

24 March 2026

Gibbons Developments Limited

By email: [REDACTED]

For **Cameron Hodgson**

Ridgeburn Development – 122 Morven Ferry Road, Arrow Junction, Queenstown

1. Further to our previous discussions in respect of the proposed Ridgeburn development (“**Development**”). We write to provide a brief high-level summary of the proposed legal structure of the Development.
2. As we understand it, the Development will be carried out in seven “stages” under a single resource consent. These are made up of Stage 1, Stage 1A and Stages 2 to 6 (inclusive).
3. Stages 1 to 5 will be subdivided into individual fee simple lots. Stage 1A will comprise 36 principal units in a unit title development. Stage 6 will be a unit title development.
4. The Development will comprise shared/common areas for vehicular and pedestrian access, parking, landscaping and green spaces.
5. A residents society will be created (“**Residents Association**”) for the management of the common areas and common infrastructure. Membership of the Residents Association will be compulsory for all owners of the lots within each stage of the Development. This obligation will be registered on the record of title of each residential lot (and for each of the unit title owners) by way of a consent notice and a covenant in gross in favour of the Residents Association.
6. A brief summary of the proposed ownership/management structure.

Common Infrastructure	Ownership and Management Responsibilities	Lots that must pay a Levy to the Common Infrastructure
Access Lots and Reserves Lots and Landscape Buffer	All Access Lots, Reserves Lots and Landscape Buffer will be owned and managed by the Residents Association	Residents Association levies.

Common Infrastructure	Ownership and Management Responsibilities	Lots that must pay a Levy to the Common Infrastructure
Carpark Lots	(a) Subject to (b) and (c) below, the Carpark Lots will be amalgamated with the relevant residential lot. (b) Visitor Carparks – to be owned/managed by Residents Association. (c) Carparks within Affordable Housing Area (Stage 1) – to be amalgamated with relevant residential principal unit /lot as appropriate.	(a) Relevant residential lot owner (b) Residents Association Levies (c) Relevant residential lot/unit owner
Water and Waste Water Treatment Plant, disposable fields, reticulated pipes and related servicing network	Either: (a) a separate utility entity will be established to own, maintain, operate the infrastructure assets; or (b) The Developer or the Residents Association will own the infrastructure assets and leases them (via a registered lease) to a separate utility entity who will maintain and operate them	Costs to be met through Residents Association levies (which will include an infrastructure levy).

Access Rights

- Access rights over the access lots/reserve lots will be by virtue of each lot owner being a member of the Residents Association. The constitution of the Residents Association will contain rules/bylaws setting out the requirements and directions in respect of use and ongoing operation of these areas.

Stage 1A and Stage 6 – Unit Title Development

8. In respect of the unit title developments proposed for Stage 1A and Stage 6, the units within the relevant unit title development will be members of the Residents Association (either directly or through the body corporate) with those owners (and/or the Body Corporate) being required to pay levies for the operation, maintenance, repair, renewal and management of the common lots and common infrastructure.

Yours faithfully
JB Morrison

Kristin Bruce
Partner

