

# Applicant Information Form 1a Notified or Non-notified Process



Department of  
Conservation  
*Te Papa Atawhai*

New Zealand Government

## Is this the right application form for me?

This **Applicant Information Form 1a** – Notified or Non-notified Process must be completed for **the following longer term applications** (i.e. not one-off applications):

- Grazing
- Land use: Tenanting and/or using existing DOC facility/structure
- Land use: Use of public conservation land for private commercial facility/structure
- Guiding/Tourism/Recreation: Watercraft activities
- Filming
- Sports events
- Marine reserves application form 11a: Structure in a marine reserve

For other activities use the specific activity application forms that combine applicant and activity information or book a pre-application meeting.

## How do I complete this applicant information form?

- Complete all sections of this **applicant information form**.
- In addition, you must complete the **activity application form/s** that you wish to undertake.
- DOC encourages electronic applications (e.g. typed Word document), rather than handwritten applications. Electronic applications are easier to read and less likely to be returned to you for clarification.
- If you need extra space, attach or include extra documents and label them according to the relevant section. Record all attachments in the table at the back of the application information form section **F Attachments**.

## How do I submit my application?

Email the following to [permissions@doc.govt.nz](mailto:permissions@doc.govt.nz):

- **Completed applicant information form 1a**
- **Completed activity application form**
- Any other relevant attachments.

## If I need help, where do I get more information?

- Check the [DOC webpage for the activity you are applying](#)<sup>1</sup> for.

---

<sup>1</sup> <https://www.doc.govt.nz/get-involved/apply-for-permits/apply-for-a-permit/>

- Arrange a pre-application meeting (either face to face or over the phone) by contacting the [Department of Conservation Office](#)<sup>2</sup> closest to where the activity is proposed. You can use [DOC maps](#)<sup>3</sup> to identify which District Office you should contact. Or arrange a meeting with any of our [four offices that process concessions](#)<sup>4</sup> – choose the one closest to where the activity is proposed.
- If your application covers multiple districts, contact the office nearest most of the locations you are applying for, or nearest to locations you have a specific question about.

### What happens next?

Once your application forms are received, your application will be assessed by DOC. If your application is complete, DOC will begin processing.

If your application is incomplete it will be returned to you for more information.

### Why does DOC ask for this information?

The questions in this application information form and the activity application form/s are designed to cover the requirements set out in conservation legislation. Your answers allow us to assess:

- Your most up-to-date details so that DOC can contact you about your application.
- Your qualifications, resources, skills and experience to adequately conduct the activity on public conservation land.
- Your creditworthiness will help determine whether DOC should extend credit to you and set up a DOC customer accounts receivable credit account for cost recovery. To make this assessment DOC will supply your information to a credit checking agency.

### Note:

- Personal information will be managed by DOC confidentially. For further information check [DOC's privacy and security statements](#)<sup>5</sup>.
- Information collected by DOC will be supplied to a debt collection agency in the event of non-payment of payable fees.

### What fees will I pay?

You may be required to pay a **processing fee** for this application regardless of whether your application is granted or not. You may request an estimate of the processing fees for your application. If you request an estimate, DOC may require you to pay the reasonable costs of the estimate prior to it being prepared. DOC will not process your application until the estimate has been provided to you. In addition, if you are granted a guiding concession on public conservation land you may be required to pay annual **activity and management fees**. These fees are listed on the [DOC webpage for the activity you are applying](#)<sup>6</sup> for.

DOC will invoice your processing fees after your application has been considered. If your application is large or complex, DOC may undertake billing at intervals periodically during processing until a decision is made. If you withdraw your application DOC will invoice you for the costs incurred up to the point of your withdrawal.

---

<sup>2</sup> [www.doc.govt.nz/footer-links/contact-us/office-by-name/](http://www.doc.govt.nz/footer-links/contact-us/office-by-name/)

<sup>3</sup> <http://maps.doc.govt.nz/mapviewer/index.html?viewer=docmaps>

<sup>4</sup> <https://www.doc.govt.nz/get-involved/apply-for-permits/contacts>

<sup>5</sup> <https://www.doc.govt.nz/footer-links/privacy-and-security/>

<sup>6</sup> <https://www.doc.govt.nz/get-involved/apply-for-permits/apply-for-a-permit/>

**Your application will set up a credit account with DOC.** See the checklist at the end of the form for the terms and conditions you need to accept for a DOC credit account.

### **Will my application be publicly notified?**

Your application will be publicly notified if:

- It is a license with a term of more than 10 years.
- It is a lease.
- After having regard to the effects of the activity, DOC considers it appropriate to do so.

Public notification will increase the time and cost of processing of your application.

### **What does DOC require if my application is approved?**

If your application is approved DOC requires:

- **Insurance** to indemnify the Minister of Conservation against any claims or liabilities arising from your actions. The level of insurance cover will depend on the activity.
- A copy of your **safety plan** audited by an external expert (e.g. Health and Safety in Employment (Adventure Activity) Regulations 2011 audit or a DOC listed organisation). See the [Safety Plan](#)<sup>7</sup> information on the DOC website for further information.

**Note:** DOC/Minister can vary the concession if the information on which the concession was granted contained material inaccuracies. DOC may also recover any costs incurred.

---

<sup>7</sup> <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/safety-plans/>

## A. Applicant details

Legal status of applicant (tick)	<input type="checkbox"/> Individual (Go to ①)	
	<input checked="" type="checkbox"/> Registered company (Go to ②)	<input type="checkbox"/> Trust (Go to ②)
	<input type="checkbox"/> Incorporated society (Go to ②)	<input type="checkbox"/> Other e.g. Educational institutes (Go to ②)

①	Applicant name (individual)		
	Phone		Mobile phone
	Email		
	Physical address		Postcode
	Postal address (if different from above)		Postcode

②	Applicant name (full name of registered company, trust, incorporated society or other)		Marlborough Sounds Investments Limited	
	Trading name (if different from applicant name)		Marlborough Tour Company Limited	
	NZBN if applicable (to apply go to: <a href="https://www.nzbn.govt.nz">https://www.nzbn.govt.nz</a> )	9429046846570	Company, trust or incorporated society registration number	Company: 6893354
	Registered office of company or incorporated society (if applicable)		Wallace Diack Chartered Accountants Limited, Level 2, Youell House, 1 Hutcheson Street, Blenheim, 7201, NZ	
	Company phone	+64 3 577 9997	Company website	<a href="https://www.marlboroughtourcompany.co.nz">https://www.marlboroughtourcompany.co.nz</a>
	Contact person and role			
	Phone	+ [redacted]	Mobile phone	+ [redacted]
	Email		[redacted]	
	Postal address	PO Box 1000, Blenheim	Postcode	7240
	Street address (if different from postal address)	Level 3, Rangitane House, 2 Main Street, Blenheim	Postcode	7201

## B. Pre-application meeting

Have you had a pre-application meeting or spoken to someone in DOC?

No	<input type="checkbox"/>
Yes	<input checked="" type="checkbox"/>

- If yes record the:

Date of DOC pre-application meeting(s)	Numerous meetings over last 2 years.  Last one with [REDACTED]  and Trish Gill in early August 2022 via Zoom to confirm application process and forms.
Name of DOC staff member	See above, plus earlier [REDACTED] [REDACTED] was in discussions with Wendy Sullivan and Nicci Mardle.
Name of person who had the pre-application meeting(s) with DOC	[REDACTED] and [REDACTED]

## C. Activity applied for

Tick the **activity application form** applicable to the activity you wish to undertake on public conservation land. Complete the applicant information form and the activity application form and email them with any attachments to [permissions@doc.govt.nz](mailto:permissions@doc.govt.nz)

ACTIVITY APPLICATION FORM*	FORM NO.	TICK
Grazing	2a	<input type="checkbox"/>
Land use: Tenanting and/or using existing DOC facility/structure	3a	<input type="checkbox"/>
Land use: Use of public conservation land for private/commercial facility/structure	3b	<input checked="" type="checkbox"/>
Guiding/Tourism/Recreation: Watercraft activities	4b	<input type="checkbox"/>
Filming	5a	<input type="checkbox"/>
Sporting Events	6a	<input type="checkbox"/>
Marine reserves application form: Structure in a marine reserve	11a	<input type="checkbox"/>
Other activities (not covered in the above forms or in the new activity application forms that combine applicant and activity information)	7a	<input type="checkbox"/>

**Note:** If the activity is not in this list check the activity on the DOC website to find the correct application form or book a pre-application meeting. Application forms that combine applicant and activity information on the DOC website include:

- [Aircraft activities](#)<sup>8</sup>
- [Easements](#)<sup>9</sup>
- [Land based guiding](#)<sup>10</sup>

---

<sup>8</sup> <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/aircraft-activities/>

<sup>9</sup> <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/access-easements/>

<sup>10</sup> <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/land-based-guided-activities/>

---

## D. Are you applying for anything else?

Are you submitting any other application forms in relation to this application?

No	<input type="checkbox"/>
Yes	<input checked="" type="checkbox"/>

- If yes, state which application forms:

1. Department of Conservation Form 3(b) – concession application for private/commercial facility/structures, on DOC managed land, along with supporting information.

AND Via separate Application process, but integral to this application process:

2. Department of Conservation Application for an Easement on Public Conservation Land for various MSIL services on and across SFR, along with supporting information (no DOC ref, but DOC form dated 29 Oct 2019).

---

## E. Background experience of applicant

Provide relevant information relating to your ability to carry out the proposed activity (e.g. details of previous concessions, membership of professional organisations, and relevant qualifications).

The Directors of Marlborough Sounds Investments Limited have run businesses in New Zealand for at least 45 years.

The Directors of Marlborough Sounds Investments Limited have owned and run Furneaux Lodge, Punga Cove Resort and Cougerline in the Queen Charlotte Sounds since 2018. They also own and operate the Mail Boat operation across the sounds.

Since purchasing these pre-eminent nationally and internationally known tourism facilities the Directors have initiated an extensive process of upgrades and improvements to improve infrastructure and guest experience.

## F. Attachments

Attachments should *only* be used if there is:

- Not enough space on the form to finish your answer
- You have additional information that supports your answer
- You wish to make an additional request of DOC regarding the application.

Label each document clearly and complete the table below.

Section of the application form the attachment relates to	Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
<u>Correct example ✓</u> D	Locations	PDF	Trust Deed.
<u>Incorrect example X</u> Table	Doc1	Word	Table
A2	MSIL Company Certificate	PDF	NZ Companies Office – Companies Register
B	Email – forms to use	PDF	Email from Trish Gill dated 29 August 2022 confirming Application Forms to be used

## G. Checklist

Application checklist	Tick
I have completed all sections of this applicant information form relevant to my application and understand that the form will be returned to me if it is incomplete.	<input checked="" type="checkbox"/>
I certify that the information provided in this applicant information form, and any attached additional forms is, to the best of my knowledge, true and correct.	<input checked="" type="checkbox"/>
I have completed the <b>activity application form</b> .	<input checked="" type="checkbox"/>
I have appropriately labelled all attachments and completed section <b>F Attachments</b> .	<input checked="" type="checkbox"/>
I will email <a href="mailto:permissions@doc.govt.nz">permissions@doc.govt.nz</a> my: <ul style="list-style-type: none"> <li>• Completed applicant information form</li> <li>• Completed activity application form/s</li> <li>• Any other attachments.</li> </ul>	<input checked="" type="checkbox"/>



## H. Terms and conditions for a credit account with the Department of Conservation

<b>Have you held an account with the Department of Conservation before?</b>	<b>Tick</b>
No	<input type="checkbox"/>
Yes	<input checked="" type="checkbox"/>
If 'yes' under what name	Marlborough Sounds Investments Limited

In ticking this checklist and placing your name below you are acknowledging that you have read and agreed to the terms and conditions for an account with the Department of Conservation

Terms and conditions	Tick
I/We agree that the Department of Conservation can provide my/our details to the Department's Credit Checking Agency to enable it to conduct a full credit check.	<input checked="" type="checkbox"/>
I/We agree that any change which affects the trading address, legal entity, structure of management or control of the applicant's company (as detailed in this application) will be notified in writing to the Department of Conservation within 7 days of that change becoming effective.	<input checked="" type="checkbox"/>
I/We agree to notify the Department of Conservation of any disputed charges within 14 days of the date of the invoice.	<input checked="" type="checkbox"/>
I/We agree to fully pay the Department of Conservation for any invoice received on or before the due date.	<input checked="" type="checkbox"/>
I/We agree to pay all costs incurred (including interest, legal costs and debt recovery fees) to recover any money owing on this account.	<input checked="" type="checkbox"/>
I/We agree that the credit account provided by the Department of Conservation may be withdrawn by the Department of Conservation, if any terms and conditions (as above) of the credit account are not met.	<input checked="" type="checkbox"/>
I/We agree that the Department of Conservation can provide my details to the Department's Debt Collection Agency in the event of non-payment of payable fees.	<input checked="" type="checkbox"/>

<b>Typed applicant name/s</b>	██████████ Director, for Marlborough Sounds Investments Limited	<b>Date</b>	15 October 2023
-------------------------------	---	-------------	-----------------

For Departmental use	
<b>Credit check completed</b>	
<b>Comments:</b>	
<b>Signed</b>	<b>Name</b>

Approved (Tier 4 manager  
or above)

Name



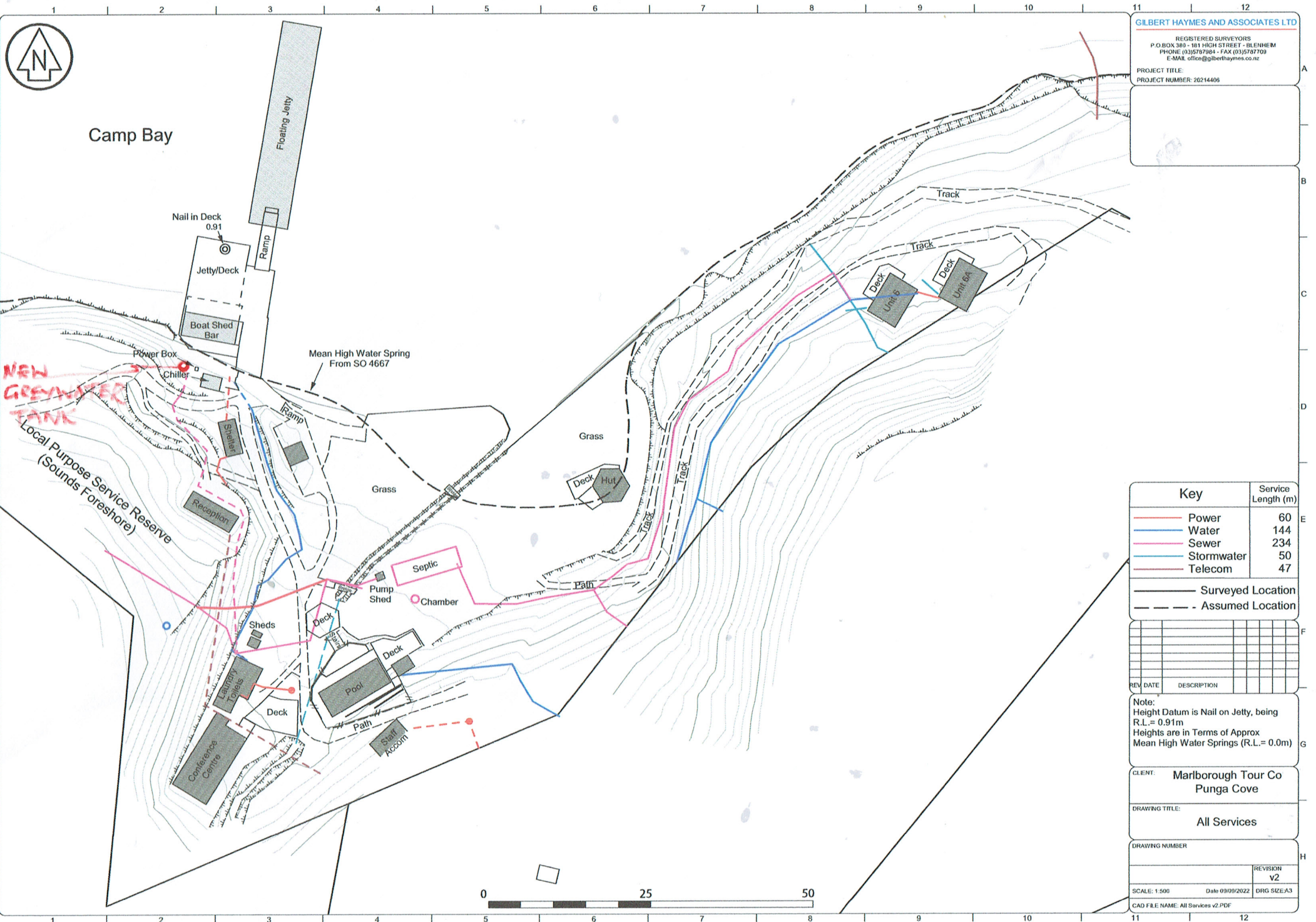
123

0 10 20 40 Metres



The accompanying material has been released by Council from its information repositories. Council does not accept any responsibility for the initial and ongoing accuracy to the material. It is the responsibility of the recipient to make such checks as the recipient considers appropriate to ensure accuracy. Services layers are schematic only and actual positions and level should be confirmed from Council's hard copy records.

