



QUEENSTOWN:
Terrace Junction,
1092 Frankton Road.
PO Box 2645,
Queenstown 9349.
T 03 441 4715
E queenstown@ppgroup.co.nz

Notes:

0m

20m

40m

60m

SCALE BAR 1:1000

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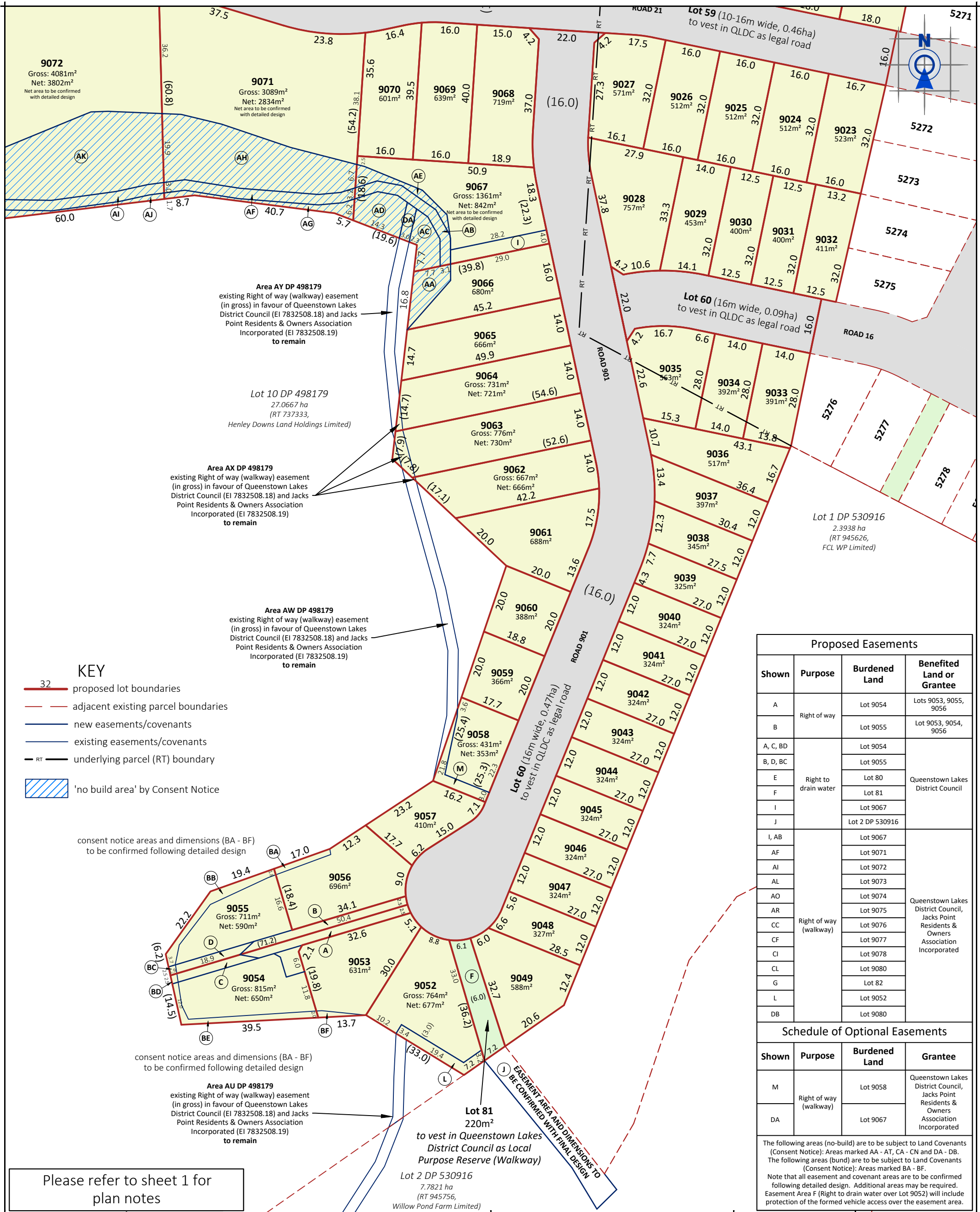
Client/Location:
RCL Henley Downs Limited
Barn Road
Hanley's Farm

