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SUBDIVISION NOTES:

VEST AS ROAD
Lots 1- 4 hereon are to vest in Queenstown Lakes District Council as Legal Road.

VEST AS RESERVE
Lot 78 hereon is to vest in Queenstown Lakes District Council as Local Purpose Reserve (Walkway and Services).

AMALGAMATION CONDITIONS
Not applicable.

ESPLANADE RESERVES
Not applicable.

ROAD FRONTAGE CONDITIONS
No vehicular access will be permitted from Jack Hanley Drive to Lots 2001, 2058 - 2059 and 2072. No vehicular access will be permitted from Kingston Road (State Highway 6) to Lots 2057 and 2058.

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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 partially 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 (affects parts formerly Lot 909 DP 510675). **Consent is applied for to partially cancel Consent Notices 12279479.5 and 12375242.7** (on Lot 1025 DP 563099) as they relate to Lot 4, to vest as legal road.

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.
- 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.
- 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.

C	Change Lots 78, 2023 - 2030 and easements	MA	24/11/2023
B	Change Road 203 alignment and surrounding lots	MA	05/10/2023
A	Original Issue	MA, HR	30/06/2023
Rev.	Revision Details	By	Date

Lot 1 DP 552601
6.3407 ha
(RT 957306)

Lot 1 DP 475609
5.7570 ha
(RT 963019)

Lot 1 DP 25597
0.9084 ha
(RT OT17C/863)

Lot 1043
9.42 ha est.
balance lot

Lot 1022 DP 542112
1.7576 ha
(RT 934870)

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

Lot 78
0.34 ha
to vest in Queenstown Lakes District Council as Local Purpose Reserve (Walkway and Services)

Lot 2 DP 20512
0.3465 ha
(RT OT12A/1403)

