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TITLE: <b>RESOURCE CONSENT PLANSET</b>		
PROJECT: <b>ROBINS DEVELOPMENT LAKE HAYES</b>		
DESIGNED: SL, KB, RB	JOB NO.:	DATE ISSUED:
DRAWN: SL, KB, RB	<b>5473</b>	<b>May 2023</b>
APPROVED: B MCLEOD		

**QUEENSTOWN LAKES DISTRICT COUNCIL**

**APPROVED PLAN:  
RM220821**

**13th November 2023**



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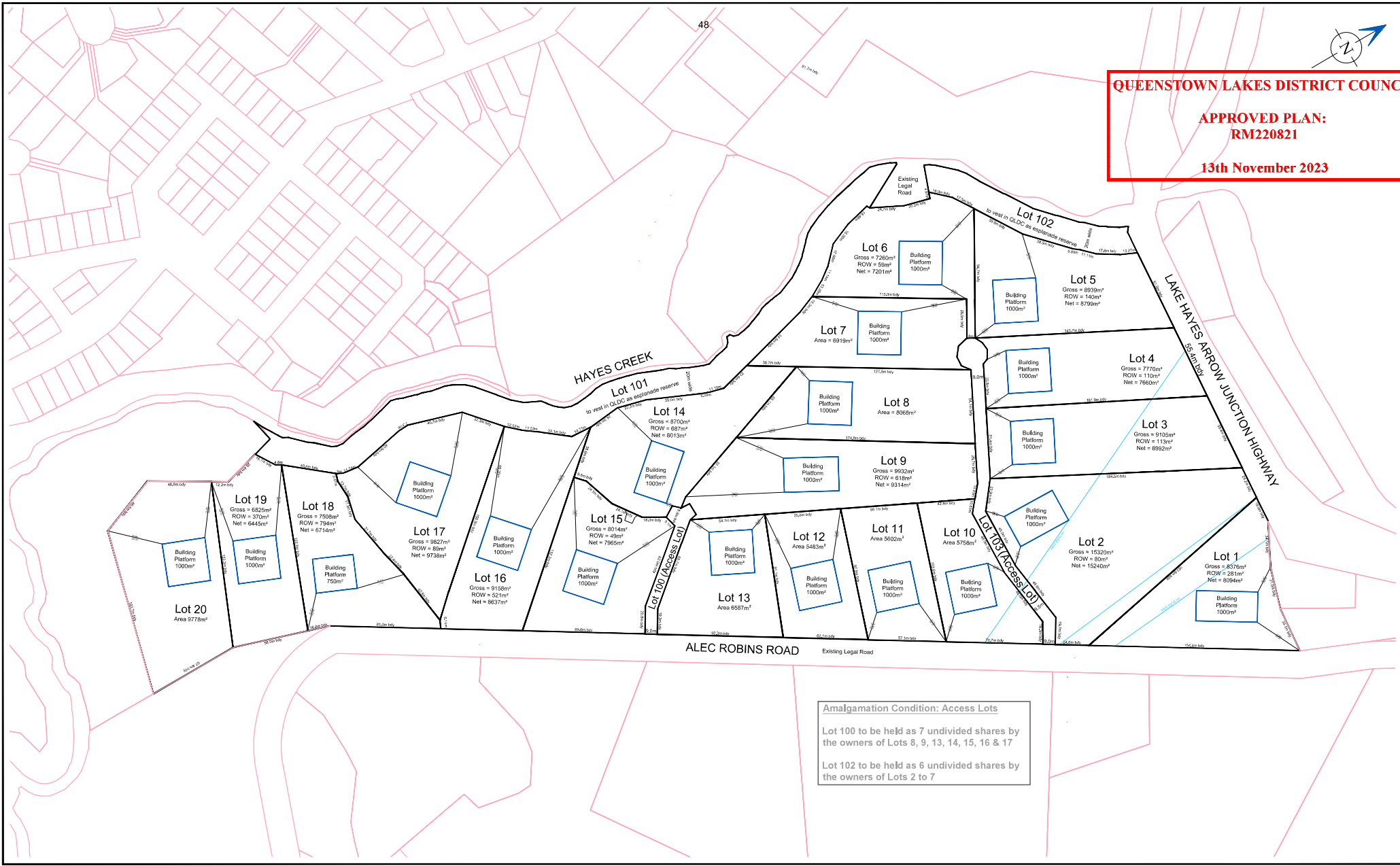
REV.	DATE	REVISION DETAILS	BY:
F	28/9/23	RC amendments	RB
E	30/8/22	Lot 17 Building Platform	KB
D	28/6/22	Zone Area Updates	KB
C	27/6/22	Plan Updates	KB
B	17/6/22	Development Updates	KB
A	28/9/22	Initial release	KB



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**Amalgamation Condition: Access Lots**

Lot 100 to be held as 7 undivided shares by the owners of Lots 8, 9, 13, 14, 15, 16 & 17

Lot 102 to be held as 6 undivided shares by the owners of Lots 2 to 7

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Document Set ID: 7732909

**NOTES:**  
Contour interval is 1.0 metres  
Levels in terms OIT X1Va SO 24437, RL 408.31

**ALL BEARINGS, DIMENSIONS AND LOT AREAS SUBJECT TO FINAL SURVEY**

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**TITLE:**  
SUBDIVISION SCHEME PLAN

**PROJECT:**  
ROBINS DEVELOPMENT  
LAKE HAYES

FOR RESOURCE CONSENT			
DESIGNED:	KB	SCALE:	DATE CREATED:
DRAWN:	RVB	1: 2500	25/5/23
APPROVED:	BM	Original Plan A3	
JOB No.	DRAWING No.	SHEET No.	REV.
5473	5R	01	F

APPROVED PLAN:  
RM220821

13th November 2023



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**TITLE:**  
SUBDIVISION & VEHICLE ACCESS OVERVIEW PLAN

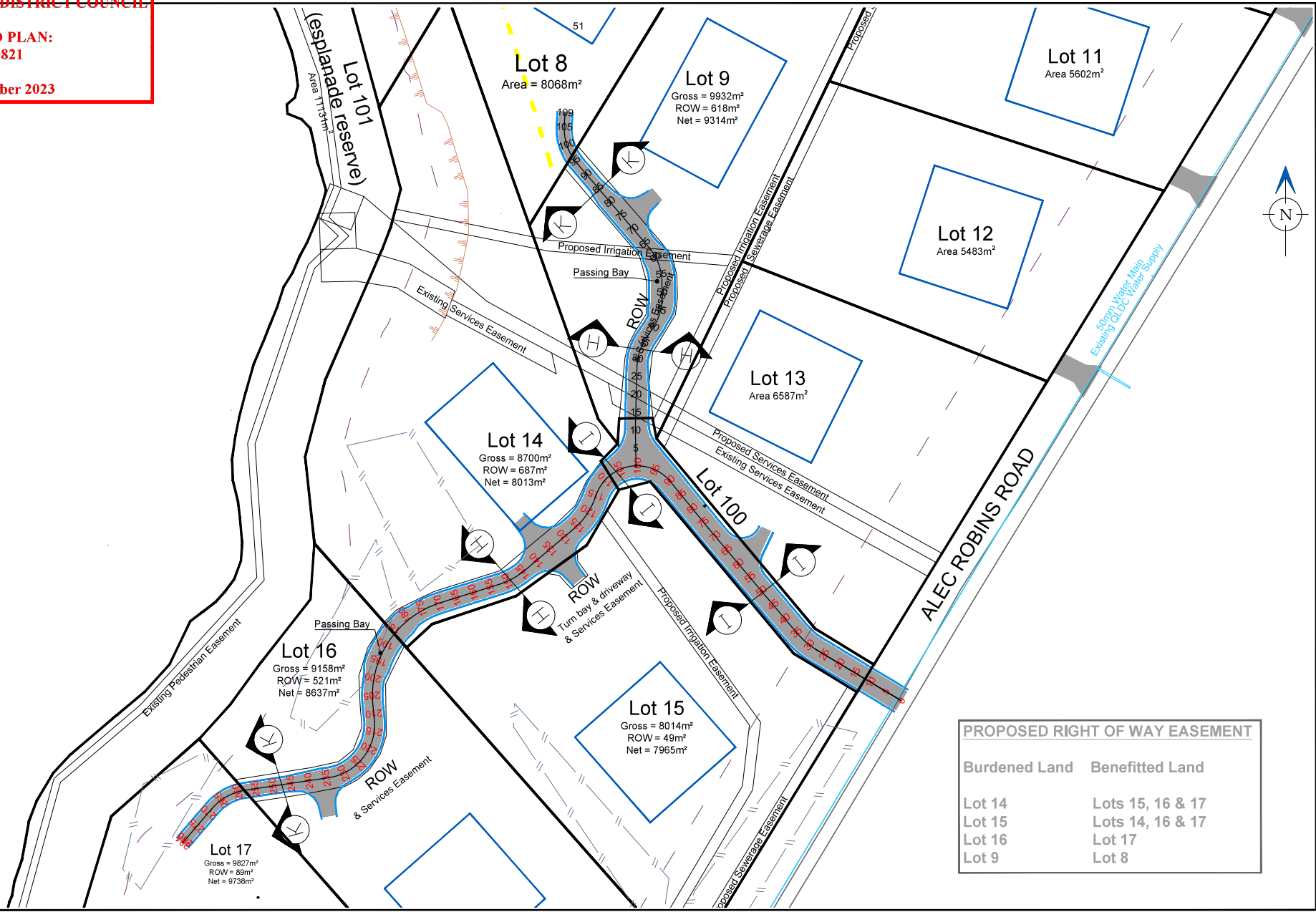
**PROJECT:**  
ROBINS DEVELOPMENT  
LAKE HAYES

FOR RESOURCE CONSENT			
DESIGNED: KB	SCALE: 1: 2500	DATE CREATED: 25/5/23	
DRAWN: RVB	Original Plan A3		
APPROVED: BM			
JOB No. 5473	DRAWINGS No. 5R	SHEET No. 02	REV. F



APPROVED PLAN:  
RM220821

13th November 2023



PROPOSED RIGHT OF WAY EASEMENT	
Burdened Land	Benefitted Land
Lot 14	Lots 15, 16 & 17
Lot 15	Lots 14, 16 & 17
Lot 16	Lot 17
Lot 9	Lot 8

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**NOTES:**  
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Levels in terms OIT XIVa SO 24437, RL 408.31

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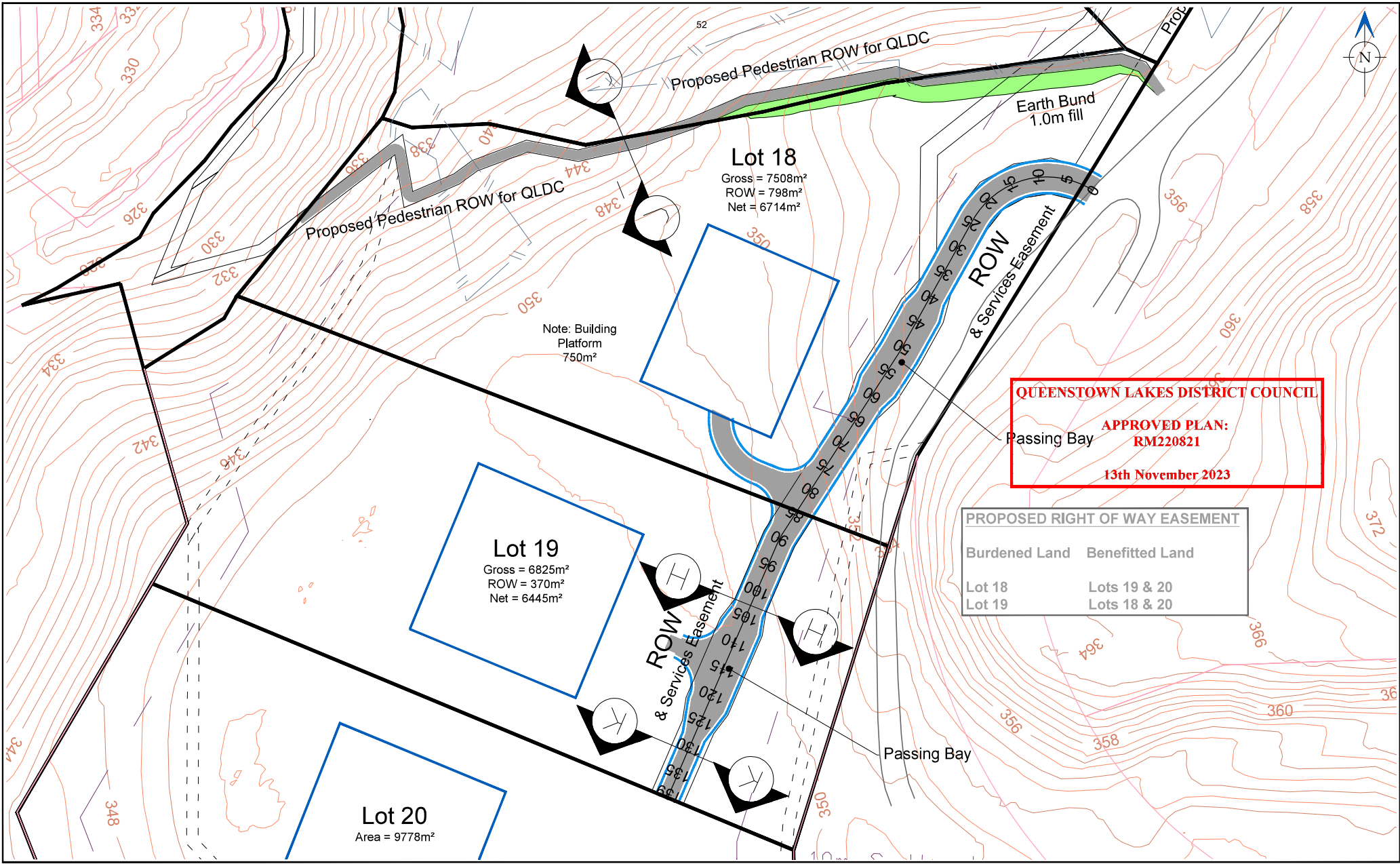
**WARNING NOTES:**  
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2. using the drawings or other data for any purpose not agreed to in writing by Aurum Survey Consultants.

