

Wānaka-Upper Clutha Community Board

2 April 2026

Report for Agenda Item | Rīpoata moto e Rāraki take [1]

Department: Planning & Development

Title | Taitara: Licence to Occupy - 81 West Meadows Drive, Wanaka (LO250057)

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to consider granting a Licence to Occupy (LTO) to Jolly Earthworks Limited to enable the placement of two shipping containers within the road reserve adjacent to 81 West Meadows Drive, Wānaka.

Recommendation | Kā Tūtohu

That the Wānaka-Upper Clutha Community Board:

1. **Note** the contents of this report and in particular;
2. **Grant** a Licence to Occupy to Jolly Earthworks Limited to enable the placement of two shipping containers within the road reserve adjacent to 81 West Meadows Drive, Wānaka subject to the following special conditions;
 - a) The licence shall remain at the pleasure of Council and may be amended or revoked at any time.
 - b) It is the responsibility of the Licensee to ensure that all works within the road reserve comply with the Building Act 2004 and the Resource Management Act 1991. All necessary building and/or resource consents must be obtained prior to works commencing, where required. Council approval of this Licence to Occupy does not imply that statutory consent requirements have been satisfied.
 - c) All works within the road reserve must be undertaken in accordance with an approved Traffic Management Plan (TMP) and Corridor Access Request (CAR). The TMP and CAR must be approved by Council Engineers prior to any works commencing in the licensed area.
 - d) All activities associated with the occupation and works are to be undertaken in accordance with the Health and Safety at Work Act 2015.
 - e) All services within the road reserve, including (but not limited to) three waters, telecommunications, power, and gas, must be identified prior to works commencing and must be sufficiently protected during all works.

- f) No damage shall occur to Council infrastructure or assets, including street trees, street furniture, and the like. Access to the road reserve by Council shall not be restricted before, during, or after completion of the works. Council reserves the right to recover all costs associated with the repair of any damaged infrastructure and/or assets.
- g) Prior to works commencing, the Licensee shall provide photographic evidence of the existing condition of the area to be occupied, and again following completion of reinstatement works. Reinstatement must return the area to its original condition or better. Photographs are to be emailed to LTO-TRC-applications@qldc.govt.nz. If a Council inspection is preferred, this must be arranged with Council Engineering staff.
- h) The Licensee is liable for any damage to, and/or costs of reinstatement of, Council's or any other person's property arising from the occupation or associated activities (including kerb and berm damage). Where pre- and post-works photographic evidence is not provided, any damage identified following occupation shall be remedied by the Licence holder at their cost.
- i) Any reinstatement works within the road reserve, if required, must be undertaken in accordance with the Queenstown Lakes District Council Land Development and Subdivision Code of Practice (2025), or any subsequent updates, or as otherwise approved in writing by Council's Engineers.
- j) Where Council requires access to any Council services in, or in close proximity to, the licensed area, Council shall not be liable for any damage to, reinstatement of, or costs associated with the removal of the occupation. In the event of an emergency, Council may arrange removal of the occupation and recover all associated costs from the Applicant.
- k) The licensed area shall only be used to store tools and machinery inside containers relating to the earthworks referred to in the application. Access to the containers from the carriageway-facing side is prohibited, and no vehicles may park between the carriageway and the containers at any time.
- l) The Licensee must install and maintain safety fencing around the containers, with reflective hazard markers fixed to the fence posts at both ends for visibility. All containers and fencing must be kept in a safe condition and must be set back a minimum of 1.5 metres from the edge of the sealed carriageway at all times.
- m) Pedestrian access must be maintained to a safe and usable standard for all users at all times during the occupation period.

- n) Minor or non-material changes to the licence conditions and term may be made at the discretion of, and endorsed by, the Manager of Development Engineering.
3. **Authorise** this report and resolution to be made available to the public as part of the next CEO's report to Council.

Prepared by:



Name: Brooke Allan
Title: Senior Subdivision Officer
Date: 4/03/2026

Reviewed by:



Name: Craig Hughes
Title: Team Leader Acceptance, Development Engineering
Date: 5/03/2026

Endorsed for Approval by:



Name: Dave Wallace
Title: General Manager Planning & Development
Date: 6/03/2026

Context | Horopaki

1. Jolly Earthworks Limited (herein referred to as “the Applicant”) have applied for an LTO the road reserve adjacent to 81 West Meadows Drive, Wānaka.
2. The Applicant has been engaged to complete civil works associated with the approved 11-lot subdivision including construction of a new road proposed to be vested in Council at 81 West Meadows Drive (RM240714).
3. To facilitate site operations, the Applicant seeks approval to temporarily place two shipping containers within the road reserve to be used as a powered site office and for the secure storage of construction materials and equipment.
4. Due to physical site constraints and stormwater protection requirements related to Bullock Creek, the Applicant has advised that there is no practical or safe location within the site boundary to accommodate these containers.
5. The Applicant has confirmed that the proposed occupation will:
 - Maintain clear pedestrian and vehicle access at all times.
 - Be fully fenced or secured as required by Council.
 - Ensure containers are positioned safely without obstructing visibility, drainage, or public access.
 - Remain in place only for the duration of the civil construction works.
6. There is no existing footpath on the side of the road where the occupation is proposed, and the containers are intended to be located solely on the grass verge, ensuring that the carriageway remains unobstructed.
7. The Applicant anticipates completion by 20 December 2026.
8. Council Officers note that a similar LTO is proposed at 51 West Meadows Drive, approximately 230 metres from the subject location, and both occupations are expected to be in place concurrently.

Analysis and Advice | Tatāritaka me kā Tohutohu

9. Council’s Temporary Use of Public Space for Construction Purposes Policy considers such applications. The Policy states;

- a. That the Queenstown Lakes District Council (QLDC) has a statutory duty to ensure the safe and efficient operation of the road network and outlines the requirements to have an LTO Road Reserve. The Policy states that a Licence is required for the use of a road, footpath or any other public space as a platform for offices, sheds, jumbo bins, mini skips and containers, any structure such as a hoarding or gantry and for any activity that will affect regular pedestrian and/or vehicle traffic flows; and
 - b. That the works require an approved Traffic Management Plan (TMP) before any work commences; and
 - c. That the Applicant is liable for any damages and/or reinstatement of Council's or any other person's property that may arise from the proposed activity (i.e. reinstatement of footpaths, road markings etc) and a bond may be taken for that purpose.
 - d. That no work shall be carried out on an arterial road and the developer must make good any work in progress during certain times of the year such as Christmas and Easter holidays.
- West Meadows Drive is not deemed to be an arterial road.

10. Council's officers were consulted, and their analysis and advice are as follows:

Monitoring and Enforcement Officer

- No feedback has been received from the Monitoring and Enforcement team in relation to this proposal.

Roading Operations and Contracts Manager

- No feedback has been received from the Roothing Operations team in relation to this proposal

Three Waters Contracts Engineer

- No issues raised from a Three Waters perspective and the team have relayed that the Applicant is known to be very cooperative and to keep work sites immaculate.

Road Corridor Engineer

- Raised concerns regarding the proximity of the proposed containers to the sealed carriageway and requested confirmation that the Road Reserve (West Meadows Drive) has been completed and now functions as a through road. Sought clarification on how the Bullock Creek protection measures relate to the proposed LTO, and requested further information on the potential impacts to, and safety of, road users.

