



APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

A	Name (PRINT) RICHARD JONATHAN PETTIT	
	Contact Phone / Email address 0274 363 379 rich.pettit@xtra.co.nz	
	Signature 	Date 1 AUGUST 2022

B	Name (PRINT) GAYLE LYNN PETTIT	
	Contact Phone / Email address 0274 442855 gayk.pettit@xtra.co.nz	
	Signature 	Date 1-08-2022

C	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

D	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

Note to person signing written approval

Conditional written approvals cannot be accepted.

There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 03 441 0499
E: resourceconsent@qldc.govt.nz
www.qldc.govt.nz

ENGINEERING DESIGN PLANS

LOT 2 DP 301351, 346 MORVEN FERRY ROAD

ENGINEERING DRAWINGS

EARTHWORKS, ROADING AND SERVICES
JOB No. 13905

FOR
SHARYN HENSMAN

FOR CLIENT REVIEW 27/05/2022

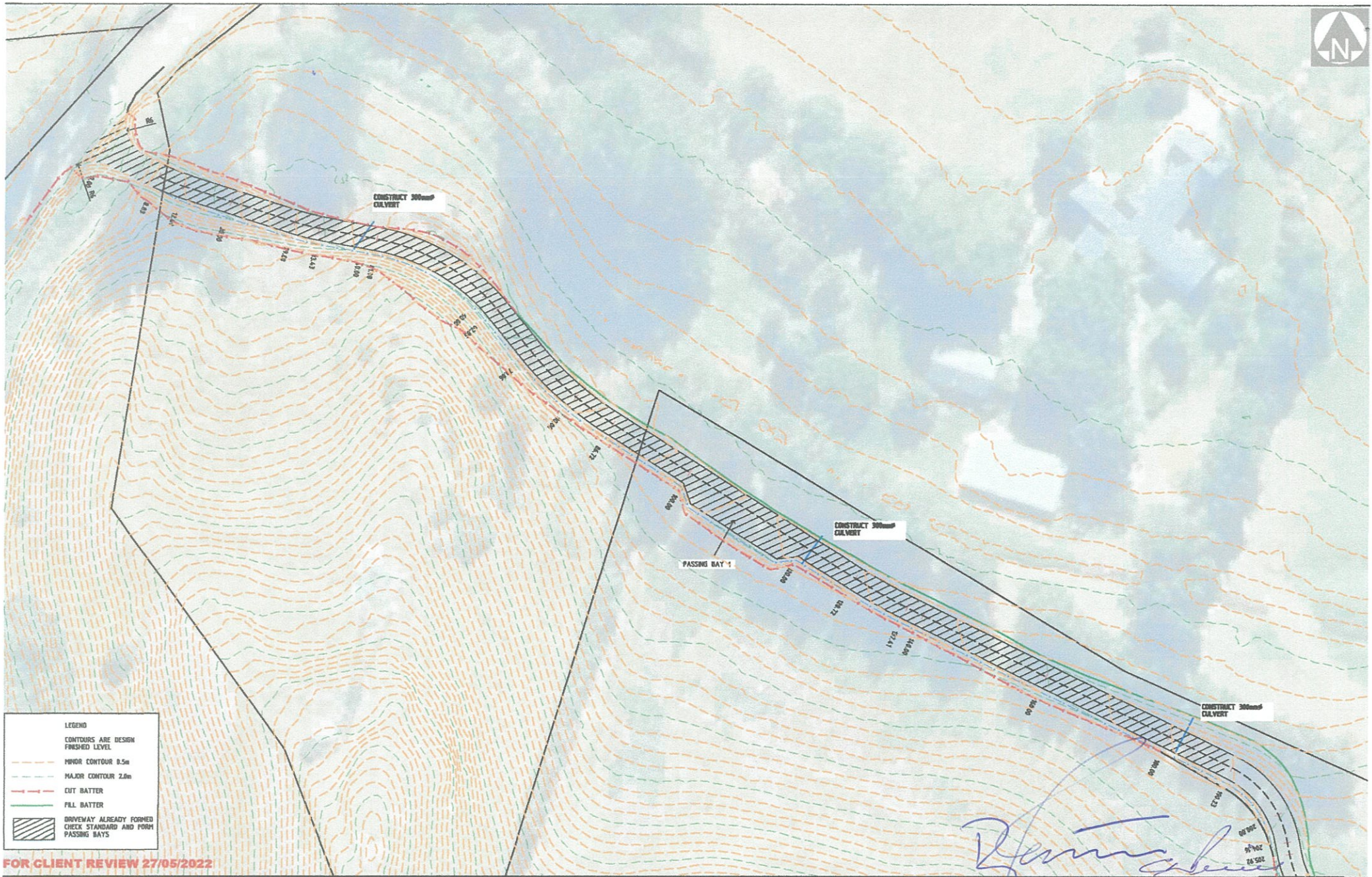
SHEET INDEX

SHEET No	DRAWING TITLE	REVISION	SHEET No	DRAWING TITLE	REVISION	SHEET No	DRAWING TITLE	REVISION
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PREPARED BY



[Handwritten Signature]
Ch. Peier



LEGEND	
	CONTOURS ARE DESIGN FINISHED LEVEL
	MINOR CONTOUR 0.5m
	MAJOR CONTOUR 2.0m
	CUT BATTER
	FILL BATTER
	DRIVEWAY ALREADY FORMED CHECK STANDARDS AND FORM PASSING BAYS

FOR CLIENT REVIEW 27/05/2022

Sharyn Hensman

Clark Fortune McDonald & Associates
 Licensed Chartered Surveyors - Land Development - Planning Consultants

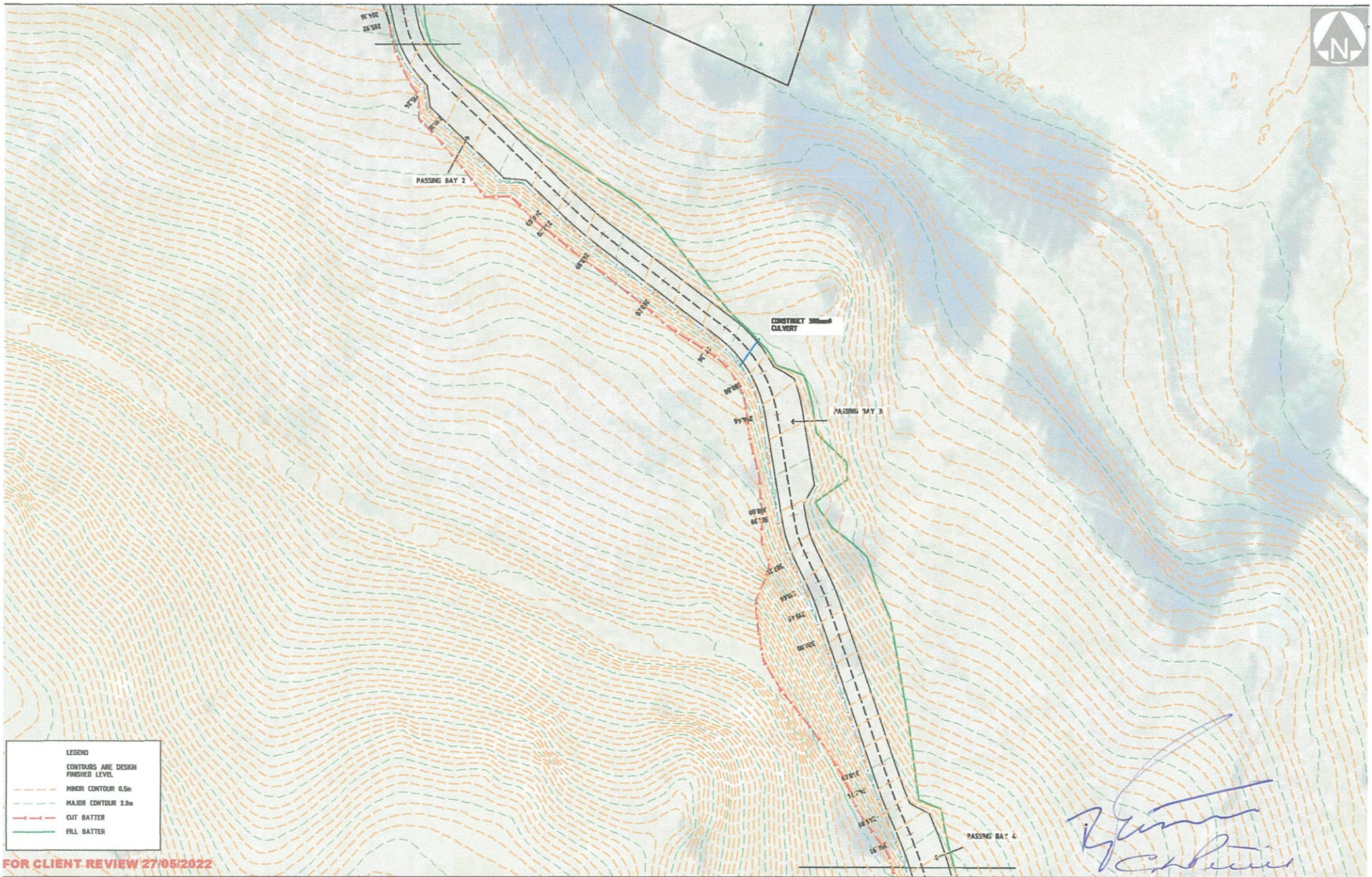
309 Lower Shotover Road, P.O. Box 553 Queenstown
 Tel: (03) 441-6044, Fax: (03) 442-1066, Email: admin@cfma.co.nz
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Rev.	Date	Revision Details	By

LOT 2 DP 301351, 346 MORVEN FERRY ROAD ROAD LAYOUT

Client	Surveyed	Signed	Date	Job No.	Drawing No.
SHARYN HENSMAN	BH	Signed	30.11.21	13905	E001 SHEET 002
Males:	Drawn	Signed	Date	Scale	1:250 @ A1 1:500 @ A3
Designed	Signed	Date	Drawn & Level	Rev.	MSL -
BH	BH	30.11.21			

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LEGEND	
CONTOURS ARE DESIGN FINISHED LEVEL	
	MINOR CONTOUR 0.5m
	MAJOR CONTOUR 2.0m
	CUT BATTER
	FILL BATTER

FOR CLIENT REVIEW 27/05/2022

Sharyn Hensman
Sharyn Hensman

Clark Fortune McDonald & Associates
 Licensed Cadastral Surveyors - Land Development - Planning Consultants

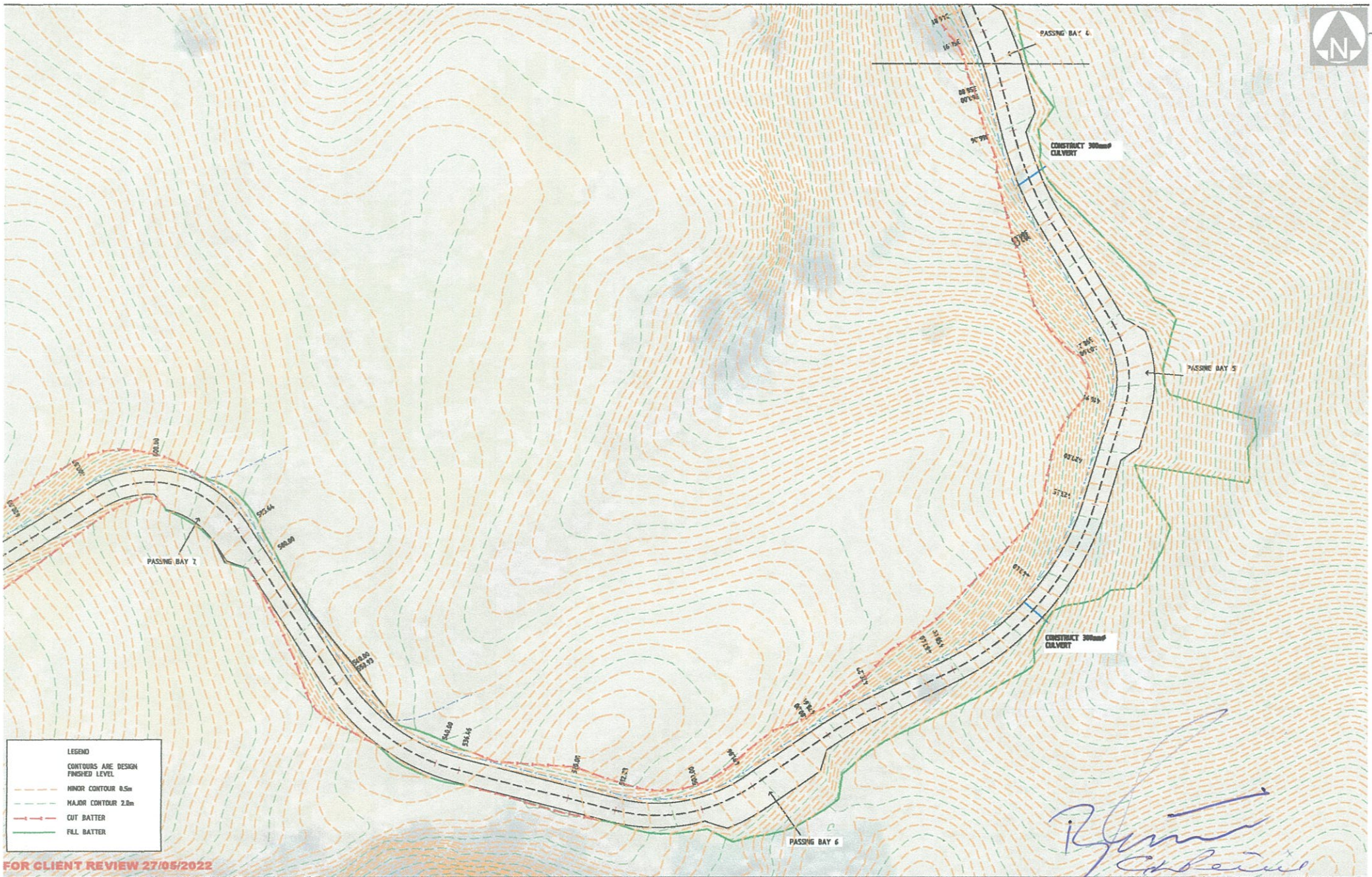
300 Lower Shotover Road, P.O. Box 553 Queenstown
 Tel. (03) 441-6044, Fax (03) 442-1066, Email admin@cfma.co.nz
 21 Rennie Crescent, P.O. Box 550, Wanaka
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 Unit 6B, Level 1, 480 Moray Place, P.O. Box 2960, Dunedin
 Tel. (03) 470-1462, Fax (03) 470-1583, Email admin@cfma.co.nz

Rev.	Date	Revision Details	By

**LOT 2 DP 301351, 346 MORVEN FERRY ROAD
ROAD LAYOUT**

Client	Surveyed	Signed	Date	Job No.	Drawing No.
SHARYN HENSMAN	BH	Signed	30.11.21	13905	E001 SHEET 003
Scale	1:250 @ A1	1:500 @ A3			
Date	Drawn & Laid	Rev.			
30.11.21	MSL	-			

Notes:
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LEGEND	
	CONTOURS ARE DESIGN FINISHED LEVEL
	MINOR CONTOUR 0.5m
	MAJOR CONTOUR 2.0m
	CUT BATTER
	FILL BATTER

FOR CLIENT REVIEW 27/05/2022

Sharyn Hensman
Clark Fortune McDonald

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 Licensed Civilian Surveyors - Land Development - Planning Consultants
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Rev.	Date	Revision Details	By
A	02.02.22	CHANGED ALIGNMENT CH 500 TO END	BH

LOT 2 DP 301351, 346 MORVEN FERRY ROAD ROAD LAYOUT

Client	Surveyed	Signed	Date	Job No.	Drawing No.
SHARYN HENSMAN				13905	E001 SHEET 004
	Drawn	Signed	Date	Scale	
	BH		30.11.21	1:250 @ A1 1:500 @ A3	
	Designed	Signed	Date	Drafter & Level	Rev.
	BH		30.11.21	MSL	A

Notes:
 - All elevations shown are in meters unless shown otherwise.
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LEGEND	
CONTOURS ARE DESIGN FINISHED LEVEL	
	MINOR CONTOUR 0.5m
	MAJOR CONTOUR 2.0m
	CUT BATTER
	FILL BATTER

FOR CLIENT REVIEW 27/05/2022

Sharyn Hensman
Sharyn Hensman

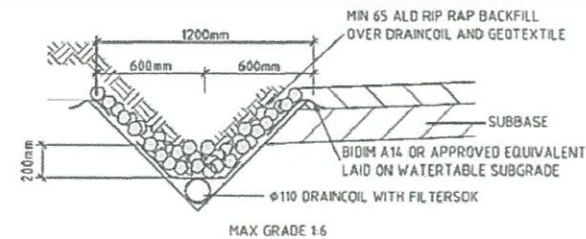
Clark Fortune McDonald & Associates
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Rev.	Date	Revision Details	By
A	02.02.22	CHANGED ALIGNMENT ON 500 TO END	BH
B	15.03.22	ADDED CAR PARK/TURN AROUND AREA	BH
C	27.05.22	LOWERED CARPARK AND HOUSE TO 444.5m	BH

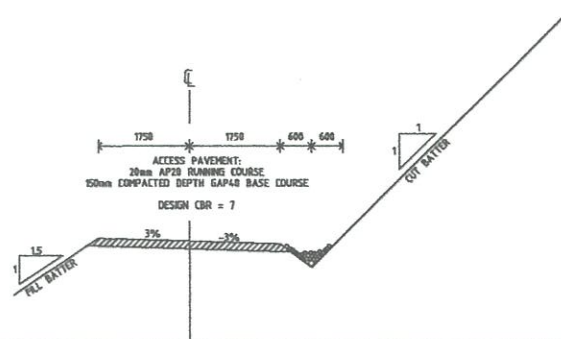
LOT 2 DP 301351, 346 MORVEN FERRY ROAD ROAD LAYOUT

Client	Surveyor	Signat	Date	Job No.	Drawing No.
SHARYN HENSMAN	BH	Signat	30.11.21	13905	E001
				SHEET	005
Notes:	Drawn	Signat	Date	Scale	Rev.
All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other files accepts the risk of using the drawings and other data in electronic form without recording and checking them for accuracy against the original hard copy versions.	BH	Signat	30.11.21	1:250 @ A1 1:500 @ A3	
				MSL	C

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TYPICAL RIP RAP GEOTEXTILE LINED SWALE
SCALE 1:20



ACC 001
TYPICAL CROSS SECTION

FOR CLIENT REVIEW 27/05/2022

Clark Fortune McDonald & Associates
Landscape Architectural Services - Land Development - Planning Consultants

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Rev.	Date	Revision Details	By

**LOT 2 DP 301351, 346 MORVEN FERRY ROAD
ROAD TYPICAL CROSS SECTIONS**

Client	Drawn	Signed	Date	Job No.	Drawing No.
SHARYN HENSMAN	BH		30.11.21	13905	E001 SHEET 006
Notes: - All dimensions shown are in meters unless shown otherwise. - Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without recording and checking them for accuracy against the original hard copy versions. - Copyright on this drawing is reserved.	Drawn	Signed	Date	Scale	Rev.
	BH		30.11.21	1:50 @ A1 1:100 @ A3	MSL

HORIZ CURVE DATA

VERT GEOMETRY GRADE (%)
VERT GRADE LENGTH (m)
VERT CURVE LENGTH (m)

DATUM RL.320.00

DEPTH	C.L. FINISHED LEVEL	EXISTING G.L.	CHAINAGE
0.00	311.69	311.69	0.00
7.67	302.21	302.21	7.67
20.00	294.08	294.08	20.00
46.00	285.95	285.95	46.00
72.80	285.37	285.37	72.80
88.00	286.81	286.81	88.00
88.00	283.80	283.80	88.00
85.74	283.13	283.13	85.74
100.00	282.69	282.69	100.00
111.40	282.37	282.37	111.40
120.00	282.14	282.14	120.00
148.00	283.81	283.81	148.00
160.00	284.00	284.00	160.00
200.00	286.99	286.99	200.00
223.00	286.92	286.92	223.00
248.00	288.79	288.79	248.00
268.00	290.82	290.82	268.00
288.00	292.83	292.83	288.00
300.00	294.39	294.39	300.00
312.00	296.97	296.97	312.00
348.00	400.05	400.05	348.00
358.00	403.16	403.16	358.00
388.00	406.69	406.69	388.00
400.00	410.66	410.66	400.00
420.00	416.53	416.53	420.00
440.00	419.89	419.89	440.00
460.00	422.66	422.66	460.00
480.00	426.78	426.78	480.00
500.00	429.21	429.21	500.00
520.00	432.18	432.18	520.00
533.50	432.92	432.92	533.50
548.00	430.63	430.63	548.00
552.50	431.69	431.69	552.50
568.00	432.68	432.68	568.00
580.00	433.85	433.85	580.00
600.00	437.09	437.09	600.00

HORIZ CURVE DATA

VERT GEOMETRY GRADE (%)
VERT GRADE LENGTH (m)
VERT CURVE LENGTH (m)

DATUM RL.373.00

DEPTH	C.L. FINISHED LEVEL	EXISTING G.L.	CHAINAGE
0.00	433.85	433.85	0.00
600.00	437.09	437.09	600.00
620.00	442.40	442.40	620.00
648.00	445.45	445.45	648.00
668.00	445.70	445.70	668.00
660.00	444.86	444.86	660.00
680.00	447.89	447.89	680.00
686.97	446.89	446.89	686.97

LONGSECTION - ACCESS 001
A1 HORIZ SCALE 1 : 1000
A1 VERT SCALE 1 : 1000

LONGSECTION - ACCESS 001
A1 HORIZ SCALE 1 : 1000
A1 VERT SCALE 1 : 1000

FOR CLIENT REVIEW 27/05/2022

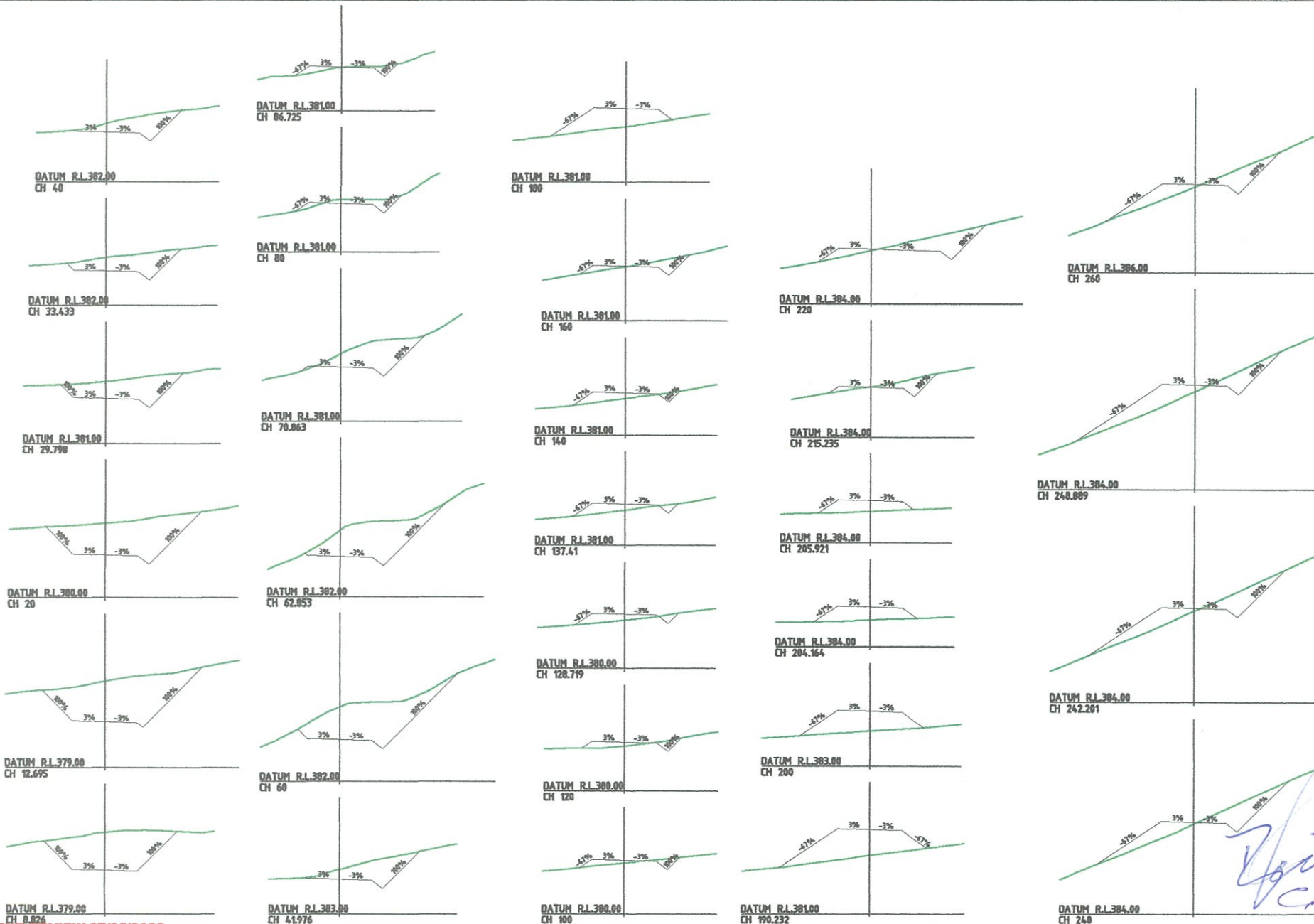


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Tel (03)470-1882, Fax (03)470-1880, Email admin@cfma.co.nz

