From: "Karen Page" <kpage@cfma.co.nz>
Sent: Wed, 9 Sep 2026 13:37:24 +1200
To: "Karen Mitchell" <karen.mitchell@qldc.govt.nz>
Subject: RE: RM260958 - JS Prime Trustees Limited
Attachments: Appendix B Amended Development Plans.pdf, 18027_01_SCHEME PLAN_REV D.pdf

Hi Karen

Please see attached plans. Thought Id send them directly to you so its clearer rather than download them on edocs. Delete the ones on edocs if that's easier/ clearer?

Thanks

Karen Page
Consultant Planner
CFMA Ltd
Ph 0274147884

From: Karen Mitchell <karen.mitchell@qldc.govt.nz>
Sent: Wednesday, 9 September 2026 8:40 AM
To: Karen Page <kpage@cfma.co.nz>
Subject: RE: RM260958 - JS Prime Trustees Limited

Kia ora Karen,

Thank you for taking the time to speak with me yesterday afternoon.

As discussed, could you please confirm which versions of the architectural plans and scheme plan you would like me to use for the assessment?

I also note that the scheme plan does not currently show the proposed pedestrian easement over Lot 2 in favour of Lot 1 (as shown on the architectural plans). If this easement forms part of the proposal, could you please update the scheme plan to include it?

Please let me know if you have any questions.

Ngā mihi
Karen

From: Karen Page <kpage@cfma.co.nz>
Sent: Monday, 7 September 2026 2:28 PM
To: Karen Mitchell <karen.mitchell@qldc.govt.nz>
Subject: RE: RM260958 - JS Prime Trustees Limited

Thanks !

From: Karen Mitchell <karen.mitchell@qldc.govt.nz>
Sent: Monday, 7 September 2026 1:52 PM
To: Karen Page <kpage@cfma.co.nz>
Subject: RM260958 - JS Prime Trustees Limited

Kia ora Karen

Just a quick note to let you know that I've been allocated this application for processing. I'm aiming to complete the vetting tomorrow, and will keep you updated as things progress.

Ngà mihi
Karen

Karen Mitchell | Resource Consents Planner | Planning & Development
Queenstown Lakes District Council
DD: +64 3 441 1835 P: +64 3 441 0499
E: karen.mitchell@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

From: Resource Consent <resourceconsent@qldc.govt.nz>
Sent: Thursday, 27 August 2026 2:35 PM
To: kpage@cfma.co.nz; luke@primedesigns.co.nz
Subject: Resource Consent Application Acknowledgement - JS Prime Trustees Limited (RM260958)

Dear Karen,

Thank you for your application. We appreciate the time and effort you've taken to prepare and submit it. Your application reference is **RM260958**.

To help guide you through the next steps, we've attached the following documents:

- *Initial Fee Invoice*
- *Understanding your Initial Fee Invoice Fact Sheet*
- *Understanding Consent Fees and Charges Fact Sheet*

Document Set ID: 10281324
Version: 1, Version Date: 09/09/2026

Your client has been included in this email so they can stay informed and involved in this process.

What Happens Next

Before we can begin processing your application, the Initial Fee will need to be paid. We understand that navigating payment systems can sometimes be challenging, so we've made payment available via our online portal using:

- Credit card (please note a 2% processing fee applies)
- Account 2 Account bank transfer (supported banks only)

Please ensure the correct application reference is used when making payment. If the reference is incorrect, we'll need to refund the payment and ask you to resubmit it with the correct details - we appreciate your attention to this step.

We are unable to accept bulk payments (paying for multiple applications at one time). Payments for each application need to be made individually for each invoice received, with each payment quoting the correct application reference as per the initial fee invoice attached to your application acknowledgement email.

Timing and Considerations

- If payment isn't received within 20 working days from the date of this email, the application will be declined, and you will need to re-submit your application. The administration lodgement fee for **RM260958** will still be due (as outlined in our fees and charge schedule). This helps cover the initial setup costs of your application.

Once payment is received and your application is allocated, a processing planner will carefully review the documents you've provided. If everything meets legislative requirements, we'll formally accept your application and share the contact details of the planner who will be working with you.

We know this process can feel complex at times, and we're committed to making it as smooth and transparent as possible.

Yours sincerely,

Beth Keever | P&D Technical Support Officer | Planning & Development

Queenstown Lakes District Council

P: +64 3 441 0499

E: beth.keever@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

From: noreply@qldc.govt.nz <noreply@qldc.govt.nz>
Sent: Thursday, 27 August 2026 12:19 PM
To: Resource Consent <resourceconsent@qldc.govt.nz>
Subject: Application File Upload for rmprime (UAFv1_2659702)

Upload Application Files

UAFv1_2659702

SUBMITTED

Submitted: 27-Aug-2026 12:19:11

Karen Page

Question	Answer
First Name	Karen
Last Name	Page
Contact Number	0274147884
Email	KPAGE@CFMA.CO.NZ
Application Type	Resource Consent
Is this a New application or files for a Current application?	Current Application
Application Id e.g. BC180012, RM190029	rmprime

Document Set ID: 10281324
Version: 1, Version Date: 09/09/2026

Comment

This is an overview of the Form. Table and Attachment questions are not displayed.

Kind regards,

QLDC Business Process

PRIME DESIGNS

CREATIVE | FUNCTIONAL | ARCHITECTURE

Project	Proposed Development
Address	Lot 61 Middleton Road, Frankton, Queenstown
Client	Luke Hammington
Job Number	20000
Drawing Set	Resource Consent
Drawn By	K Eyles
Date Published	25/08/2026
Description Of Work	A two lot sudivision to create four new dwellings split over three buildings. Using James Hardie Stria, feature Cedar and trapezoidal Colorsteel roofing. SED foundations, trusses by truss manufacturer. Services to be connected include foul water, stormwater, water supply, power and phone.

Resource Consent Sheet Index

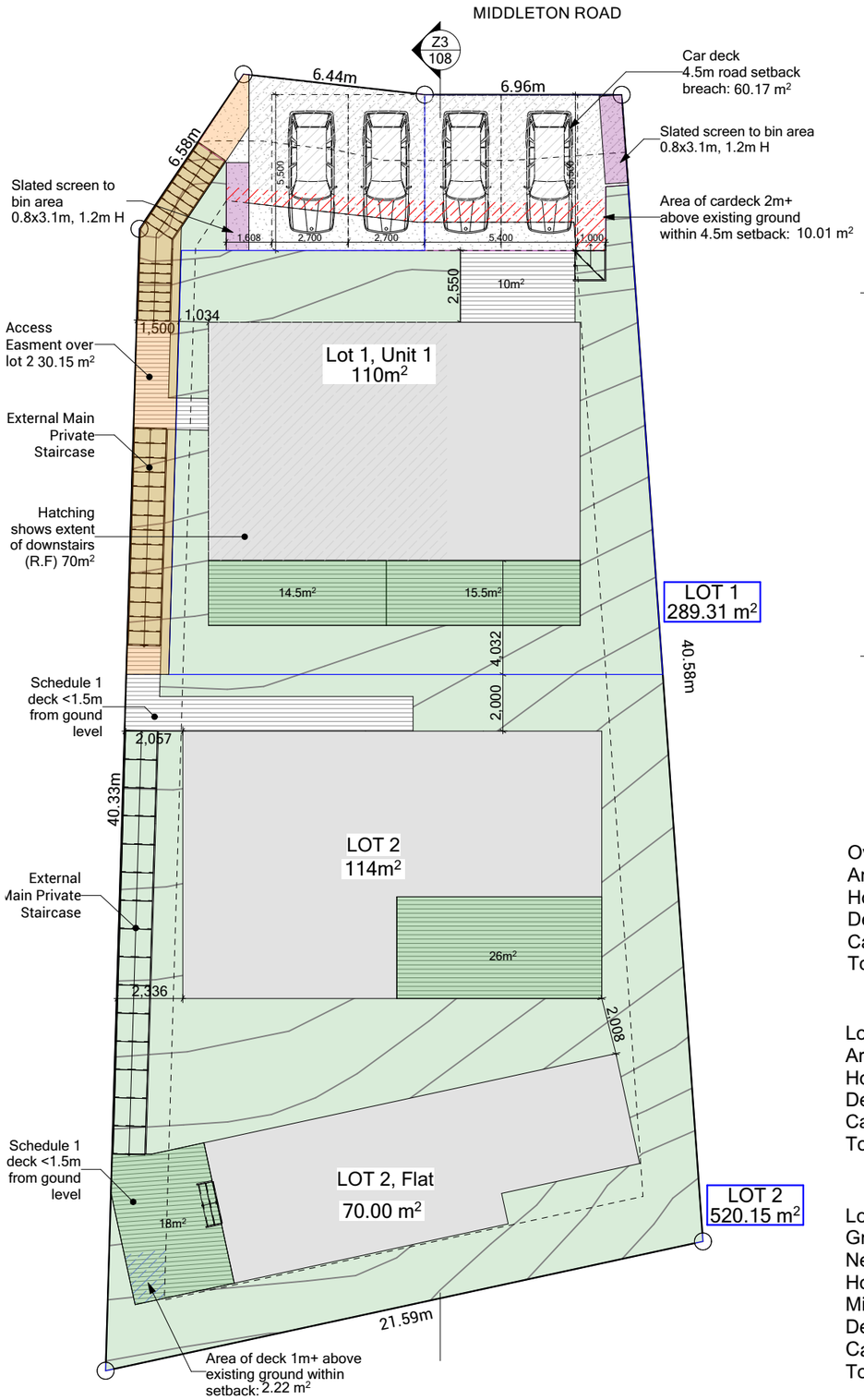
Sheet	Name
Plans	
101	Cover Page
102	Site Plan
103	Elevations Lot 1
104	Elevations Lot 2
105	Elevations Lot 2 Flat
106	Max height 3D
107	SAP 3D
108	Site Section
109	PB Site Plan
110	PB Perspective
111	Site Section
112	Sun Study Dec 21
113	Sun Study March 21
114	Sun Study June 21
115	3D Perspectives
116	3D Perspectives

primedesigns.co.nz · 04 528 8405 · 3 Jupiter Grove, Upper Hutt 5018 · admin@ primedesigns.co.nz

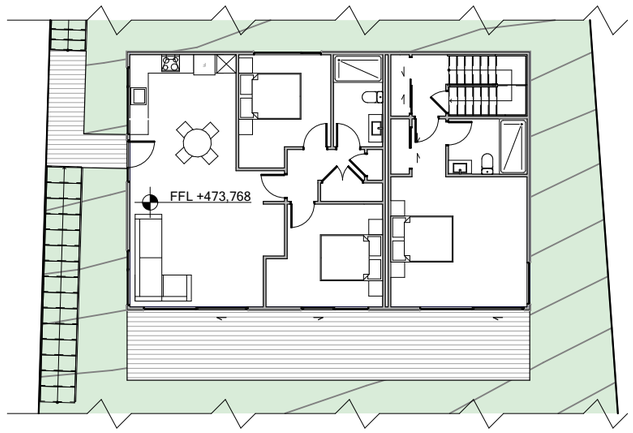
LICENSED BUILDING PRACTITIONER BUILDING CONFIDENCE

