

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.

Rev.	Revision Details	By	Date
C	Boundary adjustment initial stage added, remove Lot 1177 right of way	MA	25/09/2024
B	Change building restriction areas, add right of way to Lot 1177	MA	17/09/2024
A	Original Issue	MA	23/08/2024

SUBDIVISION NOTES:

VEST AS ROAD
Lots 3 - 8 and 10 hereon are to vest in Queenstown Lakes District Council as Legal Road.

VEST AS RESERVE
Lot 73 hereon is to vest in Queenstown Lakes District Council as Local Purpose Reserve (Walkway and Services).
Lot 77 hereon is to vest in Queenstown Lakes District Council as Local Purpose Reserve (Visual Amenity).
Lots 74 and 75 hereon are to vest in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services).
Lot 76 hereon is to vest in Queenstown Lakes District Council as Recreation Reserve.

AMALGAMATION CONDITIONS
That Lot 12 hereon (legal access) be held as to two undivided one half shares by the owners of Lots 1209 and 1210 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith (CSN to be confirmed).

ESPLANADE RESERVES
Not applicable.

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. It is noted that there are no areas of open space relating to Condition d of the above Consent Notice that are applicable to this subdivision.

Part Lot 1 DP 26261
656.9388 ha
(RT OT18D/1023)

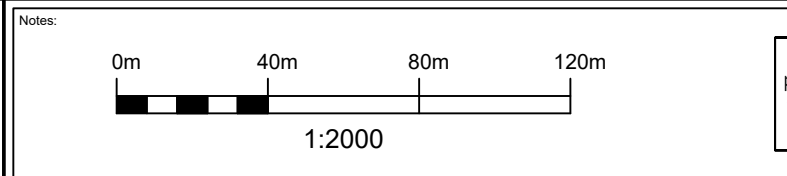
Lot 77
0.46ha
to vest in Queenstown Lakes District Council as Local Purpose Reserve (Visual Amenity)

DP11
113 lots

LEGEND

- stage DP11 Site Boundary
- proposed lot boundaries
- extents of other stages of subdivision adjacent parcel boundaries (existing and proposed, including DP2 RM230485 and DP8 RM240205)
- new or existing easement/covenant to remain
- relevant existing easement/covenant on other land
- Record of Title line
- proposed no-build area by Consent Notice, downhill of top of ridge, final area to be confirmed after detailed design phase
- extent requiring special engineering design (SED) by Consent Notice, final area to be confirmed after detailed design phase and as part of the Geotechnical Completion Report (224c Resource Management Act 1991)

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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.

FOR CONSENT

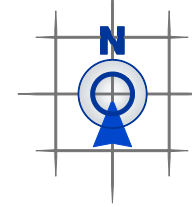
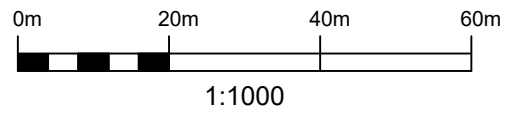
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Client & Location:
RCL Henley Downs Limited
Woolshed Road
Hanley's Farm

Purpose & Drawing Title:
Proposed Subdivision Plan - DP11
Lots 3 - 8, 10, 12, 73 - 77 and 1101 - 1213 being a Proposed Subdivision of Lots 101 - 104 of DP11 Preliminary Stage (Boundary Adjustment)

Surveyed by:	MA	Original Size:	Scale:
Designed by:	MA, RCL	A3	1:2000
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Approved by:		Job No:	Revision No:
		Q6205	C
		Drawing No:	Date:
		11-2	26/09/2024



Proposed Easements

Purpose	Shown	Burdened Land	Benefited Land or Grantee
Right of way Right to convey telecommunications Right to convey electricity	A	Lot 12	Lots 1209 and 1210
Right to convey water Right to drain sewage Right to drain water	A	Lot 12	Queenstown Lakes District Council
Right to convey water	J	Lot 76	Coneburn Water Supply Co Limited
Right to convey water	H	Lot 1192	
	C	Lot 1193	
	D	Lot 1107	
	E	Lot 77	
	I	Lot 75	