### Punga Cove Resort - MSIL - Sounds Foreshore Structures



**GILBERT HAYMES AND ASSOCIATES LTD**  
 REGISTERED SURVEYORS  
 P.O. BOX 380 - 181 HIGH STREET - BLENHEIM  
 PHONE: (03) 578 7084 - FAX: (03) 578 7079  
 E-MAIL: office@gilberthaymes.co.nz

PROJECT TITLE:  
 PROJECT NUMBER: 20214405

Key	Service Length (m)
	Power 60
	Water 144
	Sewer 234
	Stormwater 50
	Telecom 47

Surveyed Location  
 Assumed Location

REV	DATE	DESCRIPTION

Note:  
 Height Datum is Nail on Jetty, being  
 R.L. = 0.91m  
 Heights are in Terms of Approx  
 Mean High Water Springs (R.L. = 0.0m)

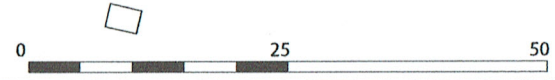
CLIENT: **Marlborough Tour Co  
 Punga Cove**

DRAWING TITLE: **All Services**

DRAWING NUMBER

SCALE: 1:500	Date: 03/09/2022	DRG SIZE: A3
--------------	------------------	--------------

CAD FILE NAME: All Services v2.PDF





The Department recommends that you contact the Department of Conservation Office closest to where the activity is proposed to discuss the application prior to completing the application forms. Please provide all information requested in as much detail as possible. Applicants will be advised if further information is required before this application can be processed by the Department.

This form is to be used when the proposed activity is the building or use of any private or commercial facility or structure on public conservation land managed by the Department of Conservation. Examples may include lease of land to erect an information centre; authorisation to erect a weather station; or construct or lease a private/commercial campground or lodge. This form is to be completed in conjunction with either Applicant Information Form 1a (longer term concession) or Applicant Information Form 1b (one-off concession) as appropriate.

Please complete this application form, attach Form 1a or Form 1b, and any other applicable forms and information and send to [permissions@doc.govt.nz](mailto:permissions@doc.govt.nz). The Department will process the application and issue a concession if it is satisfied that the application meets all the requirements for granting a concession under the Conservation Act 1987.

If you require extra space for answering please attach and label according to the relevant section.

---

## A. Description of Activity

Please describe the proposed activity in detail – where the site is located, please use NZTM GPS coordinates where possible, what you intend to use the building for, whether you intend to make any changes to the infrastructure.

Please include the name and status of the public conservation land, the size of the area for which you are applying and why this area has been chosen.

If necessary, attach further information including a map, a detailed site plan and drawings of proposal and label Attachment 3b:A.

### **BACKGROUND:**

Punga Cove Resort (the resort) has operated as a tourism accommodation business since the mid-1960's.

The Resort is in Camp Bay, Endeavour Inlet, Queen Charlotte Sounds.

The NZTM 2000 co-ordinates are: 1696548E, 5446303N.

The building and structures and associated activities on the foreshore area and over the coastal marine area have always formed part of this business.

The foreshore area is partially used for activities associated with running a tourist resort and includes some structures / activities that are used by the public free of charge (reasonable use), including toilets & shower, swimming pool, cabana, telephone shed and recreation room.

There are some structures that are solely used by the resort including guest units, some storage sheds, wastewater unit and pump-shed, chiller and managers / reception building.

The earliest planning consent on council files appears to be in 1987. This was for the construction of the restaurant which is located on freehold land further upslope. This was a notified consent and outlined the use of the whole site as a Holiday Resort.

Since 1987, there has been numerous planning and building consent applications for further development of the resort with additional guest & staff accommodation being built, upgrading and redevelopment of food & beverage facilities and other resort facilities, updating and redevelopment of infrastructure including, but not limited to wastewater treatment & disposal system, power, telecommunications, stormwater disposal, water supply, swing moorings, decks and jetties.

### **THE APPLICATION:**

The applicant requires various Foreshore Licences at the Resort for buildings and structures located on or partially on foreshore reserve – as per asset schedule **attached**.

A Site Plan is **attached** identifying the location of all the buildings and structures Licence is requested for in this application.

The buildings and structures requiring Licence have for the most part been previously Licenced by the Minister of Conservation; firstly, on 24 October 2001 (refer SFR 752), various Variations to Deeds and most recently the Deed of Renewal signed by MSIL Directors and DOC Managers in March 2019 (NM-30647-SFR) – copy **attached**.

For completeness, a separate sheet is also **attached** identifying structures that do not appear to have been

previously licenced. Note, whilst included on the Asset List, MSIL does not consider that any further DOC permissions are required for the 55-metre-long timber seawall because survey has confirmed that it is within the Coastal Marine Area.

Each structure or building's purpose has also been briefly described on the asset schedule **attached** and photographs are supplied identifying the buildings or structures. Note, the boatshed café was damaged in the August 2022 storm event and has been replaced.

Collectively, all these facilities support the resorts operation, whilst also providing public services for users of Queen Charlotte Track.

### **ONGOING CONSULTATION:**

Since purchasing the resort in Dec 2018, MSIL / MTC has been proactive with their consultation with Council leaders and staff, DOC management and staff, local iwi and other stakeholders.

Such examples include, but are not limited to:

- MSIL's signing of the Deed of Renewal for Foreshore Structures in March 2019 (NM-30647-SFR)
- Boat trip with various Stakeholders (including, but not limited to) DOC – David Hayes & Mary Anne Baxter, Council (Mayor, CEO and staff), Port Marlborough, Te Atiawa, Ngati Kuia & Ngai Apa representatives on 3 May 2019
- Various communications and meetings between [REDACTED], [REDACTED], Nicci Mardle, Kaja Mazzotti-Vetter and Trish Gill have also occurred over the last 2-3 years on various matters, including this Concession Application Process.

## **B. Alternative sites considered**

If your application is to **build, extend or add** to any permanent or temporary structures or facilities on public conservation land, please provide the following details:

- Could this structure or facility be reasonably located outside public conservation land? Provide details of other sites/areas considered.
- Could any potential adverse effects be significantly less (and/or different) in another conservation area or another part of the conservation area to which the application relates? Give details/reasons

Over and above the existing buildings and structures included in this application, no new facilities are requested on DOC Sounds Foreshore Reserve.

In this instance, where there is very little flat land available in this section of the bay, there is no practical alternative to site the listed buildings and structures (facilities) outside the foreshore reserve area. This has been acknowledged previously through the granting of numerous planning consent applications and the various Sounds Foreshore Licences for most of the buildings and structures on SFR over the last 35 or so years.

The applicant has provided a comprehensive list of existing buildings and structures now requiring Licence, see **attached**.

---

### C. Larger area

Is the size of the area you are applying for **larger** than the structure/facility **NO**

If **yes**, please detail the size difference in the box below, and answer the following 3 questions, if **no** please go on to the next section:

N/A.

Is this necessary for safety or security purposes? **YES / NO**

Is this necessary as an integral part of the activity? **YES / NO**

Is this essential to carrying on the activity? **YES / NO**

If the answer to any of the above is yes, please provide details and attach supporting evidence if necessary and label Attachment 3b:C.

N/A.

---

### D. Exclusive possession

Do you believe you need **exclusive possession** of the public conservation land on which your structure/building is located, ie no one else can use the land during your use of it? **YES, IN PART**  
*(Exclusive occupation requires a lease which requires public notification of the application)*

If **yes**, please answer the following 3 questions, if no please go to the next section:

Is exclusive possession necessary to protect public safety? **YES, IN PART**

Is exclusive possession necessary to protect physical security of the activity? **YES, IN PART**

Is exclusive possession necessary for the competent operation of the activity? **YES, IN PART**

If the answer to any of the above is yes, please provide details and attach supporting evidence if necessary and label Attachment 3b:D – see explanations **below**. Refer to Assets List **attached** to this application.

For security reasons the staff quarters and guest chalets cannot be made available for the general public's ad-hoc use (refer asset ID SA1, SA2, U17, ANC11, U4 & U3).

Likewise, access to storage shed/ Managers facility (ANC14), chiller (part ANC2), storage shed part of building (ANC4), gas storage shed (ANC13), sleepout shed (ANC3) and the wastewater system and pump-shed (ANC5) will continue to be resort staff access only for Health & Safety reasons.

The remaining buildings and structures listed in this Licence application **are all available for general public use**.

Buildings and structures listed are identified on the Site Plan **attached** to the application.

---

### E. Technical Specifications (for telecommunications sites only) N/A

Frequencies on which the equipment is to operate



Power to be used (transmitter output)

Polarisation of the signal

Type of antennae

The likely portion of a 24 hour period that transmitting will occur

Heaviest period of use

---

## F. Term

Please detail the length of the term sought (i.e. number of years or months) and why.

*Note: An application for a concession for a period over 10 years must be publicly notified, an application for a concession up to 10 years will not be publicly notified unless the adverse effects of the activity are such that it is required, or if an exclusive interest in the land is required.*

The applicant requests a Licence Term of 30 years.

---

## G. Bulk fuel storage

Under the Hazardous Substances and New Organisms Act 1996 (HSNO Act) 'Bulk fuel storage' is considered to be any single container, stationary or mobile, used or unused, that has a capacity in excess of 250 litres of Class 3 fuel types. This includes petrol, diesel, aviation gasoline, kerosene and Jet A1. For more information on Hazardous Substances, go to: <http://www.business.govt.nz/worksafe/information-guidance/legal-framework/hsno-act-1996>

Do you intend to store fuel in bulk on the land as part of the activity? **NO**, but several gas cannisters are required at restaurant and café/bar for food preparation purposes.

If you have answered yes, then please provide full details of how and where you intend to store the fuel, and label any attachments including plans, maps and/or photographs as Attachment 3b:G. If your concession application is approved you will be required to provide a copy of your HSNO compliance certification to the Department before you begin the activity.

## H. Environmental Impact Assessment

This section is one of the most important factors that will determine the Department's decision on the application. Please answer in detail.

In column 1 please list all the locations of your proposal, please use NZTM GPS coordinates where possible. In column 2 list any special features of the environment or the recreation values of that area. Then in column 3 list any effects (positive or adverse) that your activity may have on the values or features in column 2. In column 4 list the ways you intend to mitigate, remedy or avoid any adverse effects noted in column 3. Please add extra information or supporting evidence as necessary and label Attachment 3b:H.

Refer to Steps 1 and 2 in your Guide to Environmental Impact Assessment to help you fill in this section.

Location on public conservation land	Special feature or value	Potential effects of your activity on the feature or value (positive or adverse)	Methods to remedy, mitigate or avoid any adverse effects identified
<i>EG: Tararua Forest Park</i>	<i>Northern rata - threatened species</i>	<i>Damage to the plants by construction</i>	<i>Brief construction and maintenance staff of the location and importance of the species; clearly tape off areas with the species to avoid damage</i>
Punga Cove Resort The NZTM 2000 co-ordinates for the SFR area are: 1696548E, 5446303N – refer to asset sheets and photos <b>attached</b> for visual identification of buildings and structures.	Existing buildings and structures on or partially on SFR	Punga Cove resort is well ensconced in the local landscape and has been for around 60 years. The resort is one of the iconic tourist facilities in the Marlborough Sounds and offers a wide range of experiences for locals, the domestic and international tourist markets.  All the buildings and structures being applied for in this Licence Application are in situ now, and most have been on the property for at least 20 years, some	Building maintenance will continue as required to ensure buildings and structures onsite remain fit for purpose going forward.  For security and Health & Safety reasons, buildings and structures used by staff and resort guests will continue to be locked.

much longer.

Many of the buildings and structures have previously been Licenced since 2001, with the latest Licence period falling due between 2020 - 2022, during COVID-19 restriction periods.

No adverse effects have been identified to date and none are anticipated going forward. All the buildings and structures identified on the Asset Sheets support the ongoing operation of the resort facility and many of the facilities are available to the public to use.

---

## **I. Other**

Is there any further information you wish to supply in support of your application? Please **attach** if necessary and label Attachment 3a:l.

3b:A & 3a:l – various attachments

1. **Site Plan identifying location of buildings and structures on SFR**
2. **Survey Plan showing locations of buildings**
3. **Asset Schedule list for MSIL buildings and structures on or partially on SFR**
4. **Copies of RT's for MSIL land located adjacent to DOC SFR (SO 4667)**
5. **Photographs of buildings and structures listed in Asset Schedule**
6. **Copy of most recent DOC SFR Licence Renewal documentation (ref NM-30647-SFR) – expired 31 Dec 2020; and**
7. **Completed DOC Forms 1A & 3B.**

# ATTACHMENT 3B: A

## A. Description of Activity

Further information on proposed activity – including location, of structures, use of structures, map, detailed site plan.

### EXISTING STRUCTURES

Structures cited on Foreshore Licence: (identified in Black Text and boxes in attached plan)

Structure	Sqm	Alternative MTC Name	MTC Ref	Public Use - Free
Storage Shed	12.47	2018 Converted to Mgrs Office/ Recptn	ANC14	No
Freezer / Chiller	6.30	Chiller by Boatshed Bar/cafe	Part ANC2	No
Staff Room	18.40	Staff Rec Room	SA6	Yes
Kitchen/Office	19.50			
Games Room in Hall				
Deck	32.00	Deck outside Rec rm	Part SA6	Yes
5 Chalets:	28.00	Unit 6 – Staff	SA1	No
	22.10	Unit 6A – Staff	SA2	
	18.50	Main part Guest Unit 17 & Resort Housekeeping / Drying room	U17 ANC11	
	10.80	Part Guest Unit 4	U4	
	5.40	Part Guest Unit 3	U3	
Cabana	41.00	Shelter with games – free to public to use	ANC7	Yes
Pumpshed	1.70	Primary Wastewater System shed	ANC5	Service
Pool		Includes Pool shed, spa, associated deck & Adjoining Cabana – free reasonable use	ANC6	Yes
Toilet & Shower Blk		Includes Laundry & store shed – free use of toilets. Shower & laundry for public	ANC12	Yes
Rec Store Shed	16.40	Phone Shed – includes ability to use landline phone – free local calls only	ANC15	Yes

Structures not identified in Licence (identified in Blue Text and boxes in attached plan)

Structure	MTC Ref	Public Use – Free	Location
Kayak Shed	ANC4	Yes	Down on Foreshore
Storage Shed		No	
Gas Storage Shed	ANC13	No	By Toilets
Primary Tank	ANC5	Service	Sited in ground in foreshore
Sleep Out Shed	SA5	No	Staff Accom
55 m timber seawall	ANC3	Yes	Note that this has always being thought as part of a coastal activity and did not form part of the Foreshore.