ADNZ Architectural Designers New Zealand Professional Member

Document Set ID:
Version: 1, Version Date: 09/09/2026

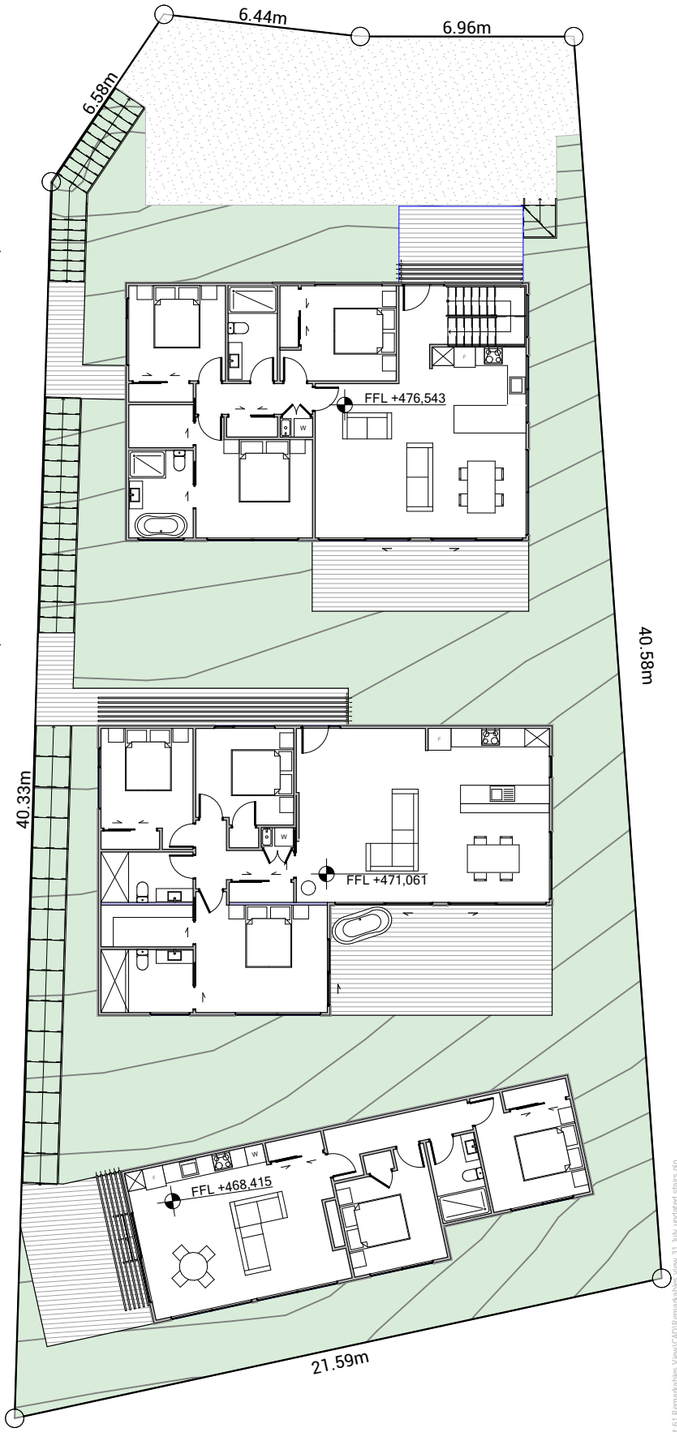


1 Site Plan 1:200



3 Lot 1, Unit 1 & R.F 1:200

Overall	
Area	= 809m²
House area	= 294m²
Decks over 1m	= 72m²
Car deck area over 1m	= 44m²
Total site coverage	= 50%
Lot 1	
Area	= 289m²
House area	= 110m²
Decks over 1m	= 40m²
Car deck area over 1m	= 22m²
Total site coverage	= 58%
Lot 2	
Gross Area	= 520m²
Net Area	= 448m²
House area	= 114m²
Minor dwelling area	= 70m²
Decks over 1m	= 32m²
Car deck area over 1m	= 22m²
Total site coverage	= 53%



2 Site / Main Floor 1:200

Proposed Development

Lot 61 Middleton Road,
Frankton, Queenstown

Client:
Luke Hammington

Job No:
20000

Date:
25/08/2026

Drawing Set:
Resource Consent

Drawn By:
K Eyles

Scale:
1:200

Drawing No:
102

Drawing Sheet:
Site Plan

Print In Color

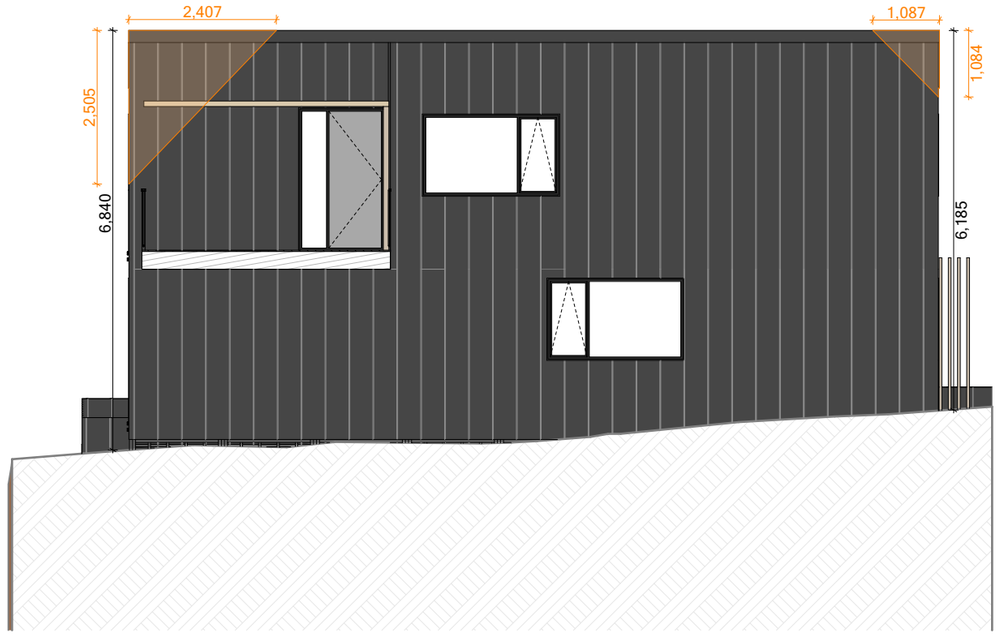
PRIME DESIGNS
CREATIVE | FUNCTIONAL | ARCHITECTURE

admin@primedesigns.co.nz
04 528 8405
3 Jupiter Grove, Upper Hutt

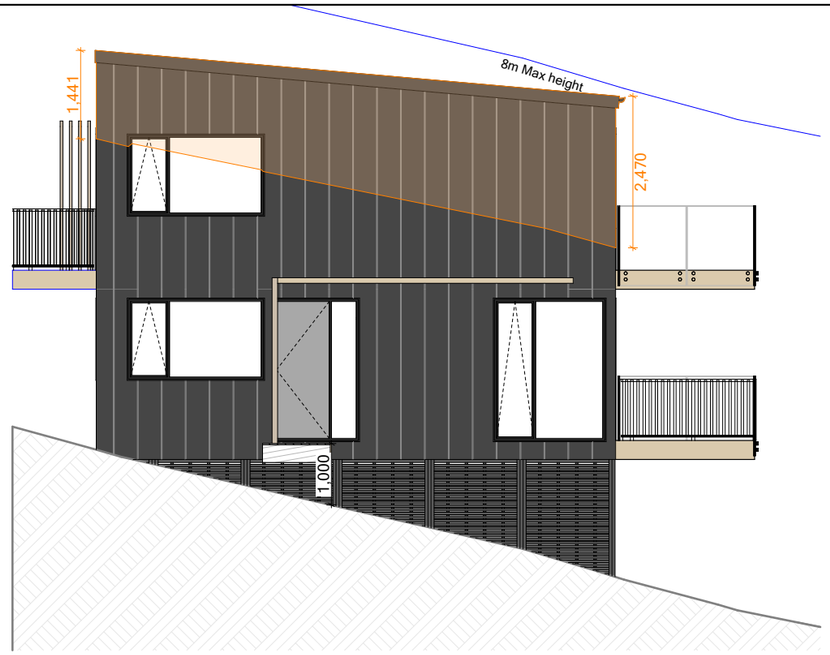
All work must comply with relevant NZS & council requirements. All dimensions to be verified on site by contractor prior to commencing work, do not scale from drawings. If there are any inaccuracies with the drawings please contact designer immediately. Copyright for design & drawings retained by Prime Designs New Zealand Limited.

G:\Shared drives\PD Staff Folders\Jules\Current projects\Lot 61 Remarkables View\CAD\Remarkables View 31 July updated stairs.pln

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Version: 1, Version Date: 09/09/2026



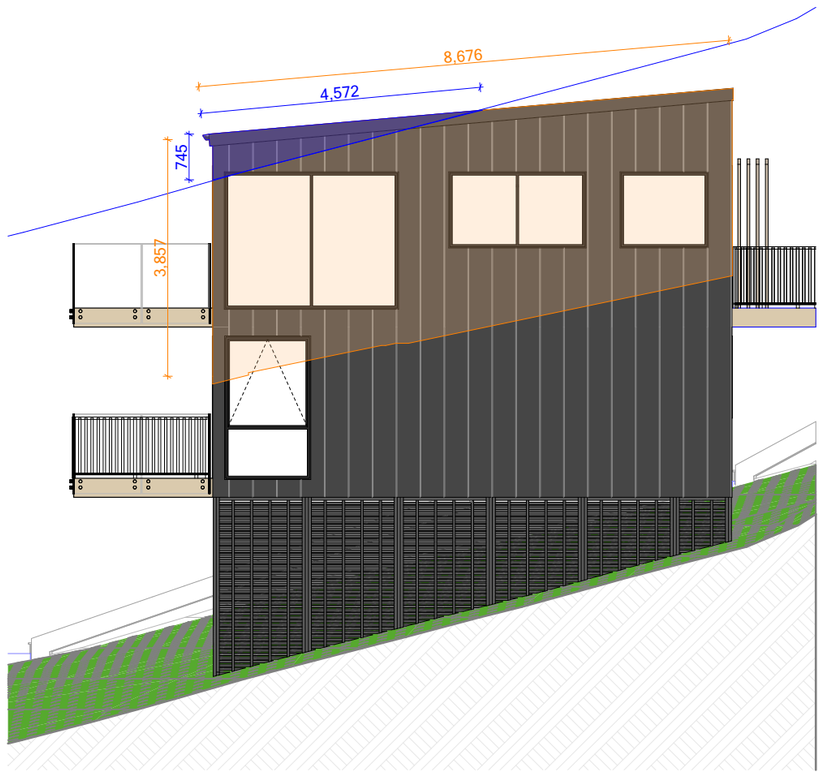
1 North Elevation 1:100



2 West Elevation 1:100



3 South Elevation 1:100



4 East Elevation 1:100

Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Resource Consent
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	K Eyles
Frankton, Queenstown	Date:	25/08/2026		Scale:	1:100
				Drawing Sheet:	Elevations Lot 1

PRIME DESIGNS
CREATIVE | FUNCTIONAL | ARCHITECTURE

admin@primedesigns.co.nz 04 528 8405 3 Jupiter Grove, Trentham, Upper Hutt

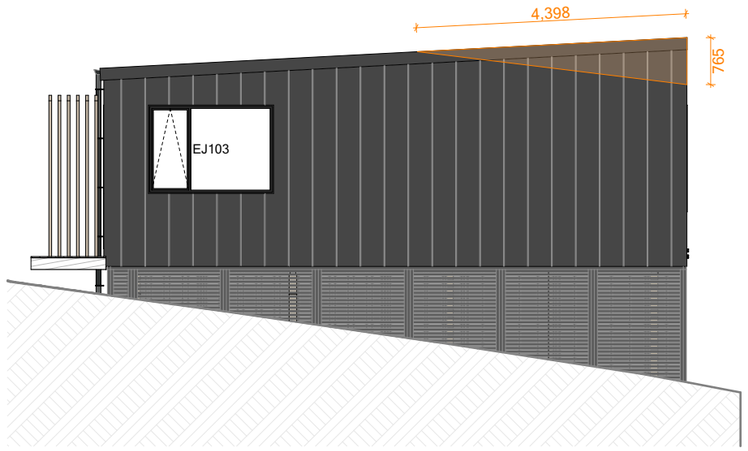
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Drawing No: 103