**TITLE:**  
ROADING LAYOUT

**PROJECT:**  
ROBINS DEVELOPMENT  
LAKE HAYES

**FOR RESOURCE CONSENT**

DESIGNED: KB	SCALE: 1: 1000	DATE CREATED: 25/5/23
DRAWN: RVB	Original Plan A3	
APPROVED: BM		
JOB No. 5473	DRAWING No. 5R	SHEET No. 04 REV. F



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**APPROVED PLAN:**  
**RM220821**  
**13th November 2023**

PROPOSED RIGHT OF WAY EASEMENT	
Burdened Land	Benefitted Land
Lot 18	Lots 19 & 20
Lot 19	Lots 18 & 20

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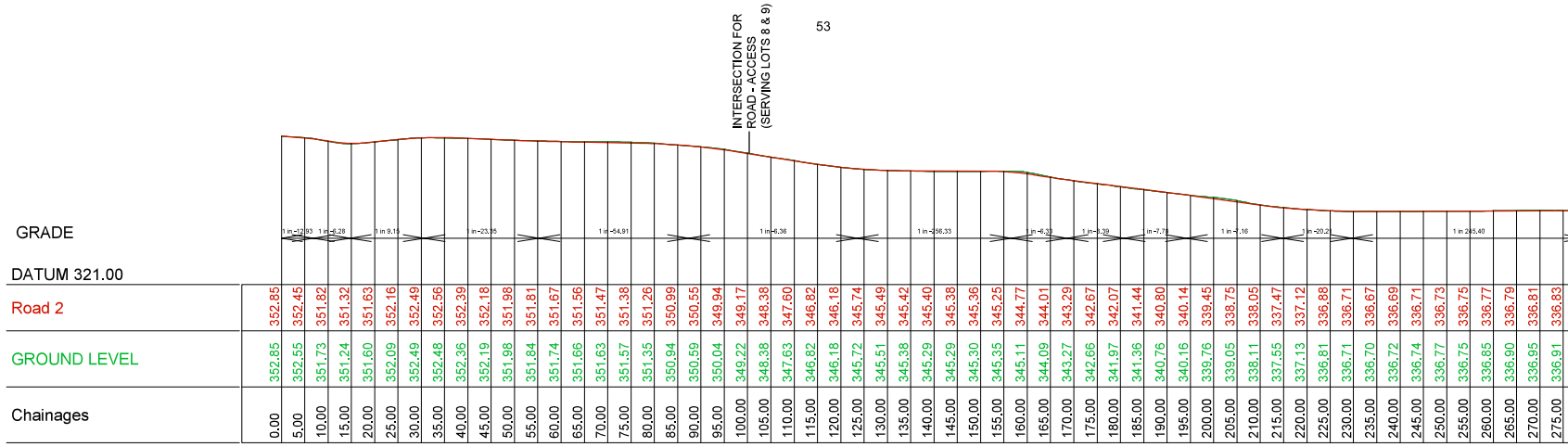
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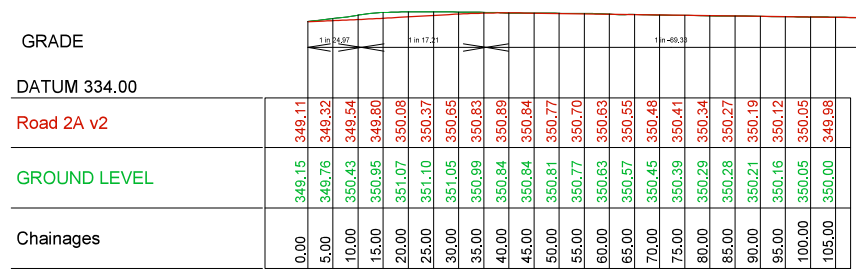
**TITLE:**  
 ROADING LAYOUT

**PROJECT:**  
 ROBINS DEVELOPMENT  
 LAKE HAYES

FOR RESOURCE CONSENT			
DESIGNED: KB	SCALE: 1: 600	DATE CREATED: 25/5/23	
DRAWN: RVB	Original Plan A3		
APPROVED: BM			
JOB No. 5473	DRAWINGS No. 5R	SHEET No. 05	REV. F



LONGITUDINAL SECTION  
ROAD - ACCESS LOT - LOT 100  
(SERVING LOTS 13-17)



LONGITUDINAL SECTION  
ROAD - ACCESS LOT - LOT 100  
(SERVING LOTS 8 & 9)

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**APPROVED PLAN:  
RM220821**

**13th November 2023**

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**TITLE:**  
ROAD LONGSECTIONS

**PROJECT:**  
ROBINS DEVELOPMENT  
LAKE HAYES

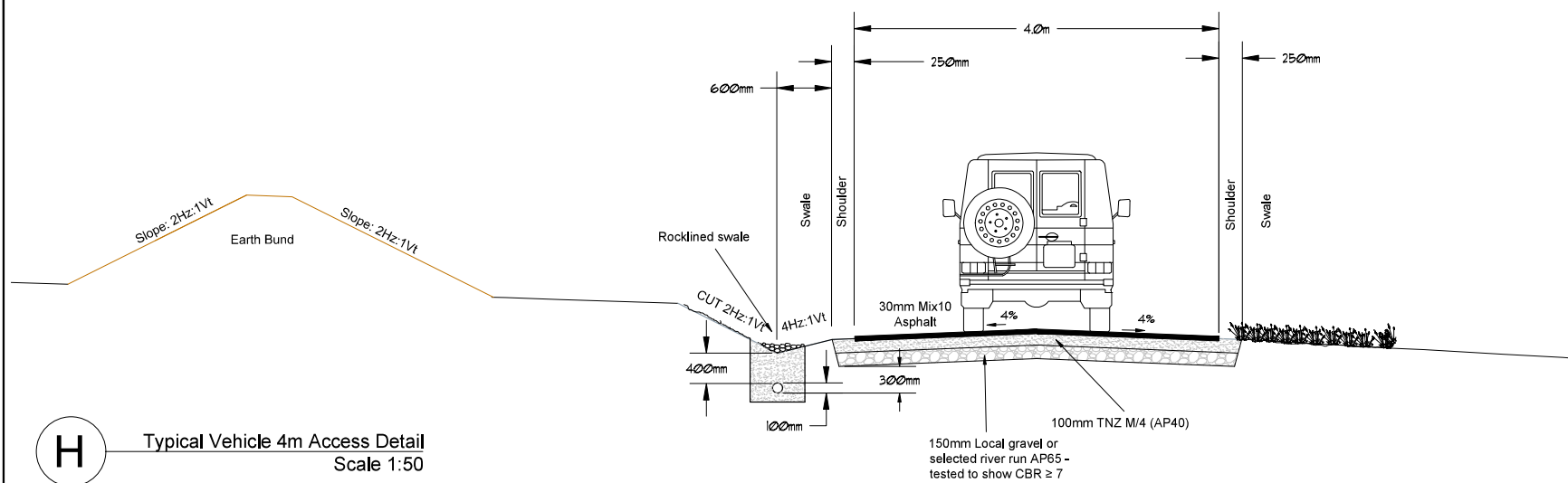
**FOR RESOURCE CONSENT**

DESIGNED: KB	SCALE: 1: 1000	DATE CREATED: 25/5/23
DRAWN: RVB	Original Plan A3	
APPROVED: BM		
JOB No. 5473	DRAWING No. 5R	SHEET No. 06 REV. F



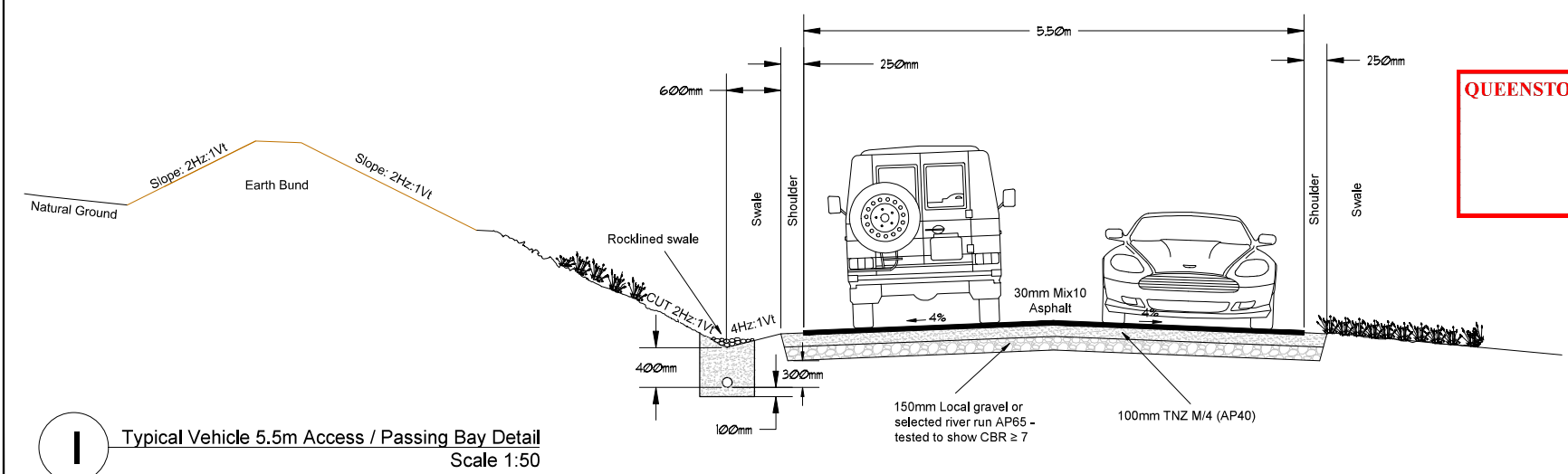


55



H

Typical Vehicle 4m Access Detail  
Scale 1:50



I

Typical Vehicle 5.5m Access / Passing Bay Detail  
Scale 1:50

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**APPROVED PLAN:**  
**RM220821**  
  
**13th November 2023**

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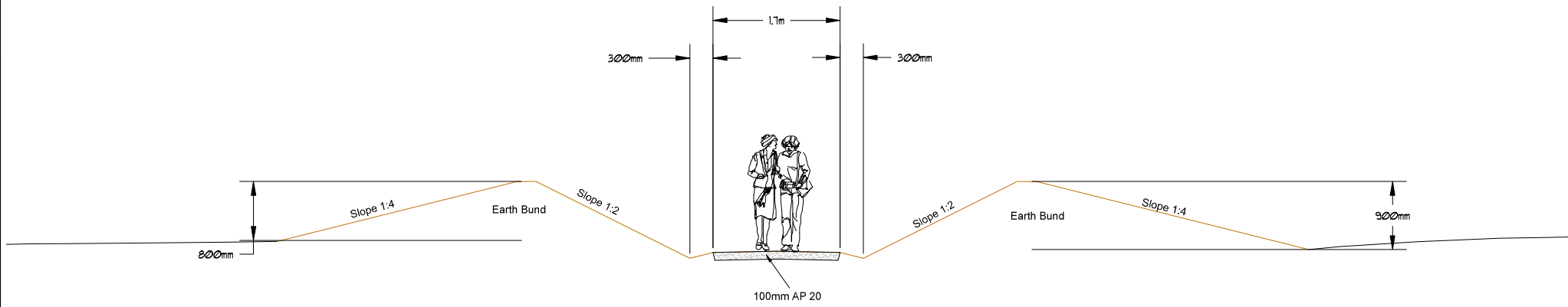
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**TITLE:**  
 ROADING TYPICAL DETAILS

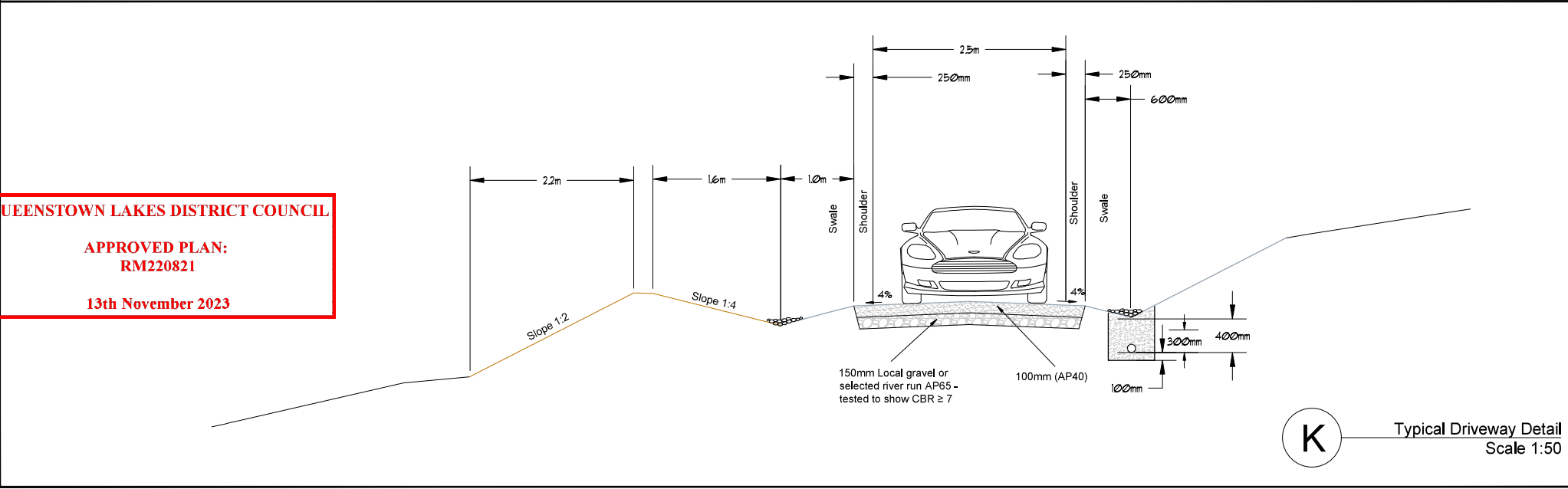
**PROJECT:**  
 ROBINS DEVELOPMENT  
 LAKE HAYES

