

BEFORE THE PANEL CONVENER

FTAA-2603-1186

UNDER the Fast-track Approvals Act 2024 (“**the FTAA**”)

IN THE MATTER of an application by **Ridgeburn Limited** for approvals under the FTAA for a referred project, Ridgeburn (“**Application**”)

**STATEMENT OF ROBIN ALEXANDER KEITH MILLER REGARDING QUALIFICATIONS
AND EXPERIENCE**

23 JUNE 2026

**STATEMENT OF ROBIN ALEXANDER KEITH MILLER REGARDING QUALIFICATIONS
AND EXPERIENCE**

1. My full name is Robin Alexander Keith Miller. I am a Director at Origin Heritage, based in Arrowtown, New Zealand.
2. I prepared the report “Heritage Value Appraisal and Advice: Proposed Ridgeburn Development, 122 Morven Ferry Road RD 1 Queenstown, 9371 (Lot 2 DP 601937)” dated 05 March 2026 (“**the Report**”) regarding the heritage conservation aspects of the application under the Fast Track Approvals Act 2024 (“**FTAA**”) by Ridgeburn Limited (“**the Applicant**”) for the Ridgeburn proposal (“**the Application**”). The Report was written by me. It was lodged as part of the substantive Application on behalf of the Applicant.
3. I have the following qualifications and experience relevant to the matters addressed in the Report:

(a) Qualifications

Bachelor of Science (Urban Estate Management), 1986; Post-Graduate Diploma in Building Conservation (Heritage Conservation), 2004; RICS-Certified Historic Buildings Professional, 2009; Member of ICOMOS (NZ); Full Member of the Institute of Historic Building Conservation, 2006.

I am a Professional Associate of the Royal Institution of Chartered Surveyors (1990) and a Registered Member of the NZ Institute of Building Surveyors (2017).

(b) Experience

My area of expertise is heritage conservation. I have over 35 years’ experience as a Chartered Surveyor and have for the last 22 years, or so, specialised in heritage conservation; the last 16 years being in New Zealand. My day-to-day work involves the preparation of conservation plans, heritage assessments and heritage impact assessments, together with condition surveys, building reports, schedules of works, architectural drawings and specifications.

4. While the Report has not been prepared in the form of evidence to be presented at a hearing, I confirm that:
 - (a) I have read the Expert Witness Code of Conduct set out in the Environment Court's Practice Note 2023 and have complied with the requirements in the Code of Conduct in preparing the Report.
 - (b) Except where I state that we are relying on material provided by another person, the Report is within my area of expertise.
 - (c) I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in this evidence.

5. I make the following observations with reference to the requirements of the Code of Conduct regarding the scope of the Report, the analysis and assessment undertaken by me, and the content of the Report:
 - (a) Observations and recommendations within the Report are based upon a visual, non-destructive inspection of the fabric of the buildings only and no opening-up or testing has been carried out. Inspection was from ground level (or internal floor levels) only and no access was made to roof spaces or any subfloor voids.
 - (b) The farmhouse was occupied and fully furnished with floor coverings in place.

DATED this 23 day of June 2026



Robin Miller - Heritage Conservation