- These matters have been addressed by the Applicant through confirmation that West Meadows Drive is complete and operating as a through road, by proposing to locate the containers a minimum of 1.5 metres from the sealed carriageway edge, and by providing detail on stormwater considerations, together with confirmation that an Environmental Management Plan (EMP) is in place.
 - The recommended conditions (c), (k), and (l) further address and mitigate these concerns.
11. To ensure compliance with Council’s Temporary Use of Public Space for Construction Purposes Policy, specific conditions are proposed for inclusion in any LTO issued for this activity.
12. This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002:
13. Option 1: The WUCCB **grant** the LTO Road Reserve application subject to the conditions proposed above

Advantages:

- Enables construction works to proceed efficiently without disruption to the project timeline.
- Provides a controlled and regulated occupation under Council approved conditions, ensuring compliance with safety and legal requirements.
- Supports local development and economic activity by facilitating building works.

Disadvantages:

- Temporary occupation of the road reserve may inconvenience nearby residents and other road users.
- Potential risk of damage to Council infrastructure, requiring reinstatement.

14. Option 2: The WUCCB **decline** the LTO Road Reserve application

Advantages:

- Maintains full public access to the road reserve without any obstruction.
- Eliminates potential risks to Council infrastructure and reduces monitoring requirements.
- Avoids any complaints or concerns from the community about disruption.

Disadvantages:

- Potentially increases costs for the Applicant.
- May require alternative arrangements that could be less safe or practical.
- Could negatively impact the local development progress.

15. This report recommends **Option 1** for addressing the matter because works can be undertaken and completed under terms and conditions deemed appropriate by Council Officers.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

16. This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy 2024. As it relates to Council's roading network which is identified as a strategic and significant asset. Any decision affecting its integrity or long-term management elevates the level of significance.
17. The level of significance determines the level of compliance necessary with the decision making requirements in sections 76-78 of the Local Government Act 2002. A higher level of compliance must be achieved for a significant decision.
18. There are no persons, other than the applicants, identified who are adversely affected by or would be significantly interested in this matter.
19. Following consultation with Council Officers, their comments or concerns have been considered as part of this assessment. The positive feedback received has informed the content of this report and helped shaped the proposed conditions of a licence, if granted.

Māori Consultation | Iwi Rūnaka

20. Iwi have not been consulted as part of this application.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

21. This matter relates to the Regulatory/Legal/Compliance risk category. It is associated with RISK10027 Inadequate construction management causing failure of infrastructure service or property damage within the QLDC Risk Register. This risk has been assessed as having a moderate residual risk rating. This matter relates to this risk because This matter relates to this risk because the occupation is on Council assets and infrastructure including (berm, kerb) and essential services.

22. This matter relates to the Community & Wellbeing risk associated with RISK10048 Health, safety or wellbeing incident affecting member of the public within the QLDC Risk Register. This risk has been assessed as having a moderate residual risk rating. This matter relates to this risk because containers and fencing within the road reserve for an extended period create potential hazards for pedestrians and road-reserve users; sight lines near the ROW must be protected, and safe access maintained at all times.
23. This matter relates to the Regulatory/Legal/Compliance risk associated with RISK10029 Ineffective compliance management practices within the QLDC Risk Register. This risk has been assessed as having a high residual risk rating. This matter relates to this risk because the occupation depends on strict compliance with TMP/CAR, plus obligations under the RMA/Building Act and Traffic and Parking Bylaw.
24. The approval of the recommended option will allow Council to retain the risks at their current level by imposing strict conditions, including:
- **Traffic Management & Access:** Prior approval of a Traffic Management Plan (TMP) and Corridor Access Request (CAR).
 - **Health & Safety Compliance:** All works must comply with the Health and Safety at Work Act 2015.
 - **Protection of Existing Services:** Identification and protection of all existing services within the road reserve.
 - **Liability for Damage:** Licensee is responsible for any damage to Council or third-party infrastructure.
 - **Reinstatement Requirements:** Pre and post-works photographic evidence or Council inspection to confirm reinstatement to current or better condition.
 - **Consultation:** Timely communication with surrounding residents to address concerns.

Financial Implications | Kā Riteka ā-Pūtea

25. The Applicants have paid a fee for their application to be processed which includes the preparation of the licence document if successful.
26. Should a legal review of the licence be required, Council's legal costs will be recovered from the Applicant.

Council Effects and Views | Kā Whakaaweawe me kā Tirohaka a te Kaunihera

27. The following Council policies, strategies and bylaws were considered:

- **Significance and Engagement Policy 2024:** Providing clarity on Council’s decision-making processes and assessing the extent to which individuals, organisations, groups and sectors in the community are affected by the Council’s decisions.
- **Long Term Plan:** The consideration to grant or otherwise a Licence to Occupy is considered part of the Council’s ‘Regulatory Services’ outlined in the Plan.
- **Asset Management Policy 2016 & Infrastructure Asset Management Strategy (2018–2048):** Emphasise maintaining Council’s ability to manage and upgrade infrastructure, which permanent encroachments compromise.
- **Temporary Use of Public Space for Construction Purposes Policy (Adopted 2003):** The policy addresses use of public space for temporary construction purposes.
- **Council’s Urban Verge Mowing Policy 2007:** Assumes most verges are grassed and places the civic responsibility of maintaining grassed verges on the adjacent property owner.
- **Traffic and Parking Bylaw 2018 :** Provide legal controls on structures or obstructions within road reserves.

28. The recommended option is consistent with the principles set out in the named policy/policies.

29. This matter is not included in the Long Term Plan/Annual Plan as the cost of the licence will be met by the applicant.

Legal Considerations and Statutory Responsibilities | Ka Ture Whaiwhakaaro me kā Takohaka Waeture

30. The decision on whether to grant or decline an LTO road reserve must comply with the following statutory and legal frameworks:

- **Local Government Act 2002:** Section 10 outlines the purpose of local government, which includes enabling democratic local decision-making and promoting the social, economic, environmental, and cultural well-being of communities now and in the future. The recommended option is consistent with these provisions and does not alter the intended level of service or transfer ownership/control of a strategic asset.
- **Resource Management Act 1991 and Building Act 2004:** The applicant must ensure compliance with these Acts, obtaining any necessary resource and building consents prior to additional works commencing.
- **Health and Safety at Work Act 2015:** All activities within the road reserve must be undertaken in accordance with this Act to ensure safety standards are met.

- **Traffic and Parking Bylaw 2018 and Council’s Temporary Use of Public Space for Construction Purposes Policy:** These provide legal controls and requirements for occupying road reserves, including the need for an approved Traffic Management Plan and Corridor Access Request before any work begins.

31. Council has not sought legal advice for this specific application as the recommended option aligns with Council policies, bylaws and statutory obligations.

Local Government Act 2002 Purpose Provisions | Te Whakatureture 2002 o te Kāwanataka ā-Kiaka

32. Section 10 of the Local Government Act 2002 states the purpose of local government is to enable democratic local decision-making and action by, and on behalf of, communities and to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future

33. The recommended option:

- Is consistent with the Council's plans and policies; and
- Would not significantly alter 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.

Attachments | Kā Tāpirihaka

A	Cover Letter
B	Scheme & Earthworks Plans
C	Location Map



Lucas Dufty, Jolly Earthworks Limited

lucas@jollyearthworks.co.nz

Date: 28-11-2025

Infrastructure & Property Team
Queenstown Lakes District Council

Subject: Application for Licence to Occupy Road Reserve – 81 West Meadows Drive, Wānaka

Dear Sir/Madam,

I am writing to formally request a Licence to Occupy (LTO) the road reserve/verge adjacent to 81 West Meadows Drive, Wānaka for the temporary placement and storage of shipping containers.

This Licence to Occupy is required to support ongoing earthworks activities currently being undertaken on the site. Due to physical site constraints, storm water protection requirements notably bullock creek, and the need to maintain safe and compliant construction operations, temporary storage space within the site boundary is not feasible. The adjoining road reserve provides the only practical and safe location for the storage of containers needed for materials, equipment, and site management.