Document Set ID: 10281324
Version: 1, Version Date: 09/09/2026



1 North Elevation 1:100



2 West Elevation 1:100



3 South Elevation 1:100



4 East Elevation 1:100

Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Resource Consent
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	K Eyles
Frankton, Queenstown	Date:	25/08/2026		Scale:	1:100
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt		Drawing Sheet:	Elevations Lot 2

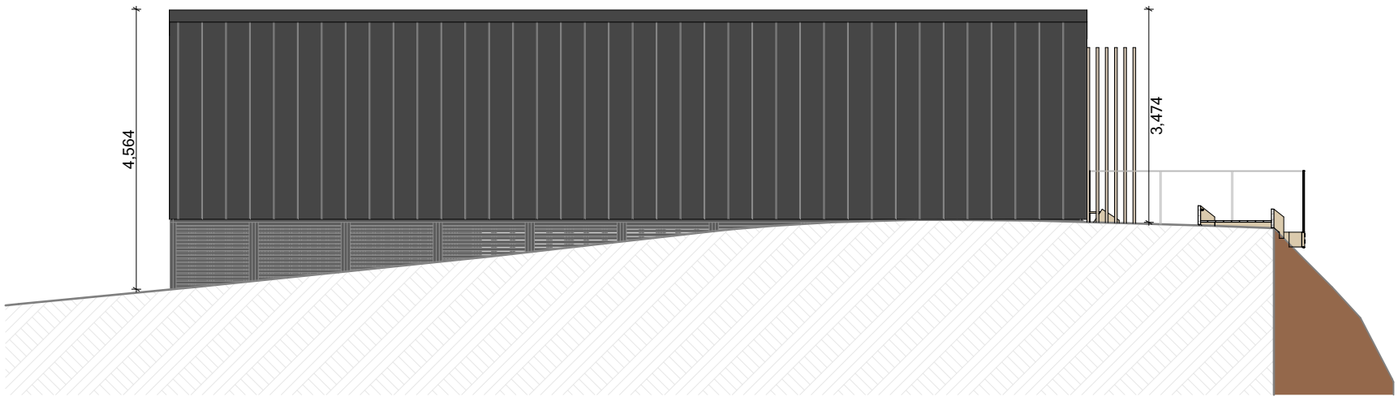
PRIME DESIGNS
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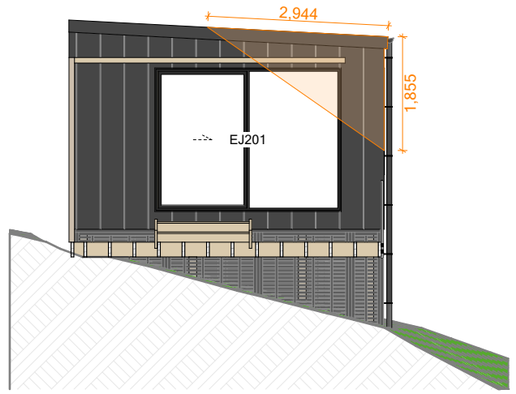
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Document Set ID: 10281324
Version: 1, Version Date: 09/09/2026



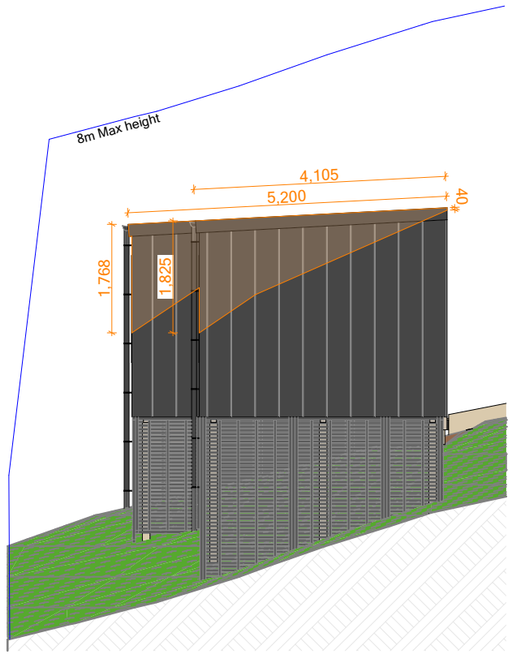
1 North Elevation 1:100



2 West Elevation 1:100



3 South Elevation 1:100



4 East Elevation 1:100

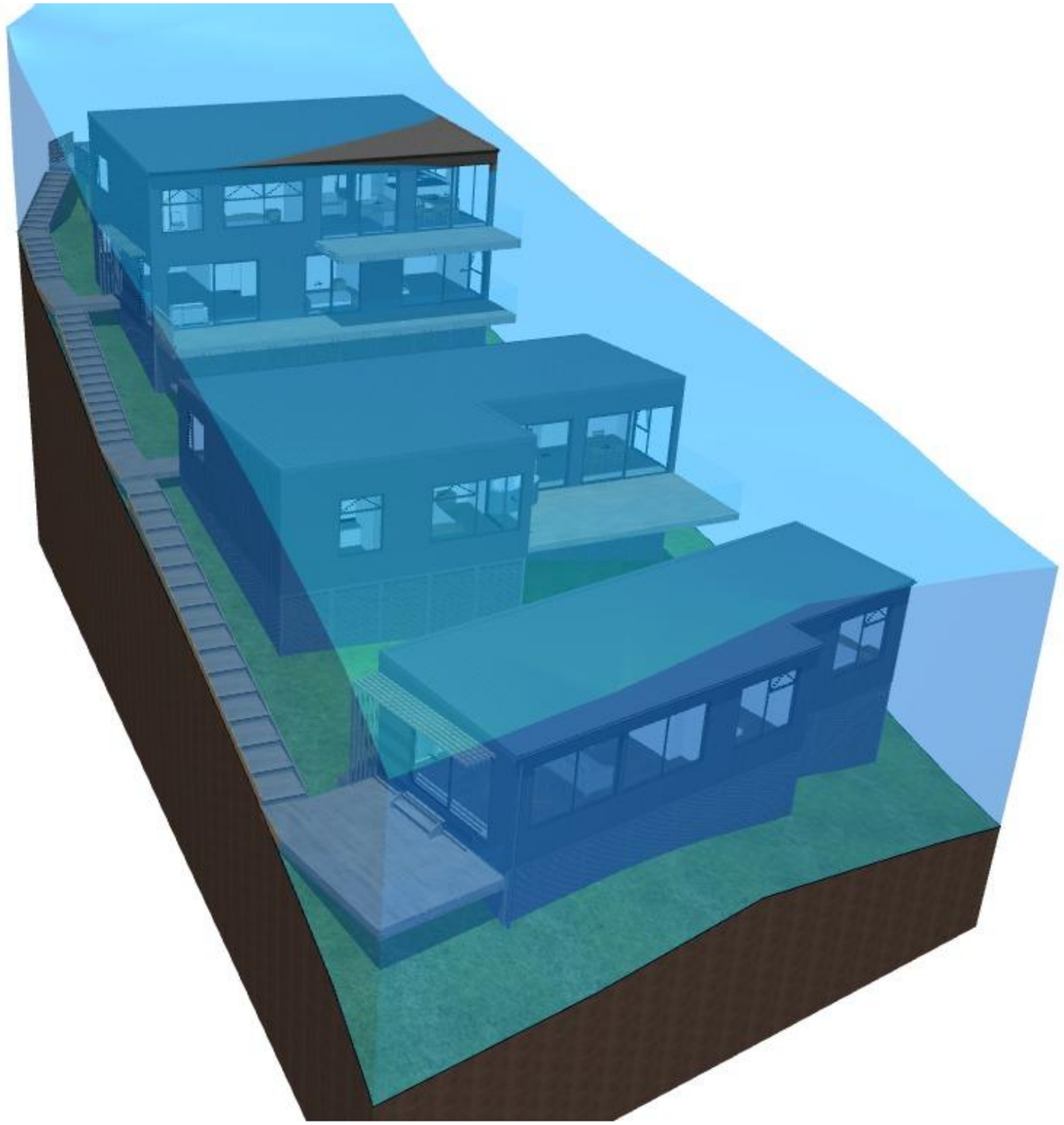
Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Resource Consent
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	K Eyles
Frankton, Queenstown	Date:	25/08/2026		Scale:	1:100
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt		Drawing Sheet:	Elevations Lot 2 Flat

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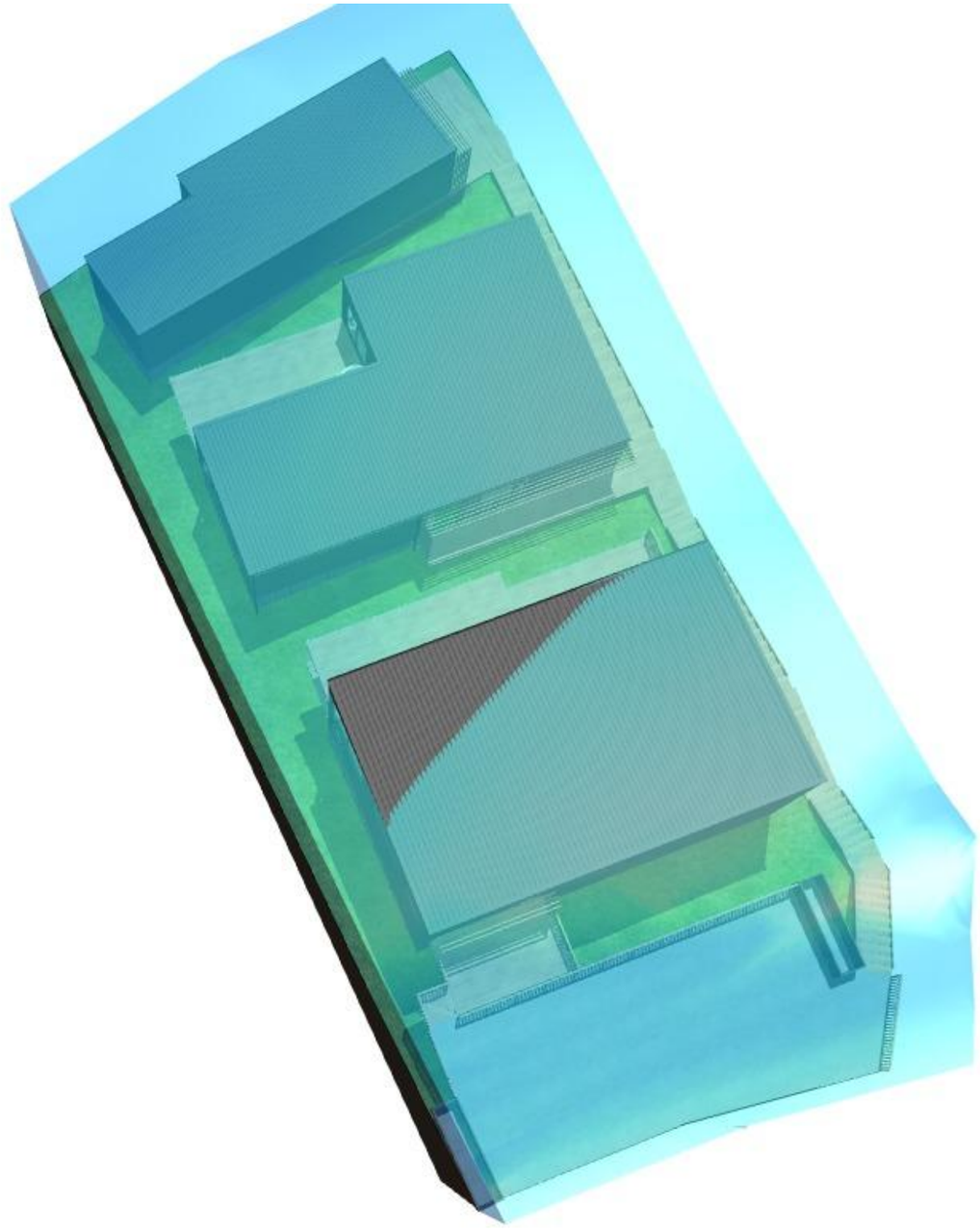
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1 Max height 1



