

**NOTES:**  
 Coordinates are in terms of Lindis Peak 2000  
 Origin of coordinates: D 216 (MOW) [BAUA]  
 810613.818mN  
 381238.26mE

Elevation in Terms of: Dundein Datum 1958  
 Origin of Levels: D 216 (MOW) [BAUA]  
 RL= 400.071

Areas and dimensions are subject to resource consent and legal survey.

Further easements may be required for services.

Lot 2 DP 300393 benefits from existing right of way easements over neighbouring parcels Lots 1 and 4 DP 300393 and Lot 2 DP 22638.

Lot 2 DP 300393 benefits from existing services easements over neighbouring parcels Lots 4 and 5 DP 300393.

The Record of Title 2432 for Lot 2 DP 300393 is subject to a number of consent notices, associated variations and land covenants that should be carefully checked prior to preparing and submitting a subdivision consent.

**PATERSONPITTSGROUP**  
 Your Land Professionals  
 www.ppgroup.co.nz  
 0800 PPGROUP

**WANAKA**  
 19 Reece Crescent  
 or P.O. Box 283  
 Wanaka 9343  
 T 03 443 0110  
 E wanaka@ppgroup.co.nz

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Client & Location:  
**D. Kenton**  
**1147B Lake Hawea-Albert Town Road**

Purpose & Drawing Title:  
**Scheme Plan**  
**Lot 2 DP 300393**

Surveyed by:	CB/ARB	Original Size:	Scale:
Designed by:	-	A3	1:1500 @ A3
Drawn by:	CB/ARB		
Checked by:	HBM		
Approved by:	HBM		
Job No:	W5982	Sheet No:	105C
Drawing No:	001	Revision No:	0
		Date Created:	08/02/24



## District-wide Objectives and Policies

### Nature Conservation Values

The site is currently predominantly used for ecological restoration and rural living activities. The significant ecological restoration on the site will result in an enhancement of ecological value. Where planting has occurred, it is almost exclusively in indigenous species. The volunteered consent notice condition means the applicant and future landowners will continue to maintain the indigenous planting. The site is not identified in the PDP as having significant indigenous vegetation. Adverse effects on natural character from the building platform are very limited, and overall natural character is enhanced through additional planting in indigenous species suitable for area, therefore improving the overall ecological character and landscape amenity on the site. As such it is considered that the proposal is consistent with the objectives and policies relevant to nature conservation values, identified in ODP.

### Policy 1: Future Development, Policy 4: Visual Amenity Landscapes, Policy 17: Land Use

The building platform is to be located within a part of the site which is not highly visible from public places and is an area that has potential to absorb change without detracting from landscape and amenity values. The Landscape Assessment supports this and notes that a sense of openness felt by observers in the surrounding landscape will not be noticeably reduced. The future built form will be screened by the existing landscaped mounding and maturing native vegetation. Effects with regard to visual amenity can be suitably mitigated through the retention of this planting as shown on the Landscape Plan. The proposal achieves these policies as adverse effects have been avoided, remedied and mitigated, and the new building platform will not be highly visible from adjoining roads or neighbouring properties. The existing landscaping (to be legally retained and protected via consent notice) will enhance the natural character. With regard to Policy 1 (a) –(c), the proposal avoids, remedies and mitigates the effects of the development on the landscape and visual amenity values of the district which are vulnerable to degradation in this location. This part of the district has some potential to absorb change without detracting from landscape and visual amenity values, and the proposal does not exceed that ability.

### Policy 8: Avoiding Cumulative Degradation

Cumulative effects of the proposal have been extensively considered in the landscape assessment report (Attachment [G]). The density of development proposed (one additional building platform) will not increase to a point where the benefits of further planting and building are outweighed by the adverse effects on landscape values from over domestication. The proposal will achieve the policy as it avoids, remedies and mitigate the effects of the development on the landscape and visual amenity values of the district.

## 9.4.2 Rural General Zone Policies

Policy 1.1 requires the consideration of the district wide landscape objectives and policies. This assessment has been conducted above. The creation of one additional building platform, and associated subdivision, is large enough to accommodate low intensity rural activities (although in practice is being used for nature conservation



## Attachment [Q]

purposes). This is consistent with the rural character of the area, and recognises the value of rural productive activities and associated landscape values of the area.

The building platforms and existing landscaping has been designed to avoid, remedy and mitigate the potential for adverse visual and landscape effects. The landscape assessment report has been completed which notes the proposal involves introducing human elements and activity, however the effects have been avoided, remedied and mitigated as required by the policy.