# ATTACHMENT 1A:F

## **Re: Insurance:**

*Concessionaires are required to indemnify the Minister against any claims or liabilities arising from their actions. If this application is approved, the applicant will be required to hold Public Liability, and possibly Statutory Liability and/or vehicle insurance. The level of cover will depend on the nature of the activity. Please contact the nearest Department of Conservation office to discuss what is required.*

MSIL has the following insurance cover for Punga Cove which includes structures on the foreshore

Public Liability  
Statutory Liability  
Vehicle Insurance

# ATTACHMENT 1A:G

## **Re: Public Notificaiton:**

*Concessionaires are required to indemnify the Minister against any claims or liabilities arising from their actions. If this application is approved, the applicant will be required to hold Public Liability, and possibly Statutory Liability and/or vehicle insurance. The level of cover will depend on the nature of the activity. Please contact the nearest Department of Conservation office to discuss what is required.*

## ASSET SCHEDULE LIST SHEET

Existing Structures not previously Licenced						Private/ Commercial Structures - Concessions/Permits				
Map Ref	Physical State	Structures	Sqm		MSIL Asset on or partially on SFR	Form 1A - Applicant Info & Form 3B Concession Appln Commercial Facility / Structures			Appln for Licence - Existing & New Bldgs on SFR	
ANC15	Existing	Rec Store Shed	16.4	Phone shed - includes ability to use landline - free local calls only	YES	YES	YES			
ANC4	Existing	Kayak Shed	6	Located on foreshore	YES	YES	YES		YES	
ANC4	Existing	Storage Shed	6	Located on foreshore	YES	YES	YES		YES	
ANC13	Existing	Gas Storage Shed	3	Besides Toilets	YES	YES	YES		YES	
SA5	Existing	Sleepout Shed	6	On Path before Unit 17	YES	YES	YES	1960S	YES	
ANC5	Existing	Primary WW Tanks	36	2 Tanks - 2000 - 24000litres and 2020 - 9000L	YES	YES	YES	1960s, 2000 & 2020	YES	Survey
ANC3	Existing	Seawall	55 metres	DOC had previously thought this was coastal zone	YES	YES	YES		YES	
No ref yet	Replacement	New 1,000L Greywater Tank	Replaced old tank. Located behind new boatshed	Yes	Yes - Commercial	Occupancy		2023	YES	As-Builts & PS3



Easements Required				Access/ Easements - Concessions/Permits for Activity			Sounds Foreshore Licence	
Physical State	Description	Notes	On DOC managed SFR	Form: <a href="#">Appln for Easement on Public Conservation Land</a>		Age	Sounds Foreshore Licence	Plan
Existing	Stormwater - From Guest Accom		No	Yes - Commercial	Right to Drain Water	1960s-2018	Unsure if required to have separate appln for licence versus Activity.	Survey??
Existing	Stormwater - From Carpark		No	Yes - Commercial	Right to Drain Water	1960s-2018		Survey
Existing	Water		No	Yes - Commercial	Right to Convey Water	1960s-2018		Survey
Existing	Sewer pipelines		No	Yes - Commercial	Right to Drain Sewage	1960s-2018		Survey
Existing	Electricity U/gd & o/hd		No	Yes - Commercial	Right to Convey Electricity	1960s-2018		Survey
Existing	Fibre optic cable/phone		No	Yes - Commercial	Right to Convey Telecommunications	1960s-2018		Survey
Existing	Access - Foot / bridge		No	Yes - Commercial	Right of Way (ie access)	1960s-2018		Survey

Existing Structures previously covered by Licence to Occupy under						Private/ Commercial Structures - Concessions/Permits		
Map Ref	Physical State	Structures	Sqm	Notes	MSIL Asset on or partially on DOC SFR	Photo Attached	Form 1A - Applicant Info & Form 3B Concession Appln Commercial Facility / Structures	
Part ANC2	Existing	Freezer / Chiller	6.3	By Boatshed Bar/Café	YES	YES	YES	YES
ANC14	Existing	Storage Shed 12.47sqm	12.47	Converted in 2018 to Mgrs Office/ Reception	YES	YES	YES	YES
SA6	Existing	Kitchen /Office: 19.50 sqm	19.5		YES	YES	YES	YES
SA6	Existing	Games Rm in Hall			YES		YES	YES
SA6	Existing	Deck: 32 sqm	32	Deck outside Staff Rec Rm	YES	YES	YES	YES
SA1	Existing		28	Unit 6 Staff	YES	YES	YES	YES
SA2	Existing		22.1	Unit 6A Staff (Old Unit 7)	YES	YES	YES	YES
U17 & ANC11	Existing	Chalets - 5	18.5	Unit 17 - guests - main part of bldg / housekeeping	YES	YES	YES	YES
U4	Existing		10.8	Unit 4 Guest - Part	YES	YES	YES	YES
U3	Existing		5.4	Unit 3 Guest - Part	YES	YES	YES	YES
ANC7	Existing		Cabana	41	Shelter with games- Free to public to use	YES	YES	YES
ANC5	Existing	Pumpshed	1.7	Primary Wasetwater System shed	YES	YES	YES	YES
ANC6	Existing	Pool		Includes Pool Shed, old shed and pool surrounds - assume within fenced area and includes adjoining Cabana just outside fence. - Free reasonable use	YES	YES	YES	YES
ANC12	Existing	Toilet & Shower Blk		Includes Laundry & storeshed - Free use of toilets, shower and laundry	YES	YES	YES	YES
ANC15	Existing	Rec Store Shed	16.4	Phone shed - includes ability to use landline - free local calls only	YES	YES	YES	YES

# Photos

# SFR – Structures

---

JULY 2022



Access - Footbridge



Access - Past Boatshed



Access - Track from Reception



Water - Creek Stone Walls 2



Water - Creek Stone walls



ANC 2 Part - Freezer Chiller



ANC3 - Seawall



ANC4 - Kayak Shed & Storage Shed



ANC5 - Primary WW Tanks



ANC5 Pumpshed





ANC6 - Part - Pool Shed



ANC6 - Part - Pool



ANC6 -Part - Cabana



ANC6 Part - Pool Retaining walls



ANC6 Part - Pool1



ANC7 - Cabana



ANC11 - Housekeeping under U17



ANC12 Toilet & Shower Blk



ANC13 - Gas Storage Shed



ANC13 Gas Storage Shed front



ANC14 Mgrs Office Reception



ANC15 - Rec Store Shed



SA1 Unit 6



SA 2 Unit 6A



SA5 - Sleepout shed 1



SA5 Sleepout Shed





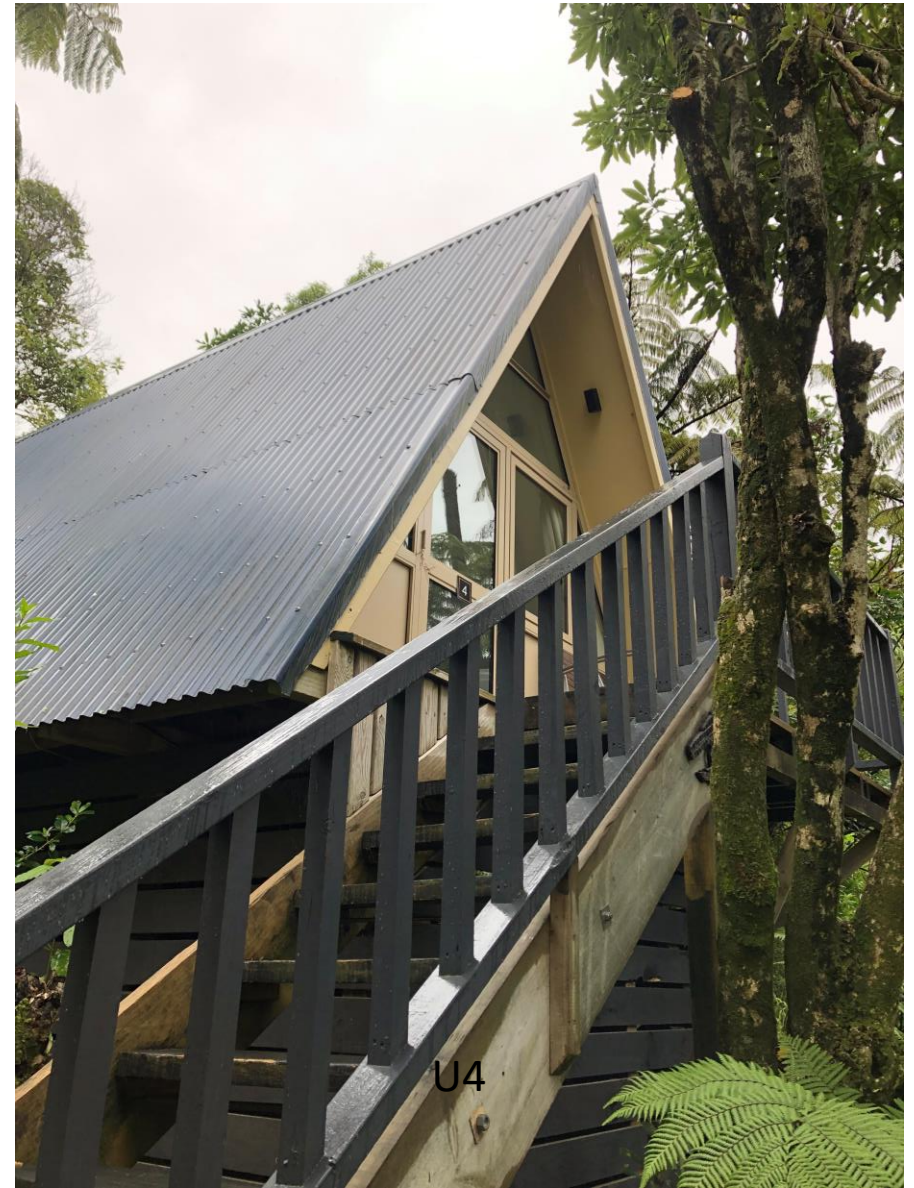
SA6 - Deck



SA6 Staff Rec Room



U3



U4



U 17 & U4 - Rear Access



U17 & ANC11 ground level

**NM-30647-SFR**

**DATED 22<sup>nd</sup> March 2019**

**Between**

**MINISTER OF CONSERVATION  
("the Licensor")**

**and**

**MARLBOROUGH SOUNDS INVESTMENTS LIMITED  
("the Licensee")**

**LICENCE TO OCCUPY  
SOUNDS FORESHORE RESERVE**



**Department of Conservation**  
*Te Papa Atawhai*

THIS DOCUMENT is made this 22nd day of March 2019.

**PARTIES:**

1. **MINISTER OF CONSERVATION**, ("the Licensor")
2. **MARLBOROUGH SOUNDS INVESTMENTS LIMITED** ("the Licensees")

**BACKGROUND**

- A. The Reserve described in Schedule 1 is vested in the Licensor as a local purpose (Sounds Foreshore) reserve.
- B. Section 7 of the Reserves and Other Lands Disposal Act 1982 authorises the Licensor to grant a licence to occupy Sounds Foreshore reserves.
- C. The Licensee wishes to use and occupy the Site subject to the terms and conditions of this Document.
- D. The Licensor has agreed to grant the Licensee a licence to use and occupy the Site.

**OPERATIVE PARTS**

**TERMS AND CONDITIONS**

**1.0 DEFINITIONS AND INTERPRETATION**

- 1.1 In this Document, unless the context otherwise requires:

**"Background"** means the matters referred to under the heading 'Background' on page 2 of this Document.

**"Commissioner"** means the person appointed by the Director-General under section 62 of the Reserves Act 1977.

**"Department"** means the Department of Conservation established by section 5 of the Conservation Act 1987.

**"Director-General"** means the Director-General of Conservation.

**"Document"** means this Licence and any subsequent amendments and all schedules, annexures, and plans attached to it.

**"Licence"**, for the purposes of this Document, is the Licence granted under this Document by the Licensor to the Licensee under section 7 of the Reserves and Other Lands Disposal Act 1982.

**"Licence Fee"** means the amount specified in Item 7 of Schedule 1 and charged by the Licensor for the Licensee's right to use and occupy the Site. It includes any variation in that amount following a Licence Fee Review.

**"Licence Fee Payment Date"** means the date specified in Item 9 of Schedule 1 on which each instalment of the Licence Fee falls due for payment.

**"Licence Fee Review"** means a review of the Licence Fee determined in accordance with clause 6 of this Document.

**"Licence Fee Review Date"** means the date specified in Item 11 of Schedule 1 on which the Licence Fee Review occurs being at 5 year intervals calculated from the 01 January 2011.

**"Penalty Interest Rate"** means the rate specified in Item 10 of Schedule 1.

**"Reserve"** means the local purpose (Sounds Foreshore) reserve vested in the Licensor under the Reserves Act 1977 and more particularly described in Item 1 of Schedule 1.

**"Site"** means that part of the Reserve described in Item 2 of Schedule 1 and which is more particularly described and shown on the Plan attached to Schedule 2.

**"Structure"** includes buildings and fences.

**"Term"** means the period of time specified in Item 4 of Schedule 1 during which this Document operates.

**"Working Days"** means days on which the registered banks are open for general banking business.

1.2 In this Document unless the context otherwise requires:

- (a) a reference to a party is a reference to a party to this Document and includes that party's successors in title;
- (b) schedules and annexures form part of this Document and have effect accordingly;
- (c) words appearing in this Document which also appear in Schedule 1 mean and include the details appearing after them in that Schedule;
- (d) a provision of this Document to be performed by two or more persons binds those persons jointly and severally;
- (e) words in a singular number include the plural and vice versa;
- (f) words importing a gender include all other genders;
- (g) references to a statute or statutory provision, or order or regulation made under it, include that statute, provision, or regulation as amended, modified, re-enacted or replaced from time to time whether before or after the date of this Document;
- (h) where the Licensor's consent or approval is expressly required under a provision of this Document, the Licensee must seek the consent or approval of the Licensor for each separate occasion it is required notwithstanding that the Licensor has granted consent or approval for a like purpose on a prior occasion.

1.3 Words used in the Background to this Document have the same meaning given to them in clause 1.1.

## 2.0 GRANT OF LICENCE

2.1 In exercise of the Licensor's powers under section 7 of the Reserves and Other Lands Disposal Act 1982 the Licensor **GRANTS** to the Licensee a renewable **LICENCE** to use and occupy the Site subject to the terms and conditions in this Document.

## 3.0 TERM

3.1 The Licence is for the Term specified in Item 4 of Schedule 1.

3.2 Subject to clause 3.3 the Licensor, at the Licensee's cost, will renew the Term for a further period specified in Item 5 of Schedule 1.

3.3 The renewal is to be on the same terms and conditions expressed or implied in this Document and any additional conditions as required by the Licensor, including this right of renewal, provided the Licensee:

- (a) observes the terms and conditions contained in this Document; and
- (b) has given to the Licensor written notice of the Licensee's intention to renew this Document at least 3 months before the end of the term, which notice is to be irrevocable.

#### **4.0 LICENCE FEE**

- 4.1 The Licensee must pay to the Licensor in advance and in the manner directed by the Licensor the Licence Fee (+ GST where applicable) in the instalments and on the Licence Fee Payment Dates specified in Items 7, 8, and 9 of Schedule 1.
- 4.2 If the Licensee defaults in payment of the Licence Fee for 1 calendar month after a Licence Fee Payment Date the Licensee is to pay interest on the unpaid Licence Fee from the Licence Fee Payment Date until the date of payment at the Penalty Interest Rate specified in Item 10 of Schedule 1.

#### **5.0 OTHER CHARGES**

- 5.1 In addition to the Licence Fee the Licensee must pay the following charges ("Other Charges") on demand and in the manner directed by the Licensor:
  - (a) all levies, taxes, duties, assessments, charges, and other outgoings which may be charged, levied or reasonably assessed, or which may become payable in relation to the Licensee's use and occupation of the Site;
  - (b) all costs in relation to the supply of water, sewage, drainage and rubbish disposal which are not otherwise included in any charges or assessments made by any authority or by the Licensor.
- 5.2 If the Licensee surrenders this Document with the consent of the Licensor, the Licensee will continue to be liable for and must pay to the Licensor on demand in respect of its use or occupation of the Site, all Other Charges which may be due for the current payment period even though that period may not expiry until after the date of surrender.
- 5.3 The Licensee must pay all charges for electric power, water supply, telephone and other utilities supplied to the Site. The Licensor will not be liable for any cost incurred in re-establishing the supply of any of these utilities in the event of any of them becoming unavailable for any reason.

