

QLDC Council
16 September 2021**Report for Agenda Item | Rīpoata moto e Rāraki take : 14****Department: Chief Executive's Office****Title | Taitara: Chief Executive's Report****PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO**

The purpose of this report is to report on items of general interest and to summarise items from recent meetings of standing committees. There are recommendations from recent meetings of both the Wānaka Community Board and the Community & Services Committee to approve. A number of these recommendations involve approval of plans and these are attached to provide context to the Council's decision-making.

RECOMMENDATION | NGĀ TŪTOHUNGA

That Council:

1. **Note** the contents of this report;

Proxy Vote, Queenstown Airport Corporation ('QAC) Board of Directors

2. **Direct** the Chief Executive to complete the instrument appointing the Mayor as a proxy to exercise the Council's voting rights at the 2021 QAC Annual General Meeting to be held on Friday, 22 October;

Deputy Chair, Planning & Strategy Committee

3. **Appoint** Councillor MacLeod as Deputy Chair of the Planning & Strategy Committee;

Councillor representative on Te Atamira Arts and Cultural Trust

4. **Appoint** Councillor Ferguson as QLDC representative on the Te Atamira Arts and Cultural Trust;

Upper Clutha representative on Climate Reference Group

5. **Appoint** Tony Pfeiffer to the Climate Reference Group, as the Upper Clutha Community Representative;

Recommendation from WCB, 12 August 2021:

Request to stop and dispose of land at 35 Capell Avenue to Lake Hawea Holdings Ltd

6. **Agree** to initiate the procedures of section 342 and the tenth schedule of the Local Government Act 1974 to stop that portion of legal road shown as Sections 1, 2, and 3

on the attached Southern Land plan No. V4031_E1 revision D dated 15/11/19 with approximate area of 148.2m²; and

7. **Agree** that the road, when stopped, being disposed of in accordance with section 345 (1)(a) of the Local Government Act 1974 and amalgamated with the adjoining land, subject to confirmation of sales to both Lake Hawea Holdings Ltd and IWC Holdings Ltd, and forming of the proposed public improvements; and
8. **Agree** to the conditional sale of the legal road shown as Sections 2 and 3 to be stopped, to Lake Hawea Holdings Ltd for a purchase price to be set by Council valuation. Council will provide a contribution of \$10,000 (plus GST) towards the applicant's costs in forming the bus stop and pull in area to acknowledge the public benefit created; and
9. **Agree** to the conditional sale of the legal road shown as Section 1 to be stopped, to IWC Holdings Ltd for a purchase price of \$25,000 (plus GST if any);
10. **Agree** that Council's costs in undertaking the Tenth Schedule procedures of the Local Government Act 1974 be billed and paid on a monthly basis by the applicant Lake Hawea Holdings Ltd with those costs being deducted from the road being sold at settlement;
11. **Grant** a licence to Lake Hawea Holdings Ltd to occupy the area shown as Section 4 on Bodkin Street road reserve subject to the following conditions:
 - a. The licence shall remain at Council's pleasure;
 - b. All activities within the road reserve are to be undertaken to the specification and approval of Council's Engineers and undertaken in accordance with Worksafe New Zealand's standards for the work environment;
 - c. Building encroachments must not compromise roading or services maintenance activities;
 - d. Ongoing maintenance of the building encroachments are to be the responsibility of the Licensee;
 - e. Proposed improvements to be reviewed and approved by Council roading engineers, and subject to any Resource Consent approvals;
12. **Agree** that Council's approval to undertake this process, including executing any sale and purchase agreements relating to it, shall be limited to a period of 3 years from the date of the full Council resolution;
13. **Agree** that final terms and conditions, along with any associated agreements and consent notices to facilitate the legalisation and to provide any approvals for the placing or removal of easements, minor alignment, area changes and signing authority, be delegated to the Chief Executive of Council.

Recommendations from Community & Services Committee, 19 August 2021

Notice of intent to review the Ben Lomond and Queenstown Hill RMP

14. **Agree** that a Notice of Intent is published advising the public that a Reserve Management Plan for the Ben Lomond and Queenstown Hill recreation reserves is to be prepared, in accordance with s41(5) of the Reserves Act 1977;

Lake Hayes Estate Shotover Country Bridesdale Reserve Management Plan 2021 Adoption

15. **Agree** that the Lake Hayes Estate Shotover Country Bridesdale Reserve Management Plan 2021 is adopted;
16. **Exercise** the Minister of Conservation's consent (under delegation) to approve the Lake Hayes Estate Shotover Country Bridesdale Reserve Management Plan 2021;

Adoption of Parks and Open Spaces Strategy 2021

17. **Agree** that the Parks and Open Spaces Strategy 2021 and the Future Parks and Reserves Provisions Plan 2021 be adopted;

Proposal to vest six reserves in Hanley Downs, Queenstown

18. Approve the vesting of the following reserves;

RCL Henley Downs Limited, Hanley Downs – RM180631

- a. Lot 94: Local Purpose (Utility) Reserve. Area 382m²

RCL Henley Downs Limited, Hanley Downs – RM200158 (DP5B)

- a. Lot 86: Recreation Reserve. Area: 2,443m²
- b. Lot 87: Local Purpose (Access) Reserve. Area 297m²
- c. Lot 88: Local Purpose (Access and Services) Reserve. Area 192m²

RCL Henley Downs Limited, Hanley Downs – RM200586 (DP4B)

- a. Lot 89: Local Purpose (Access and Services) Reserve. Area 384m²
- b. Lot 91: Local Purpose (Access and Services) Reserve. Area 176m²
- i. subject to the following works being undertaken at the applicant's expense:
- ii. Consent being granted (as necessary and subject to any subsequent variations) for any subdivision required to formally create the reserves, and to also level out topography (if advised necessary by the Parks & Open Spaces Planning Manager);
- iii. All wastewater infrastructure on the Reserves shall be in ground, and have no impact whatsoever on the recreation function and values of the flat grassed land above; that flat land shall be able to accommodate recreational and connection uses year round, and the ground standards shall be the same as for any Recreation Reserve not otherwise containing stormwater infrastructure;

- iv. Presentation of the reserve in accordance with Council's standards for reserves;
- v. The submission of a Landscape Plan to Council by the developer for certification as appropriate, including subsequent implementation of landscape and planting for the reserves. The certification of such a plan shall be by the Parks and Open Spaces Planning Manager;
- vi. The formation of sealed pathways on the reserves to a minimum 2 metre wide width, and to also meet the Grade 2 standard of the QLDC Cycle Trail and Track Design Standards & Specifications (2016); and
- vii. A potable water supply point to be provided at the boundary of the reserve lots.

Prepared by:



Name: Mike Theelen
Title Chief Executive
02/09/2021

Proxy Vote, Queenstown Airport Corporation (‘QAC’) Board of Directors

1. For reasons of practicality and efficiency, QLDC appoints a proxy to attend Shareholder meetings/ AGMs and exercise its voting rights in accordance with the section 14.3 of the QAC Constitution.
2. At the 12 December 2019 meeting, a Council resolution agreed that “(as required) the Office of the Mayor will be appointed proxy for QLDC as a Shareholder of the Queenstown Airport Corporation in accordance with clause 14.3 of the Constitution for the duration of the current Council term subject to restrictions as required and subject to the proxy being exercised in accordance with the Council’s direction.”
3. The 2021 QAC Annual General Meeting is being held on Friday, 22 October, and an instrument appointing the Mayor as a proxy has been prepared to be signed by the Chief Executive and delivered to QAC in advance of the minimum 48 hours as required by the QAC Constitution.
4. The matters that require a resolution at the 2021 QAC Annual General Meeting are yet to be confirmed but will include the appointment of auditors and receiving the annual accounts. Final details will be circulated to Councillors in advance of the meeting so that they may direct the Mayor in voting.
5. A copy of the Instrument Appointing a Proxy is attached for information.

Appointment of Deputy Chair for Planning & Strategy Committee

6. In the recent reshuffle of committee responsibilities following the election of Councillor Whitehead, no Deputy Chair of the Planning & Strategy Committee was appointed.
7. It is recommended that Councillor Calum MacLeod be appointed. Councillor MacLeod is an experienced Commissioner and will make a valuable contribution in this role.

Appointment of Council representative on Te Atamira Whakatipu Community Charitable Trust

8. The Mayor has been approached by the Chair of the Te Atamira Whakatipu Community Charitable Trust seeking the appointment of a Councillor to the Trust. The Trust aims to fit out and operate an arts and cultural facility at Remarkables Park.
9. The Trust has suggested that Councillor Ferguson would be an appropriate appointee, particularly due to his chairmanship of the Community and Services Committee.
10. It is recommended that the Council support this appointment.

Appointment to the Climate Reference Group – Upper Clutha Community Representative

11. A key component of the QLDC Climate Action Plan (CAP) was the establishment of the Climate Reference Group (CRG) to help guide council’s approach to climate action and prioritise initiatives within the CAP. The CRG was established in August 2020.
12. Membership of the Climate Reference Group is for three years, but the need to appoint a new representative from the Upper Clutha has arisen.

13. This appointment is to replace Dr Carly Green, who has unfortunately needed to step down from the role to meet her other commitments. QLDC thanks Dr Green for all of the time, energy and expertise that has been shared over the past 12 months.
14. Officers developed a short list of options and have recommended that Tony Pfeiffer be appointed to the role. Tony has more than 30 years' experience in the electricity utilities sector, having worked as senior executive in business strategy, economic management, operational management and business performance.
15. Tony was appointed to the role of General Manager Wastebusters in November 2020. Tony has previously held the positions of Managing Director of Enova Community Energy (a community-owned social enterprise with a business model focussed on practical outcomes to mitigate climate change), GM Portfolio, Sustainability and Innovation and Exec GM Energy Services for Energy Queensland. He has also held positions of Exec GM Ergon Energy Retail, GM Effective Market Reform, GM Alternative Energy Solutions, Exec GM Asset Management and GM Regulatory Affairs for Ergon Energy.
16. Tony has been a board member of the Australian Power Institute and he has previously been Chair of Green Cross Australia (a climate change resilience and sustainability organisation) and Advisory Board member of the Queensland Geothermal Energy Centre of Excellence.

