

SUBDIVISION NOTES:
VEST AS ROAD
 Lots 7 and 52 - 59 hereon are to vest in Queenstown Lakes District Council as Legal Road.

VEST AS RESERVE
 Lot 79 hereon is to vest in Queenstown Lakes District Council as Local Purpose Reserve (Walkway and Services).

Lot 80 hereon is to vest in Queenstown Lakes District Council as Recreation Reserve.

AMALGAMATION CONDITIONS
 Lot 1 (Legal Access) be held by the owners of Lot 1041 hereon (CSN to be confirmed).

Lot 2 (Legal Access) be held by the owners of Lot 1042 hereon (CSN to be confirmed).

Lot 3 (Legal Access) be held as undivided 1/2 shares by the owners of Lots 7185 and 7186 hereon (CSN to be confirmed).

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

ROAD FRONTAGE CONDITIONS
 No vehicular access will be permitted from Road 7 to Lots 7244 and 7245.

Vehicular access to Lot 1041 shall be from Lot 1 only.

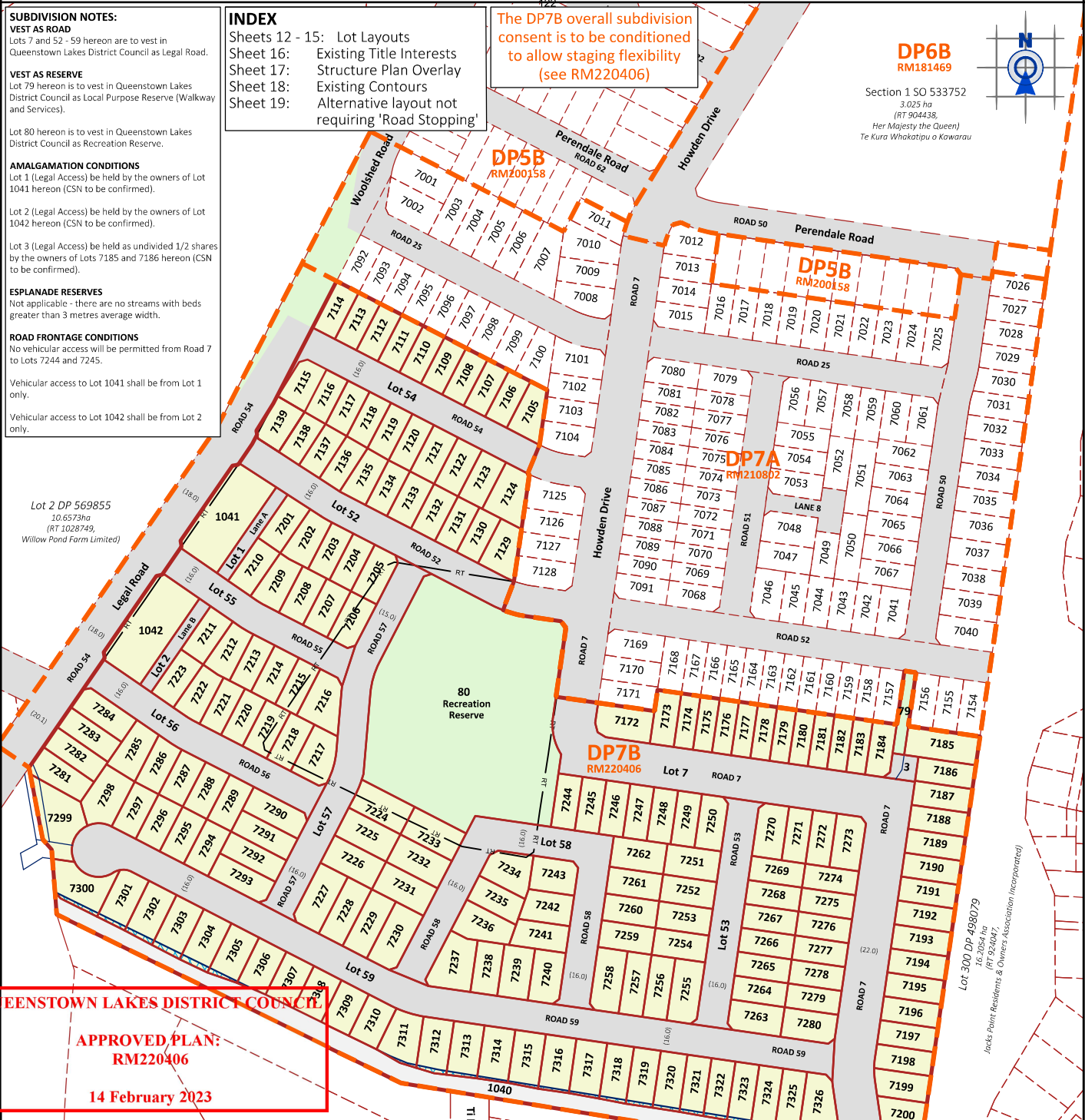
Vehicular access to Lot 1042 shall be from Lot 2 only.

