

- 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.

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
- Record of Title line
- Lots 101 and 102 to be held in the same Record of Title
- Lots 103 and 104 to be held in the same Record of Title

D	Lot 10 (road) widened to 11m wide, changes to Lots 1111 - 1119, 1122, 1126 and 1177	MA	05/12/2024
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
Rev.	Revision Details	By	Date

Schedule of Proposed Easements				
Purpose	Shown	Burdened Land	Benefited Land	Comments
Right to convey water	T, U	Lot 103	Lot 101	Interim easement prior to DP11 Stage 2 being completed
Right to convey electricity	T			
Schedule of Existing Easements				
Purpose	Shown	Burdened Land	Creating Document	Comments
Right to convey telecommunications and computer media (in gross)	AG	Lot 104	Ei 6411553.8 (in favour of Telecom New Zealand Limited)	to be surrendered with DP11 Stage 2
Right of way, right to drain stormwater, right to convey electricity, water and telecommunications	AG	Lot 104	Ei 6411553.10 (in favour of Lot 1 DP 25597)	to be surrendered with DP11 Stage 2
Right of way	B	Lot 101	TE 937137.6	to be surrendered with DP11 Stage 2
Right to convey water (in gross)	G, P, X, Y	Lot 104	Ei 9777181.5 (in favour of Coneburn Water Supply Co Limited)	Areas G, W, X and Y to be surrendered by relocation with DP11 Stage 2
	W	Lot 102		
	R	Lot 104	Ei 10981110.17 (in favour of Coneburn Water Supply Co Limited)	
Right to convey electricity (in gross)	M	Lot 104	Ei 5948130.1 (in favour of Aurora Energy Limited)	to be surrendered once alternative route is complete
	CA	Lot 103	Ei 6411553.6 (in favour of Aurora Energy Limited)	
	CB	Lot 101		
	AO, AV, AX	Lot 104	Ei 6411553.7 (in favour of Aurora Energy Limited)	
	R	Lot 104	Ei 10981110.20 (in favour of Aurora Energy Limited)	
	Q	Lot 104	Ei 5948130.1 (in favour of Aurora Energy Limited)	
	L	Lot 104	Ei from Stage DP2 RM230485 (in favour of Aurora Energy Limited)	
Right to establish and maintain an electricity transformer (in gross)	BY	Lot 104	Ei 10981110.20 (in favour of Aurora Energy Limited)	
Right to convey water	K	Lot 104	Ei from Stage DP8 RM240205 (in favour of Lot 1 DP 25597)	to be surrendered with DP11 Stage 2
	AS, AU, AW, AX and AT		Ei 11771471.4 (in favour of Lot 1 DP 25597)	to be surrendered with DP11 Stage 2
Right to drain sewage	Z	Lot 104	Ei from previous stage (in favour of Queenstown Lakes District Council)	
Note that all easement and covenant areas are to be confirmed following detailed design. Additional areas may be required.				

SUBDIVISION NOTES:

VEST AS ROAD
Not applicable.

VEST AS RESERVE
Not applicable.

AMALGAMATION CONDITIONS
That Lots 101 and 102 hereon be held in the same Record of Title (CSN to be confirmed).

That Lots 103 and 104 hereon be held in the same Record of Title (CSN to be confirmed).

ESPLANADE RESERVES
Not applicable.

QUEENSTOWN
1092 Frankton Road
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Notes:

0m40m80m120m

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.

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Land Professionals

Client & Location:

RCL Henley Downs Limited

Woolshed Road
Hanley's Farm

Purpose & Drawing Title:

Proposed Subdivision Plan

DP11 Preliminary Stage (Boundary Adjustment)

Lots 101 - 104 being a Proposed Subdivision of Lot 1045 RM240205 and Lot 1 DP 25597

Surveyed by:	MA	Original Size:	Scale:
Designed by:	MA, RCL	A3	1:2000
Drawn by:	MA		
Checked by:	BC		
Approved by:			DO NOT SCALE
Job No:	Drawing No:	Sheet No:	Revision No: Date:
Q6205	11-2	0	D 05/12/2024