The proposed platform has been located in a part of the site with the potential to absorb change. The platform on proposed Lot 2 is set into the landscape via planting and mounding allowing the future dwelling to be nestled into the landscape and not stand out. The visual coherence of the landscape will be preserved by existing landscape mounding / planting, restricted building height and planting. The future platform on Lot 1 will not break a skyline, ridgeline, and hills and prominent slopes (Mt Maude ONL) are not adversely affected. Any potential adverse effects which may arise from the construction of a dwelling within the building platform and potential effects resulting from the future dwelling on Proposed Lot 2 have been avoided and mitigated through existing landscaped mounding and native planting.

Overall, the proposed activity is consistent with the objectives and policies of the ODP Rural General Zone.

### 9.4.3 Subdivision and Development Objectives and Policies

The objectives of the Subdivision and Development chapter of relevance relate to servicing (Objectives 1 and 2). As discussed within the AEE, it is considered that the proposed subdivision can be appropriately serviced by water, wastewater, stormwater and energy telecommunications subject to conditions of consent in which specific designs and locations will need to be considered prior to the construction of the future dwellings. Various reports confirm that the site has the capacity and capability to provide for these infrastructure services. The existing access will be utilised for access to the proposed Lot 2.





# AFFECTED PERSON'S APPROVAL

## FORM 8A



Resource Management Act 1991 Section 95

### # RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

### PERSON AFFECTED PERSON'S DETAILS

I/We Bluesure Developments Limited

Are the owners/occupiers of  
1172 Lake Hawea - Albert Town Road, Lake Hawea (Sec 22 Block III Lower Hawea SD)

### LIST DETAILS OF PROPOSAL

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

at the following subject site(s):

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.

### MAGNIFY WHAT INFORMATION/PLANS HAVE YOU SIGHTED

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

Landscape Plan Titled 'D Kenton' dated 26/03/2024





## 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) STUART JOHN MUNRO	
	Contact Phone / Email address 0274787998	
	Signature 	Date

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

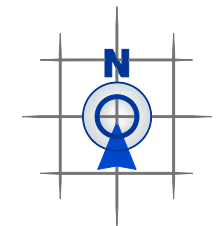
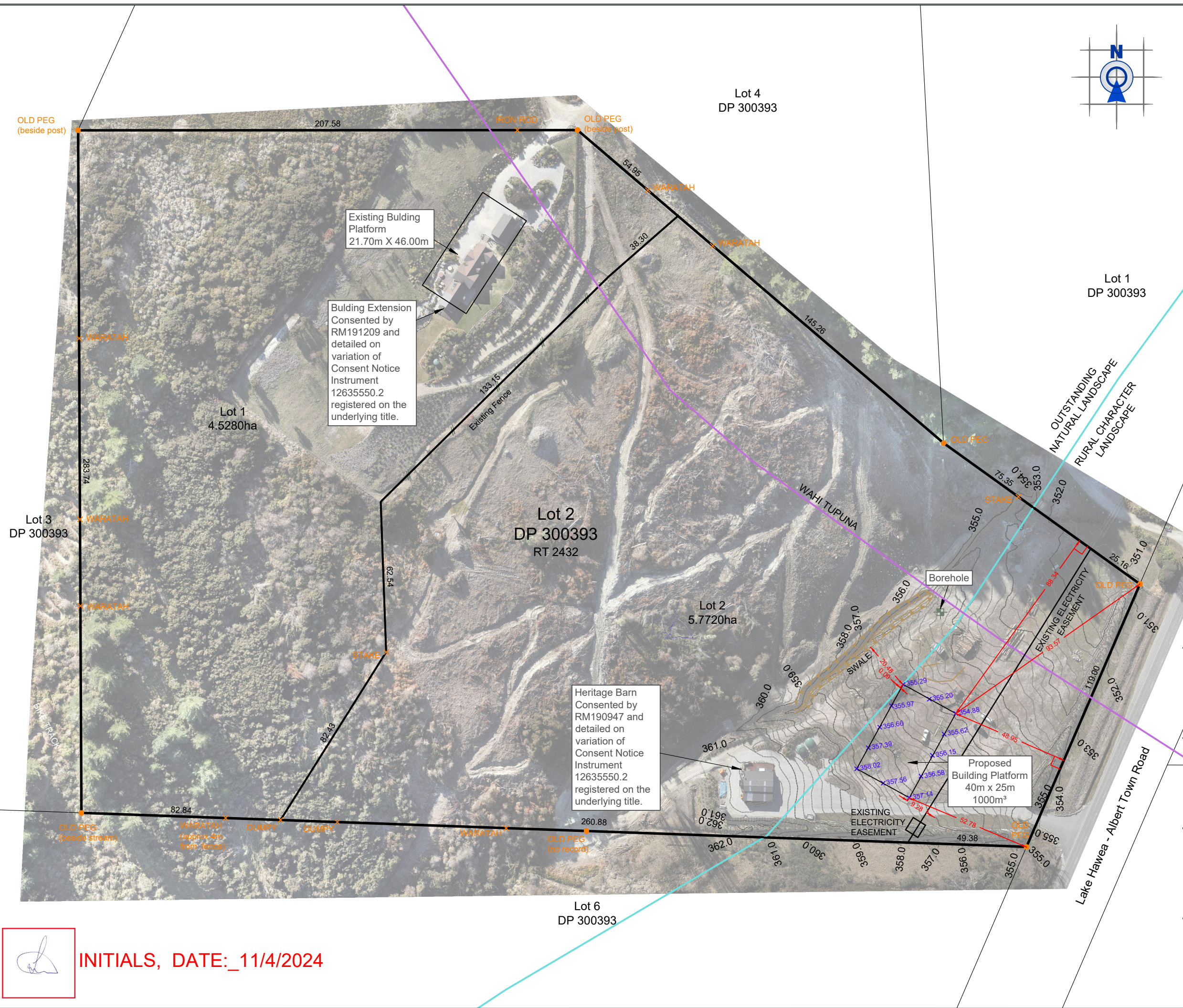
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Client & Location:  
**D. Kenton**  
**1147B Lake Hawea-Albert**  
**Town Road**

