduction of the building have been assessed as part of the resource consent application. It is not considered necessary to conduct further consultation relating to the Lessor's Approval.

Attachments

- A Applicant's Proposal '*Skyline Enterprises Limited, land use consent to construct a workshop building, Bobs Peak Queenstown*' (dated April 2018)
- B Plans

SKYLINE ENTERPRISES LIMITED

**LAND USE CONSENT TO CONSTRUCT A WORKSHOP
BUILDING, BOBS PEAK, QUEENSTOWN**

APRIL 2018



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1.0 THE APPLICANT AND PROPERTY DETAILS

Site Address:	Bob's Peak, Ben Lomond Recreation Reserve, QUEENSTOWN
Applicants Name:	Skyline Enterprises Limited
Full Name/Address of each owner or occupier of the site	Queenstown Lakes District Council Private Bag 50072 Queenstown 9348
Address for Service	Skyline Enterprises Limited C/- Southern Planning Group PO BOX 1081 QUEENSTOWN 9348 Attention: Amanda Leith
Site Legal Description:	The site subject to this application is legally described as Section 1 Survey Office Plan 24832 as held in leasehold Certificate of Title 3417;
Site Area:	The total site area of the abovementioned allotment is 4.1024Ha.
District Plan Zoning:	Rural General Zone (Outstanding Natural Landscape WB). Designations 221, 248 and 373 also apply to the subject site.
Brief Description of Proposal:	Land use consent is sought to replace the existing Skyline Luge workshop building.
Summary of Reasons for Consent:	All buildings in the Rural General zone require resource consent under the Operative District Plan.

The following is an assessment of environmental effects that has been prepared in accordance with Schedule 4 of the Resource Management Act 1991. The assessment of effects corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

List of Information Attached:

Appendix [A]	Certificate of Title
Appendix [B]	Building consent BC971051 plans
Appendix [C]	Resource consent RM170147 decision
Appendix [D]	Variation resource consent RM171122 decision
Appendix [E]	Development plans
Appendix [F]	Profile of chairlift (submitted as part of RM170147)
Appendix [G]	Geotech report for RM170147
Appendix [H]	Acoustic report for RM160647

**Amanda Leith**

5 April 2018

2.0 SITE DESCRIPTION AND RECEIVING ENVIRONMENT

2.1 Site Description

The proposed development is located at the top of the Luge chairlift which sits to the northwest of the Skyline restaurant building atop a landform colloquially known as 'Bob's Peak', within a 4.1 hectare lease area (hereon called the 'subject site') held by Skyline Enterprises Limited (SEL). This lease area is a small part of the overall 387 hectare Ben Lomond Recreation Reserve.



Figure 1: Aerial photo of the subject site

The subject site contains the existing Skyline upper gondola terminal and the restaurant building. The Skyline Luge operates from the site and a helicopter landing area has also operated from the subject site in its south western corner since 1975. A J Hackett Ledge Bungy operate immediately south of the site and Queenstown Commercial Paragliders operate from a lease area immediately adjacent to the sites north eastern boundary. The subject site is also the primary congregation area for mountain bikers before they head to the various mountain bike trails within the Ben Lomond Recreation Reserve. Overall, the subject site can be described as a commercial tourism and recreation hub.

The Skyline Luge includes both a scenic and advanced track and the existing chair lift located near the eastern boundary of the lease area. The top terminal of the chairlift and attached workshop are shown in Figure 2 below.



Figure 2: Photo of the existing chairlift top terminal and workshop

The subject site is accessed via a 10m wide ROW that commences from Lomond Crescent in Queenstown's residential area (known as the Skyline Access Road). The surface of this access is gravel and public use (other than for pedestrian use) is restricted. The ROW provides full and uninterrupted vehicle access in favour of SEL.

Ziptrek also has a ROW over the Skyline Access Road for limited vehicular access for construction, maintenance and daily management purposes (to undertake open and close checks and lead guide duties only). The applicant and Ziptrek are jointly responsible for the maintenance and associated costs of the ROW).

The relevant Certificate of Title for the subject site is contained with **Appendix A**.

2.2 Receiving Environment

As identified above, the subject site sits within an area of land comprising some 387 hectares that make up the Ben Lomond Recreation Reserve. A number of commercial recreation activities commence within or immediately adjacent to this lease area including:

- Independent and commercial mountain biking commences within the lease area via Gondola assisted bike lift through the Skyline facilities. Resource consent RM110263 authorises Outside Sports Limited to operate six groups (7 clients + 1 guide per group) of guided mountain bikers through the Ben Lomond Bike Park utilising the Gondola for access;
- G-Force Paragliding operate tandem paragliding flights launching near the north eastern boundary of the lease area and from a secondary site within the Department of Conservation Scenic Reserve approximately 280m horizontally and 100m vertically from the north western boundary of the lease area. All operations are within Designated airspace G756;

- Non-commercial paragliding flights (all pilots must be accredited by a NZHGPA Instructor before they are allowed to fly within G756 airspace) operate from the same launch locations described above;
- A J Hackett operate the ledge bungy and swing near the south western boundary of the lease area pursuant to Resource Consent RM940792 and Environment Court Decision C17/97 and resource consents, RM970230, RM970664 and RM980241;
- ZJV (NZ) Ltd operate their flying fox eco tours commencing from the main platform located near the southern boundary of the lease area pursuant to resource consents RM071053, RM090922, RM100018 and RM100049 with approximately 30,000 clients per annum¹;

A range of public walking and mountain bike trails exist through both the Ben Lomond Recreation Reserve as well as the Skyline Lease Area. The north western boundary of the subject site adjoins the Department of Conservation (DoC) administered Scenic Reserve.

The Scenic Reserve contains an additional paragliding launch point approximately 100m from the lease area boundary as well as trails that connect to the main Ben Lomond walking trail.

Helicopter landings are also permitted by Concession on Bowen Peak which sits within this Scenic Reserve..

Right on the northern boundary of the Scenic Reserve with the SEL lease area is a fire fighting pond and water tanks that service the SEL restaurant building.

2.3 Legal Encumbrances

There are no legal encumbrances that affect the proposal.

2.4 Written Approvals

The proposal is proposed to be undertaken on land leased from QLDC. Furthermore, the existing access track to the top Luge terminal crosses back and forth from the QLDC administered Ben Lomond Recreation Reserve into the Department of Conservation administered Ben Lomond Scenic Reserve. To the writer's knowledge there are no existing easements or concessions that provide for this historical access.

As such, the Department of Conservation is considered an affected party and their affected party approval is being sought and will be submitted once it is received.

As the land is also administered by QLDC, it is acknowledged that QLDC are an affected party, it is understood that the processing planner will liaise with the QLDC Parks and Reserves Manager in relation to the application.

