

SUBDIVISION NOTES:

VEST AS ROAD

Lots 1, 2, 7 and 52 - 59 hereon are to vest in Queenstown Lakes District Council as Legal Road.

VEST AS RESERVE

Lot 79 hereon is to vest in Queenstown Lakes District Council as Local Purpose Reserve (Walkway).

Lot 80 hereon is to vest in Queenstown Lakes District Council as Recreation Reserve.

AMALGAMATION CONDITIONS

Lot 3 (Legal Access) be held as undivided 1/2 shares by the owners of Lots 7185 and 7186 hereon (CSN to be confirmed)

ESPLANADE RESERVES

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

ROAD FRONTAGE CONDITIONS

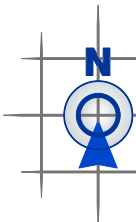
No vehicular access will be permitted from Road 7 to Lots 7244 and 7245.

INDEX

Sheets 12 - 15: Lot Layouts  
Sheet 16: Existing Title Interests  
Sheet 17: Structure Plan Overlay  
Sheet 18: Existing Contours  
Sheet 19: Alternative layout not requiring 'Road Stopping'

DP6B  
RM181469

Section 1 SO 533752  
3.025 ha  
(RT 904438,  
Her Majesty the Queen)  
Te Kura Whakatipu o Kawarau



DP5B  
RM200158

DP5B  
RM200158

DP7A  
RM210802

DP7B  
RM220406

Lot 2 DP 569855  
10.6573ha  
(RT 1028749,  
Willow Pond Farm Limited)

Lot 300 DP 498079  
16.2054 ha  
(RT 924047,  
Jacks Point Residents & Owners Association Incorporated)

F	Add vehicular access notes	MA	17/08/2022
E	Widen Lot 7200, add no build area	MA	21/07/2022
D	Modified Lot 1040 northern boundary	MA	05/07/2022
C	Add 7B and 7C stages, for RCL use	MA	27/06/2022
B	Created Lot 1040 balance land over drainage easement	DB	10/06/2022
A	Original Issue	MA	04/05/2022
Rev.	Revision Details	By	Date

GENERAL 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 dimensions prefixed with 'A' are arc boundaries

Consent Notice 10991315.8 shall be deemed to have expired for all residential lots, reserve lots and road lots shown on these plans upon deposit of the survey plan, under Conditions (c) and (e) of those instruments.  
**Consent is applied for to cancel Consent Notice 10991315.8 Condition d (provision of open space areas) as it relates to the proposed residential lots, reserve lots and roads proposed in this subdivision.**  
**Consent is applied for to cancel Consent Notice 7919701.13 (on Lot 1037 RM210802, formerly Lot 911 DP 510675) in its entirety.**

KEY

- 32 proposed lot boundaries
- adjacent existing parcel boundaries
- new or existing easements to remain
- no build area
- existing easement to partially remove
- underlying parcel (RT) boundary
- subdivision stage boundaries

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



If this plan is used as the basis for any sale and purchase agreement, then it is done so on the basis that the areas and dimensions are preliminary, and may vary upon completion of the final survey.



© COPYRIGHT. This drawing, content, and design remains the property of Paterson Pitts LP and may not be reproduced in part or full or altered without the written permission of Paterson Pitts LP. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts LP for its unauthorised use.

**PATERSONPITTSGROUP**  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

Client/Location:  
**RCL Henley Downs Limited**  
**Howden Drive**  
**Hanley's Farm**

Purpose/Drawing Title:  
**Plan of Proposed Subdivision**  
**DP7B**  
Lots 1 - 3, 7, 52 - 59, 79 - 80, 1040, 7105 - 7124, 7129 - 7153 and 7172 - 7326 being a Proposed Subdivision of Lots 1037 and 1038 RM210802

Surveyed by:	Paterson Pitts	Original Size:	Scale:
Designed by:	MA, RCL Mar 2022	A3	1:2000
Drawn by:	SR, MA July 2022		
Checked by:	MA, DB July 2022		
Approved by:			
Job Ref:	Q6205 - 72	Sheet No:	Revision No:
		11	F
			Date Created:
			18/08/2022



