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Alpine Group
Exhibit 25

IN THE MATTER of Section 221 of the
Resource
Management Act
1991

AND

IN THE MATTER of an Application for
Subdivision Consent
by LUGGATE
HOLDINGS
LIMITED RM040635
& RM040635.357

CONSENT NOTICE

BACKGROUND

- A. Luggate Holdings LTD applied to the Queenstown Lakes District Council pursuant to provisions of the Resource Management Act 1991 for its consent to subdivide land described in Certificate of Titles 249823 & 249826 (Otago Registry) ('the land') 330161
- B. Council has granted consent RM040635 to the proposed subdivision subject to certain conditions which are required to be complied with on a continuing basis by the Owner of the land being those conditions specified in the Operative Part hereof.

OPERATIVE PART A:

The following conditions pertaining to this Consent Notice is to be registered against the titles of the following allotments:-

- | | |
|----------------------|-----------------------|
| a) Lot 43 D.P 375230 | t) Lot 62 D.P 375230 |
| b) Lot 44 D.P 375230 | u) Lot 63 D.P 375230 |
| c) Lot 45 D.P 375230 | v) Lot 72 D.P 375230 |
| d) Lot 46 D.P 375230 | w) Lot 74 D.P 375230 |
| e) Lot 47 D.P 375230 | x) Lot 75 D.P 375230 |
| f) Lot 48 D.P 375230 | y) Lot 76 D.P 375230 |
| g) Lot 49 D.P 375230 | z) Lot 77 D.P 375230 |
| h) Lot 50 D.P 375230 | aa) Lot 78 D.P 375230 |
| i) Lot 51 D.P 375230 | bb) Lot 79 D.P 375230 |
| j) Lot 52 D.P 375230 | cc) Lot 80 D.P 375230 |
| k) Lot 53 D.P 375230 | dd) Lot 81 D.P 375230 |
| l) Lot 54 D.P 375230 | ee) Lot 82 D.P 375230 |
| m) Lot 55 D.P 375230 | ff) Lot 83 D.P 375230 |
| n) Lot 56 D.P 375230 | gg) Lot 84 D.P 375230 |
| o) Lot 57 D.P 375230 | hh) Lot 85 D.P 375230 |
| p) Lot 58 D.P 375230 | ii) Lot 86 D.P 375230 |
| q) Lot 59 D.P 375230 | jj) Lot 87 D.P 375230 |
| r) Lot 60 D.P 375230 | kk) Lot 89 D.P 375230 |
| s) Lot 61 D.P 375230 | |

CONDITIONS A:

- a) Before a dwelling is constructed on any lot that does not have a vehicle crossing, the owner for the time being shall construct an access in accordance with Council's standards. The crossing is to be constructed from the street kerb to the boundary of the lot.
- b) At the time that a dwelling is constructed on any lot the owner for the time being of that lot is to ensure that all construction is contained within boundaries of the lot and that the only access to the lot for all construction vehicles and delivery of goods to the lot is to be from the vehicle crossing constructed at the time of subdivision or constructed in accordance with (a) above. The owner for the time being is responsible for repairing and making good any damage to any road infrastructure for the frontage of the lot being developed or to the frontage of any other lot caused by development activities on the owners lot.

c) The minimum floor level of all buildings located within lots 47- 60 identified on the title plan of subdivision (Title Plan 375230) shall be no less than 500 mm above the flood level of Luggate Creek as the result of a 50 Year ARI rain event. The minimum floor levels are as follows:

- Lots 53-55 – R.L.276.9m;
- Lots 52 &-56 – R.L.277.1m;
- Lots 51 – R.L.277.3m;
- Lots 50, 57 & 58 – R.L.277.6m;
- Lots 49 & 59 – R.L.278.0m;
- Lots 47 & 48, 59 & 60 – R.L.278.5m

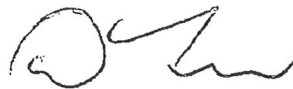
Reduced levels are to Mean Sea Level. These floor levels are 500mm above the flood level of Luggate Creek as the result of a 50 year ARI rain event

