

APPLICATION AS NOTIFIED

**L & J Shutt
(RM210917)**

**Submissions Close
9 December 2021**

FORM 12

File Number RM210917

QUEENSTOWN LAKES DISTRICT COUNCIL

PUBLIC NOTIFICATION

Notification of an application for a Resource Consent under Section 95A of the Resource Management Act 1991.

The Queenstown Lakes District Council has received an application for a resource consent from:

L & J Shutt

What is proposed:

To undertake a two lot subdivision with associated earthworks, access and landscaping. The proposed lot sizes are as follows:

Lot 1: 2,135m², to contain the existing dwelling.

Lot 2: 1,900m², vacant site.

The location in respect of which this application relates is situated at:

30 Northburn Road, Northlake, Wanaka

The application includes an assessment of environmental effects. This file can also be viewed at our public computers at these Council offices:

- **74 Shotover Street, Queenstown;**
- **Gorge Road, Queenstown;**
- **and 47 Ardmore Street, Wanaka during normal office hours (8.30am to 5.00pm).**

Alternatively, you can view them on our website when the submission period commences:

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#public-rc> or via our edocs website using RM210917 as the reference <https://edocs.qldc.govt.nz/Account/Login>

The Council planner processing this application on behalf of the Council is Danielle Ter Huurne, who may be contacted by phone at 03 441 3696 or email at Danielle.terhuurne@qldc.govt.nz

Any person may make a submission on the application, but a person who is a trade competitor of the applicant may do so only if that person is directly affected by an effect of the activity to which the application relates that –

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

If you wish to make a submission on this application, you may do so by sending a written submission to the consent authority no later than:

9 December 2021

The submission must be dated, signed by you and must include the following information:

- a) Your name and postal address and phone number/fax number.
- b) Details of the application in respect of which you are making the submission including location.
- c) Whether you support or oppose the application.
- d) Your submission, with reasons.
- e) The decision you wish the consent authority to make.
- f) Whether you wish to be heard in support of your submission.

You may make a submission by sending a written or electronic submission to Council (details below). The submission should be in the format of Form 13. Copies of this form are available Council website:

https://www.qldc.govt.nz/services/resource-consents/application-forms-and-fees#other_forms

You must serve a copy of your submission to the applicant (C/- John Edmonds and Associates Attn. Jo Fyfe) as soon as reasonably practicable after serving your submission to Council:

C/- John Edmonds and Associates
Attn. Jo Fyfe
jo@jea.co.nz
PO Box 95
Queenstown 9300

QUEENSTOWN LAKES DISTRICT COUNCIL



(signed by Wendy Baker pursuant to a delegation given under
Section 34A of the Resource Management Act 1991)

Date of Notification: 11 November 2021

Address for Service for Consent Authority:

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

**Phone
Email
Website**

**03 441 0499
rcsubmission@qldc.govt.nz
www.qldc.govt.nz**



APPLICATION FOR RESOURCE CONSENT OR
FAST TRACK RESOURCE CONSENT

FORM 9: GENERAL APPLICATION



Under Section 87AAC, 88 & 145 of the Resource Management Act 1991 (Form 9)

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

This form provides contact information and details of your application. If your form does not provide the required information it will be returned to you to complete. Until we receive a completed form and payment of the initial fee, your application may not be accepted for processing.



APPLICANT //

- Must be a person or legal entity (limited liability company or trust).
- Full names of all trustees required.
- The applicant name(s) will be the consent holder(s) responsible for the consent and any associated costs.

*Applicant's Full Name / Company / Trust:

(Name Decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust:

*Postal Address:

*Post code:

*Contact details supplied must be for the applicant and not for an agent acting on their behalf and must include a valid postal address

*Email Address:

*Phone Numbers: Day

Mobile:

*The Applicant is:

☐

Owner

☐

Prospective Purchaser (of the site to which the application relates)

☐

Occupier

☐

Lessee

Other - Please Specify:



Our preferred methods of corresponding with you are by **email** and **phone**.

The **decision** will be sent to the Correspondence Details by **email** unless requested otherwise.



CORRESPONDENCE DETAILS //

If you are acting on behalf of the applicant e.g. agent, consultant or architect please fill in your details in this section.

*Name & Company:

*Phone Numbers: Day

Mobile:

*Email Address:

*Postal Address:

*Postcode:



INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf.
For more information regarding payment please refer to the Fees Information section of this form.

*Please select a preference for who should receive any invoices and how they would like to receive them.

Applicant:

☐

Agent:

☐

Other - Please specify:

Email:

☐

Post:

☐

*Attention:

*Postal Address:

*Post code:

*Please provide an email AND full postal address.

*Email:



OWNER DETAILS // Please supply owner details for the subject site/property if not already indicated above

Owner Name:

Owner Address:

If the property has recently changed ownership please indicate on what date (approximately) AND the names of the previous owners:

Date:

Names:



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

If it is assessed that your consent requires development contributions any invoices and correspondence relating to these will be sent via email. Invoices will be sent to the email address provided above unless an alternative address is provided below. Invoices will be made out to the applicant/owner but can be sent to another party if paying on the applicant's behalf.

*Please select a preference for who should receive any invoices.

Details are the same as for invoicing

☐

Applicant:

☐

Landowner:

☐

Other, please specify:

*Attention:

*Email:

[Click here for further information and our estimate request form](#)



DETAILS OF SITE // Legal description field must list legal descriptions for all sites pertaining to the application. Any fields stating 'refer AEE' will result in return of the form to be fully completed.

*Address / Location to which this application relates:

*Legal Description: Can be found on the Computer Freehold Register or Rates Notice – e.g Lot x DPxxx (or valuation number)

District Plan Zone(s):



SITE VISIT REQUIREMENTS // Should a Council officer need to undertake a site visit please answer the questions below

Is there a gate or security system restricting access by council?

YES

☐

NO

☐

Is there a dog on the property?

YES

☐

NO

☐

Are there any other hazards or entry restrictions that council staff need to be aware of?

YES

☐

NO

☐

If 'yes' please provide information below



PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

Have you had a pre-application meeting with QLDC or attended the urban design panel regarding this proposal?

☐

Yes

☐

No

☐

Copy of minutes attached

If 'yes', provide the reference number and/or name of staff member involved:



CONSENT(S) APPLIED FOR // * Identify all consents sought

☐

Land use consent

☐

Subdivision consent

☐

Change/cancellation of consent or consent notice conditions

☐

Certificate of compliance

☐

Extension of lapse period of consent (time extension) s125

☐

Existing use certificate



QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

☐

Controlled Activity

☐

Deemed Permitted Boundary Activity

If your consent qualifies as a fast-track application under section 87AAC, tick here to opt out of the fast track process

☐

BRIEF DESCRIPTION OF THE PROPOSAL //

* Please complete this section, any form stating 'refer AEE' will be returned to be completed with a description of the proposal

*Consent is sought to:



APPLICATION NOTIFICATION

Are you requesting public notification for the application?

☐

Yes

☐

No

Please note there is an additional fee payable for notification. Please refer to Fees schedule



OTHER CONSENTS

Is consent required under a National Environmental Standard (NES)?

- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012

An applicant is required to address the NES in regard to past use of the land which could contaminate soil to a level that poses a risk to human health. Information regarding the NES is available on the website

➔ <https://environment.govt.nz/publications/national-environmental-standard-for-assessing-and-managing-contaminants-in-soil-to-protect-human-health-information-for-landowners-and-developers/>

You can address the NES in your application AEE OR by selecting ONE of the following:

☐

This application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m³ per 500m²). Therefore the NES does not apply.

☐

I have undertaken a comprehensive review of District and Regional Council records and I have found no record suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application.

NOTE: depending on the scale and nature of your proposal you may be required to provide details of the records reviewed and the details found.



OTHER CONSENTS // CONTINUED

☐

I have included a Preliminary Site Investigation undertaken by a suitably qualified person.

☐

An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the Assessment of Environmental Effects.

☐ Any other National Environmental Standard

☐

Yes

☐

N/A

Are any additional consent(s) required that have been applied for separately?

☐ Otago Regional Council

Consents required from the Regional Council (note if have/have not been applied for):

☐

Yes

☐

N/A



INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendices 1-2).

To be accepted for processing, your application should include the following:

☐

Computer Freehold Register for the property (no more than 3 months old) and copies of any consent notices and covenants (Can be obtained from Land Information NZ at <https://www.linz.govt.nz/>).

☐

A plan or map showing the locality of the site, topographical features, buildings etc.

☐

A site plan at a convenient scale.

☐

Written approval of every person who may be adversely affected by the granting of consent (s95E).

☐

An Assessment of Effects (AEE).

An AEE is a written document outlining how the potential effects of the activity have been considered along with any other relevant matters, for example if a consent notice is proposed to be changed. Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See [Appendix 1](#) for more detail.



We prefer to receive applications electronically – please see Appendix 5 – [Naming of Documents Guide](#) for how documents should be named. Please ensure documents are scanned at a minimum resolution of 300 dpi. Each document should be no greater than 10mb



PRIVACY INFORMATION

The information you have provided on this form is required so that your application can be processed under the Resource Management Act 1991 and may also be used in statistics collected and provided to the Ministry for the Environment and Queenstown Lakes District Council. The information will be stored on a public register and may be made available to the public on request or on the company's or the Council's websites.



FEES INFORMATION

Section 36 of the Resource Management Act 1991 deals with administrative charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing and granting of resource consents (including certificates of compliance and existing use certificates).

Invoiced sums are payable by the 20th of the month after the work was undertaken. If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid. You may also be required to make an additional payment, or bring the account up to date, prior to milestones such as notification, setting a hearing date or releasing the decision. In particular, all charges related to processing of a resource consent application are payable prior to issuing of the decision. Payment is due on the 20th of the month or prior to the issue date – whichever is earlier.



FEES INFORMATION // CONTINUED

If your application is notified or requires a hearing you will be requested to pay a notification deposit and/or a hearing deposit. An applicant may not offset any invoiced processing charges against such payments.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be in writing and must be lodged within 15 working days of notification of the decision.

LIABILITY FOR PAYMENT – Please note that by signing and lodging this application form you are acknowledging that the details in the invoicing section are responsible for payment of invoices and in addition will be liable to pay all costs and expenses of debt recovery and/or legal costs incurred by QLDC related to the enforcement of any debt.

MONITORING FEES – Please also note that if this application is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991.

DEVELOPMENT CONTRIBUTIONS – Your development, if granted, may also incur development contributions under the Local Government Act 2002. You will be liable for payment of any such contributions.

A list of Consent Charges is available on the on the Resource Consent Application Forms section of the QLDC website. If you are unsure of the amount to pay, [please call 03 441 0499](#) and ask to speak to our duty planner.

Please ensure to [reference any banking payments correctly](#). Incorrectly referenced payments may cause delays to the processing of your application whilst payment is identified.

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts and will be invoiced monthly as work on the application continues. Please note that if the Applicant has outstanding fees owing to Council in respect of other applications, Council may choose to apply the initial fee to any outstanding balances in which case the initial fee for processing this application may be deemed not to have been paid.



PAYMENT // An initial fee must be paid prior to or at the time of the application and proof of payment submitted.

Please reference your payments as follows:

Applications yet to be submitted: RM followed by first 5 letters of applicant name e.g RMJONES

Applications already submitted: Please use the RM# reference that has been assigned to your application, this will have been emailed to yourself or your agent.

Please note processing will not begin until payment is received (or identified if incorrectly referenced).

I confirm payment by:

☐

Bank transfer to account 02 0948 0002000 00 (If paying from overseas swiftcode is – BKNZNZ22)

☐

Manual Payment (can only be accepted once application has been lodged and acknowledgement email received with your unique RM reference number)

*Reference

*Amount Paid: Landuse and Subdivision Resource Consent fees - please select from drop down list below

(For required initial fees refer to website for Resource Consent Charges or spoke to the Duty Planner by phoning 03 441 0499)

*Date of Payment

Invoices are available on request

APPLICATION & DECLARATION

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being so.

☐

If lodging this application as **the Applicant:**

I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

OR:

☐

If lodging this application as **agent of the Applicant:**

I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

☐

PLEASE TICK

I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.

Signed (by or as authorised agent of the Applicant) **

Full name of person lodging this form

Firm/Company

Dated

**If this form is being completed on-line you will not be able, or required, to sign this form and the on-line lodgement will be treated as confirmation of your acknowledgement and acceptance of the above responsibilities and liabilities and that you have made the above representations, warranties and certification.

Section 2 of the District Plan provides additional information on the information that should be submitted with a land use or subdivision consent.

The RMA (Fourth Schedule to the Act) requires the following:

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

- Any information required by this schedule, including an assessment under clause 2(1)(f) or (g), must be specified in sufficient detail to satisfy the purpose for which it is required.

2 INFORMATION REQUIRED IN ALL APPLICATIONS

- (1) An application for a resource consent for an activity (the activity) must include the following:

- (a) a description of the activity;
- (b) a description of the site at which the activity is to occur;
- (c) the full name and address of each owner or occupier of the site;
- (d) a description of any other activities that are part of the proposal to which the application relates;
- (e) a description of any other resource consents required for the proposal to which the application relates;

Information provided within the Form above

- (f) an assessment of the activity against the matters set out in Part 2;
- (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

- (2) The assessment under subclause (1)(g) must include an assessment of the activity against—

- (a) any relevant objectives, policies, or rules in a document; and
- (b) any relevant requirements, conditions, or permissions in any rules in a document; and
- (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).

Include in an attached Assessment of Effects (see Clauses 6 & 7 below)

- (3) An application must also include an assessment of the activity's effects on the environment that—

- (a) includes the information required by clause 6; and
- (b) addresses the matters specified in clause 7; and
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

- An application must also include any of the following that apply:
 - (a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1));
 - (b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A));

ASSESSMENT OF ENVIRONMENTAL EFFECTS

Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
 - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity;
 - (b) an assessment of the actual or potential effect on the environment of the activity;
 - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use;
 - (d) if the activity includes the discharge of any contaminant, a description of—
 - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
 - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment;
 - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect;
 - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted;
 - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved;
 - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).
- (2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.
- (3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—
 - (a) oblige the applicant to consult any person; or
 - (b) create any ground for expecting that the applicant will consult any person.

CLAUSE 7: MATTERS THAT MUST BE ADDRESSED BY ASSESSMENT OF ENVIRONMENTAL EFFECTS

- (1) An assessment of the activity's effects on the environment must address the following matters:
 - (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects;
 - (b) any physical effect on the locality, including any landscape and visual effects;
 - (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity;
 - (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations;
 - (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants;
 - (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.
- (2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

UNDER THE FOURTH SCHEDULE TO THE ACT:

- An application for a subdivision consent must also include information that adequately defines the following:
 - (a) the position of all new boundaries:
 - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
 - (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:
 - (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:
 - (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:
 - (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):
 - (g) the locations and areas of land to be set aside as new roads.

Will your resource consent result in a Development Contribution and what is it?

- A Development Contribution can be triggered by the granting of a resource consent and is a financial charge levied on new developments. It is assessed and collected under the Local Government Act 2002. It is intended to ensure that any party, who creates additional demand on Council infrastructure, contributes to the extra cost that they impose on the community. These contributions are related to the provision of the following council services:
 - Water supply
 - Wastewater supply
 - Stormwater supply
 - Reserves, Reserve Improvements and Community Facilities
 - Transportation (also known as Roding)

[Click here for more information on development contributions and their charges](#)

OR Submit an Estimate request *please note administration charges will apply



Please note that some land use consents can be dealt with as fast track land use consent. This term applies to resource consents where they require a controlled activity and no other activity. A 10 day processing time applies to a fast track consent.

If the consent authority determines that 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.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Act.

While it is not essential that your documents are named the following, it would be helpful if you could title your documents for us. You may have documents that do not fit these names; therefore below is a guide of some of the documents we receive for resource consents. Please use a generic name indicating the type of document.

Application Form 9

Engineering Report

Assessment of Environmental Effects (AEE)

Geotechnical Report

Computer Register (CFR)

Wastewater Assessment

Covenants & Consent Notice

Traffic Report

Affected Party Approval/s

Waste Event Form

Landscape Report

Urban Design Report

Ecological Report



Assessment of Effects on the Environment

2-Lot Subdivision

30 Northburn Road, Northlake, Wanaka

LAURA AND JASON SHUTT

OCTOBER 2021

**APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE
RESOURCE MANAGEMENT ACT
Schedule 4 Clause 6 Matters**

- 1. I attach in accordance with the fourth schedule of the Resource Management Act an assessment of the actual or potential effect on the environment of the activity. The proposal does not result in any significant adverse effects on the environment.**
- 2. The activity does not include the use of hazardous substances and installations.**
- 3. The following mitigation measures are proposed (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect.**

Standards conditions of consent will mitigate any physical works.

- 4. Attached within the assessment of environmental effects is an assessment of any persons affected by the activity and any consultation undertaken.**
- 5. If the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved.**

Not applicable.

- 6. If the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).**

Not applicable.

- 7. A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.**

The information supplied is in accordance with the requirements of the Operative and Proposed District Plan and relevant policy statements.

- 8. As this is an application for a subdivision consent, attached is information that is sufficient to adequately define the position of all new boundaries; and the areas of all new allotments. No new areas are to be set aside as roads. No reserves will be created (including esplanade reserves or strips), no land within the bed of a lake or river will be vested and there is no land within the coastal marine area.**

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**APPLICATION FOR RESOURCE CONSENT PURSUANT TO SECTION 88 OF THE RESOURCE MANAGEMENT ACT
1991**

To:

Queenstown Lakes District Council – Planning & Development

PO Box 50072

Wanaka 9305

Applicant:

Laura and Jason Shutt

Address for Service:

John Edmonds & Associates

PO Box 95

Queenstown

Attention: Jo Fyfe

Email:

jo@jea.co.nz

Phone:

022 158 8509

1.0 INTRODUCTION

1.1 Overview

Consent is sought to undertake a 2-Lot subdivision at 30 Northburn Road, Northlake, Wanaka. The Lot sizes are proposed as follows:

- Lot 1: 2,135m², containing the existing dwelling to the west
- Lot 2: 1,900m² vacant to the east

1.2 Consent History

The application site is part of an original Northlake stage, first consented in 2005.

RM051067 was consented to create 64 allotments over five stages. This consent was varied by RM120710, RM130376, RM160186, RM160767. The subject site obtained title 18th February 2014.

The dwelling on this Lot was consented through RM160659 and BC161509.

RM200605 was recently approved by Commissioner Nixon after a notified process, for a 2-Lot subdivision very similar to the one proposed, at 17 Mount Linton Avenue, whereby the lots were 2,067m² gross (1,942m² net) and 2,000m². In this decision Commissioner Nixon addressed the precedent effects of approving RM200605ⁱ.

2.0 SITE DESCRIPTION AND SURROUNDS

2.1 Site Description

The subject land and dwelling is comprised within Lot 29 DP 471213; a 4,035m² record of title (**Appendix A**) and has a street address of 30 Northburn Road. The site also has a 1/4th share of the 738m² right of way Lot 202 DP 471213. The property is shown below in **Figure 1** outlined in red.



Figure 1- Subject Site and Surrounding Area

The site contains a three storey, 4-bedroom dwelling with double garage 1-bedroom residential flat located at basement level. The building is located on the western portion of the site, where the ground has been levelled to enable the building. The eastern side of the site slopes down towards the eastern boundary. The property is in Activity Area A.

2.2 Receiving Environment

The receiving environment is the environment (beyond the subject site) within which a proposed activity might have effects. It is necessary to also consider the future state of the environment upon which effects will occur.

The surrounding area consists of large, 4,000m² (or there abouts) rural residential lots that were created in the same subdivision as the subject site, and are within Activity Area A. The majority of these 64 sections have a dwelling constructed on one side of the property, which leaves a large vacant area for the remainder of the sites.

ⁱ Para 66-68 of RM200605

Some properties also contain a residential flat, and some are still vacant. Adjoining the south-eastern corner of the site is 19 Mount Linton Avenue which has recently been subdividedⁱⁱ from 17 Mount Linton Avenue, and a residential dwelling is currently under construction on the new lot to the north- a 2,000m² lot. To the south (17 Mount Linton Avenue) is the previously existing dwelling that was subdivided off, remaining on a 2070m² lot.

2.3 Title Documents

The title contains the following relevant documents:

Land Covenant in Easement Instrument 9550309.1 – attached as **Appendix A2**

This is a private covenant agreed upon with the developer of the subdivision. The clauses relevant to this application are as follows:

- Clause 6.2(a)- subdivision approval to be obtained by the Council;
- Clause 6.2(b)- Subdivision to take place no earlier than seven years after the date of issue of title for that lot;
- Clause 6.2(c)- Each Lot shall be subdivided only once, and then no further subdivision will be permitted;
- Clause 6.2(d)- Any proposed lots shall be no less than 1,800m²;
- Clause 6.2(e)- These clauses and all others in the covenant will apply to any new lot created through subdivision.

The proposal seeks Council's approval for the subdivision. The subdivision will be undertaken seven years after the issue of title of the site, being 18th February 2021. Both proposed lots exceed 1,800m², and no further subdivision is proposed of either lot. It is acknowledged that the covenant will apply to the new two lots created by this subdivision.

Consent Notice 9644888.2– attached as **Appendix A3**

The consent notice was registered on the title in 2014, which has the following conditions:

1. Electrical supply is limited to a single phase 63 amp fused supply;
2. All construction is to be contained within the lot boundaries and only one access to the lot is to be made for construction vehicles;
3. A new vehicle crossing is required for a new dwelling;
4. At the time a dwelling is constructed a stormwater disposal system is required to provide stormwater disposal from all impervious areas within the site.

Condition 1 is advising that any dwelling requiring more than a typical residential electricity supply will not be able to be accommodated. This advice can be met at the time of construction of a new dwelling. No construction

ⁱⁱ RM200605

or dwelling is proposed at this stage, therefore conditions 2, 3 and 4 are not applicable, however can be complied with at the time of construction of a new dwelling.

3.0 DESCRIPTION OF THE PROPOSAL

Consent is sought to undertake a 2-Lot freehold subdivision of the property. The scheme plan has been prepared by Measured Land Surveys and is attached as **Appendix B**.

3.1 Subdivision Layout

Proposed Lot 1 is a 2,135m² section of land located on the western side of the property and would contain the existing dwelling. Lot 2 would be 1,900m², located on the eastern side of the site and is proposed to remain vacant at this stage. An easement area ('A') 3.0m wide is proposed through the southern portion of Lot 2 to enable the existing wastewater connection to Lot 1 be legally established over Lot 2. This connects into the Council's mains located within 19 Mount Linton Avenue. This is all an existing situation; however, the easement is proposed. The existing public wastewater line running through the south of the property is proposed to be protected by way of easement 'B' and 'D' through Lot 2 and Lot 1 respectively. The proposed right of way into Lot 2 is protected by way of proposed easements 'D' and 'E'.

3.2 Height

The proposal seeks to limit the height of a future building through a consent notice on the title of Lot 2, to 6.0m from existing ground level.

3.3 Access

Legal access is provided to both Lots off Northburn Road Both lots will utilise the existing sealed access, and a new right of way will extend through Lot 1 into Lot 2, to an area which lends itself practically to building upon. The proposed right of way into Lot 2 is protected by way of proposed easements 'D' and 'E'. Appendix B shows the cross section of the proposed driveway.

3.4 Services

Water Supply

The Council reticulated system extends along the eastern side of Northburn Road and extends into the existing right of way (Lot 202) from the west. The existing dwelling connects into the line through a lateral at the end of the right of way. It is proposed to connect Lot 2 into a new lateral which would extend down the proposed right of way. This is protected by way of easement where it traverses through Lot 1.

Wastewater

The Council reticulated system extends along the southern boundary of the site from the east and is protected by way of an easement. An existing lateral connects into this reticulated system for the existing dwelling at the east of the property. A future dwelling on Lot 2 would also connect into this reticulated system through a new lateral off the existing public line, as shown in the Scheme Plan.

Stormwater

Retaining any stormwater runoff from within the proposed site for this subdivision and future dwelling will be achieved through an onsite soak pit, as with all other surrounding properties. The design of the soak pit will be

provided as part of the engineering design and acceptance. The existing soak pit for Lot 1 will be shifted slightly north to be retained within Lot 1, as shown on the Plan in Appendix B.

There is a relevant Consent Notice condition on instrument 9644888.2:

1. At the time a dwelling is constructed a stormwater disposal system is required to provide stormwater disposal from all impervious areas within the site.

The proposed stormwater design will achieve consistency with this condition.

Firefighting

There is a fire hydrant located directly outside the site within the right of way, ensuring sufficient firefighting, a complying distance from both proposed lots.

Electricity and Telecommunications

As the site is within an urban area, connection to the existing electricity and telecommunications is appropriate, located within the road reserve.

3.5 Earthworks

Earthworks are limited to those relating to the access into the site, and those required for underground services. For the right of way, Appendix B shows the extent of the earthworks, being a total cut of 120m³, and total fill of 16m³, equating to a total of 136m³ of earthworks. The maximum cut is 1.5m, and maximum fill is 0.5m, all complying with Section 12 of the ODP.

4.0 DISTRICT PLAN PROVISIONS

Attached as **Appendix C** is a District Plan rule check demonstrating where consent is required.

4.1 Operative District Plan (ODP)

The site is zoned Northlake Special Zone, and is within the Activity Area A.

4.2 Consents Required and Status of the Activity

Under the ODP the proposed activity requires:

- A **restricted discretionary** activity consent for a subdivision within the Northlake Special Zone- Rule 15.2.3.3(xi). The Council's discretion is restricted to:
 - (a) *The extent to which the subdivision is consistent with the Northlake Structure Plan and any relevant consent's Outline Development Plan consented under Rule 12.34.2.3.i or Rule 12.34.2.3.ii;*
 - (b) *The extent to which the subdivision would undermine the integrity of the Northlake Structure Plan and any relevant consent's Outline Development Plan consented under Rule 12.34.2.3.i or Rule 12.34.2.3.ii;*
 - (c) *Those matters in respect of which the Council has reserved control under Rule 15.2.3.2.*
- A **non-complying** activity pursuant to Rule 15.2.3.4(i) for a subdivision where the lot sizes do not meet the permitted 4,000m² in the Northlake Zone Activity Area A as required by Rule 15.2.6.3(i)(a).

Note:

Rule 12.34.4.2(i) requires development to be in accordance with the Northlake Structure Plan. In this case it is considered although one individual site is to be subdivided in two, the overall Structure Plan is adhered to, in that the locations of roading, lot layouts, walkways, parks and the like are not impacted by the proposal. Therefore, the development is in accordance with the Northlake Structure Plan, and subsequently Rule 12.34.4.2(i).

4.3 Proposed District Plan Provisions

The Northlake Special zone has not been reviewed through the District Plan at this time, therefore the Operative District Plan provisions only, remain applicable. This is relevant also for the associated chapters, including Subdivision, and the Proposed District Plan chapter should not be assessed in relation to the Northlake Special zone until this zone has been through the District Plan review process. As such, there are no Proposed District Plan provisions relevant to this application.

4.4 Activity Status and Assessment Matters

Overall, the development is a non-complying activity.

Section 104 and 104B and 104D of the Resource Management Act (RMA) set out the relevant assessment matters for resource consent applications carrying the Non-Complying activity status.

104 Consideration of applications

(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to—

- a) any actual or potential effects on the environment of allowing the activity; and*
- b) any relevant provisions of—*
 - (i) a national environmental standard;*
 - (ii) other regulations;*
 - (iii) a national policy statement;*
 - (iv) a New Zealand coastal policy statement;*
 - (v) a regional policy statement or proposed regional policy statement;*
 - (vi) a plan or proposed plan; and*
- c) any other matter the consent authority considers relevant and reasonably necessary to determine the application*

104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority –

- (a) may grant or refuse the application; and*
- (b) if it grants the application, may impose conditions under section 108.*

104D Particular restrictions for non-complying activities

(1) Despite any decision made for the purpose of section 95A(2)(a) in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either—

- (a) the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or*

(b) the application is for an activity that will not be contrary to the objectives and policies of—

- (i) the relevant plan, if there is a plan but no proposed plan in respect of the activity; or*
- (ii) the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or*
- (iii) both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.*

(2) To avoid doubt, section 104(2) applies to the determination of an application for a non-complying activity.

5.0 NOTIFICATION

Section 95A of the RMA requires a decision on whether or not to publicly notify an application. The following steps set out in this section, in the order given, are used to determine whether to publicly notify an application for a resource consent.

Step 1 – Mandatory public notification

- The applicant has not requested public notification of the application (s95A(3)(a)).
- Public notification is not required as a result of a refusal to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA (s95A(3)(b)).
- The application does not involve exchange to recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Therefore, public notification is not required by Step 1.

Step 2 – Public notification precluded

Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)).

The proposal is not:

- a controlled activity
- a subdivision or residential activity that is a restricted discretionary or discretionary activity
- a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying
- a prescribed activity

Therefore, public notification is not precluded (s95A(5)(b)(i)-(iv)).

Public notification is not precluded by Step 2.

Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

- Public notification is not specifically required under a rule or national environmental standard (s95A(8)(a)).

- A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

An assessment in this respect is therefore undertaken in section 7.0 below to assist the consent authority in this decision.

6.0 CONSULTATION

The applicant has consulted with and obtained the following neighbours written approvals, all attached as **Appendix D**. These are shown on **Figure 2** with an ★ below for context. The subject site is shown with a ★ :

- Elizabeth Dodds and Donald Cayford at 2 Nokomai Street
- Carolyn Hannon and Stephen Hannon at 4 Nokomai Street
- William and Bernadette Graham (MLA Family Trust) at 8 Nokomai Street
- Alisha Hildred at 22 Northburn Road
- Sally Widdowson and Paul Corwin at 25 Mount Linton Avenue
- Stella and Neil Green at 26 Northburn Road
- Karen and Andrew Birkby at 34 Northburn Road
- Sally and Braden Currie at 19 Mount Linton Avenue

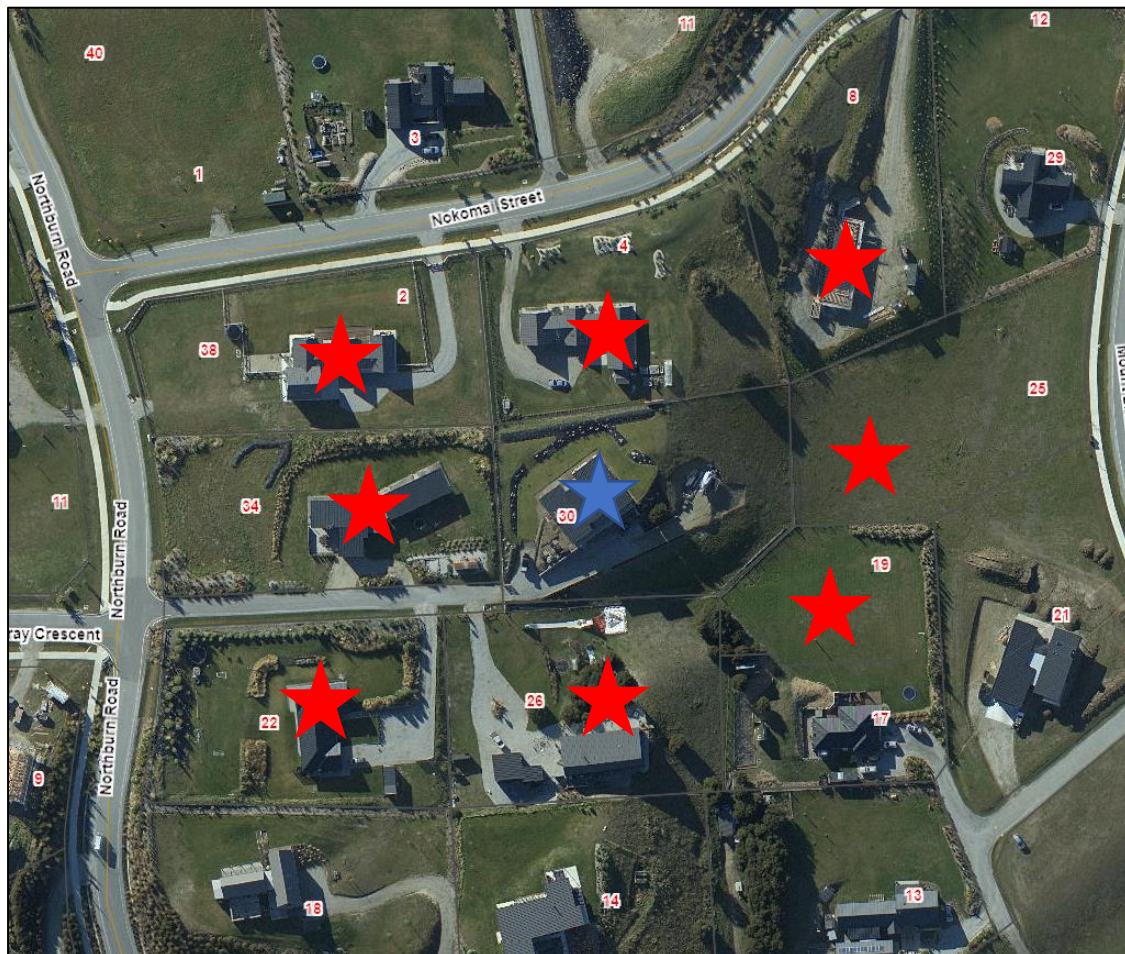


Figure 2- Map of Adjacent Sites Affected Party Approvals

7.0 PERMITTED BASELINE

There is no specific permitted baseline for a subdivision in the Northlake Special Zone as all subdivision requires resource consent. It is noted however that any building in Activity Area A is a controlled activity, meaning the Council is legally required to grant consent, subject to controls through conditions.

The density provision in zone standard 12.34.4.2(iii) allows no limit on residential density in Activity Area A. Rule 12.34.2.3(iii) requires a restricted discretionary activity consent for buildings with three residential units.

Therefore, provided all the building controls set out in the site and zone standards are complied with, an unlimited number of individual residential dwellings can be constructed on this site as a controlled activity.

Although this is not strictly a permitted baseline, given the controlled activity status, it provides a useful, anticipated baseline for which land use activity is accepted through the District Plan. Certainly, in this case this baseline is useful in that as a controlled activity, a second dwelling, and two residential flats (one per dwelling) could be constructed upon this site.

8.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

In addition to the below assessment of environmental effects, with regards to Commissioner Nixon's decision for RM200605 as mentioned in Section 1.2 above, the following points were made, that are relevant to this assessment also:

- Mr Leckie (Counsel for the applicant) advised here is a private covenant on each property in Activity Area A that expires 7 years after the date of the issue of title. Following which it was anticipated that further subdivision down to 1,800m² would occur.
- Mr Leckie also stated a second dwelling can be constructed on each lot within the subdivision as a controlled activity, and although not strictly a permitted baseline comparison, did signal that additional dwellings within the activity area could be expected in the futureⁱⁱⁱ.
- Mr Edmonds (planning consultant) explained that the 64 Lots that make up Activity Area A in this zone were originally zoned Rural Residential, which provided for 4,000m² lots. When the Northlake Special Zone came into effect, these Rural Residential lots were absorbed into the special Zone, and given an Activity Area, to be consistent with the aim of the Northlake Structure Plan. At the time the Commissioners of the Northlake Special Zone Plan Change (Plan Change 45) did not seek to enable further subdivision of these lots given it would be inconsistent with the pattern of subdivision and development surrounding the area^{iv}. Commissioner Nixon concluded that the current pattern of development has now changed, and the Rural Residential nature of the area no longer fits. Therefore, a subdivision of this nature should be allowed^v.
- Through the PDP process, the Rural Residential zones under the ODP along Aubrey Road have more recently been rezoned to Large Lot Residential A. As the Northlake Special zone has not yet been through the PDP process, the Activity Area A (which was once Rural Residential) did not benefit from the same rezoning as the other similar lots around the area^{vi}.
- Commissioner Nixon states "A subdivision pattern which anticipates future re-subdivision does not always produce an optimal pattern of development with respect to the siting of buildings, roading, and

ⁱⁱⁱ Paragraph 23 of Commissioners Decision QLDC Reference RM200605

^{iv} Paragraphs 33-34 and 74 of Commissioners Decision QLDC Reference RM200605

^v Paragraph 85 of Commissioners Decision QLDC Reference RM200605

^{vi} Paragraph 35 of Commissioners Decision QLDC Reference RM200605

access arrangements. It can result in an incoherent pattern of development and a significant number of 'back sections'. However, the allotments within Activity Area A are large at 4000m², and even with further subdivision down to 2000 m² can still allow adequate separation between existing and future dwellings, and a density of development which would still maintain a distinctly rural residential character. This contrasts to typical suburban densities in the range of only 500 – 1000m² lots"^{vii}.

