



Viewpoint 08 - Proposed - Shed 2

IMAGE TO BE VIEWED AT 50cm FROM EYE FOR CORRECT VIEWING SCALE WHEN PRINTED AT A3



Easting: 431550.619
Northing: 813738.842
Elevation : 309.138m
Height of Camera : 1.5m
Orientation of View : NE
Date of Photography : 06 December 2024
Time of Photography : 11:45am

Smith Residence - Morven Hill, Queenstown

Viewpoint 08 - Hayes Creek Road Carpark

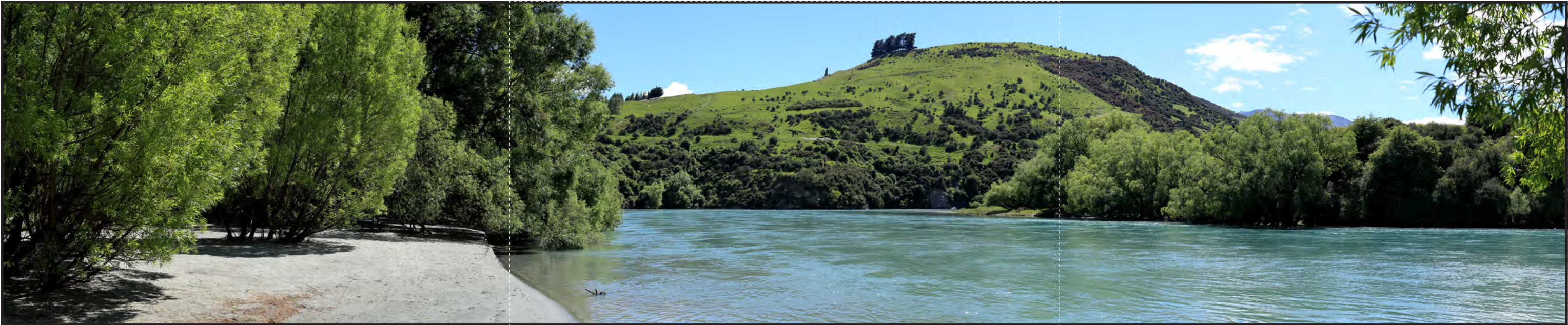
NOTES: All photos were taken by Virtual View with a Canon 5Dmk2 and a 50mm lens.
Photo positions were surveyed by Aurum Survey Consultants Ltd.

Version info: 0001
Date Printed: 25-06-2025





Viewpoint 09 - Existing



Viewpoint 09 - Proposed - Shed 2

| | | | | |
|---|--|---|--|---|
|  | <p>Easting: 431945.527 Northing: 813916.533 Elevation : 307.385m Height of Camera : 1.5m Orientation of View : NE Date of Photography : 06 December 2024 Time of Photography : 11:31am</p> | <p>Smith Residence - Morven Hill, Queenstown</p> <p>Viewpoint 09 - Colono Beach</p> | <p>NOTES: All photos were taken by Virtual View with a Canon 5Dmk2 and a 50mm lens. Photo positions were surveyed by Aurum Survey Consultants Ltd. Dashed white line indicates cropped viewpoint portion.</p> <p>Version info: 0001 Date Printed: 25-06-2025</p> |  |
|---|--|---|--|---|



Viewpoint 09 - Existing

IMAGE TO BE VIEWED AT 50cm FROM EYE FOR CORRECT VIEWING SCALE WHEN PRINTED AT A3



Easting: 431945.527
Northing: 813916.533
Elevation : 307.385m
Height of Camera : 1.5m
Orientation of View : NE
Date of Photography : 06 December 2024
Time of Photography : 11:31am

Smith Residence - Morven Hill, Queenstown

Viewpoint 09 - Colono Beach

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Photo positions were surveyed by Aurum Survey Consultants Ltd.

Version info: 0001
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Viewpoint 09 - Proposed - Shed 2

IMAGE TO BE VIEWED AT 50cm FROM EYE FOR CORRECT VIEWING SCALE WHEN PRINTED AT A3



Easting: 431945.527
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Smith Residence - Morven Hill, Queenstown

Viewpoint 09 - Colono Beach

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Photo positions were surveyed by Aurum Survey Consultants Ltd.

Version info: 0001
Date Printed: 25-06-2025






Viewpoint 10 - Existing



Viewpoint 10 - Proposed - Shed 2

| | | | | |
|---|--|--|--|---|
|  | <p>Easting: 430793.941 Northing: 813914.555 Elevation : 356.986m Height of Camera : 1.5m Orientation of View : NE Date of Photography : 06 December 2024 Time of Photography : 13:55pm</p> | <p>Smith Residence - Morven Hill, Queenstown</p> <p>Viewpoint 10 - Kawarau Heights Boulevard</p> | <p>NOTES: All photos were taken by Virtual View with a Canon 5Dmk2 and a 50mm lens. Photo positions were surveyed by Aurum Survey Consultants Ltd. Dashed white line indicates cropped viewpoint portion.</p> <p>Version info: 0001 Date Printed: 25-06-2025</p> |  |
|---|--|--|--|---|



Viewpoint 10 - Existing

IMAGE TO BE VIEWED AT 50cm FROM EYE FOR CORRECT VIEWING SCALE WHEN PRINTED AT A3



VIRTUALVIEW
3D VISUALISATION SPECIALISTS

Easting: 430793.941
Northing: 813914.555
Elevation : 356.986m
Height of Camera : 1.5m
Orientation of View : NE
Date of Photography : 06 December 2024
Time of Photography : 13:55pm

Smith Residence - Morven Hill, Queenstown
Viewpoint 10 - Kawarau Heights Boulevard

NOTES: All photos were taken by Virtual View with a Canon 5Dmk2 and a 50mm lens.
Photo positions were surveyed by Aurum Survey Consultants Ltd.

Version info: 0001
Date Printed: 25-06-2025





Viewpoint 10 - Proposed - Shed 2

IMAGE TO BE VIEWED AT 50cm FROM EYE FOR CORRECT VIEWING SCALE WHEN PRINTED AT A3



VIRTUALVIEW
3D VISUALISATION SPECIALISTS

Easting: 430793.941
Northing: 813914.555
Elevation : 356.986m
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Orientation of View : NE
Date of Photography : 06 December 2024
Time of Photography : 13:55pm

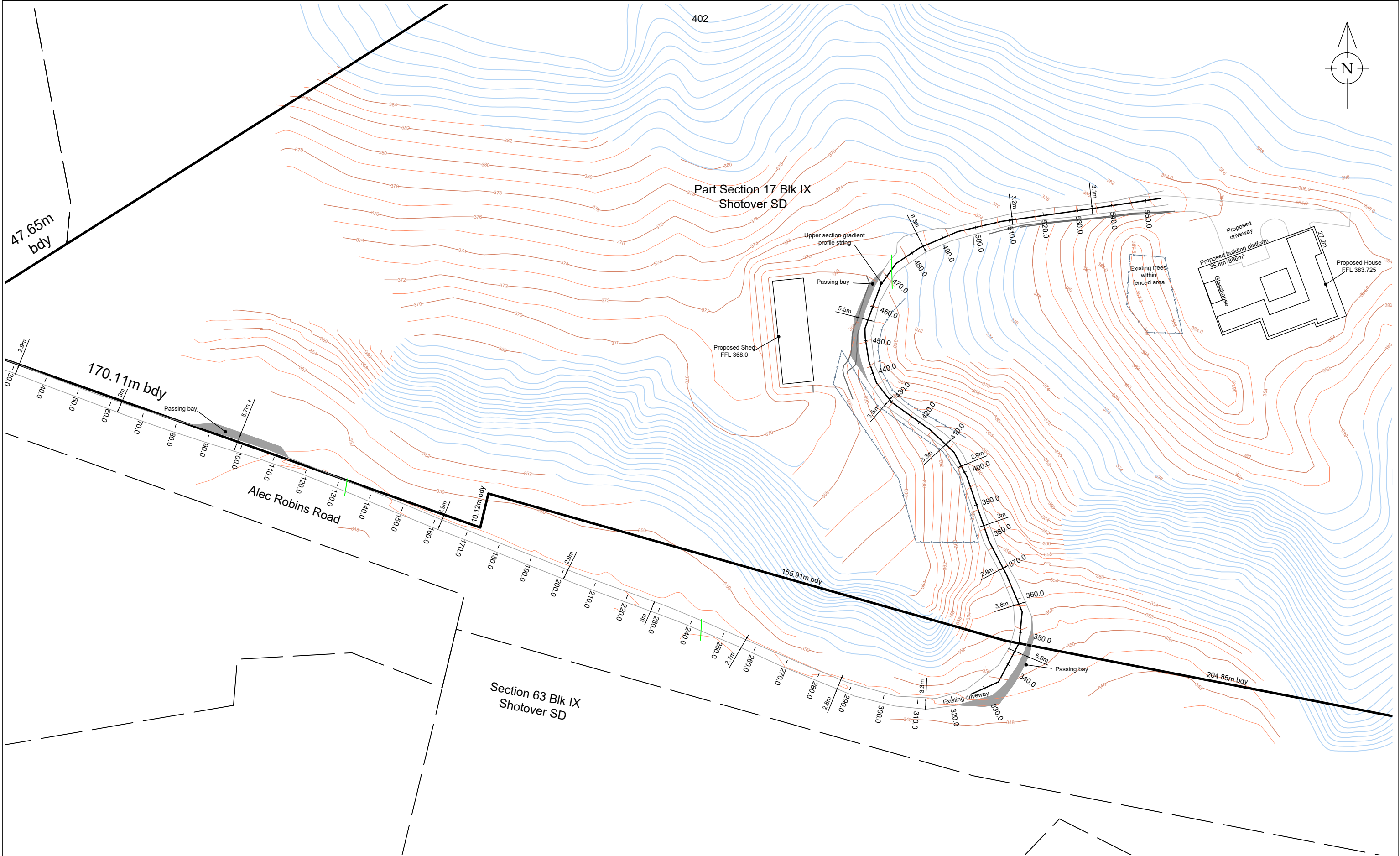
Smith Residence - Morven Hill, Queenstown

Viewpoint 10 - Kawarau Heights Boulevard

NOTES: All photos were taken by Virtual View with a Canon 5Dmk2 and a 50mm lens.
Photo positions were surveyed by Aurum Survey Consultants Ltd.

Version info: 0001
Date Printed: 25-06-2025





NOTE: Contour (red) interval is 1.0 metre. QLDC Lidar (blue) is 1.0m Levels in terms NZ Vertical Datum 2016, Pin 1 SO 557531 RL 348.21.

A person/company using Aurum Survey Consultants drawings and other data accepts the risk of:
1. using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions;
2. using the drawings and other data for any purpose not agreed to in writing by Aurum Survey Consultants.

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| | | | | |
| D | 13/8/25 | Chainage labels added | HW | BM |
| C | 12/8/25 | Profile updated | HW | BM |
| B | 8/8/25 | Updated road and dimensions | HW | BM |
| A | 10/6/25 | Initial release | HW | BM |
| REV. | DATE: | REVISION DETAILS: | DRAWN: | CHECKED: |

WARNING NOTE:
This resource consent plan has been prepared for the client from field survey and existing records. It is to be read in conjunction with our terms of engagement to Gemma Smith. It should not be used by the client company for any other purpose. The plan is not to be relied on by any other person for any purpose whatsoever.

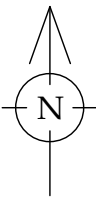
TITLE:
**Driveway Plan
Pt Section 17 Blk IX Shotover SD
for Gemma Smith**

| | | |
|-------------------|------------------|---------------------|
| DATE: 13 Aug 2025 | Scale 1:1000 | DRAWING & ISSUE No. |
| BY: Helen Watling | Original Plan A3 | 5514.11R.1D |

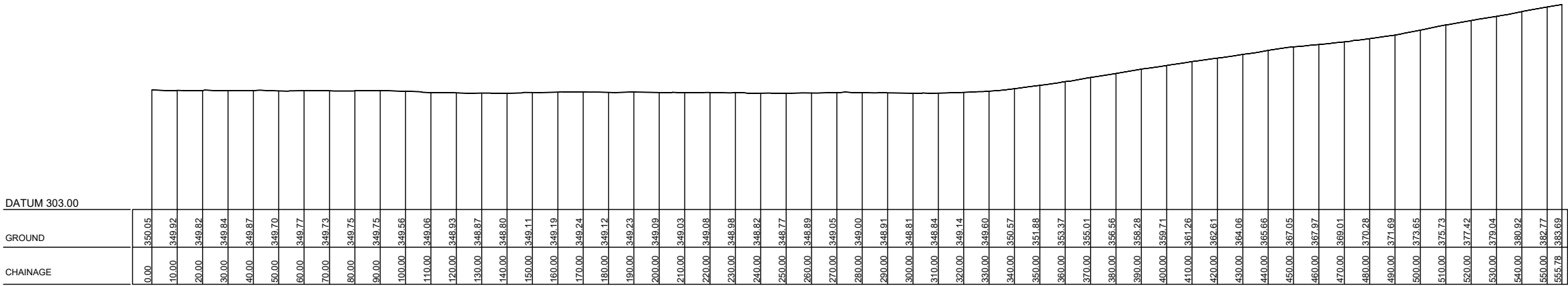


**AURUM
SURVEY**

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Wakatipu 9349
Ph 03 442 3466
Fax 03 442 3469
Email admin@ascl.co.nz



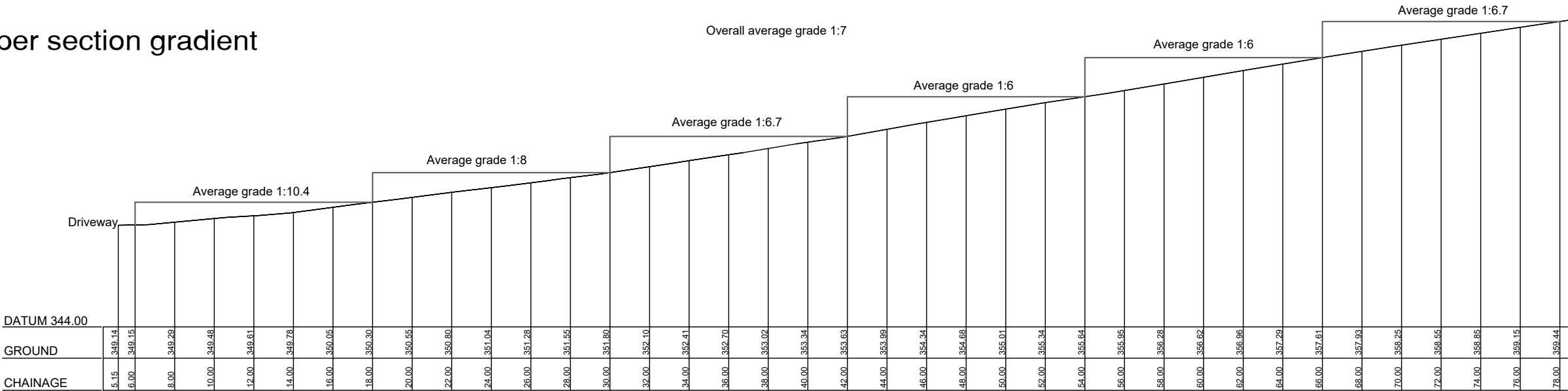
Full driveway



LONGITUDINAL SECTION
Horizontal scale 1:1000
Vertical scale 1:1000

scale 1:2000

Upper section gradient



LONGITUDINAL SECTION
Horizontal scale 1:100
Vertical scale 1:100

scale 1:250

NOTE: Contour (red) interval is 1.0 metre. QLDC Lidar (blue) is 1.0m
Levels in terms NZ Vertical Datum 2016, Pin 1 SO 557531 RL 348.21.

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| D | 13/8/25 | Chainage labels added | HW | BM | |
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| REV. | DATE: | REVISION DETAILS: | DRAWN: | CHECKED: | |

WARNING NOTE:
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TITLE:

Driveway Profile Plan
Pt Section 17 Blk IX Shotover SD
for Gemma Smith

DATE: 13 Aug 2025
BY: Helen Watling

Scale **Varies**
Original Plan A3

DRAWING & ISSUE No.
5514.11R.2D

AURUM
SURVEY

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Wakatipu 9349
Ph 03 442 3466
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Email admin@ascl.co.nz

Annemarie Townsley

From: Alan Hopkins <alan.hopkins@patersons.co.nz>
Sent: Thursday, 14 August 2025 2:12 PM
To: Annemarie Townsley
Cc: Gemma Smith
Subject: FW: Driveway - Little Morven Trust

Afternoon Annemarie,

As requested, I have reviewed the proposed passing bay upgrades and existing widths and grades of the Little Morven Trust driveway access.

Under the district plan there is a lack of distinction between private access to multiple lots and simple driveways. The default becomes District Plan rule 29.5.13a which refers to the 2018 COP table 3.2, requiring an E1 rural formation with a movement lane of 2.5m with a total shoulder of 0.5m each side. With minor areas of widening the carriageway width will be a nominal 3m which provides the 2.5m carriageway with 0.25m of shoulder either side. The reduced 0.25m shoulders could be considered a minor deviation from code and would have limited adverse impact on day to day traffic given the slow speeds and limited vehicle numbers. Access for fire appliances at the 3m carriageway width is acceptable given the widening on key corners on the hill sections and wide grassed shoulders on the flats.

The grades on the hill portions are acceptable as less than a maximum 1 in 6 (16%) gradient required under the COP table 3.2 E1 formation.

The passing bays required under COP table 3.2 E1 are a maximum 100m with good sight and 50m maximum without. The passing proposed at 100m spacing on the hill portion are deemed sufficient given lack of traffic and provision on key corners. The single passing on the flats looks to be at around 200m spacing, however again this is deemed sufficient given the good line of sight, limited traffic, and potential for informal passing on flat grassed shoulder.

Let me know if you have any further questions/comments.

Regards,

Alan Hopkins
 Engineering Manager
 CPEng CMEngNZ | BE (Environmental)

021 02209678 | alan.hopkins@patersons.co.nz | patersons.co.nz

Queenstown Office
 03 441 4715
 Level 1, Aurum House
 Terrace Junction, Queenstown 9349



patersons.
 Land Professionals

Please consider the environment before printing this email.

Licence to Occupy Road Reserve

QUEENSTOWN LAKES DISTRICT COUNCIL

LITTLE MORVEN TRUST

QLD001933 8312504.1

219657.0859 14636779.1

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DATE

04 MARCH 2025

PARTIES

QUEENSTOWN LAKES DISTRICT COUNCIL a Local Authority under the Local Government Act 2002 (**Licensor**)

LITTLE MORVEN TRUST (**Licensee**)

BACKGROUND

- A. The Licensor owns and controls the road reserve more particularly described in Schedule 1 (**Reserve**).
- B. The Licensor has agreed to grant the Licensee a licence to occupy that part of the Reserve more particularly described in Schedule 1 and outlined on the Plan attached to this Licence (**Licensed Area**) on the terms set out in this Licence.

THIS LICENCE RECORDS

1. Definitions

- 1.1 **Definitions:** In this Licence unless the context otherwise requires:

Commencement Date means **04 MARCH 2025**;

Expiration Date means the date on which the Term shall expire or such earlier date on which the Licence is terminated;

Licence means this licence;

Licensee means the Licensee and the Licensee's successors and permitted assigns;

Licensor means the Licensor and the Licensor's executors, administrators, successors, assigns, and where the context permits the employees and agents of the Licensor;

Licensed Area has the meaning given to it paragraph B;

Licence Fee means \$1.00, if demanded;

Permitted Use means **TO ENABLE THE INSTALLATION OF UNDERGROUND INFRASTRUCTURE BEING POWER, WATER AND SEPTIC SYSTEMS FOR THE PURPOSE OF SERVICING 121 ALEC ROBINS ROAD**;

Plan means the plan of the Licensed Area annexed to this Licence at Schedule 2;

Reserve has the meaning given to it in paragraph A; and

Term means **ONGOING**.

2. Covenant to Licence

In consideration for payment of the Licence Fee, the Licensor licences to the Licensee, and the Licensee takes on a licence from the Licensor of the Licensed Area for the Term, upon the terms contained in this Licence.

