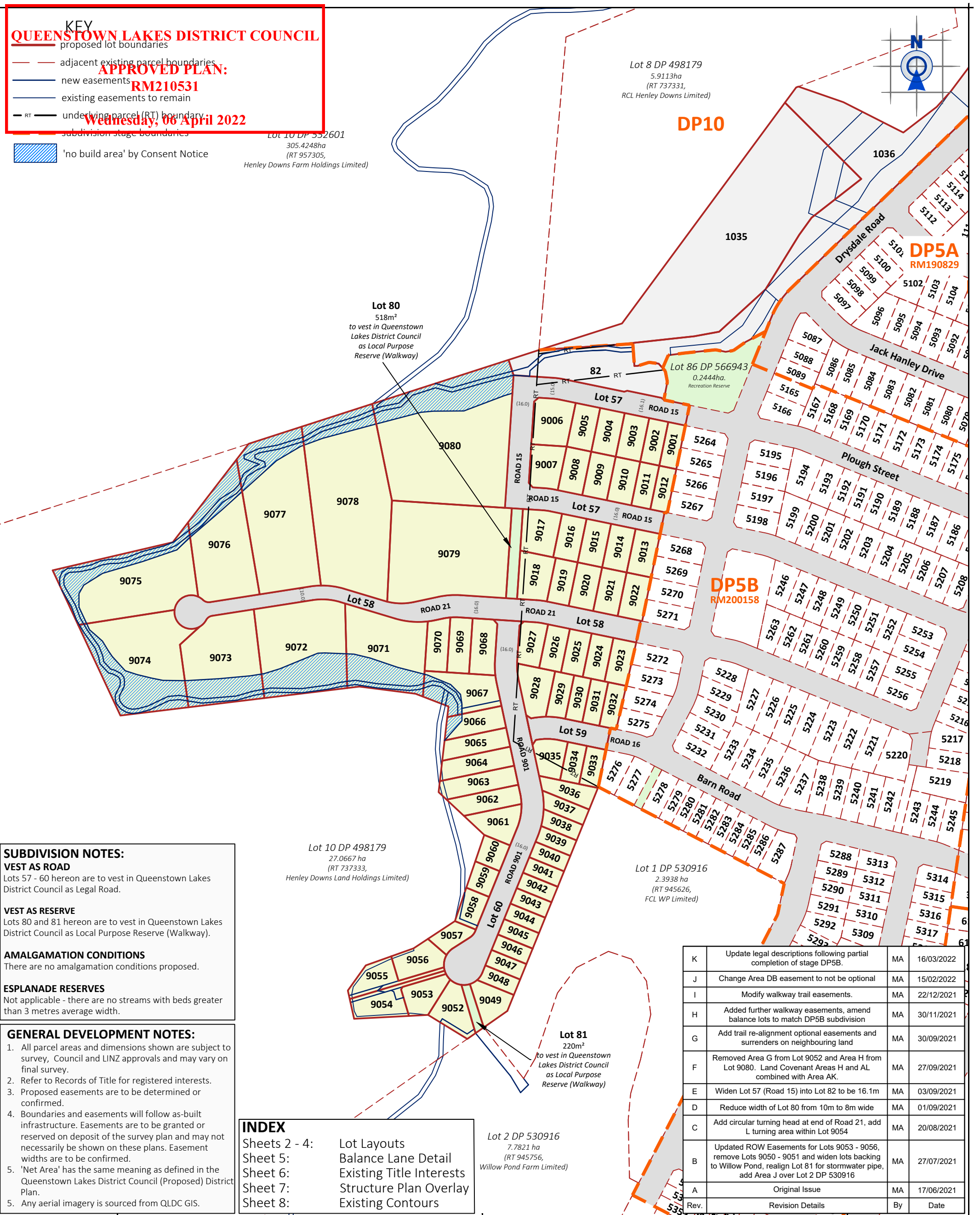


Attachment E

KEY

- QUEENSTOWN LAKES DISTRICT COUNCIL**
proposed lot boundaries
- adjacent existing parcel boundaries
 - APPROVED PLAN: RM210531**
new easements
 - existing easements to remain
 - underlying parcel (RT) boundary
 - subdivision stage boundaries
 - 'no build area' by Consent Notice
- Wednesday, 06 April 2022**



SUBDIVISION NOTES:

VEST AS ROAD
Lots 57 - 60 hereon are to vest in Queenstown Lakes District Council as Legal Road.