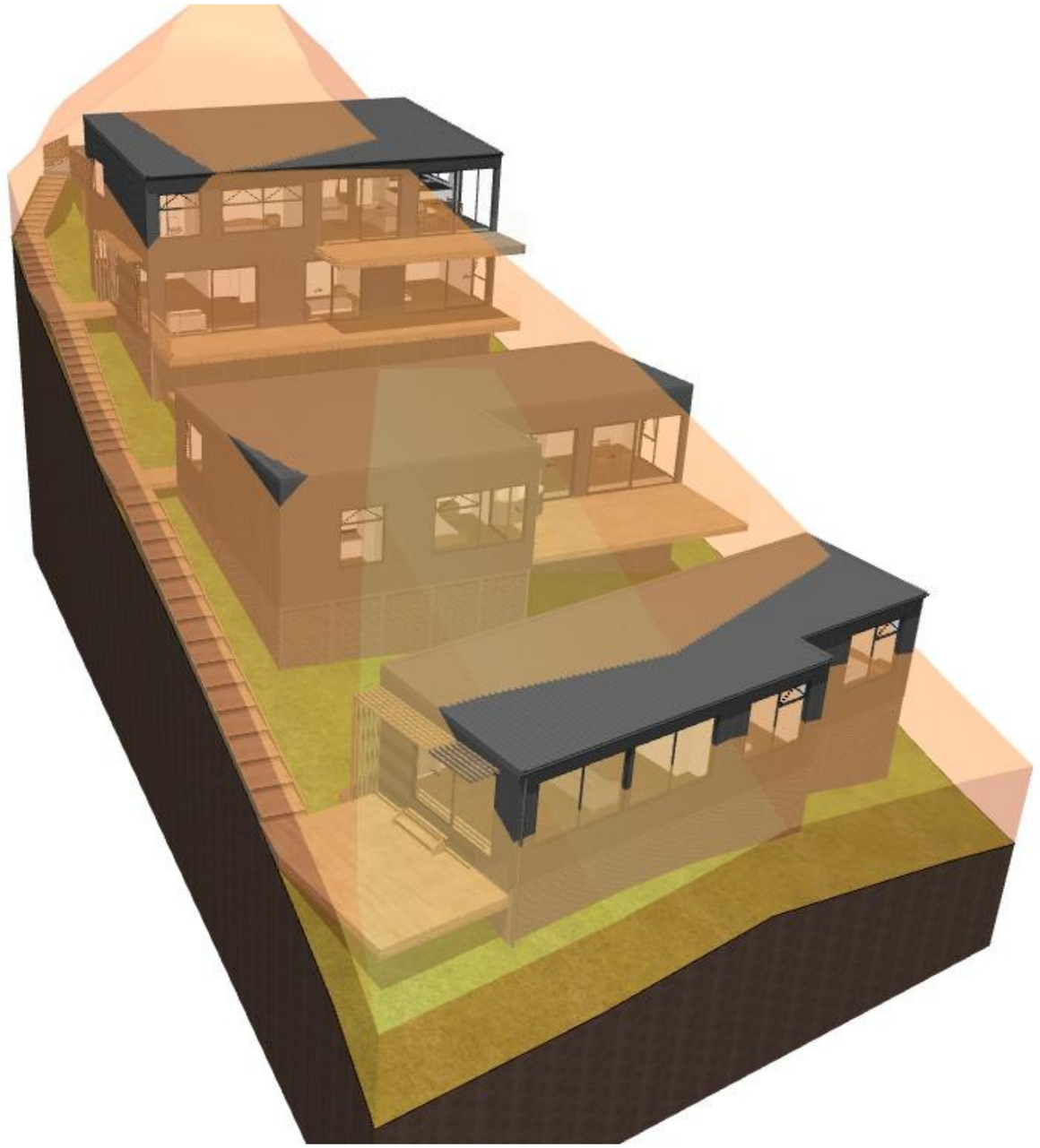
2 Max height 2

Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Resource Consent
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	K Eyles
Frankton, Queenstown	Date:	25/08/2026		Scale:	
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	Max height 3D

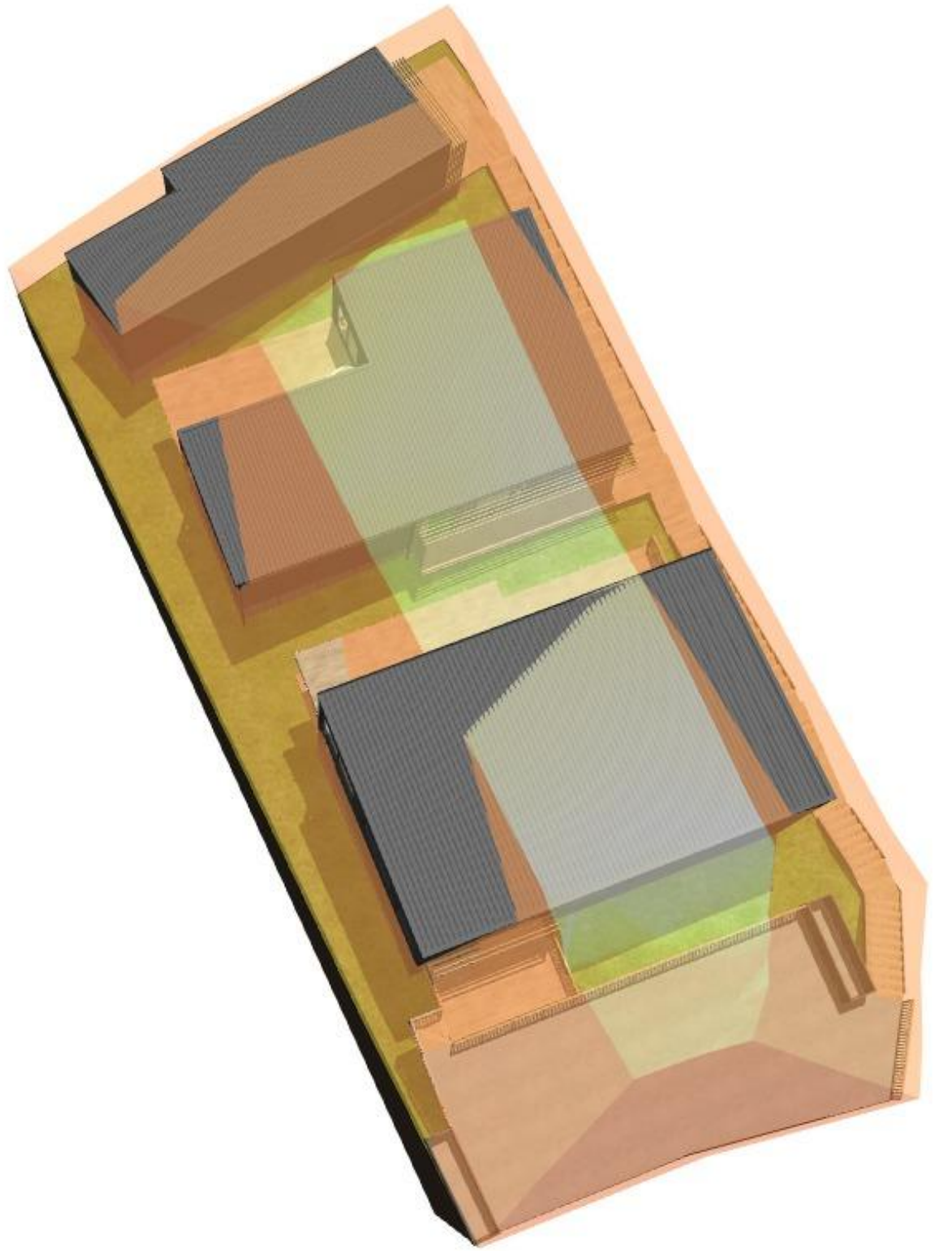
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Drawing No: 106

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1 SAP 1



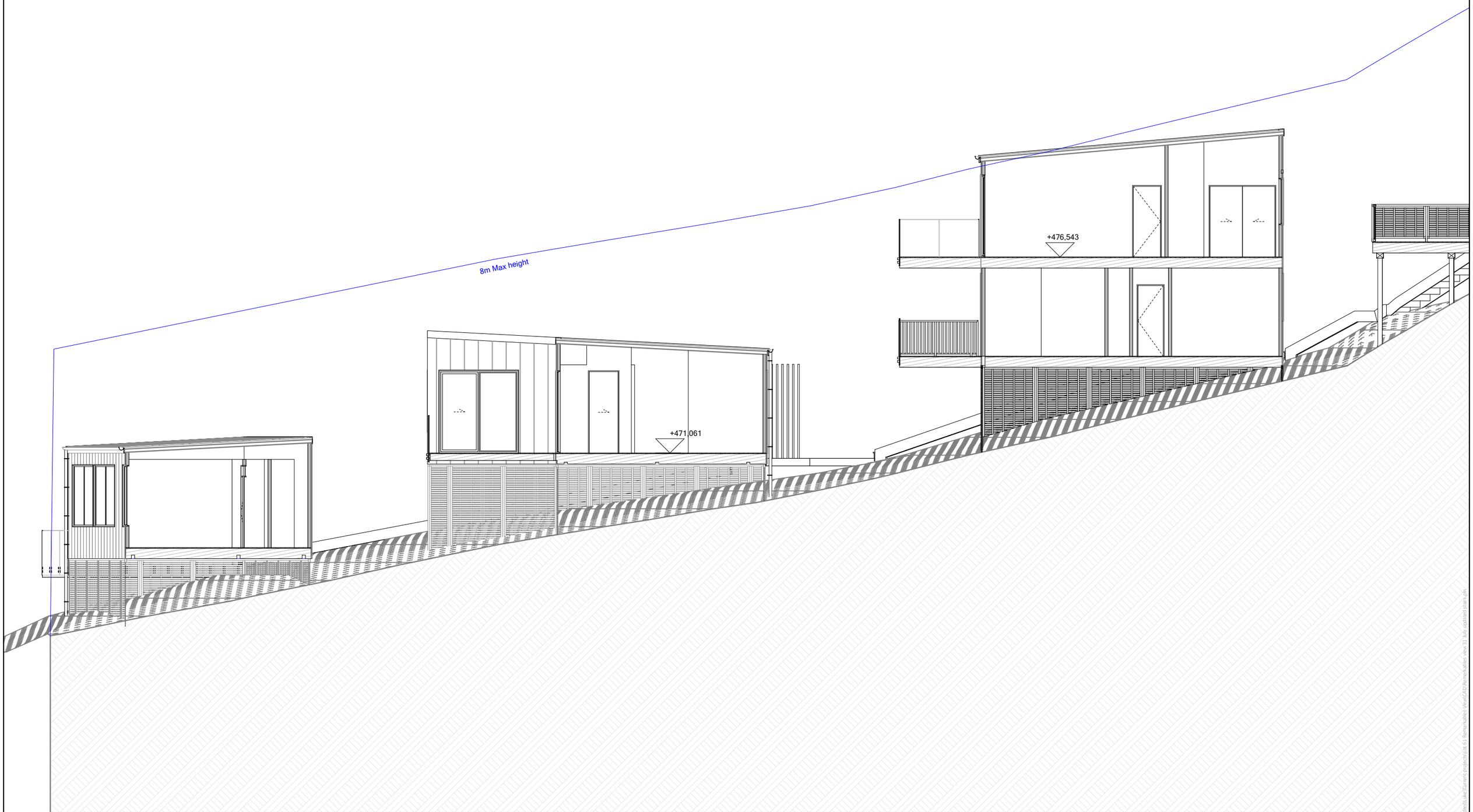
2 SAP 2

Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Resource Consent
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	K Eyles
Frankton, Queenstown	Date:	25/08/2026		Scale:	
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	SAP 3D

