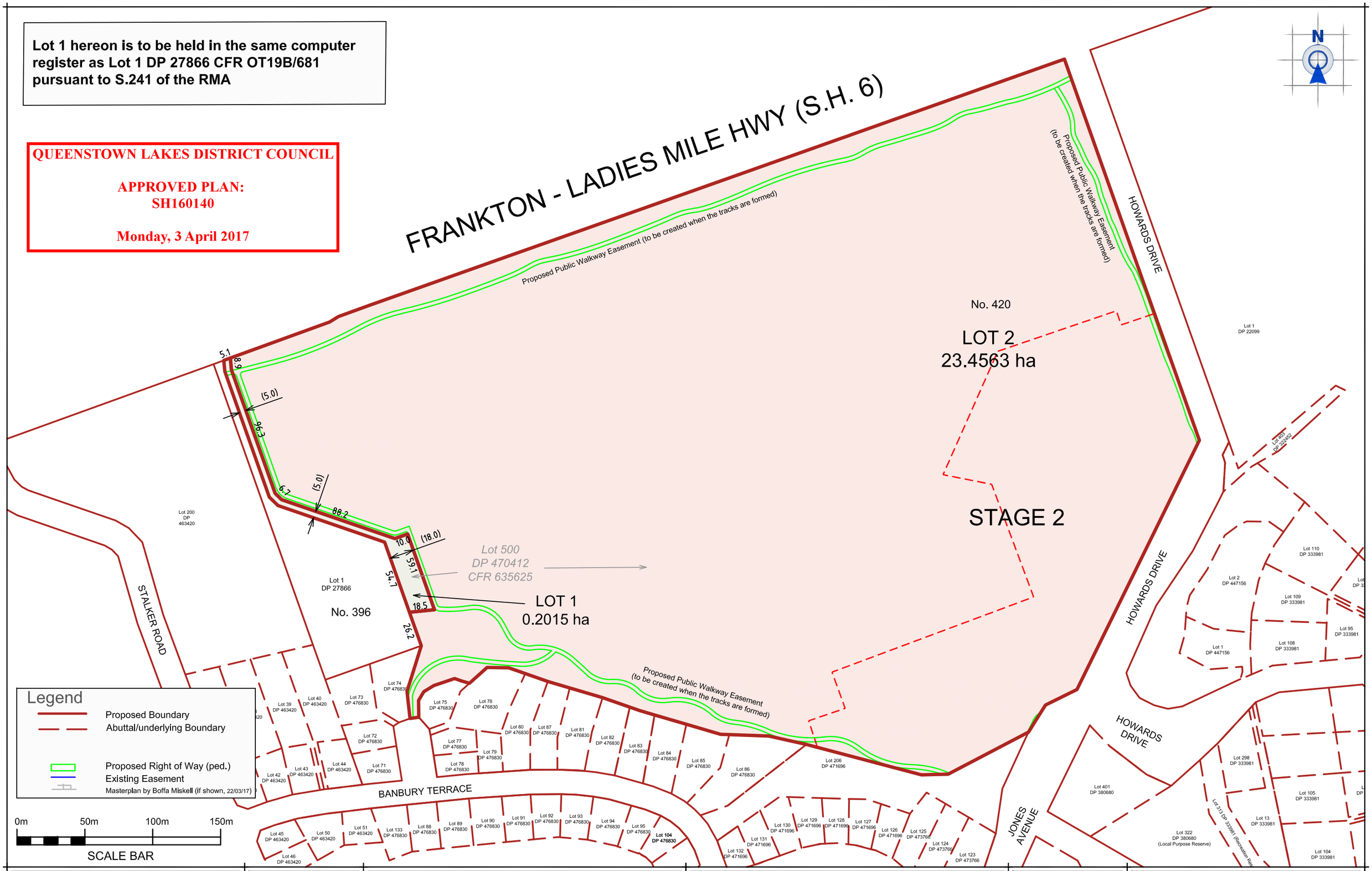
Lot 1 hereon is to be held in the same computer register as Lot 1 DP 27866 CFR OT19B/681 pursuant to S.241 of the RMA

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH160140

Monday, 3 April 2017



PATERSONPITTSGROUP
Surveying • Planning • Engineering
Your Land Professionals
www.ppgroup.co.nz
0800 PPGROUP

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

Client/Location:
Sanderson Group Ltd
420 Frankton - Ladies Mile Highway,
Lake Hayes

Purpose/Drawing Title:
PROPOSED BOUNDARY ADJUSTMENT - STAGE 1
Lots 1 & 2 Being Subdivision of Lot 500 DP 470412

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. 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 Partners Limited for its unauthorized use

Surveyed by:	HS/LR	Original Size:	Scale:
Designed by:	SW	A3	1:2500
Drawn by:	BL		
Checked by:	SW		DO NOT SCALE
Approved by:	SW		
Job Ref: Q6231-12		Sheet No: 1	Revision No: J / Date Created: 29/03/2017

PLOT DATE: 29 March, 2017 - 1:12 PM BY: Steve Winter

J:\JOBS\Q_6231__SANDERSON, QUEENSTOWN COUNTRY CLUB\CAD\160815 SUBDIVISION SCP\PPQ6231 RLP(REVC) - SCP PROPOSED REV J.DWG

Subdivision Stages:

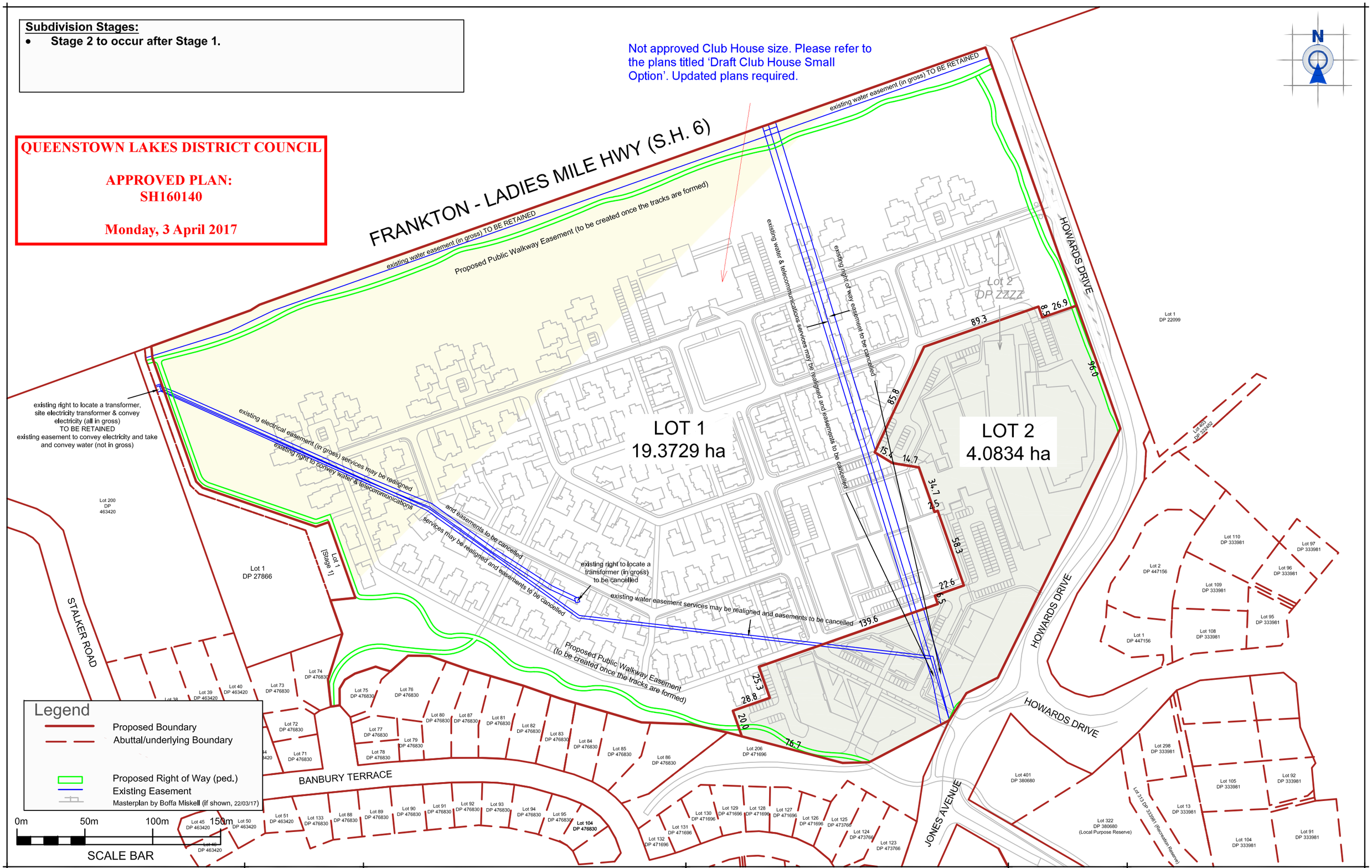
- **Stage 2 to occur after Stage 1.**

Not approved Club House size. Please refer to the plans titled 'Draft Club House Small Option'. Updated plans required.

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH160140

Monday, 3 April 2017



PATERSONPITTSGROUP
Surveying • Planning • Engineering
Your Land Professionals
www.ppgroup.co.nz
0800 PPGROUP

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

Client/Location:
Sanderson Group Ltd
420 Frankton - Ladies Mile Highway,
Lake Hayes

Purpose/Drawing Title:
PROPOSED SUBDIVISION - STAGE 2
Lots 1 & 2 Being Subdivision of
Lot 2 [Stage 1]

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. 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 Partners Limited for its unauthorized use

Surveyed by:	HS/LR	Original Size:	Scale:
Designed by:	SW	A3	1:2500
Drawn by:	BL		
Checked by:	SW		DO NOT SCALE
Approved by:	SW		
Job Ref: Q6231-12		Sheet No: 2	Revision No: J / Date Created: 29/03/2017

PLOT DATE: 29 March, 2017 - 1:10 PM BY: Steve Winter

J:\JOBS\Q_6231__SANDERSON, QUEENSTOWN COUNTRY CLUB\CAD\160815 SUBDIVISION SCP\PPQ6231 RLP(REVC) - SCP PROPOSED REV J.DWG

GENERAL NOTES:

- Where required, services will be realigned and/or all necessary easements shall be granted or reserved
- All Title Interests shall be removed from land to be vested or declared as road.
- All areas and dimensions shown are subject to survey & Council & LINZ approvals & may vary on final survey.
- Refer to existing CFRs (Titles) for registered easements and interests.

0m 50m 100m
SCALE BAR

N

Legend
- Proposed boundary
- Abutting boundary
- Existing easement
- Land to be acquired for Road
- Road to be Stopped
- Proposed re-aligned services (provide necessary easements)
- Easements to be cancelled (from land to be acquired for road)
- Covenant to be cancelled (from land to be acquired for road)
- Proposed Future Right of Way
- 360 Contour, if shown (1m)

Section 1
0.2534 ha

Section 6
0.0155 ha
(acquire/take for road)

Area W DP 464454
(Covenant to be cancelled)

Lot 313 DP 333981
(Recreation Reserve)

Lot 307
DP 322452
(Recreation Reserve)

Lot 104
DP 333981

Lot 91
DP 333981

Lot 603
DP 476830

existing legal road (balance)

HERRIES LANE

existing legal road

proposed legal road (10.06m wide)

10.06m

13.68m

existing legal road, to relocate

(realign water pipe services)

Section 5a
0.1623 ha
(road to stop)

Section 5b
0.2888 ha
(road to stop)

proposed future right of way (to follow OCC main avenue formation) in favour of "Jones" & "Heal" properties

Area U DP 475594
(to be cancelled)

existing legal road (balance)

Section 8
0.3261 ha
(acquire/take for road)

Lot 3
DP 464454
CFR 616855

Section 2
1.3813ha

Lot 2
DP 20797
CFR 616855

Section 3
2.6060 ha

Section 7
0.4073 ha
(acquire/take for road)

existing legal road, to relocate

existing legal road (balance)

ONSLOW ROAD

QUILL STREET

Section 110
Block III
CFR 616855

Section 66
Block III
CFR OT13C/880

existing services easement (water, telecom)

existing right of way

Section 10
0.3864 ha

HV cables (requiring easement or relocation of services)

existing legal road

5.12m

2.12m

Section 9
0.0927 ha
(road to stop)

Section 109
Block III
CFR 616855

QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
SH160140
Monday, 3 April 2017

PATERSONPITTSGROUP
Surveying • Planning • Engineering
Your Land Professionals
www.ppgroup.co.nz
0800 PPGROUP

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

Client/Location:
Sanderson Group
444 Frankton - Ladies Mile Highway &
Jones Avenue, Lake Hayes
CFR 616855

Purpose/Drawing Title:
Proposed Road Legalisation
Diag. A
Masterplan Overlay (v.22 Mar 2017)

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. 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 Partners Limited for its unauthorized use

Surveyed by:	HS/LR	Original Size:	Scale: 1:2000
Designed by:	SW	A3	
Drawn by:	BL		
Checked by:	SW		DO NOT SCALE
Approved by:	SW		
Job Ref: Q6231-12		Sheet No: 3	Revision No: J / Date Created: 29/03/2017

PLOT DATE: 29 March, 2017 - 1:10 PM BY: Steve Winter

J:\JOBS\Q_6231__SANDERSON, QUEENSTOWN COUNTRY CLUB\CAD\160815 SUBDIVISION SCP\PPQ6231 RLP(REVC) - SCP PROPOSED REV J.DWG

Lot 1 hereon is to be held in the same computer register as Section 10 hereon and Lot 2 DP 475594 (CFR 655531) pursuant to S.241 of the RMA

Lots 3 & 4 hereon are to be held in the same computer register (CFR) pursuant to S.241 of the RMA

Parcels identified as Sections 1-3, 5a & 5b, 6-10 hereon are the subject of a concurrent road relocation / road stopping application.
Gazettal of these sections would precede Stage 4