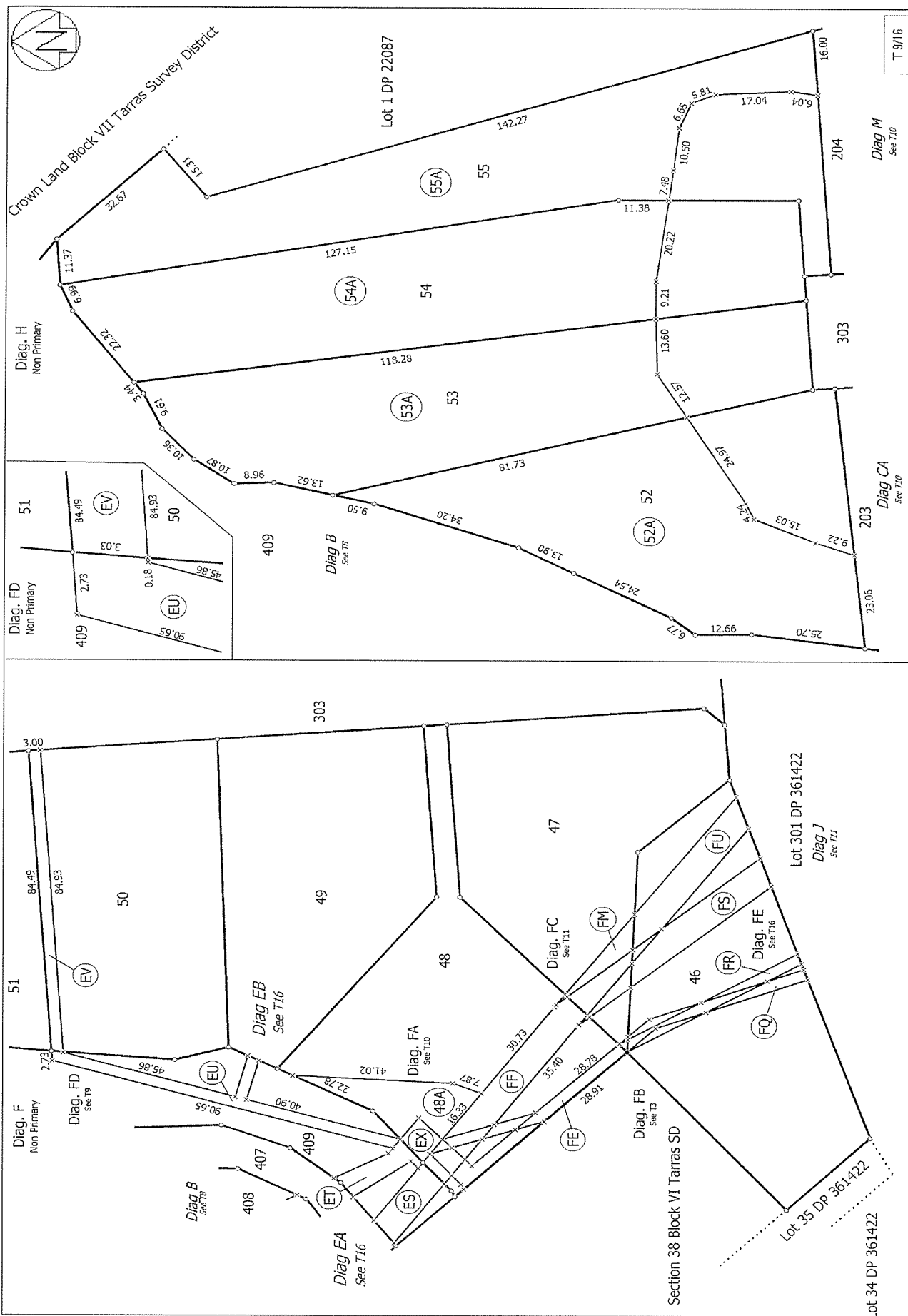
No buildings are to be located within the areas marked 51A – 58A on lots 51 to 58 respectively as identified on Title Plan DP375230.

- d) Any further subdivision of Lots 43–63, 72, 74-87 & 89 cannot rely on the Luggate Water Supply Scheme to provide water without approval of Council, which will be at Council's discretion. This is because the upgrade of the scheme undertaken to provide water for this subdivision did not provide for any additional demand within the application area.
- e) The water supply for Lots 43–63, 72, 74-87 & 89 and any future allotments created through the subdivision of Lots 43–63, 72, 74-87 & 89 shall be provided from a single scheme to ensure a consistent service to all allotments.