¹ Independent Safety Review of Skyline Helipad by Andrew Shelley and Heather Andrews of Aviation Safety Management Systems Limited dated 25th August 2014 – Section 5.3.2, page 23, quoted figures from Trent Yeo

3.0 BACKGROUND

3.1 Relevant Background

There have been numerous resource consents approved for the subject site, with the following being of most relevance to the current application.

RM970293

The existing Skyline Luge and chairlift was established pursuant to Resource Consent RM970293 which was granted by the Council on 4 September 1997. This resource consent also sought the subdivision of the 4.1Ha lease area and to relocate the parapenter low level take off. Building consent BC971051 includes plans of the workshop (see **Appendix B**).

RM970548

Resource consent RM970548 was an application lodged for a second luge track to enable riders to travel at different speeds (now known as the Scenic and Fast Tracks). The proposal was heard by the Council's hearings panel and ultimately granted on 03 November 1997.

RM050813

Resource consent RM050813 was an application to re-align portions of the two existing luge tracks referred to as the "fast" and "slow" tracks. The consent was granted on a non-notified basis with no written approvals on 30th November 2005.

RM100130

This resource consent was an application by Skyline to adjust the gradient and location of the luge tracks where they merge near the bottom luge lift terminal. The proposal involved 780m³ of earthworks and the construction of a timber crib retaining wall beneath the existing restaurant building. The proposal was approved on a non-notified basis with the written approvals of AJ Hackett Bungy Limited and QLDC having been provided. The Council's decision was released on 14th May 2010.

RM140198

This application sought approval for the construction of an open walled structure over the starting line of the upper luge track. The proposal was granted on a non-notified basis with the written approval of QLDC on 2nd May 2014.

RM160647

This application was lodged by Skyline on 15th July 2016 and seeks a comprehensive suite of approvals to enable the replacement of the existing gondola, construction of a replacement lower terminal building on Brecon Street and the expansion of the restaurant building on Bob's Peak.

This application was publicly notified with submissions closing on 5th October 2016. Twenty submissions were received and Skyline has sought (and been granted) approval from QLDC to proceed by Direct Referral to the Environment Court.

The application was considered by the Environment Court in the week commencing 22 May 2017. An interim decision was released by the Court in August 2017 stating that subject to resolution of stormwater discharge from the development and provision of 350 car parking bays that it is likely that consent will be granted for the development.

RM170147

Was granted on 26 July 2017 (re-issued 8 August 2017) to replace the existing 2-seater Luge chairlift with a 4-seater chairlift in a location further to the west than the existing chairlift.

Associated earthworks and landscaping were also approved. The earthworks were to create flatter areas at both the base and top terminal of the chairlift. The proposed landscaping was to mitigate any potential adverse landscape effects and for amenity purposes.

A copy of this decision is attached as **Appendix C**. Works to give effect to this consent have been commenced on the site.

RM170906

This resource consent application was lodged in 2017 for a boundary adjustment between the subject site and Pt Section 110 (the parapenters lease area). This application is yet to be determined and has been placed on hold by the applicant.

RM171122

This application was to vary Conditions 1 and 3 of resource consent RM170147 in relation to earthworks and vehicle movements and was granted on 23 February 2018. A copy of this decision is attached as **Appendix D**.

RM171172

This resource consent application has been lodged with QLDC for the construction of a car parking building comprising 448 car parking bays. This application has been publicly notified and the submission period has closed. This application has also been the subject of a Direct Referral to the Environment Court and a tentative hearing date of 11 June 2018 has been set.

RM180004

This resource consent application has been lodged with QLDC for the establishment and use of temporary buildings on the skyline lease area in association with the construction activities on the subject site including temporary workshop space/storage for the Luge throughout the

period the existing workshop is removed and until a new workshop is established and operational. This application is yet to be determined by QLDC.

4.0 DESCRIPTION OF THE PROPOSED ACTIVITY

4.1 Overview

The existing Skyline Luge workshop forms part of the top station of the Luge chairlift, this is to be demolished as part of the works approved under RM170147 (and as varied by RM171122). Consequently, consent is sought for the construction of a replacement workshop building. The proposal is described in detail below:

4.2 Proposed Built Form

The proposal involves the construction of a replacement Luge workshop building adjacent to the new top station of the Luge chairlift. The location and design of the proposed building are detailed in the development plans attached as **Appendix E**.

The location of the proposed building is in approximately the same position as the existing chairlift terminal/workshop building is as shown below in Figure 3.

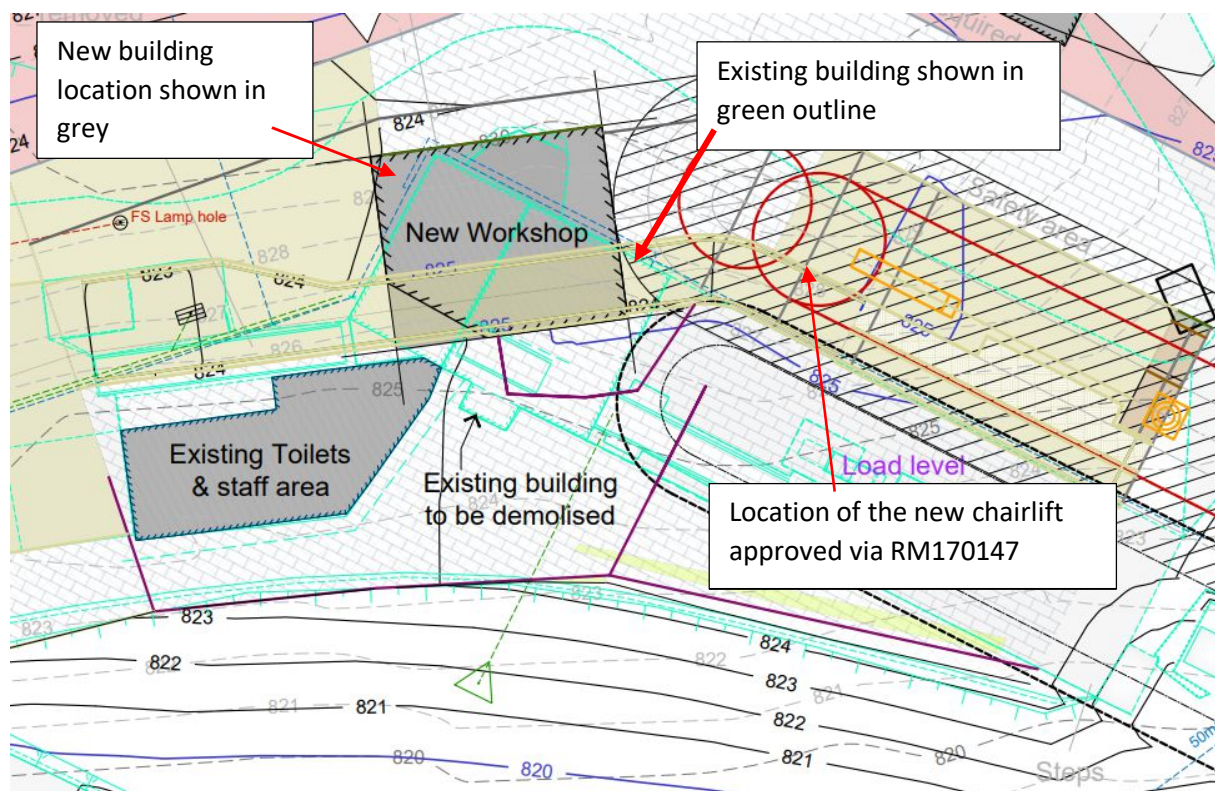


Figure 3: Proposed location of the new workshop building in comparison with the existing terminal/workshop building.