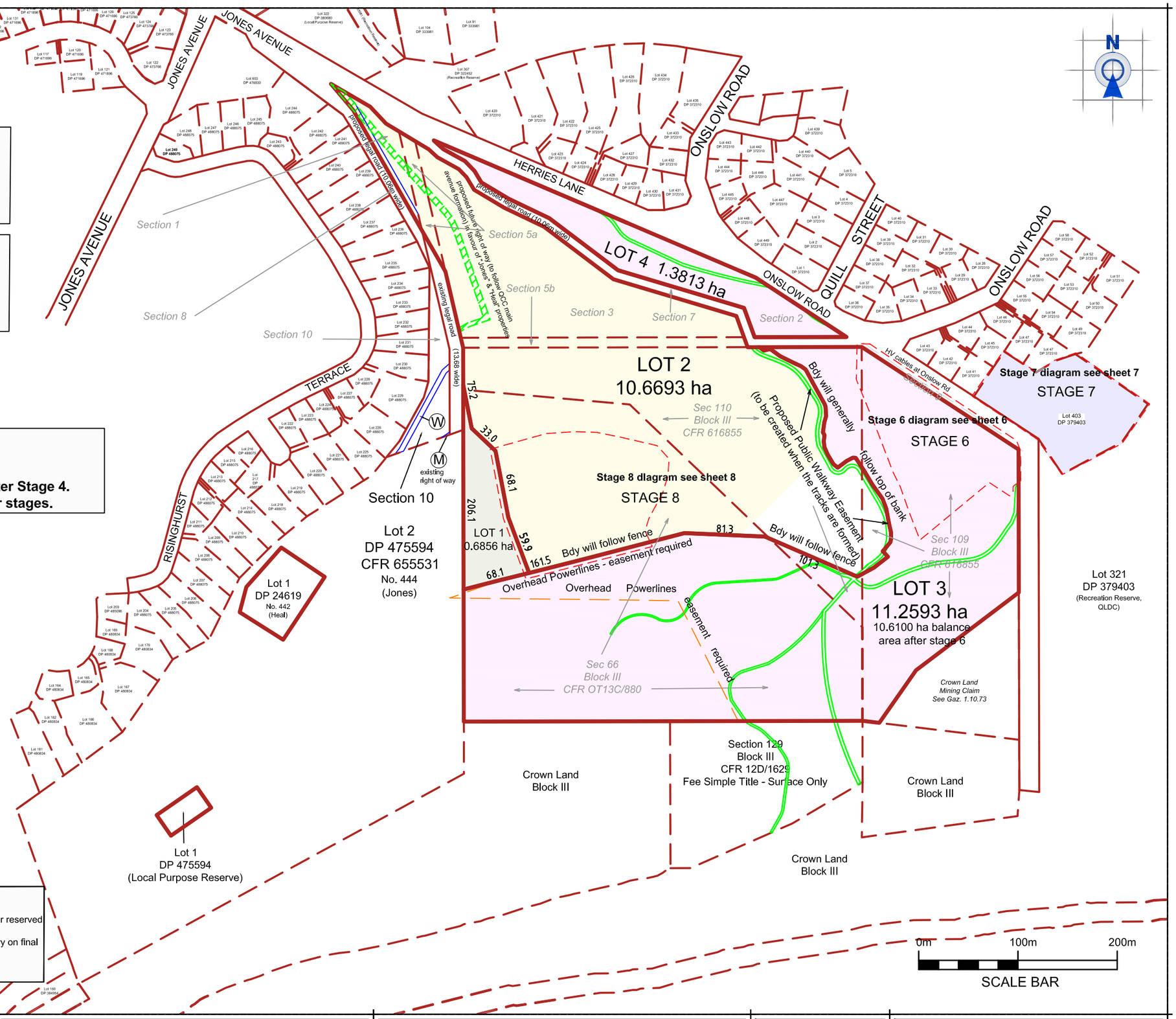
Subdivision Stages:

- **Stage 2 to occur after Stage 1.**
- **Stage 4 to occur after Stage 3.**
- **Stages 6 and 8 may occur in any order or combination after Stage 4.**
- **Stage 7 may occur in any order or combination with other stages.**

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH160140

Monday, 3 April 2017



Legend

- Proposed Boundary
- Abuttal/underlying Boundary
- Proposed Right of Way
- Proposed Future Right of Way
- Proposed Right of Way (ped.)
- Existing Easement
- Masterplan by Boffa Miskell (if shown, 22/03/17)

GENERAL NOTES:

- Where required, services will be realigned and/or all necessary easements shall be granted or reserved
- All Title Interests shall be removed from land to be vested or declared as road.
- All areas and dimensions shown are subject to survey & Council & LINZ approvals & may vary on final survey.
- Refer to existing CFRs (Titles) for registered easements and interests.

PATERSONPITTSGROUP
Surveying • Planning • Engineering
Your Land Professionals
www.ppgroup.co.nz
0800 PPGROUP

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

Client/Location:
Sanderson Group
444 Frankton - Ladies Mile Highway & Jones Avenue, Lake Hayes

Purpose/Drawing Title:
PROPOSED SUBDIVISION - STAGE 4 - BOUNDARY ADJUSTMENT
Lots 1 - 4 Being a Proposed Subdivision of Sections 66,109,110 Block III & Sections 1, 2, 3, 5a, 5b, 8 & 10

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. 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 Partners Limited for its unauthorized use

Surveyed by:	HS/LR	Original Size: A3	Scale: 1:4000
Designed by:	SW		
Drawn by:	BL		
Checked by:	SW		DO NOT SCALE
Approved by:	SW		
Job Ref: Q6231-12		Sheet No: 4	Revision No: J / Date Created: 29/03/2017

PLOT DATE: 29 March, 2017 - 1:21 PM BY: Steve Winter

J:\JOBS\Q_6231__SANDERSON, QUEENSTOWN COUNTRY CLUB\CAD\160815 SUBDIVISION SCP\PPQ6231 RLP(REVC) - SCP PROPOSED REV J.DWG

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH160140

Monday, 3 April 2017

This page is intentionally left blank
(Stage 5 is no longer being pursued)

PATERSONPITTSGROUP
Surveying • Planning • Engineering
Your Land Professionals
www.ppgroup.co.nz
0800 PPGROUP

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

Client/Location:
Sanderson Group
444 Frankton - Ladies Mile Highway &
Jones Avenue, Lake Hayes

Purpose/Drawing Title:
STAGE 5

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. 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 Partners Limited for its unauthorized use

Surveyed by:	HS/LR	Original Size:	Scale:
Designed by:	SW	A3	
Drawn by:	BL		
Checked by:	SW		DO NOT SCALE
Approved by:	SW		
Job Ref: Q6231-12		Sheet No: 5	Revision No: J / Date Created: 29/03/2017

Subdivision Stages:

- Stage 2 to occur after Stage 1.
- Stage 4 to occur after Stage 3.
- Stages 6 and 8 may occur in any order or combination after Stage 4.
- Stage 7 may occur in any order or combination with other stages.

ONSLOW ROAD

legal road (unformed)

Lot 44 DP 372310

Lot 43 DP 372310

Lot 42 DP 372310

Lot 41 DP 372310

Lot 47 DP 372310

Lot 321 DP 379403 (Recreation Reserve, QLDC)

Lot 403 DP 379403

LOT 13 372m²

LOT 14 410m²

LOT 15 459m²

LOT 16 357m²

LOT 17 404m²

LOT 18 457m²

LOT 19 348m²

LOT 20 399m²

LOT 21 397m²

LOT 22 396m²

LOT 23 368m²

LOT 24 417m²

LOT 10 832m²

LOT 11 874m²

LOT 3 10.6100 ha (balance area after stage 6)

Lot 3 [Stage 4]

Lot 2 [Stage 4]

proposed right of way

right of way

Proposed Public Walkway Easement (to be created when the tracks are formed)

Proposed Public Walkway Easement (to be created when the tracks are formed)

As per the Commissioners' interim decision dated 13th March 2017, units as shown have been redesigned so that they are outside of the ONL.

legal road (unformed)

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN: SH160140

Monday, 3 April 2017

Legend

- Proposed Boundary
- Abuttal/underlying Boundary
- Proposed Right of Way
- Proposed Future Right of Way
- Proposed Right of Way (ped.)
- Existing Easement
- Masterplan by Boffa Miskell (if shown, 22/03/17)

0m 20m 40m 60m

SCALE BAR

PATERSONPITTSGROUP
Surveying • Planning • Engineering
Your Land Professionals
www.ppgroup.co.nz
0800 PPGROUP