3. Statutory Provisions

- 3.1 **Exclusion of Statutory Provisions:** Any covenants and powers implied in licences by virtue of the provisions of any statute or regulations are, to the extent they are inconsistent with anything in this Licence, expressly excluded from this Licence.
- 3.2 **Compliance with Legislation and Bylaws:** The Licensee shall comply with all statutes, regulations, and bylaws affecting the Licenced Area or the Reserve made or imposed on it by any lawful authority.

4. Licence Fee and other costs

- 4.1 **Other costs:** The Licensee shall pay for all other costs incurred by it or the Licensor in relation to its use of the Licenced Area including but not limited to:
- 4.1.1 Utilities charges; and
 - 4.1.2 Rates, taxes, and assessments which are levied on or imposed in respect of the Licenced Area,
- such payments being payable upon demand being made by the Licensor.
- 4.2 **Parking fees:** In addition to the Licence Fee, the Licensor shall be entitled to charge an additional fee for any carparking required by the Licensee at Licensor's current rate for carparks. The Licensor shall be entitled to review this rate on each Licence Fee Review Date to ensure that it is in line with current rates. Any fees under this clause shall be payable upon demand being made by the Licensor.
- 4.3 **GST:** All amounts which the Licensee is liable to pay are in this Licence exclusive of GST. In circumstances which are appropriate GST shall be payable in addition.

5. Term

- 5.1 **Term of Licence:** The Term shall commence on the Commencement Date and shall expire on the Expiration Date unless otherwise agreed between the parties or terminated in accordance with the provisions of this Licence.
- 5.2 **Licensor's right to suspend or terminate:** The Licensor may temporarily suspend or terminate this Licence if in the opinion of the Licensor there is a risk to public safety or the environment, health and safety concerns, or there is any interference with the use of any road located within the Reserve. Any suspension shall be for such period of time until the Licensor decides that the risk or interference has subsided. The Licensee shall continue to pay the Licence Fee during any period of suspension and the Licensor shall not be liable to the Licensee for any loss sustained by reason of suspension or termination under this clause.
- 5.3 **Licenced Area required for other use:** If during the Term, the Licensor requires all or part of the Licenced Area for another use, then the Licensor may:
- 5.3.1 temporarily suspend this Licence for that period the Licensor requires the Licenced Area. The Licensee shall not be required to pay the Licence Fee during any period of suspension and the Licensor shall not be liable to the Licensee for any loss sustained by reason of this suspension; or
 - 5.3.2 terminate this Licence and the Licensor shall not be liable to the Licensee for any loss sustained by reason of such termination.
- 5.4 **Monthly Tenancy:** Should the Licensee with the consent of the Licensor (such consent to be in the Licensor's sole discretion) continue to occupy the Licenced Area beyond the Expiration

Date the Licensee shall do so as a monthly tenant at a monthly licence fee to be determined by the Licensor. Such tenancy shall be determinable by one month's notice in writing given at any time by either party to the other and otherwise on the terms of this Licence but applicable to a monthly tenancy.

- 5.5 **Licensee's Right to Terminate:** If during the Term, the Licensee no longer requires the Licenced Area then the Licensee may terminate this Licence upon the giving of one (1) month's written notice to the Licensor (**Early Termination Date**). On or before the Early Termination Date, the Licensee must remove all of its property and reinstate the Licenced Area in accordance with clause 9. Termination of the licence in accordance with this clause 6.5 shall be without prejudice to the rights of either party against the other.

6. Use of the Licenced Area

- 6.1 **Use of Licenced Area:** The Licensee shall only use the Licenced Area for the Permitted Use.
- 6.2 **Signage:** The Licensee shall not place any signage on the Licenced Area or the Reserve without prior written approval from the Licensor.
- 6.3 **Rubbish:** The Licensee shall ensure that the Licenced Area and the Reserve are kept free from all rubbish, waste, and tree and plant debris at all times. Rubbish, waste, and debris must be removed from the Licenced Area and the Reserve and disposed of at the end of each day.
- 6.4 **Noise:** The Licensee shall comply with the decibel levels set out in the Queenstown Lakes District Council District Plan. If noise complaints are received then noise levels shall be reduced and/or mitigated by the Licensee.
- 6.5 **Nuisance:** The Licensee shall not allow the Licenced Area to be used in any way which may constitute a nuisance or annoyance to the Licensor or any person lawfully using the Licenced Area or the Reserve.
- 6.6 **Interference with Road:** The Licensee shall at all times ensure that its activities on the Licenced Area do not interfere with the use of any road or footpath located within the Reserve.
- 6.7 **Qualified Persons:** The Licensee shall ensure that all works and operations on the Licenced Area are carried out and/or supervised by suitably qualified persons at all times.
- 6.8 **Health and Safety:** The Licensee must at all times comply with the Health and Safety at Work Act 2015 and its regulations and shall take all reasonable steps to protect the safety of all persons present on the Licenced Area and the Reserve and eliminate any dangers to those persons. The Licensee must prior to occupying the Licenced Area have in place a health and safety plan and shall provide a copy of this to the Licensor upon request. The Licensee shall comply with this plan during the Term.
- 6.9 **Traffic Management:** Where in the sole discretion of the Licensor, the Licensee's use the Licenced Area requires a traffic management plan to be in place, such plan must be submitted to and approved by the Licensor prior to the activity requiring a traffic management plan being undertaken on the Licenced Area.
- 6.10 **Maintenance:** The Licensee shall keep the Licenced Area and any existing improvements on the Licenced Area in the same good order and repair as at the Commencement Date.
- 6.11 **Fencing:** If required by the Licensor, the Licensee will fence the Licenced Area using materials approved by the Licensor. Such fencing shall be to a high standard and aesthetically pleasing to the public. The Licensee shall maintain the fencing in the same good order and repair during the Term to the satisfaction of the Licensor.

- 6.12 **Additions, alterations, improvements:** The Licensee is not permitted to make any additions, alterations, or improvements to the Licenced Area without the prior consent of the Licensors.
- 6.13 **Disturbance of ground:** The Licensee shall not excavate, penetrate, or disturb the surface of the land comprising the Licenced Area or the Reserve without the prior consent of the Licensors.
- 6.14 **Notice:** The Licensee shall immediately give notice to the Licensors of any accidents, events or activities on the Licenced Area or the Reserve which may endanger the public.
- 6.15 **Directions of Licensors:** The Licensee shall comply with all reasonable directions of the Licensors in its use and occupation of the Licenced Area.
- 6.16 **Access by Licensors:** The Licensors shall be entitled to enter the Licenced Area at all times without notice for the purpose of monitoring compliance by the Licensee with the terms of this Licence.
- 6.17 **Non-exclusive:** The Licensee acknowledges that the Licensee's rights under this Licence are not exclusive and the Licensors and members of the public shall be permitted to pass and re-pass along any portion of the Licenced Area if required to access other land.
- 6.18 **Non-objection:** The Licensee agrees that it:
- 6.18.1 will not, and will not procure any third party to object to any activity of the Licensors (or any lessee or licensee of the Licensors) on the Reserve or any land adjoining the Reserve; and
- 6.18.2 will sign any required support and/or affected persons approval for, and shall not oppose or frustrate, or encourage any third party to oppose or frustrate, any action by the Licensors for any resource consent, notice of requirement for designation, or building consent in respect of the Reserve and any land adjoining the Reserve.

7. Insurance and Indemnity

- 7.1 **Insurance:** The Licensee, at the Licensee's expense, shall effect and keep current in respect of the Licenced Area, and the Licensee's use of the Licenced Area, a policy of public risk insurance for an amount not less than \$2 million dollars or such other amount from time to time reasonably required by the Licensors, for any one event. Such policy shall be effected with an insurance company and on terms acceptable to the Licensors (acting reasonably). The Licensee shall prior to occupying the Licenced Area provide to the Licensors a copy of a certificate of currency of the insurance policy, with such certificate to be issued recording the Licensors as an additional insured. The Licensee shall ensure that such policy includes a provision that the policy will not be cancelled other than for non-payment of premiums and that if the policy is to be cancelled, then the insurer or the Licensee will give the Licensors notice of the proposed cancellation.
- 7.2 **Licensee to Occupy at Licensee's Risk:** The Licensee agrees to occupy and use the Licenced Area at the Licensee's risk and releases to the full extent permitted by law the Licensors and the Licensors's employees and agents from all claims and demands of any kind and from all liability which may arise in respect of any accident, damage or injury occurring to any person or property in or about the Licenced Area.
- 7.3 **Indemnity by Licensee:** The Licensee shall keep the Licensors indemnified against all claims, actions, losses, and expenses of any nature which the Licensors may suffer or incur or for which the Licensors may become liable in respect of:
- 7.3.1 the negligent or careless use or misuse of the Licenced Area by the Licensee or persons under the control of the Licensee;

7.3.2 any accident or damage to property or any person arising from any occurrence in or near the Licenced Area wholly or in part by reason of any act or omission by the Licensee or persons under the control of the Licensee; and

7.3.3 anything otherwise arising from the use of the Licenced Area by the Licensee.

8. Default by Licensee

8.1 **Default:** If at any time:

8.1.1 any payment due by the Licensee to the Licensor under this Licence is in arrears and unpaid for ten (10) days after the due payment date (whether it has been demanded or not);

8.1.2 the Licensor gives written notice to the Licensee specifying any breach (other than a breach of the type referred to in (a) above) of this Licence which breach remains unremedied seven (7) days after giving the notice;

8.1.3 the Licensee goes into liquidation, is declared bankrupt, is wound up or dissolved, enters into a scheme of arrangement with any of its creditors, goes into voluntary administration or a statutory manager is appointed, or has a receiver appointed;

then it shall be lawful for the Licensor (or any person duly authorised by the Licensor) to re-enter upon the Licenced Area in accordance with the Property Law Act 2007 and determine this Licence without releasing the Licensee from any liability in respect of the breach or non-observance of any terms, covenants and conditions of this Licence and without prejudice to any action or other remedy which the Licensor has for arrears of monies due or breach of covenant or for damage as a result of any such event.

9. Reinstatement

9.1 **Reinstatement:** On the Expiration Date, the Licensee shall yield up the Licenced Area in the same good order and repair that it was in prior to the Licensee's occupation of the Licenced Area. Any damage caused to surfaces or property owned by the Licensor shall be repaired to the condition it was in prior to the Commencement Date by the Licensor (or its contractors) and all costs associated with the repair shall be borne by the Licensee. A photographic record of the condition of the Licenced Area may be supplied to Licensor prior to the Commencement Date to identify any pre-existing damage. If a photographic record of the condition of the Licenced Area is not submitted prior to the Commencement Date the determination of damage caused will be at the sole discretion of the Licensor.

9.2 **Removal of Property by Licensee on Termination:** The Licensee shall:

9.2.1 on the Expiration Date remove the Permitted Equipment and any other property of the Licensee from the Licenced Area; and

9.2.2 restore and make good damage to the Licenced Area and the Reserve caused by such removal or otherwise caused by the Licensee; .

9.3 **Failure to remove:** If the Licensee fails to complete any removal and making good when required under subclause 9.2 the Licensor may either:

9.3.1 do so, and the Licensee shall on demand pay all costs and expenses incurred by the Licensor in so doing; or

9.3.2 elect not to effect such removal and give written notice to the Licensee that unless the Licensee effects removal within fourteen (14) days of the date on which the notice is given, any property of the Licensee not removed shall be forfeited to the Licensor

without compensation. If the Licensee fails to comply with the notice the property of the Licensee shall become the property of the Licensor accordingly.

10. Assignment/Subletting

The Licensee shall not assign, sublease, mortgage, charge, or otherwise dispose (whether in whole or part) of any of its interest in this Licence without the prior written consent of the Licensor (which may be withheld in its absolute discretion or given subject to such conditions as the Licensor sees fit).

11. Dispute Resolution

11.1 **Informal methods:** If any party has a dispute with any other party in connection to this Licence:

11.1.1 That party will promptly give full written particulars of the dispute to the other; and

11.1.2 The parties' will promptly meet together and in good faith try to resolve the dispute.

11.2 **Arbitration:** If the dispute is not resolved within ten (10) days of written particulars being given (or any longer period agreed to by the parties) the dispute will be referred to a single arbitrator chosen by the parties or if they cannot agree, by the President of the New Zealand District Law Society.

11.3 **Urgent relief:** This clause shall not apply to any application to the Court by either party for urgent interlocutory relief.

12. Licensee to Pay Licensor's Costs

12.1 **Costs:** The Licensee shall pay:

12.1.1 The reasonable costs of and incidental to the preparation, negotiation, and execution of this Licence;

12.1.2 all costs, charges and expenses for which the Licensor shall become liable in consequence of, or in connection with, any breach or default by the Licensee in the performance of any of the covenants in this Licence; and

12.1.3 all costs, charges and expenses (including actual legal costs as between solicitor and client) that may be incurred by the Licensor in enforcing or attempting to enforce any of the Licensee's covenants, or any of the Licensor's rights, under or arising out of this Licence.

13. Notices

13.1 **Notices:** All notices or other communications given under this Licence shall be by personal delivery, by posting by registered or ordinary mail, or by email.

13.2 **Delivery:** Any notice, consent, information, application or request is to be treated as given or made at the following time:

13.2.1 if it is delivered, when it is left at that party's address (as notified from time to time);

13.2.2 if it is sent by post, three (3) days after it is posted; or

13.2.3 in the case of email, when acknowledged by the addressee orally or by return email or otherwise in writing (excluding emails generated automatically).

- 13.3 **Licensor authority:** In the case of any notice or document required to be served or given by the Licensor the same may be signed on behalf of the Licensor by any authorised officer of the Licensor or by the Licensor's solicitors.

14. General

- 14.1 **Regulatory capacity:** Notwithstanding that the Licensor enters into this Licence in its capacity as owner of the Reserve, the Licensee acknowledges that nothing in this Licence shall fetter, restrict or bind the Queenstown Lakes District Council in its regulatory capacity and any consents or agreements given herein by the Licensor shall not be construed as consent or agreement by the Queenstown Lakes District Council in its regulatory capacity.
- 14.2 **No legal interest:** This Licence grants the Licensee a non-exclusive right to occupy the Licenced Area and the Licensee does not have any legal interest in the Licenced Area or the Reserve.
- 14.3 **Amendments:** No amendment to this Licence will be effective unless it is in writing and signed by all the parties.
- 14.4 **Waiver:** Failure by a party to enforce at any time any one or more of the terms or conditions of this Licence is not a waiver of that party's right to subsequently enforce at any time any one or more of the terms or conditions of this Licence.
- 14.5 **Invalidity:** If any of the provisions of this Licence is or becomes invalid, illegal or unenforceable, the validity, legality or enforceability of the remaining provisions will not in any way be affected or impaired.
- 14.6 **Law:** This Licence is to be governed by and construed in accordance with the laws of New Zealand and each party irrevocably and unconditionally agrees that the Courts of New Zealand have jurisdiction to hear and determine any proceedings brought in relation to this Licence.

EXECUTED as a Licence

SIGNED for and on behalf of)
QUEENSTOWN LAKES DISTRICT COUNCIL)
 as **LICENSOR** under delegated authority)
 by **Manager, Development Engineering – Hayden Bed**)
 in the presence of:)



Signature

Adam Geekie

Full Name

72 Shotover Street, Queenstown

Address

Licence to Occupy & Temporary Road Closure Administrator

Occupation

Hayden Bed

Signature 31/3/25

SIGNED by LITTLE MORVEN TRUST
as LICENSEE
in the presence of:



Signature

William Matthew Little

Full Name

495 Kingston Rd Wakatipu

Address

Farmer

Occupation

Signature

Signature

SCHEDULE 1: DETAILS OF RESERVE AND LICENCED AREA

Reserve: *ALEC ROBINS ROAD, QUEENSTOWN road reserve.*

Licensed Area: *That part of Road Reserve shown in Schedule 2.*

SCHEDULE 3: SPECIAL CONDITIONS

- a. The licence shall remain at Council's pleasure.
- b. It is the responsibility of the Applicant to ensure that all works on the road reserve comply with both the Building Act, and the Resource Management Act 1991. Resource Consent and Building consents are to be obtained prior to works commencing, if required.
- c. Prior to works commencing, a Corridor Access Request must be approved, which includes a Traffic Management Plan.
- d. All activities are to be undertaken in accordance with the Health and Safety at Work Act 2015.
- e. Any reinstatement works within the road reserve, if required, to be undertaken in accordance with the Council's Code of Practice and to the satisfaction of Council's Engineers.
- f. All services including Three-waters, phone, power and gas within the road reserve must be identified prior to any works being undertaken on the road reserve. There shall be no damage to Council Infrastructure nor shall access to the road reserve by Council be fettered before, during, or after the works are completed. Council reserves the right to charge a reasonable rate for any damage done to infrastructure.
- g. Prior to works commencing, photographic evidence or a council inspection is to be carried out of the pre-existing condition of the area to be occupied, and then again once any reinstatement is complete. Reinstatement of area to be of current or better condition. Photographs can be sent to adam.geekie@qldc.govt.nz. Council engineer inspection to be arranged with Rich Gurnell (rich.gurnell@qldc.govt.nz).
- h. In the event that Council requires access to any Council services in or in close proximity to the agreed location, Council will not be liable for damage to, or reinstatement of the occupation.
- i. The occupation must not compromise roading or services maintenance activities. This includes Delta when servicing the pylons and Wakatipu Trails Trust for maintenance of and access to the Twin River Trail
- j. The licence area is not to be used for parking or as a construction material storage or staging area at any time.
- k. Ongoing maintenance of the occupation are to be the responsibility of the Licensee.
- l. The applicant must register a Covenant in Gross being recorded against the title of Part Section 17 Block IX Shotover SD to ensure the recommended terms and conditions of the Licence continue in perpetuity for all future owners of the property. Evidence of the registration is to be provided to QLDC (adam.geekie@qldc.govt.nz) prior to works commencing. Failure to register the covenant will result in the licence being null and void.
- m. At the completion of the installation, Asbuilts are to be submitted to engineeringapprovals@qldc.govt.nz in a format compatible with QLDC's GIS system.