It is important to note that there is no footpath on this side of the road, and the proposed container placement will be limited strictly to the grass verge area only, ensuring all vehicle and pedestrian movements remain unobstructed and traffic sight lines are maintained

The proposed occupation will:

- Maintain clear pedestrian and vehicle access at all times.
- Be fully fenced or secured as required by Council.
- Ensure containers are placed safely without obstructing visibility, drainage, or public access.
- Remain in place only for the duration of the physical works, with an anticipated timeframe of
- We have lodged a traffic control plan which is in review currently

We are committed to meeting all QLDC requirements, including traffic management, safety provisions, reinstatement of any affected areas, and any other conditions Council may impose.

We respectfully request Council's approval for this Licence to Occupy and are happy to provide any additional documentation you may require

Thank you for considering this application. I look forward to your response.

Kind regards,

A handwritten signature in black ink, appearing to be "Lucas Dufty", written in a cursive style.

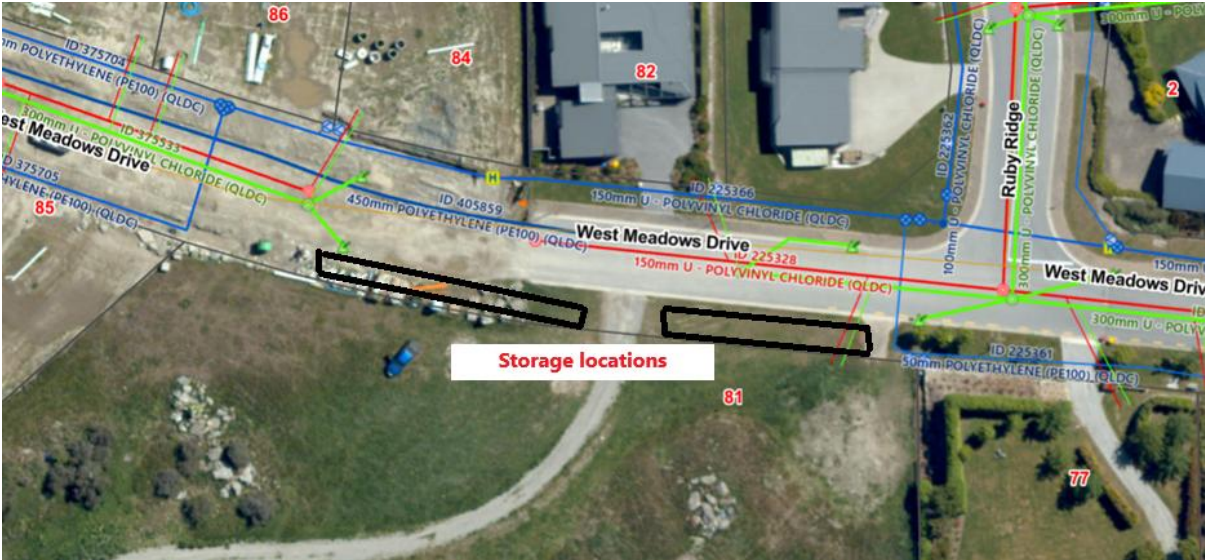
Lucas Dufty

General Manager

Attachment B: Scheme & Earthworks Plans



Snip of site location



Google maps street view snips



Street view



81 WEST MEADOWS - SCHEME & EARTHWORKS PLANS

LOTS 1 - 11 BEING A SUBDIVISION OF LOT 1 DP 472385

CLIENT:	STEWART BLENNERHASSETT	PPG JOB NUMBER:	W6351						
PROJECT NAME:	81 WEST MEADOWS	DAY	15	05					
		MONTH	03	11					
		YEAR	2024	2024					
SHEET NO.	SHEET TITLE	DRAWING REVISIONS							
000	INDEX SHEET	0	1						
100	QLDC ZONING	0							
101	SCHEME PLAN	0	1						
200	EXISTING CONTOURS	0							
201	PROPOSED CONTOURS	0							
202	TOPSOIL STRIP AREA	0							
203	CUT - FILL CONTOURS	0							
204	CROSS SECTIONS A - B	0							
205	CROSS SECTIONS C - D	0							
DISTRIBUTION:									
STEWART BLENNERHASSETT									
CONSULTANTS TEAM									
QUEENSTOWN LAKES DISTRICT COUNCIL									
OTAGO REGIONAL COUNCIL									
CONTRACTOR									
REASONS FOR ISSUE:									
DRAWING SIZE:									
MEDIA:									
A = APPROVAL D = DESIGN X = PRICING I = INFORMATION P = PRELIMINARY C = CONSTRUCTION T = TENDER Y = CONSENT R = REQUESTED E = DXF OR DWG									

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E wanaka@ppgroup.co.nz

Client & Location:
STEWART BLENNERHASSETT
81 WEST MEADOWS DRIVE

Purpose & Drawing Title:
INDEX SHEET
LOTS 1 - 11 BEING A SUBDIVISION OF
LOT 1 DP 472385
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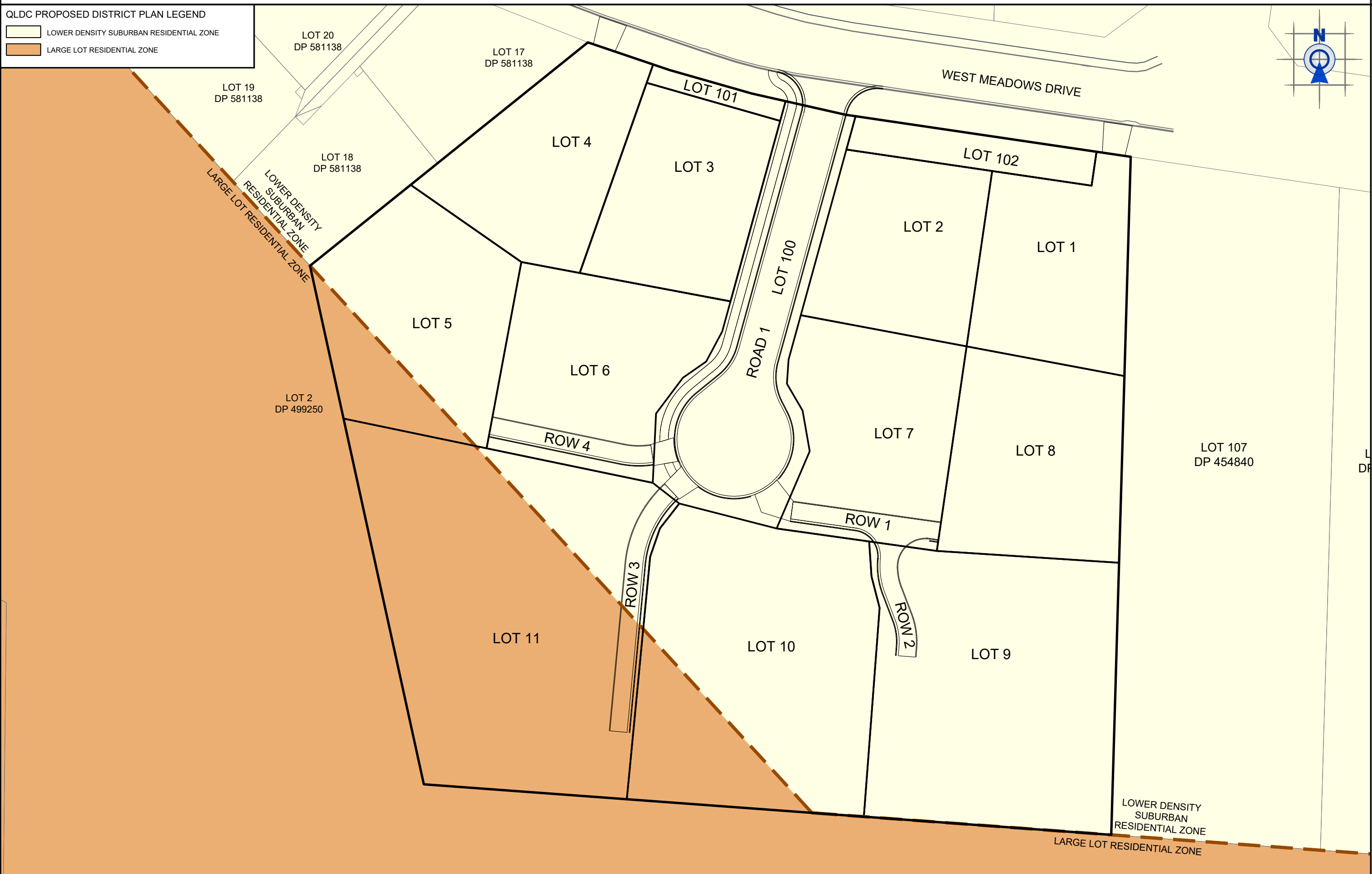
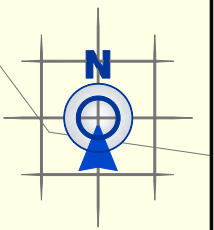
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Checked by:	DA		
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		Sheet No:	000
		Revision No:	0
		Date:	05/11/2024