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

Client/Location:

Sanderson Group
444 Frankton - Ladies Mile Highway & Jones Avenue, Lake Hayes

Purpose/Drawing Title:

PROPOSED SUBDIVISION - STAGE 6
Lots 3 and 10-11 and 13 - 24
Being a Proposed Subdivision of Lot 3 [Stage 4] & Section 9 [Stage 3]

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. 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 Partners Limited for its unauthorized use

Surveyed by:	HS/LR	Original Size:	Scale: 1:1000
Designed by:	SW	A3	
Drawn by:	BL		
Checked by:	SW		DO NOT SCALE
Approved by:	SW		
Job Ref: Q6231-12		Sheet No: 6	Revision No: J / Date Created: 29/03/2017

PLOT DATE: 29 March, 2017 - 1:25 PM BY: Steve Winter

J:\JOBS\Q_6231__SANDERSON, QUEENSTOWN COUNTRY CLUB\CAD\160815 SUBDIVISION SCP\PPQ6231 RLP(REVC) - SCP PROPOSED REV J.DWG

Subdivision Stages:

- Stage 2 to occur after Stage 1.
- Stage 4 to occur after Stage 3.
- Stages 6 and 8 may occur in any order or combination after Stage 4.
- Stage 7 may occur in any order or combination with other stages.

ONSLOW ROAD

legal road (unformed)

Lot 44 DP 372310

Lot 43 DP 372310

Lot 42 DP 372310

Lot 41 DP 372310

Lot 47 DP 372310

Lot 321 DP 379403 (Recreation Reserve, QLDC)

Lot 403 DP 379403

legal road (unformed)

LOT 13 303m²

LOT 14 344m²

LOT 15 384m²

LOT 16 298m²

LOT 17 337m²

LOT 18 381m²

LOT 19 290m²

LOT 20 332m²

LOT 21 330m²

LOT 21 329m²

LOT 23 233m²

LOT 24 417m²

LOT 10 832m²

LOT 11 874m²

LOT 3 10.5965 ha (balance area after stage 6)

Lot 3 [Stage 4]

Lot 2 [Stage 4]

proposed right of way

right of way

Proposed Public Walkway Easement (to be created when the tracks are formed)

Proposed Public Walkway Easement (to be created when the tracks are formed)

As per the Commissioners' interim decision dated 13th March 2017, units as shown have been redesigned so that they are outside of the ONL.

legal road (unformed)

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN: SH160140

Monday, 3 April 2017

Stage 6 (Onslow Road West)

- Sheet 6(Alt.) - Alternative Layout for Stage 6 Lots: These lot boundaries and areas do not incorporate Section 9 [Stage 3] being a road stopping parcel
- This Sheet 6(Alt.) is an alternative to sheet 6 of the subdivision plans.

Legend

- Proposed Boundary
- Abuttal/underlying Boundary
- Proposed Right of Way
- Proposed Future Right of Way
- Proposed Right of Way (ped.)
- Existing Easement

Masterplan by Boffa Miskell (if shown, 22/03/17)

0m 20m 40m 60m

SCALE BAR

PATERSONPITTSGROUP
Surveying • Planning • Engineering
Your Land Professionals
www.ppgroup.co.nz
0800 PPGROUP

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

Client/Location:

Sanderson Group
444 Frankton - Ladies Mile Highway & Jones Avenue, Lake Hayes

Purpose/Drawing Title:

PROPOSED SUBDIVISION - STAGE 6
Lots 3 & 10-11 and 13 - 24
Being a Proposed Subdivision of Lot 3 [Stage 4]
: : ALTERNATIVE LAYOUT : :

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. 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 Partners Limited for its unauthorized use

Surveyed by:	HS/LR	Original Size:	Scale: 1:1000
Designed by:	SW	A3	
Drawn by:	BL		
Checked by:	SW		DO NOT SCALE
Approved by:	SW		
Job Ref: Q6231-12		Sheet No: 6(Alt.)	Revision No: J / Date Created: 29/03/2017

PLOT DATE: 29 March, 2017 - 1:26 PM BY: Steve Winter

J:\JOBS\Q_6231__SANDERSON, QUEENSTOWN COUNTRY CLUB\CAD\160815 SUBDIVISION SCP\PPQ6231 RLP(REVC) - SCP PROPOSED REV J.DWG

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH160140

Monday, 3 April 2017

DP 372310
Lot 44 DP 372310
Lot 43 DP 372310
Lot 45 DP 372310
Lot 47 DP 372310
Lot 49 DP 372310
Lot 42 DP 372310
Lot 41 DP 372310
Lot 47 DP 372310

LOT 22
150m²
vest in QLDC as local purpose reserve (pedestrian access)

Lot 321
DP 379403
(Recreation Reserve, QLDC)

Lot 4 350m²
Lot 5 350m²
Lot 6 350m²
Lot 7 350m²
Lot 8 350m²
Lot 9 350m²
Lot 10 400m²
Lot 3 350m²
Lot 2 350m²
Lot 1 350m²
LOT 23
2,335m²
vest in QLDC as legal road
Lot 403
DP 379403
Lot 11
490m²
(400m²net)
R.O.W
Lot 12
1090m²
Lot 18
340m²
Lot 19
340m²
Lot 21
350m²
Lot 20
340m²
Lot 13
630m²
Lot 14
590m²
Lot 15
500m²
Lot 16
470m²
Lot 17
490m²
Building Setback Line (BSL)
Proposed 325.5m² contour (Lots 12-17)
Lot 321
DP 379403
(Recreation Reserve, QLDC)
Lot 321
DP 379403
(Rec. Reserve, QLDC)
legal road (unformed)
legal road (unformed)
(20.12)

Legend

- Proposed Boundary
- Abuttal/underlying Boundary
- Proposed Right of Way

Masterplan by Boffa Miskell (if shown, 22/03/17)

0m 10m 20m 30m
SCALE BAR

Subdivision Stages:

- **Stage 2 to occur after Stage 1.**
- **Stage 4 to occur after Stage 3.**
- **Stages 6 and 8 may occur in any order or combination after Stage 4.**
- **Stage 7 may occur in any order or combination with other stages.**

PATERSONPITTSGROUP
Surveying • Planning • Engineering
Your Land Professionals
www.ppgroup.co.nz
0800 PPGROUP

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

Client/Location:
Sanderson Group Ltd
444 Frankton - Ladies Mile Highway,
Jones Avenue &
Lot 403 DP 379402 Lake Hayes

