



Surveying, Planning and
Land Development
Central Otago

8 July 2024

Our Ref: 6075

Queenstown Lakes District Council

RM210057
23-31 Chalmers Street, Wanaka
Application for Licence to Occupy (LTO)

We wish to apply to Council for licence to occupy Warren Street in order to provide access to a proposed subdivision of Lots 1-3 DP 6888.

This occupation will be in the form of a formed accessway. Preliminary design of this accessway has been completed and is included on the attached scheme plan (C1586). C1586 was completed for the resource consent application of the proposed subdivision. This design is preliminary only and detailed design drawings will be completed for the engineering acceptance process of the proposed subdivision.

Please let us know if any further information is required to enable your processing of this application. We look forward to receiving the LTO in due course.

Kind regards,
Coterra Limited



Memorandum of Easements in Gross			
PURPOSE	SHOWN	SERVIENT TENEMENT / BURDENED LAND	GRANTEE
Right to convey telecommunications	A	Lot 3 hereon	Chorus New Zealand Limited
Right to convey electricity	A	Lot 3 hereon	Aurora Energy Limited
Right to drain sewage	C	Lot 3 hereon	Queenstown Lakes District Council
Right to drain sewage	D	Lot 5 hereon	Queenstown Lakes District Council
Right to convey electricity	G	Lot 5 hereon	Aurora Energy Limited

Memorandum of Easements			
PURPOSE	SHOWN	SERVIENT TENEMENT / BURDENED LAND	DOMINANT TENEMENT / BENEFITED LAND
Right to drain sewage	B	Lot 3 hereon	Lots 1, 2 and 4 hereon
Right to drain sewage	E	Lot 4 hereon	Lots 1 and 2 hereon
Right to drain sewage	F	Lot 2 hereon	Lot 1 hereon
Right of way	A	Lot 3 hereon	Lots 4 and 5 hereon
Right to convey water	A	Lot 3 hereon	Lots 4 and 5 hereon
Right to drain stormwater	H	Lot 5 hereon	Lots 3 and 4 hereon



- NOTES:
1. Areas and dimensions are subject to survey.
 2. Contour Interval: 2.0m Major, 0.5m Minor
 3. Proposed easement extents are shown with black dashed lines.
 4. Proposed services & easement positions are preliminary only & subject to detailed design.
 5. The following shall be registered with Land Information New Zealand (CSN XXXXX): "That Lots 4 & 5 hereon be held in the same Record of Title"

REVISION	AMENDMENTS	DATE
B	Revised layout/access & lot numbering	2/06/21
C	Stormwater Disposal System	29/08/2024

C. HUGHES & ASSOCIATES LTD
 Surveying and Resource Management • Central Otago

CROMWELL 17A MURRAY TERRACE P.O. BOX 51 03 445 0376	WANAKA LEVEL 3, 80 ARDMORE ST P.O. BOX 599 03 443 5052	
---	--	---

www.chasurveyors.co.nz

Project:
 23-31 Chalmers Street, Wanaka
 Turk Holdings Ltd

Title:
 Lots 1-4 Being a Proposed
 Subdivision of Lots 1-3 DP 6888
 (For Consent)

Copyright of this drawing is vested in C. Hughes & Associates Limited.
 The Contractor shall verify all dimensions on site.

CAUTION - The information shown on this plan has been prepared under specific instruction from the client and is intended solely for the clients use. The information is valid as at the date of survey. C. Hughes & Associates Limited will accept no liability for any consequence arising out of this plan, or the information thereon whether in hard copy or electronic format by any other party for any purpose whatsoever.

Scale: 1:500 (A3)

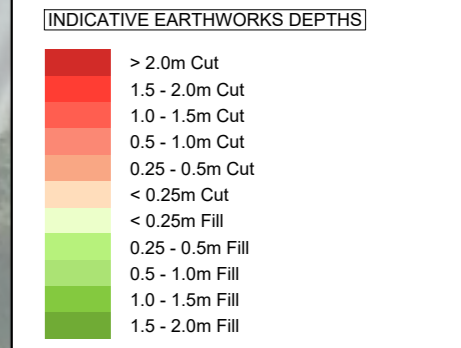
Job No: 6075	Drawn By: CRH	Datum: MSL (DUN1958)
Drawing No: C1586	Sheet No: 1 of 4	Revision: C
		Date Created: 2/06/2021

Memorandum of Easements in Gross			
PURPOSE	SHOWN	SERVIENT TENEMENT / BURDENED LAND	GRANTEE
Right to convey telecommunications	A	Lot 3 hereon	Chorus New Zealand Limited
Right to convey electricity	A	Lot 3 hereon	Aurora Energy Limited
Right to drain sewage	C	Lot 3 hereon	Queenstown Lakes District Council
Right to drain sewage	D	Lot 5 hereon	Queenstown Lakes District Council
Right to convey electricity	G	Lot 5 hereon	Aurora Energy Limited