Please refer to sheet 11 for plan notes

KEY

32

proposed lot boundaries

adjacent existing parcel boundaries

new or existing easements to remain

no build area

existing easement to partially remove

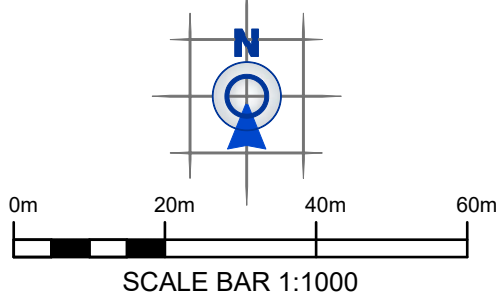
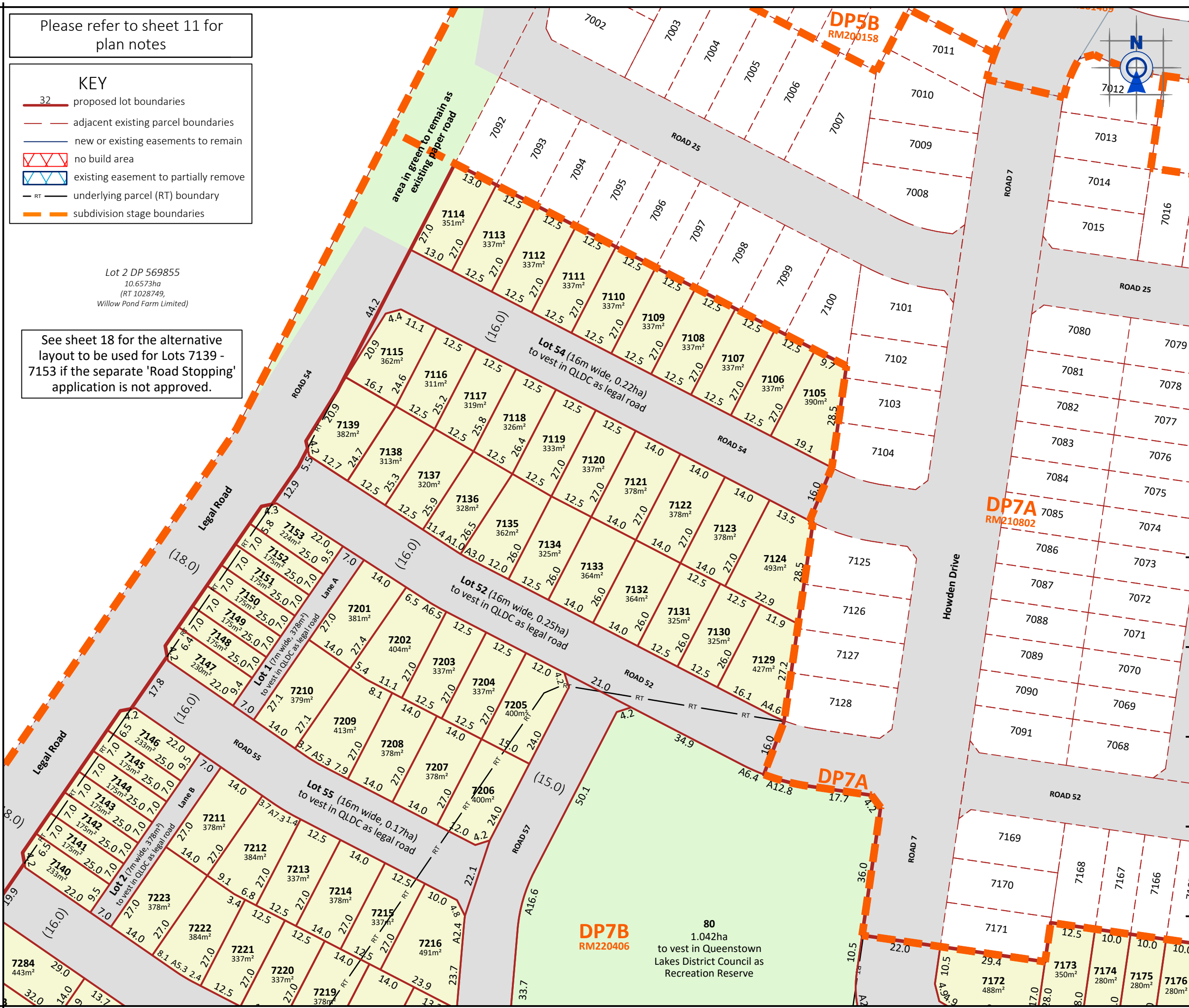
RT

underlying parcel (RT) boundary

subdivision stage boundaries

Lot 2 DP 569855  
10.6573ha  
(RT 1028749,  
Willow Pond Farm Limited)

See sheet 18 for the alternative layout to be used for Lots 7139 - 7153 if the separate 'Road Stopping' application is not approved.



