

LEGEND

- proposed lot boundaries
- adjacent existing parcel boundaries (including DP2 RM230485)
- new or existing easements to remain
- proposed no-build area
- DP8 subdivision (excl. balance land)
- RT existing title boundary

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.

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- Sheet 2: Lot Layout
- Sheet 3: Existing Contours + Aerial
- Sheet 4: Structure Plan Overlay
- Sheet 5: Existing Title Interests and Easement Surrenders

SUBDIVISION NOTES:

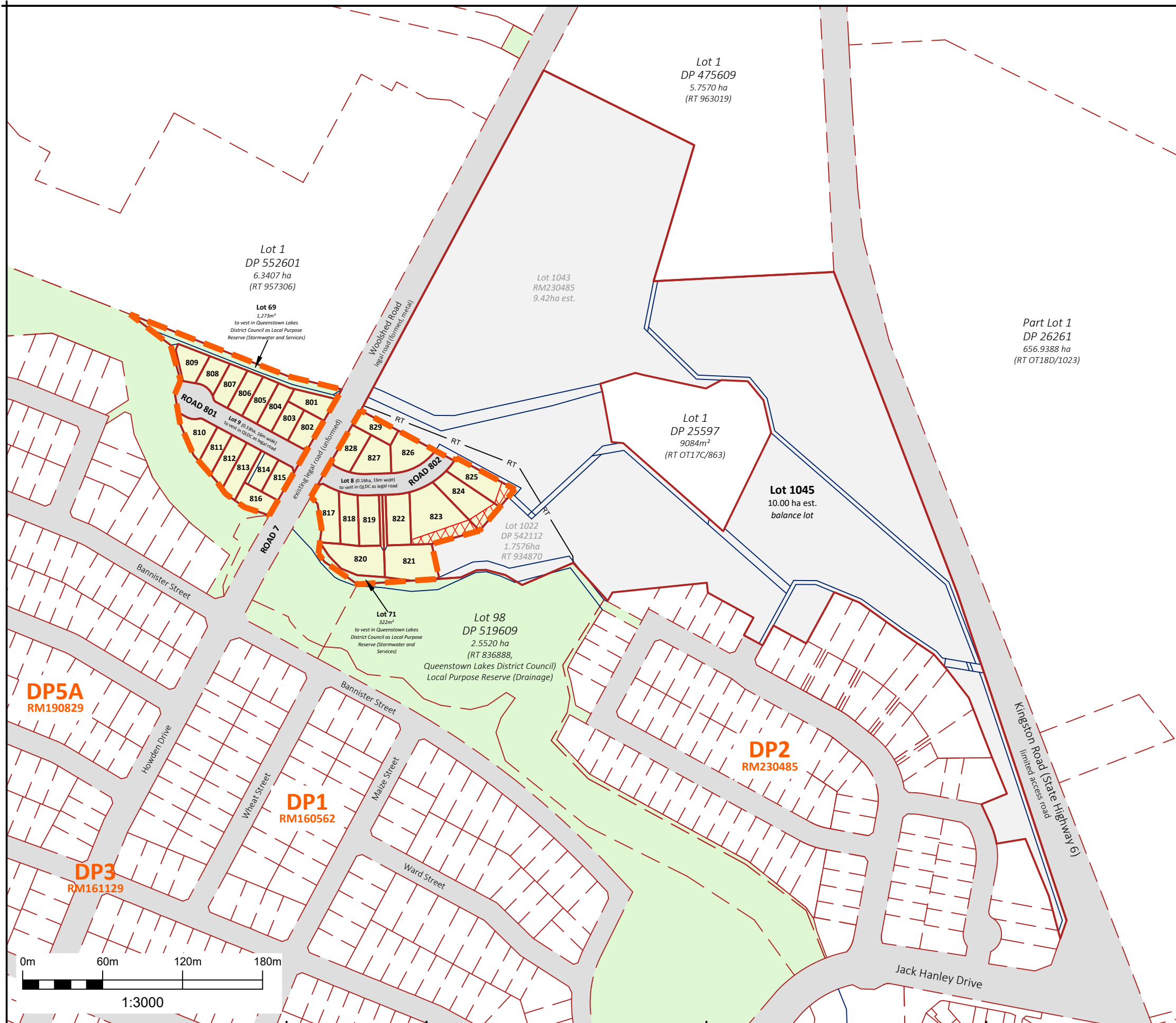
- VEST AS ROAD**
Lots 8 and 9 hereon are to vest in Queenstown Lakes District Council as Legal Road.
- VEST AS RESERVE**
Lots 69 and 71 hereon are to vest in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services).
- AMALGAMATION CONDITIONS**
Not applicable.
- ESPLANADE RESERVES**
Not applicable.
- ROAD FRONTAGE CONDITIONS**
No vehicular access will be permitted from Road 7 to Lots 802, 815, 817 and 828. Access must be from Road 801 or Road 802.