D	Lot 10 (road) widened to 11m wide, changes to Lots 1111 - 1119, 1122, 1126 and 1177	MA	05/12/2024
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
Rev.	Revision Details	By	Date

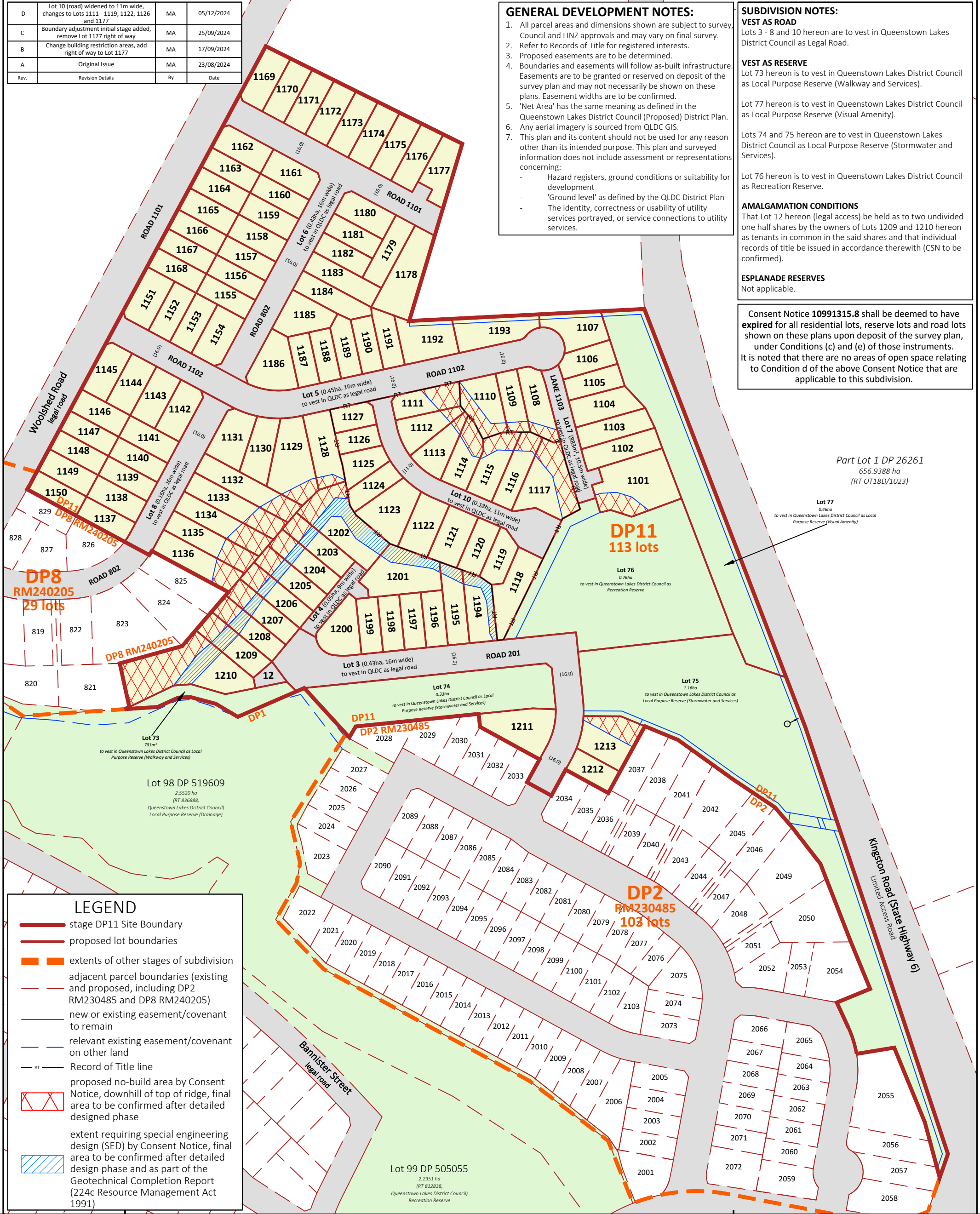
GENERAL DEVELOPMENT NOTES:

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- Proposed easements are to be determined.
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 - 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.