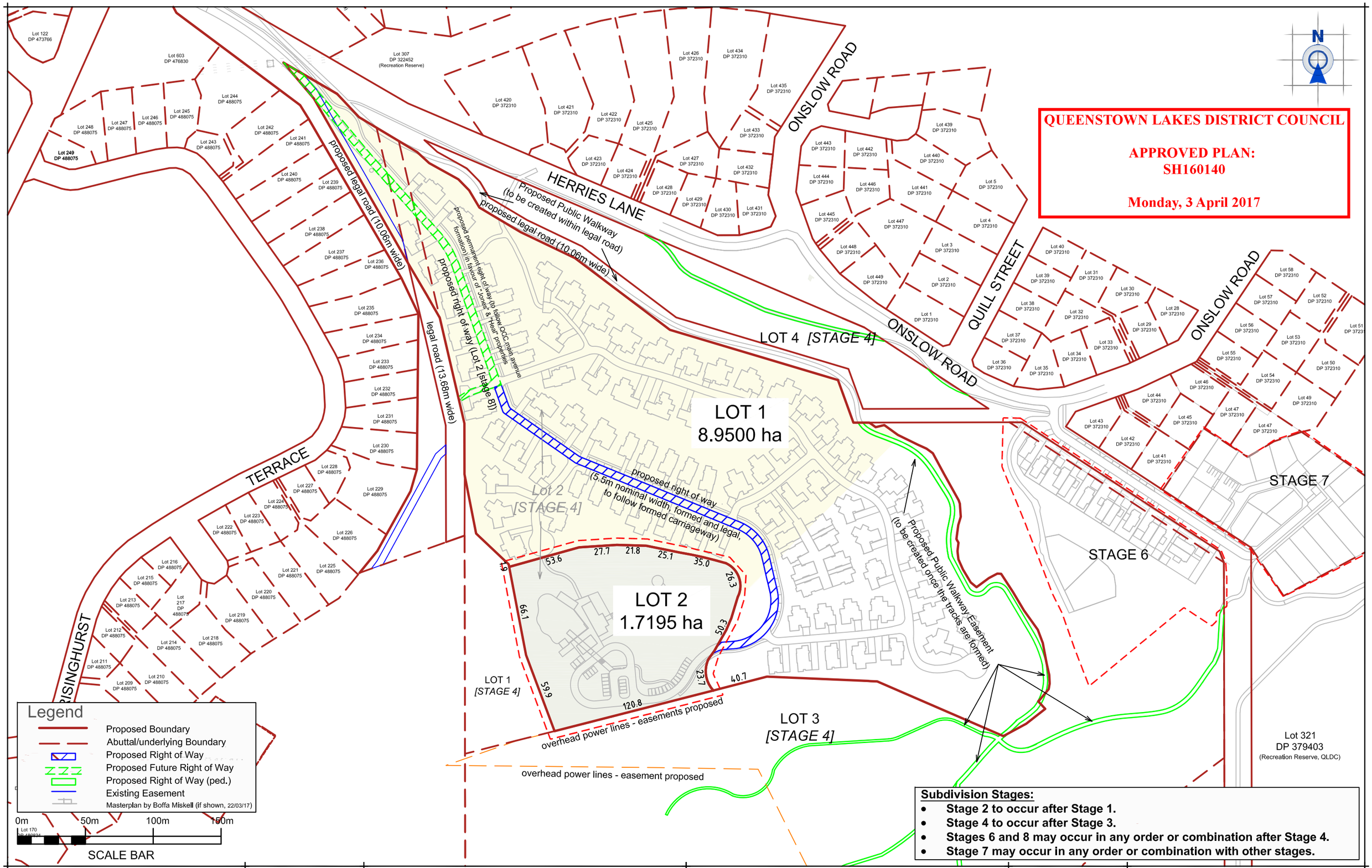
Purpose/Drawing Title:
PROPOSED SUBDIVISION - STAGE 7
Lots 1 - 23
Being a Proposed Subdivision of
Lot 403 DP 379403

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. 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 Partners Limited for its unauthorized use

Surveyed by:	-	Original Size: A3	Scale: 1:750
Designed by:	-		
Drawn by:	BL		
Checked by:	SW		DO NOT SCALE
Approved by:	SW		
Job Ref: Q6231-12		Sheet No: 7	Revision No: J / Date Created: 29/03/2017

PLOT DATE: 29 March, 2017 - 1:02 PM BY: Steve Winter

J:\JOBS\Q_6231__SANDERSON, QUEENSTOWN COUNTRY CLUB\CAD\160815 SUBDIVISION SCP\PPQ6231 RLP(REVC) - SCP PROPOSED REV J.DWG



Subdivision Stages:

- **Stage 2 to occur after Stage 1.**
- **Stage 4 to occur after Stage 3.**
- **Stages 6 and 8 may occur in any order or combination after Stage 4.**
- **Stage 7 may occur in any order or combination with other stages.**

PATERSONPITTSGROUP
Surveying • Planning • Engineering
Your Land Professionals
www.ppgroup.co.nz
0800 PPGROUP

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

Client/Location:

Sanderson Group
444 Frankton - Ladies Mile Highway & Jones Avenue, Lake Hayes

Purpose/Drawing Title:

PROPOSED SUBDIVISION - STAGE 8
Lots 1 & 2 Being Subdivision of Lot 2 [Stage 4]

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. 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 Partners Limited for its unauthorized use

Surveyed by:	HS/LR	Original Size:	Scale:
Designed by:	SW	A3	1:2500
Drawn by:	BL		
Checked by:	SW		DO NOT SCALE
Approved by:	SW		
Job Ref: Q6231-12		Sheet No: 8	Revision No: J / Date Created: 29/03/2017

PLOT DATE: 29 March, 2017 - 1:01 PM BY: Steve Winter

J:\JOBS\Q_6231__SANDERSON, QUEENSTOWN COUNTRY CLUB\CAD\160815 SUBDIVISION SCP\PPQ6231 RLP(REVC) - SCP PROPOSED REV J.DWG

STAGE 1 (NORTHERN SITE)

Proposed Easements			
Purpose	Parcel Identifier	Servient Tenement	Grantee
Public Walkway Easement	Unhatched Green	Lot 1 hereon	Queenstown Lakes District Council

Existing Easements			
Purpose	Parcel Identifier	Servient Tenement	Creating Document
Right to convey electricity and take and convey water	Areas A, AA, AB DP 470412	Lot 1 hereon	T 5009953.6 EC 5011453.3 T 5037895.3

Existing Easements to be cancelled			
Purpose	Parcel Identifier	Servient Tenement	Creating Document
Right of Way	Areas D, M, N, H DP 470412	N/A	T 890871.4
Right to convey water	Areas B, BA, G, I DP 470412	N/A	T 5011453.2 EC 5011453.3 T5037895.2
Right to convey telecommunications	Areas C, O, L, G, I DP 470412	N/A	T 5011453.2 EC 5011453.3 T5037895.2

Existing Easements in Gross			
Purpose	Parcel Identifier	Servient Tenement	Creating Document
Right to convey water	Areas P, C, D, O, N, Q on DP 470412	Lots 1 & 2 hereon	T 845710
Right to convey electricity	Areas AB, BA DP 470412	Lot 1 hereon	T 512767.1
Right to locate a transformer	Area A DP 470412	Lot 1 hereon	T 5127676.1
Right to site electricity transformer	A, AA, AB DP 470412	Lot 1 hereon	T 5037895.1

Existing Easements in Gross to be cancelled			
Purpose	Parcel Identifier	Servient Tenement	Creating Document
Right to convey electricity	Area BB DP 470412	N/A	T 5127676.1
Right to locate a transformer	Area CA DP 470412	N/A	T 5127676.1

Notations
1. Existing covenants to be cancelled and new covenants created where necessary.1.
2. Proposed Public Walkway Easement to be created after the tracks are formed
3. All necessary easements for services to be provided
4. Easements listed as cancelled above can occur during this stage or during Stage 2.

Stage 5 - schedule deleted
(stage 5 is no longer being pursued)

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH160140

Monday, 3 April 2017

STAGE 2

Proposed Easements in Gross			
Purpose	Parcel Identifier	Servient Tenement	Grantee
Public Walkway Easement	Unhatched Green	Lots 1, 2 hereon	Queenstown Lakes District Council

Existing Easements in Gross			
Purpose	Parcel Identifier	Servient Tenement	Creating Document
Right to convey water	Areas P, C, D, O, N, Q on DP 470412	Lot 1 hereon	T 845710

Notations
1. Existing covenants to be cancelled and new covenants created where necessary
2. Proposed Public Walkway Easement to be created after the tracks are formed
3. All necessary easements for services to be provided
4. Easements listed as cancelled during the Northern Site Bdy, Adj. may be cancelled during that stage or during Stage 2.

