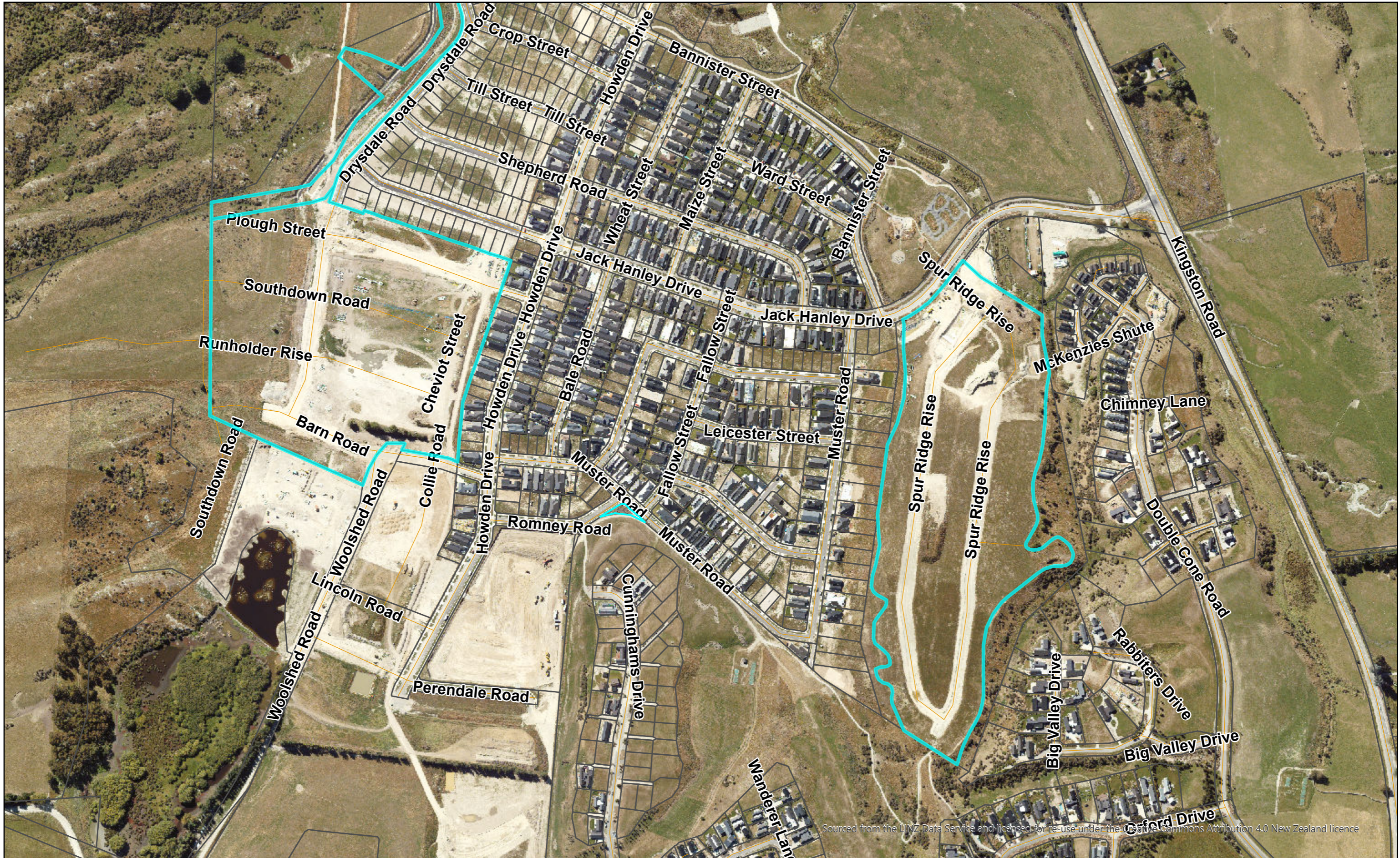


Attachment A - Location Plan



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The information provided on this map is intended to be general information only. While considerable effort has been made to ensure that the information provided on this map is accurate, current and otherwise adequate in all respects, Queenstown Lakes District Council does not accept any responsibility for content and shall not be responsible for, and excludes all liability, with relation to any claims whatsoever arising from the use of this map and data held within.



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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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