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.

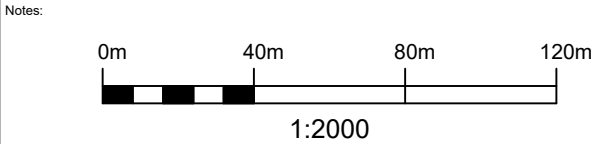


LEGEND

- 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 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)

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Land Professionals

Client & Location:

RCL Henley Downs Limited

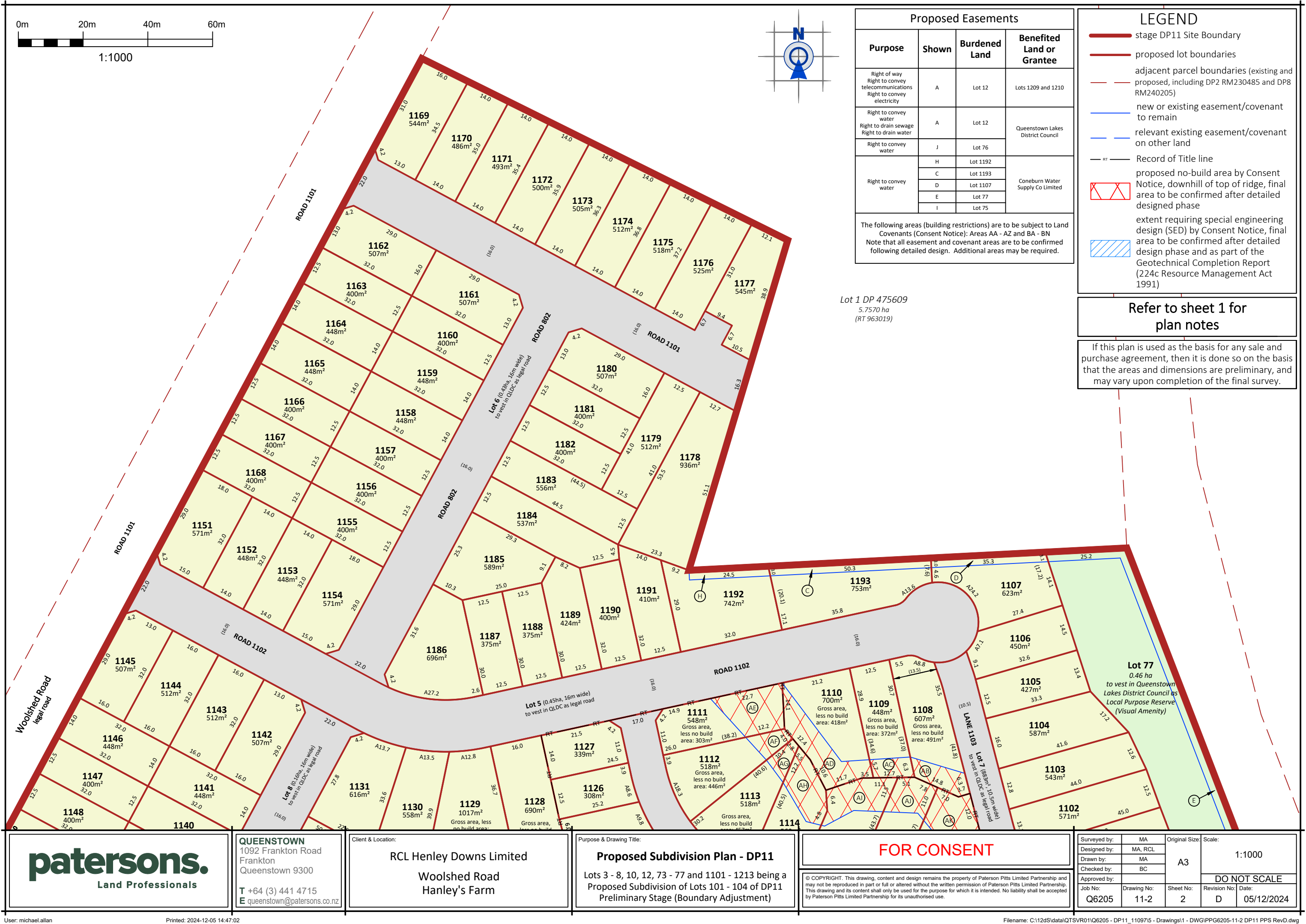
Woolshed Road
Hanley's Farm

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
Drawn by:	MA		