VEST AS RESERVE
Lots 80 and 81 hereon are to vest in Queenstown Lakes District Council as Local Purpose Reserve (Walkway).

AMALGAMATION CONDITIONS
There are no amalgamation conditions proposed.

ESPLANADE RESERVES
Not applicable - there are no streams with beds greater than 3 metres average width.

GENERAL DEVELOPMENT NOTES:

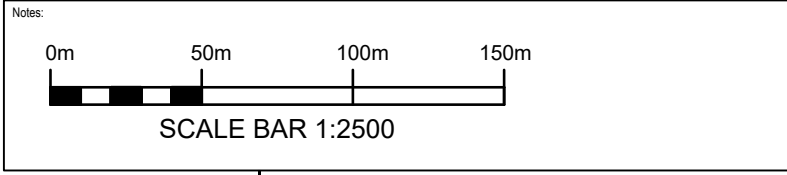
- All parcel areas and dimensions shown are subject to survey, Council and LINZ approvals and may vary on final survey.
- Refer to Records of Title for registered interests.
- Proposed easements are to be determined or confirmed.
- Boundaries and easements will follow as-built infrastructure. Easements 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.

INDEX

Sheets 2 - 4:	Lot Layouts
Sheet 5:	Balance Lane Detail
Sheet 6:	Existing Title Interests
Sheet 7:	Structure Plan Overlay
Sheet 8:	Existing Contours

K	Update legal descriptions following partial completion of stage DP5B.	MA	16/03/2022
J	Change Area DB easement to not be optional	MA	15/02/2022
I	Modify walkway trail easements.	MA	22/12/2021
H	Added further walkway easements, amend balance lots to match DP5B subdivision	MA	30/11/2021
G	Add trail re-alignment optional easements and surrenders on neighbouring land	MA	30/09/2021
F	Removed Area G from Lot 9052 and Area H from Lot 9080. Land Covenant Areas H and AL combined with Area AK.	MA	27/09/2021
E	Widen Lot 57 (Road 15) into Lot 82 to be 16.1m	MA	03/09/2021
D	Reduce width of Lot 80 from 10m to 8m wide	MA	01/09/2021
C	Add circular turning head at end of Road 21, add L turning area within Lot 9054	MA	20/08/2021
B	Updated ROW Easements for Lots 9053 - 9056, remove Lots 9050 - 9051 and widen lots backing to Willow Pond, realign Lot 81 for stormwater pipe, add Area J over Lot 2 DP 530916	MA	27/07/2021
A	Original Issue	MA	17/06/2021
Rev.	Revision Details	By	Date