If this plan is used as the basis for any sale and purchase agreement, then it is done so on the basis that the areas and dimensions are preliminary, and may vary upon completion of the final survey.

Proposed Easements			
Shown	Purpose	Burdened Land	Benefited Land or Grantee
A	Right of way (pedestrian)	Lot 3	Queenstown Lakes District Council (in gross)
B	Right of Way		Lot 7185 Lot 7186
A and B	Right to convey water Right to drain water Right to drain sewage		Queenstown Lakes District Council (in gross)
	Right to convey electricity		Lakeland Network Limited (in gross)
	Right to convey telecommunications		Chorus New Zealand Limited (in gross)
C	Right to drain water Right to drain sewage Right to convey water	Lot 7281	Queenstown Lakes District Council (in gross)
D		Lot 7299	

**PATERSONPITTS**GROUP

Surveying • Planning • Engineering

Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

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

© COPYRIGHT. This drawing, content, and design remains the property of Paterson Pitts LP and may not be reproduced in part or full or altered without the written permission of Paterson Pitts LP. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts LP for its unauthorised use.

Client/Location:

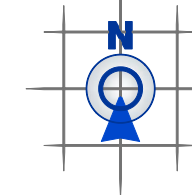
**RCL Henley Downs Limited**  
**Howden Drive**  
**Hanley's Farm**

Purpose/Drawing Title:

**Plan of Proposed Subdivision**  
**DP7B**  
Lots 1 - 3, 7, 52 - 59, 79 - 80, 1040, 7105 - 7124, 7129 - 7153 and 7172 - 7326 being a Proposed Subdivision of Lots 1037 and 1038 RM210802

Surveyed by:	Paterson Pitts	Original Size:	Scale:	
Designed by:	MA, RCL Mar 2022	A3	1:1000	
Drawn by:	SR, MA July 2022			
Checked by:	MA, DB July 2022			
Approved by:				
Job Ref:			DO NOT SCALE	
Q6205 - 72		Sheet No:	Revision No:	Date Created:
		12	F	18/08/2022





If this plan is used as the basis for any sale and purchase agreement, then it is done so on the basis that the areas and dimensions are preliminary, and may vary upon completion of the final survey.

### Proposed Easements

Shown	Purpose	Burdened Land	Benefited Land or Grantee
A	Right of way (pedestrian)	Lot 3	Queenstown Lakes District Council (in gross)
B	Right of Way		Lot 7185 Lot 7186
A and B	Right to convey water Right to drain water Right to drain sewage		Queenstown Lakes District Council (in gross)
	Right to convey electricity		Lakeland Network Limited (in gross)
C	Right to convey telecommunications	Lot 7281 Lot 7299	Chorus New Zealand Limited (in gross)
			Queenstown Lakes District Council (in gross)

## PATERSONPITTSGROUP

Surveying • Planning • Engineering

Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP



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

© COPYRIGHT. This drawing, content, and design remains the property of Paterson Pitts LP and may not be reproduced in part or full or altered without the written permission of Paterson Pitts LP. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts LP for its unauthorised use.