#### **6.0 LICENCE FEE REVIEW**

- 6.1 The Licensor will review the Licence Fee on the Licence Fee Review Dates.
- 6.2 The Licensor will commence the review not earlier than 3 months before a Licence Fee Review Date and no later than 3 months following the Licence Fee Review Date by giving written notice to the Licensee.
- 6.3 The notice must specify the Licence Fee which the Licensor considers to be the market value for the Licence Activity as at the Licence Fee Review Date.
- 6.4 If, within 28 days of receipt of the Licensor's notice, the Licensee gives written notice to the Licensor that the Licensee disputes the proposed new Licence Fee the new Licence Fee is to be determined in accordance with clause 17.
- 6.5 Until determination of the new Licence Fee, the Licence Fee payable by the Licensee from the Licence Fee Review Date is to be the Licence Fee payable immediately before the Licence Fee Review Date. On determination of the new Licence Fee an adjustment is to be made and paid, either by the Licensor or by the Licensee, whichever is applicable.
- 6.6 If the Licensee does not give notice to the Licensor under clause 6.4 the Licensee will be deemed to have accepted the Licence Fee specified in the Licensor's notice.

## **7.0 LICENCE ACTIVITY**

7.1 The Licensee is to use and occupy the Site for the purposes specified in Item 3 of Schedule 1 only.

## **8.0 LICENSEE'S STRUCTURES, FACILITIES AND LAND ALTERATIONS**

8.1 The Licensee must not erect, replace, make alterations or additions to, or bring on to the Site any Structure, install any facility, or alter the Site in any way without the prior written consent of the Licensor.

8.2 In giving approval under clause 8 the Licensor may, in the Licensor's sole and absolute discretion, impose any reasonable terms and conditions including a review of the Licence Fee, as the Licensor considers appropriate under this clause; and may also decline the grant of such approval after consideration of the relevant conservation and environmental issues.

8.3 The Licensee must pay to the Licensor all costs associated with applications for approval under this clause determined at the standard rates then applying in the Department for cost-recovery of staff time and expenses.

8.4 The Licensee must, upon request by the Licensor, submit written engineering or building plans and details to the Licensor for approval before:

- (a) erecting, altering, adding to or replacing a structure on the Site;
- (b) bringing any structure on to the Site;
- (c) installing any facilities on the Site; or
- (d) altering the Site in any way.

8.5 When undertaking any work under this clause the Licensee must comply with all statutory requirements including obtaining building consents and code of compliance certificates under the Building Act 1991.

## **9.0 LICENSEE'S FURTHER OBLIGATIONS**

9.1 The Licensee must at the Licensee's expense:

- (a) keep the Site free from all plant pests, animal pests, insect or rodent infestation;
- (b) comply with all requirements of any competent authority regarding sanitation and with all relevant bylaws and fire safety requirements.

9.2 The Licensee must not:

- (a) hinder or obstruct access to the general public over any part of the Reserve not included in this Licence;
- (b) obstruct, disturb, annoy, or interfere with any other person on the lawful use or enjoyment of the Reserve.

## **10.0 PROTECTION OF THE ENVIRONMENT**

10.1 Except as approved in writing by the Licensor the Licensee will not, whether by act or omission:

- (a) interfere with, remove, damage, or endanger any natural features, animals, plants, or historic resources on the Reserve; or
- (b) deposit on the Reserve debris, rubbish or other dangerous or unsightly matter, or contaminate any water body on the Reserve; or



- (c) pile or store materials in any place on the Reserve where they may obstruct the public or create a nuisance; or
  - (d) conduct any noxious, noisome, dangerous or offensive activity on the Reserve.
- 10.2 The Licensee must make adequate provision for suitable sanitary facilities for the Site if required by the Licensor and for the disposal of all refuse material and is to comply with the reasonable directions of the Licensor in regard to these matters.
- 10.3 The Licensee will keep all Structures, facilities and land alterations and their surroundings in a clean and tidy condition. If reasonably required by the Licensor, the Licensee will paint all structures and facilities in colours specified in writing by the Licensor and with paints of a type approved in writing by the Licensor.
- 10.4 If, during the Term, the Licensee removes a Structure or facility from the Site the Licensee will, unless the Licensor indicates otherwise in writing, repair and make good at its own expense all damage which may have been done by the removal and will leave the Site in the clean and tidy condition.
- 10.5 Should the Licensee fail to repair and restore the damage within 6 months of the removal of a structure or facility or such further time as the Licensor may approve in writing, the Licensor may undertake whatever works and operations are necessary to effect the same and may recover from the Licensee any costs and expenses incurred in doing it as a debit due by the Licensee to the Licensor.
- 10.6 The Licensee must take all reasonable precautions to ensure that no fire hazards arise from its use or occupation of the Site or from any act or neglect of its employees, contractors, invitees or agents.
- 11.0 ASSIGNMENT**
- 11.1 The Licensee will not assign, sublet, mortgage, charge, grant any lien or otherwise dispose or part with the possession of the whole or any part of the Site without the prior consent in writing of the Licensor.
- 11.2 Where the Licensee is the owner of land adjoining the Site, any sale of that adjoining land is deemed to include the sale of this Licence and this Licence will not be capable of being transferred, sublet, or disposed other than with the adjoining land.
- 11.3 The consideration for any such disposal may include the value of all Structures and facilities under this Licence.
- 11.4 If the Licensee's interest in the adjoining land is cancelled or determined at law, this Licence will also be terminated subject to the Licensee's right to remove the structures and facilities under clause 15.
- 11.5 No prior consent is required to give effect to a valid sale or assignment under clause 11.2
- 12.0 TERMINATION**
- 12.1 The Licensor may terminate this Licence by 1 calendar month's notice in writing to the Licensee if:
- (a) the public interest so requires it;
  - (b) the Licence Fee or any other money payable to the Licensor under this Document is in arrears and unpaid for 1 month after any of the days appointed for payment whether it has been lawfully demanded or not; or
  - (c)(i) the Licensee breaches any terms of this Document; and
  - (c)(ii) the Licensor has notified the Licensee in writing of the breach; and
  - (c)(iii) the Licensee does not rectify the breach within 7 days of receiving notification; or

(c)(iv) the Licensee ceases to use or occupy the Site.

12.2 If the Licensor terminates the Document under this clause 12 all rights of the Licensee are to cease absolutely; but the Licensee is not to be released from any liability to pay the Licence Fee or other monies up to the date of termination or for any breach of any term up to the date of termination.

12.3 The Licensor may exercise the Licensor's right under this clause to terminate the Licence notwithstanding any prior waiver or failure to take action by the Licensor or any indulgence granted by the Licensor for any matter or default.

### **13.0 POWERS, RIGHTS AND AUTHORITIES**

13.1 All powers, rights and authorities of the Licensor under this Document and any notice required to be given by the Licensor may be exercised and given by the Commissioner.

### **14.0 INDEMNITIES AND INSURANCE**

14.1 The Licensee will indemnify and keep indemnified the Licensor against all claims made by any person in respect of any injury, loss, or damage, including fire, caused or suffered as a result of or arising out of any acts or omissions of the Licensee, its employees, agents, contractors, or clients or otherwise caused as a result of its use or occupation of the Site or the Licensee's carrying out of the Licence Activity on the Site.

14.2 This indemnity is to continue after the expiry or other determination of this Document in respect of those acts or omissions occurring or arising before its expiry or determination.

14.3 Without prejudice to or in any way limiting its liability under clause 14.1 the Licensee must take out and keep in force during the Term:

(a) a policy of public liability insurance against liability for loss, damage or injury from any one single accident or event arising out of its use and occupation of the Site and covering:

(i) general indemnity for a sum not less than the amount specified in Item 12 of Schedule 1; and

(ii) Forest and Rural Fires Act 1977 extension for a sum not less than the amount specified in Item 13 of Schedule 1.

14.4 The Licensee must provide, if requested by the Licensor, copy certificates of currency for the policies of insurance on the date of execution of this Document and on each renewal of the certificates.

### **15.0 EXPIRY OF LICENCE**

15.1 Upon the expiry or earlier termination of the term the Licensor will not be liable to pay compensation for any Structure, facility, or land alteration of the Licensee, all of which, subject to clause 15.2 are to remain the property of the Licensee and will be deemed not to have become fixtures on the Site.

15.2 Subject to any conditions set out in Schedule 2, at the expiry, surrender, or termination of the term the Licensee must:

(a) remove all the Licensee's Structures and facilities on the Site within 6 months of the date of termination or this Licence unless the Licensor approves otherwise in writing; and

(b) leave the Site in a clean and tidy condition to the satisfaction of the Licensor.

15.3 If the Licensee does not remove the structures and facilities as required by clause 15.2, or as otherwise approved by the Licensor, the Structures and facilities remaining on the Site will be deemed to have become fixtures and ownership in them will vest absolutely in the Licensor.

15.4 In that case the Licensor will not be liable to pay any compensation to the Licensee for the Structures and facilities and may, at the Licensor's option, remove or destroy or otherwise dispose of them and recover the costs and expenses of the removal or destruction from the Licensee as a debt due to the Licensor.

**16.0 FORCE MAJEURE**

16.1 Neither party will be liable to the other party for any delay in performance of, or failure to perform, its obligations (other than a payment of money) under this Document as a result of any cause beyond its reasonable control.

**17.0 DISPUTE RESOLUTION AND ARBITRATION**

17.1 If any dispute arises between the parties in connection with this Document, the parties must, without prejudice to any other rights they have under this Document, attempt to resolve the dispute by negotiation or other informal dispute resolution techniques agreed by the parties.

17.2 If the dispute is not capable of resolution by agreement within 14 days of written notice by one party to the other (or such further period as the parties may agree to in writing) either party may refer the dispute to the Disputes Tribunal, where relevant, or to arbitration which arbitration is to be carried out in accordance with the provisions of the Arbitration Act 1996.

17.3 All arbitration proceedings are to take place in New Zealand and to be governed by New Zealand law.

17.4 If the parties do not agree on an arbitrator within 10 working days of a party giving written notice of the requirement to appoint an arbitrator the President of the local District Law Society is to appoint the arbitrator. In either case the arbitrator must not be a person who has participated in an informal dispute resolution procedure in respect of the dispute.

**18.0 NOTICES**

18.1 Any notice to be given under this Document by one party to the other is to be in writing and made by personal delivery, by pre-paid post or by facsimile addressed to the receiving party at the address or facsimile number set out in Item 14 of Schedule 1.

18.2 A notice given in accordance with clause 18.1 will be deemed to have been received:

- (a) in the case of personal delivery, on the date of delivery;
- (b) in the case of a letter, on the third working day after posting;
- (c) in the case of facsimile, on the date of dispatch.

**19.0 MISCELLANEOUS**

19.1 This Licence is intended to take effect as a renewable licence under section 7 of the Reserves and Other Lands Disposal Act 1982 as amended by section 6 of the Reserves and Other Lands Disposal Act 1993; and the provisions of that Act and of any regulations made under it which are applicable to this Licence, are to be binding on the parties in the same manner as if they have been fully set out in this Licence.

19.2 This Licence does not entitle the Licensee to purchase the fee simple of the Site at any time.

**20.0 SPECIAL CONDITIONS**

20.1 Special conditions relating to this Document are set out in Schedule 2.

Signed by :



22/3/2019

\_\_\_\_\_  
**DAVID HAYES,  
OPERATIONS MANAGER  
PICTON**

\_\_\_\_\_  
**DATE:**

for and on behalf of  
the Minister of Conservation  
pursuant to a written delegation  
in the presence of :



\_\_\_\_\_  
Witness: Wendy Sullivan

Occupation: Ranger Community

Address: 14 Auckland St, Picton

Signed by:



18/6/19

**DENNIS LINDSAY BURKHART (Director)**  


\_\_\_\_\_  
**DATE:**



18/6/19

**TREVOR MILTON BURKHART (Director)**  
of Marlborough Sounds Investments Limited  
as Licensee  
in the presence of:

\_\_\_\_\_  
**DATE:**

Witness

Occupation

Address

SCHEDULE 1

1.	<b>Reserve:</b> (see definition of Reserve in clause 1.1)	Sounds Foreshore (Local Purpose)
2.	<b>Site:</b> (see definition of Site in clause 1.1)	SFR fronting part section 1, sections 2 and 3 Block VII Gore Survey District and Lot 1, DP 7639. CT 1A/489, 1D/104, 4D/42 and 4D/43
3.	<b>Purposes for which Site used or occupied</b> (see clause 7)	Storage Shed: 12.47sqm Freezer: 6.3sqm Staff Room: 18.4sqm 5 Chalets: 28sqm 22.1sqm 18.5sqm 10.8sqm 5.4sqm Cabana: 41sqm Pumpshed: 1.7sqm Deck: 32sqm Kitchen/Office: 19.5sqm Pool Games Room in hall Toilet / Shower block Recreation Storage Shed: 16.4sqm
4.	<b>Term</b> (see clause 3)	Commencing at date of signing
5.	<b>Renewal</b> (see clause 3.2)	10 yearly
6.	<b>Expiry Date</b> (see clause 3.3)	31 December 2020
7.	<b>Licence Fee</b> (see clause 4.1)	Storage Shed: 12.47sqm ACB: [REDACTED] Freezer: 6.3sqm ACB: [REDACTED] Staff Room: 18.4sqm ACB: [REDACTED] 5 Chalets: 28sqm ACA: [REDACTED] 22.1sqm ACA: [REDACTED] 18.5sqm ACA: [REDACTED] 10.8sqm ACA: [REDACTED] 5.4sqm ACA: [REDACTED] Cabana: 41sqm ACB: [REDACTED] Pumpshed: 1.7sqm ACB: [REDACTED] Deck: 32sqm ACB: [REDACTED] Kitchen/Office: 19.5sqm ACB: [REDACTED] Pool Nil Games Room in hall Nil Toilet / Shower block Nil Recreation Storage Shed Nil
8.	<b>Licence Fee instalments</b> (see clause 4.1)	6 monthly [REDACTED]
9.	<b>Licence Fee Payment Date</b> (see clause 4.1)	1 July and 1 January
10.	<b>Penalty Interest Rate</b> (see clause 4.2)	[REDACTED] above Westpac's current lending rate
11.	<b>Licence Fee Review Date</b> (see clause 6)	01 January 2016

12. **Public Liability General Indemnity Cover** *(see clause 14.3)*

13. **Public Liability Forest & Rural Fire Extension** *(see clause 14.3)*

14. **Addresses for Notices** *(see clause 18)*



Department of Conservation  
Private Bag 4715  
CHRISTCHURCH

C/O Wallace Diack  
1 Hutcheson Street  
Blenheim, 7201

## SCHEDULE 2

1. That the swimming pool, games room in the hall, toilet & shower facilities and recreation storage shed with public phone be licensed at nil rental providing they are available for reasonable free use by the public and sign-posted accordingly.
2. That the cabana be licensed as a public shelter and sign-posted accordingly.

## Certificate of Incorporation

**MARLBOROUGH SOUNDS INVESTMENTS LIMITED**

**6893354**

**NZBN: 9429046846570**

This is to certify that MARLBOROUGH SOUNDS INVESTMENTS LIMITED was incorporated under the Companies Act 1993 on the 19th day of June 2018.