Memorandum of Easements			
PURPOSE	SHOWN	SERVIENT TENEMENT / BURDENED LAND	DOMINANT TENEMENT / BENEFITED LAND
Right to drain sewage	B	Lot 3 hereon	Lots 1, 2 and 4 hereon
Right to drain sewage	E	Lot 4 hereon	Lots 1 and 2 hereon
Right to drain sewage	F	Lot 2 hereon	Lot 1 hereon
Right of way	A	Lot 3 hereon	Lots 4 and 5 hereon
Right to convey water	A	Lot 3 hereon	Lots 4 and 5 hereon
Right to drain stormwater	H	Lot 5 hereon	Lots 3 and 4 hereon



- NOTES:
- Areas, dimensions, depths/heights and volumes are subject to survey & detailed design.
 - Contour Interval: 2.0m Major, 0.5m Minor
 - Proposed easement extents are shown with black dashed lines.
 - Proposed services & easement positions are indicative only & subject to detailed design.
 - Tennis court dimensions are to outside edge of court (inside edge of retaining). Exact position may be altered slightly during detailed design & construction to comply with QLDC boundary clearances for a permitted earthworks activity.
 - Preliminary tennis court earthworks area: 750m²
 - Preliminary tennis court earthworks volumes:
 - 260m³ topsoil stripping
 - 355m³ cut & 185m³ fill to subgrade
 - 185m³ fill & adjacent topsoil to finished surface
 - 170m³ excess/leftover for access lane fill and/or Lot 1/2 certified fill (or disposal off site)
 - Preliminary access lane earthworks area: 262m²
 - Preliminary access lane earthworks volumes:
 - 92m³ topsoil stripping
 - 5m³ cut & 41m³ fill to subgrade
 - 32m³ fill & adjacent topsoil to finished surface
 - Preliminary certified fill earthworks area: 650m²
 - Preliminary certified fill earthworks volumes:
 - 228m³ topsoil stripping
 - 151m³ certified fill
 - 228m³ topsoil placement on certified fill



REVISION	AMENDMENTS	DATE
B	Revised layout/access & lot numbering	2/06/21
C	Stormwater Disposal System	29/08/2024

C. HUGHES & ASSOCIATES LTD
 Surveying and Resource Management • Central Otago

CROMWELL 17A MURRAY TERRACE P.O. BOX 51 03 445 0376	WANAKA LEVEL 3, 80 ARDMORE ST P.O. BOX 599 03 443 5052	
---	--	---

www.chasurveyors.co.nz

Project:
 23-31 Chalmers Street, Wanaka
 Turk Holdings Ltd

Title:
 Lots 1-4 Being a Proposed
 Subdivision of Lots 1-3 DP 6888
 Preliminary Earthworks (For Consent)

Copyright of this drawing is vested in C. Hughes & Associates Limited.
 The Contractor shall verify all dimensions on site.

CAUTION - The information shown on this plan has been prepared under specific instruction from the client and is intended solely for the clients use. The information is valid as at the date of survey. C. Hughes & Associates Limited will accept no liability for any consequence arising out of this plan, or the information thereon whether in hard copy or electronic format by any other party for any purpose whatsoever.

Scale: 1:500 (A3)

Job No: 6075	Drawn By: CRH	Date: MSL (DUN1958)
Drawing No: C1586	Sheet No: 2 of 4	Revision: C
		Date Created: 2/06/2021

Memorandum of Easements in Gross			
PURPOSE	SHOWN	SERVIENT TENEMENT / BURDENED LAND	GRANTEE
Right to convey telecommunications	A	Lot 3 hereon	Chorus New Zealand Limited
Right to convey electricity	A	Lot 3 hereon	Aurora Energy Limited
Right to drain sewage	C	Lot 3 hereon	Queenstown Lakes District Council
Right to drain sewage	D	Lot 5 hereon	Queenstown Lakes District Council
Right to convey electricity	G	Lot 5 hereon	Aurora Energy Limited

Memorandum of Easements			
PURPOSE	SHOWN	SERVIENT TENEMENT / BURDENED LAND	DOMINANT TENEMENT / BENEFITED LAND
Right to drain sewage	B	Lot 3 hereon	Lots 1, 2 and 4 hereon
Right to drain sewage	E	Lot 4 hereon	Lots 1 and 2 hereon
Right to drain sewage	F	Lot 2 hereon	Lot 1 hereon
Right of way	A	Lot 3 hereon	Lots 4 and 5 hereon
Right to convey water	A	Lot 3 hereon	Lots 4 and 5 hereon
Right to drain stormwater	H	Lot 5 hereon	Lots 3 and 4 hereon



NOTES:
 1. Areas and dimensions are subject to survey.
 2. Contour Interval: 2.0m Major, 0.5m Minor
 3. Proposed easement extents are shown with black dashed lines.
 4. Proposed services & easement positions are preliminary only & subject to detailed design.

REVISION	AMENDMENTS	DATE
B	Revised layout/access & lot numbering	2/06/21
C	Stormwater Disposal System	29/08/2024

C. HUGHES & ASSOCIATES LTD
 Surveying and Resource Management • Central Otago

CROMWELL 17A MURRAY TERRACE P.O. BOX 51 03 445 0376
WANAKA LEVEL 3, 80 ARDMORE ST P.O. BOX 599 03 443 5052

www.chasurveyors.co.nz

Project:
 23-31 Chalmers Street, Wanaka
 Turk Holdings Ltd

Title:
 Lots 1-4 Being a Proposed
 Subdivision of Lots 1-3 DP 6888
 Preliminary Access / Services (For Consent)

Copyright of this drawing is vested in C. Hughes & Associates Limited.
 The Contractor shall verify all dimensions on site.