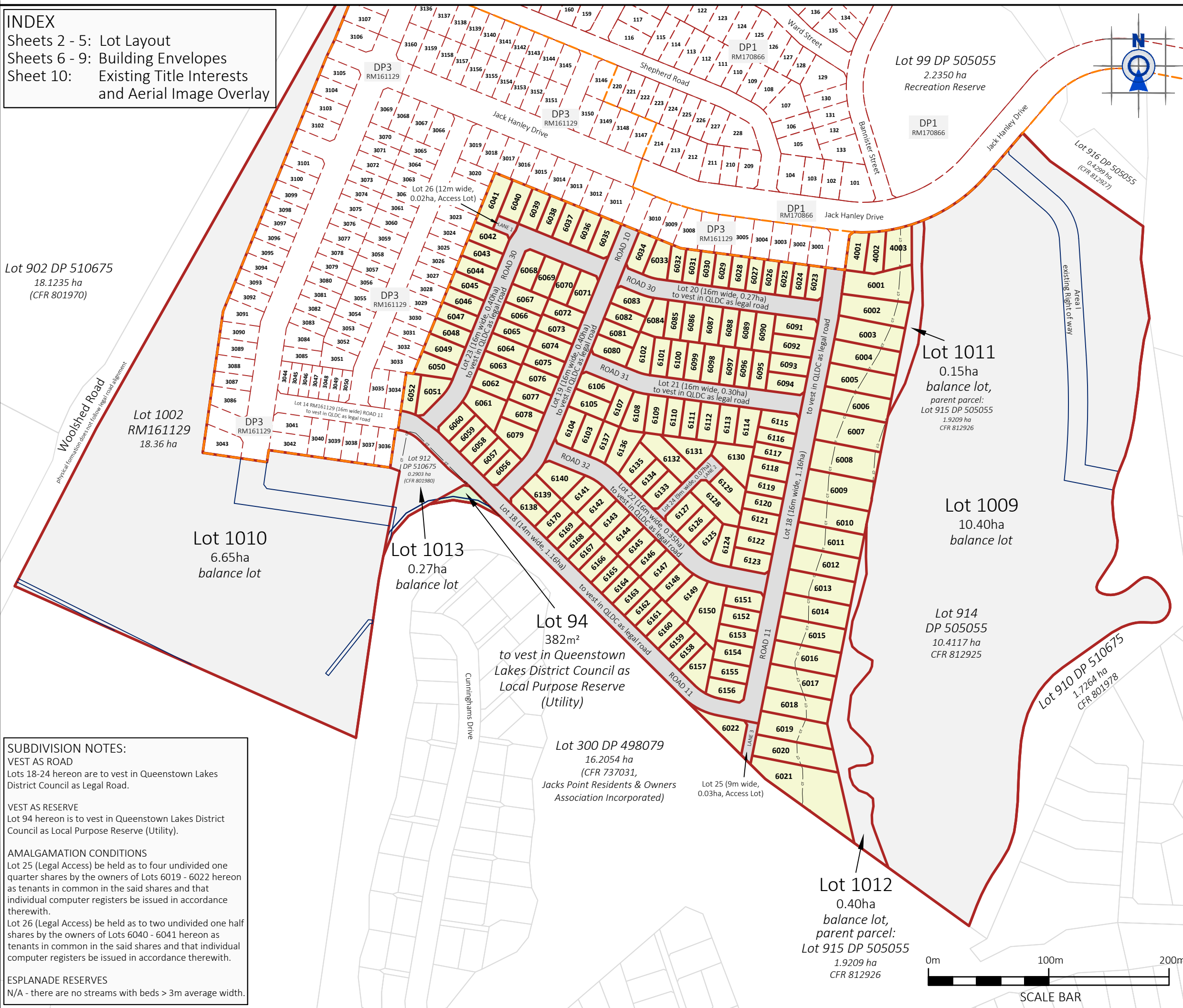
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Drawn by:	MA		
Checked by:	SW, DB	DO NOT SCALE	
Approved by:	SW	Job Ref:	Q6205 - 62
		Sheet No:	1
		Revision No:	B
		Date Created:	10/07/2018

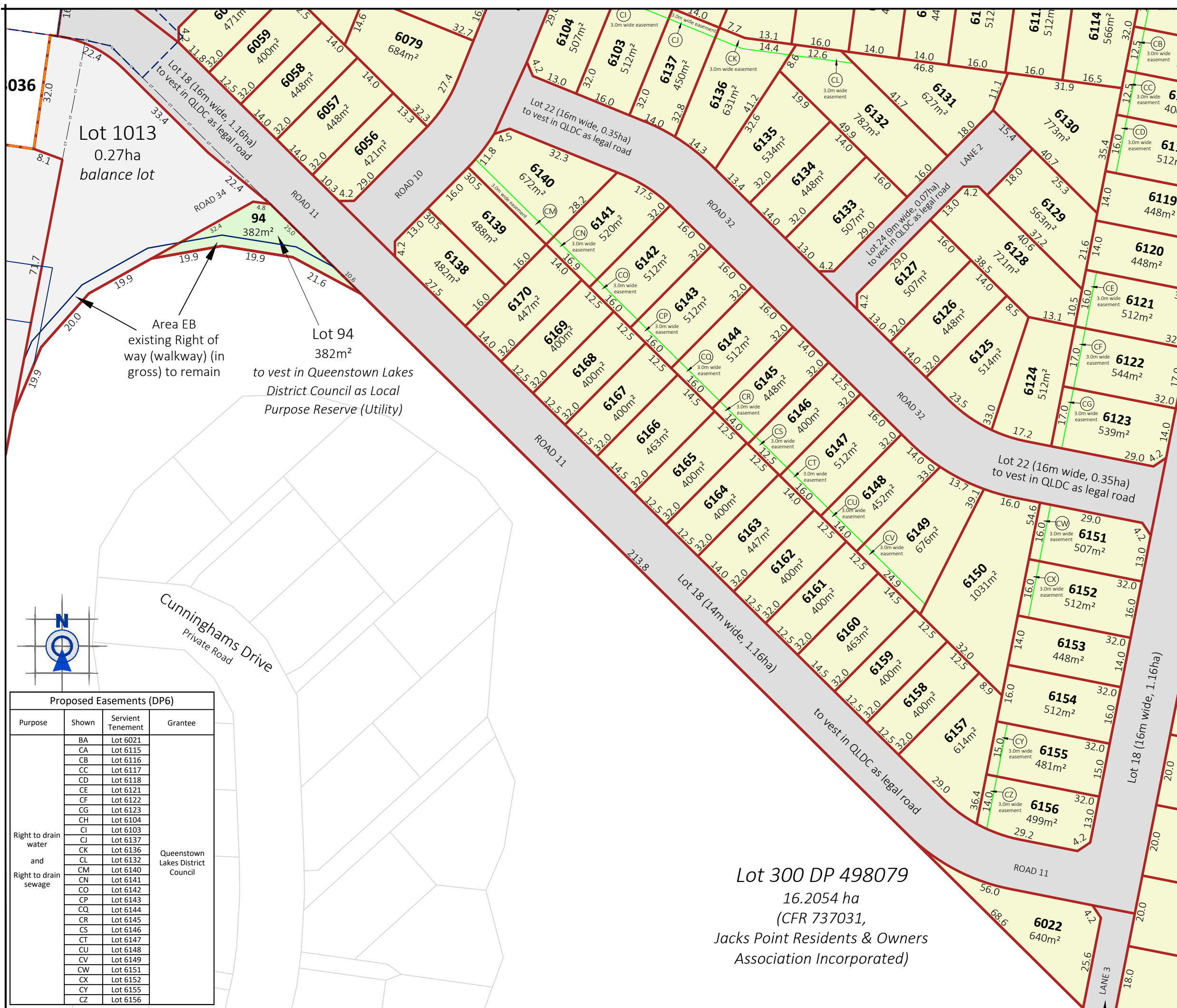
SUBDIVISION NOTES:
 VEST AS ROAD
 Lots 18-24 hereon are to vest in Queenstown Lakes District Council as Legal Road.