- Commissioner Nixon states "A grant of consent to this application would result in greater efficiency in the use of the land resource, noting that Wanaka experiences a very high rate of population growth and residential development"^{viii}.
- Commissioner Nixon concludes "I have no hesitation in concluding that any adverse effects of the proposed subdivision would be less than minor"^{ix}.

8.1 Assessment Matters

Relevant Subdivision Assessment Matters are set out in Part 15.2.6.4(i)- Lot Size and Dimensions, and Part 15.2.6.4(i)(k)- Northlake Special Zone, which are assessed below.

Part 15.2.6.4(i)- Lot Size and Dimensions

- a) Whether the lot is of sufficient area and dimensions to effectively fulfil the intended purpose or land use, having regard to the relevant standards for land uses in the zone.*

The purpose of the Activity Area A is to enable rural residential living. The proposed lots are sufficient in size and dimension to effectively provide for a residential unit and residential flat on each lot. This is demonstrated by the layout on Lot 1, in which the lot provides a large, rural residential living space, around an existing four-bedroom dwelling and residential flat with a large, useable area surrounding. The site standards of the zone set out in 12.34.4.1(ii) – (xi) and the zone standards set out in 12.34.4.2(iii)-(vii) will more than adequately be achieved once the subdivision has been completed given the generous lots.

- b) Whether the lot is of sufficient size, given the nature of the intended development and site factors and characteristics, for on-site disposal of sewage, stormwater or other wastes to avoid adverse environmental effects beyond the boundaries of the lot.*

As explained in Section 3.3 above, the water and wastewater disposal for the new lot will be collected into an existing public system. The lot sizes are sufficient to allow for a residential dwelling and stormwater disposal within the site. Therefore, there will be no adverse effects beyond the boundaries of the lot given the proposed infrastructure.

- c) Whether the proposed lot is of a suitable slope to enable its safe and effective use for its anticipated purpose or land use, having regard to the relevant standards for land uses in the Zone.*

The proposed lot to the east will contain a hill slope at the eastern side of the property. There is a previously flattened area on the western side of Lot 2, which is anticipated a future house will be located. As such, the access will be extended towards this area. The slope of the land is such that a 'stepped down' building design would be appropriate and achievable, and a safe and effective use of the land can be had, having regard to the

^{vii} Paragraph 57 of Commissioners Decision QLDC Reference RM200605

^{viii} Paragraph 63 of Commissioners Decision QLDC Reference RM200605

^{ix} Paragraph 64 of Commissioners Decision QLDC Reference RM200605

relevant standards for land uses in the zone.

- d) *The relationship of the proposed lots and their compatibility with the pattern of the adjoining subdivision and land use activities, and access.*

The immediately adjoining land use around the site is characterised by other 4,000m² lots (or thereabouts) that were created as part of the same subdivision as the subject site, ahead of the remainder of the Northlake zone. The site adjoining the south-eastern corner of the property has recently been subdivided into two, enabling a 2,000m² and 2,070m² lot. Further afield to the north is the remainder of the Northlake Special zone, which incorporates Northlake, Hikuwai, and the yet to be developed Allenby Farms land. As shown in **Figure 3** below, the Northlake and Hikuwai development provide for a dense urbanised environment, where lot sizes range from high density to low density development, set back from Aubrey Road.

The northern and southern side of Aubrey Road have recently changed zoning from Rural Residential zone (ODP) which enables lot sizes of 4,000m², to Large Lot Residential A zone (PDP), which allows for lots to be subdivided to 2,000m². The south side of Aubrey Road adjoining Mount Iron to the south-east of the subject site has changed from Rural Residential zone to Large Lot Residential B zone, which retains the 4,000m² lots to minimise effects on the Outstanding Natural Feature behind.

Given the above, the pattern of development will be changing in the near future along the Aubrey Road corridor, considering the change to the zoning, and therefore the receiving environment has changed from when the Northlake Special Zone rules were written originally. The recently completed subdivision adjoining the south-eastern corner of the site has changed from 4,000m² to 2,000m² sites. The pattern of development in the surrounding area will now be enabled to be characterised by 2,000m² lots along the northern side of Aubrey Road, and the southern side up to Hidden Hills, where the lots will remain at 4,000m². The pattern of development at Hikuwai is now characterised by 4,000m² lots immediately adjoining Aubrey Road, and adjoining those direct to the north, low density suburban lots.

It is clear there is a variety of densities in the surrounding area, of which development and zoning have changed since the subject site was created. Therefore, a subdivision of this site will be compatible with the pattern of adjoining subdivision and land uses and receiving environment.

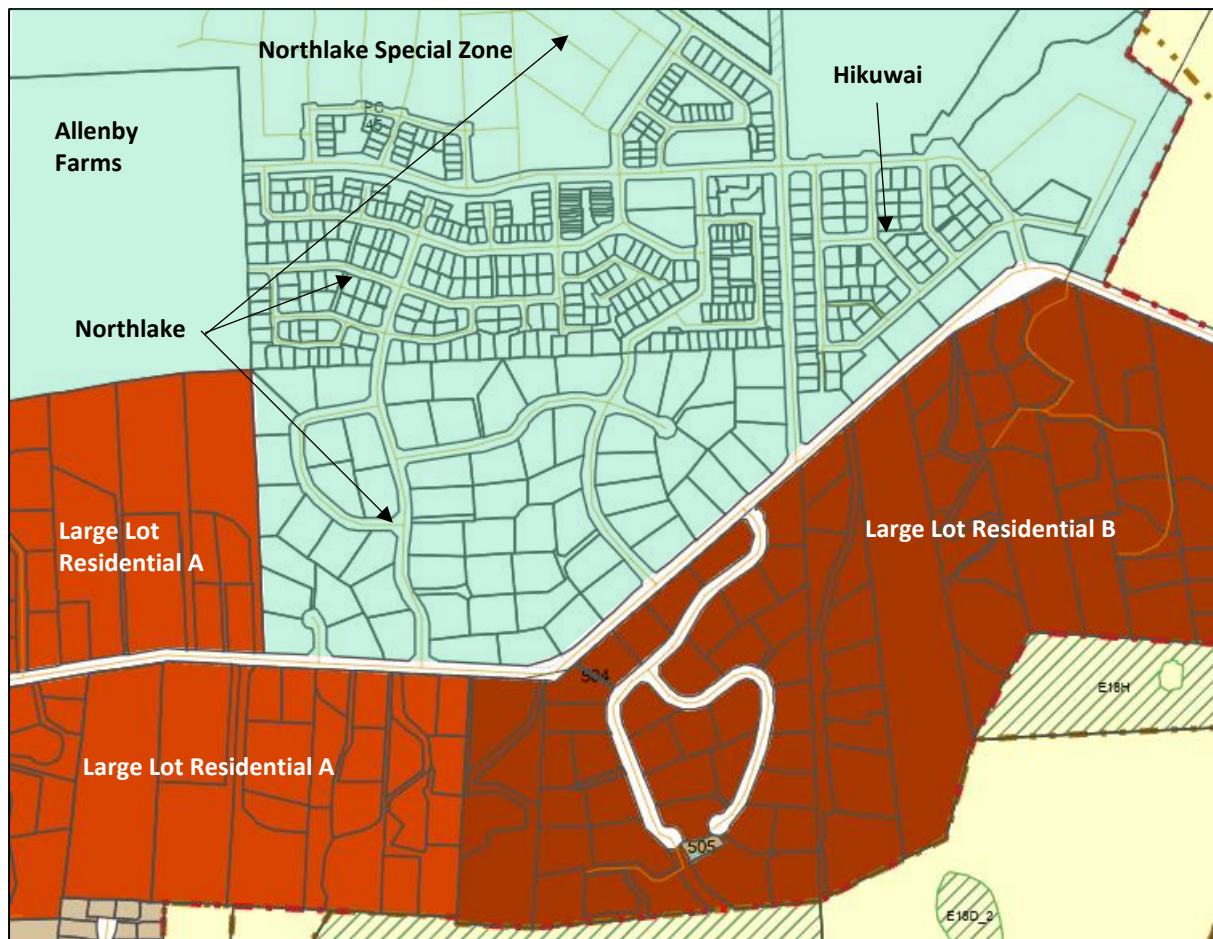


Figure 3- Proposed District Plan Map Showing Zoning

- i) Whether and the extent to which the proposal will facilitate the provision of a range of Residential Activity that contributes to housing affordability in the District.

The proposal will enable the use of a large, 1,900m² area of land which is otherwise unused, to be provided into the residential housing pool. The subdivision will create a 1,900m² lot that is desirable to those seeking a slice of rural living, close to urban amenities without having to maintain a large rural lot. As a dwelling is not proposed on the vacant lot, the creation of the lot will enable a future owner to construct an affordable house on the lot, within the limits of the Northlake zone provisions.

Part 15.2.6.4(i)(k)- Northlake Special Zone

Whether and the extent to which the lot size:

- a. Can be achieved without undermining or adversely affecting desirable outcomes promoted by any relevant consent with an Outline Development Plan.

The Activity Area A does not require an Outline Development Plan, and therefore there is no relevant Outline Development Plan to be consistent with. Notwithstanding, the proposal does not conflict with any Outline Development Plans, nor does it adversely affect the outcomes set out to be achieved in any Outline Development Plan.

b. Will achieve greater efficiency in the development and use of the land resource.

The proposal will achieve greater efficiency in the use of the land than set out in the subdivision provisions with the permitted lot size. The lot sizes will allow for future residential use of the sites that can comply with the site and zone standards, whilst utilising currently unused land for development, thus achieving consistency with this assessment matter.

c. Will assist in achieving affordable or community housing.

The proposal is not anticipated to specifically achieve affordable or 'community housing' as defined in the ODP, however the creation of the new lot will enable a future owner to construct an affordable house of their choice on the lot, if desired. As this is not a specific requirement in Activity Area A, it is not considered this is an assessment matter that should carry much weight in the assessment of appropriateness of approval of subdivision.

d. Can be adequately serviced without adverse effect on infrastructural capacity.

As assessed during the consent process at 17 Mount Linton Avenue (RM200605), and supported by Commissioner Nixon, there is sufficient capacity in the current public infrastructure of the area. As explained in Section 3.3 above, the water and wastewater disposal for the new lot will be collected into an existing public system. The 1,900m² site is sufficient to allow for a residential dwelling and stormwater disposal within the site. Therefore, the sites can be adequately serviced without adverse effects beyond the boundaries of the lot, including infrastructural capacity.

e. Will achieve residential amenities such as privacy and good solar orientation.

The size of the lots allow for sufficient separation between buildings, including the existing dwelling on the site, a future dwelling on the vacant lot, and those immediately adjoining. The lots also allow for boundary treatment such as fences and planting to provide further privacy mitigation, as shown on the Scheme Plan. The vacant lot allows for a future dwelling to be located and designed such that privacy and solar orientation can be the priority if that is sought. The existing dwelling is located towards the west of the site, and with the new internal subdivision boundary sufficient solar access and privacy will be achieved for both lots.

8.2 Neighbourhood Effects

As explained and demonstrated in Section 6.0 above, all adjacent neighbours have provided their written approval to the application. Therefore, pursuant to Section 95D(e) of the RMA, the effects on these persons who have provided their written approval must be disregarded.

As assessed in resource consent RM200605, Ms Stagg of the Council considers the effects of subdivisions of this nature on the local residential character of the area to be more than minor^x, however Commissioner Nixon considered the effects of the subdivision to be less than minor^{xi}. We agree with Commissioner Nixon that the effects on the neighbourhood and character of the area are less than minor, specifically with regard to the controlled activity status of the built form; and the change to the receiving environment since the Northlake Special zone chapter was written.

^x Paragraph 24 of Commissioners Decision QLDC Reference RM200605

^{xi} Paragraph 64 of Commissioners Decision QLDC Reference RM200605

The proposed lot and any future dwelling on the lot will be visible from the road by being located on a slope facing east. This will be visible from Mount Linton Avenue, and lesser so, Aubrey Road. The Scheme Plan proposes planting around the boundaries and the lower slope to mitigate and soften the visibility of a future dwelling on this lot, without compromising the useable space for construction. Additionally, the proposal seeks a restriction of 6m height for a future dwelling on Lot 2, further limiting the effects of a building on this lot. Regardless of visibility, a future dwelling would not have any adverse effects on other neighbours that have not provided their written approval, as a new building on the proposed lot will form part of the context of the surrounding urbanised area and is a controlled activity to construct. Over and above those effects from a future dwelling, effects on those persons further afield than the adjacent properties are limited to off-site effects such as transport effects along the public roads. In this case the proposed transport effects on the road would be limited to vehicles associated with a residential dwelling, which in the context of the urban environment the site is within would be indiscernible to the existing traffic using the roading environment.

There would realistically be no adverse effects of a subdivision over and above the creation of a new dwelling on the property, and the associated works and traffic, all assessed above, which as explained above is a controlled and anticipated activity in Activity Area A. The subdivision component would be technical in nature only and would not give rise to effects itself.

It is not considered the proposed subdivision will have effects on the neighbourhood or residential character that are minor or more than minor.

8.3 Landscape Effects

The site is located within an urbanised environment, albeit within an immediate area characterised by larger urbanised lots. The site is flat towards the west and slopes down to the east. This hill slope is reasonably prominent in the area, specifically from Mount Linton Avenue, however other adjacent dwellings have now been constructed on the top of this slope^{xii}, and therefore is not a hill of high natural character. The slope within the site is open in nature and covered in grass. An area at the east of the existing dwelling has been flattened to allow for a useable space for the residents of the dwelling. There is no mention in the Northlake zone of the landscape to be protected in the District Plan, by limiting development. Notwithstanding, the location of a future dwelling is anticipated to be located mid slope, on the flattened area, and where the access will be formed to. The future dwelling will require some extent of earthworks into the slope; however, a future dwelling would not impact upon the landscape character of the slope given its location and could be adequately designed to 'step down' the slope. Additionally, as explained in Section 7.0 above, as a controlled activity, a number of residential dwellings can be constructed on the western side of the site, with no assessment on landscape character or effects. One of the matters of control however is landscaping, which in this case there is ample space within the sites for landscaping once subdivided, as shown on the Scheme Plan. This landscaping will be undertaken by the consent holder and maintained by way of condition of consent.

The subdivision itself will have no effects on landscape and will allow sufficient landscaping to be planted once the dwelling design for Lot 2 is known.

8.4 Parking and Access

The proposal will result in complying access and parking for both lots once the subdivision is completed. Both lots are large enough to provide ample parking to comply with the parking requirements in Chapter 14 (ODP) and Chapter 29 (PDP)- when this comes into effect for Northlake.

^{xii} 4 Nokomai Street, 14 Northburn Road, 26 Northburn Road, 30 Northburn Road.

Both lots will have adequate and legal access from Northburn Road via the existing right of way, of which the other users have provided their APA.

Overall, there is not considered to be any adverse effects on parking and access from the proposal.

8.5 Positive Effects

The proposal will enable a more efficient use of the land resource that is otherwise underutilised. The subdivision will enable an economic benefit for the owners of the site whilst providing a new lot to the market of a size that is appropriate in the context of the area. The proposal will achieve a subdivision with two lots of a sufficient size to accommodate adequate development within an urbanised environment characterised by a mix of lot sizes and developments.

The proposal is consistent with the Northlake Special zone provisions and will enable future development which can comply with site and zone standards set out in the zone.

8.6 Summary of Effects Assessment

As assessed above, the proposal is consistent with all relevant assessment matters in the subdivision chapter, with the exception of provision of affordable or community housing to the market. It is considered however this is not an assessment matter that should carry much weight in the assessment of appropriateness of approval of subdivision, particularly when the smaller lots within the Northlake Special zone to the north are aimed at providing this housing typology to the market.

The proposal is not considered to have effects on the environment or neighbours that are minor or more than minor for any aspect of the proposal.

9.0 RESOURCE MANAGEMENT (NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH) REGULATIONS 2011

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (the NES) apply to activities if the land is covered by the NES, i.e. if any activity or industry on the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken, or is more likely than not to have been undertaken on the piece of land.

The original subdivision consent assessed the site for contamination, whereby it was found there was contaminated land from a timber treatment yard on the wider developed land. This consent for subdivision required the contaminated land to be remedied as conditions of consent. This was undertaken before the titles were issued for the sites. Additionally, in consent RM140214 which allowed for the construction of the dwelling on the property, Mr Glenn Davis confirmed there is no evidence of HAIL activity on the subject site, and therefore the property would not need to be considered under the NES. Therefore, although this application involves a subdivision, the proposal is a permitted activity under section 8(4) the NES, as a preliminary and detailed site investigation exists, and the contamination has been remedied so there is no risk to human health.

10.0 OBJECTIVES AND POLICY ASSESSMENT**10.1 Operative District Plan**

Objective and Policies	Assessment
<i>Chapter 12 - Northlake Special Zone</i>	
<p>Objective 1 - Residential Development</p> <p><i>A range of medium to low density and larger lot residential development in close proximity to the wider Wanaka amenities.</i></p>	<p>The proposal achieves two larger lot residential lots in close proximity to the wider Wanaka amenities.</p>
<p><i>Policy 1.1 - To establish a mix of residential densities that will provide a residential environment appealing to a range of people.</i></p>	<p>The proposal will achieve a mix of residential densities by allowing a 2,135m² and 1,900m² lot which although enabled through a recent zone change in the surrounding area will provide for a new mix of densities in the Northlake zone which will appeal to those searching for a large lot but not a full rural residential sized lot to maintain.</p>
<p><i>Policy 1.3 - To maintain and enable residential lot sizes in Activity Areas A and C4 consistent with the adjacent Rural Residential Zone.</i></p>	<p>Commissioner Nixon concludes in RM200605^{xiii} that the proposal is not contrary to this policy given the recent up-zoning of the surrounding Rural Residential zone to Large Lot Residential A zone has changed the anticipated lot sizes of the adjacent area to that consistent with the proposal. This position is accepted and adopted, therefore, although the proposal would have once been contrary to this policy, it is now consistent with it, as the proposed lot sizes are consistent with the adjacent zone sized lots (which were once Rural Residential).</p>
<p>Objective 2 – Urban Design</p> <p><i>Development demonstrates best practice in urban design and results in a range of high quality residential environments.</i></p>	<p>The proposal will achieve a large, 1,900m² site, which will enable a future specifically designed dwelling to be consistent with best practice urban design.</p>
<p><i>Policy 2.1 - To use a Structure Plan to establish:</i></p>	<p>The proposal does not seek or require a new Structure Plan to be established, as the</p>

^{xiii} Paragraph 79

<ul style="list-style-type: none"> • <i>The location of Activity Areas</i> • <i>The primary roading network</i> • <i>Required walking and cycle connections</i> • <i>Areas where buildings are prevented from occurring due to landscape sensitivity</i> • <i>Areas where existing vegetation forms an important landscape or ecological feature and should be protected</i> 	<p>neighbourhood is already established in accordance with the Northlake Structure Plan.</p>
<p><i>Policy 2.2 - To require development to be consistent with the Northlake Structure Plan.</i></p>	<p>The proposal is consistent with the Structure Plan set out in the District Plan as it will not alter the location of Activity Areas, or alter the existing primary roading, walking and cycling connections. There are no areas on the site preventing future building, and no vegetation is required to be retained on the site.</p>
<p><i>Policy 2.5 - To ensure that development recognises and relates to the wider Wanaka character and is a logical extension of the urban form of Wanaka.</i></p>	<p>The proposal is consistent with this policy in that the pattern of development within the wider Wanaka area lends itself to Activity Area A intensifying to 2,000m² lots as an extension of the Large Lot Residential A zone which extends along Aubrey Road from the west to the Northlake Activity Area A boundary, and at the south-eastern corner of the site (17/19 Mount Linton Avenue). Across Aubrey Road extending from Anderson Road to Hidden Hills the zoning has also changed to Large Lot Residential A. Where the land meets Hidden Hills, the zone has been changed to Large Lot Residential B, to protect the Mount Iron landform behind. Behind Activity Area A within the Northlake development is a highly urbanised environment with a large area of high, medium, low density residential, commercial, and non-residential activities such that retaining 4,000m² lots on the northern side of the road in this location is an anomaly, particularly as there is no landform to protect on the northern side of Aubrey Road, akin to Mount Iron.</p>
<p><i>Objective 4 – Landscape and Ecology</i></p> <p><i>Development that takes into account the landscape, visual amenity, and conservation values of the zone.</i></p>	<p>The Northlake Special zone does not identify any specific landscape or ecology in this area to protect. The site has a hill sloping down towards the east of the site, and planting around the base of the slope and some of the slope to soften future development on the site as viewed from Mount Linton Avenue, and</p>

	to enable the visual amenity and conservation values of the site to be maintained.
<i>Policy 4.1 - To identify areas where buildings are inappropriate, including ridgelines, hilltops and other visually prominent landforms, and to avoid buildings within those areas.</i>	The proposal will not result in buildings on top of ridgelines or hilltops. It is noted the existing dwelling is located on the top of a ridgeline, however a future dwelling on Lot 2 would be located down the slope, and the ridgeline would be protected from any further buildings through the required building setback requirements.
Objective 6 – Infrastructure <i>Provision of servicing infrastructure to cater for demands of development within the zone in an environmentally sustainable manner and to enhance wider utility network systems where appropriate.</i>	As assessed in Section 8.1 above, the subdivision will be adequately serviced with three waters, electricity and telecommunication by connecting to the Council's system where possible, given its location within an urbanised environment. Although this will not enhance wider utility network systems, it is not appropriate to expect so of a subdivision of this manner.
<i>Policy 6.4 - To utilise low impact design solutions that minimise adverse environmental effects resulting from storm water runoff.</i>	The proposal seeks to establish a low-impact design to the stormwater runoff by using natural drainage features on the land instead of piping it into the public system. Currently a grass swale catches the stormwater from the existing sites to Northburn Road and Mount Linton Avenue, which will continue as a low impact solution.
Chapter 15 – Subdivision, Development and Financial Contributions	
Objective 1 – Servicing <i>The provision of necessary services to subdivided lots and developments in anticipation of the likely effects of land use activities on those lots and within the developments.</i>	As assessed in Section 8.1 above, both proposed lots will be adequately serviced with three waters, electricity and telecommunication by connecting to the Council's system where possible, given its location within an urbanised environment. This servicing will be adequate to provide for a future residential development on the proposed vacant lot.
<i>Policy 1.2 - To ensure safe and efficient vehicular access is provided to all lots created by subdivision and to all developments</i>	The proposal will achieve adequate vehicular access via the existing right of way from Northburn Road to the two new lots. The use of the existing access is considered the most efficient and convenient use and will ensure a safe and efficient access to the proposed lot. Given the width of access and on-site turning on

	Lot 1, and large site to allow for this on Lot 2, it is a safe and compliant outcome for the proposed lots.
<i>Policy 1.5 - To ensure water supplies are of a sufficient capacity, including firefighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.</i>	As assessed in Section 8.1 above, reticulated water is available at the site boundary, where the new Lot will connect into. Firefighting provision is made within the required distance to the lots and future dwelling, whereby fire hydrant is located within the road, to provide sufficient water to both sites for potable and firefighting supply.
<i>Policy 1.8 - To encourage the retention of natural open lakes and rivers for stormwater disposal, where safe and practical, and to ensure disposal of stormwater in a manner which maintains or enhances the quality of surface and ground water, and avoids inundation of land within the subdivision or adjoining land.</i>	There are no lakes or rivers available for stormwater disposal, however instead the stormwater will either be connected to the reticulated system, or disposed of onsite through a soak pit, as with all other site in the vicinity. This will allow any stormwater to filter naturally through the ground before it enters ground water to avoid adverse effects on the quality of groundwater without risk of inundation of land.
<i>Policy 1.9 - To ensure, upon subdivision or development, that anticipated land uses are provided with means of treating and disposing of sewage in a manner which is consistent with maintaining public health and avoids or mitigates adverse effects on the environment.</i>	Given the urban area the property is located within, reticulated wastewater is an option for connection. This connection will ensure maintenance of public health and will mitigate adverse effects on the environment.
<i>Policy 1.10 - To ensure, upon subdivision or development, that all new lots or buildings are provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system, where such systems are available.</i>	The proposal will enable the two new lots, and the future dwelling on Lot 2, to be serviced with connections to reticulated water and wastewater supply. The stormwater system will be a low-impact design through an on-site soak pit within the lots.
<i>Policy 1.11 - To ensure adequate provision is made for the supply of reticulated energy, including street lighting, and communication facilities for the anticipated land uses, and the method of reticulation is appropriate to the visual amenity values of the area.</i>	Electricity will be connected to the existing system within the urban environment. No additional street lighting is necessary for a subdivision such as this. Telecommunication facilities will be provided to existing systems, and all new connections will be underground, ensuring the visual amenity values of the area are unaffected.
Objective 2 - Cost of Services to be Met by Subdividers	The applicant is aware of the subdivision costs and are expecting to meet the subdivision costs.

<p><i>The costs of the provision of services to and within subdivisions and developments, or the upgrading of services made necessary by that subdivision and development, to the extent that any of those things are necessitated by the subdivision or development to be met by subdividers.</i></p>	
<p><i>Policy 2.1 - To require subdividers and developers to meet the costs of the provision of new services or the extension or upgrading of existing services (including head works), whether provided before or after the subdivision and/or development, and which are attributable to the effects of the subdivision or development, including where applicable:</i></p> <ul style="list-style-type: none"> • <i>roading and access;</i> • <i>water supply;</i> • <i>sewage collection, treatment and disposal;</i> • <i>stormwater collection, treatment and disposal;</i> • <i>trade waste disposal;</i> • <i>provision of energy;</i> • <i>provision of telecommunications.</i> 	<p>The applicant is aware of the subdivision costs and are expecting to meet the subdivision costs resulting from their development only.</p>
<p><i>Objective 5 - Amenity Protection</i></p> <p><i>The maintenance or enhancement of the amenities of the built environment through the subdivision and development process.</i></p>	<p>The proposal will not have any adverse effect on any existing amenities of the built environment. The subdivision will provide an opportunity however to enhance the built environment by creating a vacant lot to construct an attractive dwelling to compliment the surrounding area upon.</p>
<p><i>Policy 5.1 - To ensure lot sizes and dimensions to provide for the efficient and pleasant functioning of their anticipated land uses and reflect the levels of open space and density of built development anticipated in each area.</i></p>	<p>The proposed vacant lot (Lot 2) will be of a size and dimension to provide for the efficient functioning of the future residential land use of the lot whilst providing for a large open space area around a future dwelling. The existing lot (Lot 1) is of a size and dimension to provide for the existing development upon it whilst still providing a large useable open space area surrounding the dwelling.</p>
<p><i>Policy 5.3 - To encourage innovative subdivision design, consistent with the maintenance of amenity</i></p>	<p>There is little scope for innovative subdivision design with the creation of one additional lot in this instance,</p>

<i>values, safe, efficient operation of the subdivision and its services</i>	however the proposed subdivision will maintain existing amenity values through the enabling of a new residential large lot, and open space surrounding it. The subdivision will ensure safe, efficient operation of the services.
<i>Policy 5.5 - To minimise the effects of subdivision and development on the safe and efficient functioning of services and roads.</i>	The proposal involves the creation of one new residential lot, resulting in a very small increase in traffic on the road and services. In the context of the site and surrounds, this will have an indiscernible impact on the safe and efficient functioning of services and roads.
<i>Policy 5.9 - To require that subdivision within the Northlake Special Zone be consistent with the Northlake Structure Plan.</i>	As assessed in Section 4.2 above, the proposal remains consistent with the Northlake Structure Plan.
<i>Policy 5.10 - To ensure subdivision within the Northlake Special Zone implements the objectives and policies for the Northlake Special Zone in Part 12.33.</i>	As assessed within the top part of this table, the proposal implements the objectives and policies of the Northlake Special Zone.

In summary, the proposal would be consistent, and not contrary to the objectives and policies in the Operative District Plan.

10.2 Proposed District Plan

There are no relevant objectives and policies of the Proposed District Plan, given the Northlake Special Zone has not been reviewed. However, for completeness, the provisions of the Strategic Directions Chapter are 'higher order' provisions which do not provide guidance for developments at this scale. Strategic Objective 3.2.3 seeks a quality built environment taking into account the character of individual communities. Strategic Objective 3.2.3.2 calls for built form to be integrated well with the surrounding urban environment. To the extent that it is relevant, the current proposal is consistent with Objective 3.2.3.2.

11.0 OTHER MATTERS

11.1 Cumulative Effects

There are five other lots that have been approved for subdivision in Activity Area A- 14 and 17 Mount Linton Avenue, 11 Northburn Road, 19 Nokomai Street, and 23 Glenaray Crescent, within an area of 64 Lots of the same or similar character and size. 14 Mount Linton Avenue is approved to have a new lot to the rear of the existing dwelling, which will be barely visible from public view given the location of other buildings in the vicinity. The new lot on 17 Mount Linton Avenue is located to the rear of the sites fronting Mount Linton Avenue, so again, the new lot will be barely visible from the public realm. The new lot on 11 Northburn Road is located on a corner, but a new dwelling will be set back 10m from the road boundary. A new dwelling on 23 Glenaray Crescent will be located towards the road, however this road is a quiet crescent and the new dwelling down below the road. A new dwelling on 19 Nokomai Street will be located in an area visible from the road, however set behind the existing dwelling- all of which will fit into the existing urban form of the area. As such, it will not be apparent that

a number of different subdivisions have been approved in the area, given that the built form will be largely concealed behind other existing development, or absorbed within the existing urbanised environment. In terms of cumulative effects, notwithstanding other applications for subdivision that have been proposed in the vicinity, given the anticipated level of built development by way of controlled activity, and other subdivisions approved in the area, it is not considered that the addition of one more dwelling in the area will result in cumulative effects that are minor or more than minor.

11.2 Precedent

In the decision of 17 Mount Linton Avenue- RM200605, Commissioner Nixon discusses precedent effects in paragraphs 66 – 86. In the approval of that subdivision, it was accepted that it would set the precedent for other lots in Activity Area A to also expect a similar outcome of approval of a subdivision of similar nature.

This however is not a negative precedent, given the changing nature of the surrounding area, and the ever-increasing urbanisation of the surrounding and nearby environment. As assessed above, the proposal is consistent with the anticipated development within the Northlake Special zone, with the exception of the lot sizes. The development is consistent with the assessment matters, and not contrary to the relevant overarching objectives and policies. Activity Area A is unique in itself, with its own specific density characteristics and pattern of development. As such, this precedent is unlikely to extend further than some lots in Activity Area A. Further, not all lots in this Activity Area are likely to be subdividable, considering the location of the existing dwellings and desire of owners. Therefore, even after this precedent was set, it is possible that around 33 of the 64 properties are likely to be possibly subdivided in the future.

The private covenant registered on the title anticipated these lots would be subdivided after 7 years of receiving title, and this is being adhered to.

Given these reasons, the precedent potentially set by the approval of this subdivision will not result in adverse cumulative effects on the environment from similar subdivision proposals that would likely follow, but instead result in positive effects by more efficiently using underutilised land for much needed housing in an established, urbanised area of Wanaka.

11.3 Integrity of the District Plan

The proposal is clearly consistent with the objectives and policies of the District Plan, and this has been supported by Commissioner Nixon in the decision of consent RM200605^{xiv}. Simply due to the application to subdivide the lot into a size smaller than the permitted activity is not a threat to the integrity of the Plan. This is reinforced with the ‘permitted’, or anticipated baseline in Activity Area A as outlined in Section 7.0 above, whereby unlimited density is provided for as a controlled activity on a site such as this. This somewhat waters-down the requirement for subdivisions to achieve the required 4,000m², when an unlimited number of individual dwellings could be constructed as a controlled activity on a 4,000m² site, and the effects of such are much greater than the 2-Lot subdivision proposed.

Additionally, the proposal will not create cumulative effects which will have an impact on the integrity of the Plan, as assessed in RM200605, as the proposal will result in one additional lot within a development of 64 lots, within a highly urbanised environment. As such, the Council can be assured that by simply approving this subdivision, the integrity of the Plan remains intact.

^{xiv} Paragraph 100 of Commissioners Decision QLDC Reference RM200605

12.0 SECTION 104D OF THE RESOURCE MANAGEMENT ACT

With respect to the assessment above, the first threshold test for a non-complying activity required under Section 104D has been met in that the application is not considered to create any actual or potential adverse effects which are more than minor in extent.

With respect to the second threshold test under Section 104D it is concluded that the application can pass through the second gateway test given that the proposal is not considered to be overall contrary to the relevant policies and objectives of the Operative District Plan, and there are no relevant objectives and policies of the Proposed District Plan.

On this basis discretion exists to grant consent for this non-complying activity.

13.0 SECTION 106 OF THE RESOURCE MANAGEMENT ACT

Section 106 provides the consent authority power to refuse subdivision consent in circumstances where there is a significant risk from natural hazards, or that sufficient provision has not been made for legal and physical access to each proposed allotment.

The assessments above identify that there is not significant risk from natural hazards, and that legal and physical access is provided to each proposed allotment.

14.0 THE MATTERS IN PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

The Court of Appeal found in *R J Davidson Family Trust v Marlborough District Council* that consideration of Part 2 in a consenting context can be had but may not add anything where the plan has been competently prepared. In particular, the Court of Appeal said:^{xv}

‘If a plan that has been competently prepared under the Act it may be that in many cases the consent authority will feel assured in taking the view that there is no need to refer to pt 2 because doing so would not add anything to the evaluative exercise. Absent such assurance, or if in doubt, it will be appropriate and necessary to do so. That is the implication of the words “subject to Part 2” in s 104(1), the statement of the Act’s purpose in s 5, and the mandatory, albeit general, language of ss 6, 7 and 8’.

As the application lies within the assessment of the Operative district Plan rather than the recently prepared Proposed District Plan, it is necessary an assessment of Part 2 is made in this instance.

Part 2 details the purpose of the Act: to promote the sustainable management of natural and physical resources. The proposal carefully balances the sensitivities of the newly urbanised environment and surrounding interests to provide a more efficient use of the site while avoiding, remedy or mitigating the adverse effects of the activity on the environment.

The development will provide for the social, economic and cultural wellbeing of the applicant and the community through an appropriately designed subdivision and a future residential unit on a varied site size within a newly urbanised environment. The layout and proposed infrastructure will safeguard the life supporting capacity of air, water, soil and ecosystems pursuant to Section 5(b) of the Act, and through design and generic conditions of

^{xv} *R J Davidson Family Trust v Marlborough District Council* [2018] NZCA 316, (2018) 20 ELRNZ 367, [2018] 3 NZLR 283, [2019] NZRMA 289, at [75].

consent, the proposal avoids (where possible) and mitigates any adverse effects on the environment, ensuring consistency with Section 5.

Section 6 matters are not relevant in this regard as there are no matters of natural importance on or surrounding this site.

In regard to the other matters in Section 7, as assessed in full above, the proposal will enable the efficient use and development of natural and physical resources under section 7(b) - the servicing and water supply provision to the sites is within the realms of that anticipated by the QLDC; and the effects on the environment are acceptable. The proposal will maintain amenity values of the site and surrounding area as described in the assessments above, pursuant to section 7(c), and it is noted the neighbouring properties have provided their written approval; and it will maintain the quality of the environment, in accordance with 7(f), and it will not affect any finite characteristics of natural and physical resources in accordance with section 7(g).

Section 8 and the principles of the Treaty of Waitangi include consultation with iwi. No known treaty considerations are relevant to this application or site.

Overall, the proposal promotes sustainable management whilst avoiding, remedying, or mitigating the adverse effect on the environment.

5.0 SUMMARY

The proposal seeks to subdivide 30 Northburn Road into two lots- 2,135m² for Lot 1 to contain the existing dwelling and residential flat, and Lot 2 would be 1,900m², proposed to be vacant at this stage.

The above assessment of effects concludes that the effects on the environment and neighbours will be less than minor, however it is acknowledged the QLDC deem the effects of similar applications in Northlake Activity Area A to be minor, and therefore public notification is offered.

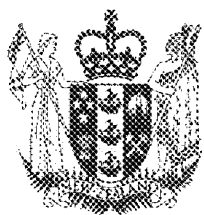
The assessment of objectives and policies concluded that the proposal is consistent with all objectives and policies of the Operative Plan. As assessed, the receiving environment and that further afield has significantly changed since this policy was written, such that a rural residential sized lot in this location no longer fits the pattern of development or anticipated development. As such, the proposal is not considered contrary to the relevant and applicable objectives and policies.