INDEX
 Sheets 12 - 15: Lot Layouts
 Sheet 16: Existing Title Interests
 Sheet 17: Structure Plan Overlay
 Sheet 18: Existing Contours
 Sheet 19: Alternative layout not requiring 'Road Stopping'

The DP7B overall subdivision consent is to be conditioned to allow staging flexibility (see RM220406)

DP6B
 RM181469

Section 1 SO 533752
 3.025 ha
 (RT 904438,
 Her Majesty the Queen)
 Te Kura Whakaitipu o Kowarau



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM220406

14 February 2023

GENERAL 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 dimensions prefixed with 'A' are arc boundaries.

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.

Consent is applied for to cancel Consent Notice 10991315.8 Condition d (provision of open space areas) as it relates to the proposed residential lots, reserve lots and roads proposed in this subdivision.

Consent is applied for to cancel Consent Notice 7919701.13 (on Lot 1037 RM210802, formerly Lot 911 DP 510675) in its entirety.

Rev.	Revision Details	By	Date
K	Replace lots 7140 - 7153 with Lots 1041 and 1042. Update amalgamation conditions and easement table.	MA	17/01/2023
J	Update boundaries for Lots 52, 57, 80. Update Lots 1 and 2 to access lots.	HR	08/12/2022
I	Update boundaries and easements for Lots 52, 57, 80, 7224, 7281, 7299 and 7300. Update Lot 79 reserve purpose.	MA	17/11/2022
H	Show 7B and 7C stages, for RCL	MA	29/09/2022
G	Updated optional easements table	MA	29/08/2022
F	Add vehicular access notes	MA	17/08/2022
E	Widen Lot 7200, add no build area	MA	21/07/2022
D	Modified Lot 1040 northern boundary	MA	05/07/2022
C	Add 7B and 7C stages, for RCL use	MA	27/06/2022
B	Created Lot 1040 balance land over drainage easement	DB	10/06/2022
A	Original Issue	MA	04/05/2022

KEY

- 32 - proposed lot boundaries
- - - - - adjacent existing parcel boundaries
- - - - - new or existing easements to remain
- ▭ no build area
- ▭ existing easement to partially remove
- RT - underlying parcel (RT) boundary
- - - - - subdivision stage boundaries

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

SCALE BAR 1:2000

0m 50m 100m

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.

rcl group

© COPYRIGHT. This drawing, content, and design remains the property of Paterson Pitts LP and may not be reproduced in part or full or altered without the written permission of Paterson Pitts LP. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts LP for its unauthorised use.

PATERSONPITTS GROUP
 Surveying • Planning • Engineering

Your Land Professionals
 www.ppgroup.co.nz
 0800 PPGROUP

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

Plan of Proposed Subdivision DP7B

Lots 1 - 3, 7, 52 - 59, 79 - 80, 1040 - 1042, 7105 - 7124, 7129 - 7139 and 7172 - 7326 being a Proposed Subdivision of Lots 1037 and 1038 RM210802 and part roads to be stopped (Part Woolshed Road)

Surveyed by: Paterson Pitts
 Original Scale: A3
 Scale: 1:2000

Designed by: MA, RCL, Mar 2022
 Drawn by: SR, MA, HR
 Checked by: MA, HR
 Approved by: MA, HR

Job Ref: G6205 - 72
 Sheet No: 11
 Revision No: K
 Date Created: 17/01/2023

DO NOT SCALE

Please refer to sheet 11 for plan notes

KEY

- 3.2 proposed lot boundaries
- adjacent existing parcel boundaries
- new or existing easements
- no build area
- existing easement to partially remove
- underlying parcel (RT) boundary
- subdivision stage boundaries

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.