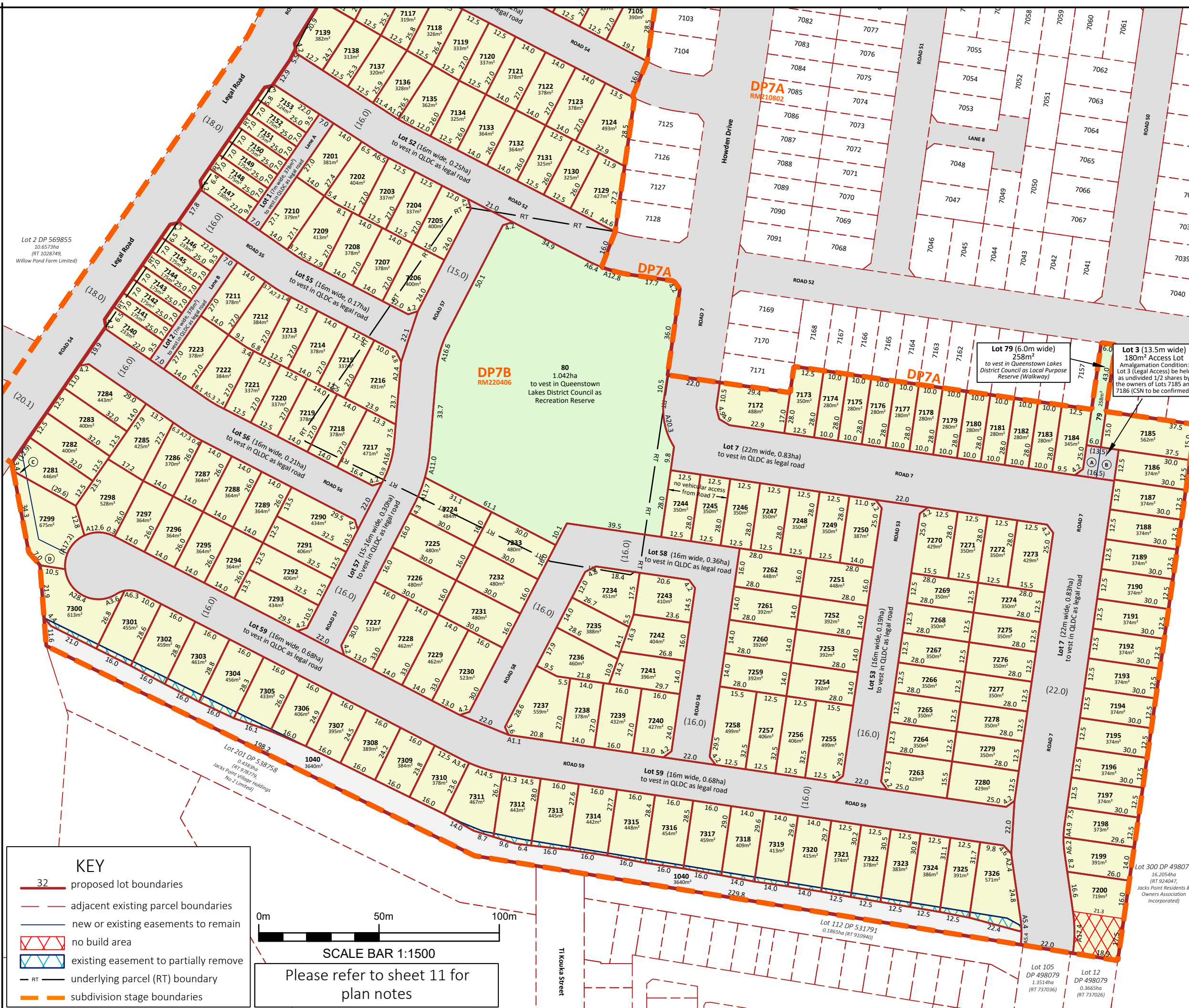
Client/Location:

**RCL Henley Downs Limited**  
**Howden Drive**  
**Hanley's Farm**

Purpose/Drawing Title:

**Plan of Proposed Subdivision**  
**DP7B**  
Lots 1 - 3, 7, 52 - 59, 79 - 80, 1040, 7105 - 7124, 7129 - 7153 and 7172 - 7326 being a Proposed Subdivision of Lots 1037 and 1038 RM210802

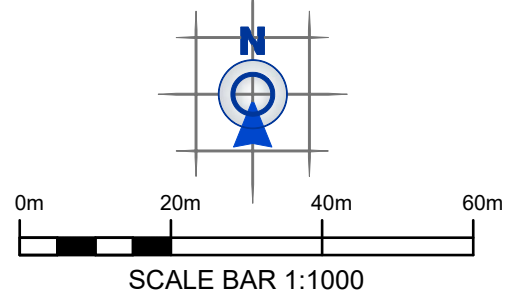
Surveyed by:	Paterson Pitts	Original Size:	Scale:
Designed by:	MA, RCL Mar 2022		
Drawn by:	SR, MA July 2022		
Checked by:	MA, DB July 2022		
Approved by:		A3	1:1500
Job Ref:		DO NOT SCALE	
Q6205 - 72		Sheet No:	Revision No:
		13	F
			Date Created:
			18/08/2022





See sheet 18 for the alternative layout to be used for Lots 7139 - 7153 if the separate 'Road Stopping' application is not approved.