Rev	Date	Revision Details	By
A	02.02.22	CHANGED ALIGNMENT CH 500 TO END	BH
B	15.03.22	ADDED CAR PARK/TURN AROUND AREA	BH
C	27.05.22	LOWERED CARPARK AND HOUSE TO 444.5m	BH

LOT 2 DP 301351, 346 MORVEN FERRY ROAD
ACC 001 LONGSECTIONS

Client	Drawn	Checked	Date	Job No.	Drawing No.
SHARYN HENSMAN	BH	BH	30.11.21	13905	E001 SHEET 007
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	BH	BH	30.11.21	MSL	C



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 Licensed Civil Engineers - Land Development - Planning Consultants

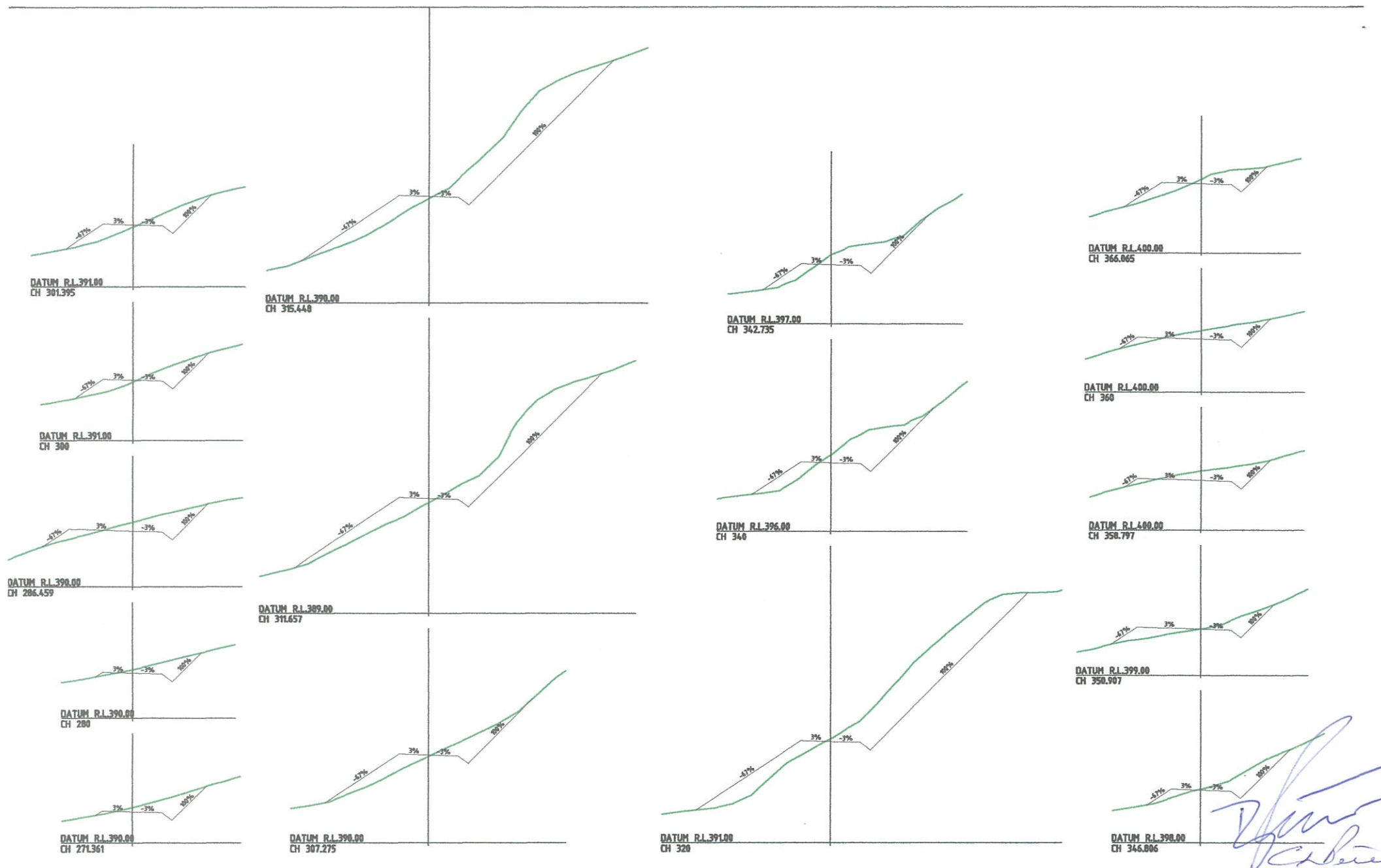
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 Tel (03)441-6044, Fax (03)442-1066, Email admin@cfma.co.nz
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Rev.	Date	Revision Details	By


**LOT 2 DP 301351, 346 MORVEN FERRY ROAD
ACC 001 CROSS SECTIONS**

Client	Surveyed	Signed	Date	Job No.	Drawing No.
SHARYN HENSMAN				13905	E001 SHEET 008
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	BH		30.11.21	1:1000 @ A1 1:2000 @ A3	
	Designed	Signed	Date	Datum & Level	Rev.
	BM		30.11.21	MSL	-

Document Set ID: 7647631
Version: 1, Version Date: 08/06/2023



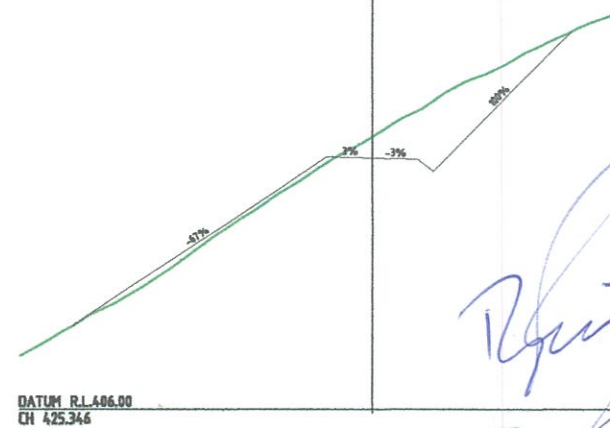
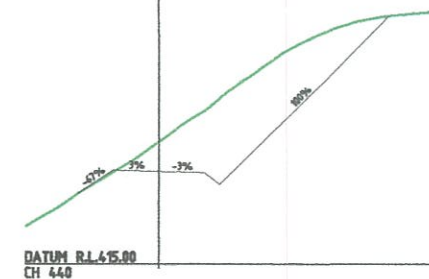
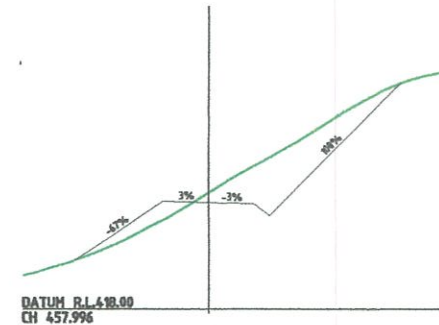
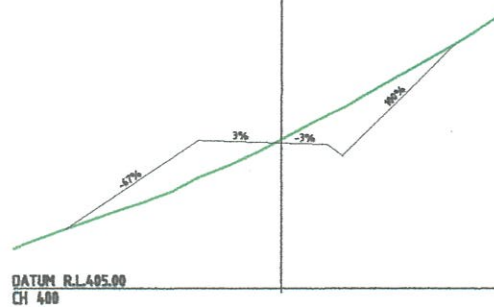
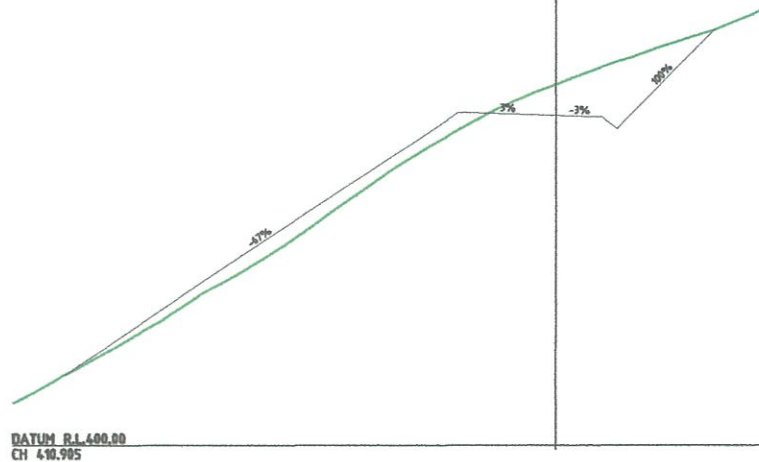
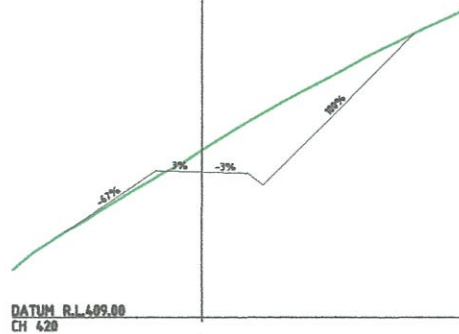
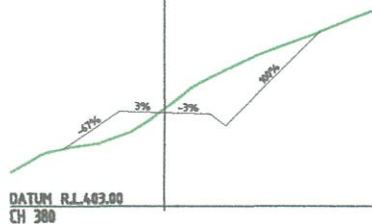
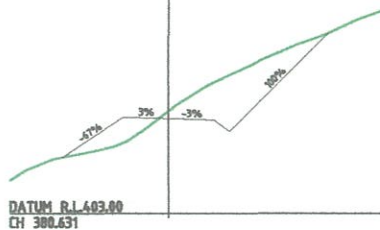
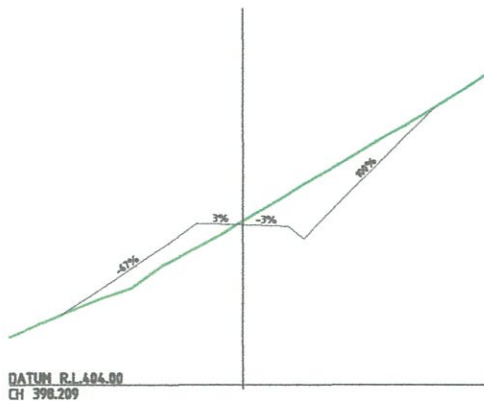
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 Tel: (03)370-1567, Fax: (03)370-1583, Email: admin@cfmca.co.nz

REV.	Date	Revision Details	By

**LOT 2 DP 301351, 346 MORVEN FERRY ROAD
ACC 001 CROSS SECTIONS**

Client		Surveyed		Signed		Date		Job No.		Drawing No.	
SHARYN HENSMAN								13905		E001 SHEET 009	
Maker:		Drawn		Signed		Date		Scale			
		BH				30.11.21		1:1000 @ A1 1:2000 @ A3			
Using the drawings and other data in electronic form without modifying or checking them for accuracy against the original hard copy versions.		Designed		Signed		Date		Datum & Level			
		BH				30.11.21		MSL			
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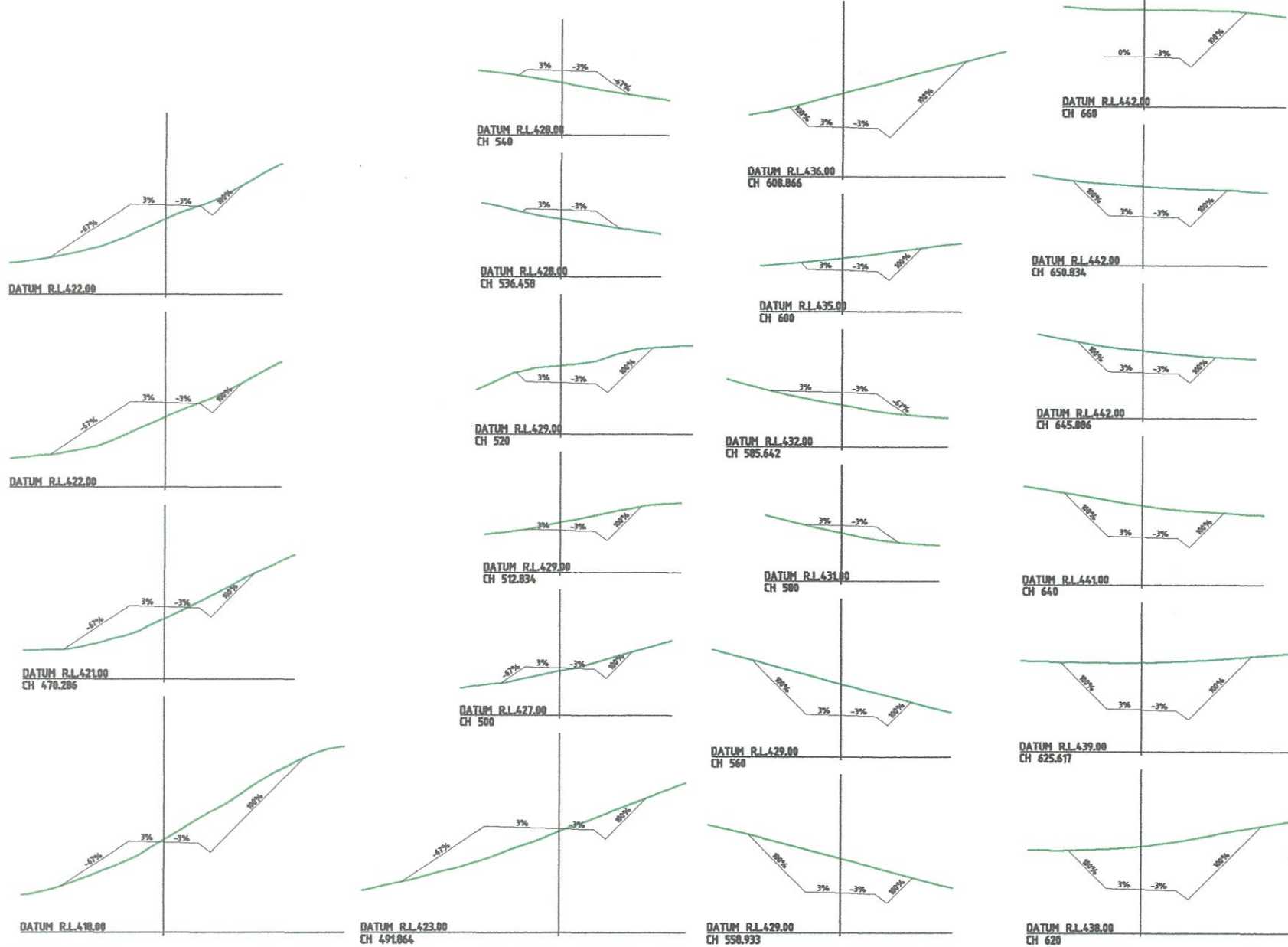
Clark Fortune McDonald & Associates
 Licensed Civilian Surveyors - Land Development - Planning Consultants
 309 Lower Shotover Road, P.O. Box 503 Queenstown
 Tel: (03)441-6044, Fax: (03)442-1066, Email: admin@cfma.co.nz
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Rev.	Date	Revision Details	By

**LOT 2 DP 301351, 346 MORVEN FERRY ROAD
ACC 001 CROSS SECTIONS**

Client	SHARYN HENSMAN	Surveyed	30.11.21	Signed		Date	30.11.21	Job No.	13905	Drawing No.	E001 SHEET 010
Maker	BH	Drawn	BH	Scale	1:1000 @ A1 1:2000 @ A3						
Designed	BH			Date	30.11.21	Datum & Level	MSL				

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Clark Fortune McDonald & Associates
Limited Civil and Surveying - Land Development - Planning Consultants

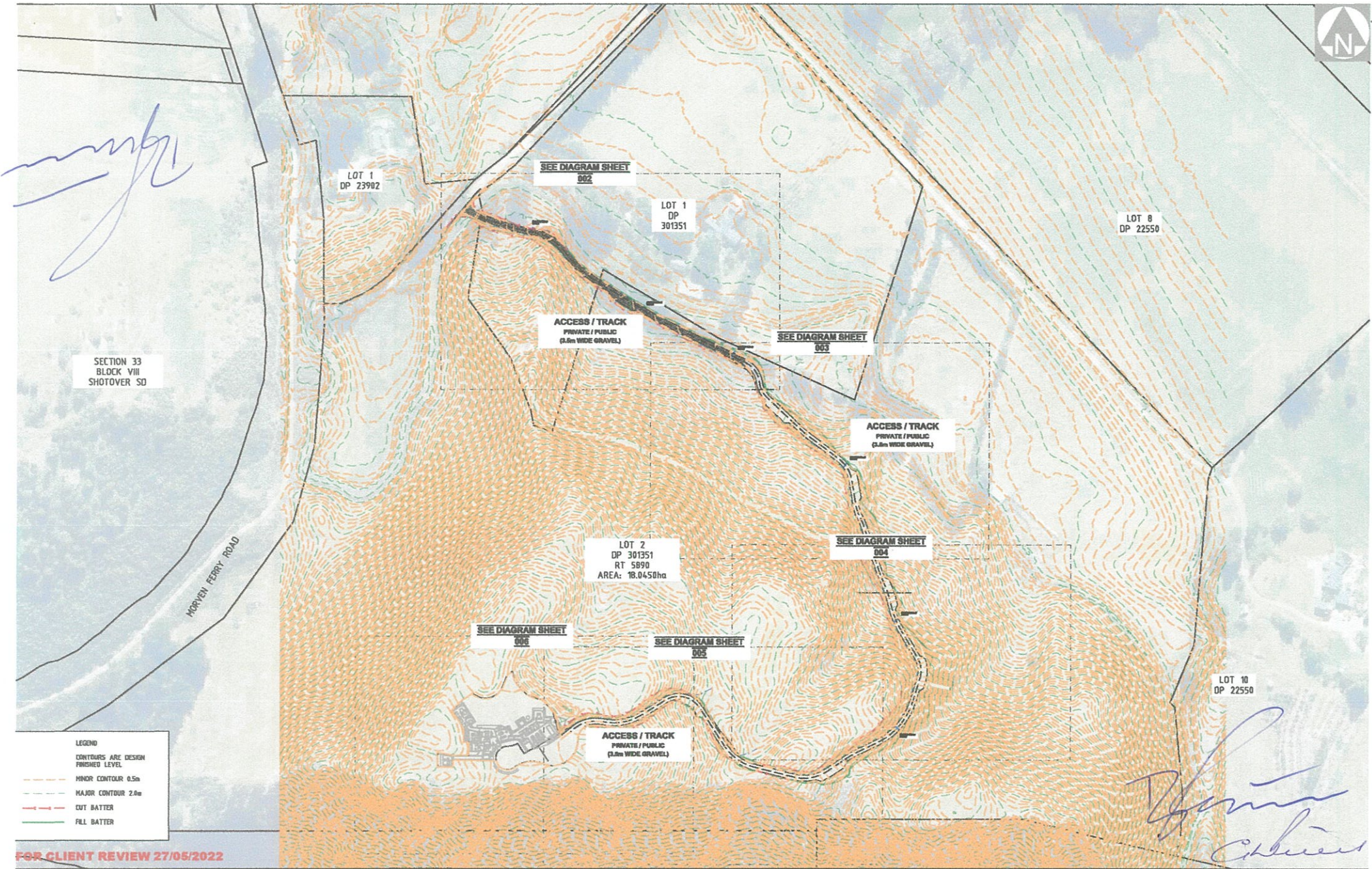
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Tel (03) 470-1982, Fax (03) 470-1983, Email admin@cfma.co.nz

Rev.	Date	Revision Details	By
A	02.02.22	CHANGED ALIGNMENT CH 500 TO END	BH
C	27.05.22	LOWEDED CARPARK AND HOUSE TO 444.5m	BH

**LOT 2 DP 301351, 346 MORVEN FERRY ROAD
ACC 001 CROSS SECTIONS**

Client	Surveyed	Signed	Date	Job No.	Drawing No.
SHARYN HENSMAN				13905	E001 SHEET 011
Drawn	BH	Signed	Date	Scale	1:1000 @A1 1:2000 @A3
Designed	BH	Signed	Date	Datum & Level	MSL

Notes:
All elevations shown are in meters unless otherwise stated.
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- Copywrite on this drawing is reserved.