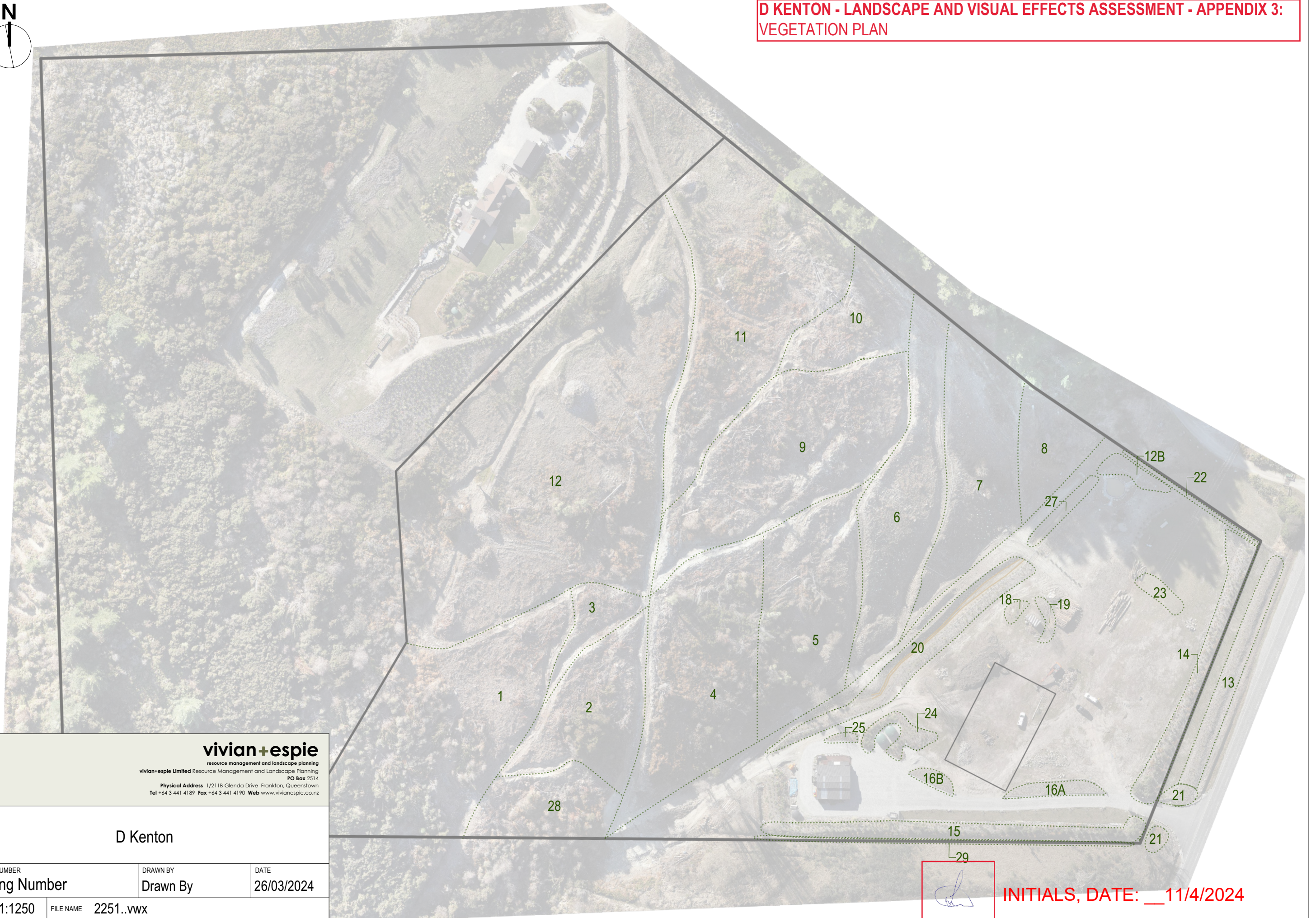
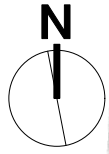
Purpose & Drawing Title:  
**Scheme Plan**  
**Lot 2 DP 300393**