View Instrument Details

| | |
|-------------------------------|----------------------|
| Instrument No | 13202298.2 |
| Status | Registered |
| Lodged By | Bijl, Joshua Andrewe |
| Date & Time Lodged | 13 Feb 2025 13:56 |
| Instrument Type | Easement Instrument |

| Affected Records of Title | Land District |
|----------------------------------|----------------------|
| 504035 | Otago |
| 1205976 | Otago |
| 1094842 | Otago |
| 964836 | Otago |
| 1094840 | Otago |

| | |
|--------------------------|------------------|
| Annexure Schedule | Contains 4 Pages |
|--------------------------|------------------|

Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒
- I certify that the Caveator under Caveat 13127976.1 has consented to this transaction, which is subject to the Caveat, and I hold that consent ☒
- Mortgage 12621622.2 does not affect the burdened land, therefore the consent of the Mortgagee is not required ☒
- Mortgage 12855660.11 does not affect the burdened land, therefore the consent of the Mortgagee is not required ☒
- Mortgage 12855660.13 does not affect the burdened land, therefore the consent of the Mortgagee is not required ☒
- Encumbrance 6992903.22 does not affect the burdened land, therefore the consent of the Encumbrancee is not required ☒

Signature

Signed by Jaylene Emily Hodgson as Grantor Representative for Alexander Kenneth Robins, Robert Barry Robins, Hays Creek Trustee Company Limited on 05/02/2025 04:23 PM

Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒
- Caveat 13127976.1 does not apply to the estate or interest affected by this transaction ☒
- Mortgage 12621622.2 does not affect the burdened land, therefore the consent of the Mortgagee is not required ☒
- Mortgage 12855660.11 does not affect the burdened land, therefore the consent of the Mortgagee is not required ☒

Grantor Certifications

Mortgage 12855660.13 does not affect the burdened land, therefore the consent of the Mortgagee is not required ☒

Encumbrance 6992903.22 does not affect the burdened land, therefore the consent of the Encumbrancee is not required ☒

Signature

Signed by Laura Jane McPhail as Grantor Representative for Bridesdale Farm Developments Limited on 05/02/2025 07:46 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Laura Jane McPhail as Grantee Representative on 05/02/2025 07:46 PM

***** End of Report *****

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Form 22

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

BRIDESDALE FARM DEVELOPMENTS LIMITED (as to RT 1205976)
Alexander Kenneth ROBINS, Robert Barry ROBINS and HAYS CREEK TRUSTEE COMPANY LIMITED (as to RT 504035)

Grantee

BRIDESDALE FARM DEVELOPMENTS LIMITED (as to RT 1205976)
Michael David SMITH and Gemma Louise SMITH (as to RT 964836)
TPI 1 LIMITED (as to RT 1094842)
Lindsey William TOPP, Carlyn Maree MCLINTOCK and NEW ZEALAND TRUSTEE SERVICES LIMITED (as to RT 1094840)

Grant of Easement or *Profit à prendre*

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A required

Continue in additional Annexure Schedule, if

| Purpose of Easement, or <i>profit</i> | Shown (plan reference) | Burdened Land (Record of Title) | Benefited Land (Record of Title) or in gross |
|---------------------------------------|------------------------|---|---|
| Right of way | A on DP 609704 | Part Section 28 Block IX Shotover Survey District (RT 504035) | Lot 1 DP 609704 (RT 1205976) Lot 1 DP 583319 (RT 1094840) Lot 3 DP 583319 (RT 1094842) Part Section 17 and Section 63 Block IX Shotover Survey District and Lot 1 DP 26926 (RT 964836) |
| | B on DP 609704 | Part Section 28 Block IX Shotover Survey District (RT 504035) | Lot 1 DP 609704 (RT 1205976) |

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

| | | | |
|--|----------------|---|---|
| | C on DP 609704 | Lot 1 DP 609704 (RT 1205976) | Lot 1 DP 583319 (RT 1094840) Lot 3 DP 583319 (RT 1094842) Part Section 17 and Section 63 Block IX Shotover Survey District and Lot 1 DP 26926 (RT 964836) |
| Right to convey water, right to drain water and sewage | A on DP 609704 | Part Section 28 Block IX Shotover Survey District (RT 504035) | Lot 1 DP 609704 (RT 1205976) Part Section 17 and Section 63 Block IX Shotover Survey District and Lot 1 DP 26926 (RT 964836) |
| | B on DP 609704 | Part Section 28 Block IX Shotover Survey District (RT 504035) | Lot 1 DP 609704 (RT 1205976) |
| | C on DP 609704 | Lot 1 DP 609704 (RT 1205976) | Part Section 17 and Section 63 Block IX Shotover Survey District and Lot 1 DP 26926 (RT 964836) |

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby **varied and added to** by the provisions set out in Annexure Schedule B.

Where there is any conflict between the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007, Schedule 5 of the Property Law Act 2007 will prevail.

Where there is any conflict between the terms of this instrument and the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007, the terms of this instrument will prevail.

Schedule B

Additional Rights and Powers

1. Right to way

1.1 The parties agree that the right of way easement facility is formed at the date of registration of this easement instrument and there will be no additional works undertaken to form the right of way easement facility.

2. Right to convey water, right to drain water and sewage

2.1 The parties acknowledge that the registered owner of that Lot 1 DP 609704 (RT 1205976) has installed infrastructure for the right to convey water, and right to drain water and sewage easements (**Service Easements**) as at the date of registration of this easement instrument.

2.2 If and when the registered owner(s) of Lot 1 DP 26926, Part Section 17 Block IX Shotover Survey District and Section 63 Block IX Shotover Survey District (RT 964836) want to physically connect to easement facilities, for the Service Easements, installed and/or constructed by the registered owner of Lot 1 DP 609704 (RT 1205976), they will not be required to pay the registered owner of Lot 1 DP 609704 (RT 1205976) for the costs incurred in creating the initial easement facilities, however they will be responsible for, and bear the full cost of, installing or constructing any additional or upgraded easement facilities, as required for Lot 1 DP 26926, Part Section 17 Block IX Shotover Survey District and Section 63 Block IX Shotover Survey District (RT 964836) to connect to and use the easement facilities for the Service Easements.

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

2.3 All infrastructure for the Service Easements must be below ground.

3. Maintenance and repair of Easement Facilities

3.1 The Grantor(s) and Grantee(s) will each be responsible for a fair proportion of the repair and maintenance costs for the easement facilities, taking into account usage.

3.2 For the avoidance of doubt, the registered owner of Part Section 28 Block IX Shotover Survey District (RT 504035) will not:

- 3.2.1 be required to contribute to any repair and maintenance costs for the Service Easements; or
- 3.2.2 be permitted to use the easement facilities for the Service Easements.

4. Use of Easement Facilities

4.1 For the avoidance of doubt an easement facility can only be used to provide access or services to or from the land that is listed as benefited or burdened land in Schedule A (or any area previously contained in the benefited land or burdened land in Schedule A) and not to or from any other land that is included in the same record of title as the benefited land but not specially referenced in Schedule A. Without limitation, this means the easement facility cannot be used to provide access/and or services to the land contained in Lot 404 DP 505513, Lot 405 DP 505513 and Lot 406 DP 505513 (inclusive).

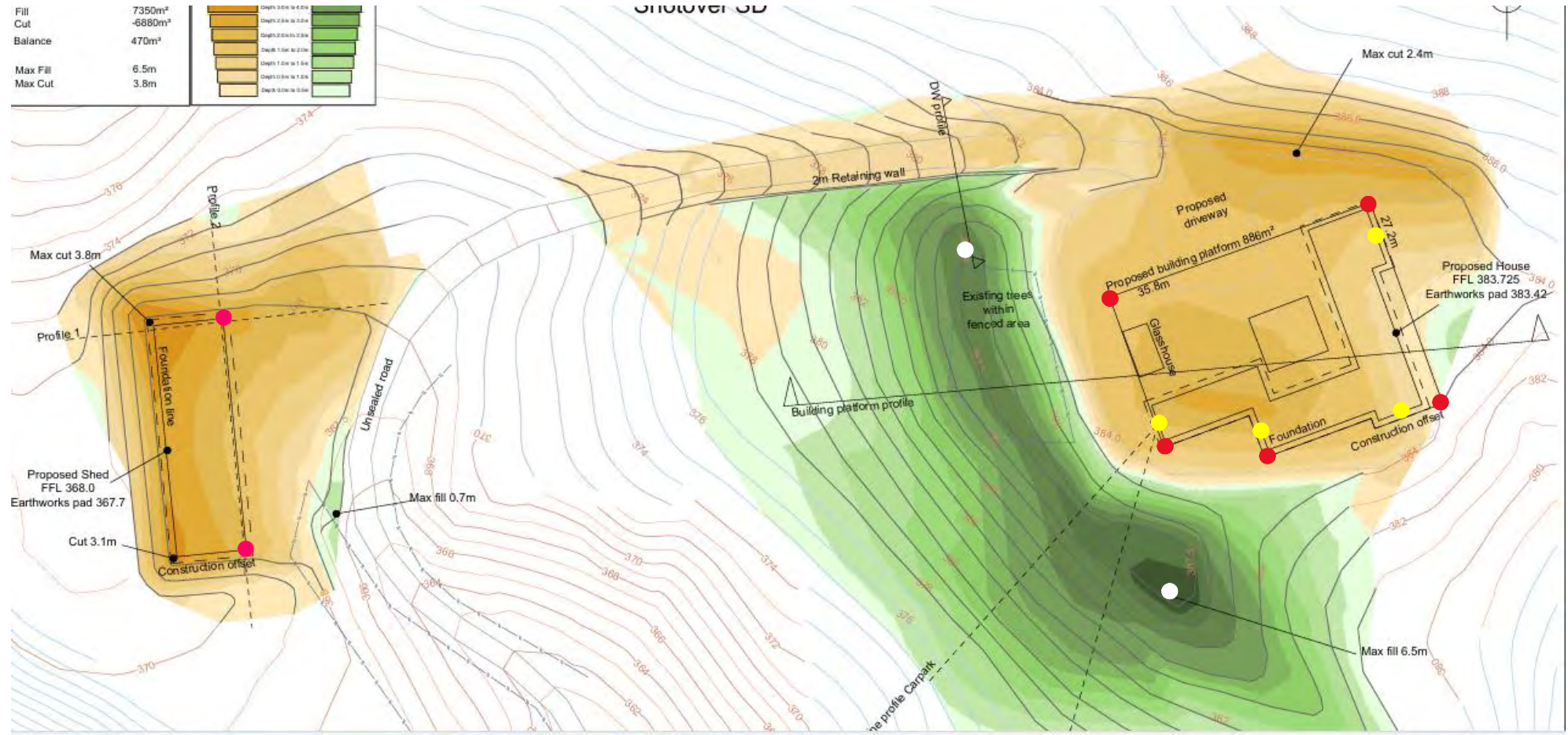
5. Service Provider Easements

5.1 The Grantor(s) agree that, if required by any party to this easement (**Requesting Party**), they will grant the following easements, over the relevant easement areas within this instrument, in gross, to any service provider that installs and/or manages infrastructure within the easement areas:

- 5.1.1 right to convey telecommunications, in favour of Chorus New Zealand, or any other service provider for telecommunications; and
- 5.1.2 right to convey gas, in favour of Rockgas Limited or any other service provider for gas,
(together **the Service Provider Easements**).

5.2 The Requesting Party will be responsible for the parties' reasonable legal costs (including any mortgagee consent costs) in relation to registration of the Service Provider Easements.

PROFILE POLES DIAGRAM



All building platform (red) poles at RL387.213 except for NW corner which is RL389.2m

Roof ridges marked with yellow poles

Top 1m of mound poles painted white

Shed poles are pink

Form 3A - Response

Enquiry Reference: PATAI001413
Property Address: 121 Alec Robins Road, Queenstown 9371

Thank you for your enquiry. Transpower's Cromwell - Frankton A (CML-FKN A) 110 kV transmission line is located south of PART SECTION 17 BLOCK IX SHOTOVER SD, supported by multiple double-circuit steel towers located in proximity to the site's southern boundary. The attached Transpower plan of the site and National Grid assets identifies the National Grid Yard (NGY) as a blue corridor 12m either side of the centreline, which is a line drawn from the centre of one line support structure (tower) to the next, and 12m from the outer edge of the support structure. Transpower seeks to keep the NGY free of buildings and structures and to manage land use and activities, particularly activities sensitive to the National Grid that could pose a risk to safety or to the safe and efficient operation of the National Grid.

Land use and development close to National Grid assets must not create safety risks or compromise the operation and maintenance of the National Grid. Transpower opposes the establishment of any sensitive activities (e.g. houses) within the National Grid Yard. All land use and development activity near National Grid lines and support structures must comply with the [New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP34:2001\)](#). Compliance with the code is mandatory and enforced by Worksafe New Zealand. It is the responsibility of the person undertaking the activity to comply.

Specific Comments

Transpower understands that the proposal is for the following activities:

- The establishment of a residential building platform;
- Construction of a dwelling and farm shed; and
- To undertake earthworks and landscaping associated with the construction

The proposal is described in further detail in Section 4.0 of the Assessment of Environmental Effects (prepared by John Edmonds & Associates., dated December 2024). We note that the applicant has requested public notification of the Resource Consent application.

Transpower's Operational Engineers and Planners have reviewed the submitted scheme plan and have the following comments with respect to the NGY and NZECP34:2001:

- Based on the provided Site Overview (prepared by Aurum Survey, dated 27 Jan 2025, drawing& issue no. 5514.2R.1I), there are no clearance concerns with the proposed locations of the dwelling and farm shed as both are located away from the NGY and the conductor blowout extent of the transmission line (the area where the conductors (wires) are physically present as the lines can swing out this far in high wind conditions).
- Any future buildings, structures or vegetation planting must be located to ensure vehicle access is maintained to the National Grid transmission lines, including support structures, for maintenance at all reasonable times, and emergency works at all times.
- Section 2.2.3 of NZECP34:2001 sets out the restrictions on excavation within 12m of the outer edge of tower foundations. Specifically, no excavation shall:
 1. exceed a depth greater than 300mm within 6 metres of the outer edge of the visible foundations of the tower; or
 2. exceed a depth greater than 3 metres between 6 metres and 12 metres of the outer edge of the visible foundation of the tower;
 - or
 3. create an unstable batter.
- In order to comply with NZECP34:2001 conductor to ground clearances, no fill or material shall be stockpiled or deposited so that the conductor to ground clearance is reduced to less than 7 metres. Additionally, Transpower does not support the stockpiling of materials beneath the CML-FKN-A National Grid transmission lines or within 12 metres of any National Grid support structure.
- In accordance with NZECP34:2001, no mobile plant or large vehicles operating on site may come within 4 meters of the conductors (wires). Mobile plant operating within 12m from centreline of the CML-FKN-A National Grid Transmission line shall have a maximum height of 3.2m. Mobile plant and large vehicles shall not be stored within the NGY.
- Vegetation planted in proximity to the transmission line must be setback sufficiently to ensure that trees cannot fall within 4 metres of the transmission lines.
- An Earthworks Management Plan (EMP) is required prior to commencing any earthworks within 20 metres of the transmission lines or transmission line support structures. The EMP shall demonstrate how the works will comply with NZECP34:2001 minimum approach distances, for example the minimum setback distances required between the wires/conductors and any mobile plant operating on site. Transpower have provided the requested EMP consent condition. Transpower recommends the EMP is provided as part of risk management given the proximity of works to the National Grid. The EMP shall be provided to Transpower for review via Patai Form 5 'Submit a Management Plan' - <https://transpower.patai.co.nz>. Please refer to the Requested conditions document.

Should the plans or proposed activity change during the resource consent process, Transpower would need to review these with respect to *NZECP34:2001 requirements*.

If you would like to clarify or discuss any of the content of this response or if you require any additional information, please contact Transpower again through Pātai. Useful information can be found in the "Resources" and "FAQ" tabs.

Thank you for contacting Transpower.

Please let us know how you found your experience with Transpower. Complete our survey [here](#).

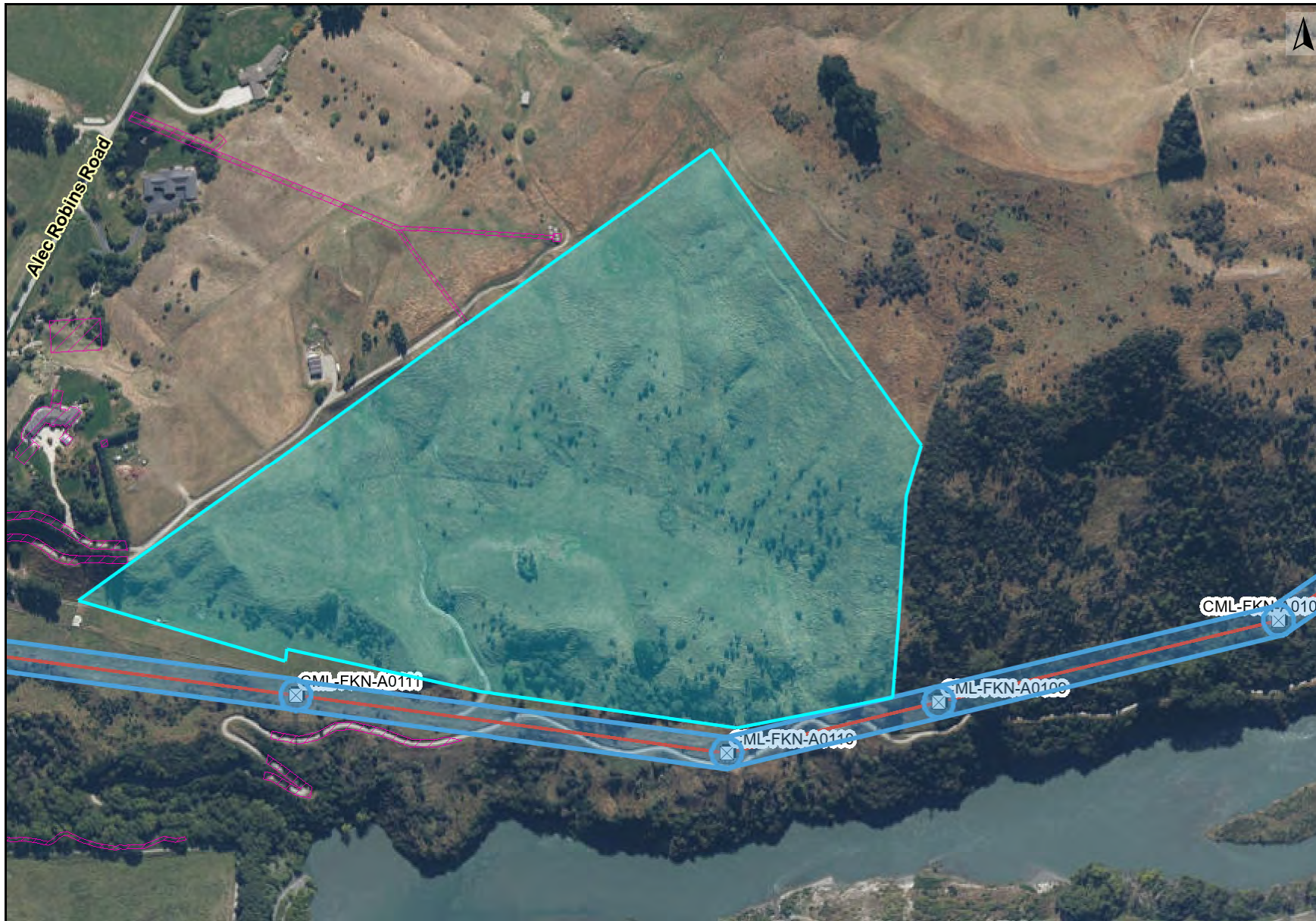
Please note: Transpower reserves its right to revisit the abovementioned assessment should the proposal change or should a substantial amount of time pass following this assessment. This email cannot be relied upon if any site details and/or the nature of the development changes from that indicated in this correspondence. Please note that this email is not intended to be, and does not constitute, legal advice in relation to your legal obligations under New Zealand legislation, including under the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001).



TRANSPOWER

PART SECTION 17 BLOCK IX SHOTOVER SD Asset...