Committee Meetings of the Previous Round

Planning and Strategy Committee – Councillor Clark (5 August 2021)

Information:

- 1 Request to mediate in relation to appeals by the Otago Regional Council and Sustainable Glenorchy Incorporated against the approval of resource consent RM191318
- 2 Update on resource consent appeals before the Court
- 3 Update on Appeals relating to Proposed District Plan Decisions

This meeting was held with the public excluded.

Wanaka Community Board – Mr Barry Bruce (12 August 2021)

Ratification:

- 1 Request to stop and dispose of land at 35 Capell Avenue to Lake Hawea Holdings Ltd (see **attachments** for overview plan and disposal plan)

Information:

- 2 Chair's report

Community & Services Committee – Councillor Ferguson (10.00am 19 August 2021)

Ratification:

- 1 Notice of Intent to review the Ben Lomond and Queenstown Hill RMP
- 2 Lake Hayes Estate Shotover Country Bridesdale Reserve Management Plan 2021 Adoption
- 3 Adoption of Parks and Open Spaces Strategy 2021
- 5 Proposal to vest six reserves in Hanley Downs, Queenstown (see **attachments** for plan)

Information:

- 4 Community Facility Strategy

Planning and Strategy Committee – Councillor Clark (1.00pm 19 August 2021)

Information:

- 1 Update on Appeals relating to Proposed District Plan Decisions

This meeting was held with the public excluded.

Planning and Strategy Committee – Councillor Clark (10.00am 9 September 2021)

Information:

- 1 Update on resource consent appeals before the Court
- 2 Update on Appeals relating to Proposed District Plan Decisions

This meeting was held with the public excluded.

ATTACHMENTS | NGĀ TĀPIRIHANGA

A	Instrument Appointing a Proxy (QAC Annual General Meeting)
B	Recommendations from Wanaka Community Board: Request to stop and dispose of land at 35 Capell Avenue – Overview Plan and Disposal Plan
C	Recommendations from Community & Services Committee: Proposal to vest six reserves in Hanley Downs, Queenstown



QUEENSTOWN LAKES DISTRICT COUNCIL

INSTRUMENT APPOINTING A PROXY

I Michael Theelen of Queenstown being the Chief Executive Officer of Queenstown Lakes District Council, duly authorised by resolution of the Council dated 16 September 2021, hereby appoint his Worship the Mayor of the Queenstown Lakes District James Boulton as our proxy to vote for us on our behalf at the Annual Meeting of the company to be held on Friday, 22 October 2021 and at any adjournment of any such meeting.

Signed this _____ day of September 2021

Michael Theelen

Chief Executive Officer

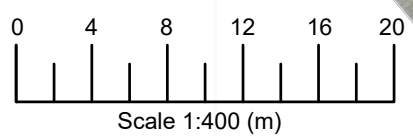
Queenstown Lakes District Council

Overview Plan



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Contour Interval: Major 0.5m
Minor 0.25m

1. Boundary data has been sourced from DP 6712, DP 9760, DP 8676
2. Aerial imagery has been obtained by RPA/drone survey and has been ortho-rectified to a positional accuracy of +/-0.1m
3. Contours shown have been derived from the RPA/drone survey and are reliable to +/-0.1m

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REVISION	DESCRIPTION	DATE
A	ORIGINAL ISSUE	24/05/18
B	PROPOSED DEVELOPMENT (PARKING, FOOTPATH AND BUS STOP)	26/09/18
C	PARKING EXTENSION (BODKIN STREET)	05/10/18

Existing Boundaries
35-37 Capell Avenue, 89 Parry Crescent and
3 Bodkin Street Hawea

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PREPARED FOR Lake Hawea Holdings				SCALE 1:400 @ A3	
SURVEYED MP/AF				DATE 2/05/18	
DRAWN CM				DATE 26/09/18	
CHECKED LW				DATE 24/05/18	
APPROVED LW				DATE 26/09/18	
DATING & LEVEL Lindis Peak Circuit 2000 LEVEL IN TERMS OF DVD 1958 ORIGIN OT11 DP 325203 RL = 350.13 (via AE9V)				DRAWING REFERENCE V4031_E1	
				REVISION C	





Land proposed to be stopped and sold

Contour Interval: Major 0.5m
Minor 0.25m

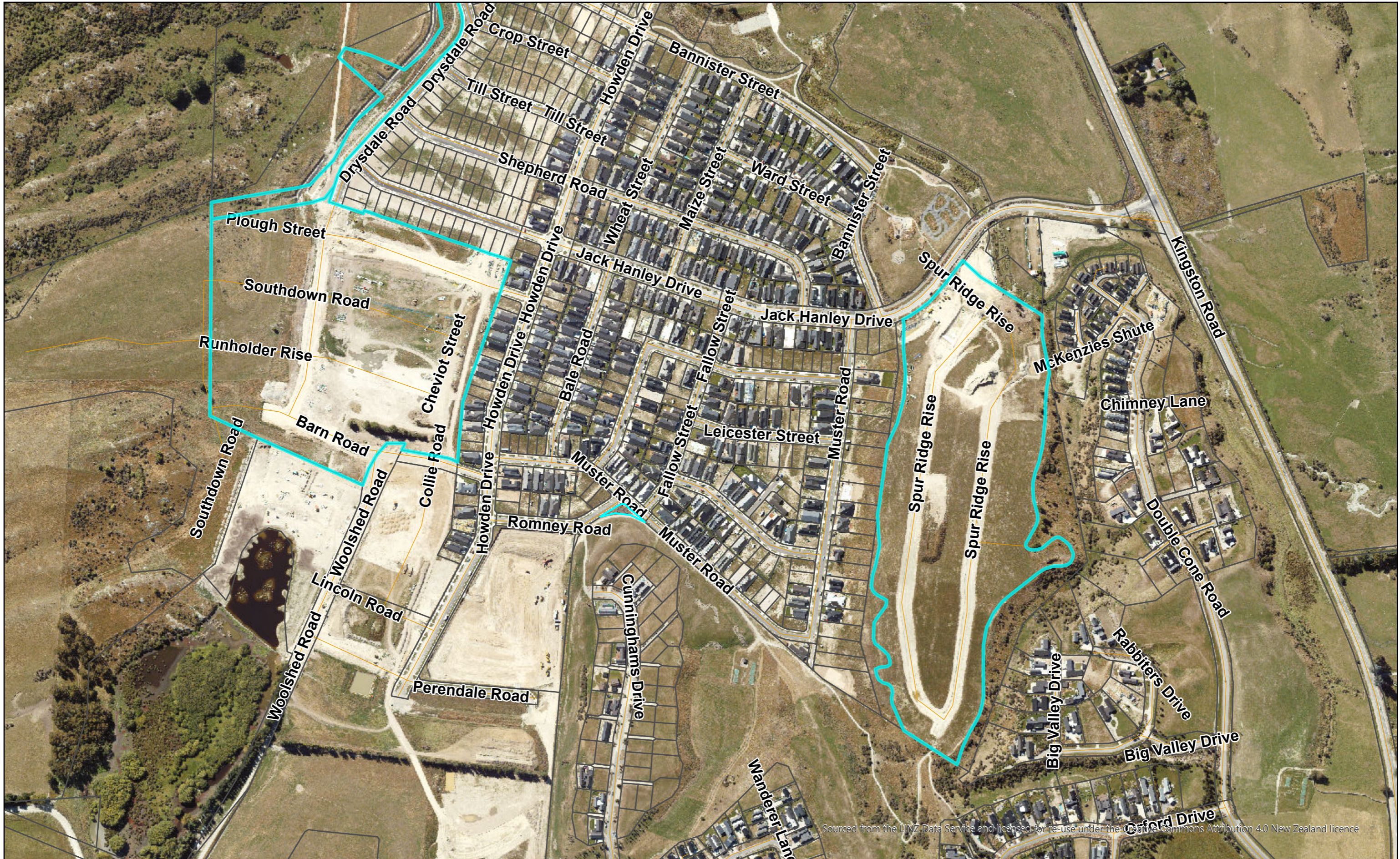
1. Boundary data has been sourced from DP 6712, DP 9760, DP 8676
2. Aerial imagery has been obtained by RPA/drone survey and has been ortho-rectified to a positional accuracy of +/-0.1m
3. Contours shown have been derived from the RPA/drone survey and are reliable to +/-0.1m



REVISION	DESCRIPTION	DATE
A	ORIGINAL ISSUE	24/05/18
B	PROPOSED DEVELOPMENT (PARKING, FOOTPATH AND BUS STOP)	26/09/18
C	PARKING EXTENSION (BODKIN STREET)	05/10/18
D	CARPARKS AMENDMENTS	15/11/19

Proposed Parking, Footpath and Bus Stop
35-37 Capell Avenue, 89 Parry Crescent and
3 Bodkin Street Hawea

PREPARED FOR Lake Hawea Holdings				SCALE 1:400 @ A3	
DATE 2/05/18				DATE 24/05/18	
CHECKED LW				DATE 24/05/18	
DATE 15/11/19				DATE 15/11/19	
DRAWN CM				DATE 15/11/19	
APPROVED LW				DATE 15/11/19	
DRAWING REFERENCE V4031_E1				REVISION D	



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INDEX

Sheets 2 - 5: Lot Layout
Sheets 6 - 9: Building Envelopes
Sheet 10: Existing Title Interests and Aerial Image Overlay

KEY

- proposed lot boundaries
- adjacent existing parcel boundaries
- - - existing Hanley's Farm residential lots
- - - underlying parcel boundary
- proposed easement
- existing easement
- - - previous Hanley stage area (DP1, DP3)

No.	Revision details	By	Date
B	Change Lanes 1 & 3 to be private, update lot layout and FLP	MA	10/07/2018
A	DP6 Subdivision	MA	04/04/2018

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.

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 existing CFRs (titles) for existing 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.
- Any aerial imagery is sourced from QLDC GIS, imagery date is 14 March 2013.