QUEENSTOWN:
Terrace Junction,
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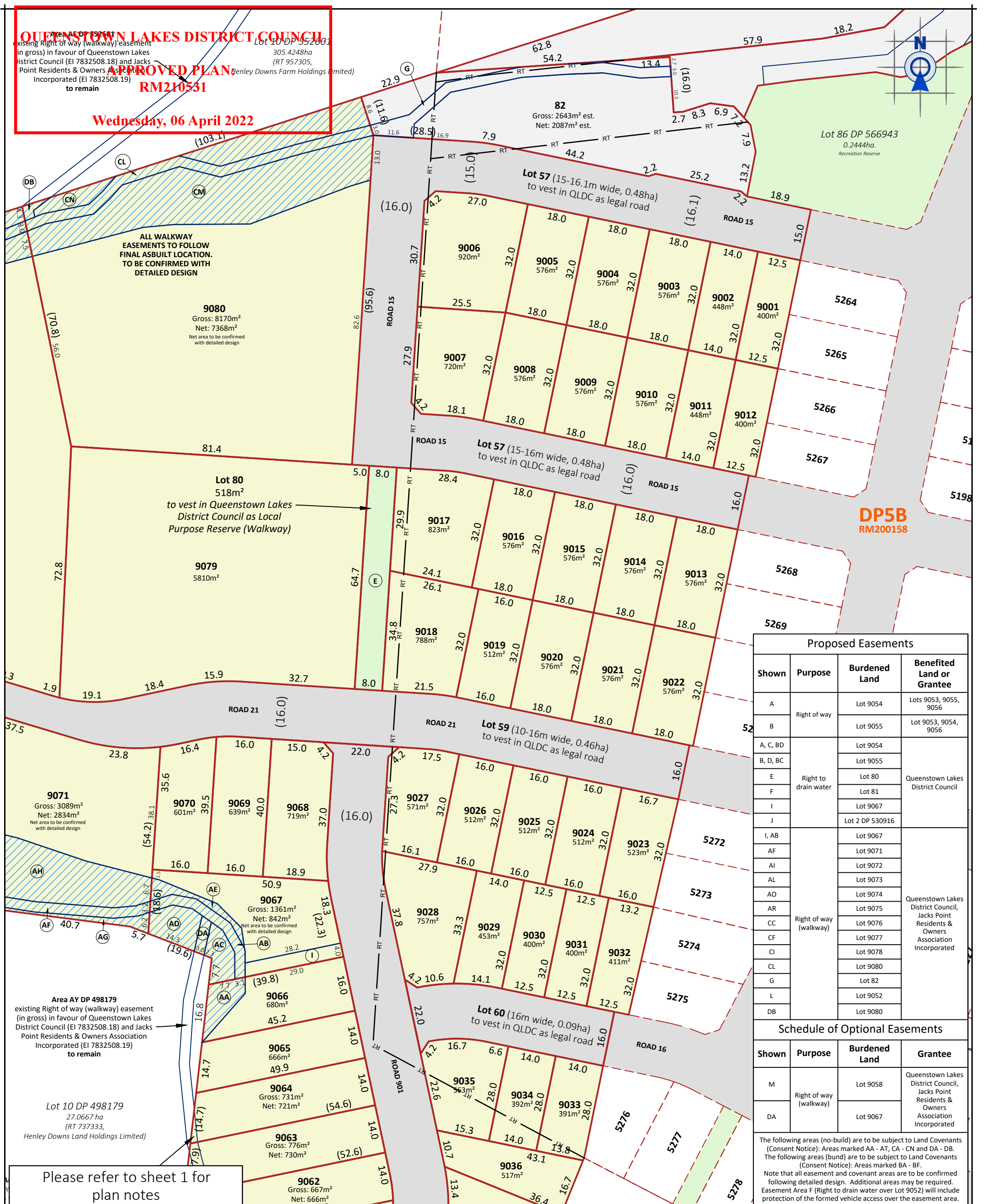
Client/Location:
RCL Henley Downs Limited
Barn Road
Hanley's Farm

Plan of Proposed Subdivision - DP9
Lots 57 - 60, 80 - 82, 1035, 1036, 9001 - 9049 and 9052 - 9080 being a Proposed Subdivision of Lot 7 DP 498179, Lot 904 DP 510675, Lot 1031 DP 566943 and Lot 1029 DP 572500 and Easement over Lot 2 DP 530916

Surveyed by:	MA 2020	Original Size:	Scale:
Designed by:	RCL, MA May 2021	A3	1:2500
Drawn by:	MA March 2022		
Checked by:	DB Dec 2021	DO NOT SCALE	
Approved by:		Sheet No:	Revision No:
Job Ref:	Q6205 - 92	1	K
			Date Created:
			16/03/2022