QLDC PROPOSED DISTRICT PLAN LEGEND

- LOWER DENSITY SUBURBAN RESIDENTIAL ZONE
- LARGE LOT RESIDENTIAL ZONE



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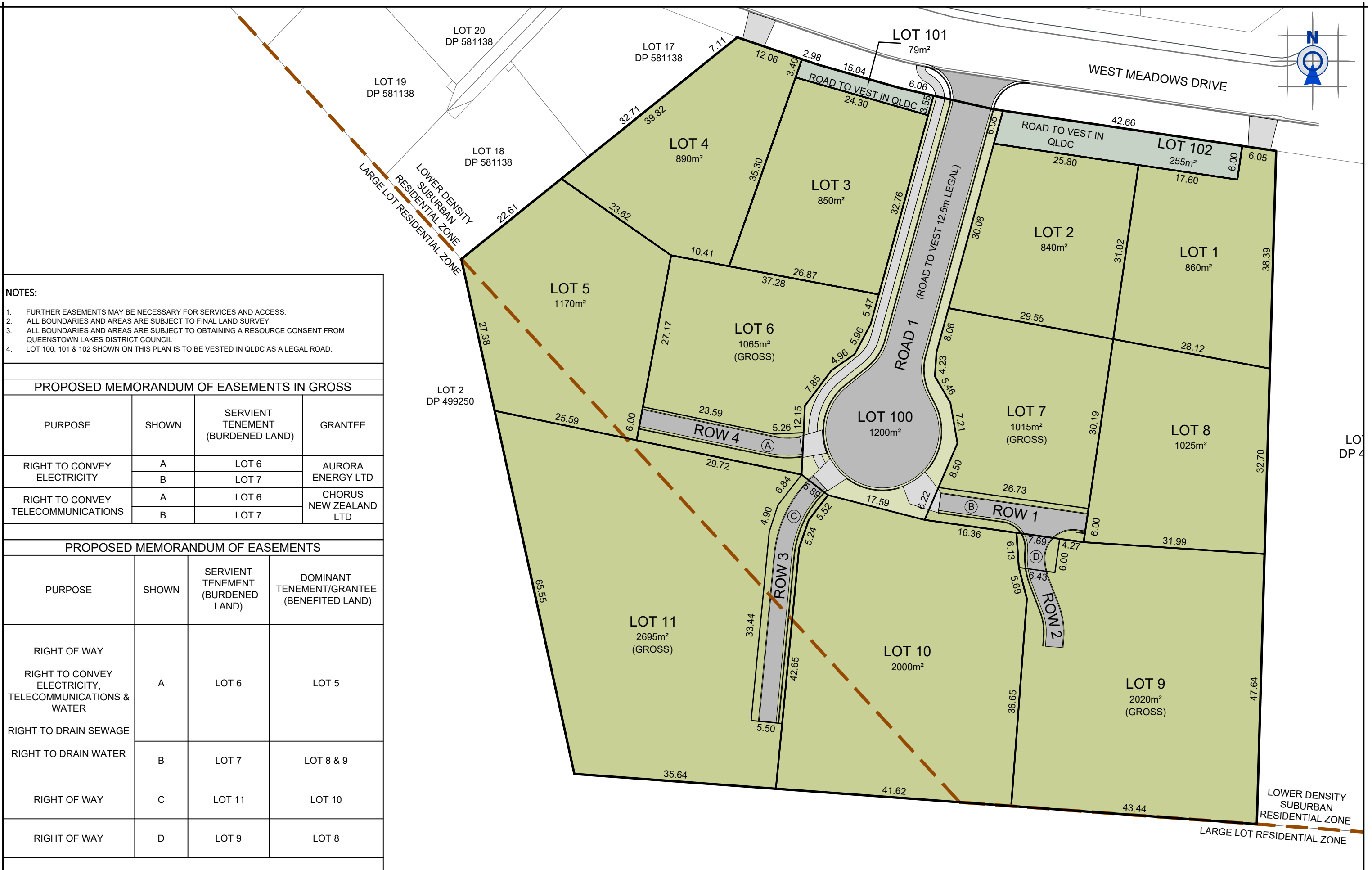
Client & Location:
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 81 WEST MEADOWS DRIVE

Purpose & Drawing Title:
 QLDC ZONING
 LOTS 1 - 11 BEING A SUBDIVISION OF
 LOT 1 DP 472385
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NOTES:

1. FURTHER EASEMENTS MAY BE NECESSARY FOR SERVICES AND ACCESS.
2. ALL BOUNDARIES AND AREAS ARE SUBJECT TO FINAL LAND SURVEY
3. ALL BOUNDARIES AND AREAS ARE SUBJECT TO OBTAINING A RESOURCE CONSENT FROM QUEENSTOWN LAKES DISTRICT COUNCIL
4. LOT 100, 101 & 102 SHOWN ON THIS PLAN IS TO BE VESTED IN QLDC AS A LEGAL ROAD.