LEGEND

- CONTOURS ARE DESIGN FINISHED LEVEL
- - - - - MINOR CONTOUR 0.5m
- - - - - MAJOR CONTOUR 2.0m
- - - - - CUT BATTER
- - - - - FILL BATTER

FOR CLIENT REVIEW 27/05/2022

Sharyn Hensman
Clark Fortune McDonald & Associates

Clark Fortune McDonald & Associates
 Licensed Coastal Surveyors - Land Development - Planning Consultants
 303 Lower Shotover Road, P.O. Box 503 Queenstown
 Tel: (03)441-6044, Fax: (03)442-1066, Email: admin@cfma.co.nz
 21 Rennie Crescent, P.O. Box 550 Wanaka
 Tel: (03)443-4449, Fax: (03)443-4445, Email: admin@cfma.co.nz
 Unit 68, Level 1, 480 Murray Place, P.O. Box 2960, Dunedin
 Tel: (03)470-1582, Fax: (03)470-1583, Email: admin@cfma.co.nz

Rev.	Date	Revision Details	By
A	02.02.22	CHANGED ALIGNMENT ON 580 TO END	BH
B	15.03.22	ADDED CAR PARK/TURN AROUND AREA	BH
C	27.05.22	LOWERED CARPARK AND HOUSE TO 144.5m	BH

**LOT 2 DP 301351, 346 MORVEN FERRY ROAD
INDEX SHEET**

Client	Surveyed	Signed	Date	Job No.	Drawing No.
SHARYN HENSMAN				13905	E001 SHEET 001
	Drawn	Signed	Date	Scale	
	BH		30.11.21	1:1000 @ A1 1:2000 @ A3	
	Designed	Signed	Date	Station Level	Rev.
	BH		30.11.21	MSL	C

Notes:
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LEGEND

EARTHWORKS

4.5m to 5.0m
4.0m to 4.5m
3.5m to 4.0m
3.0m to 3.5m
2.5m to 3.0m
2.0m to 2.5m
1.5m to 2.0m
1.0m to 1.5m
0.5m to 1.0m
0m to 0.5m
-0m to -0.5m
-0.5m to -1.0m
-1.0m to -1.5m
-1.5m to -2.0m
-2.0m to -2.5m
-2.5m to -3.0m
-3.0m to -3.5m
-3.5m to -4.0m
-4.0m to -4.5m
-4.5m to -5.0m

Fill Material

Cut Material

EARTHWORKS VOLUMES:
2750m³ FILL (SOLID)
6200m³ CUT (SOLID)

FOR CLIENT REVIEW 27/05/2022

Clark Fortune McDonald & Associates
Landscape Architects - Urban Design - Planning Consultants

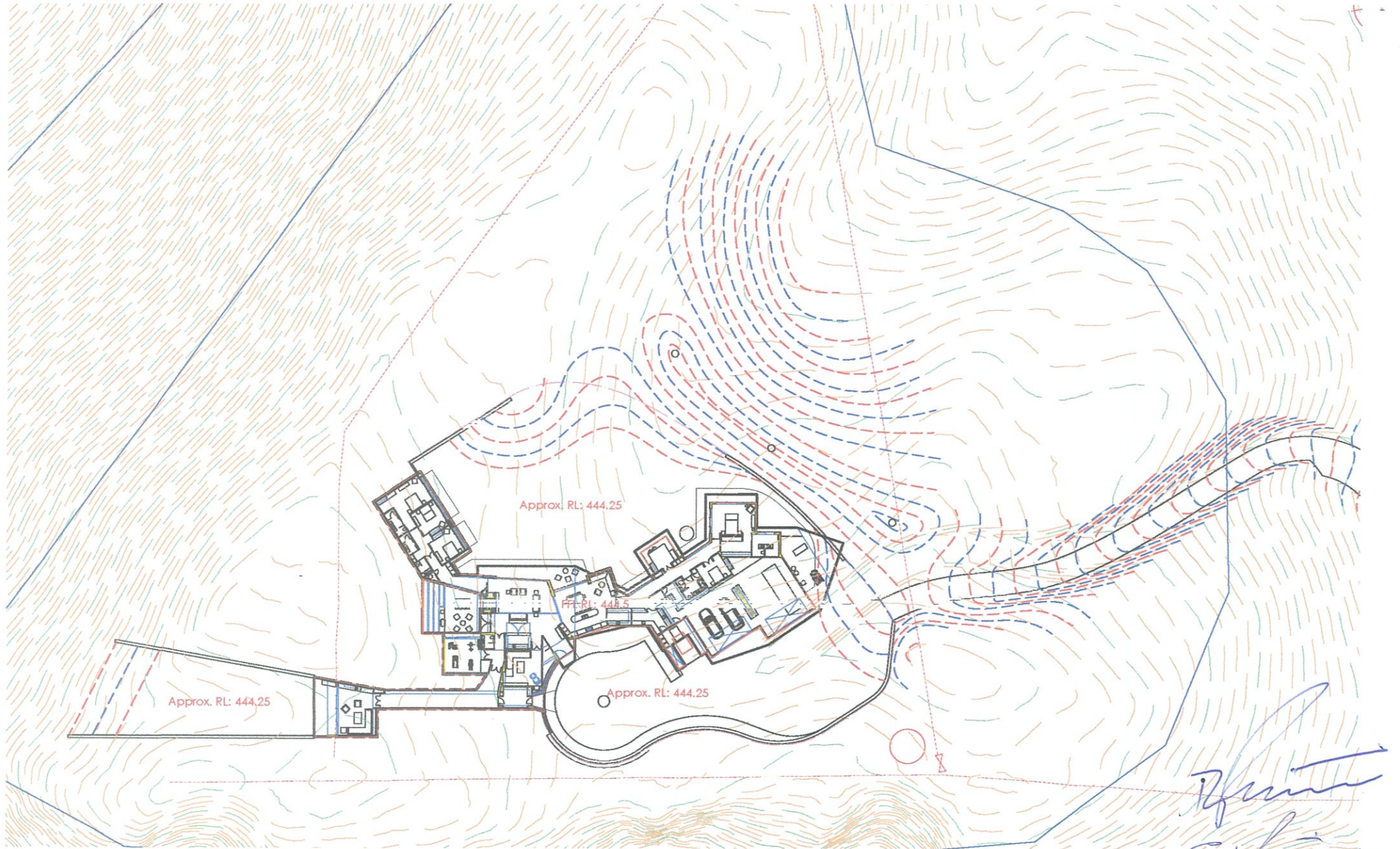
309 Lower Shotover Road, P.O. Box 503 Queenstown
Tel: (03)441-6044, Fax: (03)442-1066, Email: admin@cfma.co.nz
21 River Street, P.O. Box 520, Wanaka
Tel: (03)443-4446, Fax: (03)443-4445, Email: admin@cfma.co.nz
Unit 6B, Level 1, 480 Moray Place, P.O. Box 5360, Dunedin
Tel: (03)470-1992, Fax: (03)470-1583, Email: admin@cfma.co.nz

Rev	Date	Revision Details	By
A	02.02.22	CHANGED ALIGNMENT CH 500 TO END	BH
B	15.03.22	ADDED CAR PARK/TURN AROUND AREA	BH
C	27.05.22	LOWERED CARPARK AND HOUSE TO 444.5m	BH

**LOT 2 DP 301351, 346 MORVEN FERRY ROAD
EARTHWORKS PLAN**

Client	SHARYN HENSMAN	Surveyed	BM	Date	30.11.21	Job No.	13905	Drawing No.	E001
Drawn	BM	Checked	BM	Date	30.11.21	Scale	1:500 @ A1 1:1000 @ A3	Sheet	012
Designed	BM	Checked	BM	Date	30.11.21	Author & Level	MSL	Rev	C

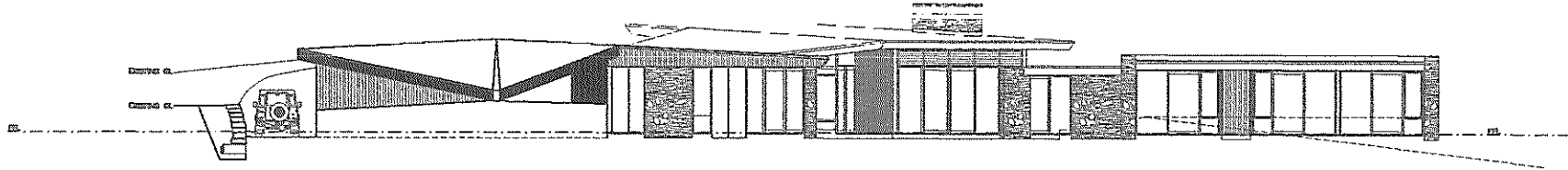
Notes:
All dimensions shown are in meters unless otherwise stated.
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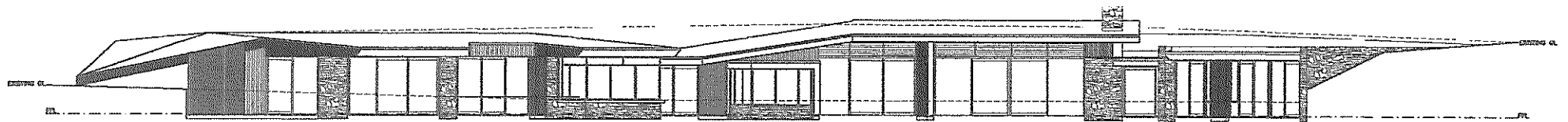
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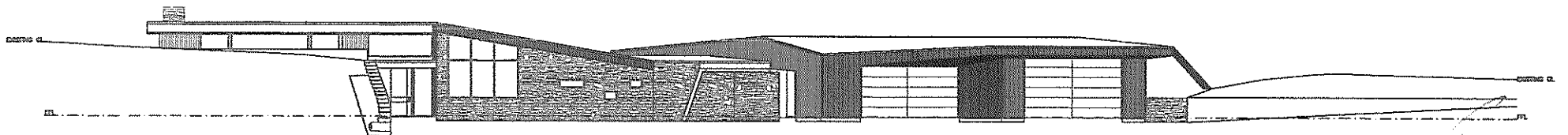
MATERIAL	CONSTRUCTION
[Pattern]	BRICKWORK TO EXISTING FOUNDATION CLAY BRICK, COURSE WORK, WEATHERED OVER 10.1 SOLAR CHIMNEY MATERN CASE CONCRETE JOIST WITH FIVE TACK REBAR ON OVER FROM EXISTING WOOD BRIDGE OVER FIVE
[Pattern]	BRICKWORK TO EXISTING FOUNDATION OVER 4.5 METERS TO EXISTING CLAY BRICK OVER EXISTING JOIST FOR EXISTING INSULATION OVER FROM EXISTING OVER 140MM M.I. CLAY BRICK
[Pattern]	WARRANTY ARCHITECTURAL SERIES FORMER EXISTING ALUMINUM DOUBLE GLAZED LOW E SGL. ROOM ONE GLAZED WINDOW SECURITY INSTALLED GLAZING MATERIAL, FIBREGLASS CORED INS ADAPTIVE



EAST ELEVATION
GROUND LINES REMOVED FOR CLARITY



NORTH ELEVATION
GROUND LINES REMOVED FOR CLARITY



SOUTH ELEVATION

Handwritten signature: Peter Wheeler



Level 1, 10 South Beach
Road, Auckland
New Zealand
Tel: 09 328 1111
Email: info@heai.co.nz
www.heai.co.nz

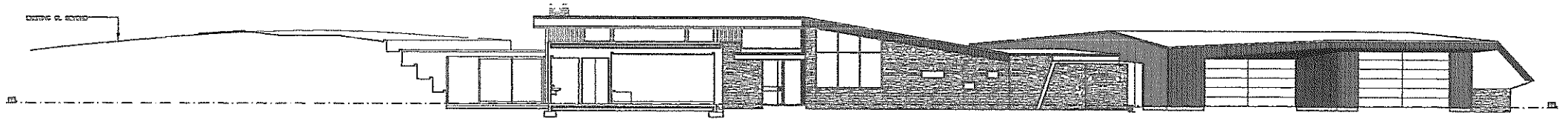
NO.	REVISION	DATE	BY	CHECKED	SCALE	DATE
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2	CLIENT REVISIONS	08/06/2023				
3	CLIENT REVISIONS	08/06/2023				
4	CLIENT REVISIONS	08/06/2023				
5	CLIENT REVISIONS	08/06/2023				
6	CLIENT REVISIONS	08/06/2023				
7	CLIENT REVISIONS	08/06/2023				
8	CLIENT REVISIONS	08/06/2023				
9	CLIENT REVISIONS	08/06/2023				
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48	CLIENT REVISIONS	08/06/2023				
49	CLIENT REVISIONS	08/06/2023				
50	CLIENT REVISIONS	08/06/2023				

PROPOSED DWELLING
349 MORVEN FERRY ROAD
ARROW JUNCTION, QUEENSTOWN

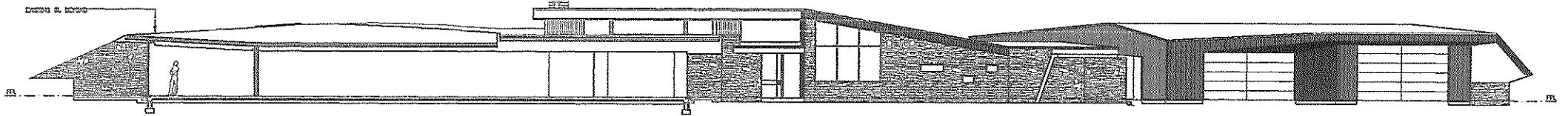
ELEVATIONS

DATE	22/07/2021
SCALE	1:100
JOB No.	22021
Sheet No.	A301
Total	c

LEGEND	
	MASONRY
	INSULATION
	BRICK
	CONCRETE
	METAL DECK
	GLASS
	WOOD
	STUCCO
	FLAT ROOF
	GABLE ROOF
	PITCHED ROOF
	SLATE ROOF
	TILES
	SHINGLES
	ASPHALT
	CONCRETE SLAB
	CONCRETE BEAM
	CONCRETE COLUMN
	CONCRETE WALL
	CONCRETE FOUNDATION
	CONCRETE SLAB ON GRADE
	CONCRETE SLAB OVER INSULATION
	CONCRETE SLAB OVER INSULATION AND STUCCO
	CONCRETE SLAB OVER INSULATION, STUCCO AND BRICK
	CONCRETE SLAB OVER INSULATION, STUCCO AND BRICK WITH FOUNDATION



SOUTH ELEVATION 2
TRAIL LOGGIA, TERRACE AND WIDE DOOR



SOUTH ELEVATION 3
TRAIL LOGGIA, TERRACE AND WIDE DOOR



Level 4, 10 Dundas Street East, Toronto, ON M5G 2G9
Tel: 416-593-3333
Fax: 416-593-3334
www.ieai.com

REV	DATE	BY	CHKD	ISSUED BY	REVISION
0					
1					
2					
3					
4					
5					
6					

PROJECT NO: 2205220
PROJECT NAME: MISAPPOSED DWELLINGS
346 MORVEN FERRY ROAD
ARROW JUNCTION, QUEENSTOWN

ELEVATIONS

DATE: 22/08/23	SCALE: 1/100
JOB NO: 2205220	SHEET NO: A302
DATE: 22/08/23	NO: C



AFFECTED PERSON'S APPROVAL



FORM 8A

Resource Management Act 1991 Section 95

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Sharyn Robertson

PERSON AFFECTED PERSON'S DETAILS

I/We **Albert Stafford**
Are the owners/occupiers of
307 Morven Ferry Road

DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:
Construct a single level residential dwelling and undertake associated earthworks, landscaping and access construction.

at the following subject site(s):
346 Morven Ferry Road

- I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.
- I/We understand that if the consent authority determines the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.

WHAT INFORMATION/PLANS HAVE YOU SIGHTED

I/We have sighted and initialled ALL plans dated and approve them. **Albert Stafford**

ENGINEERING DESIGN PLANS

LOT 2 DP 301351, 346 MORVEN FERRY ROAD

ENGINEERING DRAWINGS

EARTHWORKS, ROADING AND SERVICES
JOB No. 13905

FOR
SHARYN HENSMAN

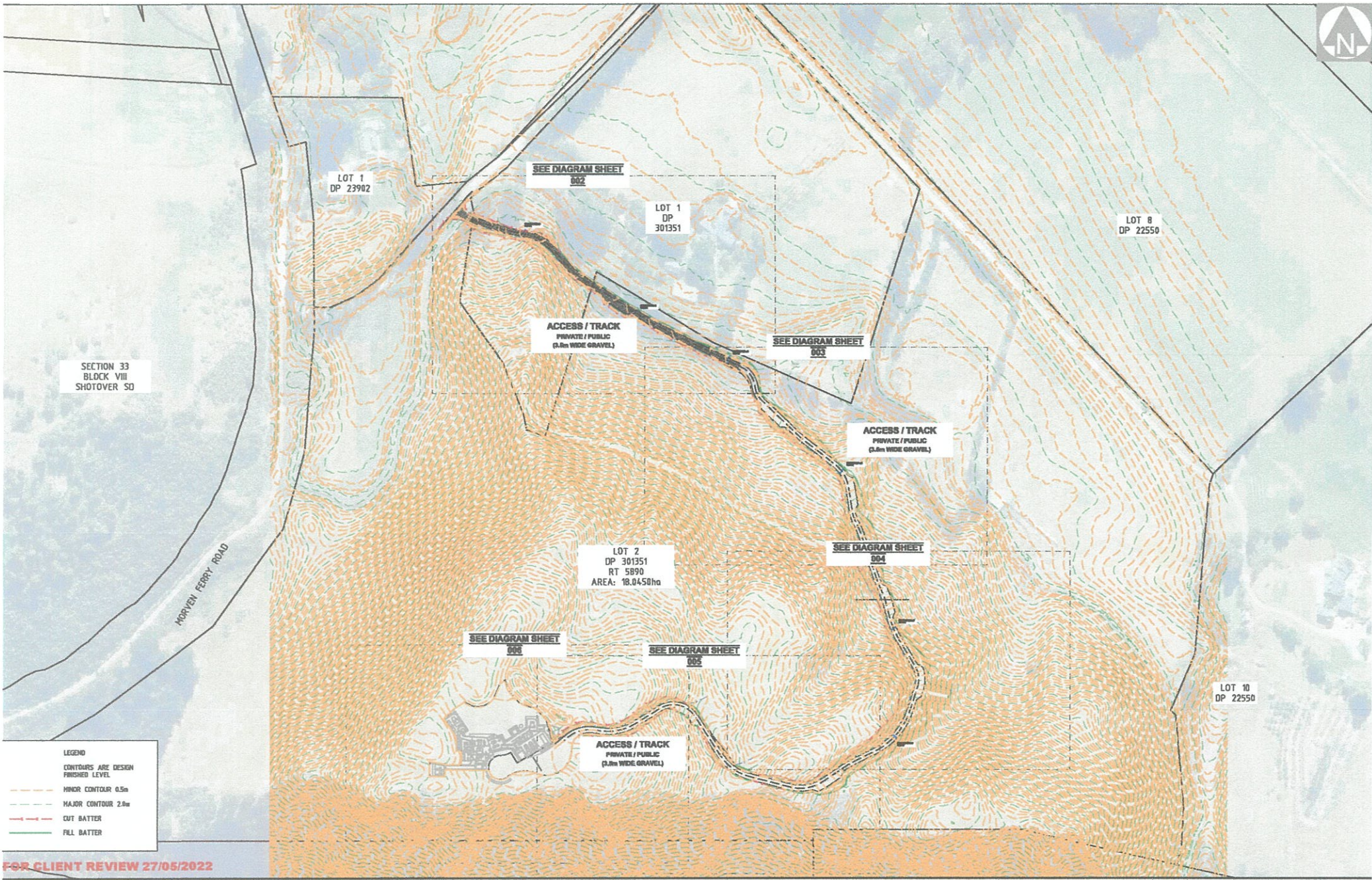
FOR CLIENT REVIEW 27/05/2022

SHEET INDEX

SHEET No	DRAWING TITLE	REVISION	SHEET No	DRAWING TITLE	REVISION	SHEET No	DRAWING TITLE	REVISION
SHEET 001	INDEX SHEET	C	-		-	-		-
SHEET 002	ROAD LAYOUT	-	-		-	-		-
SHEET 003	ROAD LAYOUT	-	-		-	-		-
SHEET 004	ROAD LAYOUT	B	-		-	-		-
SHEET 005	ROAD LAYOUT	C	-		-	-		-
SHEET 006	TYPICAL CROSS SECTION	B	-		-	-		-
SHEET 007	ACC 001 LONGSECTION	C	-		-	-		-
SHEET 008	ACC 001 CROSS SECTIONS	-	-		-	-		-
SHEET 009	ACC 001 CROSS SECTIONS	-	-		-	-		-
SHEET 010	ACC 001 CROSS SECTIONS	-	-		-	-		-
SHEET 011	ACC 001 CROSS SECTIONS	C	-		-	-		-
SHEET 012	ACC 001 EARTHWORKS VOLUME	C	-		-	-		-
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PREPARED BY





SECTION 33
BLOCK VIII
SHOTOVER SD

LOT 1
DP 23902

LOT 1
DP 301351

LOT 8
DP 22550

MORVEN FERRY ROAD

LOT 2
DP 301351
RT 5890
AREA: 18.0450ha

LOT 10
DP 22550

LEGEND

CONTOURS ARE DESIGN FINISHED LEVEL

--- MINOR CONTOUR 0.5m

--- MAJOR CONTOUR 2.0m

--- CUT BATTER

--- FILL BATTER

FOR CLIENT REVIEW 27/05/2022

Clark Fortune McDonald & Associates
 Licensed Civil Surveyors - Land Development - Planning Consultants

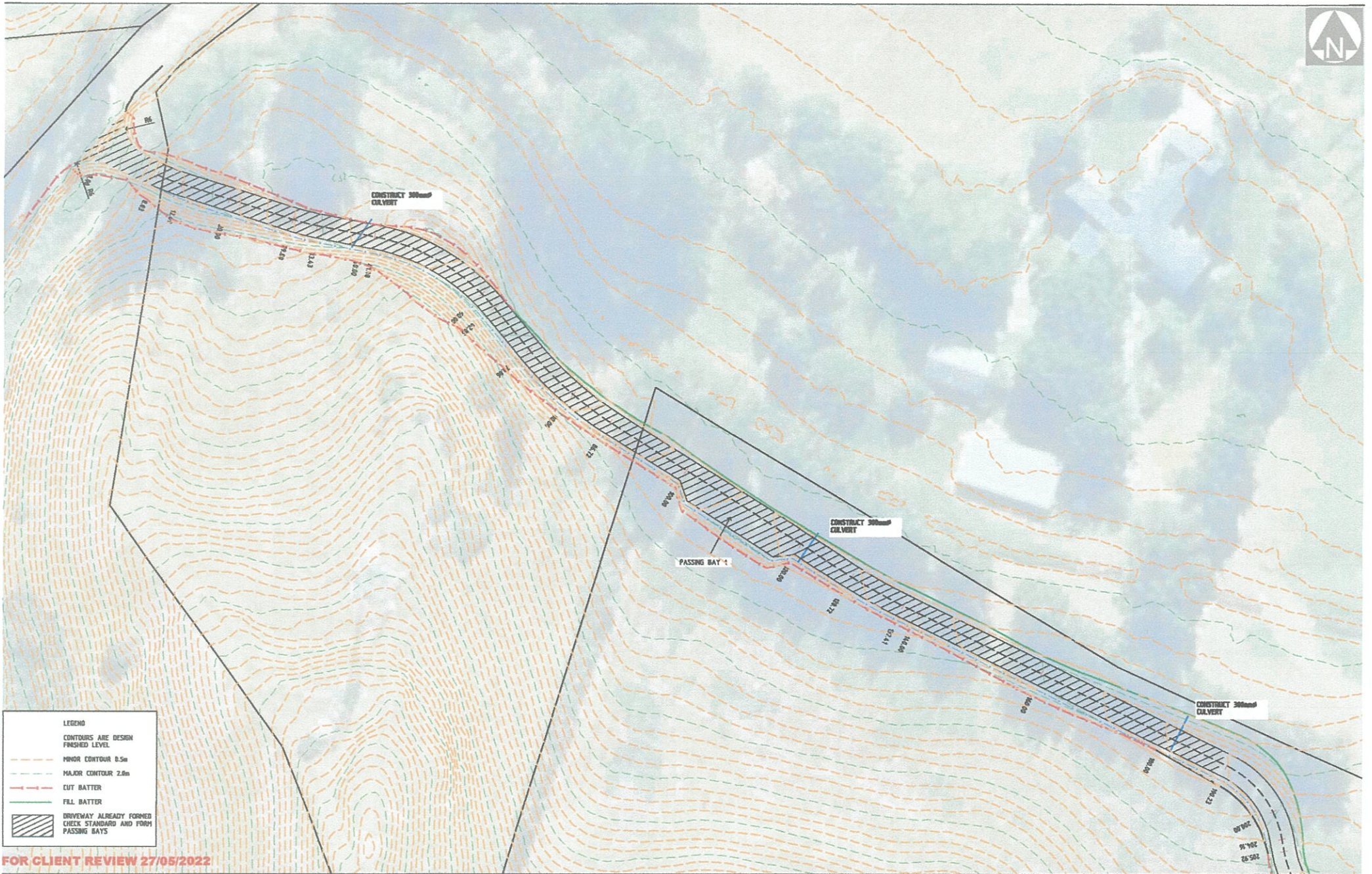
309 Lower Shotover Road, P.O. Box 553 Queensland
 Tel (03)3441-6044, Fax (03)3442-1066, Email admin@cfma.co.nz
 21 Reseca Crescent, P.O. Box 250, Wairoa
 Tel (03)343-4440, Fax (03)343-4445, Email admin@cfma.co.nz
 Unit 6B, Level 1, 480 Maray Place, P.O. Box 2960, Dunedin
 Tel (03)3470-1582, Fax (03)3470-1583, Email admin@cfma.co.nz

Rev	Date	Revision Details	By
A	02.02.22	CHANGED ALIGNMENT CH 500 TO END	BH
B	15.03.22	ADDED CAR PARK/TURN AROUND AREA	BH
C	27.05.22	LOWRED CARPARK AND HOUSE TO 444.5m	BH

LOT 2 DP 301351, 346 MORVEN FERRY ROAD INDEX SHEET

Client	Surveyed	Signed	Date	Job No.	Drawing No.
SHARYN HENSMAN				13905	E001 SHEET 001
			Date	Scale	Rev.
			30.11.21	1:1000 @ A1 1:2000 @ A3	
			Date	Detail & Level	
			30.11.21	MSL	C