The statutory tests at 104D are passed through, and therefore the Council has discretion to grant consent for this non-complying activity.

The proposal adheres to Section 106, whereby natural hazards are not a risk, and legal and physical access can be provided to each allotment.

The proposal achieves the purpose of the Act.

Consent should therefore be granted to this application.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**



R. W. Muir
Registrar-General
of Land

Identifier 638907
Land Registration District Otago
Date Issued 18 February 2014

Prior References

631207

Estate	Fee Simple
Area	4035 square metres more or less
Legal Description	Lot 29 Deposited Plan 471213

Registered Owners

Jason Paul Shutt and Laura Jane Shutt

Estate	Fee Simple - 1/4 share
Area	738 square metres more or less
Legal Description	Lot 202 Deposited Plan 471213

Registered Owners

Jason Paul Shutt and Laura Jane Shutt

Interests

Subject to Section 59 Land Act 1948

Land Covenant in Easement Instrument 9550309.1 - 16.12.2013 at 6:57 pm

Subject to Section 241(2) Resource Management Act 1991 (affects DP 471213)

9644888.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.2.2014 at 10:57 am
(affects Lot 29 DP 471213)

Subject to a right (in gross) to drain sewage over part Lot 29 DP 471213 marked N and over part Lot 202 DP 471213 marked AC and a right to convey water over part Lot 202 DP 471213 marked AC, all on DP 471213 in favour of Queenstown Lakes District Council created by Easement Instrument 9644888.3 - 18.2.2014 at 10:57 am

The easements created by Easement Instrument 9644888.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way and a right to drain stormwater over part Lot 202 DP 471213 marked AC on DP 471213 created by Easement Instrument 9644888.4 - 18.2.2014 at 10:57 am

Appurtenant to Lot 29 DP 471213 is a right of way and a right to drain stormwater created by Easement Instrument 9644888.4 - 18.2.2014 at 10:57 am

The easements created by Easement Instrument 9644888.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications & computer media over part Lot 202 DP 471213 marked AC on DP 471213 in favour of Chorus New Zealand Limited created by Easement Instrument 9644888.5 - 18.2.2014 at 10:57 am

The easements created by Easement Instrument 9644888.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over part Lot 202 DP 471213 marked AC on DP 471213 in favour

Identifier

638907

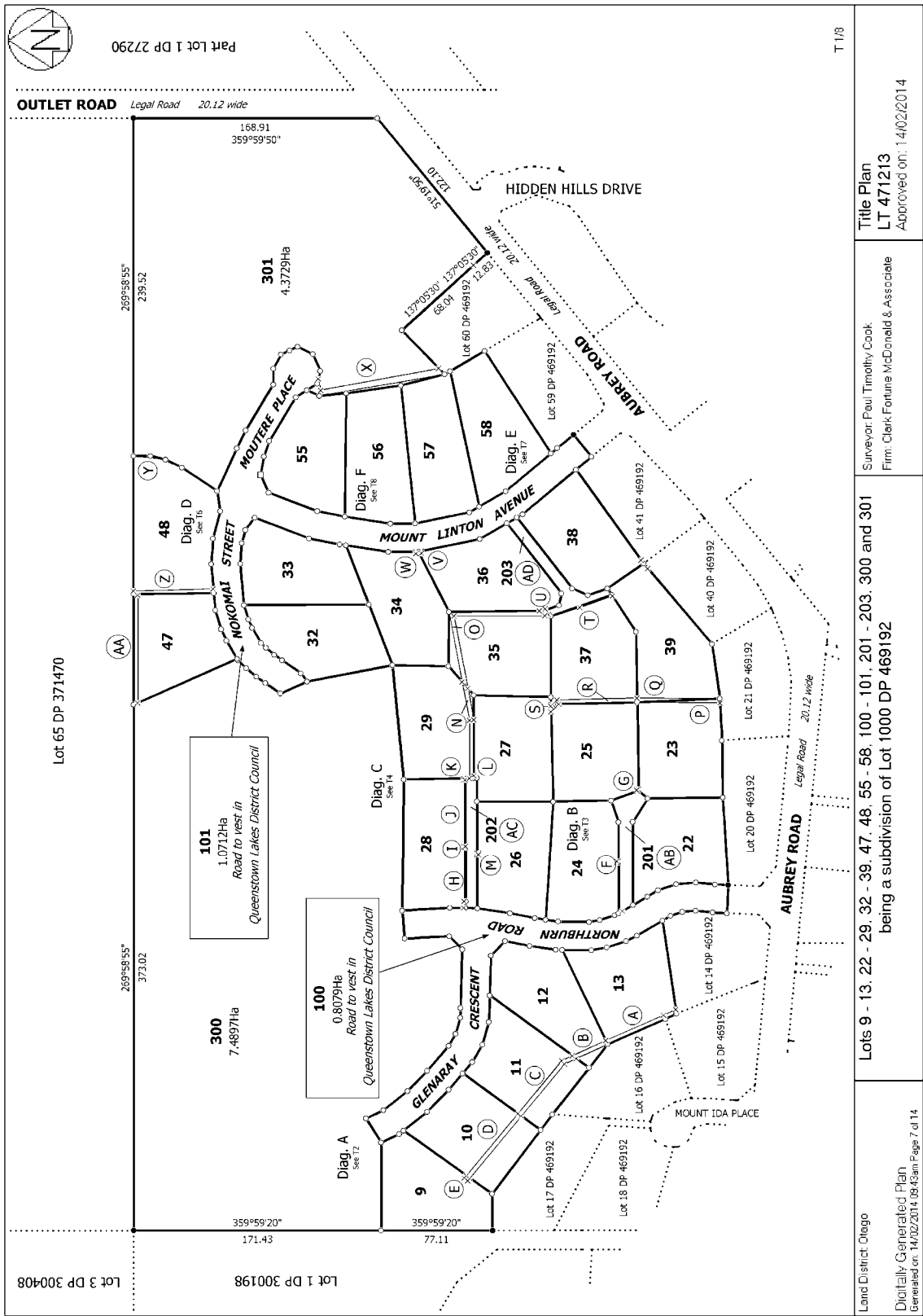
of Aurora Energy Limited created by Easement Instrument 9644888.6 - 18.2.2014 at 10:57 am

The easements created by Easement Instrument 9644888.6 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant to Lot 29 DP 471213 is a right to convey electricity created by Easement Instrument 9644888.7 - 18.2.2014 at 10:57 am

The easements created by Easement Instrument 9644888.7 are subject to Section 243 (a) Resource Management Act 1991

10815343.2 Mortgage to Westpac New Zealand Limited - 16.6.2017 at 11:47 am





CSD Plan - DP 471213

Survey Number	DP 471213
Surveyor Reference	11033 Northlake Stages 2 and 3
Surveyor	Paul Timothy Cook
Survey Firm	Clark Fortune McDonald & Associates
Surveyor Declaration	I Paul Timothy Cook, being a licensed cadastral surveyor, certify that: (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and (b) the survey was undertaken by me or under my personal direction. Declared on 05 Feb 2014 06:24 PM

Survey Details

Dataset Description	Lots 9 - 13, 22 - 29, 32 - 39, 47, 48, 55 - 58, 100 - 101, 201 - 203, 300 and 301 being a subdivision of Lot 1000 DP 469192		
Purpose	LT Subdivision		
Status	Deposited	Type	Survey
Land District	Otago	Survey Class	Class A
Coordinate System	Lindis Peak 2000		

Survey Dates

Surveyed Date	27/11/2013	Certified Date	05/02/2014
Submitted Date	05/02/2014 18:24:25	Survey Approval Date	14/02/2014
Deposit Date	18/02/2014		

Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 469192	Otago	0°00'00"
DP 371470	Otago	0°00'00"

Territorial Authorities

Queenstown-Lakes District

Comprised In

CT 631207

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Area AB Deposited Plan 471213	Easement		
Area AC Deposited Plan 471213	Easement		
Area AD Deposited Plan 471213	Easement		
Lot 9 Deposited Plan 471213	Fee Simple Title	0.4000 Ha	638895
Lot 10 Deposited Plan 471213	Fee Simple Title	0.4000 Ha	638896
Lot 11 Deposited Plan 471213	Fee Simple Title	0.4003 Ha	638897



CSD Plan - DP 471213

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 12 Deposited Plan 471213	Fee Simple Title	0.4006 Ha	638898
Lot 13 Deposited Plan 471213	Fee Simple Title	0.4010 Ha	638899
Lot 22 Deposited Plan 471213	Fee Simple Title	0.4015 Ha	638900
Lot 23 Deposited Plan 471213	Fee Simple Title	0.4004 Ha	638901
Lot 24 Deposited Plan 471213	Fee Simple Title	0.4004 Ha	638902
Lot 25 Deposited Plan 471213	Fee Simple Title	0.4057 Ha	638903
Lot 26 Deposited Plan 471213	Fee Simple Title	0.4001 Ha	638904
Lot 27 Deposited Plan 471213	Fee Simple Title	0.4005 Ha	638905
Lot 28 Deposited Plan 471213	Fee Simple Title	0.4001 Ha	638906
Lot 29 Deposited Plan 471213	Fee Simple Title	0.4035 Ha	638907
Lot 32 Deposited Plan 471213	Fee Simple Title	0.4002 Ha	638908
Lot 33 Deposited Plan 471213	Fee Simple Title	0.4018 Ha	638909
Lot 34 Deposited Plan 471213	Fee Simple Title	0.4001 Ha	638910
Lot 35 Deposited Plan 471213	Fee Simple Title	0.4067 Ha	638911
Lot 36 Deposited Plan 471213	Fee Simple Title	0.3998 Ha	638912
Lot 37 Deposited Plan 471213	Fee Simple Title	0.4022 Ha	638913
Lot 38 Deposited Plan 471213	Fee Simple Title	0.4000 Ha	638914
Lot 39 Deposited Plan 471213	Fee Simple Title	0.4294 Ha	638915
Lot 47 Deposited Plan 471213	Fee Simple Title	0.4003 Ha	638916
Lot 48 Deposited Plan 471213	Fee Simple Title	0.5059 Ha	638917
Lot 55 Deposited Plan 471213	Fee Simple Title	0.4005 Ha	638918
Lot 56 Deposited Plan 471213	Fee Simple Title	0.4071 Ha	638919
Lot 57 Deposited Plan 471213	Fee Simple Title	0.4000 Ha	638920
Lot 58 Deposited Plan 471213	Fee Simple Title	0.4042 Ha	638921
	Road	0.8079 Ha	
	Road	1.0712 Ha	
Lot 203 Deposited Plan 471213	Fee Simple Title	0.0864 Ha	Multiple
Lot 201 Deposited Plan 471213	Fee Simple Title	0.0971 Ha	Multiple
Lot 202 Deposited Plan 471213	Fee Simple Title	0.0738 Ha	Multiple
Lot 300 Deposited Plan 471213	Fee Simple Title	7.4897 Ha	638922
Lot 301 Deposited Plan 471213	Fee Simple Title	4.3729 Ha	638923
Area A Deposited Plan 471213	Easement		
Area B Deposited Plan 471213	Easement		
Area C Deposited Plan 471213	Easement		
Area D Deposited Plan 471213	Easement		
Area E Deposited Plan 471213	Easement		
Area F Deposited Plan 471213	Easement		
Area G Deposited Plan 471213	Easement		
Area H Deposited Plan 471213	Easement		



CSD Plan - DP 471213

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Area I Deposited Plan 471213	Easement		
Area J Deposited Plan 471213	Easement		
Area K Deposited Plan 471213	Easement		
Area L Deposited Plan 471213	Easement		
Area M Deposited Plan 471213	Easement		
Area N Deposited Plan 471213	Easement		
Area O Deposited Plan 471213	Easement		
Area P Deposited Plan 471213	Easement		
Area Q Deposited Plan 471213	Easement		
Area R Deposited Plan 471213	Easement		
Area S Deposited Plan 471213	Easement		
Area T Deposited Plan 471213	Easement		
Area U Deposited Plan 471213	Easement		
Area V Deposited Plan 471213	Easement		
Area W Deposited Plan 471213	Easement		
Area X Deposited Plan 471213	Easement		
Area Y Deposited Plan 471213	Easement		
Area Z Deposited Plan 471213	Easement		
Area AA Deposited Plan 471213	Easement		
Total Area		24.9713 Ha	

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From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
IT XIII DP 12562	IT VIIIA SO 24110	ob0	52°12'10"	M	482.93	M
IT VIIIA SO 24110	IT 1 DP 469192	ob2	359°30'50"	M	169.83	M
IT 1 DP 469192	IT 2 DP 469192	ob4	288°22'15"	M	246.09	M
IT 2 DP 469192	IT 3 DP 469192	ob6	262°35'00"	M	192.40	M
IT 3 DP 469192	IT 4 DP 469192	ob7	263°46'10"	M	324.17	M
IT 4 DP 469192	IT XLVI DP 12561	ob8	262°01'30"	M	53.12	M
IT XLVI DP 12561	IT 5 DP 469192	ob9	162°03'45"	M	255.43	M
IT 5 DP 469192	IT 6 DP 469192	ob10	180°13'50"	M	93.03	M
IT 6 DP 469192	IT 7 DP 469192	ob11	175°44'30"	M	117.90	M
IT 7 DP 469192	IT XIII DP 12562	ob14	93°51'25"	M	332.72	M
IT 7 DP 469192	IT 9 DP 469192	ob15	88°15'20"	M	152.57	M
IT 9 DP 469192	IT XIII DP 12562	ob247	98°33'40"	M	181.50	M
IT XIII DP 12562	IT 10 DP 469192	ob1	49°27'00"	M	195.62	M
IT 10 DP 469192	IT VIIIA SO 24110	ob249	54°04'30"	M	287.69	M
IT 9 DP 469192	IT 2 DP 471213	ob248	348°55'40"	M	142.55	M
IT 2 DP 471213	IT 3 DP 471213	ob250	10°50'30"	M	68.06	M
IT 3 DP 471213	IT 5 DP 469192	ob284	269°41'20"	M	146.30	M
IT 3 DP 471213	IT 4 DP 471213	ob285	345°17'30"	M	89.17	M
IT 4 DP 471213	IT 5 DP 471213	ob317	82°44'20"	M	161.56	M
IT 5 DP 471213	IT 6 DP 471213	ob318	45°53'00"	M	102.22	M
IT 6 DP 471213	IT 11 DP 469192	ob319	105°13'00"	M	91.12	M
IT 11 DP 469192	IT 2 DP 469192	ob341	15°00'20"	M	161.18	M
IT 11 DP 469192	IT 12 DP 469192	ob342	200°57'40"	M	120.97	M
IT 12 DP 469192	IT 13 DP 469192	ob374	146°40'30"	M	66.46	M
IT 13 DP 469192	IT 10 DP 469192	ob389	151°13'40"	M	104.96	M
IT 1 DP 469192	PEG 3a DP 371470	ob5	290°35'00"	M	12.83	M
PEG 3a DP 371470	PEG 11 DP 471213	ob16	269°58'55"	A DP 371470	239.52	C
PEG 11 DP 471213	UNMK 12 DP 471213	ob73	269°58'55"	A DP 371470	95.82	C
UNMK 12 DP 471213	PEG 13 DP 471213	ob489	269°58'55"	A DP 371470	2.18	C
PEG 13 DP 471213	PEG 14 DP 471213	ob159	269°58'55"	A DP 371470	78.53	C
PEG 14 DP 471213	PEG DP 12561	ob72	269°58'55"	A DP 371470	373.02	C
PEG DP 12561	IT XLVI DP 12561	ob17	17°45'50"	M	6.24	M
IT 6 DP 469192	PEG 7 DP 469192	ob12	315°29'40"	M	114.36	M
PEG 7 DP 469192	PEG 15 DP 471213	ob18	359°59'20"	A DP 469192	77.11	C
PEG 15 DP 471213	PEG DP 12561	ob70	359°59'20"	A DP 469192	171.43	C
IT VIIIA SO 24110	PEG 6 DP 469192	ob3	236°56'00"	M	129.85	M
PEG 6 DP 469192	PEG SO 10476	ob20	51°19'50"	A DP 469192	122.10	A DP 469192
PEG SO 10476	IT DP 301337	ob21	115°40'00"	A DP 371470	22.31	A DP 371470

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From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
IT DP 301337	IT I DP 13002	ob23	22°41'50"	A DP 371470	15.01	A DP 371470
IT I DP 13002	IT VIII A SO 24110	ob24	232°12'10"	A DP 371470	15.71	A DP 371470
PEG SO 10476	PEG 3a DP 371470	ob22	359°59'50"	A DP 371470	168.91	A DP 371470
PEG 7 DP 469192	PEG 10 DP 469192	ob19	89°25'00"	A DP 469192	25.97	A DP 469192
PEG 10 DP 469192	PEG 59 DP 469192	ob25	126°33'00"	A DP 469192	56.49	A DP 469192
PEG 59 DP 469192	PEG 12 DP 469192	ob26	126°33'00"	A DP 469192	13.72	A DP 469192
PEG 12 DP 469192	PEG 11 DP 469192	ob27	127°35'00"	A DP 469192	41.65	A DP 469192
PEG 11 DP 469192	PEG 14 DP 469192	ob28	127°35'00"	A DP 469192	21.13	A DP 469192
PEG 14 DP 469192	PEG 15 DP 469192	ob29	155°51'00"	A DP 469192	43.83	A DP 469192
PEG 15 DP 469192	PEG 16 DP 469192	ob30	154°04'00"	A DP 469192	8.51	A DP 469192
PEG 16 DP 469192	UNMK 7 DP 469192	ob31	81°39'00"	A DP 469192	3.09	A DP 469192
UNMK 7 DP 469192	PEG 35 DP 469192	ob32	81°39'00"	A DP 469192	63.61	A DP 469192
PEG 35 DP 469192	PEG 28 DP 469192	ob34	147°47'00"	A DP 469192	6.56	A DP 469192
PEG 28 DP 469192	PEG 39 DP 469192	ob35	161°09'00"	A DP 469192	8.50	A DP 469192
PEG 39 DP 469192	PEG 36 DP 469192	ob36	174°59'00"	A DP 469192	9.42	A DP 469192
PEG 36 DP 469192	PEG 44 DP 469192	ob37	186°01'00"	A DP 469192	11.78	A DP 469192
PEG 44 DP 469192	PEG 69 DP 469192	ob38	182°44'00"	A DP 469192	9.96	A DP 469192
PEG 69 DP 469192	PEG 40 DP 469192	ob39	92°44'00"	A DP 469192	20.00	A DP 469192
PEG 40 DP 469192	IT XIII DP 12562	ob40	108°17'40"	M	185.13	M
PEG 40 DP 469192	PEG 37 DP 469192	ob41	86°25'30"	A DP 469192	62.17	A DP 469192
PEG 37 DP 469192	PEG 42 DP 469192	ob42	89°18'00"	A DP 469192	40.50	A DP 469192
PEG 42 DP 469192	UNMK 11 DP 469192	ob44	87°17'00"	A DP 469192	26.66	A DP 469192
UNMK 11 DP 469192	PEG 71 DP 469192	ob45	87°17'00"	A DP 469192	3.00	A DP 469192
PEG 71 DP 469192	PEG 50 DP 469192	ob47	81°56'00"	A DP 469192	39.22	A DP 469192
PEG 50 DP 469192	UNMK 33 DP 469192	ob50	50°18'30"	A DP 469192	69.48	A DP 469192
UNMK 33 DP 469192	PEG 45 DP 469192	ob51	50°18'30"	A DP 469192	4.72	A DP 469192
PEG 45 DP 469192	UNMK 13 DP 469192	ob52	54°55'30"	A DP 469192	3.00	A DP 469192
UNMK 13 DP 469192	PEG 48 DP 469192	ob54	54°55'30"	A DP 469192	78.47	A DP 469192
PEG 48 DP 469192	PEG 64 DP 469192	ob55	139°56'00"	A DP 469192	13.95	A DP 469192
PEG 64 DP 469192	PEG 67 DP 469192	ob56	51°38'00"	A DP 469192	20.01	A DP 469192
PEG 67 DP 469192	IT VIII A SO 24110	ob57	61°14'10"	M	271.44	M
PEG 67 DP 469192	PEG 60 DP 469192	ob58	319°56'00"	A DP 469192	14.63	A DP 469192
PEG 60 DP 469192	PEG 65 DP 469192	ob59	319°27'00"	A DP 469192	5.87	A DP 469192
PEG 65 DP 469192	PEG 66 DP 469192	ob60	57°42'30"	A DP 469192	86.01	A DP 469192
PEG 66 DP 469192	PEG 41 DP 469192	ob62	328°58'00"	A DP 469192	27.91	A DP 469192
PEG 41 DP 469192	PEG 53 DP 469192	ob63	328°58'00"	A DP 469192	4.44	A DP 469192
PEG 53 DP 469192	UNMK 15 DP 469192	ob64	46°30'00"	A DP 469192	5.88	A DP 469192
UNMK 15 DP 469192	PEG 63 DP 469192	ob66	46°30'00"	A DP 469192	37.23	A DP 469192
PEG 63 DP 469192	UNMK 19 DP 469192	ob68	137°05'30"	A DP 469192	68.04	A DP 469192

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From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
UNMK 19 DP 469192	PEG 6 DP 469192	ob69	137°05'30"	A DP 469192	12.83	A DP 469192
PEG 15 DP 471213	PEG 16 DP 471213	ob71	90°00'00"	C	62.38	C
PEG 16 DP 471213	PEG 17 DP 471213	ob74	153°53'00"	C	13.83	C
PEG 17 DP 471213	PEG 18 DP 471213	ob76	140°58'00"	C	3.87	C
PEG 18 DP 471213	PEG 19 DP 471213	ob77	140°58'00"	C	21.09	C
PEG 19 DP 471213	PEG 20 DP 471213	ob79	133°34'00"	C	21.69	C
PEG 20 DP 471213	PEG 21 DP 471213	ob80	129°52'00"	C	15.15	C
PEG 21 DP 471213	PEG 22 DP 471213	ob81	129°52'00"	C	10.41	C
PEG 22 DP 471213	PEG 23 DP 471213	ob83	119°45'00"	C	14.07	C
PEG 23 DP 471213	PEG 24 DP 471213	ob84	105°47'00"	C	16.82	C
PEG 24 DP 471213	PEG 25 DP 471213	ob85	91°37'00"	C	18.89	C
PEG 25 DP 471213	PEG 26 DP 471213	ob86	91°37'00"	C	28.28	C
PEG 26 DP 471213	PEG 27 DP 471213	ob88	133°54'00"	C	14.32	C
PEG 27 DP 471213	PEG 28 DP 471213	ob89	191°31'00"	C	17.27	C
PEG 28 DP 471213	PEG 29 DP 471213	ob90	188°47'00"	C	18.28	C
PEG 29 DP 471213	PEG 30 DP 471213	ob91	180°38'00"	C	4.44	C
PEG 30 DP 471213	PEG 31 DP 471213	ob92	180°38'00"	C	20.29	C
PEG 31 DP 471213	PEG 32 DP 471213	ob94	169°51'00"	C	10.89	C
PEG 32 DP 471213	PEG 33 DP 471213	ob95	161°28'00"	C	14.02	C
PEG 33 DP 471213	PEG 34 DP 471213	ob96	152°10'00"	C	8.37	C
PEG 34 DP 471213	PEG 35 DP 469192	ob97	149°13'00"	C	20.77	C
PEG 18 DP 471213	UNMK 35 DP 471213	ob78	216°11'00"	C	54.05	C
UNMK 35 DP 471213	UNMK 36 DP 471213	ob419	216°11'00"	C	3.00	C
UNMK 36 DP 471213	PEG 10 DP 469192	ob417	216°11'00"	C	19.05	C
PEG 21 DP 471213	UNMK 37 DP 471213	ob82	216°37'30"	C	47.73	C
UNMK 37 DP 471213	UNMK 38 DP 471213	ob415	216°37'30"	C	3.00	C
UNMK 38 DP 471213	PEG 59 DP 469192	ob413	216°37'30"	C	16.60	C
PEG 25 DP 471213	UNMK 39 DP 471213	ob87	216°45'00"	C	71.51	C
UNMK 39 DP 471213	UNMK 40 DP 471213	ob411	216°45'00"	C	3.41	C
UNMK 40 DP 471213	PEG 11 DP 469192	ob409	216°45'00"	C	10.99	C
PEG 30 DP 471213	UNMK 41 DP 471213	ob93	244°45'00"	C	71.03	C
UNMK 41 DP 471213	PEG 14 DP 469192	ob407	244°45'00"	C	3.00	C
PEG 16 DP 471213	PEG 42 DP 471213	ob75	58°15'00"	C	20.10	C
PEG 42 DP 471213	PEG 43 DP 471213	ob98	153°53'00"	C	13.54	C
PEG 43 DP 471213	PEG 44 DP 471213	ob99	140°58'00"	C	21.40	C
PEG 44 DP 471213	PEG 45 DP 471213	ob100	133°34'00"	C	19.75	C
PEG 45 DP 471213	PEG 46 DP 471213	ob101	129°52'00"	C	23.14	C
PEG 46 DP 471213	PEG 47 DP 471213	ob102	119°45'00"	C	9.85	C
PEG 47 DP 471213	PEG 48 DP 471213	ob103	105°46'00"	C	11.88	C

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From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
PEG 48 DP 471213	PEG 49 DP 471213	ob104	91°37'00"	C	6.83	C
PEG 49 DP 471213	PEG 50 DP 471213	ob105	91°37'00"	C	41.64	C
PEG 50 DP 471213	PEG 51 DP 471213	ob106	46°31'00"	C	12.97	C
PEG 51 DP 471213	PEG 52 DP 471213	ob107	356°44'00"	C	31.07	C
PEG 52 DP 471213	PEG 53 DP 471213	ob108	85°14'00"	C	20.01	C
PEG 53 DP 471213	PEG 54 DP 471213	ob109	176°44'00"	C	33.07	C
PEG 54 DP 471213	UNMK 55 DP 471213	ob111	179°44'00"	C	9.75	C
UNMK 55 DP 471213	PEG 56 DP 471213	ob442	179°44'00"	C	1.00	C
PEG 56 DP 471213	PEG 57 DP 471213	ob112	183°14'00"	C	8.37	C
PEG 57 DP 471213	PEG 58 DP 471213	ob113	188°24'00"	C	23.00	C
PEG 58 DP 471213	PEG 59 DP 471213	ob115	191°31'00"	C	17.34	C
PEG 59 DP 471213	PEG 60 DP 471213	ob116	188°47'00"	C	7.60	C
PEG 60 DP 471213	PEG 61 DP 471213	ob117	188°47'00"	C	8.78	C
PEG 61 DP 471213	PEG 62 DP 471213	ob119	180°38'00"	C	21.42	C
PEG 62 DP 471213	PEG 63 DP 471213	ob120	169°51'00"	C	7.54	C
PEG 63 DP 471213	PEG 64 DP 471213	ob121	161°28'00"	C	10.92	C
PEG 64 DP 471213	PEG 65 DP 471213	ob122	152°10'00"	C	3.04	C
PEG 65 DP 471213	UNMK 66 DP 471213	ob123	152°10'00"	C	3.18	C
UNMK 66 DP 471213	PEG 67 DP 471213	ob124	149°13'00"	C	8.35	C
PEG 67 DP 471213	PEG 68 DP 471213	ob125	149°13'00"	C	11.65	C
PEG 68 DP 471213	PEG 69 DP 471213	ob127	147°47'00"	C	8.65	C
PEG 69 DP 471213	PEG 70 DP 471213	ob128	161°09'00"	C	13.27	C
PEG 70 DP 471213	PEG 71 DP 471213	ob129	174°59'00"	C	13.78	C
PEG 71 DP 471213	PEG 72 DP 471213	ob130	186°01'00"	C	13.14	C
PEG 72 DP 471213	PEG 40 DP 469192	ob131	182°44'00"	C	9.38	C
PEG 53 DP 471213	PEG 73 DP 471213	ob110	90°39'00"	C	92.95	C
PEG 73 DP 471213	PEG 74 DP 471213	ob132	84°27'30"	C	81.47	C
PEG 74 DP 471213	PEG 75 DP 471213	ob133	348°53'30"	C	60.19	C
PEG 75 DP 471213	PEG 76 DP 471213	ob135	53°23'00"	C	7.33	C
PEG 76 DP 471213	PEG 77 DP 471213	ob137	35°32'00"	C	15.92	C
PEG 77 DP 471213	PEG 78 DP 471213	ob138	35°35'00"	C	6.70	C
PEG 78 DP 471213	PEG 79 DP 471213	ob139	41°00'00"	C	7.66	C
PEG 79 DP 471213	PEG 80 DP 471213	ob140	44°59'00"	C	4.77	C
PEG 80 DP 471213	PEG 81 DP 471213	ob141	60°14'00"	C	12.41	C
PEG 81 DP 471213	PEG 82 DP 471213	ob142	65°36'00"	C	6.51	C
PEG 82 DP 471213	PEG 83 DP 471213	ob143	73°09'00"	C	10.66	C
PEG 83 DP 471213	PEG 85 DP 471213	ob144	85°14'00"	C	29.30	C
PEG 85 DP 471213	PEG 86 DP 471213	ob145	93°58'00"	C	14.85	C
PEG 86 DP 471213	PEG 87 DP 471213	ob146	104°26'00"	C	9.62	C

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From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
PEG 87 DP 471213	PEG 88 DP 471213	ob147	127°08'00"	C	10.86	C
PEG 88 DP 471213	PEG 89 DP 471213	ob148	201°20'00"	C	40.46	C
PEG 89 DP 471213	PEG 90 DP 471213	ob149	191°28'00"	C	21.57	C
PEG 90 DP 471213	PEG 91 DP 471213	ob150	188°49'00"	C	4.44	C
PEG 91 DP 471213	PEG 92 DP 471213	ob151	188°49'00"	C	29.80	C
PEG 92 DP 471213	UNMK 93 DP 471213	ob152	179°30'00"	C	18.94	C
UNMK 93 DP 471213	DISK 94 DP 471213	ob482	179°30'00"	C	1.71	C
DISK 94 DP 471213	UNMK 95 DP 471213	ob153	168°12'00"	C	2.31	C
UNMK 95 DP 471213	PEG 96 DP 471213	ob480	168°12'00"	C	41.30	C
PEG 96 DP 471213	DISK 97 DP 471213	ob154	149°18'00"	C	21.86	C
DISK 97 DP 471213	PEG 98 DP 471213	ob155	149°18'00"	C	8.05	C
PEG 98 DP 471213	PEG 99 DP 471213	ob156	149°18'00"	C	4.52	C
PEG 99 DP 471213	PEG 48 DP 469192	ob158	139°27'00"	C	48.79	C
PEG 75 DP 471213	PEG 100 DP 471213	ob136	335°13'00"	C	20.43	C
PEG 100 DP 471213	PEG 101 DP 471213	ob216	35°32'00"	C	12.79	C
PEG 101 DP 471213	PEG 102 DP 471213	ob217	35°35'00"	C	7.65	C
PEG 102 DP 471213	PEG 103 DP 471213	ob218	41°00'00"	C	9.30	C
PEG 103 DP 471213	PEG 104 DP 471213	ob219	44°59'00"	C	8.14	C
PEG 104 DP 471213	PEG 105 DP 471213	ob220	60°14'00"	C	1.15	C
PEG 105 DP 471213	PEG 106 DP 471213	ob221	60°14'00"	C	14.87	C
PEG 106 DP 471213	PEG 107 DP 471213	ob223	65°36'00"	C	8.77	C
PEG 107 DP 471213	PEG 108 DP 471213	ob224	73°09'00"	C	14.10	C
PEG 108 DP 471213	PEG 109 DP 471213	ob225	85°14'00"	C	12.28	C
PEG 109 DP 471213	UNMK 110 DP 471213	ob226	85°14'00"	C	3.00	C
UNMK 110 DP 471213	PEG 111 DP 471213	ob490	85°14'00"	C	17.66	C
PEG 111 DP 471213	PEG 112 DP 471213	ob229	93°58'00"	C	18.21	C
PEG 112 DP 471213	PEG 113 DP 471213	ob230	104°30'00"	C	19.92	C
PEG 113 DP 471213	PEG 114 DP 471213	ob231	81°27'00"	C	14.55	C
PEG 114 DP 471213	PEG 115 DP 471213	ob232	34°09'00"	C	29.64	C
PEG 115 DP 471213	PEG 116 DP 471213	ob233	26°32'00"	C	12.57	C
PEG 116 DP 471213	PEG 117 DP 471213	ob234	14°18'00"	C	10.84	C
PEG 117 DP 471213	PEG 11 DP 471213	ob236	359°41'00"	C	11.70	C
PEG 105 DP 471213	UNMK 118 DP 471213	ob222	335°32'00"	C	75.45	C
UNMK 118 DP 471213	PEG 14 DP 471213	ob492	335°32'00"	C	3.30	C
PEG 109 DP 471213	PEG 13 DP 471213	ob227	359°16'00"	C	55.59	C

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From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
PEG 65 DP 469192	PEG 119 DP 471213	ob61	319°27'00"	C	41.28	C
PEG 119 DP 471213	PEG 120 DP 471213	ob160	329°18'00"	C	21.33	C
PEG 120 DP 471213	PEG 121 DP 471213	ob161	329°18'00"	C	8.06	C
PEG 121 DP 471213	PEG 122 DP 471213	ob163	348°12'00"	C	38.30	C
PEG 122 DP 471213	PEG 123 DP 471213	ob164	359°30'00"	C	17.04	C
PEG 123 DP 471213	PEG 124 DP 471213	ob166	8°49'00"	C	32.15	C
PEG 124 DP 471213	PEG 125 DP 471213	ob167	11°28'00"	C	19.38	C
PEG 125 DP 471213	PEG 126 DP 471213	ob169	21°20'00"	C	36.15	C
PEG 126 DP 471213	POST 127 DP 471213	ob170	66°16'00"	C	14.01	C
POST 127 DP 471213	PEG 128 DP 471213	ob171	100°23'00"	C	12.96	C
PEG 128 DP 471213	PEG 129 DP 471213	ob172	108°53'00"	C	11.72	C
PEG 129 DP 471213	PEG 130 DP 471213	ob173	120°22'00"	C	35.99	C
PEG 130 DP 471213	PEG 131 DP 471213	ob174	147°15'00"	C	9.29	C
PEG 131 DP 471213	PEG 132 DP 471213	ob175	204°48'00"	C	9.59	C
PEG 132 DP 471213	PEG 133 DP 471213	ob177	174°34'00"	C	18.52	C
PEG 133 DP 471213	PEG 134 DP 471213	ob178	171°34'00"	C	38.45	C
PEG 134 DP 471213	PEG 53 DP 469192	ob179	165°33'00"	C	31.24	C
PEG 131 DP 471213	PEG 135 DP 471213	ob176	147°15'00"	C	8.51	C
PEG 135 DP 471213	UNMK 136 DP 471213	ob237	103°18'00"	C	3.46	C
UNMK 136 DP 471213	PEG 137 DP 471213	ob487	103°18'00"	C	5.84	C
PEG 137 DP 471213	PEG 138 DP 471213	ob238	66°31'00"	C	12.94	C
PEG 138 DP 471213	PEG 139 DP 471213	ob239	26°34'00"	C	11.96	C
PEG 139 DP 471213	PEG 140 DP 471213	ob240	334°03'00"	C	6.12	C
PEG 140 DP 471213	PEG 141 DP 471213	ob241	334°03'00"	C	6.57	C
PEG 141 DP 471213	PEG 142 DP 471213	ob242	297°39'00"	C	11.31	C
PEG 142 DP 471213	PEG 143 DP 471213	ob243	270°41'00"	C	11.22	C
PEG 143 DP 471213	PEG 144 DP 471213	ob244	300°22'00"	C	37.80	C
PEG 144 DP 471213	PEG 145 DP 471213	ob245	295°40'00"	C	14.00	C
PEG 145 DP 471213	PEG 114 DP 471213	ob246	294°09'00"	C	33.28	C
PEG 124 DP 471213	PEG 133 DP 471213	ob168	90°38'00"	C	87.49	C
PEG 122 DP 471213	PEG 134 DP 471213	ob165	84°17'00"	C	98.39	C
PEG 120 DP 471213	PEG 41 DP 469192	ob162	78°08'30"	C	98.13	C
PEG 67 DP 471213	PEG 146 DP 471213	ob126	89°52'00"	C	59.04	C
PEG 146 DP 471213	PEG 147 DP 471213	ob180	121°49'00"	C	19.48	C
PEG 147 DP 471213	PEG 148 DP 471213	ob181	41°25'00"	C	8.31	C
PEG 148 DP 471213	UNMK 149 DP 471213	ob182	339°56'00"	C	1.00	C