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Drawing No: 107

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Version: 1, Version Date: 09/09/2026

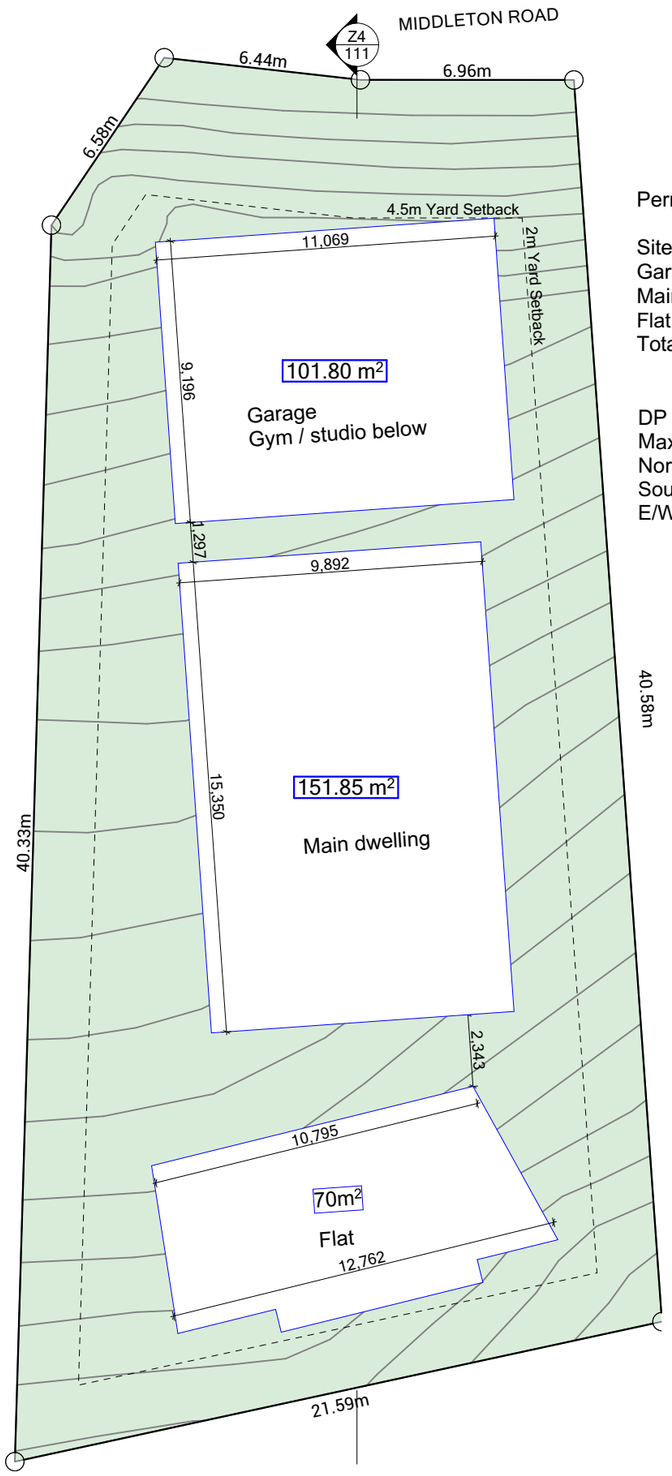


1 Site Section 1:100

Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Resource Consent
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	K Eyles
Frankton, Queenstown	Date:	25/08/2026		Scale:	1:100
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	Site Section
				Drawing No:	108

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Version: 1, Version Date: 09/09/2026



1 Site Plan 1:200

Permitted Baseline Coverages

Site Area	= 809m²
Garage/Gym	= 101.8m²
Main dwelling	= 151.8m²
Flat	= 70m²
Total site coverage	= 323.6m² 40%

DP Height Rules

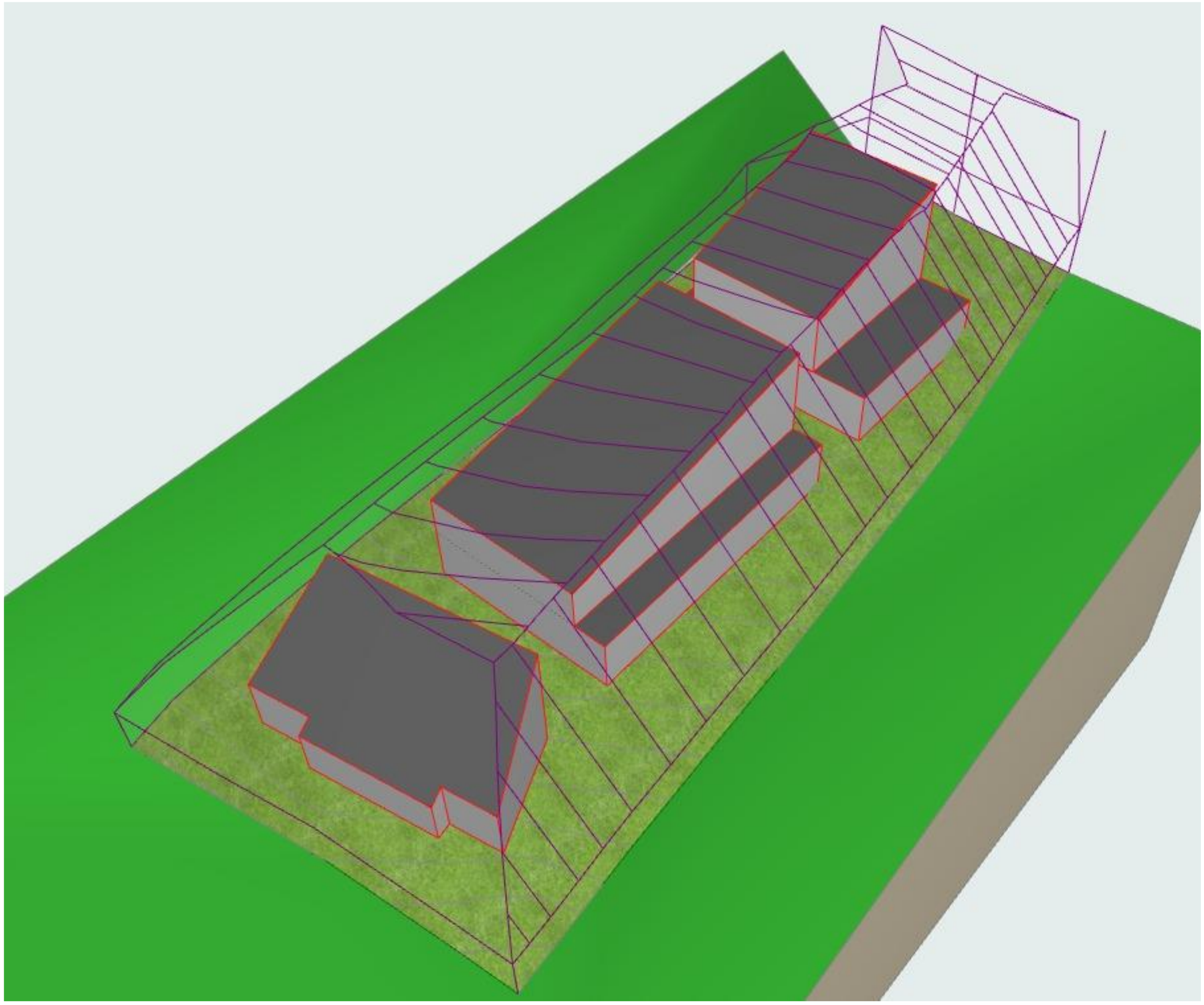
Max height	8m
North Plane	2.5m & 55°
South Plane	2.5m & 35°
E/W Planes	2.5m & 45°

Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set: Resource Consent
Lot 61 Middleton Road,	Job No:	20000		Drawn By: K Eyles
Frankton, Queenstown	Date:	25/08/2026		Scale: 1:200
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt		Drawing Sheet: PB Site Plan Drawing No: 109

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Version: 1, Version Date: 09/09/2026



1 Permitted Baseline 3D

Proposed Development

Lot 61 Middleton Road,
Frankton, Queenstown

Client:
Luke Hammington

Job No:
20000

Date:
25/08/2026

Drawing Set:
Resource Consent

Drawn By:
K Eyles

Scale:

Drawing No:
110

Drawing Sheet:
PB Perspective

Print In Color

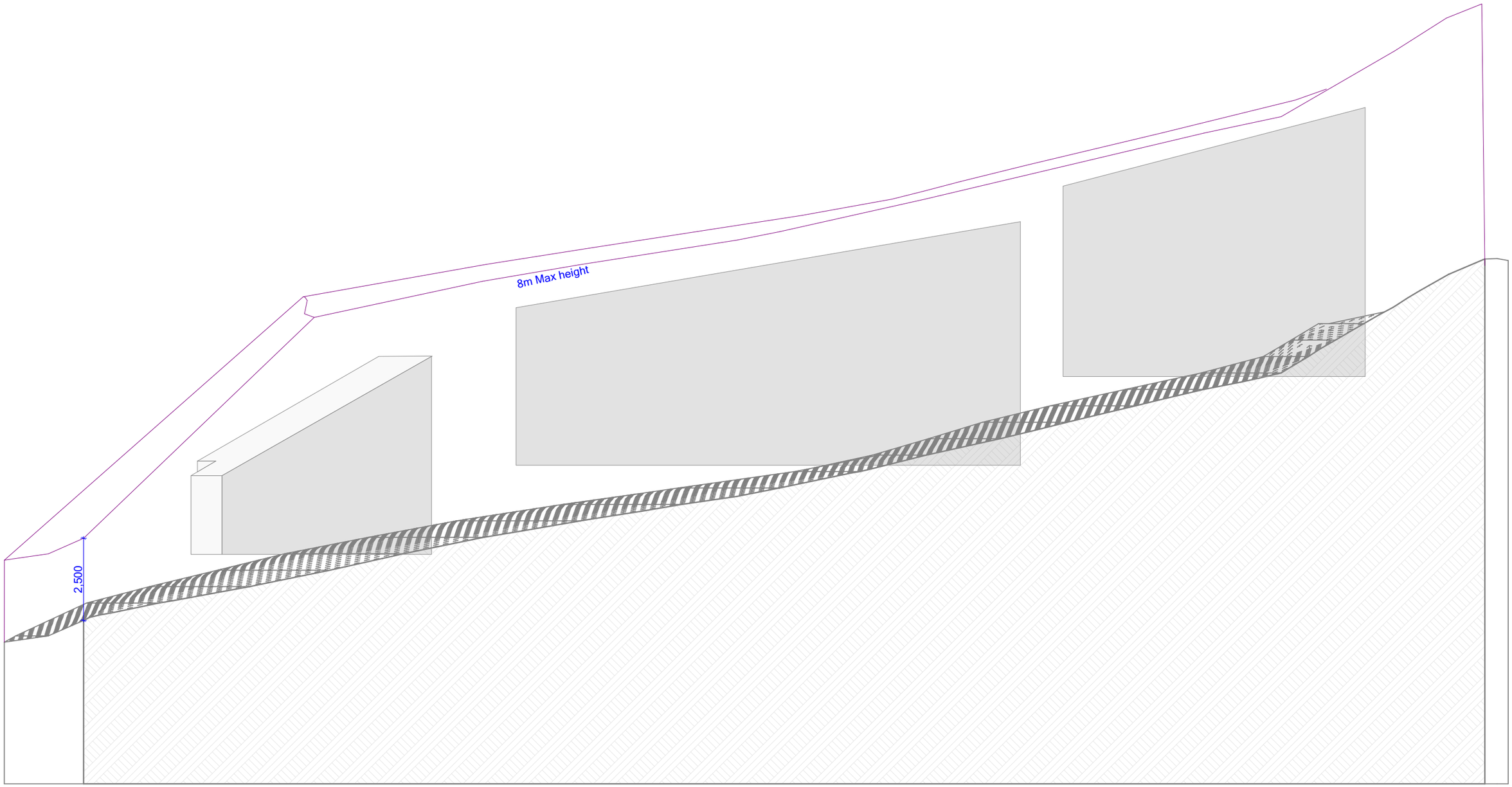
PRIME DESIGNS
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admin@primedesigns.co.nz
04 528 8405
3 Jupiter Grove, Upper Hutt

