632/855/1257/1280/1303

GENERAL DEVELOPMENT NOTES:

1. All lot and platform areas and dimensions shown are subject to survey, Council and LINZ approvals and may vary on final survey.
2. Refer to existing CFRs (titles) for existing 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.
5. Aerial imagery is sourced from QLDC GIS, imagery date is 14 March 2013.

SUBDIVISION NOTES:

VEST AS ROAD
Lots 1 - 6 hereon are to vest in Queenstown Lakes District Council as Legal Road.

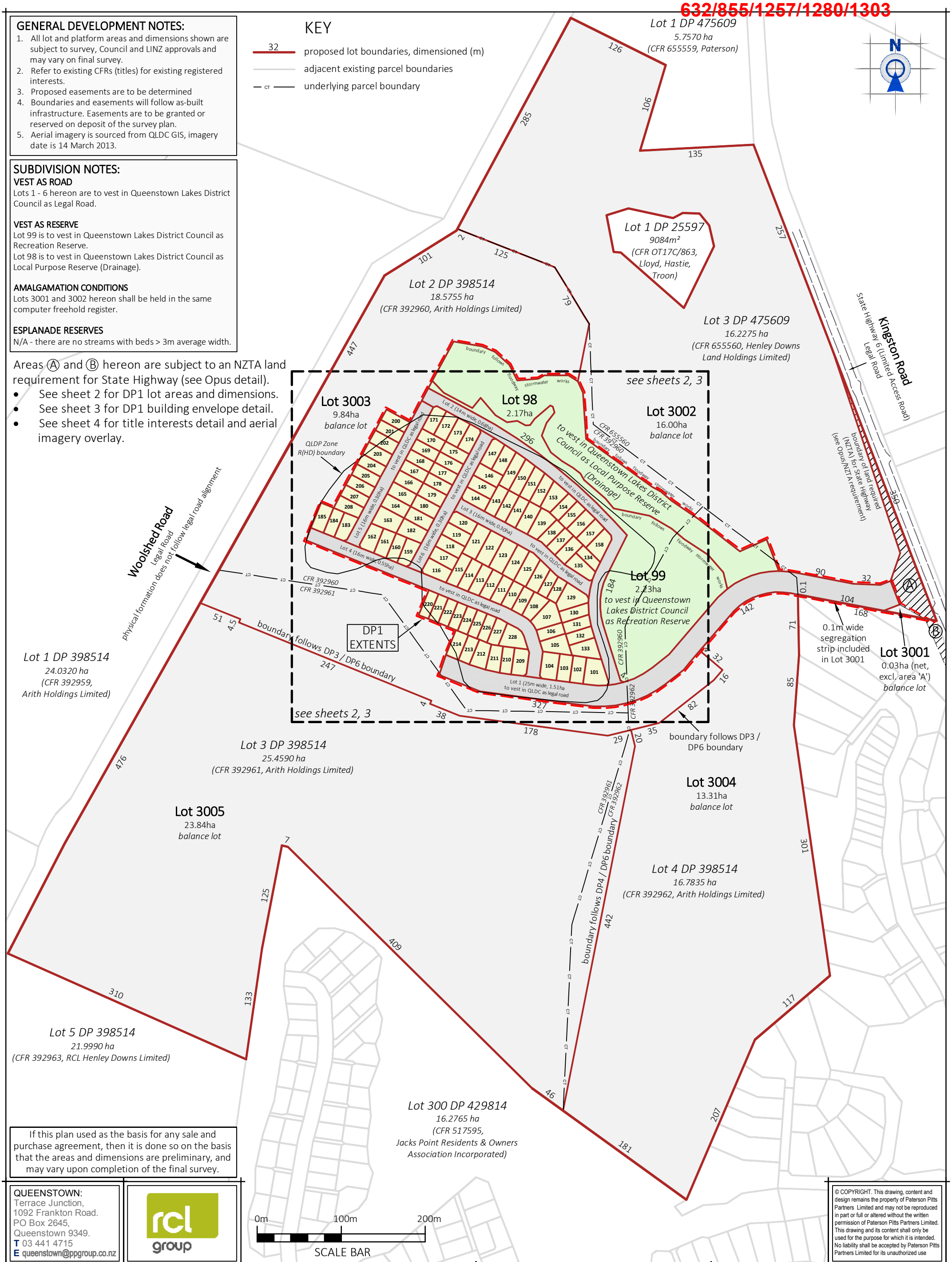
VEST AS RESERVE
Lot 99 is to vest in Queenstown Lakes District Council as Recreation Reserve.
Lot 98 is to vest in Queenstown Lakes District Council as Local Purpose Reserve (Drainage).