Registrar of Companies  
19th day of April 2022





# Company Extract

## MARLBOROUGH SOUNDS INVESTMENTS LIMITED

### 6893354

### NZBN: 9429046846570

<b>Entity Type:</b>	NZ Limited Company
<b>Incorporated:</b>	19 Jun 2018
<b>Current Status:</b>	Registered
<b>Constitution Filed:</b>	Yes
<b>Annual Return Filing Month:</b>	April
<b>Ultimate holding company:</b>	No

#### Company Addresses

##### Registered Office

Wallace Diack Chartered Accountants Limited, Level 2, Youell House, 1 Hutcheson Street, Blenheim, 7201, NZ

##### Address for Service

Wallace Diack Chartered Accountants Limited, Level 2, Youell House, 1 Hutcheson Street, Blenheim, 7201, NZ

#### Directors

BURKHART, Dennis Lindsay  
 114 New Renwick Road, Rd 2, Blenheim, 7272, NZ

BURKHART, Trevor Milton  
 26 Malthouse Road, Rd 4, Riverlands, 7274, NZ

#### Shareholdings

**Total Number of Shares:** 1,500

**Extensive Shareholdings:** No

1,500	6758255
	NUGGET ENTERPRISES LIMITED
	Wallace Diack Chartered Accountants Ltd, Level 2, Youell House, 1 Hutcheson Street, Blenheim, 7201, NZ



## Company Extract

MARLBOROUGH SOUNDS INVESTMENTS  
LIMITED

6893354

NZBN: 9429046846570

Extract generated 19 April 2022 08:58 AM NZST



From: Trish Gill <tgill@doc.govt.nz>  
Sent: Monday, 29 August 2022 2:45 PM  
To: [REDACTED]  
Subject: RE: DOC Forms for Punga's existing structures

Hi [REDACTED],

You will need to use the 3b form for Punga, as this is for a concession and considered under the Conservation Act. The other form is for a Reserves and Other Land Disposals Act authorisation, which is not an appropriate instrument for a commercial operation on the SFR.

Ng? mihi nui,  
Trish

From: [REDACTED]  
Sent: Monday, 29 August 2022 1:29 pm  
To: Trish Gill <tgill@doc.govt.nz>  
Subject: DOC Forms for Punga's existing structures

Trish,

Can you advise the difference between these two forms? I am trying to figure out which one to use for existing structures at Punga.

Regards

[REDACTED]

Caution - This message and accompanying data may contain information that is confidential or subject to legal privilege. If you are not the intended recipient you are notified that any use, dissemination, distribution or copying of this message or data is prohibited. If you received this email in error, please notify us immediately and erase all copies of the message and attachments. We apologise for the inconvenience. Thank you.



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



R. W. Muir  
Registrar-General  
of Land

**Identifier** **75940**  
**Land Registration District** **Marlborough**  
**Date Issued** 02 April 2004

**Prior References**

MB1D/1265 MB4D/43

---

**Estate** Fee Simple  
**Area** 2.3868 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 319294 and Part  
Section 1 Block VII Gore Survey District

**Registered Owners**

Marlborough Sounds Investments Limited

---

**Interests**

194566.1 Certificate under Section 36(2) Building Act 1991 - 1.12.1997 at 2.40 pm (affects Part Section 1 Block VII Gore Survey District)

215253.1 Certificate that a building consent has been issued in respect of a building on land that is described in Section 36(2) Building Act 1991 - 23.11.2000 at 9.34 am (affects Part Section 1 Block VII Gore Survey District)

Land Covenant in Transfer 5909121.3 (affects Lot 1 DP 319294) - Produced 24.2.2004 at 9:00 am and entered 2.4.2004 at 9.00am

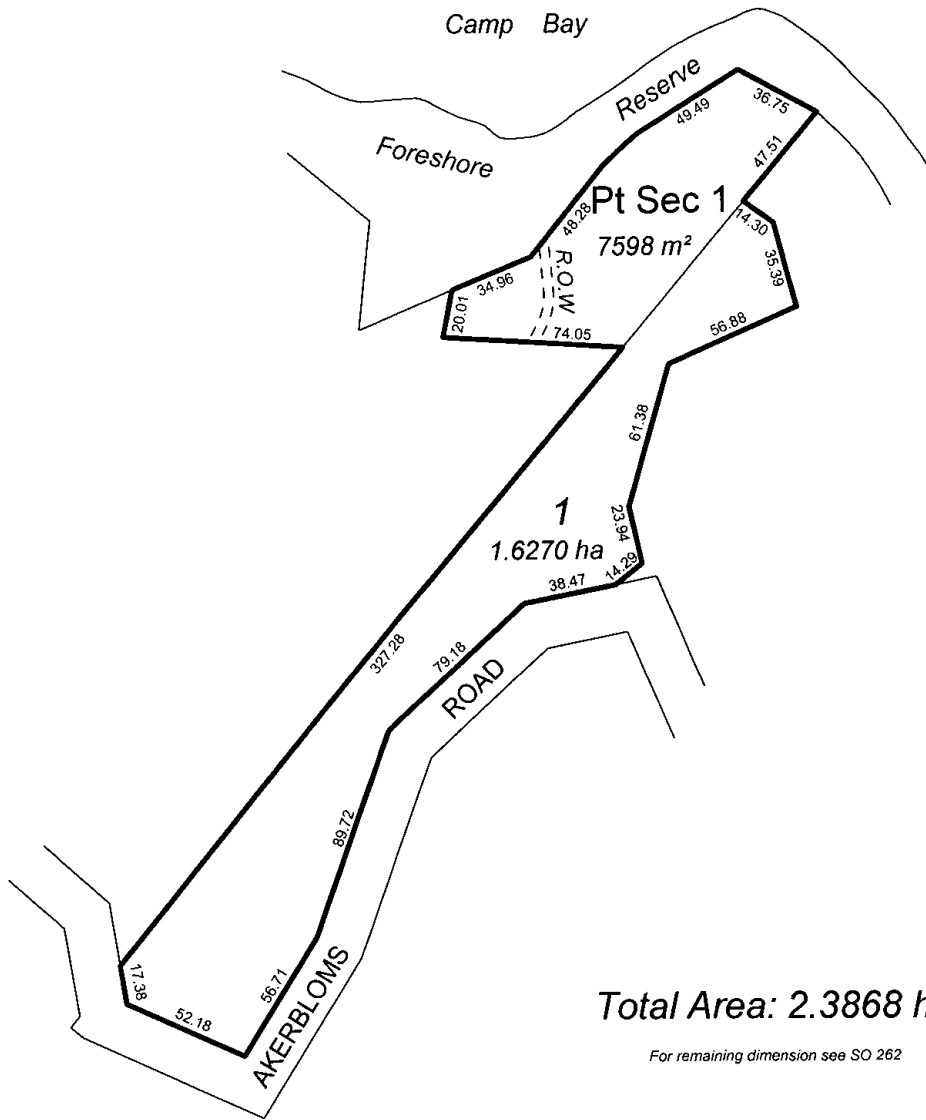
Subject to Section 241(2) Resource Management Act 1991 (affects DP 319294)

8286880.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies potential land slip as a natural hazard - 18.9.2009 at 9:26 am

8286880.2 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS COMPUTER REGISTER IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (AFFECTS PART SECTION 1 BLOCK VII GORE SURVEY DISTRICT) (ALSO AFFECTS MB4D/42 ) - 18.9.2009 at 9:26 am

8724215.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies potential slippage as a natural hazard - - 28.3.2011 at 9:52 am

8724215.2 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS COMPUTER REGISTER IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (AFFECTS THE WITHIN LAND) - 28.3.2011 at 9:52 am



Total Area: 2.3868 ha

For remaining dimension see SO 262

Title Diagram CT 75940

Cpy - 01/01, Pgs - 001, 07/04/04, 08:45



DocID 211097026



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



R. W. Muir  
Registrar-General  
of Land

**Identifier** MB1A/489  
**Land Registration District** Marlborough  
**Date Issued** 03 May 1962

**Prior References**  
MB15/288

---

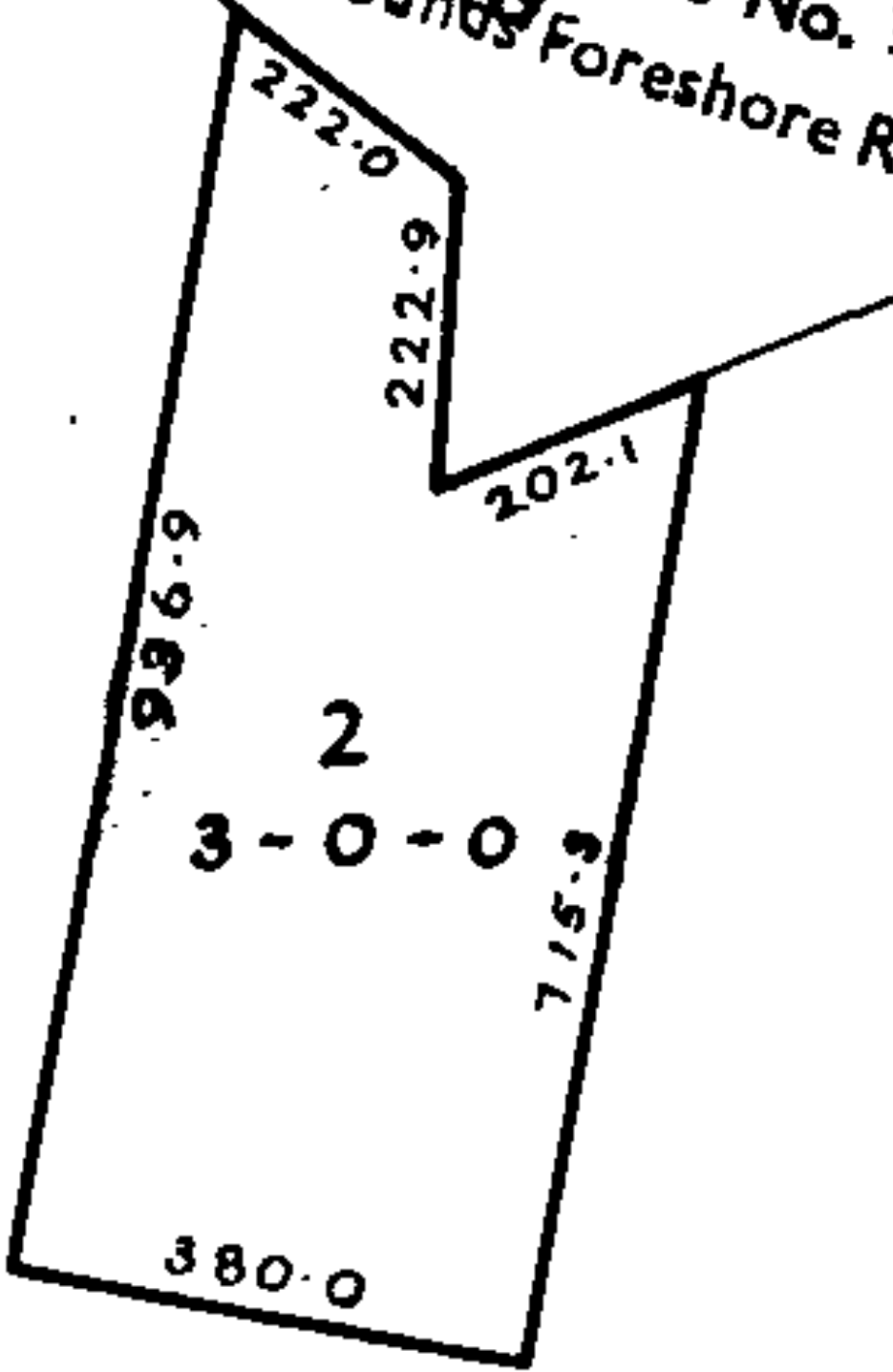
**Estate** Fee Simple  
**Area** 1.2141 hectares more or less  
**Legal Description** Section 2 Block VII Gore Survey District

**Registered Owners**  
Marlborough Sounds Investments Limited

---

**Interests**

**Gazette Notice No. 3728,**  
**Now Sounds Foreshore Reserve**





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



R. W. Muir  
Registrar-General  
of Land

**Identifier** **MB4D/42**  
**Land Registration District** **Marlborough**  
**Date Issued** 13 December 1989

**Prior References**

MB1B/995

---

**Estate** Fee Simple  
**Area** 4543 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 7689

**Registered Owners**

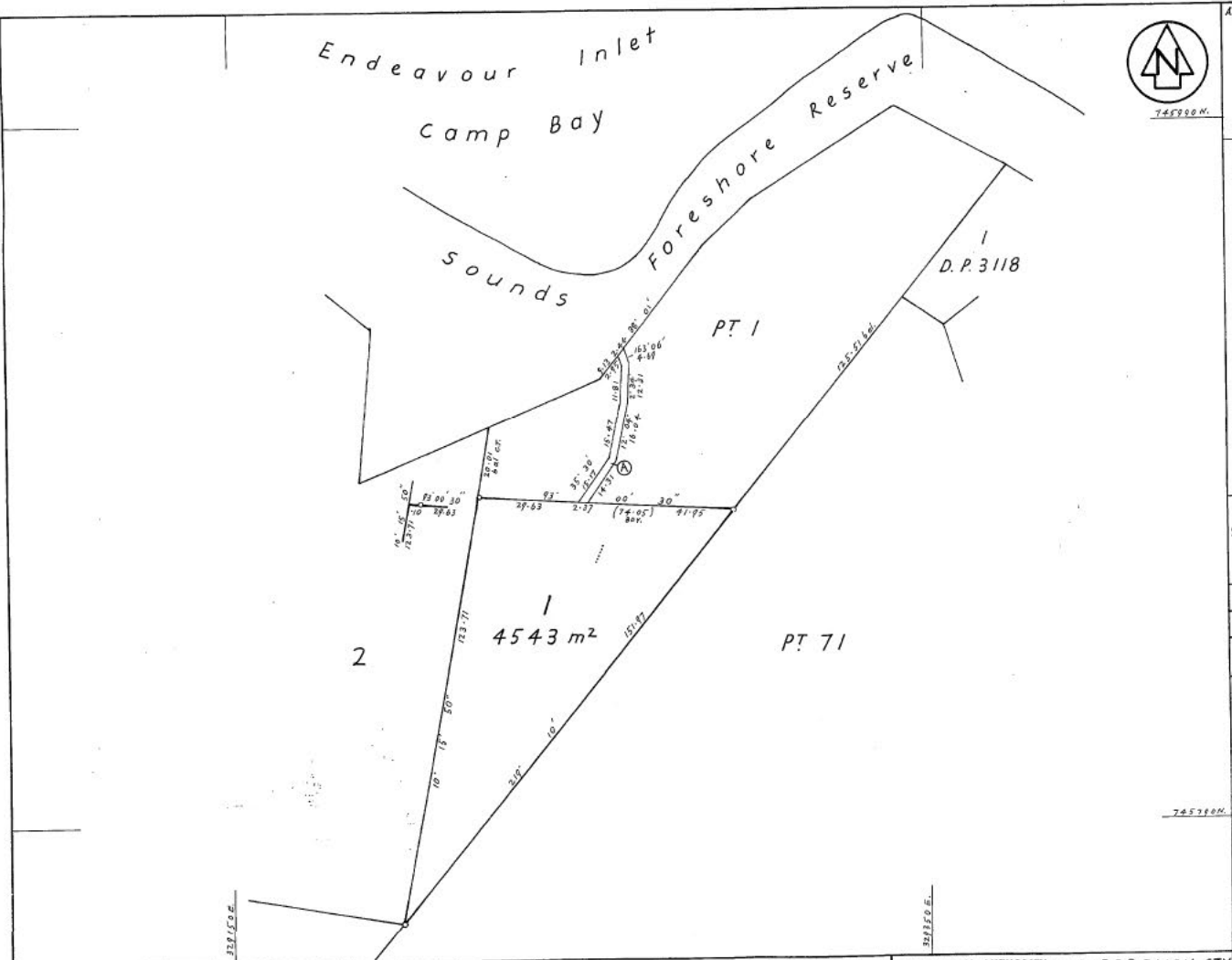
Marlborough Sounds Investments Limited

---

**Interests**

147502.1 Resolution pursuant to Section 321(3) Local Government Act 1974 (DP ) - 21.7.1989 at 2:05 pm  
5751056.1 Certificate that a building consent has been issued in respect of a building on the land that is described in Section 36(2) Building Act 1991 - 3.10.2003 at 9:00 am  
6880620.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies potential land slip as a natural hazard - - 26.5.2006 at 9:00 am  
8286880.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies potential land slip as a natural hazard - 18.9.2009 at 9:26 am  
8286880.2 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS COMPUTER REGISTER IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS PART 75940 ) - 18.9.2009 at 9:26 am

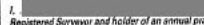







Approved   
Registered Owners

MEMORANDUM OF EASEMENTS  
Purpose Shown Serv.Ten. Dom.Ten.  
R.O.W A PT Sec.1 Lot 1

For local authority consent see Doc.167502  
Total Area...4543.m<sup>2</sup>.....  
Comprised in .PT.G.T..1.8./1985.....