PROPOSED MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	GRANTEE
RIGHT TO CONVEY ELECTRICITY	A	LOT 6	AURORA ENERGY LTD
	B	LOT 7	
RIGHT TO CONVEY TELECOMMUNICATIONS	A	LOT 6	CHORUS NEW ZEALAND LTD
	B	LOT 7	

PROPOSED MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT/GRANTEE (BENEFITED LAND)
RIGHT OF WAY			
RIGHT TO CONVEY ELECTRICITY, TELECOMMUNICATIONS & WATER	A	LOT 6	LOT 5
RIGHT TO DRAIN SEWAGE			
RIGHT TO DRAIN WATER	B	LOT 7	LOT 8 & 9
RIGHT OF WAY	C	LOT 11	LOT 10
RIGHT OF WAY	D	LOT 9	LOT 8

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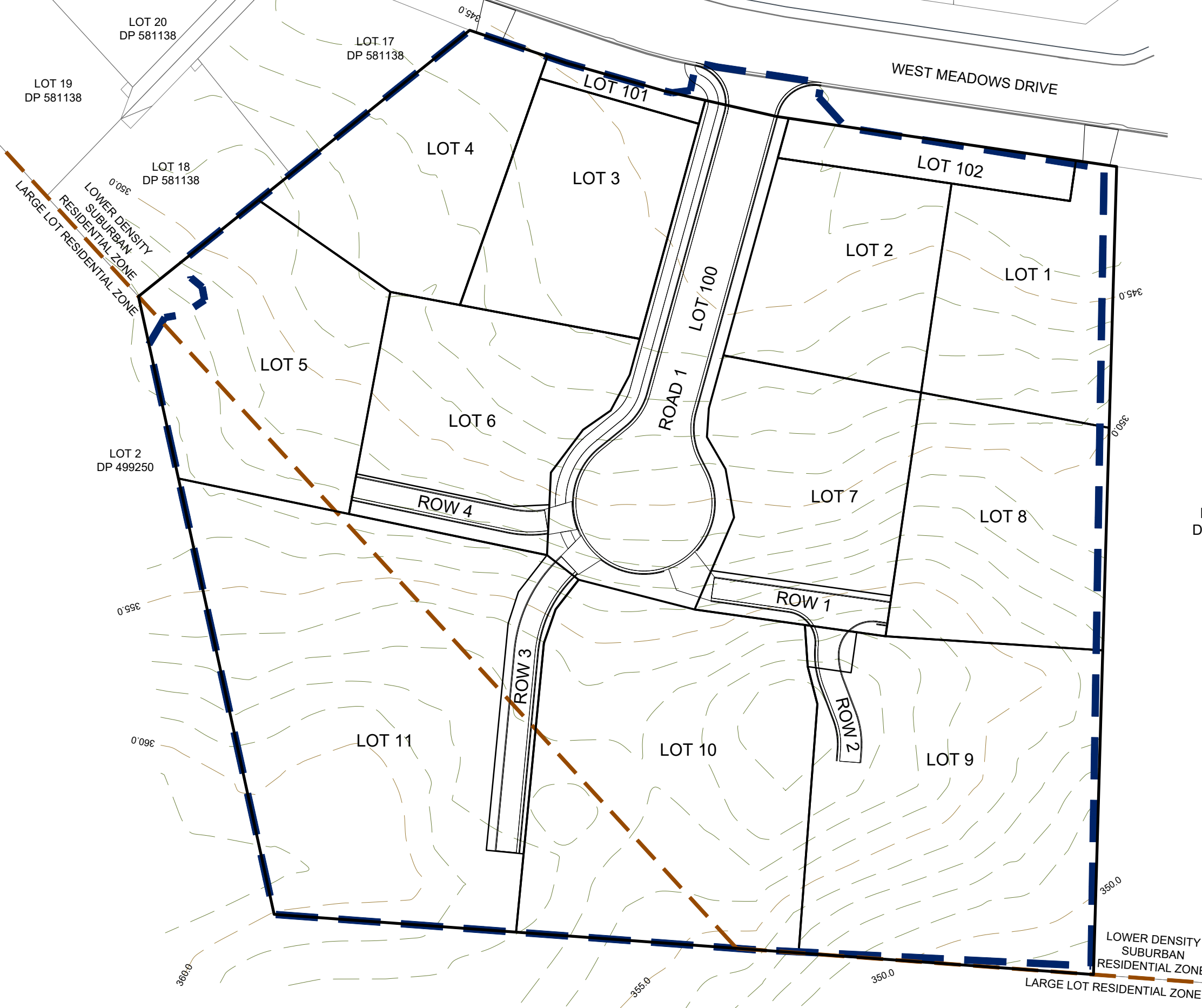
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Purpose & Drawing Title:
 SCHEME PLAN
 LOTS 1 - 11 BEING A SUBDIVISION OF
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Sheet No:	101	Revision No.:	0
Date:	05/11/2024		



NOTES
 1. LEVELS ARE IN TERMS OF DUNEDIN VERTICAL DATUM 1958
 2. PROPOSED CONTOURS ARE SHOWN AT FINISHED LEVEL

EARTHWORKS LEGEND

- EXISTING CONTOURS MINOR (1.0m INTERVAL)
- EXISTING CONTOURS MAJOR (5.0m INTERVAL)
- DISTRICT PLAN ZONE BOUNDARY
- EXTENT OF EARTHWORKS
- PROPOSED LOT BOUNDARIES
- PROPOSED ROADING

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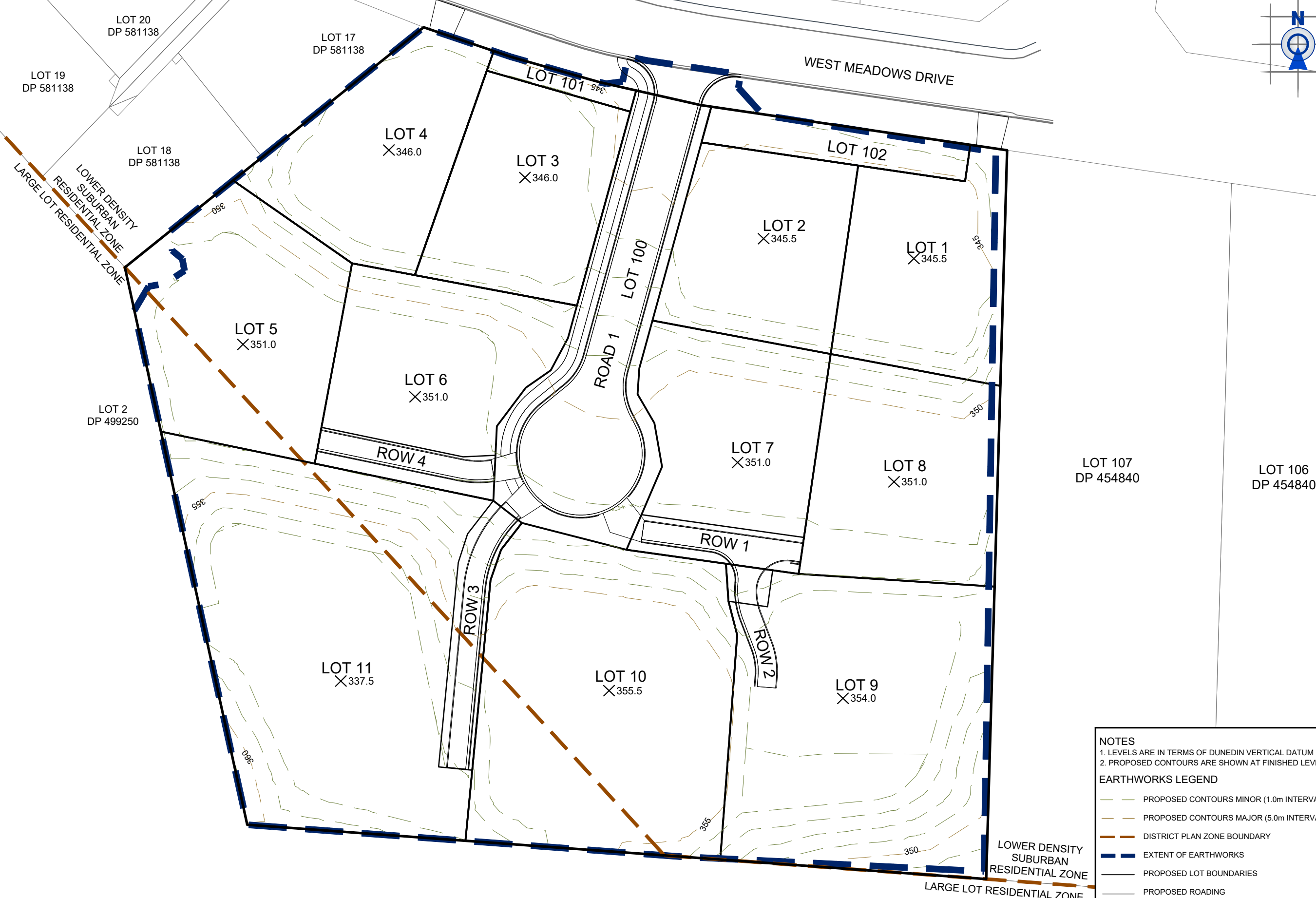
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Purpose & Drawing Title:
EXISTING CONTOURS
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EARTHWORKS LEGEND