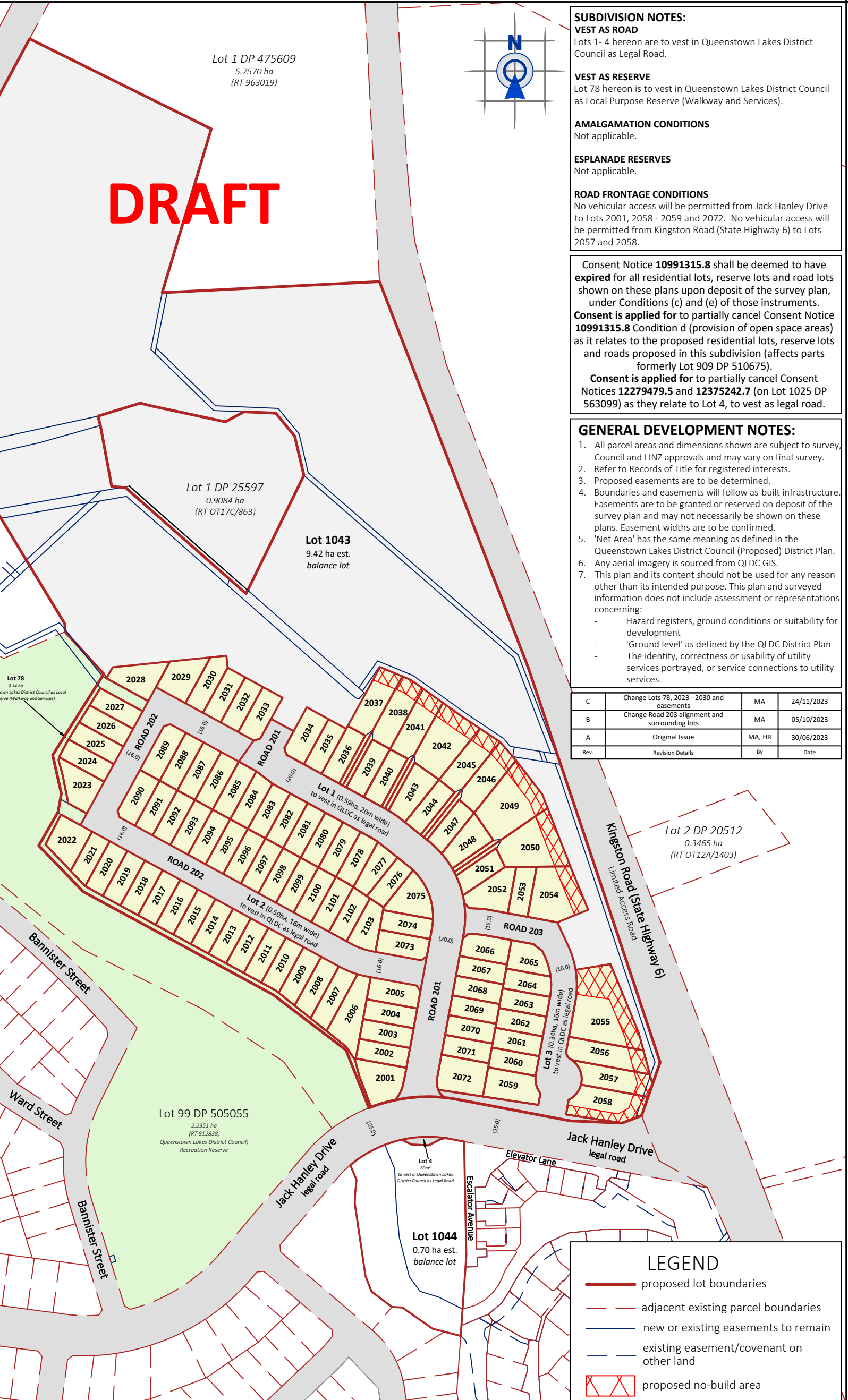
Memorandum of Easements

Purpose	Shown	Burdened Land	Benefited Land or Grantee
Right of way	A	Lot 2037	Lot 2038
	B	Lot 2038	Lot 2037
	C	Lot 2041	Lot 2042
	D	Lot 2042	Lot 2041
	E	Lot 2045	Lot 2046
	H	Lot 2046	Lot 2045
Right to drain water	I	Lot 2049	Lot 2050
	J	Lot 2050	Lot 2049
	T	Lot 78	Queenstown Lakes District Council
	W	Lot 78	
X	Lot 98 DP 519609		
Y	Lot 1043		
Right to drain sewage	Z	Lot 1022 DP 542112	
	AA	Lot 96 DP 539515	
	AB	Lot 1019 DP 551400	

Schedule of Easements

Purpose	Shown	Burdened Land	Benefited Land or Grantee
Right to convey electricity	L, Y	Lot 1043	Aurora Energy Limited
	W	Lot 78	
	X	Lot 98 DP 519609	
	Z	Lot 1022 DP 542112	
	AA	Lot 96 DP 539515	

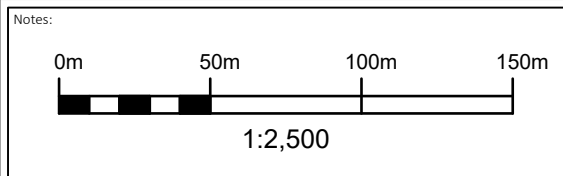
The following areas (no-build) are to be subject to Land Covenants (Consent Notice): Areas marked DA - DM, K and O. Note that all easement and covenant areas are to be confirmed following detailed design. Additional areas may be required.



LEGEND

- proposed lot boundaries
- adjacent existing parcel boundaries
- new or existing easements to remain
- existing easement/covenant on other land
- proposed no-build area