STAGE 6 (ONSLOW ROAD WEST SITE)

Proposed Easements			
Purpose	Parcel Identifier	Servient Tenement	Dominant Tenement/Grantee
Right of Way Right to drain water, right to drain sewage, right to convey water, right to convey electricity and right to convey telecommunications and computer media	hatched blue	Balance Lot 3 hereon	Lots 10 & 11 hereon
Right of way, right to drain water, right to drain sewage, right to convey water, right to convey electricity and right to convey telecommunications and computer media	hatched blue	Balance Lot 3 hereon	Lots 23 & 24 hereon
Right to drain water, right to drain sewage, right to convey water, right to convey electricity and right to convey telecommunications and computer media	hatched blue	Balance Lot 3 hereon	QLDC, [Elec. Provider], Chorus NZ Ltd

Existing Easements in Gross			
Purpose	Parcel Identifier	Servient Tenement	Creating Document
Public Walkway Easement	Unhatched Green	Balance Lot 3 hereon	Queenstown Lakes District Council
Right to convey electricity*	See 'HV cable in Onslow Rd'	Lots 13-23 hereon	Aurora Energy Limited
Right to convey electricity	See 'Overhead Powerlines'	Balance Lot 3 hereon	Aurora Energy Ltd

Notations:
1. Existing covenants to be cancelled and new covenants created where
2. Proposed Public Walkway Easement to be created after the tracks are
3. *Electricity easement in gross will <u>only</u> be required if the services are
4. All necessary easements for services to be provided

Amalgamation Condition(s):
Lot 3 [balance lot] & Lot 4 [Stage 4] hereon shall be held in the same CFR (Computer Freehold Register)

Road Legalisation (Stage 3)
(affecting CFR 616855 - Lot 3 DP 464454, Lot 2 DP 20797, Sec 109, Sec 110)

EASEMENT SCHEDULE - ROAD LEGALISATION PLAN

Proposed Easements			
Purpose	Parcel Identifier	Servient Tenement	Dominant Tenement
Right of way	Hatched Green	Sections 1, 3 hereon	Lot 2 DP 475594
Right of way**	L, N, P DP 464454	Section 1 hereon	Lot 2 DP 475594

Existing Easements			
Purpose	Parcel Identifier	Servient Tenement	Creating Document
Right of way	M DP 464454	Section 10 hereon	T 890871.4
Right of way	L, N, P DP 464454	Section 1 hereon	T 890871.4
Right to convey water, Right to convey telecommunications and computer media	V(part) DP 475594	Section 1 hereon	EI 9733475.4
	W DP 475594	Section 10 hereon	

Existing Easements to be cancelled*			
Purpose	Parcel Identifier	Servient Tenement	Creating Document
Right to convey water, Right to convey telecommunications and computer media	V(part), U DP 475594	Lot 2 DP 20797	EI 9733475.4

Notations
1. Sections 1, 2, 3, 5, 6, 7, 10 hereon *(affects formerly Lot 3 DP 464454, Lot 2 DP 20797)* have the following to be cancelled:
   a. An existing Notice pursuant to Section 91 Transit New Zealand Act 1989 (5015474.2)
2. Proposed Easements over stopped road parcels, or relocate services (See E): Electricity cables (Aurora Energy, Electricity Southland) and water pipes (QLDC) requiring easements. * Cancel easements where services are relocated to other locations.
3. The right of way** in favour of Lot 2 DP 475594 is interim; until such time as the green hatched right of way over the QCC main avenue is constructed and registered.

STAGE 7 (ONSLOW ROAD EAST SITE)

Proposed Easements			
Purpose	Parcel Identifier	Servient Tenement	Dominant Tenement
Right of Way, right to convey water, elec. telecom; right to drain water and sewage	Hatched Blue	Lot 11 hereon	Lot 12 hereon

Notations
3. All necessary easements for services to be provided

STAGE 4 (SOUTHERN SITE)

Proposed Easements			
Purpose	Parcel Identifier	Servient Tenement	Dominant Tenement
Right of Way	Hatched Green	Lot 2 hereon	Lot 1 hereon, Lot 2 DP 475594, Lot 1 DP 24619
Right of Way**	Hatched Orange	Lot 2 hereon	Lot 1 hereon, Lot 2 DP 475594

Proposed Easements in Gross			
Purpose	Parcel Identifier	Servient Tenement	Grantee
Public Walkway Easement	Unhatched Green	Lots 2-4 hereon	Queenstown Lakes District Council
Right to convey electricity	See 'HV cables at Onslow Rd'	Lot 4 hereon	Aurora Energy Limited, Electricity Southland Limited
Right to convey electricity	See 'Overhead Powerlines'	Lots 1-3 hereon	Aurora Energy Limited

Existing Easements in Gross			
Purpose	Parcel Identifier	Servient Tenement	Creating Document
Right to convey water, Right to convey telecommunications and computer media	S, T	Lot 1 hereon	EI 9733475.4
Right of Way, Right to convey water, Right to convey telecommunications and computer media	P, Q	Lot 1 hereon	EI 9733475.4
Right of Way	R, O	Lot 1 hereon	EI 9733475.4

Notations:
1. Existing covenants to be cancelled and new covenants created where necessary
2. Proposed Public Walkway Easement to be created after the tracks are formed
3. Electrical easement in gross will <u>only</u> be required if the services are not realigned
4. All necessary easements for services to be provided
5. The right of way** (coloured orange) is interim; until such time as the green hatched permanent right of way over the QCC main avenue is constructed and registered

Amalgamation Condition(s):
Lots 3 & 4 hereon (Stage 4) shall be held in the same CFR (Computer Freehold Register)
Lot 2 hereon (Stage 4) and Section 1 (Stage 3) shall be held in the same CFR (Computer Freehold Register)

STAGE 8

Proposed Easements			
Purpose	Parcel Identifier	Servient Tenement	Dominant Tenement
Right of Way	Hatched Blue & Hatched Green	Lot 1 hereon	Lot 2 hereon

Existing Easements in Gross			
Purpose	Parcel Identifier	Servient Tenement	Grantee
Public Walkway Easement	Unhatched Green	Lot 1 hereon	Queenstown Lakes District Council
Right to convey electricity	See 'Overhead Powerlines'	Lots 1 & 2 hereon	Aurora Energy Ltd

Notations
1. Existing covenants to be cancelled and new covenants created where necessary.
2. Proposed Public Walkway Easement to be created after the tracks are formed
3. All necessary easements for services to be provided

Notes:

Schedules refer to:
- **Proposed Road Legalisation Plans Q6231 Series 0, Sheets 1-3**
- **Proposed Subdivision Plans Q6231 Series 1, Sheets 1-9**

Parcels identified as Sections 1-3, 5-7 & 9-10 are the subject of a road legalisation application.