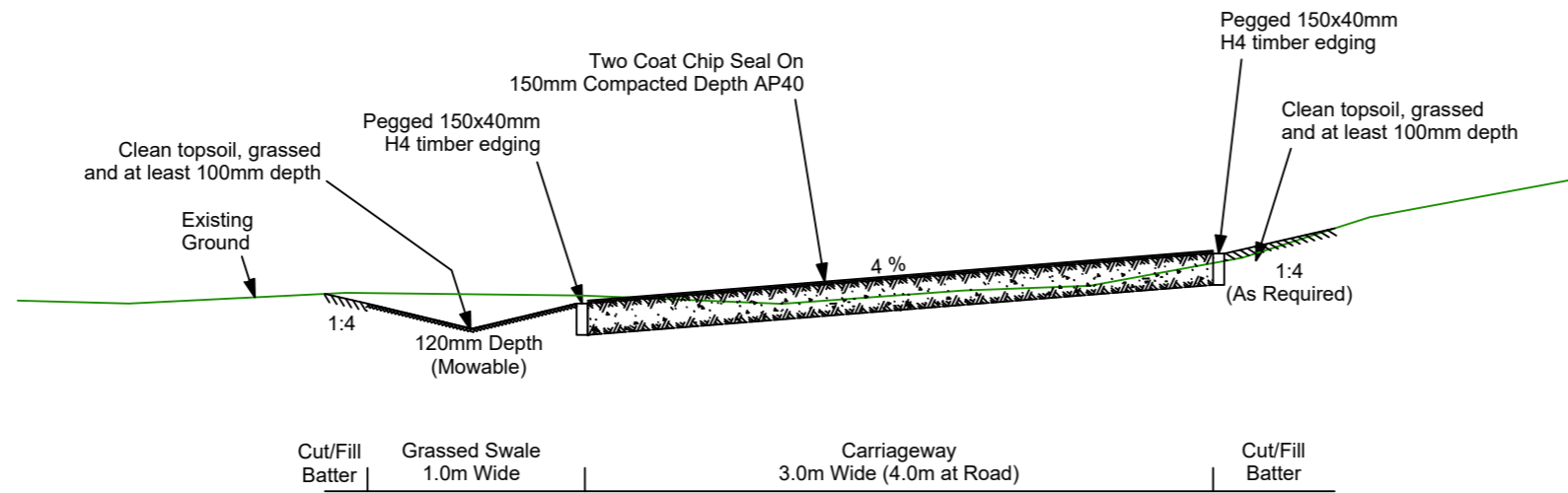
CAUTION - The information shown on this plan has been prepared under specific instruction from the client and is intended solely for the clients use. The information is valid as at the date of survey. C. Hughes & Associates Limited will accept no liability for any consequence arising out of this plan, or the information thereon whether in hard copy or electronic format by any other party for any purpose whatsoever.

Scale: 1:500 (A3)

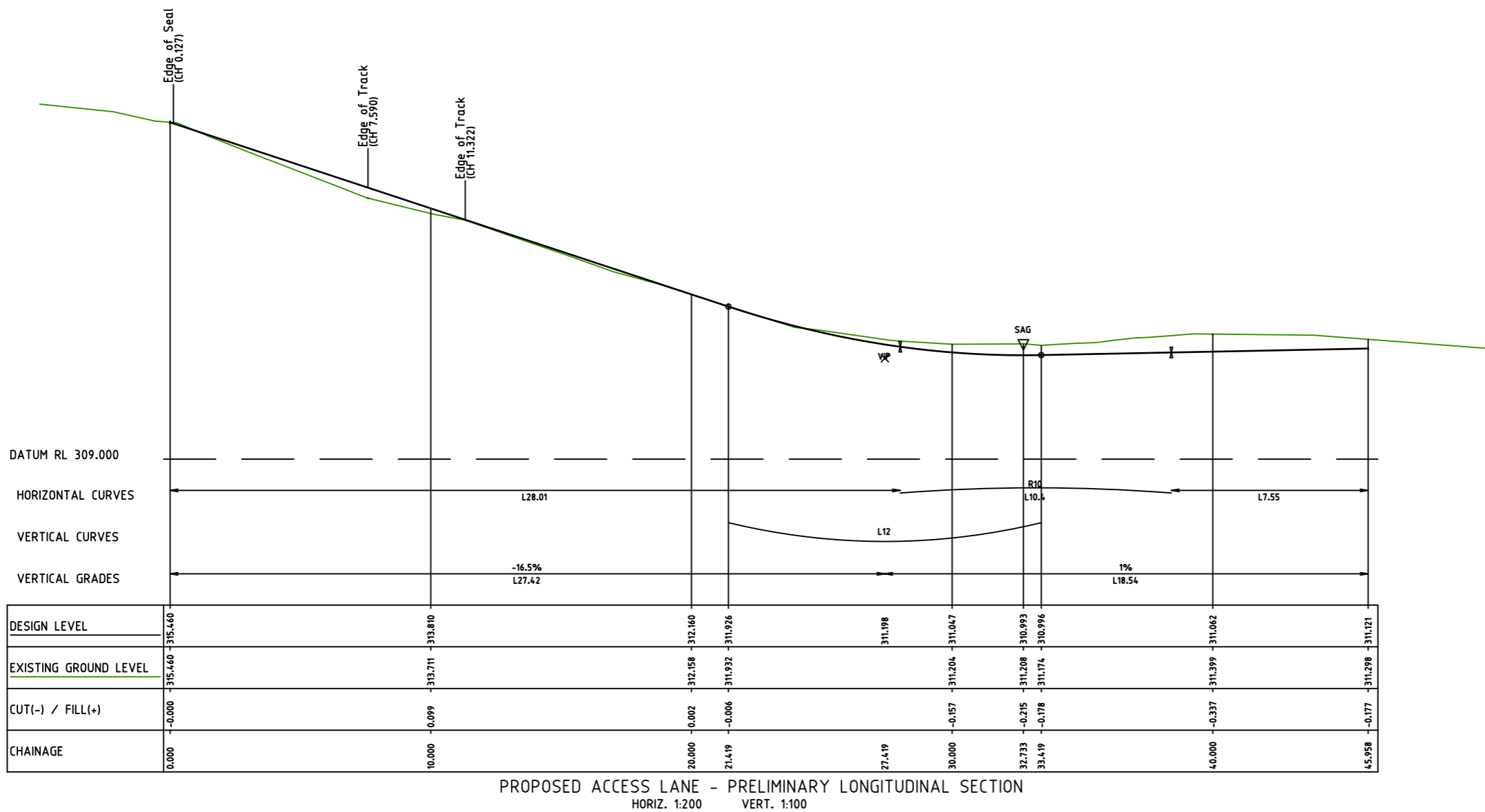
Job No: 6075	Drawn By: CRH	Datum: MSL (DUN1958)
Drawing No: C1586	Sheet No: 3 of 4	Revision: C
		Date Created: 2/06/2021