Plan of Proposed Subdivision - DP9
Lots 57 - 60, 80 - 82, 1035, 1036, 9001 - 9049 and 9052 - 9080 being a Proposed Subdivision of Lot 7 DP 498179, Lot 904 DP 510675, Lot 1031 DP 566943 and Lot 1029 DP 572500 and Easement over Lot 2 DP 530916

Surveyed by:	MA 2020	Original Size:	Scale:
Designed by:	RCL, MA May 2021	A3	1:1000
Drawn by:	MA March 2022		
Checked by:	DB Dec 2021		
Approved by:		DO NOT SCALE	
Job Ref:	Q6205 - 92	Sheet No:	2
		Revision No:	K
		Date Created:	31/03/2022

PLOT DATE: 31 March, 2022 - 9:19 AM BY: Ma

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Proposed Easements			
Shown	Purpose	Burdened Land	Benefited Land or Grantee
A	Right of way	Lot 9054	Lots 9053, 9055, 9056
B		Lot 9055	Lot 9053, 9054, 9056
A, C, BD	Right to drain water	Lot 9054	Queenstown Lakes District Council
B, D, BC		Lot 9055	
E		Lot 80	
F		Lot 81	
I		Lot 9067	
J	Right of way (walkway)	Lot 2 DP 530916	Queenstown Lakes District Council, Jacks Point Residents & Owners Association Incorporated
I, AB		Lot 9067	
AF		Lot 9071	
AI		Lot 9072	
AL		Lot 9073	
AO		Lot 9074	
AR		Lot 9075	
CC		Lot 9076	
CF		Lot 9077	
CI		Lot 9078	
CL		Lot 9080	
G		Lot 82	
L		Lot 9052	
DB		Lot 9080	

Schedule of Optional Easements			
Shown	Purpose	Burdened Land	Grantee
M	Right of way (walkway)	Lot 9058	Queenstown Lakes District Council, Jacks Point Residents & Owners Association Incorporated
DA		Lot 9067	

The following areas (no-build) are to be subject to Land Covenants (Consent Notice): Areas marked AA - AT, CA - CN and DA - DB. The following areas (bund) are to be subject to Land Covenants (Consent Notice): Areas marked BA - BF. Note that all easement and covenant areas are to be confirmed following detailed design. Additional areas may be required. Easement Area F (Right to drain water over Lot 9052) will include protection of the formed vehicle access over the easement area.

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0m

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Surveyed by: MA 2020

Designed by: RCL, MA May 2021

Drawn by: MA March 2022

Checked by: DB Dec 2021

Approved by:

Original Size: A3

Scale: 1:1000

DO NOT SCALE

Job Ref: Q6205 - 92

Sheet No: 3

Revision No: K

Date Created: 31/03/2022

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- KEY**
- 32 proposed lot boundaries
 - adjacent existing parcel boundaries
 - new easements/covenants
 - existing easements/covenants
 - RT underlying parcel (RT) boundary
 - 'no build area' by Consent Notice

Lot 10 DP 552601
305.4248ha
(RT 957305,
Henley Downs Farm Holdings Limited)