Lot 2 DP 569855  
10.6573ha  
(RT 1028749,  
Willow Pond Farm Limited)



If this plan is used as the basis for any sale and purchase agreement, then it is done so on the basis that the areas and dimensions are preliminary, and may vary upon completion of the final survey.

Proposed Easements

Shown	Purpose	Burdened Land	Benefited Land or Grantee
A	Right of way (pedestrian)	Lot 3	Queenstown Lakes District Council (in gross)
B	Right of Way		Lot 7185 Lot 7186
A and B	Right to convey water Right to drain water Right to drain sewage		Queenstown Lakes District Council (in gross)
	Right to convey electricity		Lakeland Network Limited (in gross)
	Right to convey telecommunications		Chorus New Zealand Limited (in gross)
C	Right to drain water Right to drain sewage Right to convey water	Lot 7281	Queenstown Lakes District Council (in gross)
D		Lot 7299	

**PATERSONPITTS**GROUP  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

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

© COPYRIGHT. This drawing, content, and design remains the property of Paterson Pitts LP and may not be reproduced in part or full or altered without the written permission of Paterson Pitts LP. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts LP for its unauthorised use.

Client/Location:  
**RCL Henley Downs Limited**  
Howden Drive  
Hanley's Farm

Purpose/Drawing Title:  
**Plan of Proposed Subdivision  
DP7B**  
Lots 1 - 3, 7, 52 - 59, 79 - 80, 1040, 7105 - 7124, 7129 - 7153 and 7172 - 7326 being a Proposed Subdivision of Lots 1037 and 1038 RM210802

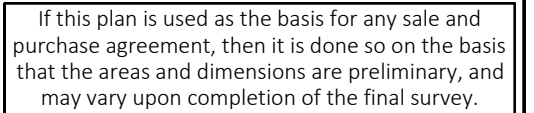
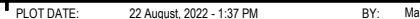
Surveyed by:	Paterson Pitts	Original Size:	Scale:	
Designed by:	MA, RCL Mar 2022	A3	1:1000	
Drawn by:	SR, MA July 2022			
Checked by:	MA, DB July 2022			
Approved by:			DO NOT SCALE	
Job Ref:	Q6205 - 72	Sheet No:	Revision No:	Date Created:
		14	F	18/08/2022

**KEY**

- 32 proposed lot boundaries
- adjacent existing parcel boundaries
- new or existing easements to remain
- no build area
- existing easement to partially remove
- underlying parcel (RT) boundary
- subdivision stage boundaries