- PROPOSED CONTOURS MINOR (1.0m INTERVAL)
- PROPOSED CONTOURS MAJOR (5.0m INTERVAL)
- DISTRICT PLAN ZONE BOUNDARY
- EXTENT OF EARTHWORKS
- PROPOSED LOT BOUNDARIES
- PROPOSED ROADING
- X 354.0 PLATFORM HEIGHT

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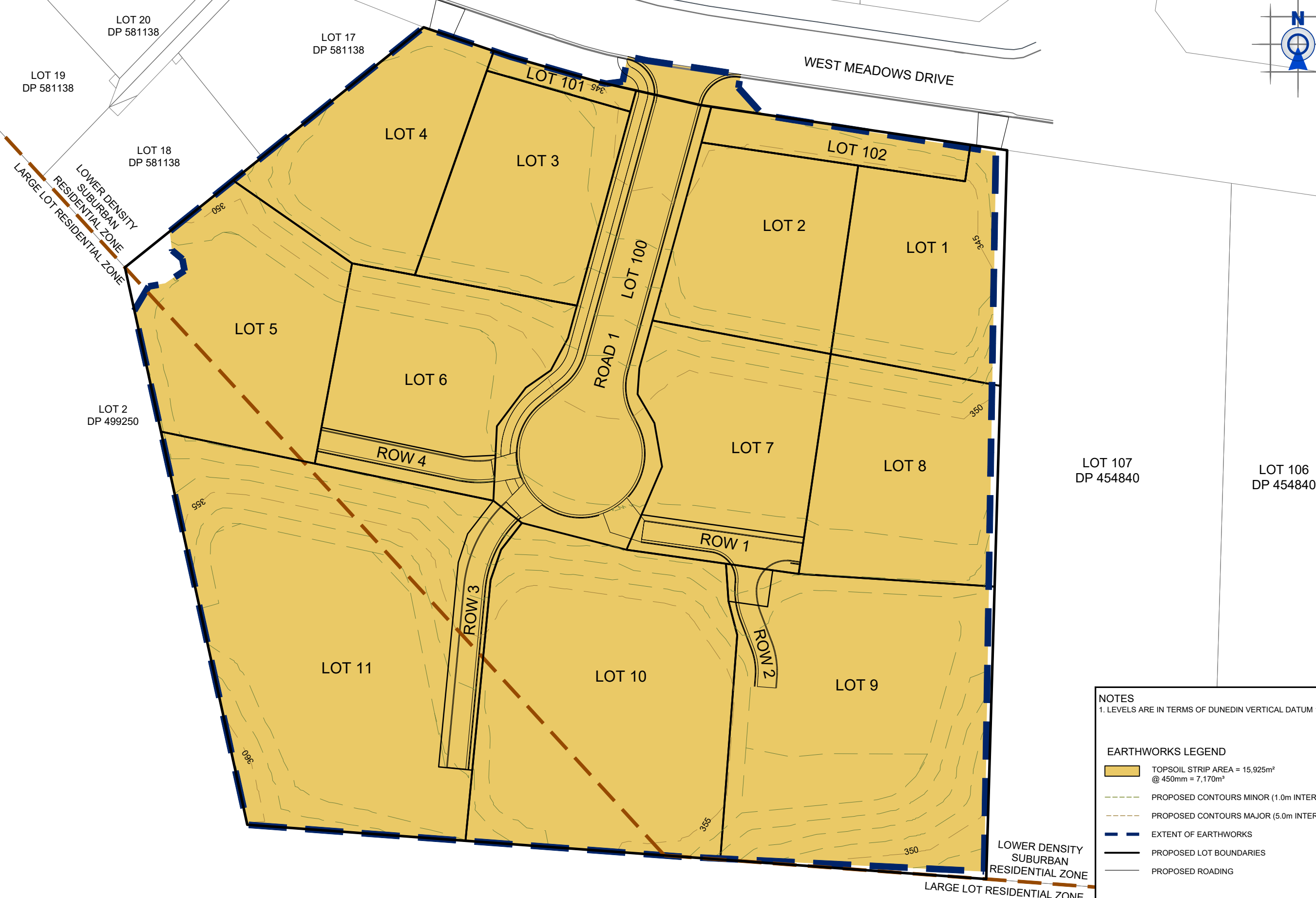
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NOTES
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EARTHWORKS LEGEND

- TOPSOIL STRIP AREA = 15,925m² @ 450mm = 7,170m³
- PROPOSED CONTOURS MINOR (1.0m INTERVAL)
- PROPOSED CONTOURS MAJOR (5.0m INTERVAL)
- EXTENT OF EARTHWORKS
- PROPOSED LOT BOUNDARIES
- PROPOSED ROADING

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Client & Location:
STEWART BLENNERHASSETT
 81 WEST MEADOWS DRIVE

Purpose & Drawing Title:
TOPSOIL STRIP AREA
 LOTS 1 - 11 BEING A SUBDIVISION OF
 LOT 1 DP 472385
 71

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Surveyed by:	--	Original Size:	Scale:
Designed by:	PPG/CLIENT	A3	1:600
Drawn by:	AGM		DO NOT SCALE
Checked by:	DA		
Approved by:	MJB	Job No:	Revision No:
Job No:	002	Drawing No:	Date:
W6351	002	Sheet No:	05/11/2024
		202	0

EARTHWORKS QUANTITIES

AREA OF EARTHWORKS	1.59ha
STRIP TOPSOIL	7,200m ³
CUT	11,750m ³
FILL	9,200m ³
RESPREAD TOPSOIL	4,400m ³
TOPSOIL TO WASTE OFF SITE	2,800m ³
TOTAL EARTHWORKS	32,550m³