Checked by:	BC		
Approved by:			DO NOT SCALE
Job No:	Drawing No:	Sheet No:	Revision No:
Q6205	11-2	1	D
			Date:
			05/12/2024



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	
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

RT

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)

FOR CONSENT

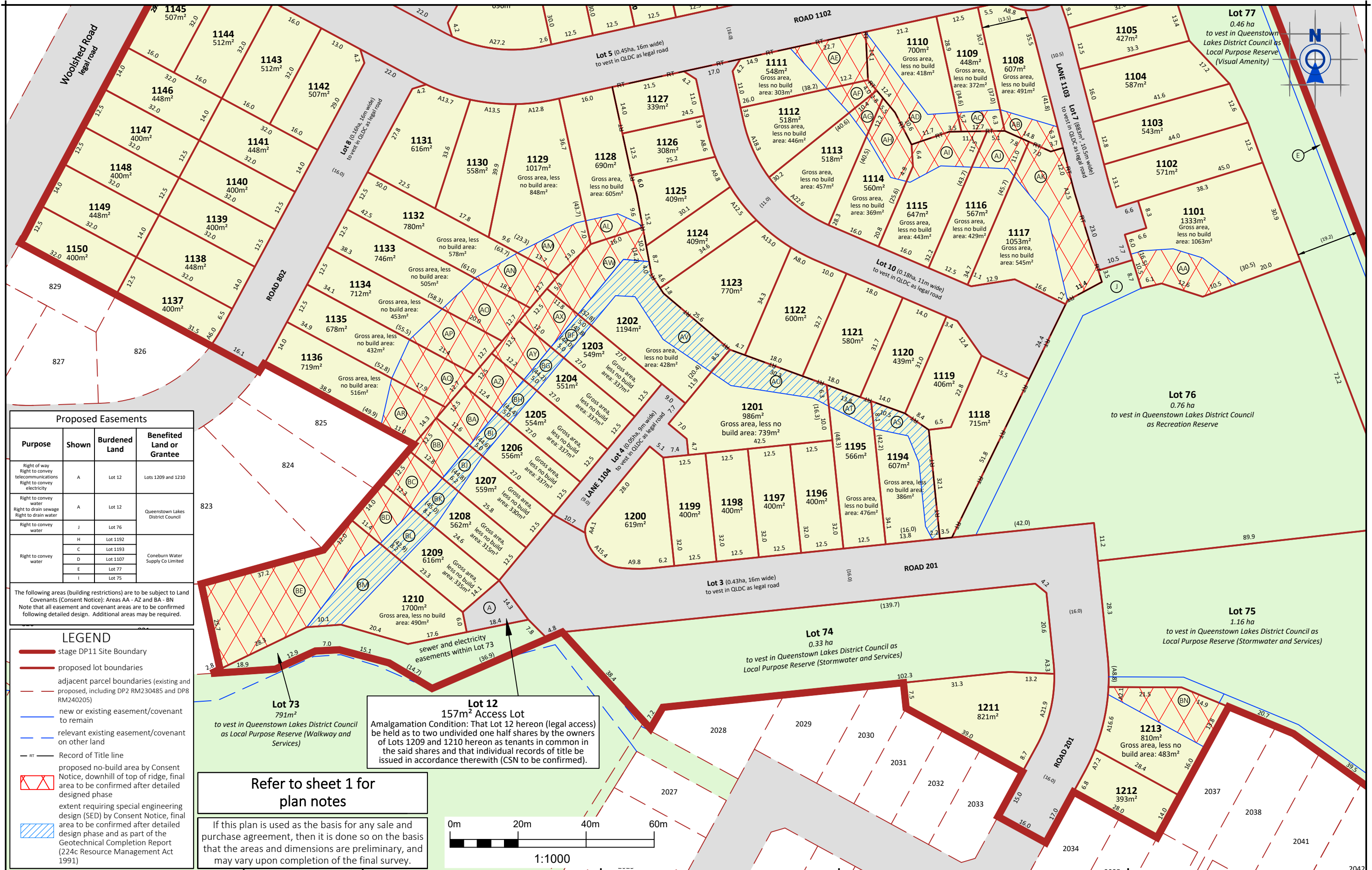
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Job No:	Drawing No:	Sheet No:	Revision No: Date:
Q6205	11-2	2	D 05/12/2024