427



Legend

Maximo Assets

Structure

Double Circuit Steel
Tower

Span

110 kV

Land and Property

Easement Area



0 150 300
m

29-Jan-2025 Scale 1:4514 Plan size: A4L

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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Minimum Approach Distances Near 110kV Transmission Lines on Towers (Pylons)

This diagram is for quick reference only and does not contain all safe distance requirements for all activities near 110kV transmission lines. For further details on safe distance requirements please refer to the mandatory New Zealand Electrical Code of Practice 34 2001 (NZECP:34), available from the Energy Safety Service web site http://www.ess.govt.nz/rules/pdf/nzecz34_2001.pdf or contact **Transpower** ph. 0800 843 474

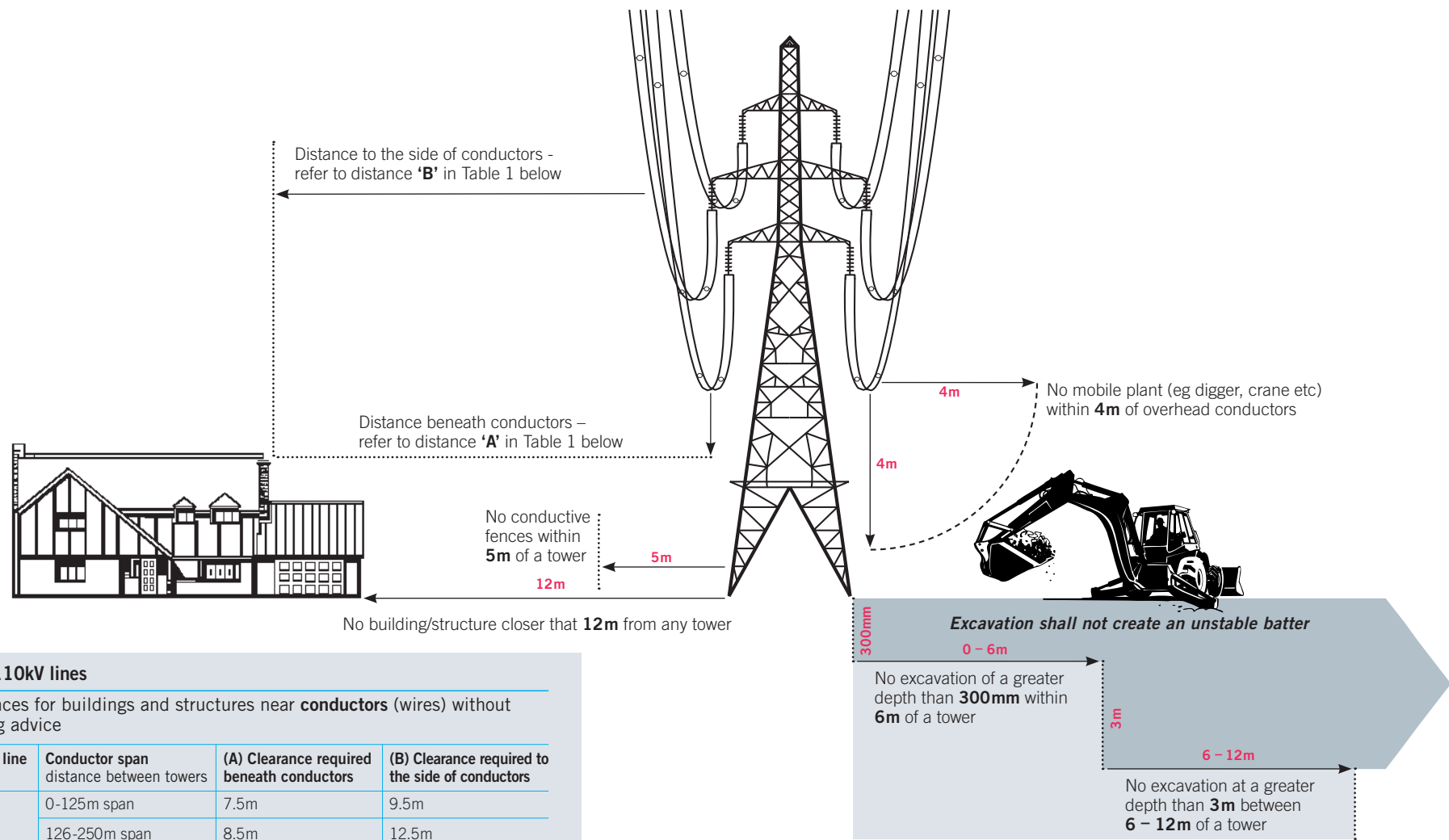


Table 1 – 110kV lines

Safe distances for buildings and structures near **conductors** (wires) without engineering advice

| Transmission line voltage | Conductor span distance between towers | (A) Clearance required beneath conductors | (B) Clearance required to the side of conductors |
|---------------------------|--|---|--|
| 110kV | 0-125m span | 7.5m | 9.5m |
| | 126-250m span | 8.5m | 12.5m |
| | 251-375m span | 10m | 21m |
| | 375m span or greater | Engineering advice required | |

Note: NZECP:34 allows for reduced distances from conductors where a detailed engineering assessment has been carried out. Please check with Transpower for advice on this allowance.

Drawing not to scale

Proposed conditions for the proposed dwelling and site establishment works at 121 Alec Robins Road, Morvens Hill.

Transpower New Zealand Limited requests that the following conditions form part of any resource consent for the activity that may be granted by Queenstown Lakes District Council.

| Conditions | |
|---|--|
| 1. Earthworks Management Plan | |
| Condition 1 applies to earthworks within 20 metres of the CML-FKN-A National Grid transmission line | |
| Earthworks Management Plan | <p>Prior to the commencement of earthworks, the consent holder shall prepare an Earthworks Management Plan (EMP). The EMP shall be submitted to the Council for information 10 working days prior to the commencement of earthworks.</p> <p>The EMP shall be provided to Transpower NZ Ltd for comment at least 10 working days prior to being submitted to Council. The EMP shall be provided to Transpower via Patai Form 5 'Submit a Management Plan' - https://transpower.patai.co.nz/</p> |
| | <p>The purpose of the EMP is to outline the earthworks, and management procedures to be implemented on site, so that earthworks near the National Grid are undertaken safely and potential adverse effects on the National Grid assets are appropriately managed.</p> |
| | <p>The EMP must include the following (but is not limited to):</p> <ul style="list-style-type: none"> a) The name, experience and qualifications of the person/s nominated by the consent holder to supervise the implementation of, and adherence to, the EMP. b) Drawings, plans, procedures, methods and measures to demonstrate that all earthworks undertaken on the site will meet the safe distances within the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34: 2001) or any subsequent revision of the code; including (but not limited to) those relating to: <ul style="list-style-type: none"> i. Excavations near support structures (Section 2); ii. Ground to Conductor clearances (Section 4); iii. Mobile Plant to conductor clearances (Section 5); and c) Details of any areas that are "out of bounds" during earthworks and within which additional management measures are required, such as fencing off, entry and exit hurdles and the minimum height for any hurdles. Where a safety observer is required, it shall be at the consent holder's cost. d) Demonstrate how the existing transmission lines and support structures will remain accessible during and after earthworks. e) Demonstrate how the effects of dust (including any other material potentially resulting from earthworks able to cause material damage beyond normal wear and tear) on the transmission lines will be managed. f) Demonstrate how changes to the drainage patterns, runoff characteristics and stormwater will avoid adverse effects on the foundations of any support structure. g) Demonstrate how construction activities that could result in ground vibrations and/or ground instability will be managed to avoid causing damage to the transmission lines, including support structures. h) Details of contractor training for those working near the National Grid transmission lines. |
| | <p>All works near the National Grid shall be undertaken in accordance with the EMP.</p> |
| | |

Aukaha ref: TAI6315

4th August 2025

Little Morven Trust

C/- John Edmonds & Associates

PO Box 95

QUEENSTOWN 9348**Attention:** Annemarie Townsley**Email:** *annemarie.townsley@jea.co.nz***The Application**

Te Rūnanga o Moeraki, Kati Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou, and Hokonui Rūnanga (**'Kā Rūnaka'**) understand that Little Morven Trust Ltd is applying to the Queenstown Lakes District Council for resource consent to construct a dwelling at 121 Alec Robins Road, Whakatipu, and associated earthworks.

The application was received by Aukaha on the 03/02/25. We have reviewed the application.

The Affected Party

Aukaha writes this letter on behalf of Kā Rūnaka, the kaitiaki rūnaka whose takiwā includes the subject site. Kā Rūnaka exercise rakatirataka and kaitiakitaka over all the natural resources within their takiwā.

Te Rūnanga o Moeraki, Kati Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou, and Hokonui Rūnanga have provided direction on this application.

Comment

The Kawarau River is a place of ancestral, historic, and contemporary significance to Kā Rūnaka. The Kawarau River is acknowledged as a Wāhi Tūpuna under the Queenstown Lakes District Council Proposed District Plan (ID: 24), where values such as, but not limited to, ara tawhito, mahika kai, and nohoaka are recognised and have legal effect.

The Kawarau River flows into the Mata-Au and Te Wairere / Lake Dunstan. Both the Mata-Au and Te Wairere / Lake Dunstan are Statutory Acknowledgment Areas, as conferred under the Ngāi Tahu Claims Settlement Act 1998.

The proposed dwelling is setback approximately 200m from the Kawarau River and approximately 100m from the Kawarau River Wāhi Tūpuna boundary. The applicant has

not yet confirmed the location of the septic tank for the dwelling, but consent is not required for the on-site disposal of wastewater under the Regional Plan: Water.

Kā Rūnaka are concerned about the cumulative impacts of onsite wastewater systems on the Kawarau River, which ultimately feeds into Te Wairere / Lake Dunstan and the Mata-au. These discharges risk adversely affecting the Wāhi Tupuna values identified above.

The application confirms that a connection to the QLDC wastewater network is feasible, but would involve the installation of a private package pump station and low-pressure pipe connecting to the new Council gravity main at the head of the formed part of Alec Robins Road.

The position of Kā Rūnaka is that a connection to the QLDC reticulated wastewater network should be prioritised over the use of a private on-site wastewater system.

Decision

Kā Rūnaka **reserve** their position on the proposal described above. If the applicant confirms that a connection to the QLDC wastewater network will be installed, Kā Rūnaka will reconsider their position.

Nāku noa, nā



Chris Rosenbrock
Interim Chief Executive, Aukaha

cc: Te Rūnanga o Moeraki, Kati Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou, and Hokonui Rūnanga



AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Gemma and Michael Smith as trustees of Little Morven Trust



AFFECTED PERSON'S DETAILS

I/We Carlyn Maree McLintock, Lindsey William Topp and NZ Trustee Services Ltd

Are the owners/occupiers of
111 ALEC ROBINS ROAD RD 1 QUEENSTOWN 9371
Lot 1 DP 583319



DETAILS OF PROPOSAL

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

- establish a residential building platform;
- construct a dwelling of specific design;
- construct a farm shed; and
- undertake earthworks to set the buildings into the landform, to create mounding to screen the buildings from beyond the site, and to upgrade an existing farm track.

at the following subject site(s):

121 Alec Robins Road, Little Morven Hill - legally described as Lot 4 DP 554727 and Lot 1 DP 26926 and Part Section 17 Block IX Shotover Survey District and Section 63 Block IX Shotover Survey District, held in Record of Title 964836



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.

13/8/24 Team Green; 17/12/24 Aurum; Vivian+Espie

18/12/24



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) | |
| | Lindsay Topp | |
| | Contact Phone / Email address | |
| | lindsay@tpi.net.nz | |
| | Signature | Date |
| | | 21/12/24 |

| | | |
|---|---------------------------------|-------------------|
| B | Name (PRINT) | |
| | Carlyn Topp (Nee McLintock) | |
| | Contact Phone / Email address | |
| | 021 1900 802. carlyn@tpi.net.nz | |
| | Signature | Date |
| | | 21 December 2024. |

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

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

Note to person signing written approval

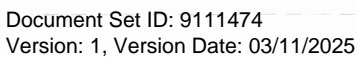
Conditional written approvals cannot be accepted.

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.





DO NOT SCALE OF PRINT. REFER TO DIMENSIONS
CONTRACTOR MUST VERIFY AND CONFIRM ALL DIMENSIONS
AND MATERIALS TO BE USED WITH ARCHITECT MAGNETICALLY
CONSULT WITH ARCHITECT MAGNETICALLY IF ANY DISCREPANCIES
ARE FOUND.

| REVISED | DATE | DESCRIPTION |
|---------|------|-------------|
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NOTES
ALIGNMENT OF WINDOW HEAD PLANNING, CHANGE IN CLADDING
AND SOFTLY LANDING TO BE CONFIRMED WITH
ARCHITECT

NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION

WEST ELEVATION

| | |
|---------------------|--------|
| CONSULTANTS | T.S.C. |
| SURVEYOR | T.S.C. |
| PLANNER | T.S.C. |
| STRUCTURAL ENGINEER | T.S.C. |
| SERVICES CONSULTANT | T.S.C. |

CLIENT
Mike & Gemma Smith

RESOURCE CONSENT

SMITH RESIDENCE
22 ALFRED DUNCAN DRIVE RD 1
QUEENSTOWN 8371
NEW ZEALAND

ELEVATIONS

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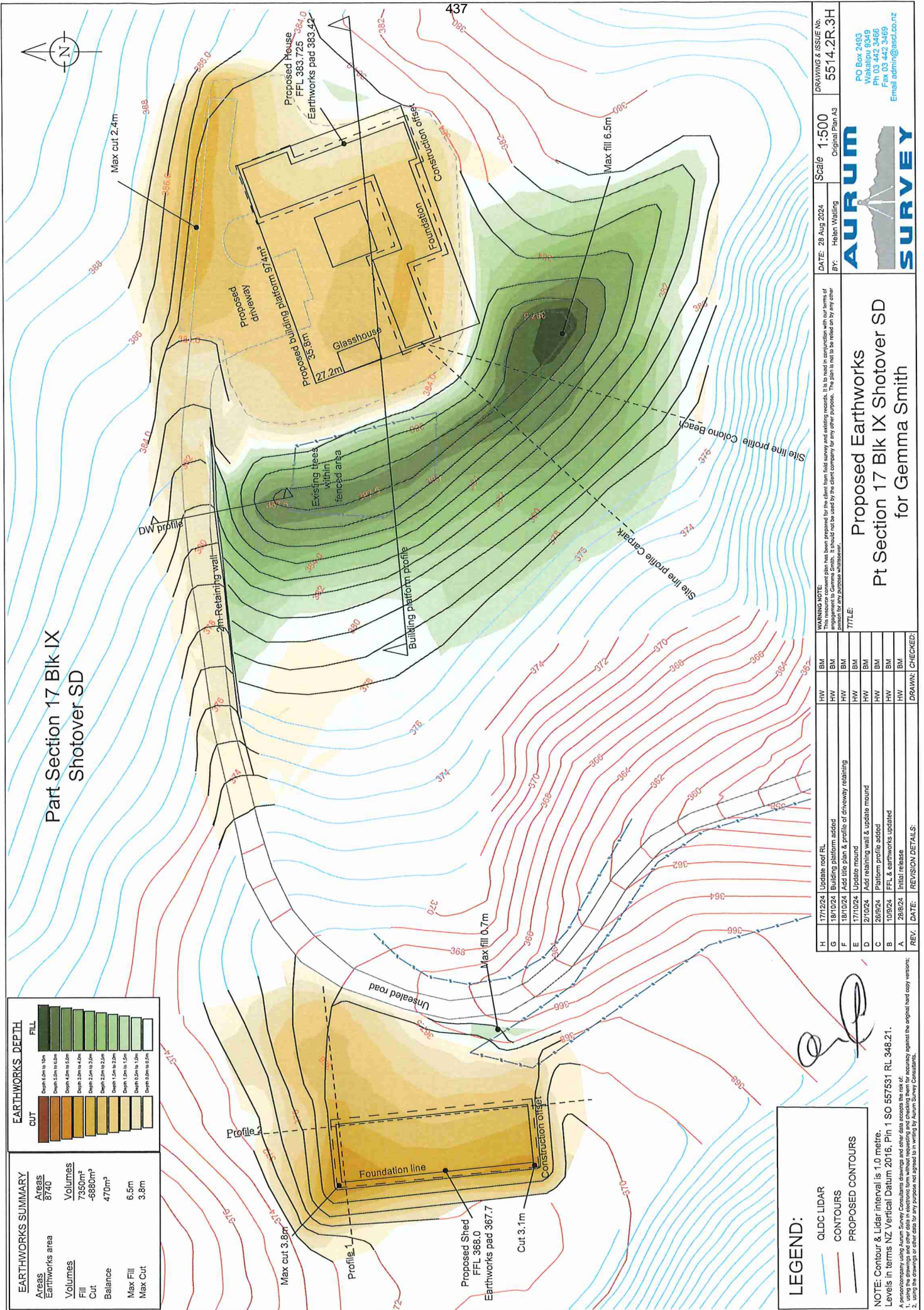
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| JOB No | NA | |
| DRAWN | *** | |
| CHECKED | *** | |

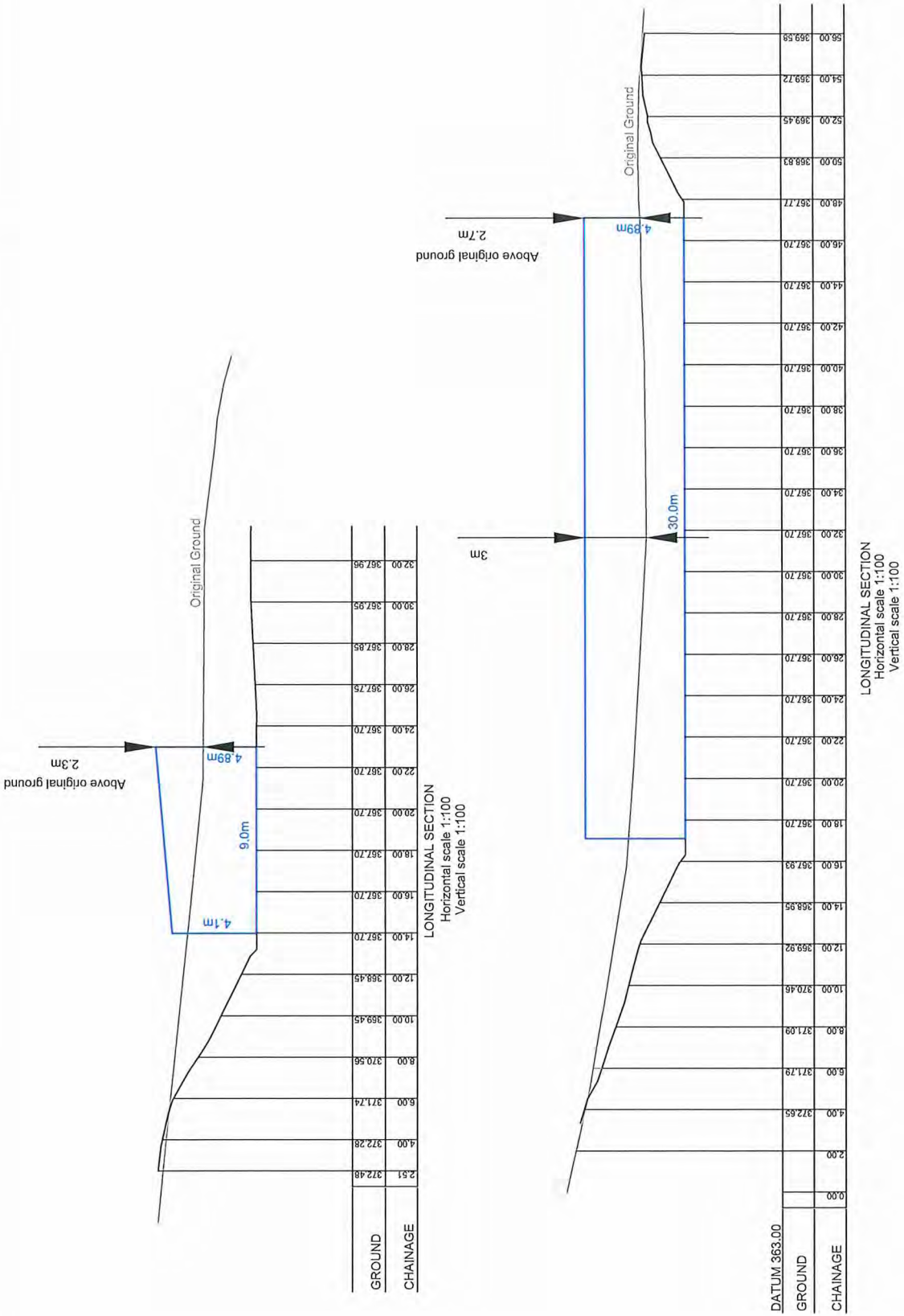
REVISION
DRAWING NO.
3.01
01

PO BOX 1096, QUEENSTOWN, 9300, NEW ZEALAND +64 (0) 431 0550
www.teamgreenarchitects.co.nz

TEAM GREEN
ARCHITECTS

IF IN DOUBT ASK. e





WARNING NOTE: This plan has been prepared for the client from field survey and existing records. It is to be used in conjunction with our terms of engagement to Gemma Smith. It should not be used by the client company for any other purpose. The plan is not to be relied on by any other person for any purpose whatsoever.

