

Potential Cancellation of Consent Notices and Variation of Easements

This document has been prepared to address the requirements in Section 13(4)(t) of the Fast Track Act Approval Act 2024 (FTAA) and outline the types of legal authorisations needed with respect to existing consent notices and easements that cannot be decided under the FTAA. The site encompasses seven fee simple titles. The legal descriptions of the titles are:

- Lot 2 DP 601937 – 24.7256 ha (RT: 1174254);
- Lot 3 DP 529201 – 2.0584 ha (RT: 857180);
- Lot 5 DP 300661 and Sections 21, 23, 24, 64, 71 in Blocks VIII & IX Shotover SD – 82.6923 ha (RT: 946021);
- Section 22 Block IX Shotover SD – 23.0823 ha (RT: OT406/118);
- Section 23 Block IX Shotover SD – 26.5069 ha (RT: OT7D/1456);
- Sections 1–2 SO 478164, Section 25 Block IX Shotover SD, Lots 3–4 DP 300661 – 45.1025 ha (RT: 946040); and
- Section 1 SO 420327 – 8.5980 ha (RT: 492534).

The particularly relevant title instruments relating to the above titles in relation to the proposed development are identified in **Table 1** below. The need for modifications to these instruments will be further considered and determined during the detailed design phase of the development. While, there may be various modifications required to consent notices and easements that are registered on titles within the development area, these will be varied separately through applications following fast-track approval. This is the most efficient way to progress the development and will not materially affect the implementation of the proposed development.

In accordance with sections 13(2)(d), 13(3) and 13(4)(t) of the FTAA, Section 4 of the Referral AEE outlines all other approvals likely required under the Resource Management Act 1991, the Wildlife Act 1953 and Heritage New Zealand Pouhere Taonga Act 2014 which are sought as part of this FTAA application, and are not detailed further in this document.

Table 1: Relevant Title Instruments

	Instrument	Relevant Titles	Authorisation Required
1.	Consent Notice 5073060.1	Lot 4 DP 529201 & Lot 3 DP 529201 held in Record of Title: RT 857180.	This consent notice will likely be required to be varied. Confirmation that this consent notice can be varied by way of application to QLDC pursuant to Section 221 of the RMA is contained at Attachment 1 .
2.	Consent Notice 11334462.3	Lot 4 DP 529201 Held in Record of Title RT 857180	This consent notice will likely be required to be varied. Confirmation that this consent notice can be varied pursuant to Section 221 of the RMA is contained at Attachment 1 .
3.	Transfer 952854.1	OT406/118, OT7D/1456, RT 857180, RT 946021, RT 1174254	Some specific easement areas may need modification, while others will be unchanged.
4.	Easement 11334462.5	RT 857180	This easement will likely need to be modified.
5.	Easements in Transfer 835520	RT 946040, RT 946021 and RT 1174254	It is unlikely this easement will be required to be varied.
6.	Easement 9271861.7	RT 946040	This easement will likely need to be modified.
7.	Easement 11729995.3	RT 946040	This easement will likely need to be modified.
8.	Easement 11729995.4	RT 946040	This easement will likely need to be modified.
9.	Easement 11729995.6	RT 946040	It is unlikely these easements will be required to be varied.
10.	Easement 959443.3	RT 1174254	This easement is likely to remain largely unaffected by the development.

	Instrument	Relevant Titles	Authorisation Required
11.	Easement 5073060.5	RT 857180, RT 946021 and RT 1174254.	This easement will likely need to be modified.

Attachment 1

From: s 9(2)(a)
To:
Subject: FW: 221(3) Consent Notice process
Date: Wednesday, 25 June 2025 2:56:10 pm
Attachments: [image001.png](#)
[image002.png](#)

From: Neil Harkin s 9(2)(a)
Sent: Wednesday, 25 June 2025 2:53 pm
To: Simone Williams s 9(2)(a)
Subject: RE: 221(3) Consent Notice process

Hi Simone,

I can confirm there is the ability to apply to cancel/vary consent notices under s221 of the RMA. Any application will be assessed and determined as a discretionary as per the requirements of the Act.

Cheers,
Neil

Neil Harkin | Senior Planner | Planning & Development
Queenstown Lakes District Council
P: s 9(2)(a)
E: s 9(2)(a)



**QUEENSTOWN
LAKES DISTRICT
COUNCIL**
www.qldc.govt.nz

From: Simone Williams
Sent: Wednesday, 18 June 2025 3:29 pm
To: 'Neil Harkin' s 9(2)(a)
Cc: Olivia Stirling s 9(2)(a)
Subject: 221(3) Consent Notice process

Hi Neil,

I'm writing to confirm the process for addressing existing consent notices registered on land at 122 Morven Ferry Road, Arrowtown (Ridgeburn), in the event that a fast-track consent is granted for the proposed development.

In particular, Record of Title 857180 is subject to the following consent notices issued under section 221 of the Resource Management Act 1991:

- Consent Notice 5073060.1 – requiring ongoing water quality testing and a minimum on-site water storage capacity.
- Consent Notice 11334462.3 – relating to built form, access, fencing, and servicing requirements.

Should the proposed Ridgeburn fast-track consent be approved at this site, our understanding is that, pursuant to section 221(3) of the Act, the owner may apply at any time to Queenstown Lakes District Council to vary or cancel any condition specified in a consent notice, insofar as it no longer relates to the conditions of the site or is inconsistent with the approved development.

We would appreciate confirmation from Council that this process would be available in the event that cancellation or variation of the consent notices is required. This correspondence may be shared with the Ministry for the Environment as part of the fast-track application record.

Cheers

Simone

Ngā mihi | Kind regards,

SIMONE WILLIAMS

Associate

s 9(2)(a)

Suite 5, 47 Alpha St,
Cambridge 3434

barker.co.nz

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