FOR RESOURCE CONSENT			
DESIGNED: KB	SCALE: 1:50	DATE CREATED: 25/5/23	
DRAWN: RVB	Original Plan A3		
APPROVED: BM			
JOB No. 5473	DRAWING No. 5R	SHEET No. 08	REV. F



J

Typical Pedestrian Trail Detail  
Scale 1:50



K

Typical Driveway Detail  
Scale 1:50

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APPROVED PLAN:  
RM220821  
  
13th November 2023

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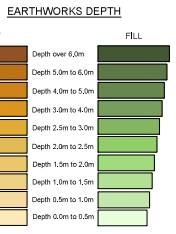
**NOTES:**  
Contour interval is 1.0 metres  
Levels in terms of NZVD 2016 SO 24437, RL 408.31  
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**TITLE:**  
ROADING TYPICAL DETAILS

**PROJECT:**  
ROBINS DEVELOPMENT  
LAKE HAYES

FOR RESOURCE CONSENT			
DESIGNED: KB	SCALE: 1:50	DATE CREATED: 25/5/23	
DRAWN: RVB	Original Plan A3		
APPROVED: BM			
JOB No. 5473	DRAWING No. 5R	SHEET No. 9	REV. F



**EARTHWORKS SUMMARY**

Areas	Areas
Earthworks area	22,400m <sup>2</sup>
<b>Volumes</b>	<b>Volumes</b>
Cut	9300m <sup>3</sup>
Fill	3600m <sup>3</sup>
Excess	5700m <sup>3</sup>
Max Cut	5.5m
Max Fill	3.0m



**QUEENSTOWN LAKES DISTRICT COUNCIL**  
**APPROVED PLAN:**  
**RM220821**  
**13th November 2023**

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**NOTES:**  
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 Levels in terms OIT Xiva SO 24437, RL 408.31

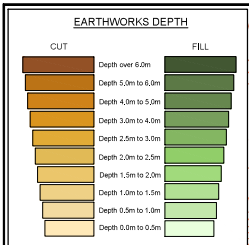
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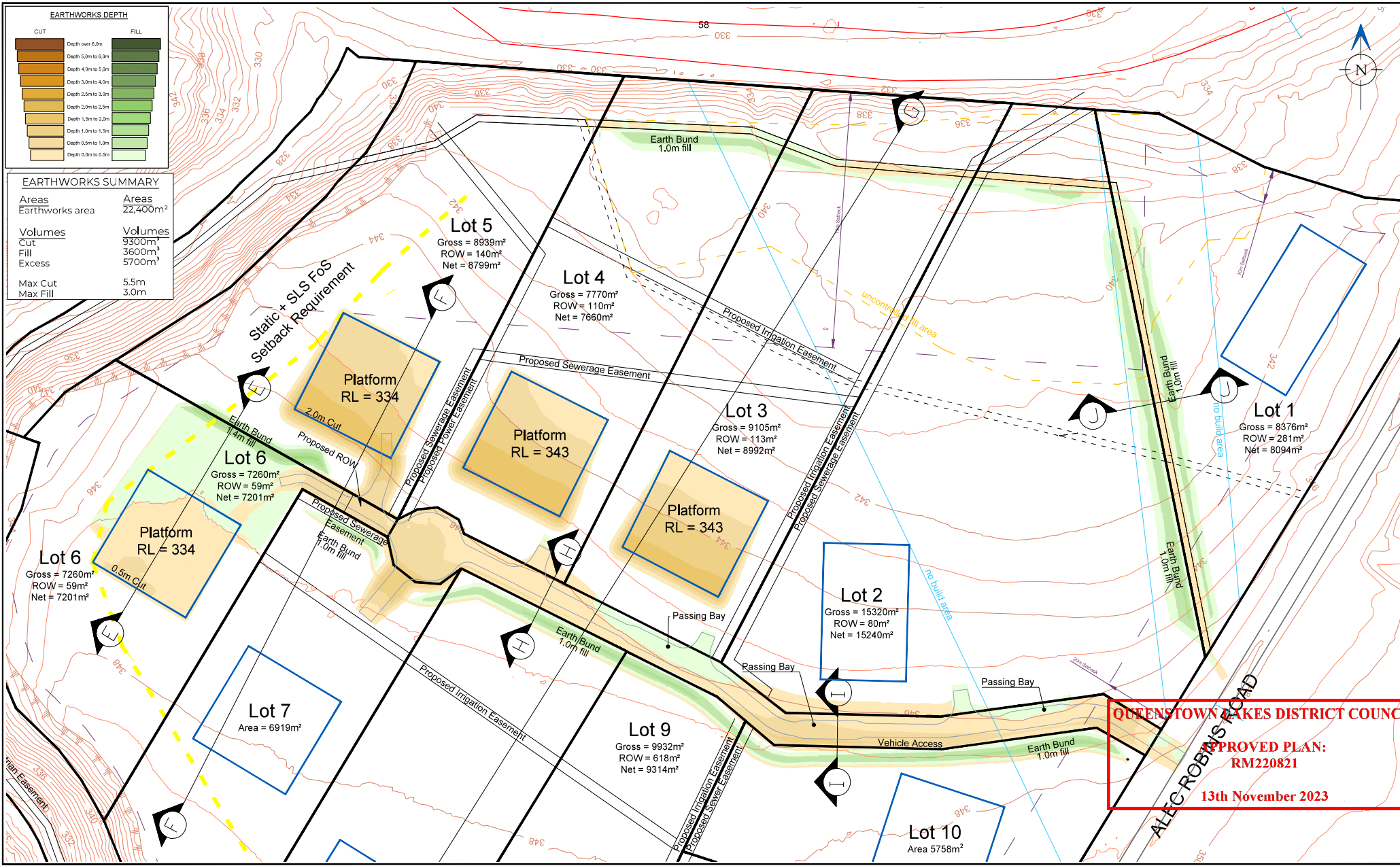
**TITLE:**  
 EARTHWORKS OVERVIEW

**PROJECT:**  
 ROBINS DEVELOPMENT  
 LAKE HAYES

FOR RESOURCE CONSENT			
DESIGNED: KB	SCALE: 1: 2500	DATE CREATED: 25/5/23	
DRAWN: RVB	Original Pbn A3		
APPROVED: BM			
JOB NO: 5473	DRAWING NO: 5R	SHEET NO: 10	REV: F



EARTHWORKS SUMMARY	
Areas	Areas
Earthworks area	22,400m <sup>2</sup>
Volumes	Volumes
Cut	9300m <sup>3</sup>
Fill	3600m <sup>3</sup>
Excess	5700m <sup>3</sup>
Max Cut	5.5m
Max Fill	3.0m



**QUEENSTOWN LAKES DISTRICT COUNCIL**  
**APPROVED PLAN:**  
**RM220821**  
**13th November 2023**

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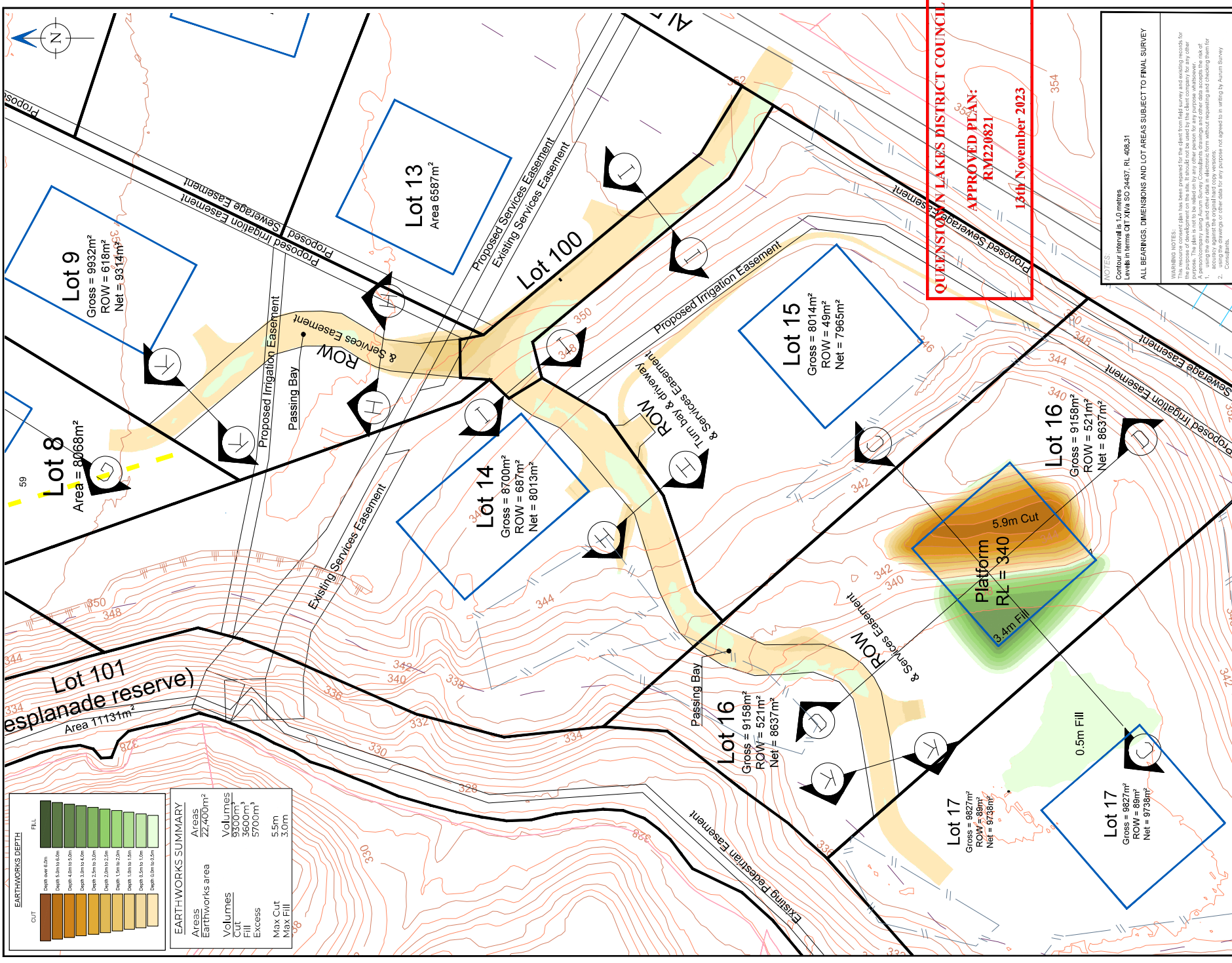
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**TITLE:**  
 EARTHWORKS PLAN

**PROJECT:**  
 ROBINS DEVELOPMENT  
 LAKE HAYES

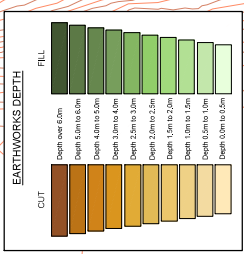
FOR RESOURCE CONSENT			
DESIGNED:	KB	SCALE:	DATE CREATED:
DRAWN:	RVB	1: 1000	25/5/23
APPROVED:	BM	Original Plan A3	
JOB No.	DRAWINGS No.	SHEET No.	REV.
5473	5R	11	F



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**APPROVED PLAN:**  
**RM220821**  
**13th November 2023**

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EARTHWORKS SUMMARY	
Areas	27,400m <sup>2</sup>
Earthworks area	33200m <sup>2</sup>
Volumes	3600m <sup>3</sup>
Cut	5700m <sup>3</sup>
Fill	5.5m
Excess	3.0m
Max Cut	
Max Fill	

FOR RESOURCE CONSENT			
DESIGNED:	KB	SCALE:	DATE CREATED:
DRAWN:	RVB	1: 800	25/5/23
APPROVED:	BM	Original Plan A3	
DATE:	5473	PROJECT NO:	SHEET NO:
		5R	12
			F