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Drawn by:	CB/ARB		
Checked by:	HBM	<b>DO NOT SCALE</b>	
Approved by:	HBM	Job No:	Revision No:
		W5982	0
		Drawing No:	Date Created:
		001	08/02/24
		Sheet No:	
		105C	

**INITIALS, DATE: 11/4/2024**



**D KENTON - LANDSCAPE AND VISUAL EFFECTS ASSESSMENT - APPENDIX 3:  
VEGETATION PLAN**



**vivian+espie**

resource management and landscape planning  
vivian+espie Limited Resource Management and Landscape Planning  
PO Box 2514  
Physical Address 1/2118 Glenda Drive Frankton, Queenstown  
Tel +64 3 441 4189 Fax +64 3 441 4190 Web www.vivianespie.co.nz

TITLE  
**D Kenton**

DRAWING NUMBER <b>Drawing Number</b>	DRAWN BY <b>Drawn By</b>	DATE <b>26/03/2024</b>
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SCALE <b>1:1250</b>	FILE NAME <b>2251..VWX</b>
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**INITIALS, DATE: \_\_11/4/2024**



Botanical Name	Common Name	SW Side of Hill (1,2,3 & 4)				Lower Escarpment middle of hill (5,6 & 7)			Upper Escarpment Middle of Hill	NW side of Hill - No Planting (10 & 11)		West of Pond	Northern Fenceline	Both sides of Swale	Southern Fenceline	Lower south side of hill - switchback on B.Lane	1/2 oval close to gate	1/2 oval close to barn	Garden w Water Tanks	Planting north of barn	Northern end of Swale	Woodshed	Bund around woodshed	Both sides main gate	NZTA Bund	Southern Bund to the barn	Eastern Bund	Northern Fenceline	Pond	New Bund by orchard	Totals
		1	2	3	4	5	6	7	12	10	11	8	9																		
<i>Anemathes Lessonia</i>	Wind Grass Tussock																												10		10
<i>Aristotelia Serrata</i>	Wineberry	13	3		7		70	14	1		7			10			2												5	3	135
<i>Austroderia Richardii</i>	Toi Toi	413	74	181	84	132	83	40	11		9	63		40	48			7	5	10				8	56	17	51	13	3	1348	
<i>Canterbury Grisilena</i>	Twilight																														34
<i>Carex Secta</i>					3	8			7					241	1			44									9	21		334	
<i>Carex Testacea</i>																				17										17	
<i>Chionochloa Rubra</i>	Red Tussock		4		11	1			10															36	50	225	139		414	39	929
<i>Citranthus Maximus</i>	Kakabeak																									15				15	
<i>Continus Grace</i>	Smoke Tree																3	3	3												9
<i>Coprosma</i>																							4		9						13
<i>Coprosma Rogusa</i>	Lobster	15	38									23																	6	82	
<i>Cordylina Australis</i>	Cabbage Tree	23	52	64	32	29		15	18		14	22		8			7			10	10	50		24	12	11	3	5	409		
<i>Corokia Frosted Chocolate</i>																3	13										1			17	
<i>Dodonaea Viscosa</i>	Purple Ake Ake								9			20																	3	32	
<i>Festuca Actae</i>	Blue Tussock																							15						15	
<i>Hebe</i>	Variety of types	4	8		17	9		4			17													1	3	13		1	80		
<i>Hydrangea Bodensee</i>	Blue																2													2	
<i>Juniper Trees</i>																						6								6	
<i>Kunzea Ericoides</i>	Kanuka																								3					3	
<i>Lavendar Grosso</i>																			2					18			1			61	
<i>Louis van Houtte</i>	Golden Elm																										1			5	
<i>Myrsine Australis</i>	Red Matipo											26																		29	
<i>Nyssa Silyatica</i>																												4	4		
<i>Olearia Dardoni</i>	Twiggy Tree Daisy	20	35	24	30	26						43	15							10									203		
<i>Olearia Odorata</i>	Scented Tree Daisy	19	40	54	30	26	29					45	18							10						10	10		291		