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

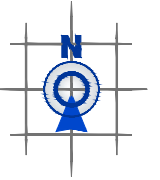
Purpose/Drawing Title:
Subdivision Plan - DP6
Proposed Lot Layout

Surveyed by:	MA	Original Size:	Scale:
Designed by:	RCL/BJ	A3	1:1000
Drawn by:	MA		
Checked by:	SW, DB		
Approved by:	SW		
Job Ref:	Q6205 - 62	Sheet No:	4
		Revision No:	B
		Date Created:	10/07/2018

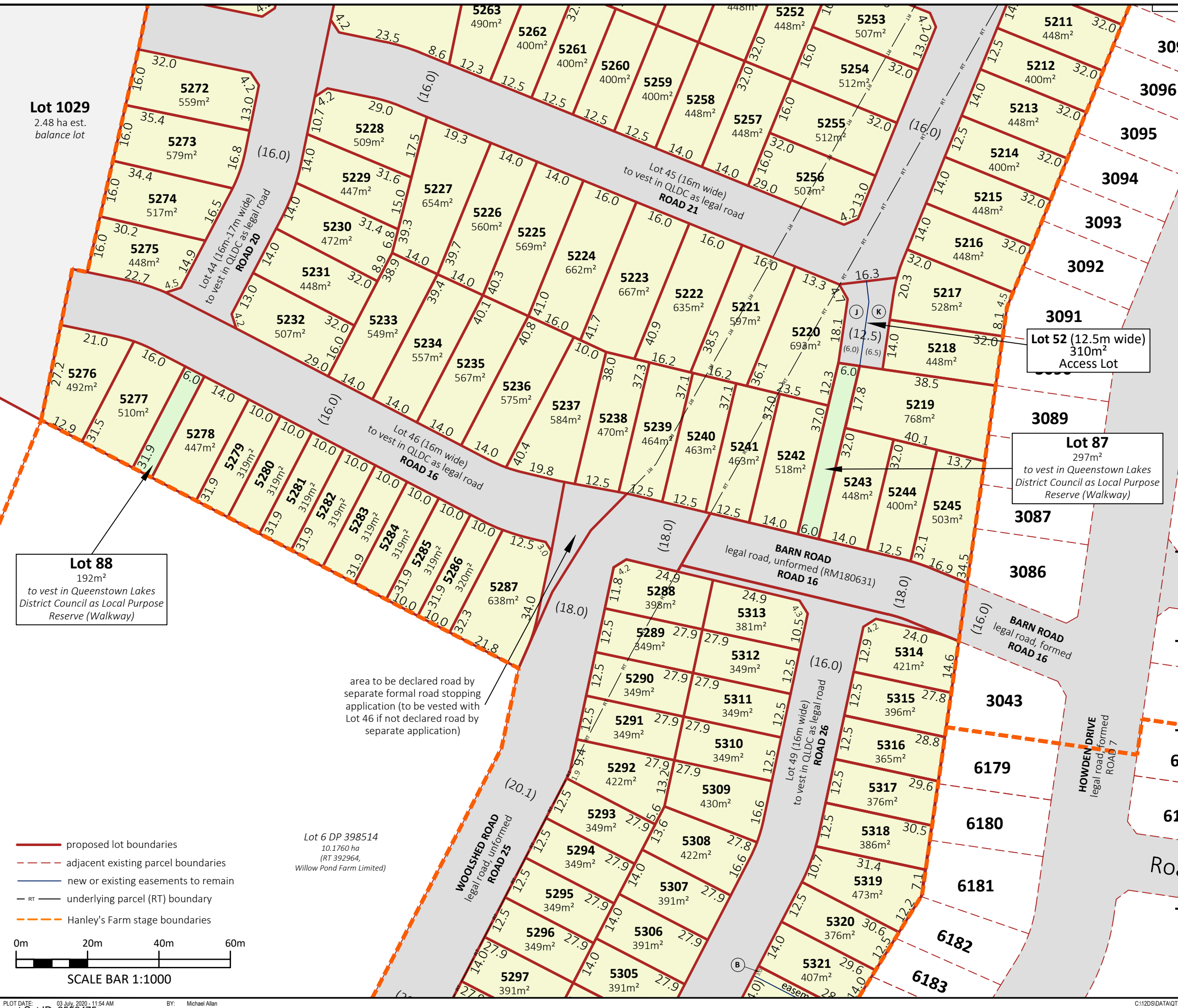
Proposed Easements (DP6)

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)



Lot 1029
2.48 ha est.
balance lot



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 5217 - 5219

Please refer to sheet 17 for plan notes

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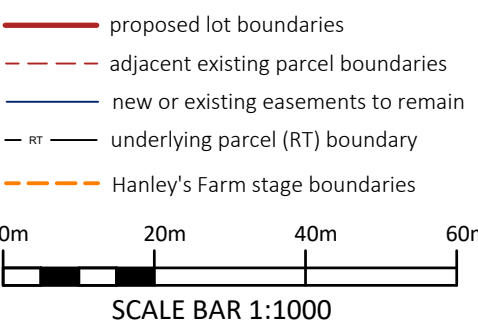
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Client/Location:
RCL Henley Downs Limited
Jack Hanley Drive
Hanley's Farm

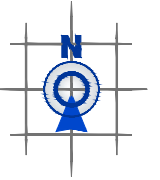
Purpose/Drawing Title:
Hanley's Farm - Stage DP5B Proposed Lot Layout

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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