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Survey Number DP 471213
Coordinate System Lindis Peak 2000

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
UNMK 149 DP 471213	PEG 150 DP 471213	ob431	339°56'00"	C	19.30	C
PEG 150 DP 471213	PEG 151 DP 471213	ob184	251°47'00"	C	16.05	C
PEG 151 DP 471213	UNMK 152 DP 471213	ob186	269°52'00"	C	27.67	C
UNMK 152 DP 471213	UNMK 153 DP 471213	ob428	269°52'00"	C	1.00	C
UNMK 153 DP 471213	PEG 65 DP 471213	ob426	269°52'00"	C	35.97	C
PEG 57 DP 471213	UNMK 154 DP 471213	ob114	89°47'30"	C	38.15	C
UNMK 154 DP 471213	UNMK 155 DP 471213	ob434	89°47'30"	C	1.00	C
UNMK 155 DP 471213	PEG 156 DP 471213	ob435	89°47'30"	C	36.86	C
PEG 156 DP 471213	PEG 157 DP 471213	ob187	89°47'30"	C	16.46	C
PEG 157 DP 471213	PEG 159 DP 471213	ob439	358°56'00"	C	2.00	C
PEG 159 DP 471213	UNMK 160 DP 471213	ob189	358°56'00"	C	3.00	C
UNMK 160 DP 471213	PEG 161 DP 471213	ob455	358°56'00"	C	3.00	C
PEG 161 DP 471213	UNMK 162 DP 471213	ob190	269°47'30"	C	1.00	C
UNMK 162 DP 471213	UNMK 163 DP 471213	ob453	269°47'30"	C	47.29	C
UNMK 163 DP 471213	UNMK 164 DP 471213	ob451	269°47'30"	C	1.00	C
UNMK 164 DP 471213	PEG 165 DP 471213	ob449	269°47'30"	C	37.96	C
PEG 165 DP 471213	PEG 56 DP 471213	ob406	274°10'00"	C	4.60	C
PEG 98 DP 471213	PEG 166 DP 471213	ob157	232°44'00"	C	63.29	C
PEG 166 DP 471213	PEG 167 DP 471213	ob192	203°23'00"	C	11.83	C
PEG 167 DP 471213	PEG 168 DP 471213	ob193	160°42'00"	C	14.23	C
PEG 168 DP 471213	PEG 169 DP 471213	ob194	235°11'00"	C	5.46	C
PEG 169 DP 471213	PEG 170 DP 471213	ob195	340°09'00"	C	44.85	C
PEG 170 DP 471213	UNMK 171 DP 471213	ob196	38°46'00"	C	2.03	C
UNMK 171 DP 471213	PEG 172 DP 471213	ob461	38°46'00"	C	4.27	C
PEG 172 DP 471213	UNMK 173 DP 471213	ob199	159°57'00"	C	1.43	C

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Survey Number DP 471213
Coordinate System Lindis Peak 2000

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
UNMK 173 DP 471213	PEG 174 DP 471213	ob469	159°57'00"	C	9.73	C
PEG 174 DP 471213	PEG 175 DP 471213	ob200	101°46'00"	C	8.69	C
PEG 175 DP 471213	DISK 97 DP 471213	ob201	52°44'00"	C	62.44	C
PEG 148 DP 471213	UNMK 176 DP 471213	ob183	89°08'00"	C	1.06	C
UNMK 176 DP 471213	PEG 177 DP 471213	ob433	89°08'00"	C	61.71	C
PEG 177 DP 471213	UNMK 178 DP 471213	ob202	89°02'00"	C	3.00	C
UNMK 178 DP 471213	PEG 179 DP 471213	ob471	89°02'00"	C	46.92	C
PEG 179 DP 471213	UNMK 180 DP 471213	ob204	57°33'00"	C	30.24	C
UNMK 180 DP 471213	PEG 169 DP 471213	ob467	57°33'00"	C	1.03	C
PEG 37 DP 469192	PEG 147 DP 471213	ob43	359°14'00"	C	52.04	C
PEG 71 DP 469192	PEG 177 DP 471213	ob48	357°26'00"	C	57.38	C
PEG 45 DP 469192	PEG 168 DP 471213	ob53	324°51'30"	C	30.78	C
PEG 60 DP 471213	PEG 181 DP 471213	ob118	93°38'00"	C	83.99	C
PEG 181 DP 471213	UNMK 182 DP 471213	ob205	88°39'00"	C	63.72	C
UNMK 182 DP 471213	UNMK 183 DP 471213	ob475	88°39'00"	C	4.14	C
UNMK 183 DP 471213	PEG 184 DP 471213	ob476	88°39'00"	C	1.18	C
PEG 184 DP 471213	PEG 185 DP 471213	ob207	90°00'00"	C	5.06	C
PEG 185 DP 471213	PEG 170 DP 471213	ob214	90°00'00"	C	57.41	C
PEG 150 DP 471213	PEG 181 DP 471213	ob185	359°00'00"	C	40.07	C
PEG 177 DP 471213	UNMK 186 DP 471213	ob203	358°39'00"	C	54.23	C
UNMK 186 DP 471213	UNMK 187 DP 471213	ob478	358°39'00"	C	4.36	C
UNMK 187 DP 471213	PEG 184 DP 471213	ob473	358°39'00"	C	1.24	C
UNMK 207 DP 471213	UNMK 188 DP 471213	ob441	89°53'00"	C	39.41	C
UNMK 188 DP 471213	PEG 189 DP 471213	ob463	89°53'00"	C	17.47	C
PEG 189 DP 471213	UNMK 190 DP 471213	ob208	49°32'00"	C	6.33	C

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Survey Number DP 471213
Coordinate System Lindis Peak 2000

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
UNMK 190 DP 471213	UNMK 191 DP 471213	ob459	49°32'00"	C	6.01	C
UNMK 191 DP 471213	PEG 192 DP 471213	ob457	49°32'00"	C	14.73	C
PEG 192 DP 471213	PEG 193 DP 471213	ob209	90°27'00"	C	38.58	C
PEG 193 DP 471213	UNMK 194 DP 471213	ob211	63°32'00"	C	46.44	C
UNMK 194 DP 471213	DISK 94 DP 471213	ob483	63°32'00"	C	1.31	C
PEG 181 DP 471213	PEG 156 DP 471213	ob206	0°11'00"	C	52.85	C
PEG 185 DP 471213	PEG 189 DP 471213	ob215	1°29'00"	C	53.42	C
UNMK 224 DP 471213	PEG 193 DP 471213	ob495	359°18'00"	C	62.75	C
PEG 161 DP 471213	UNMK 195 DP 471213	ob191	358°53'00"	C	1.00	C
UNMK 195 DP 471213	PEG 73 DP 471213	ob444	358°53'00"	C	41.74	C
PEG 74 DP 471213	PEG 196 DP 471213	ob134	69°17'00"	C	46.09	C
PEG 196 DP 471213	PEG 91 DP 471213	ob212	69°17'00"	C	44.82	C
PEG 196 DP 471213	PEG 83 DP 471213	ob213	359°45'00"	C	86.62	C
PEG 192 DP 471213	PEG 74 DP 471213	ob210	1°00'00"	C	38.92	C
UNMK 7 DP 469192	UNMK 197 DP 471213	ob33	334°24'00"	C	9.40	C
UNMK 197 DP 471213	UNMK 41 DP 471213	ob421	335°51'00"	C	43.84	C
UNMK 41 DP 471213	UNMK 39 DP 471213	ob408	334°54'00"	C	25.56	C
UNMK 39 DP 471213	UNMK 198 DP 471213	ob412	334°54'00"	C	8.11	C
UNMK 198 DP 471213	UNMK 37 DP 471213	ob422	309°02'00"	C	48.29	C
UNMK 37 DP 471213	UNMK 35 DP 471213	ob416	309°02'00"	C	56.71	C
UNMK 35 DP 471213	UNMK 199 DP 471213	ob420	309°02'00"	C	2.24	C
UNMK 199 DP 471213	UNMK 200 DP 471213	ob423	219°02'00"	C	3.00	C
UNMK 200 DP 471213	UNMK 36 DP 471213	ob424	129°02'00"	C	2.39	C
UNMK 36 DP 471213	UNMK 38 DP 471213	ob418	129°02'00"	C	56.69	C
UNMK 38 DP 471213	UNMK 201 DP 471213	ob414	129°02'00"	C	47.48	C

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Survey Number DP 471213
Coordinate System Lindis Peak 2000

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
UNMK 201 DP 471213	UNMK 40 DP 471213	ob425	154°54'00"	C	9.03	C
UNMK 40 DP 471213	PEG 14 DP 469192	ob410	154°54'00"	C	23.96	C
UNMK 153 DP 471213	UNMK 202 DP 471213	ob427	359°52'00"	C	1.00	C
UNMK 202 DP 471213	UNMK 203 DP 471213	ob429	89°52'00"	C	1.00	C
UNMK 203 DP 471213	UNMK 152 DP 471213	ob430	179°52'00"	C	1.00	C
UNMK 149 DP 471213	UNMK 204 DP 471213	ob432	69°56'00"	C	1.00	C
UNMK 204 DP 471213	UNMK 176 DP 471213	ob494	159°56'00"	C	1.35	C
UNMK 155 DP 471213	UNMK 205 DP 471213	ob436	179°47'00"	C	1.00	C
UNMK 205 DP 471213	UNMK 206 DP 471213	ob437	269°47'00"	C	1.00	C
UNMK 206 DP 471213	UNMK 154 DP 471213	ob438	359°47'00"	C	1.00	C
PEG 157 DP 471213	UNMK 207 DP 471213	ob440	44°24'00"	C	2.80	C
UNMK 55 DP 471213	UNMK 209 DP 471213	ob443	94°10'00"	C	4.64	C
UNMK 209 DP 471213	UNMK 210 DP 471213	ob445	89°48'00"	C	37.92	C
UNMK 210 DP 471213	UNMK 211 DP 471213	ob446	89°48'00"	C	1.00	C
UNMK 211 DP 471213	UNMK 212 DP 471213	ob447	89°48'00"	C	47.29	C
UNMK 212 DP 471213	UNMK 195 DP 471213	ob448	89°48'00"	C	0.98	C
UNMK 164 DP 471213	UNMK 210 DP 471213	ob450	359°48'00"	C	1.00	C
UNMK 163 DP 471213	UNMK 211 DP 471213	ob452	359°48'00"	C	1.00	C
UNMK 162 DP 471213	UNMK 212 DP 471213	ob454	359°48'00"	C	1.00	C
UNMK 160 DP 471213	UNMK 213 DP 471213	ob456	89°53'00"	C	41.19	C
UNMK 213 DP 471213	UNMK 191 DP 471213	ob462	79°28'00"	C	27.59	C

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Survey Number DP 471213
Coordinate System Lindis Peak 2000

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
UNMK 191 DP 471213	PEG 193 DP 471213	ob458	79°28'00"	C	50.65	C
UNMK 188 DP 471213	UNMK 190 DP 471213	ob464	79°28'00"	C	22.67	C
UNMK 190 DP 471213	UNMK 214 DP 471213	ob460	79°28'00"	C	52.29	C
UNMK 214 DP 471213	UNMK 215 DP 471213	ob465	179°51'00"	C	62.93	C
UNMK 215 DP 471213	UNMK 171 DP 471213	ob466	160°14'00"	C	2.71	C
PEG 170 DP 471213	UNMK 216 DP 471213	ob197	162°52'00"	C	21.10	C
UNMK 216 DP 471213	UNMK 180 DP 471213	ob468	160°09'00"	C	24.00	C
UNMK 224 DP 471213	UNMK 218 DP 471213	ob496	159°57'00"	C	4.27	C
UNMK 218 DP 471213	UNMK 173 DP 471213	ob470	249°57'00"	C	1.00	C
UNMK 11 DP 469192	PEG 177 DP 471213	ob46	0°26'00"	C	57.46	C
PEG 71 DP 469192	UNMK 178 DP 471213	ob49	0°26'00"	C	57.37	C
UNMK 178 DP 471213	UNMK 219 DP 471213	ob472	358°39'00"	C	55.44	C
UNMK 219 DP 471213	UNMK 187 DP 471213	ob477	315°09'00"	C	4.36	C
UNMK 187 DP 471213	UNMK 183 DP 471213	ob474	315°09'00"	C	1.72	C
UNMK 186 DP 471213	UNMK 182 DP 471213	ob479	315°09'00"	C	7.72	C
UNMK 95 DP 471213	UNMK 220 DP 471213	ob481	264°42'00"	C	1.48	C
UNMK 220 DP 471213	UNMK 194 DP 471213	ob485	354°42'00"	C	1.82	C
UNMK 194 DP 471213	UNMK 221 DP 471213	ob484	354°42'00"	C	2.18	C
UNMK 221 DP 471213	UNMK 93 DP 471213	ob486	84°42'00"	C	1.37	C
PEG 53 DP 469192	PEG 132 DP 471213	ob65	350°04'00"	C	88.04	C
UNMK 15 DP 469192	UNMK 222 DP 471213	ob67	349°18'30"	C	83.19	C
UNMK 222 DP 471213	UNMK 136 DP 471213	ob488	78°05'00"	C	8.15	C

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Survey Number DP 471213
Coordinate System Lindis Peak 2000

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
PEG 116 DP 471213	PEG 11 DP 471213	ob235	6°43'00" C		22.36 C	
UNMK 110 DP 471213	UNMK 12 DP 471213	ob491	358°25'30" C		55.36 C	
PEG 109 DP 471213	UNMK 223 DP 471213	ob228	358°25'30" C		52.60 C	
UNMK 223 DP 471213	UNMK 118 DP 471213	ob493	269°59'00" C		76.43 C	
IT 6 DP 469192	PEG 15 DP 471213	ob13	333°11'40" M		177.77 M	
IT 2 DP 471213	PEG 27 DP 471213	ob251	349°17'00" M		46.57 M	
IT 2 DP 471213	PEG 28 DP 471213	ob252	337°14'00" M		31.27 M	
IT 2 DP 471213	PEG 29 DP 471213	ob253	305°52'00" M		18.38 M	
IT 2 DP 471213	PEG 30 DP 471213	ob254	292°58'00" M		16.23 M	
IT 2 DP 471213	PEG 31 DP 471213	ob255	227°23'00" M		20.61 M	
IT 2 DP 471213	PEG 32 DP 471213	ob256	208°14'00" M		28.01 M	
IT 2 DP 471213	PEG 33 DP 471213	ob257	193°02'00" M		38.97 M	
IT 2 DP 471213	PEG 34 DP 471213	ob258	186°09'00" M		45.63 M	
IT 2 DP 471213	PEG 72 DP 471213	ob259	162°24'20" M		104.31 M	
IT 2 DP 471213	PEG 71 DP 471213	ob260	159°08'40" M		92.42 M	
IT 2 DP 471213	PEG 70 DP 471213	ob261	156°25'20" M		79.25 M	
IT 2 DP 471213	PEG 69 DP 471213	ob262	155°28'20" M		66.04 M	
IT 2 DP 471213	PEG 68 DP 471213	ob263	156°37'40" M		57.47 M	
IT 2 DP 471213	PEG 67 DP 471213	ob264	158°30'00" M		45.95 M	
IT 2 DP 471213	UNMK 66 DP 471213	ob265	160°33'00" C		37.73 C	
IT 2 DP 471213	PEG 65 DP 471213	ob266	161°19'00" M		34.59 M	
IT 2 DP 471213	PEG 64 DP 471213	ob267	162°12'00" M		31.59 M	
IT 2 DP 471213	PEG 63 DP 471213	ob268	162°35'00" M		20.67 M	
IT 2 DP 471213	PEG 62 DP 471213	ob269	158°27'00" M		13.23 M	
IT 2 DP 471213	PEG 61 DP 471213	ob270	29°12'00" M		10.45 M	
IT 2 DP 471213	PEG 60 DP 471213	ob271	19°53'00" M		18.92 M	
IT 2 DP 471213	PEG 59 DP 471213	ob272	16°43'00" M		26.42 M	
IT 2 DP 471213	PEG 58 DP 471213	ob273	14°39'00" M		43.72 M	
IT 2 DP 471213	PEG 146 DP 471213	ob274	119°19'20" M		87.03 M	
IT 2 DP 471213	PEG 147 DP 471213	ob275	119°46'40" M		106.49 M	
IT 2 DP 471213	PEG 148 DP 471213	ob276	115°28'40" M		108.47 M	
IT 2 DP 471213	PEG 150 DP 471213	ob277	106°52'20" M		95.06 M	
IT 2 DP 471213	PEG 151 DP 471213	ob278	113°18'00" M		82.44 M	
IT 2 DP 471213	PEG 181 DP 471213	ob279	82°08'00" M		91.12 M	
IT 2 DP 471213	PEG 184 DP 471213	ob280	84°56'20" M		159.90 M	
IT 2 DP 471213	PEG 185 DP 471213	ob281	85°05'40" M		164.95 M	

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Survey Number DP 471213
Coordinate System Lindis Peak 2000

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
IT 2 DP 471213	PEG 177 DP 471213	ob282	105°52'40"	M	167.06	M
IT 3 DP 471213	PEG 26 DP 471213	ob286	250°39'00"	M	33.68	M
IT 3 DP 471213	PEG 25 DP 471213	ob287	260°12'20"	M	60.93	M
IT 3 DP 471213	PEG 24 DP 471213	ob288	262°54'00"	M	79.54	M
IT 3 DP 471213	PEG 23 DP 471213	ob289	266°50'00"	M	95.26	M
IT 3 DP 471213	PEG 22 DP 471213	ob290	270°55'00"	M	107.34	M
IT 3 DP 471213	PEG 21 DP 471213	ob291	274°09'40"	M	115.62	M
IT 3 DP 471213	PEG 20 DP 471213	ob292	278°07'00"	M	128.23	M
IT 3 DP 471213	PEG 19 DP 471213	ob293	283°02'40"	M	146.44	M
IT 3 DP 471213	PEG 18 DP 471213	ob294	287°35'20"	M	163.59	M
IT 3 DP 471213	PEG 17 DP 471213	ob295	288°19'00"	M	166.83	M
IT 3 DP 471213	PEG 16 DP 471213	ob296	291°31'20"	M	176.79	M
IT 3 DP 471213	PEG 42 DP 471213	ob297	297°06'20"	M	165.56	M
IT 3 DP 471213	PEG 43 DP 471213	ob298	294°06'20"	M	154.92	M
IT 3 DP 471213	PEG 44 DP 471213	ob299	290°02'00"	M	136.18	M
IT 3 DP 471213	PEG 45 DP 471213	ob300	286°12'40"	M	118.33	M
IT 3 DP 471213	PEG 46 DP 471213	ob301	280°45'00"	M	97.58	M
IT 3 DP 471213	PEG 47 DP 471213	ob302	278°40'20"	M	88.32	M
IT 3 DP 471213	PEG 48 DP 471213	ob303	277°34'20"	M	76.55	M
IT 3 DP 471213	PEG 49 DP 471213	ob304	278°09'20"	M	69.75	M
IT 3 DP 471213	PEG 50 DP 471213	ob305	287°38'00"	M	28.78	M
IT 3 DP 471213	PEG 51 DP 471213	ob306	314°24'00"	M	25.22	M
IT 3 DP 471213	PEG 52 DP 471213	ob307	337°52'20"	M	52.53	M
IT 3 DP 471213	PEG 53 DP 471213	ob308	0°10'40"	M	50.33	M
IT 3 DP 471213	PEG 54 DP 471213	ob309	6°43'00"	M	17.43	M
IT 3 DP 471213	PEG 56 DP 471213	ob310	17°40'00"	M	6.89	M
IT 3 DP 471213	PEG 57 DP 471213	ob311	138°00'00"	M	2.42	M
IT 3 DP 471213	PEG 165 DP 471213	ob312	47°00'00"	M	9.13	M
IT 3 DP 471213	PEG 73 DP 471213	ob313	62°06'40"	M	105.33	M
IT 3 DP 471213	PEG 161 DP 471213	ob314	86°01'00"	M	94.15	M
IT 3 DP 471213	PEG 157 DP 471213	ob315	90°53'20"	M	94.09	M
IT 3 DP 471213	PEG 156 DP 471213	ob316	91°07'20"	M	77.64	M
IT 13 DP 469192	PEG 179 DP 471213	ob390	224°10'40"	M	135.42	M
IT 13 DP 469192	PEG 169 DP 471213	ob391	220°14'40"	M	105.25	M
IT 13 DP 469192	PEG 168 DP 471213	ob392	219°26'00"	M	99.98	M
IT 13 DP 469192	PEG 167 DP 471213	ob393	226°55'00"	M	93.39	M
IT 13 DP 469192	PEG 166 DP 471213	ob394	230°11'40"	M	82.68	M
IT 13 DP 469192	PEG 175 DP 471213	ob395	235°48'00"	M	80.94	M
IT 13 DP 469192	PEG 174 DP 471213	ob396	239°54'20"	M	87.21	M

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Survey Number DP 471213
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From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
IT 13 DP 469192	PEG 172 DP 471213	ob397	247°15'00"	M	85.97	M
IT 13 DP 469192	PEG 170 DP 471213	ob398	245°22'20"	M	91.55	M
IT 13 DP 469192	PEG 99 DP 471213	ob399	210°22'00"	M	21.44	M
IT 13 DP 469192	PEG 98 DP 471213	ob400	221°59'00"	M	19.65	M
IT 13 DP 469192	DISK 97 DP 471213	ob401	245°59'00"	M	18.89	M
IT 13 DP 469192	PEG 96 DP 471213	ob402	291°21'00"	M	30.51	M
IT 13 DP 469192	PEG 121 DP 471213	ob403	332°42'00"	M	20.78	M
IT 13 DP 469192	PEG 120 DP 471213	ob404	334°50'00"	M	12.74	M
IT 13 DP 469192	PEG 119 DP 471213	ob405	141°12'00"	M	8.73	M
IT 12 DP 469192	DISK 94 DP 471213	ob375	205°27'00"	M	1.92	M
IT 12 DP 469192	PEG 193 DP 471213	ob376	242°09'00"	M	49.28	M
IT 12 DP 469192	PEG 192 DP 471213	ob377	254°32'40"	M	85.23	M
IT 12 DP 469192	PEG 189 DP 471213	ob378	248°35'40"	M	110.36	M
IT 12 DP 469192	PEG 74 DP 471213	ob379	281°14'40"	M	83.07	M
IT 12 DP 469192	PEG 196 DP 471213	ob380	310°16'20"	M	50.28	M
IT 12 DP 469192	PEG 90 DP 471213	ob381	4°36'00"	M	52.92	M
IT 12 DP 469192	PEG 91 DP 471213	ob382	4°13'00"	M	48.50	M
IT 12 DP 469192	PEG 92 DP 471213	ob383	356°57'00"	M	18.94	M
IT 12 DP 469192	PEG 122 DP 471213	ob384	88°45'00"	M	19.15	M
IT 12 DP 469192	PEG 123 DP 471213	ob385	47°25'00"	M	25.80	M
IT 12 DP 469192	PEG 124 DP 471213	ob386	25°55'20"	M	54.74	M
IT 12 DP 469192	PEG 133 DP 471213	ob387	66°35'00"	M	121.41	M
IT 12 DP 469192	PEG 134 DP 471213	ob388	85°00'40"	M	117.50	M
IT 11 DP 469192	PEG 125 DP 471213	ob343	199°06'00"	M	47.35	M
IT 11 DP 469192	PEG 126 DP 471213	ob344	191°57'00"	M	11.32	M
IT 11 DP 469192	POST 127 DP 471213	ob345	117°24'00"	M	11.81	M
IT 11 DP 469192	PEG 128 DP 471213	ob346	108°29'00"	M	24.50	M
IT 11 DP 469192	PEG 129 DP 471213	ob347	108°37'00"	M	36.22	M
IT 11 DP 469192	PEG 130 DP 471213	ob348	114°28'20"	M	71.83	M
IT 11 DP 469192	PEG 131 DP 471213	ob349	118°05'20"	M	79.80	M
IT 11 DP 469192	PEG 132 DP 471213	ob350	124°53'00"	M	80.92	M
IT 11 DP 469192	PEG 135 DP 471213	ob351	120°48'40"	M	87.33	M
IT 11 DP 469192	PEG 137 DP 471213	ob352	119°08'40"	M	96.24	M
IT 11 DP 469192	PEG 138 DP 471213	ob353	113°30'00"	M	104.60	M
IT 11 DP 469192	PEG 139 DP 471213	ob354	107°01'40"	M	105.91	M
IT 11 DP 469192	PEG 140 DP 471213	ob355	104°30'20"	M	101.84	M
IT 11 DP 469192	PEG 141 DP 471213	ob356	101°34'20"	M	97.70	M
IT 11 DP 469192	PEG 142 DP 471213	ob357	99°30'40"	M	86.89	M
IT 11 DP 469192	PEG 143 DP 471213	ob358	100°48'40"	M	75.83	M

Mark and Vector

Survey Number DP 471213
Coordinate System Lindis Peak 2000

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
IT 11 DP 469192	PEG 144 DP 471213	ob359	83°20'00"	M	42.15	M
IT 11 DP 469192	PEG 145 DP 471213	ob360	69°28'00"	M	31.23	M
IT 11 DP 469192	PEG 11 DP 471213	ob361	16°03'00"	M	85.90	M
IT 11 DP 469192	PEG 117 DP 471213	ob362	18°34'40"	M	74.74	M
IT 11 DP 469192	PEG 116 DP 471213	ob363	19°18'00"	M	63.94	M
IT 11 DP 469192	PEG 115 DP 471213	ob364	17°32'20"	M	51.49	M
IT 11 DP 469192	PEG 114 DP 471213	ob365	357°23'00"	M	24.59	M
IT 11 DP 469192	PEG 113 DP 471213	ob366	325°18'00"	M	27.25	M
IT 11 DP 469192	PEG 112 DP 471213	ob367	308°13'00"	M	44.28	M
IT 11 DP 469192	PEG 111 DP 471213	ob368	298°24'40"	M	60.21	M
IT 11 DP 469192	PEG 85 DP 471213	ob369	279°14'40"	M	53.51	M
IT 11 DP 469192	PEG 86 DP 471213	ob370	281°16'00"	M	38.75	M
IT 11 DP 469192	PEG 87 DP 471213	ob371	280°13'00"	M	29.15	M
IT 11 DP 469192	PEG 88 DP 471213	ob372	266°03'00"	M	20.08	M
IT 11 DP 469192	PEG 89 DP 471213	ob373	221°38'40"	M	52.29	M
IT 6 DP 471213	PEG 83 DP 471213	ob320	161°35'00"	M	18.71	M
IT 6 DP 471213	PEG 82 DP 471213	ob321	191°38'00"	M	21.28	M
IT 6 DP 471213	PEG 81 DP 471213	ob322	203°28'00"	M	25.66	M
IT 6 DP 471213	PEG 80 DP 471213	ob323	215°15'00"	M	36.37	M
IT 6 DP 471213	PEG 79 DP 471213	ob324	216°23'00"	M	41.08	M
IT 6 DP 471213	PEG 78 DP 471213	ob325	217°06'00"	M	48.71	M
IT 6 DP 471213	PEG 77 DP 471213	ob326	216°55'20"	M	55.41	M
IT 6 DP 471213	PEG 76 DP 471213	ob327	216°36'40"	M	71.33	M
IT 6 DP 471213	PEG 75 DP 471213	ob328	218°09'40"	M	78.38	M
IT 6 DP 471213	PEG 100 DP 471213	ob329	232°55'00"	M	71.44	M
IT 6 DP 471213	PEG 101 DP 471213	ob330	236°36'20"	M	59.35	M
IT 6 DP 471213	PEG 102 DP 471213	ob331	239°37'00"	M	52.29	M
IT 6 DP 471213	PEG 103 DP 471213	ob332	243°31'00"	M	43.57	M
IT 6 DP 471213	PEG 104 DP 471213	ob333	247°39'00"	M	35.95	M
IT 6 DP 471213	PEG 105 DP 471213	ob334	247°54'00"	M	34.81	M
IT 6 DP 471213	PEG 106 DP 471213	ob335	253°32'00"	M	20.17	M
IT 6 DP 471213	PEG 107 DP 471213	ob336	259°34'00"	M	11.55	M
IT 6 DP 471213	PEG 108 DP 471213	ob337	46°59'00"	M	2.93	M
IT 6 DP 471213	PEG 109 DP 471213	ob338	78°09'00"	M	14.69	M
IT 6 DP 471213	PEG 13 DP 471213	ob339	13°07'40"	M	60.17	M
IT 6 DP 471213	PEG 14 DP 471213	ob340	312°05'00"	M	87.40	M
PEG 172 DP 471213	UNMK 224 DP 471213	ob198	359°18'00"	C	3.01	C

Mark and Vector

Survey Number DP 471213
Coordinate System Lindis Peak 2000

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
PEG 159 DP 471213	UNMK 207 DP 471213	ob188	89°53'00"	C	2.00	C
IT 3 DP 471213	PEG 159 DP 471213	ob283	89°40'20"	M	94.05	M

Mark Name	Description
DISK 97 DP 471213	Boundary Disk glued to top of Electrical Transformer
IT 1 DP 469192	Down 0.3m in grass berm
IT 10 DP 469192	Down 0.3m in grass verge
IT DP 301337	in tree stump set in conc
IT XIII DP 12562	Down 0.6m in road sholder
IT XLVI DP 12561	Down 0.25m and 6.25m north of post
PEG 3a DP 371470	Added plan reference

*** End of Report ***

EASEMENT SCHEDULE – DP 471213

Memorandum of Easements in Gross			
Purpose	Servient Tenement	Shown	Grantee
Right to Drain Sewage	Lot 13 hereon	A hereon	Queenstown Lakes District Council
	Lot 12 hereon	B hereon	
	Lot 11 hereon	C hereon	
	Lot 10 hereon	D hereon	
	Lot 9 hereon	E hereon	
	Lot 29 hereon	N hereon	
	Lot 35 hereon	O hereon	
	Lot 23 hereon	P hereon	
	Lot 39 hereon	Q hereon	
	Lot 37 hereon	R hereon	
	Lot 25 hereon	S hereon	
	Lot 48 hereon	Z hereon	
	Lot 47 hereon	AA hereon	
Right to Convey Water	Lot 24 hereon	F hereon	
	Lot 28 hereon	I, K hereon	
	Lot 26 hereon	M hereon	
	Lot 37 hereon	T hereon	
	Lot 36 hereon	U hereon	
Right to Drain Sewage and Stormwater	Lot 301 hereon	X hereon	
Right to Drain Sewage and Right to Convey Water	Lot 201 hereon	AB hereon	
	Lot 202 hereon	AC hereon	
	Lot 203 hereon	AD hereon	

Memorandum of Easements in Gross			
Purpose	Servient Tenement	Shown	Grantee
Right to Convey Electricity	Lot 25 hereon	G hereon	Aurora energy Limited
	Lot 28 hereon	H, I, J hereon	
	Lot 37 hereon	T hereon	
	Lot 36 hereon	U hereon	
	Lot 36 hereon	V hereon	
	Lot 34 hereon	W hereon	
	Lot 48 hereon	Y hereon	
	Lot 201 hereon	AB hereon	
	Lot 202 hereon	AC hereon	
	Lot 203 hereon	AD hereon	
Right to Convey Telecommunications and Computer Media	Lot 201 hereon	AB hereon	Chorus New Zealand Limited
	Lot 202 hereon	AC hereon	
	Lot 203 hereon	AD hereon	
	Lot 48 hereon	Y hereon	

Memorandum of Easements			
Purpose	Servient Tenement	Shown	Dominant Tenement
Right of Way and Right to Drain Stormwater	Lot 203 hereon	AD hereon	Lots 35, 36, 37, 38, 39 hereon
	Lot 201 hereon	AB hereon	Lots 22, 23, 24, 25 hereon
	Lot 202 hereon	AC hereon	Lots 26, 27, 28, 29 hereon
Right to Convey Electricity	Lot 27 hereon	L hereon	Lot 29 hereon
Right to Drain Sewage	Lot 40 DP 469192 CFR 631203	J DP 469192	Lot 39 hereon

Amalgamation Conditions

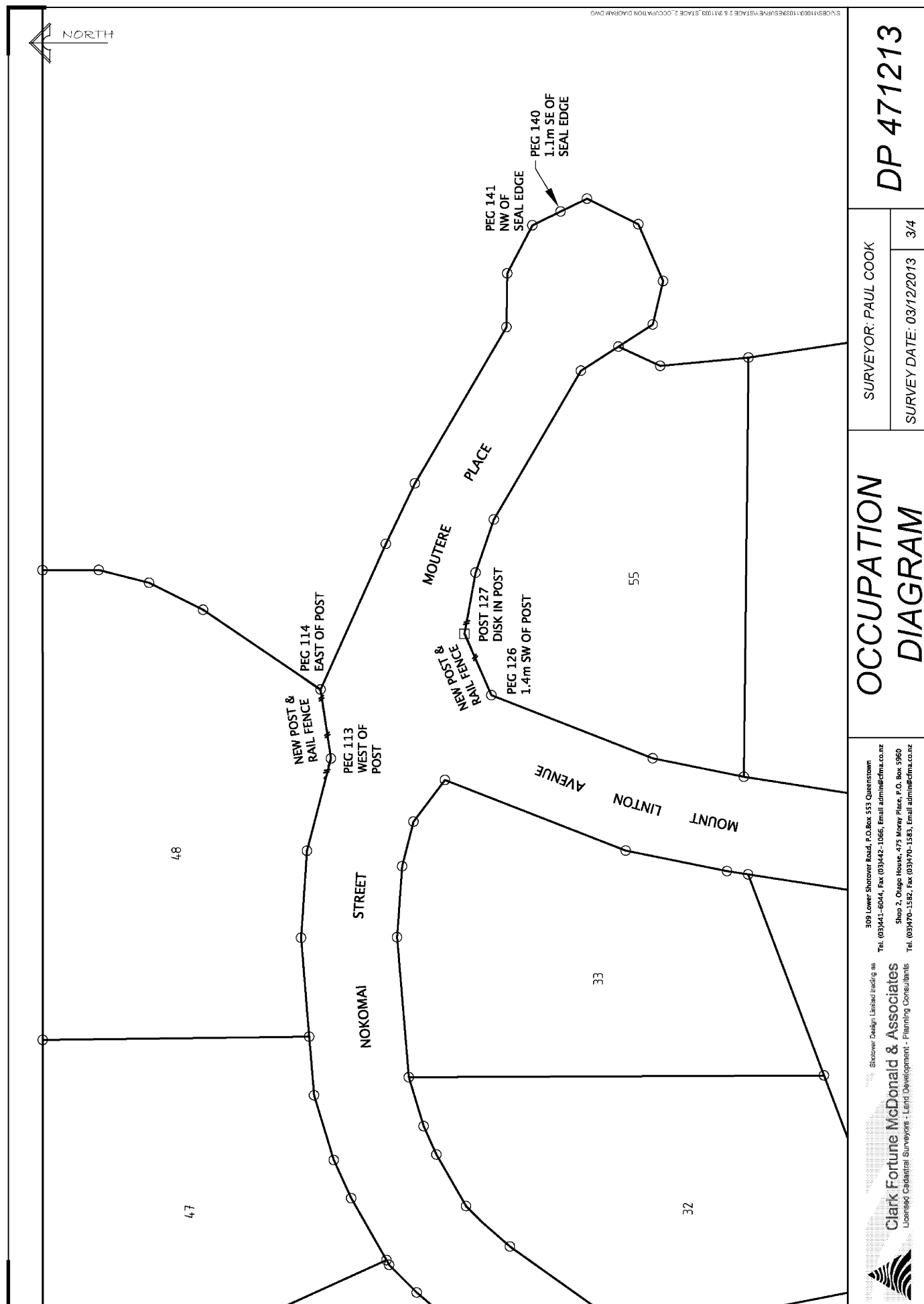
That Lot 201 hereon being a joint owned access lot be held as to 4 undivided $2/8^{\text{th}}$ shares by the owners of Lots 22, 23, 24 and 25 hereon and

That Lot 202 hereon being a joint owned access lot be held as to 4 undivided $2/8^{\text{th}}$ shares by the owners of Lots 26, 27, 28 and 29 hereon and

That Lot 203 hereon being a joint owned access lot be held as to 5 undivided $2/10^{\text{th}}$ shares by the owners of Lots 35, 36, 37, 38 and 39 hereon.