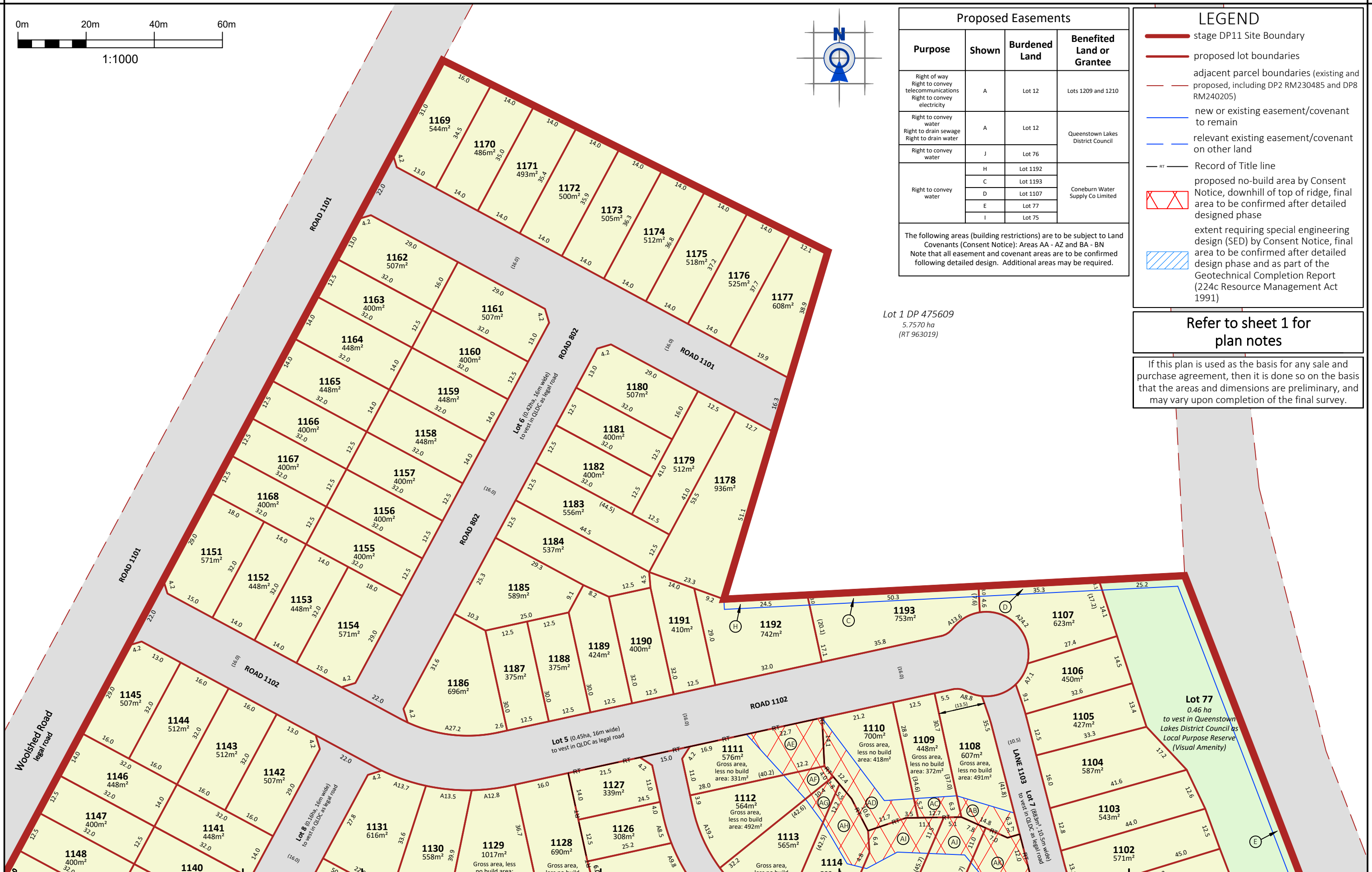
The following areas (building restrictions) are to be subject to Land Covenants (Consent Notice): Areas AA - AZ and BA - BN
Note that all easement and covenant areas are to be confirmed following detailed design. Additional areas may be required.