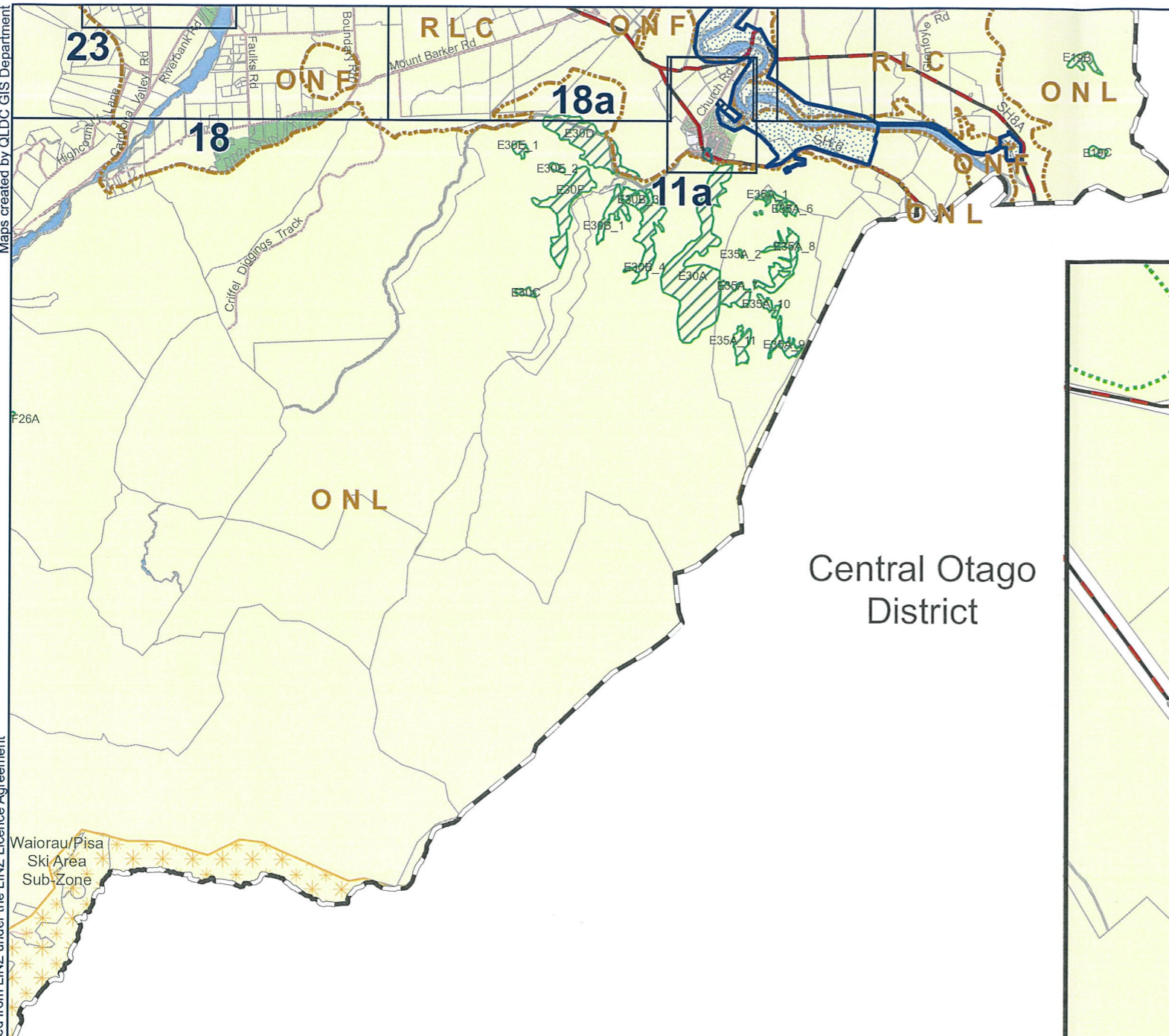
Dated this 11 day of October 2006

SIGNED for and on behalf
Of the QUEENSTOWN LAKES
DISTRICT COUNCIL by its
Principal Administrative Officer