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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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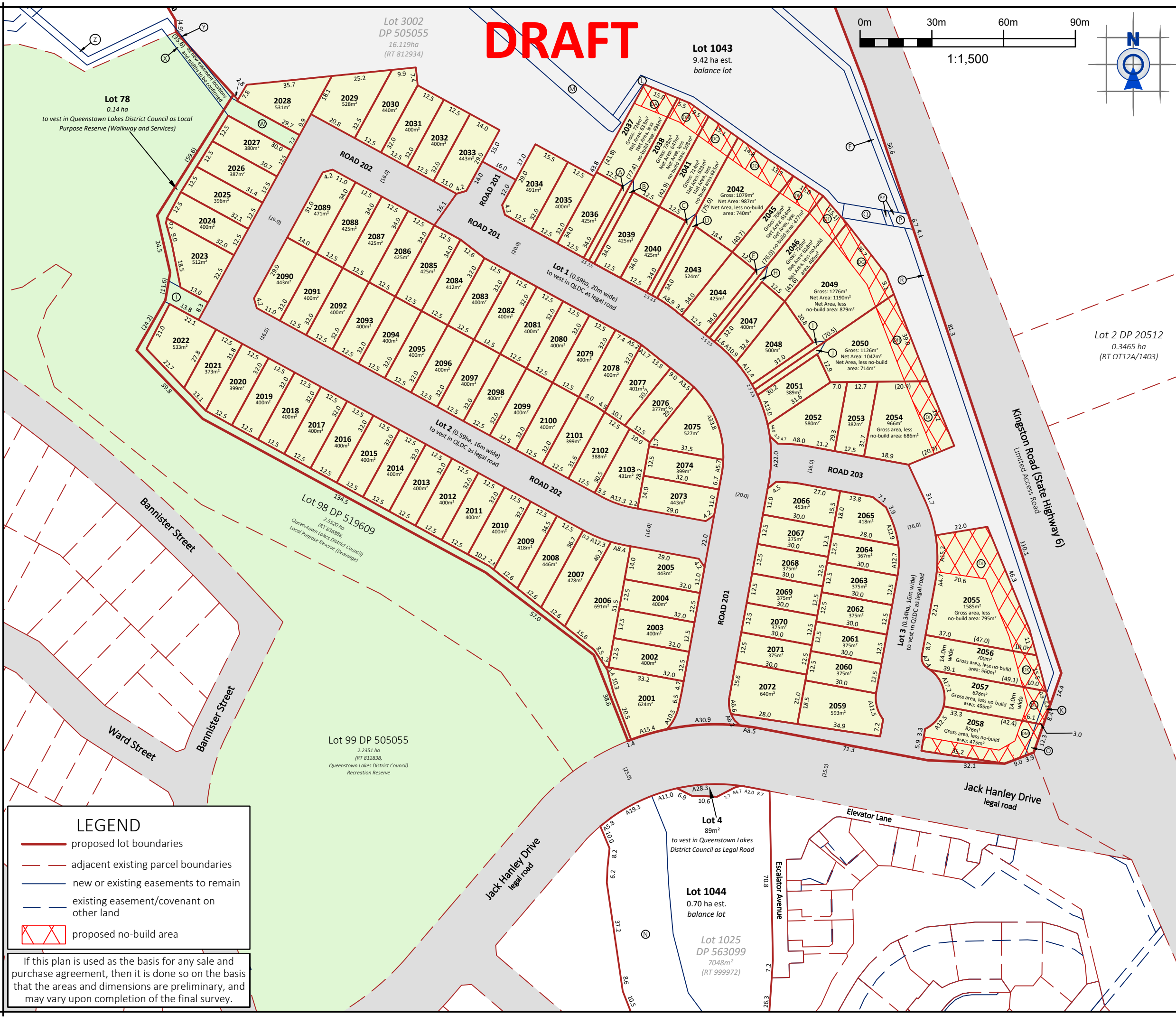
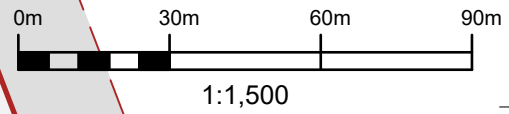
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Client & Location:
RCL Henley Downs Limited
Jack Hanley Drive
Hanley's Farm

Purpose & Drawing Title:
Plan of Proposed Subdivision - DP2
Lots 1 - 4, 78, 1043 - 1044 and 2001 - 2103 being a Proposed Subdivision of Lot 3002 DP 505055 and Lot 1025 DP 563099 and Easements over Lot 98 DP 519609, Lot 96 DP 539515, Lot 1022 DP 542112, and Lot 1019 DP 551400

Surveyed by:	MA	Original Size:	Scale:
Designed by:	RCL, MA	A3	1:2,500
Drawn by:	MA, HR		
Checked by:	HR	DO NOT SCALE	
Approved by:		Job No:	Revision No: Date:
		Q6205	C 24/11/2023