PATERSONPITTSGROUP
Surveying • Planning • Engineering
Your Land Professionals
www.ppgroup.co.nz
0800 PPGROUP

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

Client/Location:
Sanderson Group Ltd
420 Frankton - Ladies Mile Highway
& Jones Avenue, Lake Hayes

Purpose/Drawing Title:
PROPOSED EASEMENT SCHEDULES
Road Legalisation and
Proposed Subdivision of Sec 66,109,110 Block III,
Lot 403 DP 379403
& Sections 1, 2, 3, 5, 9 & 10

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. 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 Partners Limited for its unauthorized use

Surveyed by:		Original Size: A3	Scale: N/A
Designed by:			
Drawn by:	BL		
Checked by:	SW		DO NOT SCALE
Approved by:	SW		
Job Ref: Q6231-12		Sheet No: 9	Revision No: J / Date Created: 29/03/2017

Connect to
Sewer Pump Station
SPL5-Lake Hayes #5
Lid level 318.0m

FSMH
LL 318.5

Proposed extent of earthworks
(Onslow Road East)

LOT 22
150m²
vest in QLDC as local purpose
reserve (pedestrian access)

Proposed 0.9m high
timber retaining wall

FSMH
LL 321.0

FSMH
LL 326.0

Section G

Section F

Section I

Section E

Section H

Section 9 (road to stop)

legal road (unformed)

current HV cable alignment (orange dashed line)

ONSLOW ROAD

WIDGEON PLACE

R.O.W

Lot 1
350m²

Lot 2
350m²

Lot 3
350m²

Lot 4
350m²

Lot 5
350m²

Lot 6
350m²

Lot 7
350m²

Lot 8
350m²

Lot 9
350m²

Lot 10
400m²

Lot 11
490m²
(400m²net)

Lot 12
1090m²

Lot 13
630m²

Lot 14
590m²

Lot 15
500m²

Lot 16
470m²

Lot 17
490m²

Lot 18
340m²

Lot 19
340m²

Lot 20
340m²

Lot 21
350m²

LOT 23
Vest in QLDC as legal road

Lot 321
DP 379403
(Rec. Reserve,
QLDC)

RL 329.4m
RL 329.0m
RL 328.4m
RL 327.5m
RL 327.4m
RL 326.5m
RL 325.5m
RL 325.4m
RL 325.35m
RL 325.3m
RL 325.2m
RL 325.1m
RL 327.0m
RL 325.9m
RL 328.5m

batter edge, to bdy. 1.5m
toe of cut, to bdy. 4.0m
toe of 1.5m cut, to bdy. 4.0m

FSMH
SWMH

-5% road grade
-0.8% road grade
-1.8% road grade
5.5m wide carriageway
-3% road grade
-0.5% road grade
1.8m wide footpath
-16% road grade
-0.5% path grade

Sewer connection
manhole for Onslow
Road West

Connect Stormwater to
1m dia storm main to be
constructed by QCC

Proposed '325.5m' contour (Lots 12-17)

Proposed extent of earthworks
(Onslow Road East)

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH160140

Monday, 3 April 2017

Section 100
Block III
CFR 616855

0m 25m 50m
SCALE BAR

Legend

- proposed master plan lines
- 325 — 1.0m contour
- 0.5m contour
- proposed lot boundary
- abuttals (neighbouring lots)
- proposed setback reference
- proposed retaining wall
- RL 329.4m — proposed maximum building height reference level (RL)

Notes:

- Contours on this sheet are final design contours (within the proposed extent of earthworks)

Bulk Earthworks Volume calculation*:

- Design cut volume:13,000m3
- Design fill volume: 8,000m3
- Balance cut to waste: 5,000m3

* in-situ volume (no bulking or compaction), allow for 15% variation in quantities.

PATERSONPITTSGROUP
Surveying • Planning • Engineering
Your Land Professionals
www.ppgroup.co.nz
0800 PPGROUP

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

Client/Location:
Sanderson Group
444 Frankton - Ladies Mile Highway &
Jones Avenue, Lake Hayes
Lot 403 DP 379402 Lake Hayes

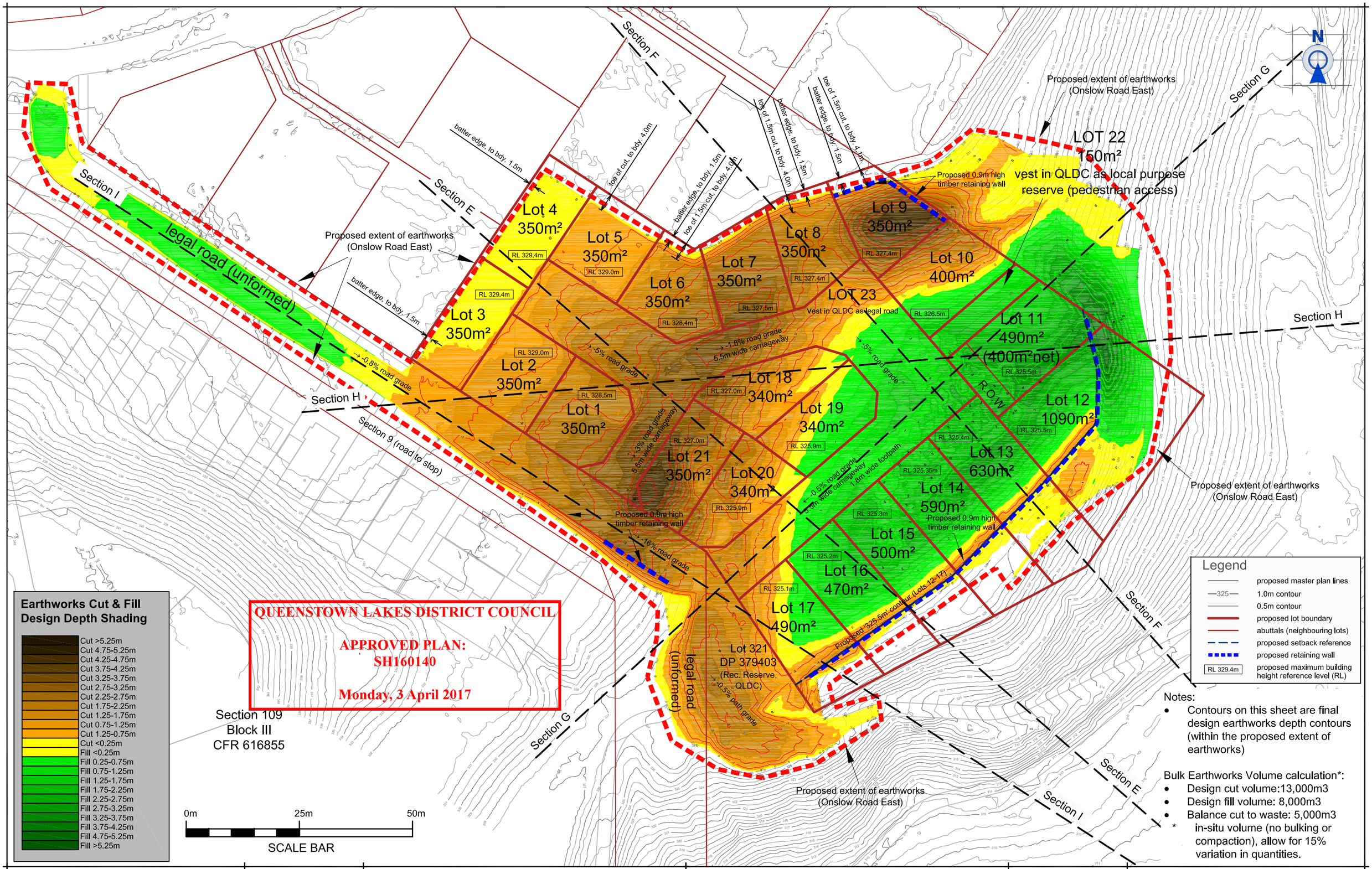
Purpose/Drawing Title:
PROPOSED SUBDIVISION - STAGE 7
Lots 1 -23
Earthworks & Gravity Services Design

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. 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 Partners Limited for its unauthorized use

Surveyed by:	HS/LR	Original Size:	Scale:
Designed by:	SW	A3	1:750
Drawn by:	LR		
Checked by:	SW		DO NOT SCALE
Approved by:	SW		
Job Ref: Q6231-12		Sheet No: 10	Revision No: J / Date Created: 29/03/2017

PLOT DATE: 29 March, 2017 - 12:52 PM BY: Steve Winter

J:\JOBS\Q_6231__SANDERSON, QUEENSTOWN COUNTRY CLUB\CAD\170120 STAGE 7 EARTHWORKS, AND SERVICING (DU1 UPDATE REVF1)\PPQ6231 SCP STAGE 7 DESIGN REV J 170329.DWG



Notes:

- Contours on this sheet are final design earthworks depth contours (within the proposed extent of earthworks)

Bulk Earthworks Volume calculation*:

- Design cut volume:13,000m3
- Design fill volume: 8,000m3
- Balance cut to waste: 5,000m3

* in-situ volume (no bulking or compaction), allow for 15% variation in quantities.