TITLE: Shed Profile Plan
Pt Section 17 Blk IX Shotover SD
for Gemma Smith

DATE: 28 Aug 2024
BY: Helen Walling

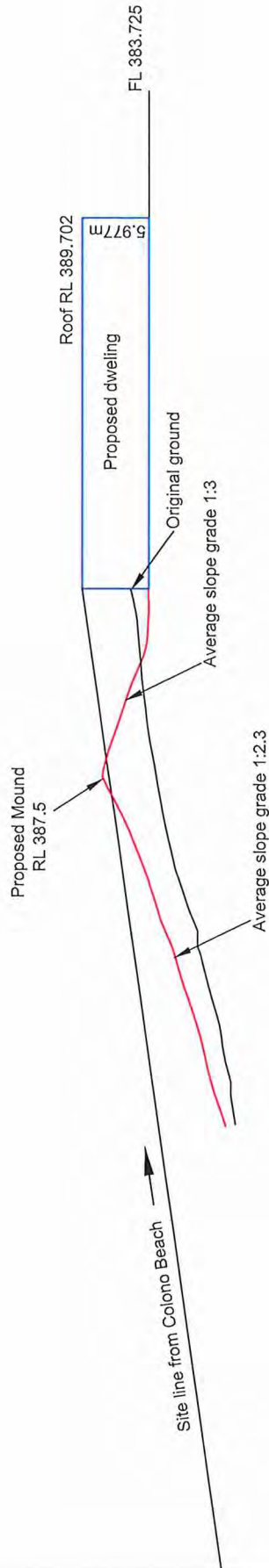
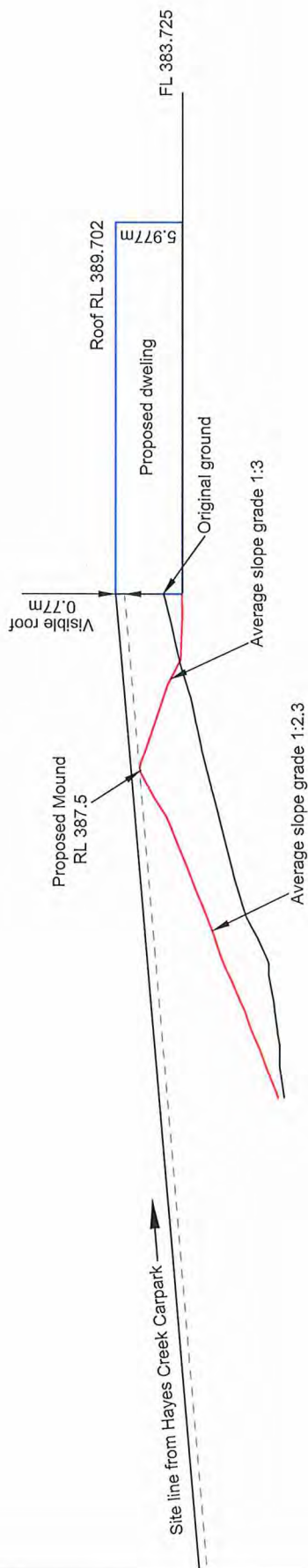
Scale: 1:200
Original Plan A3

DRAWING & ISSUE No.: 5514.2R.4H

AURUM SURVEY
PO Box 2493
Wakaitipu 5349
Ph 03 442 3468
Fax 03 442 3468
Email admin@aurum.co.nz

| REV. | DATE | REVISION DETAILS | DRAWN | CHECKED |
|------|----------|---|-------|---------|
| H | 17/12/24 | Update roof RL | HW | BM |
| G | 18/10/24 | Building platform added | HW | BM |
| F | 18/10/24 | Act this plan & profile of driveway retaining | HW | BM |
| E | 17/10/24 | Update mound | HW | BM |
| D | 21/02/24 | Act retaining wall & update mound | HW | BM |
| C | 26/8/24 | Platform profile added | HW | BM |
| B | 10/8/24 | FFL & earthworks updated | HW | BM |
| A | 28/8/24 | Initial release | HW | BM |

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1. using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions;
2. using the drawings or other data in any format not agreed to in writing by Aurum Survey Consultants.



[Handwritten signature]

NOTE: Levels in terms NZ Vertical Datum 2016, Pin 1 SO 557531 RL 348.21.

A professional surveying firm, Aurum Survey Consultants, has been engaged to prepare this plan. It is to be used in conjunction with the original hard copy version of the plan, and the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy version. The drawings and other data for any purpose not agreed to in writing by Aurum Survey Consultants.

| REV. | DATE | REVISION DETAILS | DRAWN | CHECKED |
|------|----------|--|-------|---------|
| H | 17/12/24 | Update roof RL | HW | BM |
| G | 18/10/24 | Building platform added | HW | BM |
| F | 18/10/24 | Add title plan & profile of driveway retaining | HW | BM |
| E | 17/10/24 | Update mound | HW | BM |
| D | 21/02/24 | Add retaining wall & update mound | HW | BM |
| C | 26/02/24 | Platform profile added | HW | BM |
| B | 10/02/24 | FFL & earthworks updated | HW | BM |
| A | 28/02/24 | Initial release | HW | BM |

WARNING NOTE:
This plan has been prepared for the client from field survey and existing records. It is to be used in conjunction with the original hard copy version of the plan, and the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy version. The drawings and other data for any purpose not agreed to in writing by Aurum Survey Consultants.

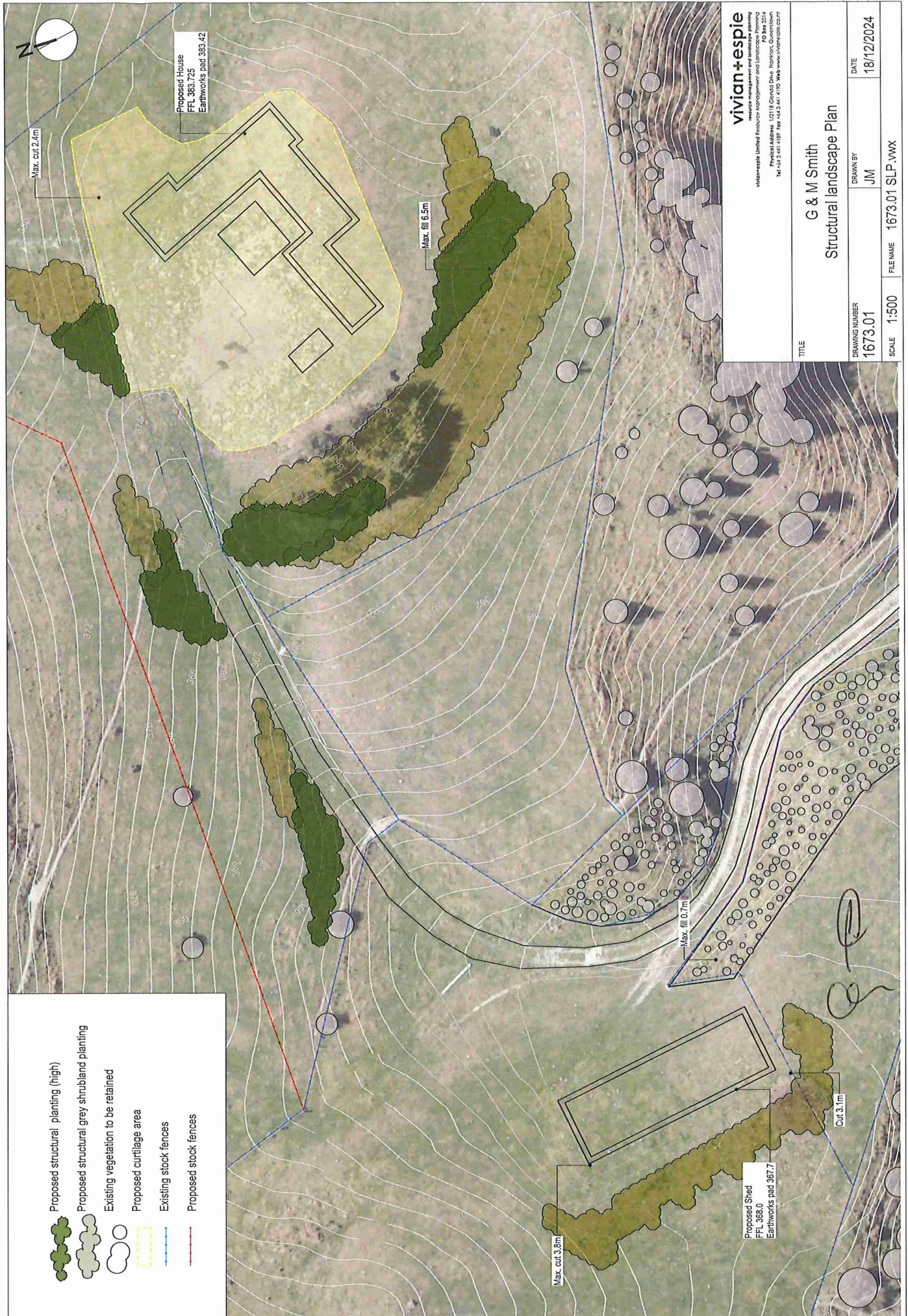
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Site Line Profile Plan
Pt Section 17 Blk IX Shotover SD
for Gemma Smith

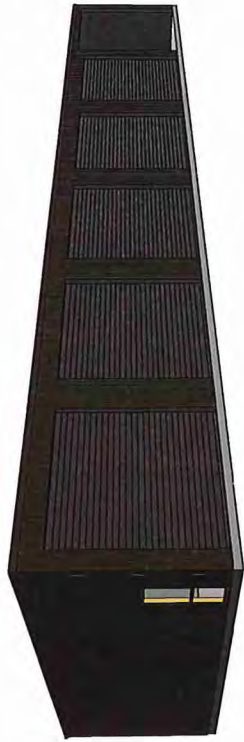
DATE: 28 Aug 2024
BY: Helen Walling

Scale: 1:400
Original Plan A3

DRAWING & ISSUE No.
5514.2R.5H

PO Box 2493
Wakapu 9349
Ph 03 442 3466
Fax 03 442 3499
Email admin@aurum.co.nz

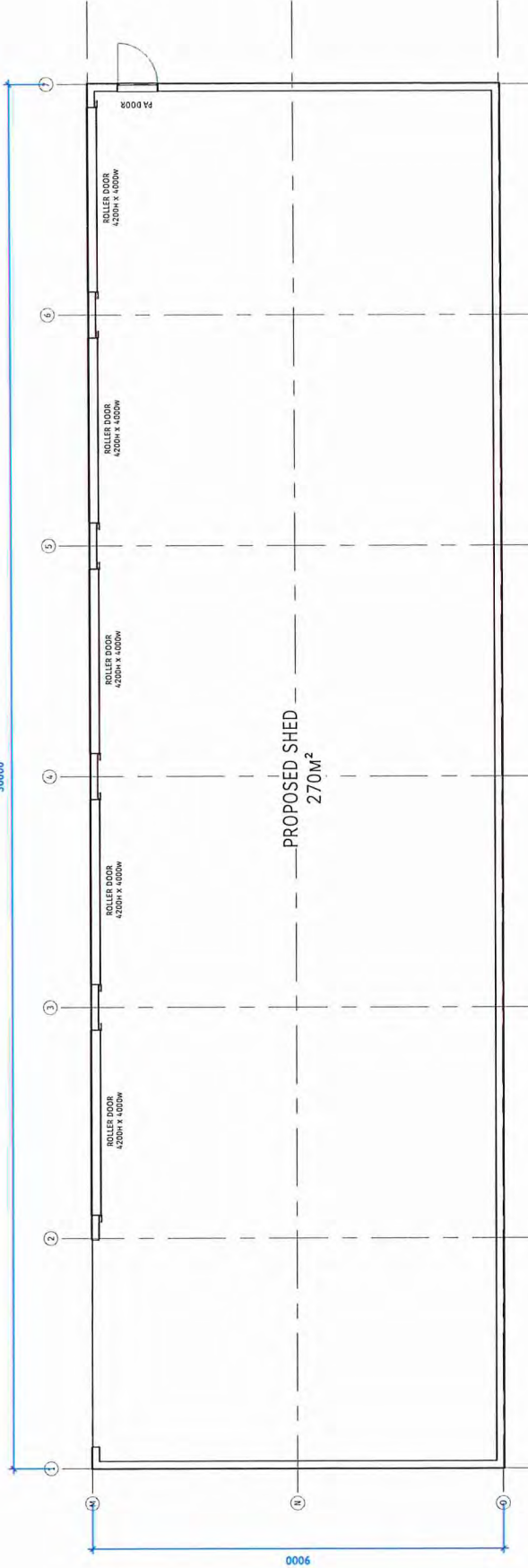




3D PERSPECTIVES



30000



9006



441

[Handwritten signature]

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CROWNEILL
0800 489 940
WWW.ULTRASpan.NET.NZ
DESIGN@ULTRASpan.NET.NZ

2402 - SMITH
64 Alec Robins Road,
Queenstown

REVISION: DESCRIPTION:

A RESOURCE CONSENT

ISSUED ON:

05/02/2024

DRAWING NAME:

FLOOR PLAN

DRAWING SET:

RESOURCE CONSENT

SCALE @ A3:

1 : 100

REVISION:

A

DRAWING NUMBER:

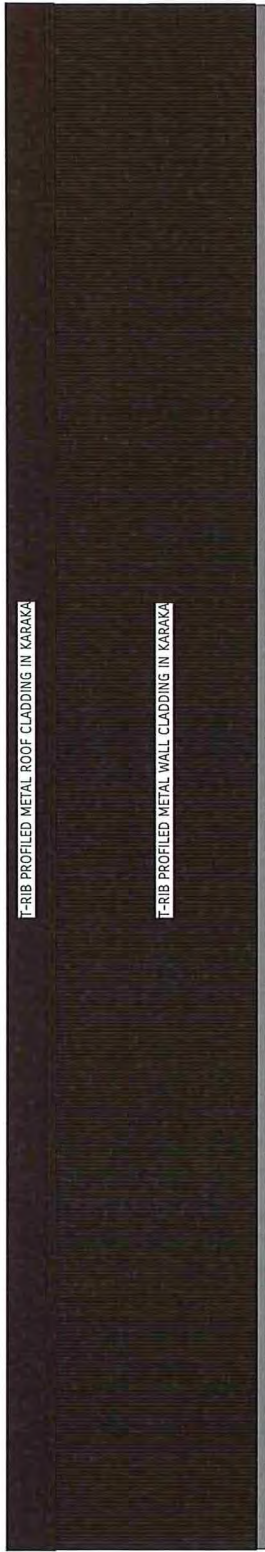
A2

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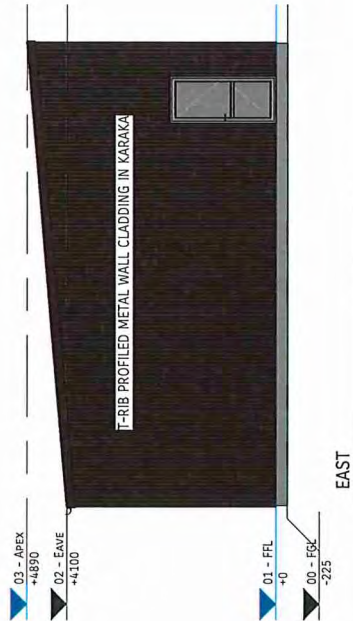
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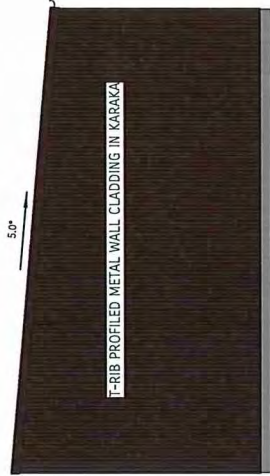
NORTH



SOUTH



EAST



WEST

ROOF CLADDING
5" 0.40MM T-RIB PROFILED COLORSTEEL IN KARAKA
TRANSLUCENT POLYCARBONATE SHEETS TO ROOF
WHERE SHOWN
GUTTERS TO MATCH ROOF COLOUR

WALL CLADDING
0.40MM T-RIB PROFILED COLORSTEEL IN KARAKA
DOWNPIPES TO MATCH WALL COLOUR

ROLLER DOORS
WINDSOR RDM STEEL SHUTTERS IN SELECTED COLOUR

ULTRAS **SPAN**

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ULTRASPAN OTAGO LTD
7 HUGHES CRESCENT
CROMWELL
0800 489 940
WWW.ULTRASPAN.NET.NZ
DESIGN@ULTRASPAN.NET.NZ

2402 - SMITH
64 Alec Robins Road,
Queenstown

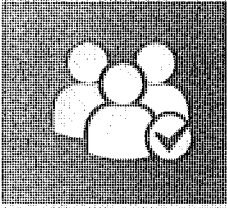
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|-----------|------------------|------------|
| A | RESOURCE CONSENT | 05/02/2024 |
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DRAWING NAME: ELEVATIONS

DRAWING SET: RESOURCE CONSENT

SCALE @ A3: 1 : 100
REVISION: A
DRAWING NUMBER: A3

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AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Gemma and Michael Smith as trustees of Little Morven Trust



AFFECTED PERSON'S DETAILS

I/We Alexander Kenneth Robins, Robert Barry Robins and Hays Creek Trustee Company Ltd

Are the owners/occupiers of
Section 1 - 2 Survey Office Plan 371226 and Part Section 28 Block IX Shotover Survey District



DETAILS OF PROPOSAL

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

- establish a residential building platform;
- construct a dwelling of specific design;
- construct a farm shed; and
- undertake earthworks to set the buildings into the landform, to create mounding to screen the buildings from beyond the site, and to upgrade an existing farm track.

at the following subject site(s):

121 Alec Robins Road, Little Morven Hill - legally described as Lot 4 DP 554727 and Lot 1 DP 26926 and Part Section 17 Block IX Shotover Survey District and Section 63 Block IX Shotover Survey District, held in Record of Title 964836



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.

13/8/24 Team Green; 17/12/24 Aurum; Vivian+Espie



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) ALEXANDER KENNETH ROBINS | |
| | Contact Phone / Email address 0274 456 667 carol.ken exha. co. nz. | |
| | Signature | Date 2. 10. 2025 |

| | | |
|---|--|-----------------|
| B | Name (PRINT) ROBERT BARRY ROBINS | |
| | Contact Phone / Email address 0277 409 459 Karen.sam.robins@gmail.com | |
| | Signature | Date 2-10-25 |

| | | |
|---|-------------------------------|------|
| 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.

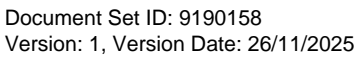
If this form is not signed, the application may be notified with an opportunity for submissions.

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



[illegible]

Results

[illegible]

2020 & Georgia Smith

RESOURCE CONSENT

SMITH RESIDENCE
2 ALFRED DUNCAN DRIVE RD 1
QUEENSTOWN 2377
NEW ZEALAND

WITTE PLAN

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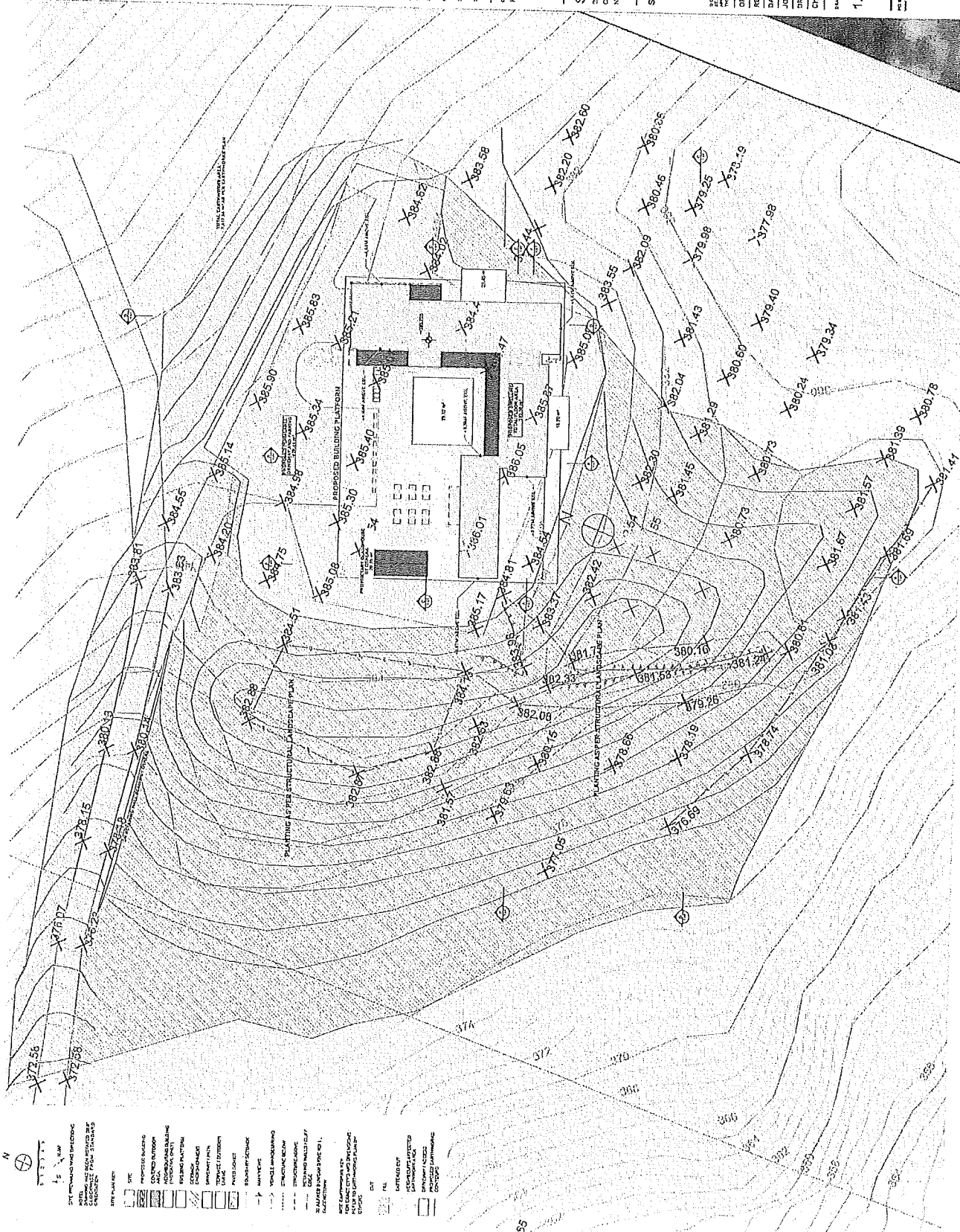
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| IB NO | NA | |
| CAVN | 11 | |
| CHECKED | NA | |

03 01

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and by telephone to New York, N.Y.