LEGEND

- stage DP11 Site Boundary
- proposed lot boundaries
- adjacent parcel boundaries (existing and proposed, including DP2 RM230485 and DP8 RM240205)
- new or existing easement/covenant to remain
- relevant existing easement/covenant on other land
- Record of Title line
- proposed no-build area by Consent Notice, downhill of top of ridge, final area to be confirmed after detailed designed phase
- extent requiring special engineering design (SED) by Consent Notice, final area to be confirmed after detailed design phase and as part of the Geotechnical Completion Report (224c Resource Management Act 1991)

Refer to sheet 1 for plan notes

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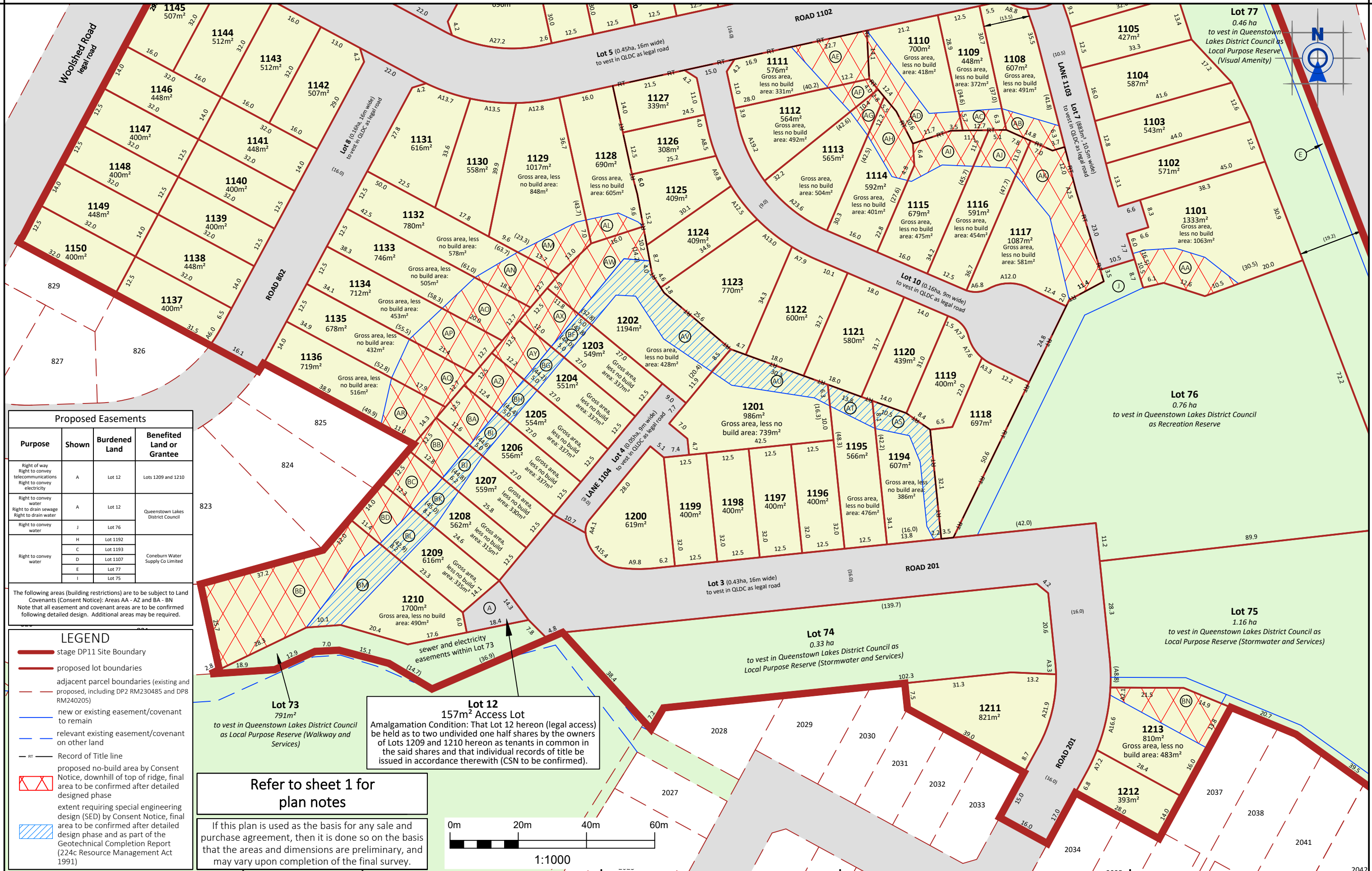
Client & Location:
RCL Henley Downs Limited
Woolshed Road
Hanley's Farm