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Memorandum of Easements

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	C	Lot 2041	Lot 2042
	D	Lot 2042	Lot 2041
	E	Lot 2045	Lot 2046
	H	Lot 2046	Lot 2045
	I	Lot 2049	Lot 2050
Right to drain water	T	Lot 78	Queenstown Lakes District Council
	U	Lot 1043	
Right to drain sewage	W	Lot 78	Queenstown Lakes District Council
	X	Lot 98 DP 519609	
	Y	Lot 1043	
	Z	Lot 1022 DP 542112	
	AA	Lot 96 DP 539515	
	AB	Lot 1019 DP 551400	

Schedule of Easements

Purpose	Shown	Burdened Land	Benefited Land or Grantee
Right to convey electricity	L, Y	Lot 1043	Aurora Energy Limited
	W	Lot 78	
	X	Lot 98 DP 519609	
	Z	Lot 1022 DP 542112	
	AA	Lot 96 DP 539515	

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

Refer to sheet 1 for plan notes

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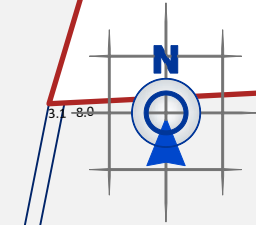
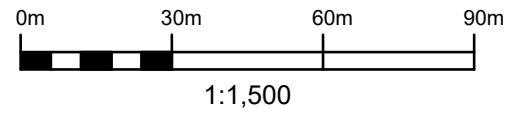
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Checked by:	HR	DO NOT SCALE	
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		Q6205	02 02 C 24/11/2023