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LEGEND	
CONTOURS ARE DESIGN FINISHED LEVEL	
	MINOR CONTOUR 0.5m
	MAJOR CONTOUR 2.0m
	CUT BATTER
	FILL BATTER
	DRIVEWAY ALREADY FORMED CHECK STANDARD AND FORM PASSING BAYS

FOR CLIENT REVIEW 27/05/2022

Clark Fortune McDonald & Associates
 Licensed Chartered Surveyors - Land Development - Planning Consultants
 309 Lower Shovelers Road, P.O. Box 553 Otago
 Tel: (03) 441-6044, Fax: (03) 442-1066, Email: admin@cfma.co.nz
 21 Rouse Crescent, P.O. Box 550, Wanaka
 Tel: (03) 443-4449, Fax: (03) 443-4445, Email: admin@cfma.co.nz
 Unit 6B, Level 1, 480 Moray Place, P.O. Box 5960, Dunedin
 Tel: (03) 470-1582, Fax: (03) 470-1583, Email: admin@cfma.co.nz

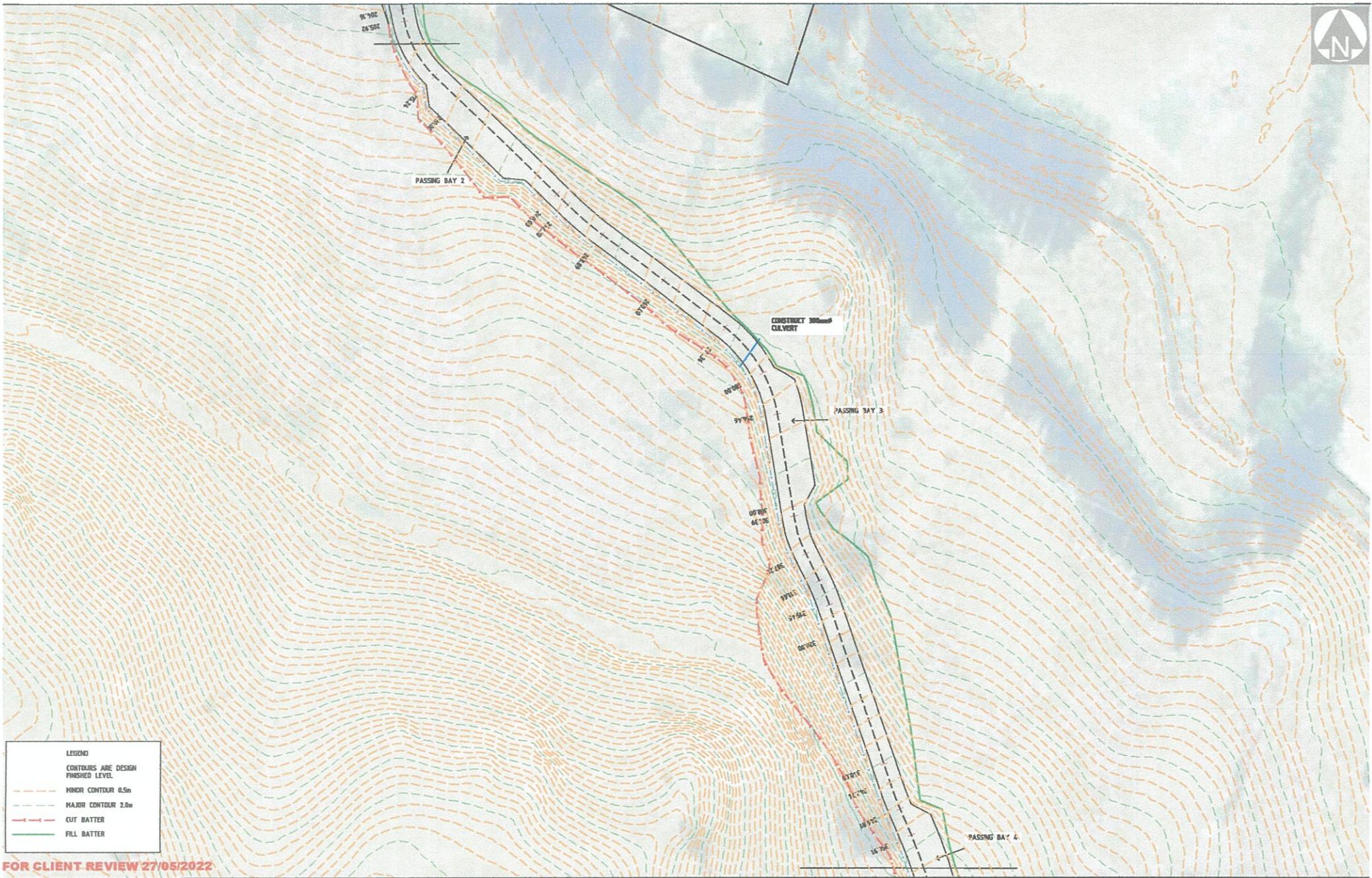
Rev.	Date	Revision Details	By

LOT 2 DP 301351, 346 MORVEN FERRY ROAD ROAD LAYOUT

Client	Surveyed	Signed	Date	Job No.	Drawing No.
SHARYN HENSMAN				13905	E001
					SHEET 002
					Scale
					1:250 @ A1
					1:500 @ A3
					Date
					30.11.21
					Date
					30.11.21
					Drawn & Level
					MSL
					Rev.
					-

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CF



FOR CLIENT REVIEW 27/05/2022

Rev.	Date	Revision Details	By

LOT 2 DP 301351, 346 MORVEN FERRY ROAD ROAD LAYOUT

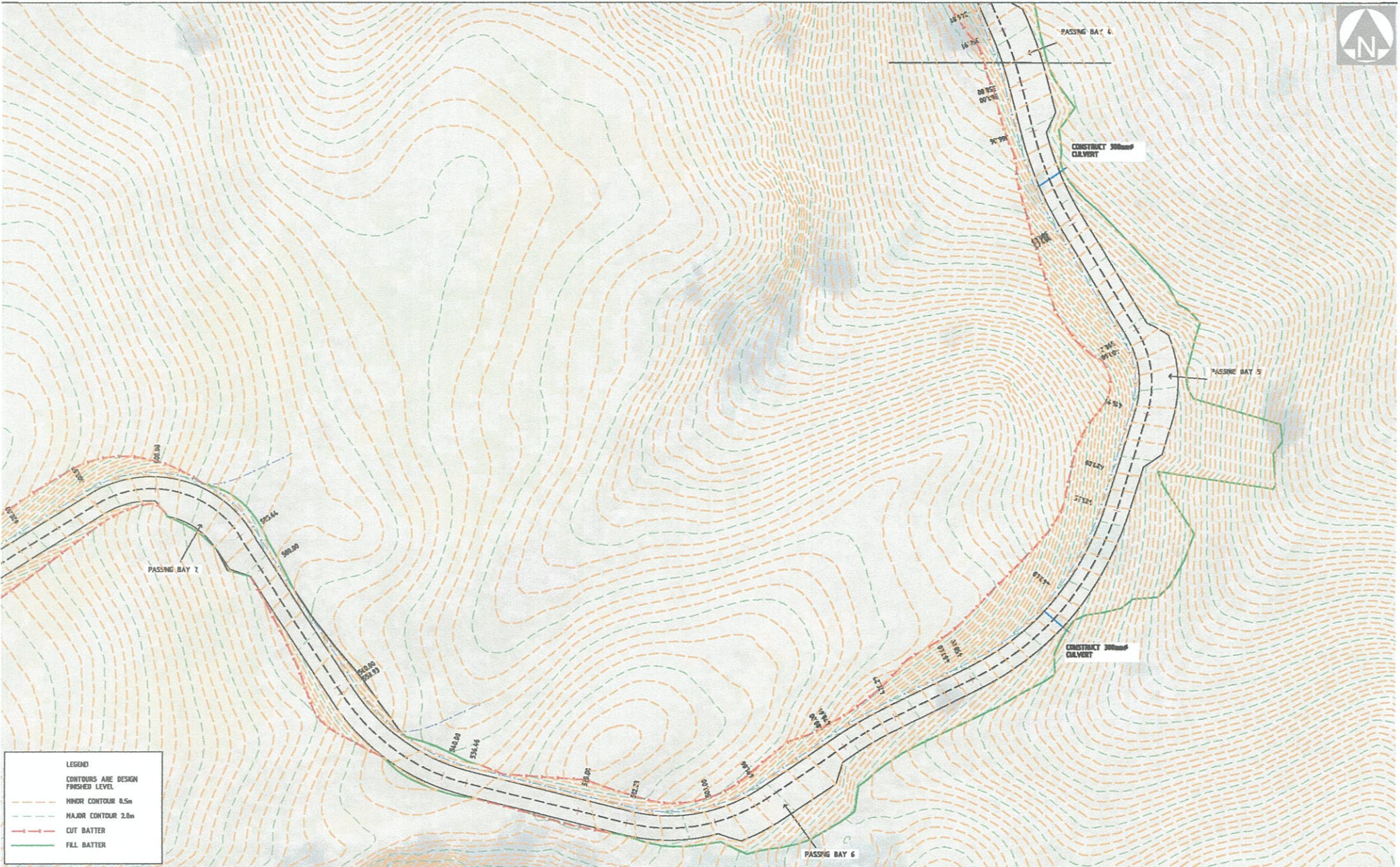
Clark Fortune McDonald & Associates
 Licensed Cadastral Surveyors - Land Development - Planning Consultants

309 Lower Shuter Road, P.O. Box 553 Queenstown
 Tel. (03) 941-6044, Fax (03) 942-1066, Email admin@cfma.co.nz

21 Rescoe Crescent, P.O. Box 550, Wanaka
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Unit 68, Level 1, 480 Moray Place, P.O. Box 5960, Dunedin
 Tel. (03) 470-1972, Fax (03) 470-1589, Email admin@cfma.co.nz

Client	Sharyn Hensman	Surveyed	Signed	Date	Job No.	Drawing No.
					13905	E001
Notes:	All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of:					
	Drawn	Signed	Date	Scale	1:250 @ A1 1:500 @ A3	
	BH		30.11.21			
	Designed	Signed	Date	Drawn & Level	Rev.	
	BH		30.11.21	MSL	-	



LEGEND

- CONTOURS ARE DESIGN FINISHED LEVEL
- - - - - MINOR CONTOUR 0.5m
- - - - - MAJOR CONTOUR 2.5m
- - - - - CUT BATTER
- - - - - FILL BATTER

FOR CLIENT REVIEW 27/05/2022

Clark Fortune McDonald & Associates
 Licensed Civil Surveyors - Land Development - Planning Consultants
 309 Lower Shotover Road, P.O. Box 503 Queenstown
 Tel: (03) 441-6044, Fax: (03) 442-1066, Email: admin@cfma.co.nz
 21 Tebea Crescent, P.O. Box 500, Wanaka
 Tel: (03) 443-4449, Fax: (03) 443-4445, Email: admin@cfma.co.nz
 Unit 68, Level 1, 480 Moray Place, P.O. Box 5960, Dunedin
 Tel: (03) 470-1582, Fax: (03) 470-1583, Email: admin@cfma.co.nz

Rev.	Date	Revision Details	By
A	02.02.22	CHANGED ALIGNMENT CH 500 TO END	BM

**LOT 2 DP 301351, 346 MORVEN FERRY ROAD
 ROAD LAYOUT**

Client		Surveyed	Signed	Date	Job No.	Drawing No.
SHARYN HENSMAN					13905	E001
Notes:		Drawn	Signed	Date	Scale	
All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data intends the risk of: - Using the drawings and other data in electronic form without recording and checking them for accuracy against the original hard copy versions. - Copying on this drawing is reserved.		BM		30.11.21	1:250 @ A1 1:500 @ A3	
Designed	Signed	Date	Drawn & Level			
BM		30.11.21	MSL			
						A

Handwritten signature or initials in blue ink.



LEGEND	
	CONTOURS ARE DESIGN FINISHED LEVEL
	MINOR CONTOUR 0.5m
	MAJOR CONTOUR 2.0m
	CUT BATTER
	FILL BATTER

FOR CLIENT REVIEW 27/05/2022

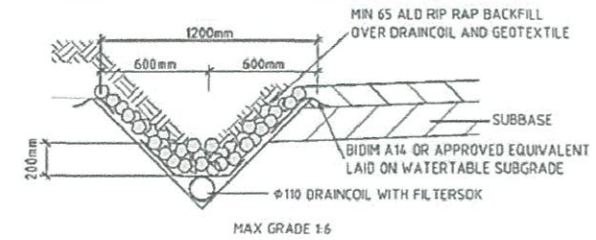
Clark Fortune McDonald & Associates
 Licensed Consulting Surveyors - Land Development - Planning Consultants
 309 Lower Shotover Road, P.O. Box 553 Queenstown
 Tel (03) 941-6044, Fax (03) 642-1066, Email admin@cfma.co.nz
 21 Preece Crescent, P.O. Box 550, Wanaka
 Tel (03) 943-4449, Fax (03) 943-4445, Email admin@cfma.co.nz
 Unit 6B, Level 1, 480 Moray Place, P.O. Box 5360, Dunedin
 Tel (03) 470-1582, Fax (03) 470-1583, Email admin@cfma.co.nz

Rev	Date	Revision Details	By
A	02.02.22	CHANGED ALIGNMENT CH 500 TO END	BH
B	15.03.22	ADDED CAR PARK/TURN AROUND AREA	BH
C	27.05.22	LOWEDED CARPARK AND HOUSE TO 444.5m	BH

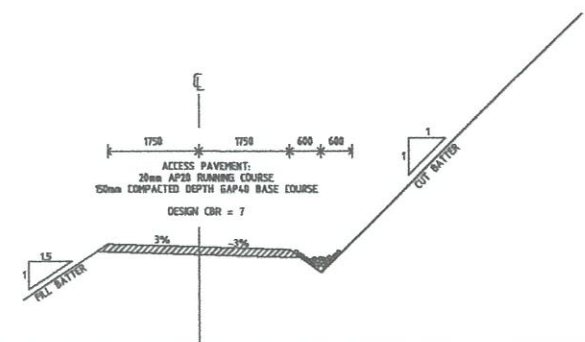
LOT 2 DP 301351, 346 MORVEN FERRY ROAD ROAD LAYOUT

Client	Surveyed	Signed	Date	Job No.	Drawing No.
SHARYN HENSMAN				13905	E001
	Drawn	Signed	Date	Scale	
	BH		30.11.21	1:250 @ A1	
	Designed	Signed	Date	Drawn & Level	Rev
	BH		30.11.21	MSL	C

Note:
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TYPICAL RIP RAP GEOTEXTILE LINED SWALE
SCALE 1:20



ACC 001
TYPICAL CROSS SECTION

FOR CLIENT REVIEW 27/05/2022

Clark Fortune McDonald & Associates
Landscape Architectural Surveyors - Land Development - Planning Consultants

309 Lower Shidover Road, P.O. Box 553 Queenstown
Tel (03)441-6044, Fax (03)442-1066, Email admin@cfma.co.nz
21 Rescra Crescent, P.O. Box 550, Wanaka
Tel (03)443-4440, Fax (03)443-4445, Email admin@cfma.co.nz
Unit 68, Level 1, 480 Moray Place, P.O. Box 6360, Dunedin
Tel (03)470-1982, Fax (03)470-1593, Email admin@cfma.co.nz

Rev.	Date	Revision Details	By

**LOT 2 DP 301351, 346 MORVEN FERRY ROAD
ROAD TYPICAL CROSS SECTIONS**

Client	Surveyed	Signed	Date	Job No.	Drawing No.
SHARYN HENSMAN				13905	E001
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using 3rd drawings and other data in electronic form without recording and checking them for accuracy against the original hard copy versions. - Copyright on this drawing is reserved.	Drawn	Signed	Date	Scale	
	BH		30.11.21	1:50 @ A1 1:100 @ A3	
	Designed	Signed	Date	Datum & Level	Rev.
	BH		30.11.21	MSL	

HORIZ CURVE DATA

VERT GEOMETRY GRADE (%)
VERT GRADE LENGTH (m)
VERT CURVE LENGTH (m)

DATUM RL.320.00

DEPTH	CL. FINISHED LEVEL	EXISTING G.L.	CHAINAGE
0.00	381.88	381.88	0.00
7.67	382.81	382.81	7.67
20.00	384.00	384.00	20.00
45.00	385.85	385.85	45.00
52.48	386.59	386.59	52.48
69.69	386.91	386.91	69.69
86.07	387.00	387.00	86.07
85.76	387.43	387.43	85.76
100.00	387.68	387.68	100.00
111.49	387.27	387.27	111.49
120.00	387.44	387.44	120.00
133.00	388.31	388.31	133.00
150.00	389.35	389.35	150.00
166.00	389.74	389.74	166.00
182.00	390.57	390.57	182.00
200.00	390.76	390.76	200.00
214.00	390.83	390.83	214.00
230.00	391.39	391.39	230.00
246.00	391.66	391.66	246.00
262.00	391.83	391.83	262.00
280.00	391.39	391.39	280.00
300.00	391.19	391.19	300.00
320.00	400.53	400.53	320.00
340.00	403.65	403.65	340.00
360.00	406.49	406.49	360.00
380.00	405.45	405.45	380.00
400.00	405.38	405.38	400.00
420.00	408.53	408.53	420.00
440.00	409.49	409.49	440.00
460.00	422.63	422.63	460.00
480.00	426.57	426.57	480.00
500.00	429.21	429.21	500.00
520.00	432.48	432.48	520.00
540.00	432.25	432.25	540.00
560.00	430.83	430.83	560.00
580.00	431.68	431.68	580.00
600.00	432.88	432.88	600.00
620.00	433.45	433.45	620.00
640.00	437.65	437.65	640.00
660.00	440.23	440.23	660.00
680.00	445.05	445.05	680.00
700.00	445.79	445.79	700.00
720.00	446.86	446.86	720.00
740.00	447.93	447.93	740.00
760.00	448.03	448.03	760.00
780.00	453.85	453.85	780.00
800.00	457.65	457.65	800.00

LONGSECTION - ACCESS 001

A1 HORIZ SCALE 1 : 1000
A1 VERT SCALE 1 : 1000

HORIZ CURVE DATA

VERT GEOMETRY GRADE (%)
VERT GRADE LENGTH (m)
VERT CURVE LENGTH (m)

DATUM RL.373.00

DEPTH	CL. FINISHED LEVEL	EXISTING G.L.	CHAINAGE
0.00	433.45	433.45	500.00
60.00	437.65	437.65	600.00
60.00	442.40	442.40	660.00
64.00	445.05	445.05	680.00
64.00	445.79	445.79	680.00
660.00	446.86	446.86	660.00
680.00	447.93	447.93	680.00
680.00	448.03	448.03	680.00

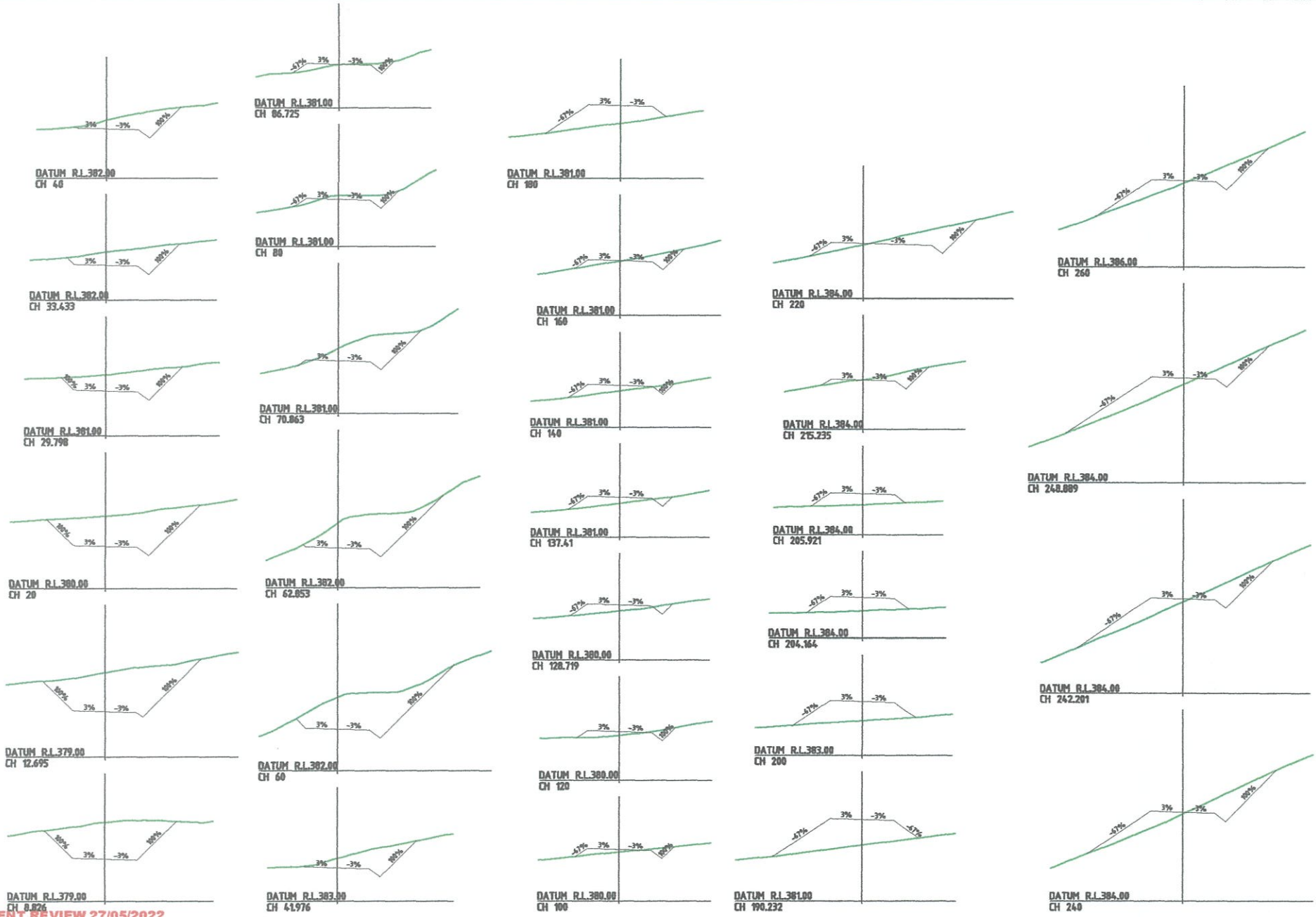
LONGSECTION - ACCESS 001

A1 HORIZ SCALE 1 : 1000
A1 VERT SCALE 1 : 1000

FOR CLIENT REVIEW 27/05/2022

**LOT 2 DP 301351, 346 MORVEN FERRY ROAD
ACC 001 LONGSECTIONS**

Client	Drawn	Signed	Date	Job No.	Drawing No.
SHARYN HENSMAN	BH	BH	30.11.21	13905	E001
Notes: - All dimensions shown are in unless otherwise stated. - Any person using this drawing is deemed to have accepted the risk of any errors or omissions. - Using the drawings and other data in electronic form without recording and checking them for accuracy against the original hard copy versions. - Copyright in this drawing is reserved.	Drawn	Signed	Date	Scale	AS SHOWN
	BH	BH	30.11.21	MSL	C