The proposed building will be located to the west of the top of the approved new Luge chairlift (which works are underway for on - site) and to the southwest of the existing toilet

and staff building. The building will be setback 21.91m from the north-eastern boundary and 38.28m from the north-western boundary.

The proposed workshop will not be incorporated into the top station of the chairlift as is currently the case (see Figure 2 above), with the approved chairlift station being of a more modern and streamlined design than the existing station and therefore less bulky (see the profile in **Appendix F** which was submitted as part of the RM170147 resource consent application).

The proposed replacement workshop building is to be of the same approximate ground floor area as the existing workshop building being 7.05m x 8.45m and its location is a re-orientation of the existing location as shown in Figure 3 above.

The building is to be two storied with a split level ground floor. The ground floor level is to contain the workshop and a storage area. The first floor level also contains more workshop space, an office and a toilet.

In terms of height, the existing workshop building which is part of the top station of the Luge chairlift is being demolished once the new chairlift is constructed. The wall height of the existing workshop is approximately 5m above the existing ground level and the overall height incorporating the chairlift structure would be close to 8m.

The original ground level and existing ground level are identified on the proposed plans in **Appendix B**. The existing ground level is being altered further via the earthworks approved under RM170147 (and as varied by RM171122) and the proposed building is to sit atop the new level. The proposed building will be approximately 7.2m in height above this level but only a maximum of 5.7m above original ground level.

The external cladding material proposed is metal tray in Kingspan Monument (dark grey) and the windows are to be aluminium in Dulux Matt Gravel.

4.3 Services

The service connections to the existing terminal/workshop building will be extended to the new building. No new service connections are required.

4.4 Earthworks

No further earthworks beyond that approved under RM170147 (and as varied by RM171122) are proposed. These approved earthworks are to flatten the proposed workshop location which will allow for the construction of the building.

4.5 Landscaping

No further landscaping beyond that approved under RM170147 is proposed.

4.6 Proposed Construction Access

The proposal will necessitate getting construction vehicles, trucks and machinery onto the subject site for the construction of the building. It is proposed that all vehicles will access the subject site via Lomond Crescent and the Skyline Access Road.

From the Skyline Access Road the existing access track that winds back and forth between the Skyline Lease Area, the Ben Lomond Recreation Reserve and the Bob's Peak Scenic Reserve is proposed to be utilised. This track commences on the uphill side of the Skyline Access Road approximately 130m below the Ziptrek tree deck and Skyline helipad.

The total number of vehicle movements is not known however, it is proposed to limit all vehicle movements to and from Lomond Crescent from 7:30am to 6pm Monday to Friday, 7:30am to 12:30pm on Saturdays with no movements occurring on Sundays or public holidays.

In addition, it is proposed that a Traffic Management Plan be provided to the Council for approval prior to works commencing to ensure that adequate provision is afforded over the Skyline Access Road for pedestrian and mountain bike conflict and also for maintaining Ziptrek's limited rights of vehicle access as detailed under their lease with QLDC. The following condition is volunteered in this respect. This condition is that same as that applied in Condition 8 of RM170147 with the addition of reference to the works approved by that consent.

Prior to commencing works on site, the consent holder shall submit a traffic management plan to the QLDC Road Corridor Engineer at Council for approval. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor. All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. The Traffic Management Plan will as a minimum address the following matters:

- *Maintenance of pedestrian and MTB access along the Skyline Access Road at all times;*
- *Maintenance of vehicular access along the Skyline Access Road for Ziptrek;*
- *Identification of a maximum specified speed limit for vehicles on the Skyline Access Road in recognition of its steep and narrow formation;*
- *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;*
- *Ensure consistency with the TMP's prepared in association with resource consent RM160647 (Skyline re-development), Outline Plan RM160956 (forestry activities), RM170147 (Luge works) and RM180004 (temporary construction*

building application) if the scheduling of construction works coincides with the land use approved in those decisions.

4.7 Proposed Hours of Operation for Construction

While the applicant proposes to restrict vehicle movements as outlined in Section 4.6 to 6:00pm to mitigate the effects on the residents of Lomond Crescent, it is not proposed to implement any restrictions on the hours of operation for construction on the subject site. In other words, these activities will be undertaken 24 hours a day.

4.8 Proposed Parking & Access – Permanent and Temporary Construction Vehicles

The proposed Luge workshop building will not in itself generate additional demand for car parking. It is a replacement of the existing workshop and is for the storage and maintenance of the Luge carts.

The overall construction timing and methodology is not presently known however given that the works associated with RM170147 are currently underway to upgrade the existing chairlift, it is likely that, depending upon the timeframe for the issuing of the resource consent and subsequently the granting of lessor approval by the Council under the Reserves Act 1977, the construction of the building could occur concurrently or consecutively to the chairlift works. There is no certainty that this would be the case however and so this application has been lodged separately so that it can proceed independently.

If undertaken independently, the majority of the construction workers will travel up the gondola on a daily basis as opposed to utilising vehicles on the Skyline Access Road. Furthermore, it is expected that all construction vehicles and machinery necessary for this project will be contained within the Skyline Lease Area after having accessed the site via the Skyline Access Road.

If contractor / tradesmen parking is required, it is expected that this will be provided within the Skyline lower terminal staff car park which will allow for the transfer of tools and contractors/tradesmen to the site via the gondola.

5.0 STATUTORY CONSIDERATIONS

5.1 Queenstown Lakes Operative District Plan

As identified above, the subject site is contained within the Rural General Zone – Outstanding Natural Landscape (Wakatipu Basin) of the Operative Queenstown Lakes District Plan.

The proposed activity requires the following resource consents:

- A **Discretionary** activity consent pursuant to Rule 5.3.3.3(i)(a) for the addition, alteration and construction of any building and associated physical activities such as earthworks, landscaping and roading.