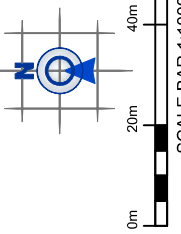
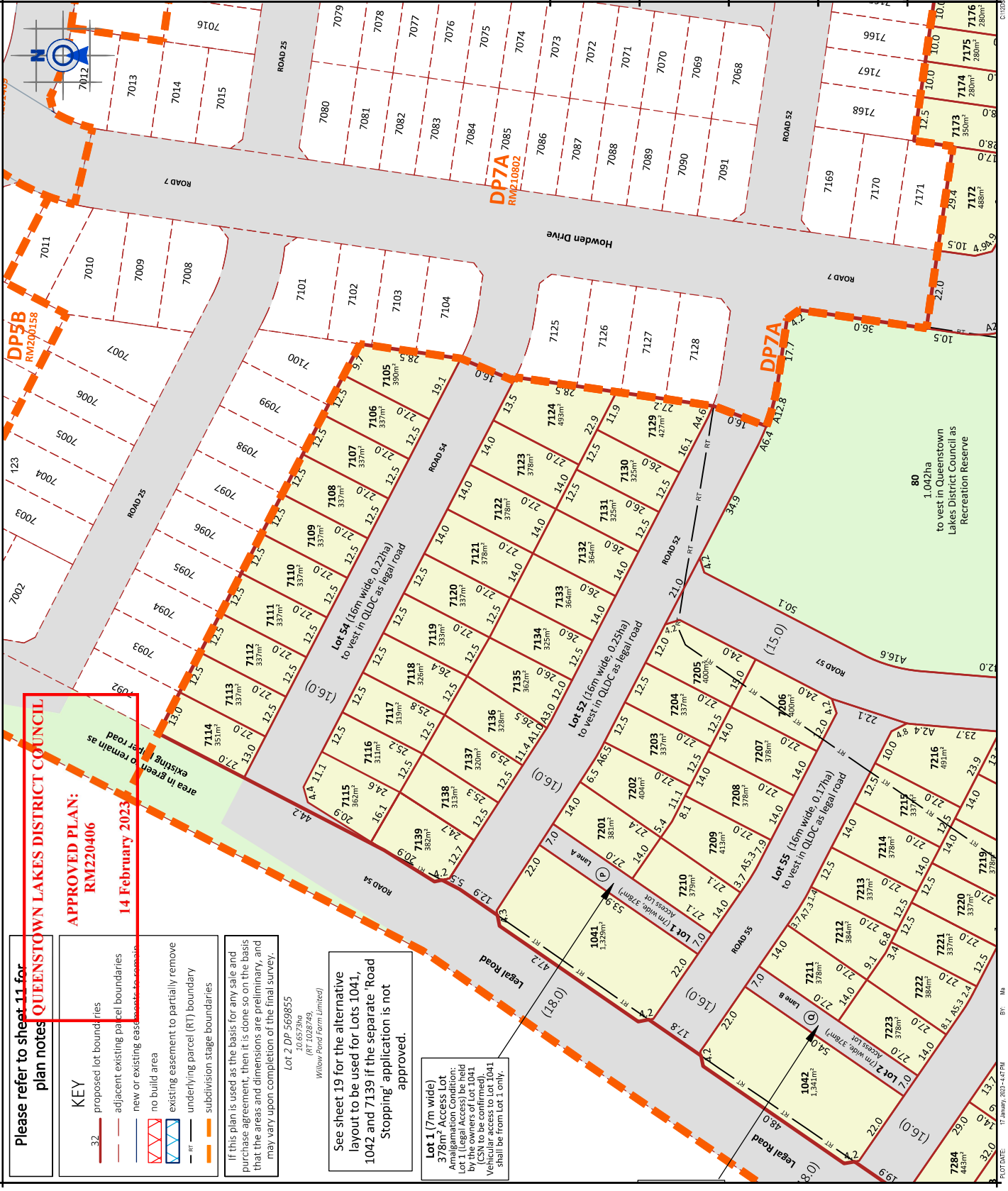
See sheet 19 for the alternative layout to be used for Lots 1041, 1042 and 7139 if the separate Road Stopping application is not approved.

Lot 1 (7m wide) 378m² Access Lot
 Amalgamation Condition:
 Lot 1 (Legal Access) be held by the owners of Lot 1041 (CSN) and Lot 1042. Vehicular access to Lot 1041 shall be from Lot 1 only.

APPROVED PLAN:
 RM2220406

14 February 2023

area in green to remain as existing open road



Proposed Easements

Shown	Purpose	Burdened Land	Benefited Land or Grantee
A	Right of way (pedestrian)	Lot 3	Queenstown Lakes District Council (in gross)
B	Right of Way	Lot 3	Lot 7185 Lot 7186
A and B	Right to convey water	Lot 3	Queenstown Lakes District Council (in gross)
H	Right to drain sewage	Lot 79	Queenstown Lakes District Council (in gross)
P	Right to drain sewage	Lot 1	Queenstown Lakes District Council (in gross)
Q	Right to convey electricity	Lot 2	Lakeland Network Limited (in gross)
A and B	Right to convey telecommunications	Lot 2	Chorus New Zealand Limited (in gross)
H	Right to drain sewage	Lot 2	Queenstown Lakes District Council (in gross)
P	Right to drain sewage	Lot 2	Queenstown Lakes District Council (in gross)
Q	Right to convey water	Lot 2	Queenstown Lakes District Council (in gross)
M	Right to drain water	Lot 299	Queenstown Lakes District Council (in gross)
N	Right to drain water	Lot 15 DP 564096	Queenstown Lakes District Council (in gross)
O	Right to convey water	Lot 1	Queenstown Lakes District Council (in gross)
D	Right of way	Lot 1	Lot 1041
Q	Right of way	Lot 2	Lot 1042