AMALGAMATION CONDITIONS
Lots 3001 and 3002 hereon shall be held in the same computer freehold register.

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

Areas Ⓐ and Ⓑ hereon are subject to an NZTA land requirement for State Highway (see Opus detail).

- See sheet 2 for DP1 lot areas and dimensions.
- See sheet 3 for DP1 building envelope detail.
- See sheet 4 for title interests detail and aerial imagery overlay.



If this plan 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 Queenstown PTY Ltd
Hanley's Farm
Kingston Road, Queenstown

Purpose/Drawing Title:
Subdivision Plan - DP1
Lots 1-6, 98-99, 101-185, 200-214, 220-228 and 3001-3005 being a Proposed Subdivision of Lots 2-4 DP 398514 and Lot 3 DP 475609

Surveyed by:	MA	Original Size:	Scale:
Designed by:	RCL/BJ	A3	1:4000
Drawn by:	MA		
Checked by:	SW		DO NOT SCALE
Approved by:	SW		
Job Ref: Q6205 - 12		Sheet No: 1	Revision No: A / Date Created: 20/06/2016

PLOT DATE: 24 June, 2016 - 1:40 PM BY: Michael Allan

J:\JOBS\Q_6205__RCL HANLEY DOWNS\CAD\160509 DP1 SCP\PPQ6205-12 HD DP1 SCP.DWG

632/855/1257/1280/1303

KEY

32 proposed lot boundaries, dimensioned (m)

adjacent existing parcel boundaries

CT underlying parcel boundary

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Please refer to sheet 1 for plan notes

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Client/Location:

RCL Queenstown PTY Ltd
Hanley's Farm
Kingston Road, Queenstown

Purpose/Drawing Title:

Subdivision Plan - DP1
Proposed Lot Layout

Surveyed by: MA	Original Size: A3	Scale: 1:1500	
Designed by: RCL/BJ			
Drawn by: MA			
Checked by: SW			
Approved by: SW		DO NOT SCALE	
Job Ref: Q6205 - 12	Sheet No: 2	Revision No: A	Date Created: 20/06/2016

632/855/1257/1280/1303

Woolshed Road
physical formation does not follow legal road alignment

Lot 3003
9.84ha
balance lot

CFR 392960

Lot 98
2.17ha

Lot 3002
16.38ha
balance lot

to vest in Queenstown Lakes District Council as Local Purpose Reserve (Drainage)

CFR 655560
CFR 392960

CFR 392960
CFR 392962

Lot 99
2.23ha
to vest in Queenstown Lakes District Council as Recreation Reserve

CFR 392960
CFR 392961

Lot 3 DP 398514
25.4590 ha
(CFR 392961, Arith Holdings Limited)

boundary follows DP3 / DP6 boundary

Lot 3005
23.84ha
balance lot

Lot 1 (25m wide, 1.51ha)
to vest in QLDC as legal road

Lot 2 (14m wide, 0.68ha)
to vest in QLDC as legal road

Lot 3 (16m wide, 0.30ha)
to vest in QLDC as legal road

Lot 4 (16m wide, 0.55ha)
to vest in QLDC as legal road

Lot 5 (16m wide, 0.30ha)
to vest in QLDC as legal road

Lot 6 (16m wide, 0.30ha)
to vest in QLDC as legal road

Road 10

Road 11

Road 8

boundary follows floodway stormwater works

0m 50m 100m
SCALE BAR

KEY

- 32 — proposed lot boundaries, dimensioned (m)
- adjacent existing parcel boundaries
- CT — underlying parcel boundary
- proposed road, footpath and crossing formations (from others)
- 158 609m² — proposed residential envelope (platform), showing distance setbacks from lot boundaries

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Please refer to sheet 1 for plan notes

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Client/Location:
RCL Queenstown PTY Ltd
Hanley's Farm
Kingston Road, Queenstown