**EARTHWORKS DETAIL**

**ROBINS DEVELOPMENT**

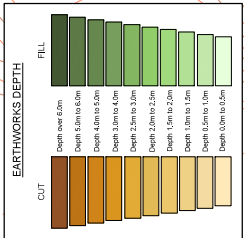
**LAKE HAYES**

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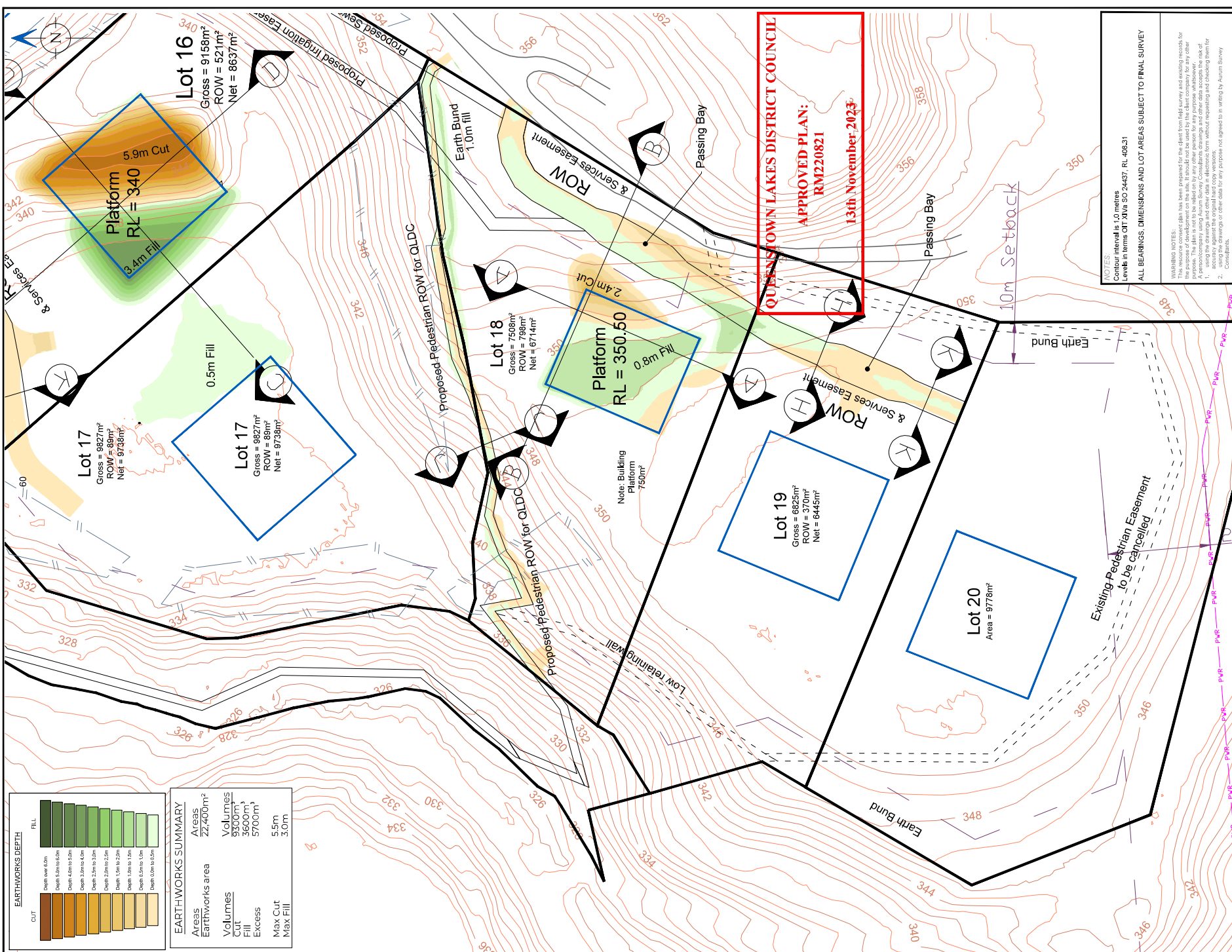
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[www.ascd.co.nz](http://www.ascd.co.nz)

Version: 1, Version Date: 23/08/2023



**EARTHWORKS SUMMARY**

Areas	Areas
Earthworks area	22,400m <sup>2</sup>
Volumes	Volumes
Cut	3300m <sup>3</sup>
Fill	3600m <sup>3</sup>
Excess	5700m <sup>3</sup>
Max Cut	5.5m
Max Fill	3.0m



**NOTES**  
 Contour intervals 1.0 metres  
 Levels in terms of MSL SO 4437, RL 408.31  
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**FOR RESOURCE CONSENT**

DESIGNED:	SCALE:	DATE CREATED:
KB	1: 800	25/5/23
DRAWN:	BY:	Original Plan A3
RVB	BM	
APPROVED:	DATE:	SHEET NO.
5473	5R	13
		F

**EARTHWORKS DETAIL**

**ROBINS DEVELOPMENT LAKE HAYES**

TITLE:  
 PROJECT:

**AURUM SURVEY CONSULTANTS**

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 LAND DEVELOPMENT

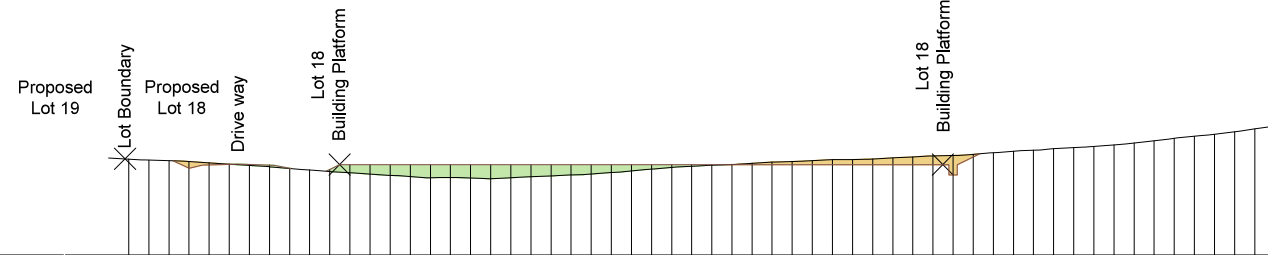
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Version: 1, Version Date: 23/08/2023

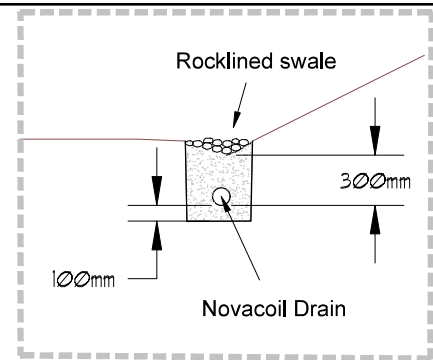
A

Section A - Proposed Lot 18  
Building Platform Earthworks  
Scale 1:250

61

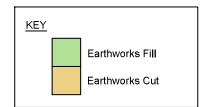


DATUM 346.00	
EARTHWORKS DESIGN	
GROUND LEVEL	1.00 350.78 2.00 350.73 3.00 350.69 4.00 350.65 5.00 350.59 6.00 350.52 7.00 350.45 8.00 350.39 9.00 350.31 10.00 350.24 11.00 350.16 12.00 350.09 13.00 350.03 14.00 349.96 15.00 349.90 16.00 349.85 17.00 349.86 18.00 349.84 19.00 349.80 20.00 349.85 21.00 349.90 22.00 349.94 23.00 349.99 24.00 350.03 25.00 350.10 26.00 350.18 27.00 350.27 28.00 350.36 29.00 350.42 30.00 350.47 31.00 350.51 32.00 350.57 33.00 350.63 34.00 350.66 35.00 350.70 36.00 350.75 37.00 350.76 38.00 350.78 39.00 350.84 40.00 350.88 41.00 350.94 42.00 350.95 43.00 351.01 44.00 351.09 45.00 351.17 46.00 351.22 47.00 351.29 48.00 351.34 49.00 351.41 50.00 351.48 51.00 351.56 52.00 351.69 53.00 351.80 54.00 351.90 55.00 352.01 56.00 352.13 57.00 352.27
Chainages	1.00 2.00 3.00 4.00 5.00 6.00 7.00 8.00 9.00 10.00 11.00 12.00 13.00 14.00 15.00 16.00 17.00 18.00 19.00 20.00 21.00 22.00 23.00 24.00 25.00 26.00 27.00 28.00 29.00 30.00 31.00 32.00 33.00 34.00 35.00 36.00 37.00 38.00 39.00 40.00 41.00 42.00 43.00 44.00 45.00 46.00 47.00 48.00 49.00 50.00 51.00 52.00 53.00 54.00 55.00 56.00 57.00



A

Section A - Inset  
Platform Drain Detail  
Not To Scale



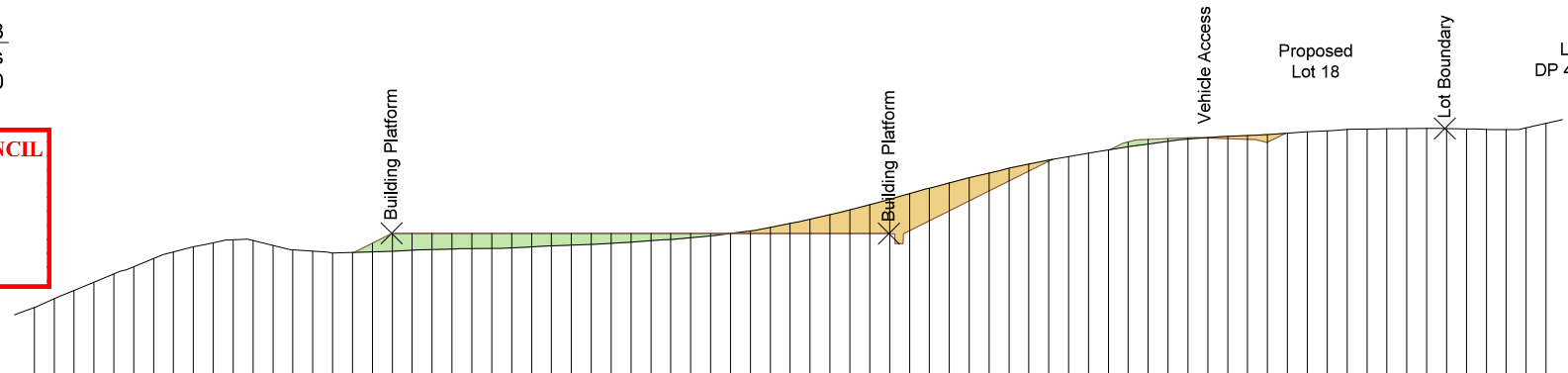
B

Section B - Proposed Lot 18  
Building Platform Earthworks  
Scale 1:250

**QUEENSTOWN LAKES DISTRICT COUNCIL**

**APPROVED PLAN:  
RM220821**

**13th November 2023**



DATUM 342.00	
GROUND LEVEL	
EARTHWORKS DESIGN	1.00 346.78 2.00 347.22 3.00 347.64 4.00 348.05 5.00 348.46 6.00 348.83 7.00 349.24 8.00 349.57 9.00 349.83 10.00 350.03 11.00 350.19 12.00 350.15 13.00 349.90 14.00 349.68 15.00 349.61 16.00 349.52 17.00 349.55 18.00 349.58 19.00 349.61 20.00 349.66 21.00 349.69 22.00 349.72 23.00 349.73 24.00 349.74 25.00 349.78 26.00 349.83 27.00 349.87 28.00 349.91 29.00 349.95 30.00 350.01 31.00 350.06 32.00 350.13 33.00 350.20 34.00 350.29 35.00 350.38 36.00 350.51 37.00 350.63 38.00 350.80 39.00 351.00 40.00 351.22 41.00 351.45 42.00 351.69 43.00 351.95 44.00 352.22 45.00 352.50 46.00 352.77 47.00 353.04 48.00 353.31 49.00 353.54 50.00 353.78 51.00 353.98 52.00 354.19 53.00 354.37 54.00 354.54 55.00 354.70 56.00 354.85 57.00 354.99 58.00 355.13 59.00 355.24 60.00 355.32 61.00 355.38 62.00 355.42 63.00 355.47 64.00 355.54 65.00 355.61 66.00 355.66 67.00 355.72 68.00 355.75 69.00 355.76 70.00 355.77 71.00 355.77 72.00 355.77 73.00 355.77 74.00 355.73 75.00 355.72 76.00 355.81 77.00 356.04
Chainages	1.00 2.00 3.00 4.00 5.00 6.00 7.00 8.00 9.00 10.00 11.00 12.00 13.00 14.00 15.00 16.00 17.00 18.00 19.00 20.00 21.00 22.00 23.00 24.00 25.00 26.00 27.00 28.00 29.00 30.00 31.00 32.00 33.00 34.00 35.00 36.00 37.00 38.00 39.00 40.00 41.00 42.00 43.00 44.00 45.00 46.00 47.00 48.00 49.00 50.00 51.00 52.00 53.00 54.00 55.00 56.00 57.00 58.00 59.00 60.00 61.00 62.00 63.00 64.00 65.00 66.00 67.00 68.00 69.00 70.00 71.00 72.00 73.00 74.00 75.00 76.00 77.00

**AURUM** LAND SURVEYING CIVIL ENGINEERING LAND DEVELOPMENT

PO Box 2493  
Wakatipu 9349  
Ph 03 442 3486  
Email admin@ascl.co.nz  
www.ascl.co.nz

**SURVEY CONSULTANTS**

Document Set ID: 7732909  
Version: 1, Version Date: 23/08/2023

**NOTES:**  
Contour interval is 1.0 metres  
Levels in terms OIT XIVA SO 24437, RL 408.31

ALL BEARINGS, DIMENSIONS AND LOT AREAS SUBJECT TO FINAL SURVEY

**WARNING NOTES:**  
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2. using the drawings or other data for any purpose not agreed to in writing by Aurum Survey Consultants.