PATERSONPITTSGROUP
 Surveying • Planning • Engineering
 Your Land Professionals
 www.pppgroup.co.nz
 0800 PPPGROUP

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

Client Name:
RCL Henley Downs Limited
 Howden Drive
 Hanley's Farm

Plan of Proposed Subdivision
 DP7B
 Lots 1 - 3, 7, 52 - 59, 79 - 80, 1040 - 1042, 7105 - 7124, 7129 - 7139 and 7172 - 7326 being a Proposed Subdivision of Lots 1037 and 1038 RM210802 and part roads to be stopped (Part Woolshed Road)

Surveyed by:	Paterson Pitts	Original Size:	Scale:
Designed by:	M.A. RCL Mar 2022	Drawn by:	S.R. M.A. HR
Checked by:	M.A. HR	Approved by:	A3
Scale:	1:1000	DO NOT SCALE	
Sheet No:	12	Revision No:	K
Project No:	06205 - 72	Date:	17/01/2023

© 2023 PATERNON PITTSGROUP. All rights reserved. This drawing is the property of Paterson Pitts Group and may not be reproduced in part or full without the prior written consent of Paterson Pitts Group. This drawing and its content shall only be used for the purpose for which it is intended. No liability is accepted by Paterson Pitts Group for any loss or damage caused by the use of this drawing for any unauthorised use.



Shown	Purpose	Burdened Land	Benefited Land or Grantee
A	Right of way (pedestrian)	Lot 3	Queenstown Lakes District Council (in gross)
B	Right of Way	Lot 3	Lot 7185 Lot 7186
A and B	Right to convey water	Lot 3	Queenstown Lakes District Council (in gross)
H	Right to drain sewage	Lot 79	
E		Lot 1	
Q		Lot 2	
A and B	Right to convey electricity	Lot 3	Lakeland Network Limited (in gross)
H		Lot 79	
P		Lot 2	
Q		Lot 2	
A and B	Right to convey telecommunications	Lot 3	Chorus New Zealand Limited (in gross)
H		Lot 1	
P		Lot 2	
Q		Lot 2	
M	Right to drain water	Lot 7299	Queenstown Lakes District Council (in gross)
N	Right to convey water	Lot 15	Queenstown Lakes District Council (in gross)
M		Lot 7299	
K	Right to overland flow	Lot 7291	Queenstown Lakes District Council (in gross)
L	Right to convey water	Lot 7299	Queenstown Lakes District Council (in gross)
O		Lot 15	
P		Lot 7299	
Q	Right of way	Lot 1	Lot 1041
Q	Right of way	Lot 2	Lot 1042

PATERSON PITTS GROUP
 Surveying • Planning • Engineering
 Your Land Professionals
 Wellington
 0800 PPGROUP