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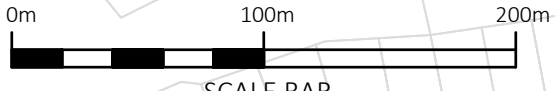
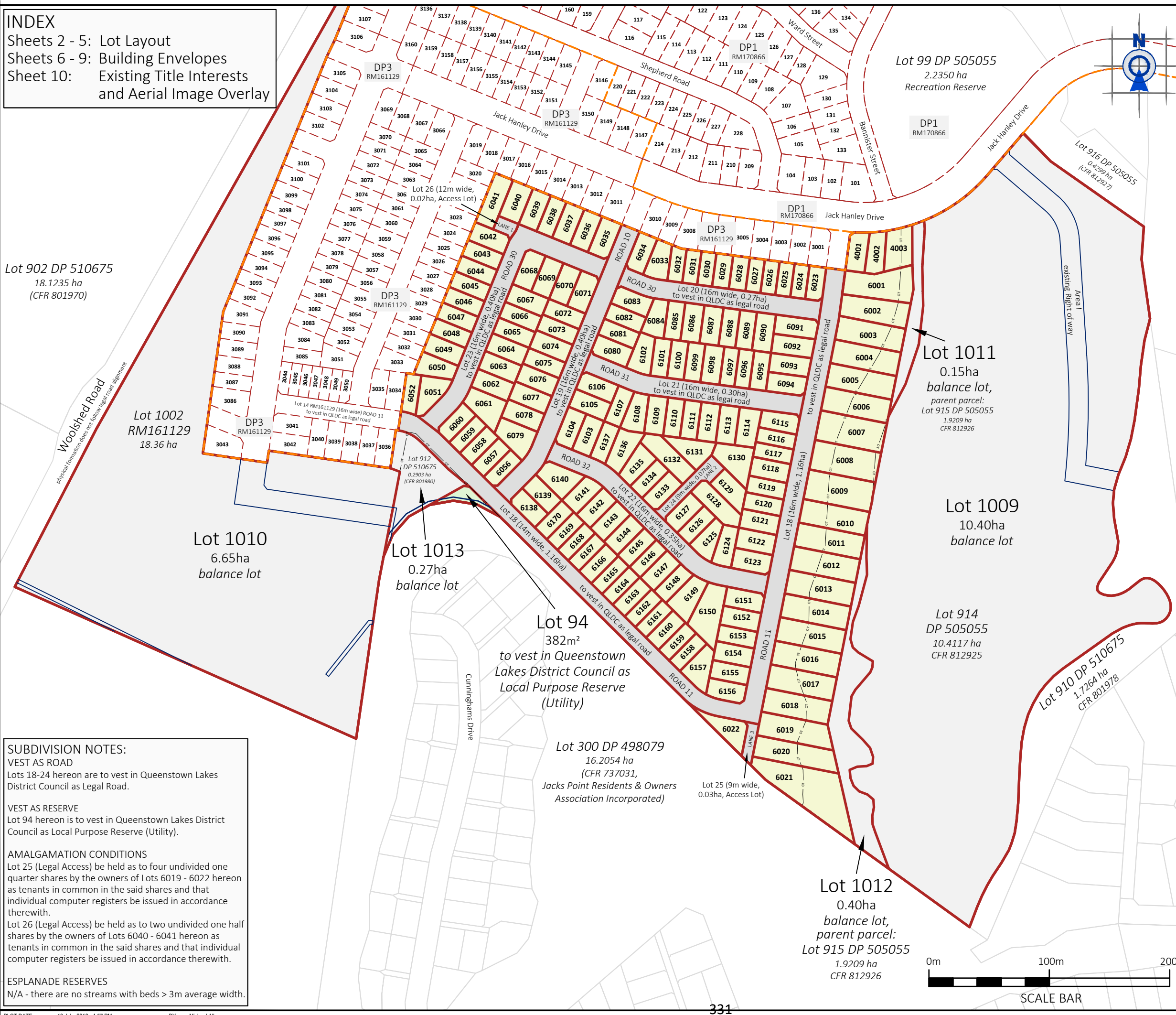
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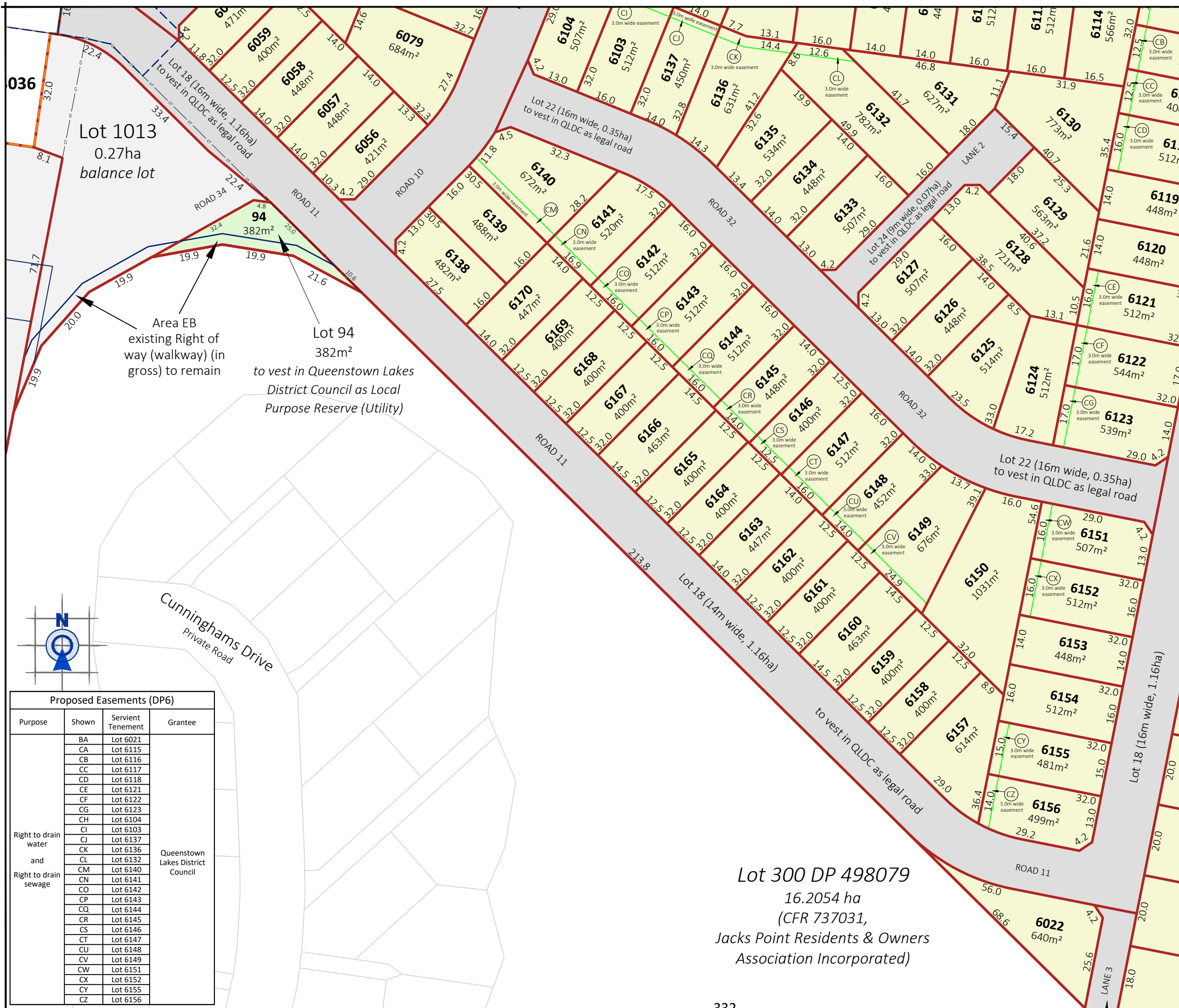
Client/Location:
RCL Henley Downs Ltd
Hanley's Farm
Jack Hanley Drive, Queenstown

Purpose/Drawing Title:
 Subdivision Plan - DP6
 Lots 18 - 26, 94, 1009 - 1013, 4001 - 4003, 6001 - 6052 and 6056 - 6170 being a Proposed Subdivision of Lot 1002 RM161129, Lot 914 and 915 DP 505055, and Lot 912 DP 510675

Surveyed by: MA	Original Size:	Scale:	1:3000
Designed by: RCL/BJ	A3		
Drawn by: MA			
Checked by: SW, DB	DO NOT SCALE		
Approved by: SW	Job Ref:	Sheet No:	Date Created:
	Q6205 - 62	1	10/07/2018

SUBDIVISION NOTES:
 VEST AS ROAD
 Lots 18-24 hereon are to vest in Queenstown Lakes District Council as Legal Road.
 VEST AS RESERVE
 Lot 94 hereon is to vest in Queenstown Lakes District Council as Local Purpose Reserve (Utility).
 AMALGAMATION CONDITIONS
 Lot 25 (Legal Access) be held as to four undivided one quarter shares by the owners of Lots 6019 - 6022 hereon as tenants in common in the said shares and that individual computer registers be issued in accordance therewith.
 Lot 26 (Legal Access) be held as to two undivided one half shares by the owners of Lots 6040 - 6041 hereon as tenants in common in the said shares and that individual computer registers be issued in accordance therewith.
 ESPLANADE RESERVES
 N/A - there are no streams with beds > 3m average width.





KEY

- 32 proposed lot boundaries, dimensioned (m)
- adjacent existing parcel boundaries
- existing Hanley's Farm residential lots
- underlying parcel boundary
- proposed easement
- existing easement
- existing ROW easement to be surrendered
- previous Hanley stage area (DP1, DP3)

0m 20m 40m 60m

SCALE BAR

B	Change Lanes 1 & 3 to be private, update lot layout and FLP	MA	10/07/2018
A	DP6 Subdivision	MA	04/04/2018
No.	Revision details	By	Date

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.