FOR CLIENT REVIEW 27/05/2022

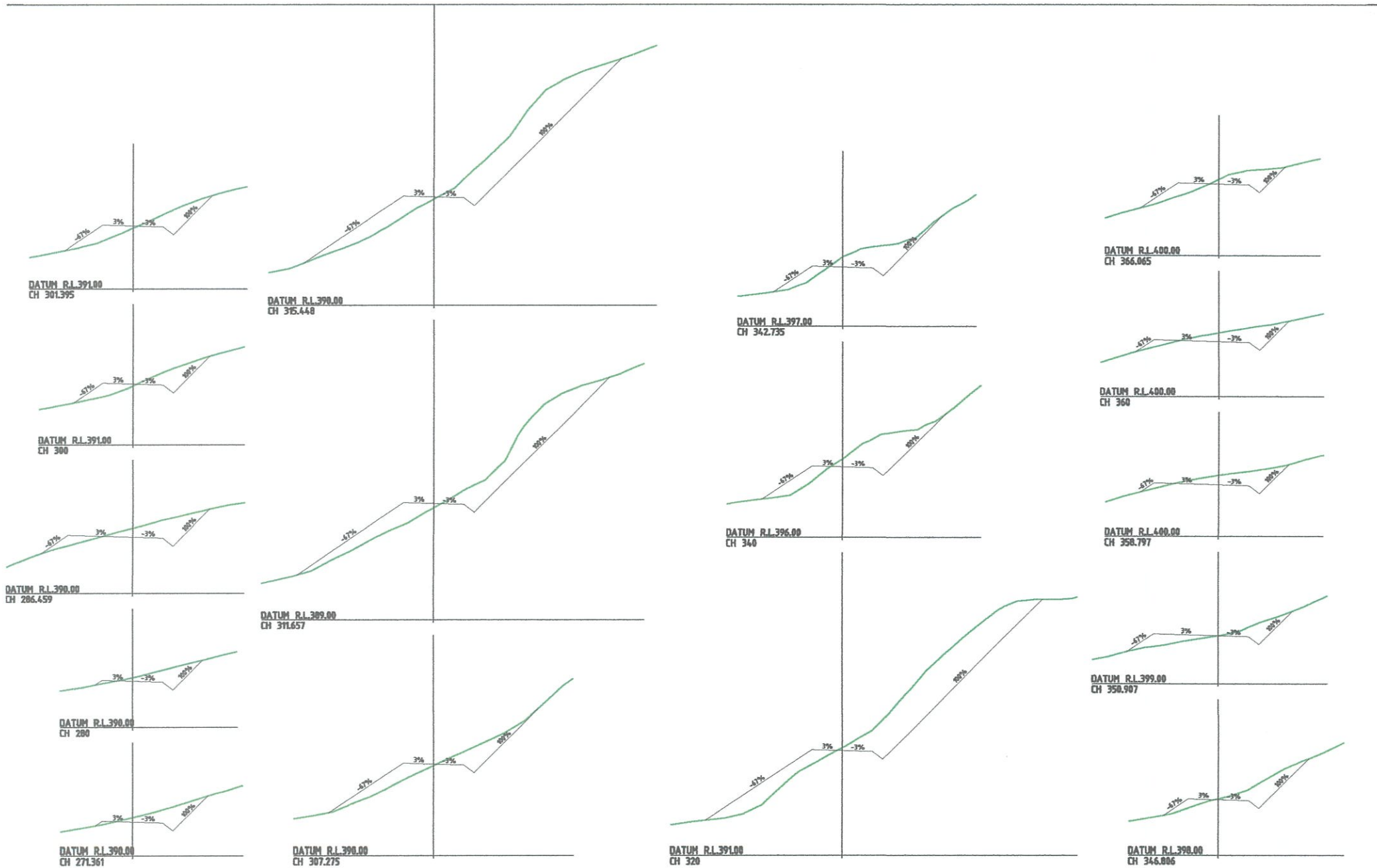
Clark Fortune McDonald & Associates
 Limited Civil Surveyors - Land Development - Planning Consultants
 309 Lower Shidover Road, P.O. Box 553 Orewa
 Tel: (03)441-6044, Fax: (03)442-1066, Email: admin@cfma.co.nz
 21 Reece Crescent, P.O. Box 550, Waiwaka
 Tel: (03)443-4448, Fax: (03)443-4445, Email: admin@cfma.co.nz
 Unit 68, Level 1, 4480 Moray Place, P.O. Box 5960, Dunedin
 Tel: (03)473-1502, Fax: (03)472-1503, Email: admin@cfma.co.nz

Rev.	Date	Revision Details	By

**LOT 2 DP 301351, 346 MORVEN FERRY ROAD
ACC 001 CROSS SECTIONS**

Client	SHARYN HENSMAN		Surveyed	Signed	Date	Job No.	Drawing No.
Notes:	All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other files accepts the risk of: - Using the drawings and other data in electronic form without checking and recording them for accuracy against the original hard copy versions. - Copyright on this drawing is reserved.		Drawn	Signed	Date	Scale	
			BM		30.11.21	1:1000 @ A1 1:2000 @ A3	
			Designed	Signed	Date	Datum & Level	Rev.
			BM		30.11.21	MSL	-

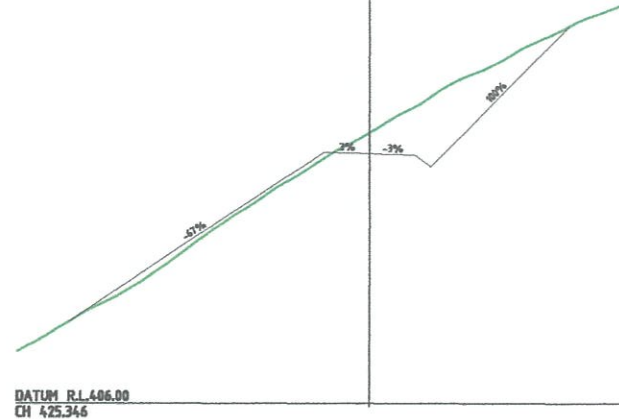
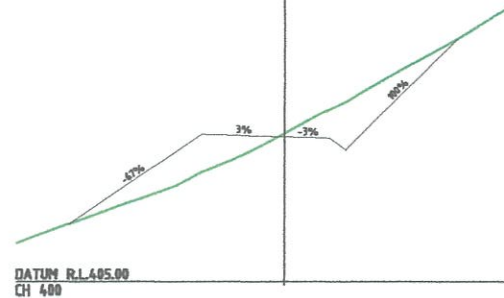
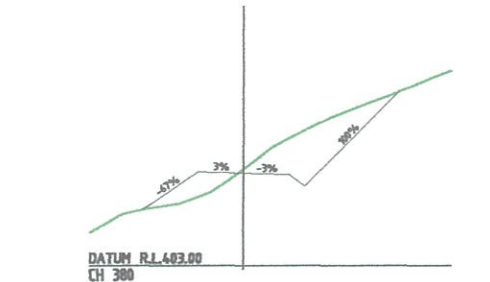
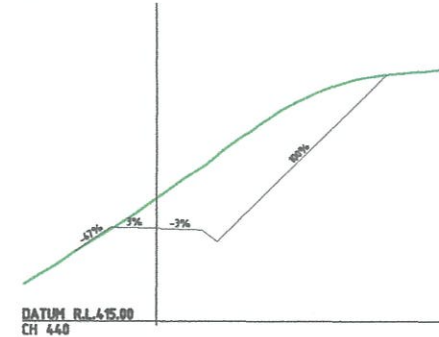
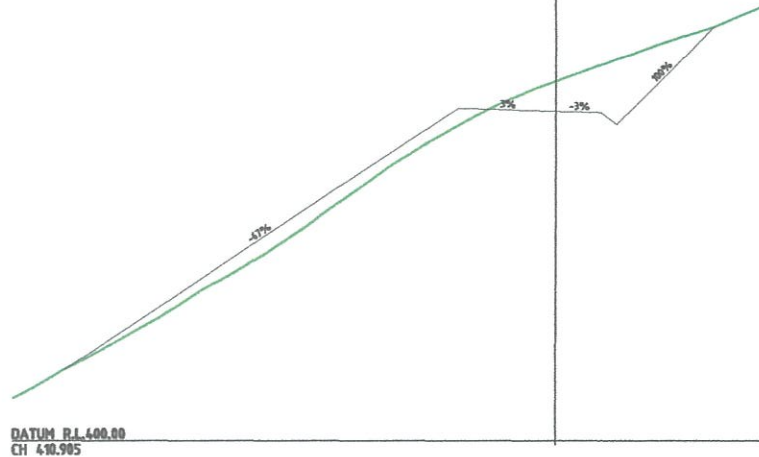
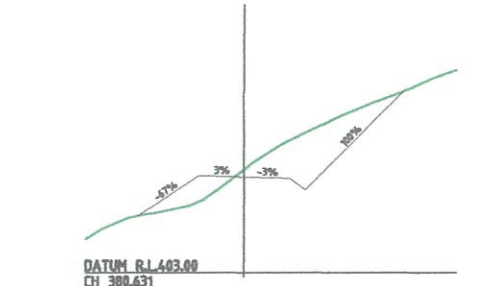
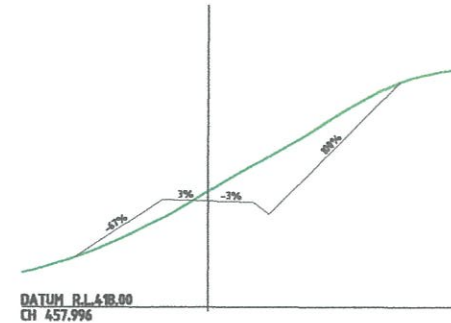
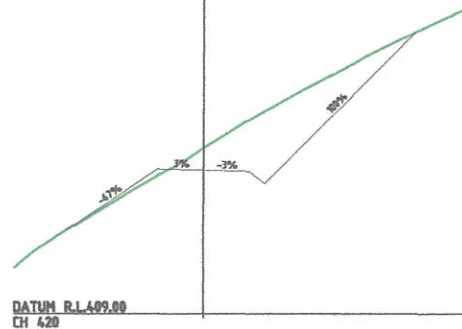
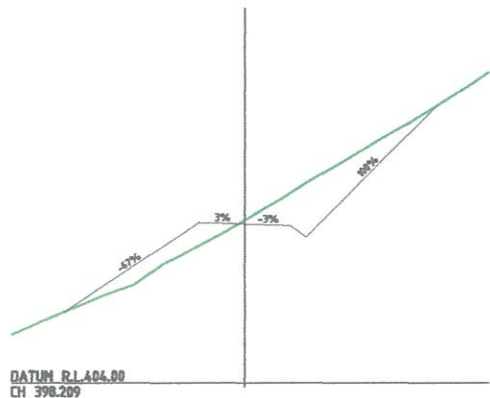
Handwritten signature/initials



Rev.	Date	Revision Details	By

LOT 2 DP 301351, 346 MORVEN FERRY ROAD ACC 001 CROSS SECTIONS

Client	Sharyn Hensman	Surveyed		Date		Job No.	13905	Drawing No.	E001
Notes:	All dimensions shown are in meters unless otherwise stated. Any person using Clark Fortune McDonald drawings and other data must check the accuracy of the original hard copy versions. - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Copyright on this drawing is reserved.								
Drawn	BH	Signed		Date	30.11.21	Scale	1:1000 @ A1 1:2000 @ A3		
Designed	BH	Signed		Date	30.11.21	Datum & Level	MSL		



FOR CLIENT REVIEW 27/05/2022



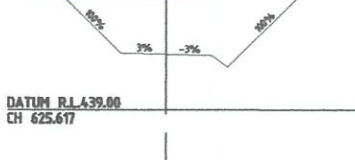
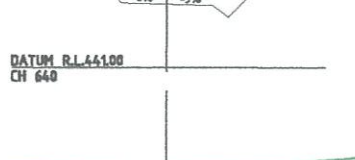
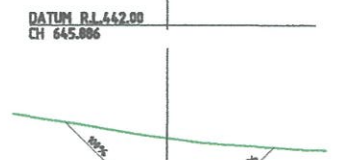
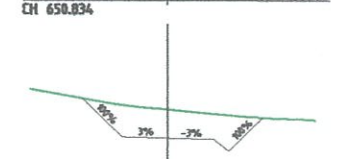
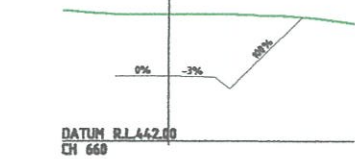
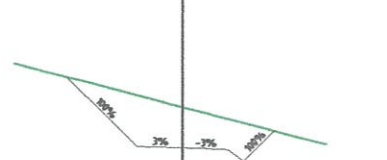
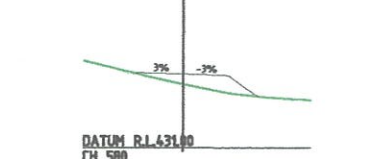
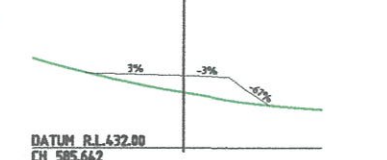
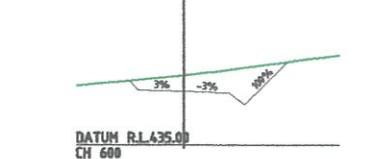
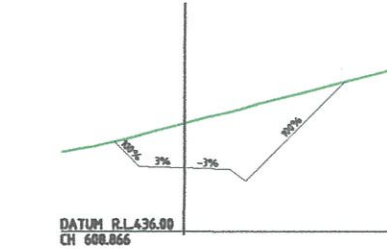
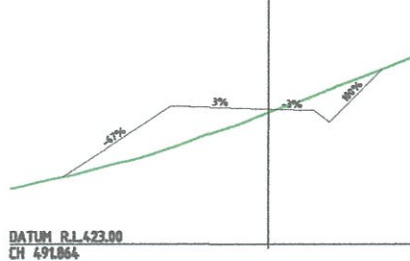
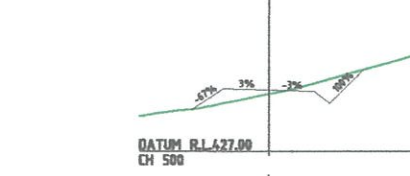
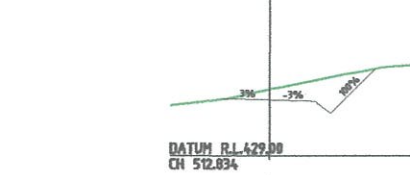
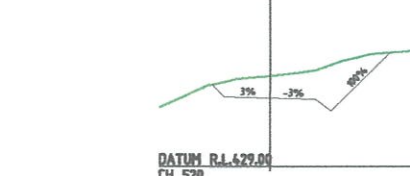
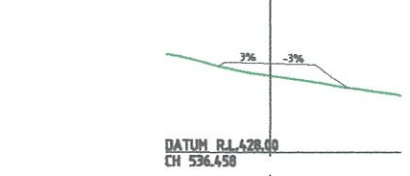
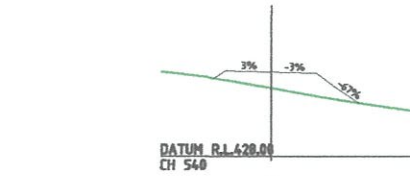
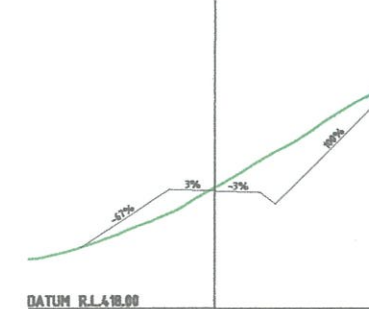
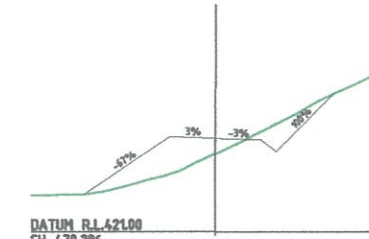
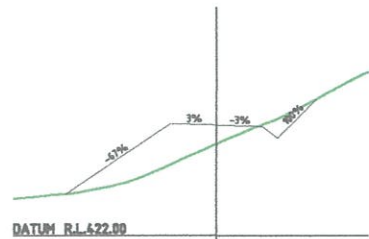
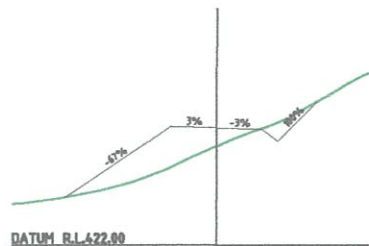
309 Lower Shovelers Road, P.O. Box 553 Queenstown
Tel: (03)441-6044, Fax: (03)442-1066, Email: admin@cfma.co.nz
21 Reseca Crescent, P.O. Box 550, Wanaka
Tel: (03)443-4449, Fax: (03)443-4445, Email: admin@cfma.co.nz
Unit 6B, Level 1, 480 Moray Place, P.O. Box 5760, Dunedin
Tel: (03)470-1587, Fax: (03)470-1583, Email: admin@cfma.co.nz

Rev.	Date	Revision Details	By

LOT 2 DP 301351, 346 MORVEN FERRY ROAD ACC 001 CROSS SECTIONS

Client	SHARYN HENSMAN		Surveyed	Signed	Date	Job No.	13905		Drawing No.	E001	
Notes:	All dimensions shown are in meters unless otherwise stated. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Copyright in this drawing is reserved.										
Drawn	BH	Signed	Date	30.11.21		Scale	1:1000 @ A1 1:2000 @ A3		Revised	-	
Designed	BH	Signed	Date	30.11.21		Datum & Level	MSL				

12



FOR CLIENT REVIEW 27/05/2022

Clark Fortune McDonald & Associates
 Chartered Civil Surveyors - Land Development - Planning Consultants
 309 Lower Shestov Road, P.O. Box 553 Queensland
 Tel: (03) 941-6044, Fax: (03) 942-1066, Email: admin@cfma.co.nz
 21 Rouse Crescent, P.O. Box 550, Wairaka
 Tel: (03) 943-4448, Fax: (03) 943-4445, Email: admin@cfma.co.nz
 Unit 68, Level 1, 480 Moray Place, P.O. Box 6900, Dunedin
 Tel: (03) 470-1582, Fax: (03) 470-1583, Email: admin@cfma.co.nz

Rev	Date	Revision Details	By
A	02.02.22	CHANGED ALIGNMENT CH 500 TO END	BH
C	27.05.22	LOWEDED CARPARK AND HOUSE TO 444.5m	BH

**LOT 2 DP 301351, 346 MORVEN FERRY ROAD
ACC 001 CROSS SECTIONS**

Client	Surveyed	Signed	Date	Job No.	Drawing No.
SHARYN HENSMAN				13905	E001 SHEET 011
Drawn	BH	Signed	Date	Scale	1:1000 @ A1 1:2000 @ A3
Designed	BH	Signed	Date	Datum & Level	MSL

BH

LEGEND

EARTHWORKS

4.5m to 5.0m
4.0m to 4.5m
3.5m to 4.0m
3.0m to 3.5m
2.5m to 3.0m
2.0m to 2.5m
1.5m to 2.0m
1.0m to 1.5m
0.5m to 1.0m
0m to 0.5m
-0m to -0.5m
-0.5m to -1.0m
-1.0m to -1.5m
-1.5m to -2.0m
-2.0m to -2.5m
-2.5m to -3.0m
-3.0m to -3.5m
-3.5m to -4.0m
-4.0m to -4.5m
-4.5m to -5.0m

EARTHWORKS VOLUMES:
2760m³ FILL (SOLID)
6200m³ CUT (SOLID)



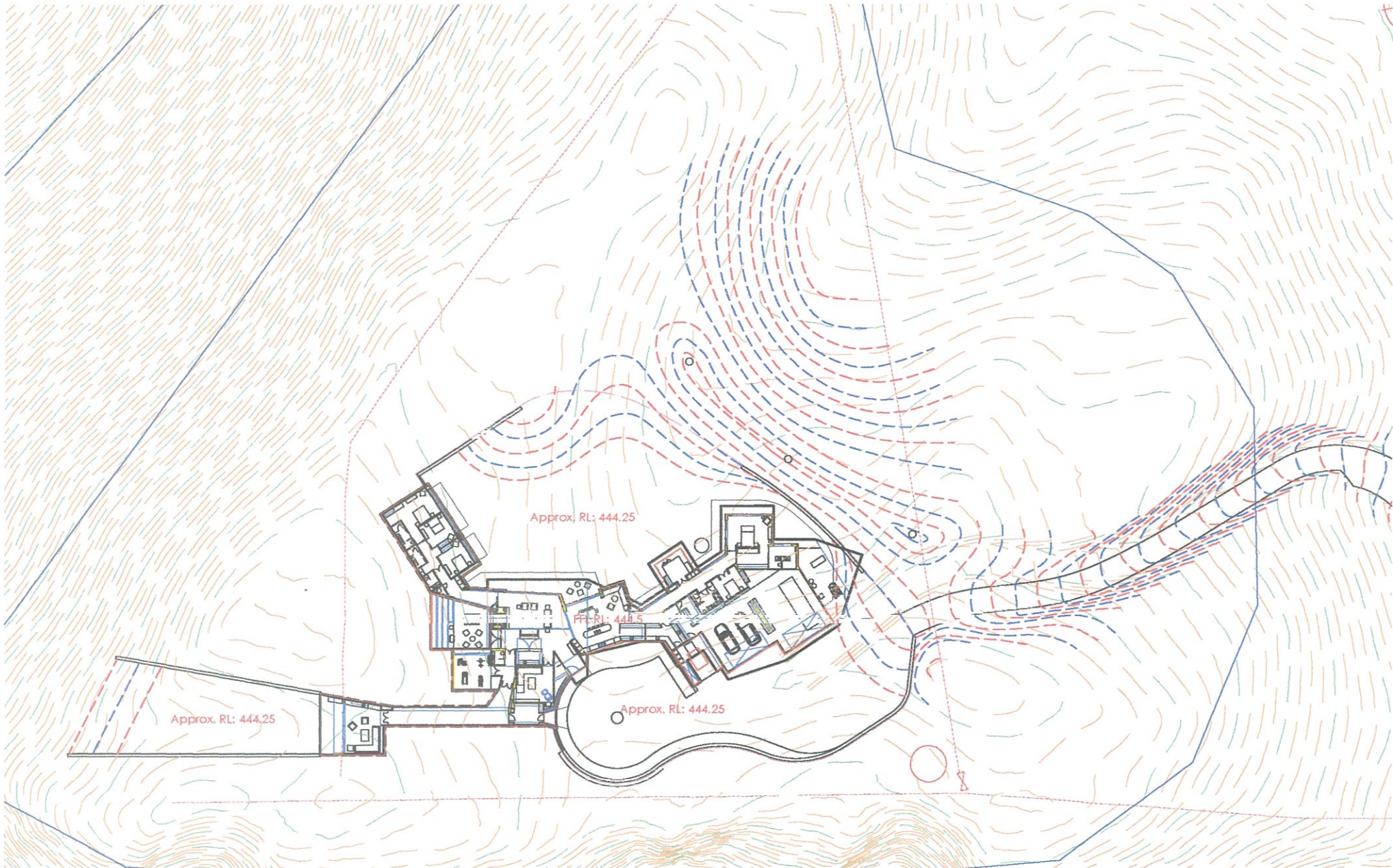
FOR CLIENT REVIEW 27/05/2022

Rev.	Date	Revision Details	By
A	02.02.22	CHANGED ALIGNMENT CH 500 TO END	BH
B	15.03.22	ADDED CAR PARK/TURN AROUND AREA	BH
C	27.05.22	LOWERED CARPARK AND HOUSE TO 444.5m	BH

309 Lower Shotover Road, P.O. Box 583 Ouyenstown
Tel: (03)441-6044, Fax: (03)442-1066, Email: admin@ctma.co.nz
21 Prince Consort, P.O. Box 550, Wairakei
Tel: (03)443-4440, Fax: (03)443-4445, Email: admin@ctma.co.nz
Unit 6B, Level 1, 480 Moray Place, P.O. Box 5360, Dunedin
Tel: (03)470-1507, Fax: (03)470-1503, Email: admin@ctma.co.nz

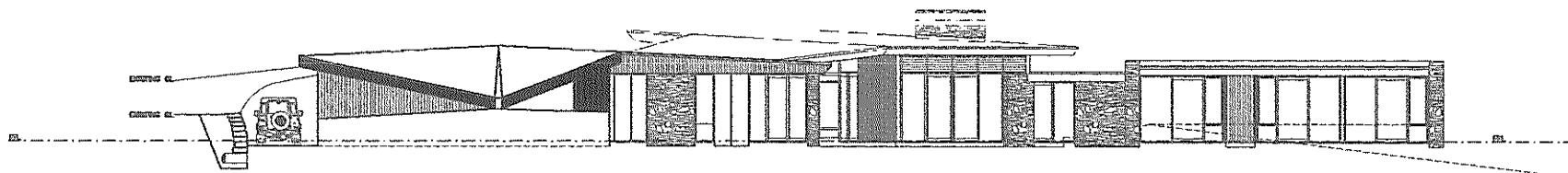
LOT 2 DP 301351, 346 MORVEN FERRY ROAD EARTHWORKS PLAN