5.2 Queenstown Lakes Proposed District Plan

There are no rules in the Proposed District Plan (in Stages 1 and 2) which are of relevance to the proposed development which have immediate legal effect.

5.3 NES for Assessing and Managing Contaminants in Soil to Protect Human Health

All applications for resource consent need to be determined if they apply under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health ("NES").

We have consulted with the Otago Regional Council and undertaken a review of the QLDC's property information for the subject site and make the following assessment:

Under these regulations, land is considered to be actually or potentially contaminated if an activity or industry on the Hazardous Activities or Industries List (HAIL) has been, or is more likely than not to have been, undertaken on that land.

Therefore, the NES only applies to land that is potentially or actually affected by contaminants because of its historical and/or current use and the types of activities previously undertaken on the site. The land use history is therefore the trigger for determining whether land is considered by the NES.

The Otago Regional Council have confirmed that the sites subject to this application are not listed on the Council's contaminated sites register.

The QLDC's E-doc's web system does not list any consents that would indicate a hazardous activity has occurred on the site subject to this resource consent application.

Given the above, it is concluded that there is no evidence that an activity on the HAIL list ever occurred on the subject sites to this application.

Based on this research it is highly unlikely that there will be a risk to human health if the proposed activity proceeds. Accordingly, the proposal is considered to be a Permitted Activity pursuant to this National Environmental Standard.

6.0 RESOURCE MANAGEMENT ACT 1991 ASSESSMENT

The matters that must be addressed pursuant to Clauses 6 and 7 of Schedule 4 of the Resource Management Act 1991 are detailed below.

6.1 If it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:

LUGE WORKSHOP BUILDING FOR SKYLINE ENTERPRISES QUEENSTOWN



DRAWING LIST:

A001 SITE PLAN & LOCATION PLAN
A100 FLOOR PLAN
A200 ELEVATIONS
A201 ELEVATIONS

RESOURCE CONSENT ISSUE 19-03-2019

CLIENT:

Skyline Enterprises
Contact: Matt Freeman
Phone: 021 190 1000

SURVEYOR:

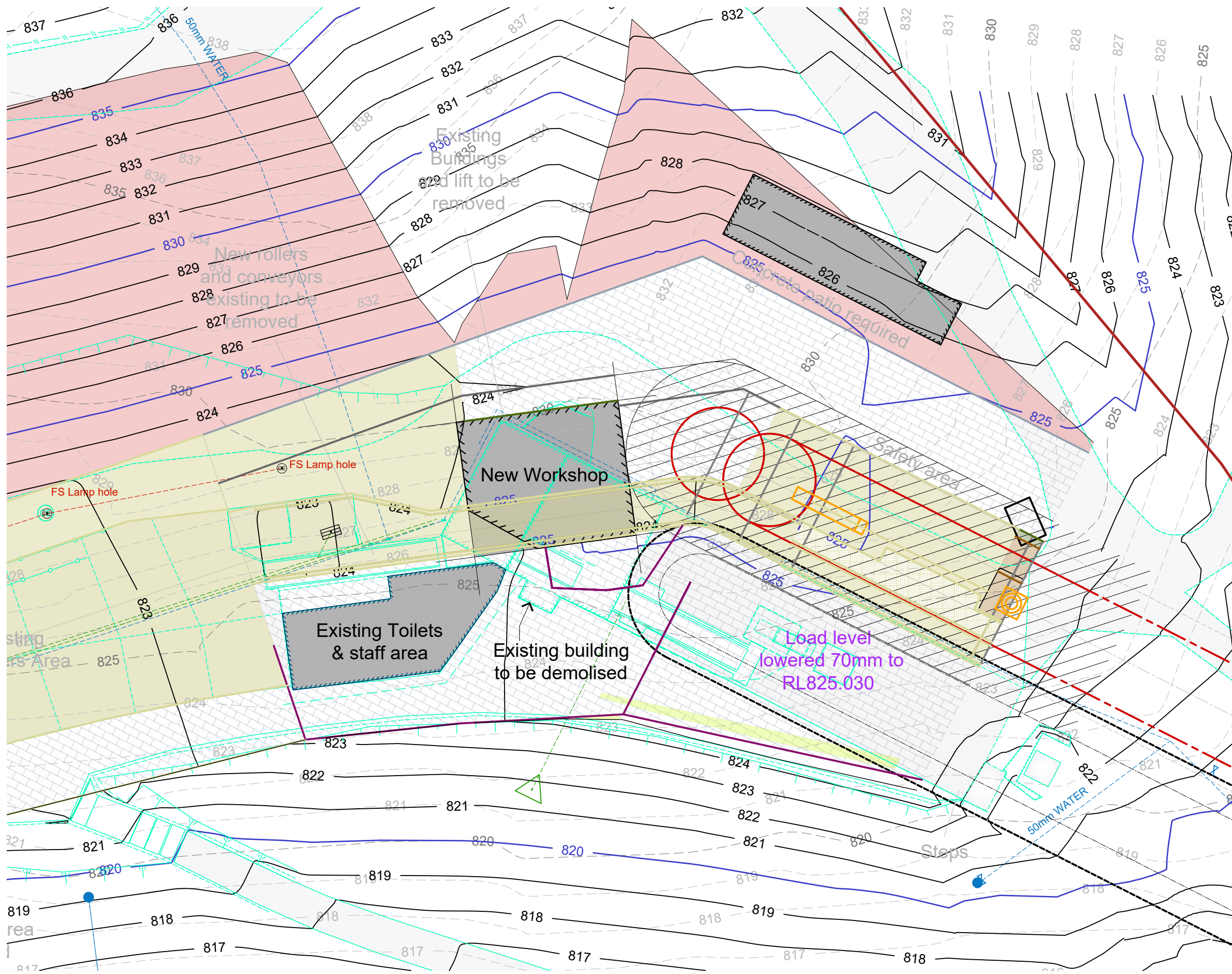
Paterson Pitts Group
Contact: Sean McLeod
Phone: 03 441 4715

PROJECT MANAGER:

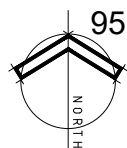
Peak Projects
Contact: Paul Woodward
Phone: 03 442 5430

ARCHITECT:

Wyatt + Gray Architects Ltd
Contact: Matt Barnett
Phone: 03 442 8709



PROPOSED SITE PLAN
scale 1:100 @ A1, 1:200 @ A3



GENERAL LEGEND

- Original GL 10m Contour
- Original GL 5.0m Contour
- Proposed GL 10m Contour
- Proposed GL 5.0m Contour

NOTES

- a. 1m Contour interval
- b. Original Contours from survey data collected 1997-1998 before Luge development
- c. Proposed contours are generally existing and include earthworks consented in RM170147



LOCATION PLAN
NOT TO SCALE

GENERAL LEGEND

beam — Indicates beams or walls above.
C/W = complete with. dp = downpipe
FFL = finished floor level. wc = toilet
FGL = finished ground level. whb = wash hand basin
AFFL = above finished floor level.
COS = confirm this dimension on site.
CLR = clear dimension between finished face.