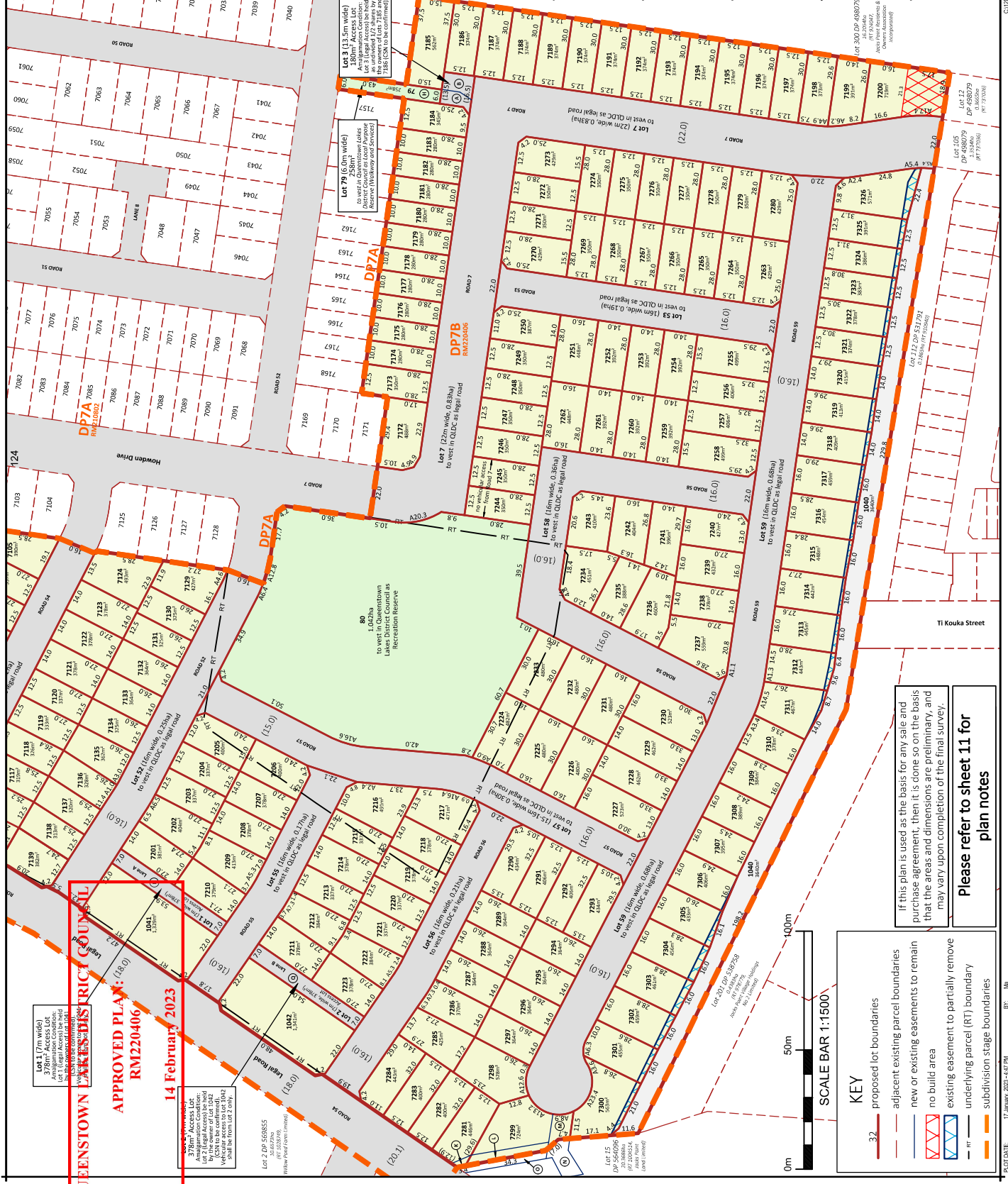
© COPYRIGHT: This drawing content and design is the intellectual property of Paterson Pitts Group. It may not be reproduced in part or full or altered without the written permission of Paterson Pitts Group. This drawing is for information only and is not intended for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Group for any unauthorised use.

QUEENSTOWN:
 Terrace Junction,
 1092 Frankton Road,
 PO Box 2645,
 Queenstown 9349.
 Tel: 03 44 44 79
 E: queenstown@ppgroup.co.nz

RCL Henley Downs Limited
 Howden Drive
 Hanley's Farm

Plan of Proposed Subdivision
DP7B
 Lots 1-3, 7, 52-59, 79-80, 1040-1042, 7105-7124, 7129, 7139 and 7172-7326 being a Proposed Subdivision of Lots 1037 and 1038 (RM2108/02) and Part Lots to be Stopped (Part 7/Woolshed Road)

Designed by:	MA, RA, MB, 2022	Scale:	1:1500
Drawn by:	SR, MA, HR	Original Size:	A3
Checked by:	MA, HR	Job Ref:	13
Approved by:	SR	Revision No:	K
Date:	17/01/2023	Sheet No:	Q6205 - 72



QUEENSTOWN DISTRICT COUNCIL
APPROVED PLAN: RM220406
14 February 2023

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

KEY	
	proposed lot boundaries
	adjacent existing parcel boundaries
	new or existing easements to remain
	no build area
	existing easement to partially remove
	underlying parcel (RT) boundary
	subdivision stage boundaries