ALL WALKWAY
EASEMENTS TO FOLLOW
FINAL ASBUILT LOCATION.
TO BE CONFIRMED WITH
DETAILED DESIGN

ALL WALKWAY
EASEMENTS TO FOLLOW
FINAL ASBUILT LOCATION.
TO BE CONFIRMED WITH
DETAILED DESIGN

9080
Gross: 8170m²
Net: 7368m²
Net area to be confirmed
with detailed design

9078
Gross: 6928m²
Net: 6486m²
Net area to be confirmed
with detailed design

9077
Gross: 5175m²
Net: 4488m²
Net area to be confirmed
with detailed design

9076
Gross: 3356m²
Net: 2734m²
Net area to be confirmed
with detailed design

9075
Gross: 4278m²
Net: 3611m²
Net area to be confirmed
with detailed design

9074
Gross: 4278m²
Net: 3464m²
Net area to be confirmed
with detailed design

9073
Gross: 3305m²
Net: 3025m²
Net area to be confirmed
with detailed design

9072
Gross: 4081m²
Net: 3802m²
Net area to be confirmed
with detailed design

9071
Gross: 3089m²
Net: 2834m²
Net area to be confirmed
with detailed design

9070
601m²

9069
639m²

9067
Gross: 1361m²
Net: 842m²
Net area to be confirmed
with detailed design

9066
680m²

9065
666m²

9064
Gross: 731m²
Net: 721m²



SCALE BAR 1:1000

Please refer to sheet 1 for
plan notes

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Lot 10 DP 498179

Proposed Easements			
Shown	Purpose	Burdened Land	Benefited Land or Grantee
A	Right of way	Lot 9054	Lots 9053, 9055, 9056
B		Lot 9055	Lot 9053, 9054, 9056
A, C, BD	Right to drain water	Lot 9054	Queenstown Lakes District Council
B, D, BC		Lot 9055	
E		Lot 80	
F		Lot 81	
I		Lot 9067	
J	Right of way (walkway)	Lot 2 DP 530916	Queenstown Lakes District Council, Jacks Point Residents & Owners Association Incorporated
I, AB		Lot 9067	
AF		Lot 9071	
AI		Lot 9072	
AL		Lot 9073	
AO		Lot 9074	
AR		Lot 9075	
CC		Lot 9076	
CF		Lot 9077	
CI		Lot 9078	
CL		Lot 9080	
G		Lot 82	
L		Lot 9052	
DB		Lot 9080	

Schedule of Optional Easements

Shown	Purpose	Burdened Land	Grantee
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DA		Lot 9067	