Consent is applied for to cancel Consent Notice 10991315.8 in its entirety as it relates to this subdivision.

Consent is applied for to cancel Consent Notice 10991315.9 in its entirety as it relates to this subdivision, including:
to Cancel condition (d) of 10991315.9 (provision of open space areas) as it relates to the proposed residential lots and roads proposed in this subdivision (affects part formerly Lot 908 DP 510675).

GENERAL DEVELOPMENT NOTES:

1. All parcel areas and dimensions shown are subject to survey, Council and LINZ approvals and may vary on final survey.
2. Refer to Records of Title for registered interests.
3. Proposed easements are to be determined.
4. 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.
5. 'Net Area' has the same meaning as defined in the Queenstown Lakes District Council (Proposed) District Plan.
6. Any aerial imagery is sourced from QLDC GIS.
7. This plan and its content should not be used for any reason other than its intended purpose. This plan and surveyed information does not include assessment or representations concerning:
 - Hazard registers, ground conditions or suitability for development
 - 'Ground level' as defined by the QLDC District Plan
 - The identity, correctness or usability of utility services portrayed, or service connections to utility services.



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Client & Location:
RCL Henley Downs Limited
Woolshed Road
Hanley's Farm

Purpose & Drawing Title:
Plan of Proposed Subdivision - DP8
Lots 8 - 9, 69, 71, 1045 and 801 - 829 being a
Proposed Subdivision of Lot 1022 DP 542112, Lot
1019 DP 551400 and Lot 1043 RM230485

FOR CONSENT

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Checked by:	HR		
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Job No:	Drawing No:	Sheet No:	Revision No. Date:
Q6205	12	1	F 23/08/2024



LEGEND

- proposed lot boundaries
- - - adjacent existing parcel boundaries (including DP2 RM230485)
- new or existing easements to remain
- proposed no-build area
- RT — existing title boundary

Memorandum of Easements

Purpose	Shown	Burdened Land	Benefited Land or Grantee
Right to drain water Right to drain sewage	A	Lot 814	Lot 816
Right of way	B	Lot 820	Lot 821
Right of way	C	Lot 821	Lot 820
Right to convey water	K	Lot 1045	Lot 1 DP 25597
Right to drain water	D, N, WC	Lot 69	Queenstown Lakes District Council

The following areas (no-build) are to be subject to Land Covenants (Consent Notice): Areas BA, BB and BC.
Note that all easement and covenant areas are to be confirmed following detailed design. Additional areas may be required.

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Refer to sheet 1 for plan notes