QUEENSTOWN LAKES DISTRICT COUNCIL
 APPROVED PLAN
RM210531

Wednesday, 06 April 2022



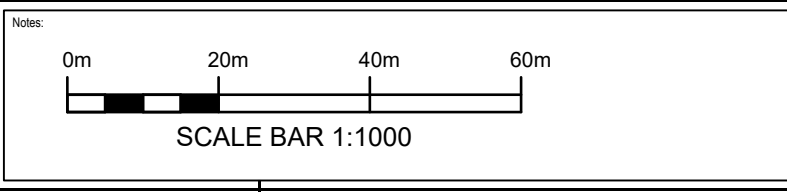
Proposed Easements			
Shown	Purpose	Burdened Land	Benefited Land or Grantee
A	Right of way	Lot 9054	Lots 9053, 9055, 9056
B		Lot 9055	
A, C, BD	Right to drain water	Lot 9054	Queenstown Lakes District Council
B, D, BC		Lot 9055	
E		Lot 80	
F		Lot 81	
I		Lot 9067	
J	Right of way (walkway)	Lot 2 DP 530916	Queenstown Lakes District Council, Jacks Point Residents & Owners Association Incorporated
I, AB		Lot 9067	
AF		Lot 9071	
AI		Lot 9072	
AL		Lot 9073	
AO		Lot 9074	
AR		Lot 9075	
CC		Lot 9076	
CF		Lot 9077	
CI		Lot 9078	
CL	Lot 9080	Lot 9080	
L	Lot 9052		
DB		Lot 9080	

Schedule of Optional Easements			
Shown	Purpose	Burdened Land	Grantee
M	Right of way (walkway)	Lot 9058	Queenstown Lakes District Council, Jacks Point Residents & Owners Association Incorporated
DA		Lot 9067	

The following areas (no-build) are to be subject to Land Covenants (Consent Notice): Areas marked AA - AT, CA - CN and DA - DB.
 The following areas (bund) are to be subject to Land Covenants (Consent Notice): Areas marked BA - BF.
 Note that all easement and covenant areas are to be confirmed following detailed design. Additional areas may be required. Easement Area F (Right to drain water over Lot 9052) will include protection of the formed vehicle access over the easement area.

Please refer to sheet 1 for plan notes

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Drawn by:	MA March 2022		
Checked by:	DB Dec 2021	DO NOT SCALE	
Approved by:		Sheet No:	Revision No:
Job Ref:	Q6205 - 92	2	K
		Date Created:	16/03/2022