I,   
Registered Surveyor and holder of an annual practicing certificate for  
who may act as a registered surveyor pursuant to section 25 of the  
Survey Act 1980 hereby certify that this plan has been made from  
surveys executed by me or under my directions, that both plan and  
surveys are correct and have been made in accordance with the Survey  
Regulations 1972 or any regulations made in substitution thereof.  
Dated at Blenheim this 1<sup>st</sup> day  
of June 1988 Signature 


Field Book 1345 p.13-14 Traverse Book 54 p.9-10  
Reference Plans D.P. 3118, S.O. 262, 4667  
Examined 2/6/89 Correct  25.7.87

Approved as to Survey   
28.17.189  
Deposited this 13<sup>th</sup> day of DEC. 1988

 Registrar  
File   
Received 12.6.89  
Restrictions DP7689 T

LAND DISTRICT...M.A.R.L.B.O.R.O.U.G.H.....  
SURVEY BLK. & DIST....V.I.J....G.O.R.E.....  
NZMS 261 SHT...P..27...RECORD MAP No ..8..1.....

LOT 1 COMPRISED IN SEC. 1 BLK VII  
GORE S.D. BEING AN AREA  
FOR LEASING PURPOSES ONLY

TERRITORIAL AUTHORITY M.A.R.L.B.O.R.O.U.G.H. C.T.Y.  
Surveyed by   
Scale...1.:750.....Date...M.A.Y..1989....

Printed by Lithopress Wellington, New Zealand

M.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

DOB1/P/04/06

# Application for an Easement on Public Conservation Land



Department of  
Conservation  
*Te Papa Atawhai*  
New Zealand Government

## Is this the right application for me?

Use this application form if you seek an easement concession across public conservation land, either to benefit other land or in gross (e.g. right of way), for the following purpose:

- a right to convey water.
- a right to drain water.
- a right to drain sewage.
- a right of way.
- a right to convey electricity.
- a right to convey telecommunications.
- a right to convey gas.

Use this form for new applications and variations to an existing easement concession across land administered by the Department of Conservation (DOC).

## How do I complete this application form?

- Complete all sections of this form.
- DOC encourages electronic applications (e.g. a typed Word document), rather than handwritten applications. Electronic applications are easier to read and less likely to be returned to you for clarification.
- If you need extra space, attach or include extra documents and label them according to the relevant section. Record the document details in section **L Attachments**.
- It is recommended that you read the standard and optional terms and conditions in the [concession \(easement\) template](#)<sup>1</sup> to inform your application.

Personal information will be managed by DOC confidentially. For further information check [DOC's privacy and security statements](#).

## If I need some help, where do I get more information?

- Check DOC's [Access/Easement](#)<sup>2</sup> webpage.
- Arrange a pre-application meeting (either face to face or over the phone) by contacting the local [DOC office](#)<sup>3</sup> closest to where your activity is taking place. You can use [DOC maps](#)<sup>4</sup> to identify which District Office you should contact. Or arrange a meeting with any of our [offices that process concessions](#)<sup>5</sup> – choose the one closest to where the activity is proposed.
- It is recommended that you seek legal advice for guidance when completing this form.

---

<sup>1</sup> <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/concession-contract-easement.pdf>

<sup>2</sup> <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/access-easements/>

<sup>3</sup> <https://www.doc.govt.nz/footer-links/contact-us/office-by-name/>

<sup>4</sup> <http://maps.doc.govt.nz/mapviewer/index.html?viewer=docmaps>

<sup>5</sup> <https://www.doc.govt.nz/get-involved/apply-for-permits/contacts>

## Have you considered DOC's statutory planning documents?

Your easement concession must not be inconsistent with [DOC's relevant statutory planning documents](#)<sup>6</sup> as they set out how DOC and our Treaty partners manage public conservation land. Statutory planning documents can have a direct impact on your application.

Book a pre-application meeting with DOC staff if you require assistance navigating DOC's statutory planning documents.

## Have you considered the environmental effects of your easement concession?

It is your responsibility, as the applicant for the concession (easement), to **provide a detailed description** of the:

- Activity.
- The potential effects.
- Ways that you can remedy, mitigate or avoid any potential adverse effects.

A list of potential effects is supplied in this application form, under section **K Effects Assessment** for you to consider and attach to this application. The size and scale of your environmental effects assessment should be in proportion with the size and scale of the activity and its potential effects. You will need to describe the existing environment, the potential effects and describe your methods to avoid, remedy or mitigate these effects. For further information check [DOC's Environmental Impact Assessment](#)<sup>7</sup> and [DOC's guide to preparing your environmental impact assessment](#)<sup>8</sup>. We also recommend that you read the standard conditions in the [concession \(easement\) template](#)<sup>9</sup> about protecting the environment to inform your application. In many cases an Assessment of Environmental Effect (AEE) prepared for a resource consent under the Resource Management Act 1991 may be sufficient.

Book a pre-application meeting with DOC staff if you require assistance in scoping the environmental effects you will need to consider in your application.

## How do I submit my application?

Email your completed application, recommended location forms, and any other attachments to:

[permissions@doc.govt.nz](mailto:permissions@doc.govt.nz)

## What happens next?

Once received, your application will be assessed by DOC. If your application is complete, DOC will begin processing.

If your application is incomplete it will be returned to you for more information.

## Why does DOC ask for this information?

The questions in this application form are designed to cover the requirements set out in conservation legislation. Your answers allow us to assess:

- The effects of your activity and your proposed methods to avoid, remedy or mitigate any adverse effects of the activity.
- Your qualifications, resources, skills and experience to adequately conduct the activity on public conservation land.

---

<sup>6</sup> <https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/>

<sup>7</sup> <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/environmental-impact-assessment/>

<sup>8</sup> <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/guide-to-environmental-impact-assessments.pdf>

<sup>9</sup> <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/concession-contract-easement.pdf>

- Your creditworthiness is a factor in determining whether DOC should extend credit to you and set up a DOC customer accounts receivable credit account for cost recovery. To make this assessment DOC will supply your information to a credit checking agency.

**Note:** Information collected by DOC will be supplied to a debt collection agency in the event of non-payment of payable fees.

### Treaty Partner consultation

DOC has a statutory responsibility to give effect to the principles of the Treaty of Waitangi. One component of this may be DOC consulting with Treaty Partners about your application. This consultation will feed into DOC's decision-making process. More information can be found on the DOC website on our [iwi/hapū/whānau consultation](#)<sup>10</sup> page.

Contact your local [DOC office](#)<sup>11</sup> if you require further information about consultation.

### What fees will I pay?

You may be required to pay a **processing fee** for this application regardless of whether your application is granted or not. You may request an estimate of the processing fees for your application. If you request an estimate, DOC may require you to pay the reasonable costs of the estimate prior to it being prepared. DOC will not process your application until the estimate has been provided to you. In addition, if you are granted an easement concession over public conservation land you may also be required to pay a **bond, insurance, monitoring fees and ongoing concession easement activity**<sup>12</sup> and **management fees**. Minor easement concession fees are listed on the [Access/Easement](#)<sup>13</sup> page on the DOC website.

DOC will invoice your processing fees after your application has been considered. If your application is large or complex, DOC may undertake billing at intervals periodically during processing until a decision is made. If you withdraw your application DOC will invoice you for the costs incurred up to the point of your withdrawal.

**Your application** will set up a credit account with DOC. See the checklist at the end of the form for the terms and conditions you need to accept for a DOC credit account.

### Will my application be publicly notified?

- Your application for an easement concession may be publicly notified if having regard to the effects of the activity it is considered appropriate to do so.<sup>14</sup>

### What does DOC require if my application is approved?

If your application is approved DOC may require:

- **Insurance** to indemnify the Minister of Conservation against any claims or liabilities arising from your actions. The level of insurance cover will depend on the activity.
- A **bond** may be required to be in place before undertaking your activity.<sup>15</sup>

**Note:** The Minister can vary the easement concession if the information on which the easement concession was granted contained material inaccuracies. DOC may also recover any costs incurred.

---

<sup>10</sup> <https://www.doc.govt.nz/get-involved/apply-for-permits/iwi-consultation/>

<sup>11</sup> <https://www.doc.govt.nz/footer-links/contact-us/office-by-name/>

<sup>12</sup> <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/ongoing-concession-fees/>

<sup>13</sup> <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/access-easements/>

<sup>14</sup> <http://www.legislation.govt.nz/act/public/1987/0065/latest/DLM7475509.html>

<sup>15</sup> <http://www.legislation.govt.nz/act/public/1987/0065/latest/DLM104654.html>

## Registration

If you wish to register the easement concession on the Record of Title (formerly known as a Certificate of Title) you need to:

- Discuss with DOC your intention to register your application.
- Record your intent to register in section **M Registration on a Record of Title**.
- Gain DOC's permission to register your application.
- Engage your own legal advice to complete your registration.
- Check the conditions in the [concession \(easement\) template](#).
- Provide detailed plans to DOC (GIS shapefiles (.shp) are recommended).

**Note:** The applicant will be responsible for registering the easement concession and all the costs of registration.

## A. Applicant details

Legal status of applicant (tick)	<input type="checkbox"/> Individual (Go to ①)
	<input checked="" type="checkbox"/> Registered company (Go to ②) <input type="checkbox"/> Trust (Go to ②)
	<input type="checkbox"/> Incorporated society (Go to ②) <input type="checkbox"/> Other (Go to ②)

①	Applicant name (individual)		
	Phone	Mobile phone	
	Email		
	Physical address		Postcode
	Postal address (if different from above)		Postcode

②	Applicant name (full name of registered company, trust, incorporated society or other)		Marlborough Sounds Investments Limited	
	Trading name (if different from applicant name)		Marlborough Tour Company Limited	
	NZBN (To apply go to: <a href="https://www.nzbn.govt.nz">https://www.nzbn.govt.nz</a> )	9429046846570	Company, trust or incorporated society registration number	Company: 6893354
	Registered office of company or incorporated society (if applicable)		Wallace Diack Chartered Accountants Limited, Level 2, Youell House, 1 Hutcheson Street, Blenheim, 7201, NZ	
	Company phone	+64 3 577 9997	Company website	<a href="https://www.marlboroughtourcompany.co.nz">https://www.marlboroughtourcompany.co.nz</a>
	Contact person and role		[REDACTED]	
	Phone	[REDACTED]	Mobile phone	[REDACTED]
	Email		[REDACTED]	
	Postal address	PO Box 1000, Blenheim	Postcode	7240
	Street address (if different from postal address)	Level 3, Rangitane House, 2 Main Street, Blenheim	Postcode	7201

---

## B. Variation of an existing easement concession.

Is this application *varying* an existing easement concession?

No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>
Easement concession number you wish to vary	

---

## C. Pre-application meeting

Have you had a pre-application meeting or spoken to someone in DOC in relation to this application?

No	<input type="checkbox"/>
Yes	<input checked="" type="checkbox"/>

If yes, state when and who you met/spoke with.

██████████ has met with Wendy Sullivan and Nicci Mardle at various times over the last 3 years and recently ██████████ met with Kaja Mazzotti-Vetter and Trish Gill via TEAMS to confirm application process.

On 20 September 2023, ██████████ & ██████████ met with Kaja Mazzotti-Vetter prior to finalising and lodging application package.

---

## D. Location and nature of the proposed easement concession

Name (physical description/common name) and land status of public conservation land on which the concession (easement) will cover.

Punga Cove Resort, Camp Bay, Endeavour Inlet, Queen Charlotte Sounds

Will your easement concession benefit other land?

No	<input type="checkbox"/>
Yes	<input checked="" type="checkbox"/>

If yes, provide the Lot, Deposited Plan (DP) and record of title of the other land that the easement concession will benefit.

Punga Cove Resort facilities and land adjacent to SFR is owned by MSIL. Copies of RT's **attached**.

DOC SFR Land identified as SO4667.

MSIL is considering whether it wants to register the easements on DOC land.

**Provide the following documents (as attachments) and record the document details in the section L Attachments of this form:**

- **Detailed site plan** - with proposed easement, for example:
  - For a road: the length, width, area and position where the easement will be situated.
  - For a pipe: length, width, diameter of the pipe, area and position where the easement will be situated.
  - For telecommunications: mast dimensions and type, including height, site footprint (m<sup>2</sup>) and position where the easement facility will be situated.
- **Map of the site**
- **Aerial photo of the site**
- **Drawings of the proposal** (DOC's recommendation is for a GIS shapefiles (.shp) especially if you are going to register the easement on the title of the land)
- **GPS coordinates** (if available) and **provisional survey plan** (if available).

**Record the document details in the section L Attachments of this form.**

See **attached** Provisional Survey Plan for each Service listed below. For completeness, a Provisional Survey Plan Summary Service Sheet is also included with approx. linear lengths stated for each service easement requested.

---

## E. Description of activity

Select (by ticking the box) all the easement concession types you are applying for:

A right to convey water:	<input checked="" type="checkbox"/>
A right to drain water:	<input checked="" type="checkbox"/>
A right to drain sewage:	<input checked="" type="checkbox"/>
A right of way:	<input checked="" type="checkbox"/> Approx. 110m concrete access paths on SFR, but both public and guests use this path
A right to convey electricity:	<input checked="" type="checkbox"/>
A right to convey telecommunications:	<input checked="" type="checkbox"/>
A right to convey gas:	<input type="checkbox"/>

Describe in detail the reasons for your proposed easement concession, including why an easement is required (as opposed to a lease, license or permit). Location details can be completed in section D.

Easements required to ensure integrity of infrastructure and supply services to resort facility going forward.



## F. Permanent or temporary structures or facilities

As part of your easement, do you wish to build, extend or add to any permanent or temporary structures or facilities on public conservation land (e.g. pipes, pumps, pump sheds, storage tanks, towers, poles, fences, storage facilities)?

No

- not at present point in time

Yes

If yes, answer the following four questions.

- 1** Provide full details about the structure or facility (e.g. dimensions, materials, location, purpose) and methods of construction (e.g. number of people and vehicles involved).

N/A.

- 2** Will you or do you own the structure?
- If yes, will you have co-sittees located on the structure?
  - If yes, provide details of any co-sittees.
  - If no, provide details of who owns the structure.

N/A.

- 3** Could your structure or facility, or addition/extension to an existing structure or facility, be reasonably located outside public conservation land?
- If yes, provide details of other sites/areas that have been considered.
  - If no, provide reasons why existing structures or facilities outside of public conservation land are not suitable.

No. Structures are all in situ and support the operation of an existing and established resort facility.

- 4** Could any potential adverse effects of your structure or facility (or addition/extension to an existing structure or facility) be significantly less (and/or different) in another conservation area or another part of the conservation area you are applying for? Give details/reasons.

N/A.

- 5** Could you use an existing structure or facility? Could you use the existing structure or facility without any additions?
- If yes, provide details of any existing structures or facilities that you have considered using, or how your activity might be undertaken without making an addition to the existing structure or facility.
  - If no, provide reasons why any existing structure or facility could not be used without any additions.

As it stands today, no further service extensions beyond that shown in the existing easement plans are required at Punga Cove Resort - refer **attached**.

All the services shown on the Service Plans attached have been surveyed by local survey firm, Gilbert Haymes & Associates. All these services are currently in place.

Concrete paths on the SFR are typically 2m wide and have a length of approximately 110 metres. These paths serve both lodge guests and tourists using QCT walking track.