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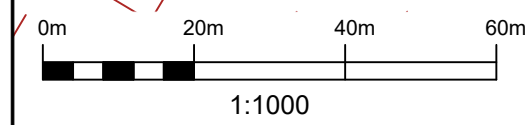
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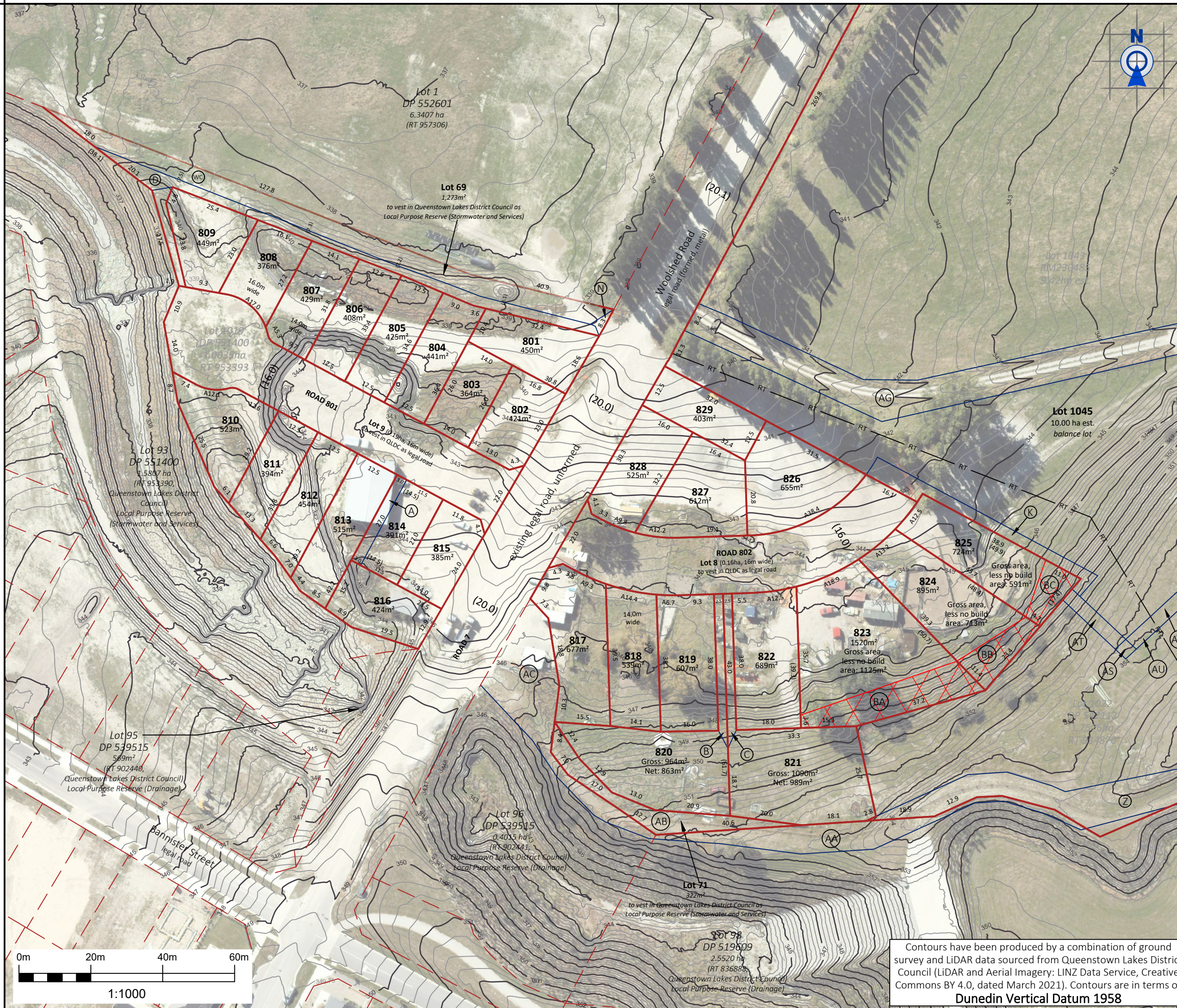
Client & Location:
RCL Henley Downs Limited
Woolshed Road
Hanley's Farm

Purpose & Drawing Title:
Plan of Proposed Subdivision - DP8
Lots 8 - 9, 69, 71, 1045 and 801 - 829 being a Proposed Subdivision of Lot 1022 DP 542112, Lot 1019 DP 551400 and Lot 1043 RM230485