PATERSONPITTSGROUP
Surveying • Planning • Engineering
Your Land Professionals
www.ppgroup.co.nz
0800 PPGROUP

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

Client/Location:

Sanderson Group
444 Frankton - Ladies Mile Highway & Jones Avenue, Lake Hayes
Lot 403 DP 379402 Lake Hayes

Purpose/Drawing Title:

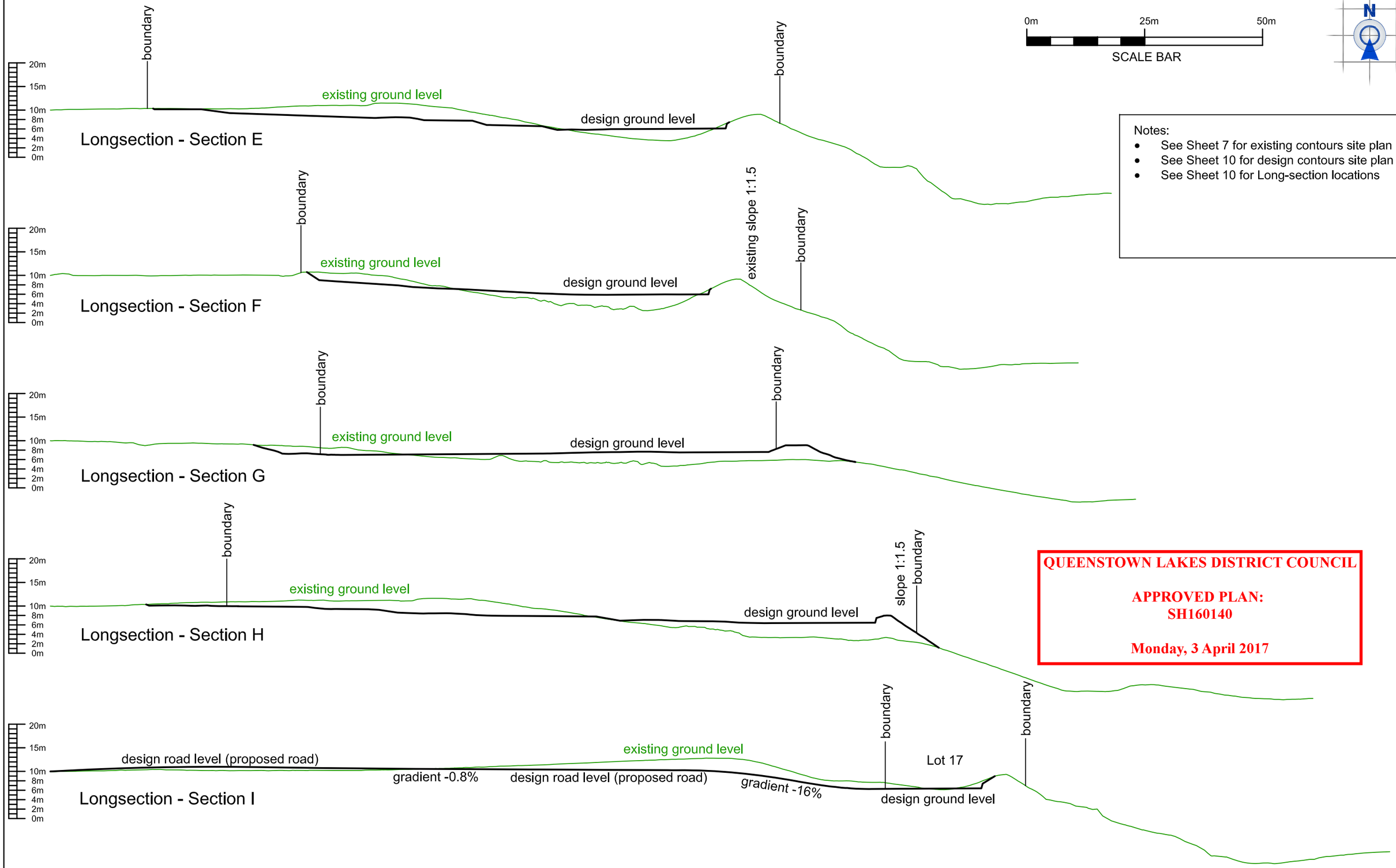
PROPOSED SUBDIVISION - STAGE 7
Lots 1 -23
Earthworks - Depth Contours

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. 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 Partners Limited for its unauthorized use

Surveyed by:	HS/LR	Original Size:	Scale: 1:750
Designed by:	SW	A3	
Drawn by:	LR		
Checked by:	SW		DO NOT SCALE
Approved by:	SW		
Job Ref: Q6231-12		Sheet No: 11	Revision No: J / Date Created: 29/03/2017

PLOT DATE: 29 March, 2017 - 11:26 AM BY: Steve Winter

J:\JOBS\Q_6231__SANDERSON, QUEENSTOWN COUNTRY CLUB\CAD\170120 STAGE 7 EARTHWORKS, AND SERVICING (DU1 UPDATE REVF1)\PPQ6231 SCP STAGE 7 DESIGN REV J 170329.DWG



Notes:

- See Sheet 7 for existing contours site plan
- See Sheet 10 for design contours site plan
- See Sheet 10 for Long-section locations

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH160140

Monday, 3 April 2017

PATERSONPITTSGROUP
Surveying • Planning • Engineering
Your Land Professionals
www.ppgroup.co.nz
0800 PPGROUP

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

Client/Location:
Sanderson Group
444 Frankton - Ladies Mile Highway &
Jones Avenue, Lake Hayes
Lot 403 DP 379402 Lake Hayes

Purpose/Drawing Title:
PROPOSED SUBDIVISION - STAGE 7
Lots 1 -23
Proposed Earthworks - Long Sections

© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Partners Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Partners Limited. 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 Partners Limited for its unauthorized use

Surveyed by:	HS/LR	Original Size:	Scale: 1:750
Designed by:	SW	A3	
Drawn by:	LR		
Checked by:	SW		DO NOT SCALE
Approved by:	SW		
Job Ref: Q6231-12		Sheet No: 12	Revision No: J / Date Created: 29/03/2017

PLOT DATE: 29 March, 2017 - 11:27 AM BY: Steve Winter

J:\JOBS\Q_6231__SANDERSON, QUEENSTOWN COUNTRY CLUB\CAD\170120 STAGE 7 EARTHWORKS, AND SERVICING (DU1 UPDATE REVF1)\PPQ6231 SCP STAGE 7 DESIGN REV J 170329.DWG