WINDOW/DOOR LEGEND

W02 Window # (in this case 02) D02 Door No.

CARPENTRY

- All work is to be carried out in accordance with Holmes Consulting documentation, NZS 3604:2011 where applicable, and NZBC.
- All timber in contact with concrete or steel is to have DPC placed between.
- Allow to work in with all other trades
- Allow to fit dwangs where required for other trades especially where new plumbing works occur.
- Read all plans in conjunction with other consultants plans.

STRUCTURAL

Architectural Plans & Specifications are to be read in conjunction with Holmes Consulting Group plans and specifications. Any structural work omitted on the Architectural Plans but shown on the Structural plans, and vice versa, forms part of this contract and shall be allowed for in the contract

HVAC

The removal of moisture & other contaminants will be ventilated via fresh air openings meeting the minimum 5% requirement as stated in NZBC 1992: G4/AS1.

FIRE ENGINEER

Architectural Plans & Specifications are to be read in conjunction with OLLSON FIRE & RISK Fire Report. Smoke alarms complying with the NZBC clause F7 are required in this building.

SELECTED FINISHES LEGEND

- KS1 40mm Core (75mm overall) KS1000 RW insulated trapezoidal wall panel cladding system installed to manufacturers requirements.
Colour: Kingspan Monument
- WF1 Selected powdercoated aluminium window Colour: Dulux Matt Gravel

WALL CONSTRUCTION LEGEND

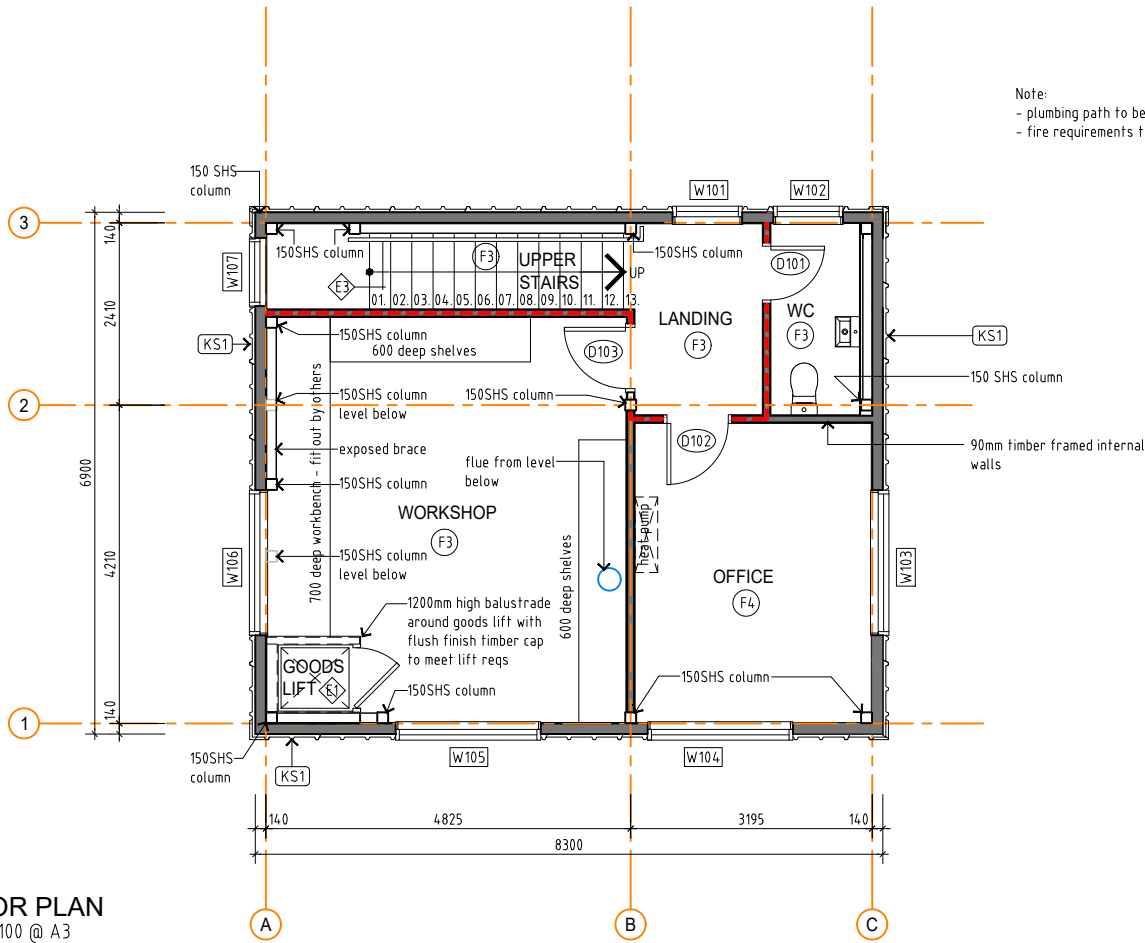
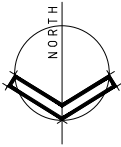
- WT1 140mm H1.2 timber framed wall to engineers requirements.
- WT2 90mm timber framed internal walls with studs at 400ctrs
- Fire rated wall construction TBC