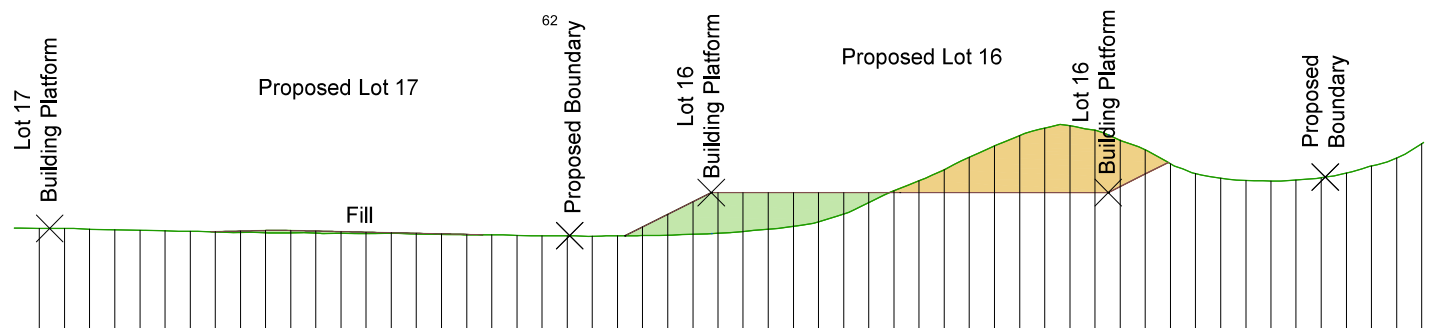
**TITLE:**  
EARTHWORKS SECTIONS - LOT 18

**PROJECT:**  
ROBINS DEVELOPMENT  
LAKE HAYES

**FOR RESOURCE CONSENT**

DESIGNED: KB	SCALE: 1:250	DATE CREATED: 25/5/23
DRAWN: RVB	Original Plan A3	
APPROVED: BM		
JOB No. 5473	DRAWINGS No. 5R	SHEET No. 14 REV. F

**C** Section C - Proposed Lot 16  
Building Platform Earthworks  
Scale 1:400



DATUM 329.00

EARTHWORKS DESIGN

GROUND LEVEL

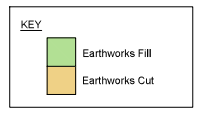
Chainages

**QUEENSTOWN LAKES DISTRICT COUNCIL**

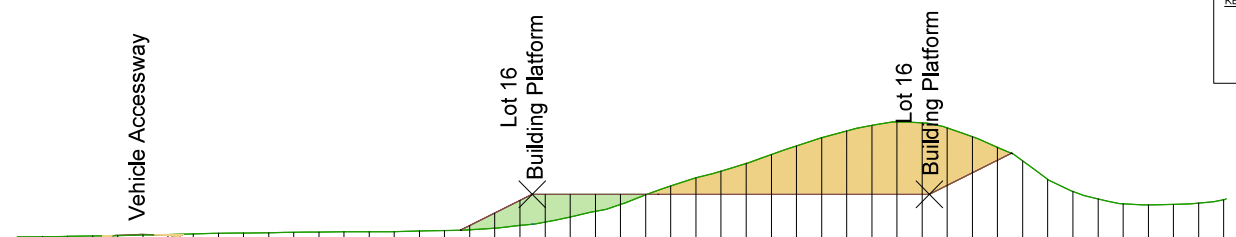
**APPROVED PLAN:  
RM220821**

**13th November 2023**

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8.00	337.04	
10.00	337.00	
12.00	336.96	
14.00	336.91	
16.00	336.87	336.89
18.00	336.83	336.93
20.00	336.80	336.98
22.00	336.79	336.98
24.00	336.77	336.93
26.00	336.76	336.89
28.00	336.75	336.85
30.00	336.76	336.80
32.00	336.70	336.76
34.00	336.67	336.71
36.00	336.65	336.67
38.00	336.64	
40.00	336.58	
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46.00	336.52	
48.00	336.56	
50.00	336.57	337.27
52.00	336.61	338.27
54.00	336.68	339.27
56.00	336.76	340.00
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60.00	337.08	340.00
62.00	337.31	340.00
64.00	337.67	340.00
66.00	338.28	340.00
68.00	339.20	340.00
70.00	340.14	340.00
72.00	340.93	340.00
74.00	341.81	340.00
76.00	342.81	340.00
78.00	343.70	340.00
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86.00	344.95	340.00
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106.00	341.54	
108.00	342.12	
110.00	342.75	
112.00	343.88	



**D** Section D - Proposed Lot 16  
Building Platform Earthworks  
Scale 1:400



DATUM 329.00

EARTHWORKS DESIGN

GROUND LEVEL

Chainages

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4.00	336.65	
6.00	336.69	
8.00	336.72	336.73
10.00	336.77	336.82
12.00	336.80	336.74
14.00	336.85	
16.00	336.91	
18.00	336.94	
20.00	336.94	
22.00	336.98	
24.00	337.01	
26.00	337.02	
28.00	337.03	
30.00	337.03	
32.00	337.09	
34.00	337.12	
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40.00	337.52	339.51
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46.00	338.65	340.00
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58.00	342.46	340.00
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68.00	345.48	340.00
70.00	345.76	340.00
72.00	345.69	340.00
74.00	345.29	340.71
76.00	344.57	341.71
78.00	343.74	342.71
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82.00	341.17	
84.00	340.23	
86.00	339.64	
88.00	339.25	
90.00	339.16	
92.00	339.20	
94.00	339.31	
96.00	339.58	

**AURUM SURVEY CONSULTANTS**

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LAND DEVELOPMENT

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www.ascl.co.nz

**NOTES:**  
Contour interval is 1.0 metres  
Levels in terms OIT XIva SO 24437, RL 408.31

ALL BEARINGS, DIMENSIONS AND LOT AREAS SUBJECT TO FINAL SURVEY

**WARNING NOTES:**  
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2. using the drawings or other data for any purpose not agreed to in writing by Aurum Survey Consultants.

**TITLE:**  
EARTHWORKS SECTIONS - LOT 16

**PROJECT:**  
ROBINS DEVELOPMENT  
LAKE HAYES

**FOR RESOURCE CONSENT**

DESIGNED: KB	SCALE: 1:400	DATE CREATED: 25/5/23
DRAWN: RVB	Original Plan A3	
APPROVED: BM		
JOB No. 5473	DRAWINGS No. 5R	SHEET No. 15 REV. F



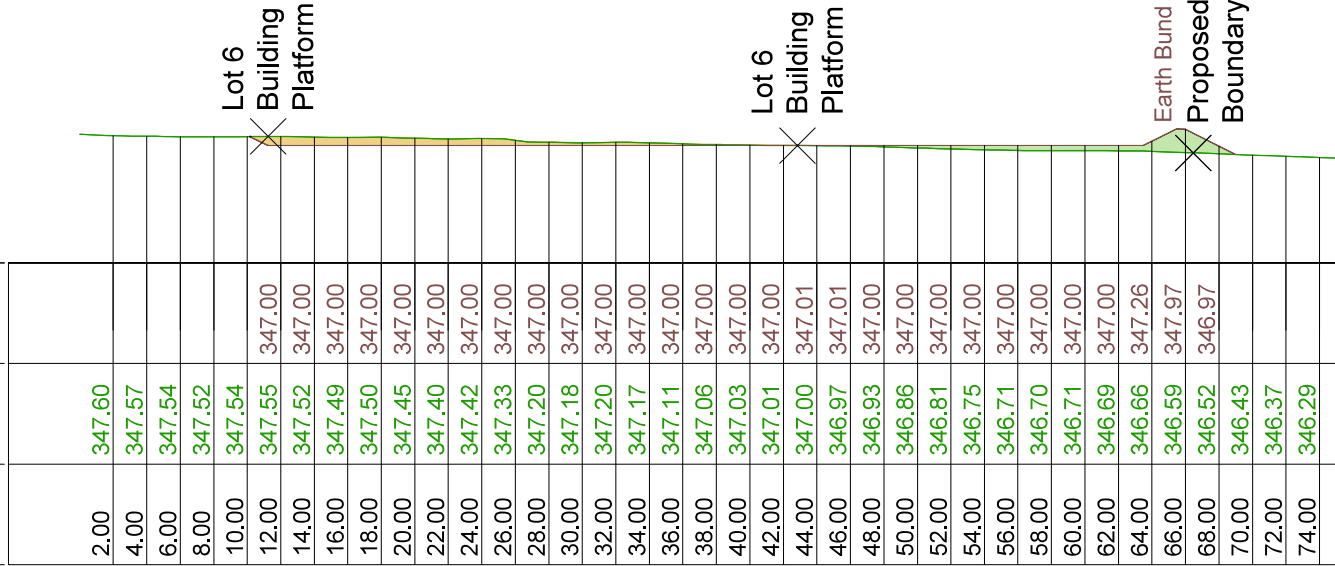
**E** Section E - Proposed Lot 6  
Building Platform Earthworks  
Scale 1:300

DATUM 340.00

EARTHWORKS DESIGN

GROUND LEVEL

Chainages



**F** Section F - Proposed Lot 5 & 7  
Building Platform Earthworks  
Scale 1:500

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM220821

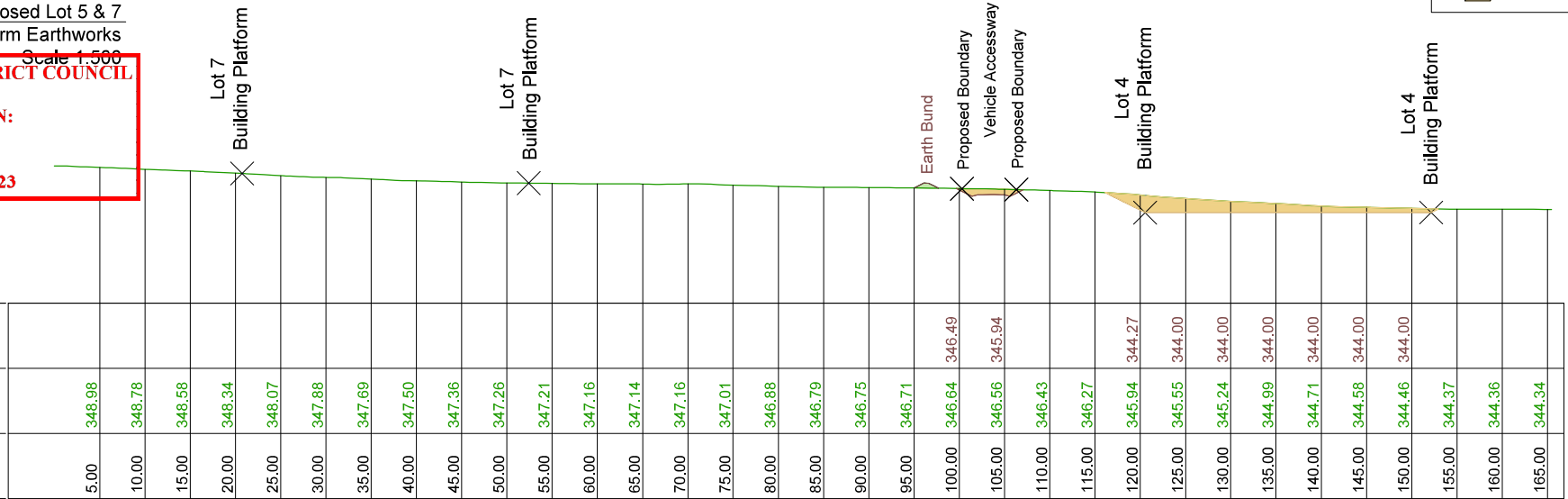
13th November 2023

DATUM 334.00

EARTHWORKS DESIGN

GROUND LEVEL

Chainages



KEY

- Earthworks Fill
- Earthworks Cut

**AURUM SURVEY CONSULTANTS**  
LAND SURVEYING CIVIL ENGINEERING LAND DEVELOPMENT  
PO Box 2493 Wakatipu 9349 Ph 03 442 3486 Email admin@ascl.co.nz www.ascl.co.nz

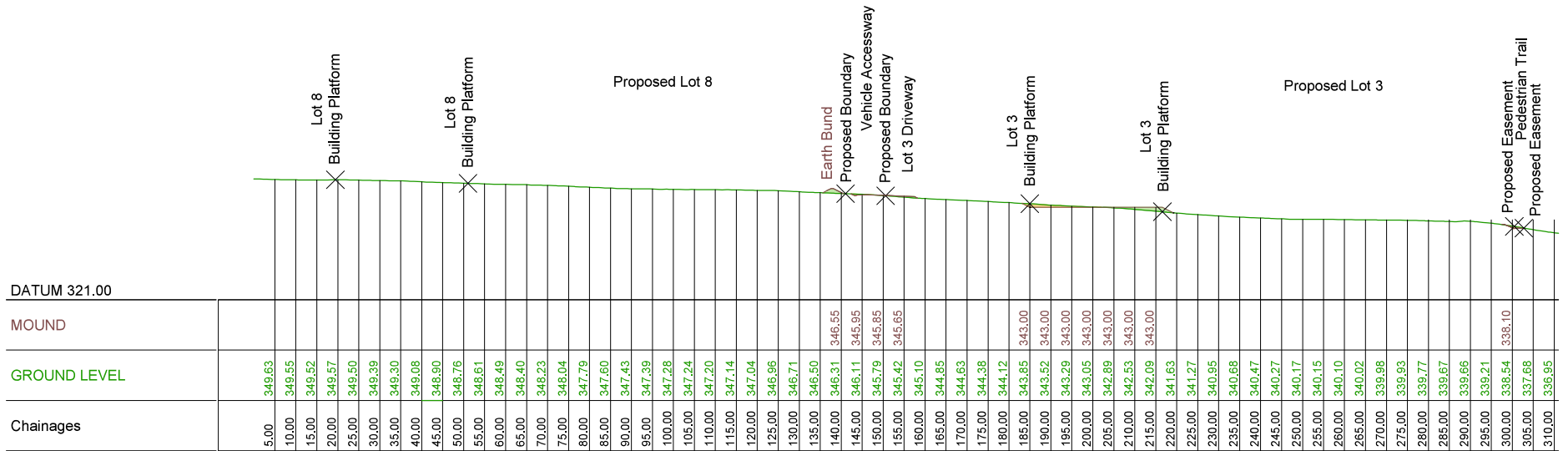
NOTES:  
Contour interval is 1.0 metres  
Levels in terms OIT XIVa SO 24437, RL 408,31  
ALL BEARINGS, DIMENSIONS AND LOT AREAS SUBJECT TO FINAL SURVEY  
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TITLE: EARTHWORKS SECTIONS - LOTS 5, 6 & 7  
PROJECT: ROBINS DEVELOPMENT LAKE HAYES