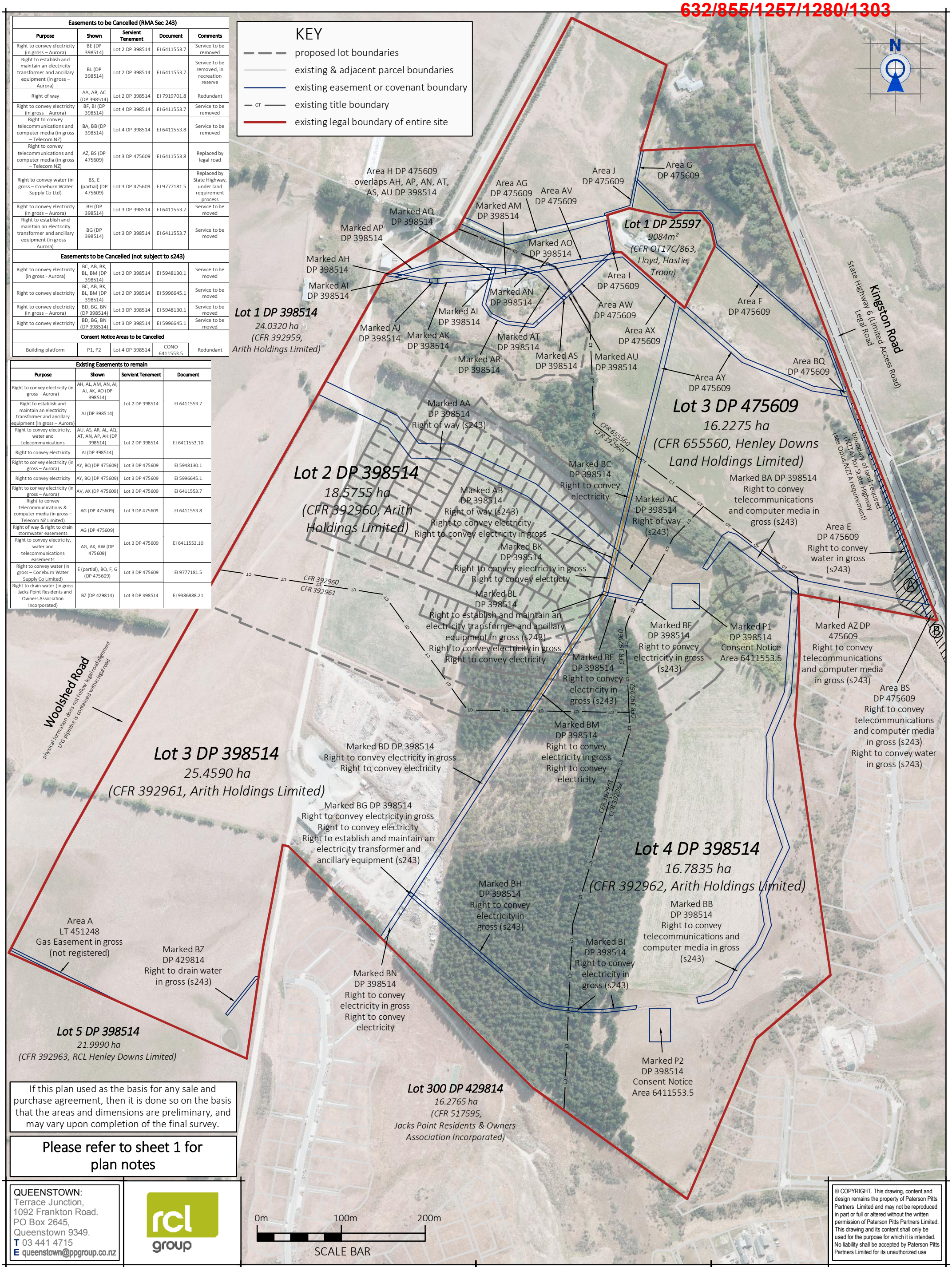
Purpose/Drawing Title:
Subdivision Plan - DP1
Proposed Building Envelopes

Surveyed by:	MA	Original Size: A3	Scale: 1:1500
Designed by:	RCL/BJ		
Drawn by:	MA		
Checked by:	SW		DO NOT SCALE
Approved by:	SW		
Job Ref: Q6205 - 12		Sheet No: 3	Revision No: A / Date Created: 20/06/2016