Purpose & Drawing Title:
Proposed Subdivision Plan - DP11
Lots 3 - 8, 10, 12, 73 - 77 and 1101 - 1213 being a
Proposed Subdivision of Lots 101 - 104 of DP11
Preliminary Stage (Boundary Adjustment)

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Sheet No:	2	Revision No:	C
Date:	26/09/2024		



Proposed Easements

Purpose	Shown	Burdened Land	Benefited Land or Grantee
Right of way Right to convey telecommunications Right to convey electricity	A	Lot 12	Lots 1209 and 1210
Right to convey water Right to drain sewage Right to drain water	A	Lot 12	Queenstown Lakes District Council
Right to convey water	J	Lot 76	
Right to convey water	H	Lot 1192	Coneburn Water Supply Co Limited
	C	Lot 1193	
	D	Lot 1107	
	E	Lot 77	
	I	Lot 75	

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LEGEND

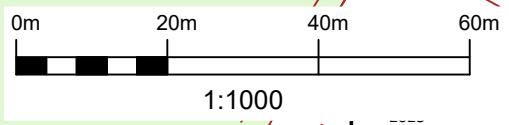
- stage DP11 Site Boundary
- proposed lot boundaries
- adjacent parcel boundaries (existing and proposed, including DP2 RM230485 and DP8 RM240205)
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Lot 73
791m²
to vest in Queenstown Lakes District Council as Local Purpose Reserve (Walkway and Services)

Lot 12
157m² Access Lot
Amalgamation Condition: That Lot 12 hereon (legal access) be held as to two undivided one half shares by the owners of Lots 1209 and 1210 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith (CSN to be confirmed).

Refer to sheet 1 for plan notes

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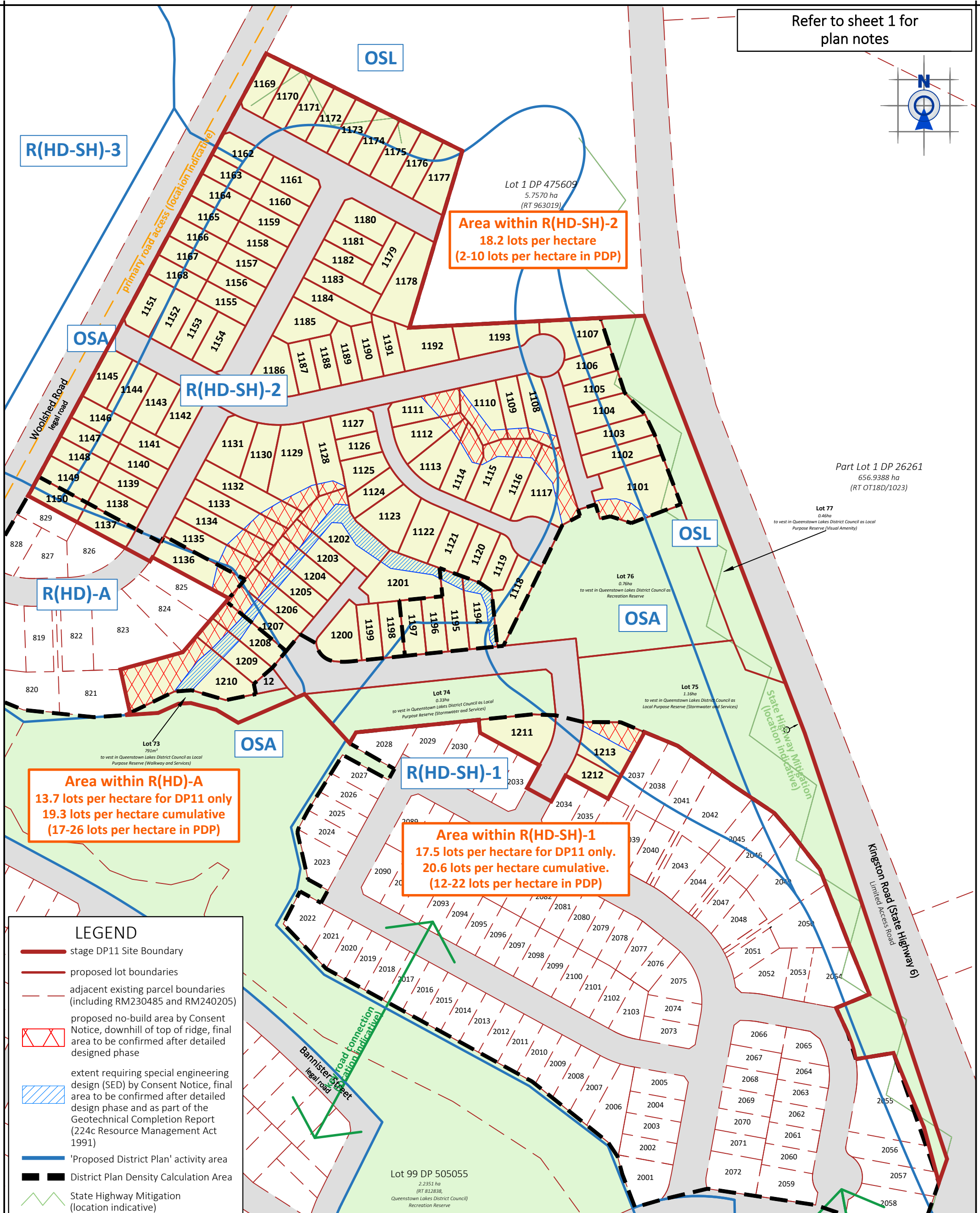
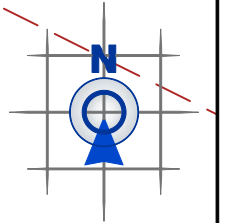
Purpose & Drawing Title:
Proposed Subdivision Plan - DP11
Lots 3 - 8, 10, 12, 73 - 77 and 1101 - 1213 being a Proposed Subdivision of Lots 101 - 104 of DP11 Preliminary Stage (Boundary Adjustment)