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

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



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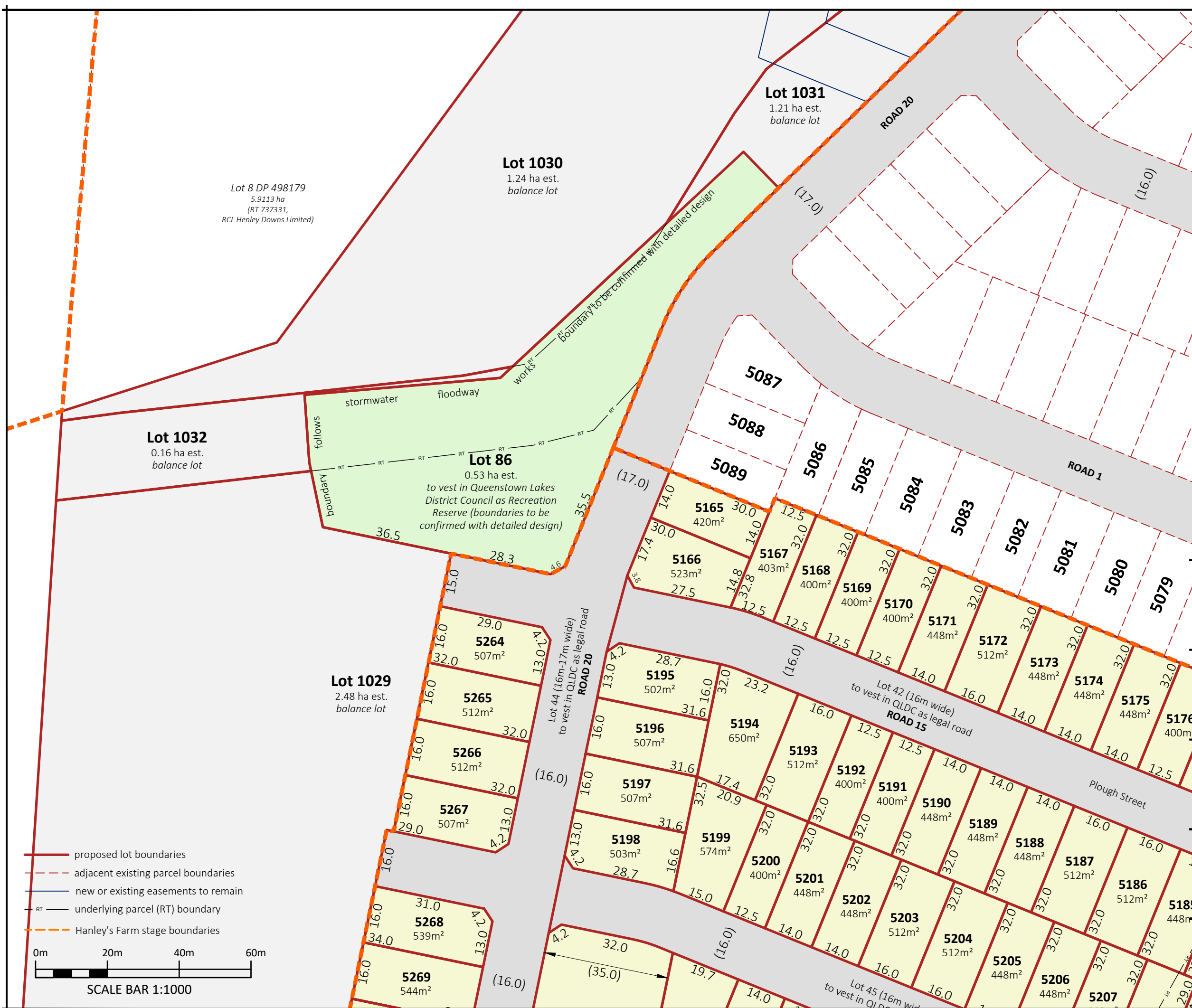
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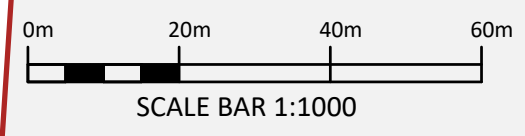
Client/Location:
RCL Henley Downs Limited
 Jack Hanley Drive
 Hanley's Farm

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







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Drawn by:	MA June 2020		
Checked by:	DB June 2020		
Approved by:	-	DO NOT SCALE	
Job Ref:	Q6205 - 52	Sheet No:	21
		Revision No:	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



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

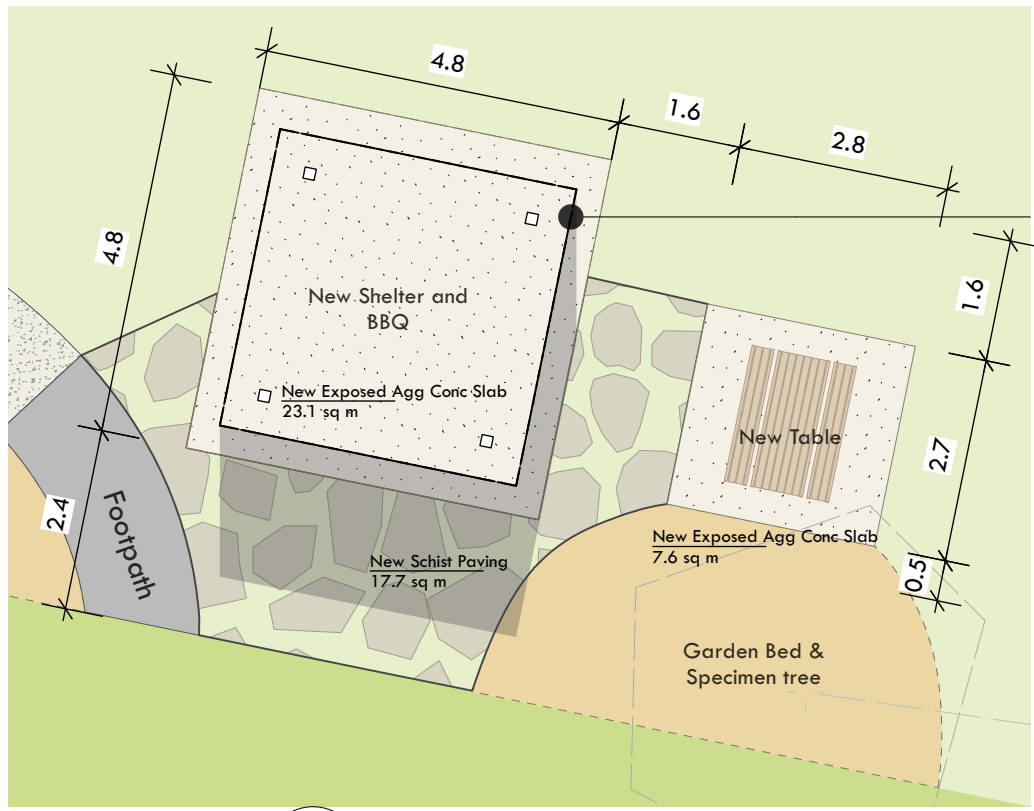


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16	14/04/21	Pump track Platform Seats
15	14/04/21	Reserve Terracing
14	10/03/21	Reserve Sdy Adjustment
13	19/02/21	Remove Footpath
No.	Date	Issue Notes
Checked: JEA		
Class: RCL		
Project Title: Hanley Farm DP 5B Landscape		
Draw Title: Landscape Concept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