User: michael.allan

Printed: 2024-12-05 14:47:02

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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	
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

RT

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

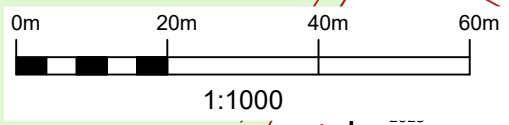
extent requiring special engineering design (SED) by Consent Notice, final area to be confirmed after detailed design phase and as part of the Geotechnical Completion Report (224c Resource Management Act 1991)

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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Client & Location:

RCL Henley Downs Limited

Woolshed Road
Hanley's Farm

Purpose & Drawing Title:

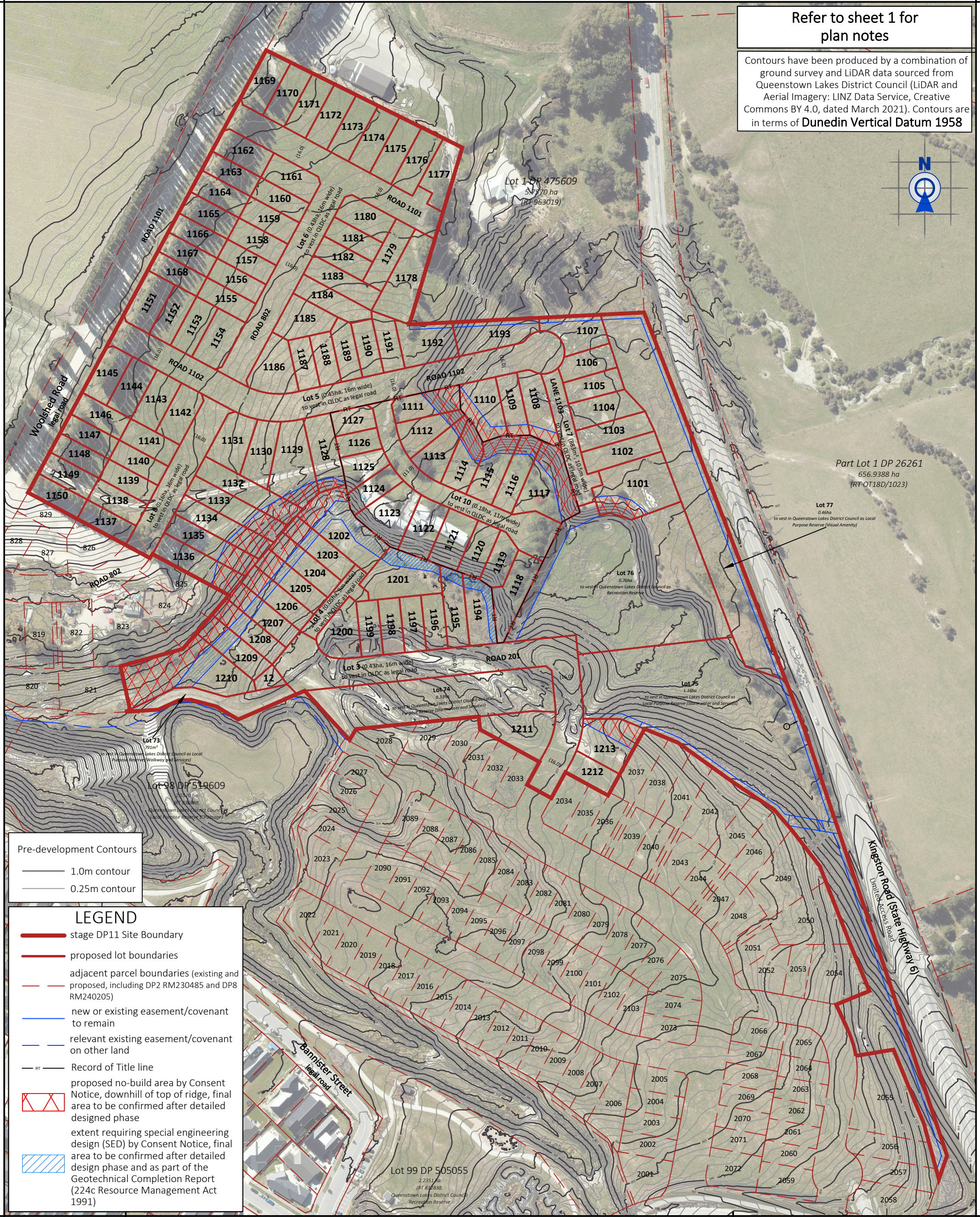
Proposed Subdivision Plan - DP11