(See CSN Request 1187207)

Occupation Diagram



DP 471213

SURVEYOR: PAUL COOK

3/4

SURVEY DATE: 03/12/2013

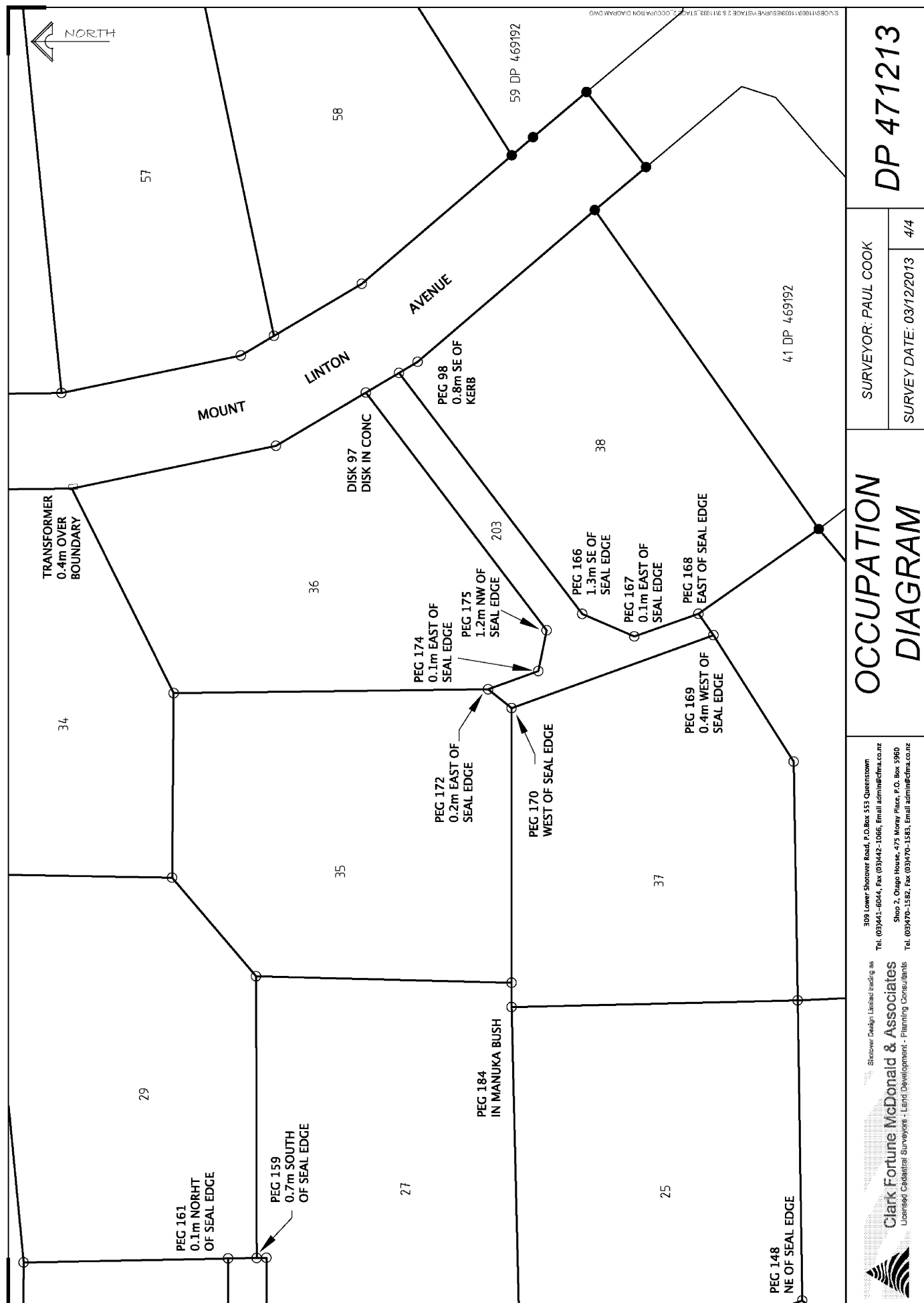
OCCUPATION DIAGRAM

309 Lower Shotover Road, P.O. Box 553 Queenstown
Tel: (03) 441-6041, Fax: (03) 442-1066, Email admin@cfma.co.nz
Sho 2, Origo House, 475 Morey Place, P.O. Box 5960
Tel: (03) 470-1582, Fax: (03) 470-1583, Email admin@cfma.co.nz

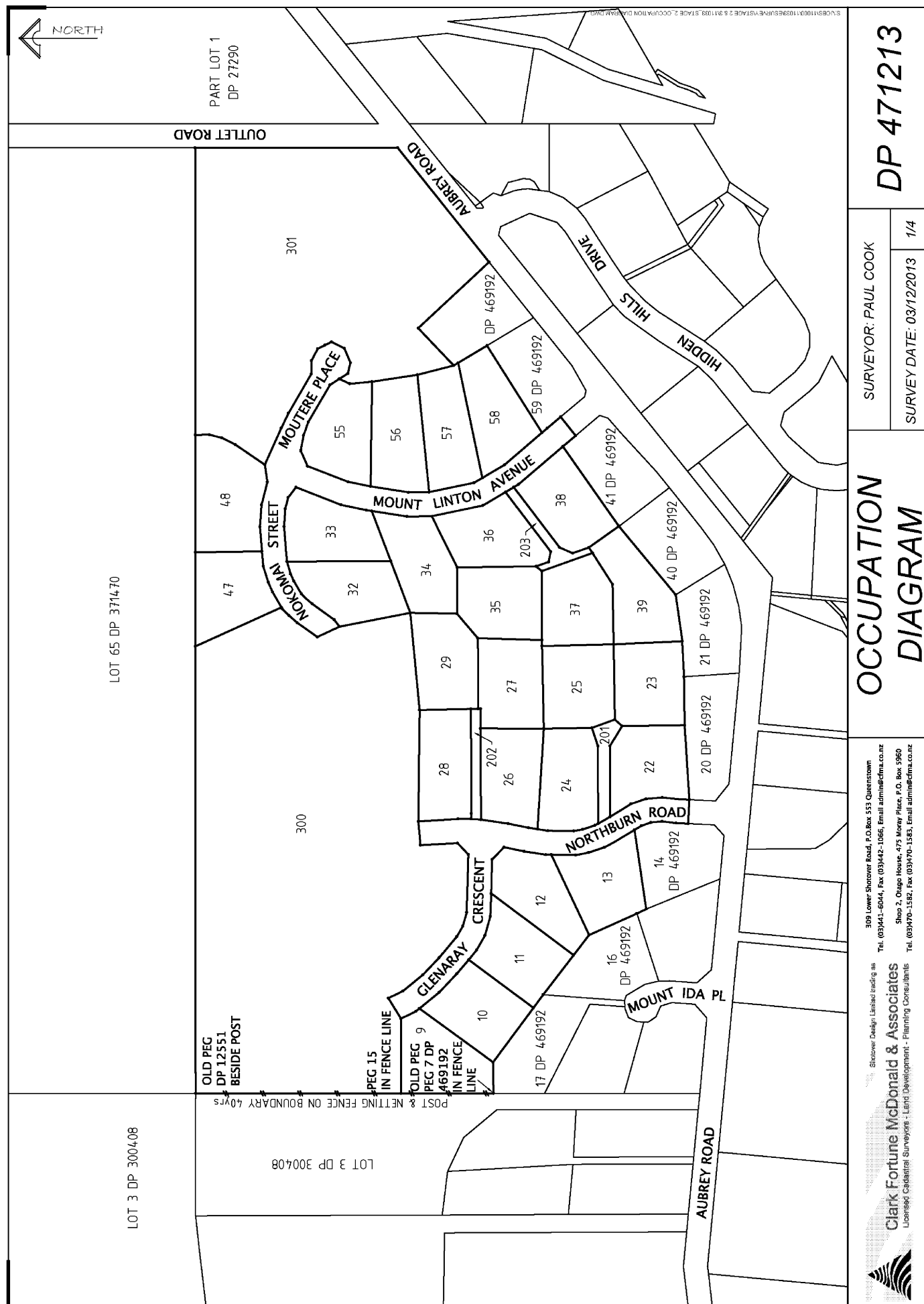
Shotover Design Limited trading as
Clark Fortune McDonald & Associates
Licensed Professional Surveyors - Land Development - Planning Consultants



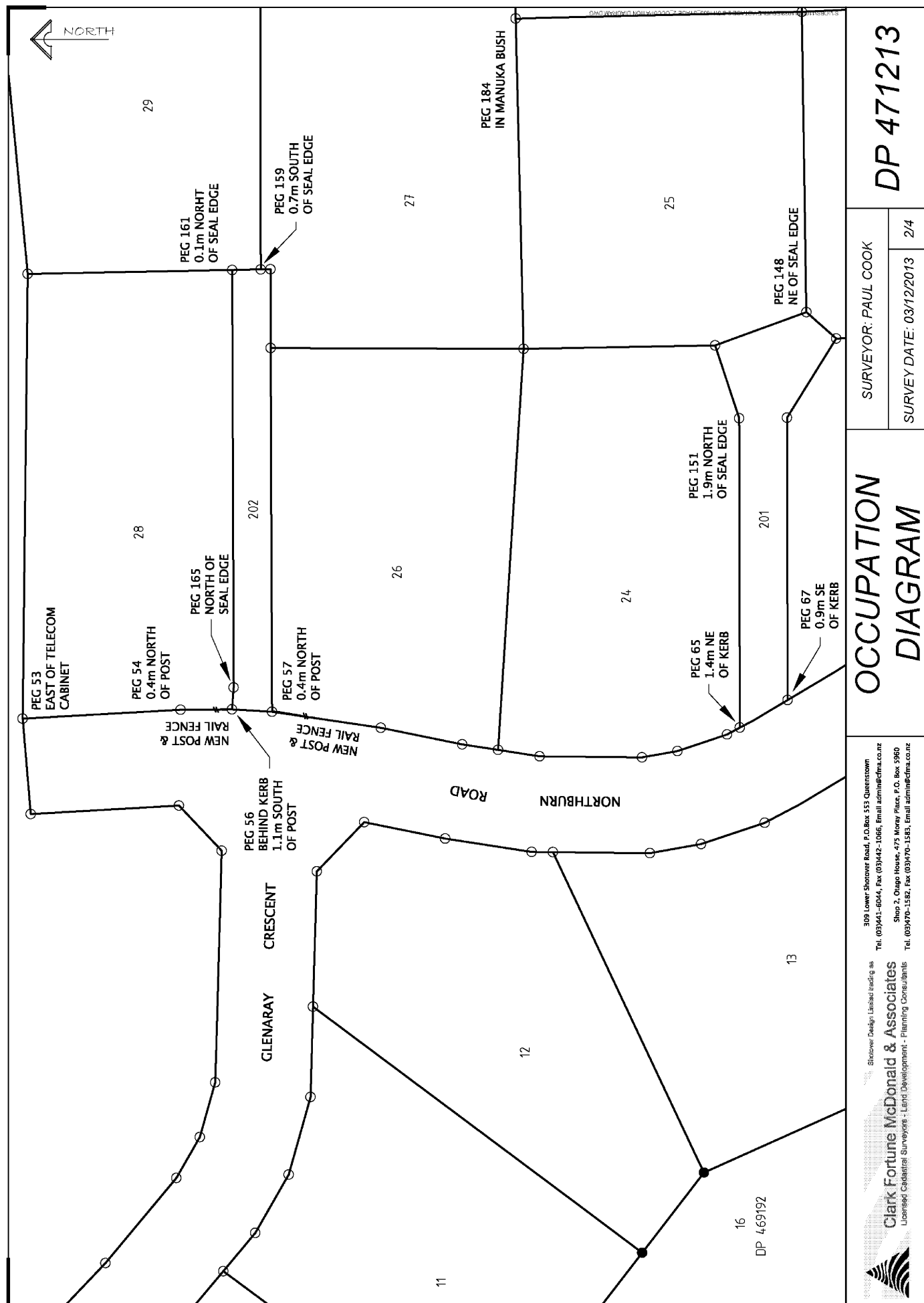
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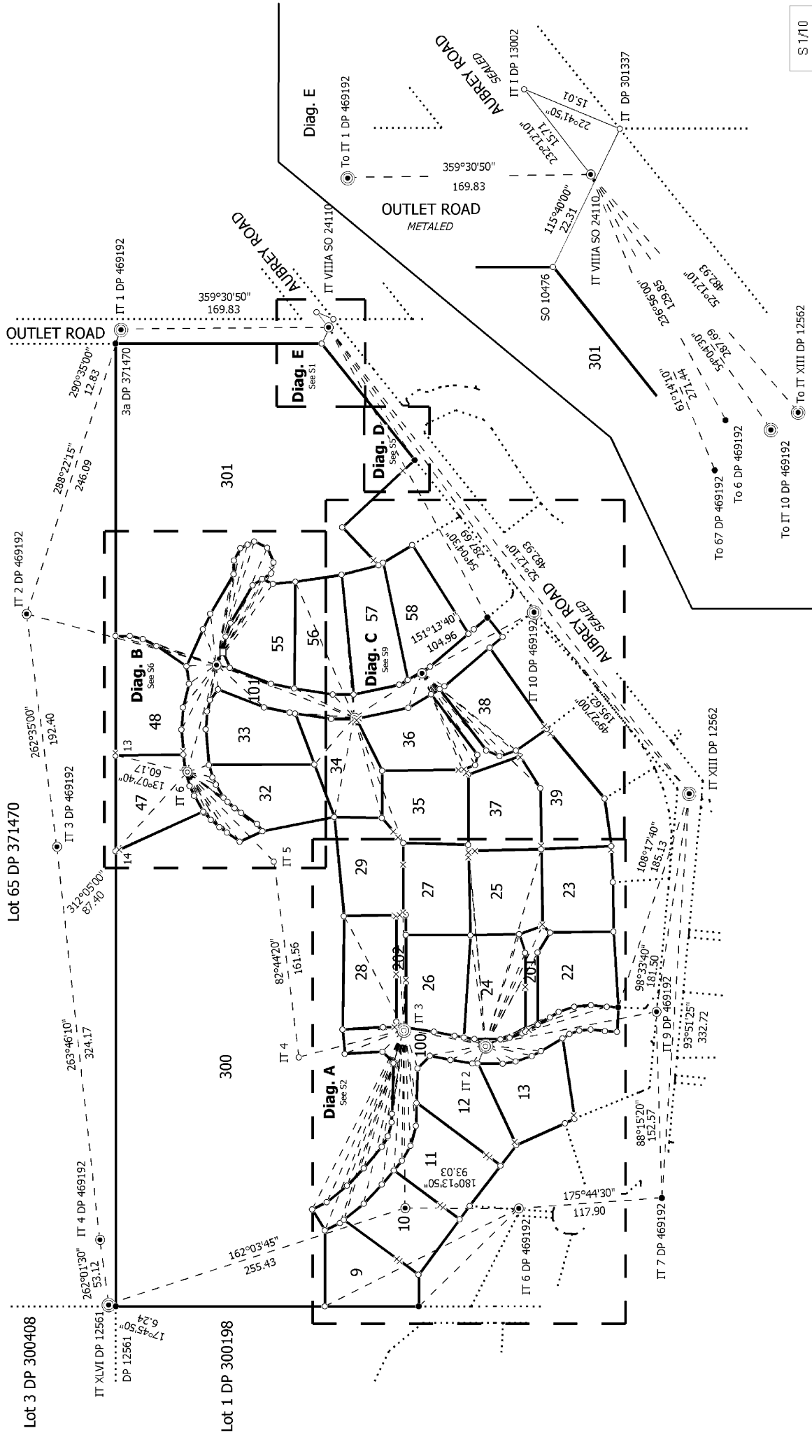
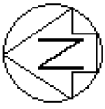


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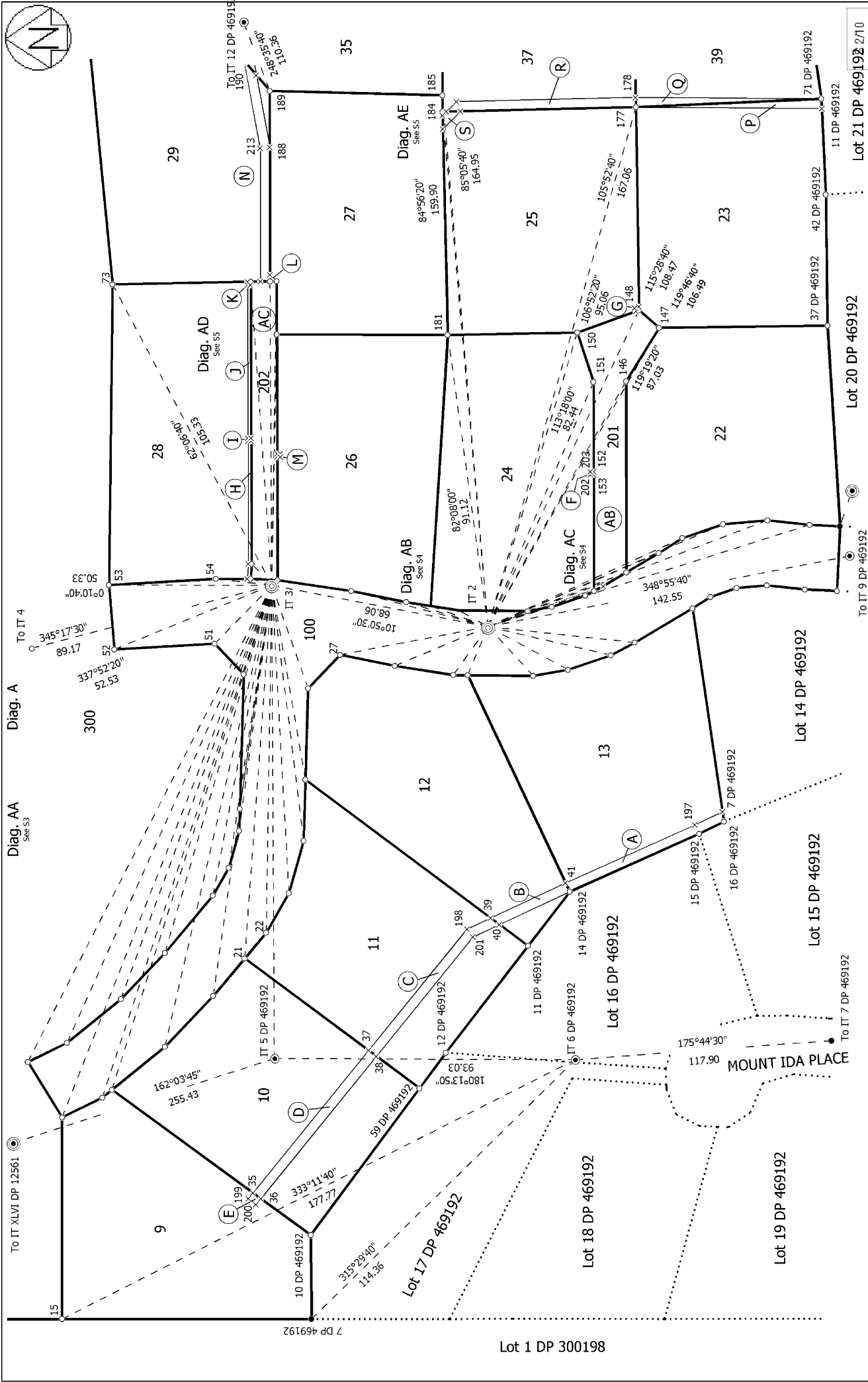


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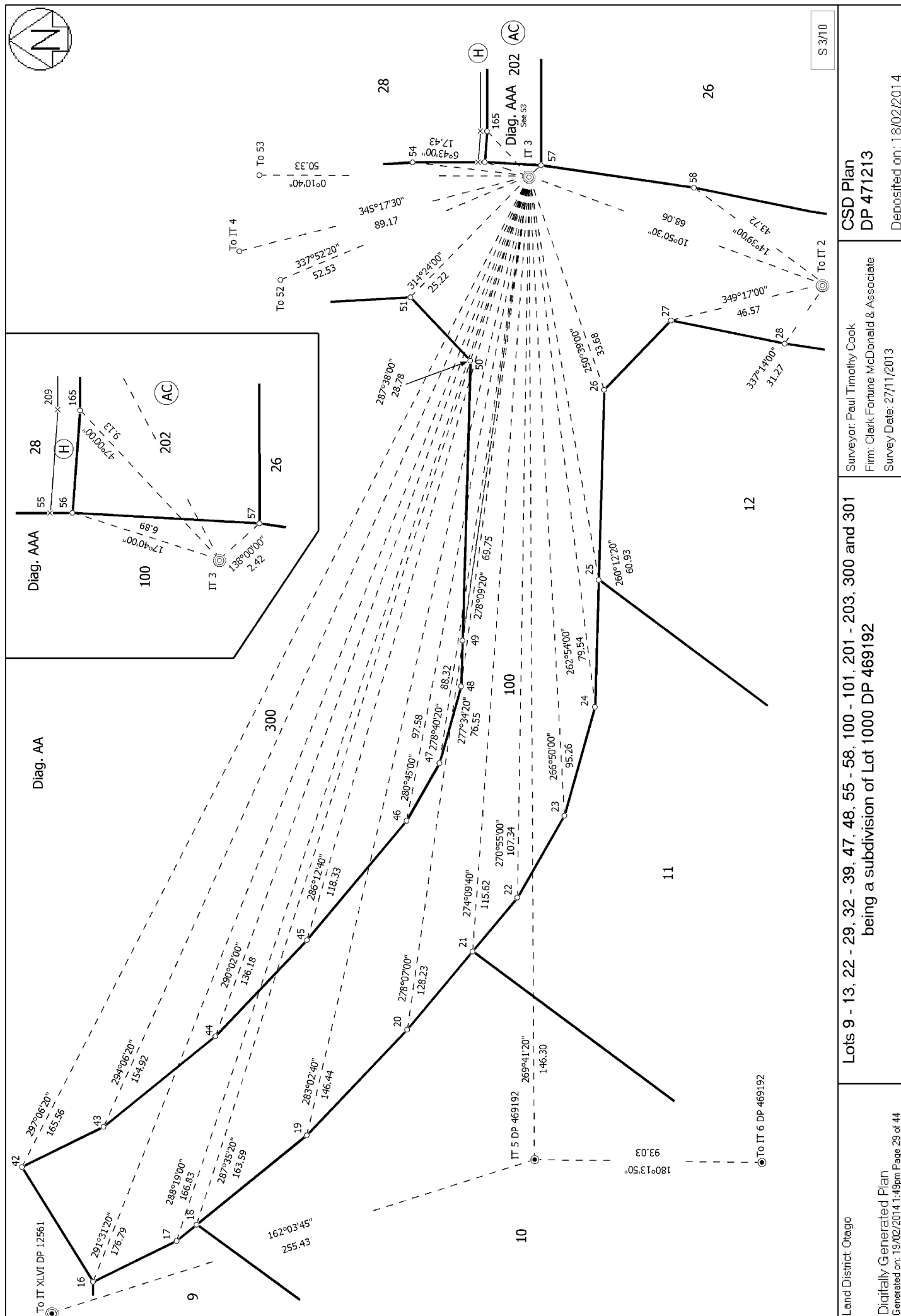




Land District Otago	Lots 9 - 13, 22 - 29, 32 - 39, 47, 48, 55 - 58, 100 - 101, 201 - 203, 300 and 301 being a subdivision of Lot 1000 DP 469192	Surveyor: Paul Timothy Cook Firm: Clark Fortune McDonald & Associate Survey Date: 27/11/2013	S 1/10
Digitally Generated Plan Generated on: 19/02/2014 1:45pm Page 27 of 44	CSD Plan DP 471213	Deposited on: 18/02/2014	



Land District Otago Digitally Generated Plan Generated on: 19/02/2014 1:45pm Page 28 of 44	Lots 9 - 13, 22 - 29, 32 - 39, 47, 48, 55 - 58, 100 - 101, 201 - 203, 300 and 301 being a subdivision of Lot 1000 DP 469192	Surveyor: Paul Timothy Cook Firm: Clark Fortune McDonald & Associate Survey Date: 27/11/2013	CSD Plan DP 471213 Deposited on: 18/02/2014
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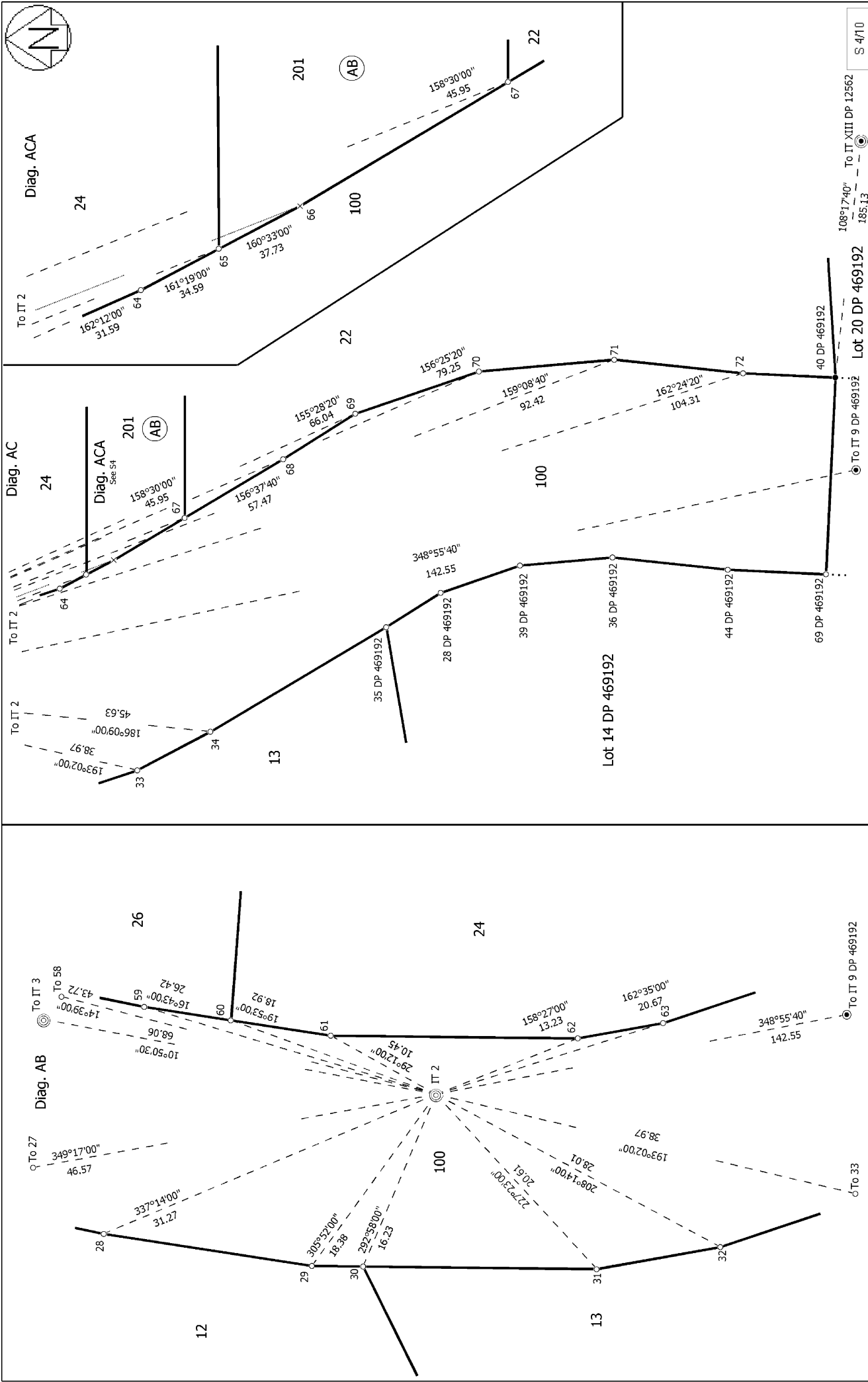
Lots 9 - 13, 22 - 29, 32 - 39, 47, 48, 55 - 58, 100 - 101, 201 - 203, 300 and 301
being a subdivision of Lot 1000 DP 469192

CSD Plan
DP 471213

Surveyor: Paul Timothy Cook
Firm: Clark Fortune McDonald & Associate
Survey Date: 27/11/2013

Digitally Generated Plan
Generated on: 19/02/2014 1:45pm Page 23 of 44

Deposited on: 18/02/2014



<p>Land District Otago</p> <p>Digitally Generated Plan</p> <p>Generated on: 19/02/2014 1:45pm Page 30 of 44</p>	<p>Lots 9 - 13, 22 - 29, 32 - 39, 47, 48, 55 - 58, 100 - 101, 201 - 203, 300 and 301 being a subdivision of Lot 1000 DP 469192</p>	<p>Surveyor: Paul Timothy Cook Firm: Clark Fortune McDonald & Associate Survey Date: 27/11/2013</p>	<p>CSD Plan DP 471213</p> <p>Deposited on: 18/02/2014</p>
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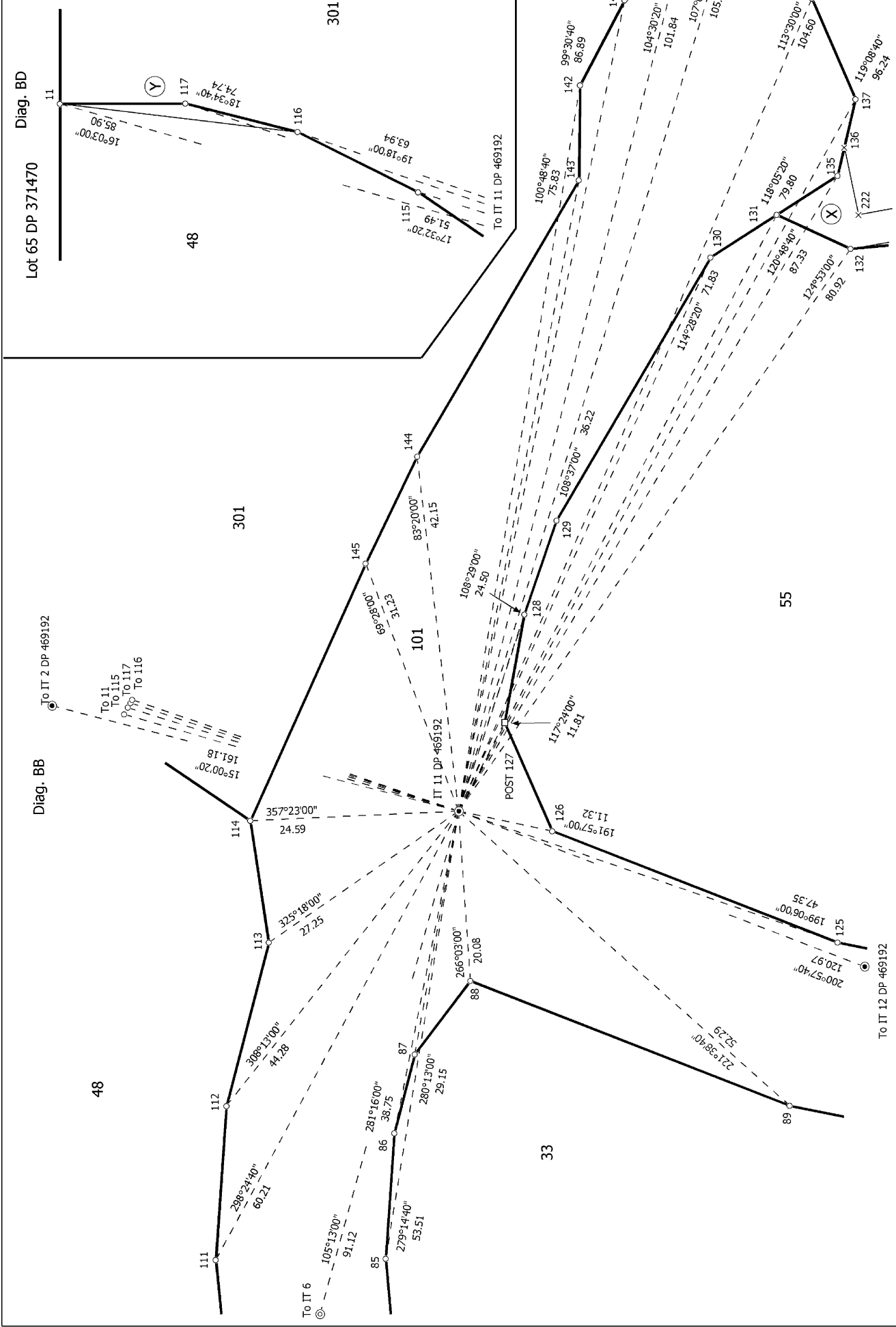


Lots 9 - 13, 22 - 29, 32 - 39, 47, 48, 55 - 58, 100 - 101, 201 - 203, 300 and 301
being a subdivision of Lot 1000 DP 469192

Surveyor: Paul Timothy Cook
Firm: Clark Fortune McDonald & Associate
Survey Date: 2/7/11/2013

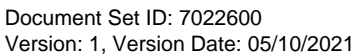
CSD Plan
DP 471213

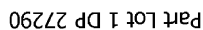
Deposited on: 18/02/2014



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Land District Otago	Lots 9 - 13, 22 - 29, 32 - 39, 47, 48, 55 - 58, 100 - 101, 201 - 203, 300 and 301 being a subdivision of Lot 1000 DP 469192	
Digitally Generated Plan Generated on: 19/02/2014 1:45pm Page 34 of 44	Surveyor: Paul Timothy Cook Firm: Clark Fortune McDonald & Associate Survey Date: 27/11/2013	CSD Plan DP 471213 Deposited on: 18/02/2014





OUTLET ROAD

Legal Road 20.12 wide

T 1/8

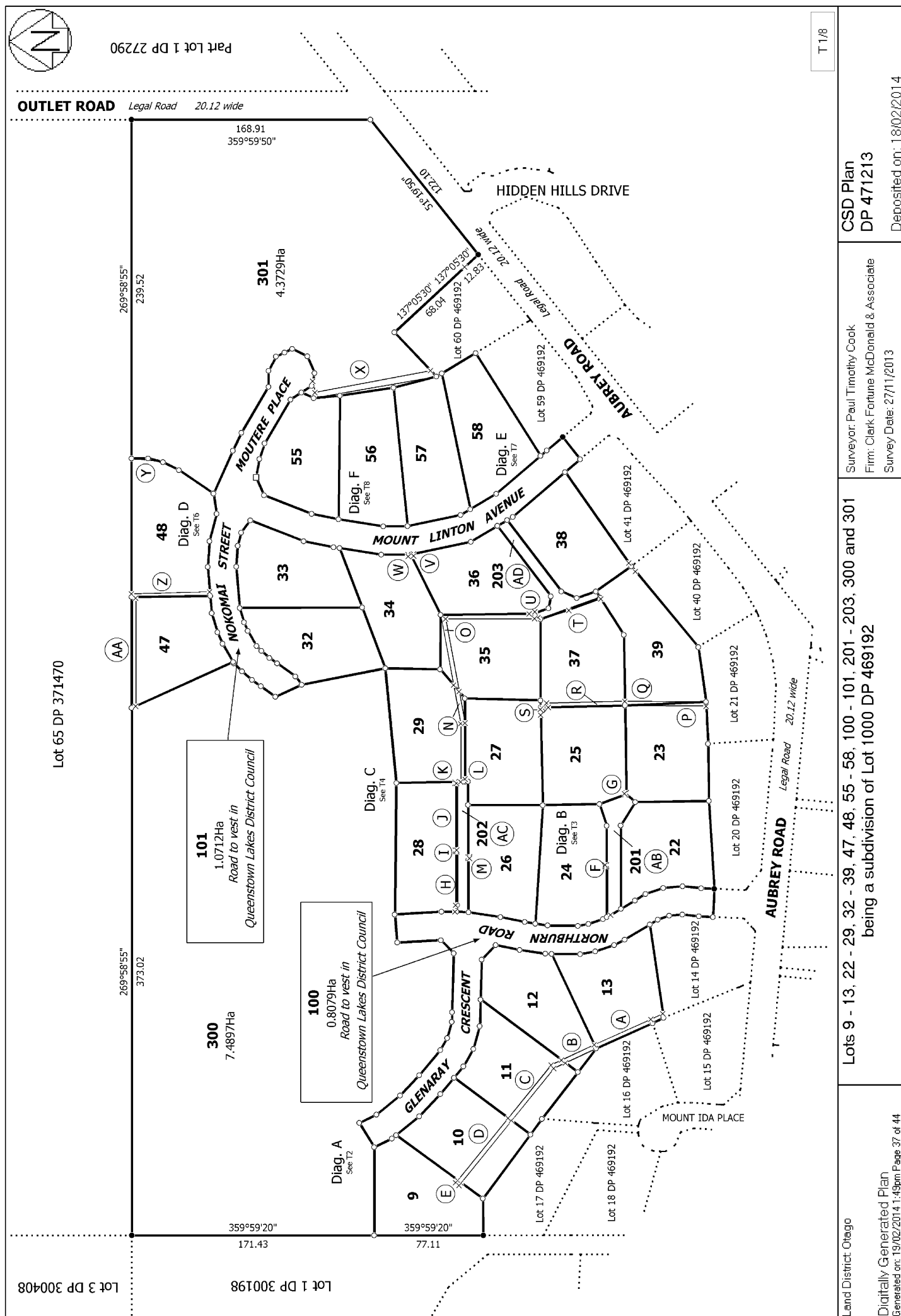
CSD Plan
DP 471213

Surveyor: Paul Timothy Cook
Firm: Clark Fortune McDonald & Associate
Survey Date: 27/11/2013