LOT 20
DP 581138

LOT 17
DP 581138

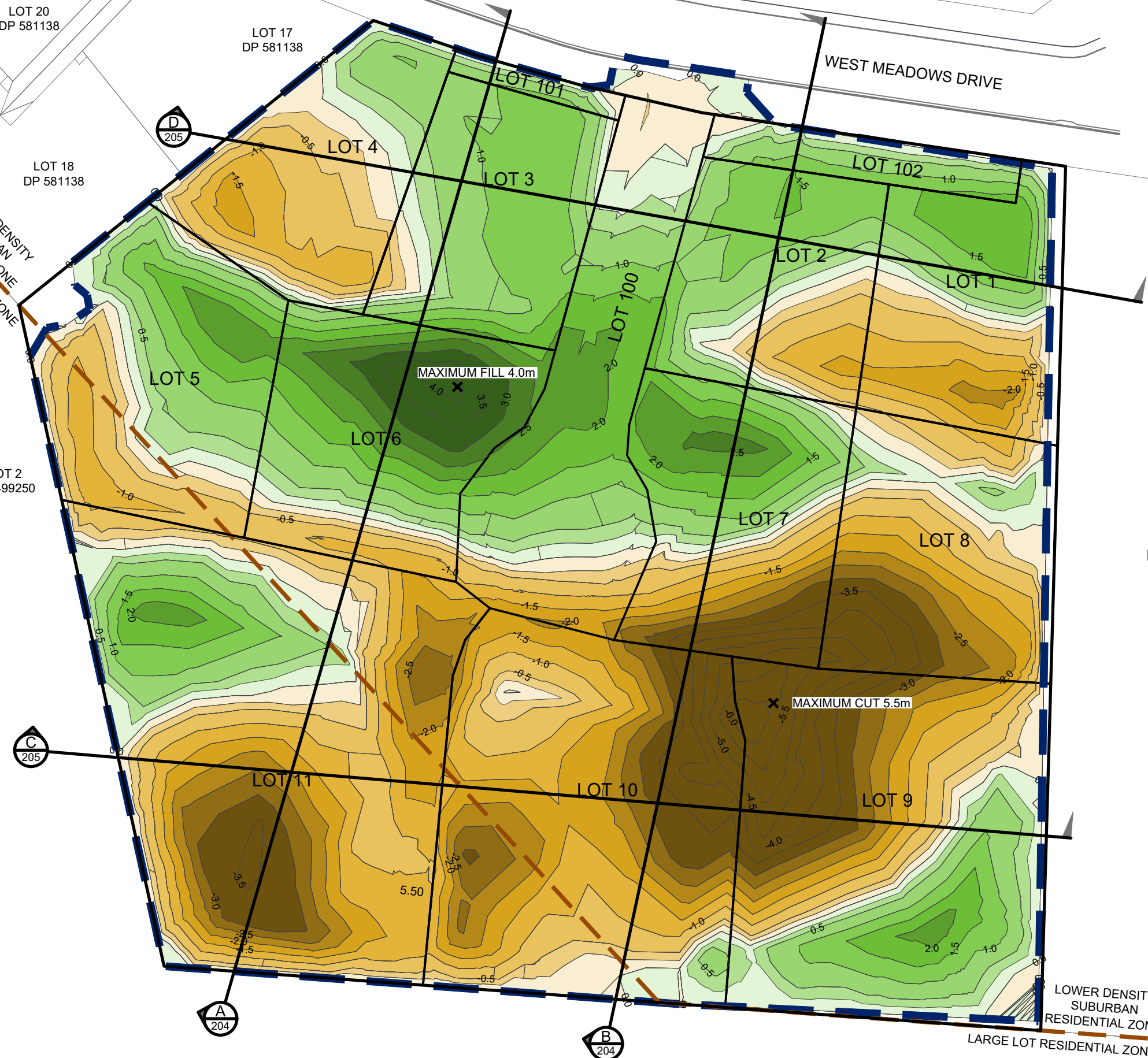
LOT 18
DP 581138

LOT 2
DP 499250



LOWER DENSITY
SUBURBAN
RESIDENTIAL ZONE

LARGE LOT RESIDENTIAL ZONE



LOT 107
DP 454840

LOT 106
DP 454840

- NOTES**
- LEVELS ARE IN TERMS OF DUNEDIN VERTICAL DATUM 1958
 - DEPTH CONTOURS AT 0.5m INTERVAL
 - MAXIMUM FILL DEPTH 4.0m
 - MAXIMUM CUT DEPTH 5.5m
 - CUT-FILL DEPTHS ARE FROM EXISTING SURFACE TO DESIGN SURFACE
 - EARTHWORKS VOLUMES BASED ON ASSUMED TOPSOIL DEPTH FROM TEST PIT DATA

EARTHWORKS LEGEND

	3.0m +
	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
	0.2m to 0.5m
	0.0m to 0.2m
	0.0m to 0.2m
	0.2m 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 +

- PROPOSED LOT BOUNDARIES
- DEPTH CONTOURS (0.5m INTERVAL)
- DISTRICT PLAN ZONE BOUNDARY
- EXTENTS OF EARTHWORKS
- CROSS SECTION AXIS
- MAX CUT/FILL LOCATION

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Client & Location:
STEWART BLENNERHASSETT
81 WEST MEADOWS DRIVE

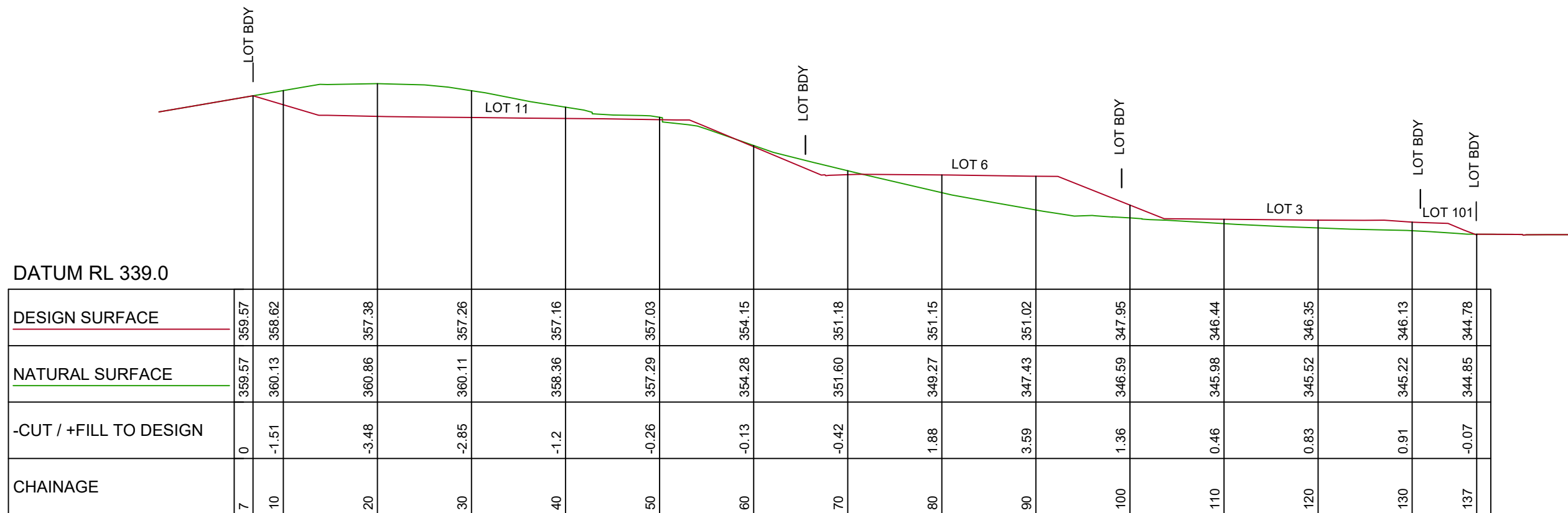
Purpose & Drawing Title:
CUT- FILL AREAS
LOTS 1 - 11 BEING A SUBDIVISION OF
LOT 1 DP 472385