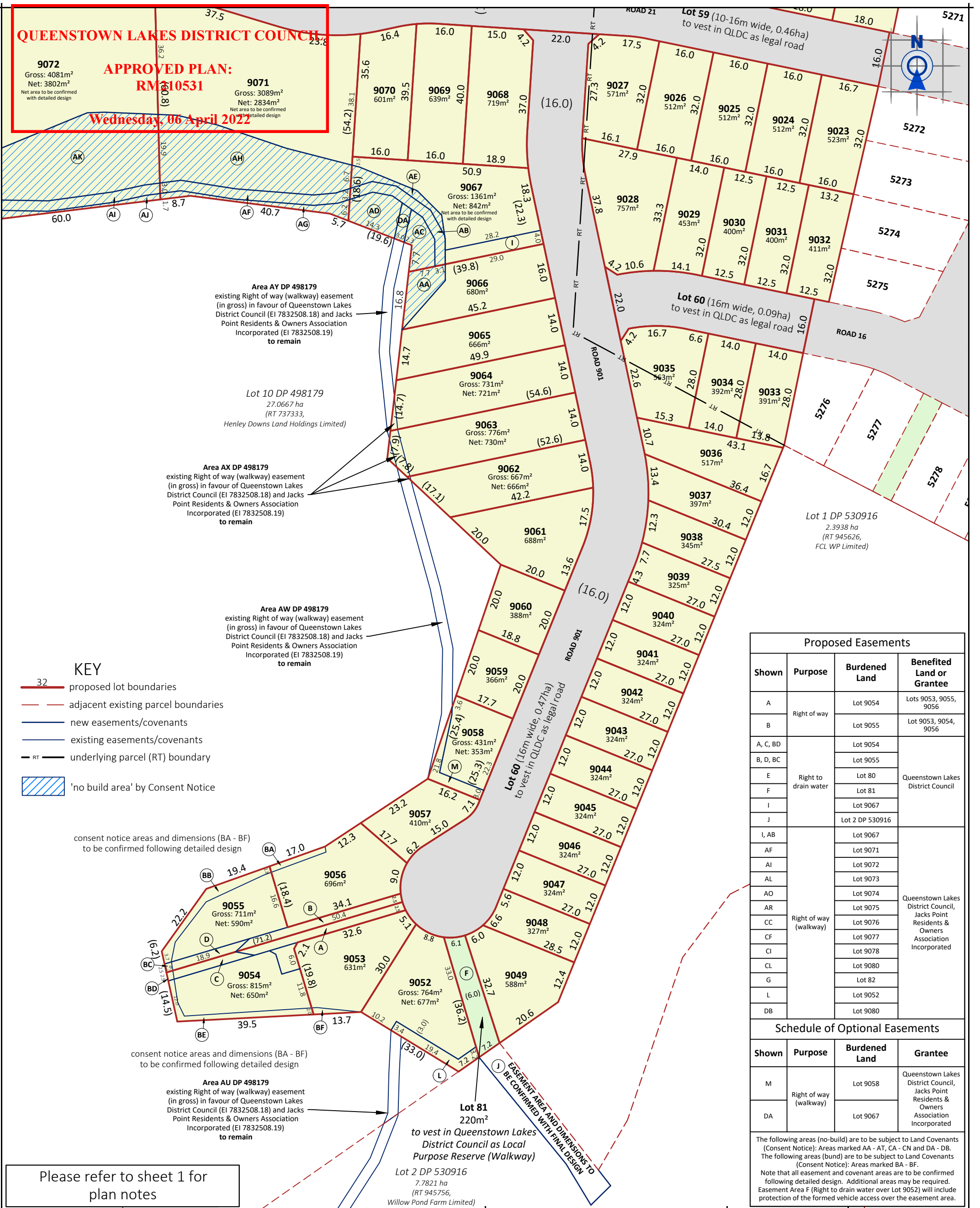
QUEENSTOWN LAKES DISTRICT COUNCIL

9072
Gross: 4081m²
Net: 3802m²
Net area to be confirmed with detailed design

**APPROVED PLAN:
RM 210531**

Wednesday, 06 April 2022

9071
Gross: 3089m²
Net: 2834m²
Net area to be confirmed with detailed design



- KEY**
- 32 proposed lot boundaries
 - adjacent existing parcel boundaries
 - new easements/covenants
 - existing easements/covenants
 - RT underlying parcel (RT) boundary
 - 'no build area' by Consent Notice

consent notice areas and dimensions (BA - BF) to be confirmed following detailed design

consent notice areas and dimensions (BA - BF) to be confirmed following detailed design

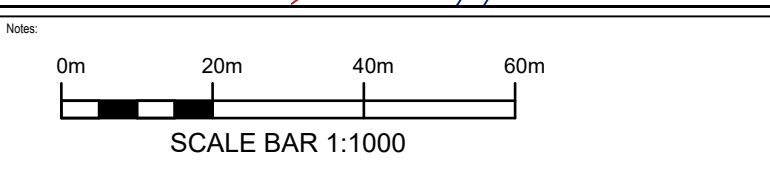
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AR		Lot 9075	
CC		Lot 9076	
CF		Lot 9077	
CI		Lot 9078	
CL		Lot 9080	
L	Lot 82		
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		Lot 9080	

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