**Lots 9 - 13, 22 - 29, 32 - 39, 47, 48, 55 - 58, 100 - 101, 201 - 203, 300 and 301
being a subdivision of Lot 1000 DP 469192**

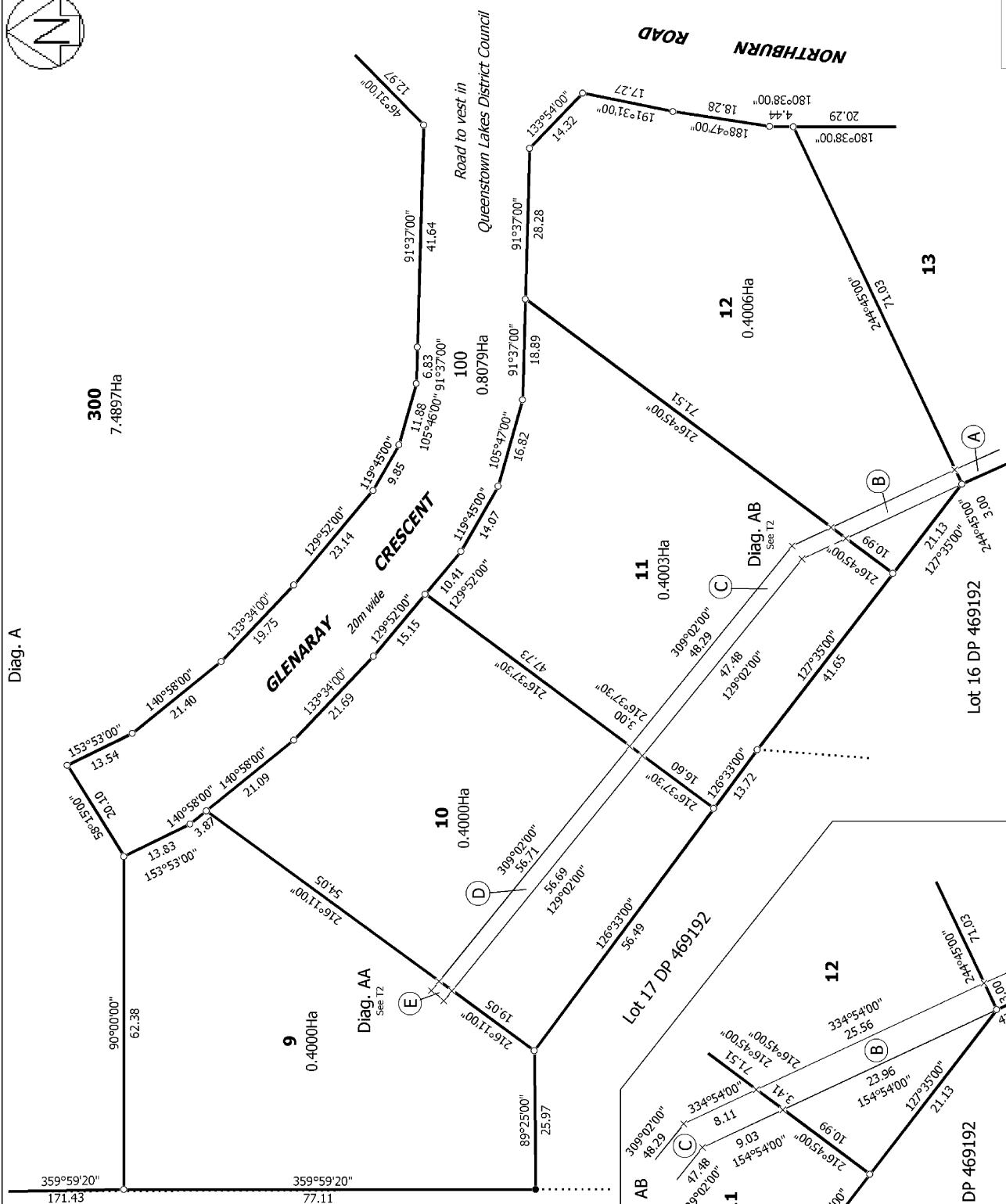
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Deposited on: 18/02/2014





Diag. A



Lot 1 DP 300198

Lot 17 DP 469192

Lot 16 DP 469192

Lot 16 DP 469192

T 2/8

Land District Otago

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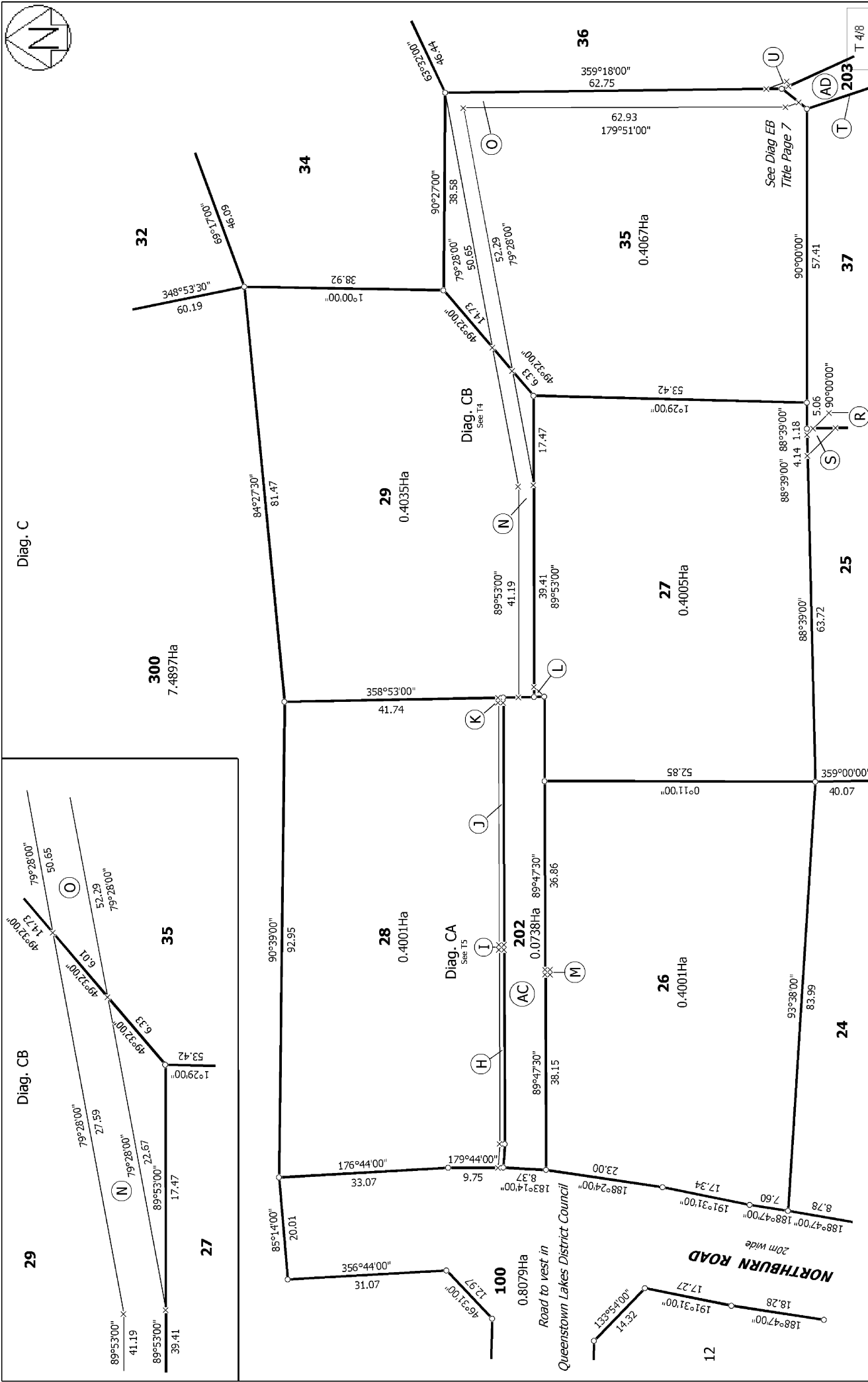
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Lots 9 - 13, 22 - 29, 32 - 39, 47, 48, 55 - 58, 100 - 101, 201 - 203, 300 and 301
being a subdivision of Lot 1000 DP 469192

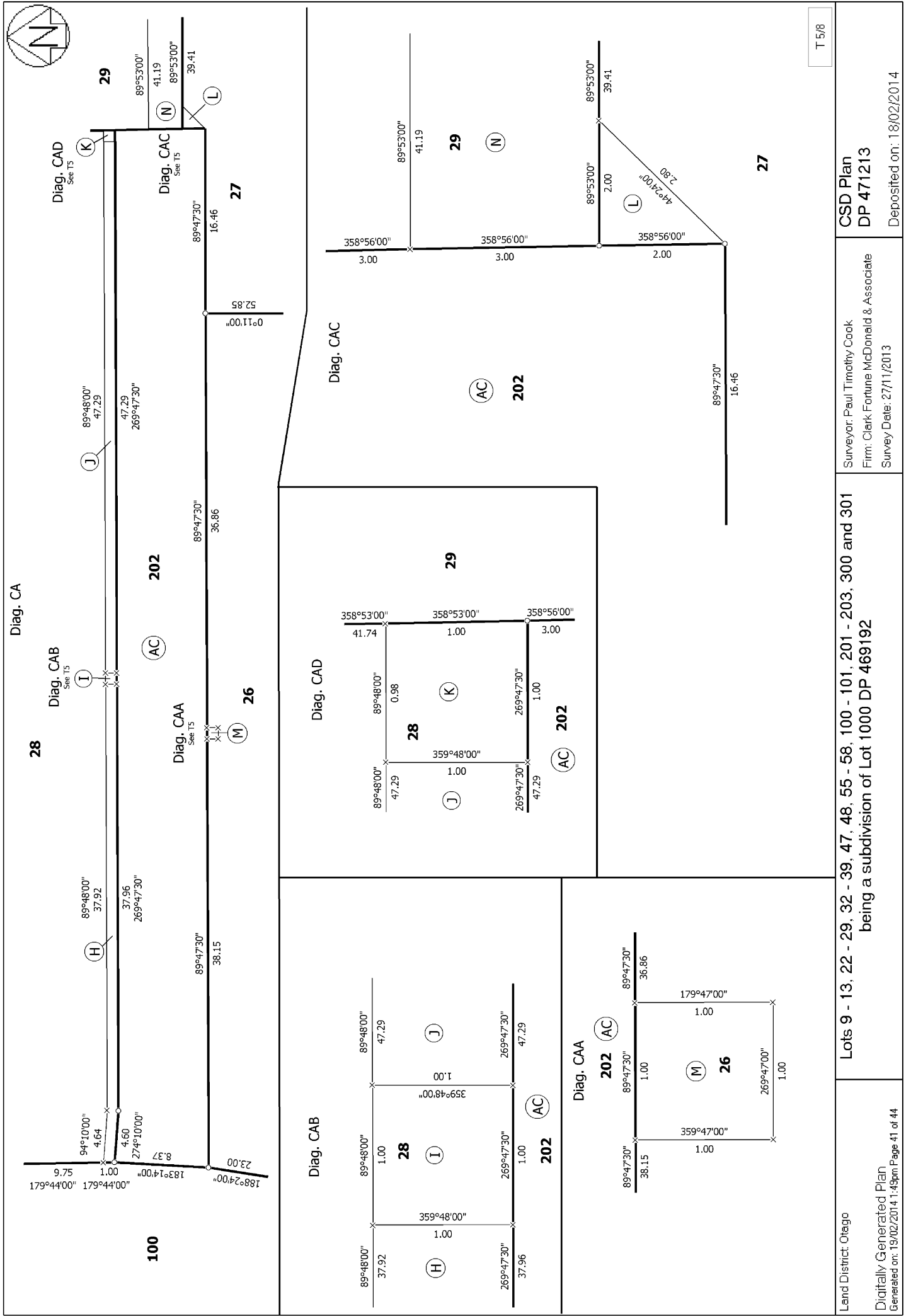
Surveyor: Paul Timothy Cook
Firm: Clark Fortune McDonald & Associate
Survey Date: 27/11/2013

CSD Plan
DP 471213

Deposited on: 18/02/2014



Land District Otago	Lots 9 - 13, 22 - 29, 32 - 39, 47, 48, 55 - 58, 100 - 101, 201 - 203, 300 and 301 being a subdivision of Lot 1000 DP 469192	
Digitally Generated Plan Generated on: 19/02/2014 1:45pm Page 40 of 44	Surveyor: Paul Timothy Cook Firm: Clark Fortune McDonald & Associate Survey Date: 27/11/2013	CSD Plan DP 471213 Deposited on: 18/02/2014



T 5/8

Land District Otago

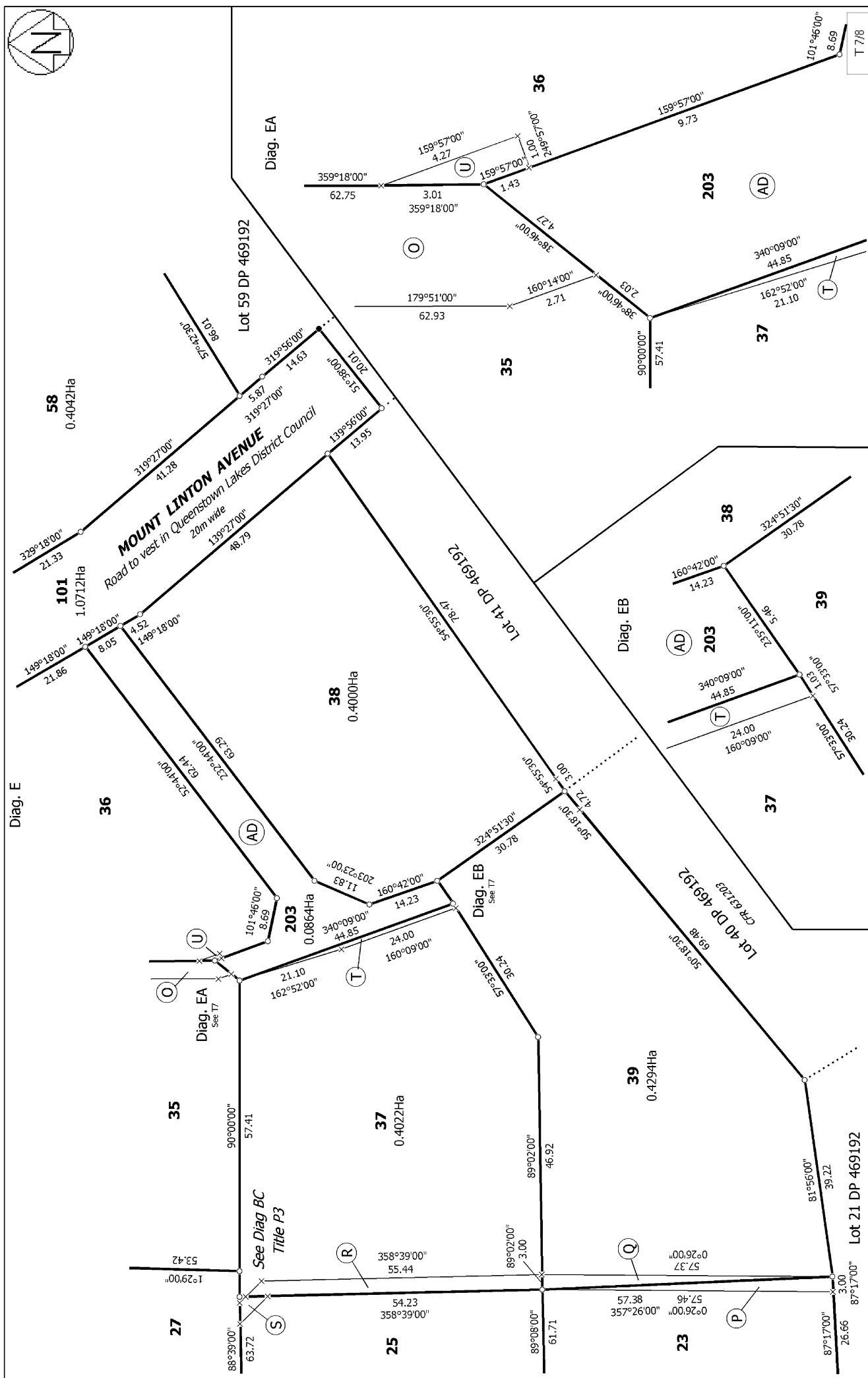
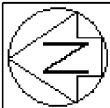
Digitally Generated Plan
Generated on: 19/02/2014 1:45pm Page 41 of 44

Lots 9 - 13, 22 - 29, 32 - 39, 47, 48, 55 - 58, 100 - 101, 201 - 203, 300 and 301
being a subdivision of Lot 1000 DP 469192

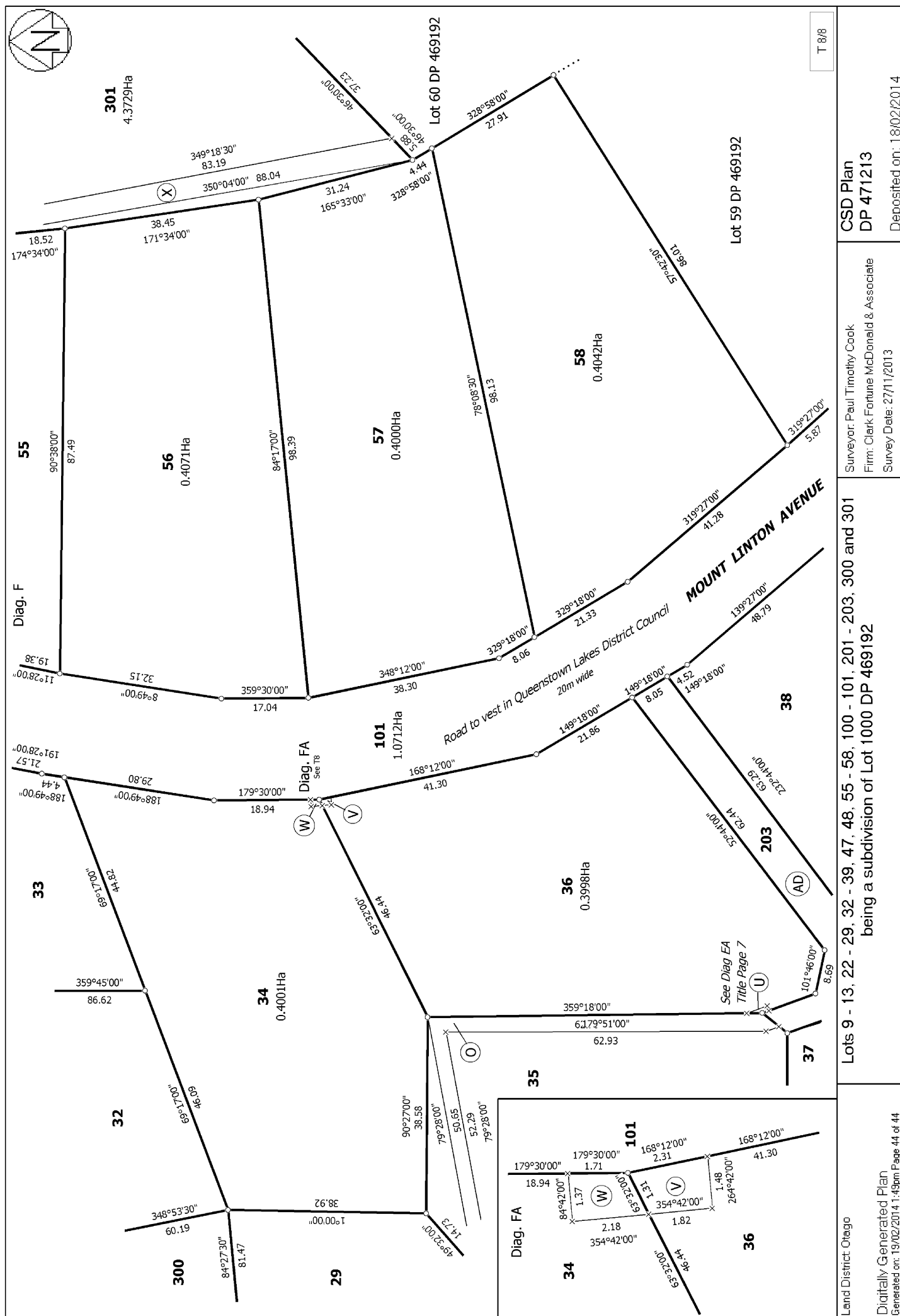
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Firm: Clark Fortune McDonald & Associate
Survey Date: 27/11/2013

CSD Plan
DP 471213

Deposited on: 18/02/2014



Land District Otago	Lots 9 - 13, 22 - 29, 32 - 39, 47, 48, 55 - 58, 100 - 101, 201 - 203, 300 and 301 being a subdivision of Lot 1000 DP 469192	
Digitally Generated Plan Generated on: 19/02/2014 1:45pm Page 43 of 44	Surveyor: Paul Timothy Cook Firm: Clark Fortune McDonald & Associate Survey Date: 27/11/2013	CSD Plan DP 471213 Deposited on: 18/02/2014





View Instrument Details

Instrument No. 9550309.1
Status Registered
Date & Time Lodged 16 Dec 2013 18:57
Lodged By Farrer, Katherine Isabella Carolin
Instrument Type Easement Instrument

Land Information
Toitu te whenua
New Zealand



Affected Computer Registers Land District

290935 Otago

Annexure Schedule: Contains 16 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 Mortgagee under Mortgage 9365539.2 has consented to this transaction and I hold that consent ☒

Signature

Signed by Simon Thomas Mee as Grantor Representative on 06/01/2014 08:15 AM

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 Simon Thomas Mee as Grantee Representative on 06/01/2014 08:16 AM

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

Form B**Easement instrument to grant easement or *profit à prendre*, or create land covenant**

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

Michaela Ward Meehan

Grantee

Michaela Ward Meehan

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) 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, or **creates** the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A*Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Land Covenant	All of the servient tenement	Lots 14, 15, 16, 17, 18, 19, 20, 21, 40, 41, 59, 60 and 1000 of Deposited Plan 469192	Lots 14, 15, 16, 17, 18, 19, 20, 21, 40, 41, 59, 60 and 1000 of Deposited Plan 469192

Form B - continued**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 2002 and/or Schedule Five of the Property Law Act 2007~~

The implied rights and powers are hereby ~~[varied]~~ ~~[negatived]~~ ~~[added to]~~ or ~~[substituted]~~ by:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[the provisions set out in Annexure Schedule 1]~~

Covenant provisions

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

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[Annexure Schedule 1]~~

Form L**Annexure Schedule 1**

Page 1 of 10 Pages

Insert instrument type

Easement Instrument (Land Covenant)

1. Introduction

- A. The Initial Grantee is subdividing the Servient Land to create the Northlake Development.
- B. The Initial Grantee intends that the Northlake Development be subject to a general scheme applicable to and for the benefit of the Dominant Land to ensure that the Northlake Development creates a modern high quality and well designed residential subdivision (**Scheme**).
- C. Northlake has been established to provide and administer the Scheme for the benefit of the Dominant Land and the Servient Land.
- D. The Initial Grantee and Northlake intend that this land covenant (**Instrument**) shall be and shall remain registered against the titles to the Servient Land and the Dominant Land to give effect to the Scheme so that:
 - (a) owners or occupiers for the time being of the Servient Land shall be bound by the provisions of this Instrument;
 - (b) owners and occupiers for the time being of the Dominant Land can enforce the observance of the provisions of this Instrument by the owners or occupiers of the Servient Land in equity or otherwise; and
 - (c) the obligations and covenants of the Grantor under this Instrument enure for the benefit of the Grantee and Northlake (in accordance with the Contracts (Privity) Act 1982).
- E. The Grantee wishes to utilise the provisions of section 278 of the Property Law Act 2007 to create the Scheme as it relates to the Servient Land.

It is agreed**2. Defined terms****2.1 Definitions**

In this document:

Access Lot mean the Lots created by any Subdivision of the Servient Land, referred to as Lot 201, Lot 202 and Lot 203 on the Scheme Plan and any other lot that may be created for the purposes of access by any Subdivision of the Servient Land.

Adjoining Land means the land comprised within certificates of title 290932 (Otago Registry), 290934 (Otago Registry) 2486 (Otago Registry) or 19A/448 (Otago Registry) at the date of this Instrument.

Building means any structure on the Servient Land.

Contracting Grantor means Michaela Ward Meehan.

Council means Queenstown Lakes District Council or its successor.

Covenants means the covenants set out in this Instrument.

Design Guidelines means the design guidelines of Northlake relating to the Servient Land from time to time.

District Plan means the Queenstown Lakes District Plan.

Dominant Land means the land described as Lot 69 Deposited Plan 371470 and comprised in certificate of title 290935 (Otago Registry).

Dwelling means a single self contained household unit, whether of one or more persons, and includes accessory buildings. Where more than one kitchen and / or laundry is provided on any Lot, there shall be deemed to be more than one Dwelling.

Grantee means the owner of the Dominant Land and their executors, administrators, assignees and successors in title from time to time.

Grantor means the owner of the Servient Land and their executors, administrators, assignees and successors in title from time to time.

Initial Grantee means Michaela Ward Meehan and her executors, administrators, assignees and transferees from time to time but shall not include any transferee that is the owner of any Lot.

Improvements means existing improvements constructed by the Initial Grantee on the Servient Land and adjoining road reserves, including (but not limited to) roading, footpaths, kerbs, gutters, swale crossings, open spaces and walkways.

Irrigation System means the automated battery irrigation system and controllers installed by the Initial Grantee for the Scheme Planting comprising 50mm main lines with 16mm self-compensating drip lines that water the Scheme Planting.

Lodge any Submission means (without limitation) personally or through any agent or servant or directly or indirectly, lodge or support in any way any objection submission to any Planning Proposal and includes (without limitation) taking part in any planning hearing, appeal or reference arising in respect of a Planning Proposal whether as a party or otherwise.

Lots mean each and all of the lots created by a Subdivision of the Servient Land (and Lot shall have a corresponding meaning).

Planning Proposal includes (without limitation) any application for resource consent and / or plan change and / or variation of any nature under the relevant District Plan or proposed District Plan.

Northlake means Northlake Developments Limited and, where the context requires, means any other entity nominated by Northlake and / or Northlake's successors, transferees or assigns.

Northlake Development means the integrated residential development undertaken by the Initial Grantee on the Servient Land including but not limited to dwellings, Improvements and all other associated infrastructure.

Scheme means as defined in Introduction Clause B above.

Scheme Plan means the plan at Annexure Schedule 2.

Scheme Fence means any fence in place as at the date of this Instrument or any fence subsequently erected on the Servient Land or any Adjoining Land by the Initial Grantee or Northlake marked as "Post and rail fence" on the Scheme Planting Plan.

Scheme Planting means the landscaping and planting by the Grantee, for the Scheme, in the areas shown as "Amenity Planting" and "Street trees" on the Scheme Planting Plan.

Scheme Planting Plan means the plan at Annexure Schedule 3.

Selected Species means native beech, oak, elm, birch, maple, plane, English beech, walnut, ash or alder species.

Servient Land means the land described as Lot 69 Deposited Plan 371470 and comprised in certificate of title 290935 (Otago Registry).

Subdivide and **Subdivision** means the meaning ascribed to subdivision of land in Section 218(1) of the Resource Management Act 1991.

3. General Covenants

3.1 The Grantor covenants and agrees:

- (a) to observe and perform all Covenants at all times; and
- (b) that the Covenants shall run with and bind the Servient Land for the benefit of the Dominant Land.

4. Scheme Covenants

4.1 The Grantor covenants with the Grantee:

- (a) to comply with the Design Guidelines applicable to the Servient Land;
- (b) not to commence construction of any Building on the Servient Land without having first obtained the written consent of Northlake to the plans and specifications and exterior design and appearance of the proposed Building;
- (c) not to make any changes to the plans and specifications of the exterior design or appearance of any Building on the Servient Land once approval has been obtained from Northlake;
- (d) not to make additions or alterations to any Building without the prior written consent of Northlake;

- (e) not to occupy any Building without a current code compliance certificate issued under the Building Act 2004 (or any subsequent replacement legislation);
- (f) subject to Clause 8, not to erect any boundary fencing or other fencing within 7 metres of the boundary of any Lot other than in post and rail or traditional farm post and wire fencing, being in either netting, or 6 - 7 wire fencing, with tanalised posts and timber battens and which does not exceed 1.2 metres in height;
- (g) not to undertake any planting which exceeds 2.5 metres in height within 1 metre of the boundary of any Lot;
- (h) not to plant any tree that exceeds or will exceed 5 metres in height at maturity within 5 metres of the boundary of any Lot (**Restriction Area**);
- (i) not to plant any trees that will exceed 7.5 metres in height at maturity outside the Restriction Area, other than any feature trees within 15 metres of the relevant Grantor's Dwelling (provided they are not within 15 metres of any other Grantor's Dwelling);
- (j) not to plant trees as specified in Clause 4.1(i) above on the Grantor's Lot unless such trees are Selected Species;
- (k) that any entry gates erected to any Lot:
 - (i) do not exceed 1.2 metres in height;
 - (ii) are constructed from wood or matt or painted steel with a maximum reflectivity of 25% (or a mixture of both wood and steel); and
 - (iii) any walls adjoining either side of any such entry gate to a Lot are made of Otago schist and do not exceed 10 metres in length on each side of the gate and 1.2 metres in height;
- (l) not to construct or erect on any Lot any accessory Building, carport or garden shed that exceeds six (6) metres in height or is situated between any Dwelling on such Lot and any road or access way boundary of such Lot. Such accessory Building, carport or garden shed must also comply with the Design Guidelines;
- (m) that all driveway areas constructed on any Lot are gravel or chip seal for the initial 20 metres in length from any vehicle crossing or entranceway on the Lot boundary entry;
- (n) that all swale crossings (where required) shall be in chip seal finish with a flush of vertical schist edge to the crossing pipe / culvert so as not to impede overland stormwater flow; and
- (o) to cause as little interference as reasonably possible with any existing Improvements and to promptly make good any damage caused by the Grantor to the original Improvements specification at the sole cost of the Grantor,

provided that any planting by the Initial Grantee that forms part of the Scheme Planting shall not be subject to the restrictions in clauses 4.1(g), (h) and (i).

4.2 The Grantor further covenants that:

- (a) it will not, and will not encourage or support any other person to:
 - (i) object to or Lodge any Submission against any Planning Proposal or plan change with Council;
 - (ii) obtain an order, injunction or any other remedy;
 - (iii) make any complaint against any contractor or any consultant;

which relates to the Adjoining Land or the lot known as Lot 63 (**Lot 63**) for the time being that Lot 63 is owned by the Initial Grantee or Northlake.

- (b) if requested by the Grantee, the Grantor shall promptly give its unqualified and irrevocable:
 - (i) written approval (including any affected party approval under section 95E of the Resource Management Act 1991) to any application made to the Council relating to Adjoining Land or Lot 63 for the time being that Lot 63 is owned by the Initial Grantee or Northlake; and / or
 - (ii) submission in support to any plan change relating to the Adjoining Land.

5. Use Covenants

5.1 The Grantor covenants in respect of any Lot:

- (a) not to use any Lot or permit the same to be used for any use other than residential purposes and not to use any Lot or permit the same to be used for any trading, industrial or commercial purposes, provided however that it is acknowledged that the use of a residential dwelling for a home enterprise use as permitted by the District Plan, use as a bed and breakfast, or the use of Lot 63 as a sales office will not be in breach of the provisions of this Instrument;
- (b) once construction of a Dwelling on a Lot has commenced, it shall:
 - (i) complete construction of the Dwelling (including all exterior cladding and painting) to a standard commensurate with the standard of a new single residential dwelling within 12 months of the commencement of construction; and
 - (ii) complete the landscaping of the Lot within 12 months after the date of completion of construction of the Dwelling;
- (c) subject to Clause 6, not to erect more than one Dwelling on any Lot;
- (d) not to permit any grass or weeds to grow to a height of more than 75 centimetres;
- (e) not to erect or place, or permit to be erected or placed any caravan, mobile home, hut or other temporary accommodation provided that the storage of mobile homes, caravans and boats is permitted on a Lot once a Dwelling has been constructed;

- (f) not to construct or place on any Lot any pre-used or second-hand Building or a Building that is capable of relocation;
- (g) not to erect any satellite dish on the Dwelling or otherwise on any Lot that is visible from the road frontage or any Access Lot;
- (h) not to erect solar panels on the Dwelling or otherwise on any Lot that are visible from the road frontage or any Access Lot;
- (i) to ensure all gas cylinders are suitably screened from the road frontage, Access Lots and any Dwellings on the neighbouring Lots;
- (j) to ensure that all services and utilities (including any water storage tanks and any pipes associated with the provision of services and utilities) are located below ground;
- (k) not to permit any rubbish or waste material to be or remain on any Lot other than within suitable enclosed structures or otherwise appropriately screened from view;
- (l) not to permit odours to emit from any Lot so as to render any Lot or any portion of a Lot to be deemed unsanitary, offensive or detrimental to the occupiers of any other Lot or the Adjoining Land;
- (m) not to permit any Lot to be used (without limitation) for purposes involving a cattery, piggery or boarding kennels for dogs or other animals. The keeping of ordinary household pets (such as dogs, cats and birds) shall be permitted provided that no breeding, raising or boarding of such pets shall be for a commercial purpose;
- (n) not to permit the parking of trucks or any large commercial vehicles on or adjoining any Lot or on any Access Lot or road, other than for temporary delivery purposes; and
- (o) not to permit the parking of any vehicles which do not have a current warrant of fitness and / or registration, in view of any Dwelling on any neighbouring Lot, or in view of any Access Lot or road within or adjacent to the Northlake Development.

6. Subdivision Covenants

- 6.1 Each Grantor that is registered as proprietor for the time being of Lots known as lots 21, 40, 60, 61 and 62 covenants and agrees not to further Subdivide (including subdivision by amalgamation and re-subdivision) their Lot beyond the definition of that Lot.
- 6.2 The restriction against further Subdivision set out in Clause 6.1 shall not apply to the remaining Lots which shall be Subdivisible subject to:
 - (a) the Grantor obtaining Council approval to the Subdivision;
 - (b) the Subdivision taking place no earlier than seven (7) years after the date that a separate certificate of title has issued for the particular Lot;
 - (c) each Lot may be Subdivided once only. No further Subdivision will be permitted;

- (d) any Lot created following such a Subdivision must measure no less than 1,800 square metres; and
- (e) the Covenants comprised in this Instrument must apply to any new Lots created following any further subdivision provided that those new Lots may not be further Subdivided (including subdivision by amalgamation and re-subdivision) beyond the definition of that new Lot.

7. Fencing

- 7.1 For as long as any Lot is owned by the Initial Grantee, the Initial Grantee shall not be liable to contribute towards the cost of, or assist in the erection or maintenance of, any boundary or dividing fence between that Lot owned by the Initial Grantee and any contiguous Lot that is not owned by the Initial Grantee.
- 7.2 The Initial Grantee shall not be liable to contribute towards the cost of, or assist in the erection or maintenance of, any boundary or dividing fence between any Lot owned by a Grantee and any Adjoining Land owned by the Initial Grantee. For the purposes of this Clause 7.2 only, the Initial Grantee shall not include any transferee of any residential lot Subdivided out of the Adjoining Land.