Please refer to sheet 1 for plan notes



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Client/Location:
RCL Henley Downs Ltd
Hanley's Farm
Jack Hanley Drive, Queenstown

Purpose/Drawing Title:
Subdivision Plan - DP6
Proposed Lot Layout

Surveyed by:	MA	Original Size:	Scale:
Designed by:	RCL/BJ	A3	1:1000
Drawn by:	MA		
Checked by:	SW, DB	DO NOT SCALE	
Approved by:	SW	Job Ref:	Revision No:
		Q6205 - 62	B
		Sheet No:	Date Created:
		4	10/07/2018

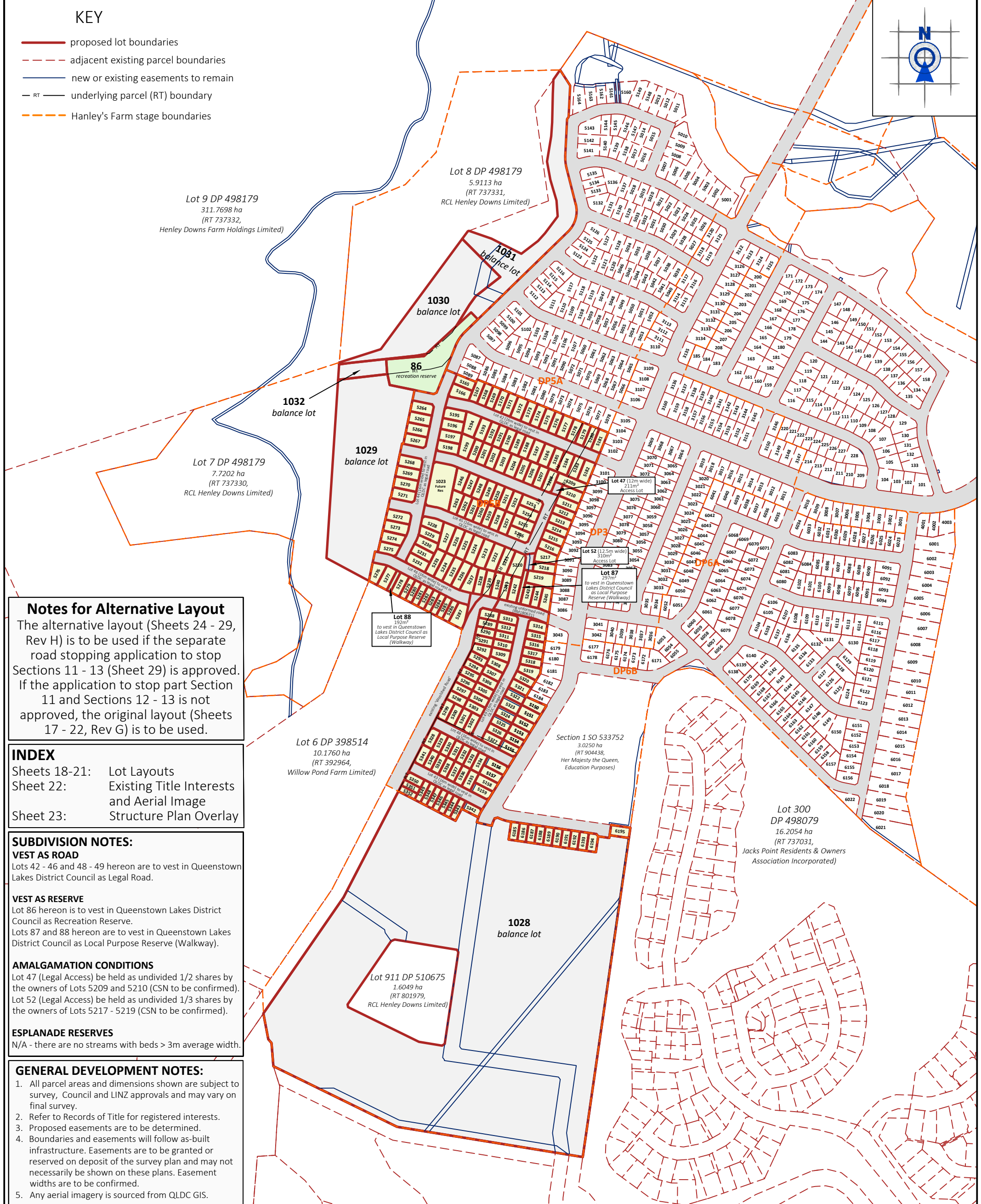
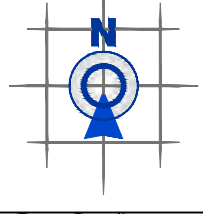
Proposed Easements (DP6)

Purpose	Shown	Servient Tenement	Grantee
Right to drain water and Right to drain sewage	BA	Lot 6021	Queenstown Lakes District Council
	CA	Lot 6115	
	CB	Lot 6116	
	CC	Lot 6117	
	CD	Lot 6118	
	CE	Lot 6121	
	CF	Lot 6122	
	CG	Lot 6123	
	CH	Lot 6104	
	CI	Lot 6103	
	CJ	Lot 6137	
	CK	Lot 6136	
	CL	Lot 6132	
	CM	Lot 6140	
	CN	Lot 6141	
	CO	Lot 6142	
	CP	Lot 6143	
	CQ	Lot 6144	
	CR	Lot 6145	
	CS	Lot 6146	
CT	Lot 6147		
CU	Lot 6148		
CV	Lot 6149		
CW	Lot 6151		
CX	Lot 6152		
CY	Lot 6155		
CZ	Lot 6156		

Lot 300 DP 498079
 16.2054 ha
 (CFR 737031,
 Jacks Point Residents & Owners
 Association Incorporated)

KEY

- proposed lot boundaries
- - - adjacent existing parcel boundaries
- new or existing easements to remain
- RT — underlying parcel (RT) boundary
- - - Hanley's Farm stage boundaries



Notes for Alternative Layout
 The alternative layout (Sheets 24 - 29, Rev H) is to be used if the separate road stopping application to stop Sections 11 - 13 (Sheet 29) is approved. If the application to stop part Section 11 and Sections 12 - 13 is not approved, the original layout (Sheets 17 - 22, Rev G) is to be used.

INDEX
 Sheet 18-21: Lot Layouts
 Sheet 22: Existing Title Interests and Aerial Image
 Sheet 23: Structure Plan Overlay

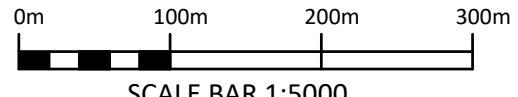
SUBDIVISION NOTES:
VEST AS ROAD
 Lots 42 - 46 and 48 - 49 hereon are to vest in Queenstown Lakes District Council as Legal Road.
VEST AS RESERVE
 Lot 86 hereon is to vest in Queenstown Lakes District Council as Recreation Reserve.
 Lots 87 and 88 hereon are to vest in Queenstown Lakes District Council as Local Purpose Reserve (Walkway).
AMALGAMATION CONDITIONS
 Lot 47 (Legal Access) be held as undivided 1/2 shares by the owners of Lots 5209 and 5210 (CSN to be confirmed).
 Lot 52 (Legal Access) be held as undivided 1/3 shares by the owners of Lots 5217 - 5219 (CSN to be confirmed).
ESPLANADE RESERVES
 N/A - there are no streams with beds > 3m average width.

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.
- Any aerial imagery is sourced from QLDC GIS.

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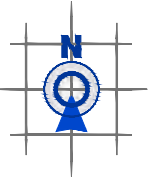
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Client/Location:
RCL Henley Downs Limited
 Jack Hanley Drive
 Hanley's Farm

Plan of Proposed Subdivision - DP5B
 Lots 42 - 49, 52, 86 - 88, 1023, 1028 - 1032, 5150 - 5159, 5165 - 5352 and 6185 - 6195 being a Proposed Subdivision of Lots 1017 and 1018 RM190829, Lot 904 DP 510675, Lots 1010 & 1020 RM180631, Lot 1015 DP 544558 and part roads to be stopped (Part Woolshed Road).

Surveyed by:	-	Original Size:	A3	Scale:	1:5000
Designed by:	RCL, MA July 19				
Drawn by:	MA June 2020				
Checked by:	DB June 2020				
Approved by:	-				
Job Ref:	Q6205 - 52	Sheet No:	17	Revision No:	G
		Date Created:			16/06/2020



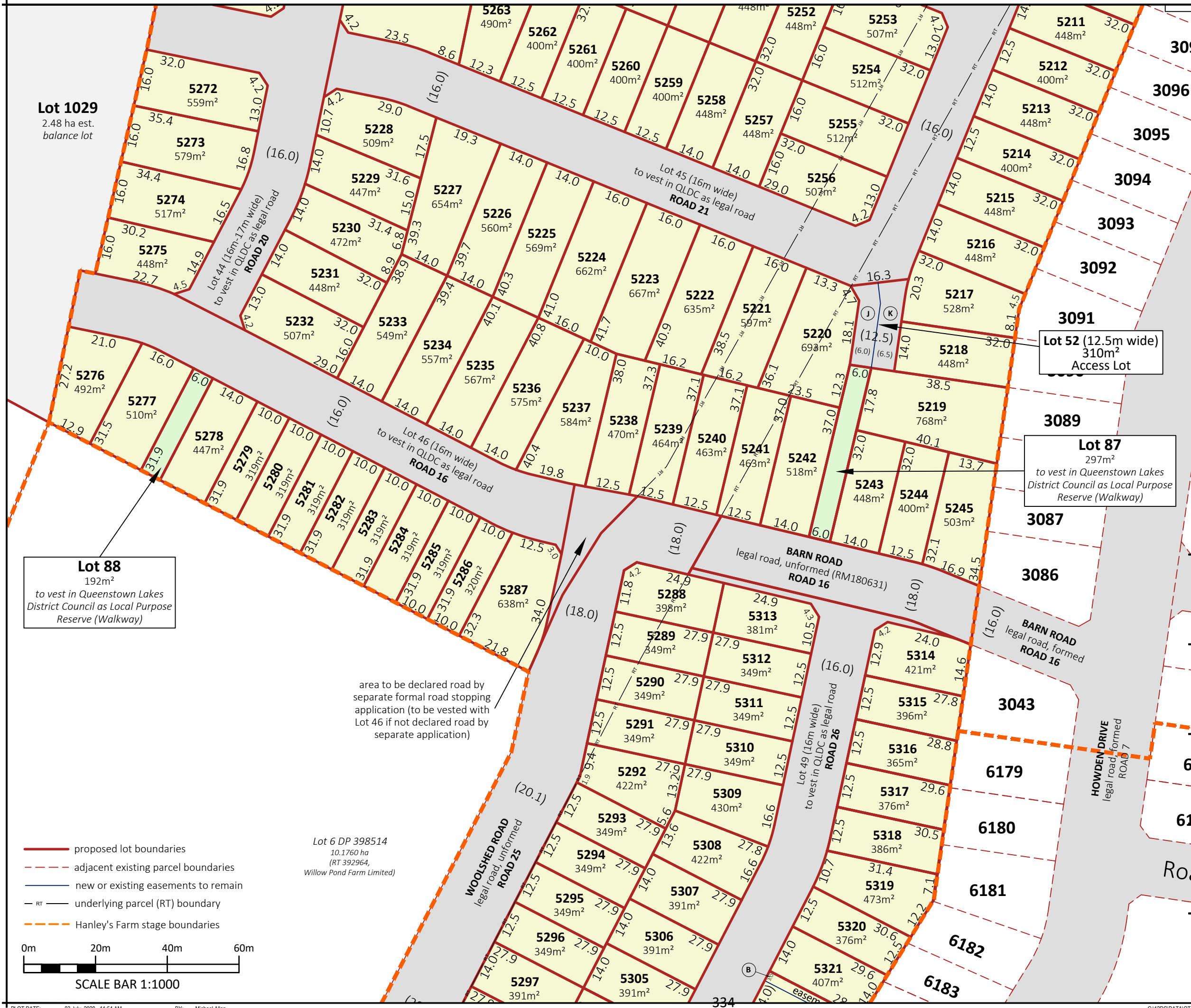
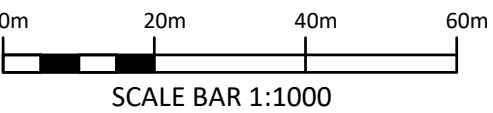
Lot 1029
2.48 ha est.
balance lot