TEAM GREEN
ARCHITECTS

IF YOU WANT TO ASK A



K. R. RBR

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| 799 | PHOTO COPY |
| 800 | PHOTO COPY |

RESOURCE CONSENT

SMITH RESIDENCE
22 ALFRED CLUNGAN DRIVE RD 1
QUEENSTOWN 0375
NEW ZEALAND

ELEVATIONS

THESE RESULTS ARE IN ACCORD WITH THE FINDINGS OF OTHER STUDIES THAT THE EFFECTS OF THE STRESSORS OF THE ENVIRONMENT ON THE BEHAVIOR OF THE INDIVIDUAL ARE NOT ALWAYS DIRECT AND CAN BE MODERATED BY OTHER FACTORS.

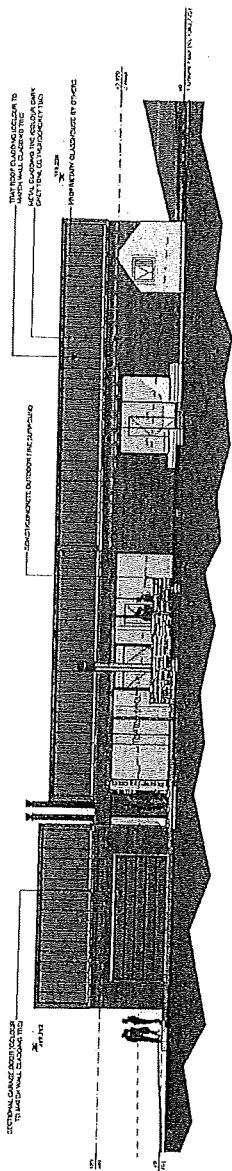
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| CHECKED | | |

3.01

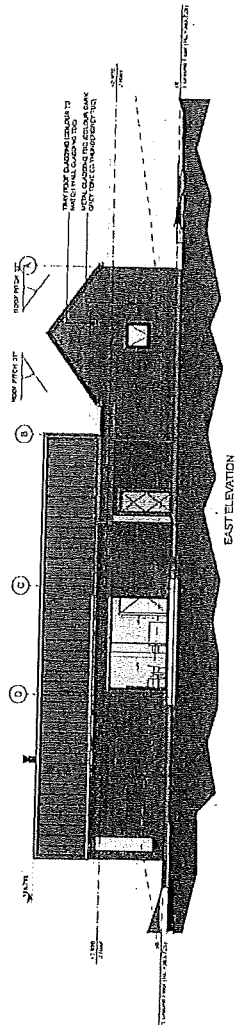
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NO ONE W/IN. EXCEPTED. THE NEW JERSEY
IN THE NEW JERSEY
NEW JERSEY

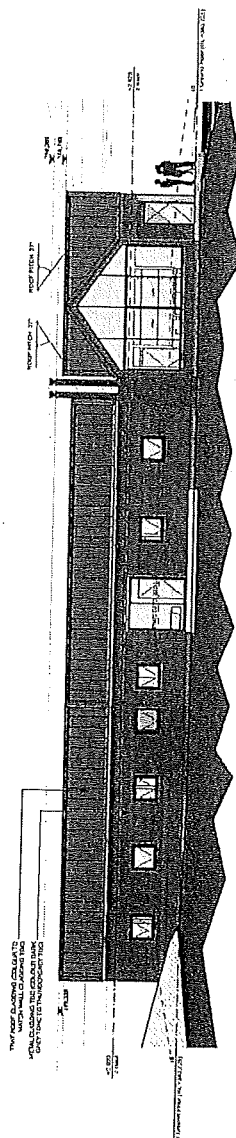
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ARCHITECTS
1500 DEWEY AVE. E.



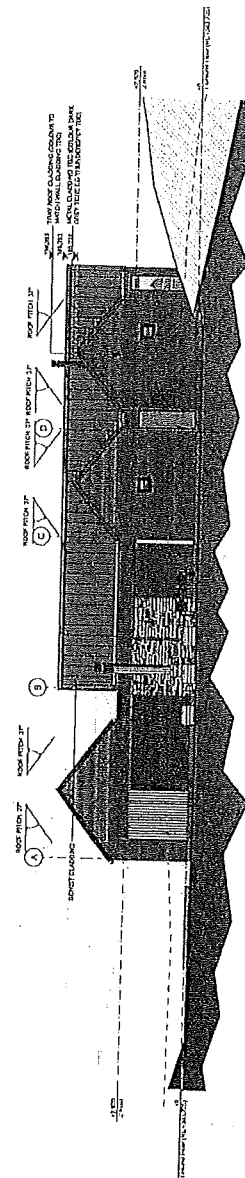
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EAST ELEVATION



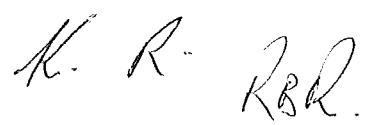
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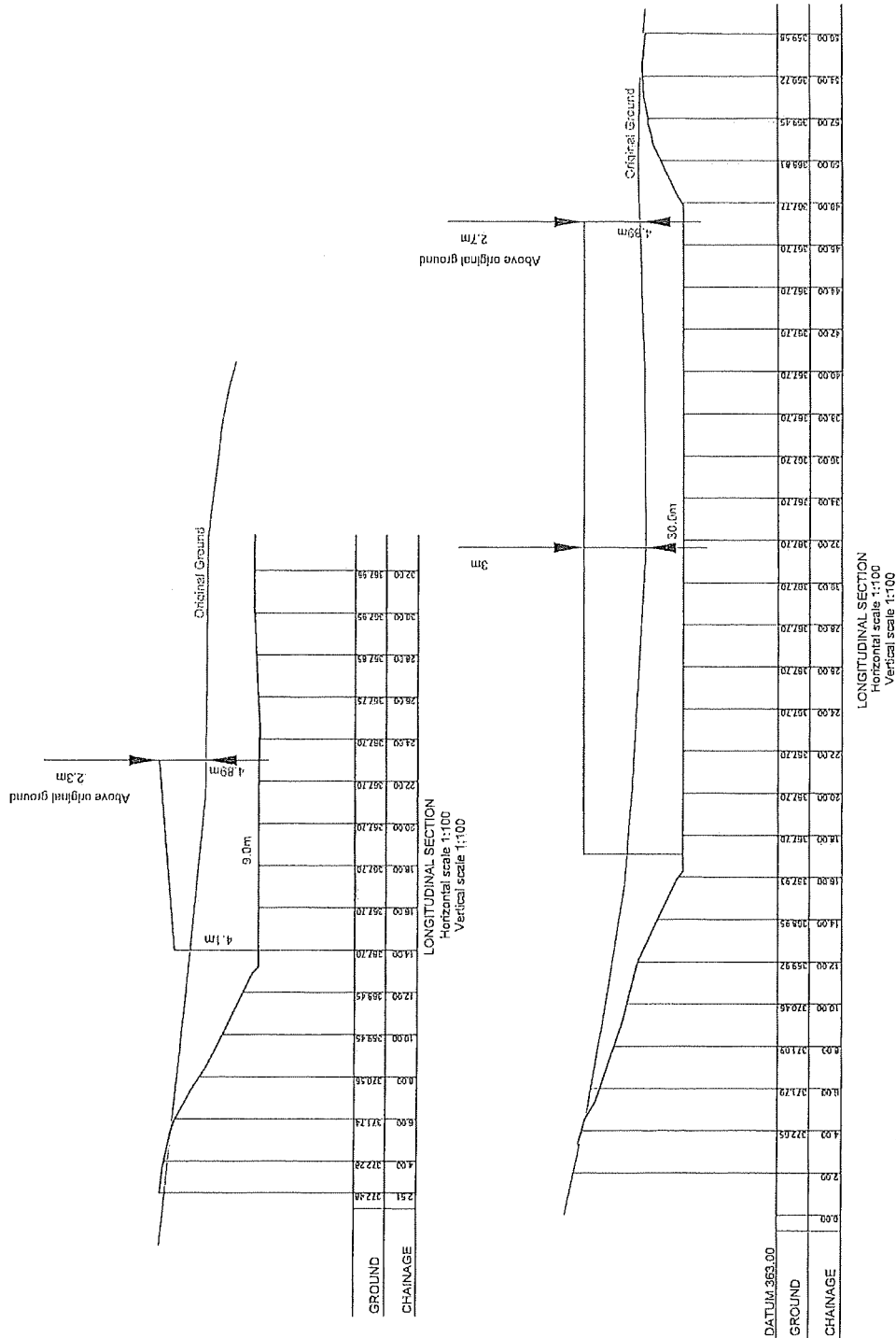


WEST ELEVATION

K. R.

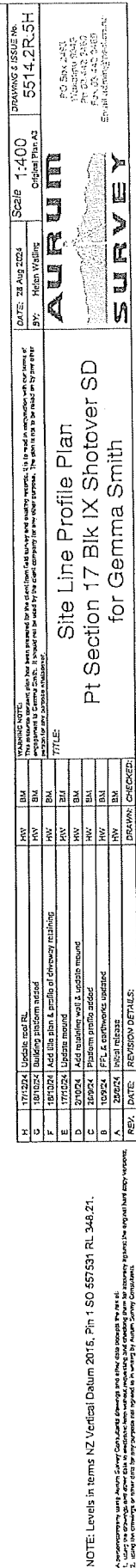
RBR.





| DRAWING & ISSUE No. | | Scale | | DATE | | BY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|----------|---|-------|--|------|------------------|-------|---------|---|----------|-----------------|--|--|---|----------|------------------------|--|--|---|----------|------------------------|--|--|---|----------|-----------------------------------|--|--|---|----------|--------------|--|--|---|----------|---|--|--|---|----------|-------------------------|--|--|---|----------|-----------------|--|--|---|--|--|--|
| 5514.2R.4H | | 1:200 | | 23 Aug 2024 | | Helen Walling | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Original Plan No. | | Original Scale | | Original Date | | Original By | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>WARNING NOTE: This drawing is for information only and should not be used for any purpose other than that for which it was prepared. It is not to be used for any other purpose without the written consent of the Surveyor. The user is advised to check the accuracy of the data and to ensure that it is suitable for the intended purpose.</p> | | | | <p>TITLE</p> <p>Shed Profile Plan</p> <p>Pt Section 17 Blk IX Shotover SD</p> <p>for Gemma Smith</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>REVISIONS</p> <table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>REVISION DETAILS</th> <th>DRAWN</th> <th>CHECKED</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>28/02/24</td> <td>Initial release</td> <td></td> <td></td> </tr> <tr> <td>B</td> <td>10/05/24</td> <td>FFL & contours updated</td> <td></td> <td></td> </tr> <tr> <td>C</td> <td>25/05/24</td> <td>Platform profile added</td> <td></td> <td></td> </tr> <tr> <td>D</td> <td>17/10/24</td> <td>Add railing wall & update contour</td> <td></td> <td></td> </tr> <tr> <td>E</td> <td>17/10/24</td> <td>Update mound</td> <td></td> <td></td> </tr> <tr> <td>F</td> <td>18/10/24</td> <td>Add line son & profile of driveway (existing)</td> <td></td> <td></td> </tr> <tr> <td>G</td> <td>18/10/24</td> <td>Building platform added</td> <td></td> <td></td> </tr> <tr> <td>H</td> <td>17/10/24</td> <td>Upgrade road FL</td> <td></td> <td></td> </tr> </tbody> </table> | | | | REV. | DATE | REVISION DETAILS | DRAWN | CHECKED | A | 28/02/24 | Initial release | | | B | 10/05/24 | FFL & contours updated | | | C | 25/05/24 | Platform profile added | | | D | 17/10/24 | Add railing wall & update contour | | | E | 17/10/24 | Update mound | | | F | 18/10/24 | Add line son & profile of driveway (existing) | | | G | 18/10/24 | Building platform added | | | H | 17/10/24 | Upgrade road FL | | | <p>Drawn by: Helen Walling</p> <p>Checked by: Helen Walling</p> | | | |
| REV. | DATE | REVISION DETAILS | DRAWN | CHECKED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A | 28/02/24 | Initial release | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B | 10/05/24 | FFL & contours updated | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C | 25/05/24 | Platform profile added | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| D | 17/10/24 | Add railing wall & update contour | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E | 17/10/24 | Update mound | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| F | 18/10/24 | Add line son & profile of driveway (existing) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| G | 18/10/24 | Building platform added | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H | 17/10/24 | Upgrade road FL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

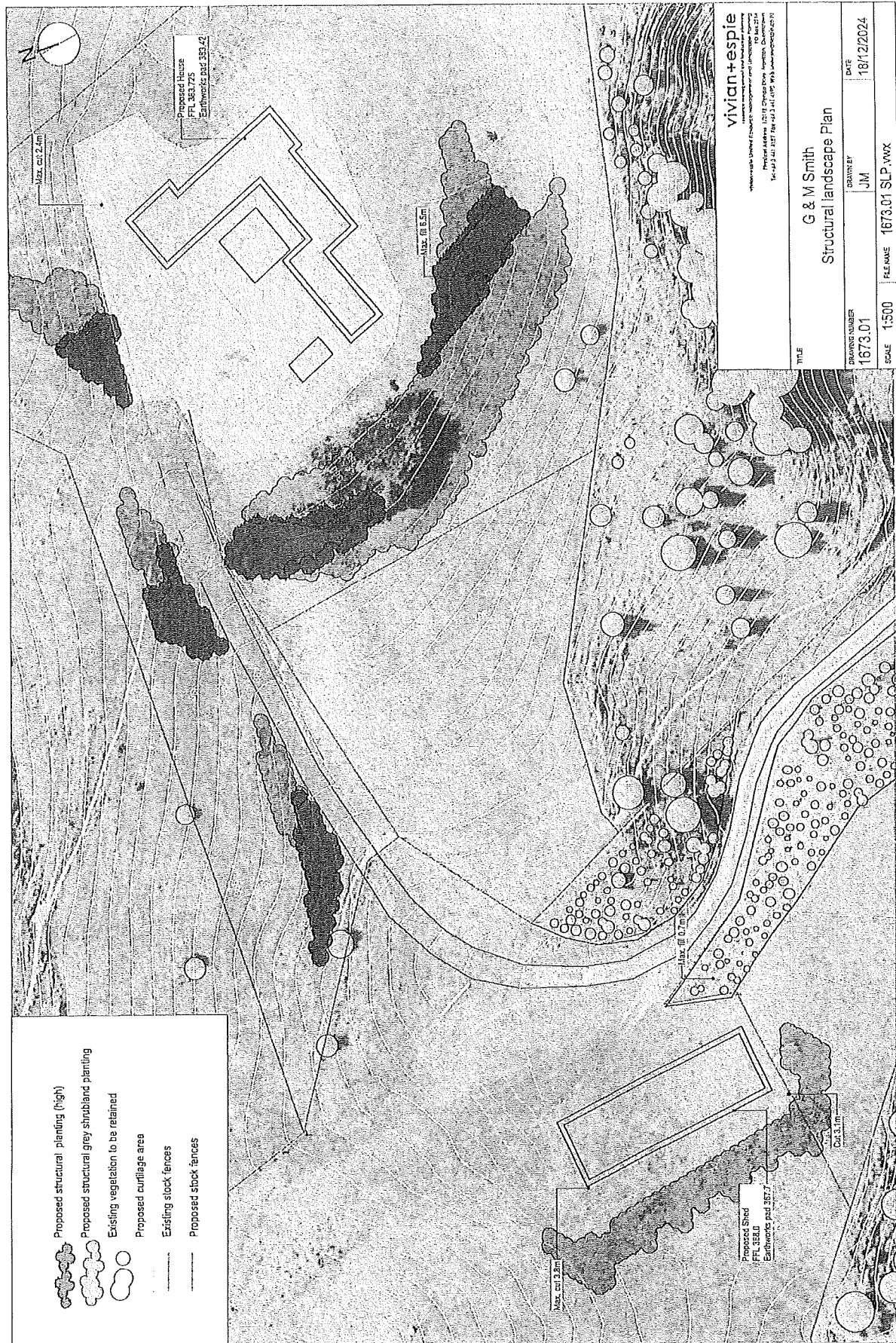
K. R. LOR



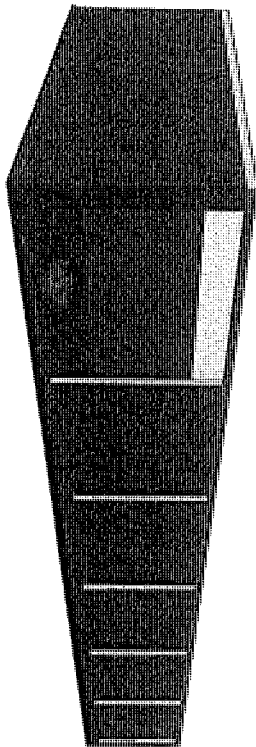
NOTE: Levels in terms NZ Vertical Datum 2015, Pin 1 SO 557531 RL 348.21.

¹ In accordance with Austin Survey Consultants drawings and other data accepted by the City of Austin, Texas.