<i>Pachystegia Insignis</i>	Rock Daisy															7													7		
<i>Phormium Cookianum</i>	Mountain Flax	1			16				17		15	28	62	10			1	27	20		8		2	38	185	58	23		511		
<i>Phormium Cream Delights</i>					15						14		7					9					2	25		6	12		141		
<i>Phormium Dark Delight</i>									7				32				9	26	22		2		5		103	67	19	5	297		
<i>Phormium Rainbow Queen</i>						1			9		5		25				24	17	4		3		2		6	13	21		130		
<i>Phormium Surfer Bronze</i>											12																			12	
<i>Phormium Tenax</i>	Harakeke	22	35	22		26					48	32		5						10								5	205		
<i>Photinia Red Robin</i>																								20			40			60	
<i>Pittosporum Golfball</i>																							6							6	
<i>Pittosporum Kohuhu</i>	Black Matipo	16	17	39	52	24	56	21	13		7	9		6								59						3	326		
<i>Pittosporum Lemonwood</i>			20		15	26						10		10						10						13			104		
<i>Pittosporum Reverend Green</i>																													3	3	
<i>Pittosporum Screenmaster</i>																														3	
<i>Pittosporum Stephens Island</i>							10											15				4			40	27	21	4	121		
<i>Pittosporum Wrinkly Blue</i>																											65			65	
<i>Plagianthus Divaricatus</i>	Swamp Ribbonwood	12	35	23	15	26						48		5																164	
<i>Plagianthus Regius</i>	Ribbonwood			10	17			2			18	1					3			10		44	3	3	11	6	6		134		
<i>Poa Cita</i>	Silver Tussock						110																	2	2	2	32			148	
<i>Prunus Lusitanica</i>	Portugese Laurel																													8	
<i>Pseudopanax arboreus</i>	Five Finger				2		4				5						2										10	8	31		
<i>Quercus Coccinea</i>	Scarlett Oak																1													1	
<i>Robinia pseudoacacia</i>	Lace Lady																	3												3	
<i>Salix Sepulorlis Chrysocoma</i>	Willow Tree										1																			1	
<i>Seedum</i>																														2	
<i>Sophora Dragon Gold</i>	Kowhai Tree																									15				15	
<i>Sophora Microphyllia</i>	Kowhai Tree							4			6							2							13	8	3		36		
<i>Viburnum Tinus</i>	Emerald Beauty																												1	1	
		558	361	417	346	334	362	100	102	0	0	178	370	367	127	49	119	58	165	68	70	33	157	97	231	670	528	34	617	100	6618

Non - Natives = Yellow highlights  
98

**D KENTON - LANDSCAPE AND VISUAL EFFECTS ASSESSMENT - APPENDIX 3B:  
VEGETATION PLAN - SCHEDULE OF EXISTING VEGETATION WITHIN PROPOSED LOT 2.**

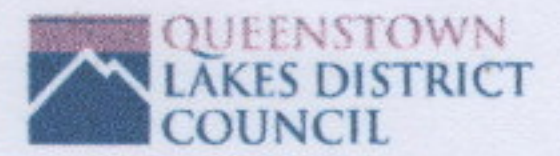


INITIALS, DATE: \_11/4/2024





# AFFECTED PERSON'S APPROVAL



FORM 8A

Resource Management Act 1991 Section 95

## # RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Diane Kenton & Lee-Ann Tombling

## AFFECTED PERSON'S DETAILS

I/We **RICHARD PROUT**  
Are the owners/occupiers of  
**1147C LAKE HAWEA ALBERT TOWN ROAD  
WANAKA 9382**

## DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:  
Subdivide Lot 2 DP 300393 (Record of Title 2432) at into two allotments. Proposed Lot 1 measures 4.5 hectares and includes an existing house within an approved building platform measuring 998m<sup>2</sup>. Proposed Lot 2 measures 5.8 hectares and includes a new building platform measuring 1000m<sup>2</sup>. The proposal includes associated infrastructure and retention of existing landscaping. Access to the both lots is already formed.

at the following subject site(s):  
1147B Lake Hawea-Albert Town Road, Lake Hawea



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.