A summary service sheet showing all services with approximate service lengths provided is also **attached** for ease of reference.

Service easement widths of 2 metres seems suitable, (i.e. 1m either side of centre line of pipeline or cable). This would allow sufficient space for maintenance and replacement of services going forward.

## G. Technical Specifications (for telecommunications easements only)

If you are applying for telecommunications sites, you must provide full details about the following information:

Radio frequencies	N/A.
Transmitter power output	N/A.
Polarisation of the signal	N/A.
Type of antennae	N/A.
Likely portion of a 24-hour period that transmission will occur	N/A.
Likely heaviest period of use during a 24-hour period	N/A.
Describe how the site(s) will be accessed (e.g. by foot along x track, by x road, or by a helicopter landing at x)	N/A.

---

## H. Are you applying for any other DOC permissions?

Are you applying for other DOC permissions in addition to this easement?

No

Yes e.g. Permanent and temporary structures (that are not part of your easement)

**x**

If yes, state the other permits you are applying for?

Department of Conservation Form 1(a) Applicant Information Form - Notified or Non-notified process route.

Department of Conservation Form 3(b) – concession application for private/commercial facility/structures, on DOC managed SFR, along with supporting information.

---

## I. Duration (term of easement)

In accordance with section 17Z(3)(a)(c) of the Conservation Act 1987, an easement may be granted for a term not exceeding 30 years, except:

(a) In exceptional circumstances, the Minister may grant a term not exceeding 60 years

(b) Where the easement provides a right of way access to a property to which there is no other practical access, the term may be for such longer period as the Minister considers appropriate

(c) Where the easement is for a public work (as defined in the Public Works Act 1981), the term may be for the reasonably foreseeable duration of that public work.

Detail the length of the term sought (i.e. **must be** number of years or months) and why (*Note: in perpetuity/forever or similar meaning is not a term under the Act and not able to be granted*):

For business continuity reasons 30 years is requested.

If you are seeking over 30 years, explain why:

N/A.

---

## J. Consultation undertaken

DOC has a statutory obligation to give effect to the principles of the Treaty of Waitangi. This often requires consultation with our Treaty Partner (iwi/hapū/whānau of local Maori) on your application. If you have already consulted with our Treaty Partner, or with other interested stakeholders (including other parties already located at your proposed location), DOC would like to know about it.

We recommend you discuss consultation with a DOC staff member before starting your application.

Have you carried out any consultation?

No – not to date

(all services being applied for are already in place).

Yes

If yes, supply details of each Treaty Partner or interested stakeholders consulted with.

Copy and paste the table below and complete for each Treaty Partner or other interested stakeholders. If you received a written response to consultation attach a copy and record all attachments in section 'L Attachments', including:

- Additional pages with the required information
- Written responses to your consultation with Treaty Partners or other interested stakeholders.

<b>Whānau/hapū/iwi or other interested party consulted with:</b>	N/A.
<b>Name of individual you consulted with:</b>	
<b>Date of consultation:</b>	
<b>Form of consultation (e.g. email, meeting):</b>	
<b>Outcome of consultation:</b>	

<b>Other interested stakeholders consulted with e.g. Conservation Boards or community groups:</b>	N/A.
<b>Name of individual you consulted with:</b>	
<b>Date of consultation:</b>	
<b>Form of consultation (e.g. email, meeting):</b>	
<b>Outcome of consultation:</b>	

---

## K. Consistency with DOC statutory plans

List the [DOC's statutory planning documents](#)<sup>16</sup> relevant to your application.

Provision is made in the relevant planning documents to allow easements to be considered across DOC managed SFR.

Are you aware of any potential inconsistency of your easement concession with DOC's statutory planning documents?

No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>

If you have answered yes, explain why it is inconsistent with the statutory planning documents  
N/A.

---

## L. Effects assessment

Identify actual or possible effects of the easement concession applied for. Describe the actions you propose to take to avoid, remedy or mitigate any adverse effects. For further information check [DOC's Environmental Impact Assessment](#)<sup>17</sup> and [DOC's guide to preparing your environmental impact assessment](#)<sup>18</sup>.

If you have identified effects or mitigation measures for adverse effects not included in the table below or you have a full Environmental Impact Assessment attach this information to your application. Record this additional information in the table below and in section K as an attachment.

Have you attached a full Environmental Impact Assessment?

Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

If you have answered **no** provide a **description of environmental effects** of your easement concession in the table below including details of the:

- Existing environment
- Potential effects
- Proposed methods to avoid, remedy or mitigate the adverse effect/s.

### Description of environmental effects

---

<sup>16</sup> <https://www.doc.govt.nz/about-us/our-policies-and-plans/statutory-plans/>

<sup>17</sup> <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/environmental-impact-assessment/>

<sup>18</sup> <https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/concessions/guide-to-environmental-impact-assessments.pdf>

**No effects** as the easement uses an existing structure or facility (including a road or track) and there will be no modification or disturbance due to increased use.

X

Effects	Description
Effects on the <b>landscape</b> e.g. ability of landscape to accommodate changes.	Services are already in place so no further effects on the landscape are envisaged because of this proposal.
Effects on the <b>visual</b> composition of the landscape	The services listed are anticipated in residential use properties in the Sounds. No further adverse effects are anticipated on the visual composition of the landscape because of this proposal.
Effects on <b>cultural values</b> of Tangata Whenua or members of the public	Properties used for commercial and residential purposes require the services listed in this proposal. Commercial and residential use of this property is long established. It is difficult to see how any cultural effects will arise because of the proposal. However, MSIL management is comfortable discussing further if any matters are identified.
Effects on <b>historic sites or objects</b> including Wahi Tapu e.g, disturbance of the ground.	The applicant is not aware of any historic sites being located on the SFR, but accepts that Endeavour Inlet has been occupied for many years.
Effects on <b>existing infrastructure</b> such as roads, tracks, huts, carparks, huts etc.	The service proposal forms part of the existing infrastructure on the property.
Effects on <b>existing vegetation</b> e.g. disturbance or removal of vegetation.	Service provision is required on the property. Recent storms in July 2021 and August 2022 have re-iterated how important retaining vegetation on sounds slopes is. It is not in the applicant's interest to remove vegetation unnecessarily going forward.
Effects of <b>earthworks</b> e.g. removal of topsoil and where removed earthworks will be stored. Note: All earthworks storage on public conservation land needs to be authorised.	The services are all in place. Any maintenance in the future will consider earthworks requirements at that time.
Effects on <b>wildlife or wildlife habitat</b>	All the services outlined in this proposal are in place and for the most part, have been for years. It is difficult to see how using these services will affect wildlife or wildlife habitat.
Effects on <b>aquatic habitat</b> (waterways, swamps, freshwater animals and vegetation).	No further effects are anticipated on the aquatic habitat.

Effects on other users (tangata whenua, recreational users and concessionaires) of the Land.	No further effects are anticipated on other users.
Effects of the easement <b>increase threats</b> (pests, weeds, pathogens and fire) to public conservation land.	All the services have been in place on the SFR for years.
Effects of <b>increased rubbish, toilet waste or debris left on public conservation land</b> during construction and regular use of the easement.	N/A.
<b>Cumulative effects</b> that could be caused by the easement.	No further cumulative effects are anticipated from the proposal. To all intents and purposes, the proposal is just trying to formalise an existing situation to the satisfaction of both the applicant and DOC.
<b>Positive effects</b> of the easement.	GRANTING the EASEMENT allows the resort to function and ensures services can be managed going forward.

## M. Attachments

Attachments should *only* be used if there is:

- A specific question requiring a map or further information
- Not enough space on the form to finish your answer
- You have additional information that supports your answer
- You wish to make an additional request of DOC regarding the application.

Label each document clearly and complete the table below.

Section of the application form the attachment relates to	Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
<u>Correct example</u> ✓ D	Easement site plan	.shp (shapefile)	Detailed site plan of the easement
<u>Correct example</u> ✓ J	Effects Assessment	Word	Effects assessment on: Landscape, cultural values, existing vegetation, wildlife, earthworks, other users and positive effects.
<u>Incorrect example</u> X Table	Doc1	Word	Table
D	RT's	PDF	LINZ Titles

Section of the application form the attachment relates to	Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
	<i>Service Plans</i>	<i>PDF</i>	<i>Service Plans from Gilbert Haymes, Surveyors</i>

## N. Registration on a Record of Title

Are you going to register your easement concession (if granted) on the Record of Title (formerly known as the Certificate of Title)?

No	<input checked="" type="checkbox"/> – decision not made yet by MSIL Directors
Yes	<input type="checkbox"/>

**If yes, you will be responsible for registering the easement concession, including all costs.**



---

## O. Checklist

Application checklist	Tick
I have completed all sections of this form relevant to my application and understand that the form will be returned to me if it is incomplete.	<input checked="" type="checkbox"/>
I certify that the information provided in this application form and any attached additional forms is, to the best of my knowledge, true and correct.	<input checked="" type="checkbox"/>
I have supplied maps to accompany my shapefiles (.shp) and/or NZTM GPS locations listed in section E Locations. <b>Provisional Survey Plans provided.</b>	<input checked="" type="checkbox"/>
I have detailed, in Section 'K Effects assessment', the easements environmental effects or I have supplied a full Environmental Impact Assessment and attached to section 'L Attachments'.	<input checked="" type="checkbox"/>
I have indicated in section 'M Do you intend to register the easement concession' that I do or <b>do not want</b> the easement registered. <b>(TBC)</b>	<input checked="" type="checkbox"/>
I understand if I want the easement registered on the Record of Title I will be paying all the costs of the registration including surveying and independent legal advice.	<input checked="" type="checkbox"/>
I have appropriately labelled all attachments and completed section 'L. Attachments' to match.	<input checked="" type="checkbox"/>

## P. Terms and conditions for a credit account with the Department of Conservation

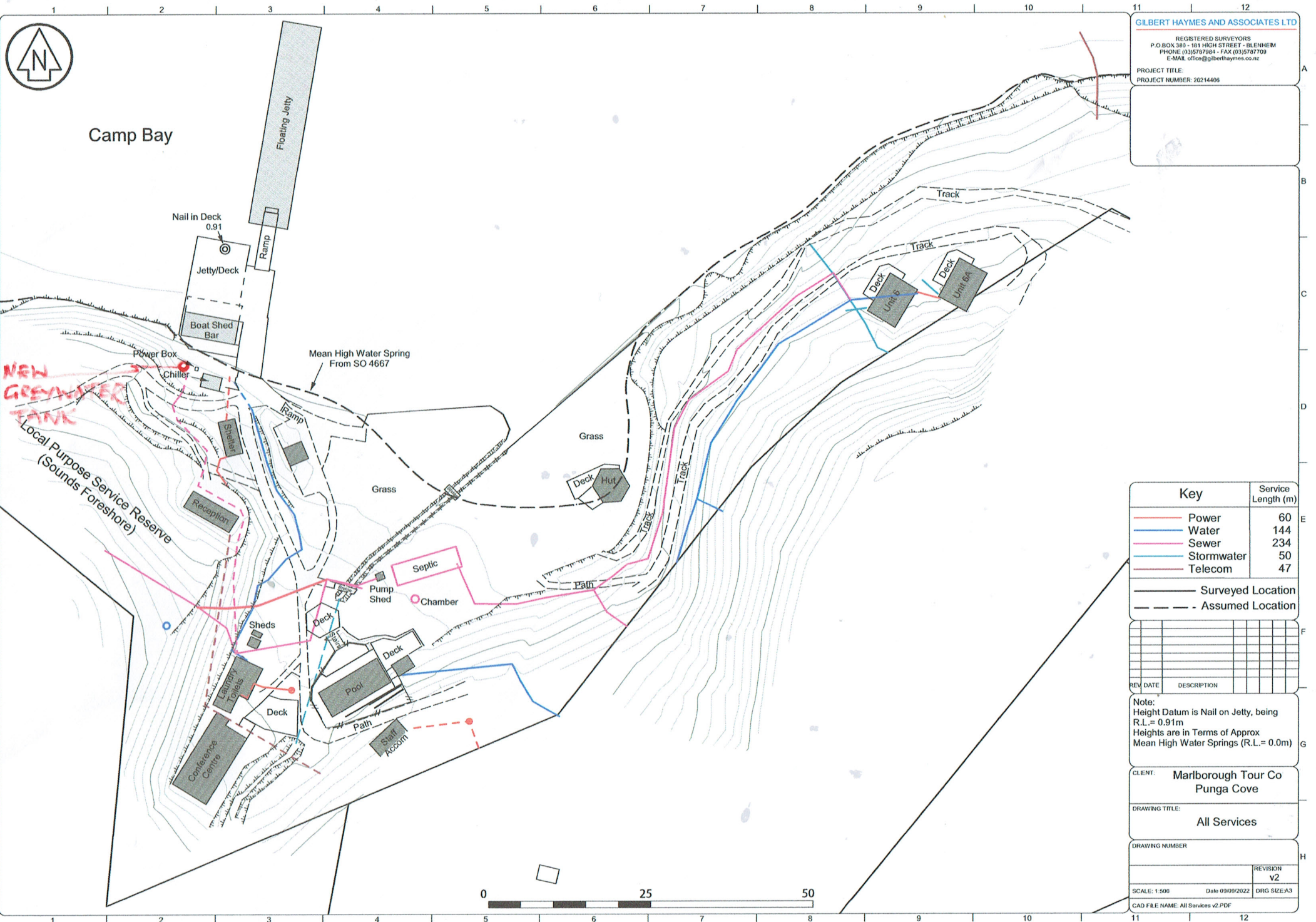
Have you held an account with the Department of Conservation before?	Tick
No	<input type="checkbox"/>
Yes	<input checked="" type="checkbox"/>
If "yes", under what name:	Marlborough Sounds Investments Limited

In ticking this checklist and placing your name below you are acknowledging that you have read and agreed to these terms and conditions for an account with the Department of Conservation

Terms and conditions	Tick
I/We agree that the Department of Conservation can provide my/our details to the Department's Credit Checking Agency to enable it to conduct a full credit check.	<input checked="" type="checkbox"/>
I/We agree that any change which affects the trading address, legal entity, structure of management or control of the applicant's company (as detailed in this application) will be notified in writing to the Department of Conservation within 7 days of that change becoming effective.	<input checked="" type="checkbox"/>
I/We agree to notify the Department of Conservation of any disputed charges within 14 days of the date of the invoice.	<input checked="" type="checkbox"/>
I/We agree to fully pay the Department of Conservation for any invoice received on or before the due date.	<input checked="" type="checkbox"/>
I/We agree to pay all costs incurred (including interest, legal costs and debt recovery fees) to recover any money owing on this account.	<input checked="" type="checkbox"/>
I/We agree that the credit account provided by the Department of Conservation may be withdrawn by the Department of Conservation, if any terms and conditions (as above) of the credit account are not met.	<input checked="" type="checkbox"/>
I/We agree that the Department of Conservation can provide my details to the Department's Debt Collection Agency in the event of non-payment of payable fees.	<input checked="" type="checkbox"/>

Applicant Name/s (of authorised person/s)	<div style="background-color: grey; width: 100px; height: 15px;"></div>	Date	15 October 2023
--	---	------	-----------------

For Departmental use			
Credit check completed			
Comments:			
Signed		Name	
Approved (Tier 4 manager or above)		Name	



GILBERT HAYMES AND ASSOCIATES LTD  
 REGISTERED SURVEYORS  
 P.O. BOX 380 - 181 HIGH STREET - BLENHEIM  
 PHONE (03) 578 7084 - FAX (03) 578 7079  
 E-MAIL office@gilberthaymes.co.nz  
 PROJECT TITLE:  
 PROJECT NUMBER: 20214405

Key	Service Length (m)
	Power 60
	Water 144
	Sewer 234
	Stormwater 50
	Telecom 47

Surveyed Location  
 Assumed Location

REV	DATE	DESCRIPTION

Note:  
 Height Datum is Nail on Jetty, being R.L.= 0.91m  
 Heights are in Terms of Approx Mean High Water Springs (R.L.= 0.0m)