Lot 88
192m²
to vest in Queenstown Lakes
District Council as Local Purpose
Reserve (Walkway)

area to be declared road by
separate formal road stopping
application (to be vested with
Lot 46 if not declared road by
separate application)

Lot 6 DP 398514
10.1760 ha
(RT 392964,
Willow Pond Farm Limited)

- proposed lot boundaries
- adjacent existing parcel boundaries
- new or existing easements to remain
- underlying parcel (RT) boundary
- Hanley's Farm stage boundaries



Proposed Easements

Shown	Purpose	Burdened Land	Benefited Land or Grantee
A	Right of way	Lot 47	Lot 5209 Lot 5210
	Right to convey water Right to drain water Right to drain sewage		QLDC
	Right to convey electricity		Electricity Southland Limited
	Right to convey telecommunications		Chorus New Zealand Limited
B	Right to drain water Right to drain sewage	Lot 5322	Lot 5150
C		Lot 5323	Lot 5151
D		Lot 5324	Lot 5152
E		Lot 5325	Lot 5153
F		Lot 5155	Lot 5154
G		Lot 5156	Lot 5157
H		Lot 5159	Lot 5158
I		Lot 5342	Lot 1028
J and K		Right to convey water Right to drain water Right to drain sewage	Lot 52
J	Right to convey electricity	Electricity Southland Limited	
	Right to convey telecommunications	Chorus New Zealand Limited	
K	Right of way (pedestrian)	QLDC	
K	Right of way	Lot 52	Lot 5217 - 5219

Please refer to sheet 17 for
plan notes

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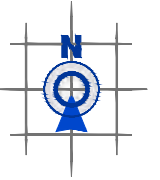
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Client/Location:
RCL Henley Downs Limited
Jack Hanley Drive
Hanley's Farm

Purpose/Drawing
Title:
Hanley's Farm - Stage DP5B
Proposed Lot Layout

Surveyed by:	-	Original Size:	Scale:
Designed by:	RCL, MA July 19	A3	1:1000
Drawn by:	MA June 2020		
Checked by:	DB June 2020		
Approved by:	-	DO NOT SCALE	
Job Ref:	Q6205 - 52	Sheet No:	Revision No:
		19	G
			Date Created:
			16/06/2020



Proposed Easements

Shown	Purpose	Burdened Land	Benefited Land or Grantee
A	Right of way	Lot 47	Lot 5209 Lot 5210
	Right to convey water Right to drain water Right to drain sewage		QLDC
	Right to convey electricity		Electricity Southland Limited
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J and K		Right to convey water Right to drain water Right to drain sewage	Lot 52
	Right to convey electricity	Electricity Southland Limited	
	Right to convey telecommunications	Chorus New Zealand Limited	
J	Right of way (pedestrian)		QLDC
K	Right of way		Lot 5217 - 5219

Please refer to sheet 17 for plan notes

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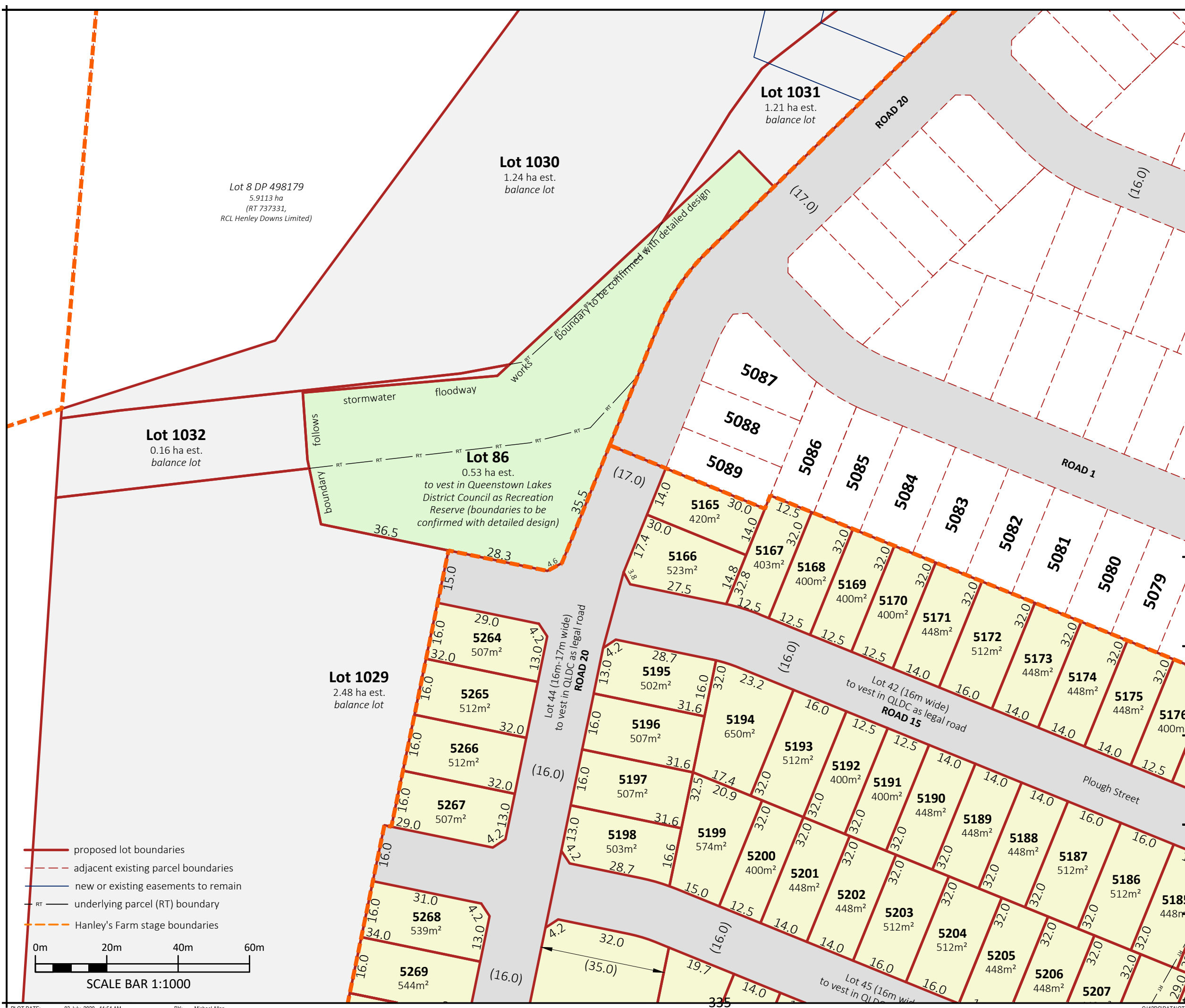
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Client/Location:
RCL Henley Downs Limited
 Jack Hanley Drive
 Hanley's Farm

Purpose/Drawing Title:
Hanley's Farm - Stage DP5B Proposed Lot Layout







Surveyed by:	-	Original Size:	Scale:
Designed by:	RCL, MA July 19	A3	1:1000
Drawn by:	MA June 2020		
Checked by:	DB June 2020	DO NOT SCALE	
Approved by:	-	Sheet No:	Revision No:
Job Ref:	Q6205 - 52	21	G
			Date Created:
			16/06/2020



— proposed lot boundaries
 - - - adjacent existing parcel boundaries
 — new or existing easements to remain
 RT — underlying parcel (RT) boundary
 - - - Hanley's Farm stage boundaries

0m 20m 40m 60m
SCALE BAR 1:1000

Legend

-  Mountain Beech (Specimen grade)
-  Revegetation Planting (Temporary sprinklers supplied via Watermain)
-  Native Riparian planting (Temporary sprinklers supplied via Watermain)
-  Mulched Amenity planting (Drip irrigation supplied via Watermain)
-  Grass
-  Engineered floodway armoring (Local alluvial stone)



1.5m wide compacted gravel footpath and culvert

Approx extents for future Community Garden

Low Schist retaining walls /terraces for seating with <20% crossfall

Landmark K302 'Peninsula' Shelter on Exp Agg Conc Slab BBQ, KB404 Evolve Single Electric Hotplate with Prep area, Colour 'Aztec Silver'

Park Seat 'Portland' on Exp Agg Conc Slab adjacent to road crossing, Schist Slabs in grass for footpath access

Stacked Boulders/ Drop Structures in Overland flow path where crossing steeper grades

Approx 40m x 40m Informal Playing Field

Standard Picnic Set 'Sandringham' on Exp Agg Conc Slab

Large Schist Slabs on compacted crusher dust base, backfill with topsoil and grass