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Document Set ID: 10281324
Version: 1, Version Date: 09/09/2026



1 PB Site Section 1:120

Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Resource Consent
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	K Eyles
Frankton, Queenstown	Date:	25/08/2026		Scale:	1:120
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	Site Section
					Drawing No: 111

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1 Proposed Dec 9am



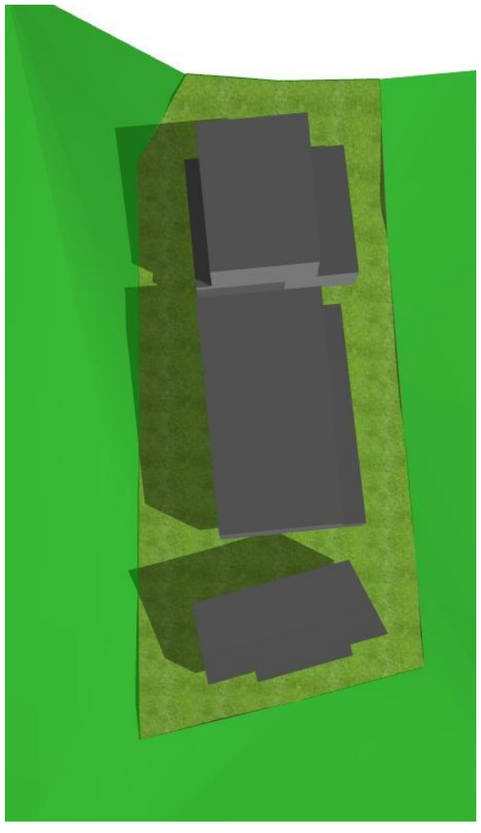
2 Proposed Dec 12pm



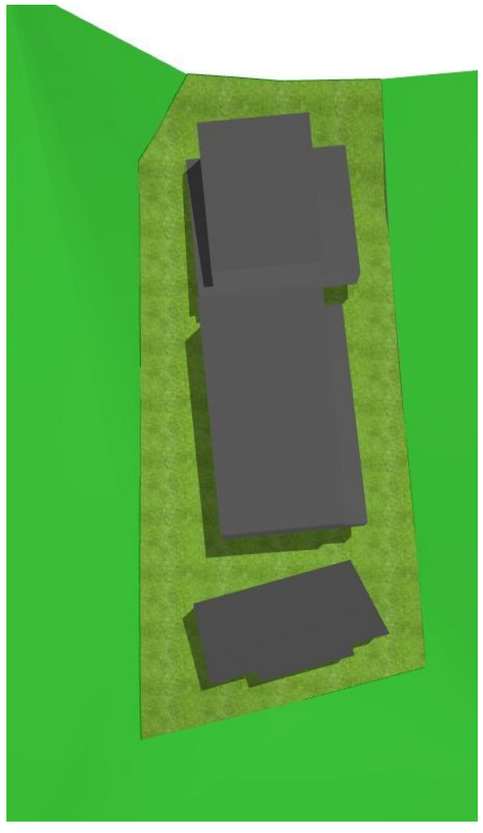
3 Proposed Dec 3pm



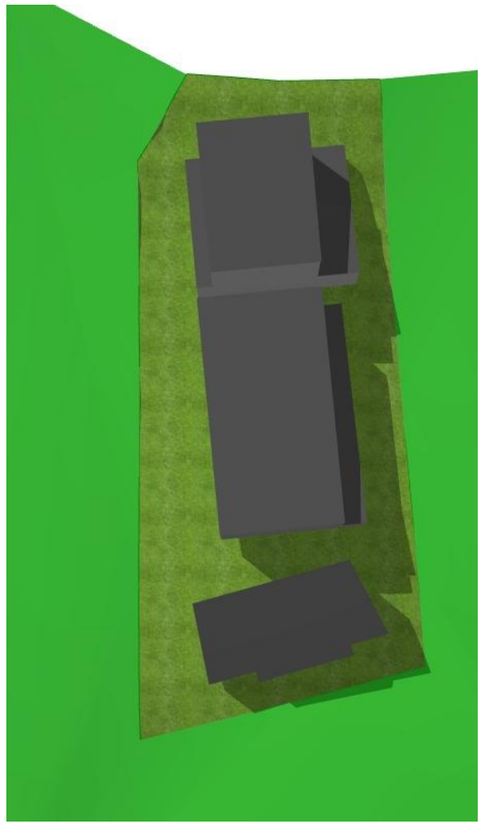
4 Proposed Dec 6pm



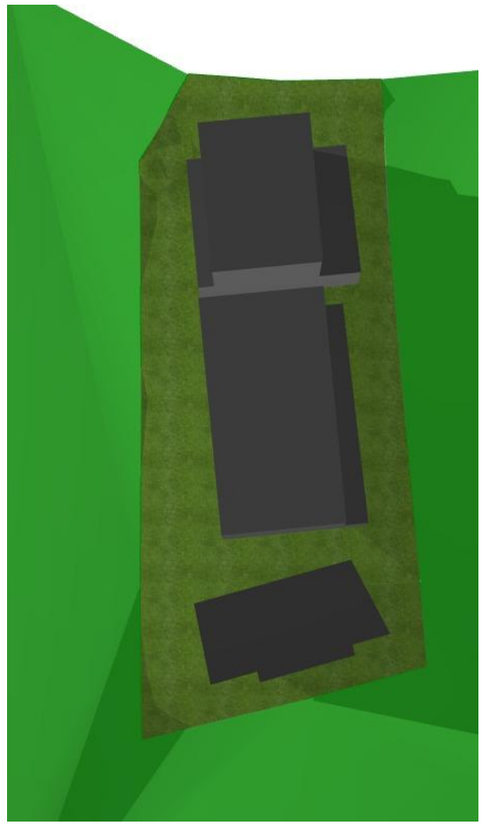
5 PB Dec 9am



6 PB Dec 12pm



7 PB Dec 3pm



8 PB Dec 6pm

Subject Site

Neighbouring site

Proposed Development

Lot 61 Middleton Road,
Frankton, Queenstown

Client:

Luke Hammington

Job No:

20000

Date:

25/08/2026

Drawing Set:

Resource Consent

Drawn By:

K Eyles

Scale:

Drawing No:

112

Drawing Sheet:

Sun Study Dec 21

Print In Color

PRIME DESIGNS
CREATIVE | FUNCTIONAL | ARCHITECTURE

admin@primedesigns.co.nz

04 528 8405

3 Jupiter Grove, Upper Hutt

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Document Set ID: 10281324
Version: 1, Version Date: 09/09/2026