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		3	C 26/09/2024

Refer to sheet 1 for plan notes



Area within R(HD-SH)-2
18.2 lots per hectare
(2-10 lots per hectare in PDP)

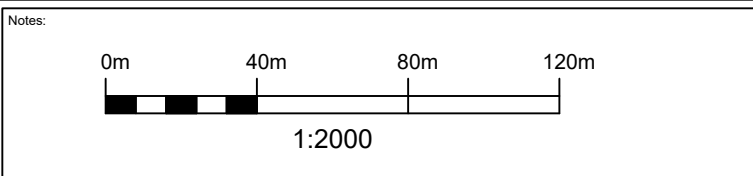
Area within R(HD)-A
13.7 lots per hectare for DP11 only
19.3 lots per hectare cumulative
(17-26 lots per hectare in PDP)

Area within R(HD-SH)-1
17.5 lots per hectare for DP11 only.
20.6 lots per hectare cumulative.
(12-22 lots per hectare in PDP)

LEGEND

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- proposed lot boundaries
- adjacent existing parcel boundaries (including RM230485 and RM240205)
- proposed no-build area by Consent Notice, downhill of top of ridge, final area to be confirmed after detailed designed phase
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- 'Proposed District Plan' activity area
- District Plan Density Calculation Area
- State Highway Mitigation (location indicative)