Proposed Access Lane - Preliminary Typical Cross Section

(NOT TO SCALE)



NOTES:
1. Proposed alignments/widths and materials are preliminary only & subject to detailed design.



REVISION	AMENDMENTS	DATE
B	Revised access lane length	2/06/21
C	Stormwater Disposal System	29/08/2024

C. HUGHES & ASSOCIATES LTD
 Surveying and Resource Management • Central Otago

CROMWELL 17A MURRAY TERRACE P.O. BOX 51 03 445 0376
WANAKA LEVEL 3, 80 ARDMORE ST P.O. BOX 599 03 443 5052

www.chasurveyors.co.nz

Project:
 23-31 Chalmers Street, Wanaka
 Turk Holdings Ltd

Title:
 Lots 1-4 Being a Proposed
 Subdivision of Lots 1-3 DP 6888
 Preliminary Access Sections (For Consent)

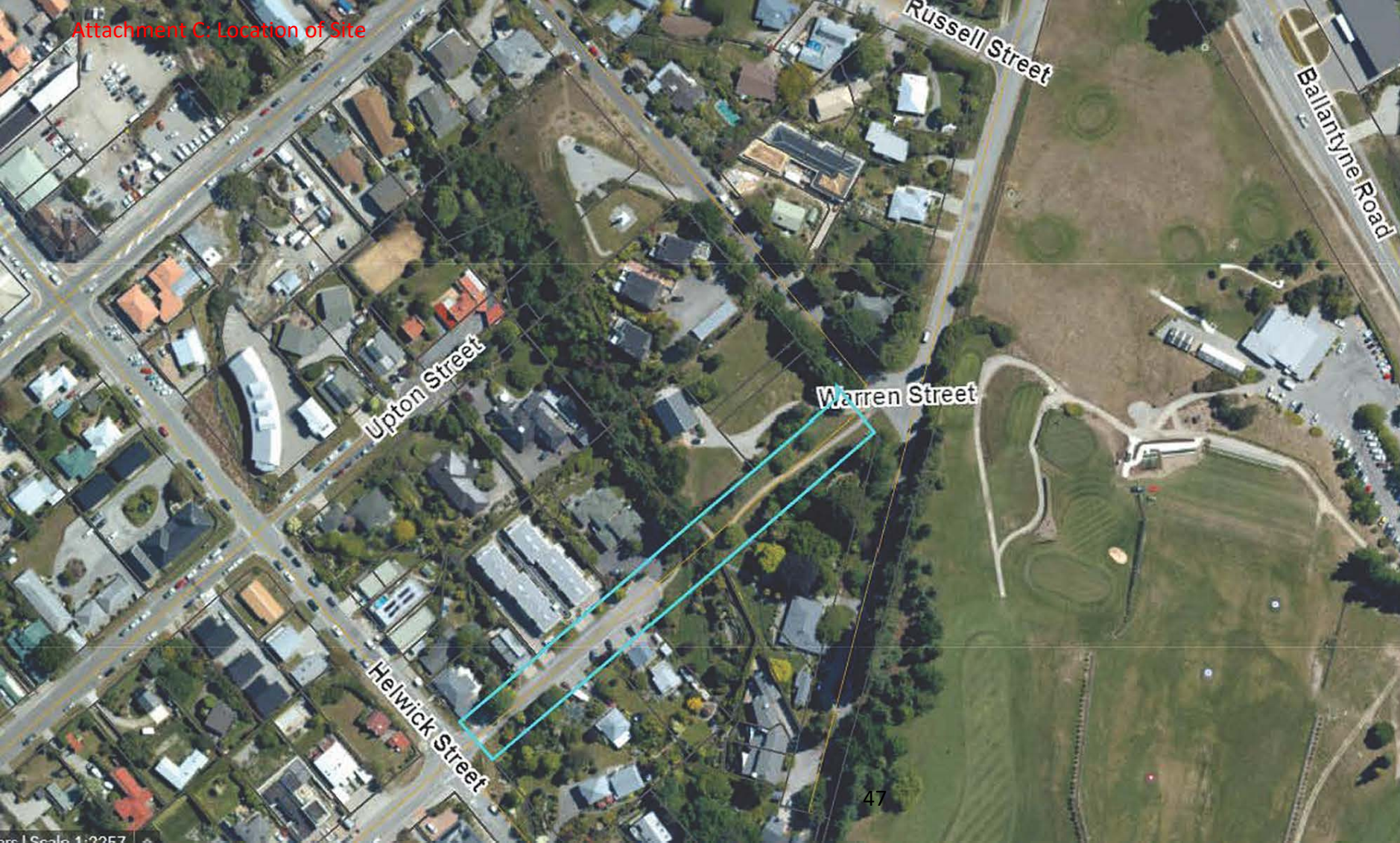
Copyright of this drawing is vested in C. Hughes & Associates Limited. The Contractor shall verify all dimensions on site.