FOR RESOURCE CONSENT

DESIGNED: KB	SCALE: As Shown	DATE CREATED: 25/5/23
DRAWN: RVB	Original Plan A3	
APPROVED: BM		
JOB No. 5473	DRAWINGS No. 5R	SHEET No. 16 REV. F

**G** Section G - Proposed Lot 3 & 8  
 Building Platform Earthworks  
 Scale 1:1000



**QUEENSTOWN LAKES DISTRICT COUNCIL**

**APPROVED PLAN:  
 RM220821**

**13th November 2023**

**KEY**

- Earthworks Fill
- Earthworks Cut

**AURUM SURVEY CONSULTANTS**

LAND SURVEYING  
 CIVIL ENGINEERING  
 LAND DEVELOPMENT

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 Email admin@ascl.co.nz  
 www.ascl.co.nz

**NOTES:**  
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 Levels in terms OIT XIVa SO 24437, RL 408,31

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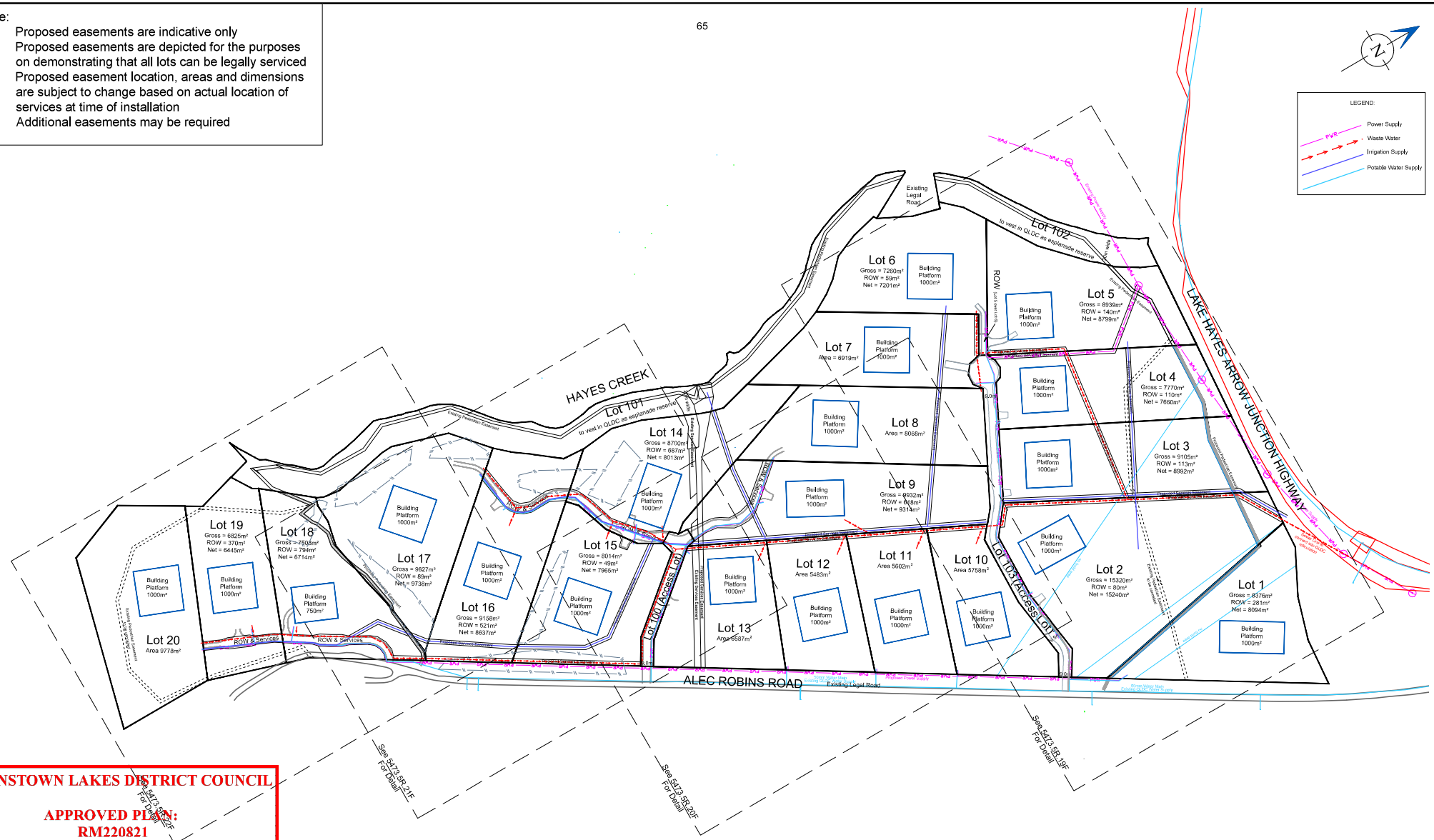
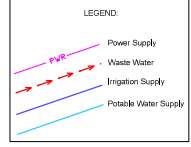
**TITLE:**  
 EARTHWORKS LONGSECTIONS - LOTS 3 & 8

**PROJECT:**  
 ROBINS DEVELOPMENT  
 LAKE HAYES

**FOR RESOURCE CONSENT**

DESIGNED: KB	SCALE: 1: 1000	DATE CREATED: 25/5/23
DRAWN: RVB	Original Plan A3	
APPROVED: BM		
JOB No. 5473	DRAWINGS No. 5R	SHEET No. 17 REV. F

- Note:
- Proposed easements are indicative only
  - Proposed easements are depicted for the purposes on demonstrating that all lots can be legally serviced
  - Proposed easement location, areas and dimensions are subject to change based on actual location of services at time of installation
  - Additional easements may be required



**QUEENSTOWN LAKES DISTRICT COUNCIL**

**APPROVED PLAN:**  
**RM220821**

**13th November 2023**

**AURUM SURVEY CONSULTANTS**

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LAND DEVELOPMENT

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www.ascl.co.nz

Document Set ID: 7732909

**NOTES:**  
Contour interval is 1.0 metres  
Levels in terms OIT XIVA SO 24437, RL 408.31

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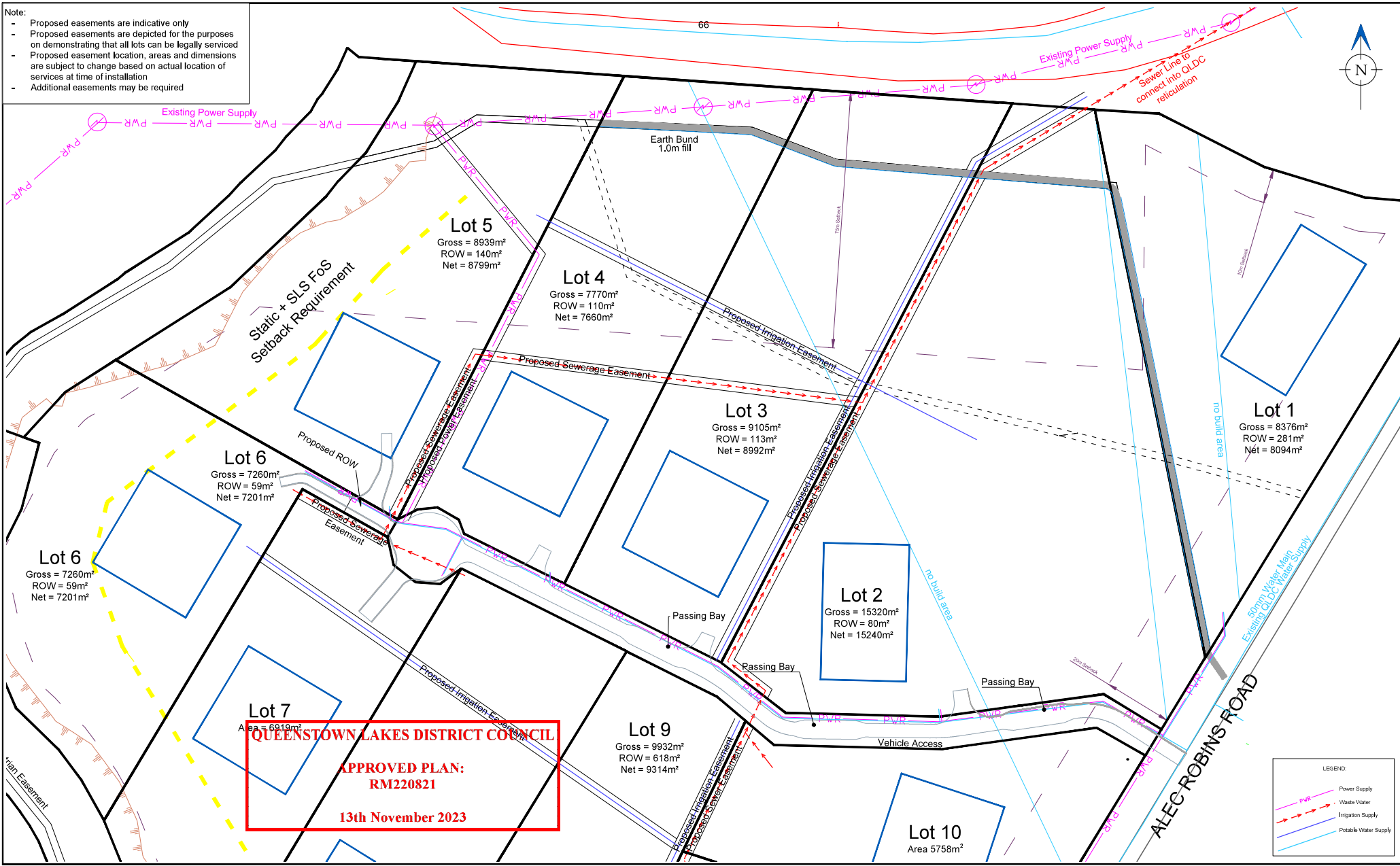
**TITLE:**  
SERVICING OVERVIEW PLAN

**PROJECT:**  
ROBINS DEVELOPMENT  
LAKE HAYES

FOR RESOURCE CONSENT			
DESIGNED: KB	SCALE: 1: 2500	DATE CREATED: 25/5/23	
DRAWN: RVB	Original Plan A3		
APPROVED: BM			
JOB No. 5473	DRAWINGS No. 5R	SHEET No. 18	REV. F

Note:

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- Proposed easements are depicted for the purposes of demonstrating that all lots can be legally serviced
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- Additional easements may be required



**QUEENSTOWN LAKES DISTRICT COUNCIL**  
**APPROVED PLAN:**  
**RM220821**  
**13th November 2023**

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Document Set ID: 7732909  
 Version: 1, Version Date: 23/08/2023

**NOTES:**  
 Contour interval is 1.0 metres  
 Levels in terms OIT X/Va SO 24437, RL 408.31

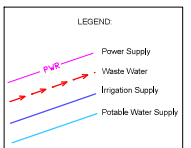
ALL BEARINGS, DIMENSIONS AND LOT AREAS SUBJECT TO FINAL SURVEY

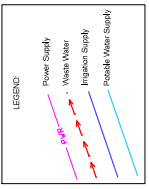
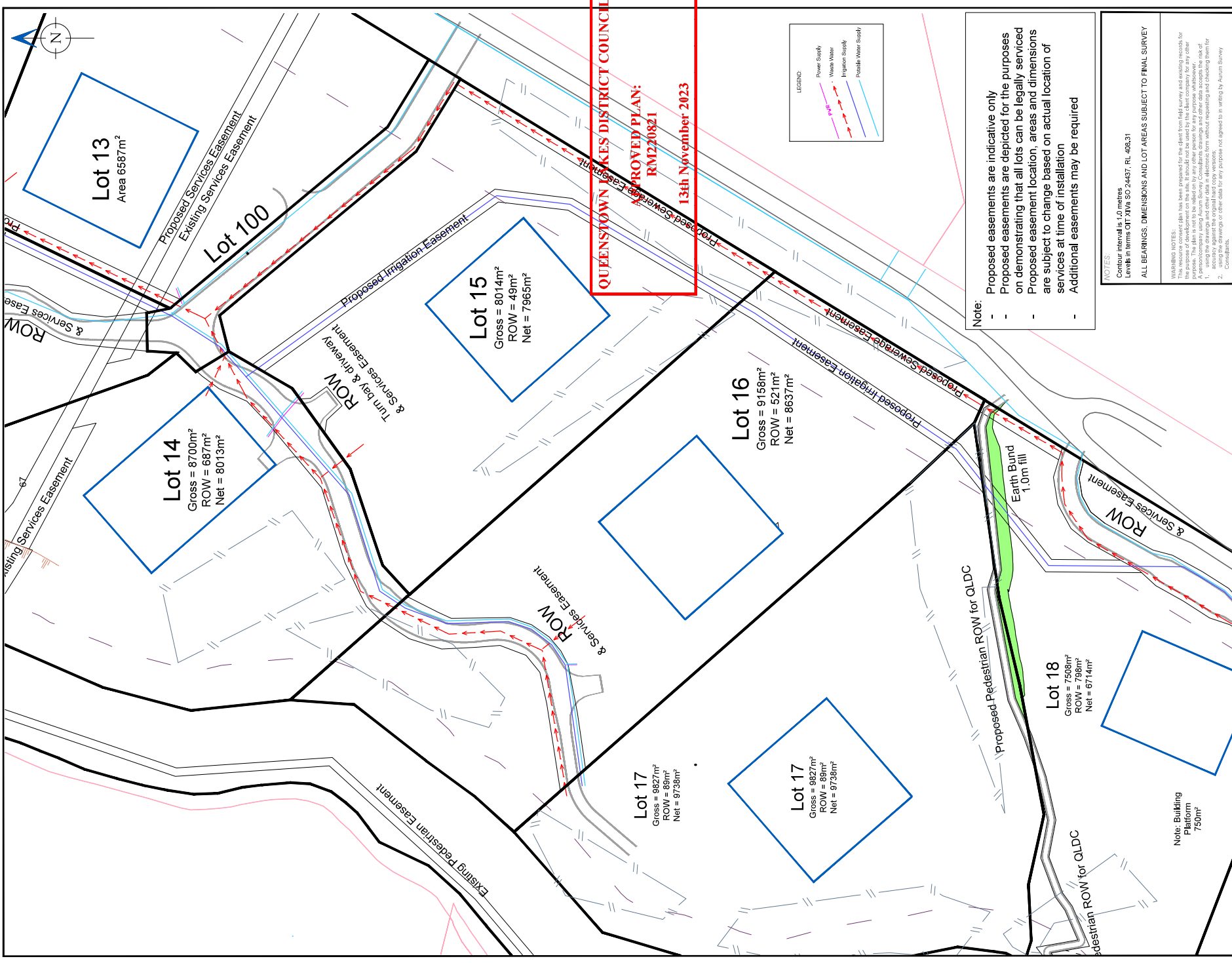
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**TITLE:**  
 SERVICING DETAIL