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

Purpose & Drawing Title:
Proposed Subdivision Plan - DP11
Structure Plan Overlay

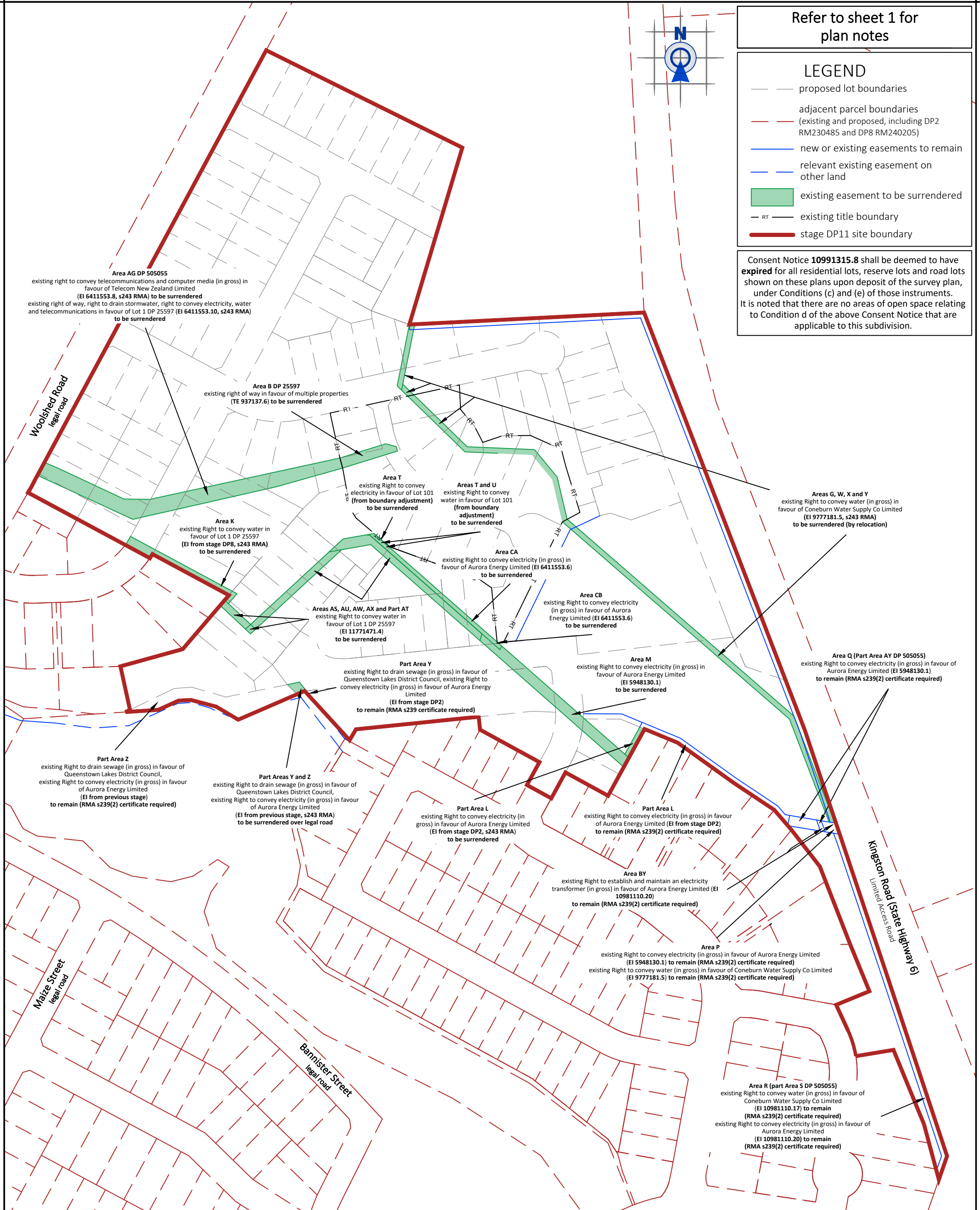
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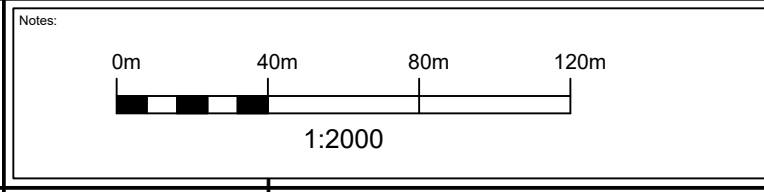
LEGEND

- proposed lot boundaries
- adjacent parcel boundaries (existing and proposed, including DP2 RM230485 and DP8 RM240205)
- new or existing easements to remain
- relevant existing easement on other land
- existing easement to be surrendered
- existing title boundary
- stage DP11 site boundary

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. It is noted that there are no areas of open space relating to Condition d of the above Consent Notice that are applicable to this subdivision.



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

Purpose & Drawing Title:
Proposed Subdivision Plan - DP11
Existing Title Interests and
Easement Surrenders

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