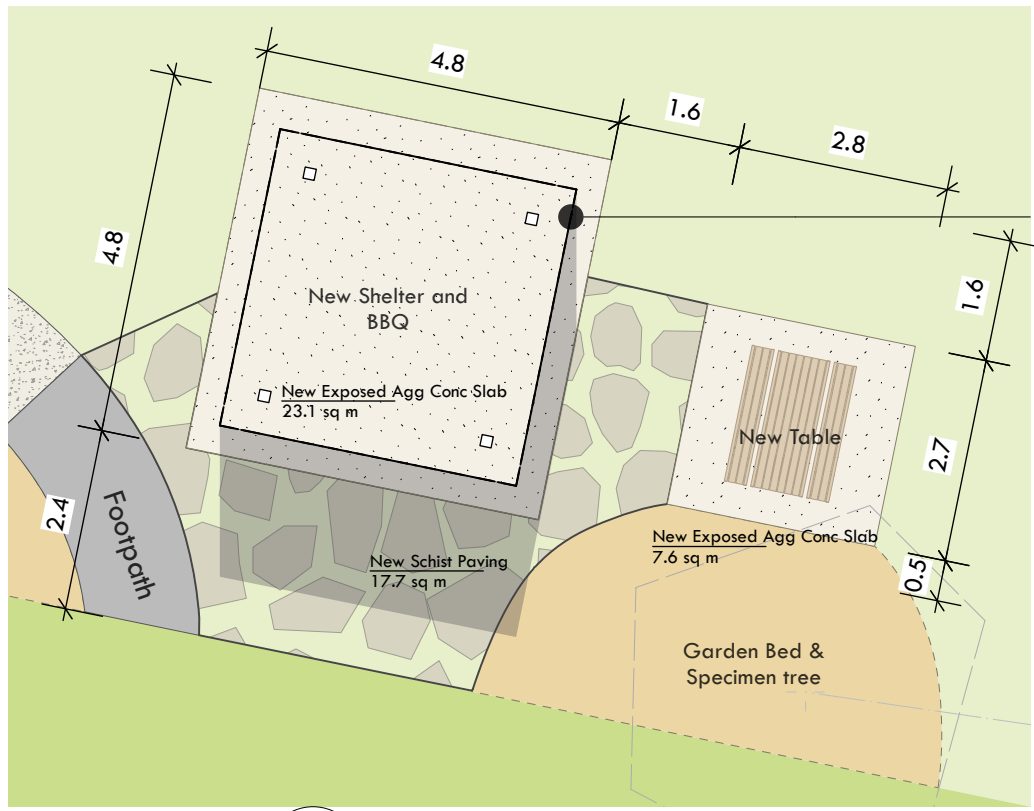


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16	14/04/21	Pump track Platform Seats	
15	14/04/21	Reserve Terracing	
14	10/03/21	Reserve Sdy Adjustment	
13	19/02/21	Remove footpath	
No.	Date	Issue Notes	
Checked		JEA	
Class		RCL	
Project Title		Hanley Farm DP 5B Landscape	
Drawn Title		Landscape Concept Recreation Reserve	
Project Manager	SIR	Project ID	
Drawn By		Scale	1:500@A3
Reviewed By		Sheet No.	L04
Date	00/00/00	of	8
CDL File Name			

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 Landscape Architecture and Planning
 PO Box 121, Arrowtown
 Tel : 03 442 0303 Fax : 03 442 0307
 Email : office@blakelywallace.co.nz

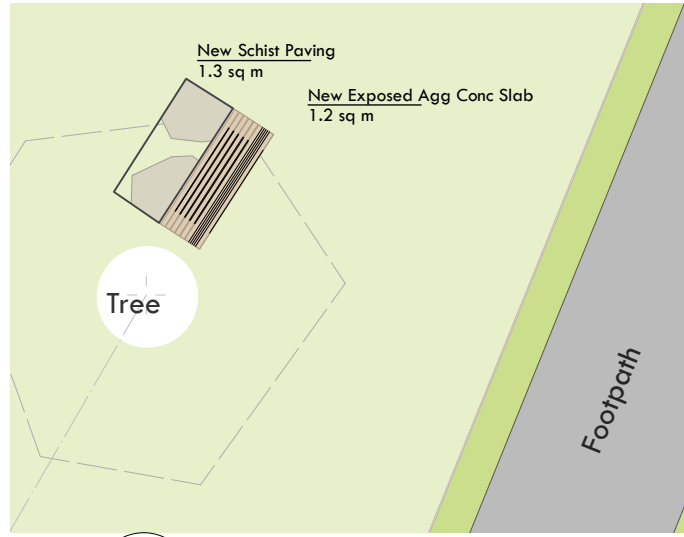
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16	14/04/21	Pump track Platform Seats
15	14/04/21	Reserve Terracing
14	10/03/21	Reserve Bly Adjustment
13	19/02/21	Remove footpath
No.	Date	Issue Notes
Consultant		
JEA		
Client		
RCL		
Project Title		
Hanley Farm DP 5B Landscape		
Sheet Title		
Seating Recreation Reserve		
Project Manager	SR	Project ID
Drawn By	Scale	1:100@A3
Reviewed By	Reviewed By	L07
09/00/00	of	8
CAD File Name		

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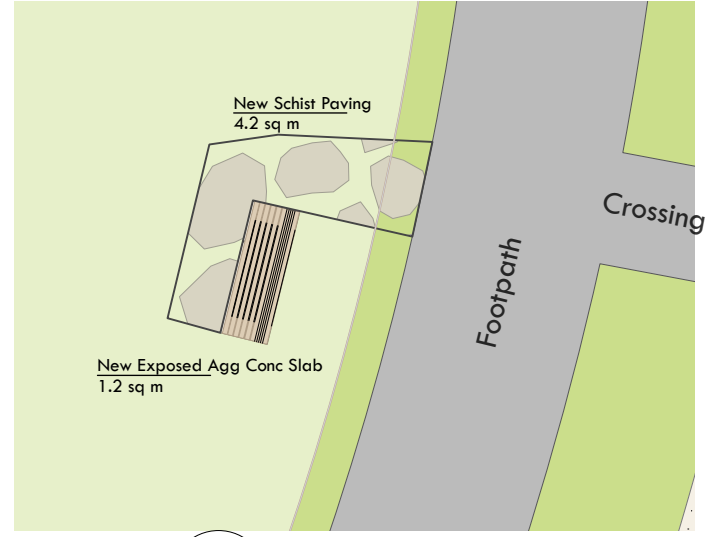


1 **'Sandringham' Picnic Set 1**
Scale: 1:100

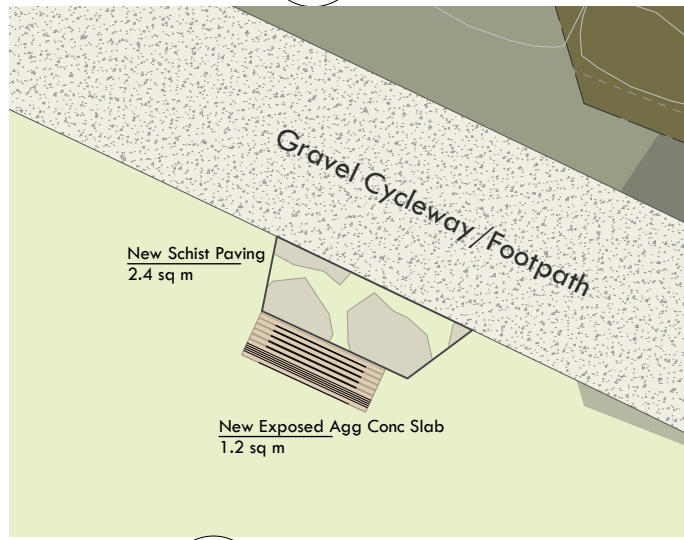
Landmark K302 'Peninsula' Shelter
on Exp Agg Conc Slab
BBQ, KB404 Evolve Single Electric
Hotplate with Prep area, Colour
'Aztec Silver'