**PROJECT:**  
 ROBINS DEVELOPMENT  
 LAKE HAYES

FOR RESOURCE CONSENT			
DESIGNED: KB	SCALE: 1: 1000	DATE CREATED: 25/5/23	
DRAWN: RVB	Original Plan A3		
APPROVED: BM			
JOB No. 5473	DRAWING No. 5R	SHEET No. 19	REV. F





Note:

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- Additional easements may be required

MOETES  
 Contour Interval is 1.0 metres.  
 Levels in terms of: X/10 SO 24437, RL 408.31

ALL BEARINGS, DIMENSIONS AND LOT AREAS SUBJECT TO FINAL SURVEY

WARNING NOTES:  
 This plan has been prepared for the client from field survey and existing records for the purpose of development on this site. It should not be used by the client company for any other purpose without the written consent of the surveyor. The surveyor does not warrant the accuracy of the information provided in this plan. A disclaimer of liability is provided in the contract. The client agrees to indemnify the surveyor from and against all claims, damages and other costs arising from the use of this plan. The client agrees to indemnify the surveyor from and against all claims, damages and other costs arising from the use of this plan. The client agrees to indemnify the surveyor from and against all claims, damages and other costs arising from the use of this plan.

**QUEENSTOWN LAKES DISTRICT COUNCIL**  
**APPROVED PLAN:**  
**RM1220821**  
**13th November 2023**

FOR RESOURCE CONSENT			
DESIGNED: KB	SCALE: 1: 800	DATE CREATED: 25/5/23	ORIGINAL PLAN: A3
DRAWN: RVB	APPROVED: BM		
DATE: 5473	PROJECT NO: 5R	SHEET NO: 21	REV: F

TITLE: **SERVICING DETAIL**

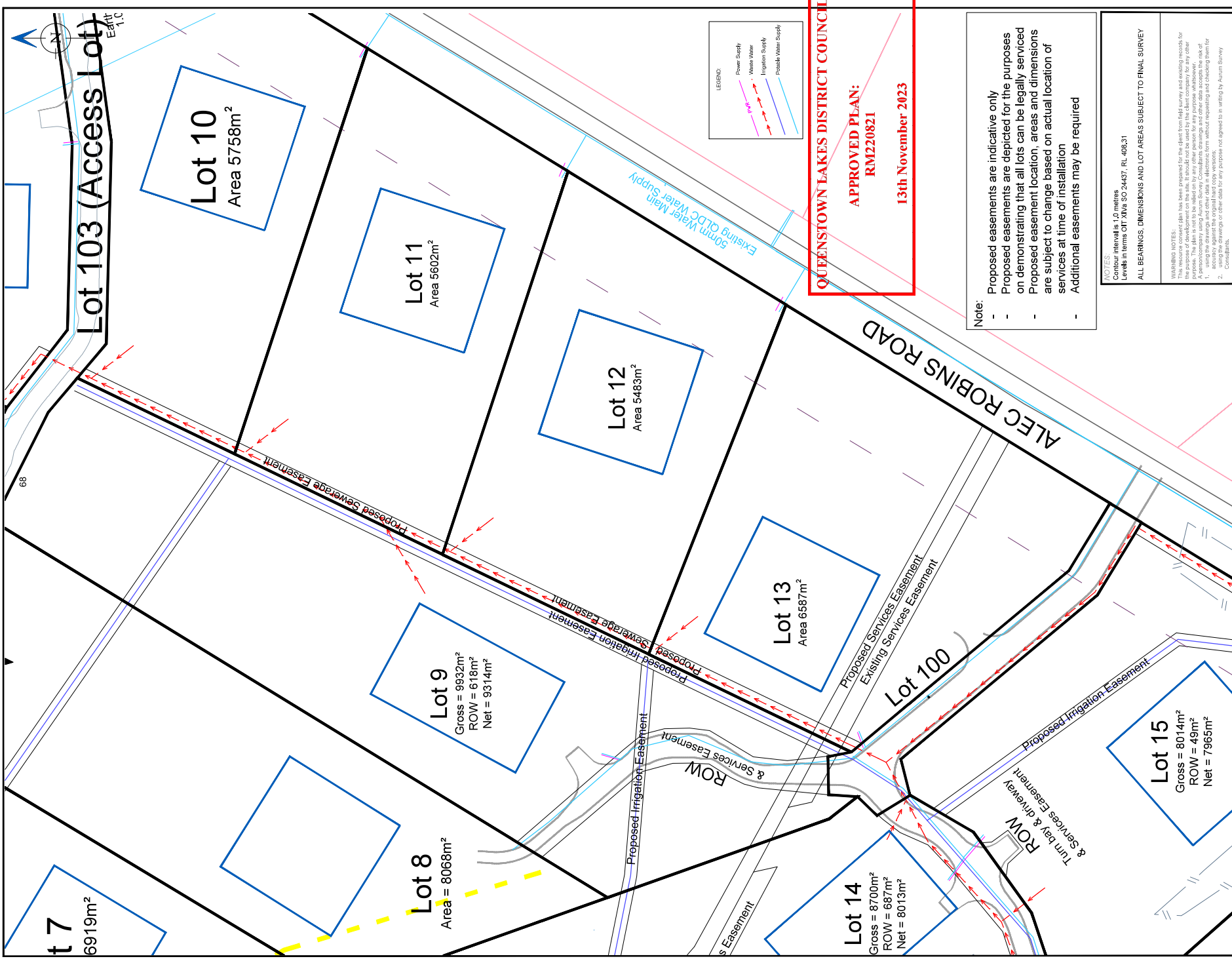
PROJECT: **ROBINS DEVELOPMENT LAKE HAYES**

**AURUM SURVEY CONSULTANTS**

LAND SURVEYING  
 CIVIL ENGINEERING  
 LAND DEVELOPMENT

PO Box 2493  
 Waiuku  
 PH 03 442 3466  
 Email: admin@ascd.co.nz  
 www.ascd.co.nz

Note: Building Platform 750m²



**QUEENSTOWN LAKES DISTRICT COUNCIL**  
**APPROVED PLAN:**  
**RM1220821**  
**13th November 2023**

**Note:**

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- Proposed easements are depicted for the purposes on demonstrating that all lots can be legally serviced
- Proposed easement location, areas and dimensions are subject to change based on actual location of services at time of installation
- Additional easements may be required

**NOTES:**  
 Contour intervals 1.0 metres  
 Levels in terms of MSL SO 24437, RL 408.31  
 ALL BEARINGS, DIMENSIONS AND LOT AREAS SUBJECT TO FINAL SURVEY

**WARNING NOTES:**  
 This plan has been prepared for the client from field survey and existing records for the purpose of development on the site. It should not be used by the client company for any other purpose without the written consent of the surveyor. A disclaimer is provided on the title page of this plan. The client acknowledges the risk of using the drawings and other data in electronic form without requesting and checking them for accuracy. The client agrees to indemnify the surveyor from and against all claims, damages and other costs arising from the use of the drawings and other data in electronic form for any purpose not agreed to in writing by Aurum Survey Consultants.

FOR RESOURCE CONSENT			
DESIGNED:	KB	SCALE:	DATE CREATED:
DRAWN:	RVB	1: 800	25/5/23
APPROVED:	BM	Original Plan A3	
COPY NO:	5473	SHEET NO:	20
			F

**SERVICING DETAIL**

**ROBINS DEVELOPMENT**  
**LAKE HAYES**

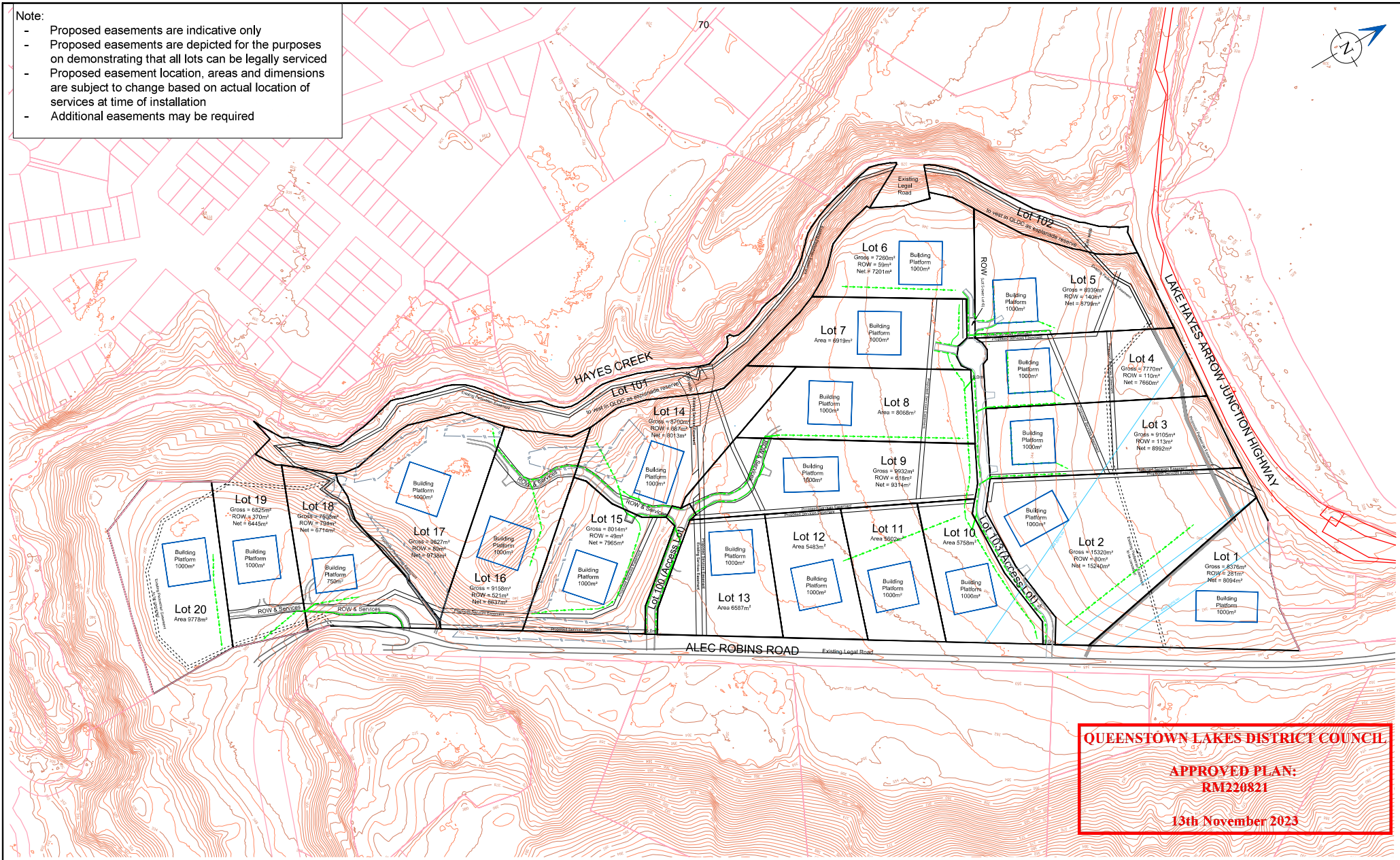
**AURUM SURVEY CONSULTANTS**

LAND SURVEYING  
 CIVIL ENGINEERING  
 LAND DEVELOPMENT

PO Box 2493  
 Mt Otago  
 PH 03 442 3466  
 EMail admin@ascd.co.nz  
 www.ascd.co.nz



- Note:
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  - Proposed easement location, areas and dimensions are subject to change based on actual location of services at time of installation
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**QUEENSTOWN LAKES DISTRICT COUNCIL**  
**APPROVED PLAN:**  
**RM220821**  
**13th November 2023**

**AURUM SURVEY CONSULTANTS**  
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**NOTES:**  
 Contour interval is 1.0 metres  
 Levels in terms CIT XIVA SO 24437, RL 408.31  
 ALL BEARINGS, DIMENSIONS AND LOT AREAS SUBJECT TO FINAL SURVEY

**WARNING NOTES:**  
 This resource consent plan has been prepared for the client from field survey and existing records for the purpose of development on the site. It should not be used by the client company for any other purpose. This plan is not to be relied on by any other person for any purpose whatsoever. A person/company using Aurum Survey Consultants drawings and other data accepts the risk of:  
 1. using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions;  
 2. using the drawings or other data for any purpose not agreed to in writing by Aurum Survey Consultants.