Please refer to sheet 11 for plan notes



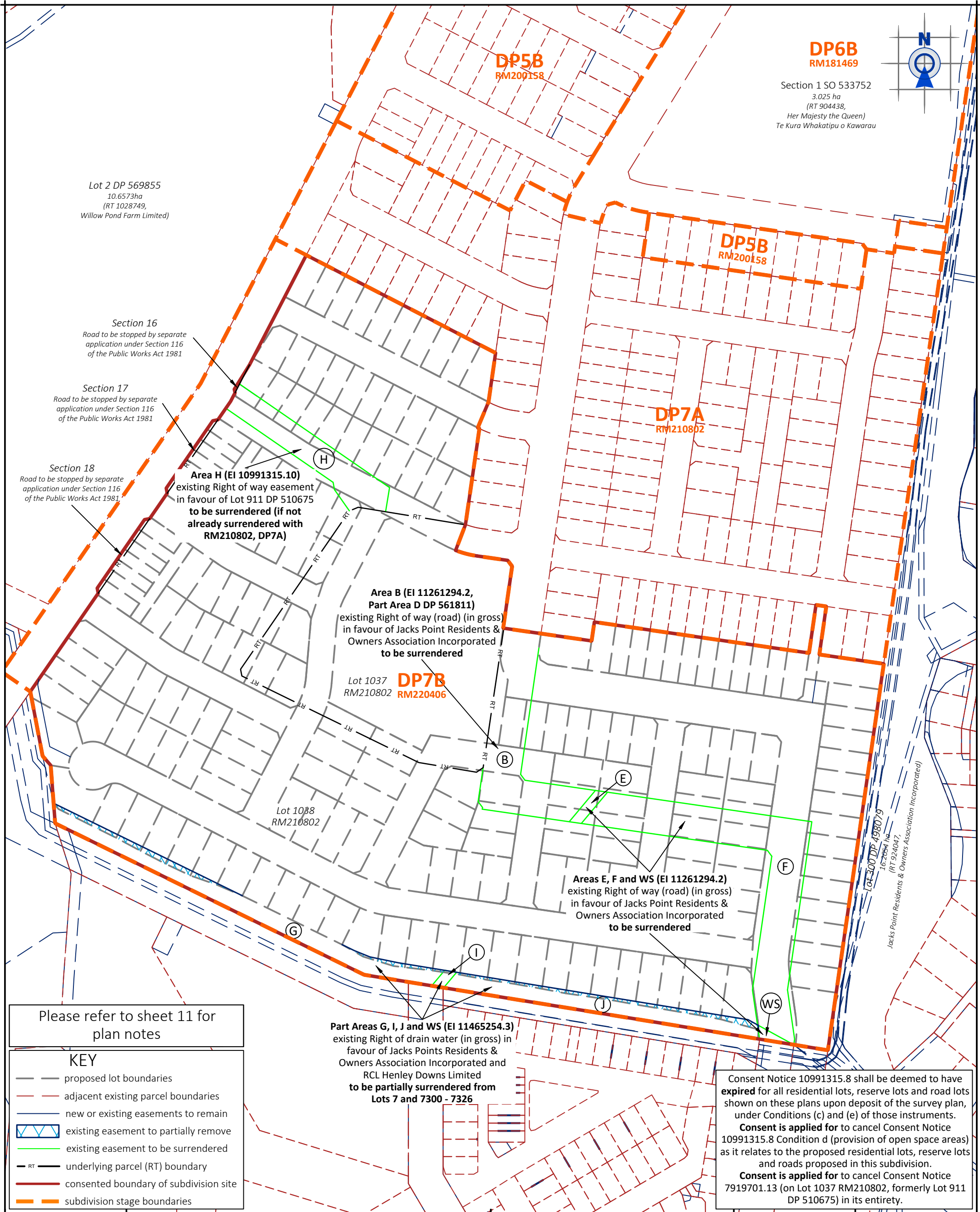


**PATERSONPITTS**GROUP  
Surveying • Planning • Engineering  
Your Land Professionals  
[www.ppgroup.co.nz](http://www.ppgroup.co.nz)  
0800 PPGROUP

© COPYRIGHT. This drawing, content, and design remains the property of Paterson Pitts LP and may not be reproduced in part or full or altered without the written permission of Paterson Pitts LP. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts LP for its unauthorised use.

Purpose/Drawing Title:  
**Plan of Proposed Subdivision  
DP7B**  
Lots 1 - 3, 7, 52 - 59, 79 - 80, 1040, 7105 - 7124,  
7129 - 7153 and 7172 - 7326 being a Proposed  
Subdivision of Lots 1037 and 1038 RM210802

C:\12DS\SYNERGYUPLOADS\PPQ6205-72 11F-19F DP7B PPS.DWG



Please refer to sheet 11 for plan notes

KEY

proposed lot boundaries

adjacent existing parcel boundaries

new or existing easements to remain

existing easement to partially remove

existing easement to be surrendered

RT

underlying parcel (RT) boundary

consented boundary of subdivision site

subdivision stage boundaries

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

Notes:

0m50m100m

SCALE BAR 1:2000

If this plan is used as the basis for any sale and purchase agreement, then it is done so on the basis that the areas and dimensions are preliminary, and may vary upon completion of the final survey.

rclgroup

© COPYRIGHT. This drawing, content, and design remains the property of Paterson Pitts LP and may not be reproduced in part or full or altered without the written permission of Paterson Pitts LP. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts LP for its unauthorised use.