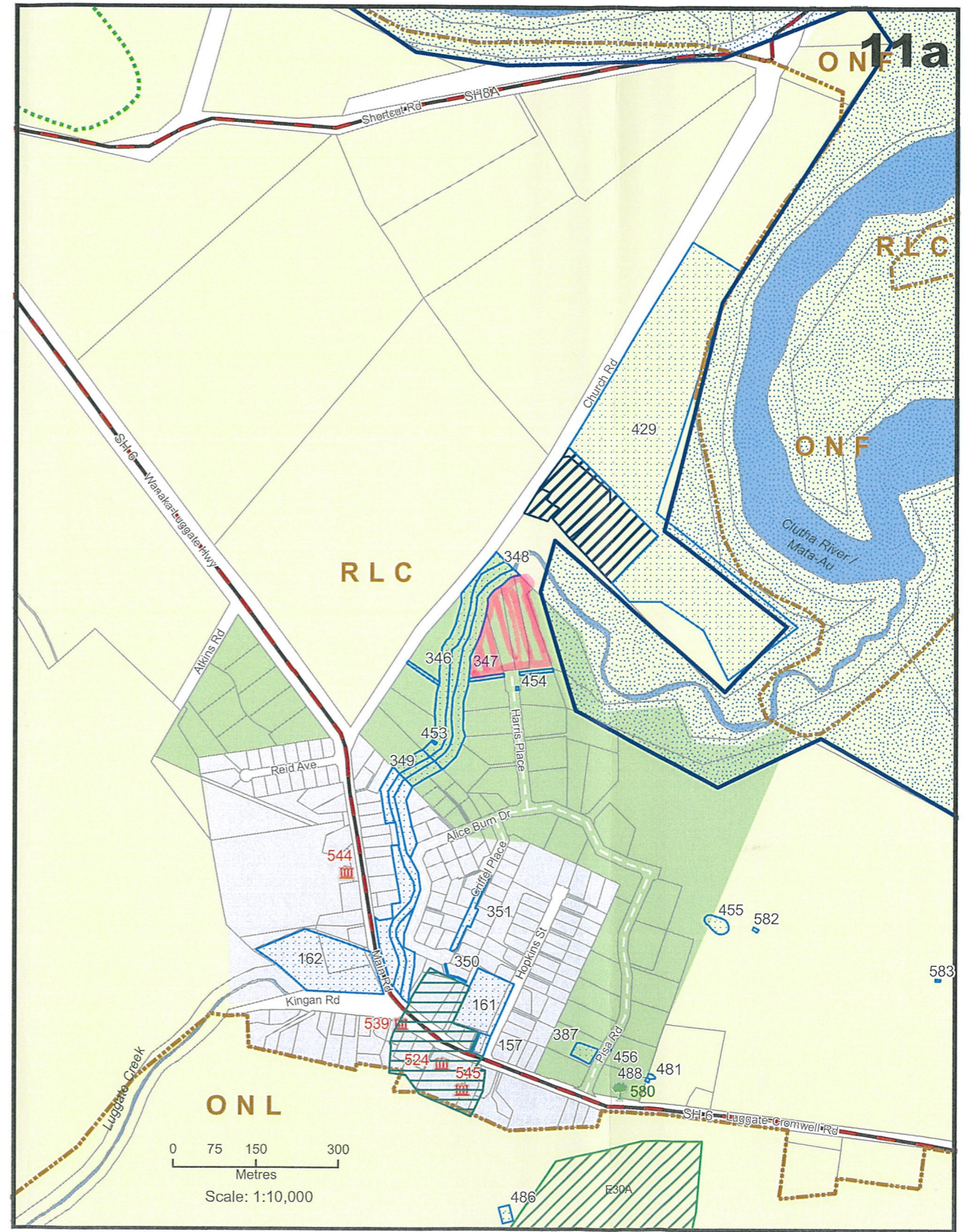




<p>Land District: Otago</p> <p>Digitally Generated Plan</p> <p>Generated on: 27/04/2007 08:31 am Page 18 of 25</p>	<p>Lots 43 - 63, 72, 74 - 87, 89, 202 - 204, 407 - 412 & 501 Being a Subdivision of Lots 403 & 410 DP 361422</p> <p>Surveyor: Paul Timinthy Cook</p> <p>Firm: Clark Fortune McDonald & Associate</p>	<p>Digital Title Plan</p> <p>DP 375230</p> <p>Deposited on: 23/04/2007</p>
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Central Otago District



- Legend**
- Historic Heritage Features
 - Protected Tree
 - Parcel/Road Boundary
 - Landscape Classification (ONF, ONL, RLC)
 - Roads
 - State Highway
 - Territorial Authority Boundary
 - Significant Natural Area
 - Unformed Roads
 - Designated Areas
 - Ski Area Sub-Zone
 - Rural Industrial Sub-Zone
 - Rural
 - Rural Residential
 - Rural Lifestyle
 - Water (zoned Rural unless otherwise shown)
 - Commercial Precinct (Operative)
 - Hydro Generation Zone (Operative)
 - Township (Operative)