CAUTION - The information shown on this plan has been prepared under specific instruction from the client and is intended solely for the clients use. The information is valid as at the date of survey. C. Hughes & Associates Limited will accept no liability for any consequence arising out of this plan, or the information thereon whether in hard copy or electronic format by any other party for any purpose whatsoever.

Scale: AS SHOWN (A3)

Job No: 6075	Drawn By: CRH	Datum: MSL (DUN1958)
Drawing No: C1586	Sheet No: 4 of 4	Revision: B
		Date Created: 2/06/2021

Attachment C: Location of Site



Property ID:
Appellation:
Assessment Number:

Property Owner/s:
Contact Address:

Land Value:
Improvements Value:
Capital Value:

Parcel Status: Current
Parcel ID: 3187751
Parcel Intent: Road
Parcel Title/s:
Affected surveys:
Statutory Actions:
Land Area:

Property Status:
Property Legal Description:
Property Title/s:
Additional Description:
Property Type Description:
Rates Analysis Description:
Rates Recovery Description:
Rates Notice Description:

Memorandum of Easements in Gross			
PURPOSE	SHOWN	SERVIENT TENEMENT / BURDENED LAND	GRANTEE
Right to convey telecommunications	A	Lot 3 hereon	Chorus New Zealand Limited
Right to convey electricity	A	Lot 3 hereon	Aurora Energy Limited
Right to drain sewage	C	Lot 3 hereon	Queenstown Lakes District Council
Right to drain sewage	D	Lot 5 hereon	Queenstown Lakes District Council
Right to convey electricity	G	Lot 5 hereon	Aurora Energy Limited

Memorandum of Easements			
PURPOSE	SHOWN	SERVIENT TENEMENT / BURDENED LAND	DOMINANT TENEMENT / BENEFITED LAND
Right to drain sewage	B	Lot 3 hereon	Lots 1, 2 and 4 hereon
Right to drain sewage	E	Lot 4 hereon	Lots 1 and 2 hereon
Right to drain sewage	F	Lot 2 hereon	Lot 1 hereon
Right of way	A	Lot 3 hereon	Lots 4 and 5 hereon
Right to convey water	A	Lot 3 hereon	Lots 4 and 5 hereon
Right to drain stormwater	H	Lot 5 hereon	Lots 3 and 4 hereon



- NOTES:
1. Areas and dimensions are subject to survey.
 2. Contour Interval: 2.0m Major, 0.5m Minor
 3. Proposed easement extents are shown with black dashed lines.
 4. Proposed services & easement positions are preliminary only & subject to detailed design.
 5. The following shall be registered with Land Information New Zealand (CSN XXXXX): "That Lots 4 & 5 hereon be held in the same Record of Title"

REVISION	AMENDMENTS	DATE
B	Revised layout/access & lot numbering	2/06/21
C	Stormwater Disposal System	29/08/2024

C. HUGHES & ASSOCIATES LTD
 Surveying and Resource Management • Central Otago

CROMWELL **WANAKA**
 17A MURRAY TERRACE LEVEL 3, 80 ARDMORE ST
 P.O. BOX 51 P.O. BOX 599
 03 445 0376 03 443 5052

www.chasurveyors.co.nz



Project:
 23-31 Chalmers Street, Wanaka
 Turk Holdings Ltd

Title:
 Lots 1-4 Being a Proposed
 Subdivision of Lots 1-3 DP 6888
 (For Consent)

Copyright of this drawing is vested in C. Hughes & Associates Limited.
 The Contractor shall verify all dimensions on site.

CAUTION - The information shown on this plan has been prepared under specific instruction from the client and is intended solely for the clients use. The information is valid as at the date of survey. C. Hughes & Associates Limited will accept no liability for any consequence arising out of this plan, or the information thereon whether in hard copy or electronic format by any other party for any purpose whatsoever.