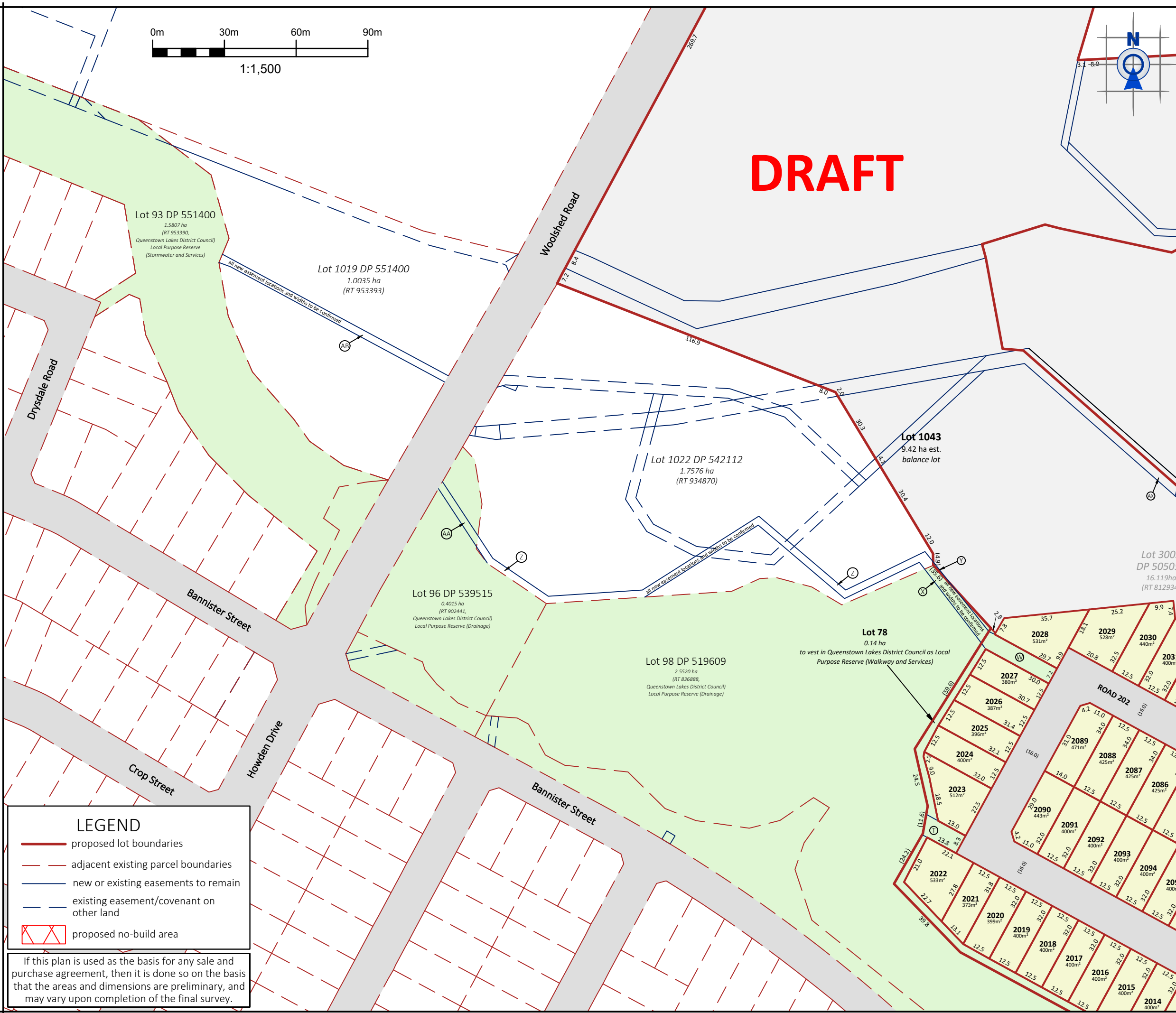
LEGEND

- proposed lot boundaries
- - - adjacent existing parcel boundaries
- new or existing easements to remain
- - - existing easement/covenant on other land
- ▨ proposed no-build area

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	I	Lot 2049	Lot 2050
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	W	Lot 78	
Right to drain sewage	X	Lot 98 DP 519609	Queenstown Lakes District Council
	Y	Lot 1043	
	Z	Lot 1022 DP 542112	
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 Jack Hanley Drive
 Hanley's Farm

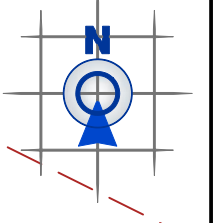
Purpose & Drawing Title:
 Plan of Proposed Subdivision - DP2
 Easements over Neighbouring Land