632/855/1257/1280/1303

Easements to be Cancelled (RMA Sec 243)				
Purpose	Shown	Servient Tenement	Document	Comments
Right to convey electricity (in gross – Aurora)	BE (DP 398514)	Lot 2 DP 398514	EI 6411553.7	Service to be removed
Right to establish and maintain an electricity transformer and ancillary equipment (in gross – Aurora)	BL (DP 398514)	Lot 2 DP 398514	EI 6411553.7	Service to be removed, in recreation reserve
Right of way	AA, AB, AC (DP 398514)	Lot 2 DP 398514	EI 7919701.8	Redundant
Right to convey electricity (in gross – Aurora)	BF, BI (DP 398514)	Lot 4 DP 398514	EI 6411553.7	Service to be removed
Right to convey telecommunications and computer media (in gross – Telecom NZ)	BA, BB (DP 398514)	Lot 4 DP 398514	EI 6411553.8	Service to be removed
Right to convey telecommunications and computer media (in gross – Telecom NZ)	AZ, BS (DP 475609)	Lot 3 DP 475609	EI 6411553.8	Replaced by legal road
Right to convey water (in gross – Coneburn Water Supply Co Ltd)	BS, E (partial) (DP 475609)	Lot 3 DP 475609	EI 9777181.5	Replaced by State Highway, under land requirement process
Right to convey electricity (in gross – Aurora)	BH (DP 398514)	Lot 3 DP 398514	EI 6411553.7	Service to be moved
Right to establish and maintain an electricity transformer and ancillary equipment (in gross – Aurora)	BG (DP 398514)	Lot 3 DP 398514	EI 6411553.7	Service to be moved
Easements to be Cancelled (not subject to s243)				
Right to convey electricity (in gross - Aurora)	BC, AB, BK, BL, BM (DP 398514)	Lot 2 DP 398514	EI 5948130.1	Service to be moved
Right to convey electricity	BC, AB, BK, BL, BM (DP 398514)	Lot 2 DP 398514	EI 5996645.1	Service to be moved
Right to convey electricity (in gross – Aurora)	BD, BG, BN (DP 398514)	Lot 3 DP 398514	EI 5948130.1	Service to be moved
Right to convey electricity	BD, BG, BN (DP 398514)	Lot 3 DP 398514	EI 5996645.1	Service to be moved
Consent Notice Areas to be Cancelled				
Building platform	P1, P2	Lot 4 DP 398514	CONO 6411553.5	Redundant

Existing Easements to remain			
Purpose	Shown	Servient Tenement	Document
Right to convey electricity (in gross – Aurora)	AH, AL, AM, AN, AI, AJ, AK, AO (DP 398514)	Lot 2 DP 398514	EI 6411553.7
Right to establish and maintain an electricity transformer and ancillary equipment (in gross – Aurora)	AI (DP 398514)		
Right to convey electricity, water and telecommunications	AU, AS, AR, AL, AQ, AT, AN, AP, AH (DP 398514)	Lot 2 DP 398514	EI 6411553.10
Right to convey electricity	AI (DP 398514)		
Right to convey electricity (in gross – Aurora)	AY, BQ (DP 475609)	Lot 3 DP 475609	EI 5948130.1
Right to convey electricity	AY, BQ (DP 475609)	Lot 3 DP 475609	EI 5996645.1
Right to convey electricity (in gross – Aurora)	AV, AX (DP 475609)	Lot 3 DP 475609	EI 6411553.7
Right to convey telecommunications & computer media (in gross – Telecom NZ Limited)	AG (DP 475609)	Lot 3 DP 475609	EI 6411553.8
Right of way & right to drain stormwater easements	AG (DP 475609)	Lot 3 DP 475609	EI 6411553.10
Right to convey electricity, water and telecommunications easements	AG, AX, AW (DP 475609)		
Right to convey water (in gross – Coneburn Water Supply Co Limited)	E (partial), BQ, F, G (DP 475609)	Lot 3 DP 475609	EI 9777181.5
Right to drain water (in gross – Jacks Point Residents and Owners Association Incorporated)	BZ (DP 429814)	Lot 3 DP 398514	EI 9386888.21



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Hanley's Farm
Kingston Road, Queenstown

Purpose/Drawing Title:
Subdivision Plan - DP1
Existing Title Interests and
Aerial Image Overlay

Surveyed by:	MA	Original Size:	Scale: 1:4000
Designed by:	RCL/BJ	A3	
Drawn by:	MA		
Checked by:	SW		DO NOT SCALE
Approved by:	SW		
Job Ref: Q6205 - 12		Sheet No: 4	Revision No: A / Date Created: 20/06/2016

PLOT DATE: 24 June, 2016 - 1:41 PM BY: Michael Allan

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