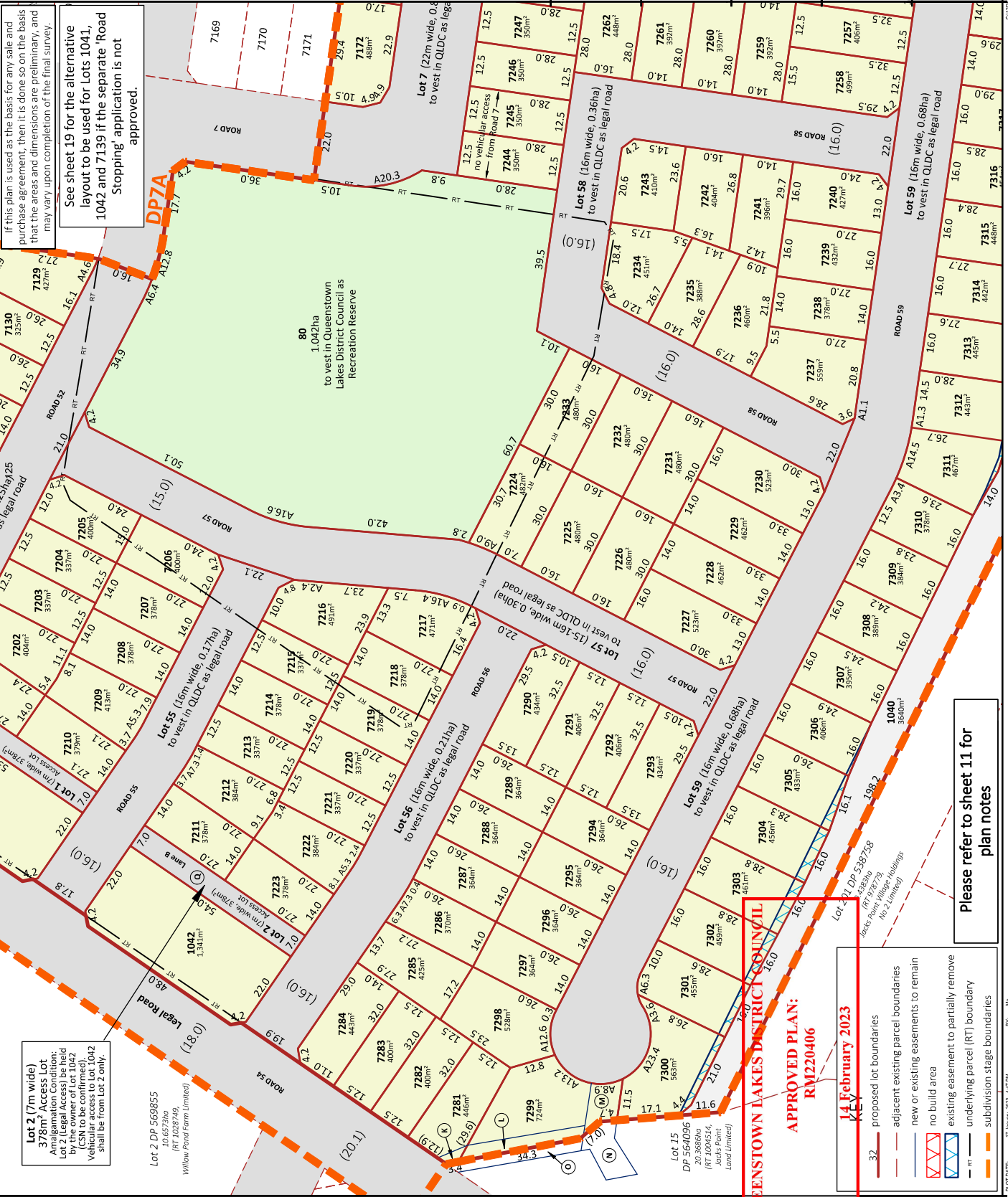
SCALE BAR 1:1500
 0m 50m 100m

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.

See sheet 19 for the alternative layout to be used for Lots 1041, 1042 and 7139 if the separate 'Road Stopping' application is not approved.

Lot 2 (7m wide)
378m² Access Lot
Amalgamation Condition:
Lot 2 (Legal Access) to be held by the owner of Lot 1042 (Vest CSN to be confirmed).
Vest CSN to be confirmed. Lot 2 shall be from Lot 1 only.

Lot 2 DP 569855
10.6573ha
(RT 1028749,
Willow Pond Farm Limited)



Shown	Purpose	Burdened Land	Benefited Land or Grantee
A	Right of way (pedestrian)	Lot 3	Queenstown Lakes District Council (in gross)
B	Right of Way	Lot 3	Lot 7185 Lot 7186
A and B	Right to convey water Right to drain water Right to drain sewage	Lot 3	Queenstown Lakes District Council (in gross)
H	Right to convey water	Lot 79	
I	Right to convey water	Lot 79	
Q	Right to convey electricity	Lot 2	Lakeland Network Limited (in gross)
A and B	Right to convey electricity	Lot 2	
H	Right to convey telecommunications	Lot 3	Chorus New Zealand Limited (in gross)
P	Right to convey telecommunications	Lot 1	
Q	Right to convey telecommunications	Lot 2	
M	Right to drain water Right to drain sewage Right to convey water	Lot 7299	Queenstown Lakes District Council (in gross)
N	Right to drain water Right to drain sewage Right to convey water	Lot 15 DP 564096	Queenstown Lakes District Council (in gross)
M	Right to convey water	Lot 7299	Queenstown Lakes District Council (in gross)
K	Right to drain water Right to drain sewage Right to convey water	Lot 7281	Queenstown Lakes District Council (in gross)
L	Right to drain water Right to drain sewage Right to convey water	Lot 7299 DP 564096	Queenstown Lakes District Council (in gross)
O	Right of way	Lot 1	Lot 1041
D	Right of way	Lot 1	Lot 1041
Q	Right of way	Lot 2	Lot 1042