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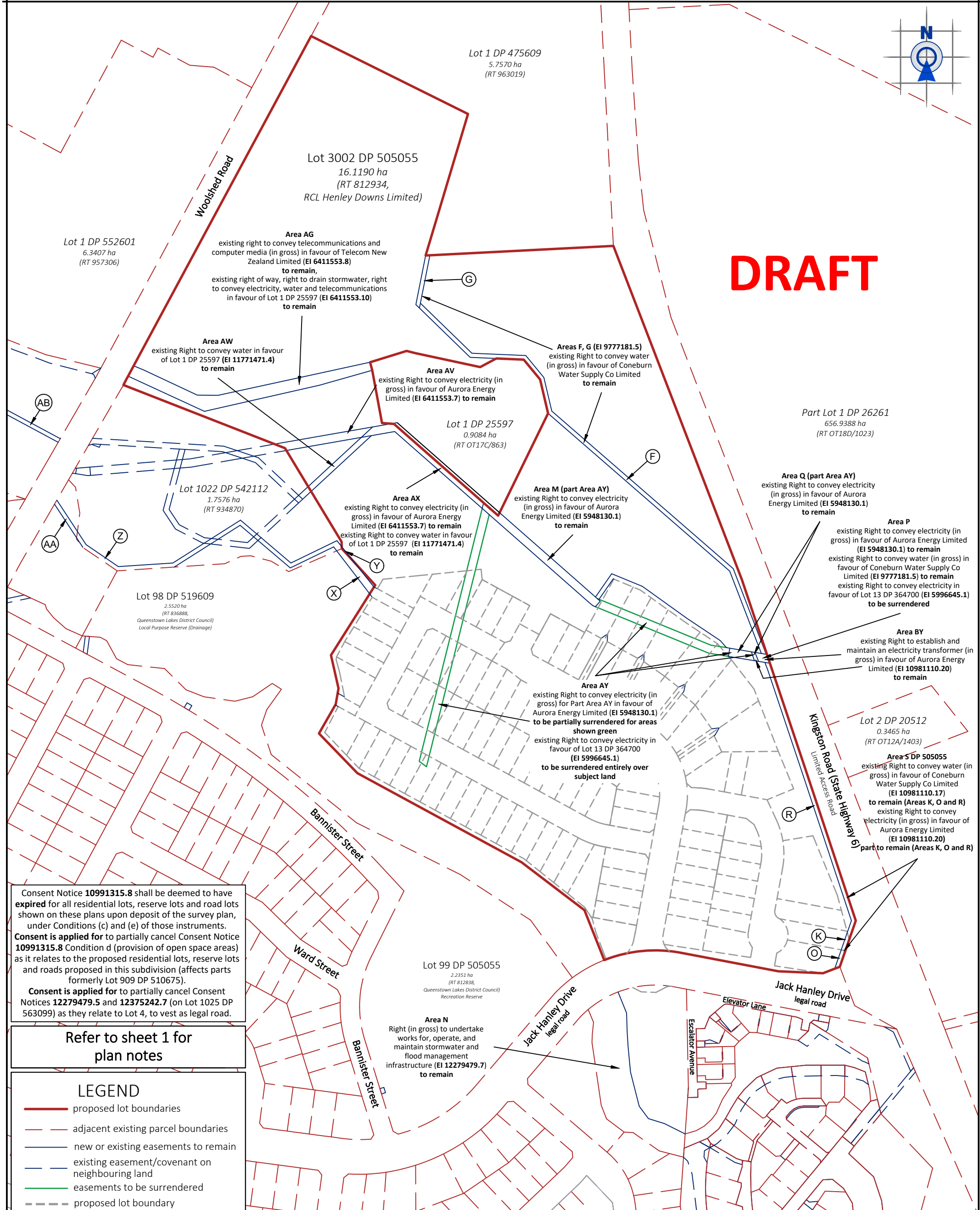
LEGEND	
	proposed lot boundaries
	adjacent existing parcel boundaries
	new or existing easements to remain
	existing easement/covenant on other land
	proposed no-build area

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Job No:	Q6205	Sheet No:	Revision No:
Drawing No:	02	03	Date:
			24/11/2023



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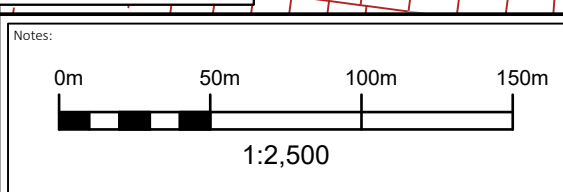
Consent is applied for to partially cancel Consent Notices 12279479.5 and 12375242.7 (on Lot 1025 DP 563099) as they relate to Lot 4, to vest as legal road.

Refer to sheet 1 for plan notes

LEGEND

- proposed lot boundaries
- - - adjacent existing parcel boundaries
- new or existing easements to remain
- - - existing easement/covenant on neighbouring land
- easements to be surrendered
- - - proposed lot boundary