Client	SHARYN HENSMAN		Surveyed	Signed	Date	Job No.	13905	Drawing No.	E001
Notes:	All dimensions shown are in meters unless otherwise stated. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without recording and checking them for accuracy against the original hard copy versions. - Copying on this drawing reserved.		Drawn	Signed	Date	Scale	1:500 @ A1 1:1000 @ A3		
			Designed	Signed	Date	Datum & Level	MSL		

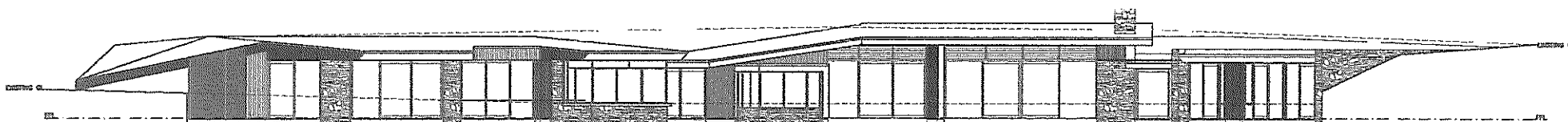


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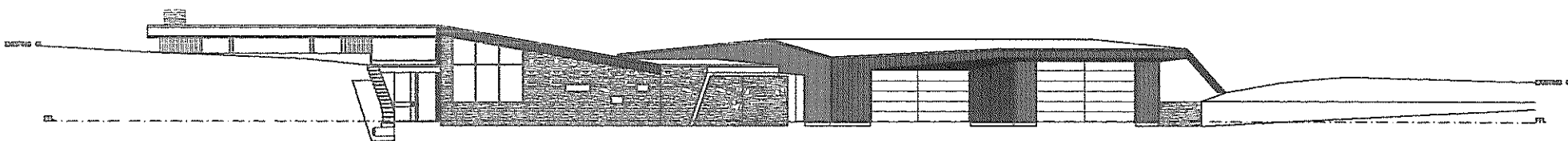
LEGEND	
	CONCRETE
	EXTERIOR BRICK
	EXTERIOR STONE
	EXTERIOR CLAY TILE
	EXTERIOR GLASS
	EXTERIOR METAL
	EXTERIOR WOOD
	EXTERIOR FINISH
	INTERIOR FINISH
	ROOF
	FOUNDATION
	MECHANICAL
	ELECTRICAL
	PLUMBING
	PAINT
	GLASS
	CLAY TILE
	STONE
	BRICK
	WALL
	CEILING
	FLOOR
	DOOR
	WINDOW
	SCREEN
	SCREEN
	SCREEN
	SCREEN



EAST ELEVATION
GROUND LINES REMOVED FOR CLARITY



NORTH ELEVATION
GROUND LINES REMOVED FOR CLARITY



SOUTH ELEVATION

HEAI

Lead S. 18. Bentley Avenue,
St. Albans, VT 05478
Tel. 802.244.4444
Fax. 802.244.4444
www.heai.com

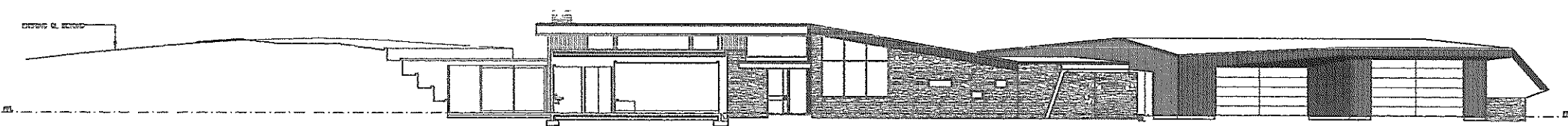
NO.	REVISIONS	DATE	BY	CHKD	ISSUED	APPROVED	DATE	REASON
1	REVISED ELEVATIONS	08/06/2023	JHE	JHE	JHE			
2	REVISED ELEVATIONS	08/06/2023	JHE	JHE	JHE			
3	REVISED ELEVATIONS	08/06/2023	JHE	JHE	JHE			
4	REVISED ELEVATIONS	08/06/2023	JHE	JHE	JHE			

PROPOSED DWELLING
348 MORVEN FERRY ROAD
ARROW JUNCTION, QUEENSTOWN

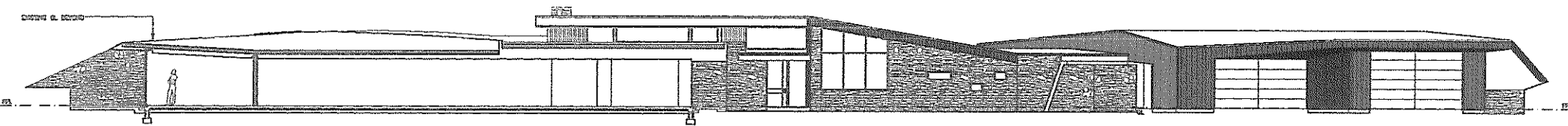
ELEVATIONS

DATE	22/08/2023
SCALE	1:100
DATE	22/2021
JOB NO.	A301
Sheet No.	C

LEGEND	
[Pattern]	CONCRETE HONOLULUI REGION FIRE DEPT. HONOLULUI REGION COUNTY ENGINEERING HONOLULUI REGION COUNTY BATTEN OVER HONOLULUI REGION ROAD PAID HONOLULUI REGION FARM DEVELOPMENT ROAD DEPARTMENT OVER FUTURE
[Pattern]	CEILING FINISH HONOLULUI REGION FIRE DEPT. HONOLULUI REGION COUNTY ENGINEERING HONOLULUI REGION COUNTY BATTEN OVER HONOLULUI REGION ROAD PAID HONOLULUI REGION FARM DEVELOPMENT ROAD DEPARTMENT OVER FUTURE
[Pattern]	MINOR ARCHITECTURAL SYMBOLS FINISH CONDITION ALLUSION SYMBOL FINISH COLOR FINISH SYMBOL FINISH CONDITION ALLUSION SYMBOL



SOUTH ELEVATION 2
 TRUCK LOBBY, TRAVEL AND WARE ROOM



SOUTH ELEVATION 3
 TRUCK LOBBY, TRAVEL AND WARE ROOM



Level 1, to show room layouts, if a wall exists, indicate the wall with the same hatching as the wall above.

NO.	DESCRIPTION	DATE	BY	CHKD	DATE	BY	CHKD
1	PROJ. START						
2	PREPARED	10/22/2021	HEAVY				
3	CHECKED						
4	CAD FILE	08/08/2023	HEAVY				
5	CONSULTING ENGINEER						
6	DATE						
7	DATE						

PROPOSED DWELLING
 348 MORVEN FERRY ROAD
 ARROW JUNCTION, QUEENSTOWN

ELEVATIONS

Scale: 1/100	Sheet No: A302	Rev: C
22 2021		



AFFECTED PERSON'S APPROVAL



FORM 8A

Resource Management Act 1991 Section 95

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Sharyn Robertson

AFFECTED PERSON'S DETAILS

I/We Barnhill Corporate Trustee Ltd, Margaret Bunn, HCI Trustees 2020 Ltd, HGW Trustee's Ltd

Are the owners/occupiers of
297 Morven Ferry Road , 219 Morven Ferry Road and Section 33 Block VIII
Shotover SD.

PM [Signature] [Signature] 19/6

DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:

Construct a single level residential dwelling and undertake associated earthworks, landscaping and access construction.

at the following subject site(s):
346 Morven Ferry Road



I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.



I/We understand that if the consent authority determines the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.

WHAT INFORMATION/PLANS HAVE YOU SIGHTED



I/We have sighted and initialled ALL plans dated and approve them.

M Bunn [Signature] [Signature] [Signature]



APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

A

Name (PRINT)
 HGW Trustees Ltd HGW Trustees 2020 Ltd.

Contact Phone / Email address
 bchallis@hgw.co.nz

Signature *[Signature]* Date
 10/11/2022.

B

Name (PRINT)
 Barnhill Corporate Trustee Ltd.

Contact Phone / Email address
 firgrovefarm@gmail.com

Signature *[Signature]* Date
 10/11/2022.

C

Name (PRINT)
 Margaret Bunn

Contact Phone / Email address
 dmbunn@snap.net.nz

Signature *[Signature]* Date
 10/11/2022.

D

Name (PRINT)

Contact Phone / Email address

Signature

Date

Note to person signing written approval

Conditional written approvals cannot be accepted.
 There is no obligation to sign this form, and no reasons need to be given.
 If this form is not signed, the application may be notified with an opportunity for submissions.
 If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

[Handwritten signatures]



ENGINEERING DESIGN PLANS

LOT 2 DP 301351, 346 MORVEN FERRY ROAD ENGINEERING DRAWINGS

EARTHWORKS, ROADING AND SERVICES
JOB No. 13905

FOR
SHARYN HENSMAN

FOR CLIENT REVIEW 27/05/2022

SHEET INDEX								
SHEET NO	DRAWING TITLE	REVISION	SHEET NO	DRAWING TITLE	REVISION	SHEET NO	DRAWING TITLE	REVISION
SHEET 000	INDEX SHEET	C						
SHEET 001	ROAD LAYOUT							
SHEET 002	ROAD LAYOUT							
SHEET 003	ROAD LAYOUT	B						
SHEET 004	ROAD LAYOUT	C						
SHEET 005	ROAD LAYOUT	B						
SHEET 006	TYPICAL CROSS SECTION	C						
SHEET 007	ACC 80T LONGITUDINAL							
SHEET 008	ACC 80T CROSS SECTION							
SHEET 009	ACC 80T CROSS SECTION							
SHEET 010	ACC 80T CROSS SECTION	C						
SHEET 011	ACC 80T CROSS SECTION	C						
SHEET 012	ACC 80T EARTHWORKS VOLUME							



DM
Sharyn
EB

LEGEND

CONTOURS ARE DESIGN FINISHED LEVEL

MINOR CONTOUR 0.5m

MAJOR CONTOUR 2.0m

CUT BATTER

FILL BATTER

FOR CLIENT REVIEW 27/05/2022

Clark Fortuna McDonald & Associates
 Limited Liability Company - Land Development - Planning Consultants

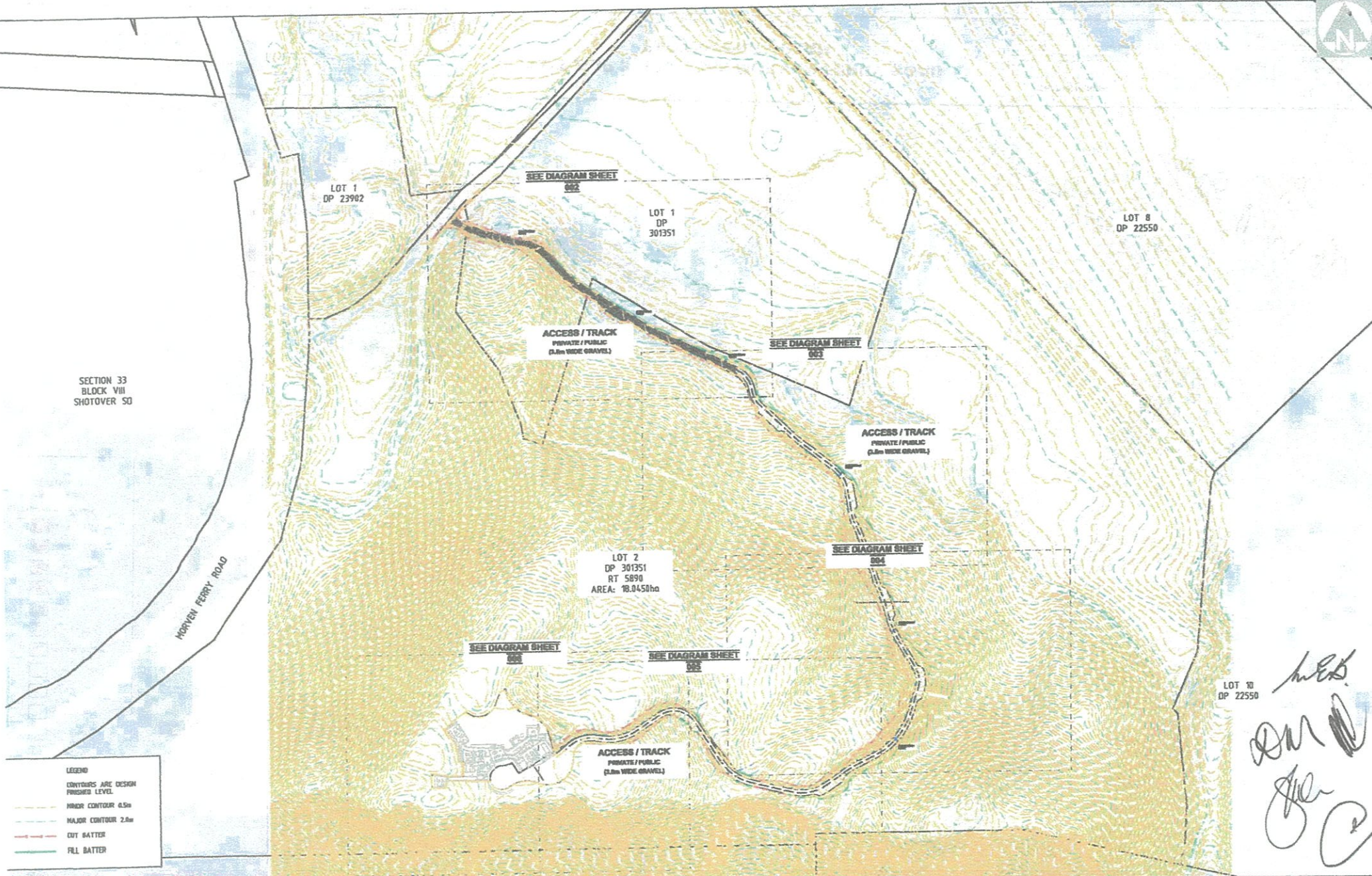
303 Lower Stover Road, P O Box 553 Queensland
 Tel (02)441-6044, Fax (02)442-1066, Email admin@cfma.co.nz
 21 Reece Crescent, P O Box 550, Wanaka
 Tel (02)463-4448, Fax (02)463-4445, Email admin@cfma.co.nz
 Unit 68, Level 1, 480 Murray Place, P O Box 5769, Dunedin
 Tel (02)470-1897, Fax (02)470-1503, Email admin@cfma.co.nz

Rev	Date	Revision Details	By
A	02/02/22	CHANGED ALIGNMENT ON 500 TO END	SH
B	15/03/22	ADDED CAR PARK/TURN AROUND AREA	SH
C	27/05/22	LEVERED CARPARK AND HOUSE TO 4.45m	SH

**LOT 2 DP 301351, 346 MORVEN FERRY ROAD
ROAD LAYOUT**

Client	Drawn	Signed	Date	Job No.	Drawing No.
SHARYN HENSMAN				13905	E001
	BM	Signed	30.11.21	Scale	1:250 @ A1 1:500 @ A3
	BM	Signed	30.11.21	Option & Level	MSL
					Rev. C

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SECTION 33
BLOCK VIII
SHOTOVER SD

MORVEN FERRY ROAD

Handwritten signatures and initials:
M.B.
D.M.
J.C.

- LEGEND**
- LOWPOINTS ARE DESIGN FINISHED LEVEL.
 - MINOR CONTOUR 0.5m
 - MAJOR CONTOUR 2.0m
 - CUT BATTER
 - FILL BATTER

FOR CLIENT REVIEW 27/05/2022

Clark Fortuna McDonald & Associates
Landscape Architectural, Surveying, Civil, Development & Planning Consultants

303 Lower Shotover Road, P.O. Box 553 Queenstown
Tel: (03) 441 6044, Fax: (03) 442 1066, Email: admin@cfma.co.nz
21 Revere Crescent, P.O. Box 550, Wanaka
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Unit 6B, Level 1, 480 Moray Place, P.O. Box 9960, Dunedin
Tel: (03) 470 1587, Fax: (03) 470 1587, Email: admin@cfma.co.nz

Rev	Date	Revision Details	By
A	02.02.22	CHANGED ALIGNMENT ON 500 TO END	DP
B	15.03.22	ADDED CAR PARK/TURN AROUND AREA	DP
C	23.05.22	LOWDED CAMPARK AND HOUSE TO 4.4.5m	DP

LOT 2 DP 301351, 346 MORVEN FERRY ROAD INDEX SHEET

Client	Surveyed	Signed	Date	Job No.	Drawing No.
SHARYN HENSMAN	DP	Signed	30.11.21	13905	E001 SHEET 001
	DP	Signed	30.11.21		Scale: 1:1000 @A1 1:2000 @A3
	DP	Signed	30.11.21		Drawn & Level: MSL P/c: C

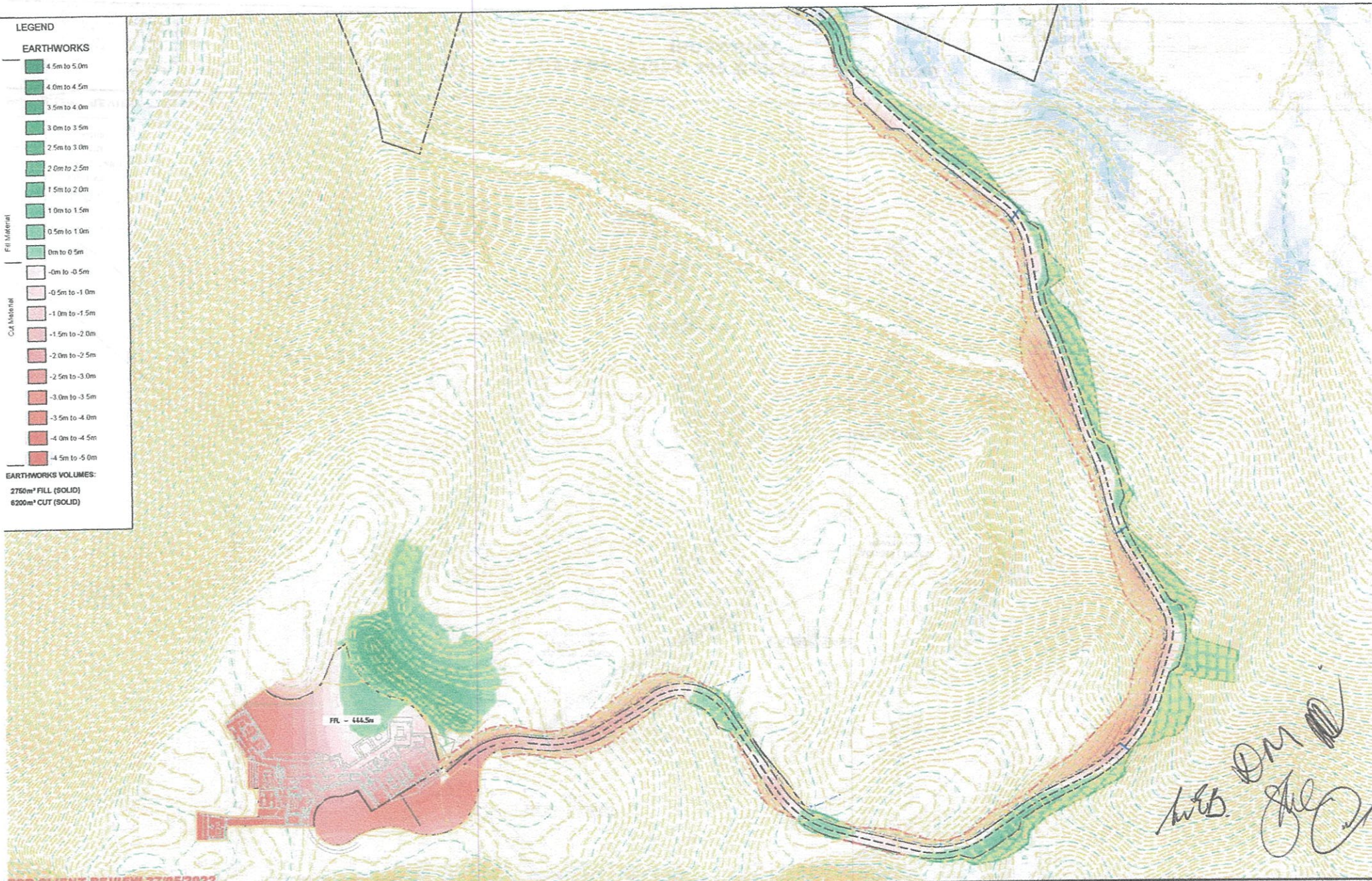
Note: All elevations shown are in meters unless shown otherwise. Any person using this drawing is advised that the data is for information only and is not to be used for any other purpose without the written consent of the author. The author is not responsible for any errors or omissions in this drawing and its use.