Scale: 1:500 (A3)

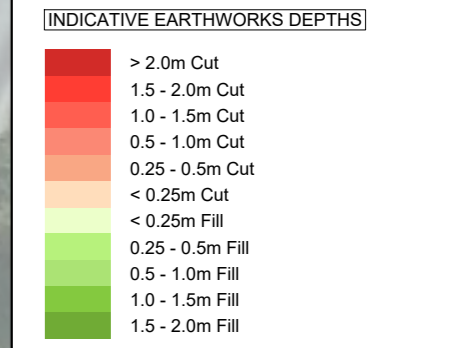
Job No: 6075	Drawn By: CRH	Datum: MSL (DUN1958)
Drawing No: C1586	Sheet No: 1 of 4	Revision: C Date Created: 2/06/2021

Memorandum of Easements in Gross			
PURPOSE	SHOWN	SERVIENT TENEMENT / BURDENED LAND	GRANTEE
Right to convey telecommunications	A	Lot 3 hereon	Chorus New Zealand Limited
Right to convey electricity	A	Lot 3 hereon	Aurora Energy Limited
Right to drain sewage	C	Lot 3 hereon	Queenstown Lakes District Council
Right to drain sewage	D	Lot 5 hereon	Queenstown Lakes District Council
Right to convey electricity	G	Lot 5 hereon	Aurora Energy Limited

Memorandum of Easements			
PURPOSE	SHOWN	SERVIENT TENEMENT / BURDENED LAND	DOMINANT TENEMENT / BENEFITED LAND
Right to drain sewage	B	Lot 3 hereon	Lots 1, 2 and 4 hereon
Right to drain sewage	E	Lot 4 hereon	Lots 1 and 2 hereon
Right to drain sewage	F	Lot 2 hereon	Lot 1 hereon
Right of way	A	Lot 3 hereon	Lots 4 and 5 hereon
Right to convey water	A	Lot 3 hereon	Lots 4 and 5 hereon
Right to drain stormwater	H	Lot 5 hereon	Lots 3 and 4 hereon



- NOTES:
- Areas, dimensions, depths/heights and volumes are subject to survey & detailed design.
 - Contour Interval: 2.0m Major, 0.5m Minor
 - Proposed easement extents are shown with black dashed lines.
 - Proposed services & easement positions are indicative only & subject to detailed design.
 - Tennis court dimensions are to outside edge of court (inside edge of retaining). Exact position may be altered slightly during detailed design & construction to comply with QLDC boundary clearances for a permitted earthworks activity.
 - Preliminary tennis court earthworks area: 750m²
 - Preliminary tennis court earthworks volumes:
 - 260m³ topsoil stripping
 - 355m³ cut & 185m³ fill to subgrade
 - 185m³ fill & adjacent topsoil to finished surface
 - 170m³ excess/leftover for access lane fill and/or Lot 1/2 certified fill (or disposal off site)
 - Preliminary access lane earthworks area: 262m²
 - Preliminary access lane earthworks volumes:
 - 92m³ topsoil stripping
 - 5m³ cut & 41m³ fill to subgrade
 - 32m³ fill & adjacent topsoil to finished surface
 - Preliminary certified fill earthworks area: 650m²
 - Preliminary certified fill earthworks volumes:
 - 228m³ topsoil stripping
 - 151m³ certified fill
 - 228m³ topsoil placement on certified fill



REVISION	AMENDMENTS	DATE
B	Revised layout/access & lot numbering	2/06/21
C	Stormwater Disposal System	29/08/2024

C. HUGHES & ASSOCIATES LTD
 Surveying and Resource Management • Central Otago

CROMWELL 17A MURRAY TERRACE P.O. BOX 51 03 445 0376	WANAKA LEVEL 3, 80 ARDMORE ST P.O. BOX 599 03 443 5052	
---	--	---

www.chasurveyors.co.nz

Project:
 23-31 Chalmers Street, Wanaka
 Turk Holdings Ltd

Title:
 Lots 1-4 Being a Proposed
 Subdivision of Lots 1-3 DP 6888
 Preliminary Earthworks (For Consent)

Copyright of this drawing is vested in C. Hughes & Associates Limited.
 The Contractor shall verify all dimensions on site.

CAUTION - The information shown on this plan has been prepared under specific instruction from the client and is intended solely for the clients use. The information is valid as at the date of survey. C. Hughes & Associates Limited will accept no liability for any consequence arising out of this plan, or the information thereon whether in hard copy or electronic format by any other party for any purpose whatsoever.