8. Scheme Fencing

- 8.1 The Grantor shall not alter, replace, remove or relocate the Scheme Fence without the prior written consent of Northlake (such consent to be granted at the sole discretion of Northlake).
- 8.2 The Grantor shall not erect secondary fencing within 7 metres of the Scheme Fence or do anything that may otherwise have the effect of altering the appearance of the Scheme Fence.
- 8.3 The Grantor shall, at the Grantor's cost, keep any Scheme Fence on the Grantor's Lot in good condition and repair. At the reasonable request of Northlake, the Grantor shall replace, repair or do anything else that may be required keep the Scheme Fence in good condition and repair.
- 8.4 The covenants in this Clause 8 shall be binding on the Grantor for a period of 20 years after the date of this Instrument.

9. Maintenance of Landscaping

- 9.1 The Grantor acknowledges that the Scheme Planting is for the benefit of the Scheme of the Northlake Development.
- 9.2 The Grantor covenants to maintain the Scheme Planting on the Grantor's Lot at the Grantor's cost, and to generally keep the Scheme Planting on the Grantor's Lot neat and tidy. For the avoidance of doubt, the Grantor also covenants not to do anything that may harm or otherwise disturb any Scheme Planting that is not on the Grantor's Lot.
- 9.3 The Grantor covenants not to prevent Northlake (as attorney for the Grantee) from accessing the Grantor's Lot for the purposes of maintaining the Scheme Planting on the Servient Land.

- 9.4 The covenants in Clause 9 shall be binding on the Grantor for a period of 20 years from the date of this Instrument.

10. Irrigation System

- 10.1 The Grantor and the Grantee acknowledge the presence of the Irrigation System on the Servient Land for the benefit of the Scheme Planting.
- 10.2 The Grantor covenants not to prevent Northlake (as attorney for the Grantee) from having access to and over the Grantor's Lot for the purposes of maintaining, repairing, relocating or removing the Irrigation System on the Grantor's Lot (the **Irrigation Works**).
- 10.3 The Grantor agrees that it shall not relocate, remove or interfere with the Irrigation System in any way without the prior written consent of Northlake.
- 10.4 If the Grantor in any way damages or otherwise affects the Irrigation System, the Grantor shall be responsible for promptly repairing the Irrigation System at the cost of the Grantor.
- 10.5 The covenants in Clause 10 shall be binding on the Grantor for a period of 10 years from the date of this Instrument.

11. Grantee Consent

- 11.1 The Grantee acknowledges that the Grantor intends to undertake a further Subdivision as part of the Northlake Development after the date of this Instrument and intends to vest or dedicate certain parts of the Grantor's land for roads, including the roads indicatively shown as Roads 1 to 6 (inclusive) on the Scheme Plan (**Roads**) and to be shown on one or more survey plans prepared by the Grantor's surveyor (**Survey Plan**).
- 11.2 The Grantee (including its successors in title) consents to the deposit of each Survey Plan by the Grantor or any successors in title to the Grantor which has the effect of vesting any land for the Roads.
- 11.3 The Grantee acknowledges and agrees that the covenants in this Instrument shall cease to apply in respect of the land to be vested or dedicated for the Roads with effect on and from the date of deposit of the relevant Survey Plan.
- 11.4 The Grantee covenants that this Clause 11 shall be deemed to be the written consent of the Grantee to the deposit of any Survey Plan for the purposes of section 224(b)(i) of the Resource Management Act 1991.
- 11.5 If it is determined that further written consent is required from the Grantee in respect of the matters provided for under Clauses 11.2 and 11.3 (other than deemed consent in Clause 11.3) then the Grantee will immediately, at the request of the Grantor, give that written consent and do all things necessary to procure the provision of consent by any other affected parties.

12. Enforcement

- 12.1 The Grantor and Grantee acknowledge and agree that:

- (a) This Instrument is subject to the Contracts (Privity) Act 1982 and that the covenants contained in this Instrument that are intended to create obligations on the Grantor (including the covenants in Clauses 8, 9 and 10), confer benefits on Northlake and are enforceable at the suit of Northlake as well as by the parties.
 - (b) Northlake may facilitate the observance of this Instrument by the Grantor by taking all necessary steps to enforce its observance on behalf of the Grantee.
 - (c) The Grantee irrevocably appoints Northlake to be its attorney and in its name and at its expense to do anything which Northlake considers necessary to enforce or attempt to enforce the Grantee's rights or powers under this Instrument.
 - (d) Without limiting the appointment made in Clause 12.1(c) that appointment may specifically extend to Northlake issuing proceedings in the name of the Grantee, provided that in doing so Northlake indemnifies the Grantee against all costs arising from or incidental to those proceedings.
- 12.2 The Grantor acknowledges that the Grantee and Northlake shall not be liable to the Grantor or any future registered proprietor of the Servient Land for any loss, damage, claim or expenses (including where such loss, damage, claim and expense arises from the approval or non-approval of an application under the Design Guidelines, any failure to meet the timeframes stated in the Design Guidelines or performing any function under or in relation to the Design Guidelines) or a failure to enforce the Covenants set out in this Instrument.
- 12.3 In the event that the Grantor fails to observe and perform the Covenants set out in this Instrument, a Grantee shall have a right (but not an obligation) to do whatever may be reasonably required to remedy such failure on the part of the Grantor, and the cost incurred by a Grantee in remedying the default shall be refunded by the Grantor to that Grantee upon demand.

13. Release

- 13.1 With effect on and from the date the Contracting Grantor ceases to be the registered proprietor of the Servient Land (the **Transfer Date**), the Contracting Grantor shall be released from, and its successors in title shall assume, all liability for performance of the Contracting Grantor's Covenants in this Instrument and all actions, claims or proceedings that any party to this Instrument may have against the Contracting Grantor under or in respect of the Covenants in this Instrument are limited to any act or omission of the Contracting Grantor to perform the covenants in this Instrument before Transfer Date.

14. Costs

- 14.1 The Grantee will pay all costs directly or indirectly attributable to the preparation and registration of this Instrument.
- 14.2 The Grantor will pay all costs directly or indirectly attributable to the enforcement and discharge of this Instrument.

15. Implied terms

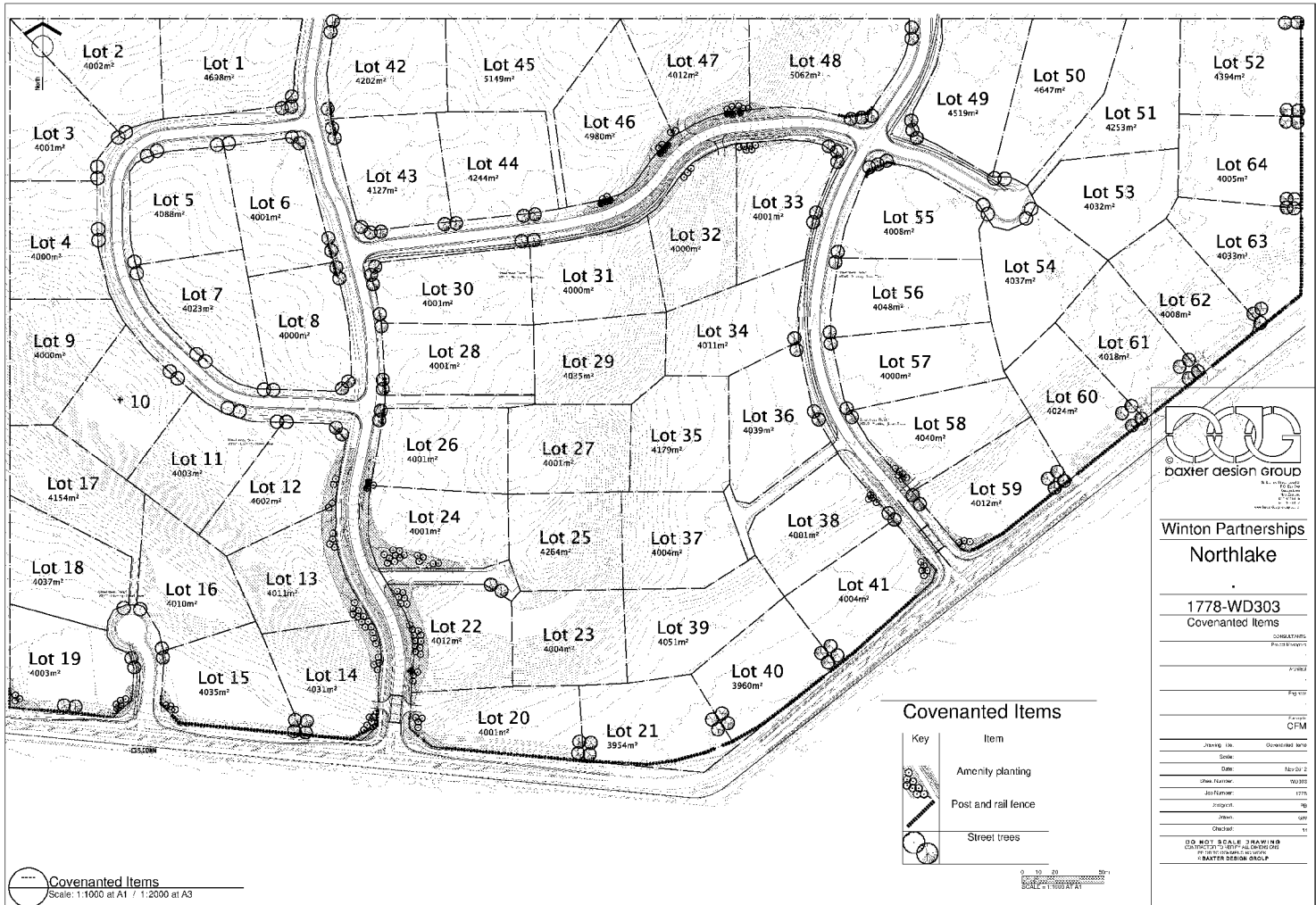
- 15.1 No covenants by the Grantor or by the Grantor's successors in title are implied in this Instrument other than the covenants for further assurance implied by section 154 of the Land Transfer Act 1952.

ANNEXURE SCHEDULE 2

Scheme Plan

ANNEXURE SCHEDULE 3

Scheme Planting Plan





View Instrument Details

Instrument No. 9644888.2
Status Registered
Date & Time Lodged 18 Feb 2014 10:57
Lodged By Farrer, Katherine Isabella Carolin
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991

Toitu te
Land whenua
Information
New Zealand



Affected Computer Registers	Land District
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638895	Otago
638896	Otago
638897	Otago
638898	Otago
638899	Otago
638900	Otago
638901	Otago
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638921	Otago

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Simon Thomas Mee as Territorial Authority Representative on 05/02/2014 12:59 PM

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

IN THE MATTER

of Section 221 of the
Resource Management Act
1991

AND

IN THE MATTER

of Subdivision Consent
RM120710 issued by the
Queenstown Lakes District
Council

CONSENT NOTICE

BACKGROUND

- A. The Queenstown Lakes District Council, pursuant to the provision of the Resource Management Act 1991, has granted resource consent to subdivide Lot 69 DP 371470 into sixty four lots (the **Subdivision**).
- B. Queenstown Lakes District Council has granted consent RM120710 (being a variation of RM051067 to the Subdivision subject to certain conditions, which are to be complied with on a continuing basis by the owner from time to time of specified lots in the Subdivision, being those conditions specified in the Operative Part below.

OPERATIVE PART

The following conditions pertaining to this Consent Notice are to be registered against the following Lots on Deposited Plan 471213:

- Lots 9-13 (inclusive);
- Lots 22-29 (inclusive);
- Lots 32-39 (inclusive);
- Lots 47-48 (inclusive); and
- Lots 55-58 (inclusive),

individually any one of the above listed lots is referred to as a **Lot** and collectively, these are referred to as the **Lots**.

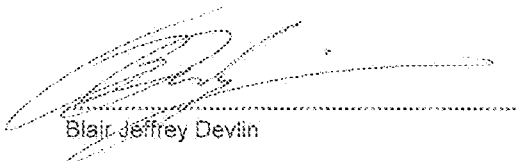
DOC REF 14187474_1

CONDITIONS

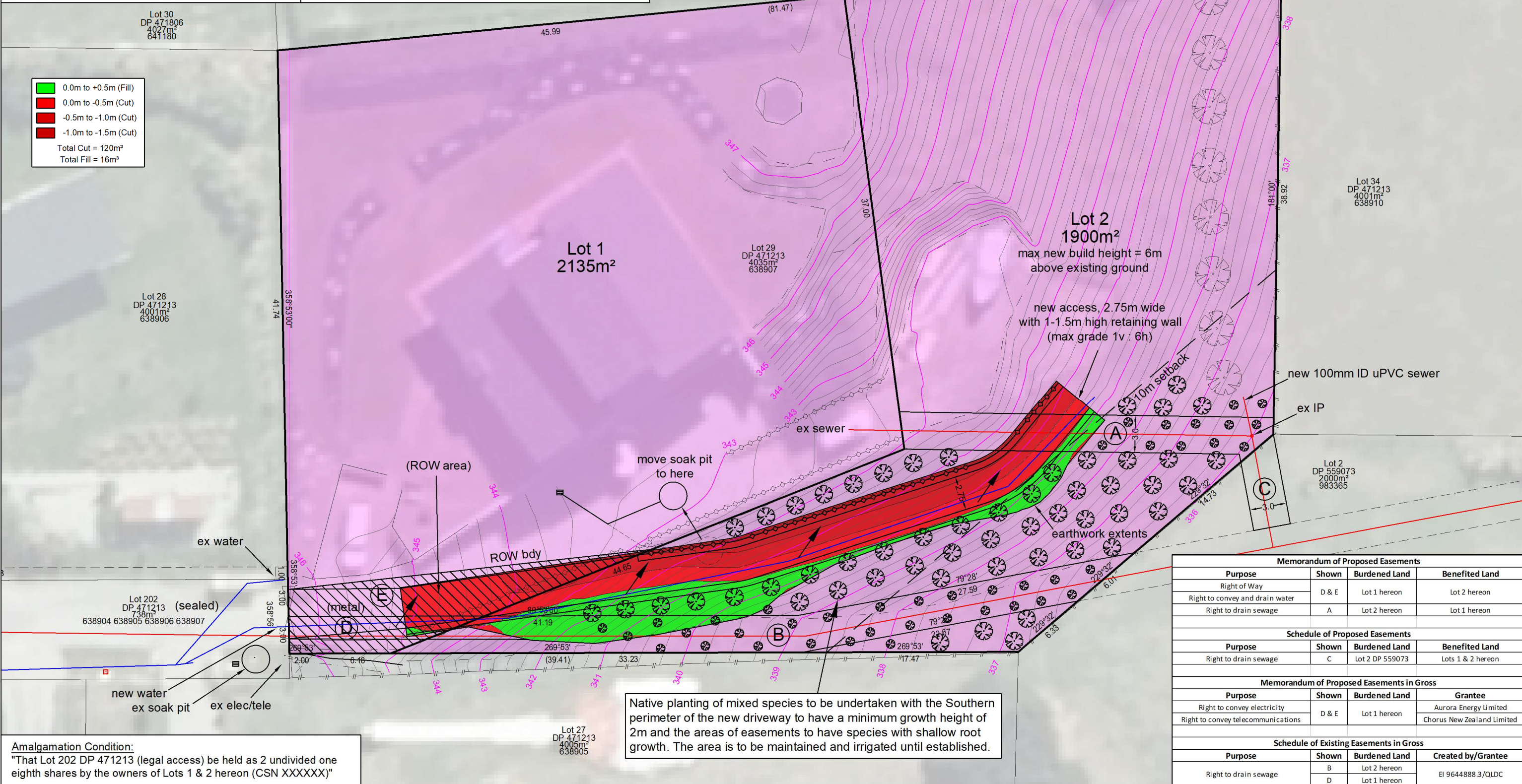
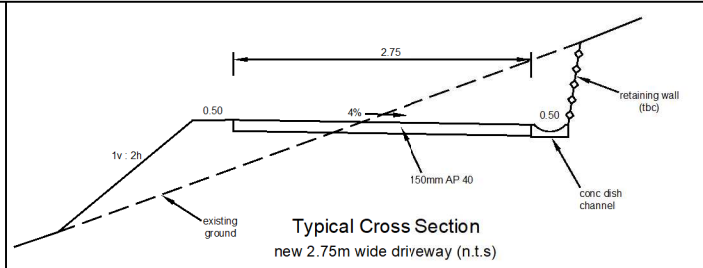
1. Electrical supplies are limited to a single phase 63 amp fused supply. This means that any large dwellings proposed to be built, which may have more demand for power supply than a 'standard' dwelling, may face additional costs if the power supply is required to be increased.
2. At the time that a dwelling is erected on any Lot then the owner for the time being is to ensure that all construction is contained within the boundaries of the Lot and that the only access to the Lot for all construction vehicles and delivery of goods to the Lot is to be from the vehicle crossing constructed at the time of the subdivision. The owner for the time being is responsible for repairing and making good any damage to any road infrastructure for the frontage of the Lot being developed or to the frontage of any other lot caused by development activities of the owner's Lot.
3. At any time that a dwelling is constructed on any Lot that does not have a vehicle crossing, the owner for the time being shall construct a crossing in accordance with the requirements of the Council applicable at the time.
4. At the time a dwelling is erected on any Lot, the owner for the time being shall engage a suitably qualified engineer to design a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site. The proposed stormwater system shall be subject to the review of Council prior to implementation.

Dated this 27th day of JANUARY 2014

SIGNED for and on behalf
of the QUEENSTOWN LAKES
DISTRICT COUNCIL by its
Chief Executive


Blair Jeffrey Devlin

Notes:
- The purpose of this plan is to support a subdivision resource consent application to QLDC.
- Aerial imagery is indicative only.
- Boundary information has been sourced from DP 471213.
- Adjoining boundary information sourced from LINZ XML.
- Additional easements may be required upon further engineering design and Land Transfer Survey.
- Areas and dimensions are subject to final Land Transfer Survey.
- See RT638907 for existing easements, consent notices or land covenants.
- Contours = 1.00m/0.25m.



Amalgamation Condition:
"That Lot 202 DP 471213 (legal access) be held as 2 undivided one eighth shares by the owners of Lots 1 & 2 hereon (CSN XXXXXX)"

Memorandum of Proposed Easements			
Purpose	Shown	Burdened Land	Benefited Land
Right of Way	D & E	Lot 1 hereon	Lot 2 hereon
Right to convey and drain water	D & E	Lot 1 hereon	Lot 2 hereon
Right to drain sewage	A	Lot 2 hereon	Lot 1 hereon
Schedule of Proposed Easements			
Purpose	Shown	Burdened Land	Benefited Land
Right to drain sewage	C	Lot 2 DP 559073	Lots 1 & 2 hereon
Memorandum of Proposed Easements in Gross			
Purpose	Shown	Burdened Land	Grantee
Right to convey electricity	D & E	Lot 1 hereon	Aurora Energy Limited
Right to convey telecommunications	D & E	Lot 1 hereon	Chorus New Zealand Limited
Schedule of Existing Easements in Gross			
Purpose	Shown	Burdened Land	Created by/Grantee
Right to drain sewage	B	Lot 2 hereon	EI 9644888.3/QLDC
	D	Lot 1 hereon	

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Document Set ID: 7022597

Version: 1, Version Date: 05/10/2021

Rev	Description	Date
A	ORIGINAL	17/09/21

Scheme Plan
Lots 1 & 2 being a Subdivision of
Lot 29 DP 471213 and Easement
over Lot 2 DP 559073
(30 Northburn Road, Wanaka)

Client:
Shutt

Scale:
1 : 300 @ A3

Surveyed:
ST 08/07/21

Drawn:
ST 17/09/21

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Sheet:
1 of 1

Job #:
21043_S2

Rev:
A

Northlake Special Zone Rules- Section 12 of the Operative District Plan		
Rule Number	Rule Title	Comment (N/A = Not Applicable)
12.34.2.2 Controlled Activities		
i	Buildings in Activity Area A	N/A No buildings are proposed
ii	Buildings in Activity Area C1 to C4	N/A The property is within Activity Area A
iii	Removal of trees from the Tree Protection Areas	N/A No trees are proposed to be removed
12.34.2.3 Restricted Discretionary Activities		
i	Residential Activities (excluding buildings in Activity Areas B1 to B5 and C1 to C4)	N/A The property is within Activity Area A
ii	Residential, Visitor Accommodation, Commercial, Retail and Community Activities and Retirement Villages (all excluding buildings) in Activity Area D1	N/A The property is within Activity Area A
iii	Residential Buildings	N/A No residential buildings are proposed
iv	Buildings for Visitor Accommodation, Commercial, Retail and Community Activities and Retirement Villages within Activity Area D1	N/A No buildings are proposed
12.34.2.4 Discretionary Activities		
i	Any Activity which is not listed as a Non-Complying Activity or Prohibited Activity and which complies with all the Zone Standards but does not comply with one or more of the Site Standards shall be a Discretionary Activity with the exercise of the Council's discretion being confined to the matter(s) specified in the standard(s) not complied with.	N/A The proposal complies with the non-complying and prohibited activities, and the

		site and zone standards, or they are not applicable.
ii	Residential Activities (excluding buildings) in Activity Areas B1 to B5 and C1 to C4 and Residential, Visitor Accommodation, Commercial, Retail and Community Activities and Retirement Villages (all excluding buildings) in Activity Area D1 where an Outline Development Plan is proposed for only part of Activity Areas B1 to B5, C1 to C4 and D1.	N/A The property is within Activity Area A
12.34.2.5 Non-Complying Activities		
i	Factory Farming	N/A
ii	Forestry Activities	N/A
iii	Mining Activities	N/A
iv	Service Activities	N/A
v	Industrial Activities	N/A
vi	Airports	N/A
vii	Building Restriction Area (including Tree Protection Area) – Activity Areas E1-E4 Any building (including buildings ancillary to residential use) and any domestic curtilage activities, including gardens, paved areas, and parking (except for the purpose of vehicle access) in Activity Areas E1-E4.	N/A The property is within Activity Area A
viii	The use or development of land within any of Activity Areas B1 to B5, C1 to C4 and D1 that is not in accordance with Rule 12.34.2.3.i or Rule 12.34.2.3.ii in respect of all of that Activity Area or under Rule 12.34.2.4.ii in respect of part of that Activity Area.	N/A The property is within Activity Area A
ix	Visitor Accommodation, Commercial, Retail and Community Activities and Retirement Villages within Activity Areas A, B1 to B5 and C1 to C4.	N/A None of these activities are proposed
x	Removal of trees from the Tree Protection Area described in the Schedule 'protected Trees – Wanaka' in the Inventory of Protected Features, other than as approved under Rule 12.34.2.2(iii)	N/A No trees are proposed to be removed
xi	Any activity which is not listed as a Prohibited Activity and which does not comply with one or more of the relevant Zone standards, shall be a Non-Complying Activity	The proposal is not listed as a prohibited activity, and complies with all relevant zone standards, or they are not applicable.
12.34.2.6 Prohibited Activities		

i	Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, fish or meat processing (except if ancillary to any retail activity or restaurant), or any activity requiring an Offensive Trade License under the Health Act 1956.	N/A None of these activities are proposed
ii	Planting any of the listed species	N/A No planting is proposed
12.34.4.1 Site Standards		
i	Nature and scale of non-residential activities	N/A No non-residential activity is proposed
ii	Setback from roads	N/A No building is proposed
iii	Setback from internal boundaries	N/A No building is proposed, and the subdivision will allow a future and the existing building to comply with this standard, with the exception of the proposed internal boundary, however the applicants would provide APA to such a breach.
iv	Continuous building length	N/A No building is proposed and the subdivision will allow a future building to comply with this standard
v	Outdoor living space	N/A No building is proposed, and the subdivision will allow a future and the existing building to comply with this standard
vi	Garages	N/A No building is proposed and the

		subdivision will allow a future building to comply with this standard
vii	Walls and fences	N/A No walls or fences are proposed within a road setback
viii	Access	Complies The existing and future residential unit will have legal access
ix	Earthworks	N/A No earthworks are proposed
x	Landscaping and Planting	N/A The site is not within an Activity Area C, nor adjoining Outlet Road, nor within a Tree Protection Area
xi	Outlook Space	Complies The proposed boundary will allow a future and the existing building to comply with this standard
xii	Universal Access	N/A The proposal is not a multi-unit development
xiii	Sustainable Development	N/A The proposal is not a multi-unit development
xiv	Separation between buildings within a site	N/A The proposal does not involve a second building on the site
12.34.4.2 Zone Standards		

i	Structure Plan- All activities and developments must be carried out in accordance with the Structure Plan, provided that this rule does not apply to an amendment of boundaries of up to 50m between Activity Areas B1 - B5 and D1.	Complies. Although one individual site is to be subdivided in two, the overall Structure Plan is adhered to, in that the locations of roading, lot layouts, walkways, parks and the like are not impacted by the proposal. Therefore the proposal is in accordance with the Structure Plan.										
ii	Outline Development Plan & Staging Plan	N/A No Outline Development Plan is required by Rule 12.34.2.3(i) or (ii)										
iii	Density of residential units within each Activity Area shall achieve limits set out in Table 1 plus or minus 15%: <i>Table 1:</i> <table><tr><td>Activity Areas</td><td>Density (residential units per hectare)</td></tr><tr><td>A & C4</td><td>N/A</td></tr><tr><td>B1 – B5</td><td>10</td></tr><tr><td>C1 – C3</td><td>4.5</td></tr><tr><td>D1</td><td>15</td></tr></table>	Activity Areas	Density (residential units per hectare)	A & C4	N/A	B1 – B5	10	C1 – C3	4.5	D1	15	Complies The site is within Activity Area A, where there is no density limit
Activity Areas	Density (residential units per hectare)											
A & C4	N/A											
B1 – B5	10											
C1 – C3	4.5											
D1	15											
iv	Building Height	N/A No buildings are proposed										
v	Building Coverage	N/A No buildings are proposed										
vi	Noise from non-residential activities	N/A No non-residential activities are proposed										
vii	Lighting, glare and controls on building materials	N/A No buildings are proposed										
viii	Retail	N/A No retail is proposed										
ix	Roof Design	N/A										

		The site is within Activity Area A
x	Activity Areas E1 & E4	N/A The site is within Activity Area A
Subdivision Rules- Section 15 (Rules relevant to Northlake Only)		
Rule Number	Rule Title	Comment (N/A = Not Applicable)
15.2.3.3 Restricted Discretionary Activities		
xi	Within the Northlake Special Zone any subdivision shall be a Restricted Discretionary Activity	Consent Required The proposal involves a subdivision in the Northlake Special Zone
15.2.6.3 Zone Standards		
i(a)	Northlake Special Zone Activity Area A minimum lot size 4,000m ²	Consent Required The proposal seeks to establish two sites less than 4,000m ² in size <i>(Non-Complying Activity)</i>
xi	Within the Northlake Special Zone Activity Area E1 shall be held in not more than one allotment.	N/A The site is within Activity Area A
15.2.8.2A Zone Standards		
i	No additional vehicle access shall be created from Activity Area A onto Aubrey Road.	N/A The site does not adjoin Aubrey Road
15.2.20.1 Zone Standards		
i	The development of Activity Area D1 shall result in 20 affordable lots.	N/A The site is within Activity Area A



AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Laura and Jason Shutt



AFFECTED PERSON'S DETAILS

I/We Elizabeth Dodds and Donald Cayford

Are the owners/occupiers of

2 Nokomai Street, Northlake, Wanaka (Lot 30 DP 471806)



DETAILS OF PROPOSAL

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

Subdivide 30 Northburn Road into two freehold lots, both of which exceed 1,800m² net site area.

at the following subject site(s):

30 Northburn Road, Northlake, Wanaka (Lot 29 DP 471213, and with a 1/4 share of the right of way- Lot 202 DP 471213)



PLEASE TICK

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



PLEASE TICK

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



PLEASE TICK

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

Scheme Plan by Measured Surveyors- Job 21043-S2, Sheet 1 of 1, Rev.A

JD Cayford 31/7/21
by Jason 31/7/21



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)

Elizabeth Dodds

Contact Phone / Email address

021 161 0853 info@whitestones.co.nz

Signature

Date

31/7/21

B

Name (PRINT)

Donald Cayford

Contact Phone / Email address

021 111 0995 info@whitestones.co.nz

Signature

Date

31/7/21

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.

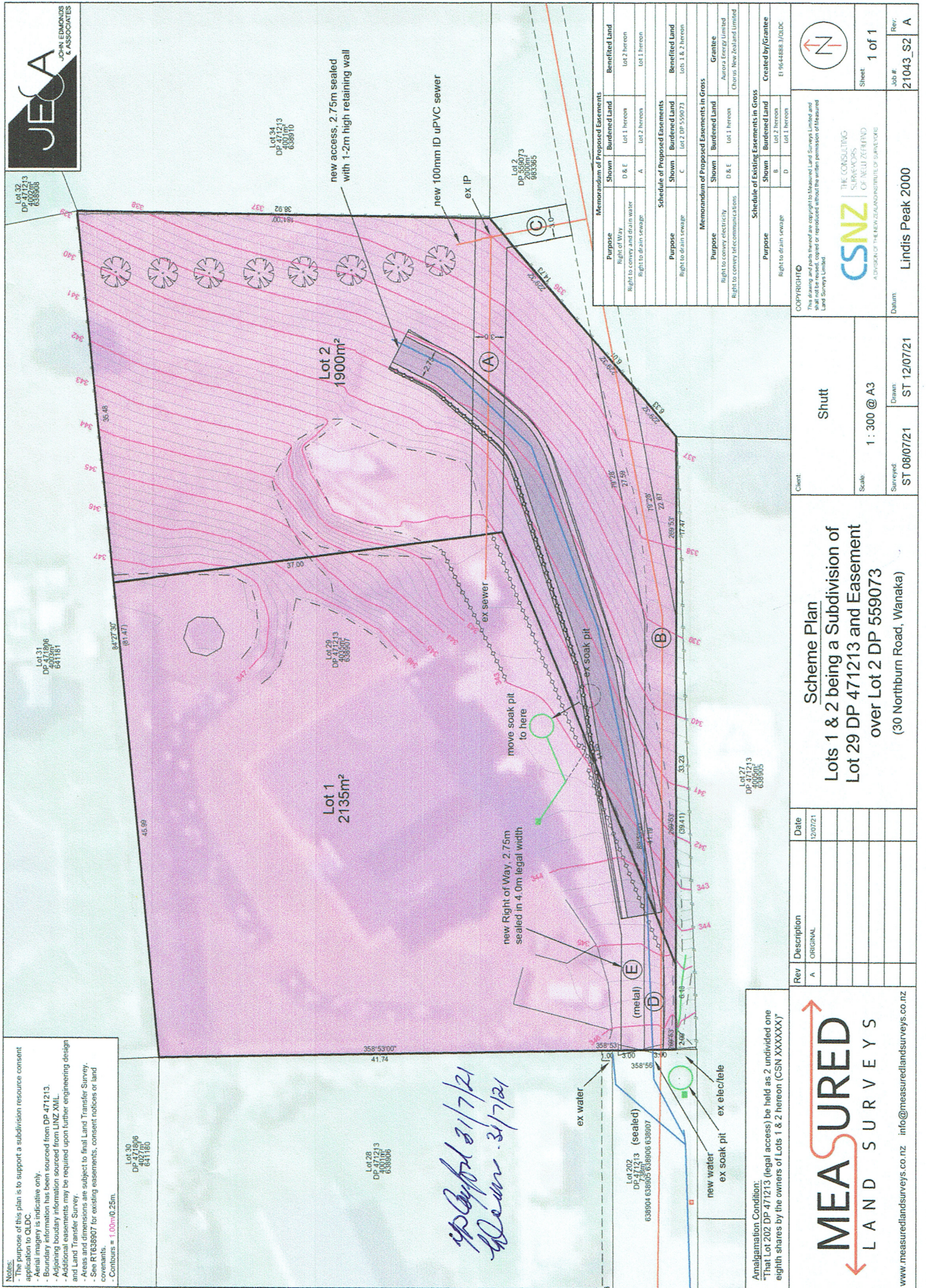
If this form is not signed, the application may be notified with an opportunity for submissions.

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



Notes:

- The purpose of this plan is to support a subdivision resource consent application to QLDC.
- Aerial imagery is indicative only.
- Boundary information has been sourced from DP 471213.
- Additional easements may be required upon further engineering design and Land Transfer Survey.
- Areas and dimensions are subject to final Land Transfer Survey, covenants.
- See R163897 for existing easements, consent notices or land covenants.
- Contours = 1.00m @ 0.25m.

Lot 30
DP 471896
638180

Lot 28
DP 471713
638906

*ip copyd 21/7/21
Dean 21/7/21*

Lot 292
DP 471213 (sealed)
638904 638905 638906 638907

Analgamation Condition:
"That Lot 29 DP 471213 (legal access) be held as 2 undivided one eighth shares by the owners of Lots 1 & 2 hereon (CSN XXXXXX)"

MEASURED
LAND SURVEYS

www.measuredlandsurveys.co.nz info@measuredlandsurveys.co.nz

Rev	Description	Date
A	ORIGINAL	12/07/21

Scheme Plan
Lots 1 & 2 being a Subdivision of
Lot 29 DP 471213 and Easement
over Lot 2 DP 559073
(30 Northburn Road, Wanaka)

Client: **Shutt**
Scale: **1 : 300 @ A3**
Surveyed: **ST 08/07/21**
Drawn: **ST 12/07/21**
Datum: **Lindis Peak 2000**

CSNZ
THE CONSULTING
SURVEYORS
OF NEW ZEALAND
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Sheet: **1 of 1**
Job #: **21043_s2**
Rev: **A**

Created by/Grantee:
E1 9644888 3/QLDC

Memorandum of Proposed Easements		
Purpose	Shown	Benefitted Land
Right of Way	D & E	Lot 2 hereon
Right to convey and drain water	A	Lot 1 hereon
Right to drain sewage	C	Lot 2 DP 559073
Right to convey electricity	D & E	Lot 1 hereon
Right to convey telecommunications	D & E	Lot 1 hereon
Memorandum of Proposed Easements in Gross		
Purpose	Shown	Benefitted Land
Right to convey electricity	D & E	Lot 1 hereon
Right to convey telecommunications	D & E	Lot 1 hereon
Schedule of Existing Easements in Gross		
Purpose	Shown	Benefitted Land
Right to drain sewage	B	Lot 2 hereon
Right to drain sewage	D	Lot 1 hereon



AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Laura and Jason Shutt



AFFECTED PERSON'S DETAILS

I/We Carolyn Hannon and Stephen Hannon

Are the owners/occupiers of
4 Nokomai Street, Northlake, Wanaka (Lot 31 DP 471806)



DETAILS OF PROPOSAL

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

Subdivide 30 Northburn Road into two freehold lots, both of which exceed 1,800m² net site area.

at the following subject site(s):

30 Northburn Road, Northlake, Wanaka (Lot 29 DP 471213, and with a 1/4 share of the right of way- Lot 202 DP 471213)



PLEASE TICK

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



PLEASE TICK

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



PLEASE TICK


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


Scheme Plan by Measured Surveyors- Job 21043-S2, Sheet 1 of 1, Rev.A



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) Carolyn Hannon	
	Contact Phone / Email address 021512348 carolacapi@management.co.nz	
	Signature 	Date 31 July 2021

B	Name (PRINT) Stephen Hannon	
	Contact Phone / Email address 021555156 Stephen@capimmanagement.co.nz	
	Signature 	Date 31 July 2021

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

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



AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Laura and Jason Shutt



AFFECTED PERSON'S DETAILS

I/We William & Bernadette Graham (MLA Family Trust)

Are the owners/occupiers of

8 Nokomai Street, Northlake, Wanaka (Lot 32 DP 471213)



DETAILS OF PROPOSAL

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

Subdivide 30 Northburn Road into two freehold lots, both of which exceed 1,800m² net site area.

at the following subject site(s):

30 Northburn Road, Northlake, Wanaka (Lot 29 DP 471213, and with a 1/4 share of the right of way- Lot 202 DP 471213)



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.