PATERSONPITTSGROUP
Surveying • Planning • Engineering
Your Land Professionals
www.ppsgroup.co.nz
0800 PPSGROUP

QUEENSTOWN:
This drawing, when used in connection with the proposed subdivision, design remains the property of Paterson Pitts & Co. and may not be reproduced in part or in full without the written consent of Paterson Pitts & Co. This drawing and its content shall only be used for the purpose for which it is intended. No other use or reproduction is permitted without the prior written consent of Paterson Pitts & Co. for its unauthorised use.

RCL Henley Downs Limited
Howden Drive
Hanley's Farm

Plan of Proposed Subdivision
DP7B
Lots 1 - 3, 7, 52 - 59, 79 - 80, 1040 - 1042, 7105 - 7124, 7129 - 7139 and 7172 - 7326 Being a Proposed Subdivision of Lots 1037 and 1038 RM2-10802 and part roads to be stopped (Part Woolshed Road)

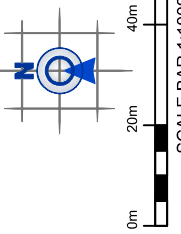
Surveyed by:	Paterson Pitts	Original Scale:	1:1000
Designed by:	MA, RL, MR 2022	Sheet No.:	A3
Drawn by:	SR, MA, MR	Scale:	1:1000
Checked by:	MA, MR	Revision No.:	14
Approved by:		DO NOT SCALE	
Drawn:		Scale:	K
Checked:		Revision:	17/01/2023
Approved:		Scale:	
Drawn:		Scale:	
Checked:		Scale:	
Approved:		Scale:	

APPROVED PLAN:
RM220406
14 February 2023

QUEENSTOWN LAKES DISTRICT COUNCIL

plan notes

- 32 proposed lot boundaries
- adjacent existing parcel boundaries
- new or existing easements to remain
- no build area
- existing easement to partially remove
- existing parcel (RT) boundary
- subdivision stage boundaries



Proposed Easements			Benefited Land or Grantee
Shown	Purpose	Burdened Land	
A	Right of way (pedestrian)	Lot 3	Queenstown Lakes District Council (in gross)
B	Right of Way	Lot 3	Lot 7185 Lot 7186
A and B	Right to convey water Right to drain water Right to drain sewage	Lot 3	Queenstown Lakes District Council (in gross)
H	Right to convey electricity	Lot 79	Queenstown Lakes District Council (in gross)
P		Lot 1	
Q	Right to convey electricity	Lot 2	Lakeland Network Limited (in gross)
H	Right to convey telecommunications	Lot 3	Chorus New Zealand Limited (in gross)
P		Lot 1	
Q	Right to convey water Right to drain water Right to convey water	Lot 299	Queenstown Lakes District Council (in gross)
M	Right to convey water	Lot 15 DP 564096	Queenstown Lakes District Council (in gross)
K	Right to drain water	Lot 281	Queenstown Lakes District Council (in gross)
L	Right to convey water	Lot 299	Queenstown Lakes District Council (in gross)
O	Right to convey water	Lot 15 DP 564096	Queenstown Lakes District Council (in gross)
D	Right of way	Lot 1	Lot 1041
Q	Right of way	Lot 2	Lot 1042