**TITLE:**  
 DRAINAGE OVERVIEW PLAN

**PROJECT:**  
 ROBINS DEVELOPMENT  
 LAKE HAYES

FOR RESOURCE CONSENT			
DESIGNED: KB	SCALE: 1: 2500	DATE CREATED: 25/5/23	
DRAWN: RVB	Original Plan A3		
APPROVED: BM			
JOB No. 5473	DRAWINGS No. 5R	SHEET No. 23	REV. F

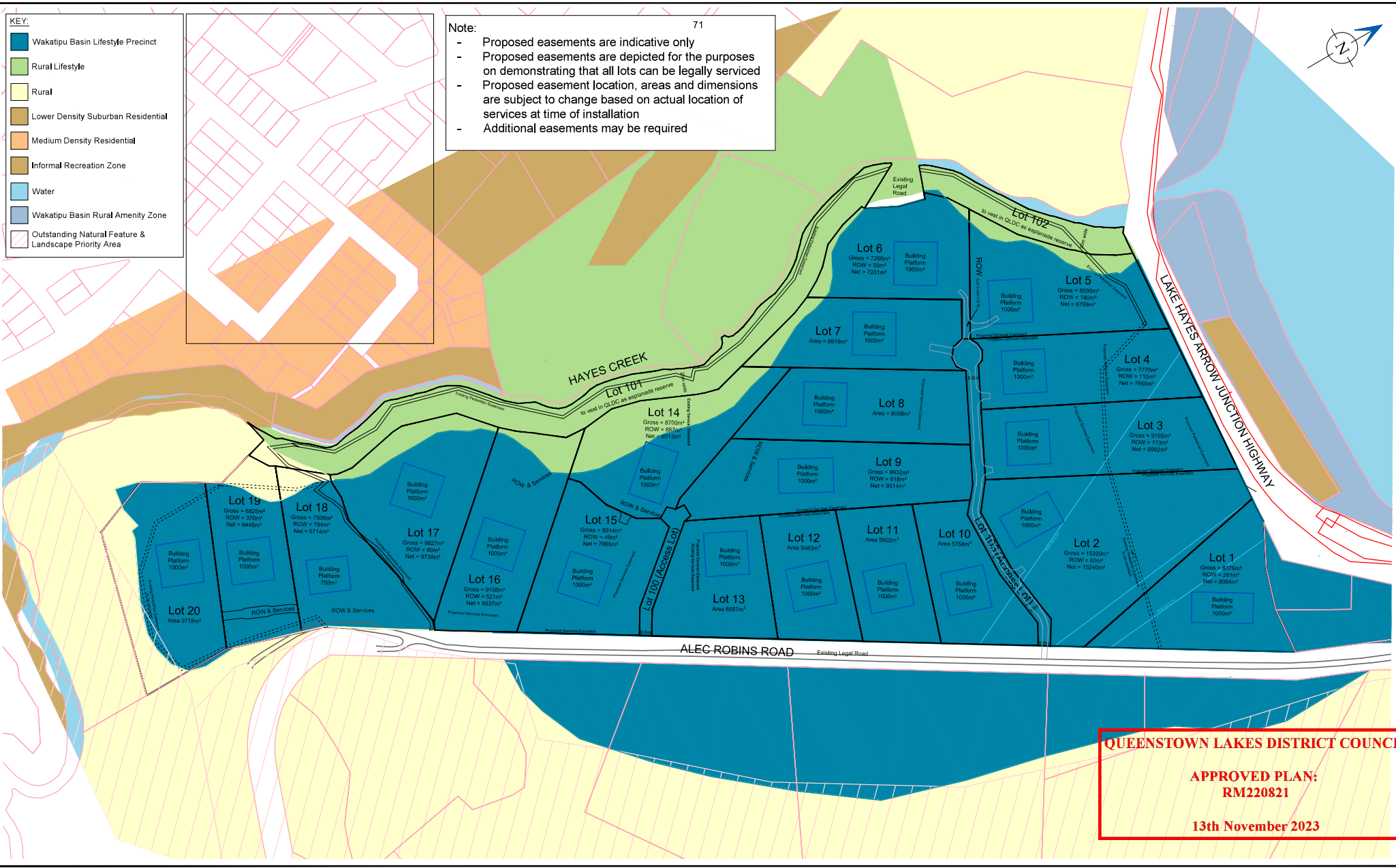
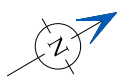


**KEY:**

	Wakatapu Basin Lifestyle Precinct
	Rural Lifestyle
	Rural
	Lower Density Suburban Residential
	Medium Density Residential
	Informal Recreation Zone
	Water
	Wakatapu Basin Rural Amenity Zone
	Outstanding Natural Feature & Landscape Priority Area

**Note:**

- Proposed easements are indicative only
- Proposed easements are depicted for the purposes of demonstrating that all lots can be legally serviced
- Proposed easement location, areas and dimensions are subject to change based on actual location of services at time of installation
- Additional easements may be required



**QUEENSTOWN LAKES DISTRICT COUNCIL**

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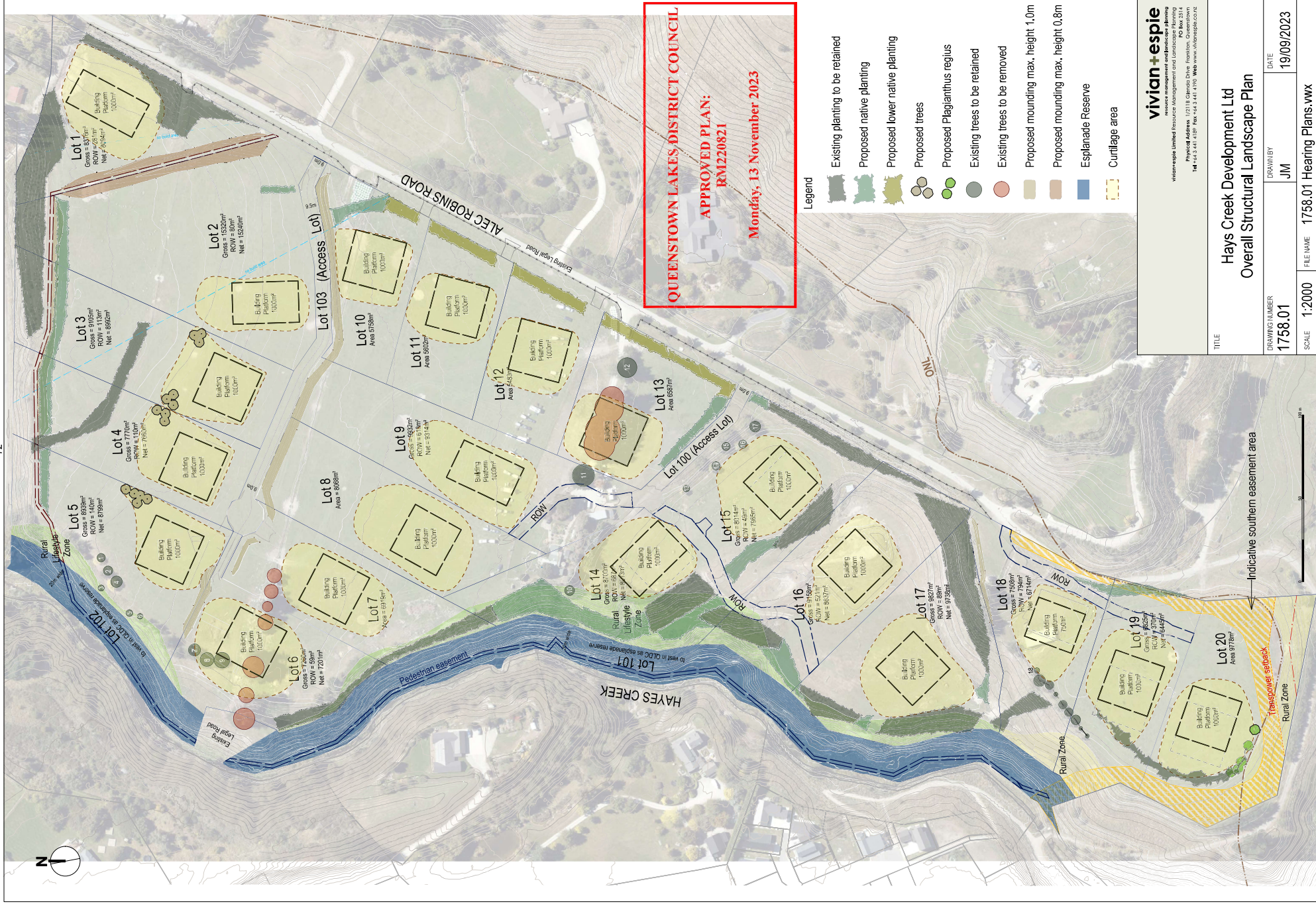
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**TITLE:** QLDC PDP ZONING

**PROJECT:** ROBINS DEVELOPMENT  
 LAKE HAYES

**FOR RESOURCE CONSENT**

DESIGNED: KB	SCALE: 1: 2500	DATE CREATED: 25/5/23
DRAWN: RVB	Original Plan A3	
APPROVED: BM		
JOB No: 5473	DRAWINGS No: 5R	SHEET No: 24 REV: F



**QUEENSTOWN LAKES DISTRICT COUNCIL**  
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**Monday, 13 November 2023**

**Legend**

- Existing planting to be retained
- Proposed native planting
- Proposed lower native planting
- Proposed trees
- Proposed Plagianthus regius
- Existing trees to be retained
- Existing trees to be removed
- Proposed mounding max. height 1.0m
- Proposed mounding max. height 0.8m
- Esplanade Reserve
- Curtilage area

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TITLE		Hays Creek Development Ltd Overall Structural Landscape Plan	
DRAWING NUMBER	DRAWN BY	DATE	
1758.01	JM	19/09/2023	
SCALE	FILE NAME	1:2000 1758.01 Hearing Plans.vvw	

**QUEENSTOWN LAKES DISTRICT COUNCIL**  
**APPROVED PLAN:**  
**RM220821**  
**Monday, 13 November 2023**



**Legend**

- Existing planting to be retained
- Proposed native planting
- Proposed lower native planting
- Proposed amenity trees
- Proposed Plagianthus regius
- Existing trees to be retained
- Existing trees to be removed
- Proposed mounding max. height 1.0m
- Proposed mounding max. height 0.8m
- Esplanade Reserve
- Curtilage area
- Indicative pedestrian easement to be constructed by Applicant
- Esplanade reserve easement

Areas of existing planting to be retained are a mix of native vegetation including coprosimas, pittosporums, ribbonwood, mountain beech and griselinia. Average spacing is 1.5m.

Proposed mound location and form is indicative, the final height and form is to be determined on site. Proposed amenity trees are to be *Alnus* spp., *Quercus* spp. or similar.

**PLANTING DETAILS**  
**Proposed native planting shall have an average of 1.5m spacings on the flat and 2.5m on steeper slopes and shall be planted at a minimum grade of PB3 and minimum height of 0.5m.**

Proposed native planting shall be a mix of the following species:  
*Pittosporum tenuifolium*, *Pittosporum eugenioides*, *Plagianthus regius*, *Sophora microphylla* (seed sourced on farm), *Clelandia lineata* (on farm cuttings), *Clelandia formidosa*, *Coprosma propinqua* or similar

Proposed lower native planting shall comprise the following species:  
*Brachyglottis greyi*, *Ozothamnus vauii*, *Coprosma fraserioides*, *Carmichaelia kirkii*, *Myrsine australis*, *Muehlenbeckia complexa*, *Hebe buxifolia*, *Hebe townsonii*, *Hebe hectori*, *Hebe odora*, *Halimolobos cupressoides*, *Carmichaelia petriei*, *Oleandra odorata*, *Phormium cookianum* or similar with a maximum height of 2m.

Gross cover within 0.5m of new plant location shall be removed prior to planting. This area around each plant shall be cleared of weeds and other vegetation twice yearly. All plants shall be protected from pests and livestock and irrigated. If any plant shall die or become diseased it shall be replaced within 12 months.

The five proposed *Plagianthus regius* (Ribbonwood) and 14 proposed amenity trees (oak, elm or alder) are to be planted as per the plan. Plants shall be a minimum grade of 12L and 1.5m in height at the time of planting.

**SCHEDULE OF EXISTING TREES TO BE RETAINED**

Number	Species	Number	Species
1	Elm <i>Ulmus procera 'louis van houttei'</i>	10	Oak <i>Quercus robur</i>
2	Oak <i>Quercus robur</i>	11	Oak <i>Quercus robur</i>
3	Oak <i>Quercus robur</i>	12	Tas Podficar <i>Podalis sabellicoides</i>
4	Elm <i>Ulmus procera 'louis van houttei'</i>	13	Elm <i>Ulmus procera 'louis van houttei'</i>
5	Alder <i>Alnus cordata</i>	14	Elm <i>Ulmus procera 'louis van houttei'</i>
6	Alder <i>Alnus cordata</i>	15	Oak <i>Quercus robur</i>
7	Oak <i>Quercus robur</i>	16	Elm <i>Ulmus procera 'louis van houttei'</i>
8	Oak <i>Quercus robur</i>	17	Oak <i>Quercus robur</i>
9	Oak <i>Quercus robur</i>	18	Mixed deciduous

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**Hays Creek Development Ltd**  
**Structural Landscape Plan Details**

TITLE	Hays Creek Development Ltd Structural Landscape Plan Details		
DRAWING NUMBER	DRAWN BY	DATE	
1758.02	JM	19/09/2023	
SCALE	FILE NAME		
1:2000	1758.01 Hearing Plans.vwx		

Indicative southern easement area