FLOOR CONSTRUCTION LEGEND

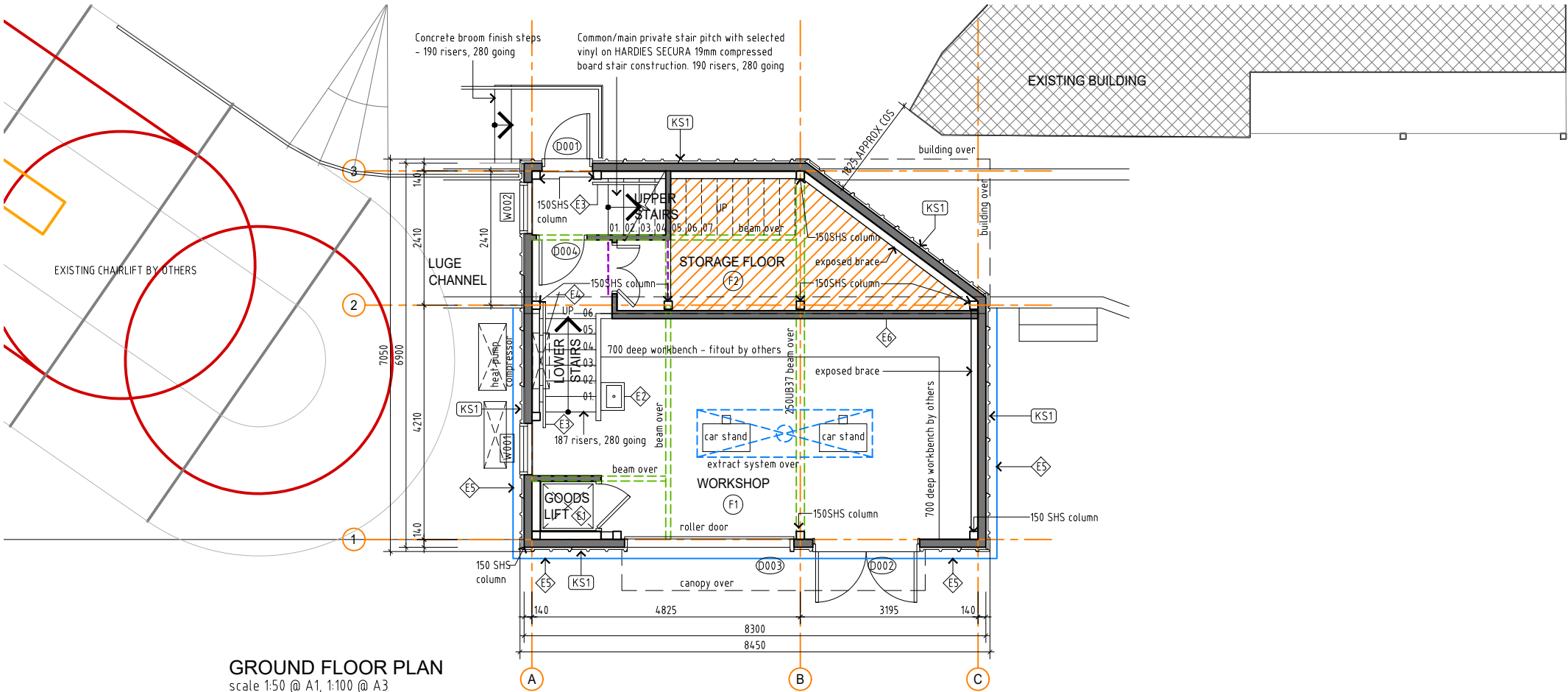
- F1 Concrete floor with SIKA CUREHARD 24 additive and selected epoxy paint finish
- F2 suspended floor system TBC
- F3 Selected Vinyl on HARDIES SECURA 19mm compressed board flooring on floor structure by engineer
- F4 Selected Carpet tiles on HARDIES SECURA 19mm compressed board flooring on floor structure by engineer

BUILDING ELEMENT LEGEND

- E1 QUINN LIFTS Goods lift. Strictly goods only - no passengers.
- E2 Acero G1 stainless steel wall mount basin c/w upstand, mounting brackets and custom stainless steel shroud. Plus Foreno Le Tap Sink mixer or similar
- E3 45° Stainless steel tube handrail c/w handrail brackets
- E4 wall mounted heat pump by others
- E5 K200 ACO drain or similar approved with slotted iron grate to be confirmed with client prior to construction
- E6 90mm timber framed wall 1200mm above Storage Floor level & lined both sides with BD grade Ply, capped with 30mm pine capping



FIRST FLOOR PLAN
scale 1:50 @ A1, 1:100 @ A3



GROUND FLOOR PLAN
scale 1:50 @ A1, 1:100 @ A3

WALL FINISHES SCHEDULE

SPACE	WALL	LINING	FINISH
Stair	All	9mm Villaboard	Paint - level 4
Landing	All	9mm Villaboard	Paint - level 4
Office	All	9mm Villaboard	Paint - level 4
Workshop	All	12mm B grade ply	butt joint. jolt head nail

CEILING FINISHES SCHEDULE

SPACE	LINING	FINISH
Stair	9mm Villaboard	Paint - level 4
Landing	9mm Villaboard	Paint - level 4
Office	9mm Villaboard	Paint - level 4
Workshop	12mm B grade ply	butt joint. robertson screw

REVISIONS

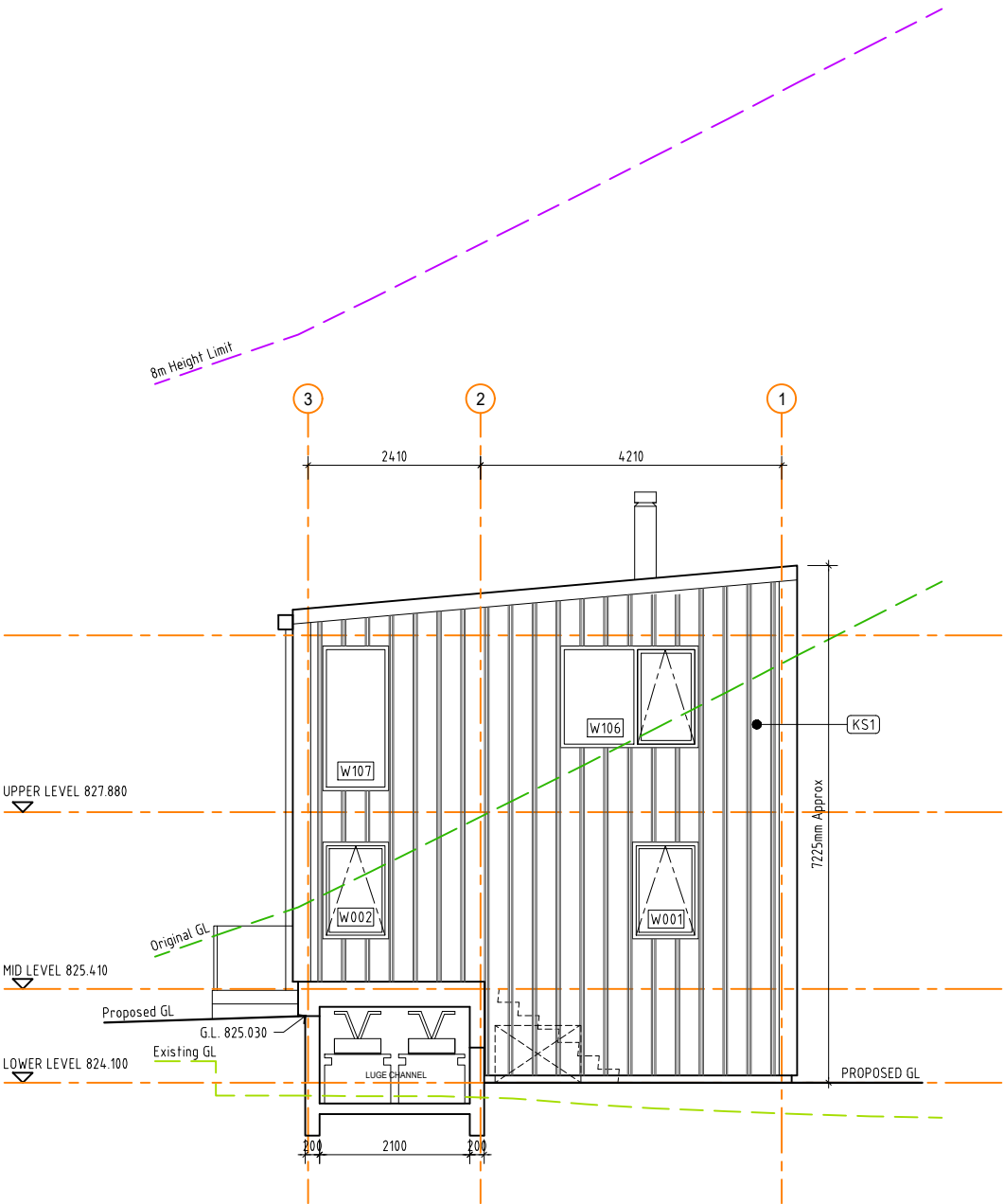
A	RESOURCE CONSENT	19-03-2018
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MATERIALS LEGEND