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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Drawn by:	MA		
Checked by:	BC		
Approved by:		Sheet No: 3	DO NOT SCALE
Job No: Q6205	Drawing No: 11-2		Revision No: D Date: 05/12/2024



Refer to sheet 1 for plan notes

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

Pre-development Contours

- 1.0m contour
- 0.25m contour

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

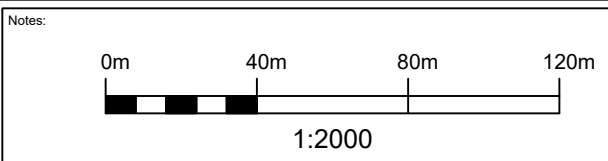
Record of Title line

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)

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Approved by:			DO NOT SCALE
Job No:	Drawing No:	Sheet No:	Revision No:
Q6205	11-2	4	D
			Date:
			05/12/2024



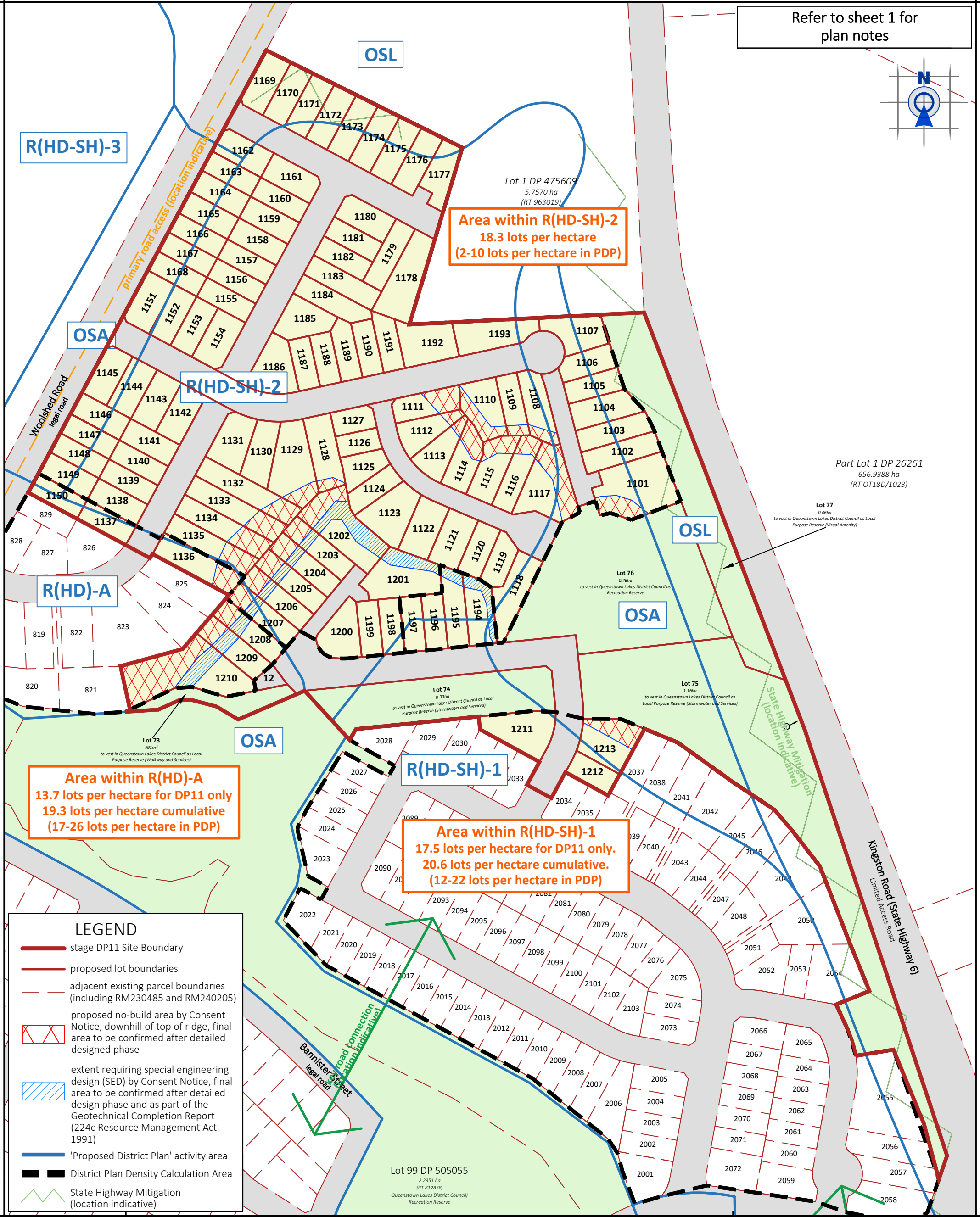
Client & Location:

RCL Henley Downs Limited
Woolshed Road
Hanley's Farm

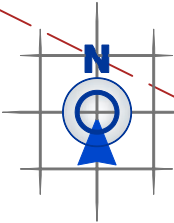
Purpose & Drawing Title:

Proposed Subdivision Plan - DP11
Pre-development Contours and
Aerial Imagery

Surveyed by:	MA	Original Size:	Scale:
Designed by:	MA, RCL	A3	1:2000
Drawn by:	MA		
Checked by:	BC		
Approved by:			DO NOT SCALE
Job No:	Drawing No:	Sheet No:	Revision No:
Q6205	11-2	4	D
			Date:
			05/12/2024



Refer to sheet 1 for plan notes



R(HD-SH)-3

OSL

Lot 1 DP 475609
5.7570 ha
(RT 963019)

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

OSA

R(HD-SH)-2

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)

OSL

OSA

R(HD)-A

OSA

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)

R(HD-SH)-1

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)

Lot 75
1.16ha
to vest in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services)

Lot 74
0.33ha
to vest in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services)

Lot 73
0.33ha
to vest in Queenstown Lakes District Council as Local Purpose Reserve (Walkway and Services)

State Highway Mitigation
(location indicative)

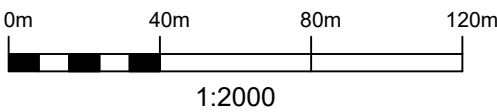
Kingston Road (State Highway 6)
Limited Access Road