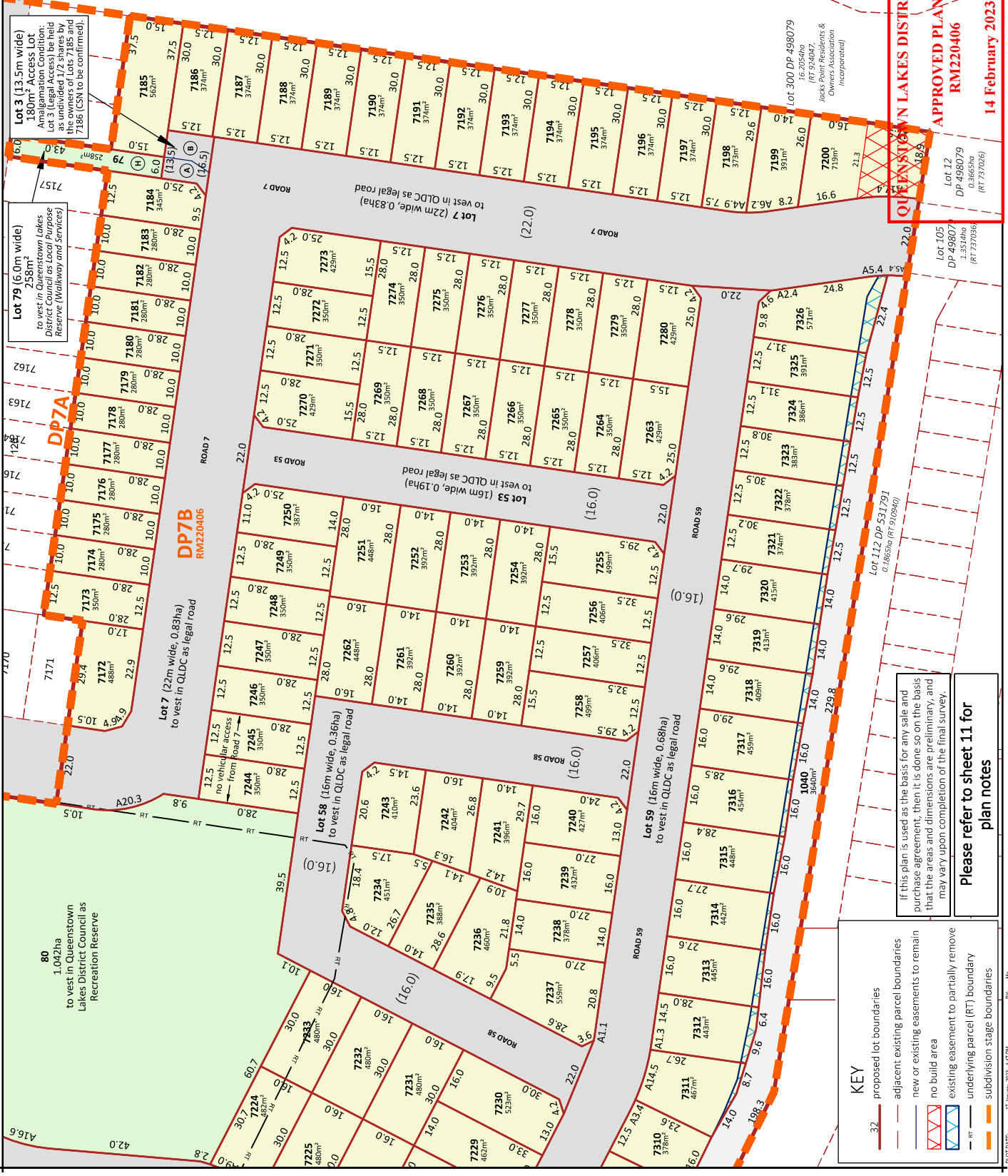
PATERSONPITTSGROUP
 Surveying • Planning • Engineering
 Your Land Professionals
www.pppgroup.co.nz
 0800 PPPGROUP

QUEENSTOWN:
 The drawings, contract and design remains the property of Paterson Pitts. It may not be reproduced in part or full or for any other purpose without the written consent of Paterson Pitts. All drawings and their content shall only be used for the purpose for which they are intended. No liability is accepted for any loss or damage suffered by any third party as a result of their use.
 E QUEENSTOWN@PPPGROUP.CO.NZ

RCL Henley Downs Limited
 Howden Drive
 Hanley's Farm

Plan of Proposed Subdivision
 DP7B
 Lots 1 - 3, 59, 79 - 80, 1040 - 1042, 7105 - 7124, 7129 - 7139 and 7172 - 7176 being a Proposed Subdivision of Lots 1037 and 1038 RM210802 and Lot 1039 RM210802 (Part Woolshed Road)

Surveyed by:	Paterson Pitts	Original Date:	Scale:
Designed by:	M.A. RCL Ltd 2022	Drawn by:	SR MAF
Checked by:	M.A. RCL Ltd	Scale:	1:1000
Drawn by:	SR MAF	Sheet No.:	A3
Approved by:	M.A. RCL Ltd	Revision No.:	15
Scale:	1:1000	Drawn On:	DO NOT SCALE
Scale:	1:1000	Revision No.:	K
Scale:	1:1000	Revision No.:	17/01/2023



APPROVED PLAN:
 RM220406
 14 February 2023

KEY
 - - - - - proposed lot boundaries
 - - - - - adjacent existing parcel boundaries
 - - - - - new or existing easements to remain
 no build area
 - - - - - existing easement to partially remove
 - - - - - underlying parcel (RT) boundary
 - - - - - subdivision stage boundaries

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