LEGEND

EARTHWORKS

- 4.5m to 5.0m
- 4.0m to 4.5m
- 3.5m to 4.0m
- 3.0m to 3.5m
- 2.5m to 3.0m
- 2.0m to 2.5m
- 1.5m to 2.0m
- 1.0m to 1.5m
- 0.5m to 1.0m
- 0m to 0.5m
- 0m to -0.5m
- 0.5m to -1.0m
- 1.0m to -1.5m
- 1.5m to -2.0m
- 2.0m to -2.5m
- 2.5m to -3.0m
- 3.0m to -3.5m
- 3.5m to -4.0m
- 4.0m to -4.5m
- 4.5m to -5.0m

EARTHWORKS VOLUMES:
 2750m³ FILL (SOLID)
 6200m³ CUT (SOLID)



FOR CLIENT REVIEW 27/05/2022

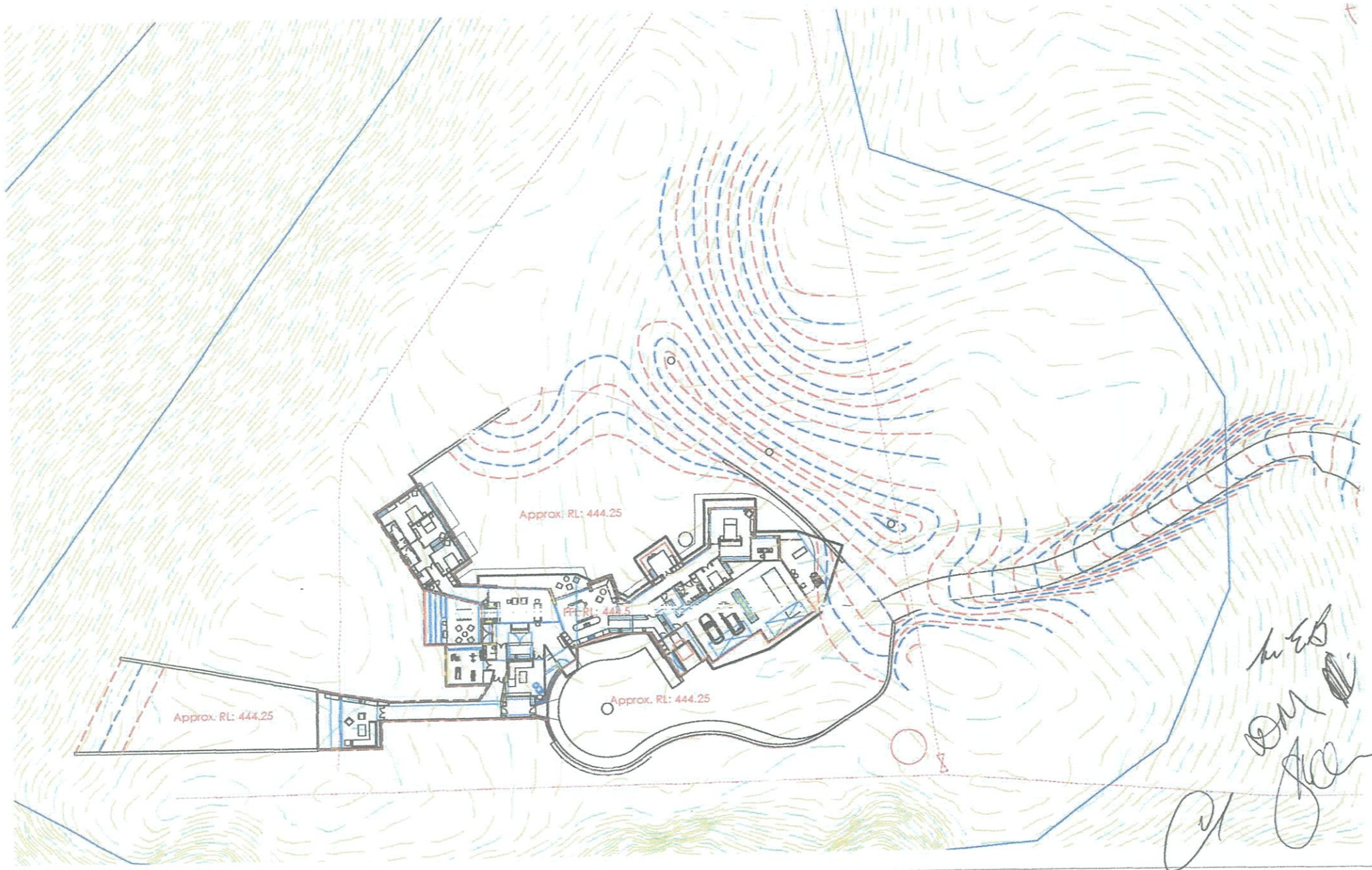
Clerk Fortune McDonald & Associates
 Licensed Civil Engineers - Land Development - Planning Consultants
 309 Lower Shetler Road, P O Box 503 Queensland
 Tel (03)341-6044, Fax (03)442-1066, Email admin@cfma.co.nz
 21 Redex Crescent, P O Box 550, Wanaka
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 Unit 68, Level 1, 480 Murray Place, P O Box 5900, Dunedin
 Tel (03)478-1897, Fax (03)478-1699, Email admin@cfma.co.nz

Rev	Date	Revision Details	By
A	02.02.21	CHANGED ALIGNMENT CH 500 TO END	BH
B	15.03.22	ADDED CAR PARK/TURN AROUND AREA	BH
C	27.05.22	LOWEDED CARPARK AND HOUSE TO 444.5m	BH

**LOT 2 DP 301351, 346 MORVEN FERRY ROAD
 EARTHWORKS PLAN**

Client	Drawn	Signed	Date	Job No.	Drawing No.
SHARYN HENSMAN	BH	SH	30.11.21	13905	E001 SHEET 012
	BH	SH	30.11.21		Scale 1:500 @ A1 1:1000 @ A3
	BH	SH	30.11.21		Datum & Level MSL

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DRAFT

From: "Emma Dixon" <edixon@cfma.co.nz>
Sent: Wed, 13 Dec 2023 13:30:30 +1300
To: "Vicki Jones" <vicki.jones@qldc.govt.nz>
Subject: RE: RM230365 - Robertson - Questions arising while drafting s 95 report
Attachments: 13905_04_LUC overlay plan.pdf

Hi Vicki

Please see my responses below to your queries:

Kind Regards

Emma Dixon Resource Management Planner
BSc

DD: +64 3 441 6089

Cell: 0274 046 233

E: edixon@cfma.co.nz

Please note I work part time, Mon – Thurs 9.00am – 3.00pm



CLARK FORTUNE McDONALD

LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS

Our offices will be closed Dec. 23 - Jan 14 for the holiday

A: 309 Lower Shotover Road, **T:** +64 3 441 6044 **W:** www.cfma.co.nz 

Please consider the environment before printing this email

From: Vicki Jones <vicki.jones@qldc.govt.nz>
Sent: Tuesday, December 12, 2023 5:12 PM
To: Emma Dixon <edixon@cfma.co.nz>
Subject: RM230365 - Robertson - Questions arising while drafting s 95 report

Hi Emma

I am currently drafting up the s 95 report and have a few (hopefully quick) questions of you. NB – My intention is to issue this decision by the end of the week so I am very much hoping you are able to come back to me promptly on these matters.

1. As there are a few spaces within the dwelling that could potentially be converted and used as kitchens (i.e. the kitchen, bar, and hobby room) and given the size of the dwelling, please confirm that the application is for a single residential unit only and that it will not include a residential flat or be used for Visitor Accommodation activity. There are no plans, as far as I am aware, to include VA etc.
2. Regarding the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, you state that it is highly unlikely that there would have been any activities undertaken on the site that would be considered a risk to human health. Can you please confirm that you have reviewed all information on QLDC and ORC's files and done so for the whole site, not just the top of Punt hill (given that earthworks extends much wider than that) and remain of the view that the NES does not apply. Yes, I can confirm that I have reviewed everything that I can from both councils pages and there does not appear to be anything that suggests that the NES applies.
3. You state that the dwelling is contained wholly within land classified as LUC 6 but it appears it may be very close to, if not within LUC 2. Can you please overlay the site plan over the LUC plan and confirm that it is wholly within LUC6 as stated in the AEE. I have overlaid the plan showing the dwelling on the LUC map and it is pretty crude given it is a pdf overlay and the width of the line between the two LUC's is nearly 15m, it does however show a portion of the dwelling in the LUC2 area. Plan attached for your reference.
4. With reference to the Council engineer's report and recommended conditions, can you confirm that there will be instances where the land adjoining the access drops to a height of 1.0m or more. If so, please advise if you wish to volunteer a condition that safety barriers be installed in these locations, such land such that this would form part of the application and can be taken into account when making the s 95 decision. Yes there is likely to be locations along the access that the drop is greater than 1m, in that instance to ensure compliance with the code, the applicant accepts that safety barriers will be installed. I suspect that these, for landscape reasons will need to be timber based to ensure there is no reflectance issues with a metal one.

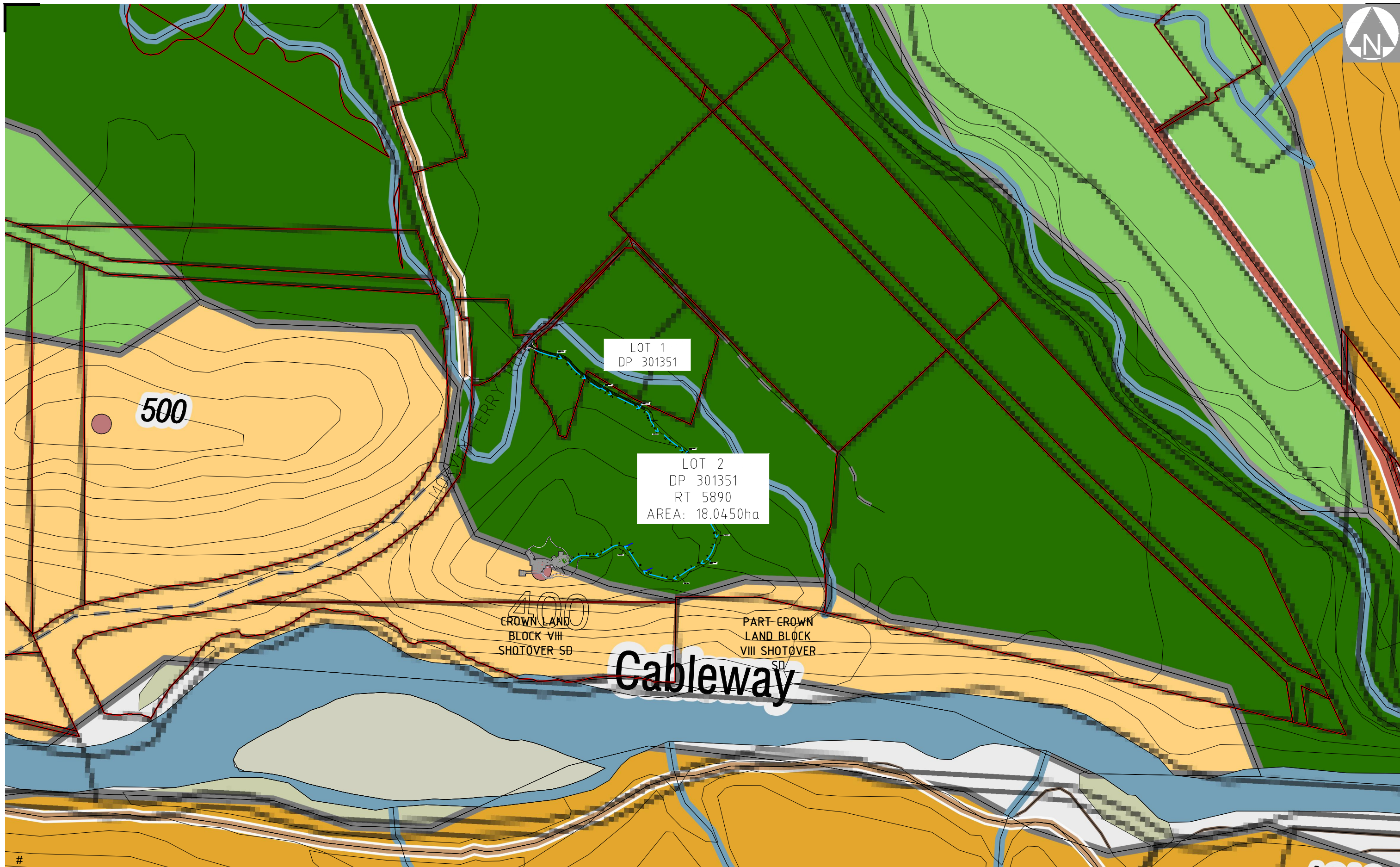
Should you have any questions, please don't hesitate to call or email me.

Ngā mihi | with kind regards,

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



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Cableway


LOT 1
DP 301351

LOT 2
DP 301351
RT 5890
AREA: 18.0450ha

400
CROWN LAND
BLOCK VIII
SHOTOVER SD

PART CROWN
LAND BLOCK
VIII SHOTOVER
SD

500



CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE

309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz

Rev.	Date	Revision Details	By

**PROPOSED DWELLING OVERLAID ON
LAND USE CAPABILITY**

Client	SHARYN HENSMAN	Surveyed	#	Date	#	Job No.	13905	Drawing No.	E001
Notes:	<ul style="list-style-type: none"> All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved. 								
Drawn	ED	Date	13.12.23	Scale	1:2500 @ A1 1:5000 @ A3	Datum & Level	MSL	Rev.	###

S:\JOBS\13900\13905\acad\13905_04_LUC overlay plan.dwg Plotted: 13.12.2023

From: "Emma Dixon" <edixon@cfma.co.nz>
Sent: Tue, 12 Sep 2023 11:09:57 +1200
To: "Vicki Jones" <vicki.jones@qldc.govt.nz>
Subject: FW: FW: RM230365 - S Roberston - S92(1) REQUEST FOR FURTHER INFORMATION (LANDSCAPE MATTERS)
Attachments: image003.png, image007.jpg, image009.png, image011.png, image021.jpg, image027.jpg, image029.jpg, image030.jpg, image032.jpg, image001.png, image002.png, image004.png, image005.png, image006.png, image008.png, image010.png, image012.png, image013.png

Hi Vicki

Please see Steves comments in green below.

Thanks

Kind Regards

Emma Dixon Resource Management Planner
BSc

DD: +64 3 441 6089

Cell: 0274 046 233

E: edixon@cfma.co.nz


Please note I work part time, Mon – Thurs 9.00am – 2.45pm



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Po Box 550, Queenstown

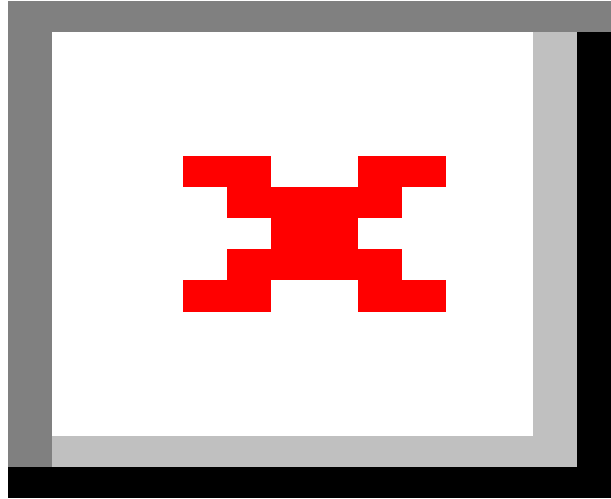
Please consider the environment before printing this email

Hi Emma

Thank you for the further information provided.

Following my conversation with Anne this afternoon, she has advised that the RFI response still needs to clarify the following:

- a. The rating interpretation / meanings (not the association with planning terminology). This is standard practice to outline what is meant by the (e.g. very low) rating. I imagine this could look something like the below screen drop example



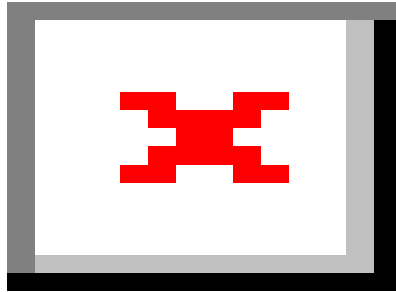
Ms Wilkins should be familiar with the scale used in our assessment as it is derived from the Te Tangi a te Manu. See excerpt from those guidelines below.

VERY LOW	LOW	LOW-MOD	MODERATE	MOD-HIGH	HIGH	VERY HIGH
LOW		MODERATE		HIGH		

- b. The visual effects from the track from the Arrow River bridges trail (in orange below) – my apologies for the confusion on this one but she accidentally referred to the Twin Rivers trail in her RFI when that assessment has already been made and, rather, it is an assessment from the Arrow River bridges trail that has not been provided and is required:

Part 5.2 of my assessment describes the potential visibility of the proposal and provides simulation of the proposal's visibility. The Arrow River Bridges trail, for the most part, is below and south of SH6 where effects will be

less than those described in our SH6 assessment. There is a small portion of the trail which is above and north of SH6, near the Swift Burn. Any visual effects from this part of the trail will be similar to those described for Image location 2, so adverse to a Moderate extent during construction, reducing to Low once construction is complete.



- c. In relation to Steve's point 16 relating to 352 Morven Ferry Road, can you please advise the location and species of the off-site vegetation that he refers to as providing partial screening of the dwelling and driveway and confirm whether it is protected such that it can be relied on for mitigation purposes (and, if so, provide supporting documentation of that). Alternatively, it would avoid the need to assess the effects on him and the possibility of limited notification if you obtained that owners' consent.

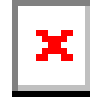
Clearly off site vegetation can not be relied on for visual mitigation purposes. As landscape experts we use our judgment as to the likelihood of off-site screening vegetation being removed. We assess a proposal's potential visual effects without regard to off site vegetation, which is demonstrated in our wireframe models for each image provided. However, the surrounding landscape context, be it open, treed, hummocky flat or mountainous, must be considered for assessment purposes.

In this instance, the surrounding landscape is a rural and rural living landscape with many high stature trees, both as shelter belts, amenity trees, shade trees and structural vegetation. It is highly unlikely that all of this vegetation is to be removed in the future. However no off site vegetation is relied on for mitigation. Point 5.2 of our assessment simply states the fact that intervening vegetation between viewpoints and the site renders the site visible intermittently from some locations.

Anne will continue with her review in the interim but will only be able to advance it so far until she has the above information.

Ngā mihi | with kind regards,

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



From: Emma Dixon <edixon@cfma.co.nz>
Sent: Monday, 11 September 2023 10:13 AM
To: Vicki Jones <vicki.jones@qldc.govt.nz>
Subject: RE: RM230365 - S Roberston - S92(1) REQUEST FOR FURTHER INFORMATION (LANDSCAPE MATTERS)

Hi Vicki

Many thanks for this, I will pass your response onto the applicant who has been asking for an update.

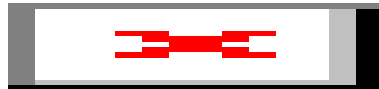
Thanks


Kind Regards

Emma Dixon Resource Management Planner
BSc

DD: +64 3 441 6089
Cell: 0274 046 233
E: edixon@cfma.co.nz

Please note I work part time, Mon – Thurs 9.00am – 2.45pm



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Po Box 550, Queenstown

Please consider the environment before printing this email

From: Vicki Jones <vicki.jones@qldc.govt.nz>
Sent: Monday, September 11, 2023 10:12 AM

To: Emma Dixon <edixon@cfma.co.nz>

Subject: RE: RM230365 - S Roberston - S92(1) REQUEST FOR FURTHER INFORMATION (LANDSCAPE MATTERS)

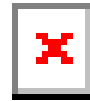
Hi Emma

Apologies of the delay on this.

Anne Wilkins has been over it and we have a teams meeting this afternoon to discuss it and I will come back to you thereafter – that will be either today or tomorrow.

Ngā mihi | with kind regards,

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



From: Emma Dixon <edixon@cfma.co.nz>

Sent: Monday, 11 September 2023 9:23 AM

To: Vicki Jones <vicki.jones@qldc.govt.nz>

Subject: FW: RM230365 - S Roberston - S92(1) REQUEST FOR FURTHER INFORMATION (LANDSCAPE MATTERS)

Morning Vicki

Just checking in to see if you have heard anything back from the LA yet, after we submitted the info back to them almost 2 weeks ago.

Thanks

Kind Regards

Emma Dixon Resource Management Planner
BSc

DD: +64 3 441 6089

Cell: 0274 046 233

E: edixon@cfma.co.nz

Please note I work part time, Mon – Thurs 9.00am – 2.45pm





RFI RESPONSE - RM230365

346 Morven Ferry Road

28 August 2023

1. This memo responds to the request for information from Anne Wilkins, Landscape Architect at Novo Group Limited, regarding the Resource Consent Application RM230365. That application seeks approval for a dwelling, building platform, associated access and earthworks.
2. Ms Wilkins requests will be reproduced in italics and responded to below.
 2. *Please provide a summary outline of the rating methodology that the LVA is based upon i.e., what each rating moderate (etc) corresponds to (e.g., “effects that are ...”)*
3. In assessing the extent of effects, the LVA report uses the following seven points scale derived from the NZILA *Te Tangi a Te Manu Aotearoa New Zealand Landscape Assessment Guidelines*.

LESS THAN MINOR			MINOR		MORE THAN MINOR		SIGNIFICANT
VERY LOW	LOW	LOW-MOD	MODERATE	MOD-HIGH	HIGH	VERY HIGH	

4. An effects rating of 'more than minor' can be characterised as 'moderate' or above. 'Minor' adverse effects mean there will be some real effect but of less than moderate magnitude and significance, characterised as 'low' and low-moderate'. 'Less than minor' means insignificant and can be characterised as 'very low' or 'low'.

3. *Please provide the following details on the earth mounding:*

i) *Update the 'Landscape Plans' to show mounding proposed extent and (any) proposed treatments.*

5. Refer to the amended Landscape Package IS05 - 28 August 2023. The extent of earthworks is now outlined and includes all areas immediately associated with the dwelling. We do not differentiate 'mounding' from other earthworks as will be discussed further below.

6. A new label has been added to the plan which states that *'All earth-worked areas are to be reseeded in pasture grass to match the surrounding ground cover.'*

ii) *Please provide landscape elevations of the proposed mounding (additional to the engineered details).*

7. We have reviewed this request and do not consider 'elevations' are the most appropriate graphic representation tool to communicate the intended earthworks. Instead we provide stills of our 3D model (**Attachment AA**), which are attached to this RFI. Those 3D stills represent the existing ground and proposed earth-worked areas.

iii) *Please clarify whether the effects of the earth mounding have been included in the overall assessment of effects (i.e., as additional to the dwelling and driveway).*

8. We do not refer to any 'earth mounding' in our assessment as this is not a term used in the District Plan. Our assessment uses the term 'earthworks'. The term earthworks refers to cut and fill areas, which includes the proposed mitigation earthworks around the dwelling. We do not consider the mitigation earthworks will result in 'mounds', but instead we refer to the mitigation earthworks as *'proposed earthworks which will mimic the landform'*, and the *'soft, rolling contours of the land'* (LVA 3.4). The underlying landform is hummocky and undulating and the proposed earthworks will mimic those natural patterns. Earthworks will not appear as 'mounds' either from within the site or from outside its boundaries.

9. Our LVA assesses the effects of the proposed earthworks in parts 4.2, 5.1, 5.2, 5.6, 5.7, 5.8, 5.9, 5.10, 5.14, 5.16, 5.17, and 5.19.

10. The proposed earthworks are also represented in the simulations attached to the report.

4. *The LVA notes that temporary effects will be moderate (more than minor):*
- i) *Please confirm the length of time moderate effects is anticipated for (noting that recommendations in Point 7.1 outline '18 months of first starting construction').*

11. It is considered that during the time of construction the activity associated with the construction of the building, access and associated earthworks will result in some moderate, temporary adverse effects. We are not project managers and cannot at this time, determine the program for construction. However, it is considered that our recommendation that construction take no longer than 18 months will ensure that any temporary effects are present for no longer than an 18 month period. In practice, once all earthworks to the northwest, north, northeast and east of the dwelling are complete and reseeded in pasture grass, this moderate effect will be reduce to low. That is under the assumption that no cranes or other large construction buildings or vehicles such as concrete trucks or protocoms are visible.

- ii) *The specific requirements and mitigation required to remedy or reduce this to low (as specified in Paragraph 6.3 of the LVA) e.g., hydro-seeding etc and / or the methodology for reducing effects. Point 7.2 outlines the earthworks are to 'blend seamlessly' please outline how this will be achieved.*

12. All earth-worked areas are to be reseeded in pasture grass to match the surrounding land cover. Once earthworks are complete and the areas disturbed are reseeded, effects will be low (noting visibility of construction activity mentioned above).

13. The use of the words 'blend seamlessly' are borrowed from conditions fixed to another earthworks consent application (RM220015) Patch is involved in, where Council's consultant landscape architect Helen Mellsop and Patch developed conditions to ensure the underlying landform of a mountain ONL are 'seamless' in appearance. This term can be used by Council's monitoring team to ensure earthworks do not create dramatic changes in landform patterns such that it is clear what areas are natural ground and what areas are modified by earthworks.

5. *Please provide a visibility map overview map showing the areas that the proposal will be visible from in SH6 and the Twin Trail (as outlined in point 5.2 in the LVA).*

14. Refer to Figure 1 below. The western 'tunnel' portion of the proposed dwelling may be potentially visible for a 50m portion of the Twin Rivers Trails, approximately 4.13km away from the site. From SH6, part of the proposed earthworks and driveway will be visible from SH6 (solid yellow line) to the north of the site for approximately 1km and east of the site for approximately 1km. The proposal may be visible intermittently (dotted yellow line) through off-site vegetation for approximately 1.6km of SH6. No part of the proposed building will be visible from SH6.