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

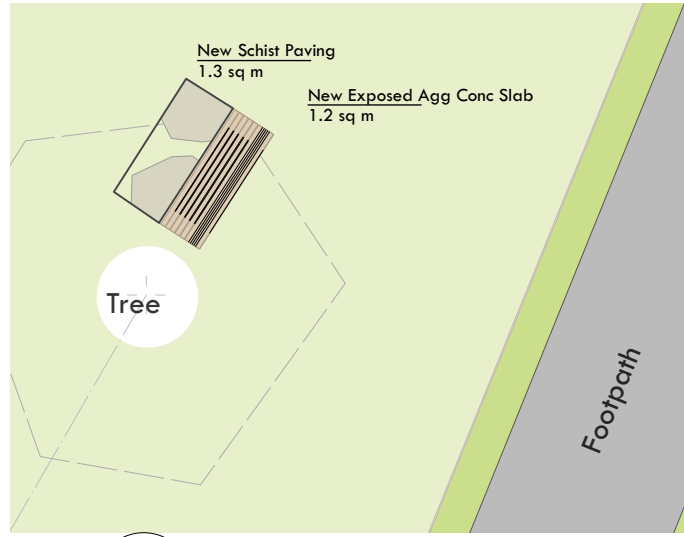
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16	14/04/21	Pump track Platform Seats
15	14/04/21	Reserve Terracing
14	10/03/21	Reserve Bly Adjustment
13	19/02/21	Remove footpath
No.	Date	Issue Notes
Consultant		
JEA		
Client		
RCL		
Project Title		
Hanley Farm DP 5B Landscape		
Sheet Title		
Seating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

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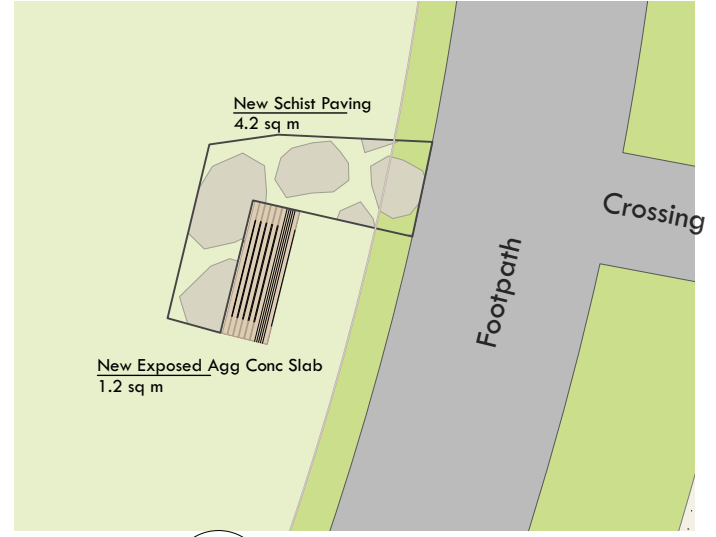


1 **'Sandringham' Picnic Set 1**
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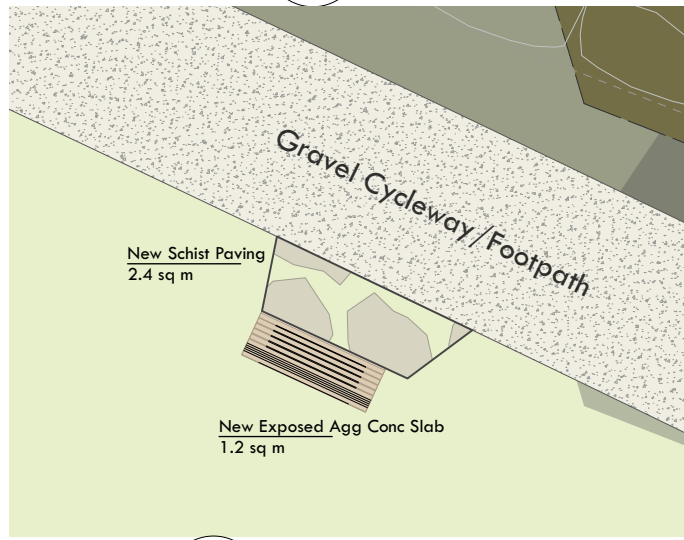
Landmark K302 'Peninsula' Shelter
on Exp Agg Conc Slab
BBQ, KB404 Evolve Single Electric
Hotplate with Prep area, Colour
'Aztec Silver'



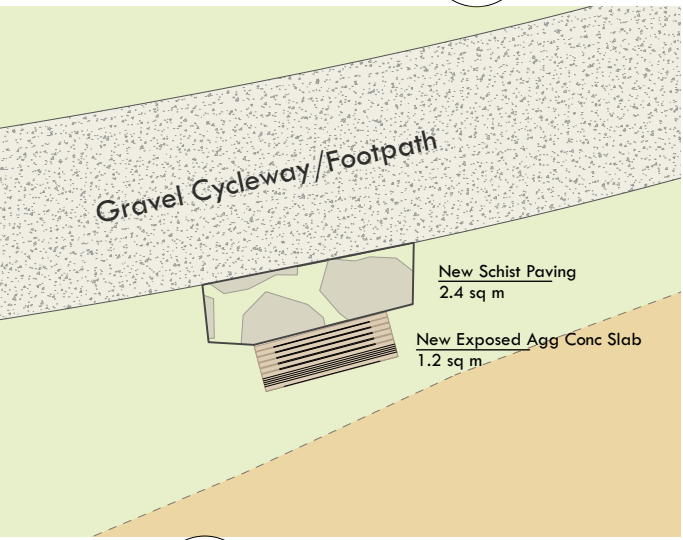
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Scale: 1:100