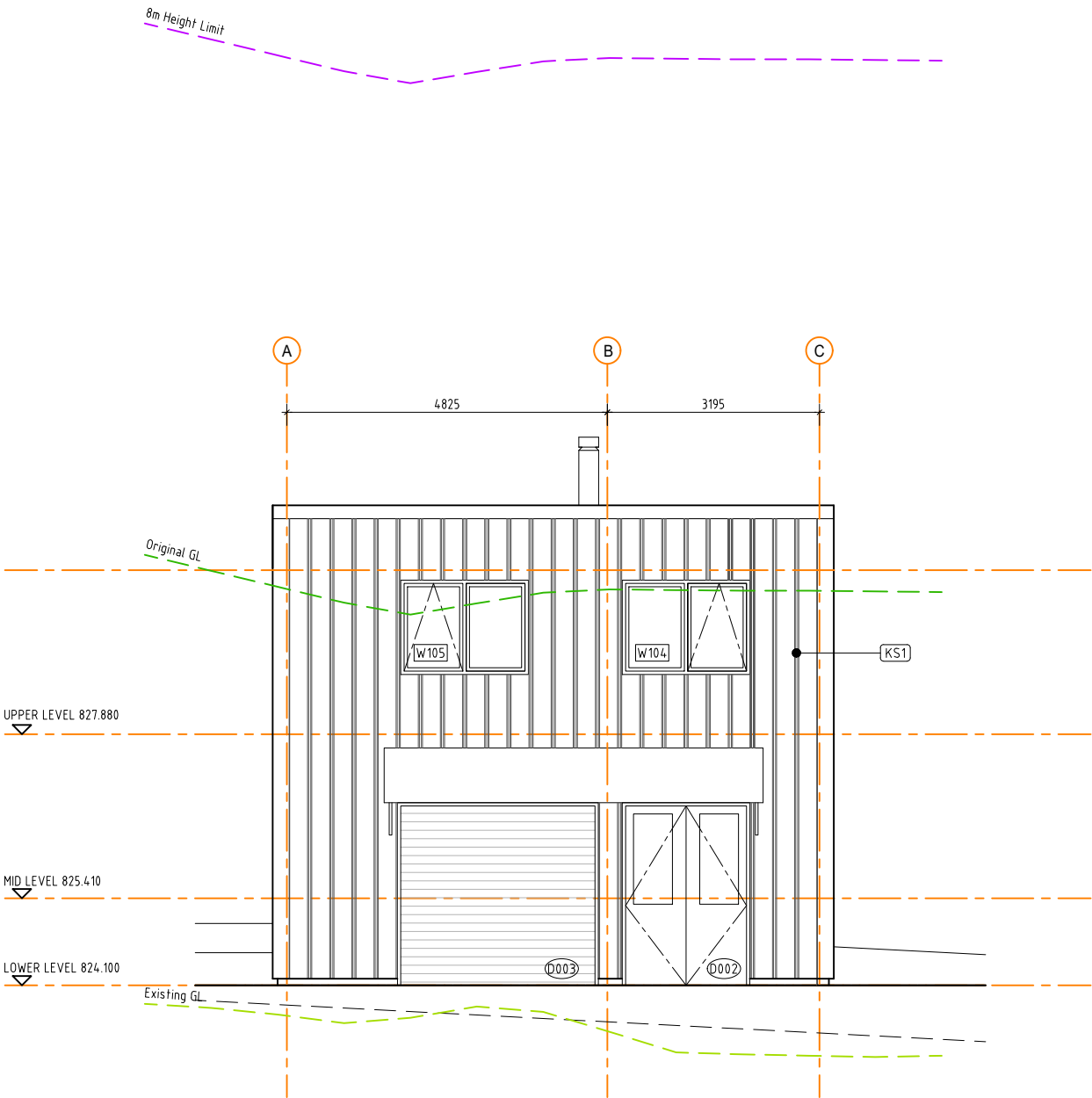
- KS1

40mm Core (75mm overall) KS1000 R/W insulated trapezoidal wall panel cladding system installed to manufacturers requirements.
Colour: Kingspan Monument
- WF1