PATERSONPITTSGROUP

Surveying • Planning • Engineering

Your Land Professionals

www.ppgroup.co.nz

0800 PPGROUP

Client/Location:

RCL Henley Downs Limited

Howden Drive

Hanley's Farm

Purpose/Drawing Title:

Plan of Proposed Subdivision

DP7B

Existing Title Interests

Surveyed by:	Paterson Pitts	Original Size:	Scale:
Designed by:	MA, RCL Mar 2022	A3	1:2000
Drawn by:	SR, MA July 2022		
Checked by:	MA, DB July 2022		
Approved by:		DO NOT SCALE	
Job Ref:	Q6205 - 72	Sheet No:	Revision No:
		16	F
			Date Created:
			18/08/2022





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

Notes:

0m

50m

100m

SCALE BAR 1:2000

Client/Location:

RCL Henley Downs Limited  
Howden Drive  
Hanley's Farm

Purpose/Drawing Title:

Plan of Proposed Subdivision  
DP7B  
Structure Plan Overlay

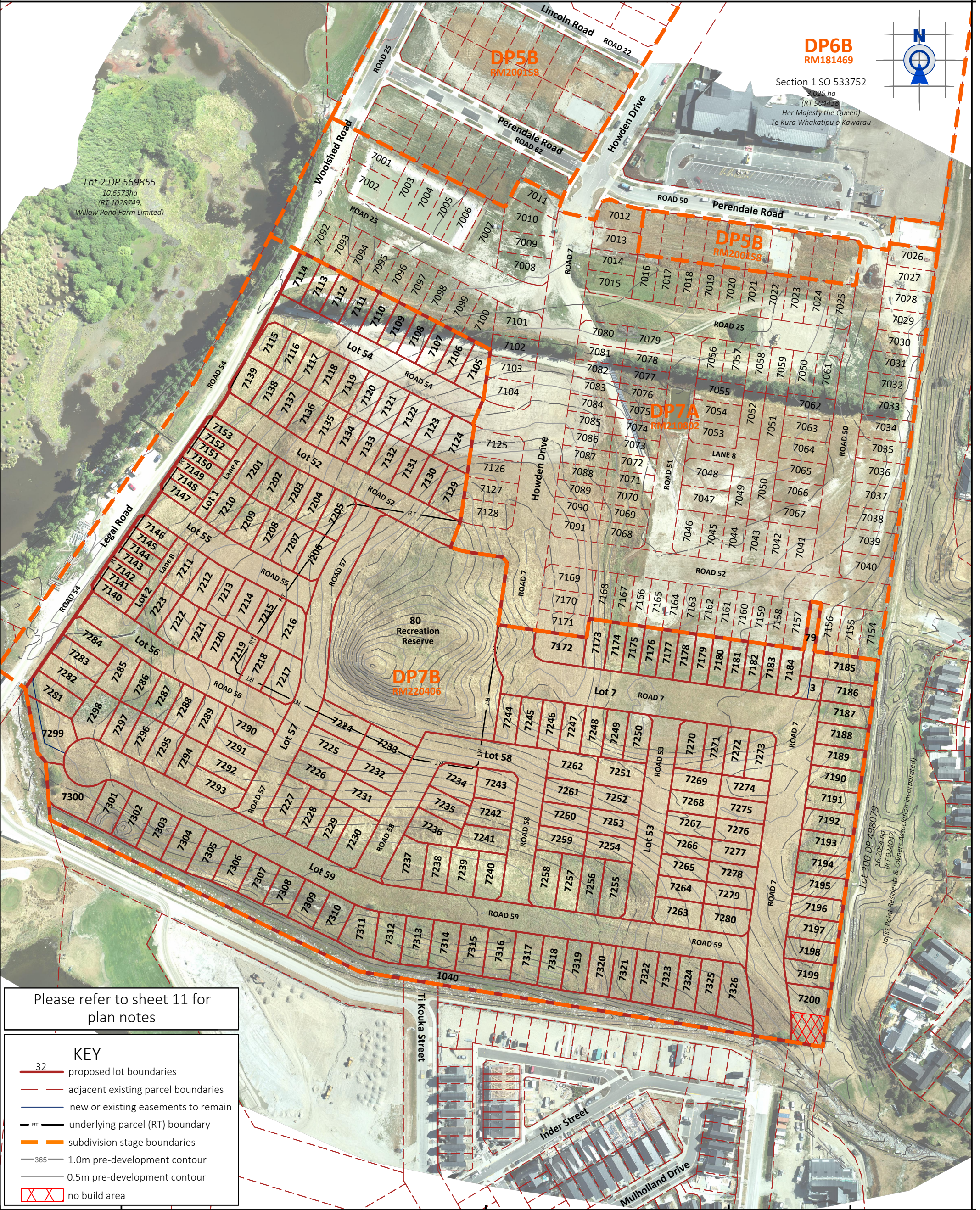
Surveyed by: Paterson Pitts  
Designed by: MA, RCL Mar 2022  
Drawn by: SR, MA July 2022  
Checked by: MA, DB July 2022  
Approved by:

Job Ref: Q6205 - 72  
Sheet No: 17

Original Size: A3  
Scale: 1:2000  
DO NOT SCALE  
Revision No: F  
Date Created: 18/08/2022

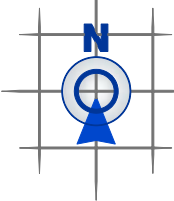
© COPYRIGHT. This drawing, content, and design remains the property of Paterson Pitts LP and may not be reproduced in part or full or altered without the written permission of Paterson Pitts LP. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts LP for its unauthorised use.





DP6B  
RM181469

Section 1 SO 533752  
3.025 ha  
(RT 904438)  
Her Majesty the Queen  
Te Kura Whakatipu o Kāwarau



Lot 2 DP 569855  
10.6573ha  
(RT 1028749,  
Willow Pond Farm Limited)

DP58  
RM200158

DP5B  
RM200158

DP7A  
RM210862

DP7B  
RM220406

Please refer to sheet 11 for  
plan notes

KEY

- 32 proposed lot boundaries
- adjacent existing parcel boundaries
- new or existing easements to remain
- RT underlying parcel (RT) boundary
- subdivision stage boundaries
- 365 1.0m pre-development contour
- 0.5m pre-development contour
- no build area

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



If this plan is used as the basis for any sale and  
purchase agreement, then it is done so on the basis  
that the areas and dimensions are preliminary, and  
may vary upon completion of the final survey.



© COPYRIGHT. This drawing, content, and  
design remains the property of Paterson  
Pitts LP and may not be reproduced in part  
or full or altered without the written  
permission of Paterson Pitts LP. This  
drawing and its content shall only be used  
for the purpose for which it is intended. No  
liability shall be accepted by Paterson Pitts  
LP for its unauthorised use.

**PATERSONPITTS**GROUP  
Surveying • Planning • Engineering  
Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

Client/Location:  
**RCL Henley Downs Limited**  
**Howden Drive**  
**Hanley's Farm**

Purpose/Drawing Title:  
**Plan of Proposed Subdivision**  
**DP7B**  
**Existing Contours**

Surveyed by:	Paterson Pitts	Original Size:  A3	Scale:	
Designed by:	MA, RCL Mar 2022		1:2000	
Drawn by:	SR, MA July 2022			
Checked by:	MA, DB July 2022			
Approved by:			DO NOT SCALE	
Job Ref: Q6205 - 72		Sheet No: 18	Revision No: F	Date Created: 18/08/2022



Please refer to sheet 11 for plan notes

KEY

32

proposed lot boundaries

adjacent existing parcel boundaries

new or existing easements to remain

no build area

existing easement to partially remove

RT

underlying parcel (RT) boundary

subdivision stage boundaries

This sheet shall only be used if the separate 'Road Stopping' application lodged with Queenstown Lakes District Council is not approved. Residential lots that are affected are shown with **thick** boundaries



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

Notes:

0m10m20m30m

SCALE BAR 1:500

PATERSONPITTSGROUP

Surveying • Planning • Engineering

Your Land Professionals  
www.ppgroup.co.nz  
0800 PPGROUP

Client/Location:

RCL Henley Downs Limited  
Howden Drive  
Hanley's Farm

Purpose/Drawing Title:

Plan of Proposed Subdivision  
DP7B  
Alternative layout for Lots 7139 - 7153  
not requiring 'Road Stopping'

Surveyed by: Paterson Pitts  
Designed by: MA, RCL Mar 2022  
Drawn by: SR, MA July 2022  
Checked by: MA, DB July 2022  
Approved by:

Job Ref: Q6205 - 72

Sheet No: 19

Original Size: A3

Scale: 1:500

DO NOT SCALE

Revision No: F  
Date Created: 18/08/2022

© COPYRIGHT. This drawing, content, and design remains the property of Paterson Pitts LP and may not be reproduced in part or full or altered without the written permission of Paterson Pitts LP. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts LP for its unauthorised use.

PLOT DATE: 22 August, 2022 - 1:37 PM BY: Ma C:\12DS\SYNERGY\UPLOADS\PPG6205-72 11F-19F DP7B PPS.DWG