Patterson Pitts Group W5982 001 Sheet 105C 08/02/24  
Landscape Plan Titled 'D Kenton' dated 26/03/2024

*[Handwritten signature]*  
7/4/24





# APPROVAL OF AFFECTED PERSON(S)

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

A	Name (PRINT) <b>RICHARD PROUT</b>	
	Contact Phone / Email address <b>021 539 650 richard.proust@me.com</b>	
	Signature 	Date <b>7 APRIL 2024</b>

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

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

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

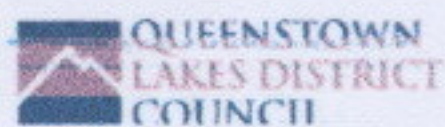
**Note to person signing written approval**

Conditional written approvals cannot be accepted.

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

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

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



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**

Coordinates are in terms of Linds Peak 2000  
Origin of coordinates: D 2'16 (MOV) (BAUA)  
810613.818mN  
381238.26mE

Elevation in Terms of Dunde Datum 1958  
Origin of Levels: D 2'16 (MOV) (BAUA)  
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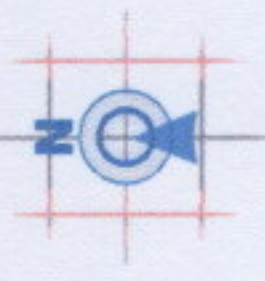
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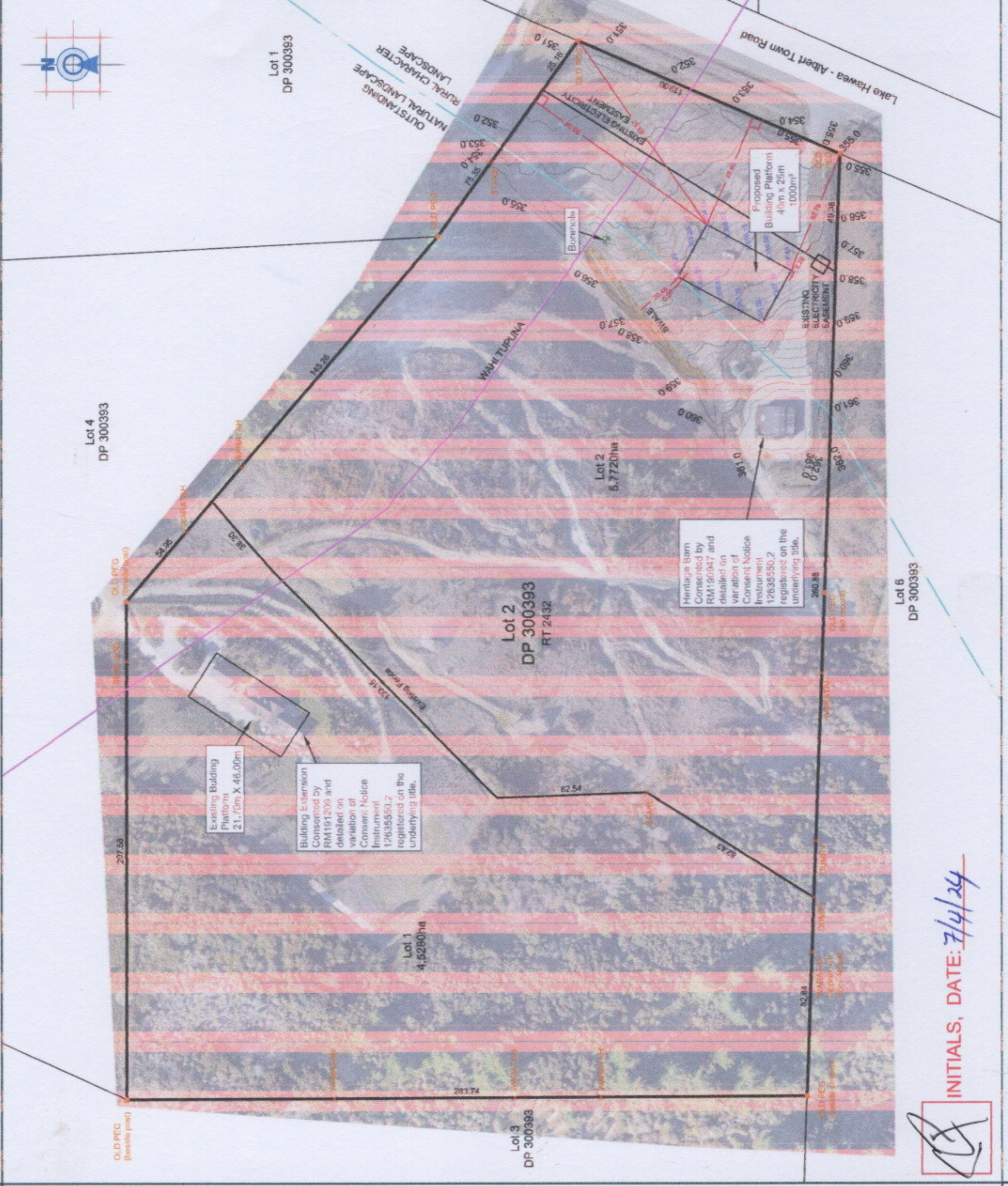
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0800 PPGROUP