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	12	2	F 23/08/2024





LEGEND

- proposed lot boundaries
- - - adjacent existing parcel boundaries (including DP2 RM230485)
- new or existing easements to remain
- ▧ proposed no-build area
- RT — existing title boundary
- 1.0m contour (major)
- 0.25m contour (minor)

Memorandum of Easements

Purpose	Shown	Burdened Land	Benefited Land or Grantee
Right to drain water Right to drain sewage	A	Lot 814	Lot 816
Right of way	B	Lot 820	Lot 821
Right of way	C	Lot 821	Lot 820
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Right to drain water	D, N, WC	Lot 69	Queenstown Lakes District Council

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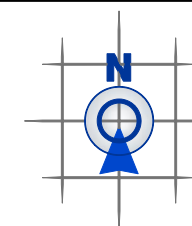
Client & Location:
RCL Henley Downs Limited
Woolshed Road
Hanley's Farm

Purpose & Drawing Title:
Plan of Proposed Subdivision - DP8
Pre-Development Contours and Aerial Overlay

FOR CONSENT

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		Sheet No:	3
		Revision No.:	F
		Date:	23/08/2024

Contours have been produced by a combination of ground survey and LiDAR data sourced from Queenstown Lakes District Council (LiDAR and Aerial Imagery: LINZ Data Service, Creative Commons BY 4.0, dated March 2021). Contours are in terms of **Dunedin Vertical Datum 1958**



OSA

R(HD-SH)-3

OSA

R(HD-SH)-2

R(HD)-A

R(HD)-D

OSA

R(HD)-A

OSA

Lot 1
DP 552601
6.3407 ha
(RT 957306)

Lot 69
1,273m²
to vest in Queenstown Lakes District Council as
Local Purpose Reserve (Stormwater and Services)

Lot 1043
RM230485
9.42ha est.

Lot 1045
10.00 ha est.
balance lot

Lot 93
DP 551400
1.5807 ha
(RT 953390,
Queenstown Lakes District
Council)
Local Purpose Reserve
(Stormwater and Services)

Lot 1019
DP 551400
1.0035ha
RT 953393

Lot 9 (0.19ha, 16m wide)
to vest in QLDC as legal road

Lot 8 (0.16ha, 16m wide)
to vest in QLDC as legal road

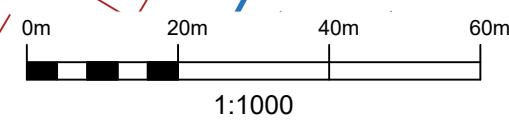
Lot 1022
DP 542112
1.7576ha
RT 934870

Lot 95
DP 539515
569m²
(RT 902440,
Queenstown Lakes District Council)
Local Purpose Reserve (Drainage)

Lot 96
DP 539515
0.4015 ha
(RT 902441,
Queenstown Lakes District Council)
Local Purpose Reserve (Drainage)

Lot 71
322m²
to vest in Queenstown Lakes District Council as
Local Purpose Reserve (Stormwater and Services)

Lot 98
DP 519609
2.5520 ha
(RT 836888,
Queenstown Lakes District Council)
Local Purpose Reserve (Drainage)



DP8 Area within R(HD)-A
17.5 lots per hectare for DP8 only.
19.6 cumulatively with DP1, DP3 and DP5.
(17 - 26 lots per hectare in PDP)

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- 'Proposed District Plan' activity area
- existing title boundary

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RCL Henley Downs Limited
Woolshed Road
Hanley's Farm

Purpose & Drawing Title:
Plan of Proposed Subdivision - DP8
Structure Plan Overlay

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LEGEND

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- existing easement to be surrendered
- - - RT — existing title boundary