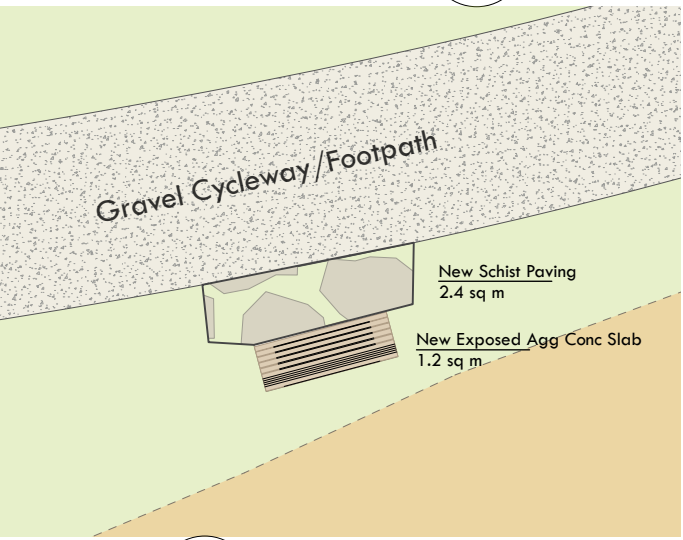
2 **'Portland' Seat 1**
Scale: 1:100



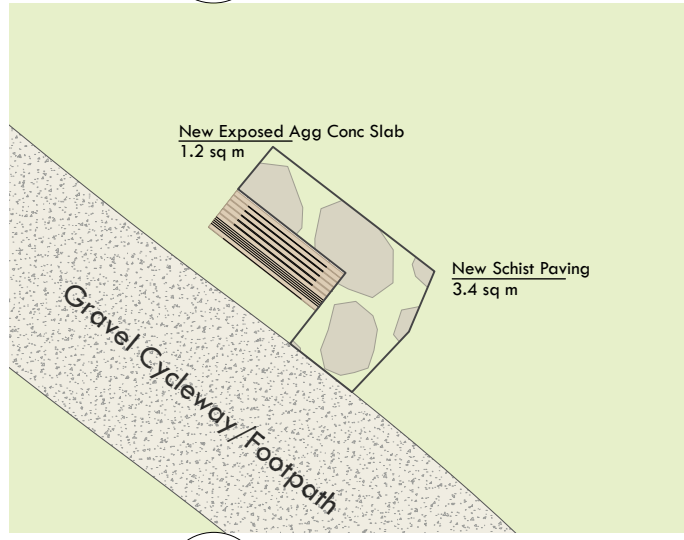
3 **'Portland' Seat 2**
Scale: 1:100



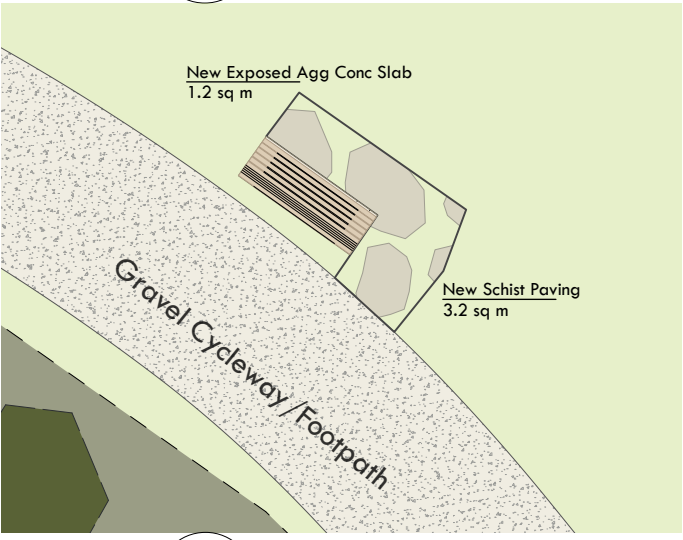
4 **'Portland' Seat 3**
Scale: 1:100



5 **'Portland' Seat 4**
Scale: 1:100



6 **'Portland' Seat 5**
Scale: 1:100



7 **'Portland' Seat 6**
Scale: 1:100



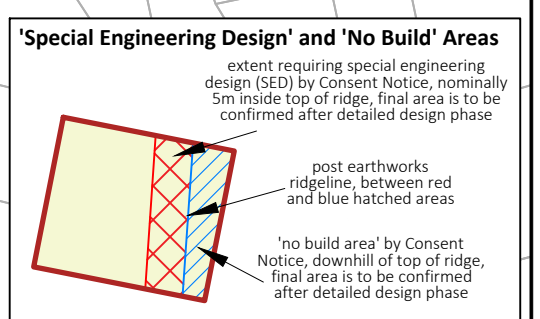
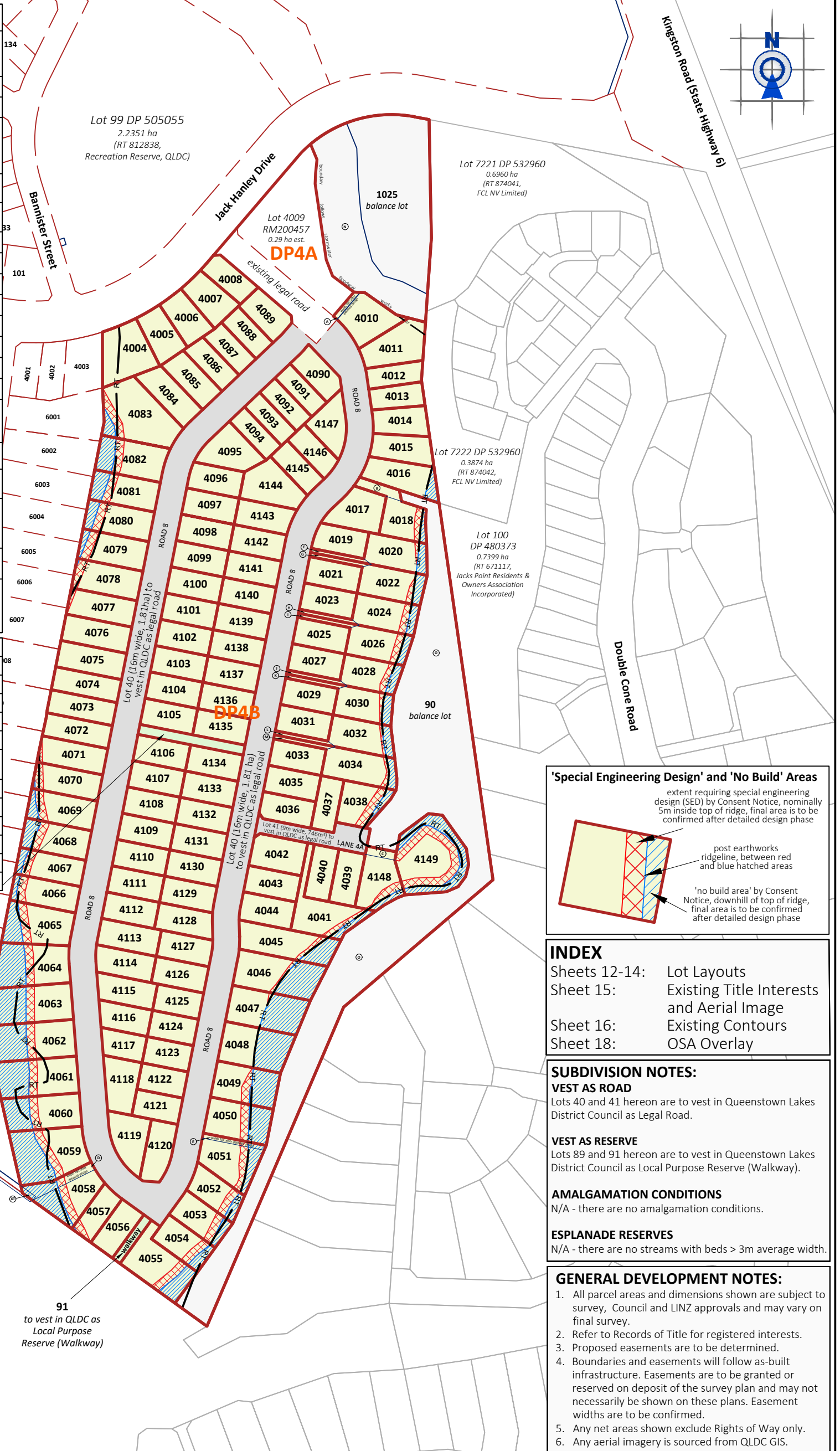
8 **'Sandringham' Picnic Set 2**
Scale: 1:100

Proposed Easements			
Shown	Purpose	Burdened Land	Benefited Land or Grantee
B	Right of way (in gross)	Lot 4018	QLDC
	Right to convey water		Lot 90
C	Right of way, Right to drain sewage and water, Right to convey electricity, Right to convey telecommunications, Right to convey water.	Lot 4148	Lot 4149
D	Right (in gross) to drain water, sewage and convey water, Right to overland flow	Lot 4058	QLDC
E	Right (in gross) to drain water, overland flow	Lot 4051	QLDC
F	Right of way, Right to drain water, Right to drain sewage, Right to convey water, Right to convey electricity, Right to convey telecommunications.	Lot 4020	Lot 4022
G		Lot 4022	Lot 4020
H		Lot 4024	Lot 4026
I		Lot 4026	Lot 4024
J		Lot 4028	Lot 4030
K		Lot 4030	Lot 4028
L		Lot 4032	Lot 4034
M	Lot 4034	Lot 4032	
O	Right (in gross) to drain water, Right (in gross) to overland flow, Right of way (in gross).	Lot 90	QLDC

Existing Easements			
Shown	Purpose	Burdened Land	Benefited Land or Grantee
A	Right (in gross) to drain water, overland flow	Lot 4010	QLDC
N	Right (in gross) to undertake works for, operate, and maintain stormwater and flood management infrastructure	Lot 1025	QLDC
XT	Right (in gross) to drain sewage and water and a right to convey water	Lot 4058	QLDC
XT	Right (in gross) to convey water	Lot 4058	Henley Downs Residents and Owners Association Incorporated

Rev.	Change	By	Date
L	Change Lot 90 to balance land	MA	21/08/2020
K	Change Lot 90 to JPROA, revise no-build areas	MA	13/08/2020
J	Add existing easement 'XT'	MA	27/07/2020
I	Change Lot 90 to QLDC reserve	MA	23/07/2020
H	Insert amalgamation conditions (now removed)	MA	15/07/2020
G	Split into two stages, DP4A and DP4B	MA	05/06/2020
F	Change Lot 90 from reserve to vest to private lot (open space) to transfer to JPROA	MA	26/05/2020
E	Modify Lot 4018 access, add floodway easements	MA	20/04/2020
D	Modify Lot 4120 for sight lines	MA	16/04/2020
C	Modify no-build zones and various lot boundaries	MA	31/03/2020
B	Existing site contours added	MA	02/03/2020
A	Original Issue	MA	09/12/2019
Rev.	Revision Details	By	Date

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Rev.	Revision Details	By	Date



INDEX

Sheets 12-14:	Lot Layouts
Sheet 15:	Existing Title Interests and Aerial Image
Sheet 16:	Existing Contours
Sheet 18:	OSA Overlay

SUBDIVISION NOTES:

VEST AS ROAD
Lots 40 and 41 hereon are to vest in Queenstown Lakes District Council as Legal Road.

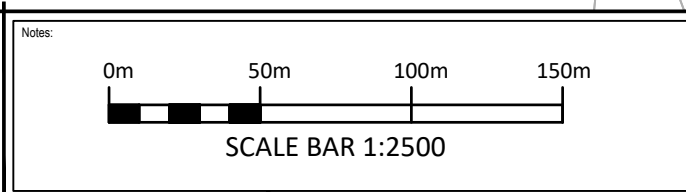
VEST AS RESERVE
Lots 89 and 91 hereon are to vest in Queenstown Lakes District Council as Local Purpose Reserve (Walkway).

AMALGAMATION CONDITIONS
N/A - there are no amalgamation conditions.

ESPLANADE RESERVES
N/A - there are no streams with beds > 3m average width.

- 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.
 - Any net areas shown exclude Rights of Way only.
 - Any aerial imagery is sourced from QLDC GIS.