**WANAKA**  
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or P.O. Box 283  
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E wanaka@ppgroup.co.nz

**D. Kenton**  
**1147B Lake Hawea-Albert**  
**Town Road**

**Scheme Plan**  
**Lot 2 DP 300393**

Drawn by	Checked by	Approved by	Scale
W5982	001	105C	1:1500 @ A3
Drawn No.	Checked No.	Approved No.	DO NOT SCALE
001	0	0	08/02/24



Existing Building Platform  
21.70m X 46.00m

Building Extension  
Consented by  
RM191209 and  
detailed on  
variation of  
Consent Notice  
Instrument  
12635550.2  
registered on the  
underlying title.

Heritage Barn  
Consented by  
RM190947 and  
detailed on  
variation of  
Consent Notice  
Instrument  
12635550.2  
registered on the  
underlying title.

Proposed Platform  
Building Platform  
40m x 25m  
1000m<sup>2</sup>

INITIALS, DATE: 7/4/24





**D KENTON - LANDSCAPE AND VISUAL EFFECTS ASSESSMENT - APPENDIX 3:  
VEGETATION PLAN**



INITIALS, DATE: 7/4/24

*[Handwritten initials]*

<p><b>vivian + espie</b> landscape management and landscape architecture Physical Address: 15113 Oldham Oaks, Richmond, VA 23134 Tel: +1 804 455 8844   Fax: +1 804 455 8844   www.vivianespie.com</p>		<p><b>D Kenton</b></p>	
<p>DATE</p>	<p>26/03/2024</p>	<p>DRAWN BY</p>	<p>Drawn By</p>
<p>DRAWING NUMBER</p>	<p>2251..VWX</p>	<p>SCALE</p>	<p>1:1250</p>









# AFFECTED PERSON'S APPROVAL

## FORM 8A



Resource Management Act 1991 Section 95

### # RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

### PERSON AFFECTED PERSON'S DETAILS

I/We

Are the owners/occupiers of

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	Contact Phone / Email address	
	Signature 	Date

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	Contact Phone / Email address	
	Signature	Date

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	Contact Phone / Email address	
	Signature	Date