LEGEND

- stage DP11 Site Boundary
- proposed lot boundaries
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- 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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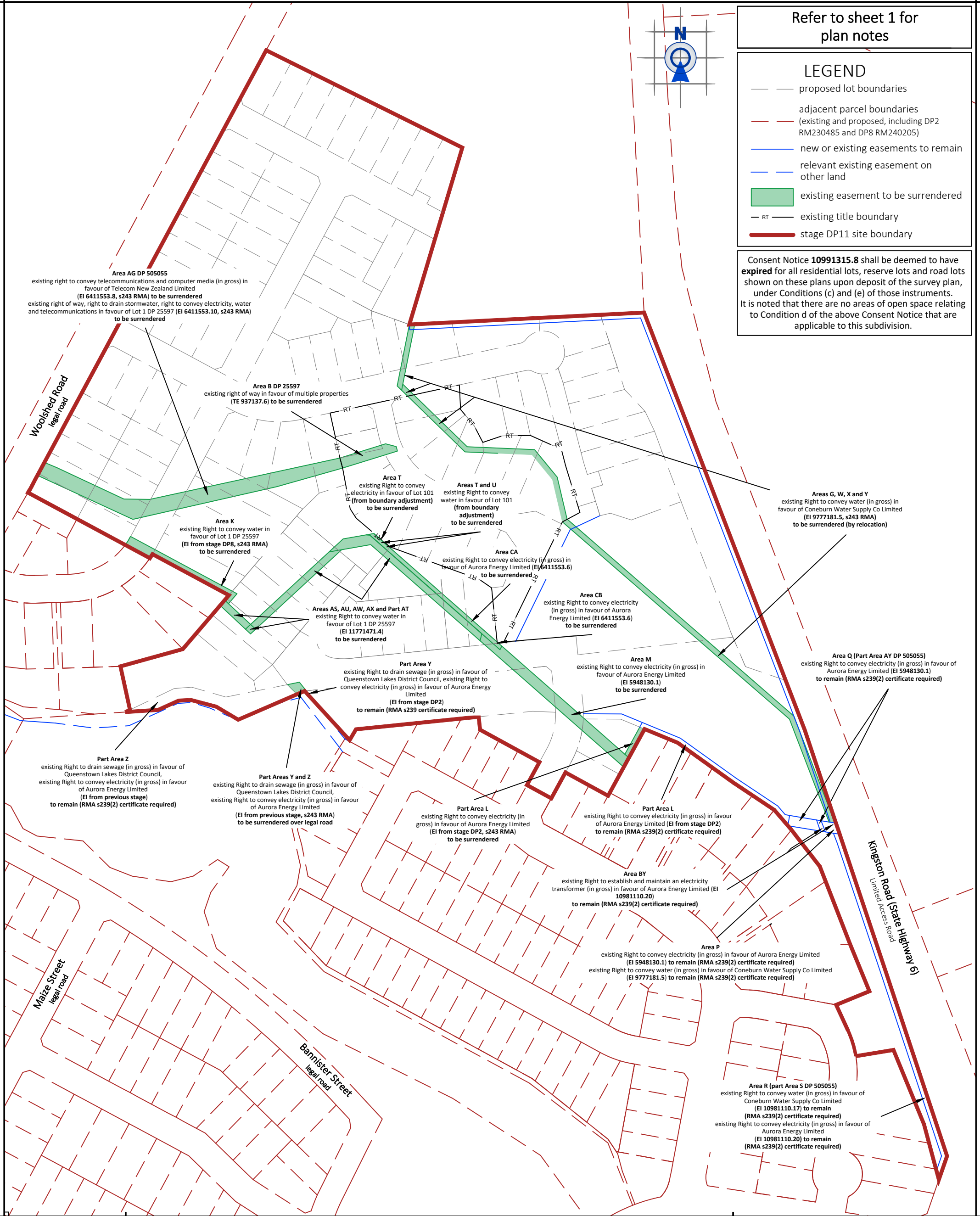
Client & Location:

RCL Henley Downs Limited
Woolshed Road
Hanley's Farm

Purpose & Drawing Title:

Proposed Subdivision Plan - DP11
Structure Plan Overlay

Surveyed by:	MA	Original Size: A3	Scale: 1:2000	
Designed by:	MA, RCL			
Drawn by:	MA			
Checked by:	BC		DO NOT SCALE	
Approved by:				
Job No:	Drawing No:	Sheet No:	Revision No:	Date:
Q6205	11-2	5	D	05/12/2024



Refer to sheet 1 for
plan notes

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

RT 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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Notes:

0m40m80m120m

1:2000

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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

Surveyed by:	MA	Original Size:	Scale:
Designed by:	MA, RCL	A3	1:2000
Drawn by:	MA		
Checked by:	BC		
Approved by:			DO NOT SCALE
Job No:	Drawing No:	Sheet No:	Revision No:
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