1 Proposed Mar 9am



2 Proposed Mar 12pm



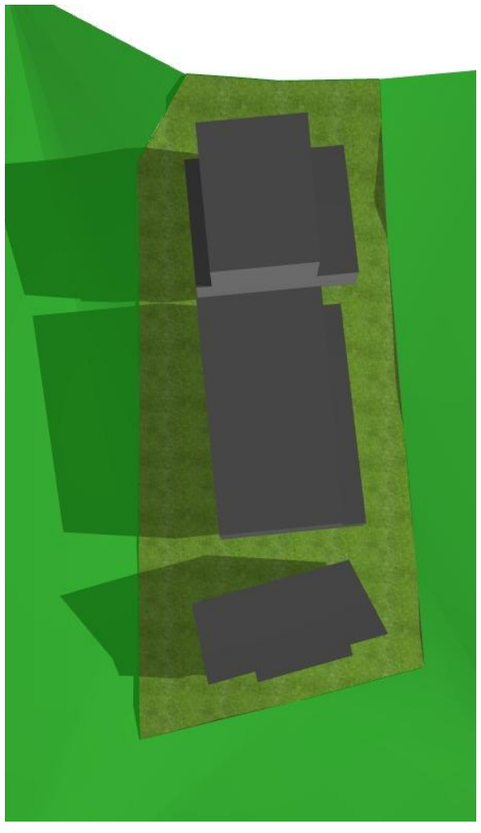
3 Proposed Mar 3pm



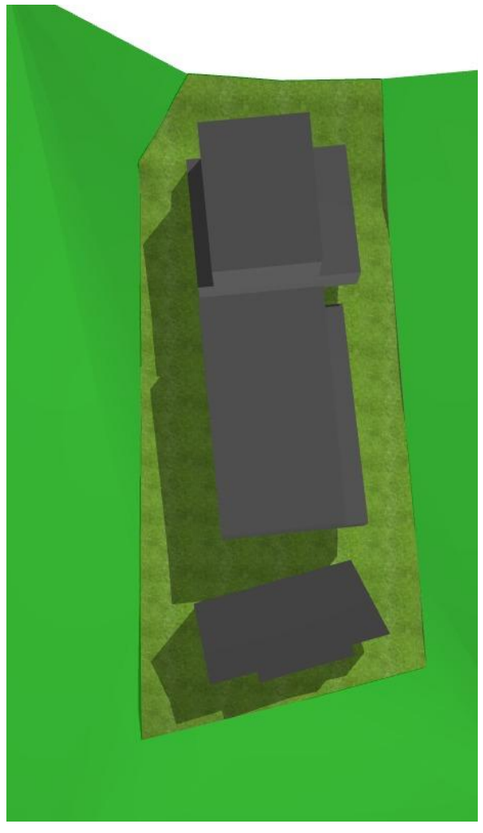
4 Proposed Mar 6pm

Subject Site

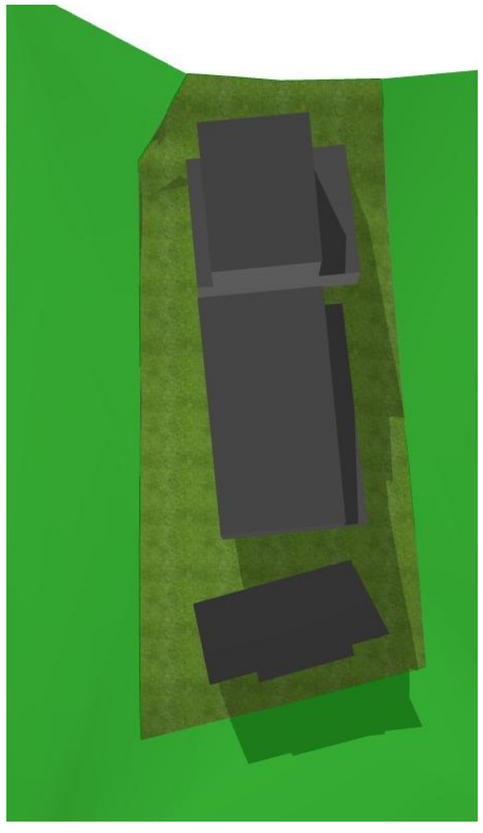
Neighbouring site



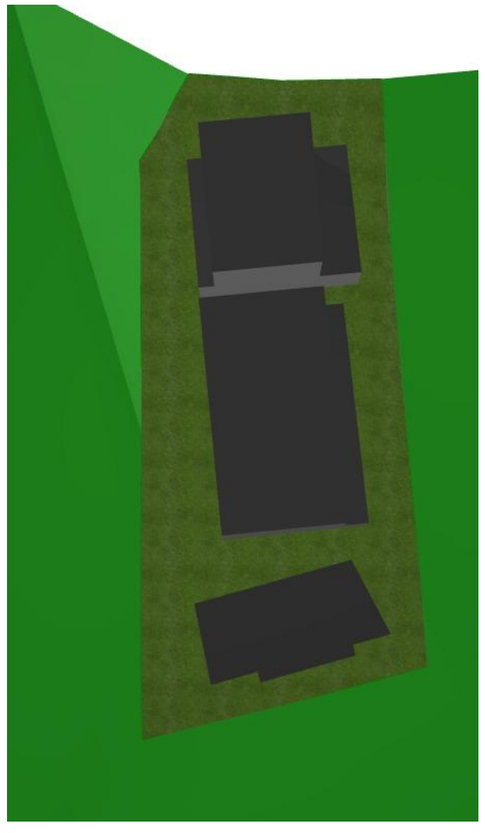
5 PB Mar 9am



6 PB Mar 12pm



7 PB Mar 3pm



8 PB Mar 6pm

Proposed Development

Lot 61 Middleton Road,
Frankton, Queenstown

Client:

Luke Hammington

Job No:

20000

Date:

25/08/2026

Drawing Set:

Resource Consent

Drawn By:

K Eyles

Scale:

Drawing No:

113

Drawing Sheet:

Sun Study March 21

Print In Color

PRIME DESIGNS
CREATIVE | FUNCTIONAL | ARCHITECTURE

admin@primedesigns.co.nz

04 528 8405

3 Jupiter Grove, Upper Hutt

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G:\Shared drives\PD Staff Folders\Luke\Current projects\Lot 61 Remarkables View\CAD\Remarkables view 31 July updated stairs.pln

Document Set ID: 10281324
Version: 1, Version Date: 09/09/2026



1 Proposed June 9am



2 Proposed June 12pm



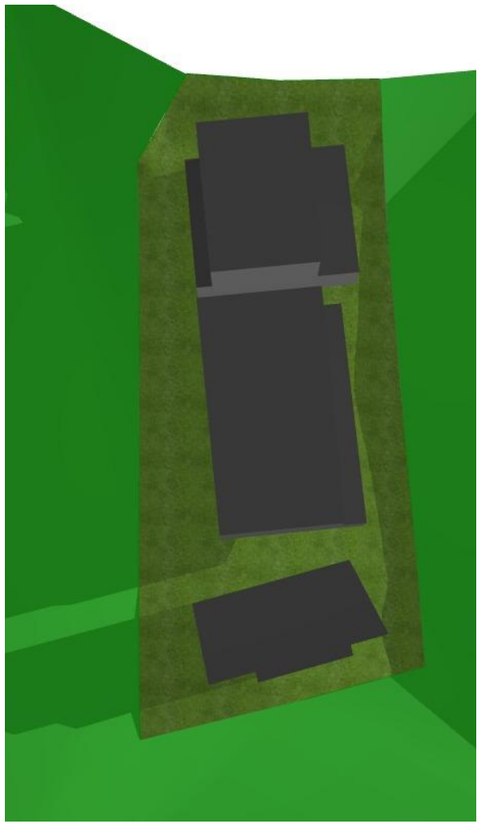
3 Proposed June 3pm



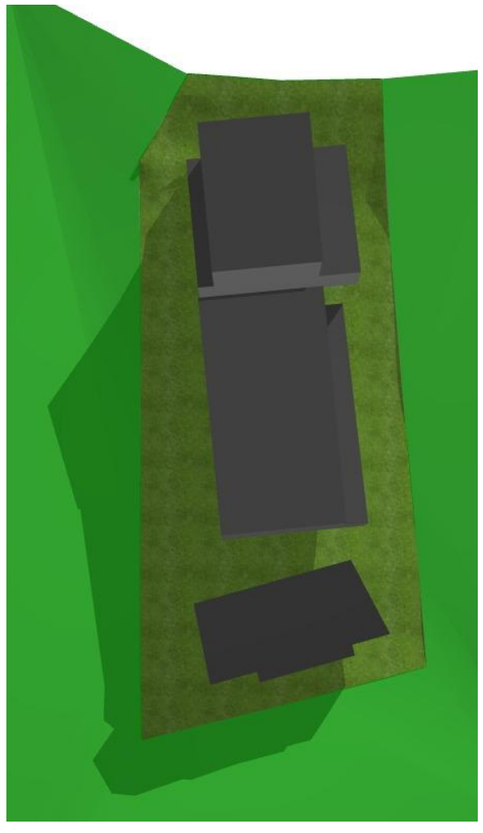
4 Proposed June 6pm

Subject Site

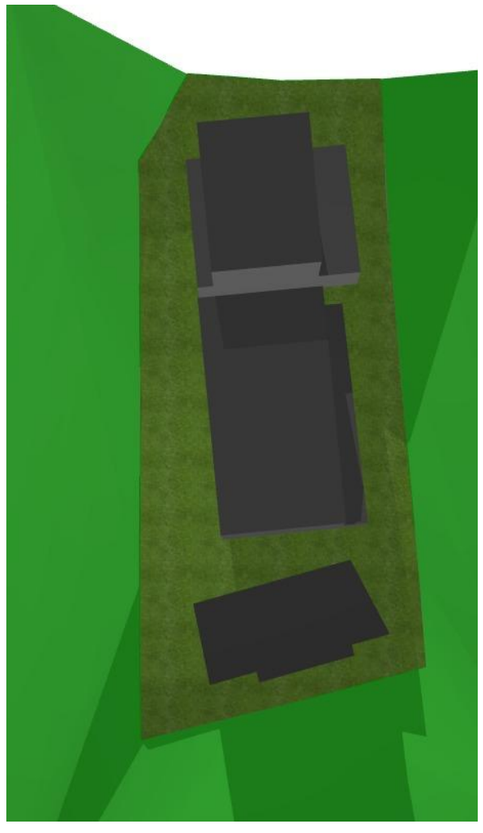
Neighbouring site



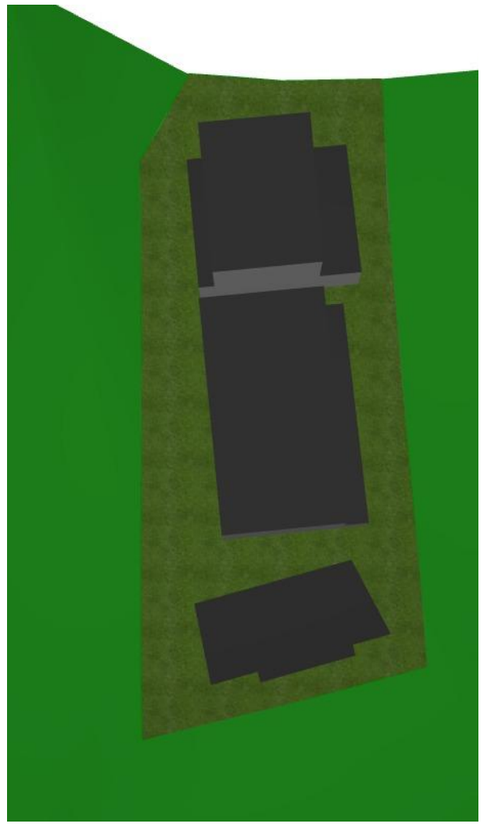
5 PB June 9am



6 PB June 12pm



7 PB June 3pm



8 PB June 6pm

Proposed Development

Lot 61 Middleton Road,
Frankton, Queenstown

Client:
Luke Hammington

Job No:
20000

Date:
25/08/2026

Drawing Set:
Resource Consent

Drawn By:
K Eyles

Scale:

Drawing No:
114

Drawing Sheet:
Sun Study June 21

Print In Color

PRIME DESIGNS
CREATIVE | FUNCTIONAL | ARCHITECTURE

admin@primedesigns.co.nz
04 528 8405
3 Jupiter Grove, Upper Hutt

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G:\Shared drives\PD Staff Folders\Luke\Current projects\Lot 61 Remarkables View\CAD\Remarkables view 31 July updated stairs.pln

Document Set ID: 10281324
Version: 1, Version Date: 09/09/2026



2 3D 2



3 3D 3

Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Resource Consent
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	K Eyles
Frankton, Queenstown	Date:	25/08/2026		Scale:	
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	3D Perspectives

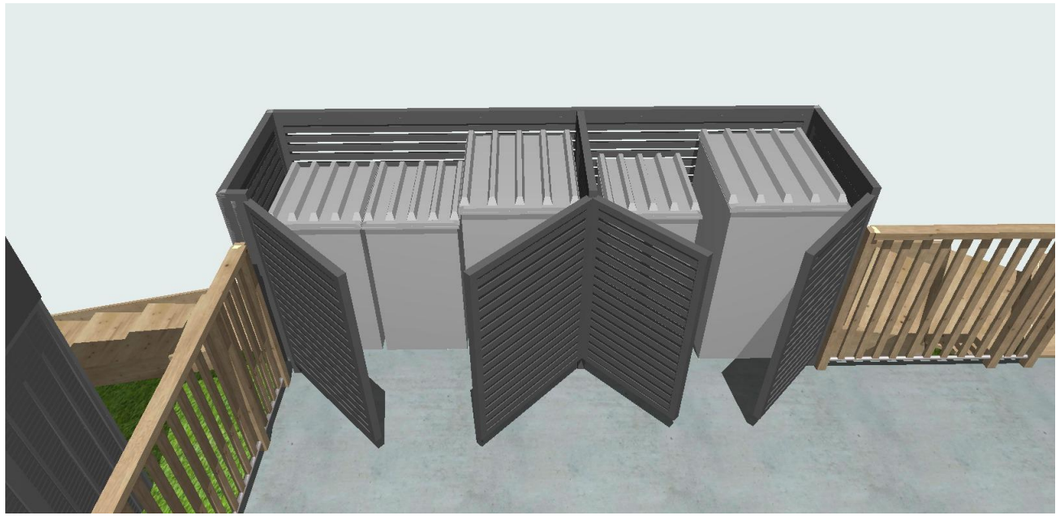
All work must comply with relevant NZS & council requirements. All dimensions to be verified on site by contractor prior to commencing work, do not scale from drawings. If there are any inaccuracies with the drawings please contact designer immediately. Copyright for design & drawings retained by Prime Designs New Zealand Limited.