D	Name (PRINT)	
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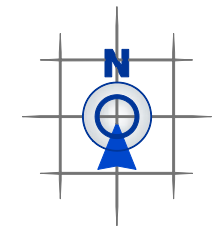
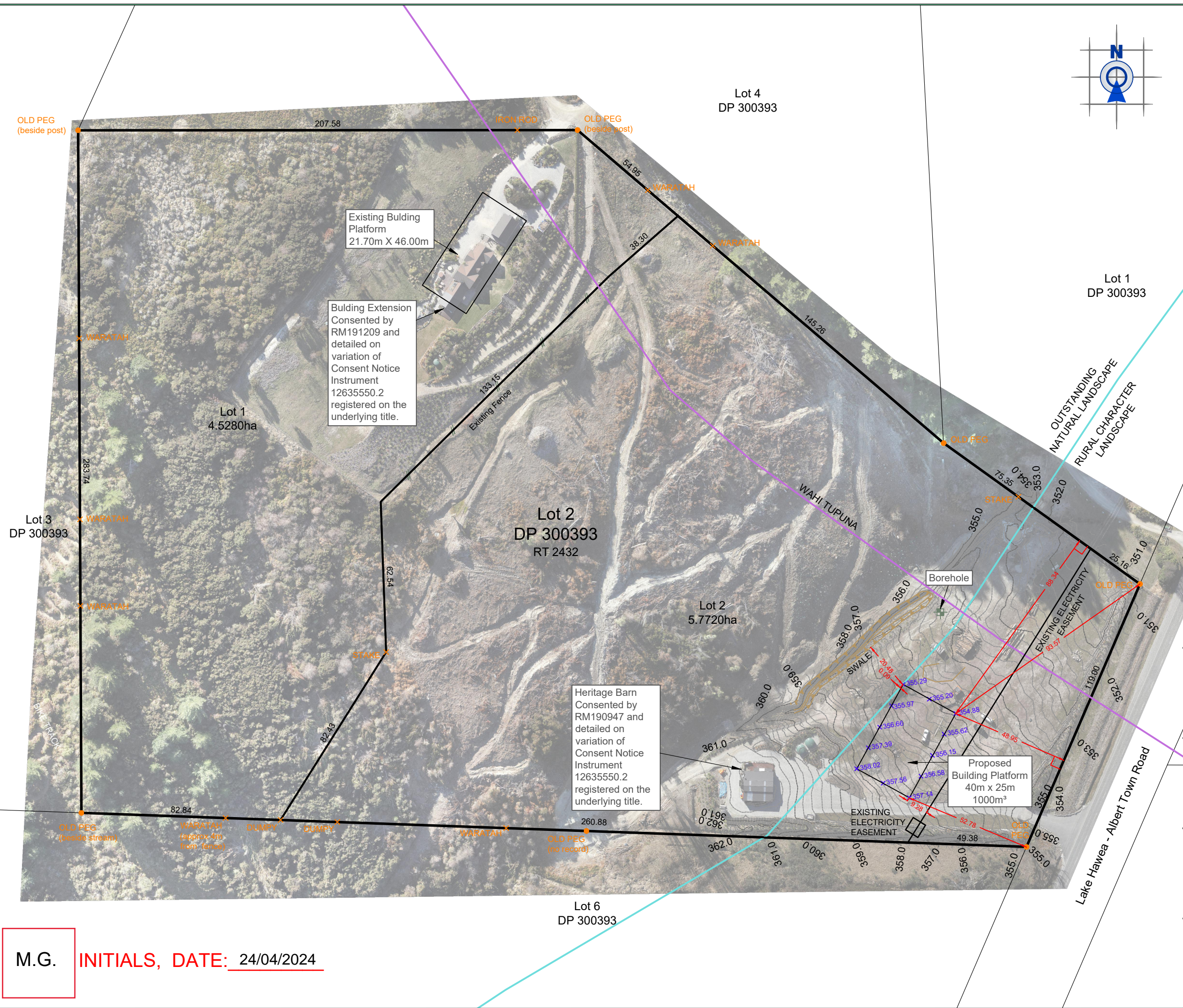
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 381238.26mE

Elevation in Terms of: Dundein Datum 1958  
 Origin of Levels: D 216 (MOW) [BAUA]  
 RL= 400.071

Areas and dimensions are subject to resource consent and legal survey.

Further easements may be required for services.

Lot 2 DP 300393 benefits from existing right of way easements over neighbouring parcels Lots 1 and 4 DP 300393 and Lot 2 DP 22638.

Lot 2 DP 300393 benefits from existing services easements over neighbouring parcels Lots 4 and 5 DP 300393.

The Record of Title 2432 for Lot 2 DP 300393 is subject to a number of consent notices, associated variations and land covenants that should be carefully checked prior to preparing and submitting a subdivision consent.

**PATERSONPITTSGROUP**  
 Your Land Professionals  
 www.ppgroup.co.nz  
 0800 PPGROUP

**WANAKA**  
 19 Reece Crescent  
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Client & Location:  
**D. Kenton**  
**1147B Lake Hawea-Albert**  
**Town Road**

Purpose & Drawing Title:  
**Scheme Plan**  
**Lot 2 DP 300393**

Surveyed by:	CB/ARB	Original Size:	Scale:
Designed by:	-	A3	1:1500 @ A3
Drawn by:	CB/ARB		
Checked by:	HBM	<b>DO NOT SCALE</b>	
Approved by:	HBM	Job No:	Revision No:
		W5982	0
		Drawing No:	Date Created:
		001	08/02/24
		Sheet No:	
		105C	

**M.G.** INITIALS, DATE: 24/04/2024