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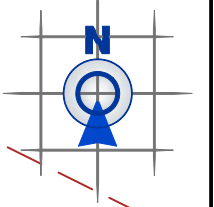
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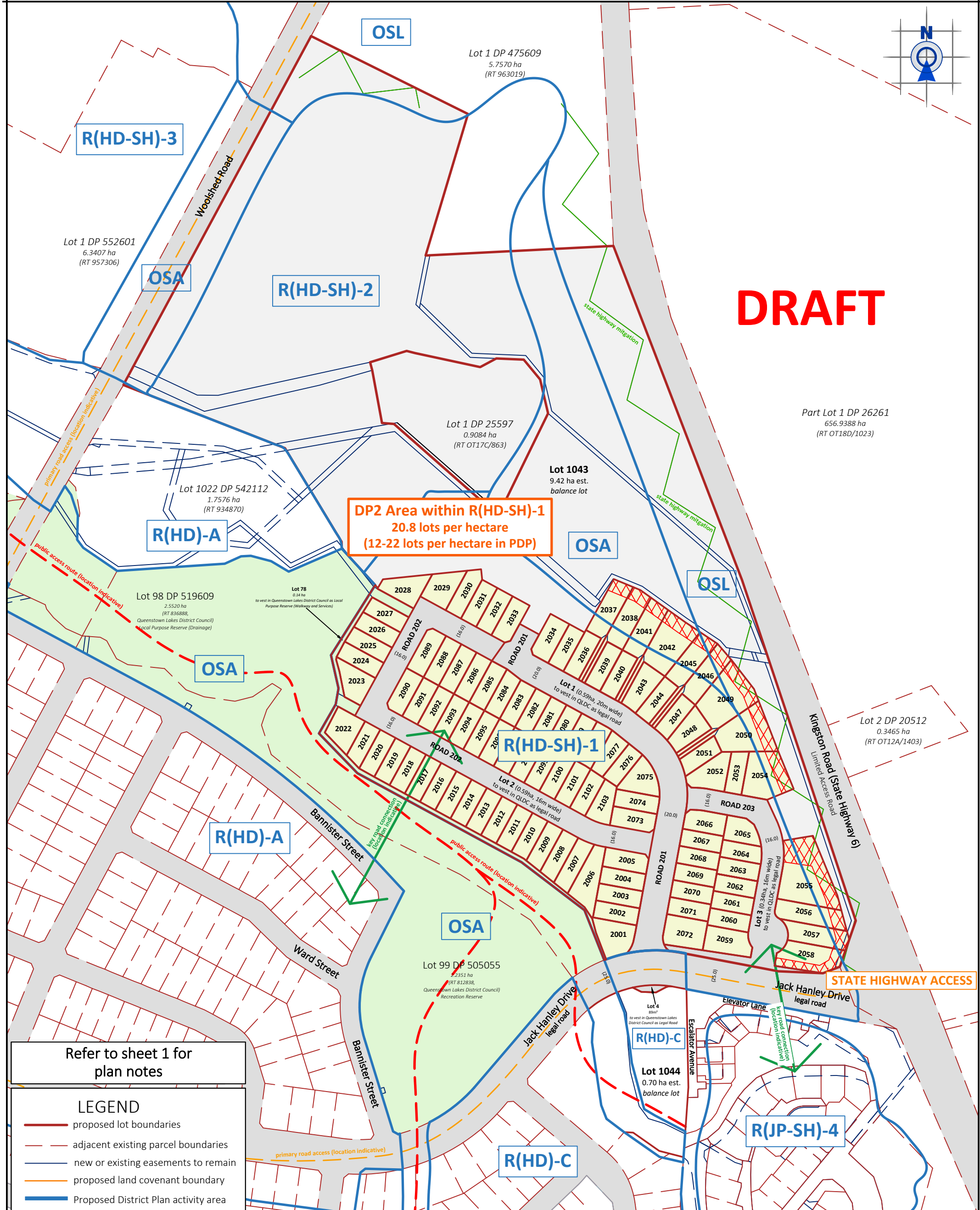
Client & Location:
RCL Henley Downs Limited
Jack Hanley Drive
Hanley's Farm

Purpose & Drawing Title:
Plan of Proposed Subdivision - DP2
Existing Title Interests
and Easement Surrenders

Surveyed by:	MA	Original Size:	Scale:
Designed by:	RCL, MA	A3	1:2,500
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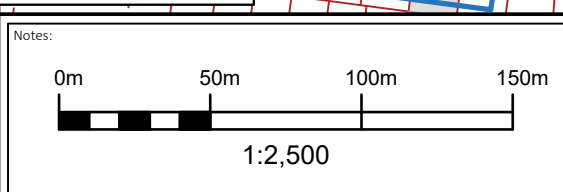


Refer to sheet 1 for plan notes

LEGEND

- proposed lot boundaries
- - - adjacent existing parcel boundaries
- - - new or existing easements to remain
- - - proposed land covenant boundary
- Proposed District Plan activity area