Drawing No: 115

Document Set ID: 10281324
Version: 1, Version Date: 09/09/2026



1 3D 1



3 Indictive Bin Storage



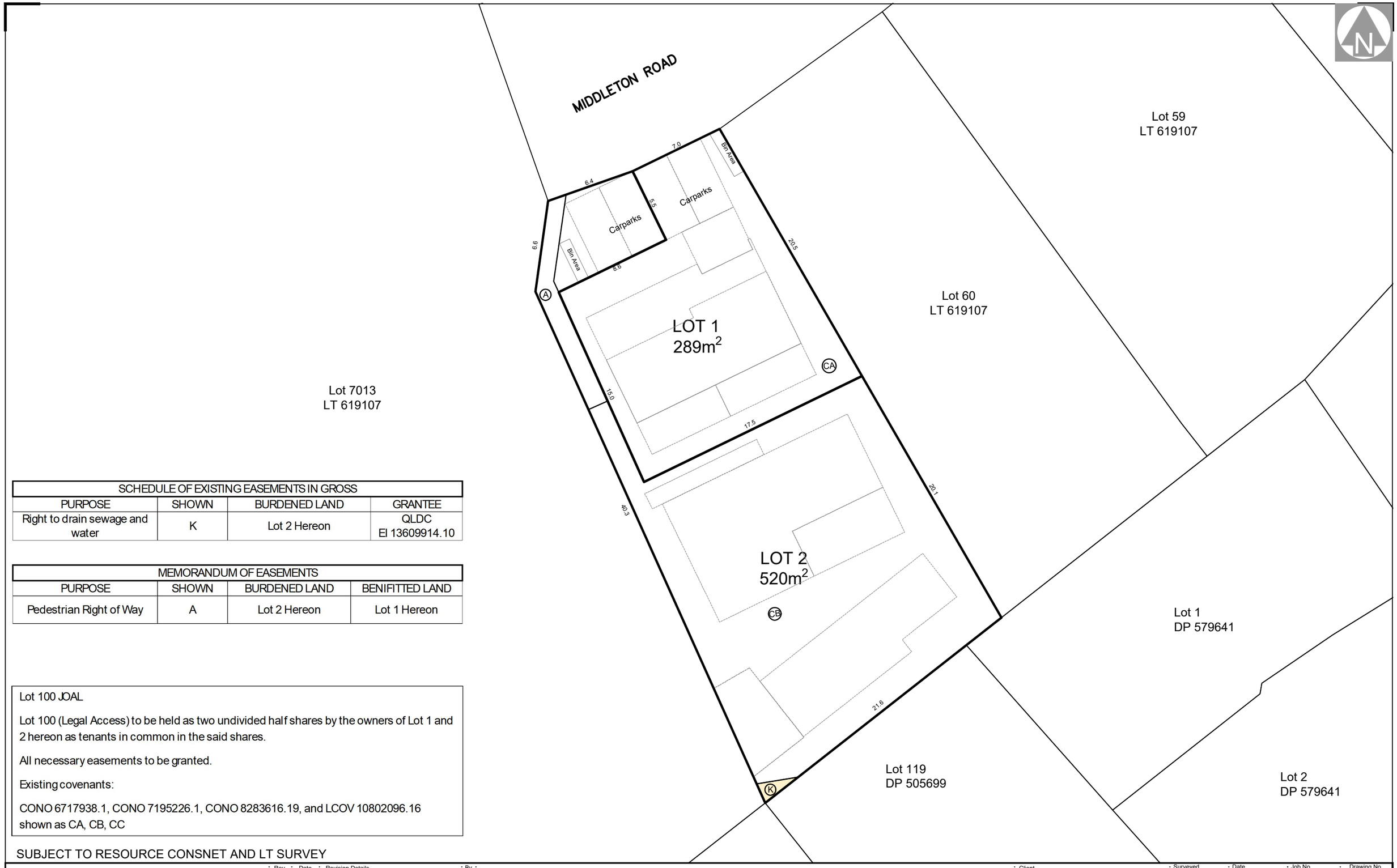
2 3D 4

Proposed Development	Client:	Luke Hammington	Print In Color	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Set: Resource Consent
Lot 61 Middleton Road,	Job No:	20000			Drawn By: K Eyles
Frankton, Queenstown	Date:	25/08/2026			Scale:
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt			Drawing Sheet: 3D Perspectives

All work must comply with relevant NZS & council requirements. All dimensions to be verified on site by contractor prior to commencing work, do not scale from drawings. If there are any inaccuracies with the drawings please contact designer immediately. Copyright for design & drawings retained by Prime Designs New Zealand Limited.

Drawing No: 116

Document Set ID: 10281324
Version: 1, Version Date: 09/09/2026



SCHEDULE OF EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	GRANTEE
Right to drain sewage and water	K	Lot 2 Hereon	QLDC El 13609914.10

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENIFITTED LAND
Pedestrian Right of Way	A	Lot 2 Hereon	Lot 1 Hereon

Lot 100 JOAL

Lot 100 (Legal Access) to be held as two undivided half shares by the owners of Lot 1 and 2 hereon as tenants in common in the said shares.

All necessary easements to be granted.

Existing covenants:

CONO 6717938.1, CONO 7195226.1, CONO 8283616.19, and LCOV 10802096.16 shown as CA, CB, CC

SUBJECT TO RESOURCE CONSNET AND LT SURVEY

CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE

309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz

Rev.	Date	Revision Details	By
A	30.03.26	Revised building footprints for Lot 2 access leg	EW
B	05.05.26	Revised boundary, Lot 1 access and car deck	EW
C	19.08.26	Revised lot 1 / 2 boundary and house locations	HK
D	08.09.26	Ped ROW A added	HK

LOTS 1-2 AND LOT 100 BEING A PROPOSED SUBDIVISION OF LOT 61 LT 619107, REMARKABLES VIEW, QUEENSTOWN
SCHEME PLAN

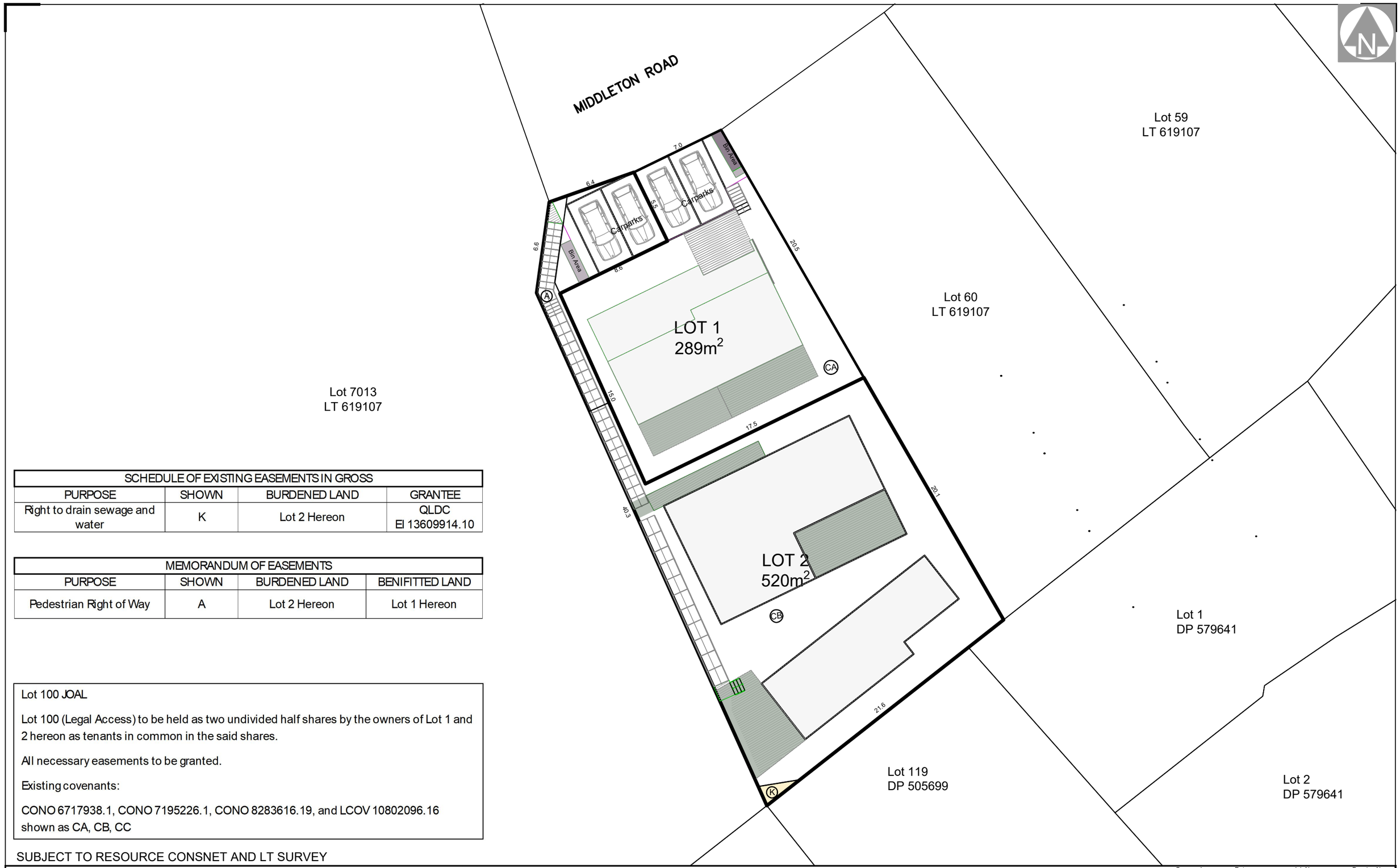
Client: HAMMINGTON, LUKE

Notes:
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- Ensuring the information is the most recent issue.
- Copyright on this drawing is reserved.

Surveyed	Date	Job No.	Drawing No.
–	–	18027	01 Sheet 001
Drawn: EW	Date: 05.05.26	Scale: 1:125 @ A1, 1:250 @ A3	
Checked: HK	Date: 08.09.26	Datum & Level: MT NIC 2000 ----	Rev.: D

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Document Set ID: 10281324
Version: 1, Version Date: 09/09/2026



SCHEDULE OF EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	GRANTEE
Right to drain sewage and water	K	Lot 2 Hereon	QLDC EI 13609914.10

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENIFITTED LAND
Pedestrian Right of Way	A	Lot 2 Hereon	Lot 1 Hereon

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Lot 100 (Legal Access) to be held as two undivided half shares by the owners of Lot 1 and 2 hereon as tenants in common in the said shares.

All necessary easements to be granted.

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CONO 6717938.1, CONO 7195226.1, CONO 8283616.19, and LCOV 10802096.16 shown as CA, CB, CC

SUBJECT TO RESOURCE CONSNET AND LT SURVEY

CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE

309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz

Rev.	Date	Revision Details	By
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LOTS 1-2 AND LOT 100 BEING A PROPOSED SUBDIVISION OF LOT 61 LT 619107, REMARKABLES VIEW, QUEENSTOWN
PDF UNDERLAY

Client: HAMMINGTON, LUKE

Notes:
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Surveyed	Date	Job No.	Drawing No.
–	–	18027	01 Sheet 002
Drawn: EW	Date: 05.05.26	Scale: 1:125 @ A1, 1:250 @ A3	
Checked: HK	Date: 08.09.26	Datum & Level: MT NIC 2000 ----	Rev.: D

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Document Set ID: 10281324
Version: 1, Version Date: 09/09/2026