Scale: 1:500 (A3)

Job No: 6075	Drawn By: CRH	Date: MSL (DUN1958)
Drawing No: C1586	Sheet No: 2 of 4	Revision: C
		Date Created: 2/06/2021

Memorandum of Easements in Gross			
PURPOSE	SHOWN	SERVIENT TENEMENT / BURDENED LAND	GRANTEE
Right to convey telecommunications	A	Lot 3 hereon	Chorus New Zealand Limited
Right to convey electricity	A	Lot 3 hereon	Aurora Energy Limited
Right to drain sewage	C	Lot 3 hereon	Queenstown Lakes District Council
Right to drain sewage	D	Lot 5 hereon	Queenstown Lakes District Council
Right to convey electricity	G	Lot 5 hereon	Aurora Energy Limited

Memorandum of Easements			
PURPOSE	SHOWN	SERVIENT TENEMENT / BURDENED LAND	DOMINANT TENEMENT / BENEFITED LAND
Right to drain sewage	B	Lot 3 hereon	Lots 1, 2 and 4 hereon
Right to drain sewage	E	Lot 4 hereon	Lots 1 and 2 hereon
Right to drain sewage	F	Lot 2 hereon	Lot 1 hereon
Right of way	A	Lot 3 hereon	Lots 4 and 5 hereon
Right to convey water	A	Lot 3 hereon	Lots 4 and 5 hereon
Right to drain stormwater	H	Lot 5 hereon	Lots 3 and 4 hereon



NOTES:
 1. Areas and dimensions are subject to survey.
 2. Contour Interval: 2.0m Major, 0.5m Minor
 3. Proposed easement extents are shown with black dashed lines.
 4. Proposed services & easement positions are preliminary only & subject to detailed design.

REVISION	AMENDMENTS	DATE
B	Revised layout/access & lot numbering	2/06/21
C	Stormwater Disposal System	29/08/2024

C. HUGHES & ASSOCIATES LTD
 Surveying and Resource Management • Central Otago

CROMWELL 17A MURRAY TERRACE P.O. BOX 51 03 445 0376
WANAKA LEVEL 3, 80 ARDMORE ST P.O. BOX 599 03 443 5052

www.chasurveyors.co.nz

Project:
 23-31 Chalmers Street, Wanaka
 Turk Holdings Ltd

Title:
 Lots 1-4 Being a Proposed Subdivision of Lots 1-3 DP 6888
 Preliminary Access / Services (For Consent)

Copyright of this drawing is vested in C. Hughes & Associates Limited. The Contractor shall verify all dimensions on site.

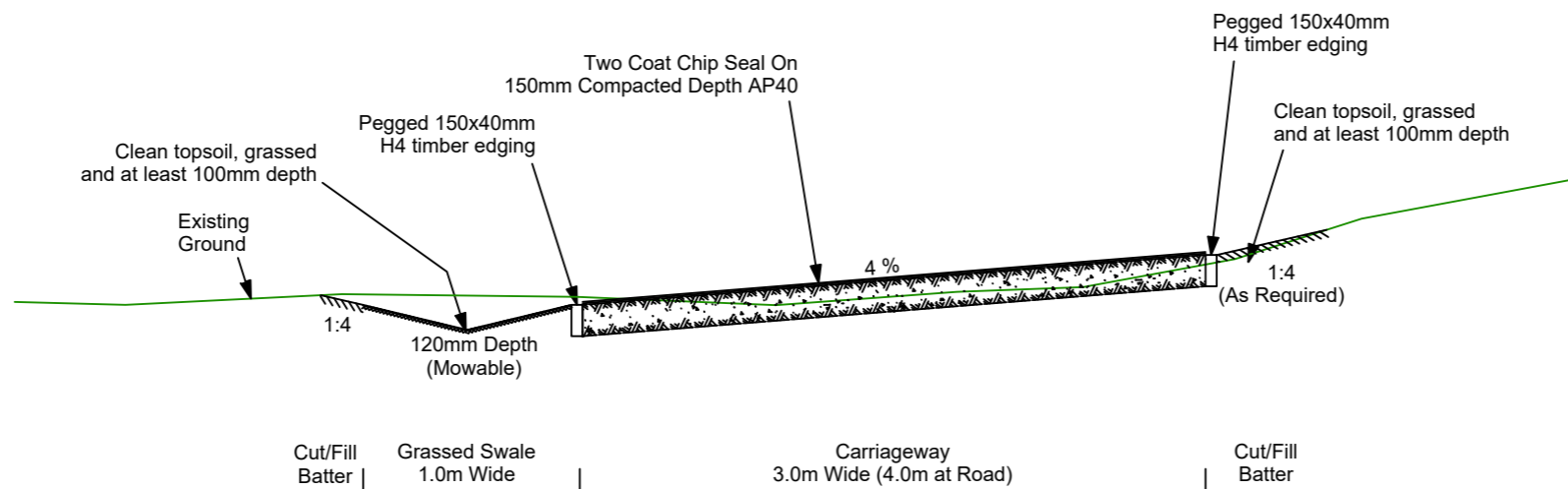
CAUTION - The information shown on this plan has been prepared under specific instruction from the client and is intended solely for the clients use. The information is valid as at the date of survey. C. Hughes & Associates Limited will accept no liability for any consequence arising out of this plan, or the information thereon whether in hard copy or electronic format by any other party for any purpose whatsoever.