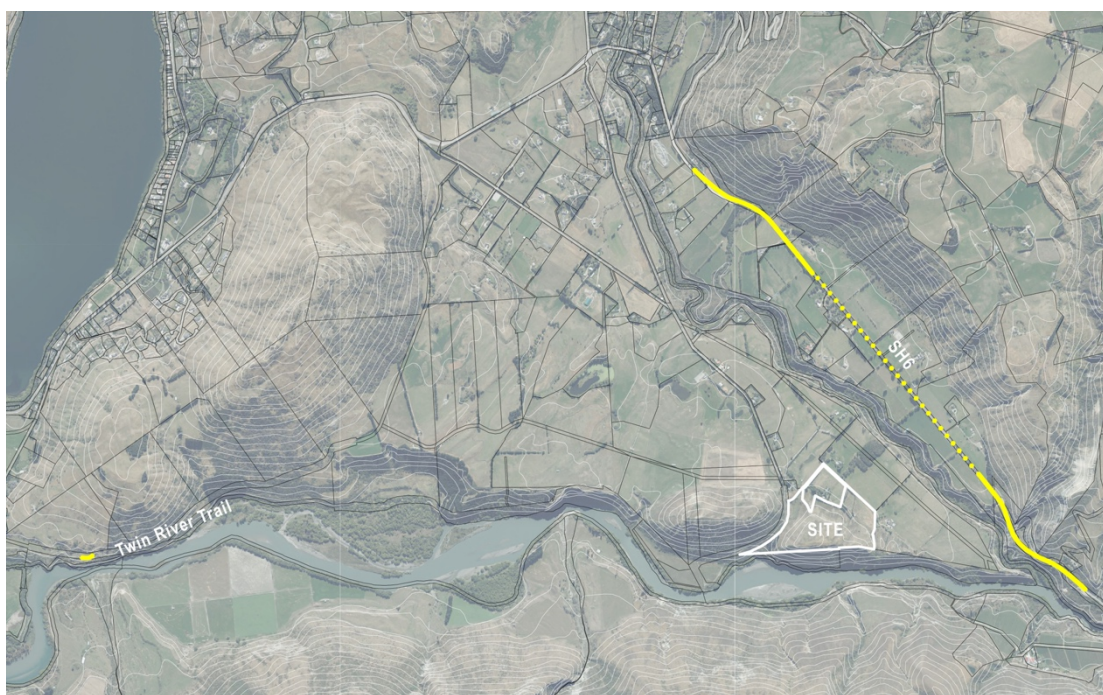


Figure 1: Visibility Map Overview

6. *Please clarify the visual effects rating on:*
 - i) *SH6 users.*
 - ii) *352 Morven Ferry Road.*
 - iii) *1443A Gibbston Highway Rd.*

15. In the long term, once construction is finished, visual effects for users of SH6 will be no more than low and those effects will only be a result of the proposed access.

16. The visual effect for 352 Morven Ferry Road will be very low. The proposed dwelling and most of the driveway will be well screened by landform and off-site vegetation.
17. From 1443A Gibbston Highway Road, a small part of the proposed access will be visible and the proposed building will be screened by the landform. The visual effects on 1443A Gibbston Highway Road will be similar to those on SH6 - low.

Prepared by:

Steve Skelton



Registered Landscape Architect

Director, Patch Ltd

Reviewed by:

Felipe Braga



Landscape Architect

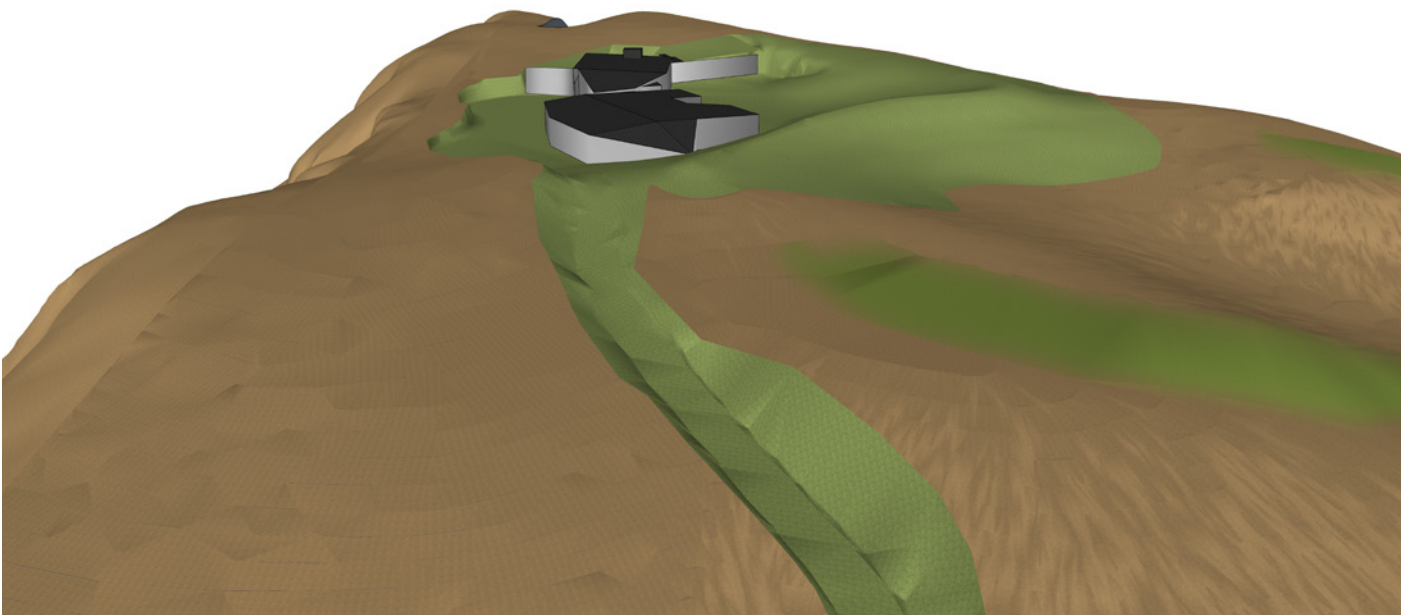


PO BOX 1634, Queenstown, 9348 · +64 [0]3 409 2878 · +64 [0]21 020 99933
steve@patchlandscape.co.nz · www.patchlandscape.co.nz



View A



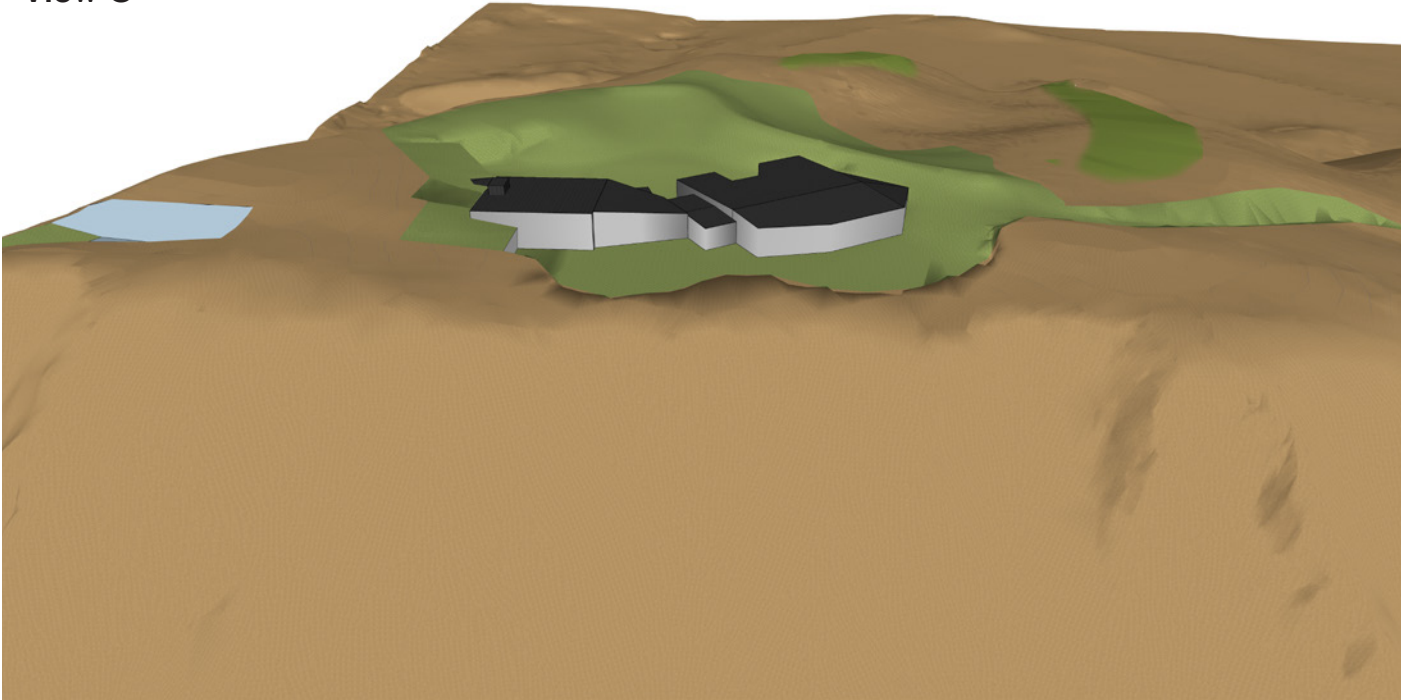
View B



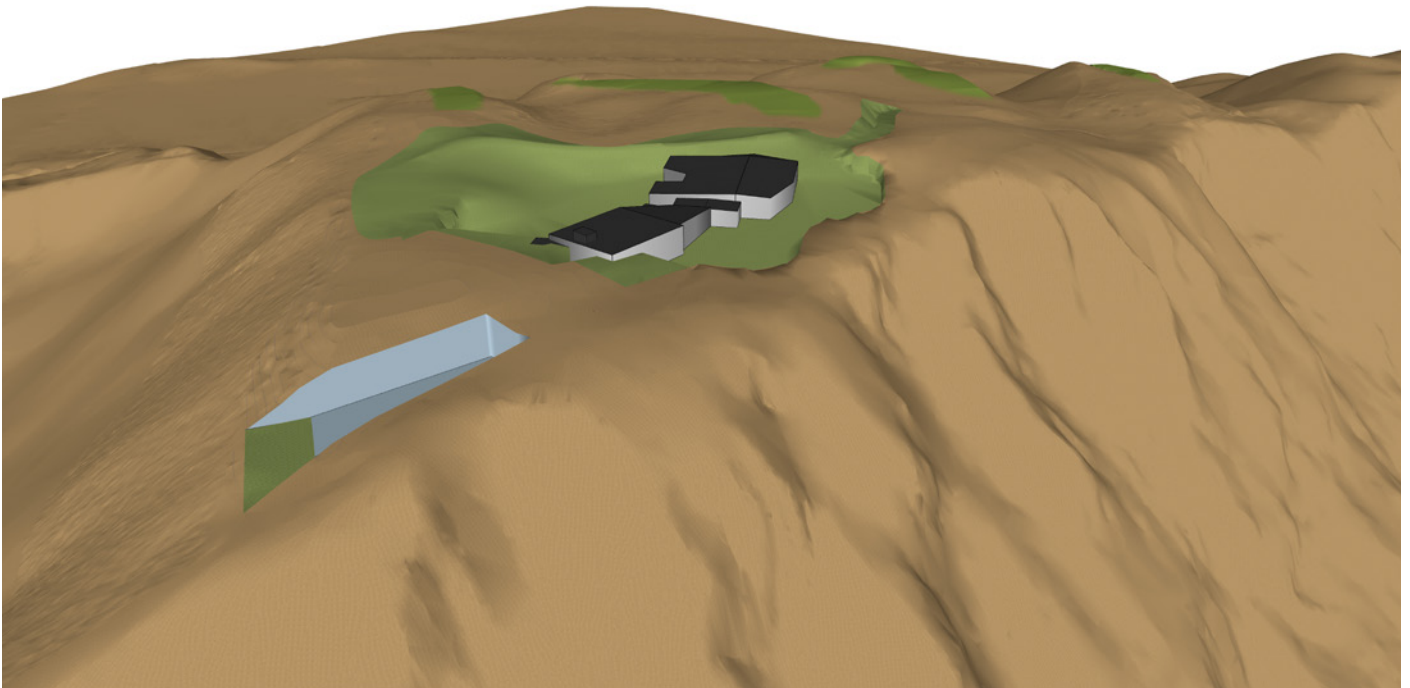
Key:

-  Existing landform
-  Proposed earthworks



View C



View D



Key:

-  Existing landform
-  Proposed earthworks

From: "Emma Dixon" <edixon@cfma.co.nz>
Sent: Tue, 29 Aug 2023 11:41:27 +1200
To: "Vicki Jones" <vicki.jones@qldc.govt.nz>
Subject: RE: RM230365 - S Roberston - S92(1) REQUEST FOR FURTHER INFORMATION (LANDSCAPE MATTERS)
Attachments: PA21605 - Robertson - Morven Ferry Rd - RFI - 25 August 2023.pdf, PA21605-Robertson Morven Ferry Road - Landscape Plans IS04.pdf, Proposed Green Roof System.jpg, Nuraply 3PM Light Reflective Values updated 20.7.18.pdf

Hi Vicky

Please see attached response to the RFI received below, from the LA. In addition to the attached, points 7 and 8 have been answered by the architect and CFMA, as follows:

The information provided from Nuralite is attached. Additional information from the architect states that the green roof will include a soil thickness of minimum 400mm. The intention is for the green material to match the wind swept degraded pastureland that surrounds the site. This is to be established in the first season following construction. The green roof should therefore be seeded in browntop and irrigated. The applicant is happy to accept a condition of consent ensuring that this will occur.

In terms of point 8, the access is to be gravel finish, compacted AP20 is still gravel. No seal is proposed. The geotextile fabric to be used under the rip rap will not be visible as the rock is placed on top. It is likely, subject to council approval that the lined swale i.e. more than just a grassed swale will be limited to the steeper parts of the access, to avoid any scouring. This is likely to be from chainage 320 – 520m and then again from chainage 565 – 600m. Some culverts will be required to be installed to ensure stormwater does not degrade the pavement layers, these culverts will be concrete and likely to be unable to be seen from the areas outside of the site due to the size of them and the location being under the access way.

We trust this is sufficient to enable the landscape architect to complete their peer review. If anything further requires clarification, please do not hesitate to contact me.

Thanks

Kind Regards

Emma Dixon Resource Management Planner
BSc

DD: +64 3 441 6089

Cell: 0274 046 233

E: edixon@cfma.co.nz


Please note I work part time, Mon – Thurs 9.00am – 2.45pm



CLARK FORTUNE McDONALD

LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS

QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE

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Po Box 550, Queenstown

Please consider the environment before printing this email

From: Vicki Jones <vicki.jones@qldc.govt.nz>
Sent: Tuesday, August 8, 2023 2:33 PM
To: Emma Dixon <edixon@cfma.co.nz>
Subject: RE: RM230365 - S Roberston - S92(1) REQUEST FOR FURTHER INFORMATION (LANDSCAPE MATTERS)

Hi Emma

S92(1) REQUEST FOR FURTHER INFORMATION

I have now received the attached RFI from council's landscape architect.

This email is a request under s92(1) of the Resource Management Act 1991 (RMA) for further information to assist Council in processing your application and understanding of the actual or potential adverse effects of your proposal.

The below sets out the reason the request is being made and the process should you refuse to provide information or not respond to this request.

Requested Information

The information requested is outlined in full in the attached Memo. This information is considered necessary in order to enable the council to better understand and assess the landscape effects of the proposal (including the effects of the residential unit, the proposed mounding, and the access).

Responding to this request

This letter represents the formal request under Section 92(1) and sets out the reasons for the Council requesting the information in accordance with section 92(3)(a) of the RMA.

You are required to respond to this request in writing within **15 working days** from the date of this email, which is **29 August 2023**, to advise the consent authority that you either agree or refuse to provide the information requested, or to seek an alternative timeframe to provide the information in accordance with RMA section 92A(2)(a).

If you are seeking an alternative timeframe to provide the information, this new timeframe must be agreed in writing with Council.

Please note that the application is currently on hold under 92(2) so has not been put on hold under s 92(1) at this time.

In accordance with section 92A(3) of the RMA, if the applicant refuses to provide, or does not provide the information in the agreed timeframe, or does not respond to this request, the Council must advance processing the application without the benefit of the requested information, and must publicly notify the application in accordance with section 95C of the RMA.

From: "Emma Dixon" <edixon@cfma.co.nz>
Sent: Mon, 3 Jul 2023 10:59:05 +1200
To: "Vicki Jones" <vicki.jones@qldc.govt.nz>
Subject: FW: RM230365 - S Robertson - Initial feedback from the EMP peer review and invitation to respond
Attachments: 346 Morven Ferry Road - Environmental Management Plan.pdf

Hi Vicki

Please see below for comments from Tom at Enviroscope and also an amended EMP attached.

Thanks

Kind Regards

Emma Dixon Resource Management Planner
BSc

DD: +64 3 441 6089

Cell: 0274 046 233

E: edixon@cfma.co.nz


Please note I work part time, Mon – Thurs 9.00am – 2.45pm



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Po Box 550, Queenstown

Please consider the environment before printing this email

From: Tom Grandiek <tgrandiek@enviroscope.co.nz>
Sent: Monday, July 3, 2023 10:54 AM
To: Emma Dixon <edixon@cfma.co.nz>
Subject: RE: RM230365 - S Robertson - Initial feedback from the EMP peer review and invitation to respond

Hi Emma,

My apologies. That should be more helpful to you this time!

Cheers

Tom Grandiek (BAppSc, CEnvP)
Senior Environmental Consultant

P: 0272633113

E: tgrandiek@enviroscope.co.nz

enviroscope



From: Emma Dixon <edixon@cfma.co.nz>

Sent: Monday, July 3, 2023 10:16 AM

To: Tom Grandiek <tgrandiek@enviroscope.co.nz>

Subject: RE: RM230365 - S Robertson - Initial feedback from the EMP peer review and invitation to respond

Hi Tom

Thanks for getting back to me so quickly. Doesn't appear to be anything in red below though?

Thanks

Kind Regards

Emma Dixon Resource Management Planner
BSc

DD: +64 3 441 6089

Cell: 0274 046 233

E: edixon@cfma.co.nz

Please note I work part time, Mon – Thurs 9.00am – 2.45pm



CLARK FORTUNE McDONALD

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Po Box 550, Queenstown



Please consider the environment before printing this email

From: Tom Grandiek <tgrandiek@enviroscope.co.nz>
Sent: Monday, July 3, 2023 10:04 AM
To: Emma Dixon <edixon@cfma.co.nz>
Subject: RE: RM230365 - S Robertson - Initial feedback from the EMP peer review and invitation to respond

Hi Emma,

RFI response below in red.

The EMP is has been revised to accommodate those queries. Revised EMP attached.

Kind regards

Tom Grandiek (BAppSc, CEnvP)
Senior Environmental Consultant

P: 0272633113

E: tgrandiek@enviroscope.co.nz

enviroscope



From: Emma Dixon <edixon@cfma.co.nz>
Sent: Monday, July 3, 2023 8:58 AM
To: Tom Grandiek <tgrandiek@enviroscope.co.nz>
Subject: RE: RM230365 - S Robertson - Initial feedback from the EMP peer review and invitation to respond

Great thanks Tom.

Kind Regards

Emma Dixon Resource Management Planner
BSc

DD: +64 3 441 6089

Cell: 0274 046 233
E: edixon@cfma.co.nz


Please note I work part time, Mon – Thurs 9.00am – 2.45pm



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Po Box 550, Queenstown

Please consider the environment before printing this email

From: Tom Grandiek <tgrandiek@enviroscope.co.nz>
Sent: Monday, July 3, 2023 8:08 AM
To: Emma Dixon <edixon@cfma.co.nz>
Subject: RE: RM230365 - S Robertson - Initial feedback from the EMP peer review and invitation to respond

Hi Emma,

I'll review and respond to this later today for you.

Kind regards

Tom Grandiek (BAppSc, CEnvP)
Senior Environmental Consultant

P: 0272633113
E: tgrandiek@enviroscope.co.nz

enviroscope



From: Emma Dixon <edixon@cfma.co.nz>
Sent: Friday, June 30, 2023 12:32 PM
To: Tom Grandiek <tgrandiek@enviroscope.co.nz>

Subject: FW: RM230365 - S Robertson - Initial feedback from the EMP peer review and invitation to respond

Hi Tom

We have had a peer review started of your EMP for Sharyn Robertsons site at Morven Ferry. Are you please able to take a look at the below and provide your comments?

Thank you

Kind Regards

Emma Dixon Resource Management Planner
BSc

DD: +64 3 441 6089

Cell: 0274 046 233

E: edixon@cfma.co.nz


Please note I work part time, Mon – Thurs 9.00am – 2.45pm



CLARK FORTUNE McDONALD

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Po Box 550, Queenstown

Please consider the environment before printing this email

From: Vicki Jones <vicki.jones@qldc.govt.nz>

Sent: Friday, June 30, 2023 11:31 AM

To: Emma Dixon <edixon@cfma.co.nz>

Cc: Jason Smith <Jason.Smith@morphum.com>

Subject: RM230365 - S Robertson - Initial feedback from the EMP peer review and invitation to respond

Hi there Emma

I have now received initial feedback/ a request for further information from Jason Smith of Morphum Environmental (cc'd into this email), which I have pasted in italics below.

I would prefer to collate all matters that we may require more information before issuing a formal RFI (and stopping the clock at that time) but in the meantime and in order to enable Jason to complete his report in a timely manner, I invite you/ your specialists to consider the email below and specifically respond to the following matters raised:

1. Please provide more explanation regarding the design of the DEBs and how these will provide for sufficient sediment removal in this instance to overcome the concerns raised below or, preferably, amend the design of these DEBs to align with the best practice design standard. **Both DEB's have been redesigned to achieve a 3:1 length: width ratio to improve sediment retention efficiency. Appendix 2 provides for the revised design specifications.**
2. Please provide greater specificity in the EMP in this regard to the proposed use a flock-sock for treatment, which addresses the practical/ operational concerns raised below. **Section 4.3.9 Chemical Treatment, within the EMP has been amended to provide additional detail regarding selection of this control measure, monitoring and contingency for the on-site contractor. Appendix 5 – Weekly Environmental Site inspection and Appendix 9 – water quality monitoring proforma have been updated to include inspection checks of the floc socks to ensure the operational efficacy of the flock socks and their replacement.**

Email from Jason Smith 29/6/23:

Kia Ora Vicki.

I have reviewed the application material submitted for RM230365, being:

- *Proposed Residential Dwelling Earthworks 346 Morven Ferry Road, report prepared by Clark Fortune McDonald & Associates, dated May 2023 (AEE)*
- *Environmental Management Plan (Rev A) 346 Morven Ferry Road, report prepared by Enviroscope, dated May 2023 (EMP).*

There is an area of concern with the details provided for the sites Decanting Earth Bunds (DEBs), part of the sediment controls proposed for the site in the EMP.

The design details provided show that DEBs are not being designed to achieve the 3:1 length: width ratio, which is the best practice design standard. This would reduce the amount of time any sediment-laden flows are entrained within the DEB and reduce the sediment removal efficiency.

I can understand the rationale for the other departures from GD05 (with 1 DEB having a contributing catchment greater than the 0.3 ha maximum, and both receiving chemical treatment via a floc-sock). However, these departures lend further weighting to the need for the other aspect of the design to meet GD05 guidelines to ensure the treatment efficiency is met.

Whilst understanding of the proposal to use a flock-sock for treatment, the use of these devices is generally discouraged as it is difficult to assess when they need to be replaced to ensure they are still effectively dosing. It is recommended that greater specificity is included in the EMP in this regard.

The Erosion and Sediment Control Plan (ESCP, attached to the EMP) also shows the use of drop-out pits for small catchments along the access way. Drop-out pits are not a GD05 sediment control (they are included in GD05 as an erosion control measure). Given the small volume and area of works proposed for this location I am generally comfortable with the approach proposed – I am just noting it here for completeness.

I am happy for this e-mail to be included in any request for further information you may issue. I could also write this more formally on a memorandum.

Alternatively, you may think these details are better addressed through conditions.

Please let me know how you want to proceed.

Kind Regards, Jason

Ngā mihi | with kind regards,

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



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Shotover Design Limited trading as

Clark Fortune McDonald & Associates

Licensed Cadastral Surveyors - Land Development - Planning Consultants

13905PL_01
25 May 2023

Queenstown Lakes District Council
Private Bag
Queenstown

Attn: Planning Manager

**RE: LANDUSE APPLICATION – MORVEN FERRY ROAD, QUEENSTOWN
- S ROBERTSON**

Dear Madam

On behalf of the above mentioned applicants Clark fortune McDonald and Associates have prepared a resource consent application, which seeks landuse consent to erect a residential dwelling in a location that is outside of the approved building platform for the site. Associated with the residential dwelling is earthworks necessary to upgrade the existing access track and prepare the site for building.

The site is located on a site that is located at the end of the formed portion of Morven Ferry Road and is within the ONL noted on the District Plan Planning Maps.

The landuse application is considered to be a Discretionary Activity under the Proposed District Plan.

A lodgement fee of \$2400.00 will be required to be paid, however the client would like an invoice to please be generated, which will be paid directly by them to QLDC, once the invoice has been received.

Kind Regards

CLARK FORTUNE MCDONALD AND ASSOCIATES

Emma Dixon
Resource Management Planner



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