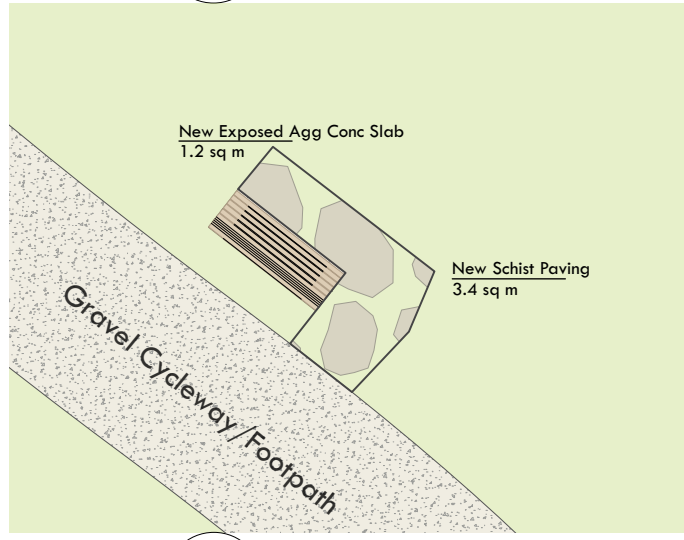
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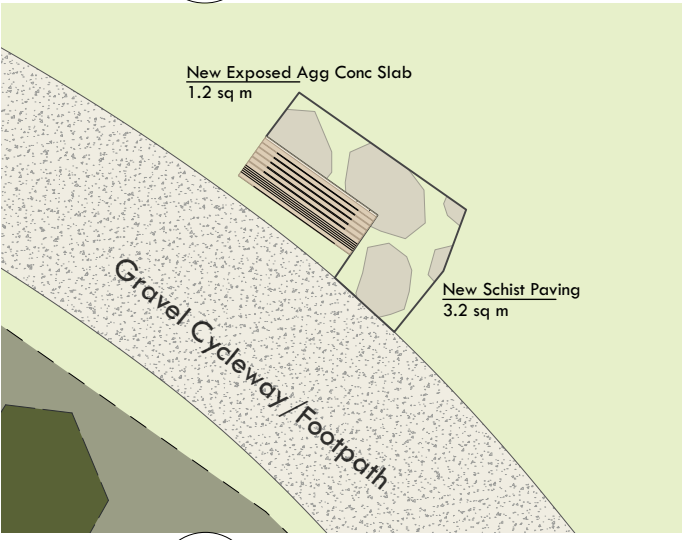
4 **'Portland' Seat 3**
Scale: 1:100



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



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



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



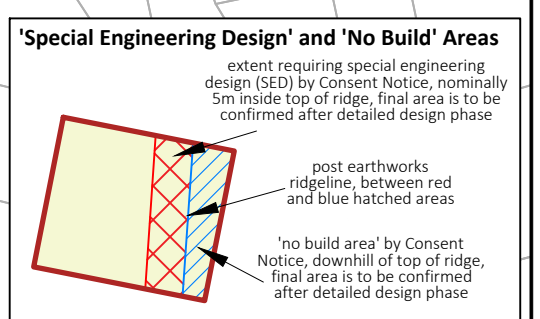
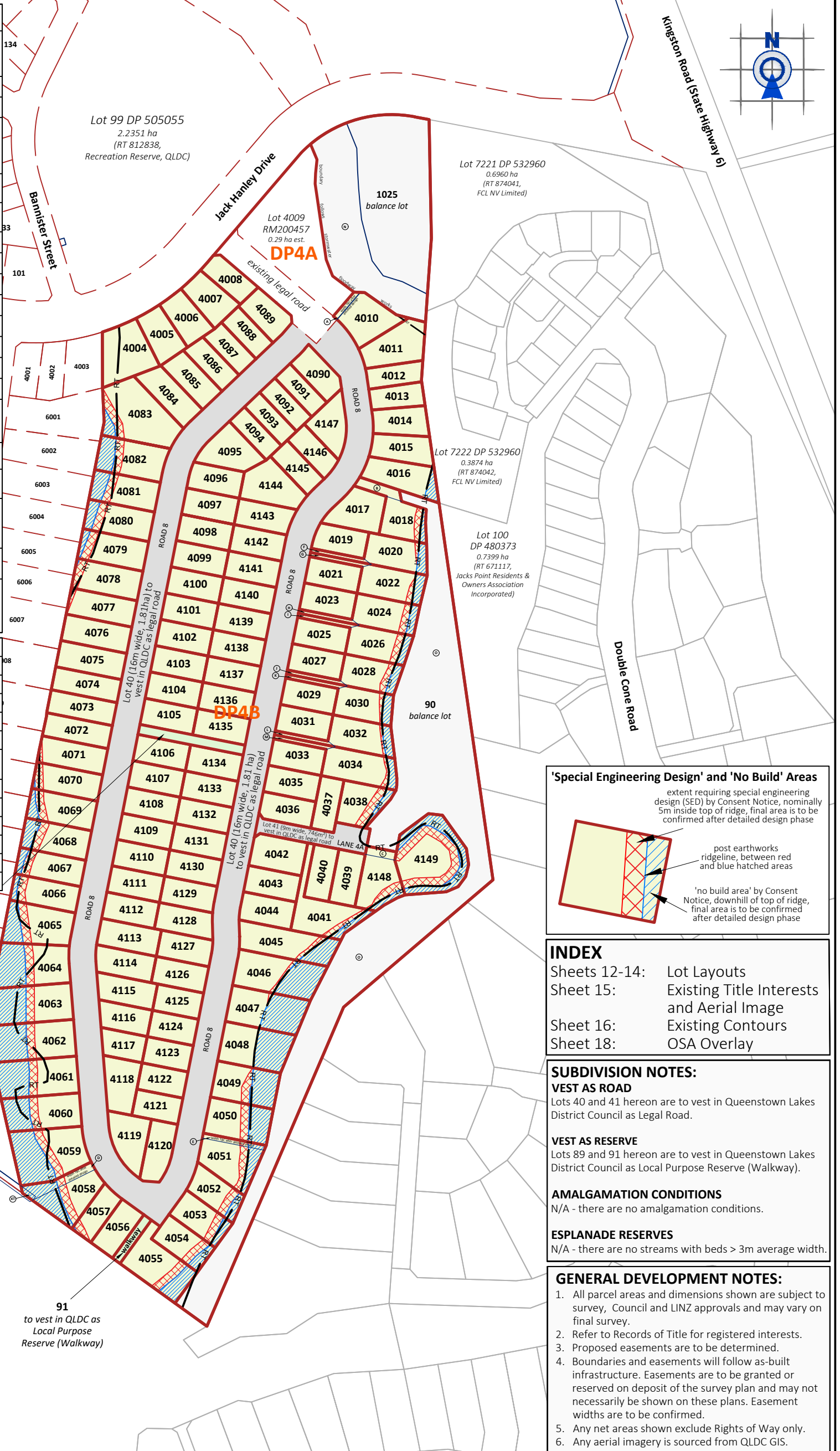
8 **'Sandringham' Picnic Set 2**
Scale: 1:100