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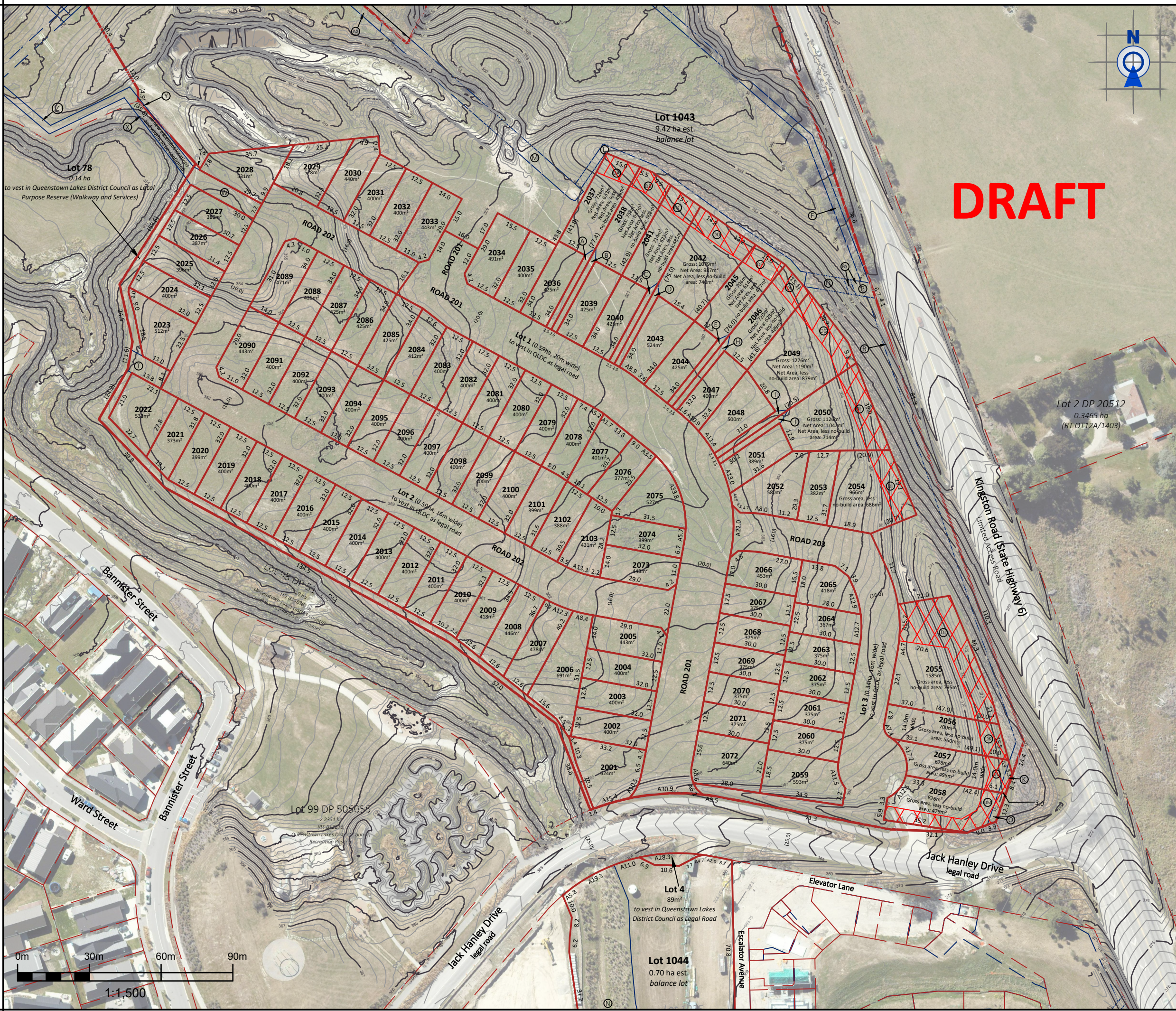
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Purpose & Drawing Title:
Plan of Proposed Subdivision - DP2
Structure Plan Overlay

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LEGEND	
	proposed lot boundaries
	adjacent existing parcel boundaries
	new or existing easements to remain
	existing easement/covenant to remain on neighbouring land
	1.0m contour
	0.25m contour
	proposed no-build area

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 Hanley's Farm

Purpose & Drawing Title:
 Plan of Proposed Subdivision - DP2
 Pre Development Contours and Aerial Overlay

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