Scale: 1:500 (A3)

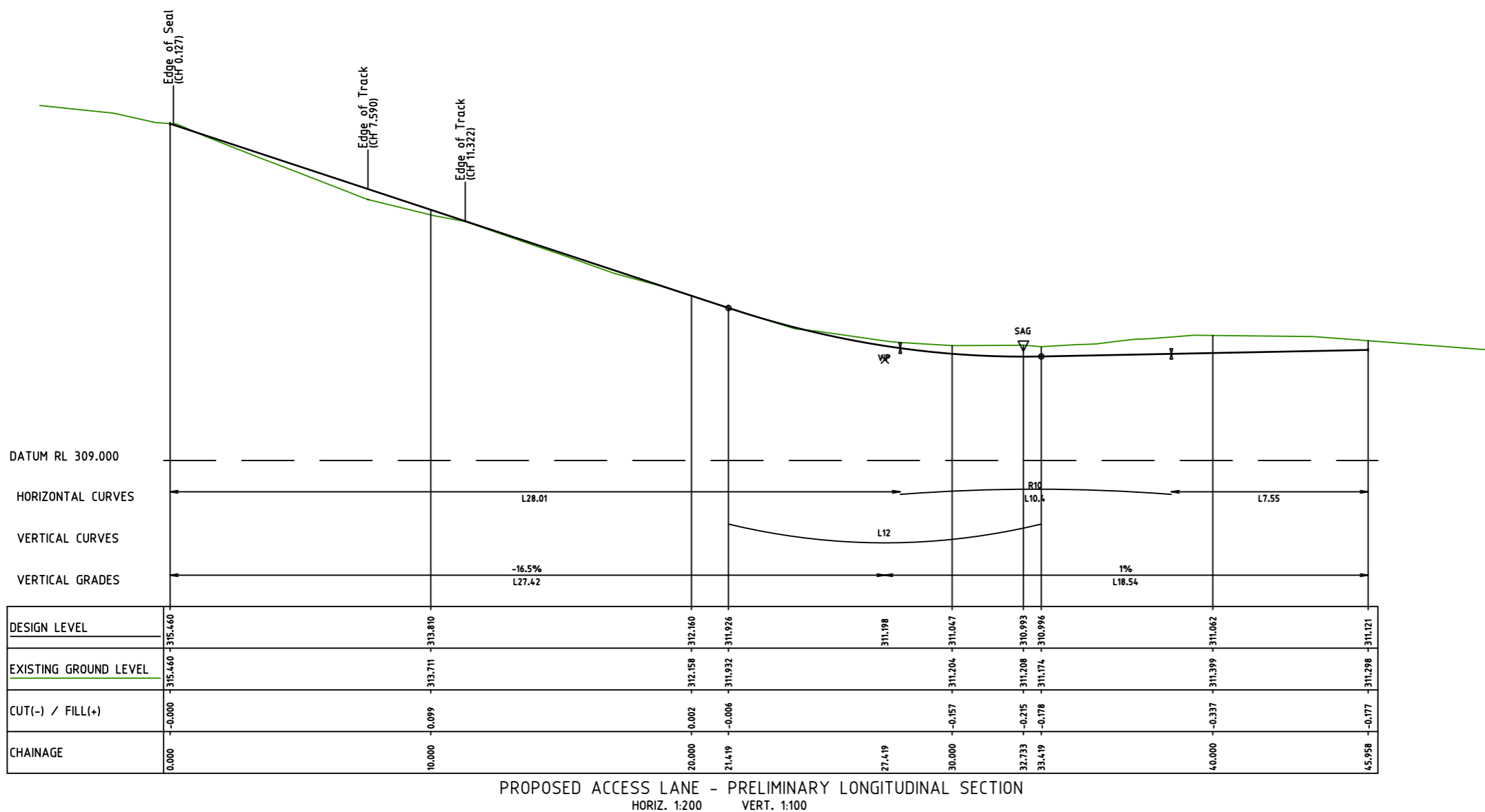
Job No: 6075	Drawn By: CRH	Datum: MSL (DUN1958)
Drawing No: C1586	Sheet No: 3 of 4	Revision: C
		Date Created: 2/06/2021

Proposed Access Lane - Preliminary Typical Cross Section

(NOT TO SCALE)



NOTES:
1. Proposed alignments/widths and materials are preliminary only & subject to detailed design.



REVISION	AMENDMENTS	DATE
B	Revised access lane length	2/06/21
C	Stormwater Disposal System	29/08/2024

C. HUGHES & ASSOCIATES LTD
Surveying and Resource Management • Central Otago

CROMWELL 17A MURRAY TERRACE P.O. BOX 51 03 445 0376
WANAKA LEVEL 3, 80 ARDMORE ST P.O. BOX 599 03 443 5052
www.chasurveyors.co.nz



Project:
23-31 Chalmers Street, Wanaka
Turk Holdings Ltd

Title:
Lots 1-4 Being a Proposed
Subdivision of Lots 1-3 DP 6888
Preliminary Access Sections (For Consent)

Copyright of this drawing is vested in C. Hughes & Associates Limited. The Contractor shall verify all dimensions on site.

CAUTION - The information shown on this plan has been prepared under specific instruction from the client and is intended solely for the clients use. The information is valid as at the date of survey. C. Hughes & Associates Limited will accept no liability for any consequence arising out of this plan, or the information thereon whether in hard copy or electronic format by any other party for any purpose whatsoever.

Scale: AS SHOWN (A3)

Job No: 6075	Drawn By: CRH	Datum: MSL (DUN1958)
Drawing No: C1586	Sheet No: 4 of 4	Revision: B
		Date Created: 2/06/2021