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	MA	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

KEY	
	proposed lot boundaries
	adjacent existing parcel boundaries
	existing Hanley's Farm lots
	new or existing easements to remain
	underlying parcel (RT) boundary
	extent requiring special engineering design by Consent Notice, nominally 5m inside top of ridge, final area is to be confirmed 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

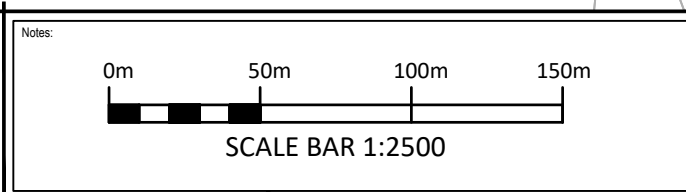


INDEX	
Sheets 12-14:	Lot Layouts
Sheet 15:	Existing Title Interests and Aerial Image
Sheet 16:	Existing Contours
Sheet 18:	OSA Overlay

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

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 E queenstown@ppgroup.co.nz



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.

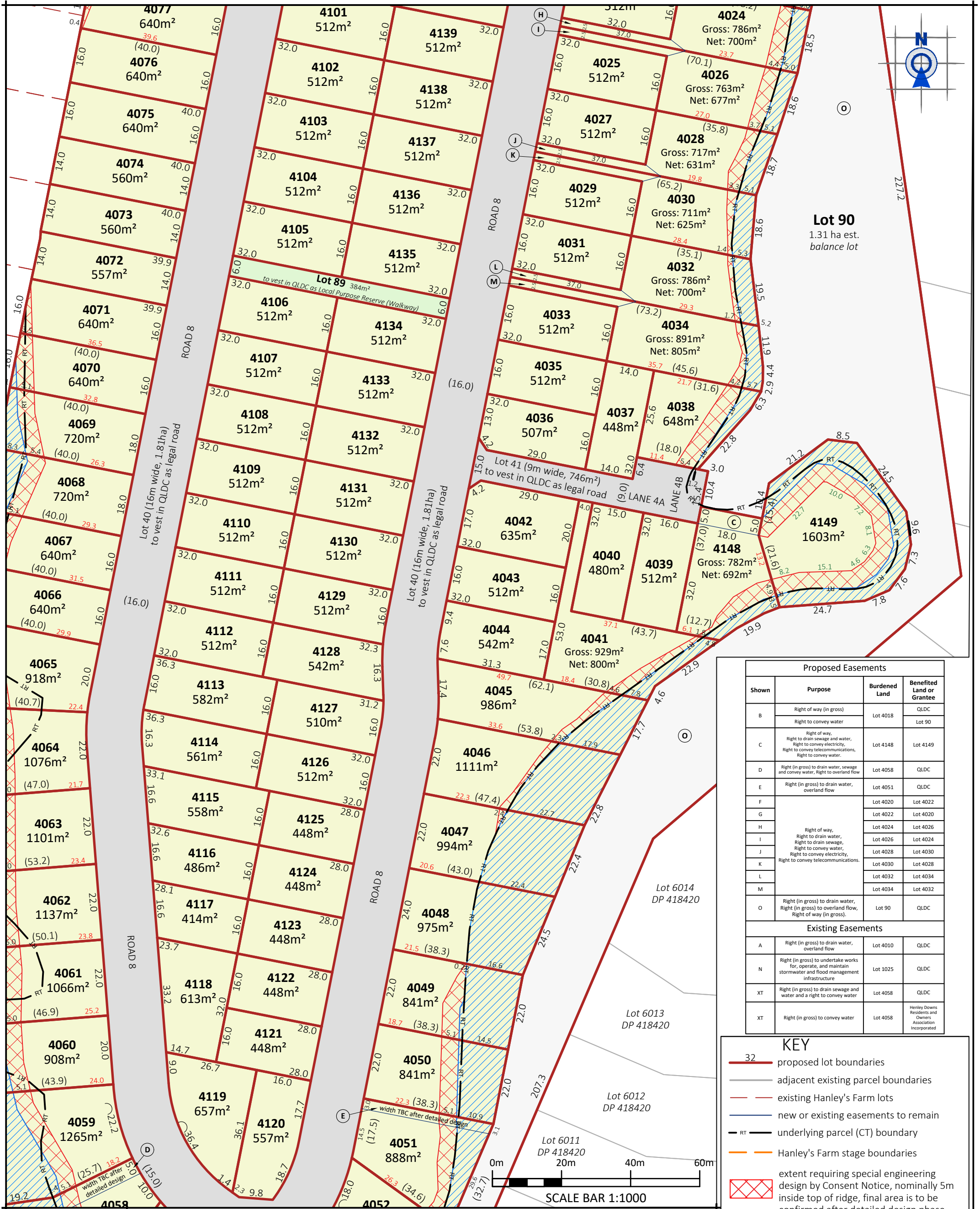
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Client/Location:
RCL Henley Downs Limited
Jack Hanley Drive
Hanley's Farm