Scheme Plan by Measured Surveyors- Job 21043-S2, Sheet 1 of 1, Rev.A



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) William Graham		
	Contact Phone / Email address bgrahams617@outlook.com		
	Signature William Graham	Digitally signed by William Graham Date: 2021.08.06 10:33:49 +01'00'	Date 6/8/2021

B	Name (PRINT) Bernadette Graham		
	Contact Phone / Email address bgrahams617@gmail.com		
	Signature Bernadette Graham	Digitally signed by Bernadette Graham Date: 2021.08.06 10:34:44 +01'00'	Date 6/8/2021

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

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

Note to person signing written approval

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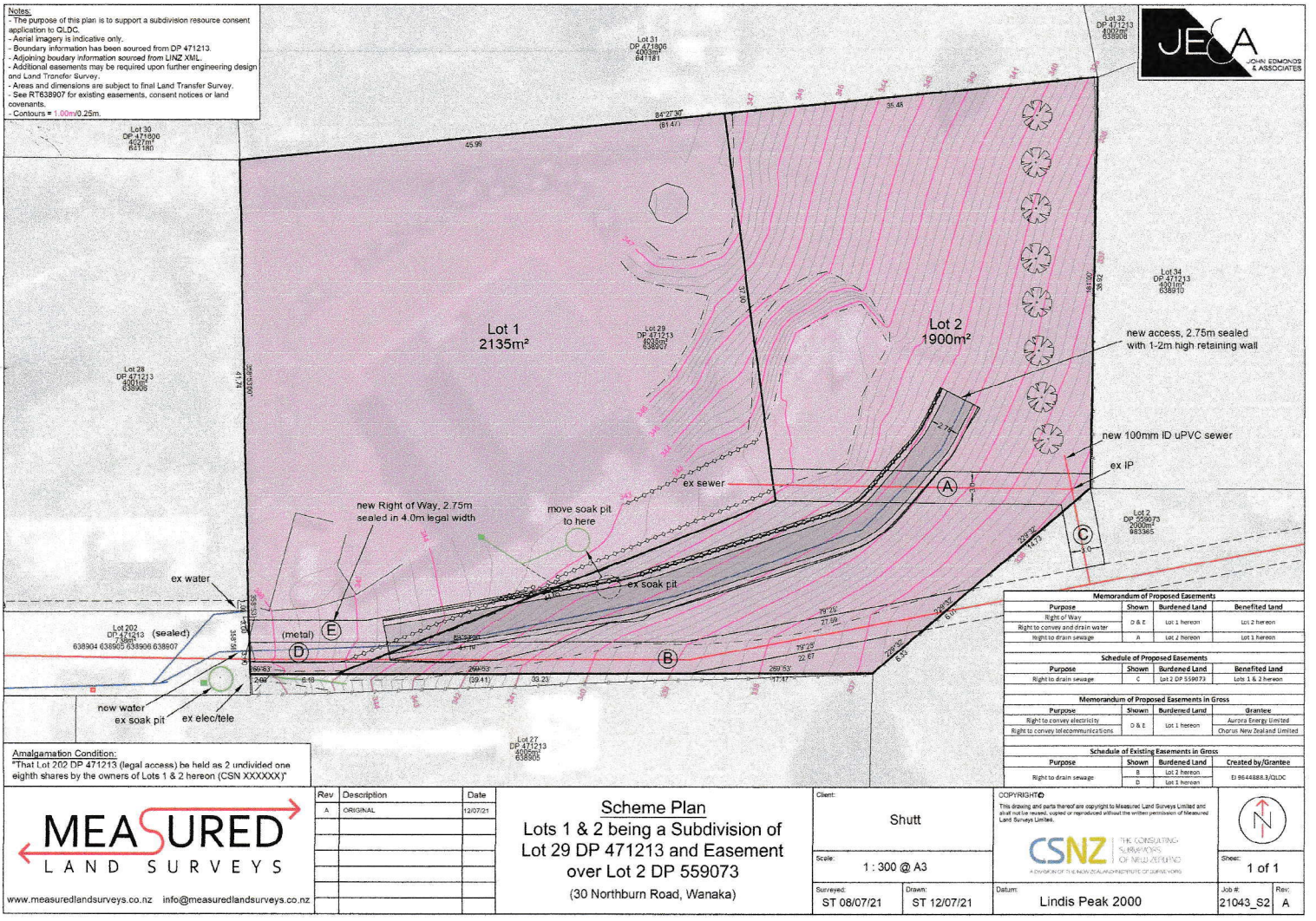


**QUEENSTOWN
LAKES DISTRICT
COUNCIL**

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

- Notes:**
- The purpose of this plan is to support a subdivision resource consent application to QLCD.
 - Aerial imagery is indicative only.
 - Boundary information has been sourced from DP 471213.
 - Adjoining boundary information sourced from LINZ XML.
 - Additional easements may be required upon further engineering design and Land Transfer Survey.
 - Areas and dimensions are subject to final Land Transfer Survey.
 - See RT638907 for existing easements, consent notices or land covenants.
 - Contours = 1.00m @ 0.25m.



Memorandum of Proposed Easements			
Purpose	Shown	Burdened Land	Benefited Land
Right of Way	D & E	Lot 1 hereon	Lot 2 hereon
Right to convey and drain water	A	Lot 2 hereon	Lot 1 hereon
Right to drain sewage	A	Lot 2 hereon	Lot 1 hereon

Schedule of Proposed Easements			
Purpose	Shown	Burdened Land	Benefited Land
Right to drain sewage	C	Lot 2 DP 559073	Lots 1 & 2 hereon

Memorandum of Proposed Easements in Gross			
Purpose	Shown	Burdened Land	Grantee
Right to convey electricity	D & E	Lot 1 hereon	Aurora Energy Limited
Right to convey telecommunications	D & E	Lot 1 hereon	Chorus New Zealand Limited

Schedule of Existing Easements in Gross			
Purpose	Shown	Burdened Land	Created by/Grantee
Right to drain sewage	B	Lot 2 hereon	D 9644888.3/QLDC
	D	Lot 1 hereon	

Amalgamation Condition:
 "That Lot 202 DP 471213 (legal access) be held as 2 undivided one eighth shares by the owners of Lots 1 & 2 hereon (CSN XXXXXX)"

MEASURED LAND SURVEYS
 www.measuredlandsurveys.co.nz info@measuredlandsurveys.co.nz

Rev	Description	Date
A	ORIGINAL	12/07/21

Scheme Plan
 Lots 1 & 2 being a Subdivision of
 Lot 29 DP 471213 and Easement
 over Lot 2 DP 559073
 (30 Northburn Road, Wanaka)

Client: **Shutt**
 Scale: **1:300 @ A3**
 Surveyed: **ST 08/07/21** Drawn: **ST 12/07/21**

CSNZ THE CONSULTING SURVEYORS OF NEW ZEALAND
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Sheet: **1 of 1**
 Job #: **21043_S2** Rev: **A**

Wm Spelt
6/8/2021
U. Beer



AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Laura and Jason Shutt



AFFECTED PERSON'S DETAILS

I/We **Aliesha Hildred**

Are the owners/occupiers of

22 Northburn Road, Wanaka (Lot 26 DP 471213, with a 1/4 share in right of way Lot 202 DP 471213)



DETAILS OF PROPOSAL

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

Subdivide 30 Northburn Road into two freehold lots, both of which exceed 1,800m² net site area.

at the following subject site(s):

30 Northburn Road, Northlake, Wanaka (Lot 29 DP 471213, and with a 1/4 share of the right of way- Lot 202 DP 471213)



PLEASE TICK

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PLEASE TICK

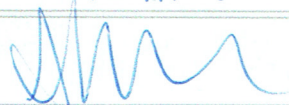
I/We have sighted and initialled ALL plans dated and approve them.

Scheme Plan by Measured Surveyors- Job 21043-S2, Sheet 1 of 1, Rev.A



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) Aliesha Hildred	
	Contact Phone / Email address aleisha_hildred@yahoo.com / 0275518090	
	Signature 	Date 01.08.2021

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

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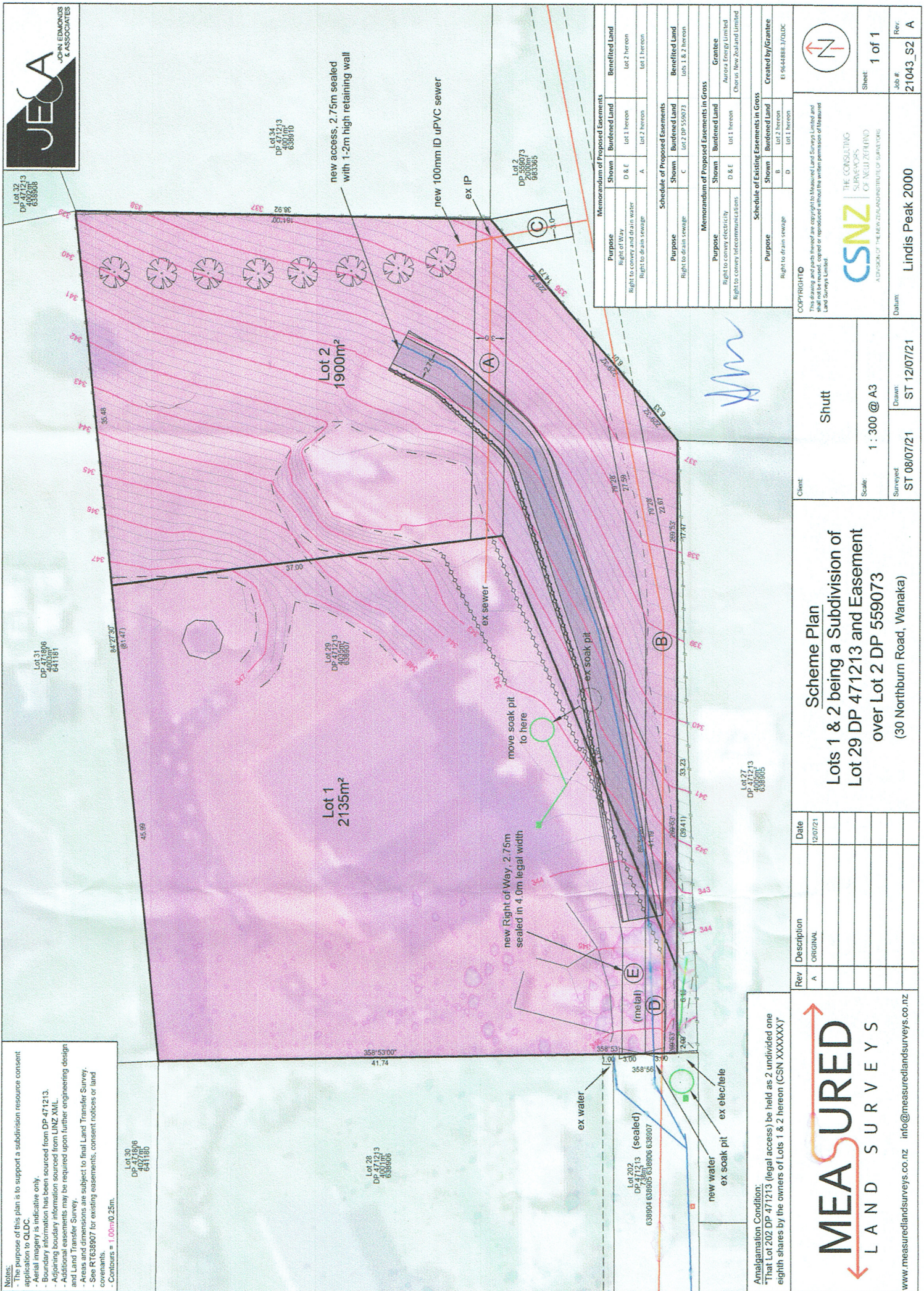
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www.qldc.govt.nz



Notes:

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- Contours = 1.00m @ 0.25m.

Lot 30
DP 471896
641180

Lot 32
DP 471213
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Lot 31
DP 471896
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Lot 29
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AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Laura and Jason Shutt



AFFECTED PERSON'S DETAILS

I/We Sally Widdowson and Paul Corwin

Are the owners/occupiers of

25 Mount Linton Avenue, Northlake, Wanaka (Lot 34 DP 471213)



DETAILS OF PROPOSAL

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

Subdivide 30 Northburn Road into two freehold lots, both of which exceed 1,800m² net site area.

at the following subject site(s):

30 Northburn Road, Northlake, Wanaka (Lot 29 DP 471213, and with a 1/4 share of the right of way- Lot 202 DP 471213)



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.

Scheme Plan by Measured Surveyors- Job 21043-S2, Sheet 1 of 1, Rev.A



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)	
	Sally Widdowson	
	Contact Phone / Email address	paulcorwinandsallyw@gmail.com
	Signature	Date
		7/8/21

B	Name (PRINT)	
	Paul Corwin	
	Contact Phone / Email address	03 326 4179 paulcorwinandsallyw@gmail.com
	Signature	Date
		7/8/21

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.



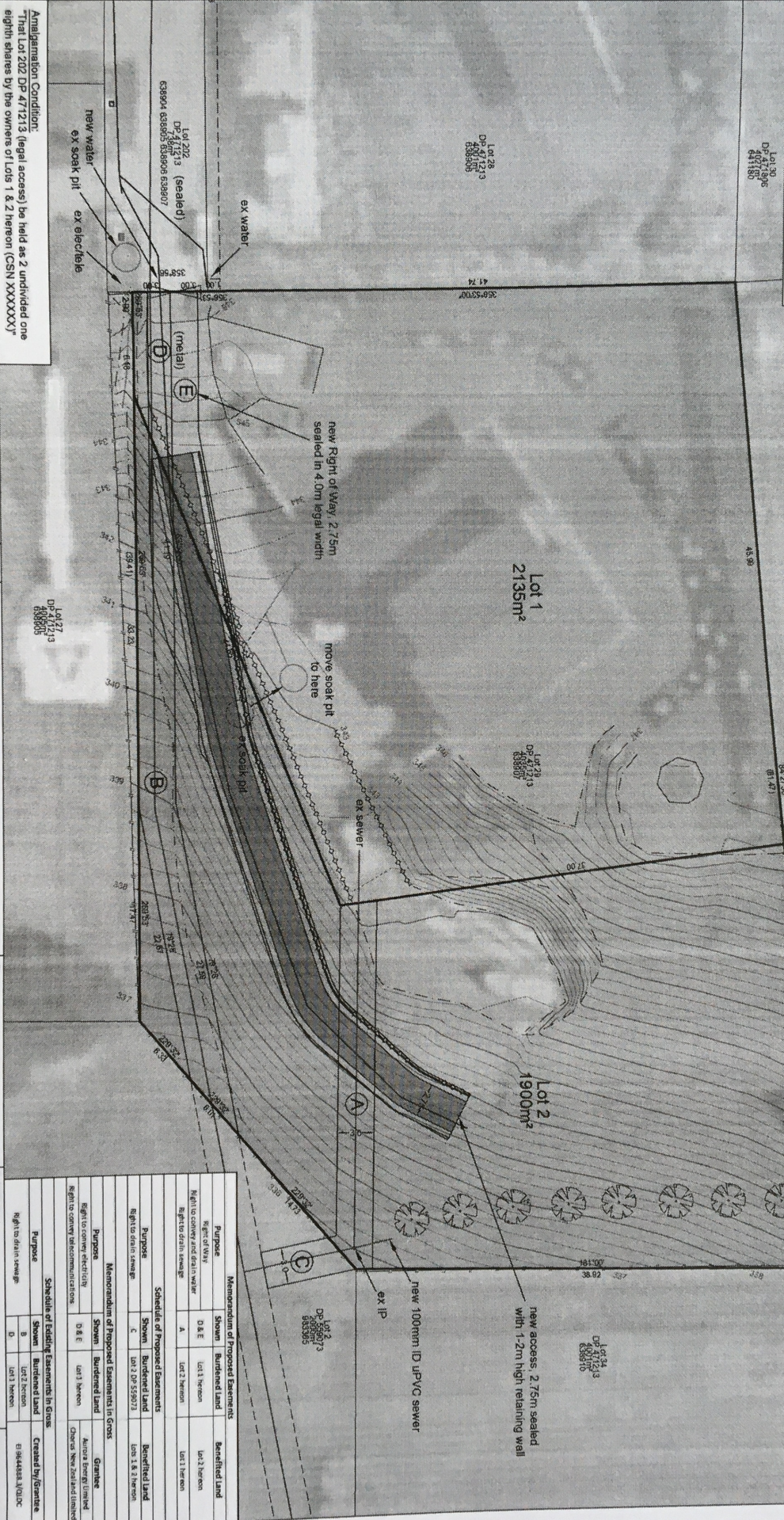
Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

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

Notes:

- The purpose of this plan is to support a subdivision resource consent application to QUDC.
- Aerial imagery is indicative only.
- Boundary information has been sourced from DP 471213.
- Additional boundary information sourced from LINZ XML.
- Areas and dimensions are subject to final Land Transfer Survey and Land Transfer Survey.
- See RT63967 for existing easements, consent notices or land covenants.
- Contours = 1:000/0.25m

Approved
7/8/21
JPC



Amalgamation Condition:
That Lot 202 DP 471213 (legal access) be held as 2 undivided one eighth shares by the owners of Lots 1 & 2 hereon (CSN XXXXXX)

Scheme Plan

Lots 1 & 2 being a Subdivision of
Lot 29 DP 471213 and Easement
over Lot 2 DP 559073
(30 Northburn Road, Wanaka)

Shut

Scale:
1:300 @ A3

Surveyed:
ST 08/07/21

Drawn:
ST 12/07/21

Dated:
Lindis Peak 2000

CSNZ
THE CONSULTING
SURVEYORS
OF NEW ZEALAND
A MEMBER OF THE NEW ZEALAND INSTITUTE OF SURVEYORS



Sheet
1 of 1

Job #
21043_S2

Rev:
A

MEASURED
LAND SURVEYS

www.measuredlandsurveys.co.nz info@measuredlandsurveys.co.nz



AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Laura and Jason Shutt



AFFECTED PERSON'S DETAILS

I/We Karen and Andrew Birkby

Are the owners/occupiers of

34 Northburn Road, Northlake, Wanaka (Lot 28 DP 471213, with a 1/4 share in right of way Lot 202 DP 471213)



DETAILS OF PROPOSAL

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

Subdivide 30 Northburn Road into two freehold lots, both of which exceed 1,800m² net site area.

at the following subject site(s):

30 Northburn Road, Northlake, Wanaka (Lot 29 DP 471213, and with a 1/4 share of the right of way- Lot 202 DP 471213)



PLEASE TICK

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



PLEASE TICK

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



PLEASE TICK

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

Scheme Plan by Measured Surveyors- Job 21043-S2, Sheet 1 of 1, Rev.A



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)

Karen Birkby

Contact Phone / Email address

021 350 950

Signature

Date

4/8/21

B

Name (PRINT)

Andrew Birkby

Contact Phone / Email address

021 350 760

Signature

Date

4/8/21

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.

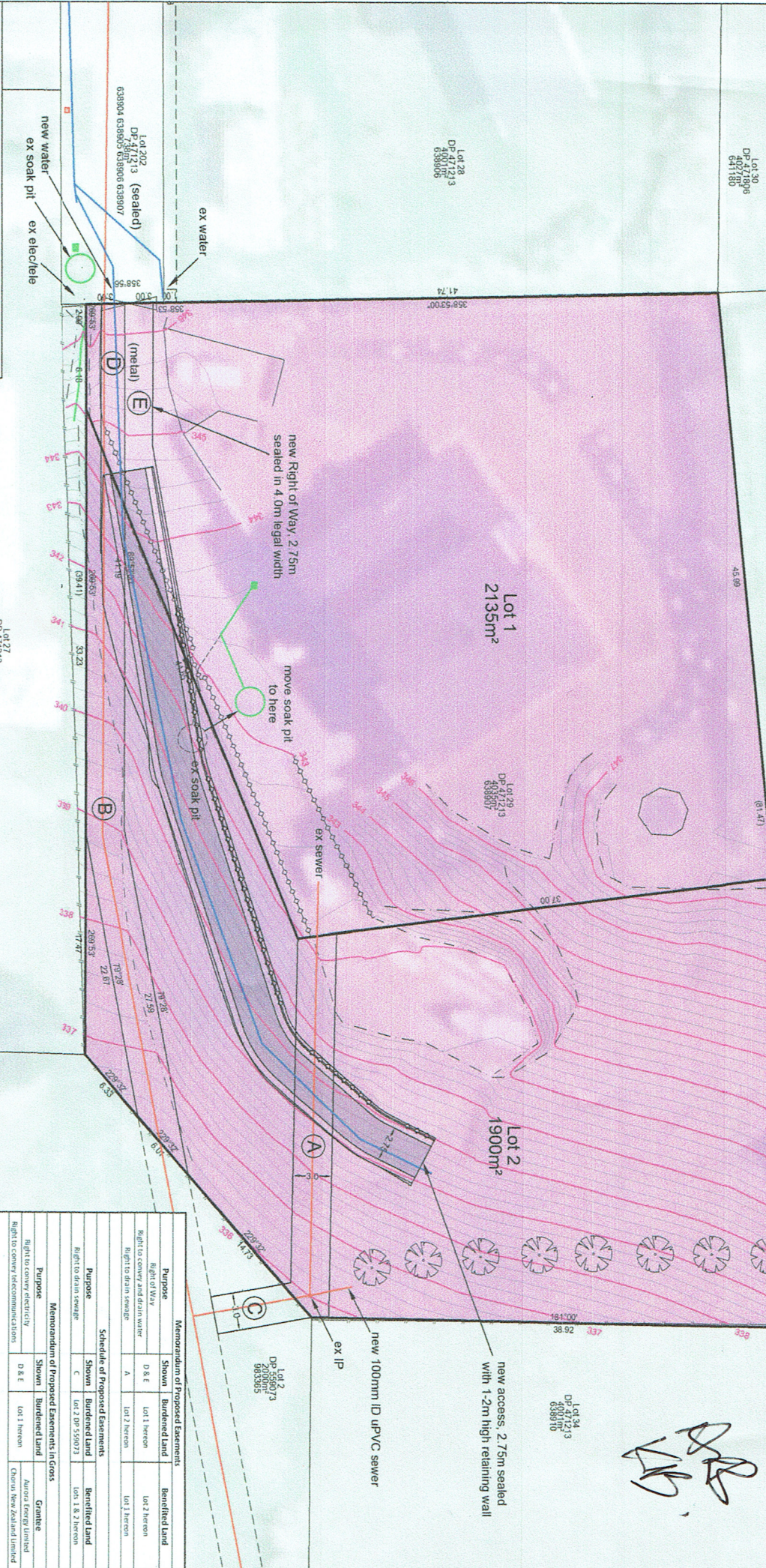


Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

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

Notes:

- The purpose of this plan is to support a subdivision resource consent application to QLDC.
- Aerial imagery is indicative only.
- Boundary information has been sourced from LINZ MML.
- Additional easements may be required upon further engineering design and Land Transfer Survey.
- Areas and dimensions are subject to final Land Transfer Survey. See R1638907 for existing easements, consent notices or land covenants.
- Contours = 1.00m @ 2.5m.



Appropriation Condition:
That Lot 202 DP 471213 (legal access) be held as 2 undivided one eighth shares by the owners of Lots 1 & 2 hereon (CSN XXXXXX)

Rev	Description	Date
A	ORIGINAL	12/07/21

Scheme Plan
Lots 1 & 2 being a Subdivision of Lot 29 DP 471213 and Easement over Lot 2 DP 559073 (30 Northburn Road, Wanaka)

Client	Shutt
Scale	1 : 300 @ A3
Surveyed	ST 08/07/21
Drawn	ST 12/07/21
Datum	Lindis Peak 2000

CCP7 RIGHT OF WAY
This drawing and plans have been prepared by the undersigned and the undersigned is not responsible for any error or omission in the drawing and plans. The undersigned is not responsible for any error or omission in the drawing and plans. The undersigned is not responsible for any error or omission in the drawing and plans.

Job # 21043_S2 Rev: A

MEASURED LAND SURVEYS

www.measurelandsurveys.co.nz info@measurelandsurveys.co.nz

CSNZ THE CONSULTING SURVEYORS OF NEW ZEALAND

MEMBER OF THE NEW ZEALAND INSTITUTE OF SURVEYORS

Sheet 1 of 1



AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95



RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Laura and Jason Shutt



AFFECTED PERSON'S DETAILS

I/We Sally and Braden Currie

Are the owners/occupiers of

19 Mount Linton Avenue, Northlake, Wanaka (Lot 2 DP 559073)



DETAILS OF PROPOSAL

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

Subdivide 30 Northburn Road into two freehold lots, both of which exceed 1,800m² net site area as per the scheme plan provided and initialled on the same date as per the date of this agreement 18/8/2021.

Additionally, provide an easement over an existing lateral that connects through our property (19 Mount Linton Avenue) to the Shutt's property (30 Northlake Road).

at the following subject site(s):

30 Northburn Road, Northlake, Wanaka (Lot 29 DP 471213, and with a 1/4 share of the right of way- Lot 202 DP 471213)



PLEASE TICK

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



PLEASE TICK

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



PLEASE TICK

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

Scheme Plan by Measured Surveyors- Job 21043-S2, Sheet 1 of 1, Rev.A



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)

Sally Currie

Contact Phone / Email address

02102586937

Signature

Date

18/8/2021

B

Name (PRINT)

Braden Currie

Contact Phone / Email address

bradencurrie86@gmail.com

Signature

Date

18/8/21

C

Name (PRINT)

Contact Phone / Email address

Signature

Date

D

Name (PRINT)

Contact Phone / Email address

Signature

Date

Note to person signing written approval

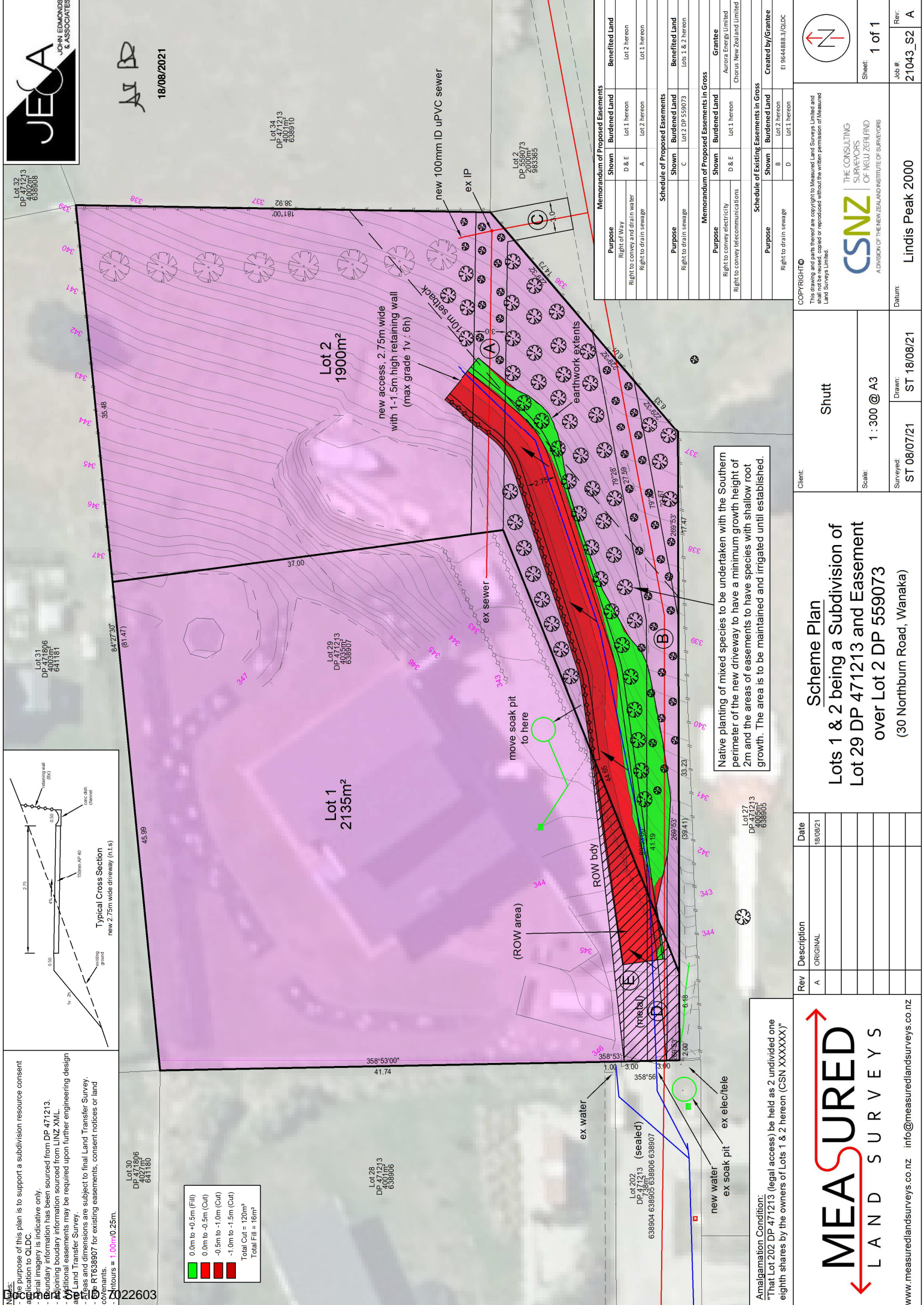
Conditional written approvals cannot be accepted.

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.





Notes:
The purpose of this plan is to support a subdivision resource consent application to QLDC.
Aerial imagery is indicative only.
Boundary information has been sourced from DP 471213.
Joining boundary information sourced from LINZ XML.
Additional easements may be required upon further engineering design at a later date.
This Land Transfer Survey, DP 471213, is subject to the provisions of the Resource Management Act 1991 and the Land Transfer Act 1952.
Areas and dimensions are subject to final Land Transfer Survey, DP 471213, and are subject to the provisions of the Resource Management Act 1991 and the Land Transfer Act 1952.
Covenants:
Covenants = 1.00m/0.25m.

0.0m to +0.5m (Fill)
0.0m to -0.5m (Cut)
-0.5m to -1.0m (Cut)
-1.0m to -1.5m (Cut)
Total Cut = 120m³
Total Fill = 16m³

Lot 30
DP 471806
402701
641180

Lot 28
DP 471213
638906

Lot 29
DP 471213
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Lot 27
DP 471213
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Lot 26
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Lot 25
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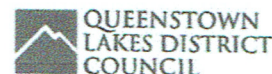
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DP 471213
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Lot -199
DP 471213
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AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Laura and Jason Shutt



AFFECTED PERSON'S DETAILS

I/We **Charles Houghton and Stella and Neil Green**

Are the owners/occupiers of

26 Northburn Road, Northlake, Wanaka (Lot 27 DP 471213, with a 1/4 share in right of way Lot 202 DP 471213)



DETAILS OF PROPOSAL

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

Subdivide 30 Northburn Road into two freehold lots, both of which exceed 1,800m2 net site area.

at the following subject site(s):

30 Northburn Road, Northlake, Wanaka (Lot 29 DP 471213, and with a 1/4 share of the right of way- Lot 202 DP 471213)



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



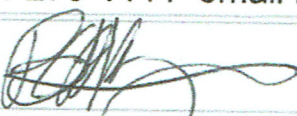
I/We have sighted and initialled ALL plans dated and approve them.


Scheme Plan by Measured Surveyors- Job 21043-S2, Sheet 1 of 1, Rev.A




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) Charles Houghton	
	Contact Phone / Email address mobile 021 279 4444 email brucecrhoughton@gmail.com	
	Signature 	Date 28 September 2021

B	Name (PRINT) Stella Green	
	Contact Phone / Email address 021 82232 stella@beconfident.co.nz	
	Signature 	Date 4 October 2021

C	Name (PRINT) Neil Green	
	Contact Phone / Email address 021 889 331 neil@beconfident.co.nz	
	Signature 	Date 2 - October 2021

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

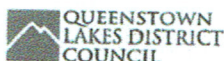
Note to person signing written approval

Conditional written approvals cannot be accepted.

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

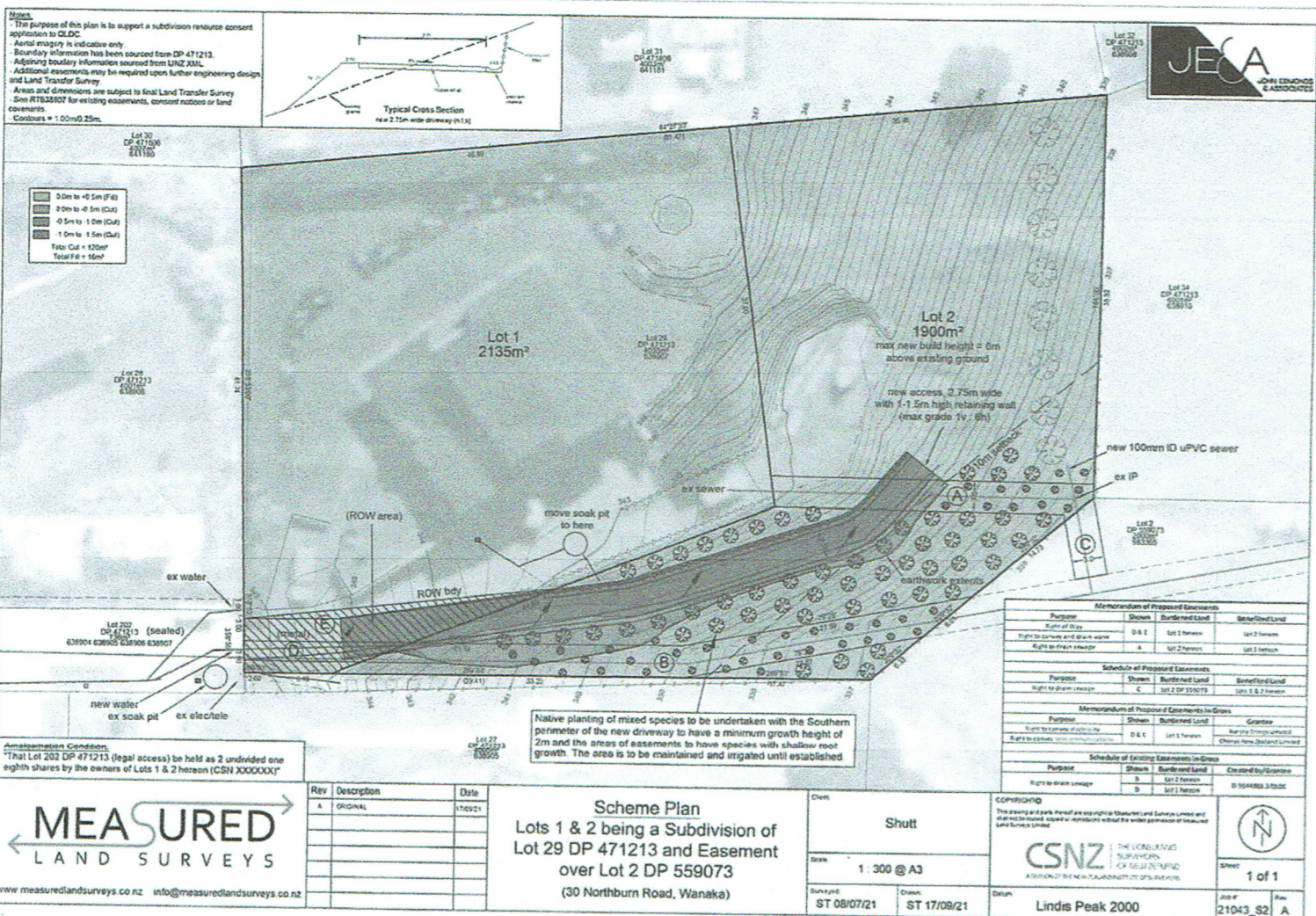
If this form is not signed, the application may be notified with an opportunity for submissions.

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



MEASURED LAND SURVEYS
www.measuredlandsurveys.co.nz info@measuredlandsurveys.co.nz

Scheme Plan
Lots 1 & 2 being a Subdivision of
Lot 29 DP 471213 and Easement
over Lot 2 DP 559073
(30 Northburn Road, Wanaka)

Client: **Shutt**
Scale: **1:300 @ A3**
Surveyed: **ST 08/07/21** Drawn: **ST 17/09/21**

CSNZ THE COMPULSORY SURVEYORS ACT 1982
ASSOCIATION OF NEW ZEALAND SURVEYORS
Lindis Peak 2000
Sheet: **1 of 1**
Job #: **21043_S2** Rev: **A**

Shutt *[Signature]*
4/10/21