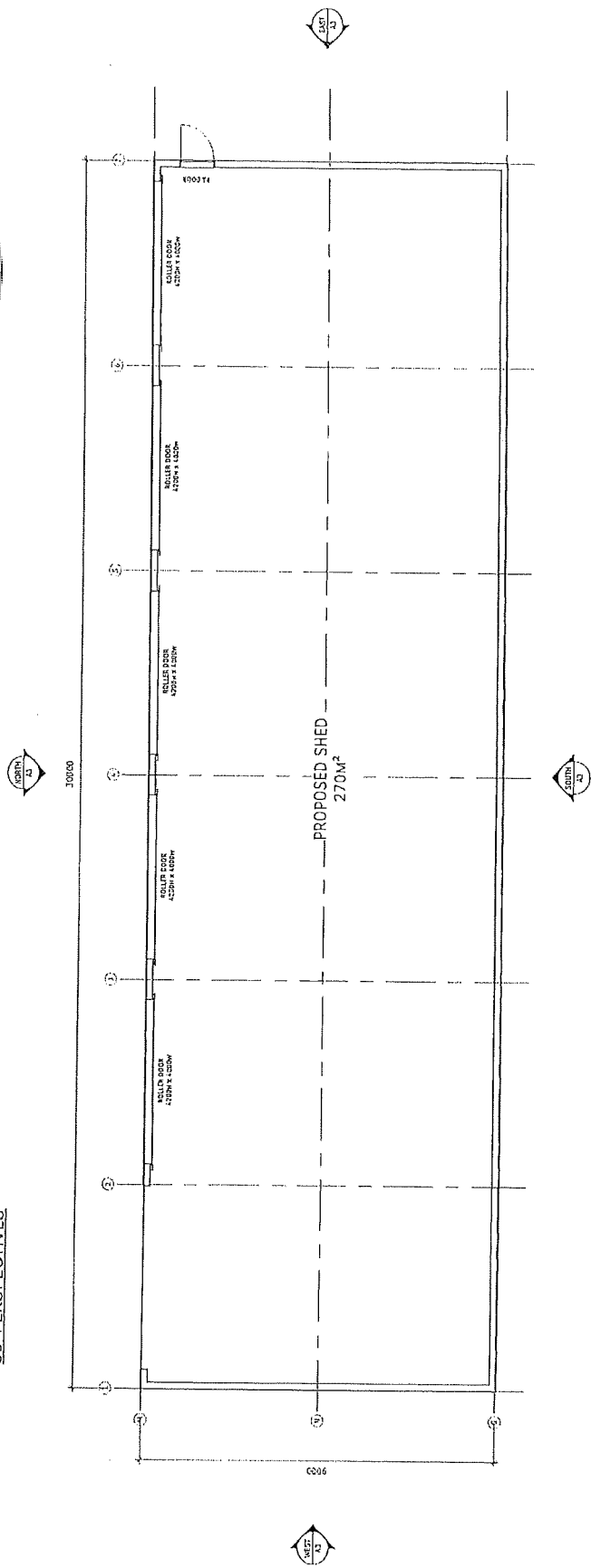
K. R. RBR.



K. R. RBR



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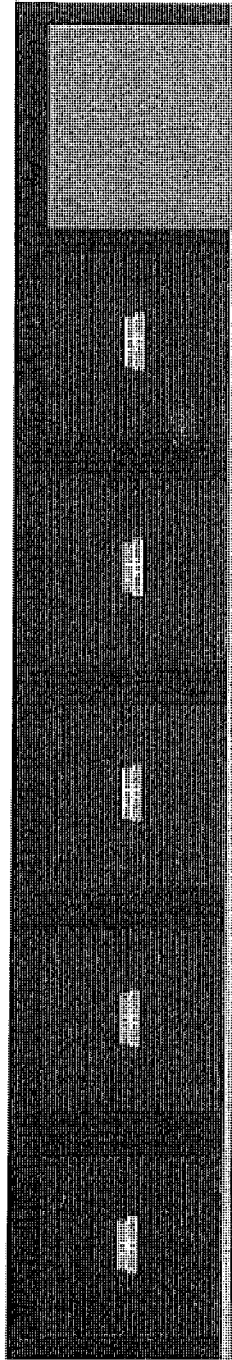
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Queenstown

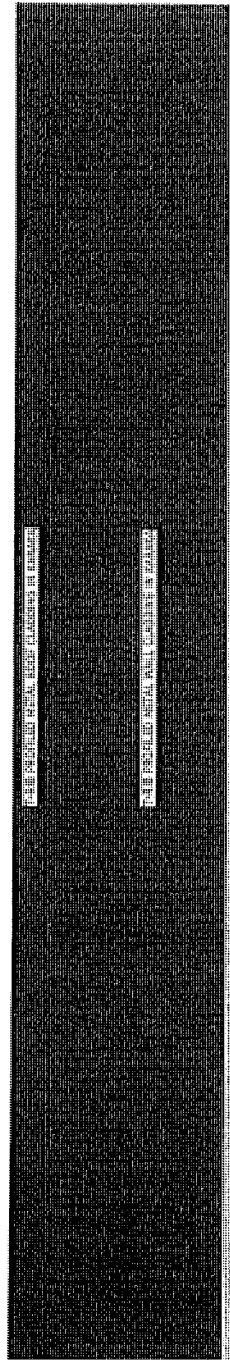
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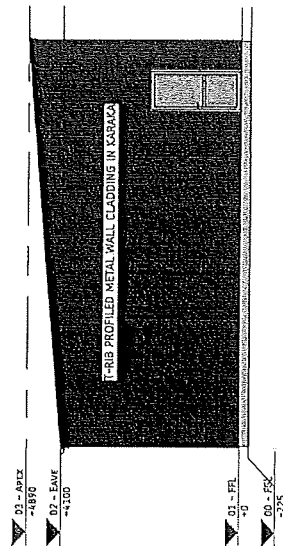
A. R. KBR.



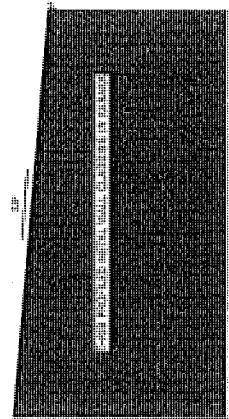
NORTH



SOUTH



EAST



WEST

ROOF CLADDING
 50.00MM T-RIB PROFILED COLORSTEEL IN KARARA
 TRANSLUCENT POLYCARBONATE SHEETS TO R006
 WHITE SLOPE
 BUTTERS TO MATCH ROOF COLOUR

WALL CLADDING
 60.00MM T-RIB PROFILED COLORSTEEL IN KARARA
 TRANSLUCENT TO MATCH WALL COLOUR

ROLLER DOORS
 WINDSOR RIB STEEL SHUTTERS IN SELECTED COLOUR

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 64 Alec Robins Road,
 Queenstown

DRAWING NAME:
 ELEVATIONS

REVISION: 1
 DESCRIPTION: RESOURCE CONSENT

SCALE @ A3: 1:100
 REVISION: A
 DRAWING NUMBER: A3

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Handwritten signature: R. R. RBR

AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Gemma and Michael Smith as trustees of Little Morven Trust



AFFECTED PERSON'S DETAILS

I/We TPI 1 Limited

(Lindsey William Topp)

Are the owners/occupiers of
117 ALEC ROBINS ROAD RD 1 QUEENSTOWN 9371
Lot 3 DP 583319



DETAILS OF PROPOSAL

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

- establish a residential building platform;
- construct a dwelling of specific design;
- construct a farm shed; and
- undertake earthworks to set the buildings into the landform, to create mounding to screen the buildings from beyond the site, and to upgrade an existing farm track.

at the following subject site(s):

121 Alec Robins Road, Little Morven Hill - legally described as Lot 4 DP 554727 and Lot 1 DP 26926 and Part Section 17 Block IX Shotover Survey District and Section 63 Block IX Shotover Survey District, held in Record of Title 964836



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.

13/8/24 Team Green; 17/12/24 Aurum; Vivian+Espie

18/12/24



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) | |
| | Contact Phone / Email address | |
| | Signature | Date |

Lindsey Topp
lindsey@tpi.net.nz
[Signature] *21/12/24*

| | | |
|---|-------------------------------|------|
| B | Name (PRINT) | |
| | Contact Phone / Email address | |
| | Signature | Date |

| | | |
|---|-------------------------------|------|
| 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.





WARNING NOTE:

Our plan has been prepared for the client from field survey and existing records. It is to be used in conjunction with our terms of engagement is Gemma Smith. It should not be used by the client company for any other purpose. The plan is not to be relied on by any other person for any purpose whatsoever.

DATE: 28 Aug 2024

BY: Helen Walling

Scale 1:2500

Original Plan A3

DRAWING & ISSUE No.

5514.2R.1H

PO Box 2493

Wakatipu 9349

PH 03 442 3466

FX 03 442 3468

Email admin@gsd.co.nz

AURUM

SURVEY

Site Overview

Pt Section 17 Blk IX Shotover SD

for Gemma Smith

17/12/24

Update road RL

HW

BM

18/10/24

Building platform added

HW

BM

18/10/24

Add title plan & profile of driveway retaining

HW

BM

17/10/24

Update mound

HW

BM

21/02/24

Add retaining wall & update mound

HW

BM

28/02/24

Platform profile added

HW

BM

10/09/24

FRT & earthworks updated

HW

BM

28/09/24

Initial release

HW

BM

REV.

DATE.

DRAWN.

CHECKED.

NOTE: Contour (red) interval is 1.0 metre. QLCD Lidar (blue) is 1.0m Levels in terms NZ Vertical Datum 2016, Pin 1 SO 557531 RL 348.21.

1. Version/consent using current Survey Consultants drawings and other data accept the risk of:

2. using the drawings or other data for any purpose not agreed to in writing by Aurum Survey Consultants.

Document Set ID: 9111473
Version: 1, Version Date: 03/11/2025

[illegible]

NOTES

CONSULTANTS

SURVEYOR
T.B.C.

PLANNER
T.B.C.
T.B.C.

STRUCTURAL ENGINEER
T.B.C.

SERVICES CONSULTANT:
MICHAUGHY CONSULTING
doug@michaughy.co.nz
T.B.C.

457

RESOURCE CONSENT

SMITH RESIDENCE
22 ALFRED DUNCAN DRIVE RD 1
QUEENSTOWN 9371
NEW ZEALAND

SITE PLAN

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| REDUCED SCALE | A3 | REDUCED (200%) |
| DATE | 13/08/24 | |
| JOB No | NA | |
| DRAWN | *** | |
| CHECKED | *** | |

1.03

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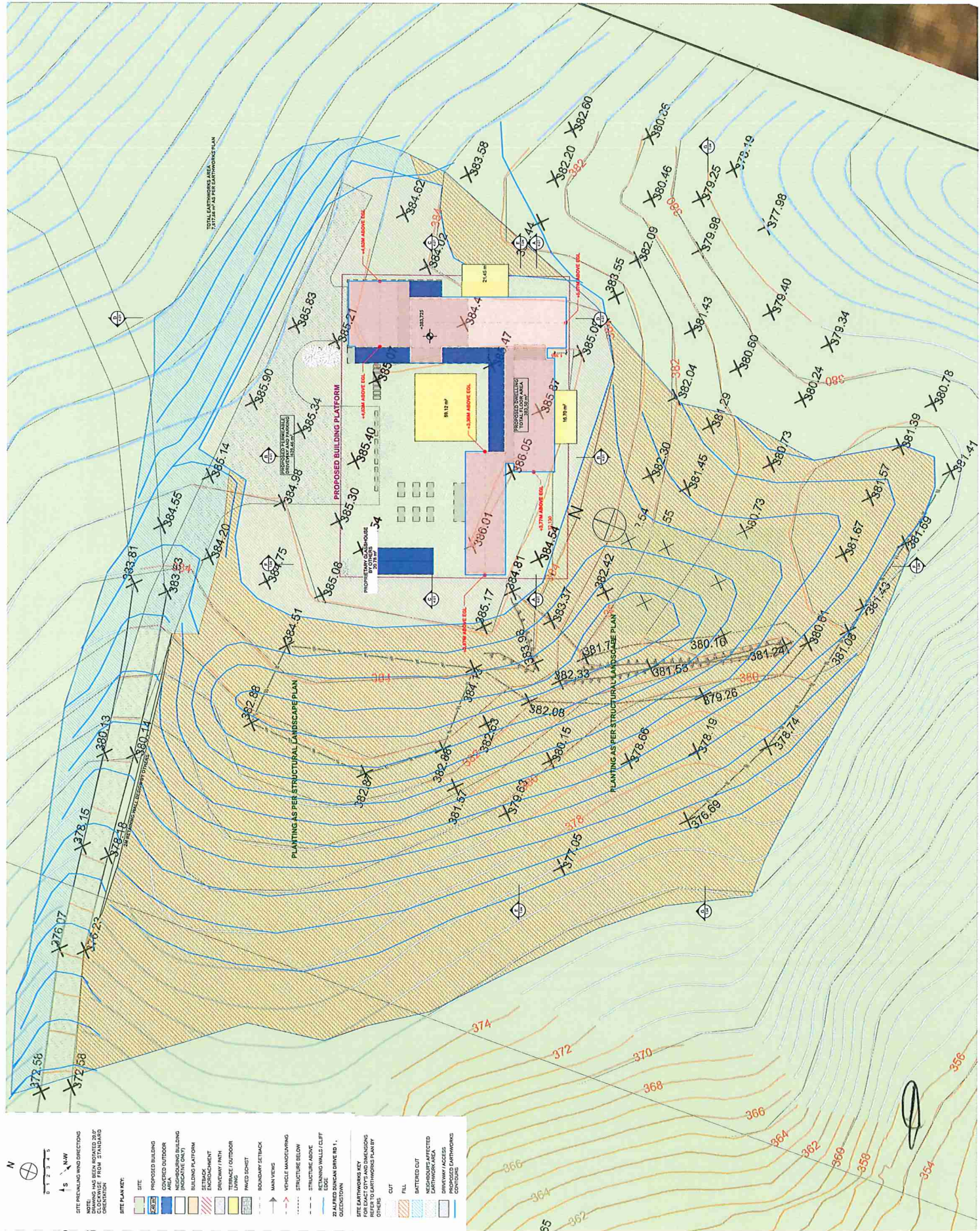
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ARE FOUND.

[illegible]

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ALIGNMENT OF WINDOW HEAD FLASHINGS, CHANGE IN CLADDING
JUNCTIONS, AND SOFFIT FLASHING TO BE CONFIRMED WITH
ARCHITECT

| | |
|---------------------|----------------------|
| CONSULTANTS | |
| SURVEYOR | T.B.C. |
| | T.B.C. |
| PLANNER | T.B.C. |
| | T.B.C. |
| STRUCTURAL ENGINEER | DOUGLAUGH CONSULTING |
| | doough@mcgough.co.nz |
| SERVICES CONSULTANT | T.B.C. |
| | T.B.C. |

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RESOURCE CONSENT

SMITH RESIDENCE
22 ALFRED DUNCAN DRIVE RD 1
QUEENSTOWN 9371
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| DATE | 13/09/24 | |
| JOB No | NA | |
| DRAWN | *** | |
| CHECKED | *** | |
| DRAWING NO. | | |
| REVISION | | |

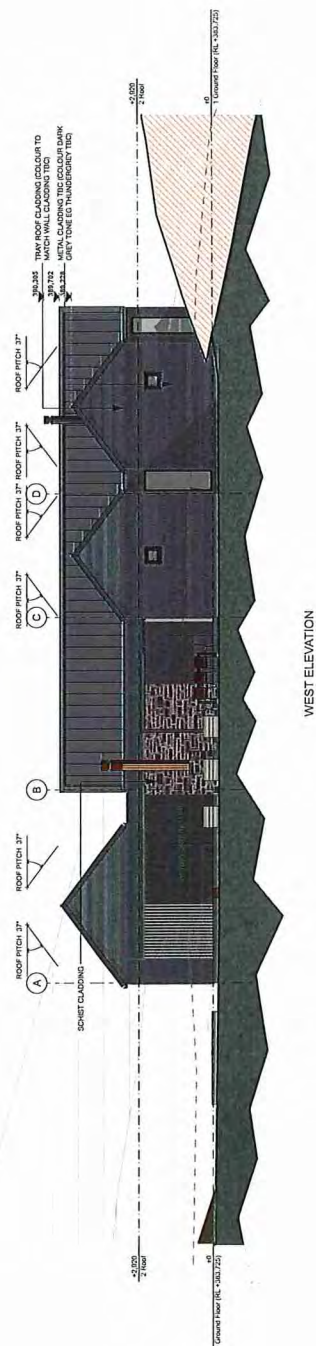
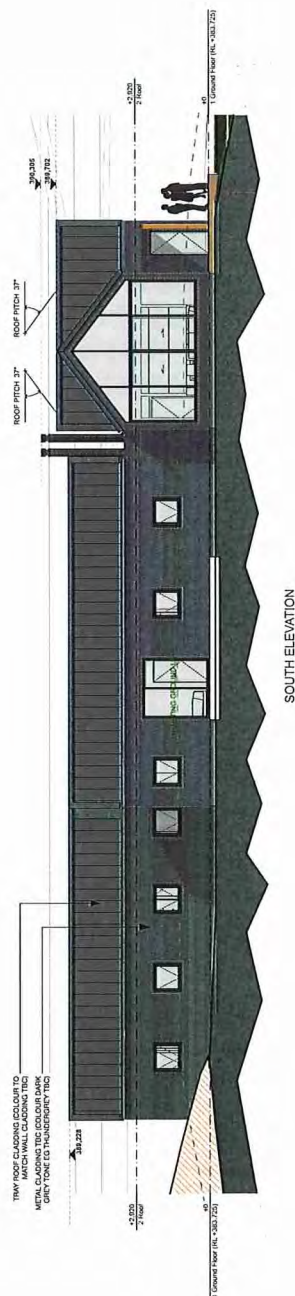
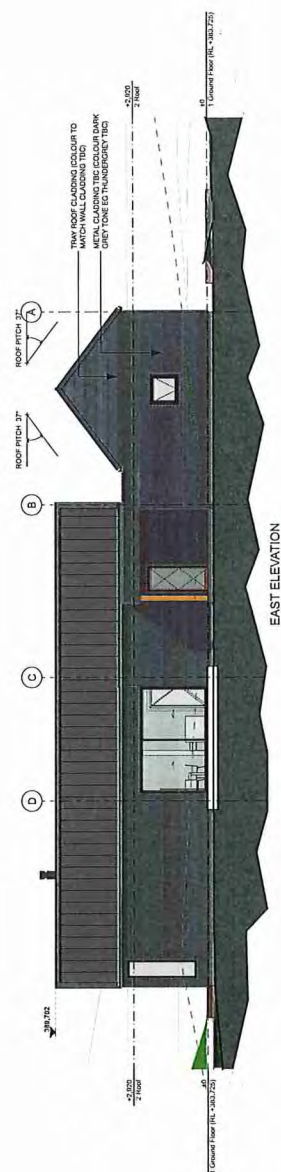
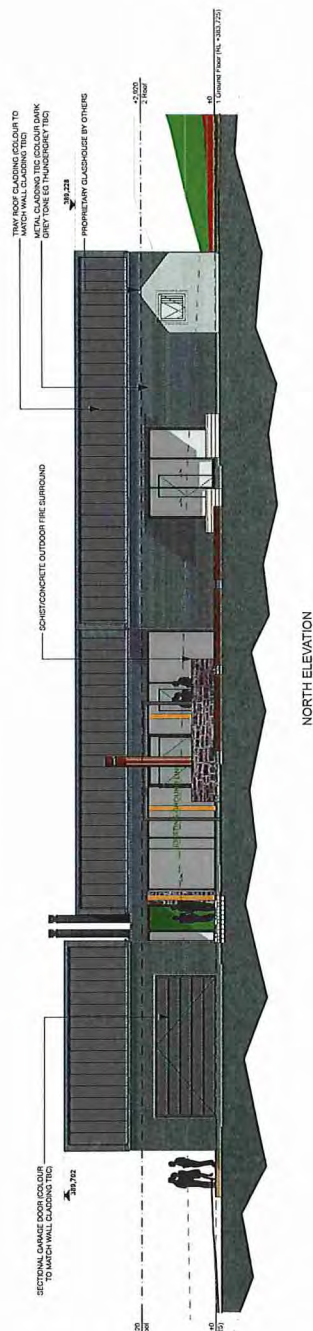
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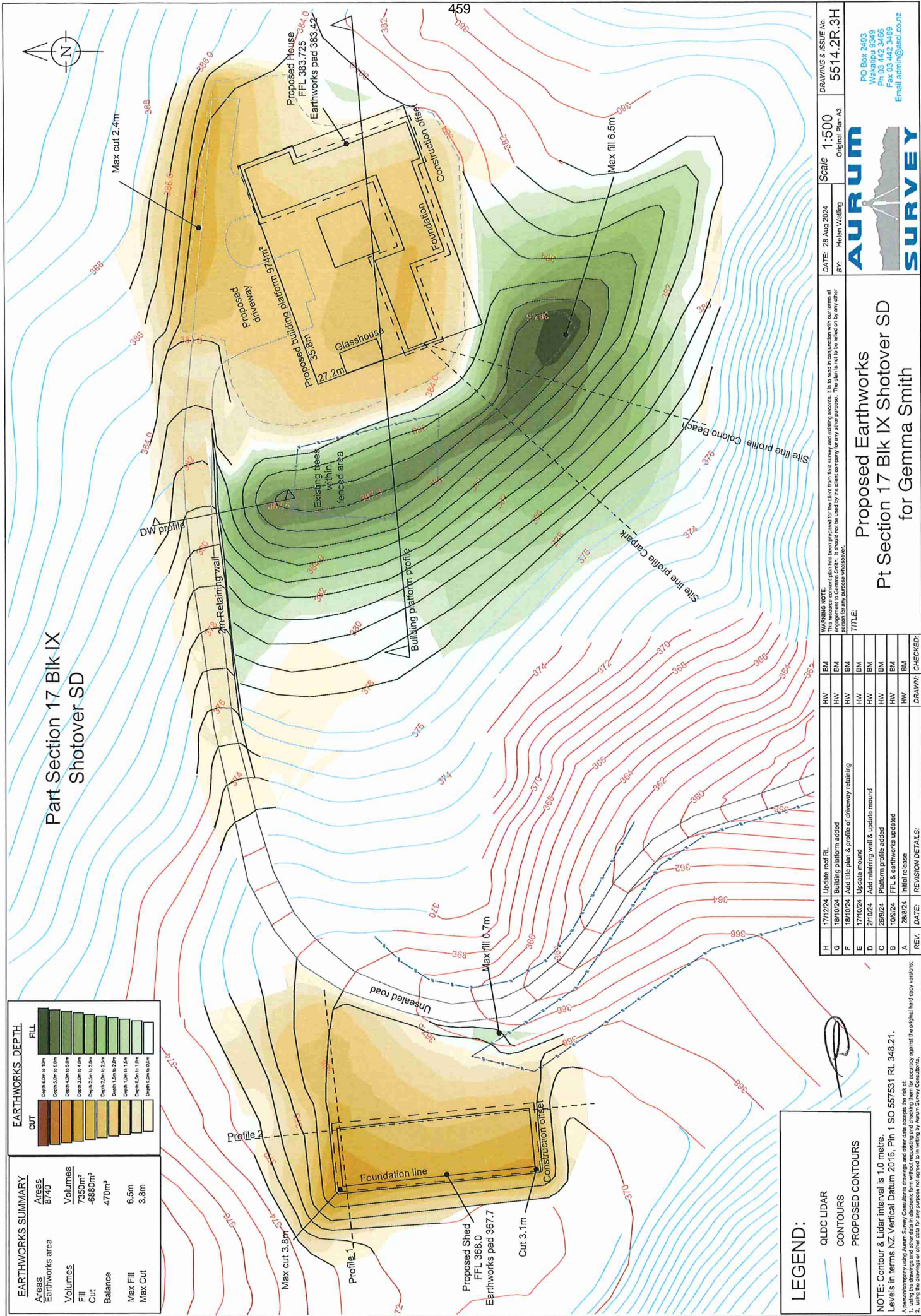
REVISION 01