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 4036	Lot 4038
		Lot 4038	Lot 4036
		Lot 4040	Lot 4042
		Lot 4042	Lot 4040
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

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

QUEENSTOWN:
Terrace Junction,
1092 Frankton Road.
PO Box 2645,
Queenstown 9349.
T 03 441 4715
E queenstown@ppgroup.co.nz



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 11 for plan notes

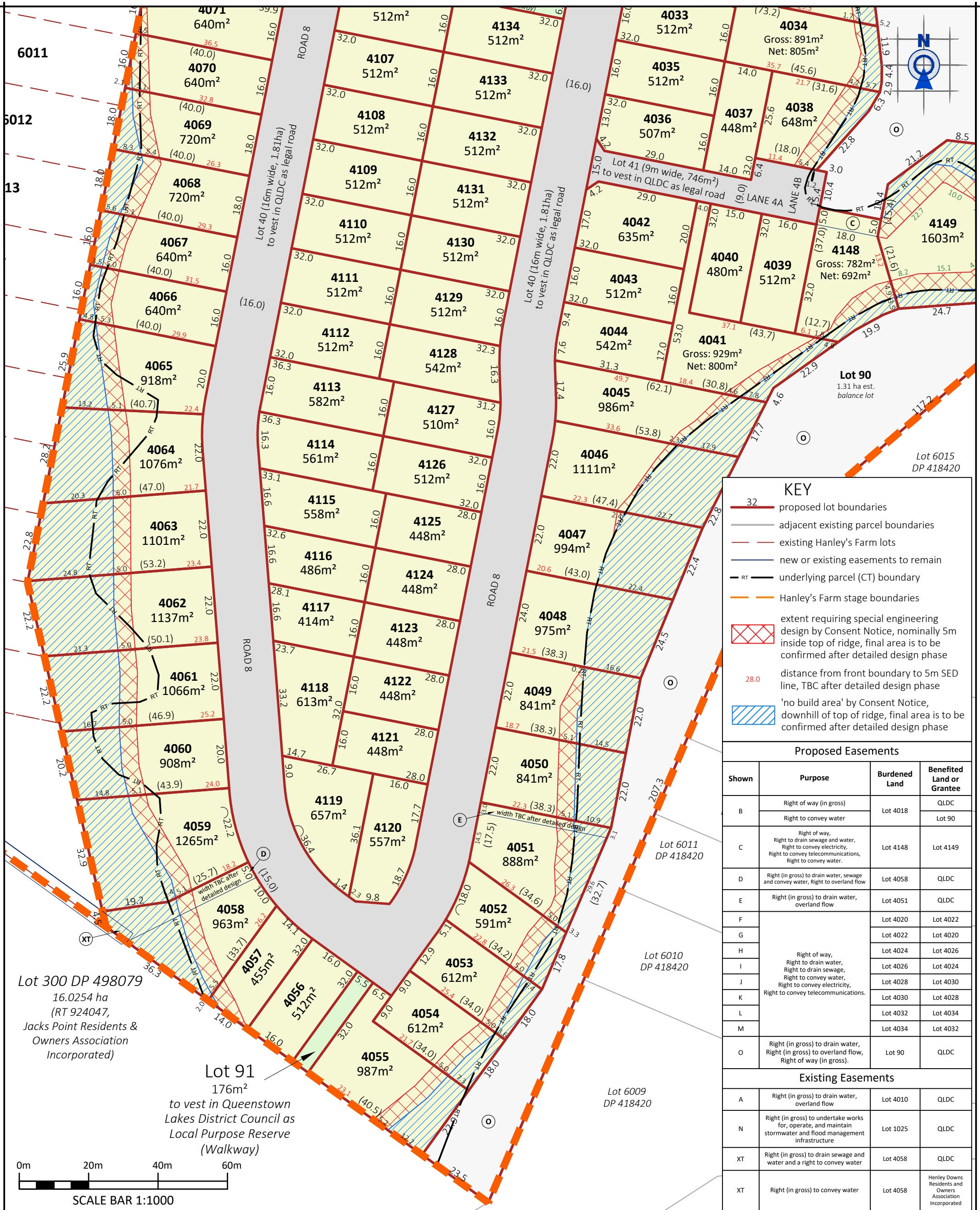
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Client/Location:
RCL Henley Downs Limited
Jack Hanley Drive
Hanley's Farm

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

- 32 proposed lot boundaries
- adjacent existing parcel boundaries
- existing Hanley's Farm lots
- new or existing easements to remain
- RT 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

Proposed Easements

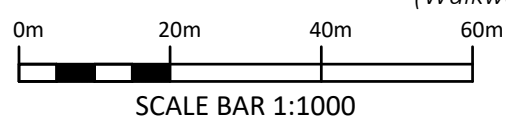
Shown	Purpose	Burdened Land	Benefited Land or Grantee
B	Right of way (in gross)	Lot 4018	QLDC
	Right to convey water	Lot 4018	Lot 90
C	Right of way, Right to drain sewage and water, Right to convey electricity, Right to convey telecommunications, Right to convey water.	Lot 4148	Lot 4149
		Lot 4058	QLDC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

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

Lot 300 DP 498079
16.0254 ha
(RT 924047,
Jacks Point Residents &
Owners Association
Incorporated)

Lot 91
176m²
to vest in Queenstown
Lakes District Council as
Local Purpose Reserve
(Walkway)



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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	DO NOT SCALE	Date Created: 21/08/2020
Drawn by: MA		
Checked by: SW, DB	Sheet No: 14	Revision No: L
Approved by: SW	Job Ref: Q6205 - 42	



Lot 1030
1.24 ha est.
balance lot

Lot 8 DP 498179
5.9113 ha
(RT 737331,
RCL Henley Downs Limited)

boundary follows stormwater floodway works
boundary to be confirmed with detailed design

boundary follows stormwater floodway works

boundaries follow future community garden extents

proposed recreation reserve area
(2,443m²)

stormwater pipe 675Ø

Southdown Road

Drysdale Road

ROAD 20

Jack Hanley Drive

5087

5088

5089

5086

5085

5084

5165
420m²

5166
523m²

5167
403m²

5168
400m²

5169
400m²

5170

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

0m 10m 20m 30m
SCALE BAR 1:500