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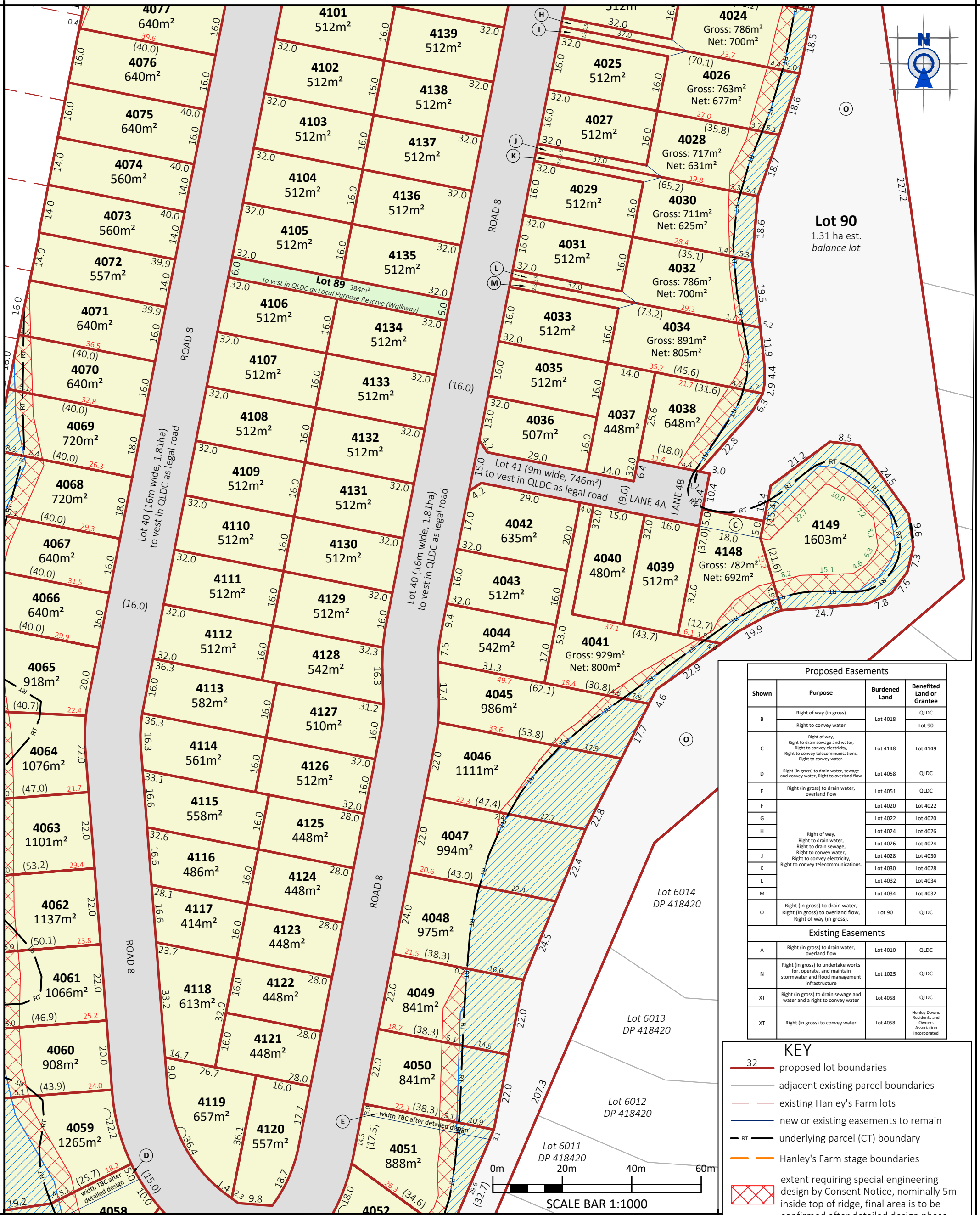
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Client/Location:
RCL Henley Downs Limited
Jack Hanley Drive
Hanley's Farm

Subdivision Plan - DP4B
Lots 40 - 41, 89 - 91, 1025, 4004 - 4008 and 4010
- 4149 being a Proposed Subdivision of Lot 910
DP 510675, Lots 1011 and 1012 DP 542111 and
Lots 1023 - 1024 RM200457

Surveyed by:	MA	Original Size:	Scale:
Designed by:	RCL/MA	A3	1:2500
Drawn by:	MA		
Checked by:	SW, DB	DO NOT SCALE	
Approved by:	SW	Sheet No:	Revision No:
Job Ref:	Q6205 - 42	11	L
		Date Created:	21/08/2020



Proposed Easements			
Shown	Purpose	Burdened Land	Benefited Land or Grantee
B	Right of way (in gross)	Lot 4018	QLDC
	Right to convey water	Lot 4018	Lot 90
C	Right of way, Right to drain sewage and water, Right to convey electricity, Right to convey telecommunications, Right to convey water.	Lot 4148	Lot 4149
		Lot 4058	QLDC
		Lot 4051	QLDC
		Lot 4020	Lot 4022
D	Right of way, Right to drain water, Right to drain sewage, Right to convey water, Right to convey telecommunications.	Lot 4024	Lot 4026
		Lot 4026	Lot 4024
		Lot 4028	Lot 4030
		Lot 4030	Lot 4028
		Lot 4032	Lot 4034
		Lot 4034	Lot 4032
		Lot 4032	Lot 4034
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Existing Easements			
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XT	Right (in gross) to convey water	Lot 4058	Henley Downs Residents and Owners Association Incorporated

KEY

- 32 proposed lot boundaries
- adjacent existing parcel boundaries
- existing Hanley's Farm lots
- new or existing easements to remain
- underlying parcel (CT) boundary
- Hanley's Farm stage boundaries
- extent requiring special engineering design by Consent Notice, nominally 5m inside top of ridge, final area is to be confirmed after detailed design phase
- 28.0 distance from front boundary to 5m SED line, TBC after detailed design phase
- 'no build area' by Consent Notice, downhill of top of ridge, final area is to be confirmed after detailed design phase

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Please refer to sheet 11 for plan notes

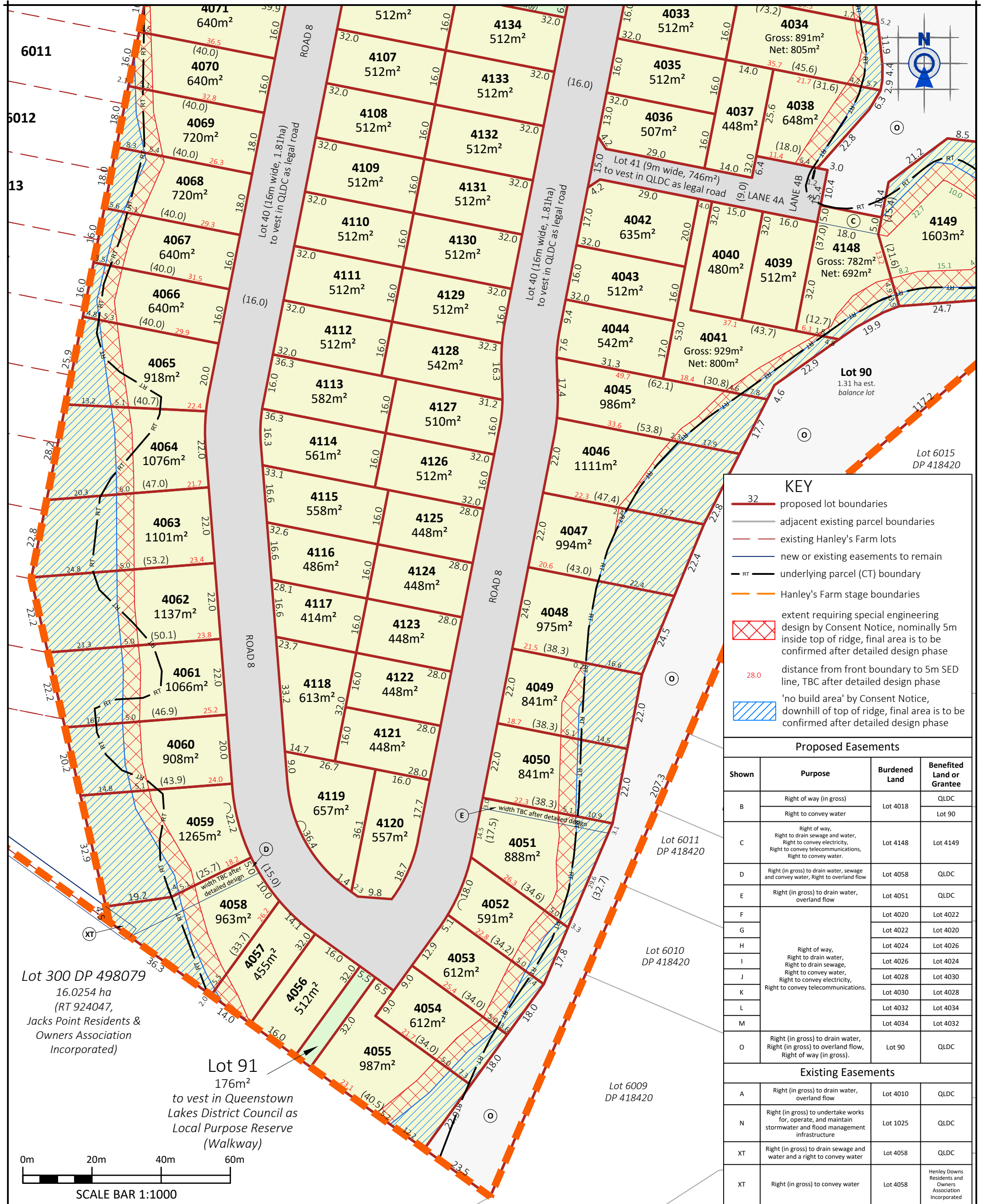
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Client/Location:
RCL Henley Downs Limited
Jack Hanley Drive
Hanley's Farm

Purpose/Drawing Title:
Subdivision Plan - DP4B
Proposed Lot Layout

Surveyed by: MA	Original Size: A3	Scale: 1:1000
Designed by: RCL/MA		
Drawn by: MA		
Checked by: SW, DB		
Approved by: SW		
Job Ref: Q6205 - 42	Sheet No: 13	Revision No: L
		Date Created: 21/08/2020



KEY

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M	Right (in gross) to convey water	Lot 4058	Henley Downs Residents and Owners Association Incorporated
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Existing Easements

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

Purpose/Drawing Title:
Subdivision Plan - DP4B
Proposed Lot Layout

Surveyed by: MA	Original Size: A3	Scale: 1:1000
Designed by: RCL/MA		
Drawn by: MA		
Checked by: SW, DB		
Approved by: SW		
Job Ref: Q6205 - 42	Sheet No: 14	Revision No: L
		Date Created: 21/08/2020