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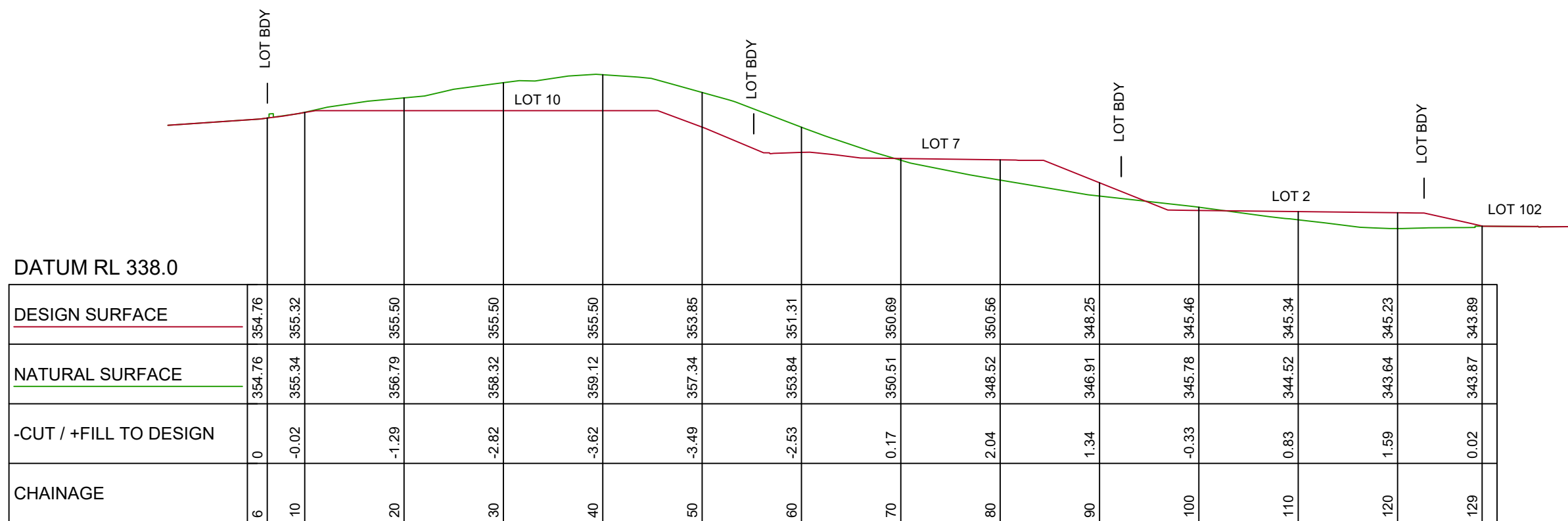
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Drawn by:	AGM		
Checked by:	DA	DO NOT SCALE	
Approved by:	MJB	Job No:	Revision No:
Job No:	002	W6351	0
Drawing No:	203	Sheet No:	Date:
002	203	0	05/11/2024



EARTHWORKS CROSS SECTION A

A3 HORZ SCALE 1:500

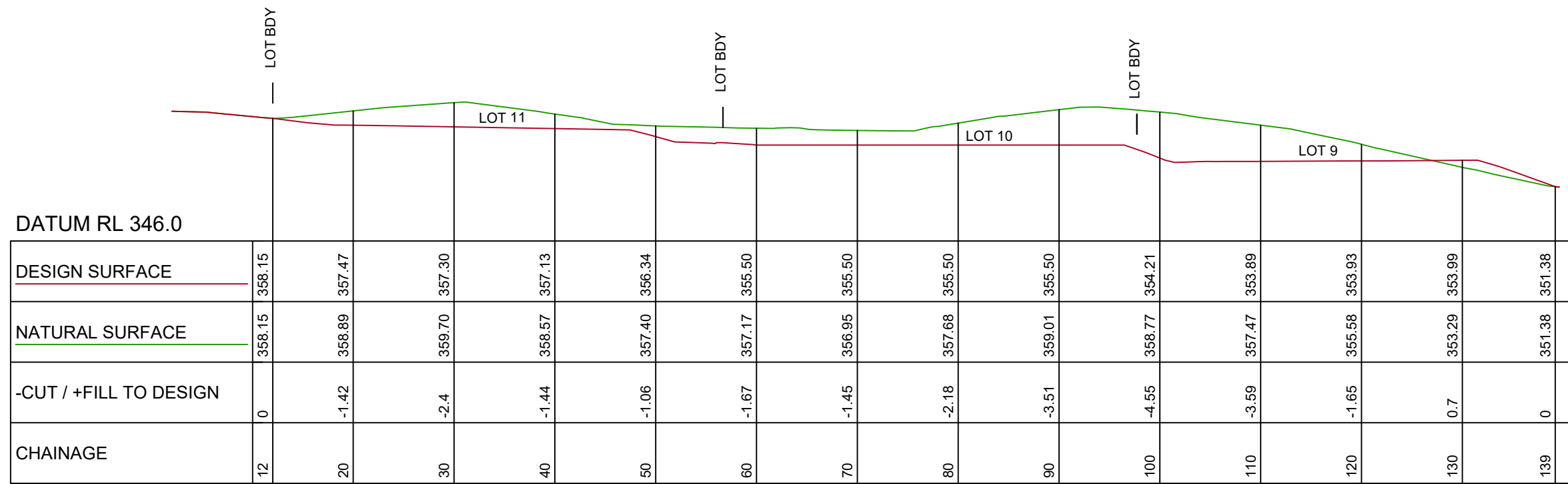
A3 VERT SCALE 1:500



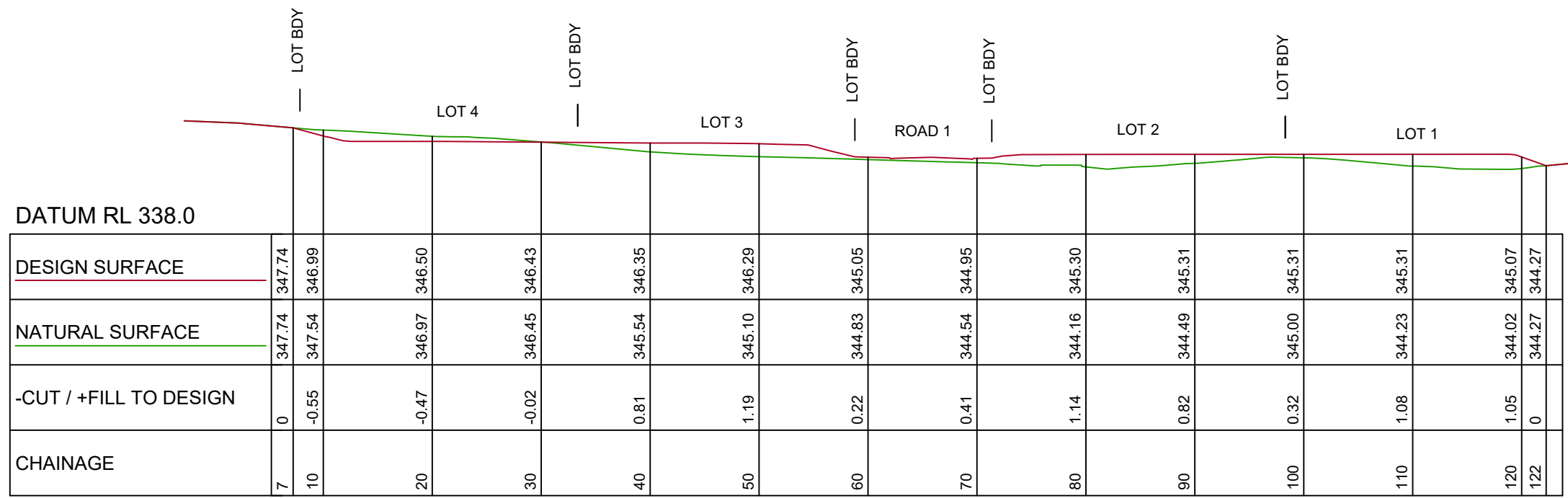
EARTHWORKS CROSS SECTION B

A3 HORZ SCALE 1:500

A3 VERT SCALE 1:500



EARTHWORKS CROSS SECTION C
 A3 HORZ SCALE 1:500
 A3 VERT SCALE 1:500



EARTHWORKS CROSS SECTION D
 A3 HORZ SCALE 1:500
 A3 VERT SCALE 1:500



Scale: 1:2,257

0 65 130 260 Meters

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