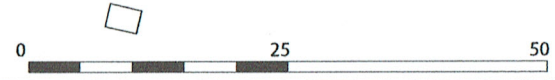
CLIENT: Marlborough Tour Co  
 Punga Cove

DRAWING TITLE: All Services

DRAWING NUMBER

SCALE: 1:500 Date 03/09/2022 DRG SIZE: A3

CAD FILE NAME: All Services v2.PDF





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



R. W. Muir  
Registrar-General  
of Land

**Identifier** **75940**  
**Land Registration District** **Marlborough**  
**Date Issued** 02 April 2004

**Prior References**

MB1D/1265 MB4D/43

---

**Estate** Fee Simple  
**Area** 2.3868 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 319294 and Part  
Section 1 Block VII Gore Survey District

**Registered Owners**

Marlborough Sounds Investments Limited

---

**Interests**

194566.1 Certificate under Section 36(2) Building Act 1991 - 1.12.1997 at 2.40 pm (affects Part Section 1 Block VII Gore Survey District)

215253.1 Certificate that a building consent has been issued in respect of a building on land that is described in Section 36(2) Building Act 1991 - 23.11.2000 at 9.34 am (affects Part Section 1 Block VII Gore Survey District)

Land Covenant in Transfer 5909121.3 (affects Lot 1 DP 319294) - Produced 24.2.2004 at 9:00 am and entered 2.4.2004 at 9.00am

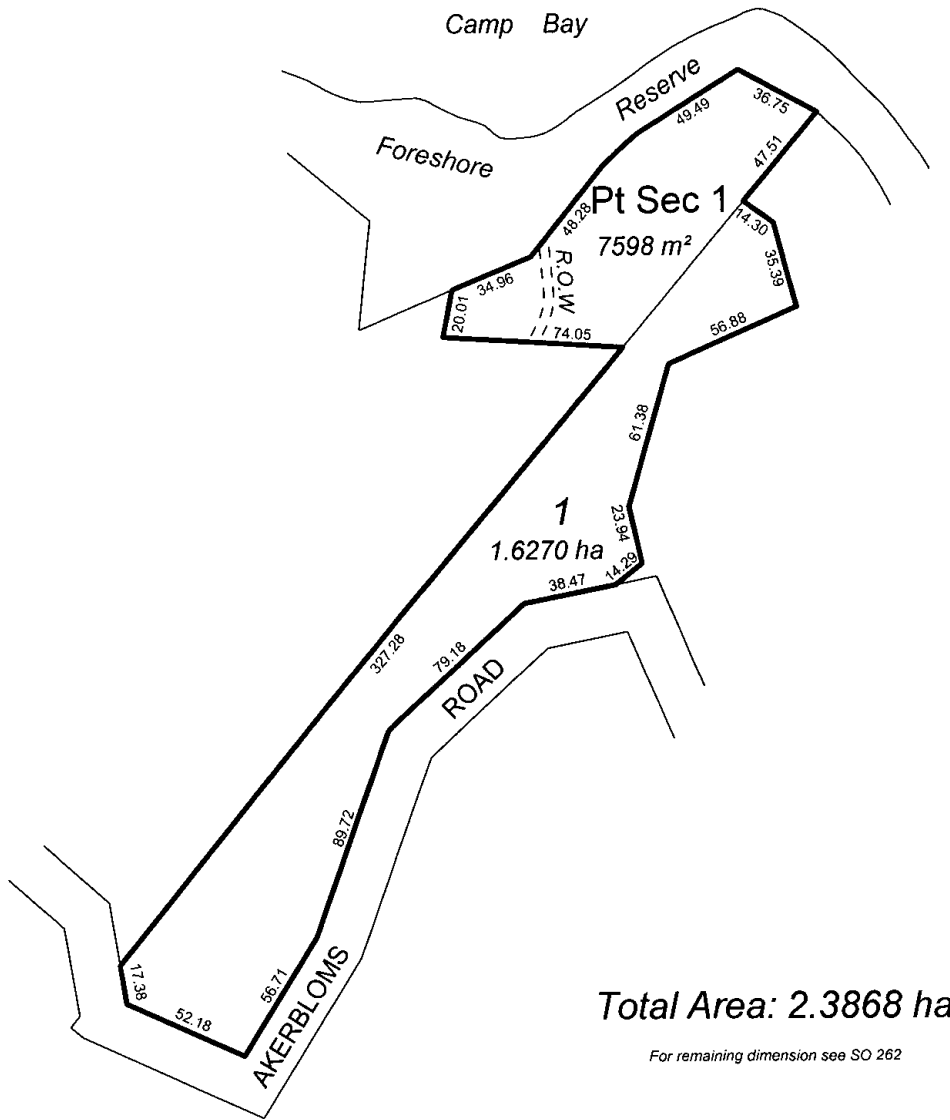
Subject to Section 241(2) Resource Management Act 1991 (affects DP 319294)

8286880.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies potential land slip as a natural hazard - 18.9.2009 at 9:26 am

8286880.2 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS COMPUTER REGISTER IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (AFFECTS PART SECTION 1 BLOCK VII GORE SURVEY DISTRICT) (ALSO AFFECTS MB4D/42 ) - 18.9.2009 at 9:26 am

8724215.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies potential slippage as a natural hazard - - 28.3.2011 at 9:52 am

8724215.2 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS COMPUTER REGISTER IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (AFFECTS THE WITHIN LAND) - 28.3.2011 at 9:52 am



Total Area: 2.3868 ha

For remaining dimension see SO 262

Title Diagram CT 75940

Cpy - 01/01, Pgs - 001, 07/04/04, 08:45



DocID 211097026



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



R. W. Muir  
Registrar-General  
of Land

**Identifier** MB1A/489  
**Land Registration District** Marlborough  
**Date Issued** 03 May 1962

**Prior References**

MB15/288

---

**Estate** Fee Simple  
**Area** 1.2141 hectares more or less  
**Legal Description** Section 2 Block VII Gore Survey District

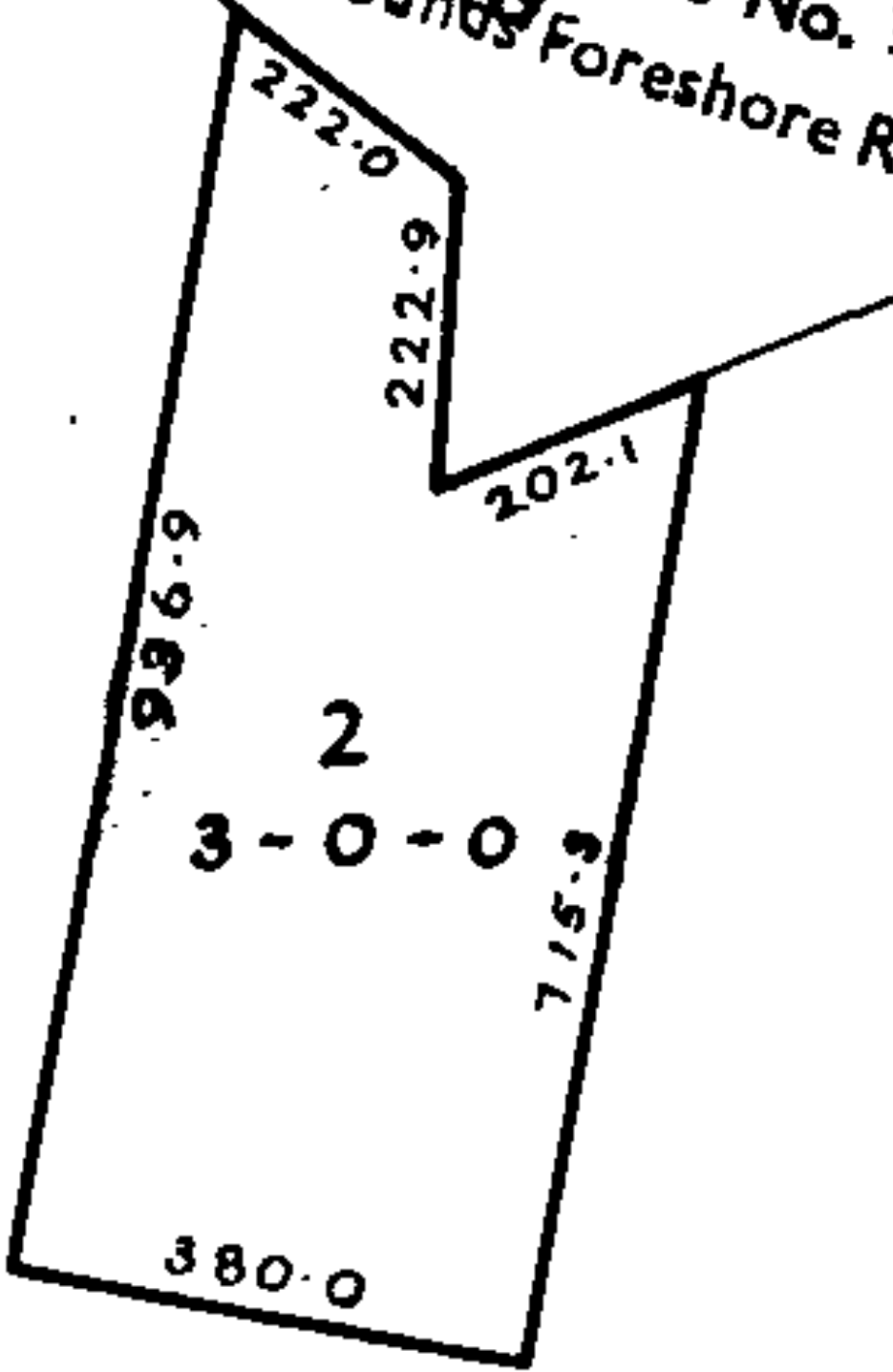
**Registered Owners**

Marlborough Sounds Investments Limited

---

**Interests**

**Gazette Notice No. 3728,**  
**Now Sounds Foreshore Reserve**





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



R.W. Muir  
Registrar-General  
of Land

**Identifier** **MB4D/42**  
**Land Registration District** **Marlborough**  
**Date Issued** 13 December 1989

**Prior References**

MB1B/995

---

**Estate** Fee Simple  
**Area** 4543 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 7689

**Registered Owners**

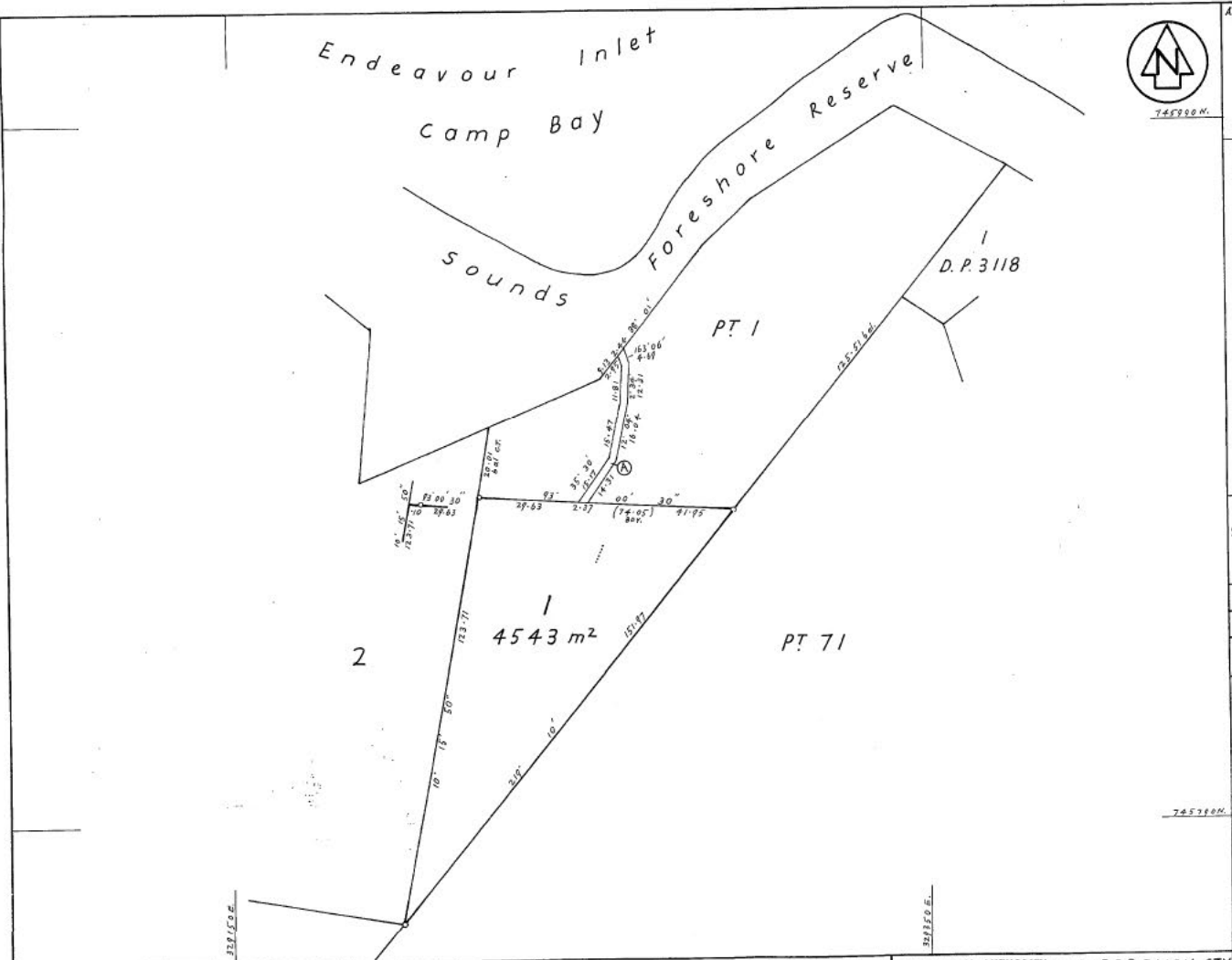
Marlborough Sounds Investments Limited

---

**Interests**

147502.1 Resolution pursuant to Section 321(3) Local Government Act 1974 (DP ) - 21.7.1989 at 2:05 pm  
5751056.1 Certificate that a building consent has been issued in respect of a building on the land that is described in Section 36(2) Building Act 1991 - 3.10.2003 at 9:00 am  
6880620.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies potential land slip as a natural hazard - - 26.5.2006 at 9:00 am  
8286880.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies potential land slip as a natural hazard - 18.9.2009 at 9:26 am  
8286880.2 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS COMPUTER REGISTER IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS PART 75940 ) - 18.9.2009 at 9:26 am

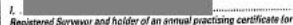







Approved   
Registered Owners

MEMORANDUM OF EASEMENTS  
Purpose Shown Serv.Ten. Dom.Ten.  
R.O.W A PT Sec.1 Lot 1

For local authority consent see Doc.167502  
Total Area... 4543 m²  
Comprised in P.T. G.T. 18/185

I,   
Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.  
Dated at Blenheim this 1<sup>st</sup> day of June 1988 Signature 


Field Book 1345 p. 13-14 Traverse Book 54 p. 9-10  
Reference Plans D.P. 3118, S.O. 262, 4667  
Examined 2/6/89 Correct 

Approved as to Survey   
28.17.188  
Deposited this 13<sup>th</sup> day of DEC 1987

 Registrar  
File   
Received 12.6.89  
Restrictions  **DP7689 T**

LAND DISTRICT... M.A.R.L.B.O.R.O.U.G.H.  
SURVEY BLK. & DIST. ... V.I.J. G.O.R.E.  
NZMS 261 SHT... P. 27... RECORD MAP No. 8.1

LOT 1 COMPRISED IN SEC. 1 BLK VII  
GORE S.D. BEING AN AREA  
FOR LEASING PURPOSES ONLY

TERRITORIAL AUTHORITY M.A.R.L.B.O.R.O.U.G.H. C.T.Y.  
Surveyed by   
Scale... 1.: 750... Date... M.A.Y. 1989

Printed by Lithopress Wellington, New Zealand

M.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

DOB1/P/04/06