Selected powdercoated aluminium window
Colour: Dulux Matt Gravel



WEST ELEVATION
scale 1:50 @ A1, 1:100 @ A3

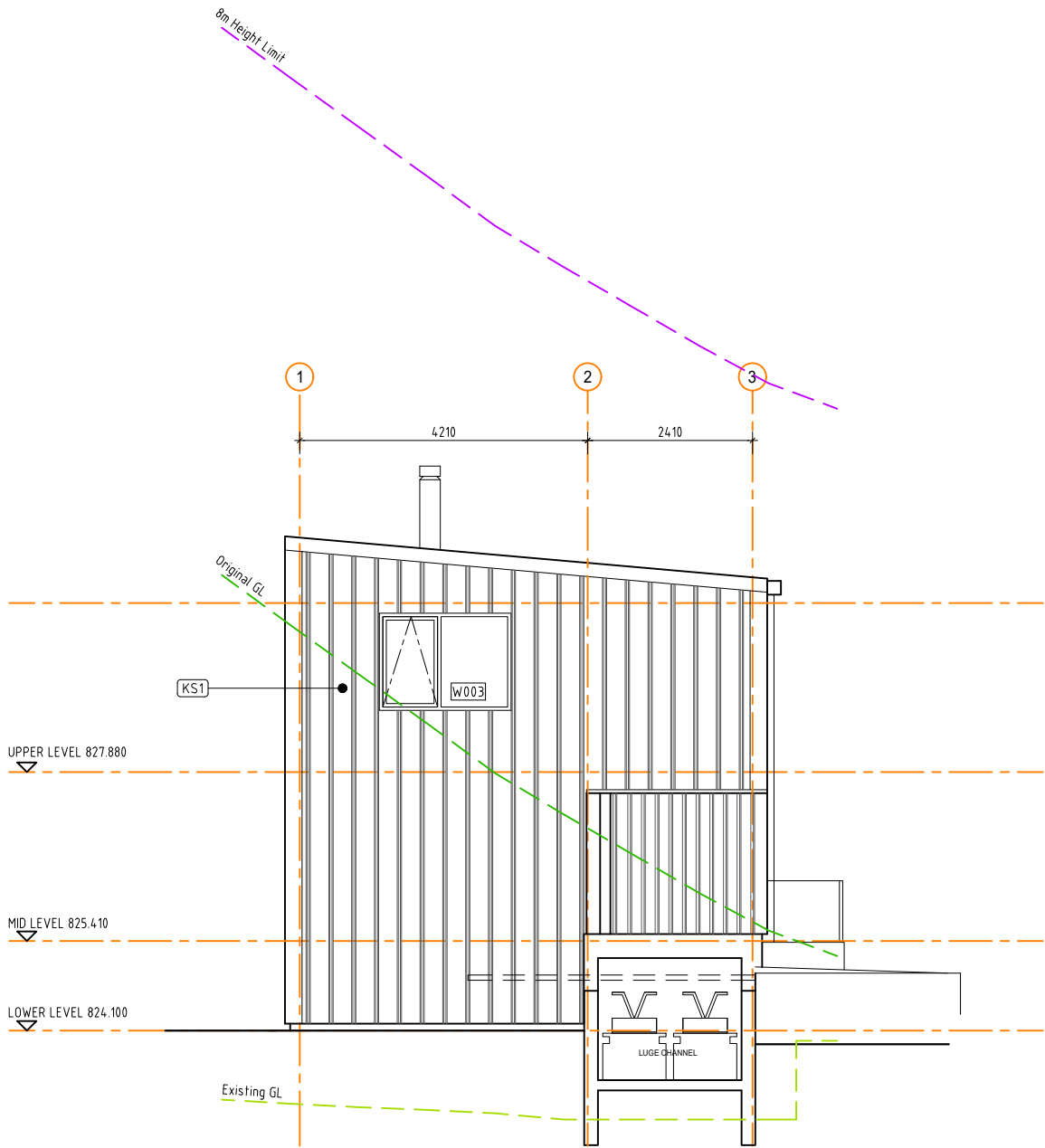


SOUTH ELEVATION
scale 1:50 @ A1, 1:100 @ A3

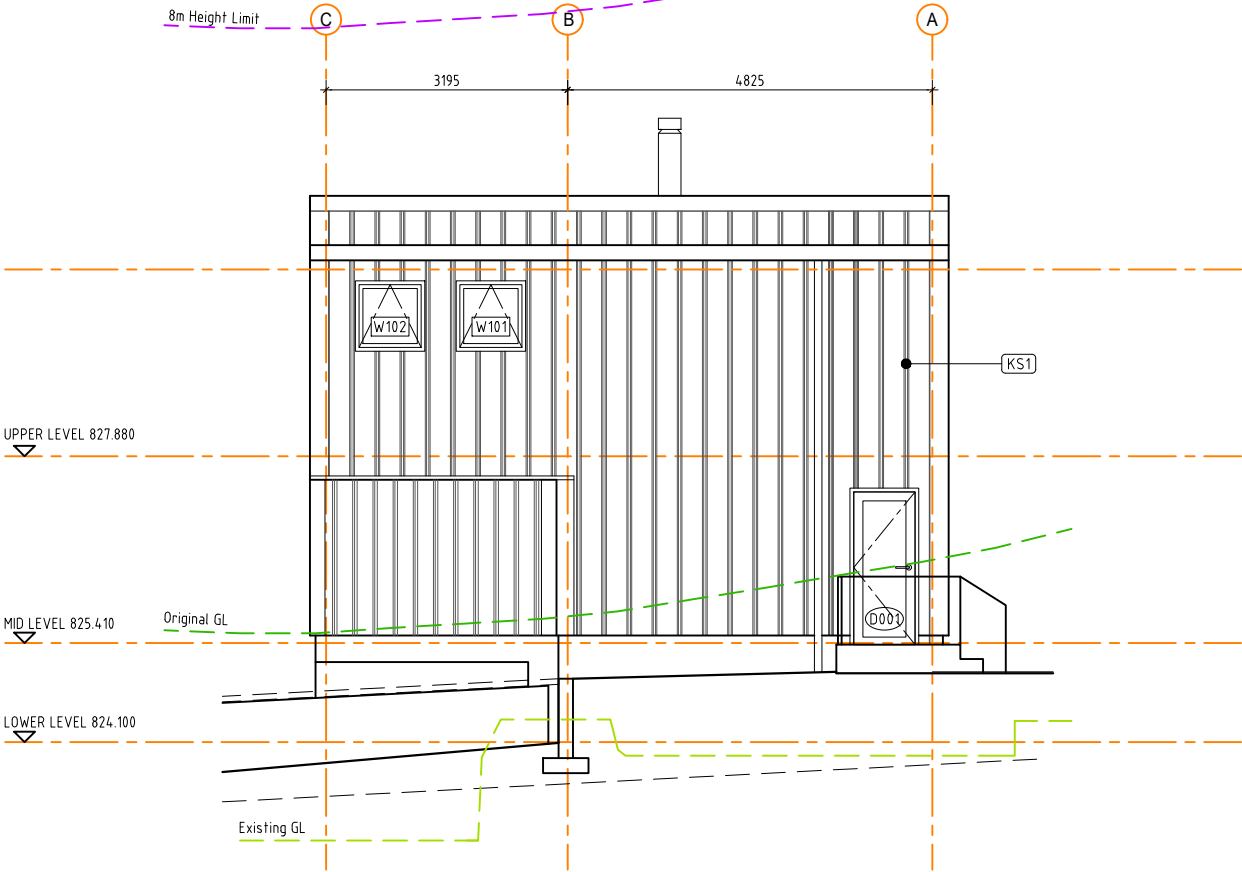
REVISIONS

A	RESOURCE CONSENT	19-03-2018
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- MATERIALS LEGEND
- KS1 40mm Core (75mm overall) KS1000 R/W insulated trapezoidal wall panel cladding system installed to manufacturers requirements.
Colour: Kingspan Monument
 - WF1 Selected powdercoated aluminium window
Colour: Dulux Matt Gravel



EAST ELEVATION
scale 1:50 @ A1, 1:100 @ A3



NORTH ELEVATION
scale 1:50 @ A1, 1:100 @ A3