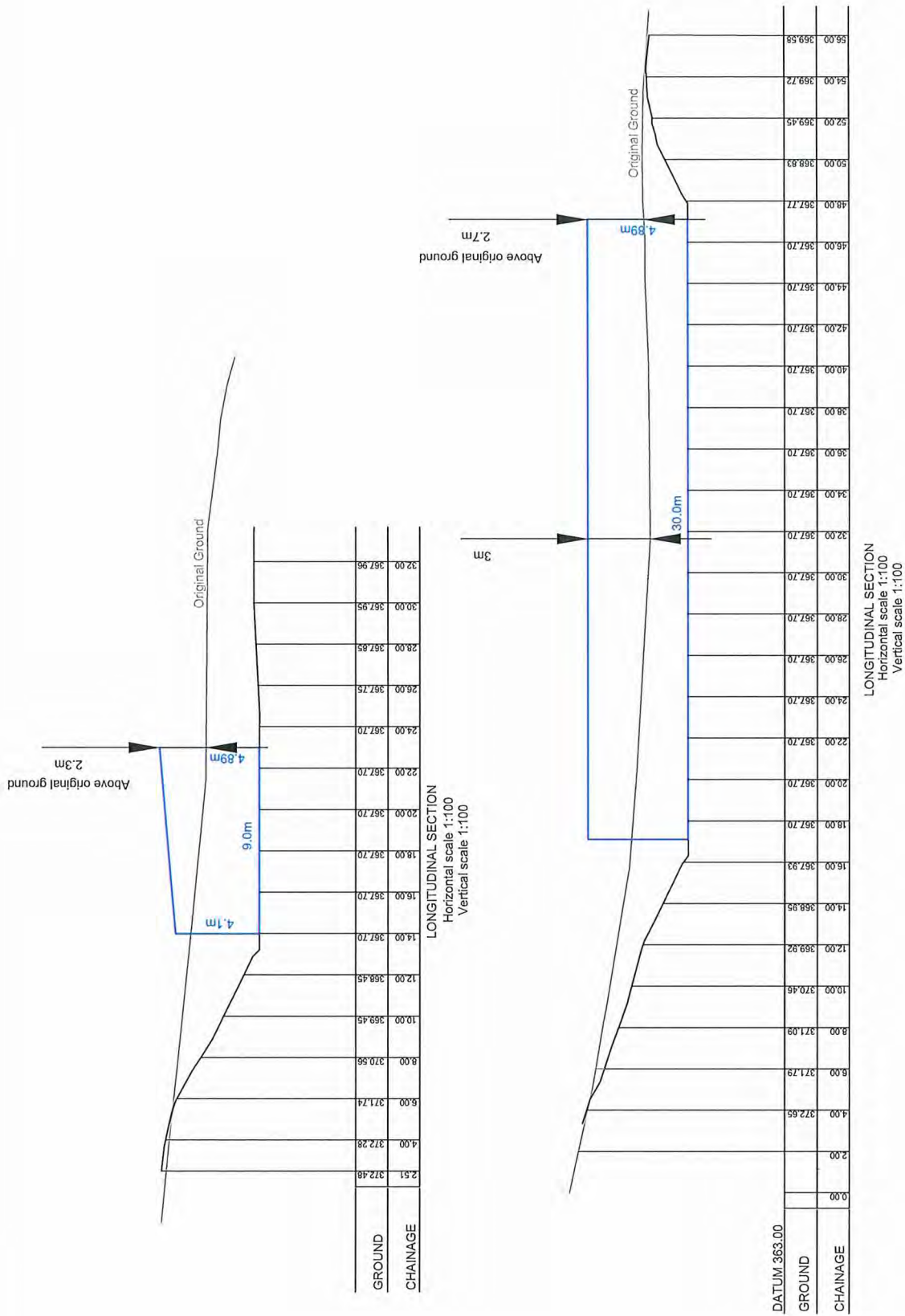
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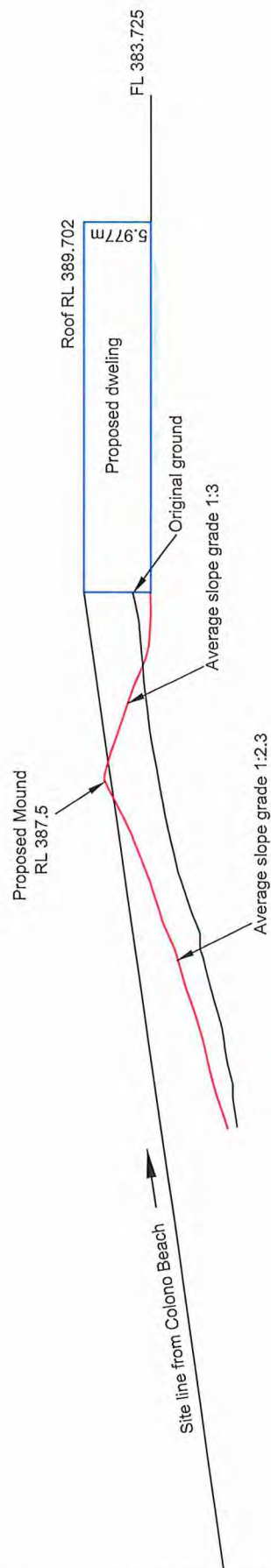




| | | | | | | | |
|---|---|--|--|-------------------|---|-----------------------------------|-----------------|
| WARNING NOTE: This plan has been prepared for the client from field survey and existing records. It is to read in conjunction with our terms of engagement to Gemma Smith. It should not be used by the client company for any other purpose. This plan is not to be relied on by any other person for any purpose whatsoever. | | | DATE: 28 Aug 2024 BY: Helen Walling | | Scale 1:200 Original Plan A3 | DRAWING & ISSUE No. 5514.2R.4H | |
| TITLE: Shed Profile Plan Pt Section 17 Blk IX Shotover SD for Gemma Smith | | | | | | | |
| 17/1/2024 | H | Update roof RL | HW | BM |  | | |
| 18/10/24 | G | Building platform added | HW | BM | | | |
| 18/10/24 | F | Add title plan & profile of driveway retaining | HW | BM | | | |
| 21/10/24 | E | Update mound | HW | BM | | | |
| 21/10/24 | D | Add retaining wall & update mound | HW | BM | | | |
| C | C | Platform profile added | HW | BM |  | | |
| B | A | FFL & earthworks updated | HW | BM | | | |
| A | A | Initial release | HW | BM | | | |
| 28/9/24 | A | Initial release | HW | BM | | | |
| 28/9/24 | A | Initial release | HW | BM | | | |
| REV. | | DATE. | | REVISION DETAILS: | | | DRAWN: CHECKED: |

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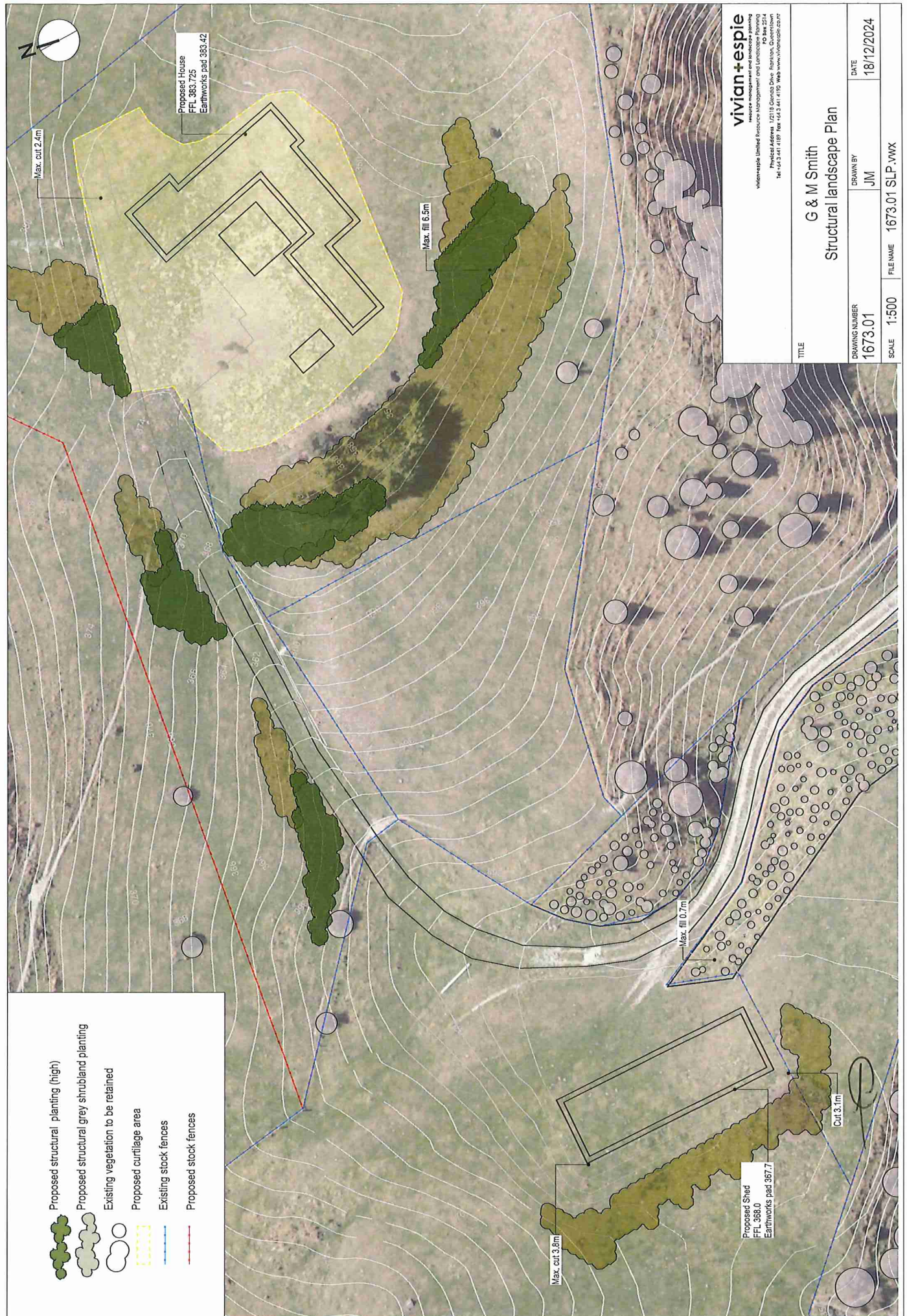
| | | | | |
|-----------|---|--|----|----|
| 17/1/2024 | H | Update roof RL | HW | BM |
| 18/01/24 | G | Building platform added | HW | BM |
| 18/01/24 | F | Add title plan & profile of driveway retaining | HW | BM |
| 17/1/2024 | E | Update mound | HW | BM |
| 21/01/24 | D | Add retaining wall & update mound | HW | BM |
| 26/01/24 | C | Platform profile added | HW | BM |
| 10/01/24 | B | FFL & earthworks updated | HW | BM |
| 28/01/24 | A | Initial release | HW | BM |

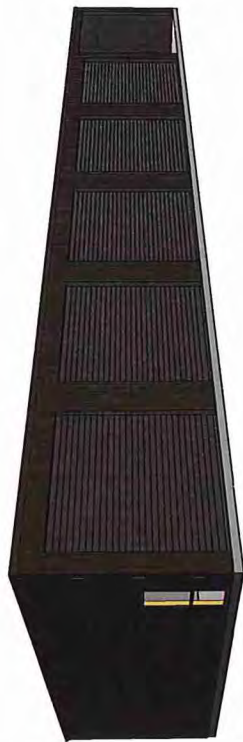
REV. DATE: DRAWN: CHECKED:

1177 E.

Site Line Profile Plan
Pt Section 17 Blk IX Shotover SD
for Gemma Smith

PO Box 2493
Wakapū 9349
Ph 03 442 3466
Fax 03 442 3469
Email admin@ascl.co.nz

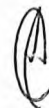
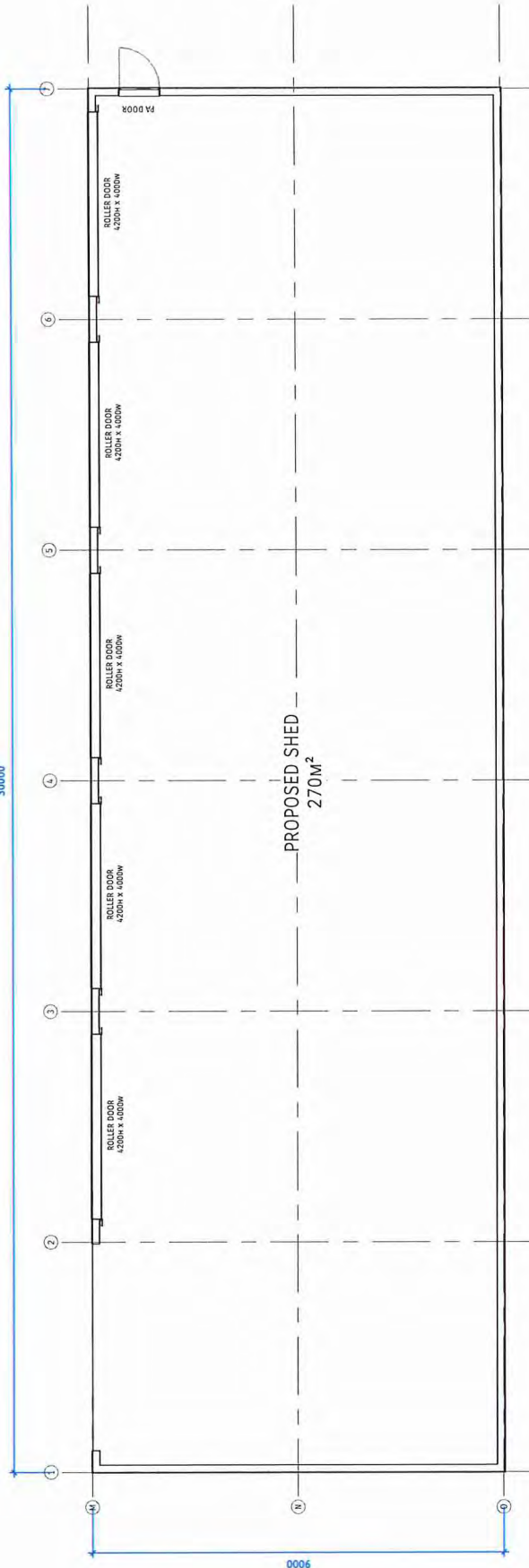




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Queenstown

REVISION: DESCRIPTION:

A RESOURCE CONSENT

ISSUED ON:

05/02/2024

DRAWING NAME:

FLOOR PLAN

DRAWING SET:

RESOURCE CONSENT

SCALE @ A3:

1 : 100

REVISION:

A

DRAWING NUMBER:

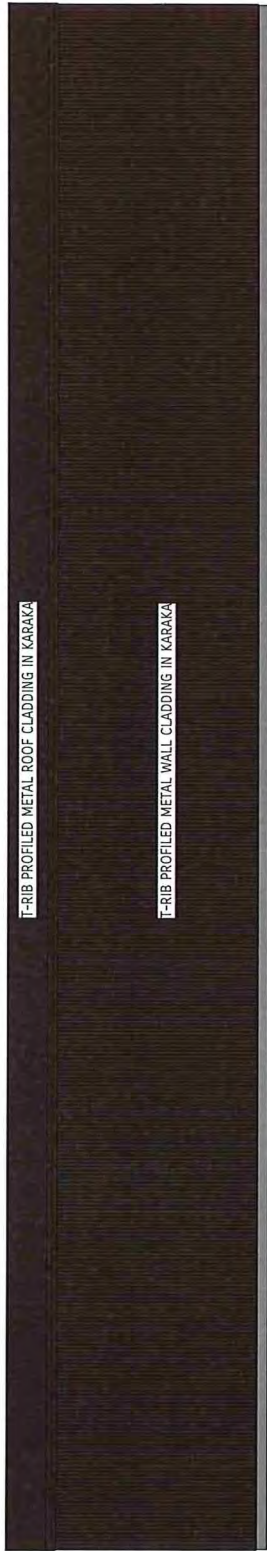
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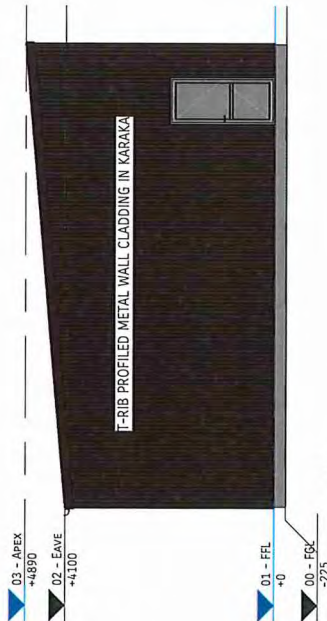
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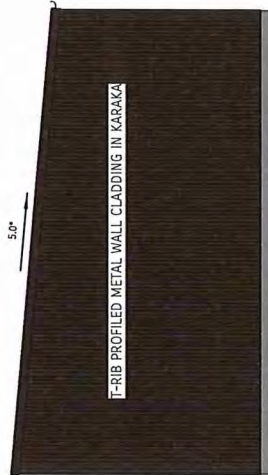
NORTH



SOUTH



EAST



WEST

ROOF CLADDING
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WHERE SHOWN
GUTTERS TO MATCH ROOF COLOUR

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Queenstown

REVISION: | DESCRIPTION:

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ISSUED ON:

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