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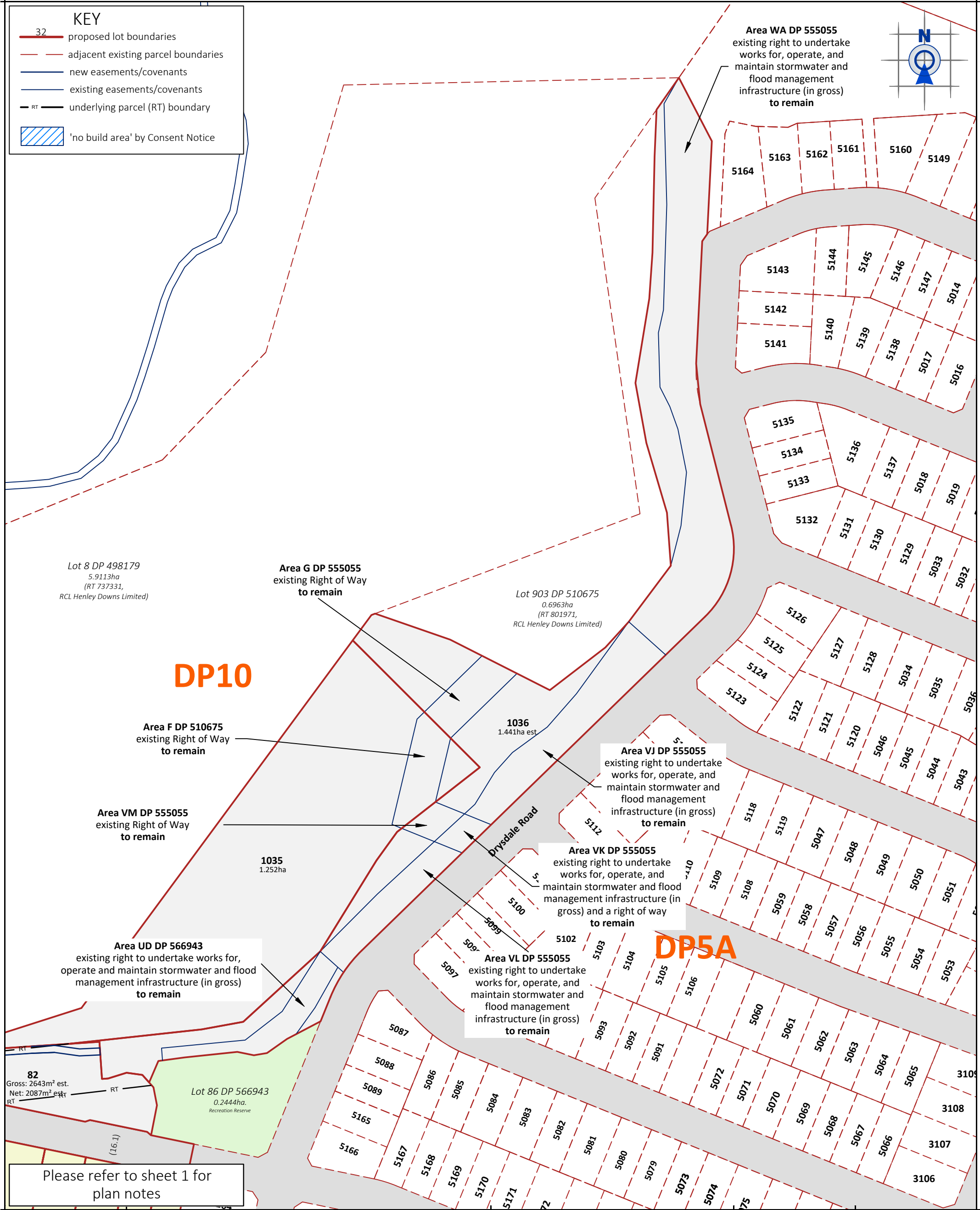
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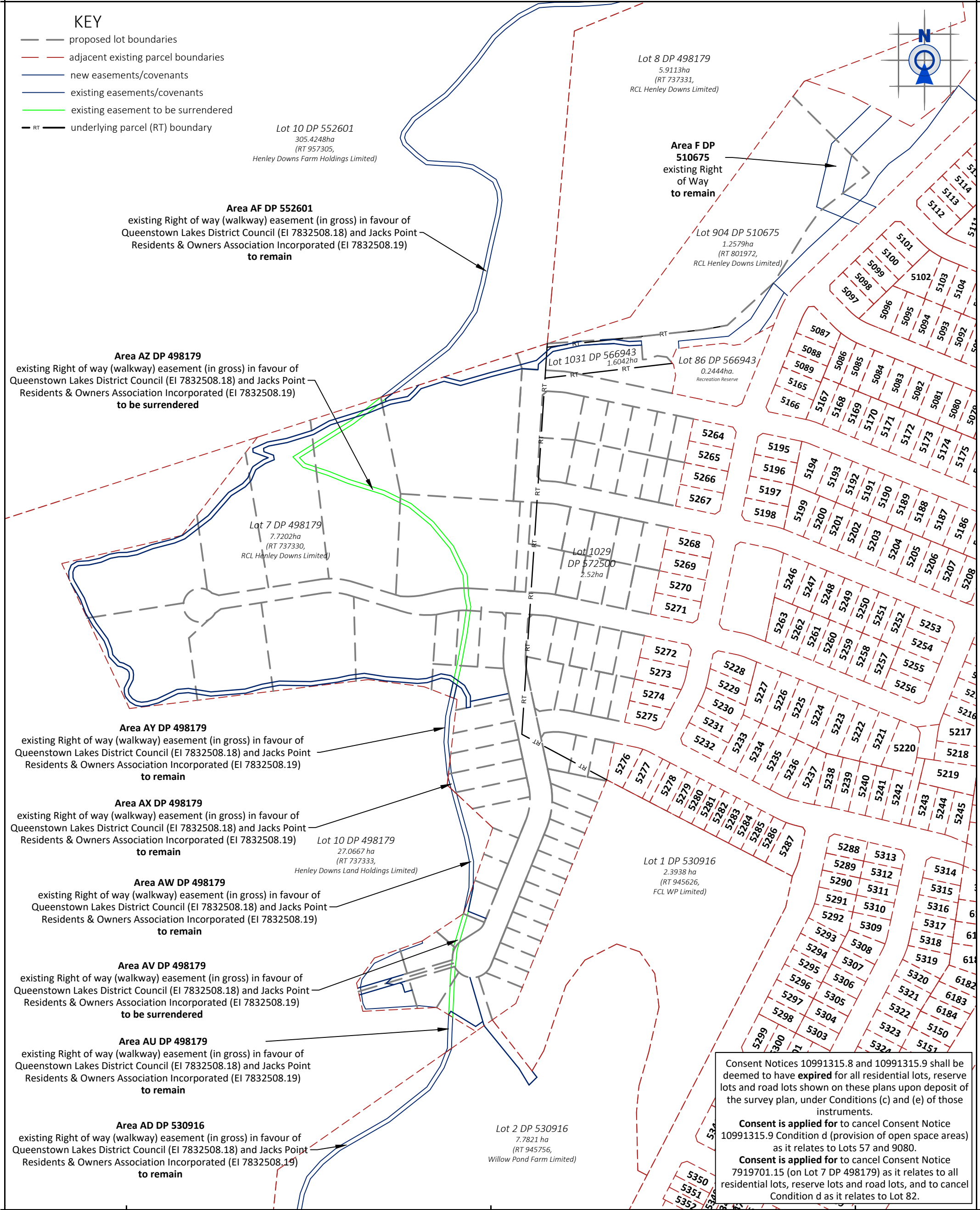
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Surveyed by:	MA 2020	Original Size: <
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Notes:

0m 50m 100m 150m

SCALE BAR 1:2500

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rcl
group

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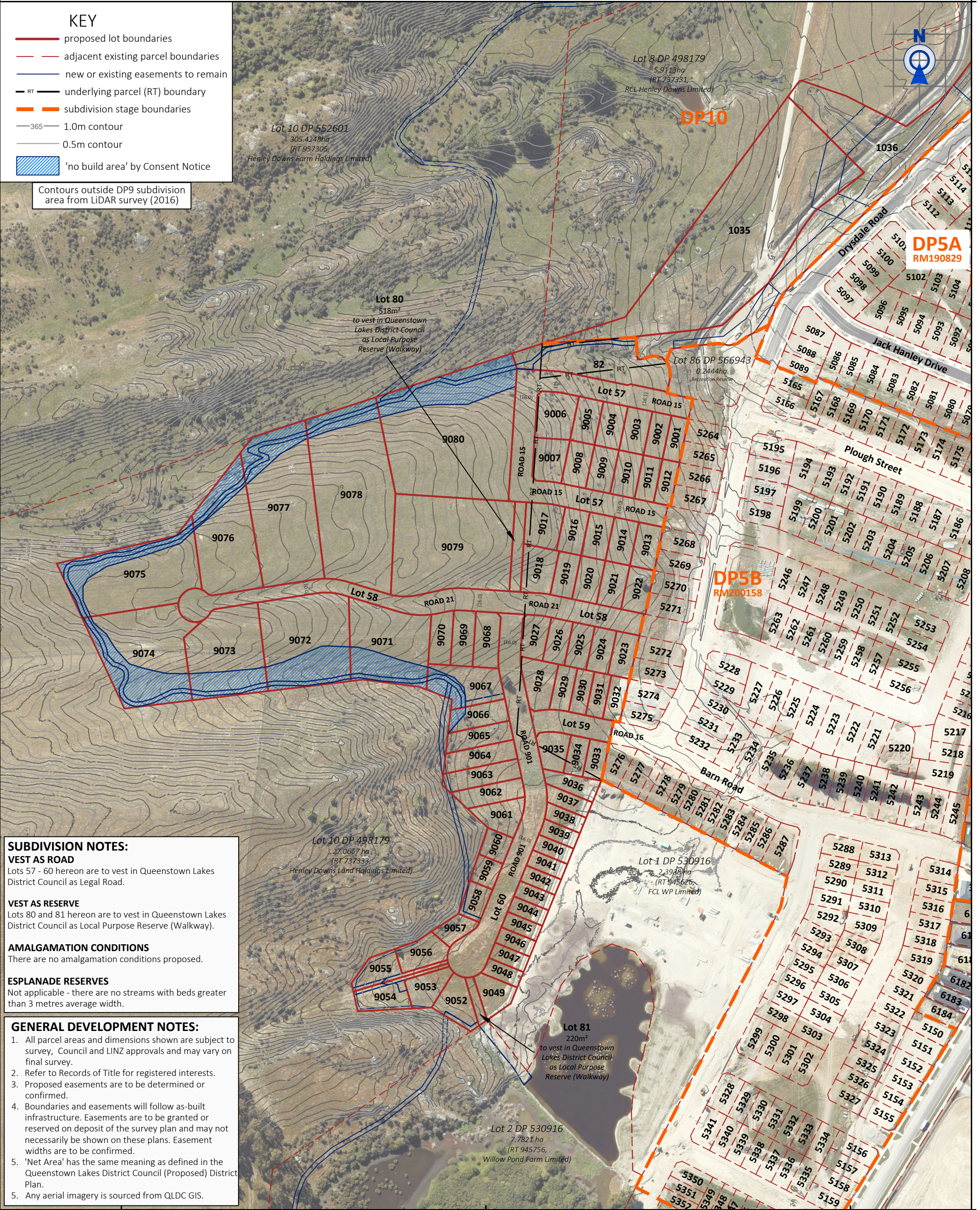
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Client/Location:
**RCL Henley Downs Limited
Barn Road
Hanley's Farm**