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AMALGAMATION CONDITIONS
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ESPLANADE RESERVES
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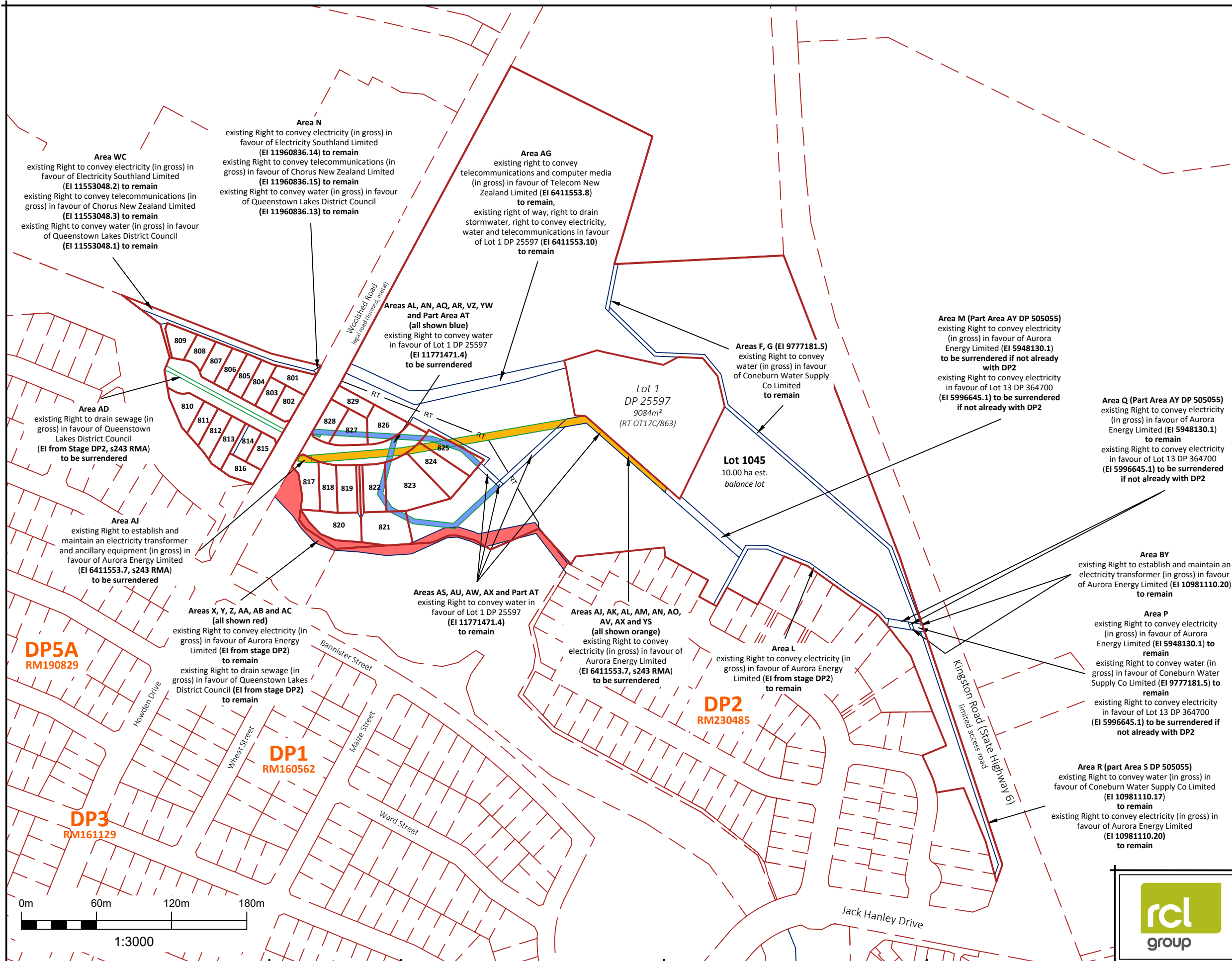
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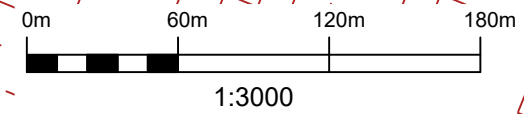


DP5A
RM190829

DP1
RM160562

DP3
RM161129

DP2
RM230485



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Purpose & Drawing Title:
Plan of Proposed Subdivision - DP8
 Existing Title Interests and
 Easement Surrenders

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