Purpose/Drawing Title:
**Plan of Proposed Subdivision - DP9
Existing Title Interests**

Surveyed by:	MA 2020	Original Size:	Scale:
Designed by:	RCL, MA May 2021	A3	1:2500
Drawn by:	MA March 2022		
Checked by:	DB Dec 2021		
Approved by:		DO NOT SCALE	
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			31/03/2022

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SUBDIVISION NOTES:

VEST AS ROAD
Lots 57 - 60 hereon are to vest in Queenstown Lakes District Council as Legal Road.

VEST AS RESERVE
Lots 80 and 81 hereon are to vest in Queenstown Lakes District Council as Local Purpose Reserve (Walkway).

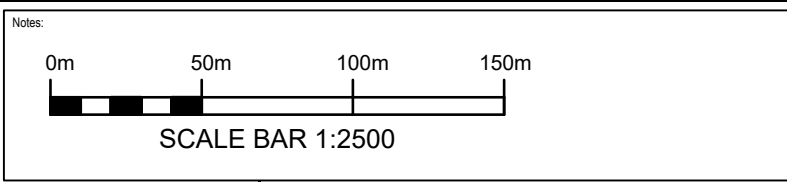
AMALGAMATION CONDITIONS
There are no amalgamation conditions proposed.

ESPLANADE RESERVES
Not applicable - there are no streams with beds greater than 3 metres average width.

GENERAL DEVELOPMENT NOTES:

- All parcel areas and dimensions shown are subject to survey, Council and LINZ approvals and may vary on final survey.
- Refer to Records of Title for registered interests.
- Proposed easements are to be determined or confirmed.
- Boundaries and easements will follow as-built infrastructure. Easements are to be granted or reserved on deposit of the survey plan and may not necessarily be shown on these plans. Easement widths are to be confirmed.
- 'Net Area' has the same meaning as defined in the Queenstown Lakes District Council (Proposed) District Plan.
- Any aerial imagery is sourced from QLDC GIS.

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Purpose/Drawing Title:
Plan of Proposed Subdivision - DP9
Existing Contours

Surveyed by:	MA 2020	Original Size: A3	Scale: 1:2500	
Designed by:	RCL, MA May 2021			
Drawn by:	MA March 2022			
Checked by:	DB Dec 2021			
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		8	K	31/03/2022