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QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH160140

Monday, 3 April 2017

PLANTING PLAN - SOUTHERN AREA

1: 2,500 @ A3

Boffa Miskell Limited
Ground Floor, 4 Hazeldean Road 8024
PO Box 110, Christchurch 8140
New Zealand
Tel: +64 3 366 8891
www.boffamiskell.co.nz

Printed 22/03/2017 2:48:31 p.m.

NOTES

CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK;

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FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

KEY

REV	DATE	DESCRIPTION

CLIENT: SANDERSON GROUP

CONSULTANTS

For Resource Consent

QUEENSTOWN COUNTRY CLUB

PLANTING PLAN - SOUTHERN AREA

Design	KCh	Scale	Date
Drawn	SCa	NTS	2017.03.22
Check	JRe		
App'd	JrE		

DRAWING NO. C16005A_241

REVISION 4

U:\2016\C16005A_JRe_Sanderson_Resource_Consent\CAD\C16005A_0200-223_Plans_Resource_Consent.dwg

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PLANT LIST

Ladies Mile & Howards Drive Trees

Botanical Name	Common Name
Aesculus hippocastanum	Horse Chestnut
Fagus sylvatica	English Beech
Fraxinus excelsior	Ash
Juglans regia	Common walnut
Liquidamber styraciflua	Liquidamber
Platanus orientalis	Oriental Plane
Quercus cerris	Turkey Oak
Quercus dentata	Japanese Oak
Quercus palustris	Pin Oak
Quercus robur	English Oak
Quercus rubra 'Maxima'	Red Oak
Tilia cordata	Small-leaved Lime
Tilia x europaea	European Lime
Tilia tomentosa 'Obicularis'	Silver Lime
Ulmus parvifolia	Chinese Elm
Ulmus procera	Green English Elm

Orchard Trees

Botanical Name	Common Name
Magnolia 'Little Gem'	Evergreen Magnolia
Prunus *avium* 'pendula'	Flowering Plum
Prunus 'Awanui'	Sweet Cherry
Prunus 'Thunder Cloud'	Flowering Cherry
Malus x domestica	Apple
Prunus armeniaca	Apricot
Prunus avium	Cherry
Pyrus communis	Pear
Prunus domestica	Plum

Boulevard Trees

Botanical Name	Common Name
Carpinus betulinus 'Fastigiata'	Upright Hornbeam
Magnolia 'Little Gem'	Evergreen Magnolia'
Prunus avium 'pendula'	Flowering Cherry
Prunus 'Awanui'	Flowering Plum
Prunus 'Thunder Cloud'	Sweet Cherry

Amenity Trees

Botanical Name	Common Name
Acer davidii	Snakebark Maple
Acer rubrum	Maple
Acer saccharinum	Maple
Acer spp, weeping	Maple
Amelanchier canadensis	Service Berry
Betula utilis Jacquemontii	Himalayan Birch
Cedrus deodara	Deodar cedar
Cercis canadensis	Forest pansy
Cornus 'Eddies 'White Wonder'	Dogwood
Gleditsia 'Ruby Lace'	Honey locust
Liquidamber styraciflua	Liquidamber
Magnolia "Little Gem'	Evergreen Magnolia
Magnolia stellata	Star Magnolia
Malus Golden Hornet	Crabapple
Malus trilobata	Lebonese Wild Apple
Parrotia persica	Persian Ironwood
Prunus avium 'pendula'	Sweet Cherry
Prunus 'Awanui'	Flowering Cherry
Prunus 'Kanzan'	Flowering Cherry
Prunus nigra	Canada Plum
Prunus 'Thunder Cloud'	Flowering Plum
Prunus Shimidsu Sakura	Flowering Cherry
Prunus Shirotae	Flowering Cherry
Prunus subhirtella	Flowering Cherry
Prunus spp, weeping	Flowering Cherry
Prunus Ukon	Flowering Cherry
Prunus yedeonsis 'Awanui'	Flowering Cherry
Robinia pseudoacacia	Robinia
Thuja occidentalis 'Smaragd'	Thuja

Carpark Trees

Botanical Name	Common Name
Carpinus betulinus Fastigiata	Upright Hornbeam
Fraxinus excelsior	Hanmer Ash
Quercus cerris	Turkey Oak
Tilia cordata	Small-leaved Lime
Tilia x europaea	Common Lime

Rural Boundary Trees / Avenue Trees

Orchard Trees

Rural Shelterbelts

Evergreen Screen Planting

Carpark Trees

Amenity Trees

Terrace Native Trees

Fruit trees

Boffa Miskell

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NOTES

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FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

KEY

REV DATE DESCRIPTION

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN: SH160140

Monday, 3 April 2017

CLIENT SANDERSON GROUP

CONSULTANTS

For Resource Consent

QUEENSTOWN COUNTRY CLUB

PLANTING PLAN - PLANT LIST

Design	KCh	Scale	Date
Drawn	SCa	NTS	2017.02.03
Check	JRe		
App'd	JrE		

DRAWING NO. C16005A_242

REVISION 1

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QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN: SH160140

Monday, 3 April 2017

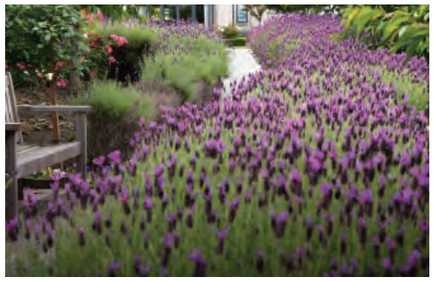
PLANT LIST (CONTINUED)

Terrace native shrubs and grasses

Hydrangea spp

Poa cita, silver tussock

Corokia 'Frosted Chocolate'



Lavender

Amenity Ground covers & Grasses

Botanical Name	Common Name
Agapanthus 'Peter Pan'	Agapanthus
Agapanthus 'Snowball'	Agapanthus
Agapanthus Tinkerbell	Agapanthus
Carex comas	Carex
Carex testacea	Carex
Chinochloa flavicons	Dwarf toe toe
Convolvulus mauritanicus	Trailing Convolvulus
Coprosma 'kirkii'	Groundcover coprosma
Coprosma 'red rocks'	Red coprosma
Lithodora spp	Blue flowering ground cover
Parahebe 'baby blue	Parahebe, blue
Parahebe 'snowcap'	Parahebe white
Pimelea prostrata	Pinatoro
Pachystegia rufa	Marlborough Rock Daisy
Phormium cookianum 'Emerald Green'	Dwarf mountain flax
Rosemary 'Lockwood de forest'	Rosemary, groundcover
Rosemary prostrata	Rosemary, groundcover
Euonymus microphylla 'emerald gem'	Clipped shrub

Amenity Shrubs & Hedges

Botanical Name	Common Name
Aucuba Crotonoides	Spotted laurel
Azalea spp	Azalea
Camellia spp	Camellia
Choisya Ternata	Mexican orange blossom
Daphne bholua	Daphne
Erica carnea 'Springwood White'	Erica/Heath
Hebe diosmifolia	Hebe
Hydrangea spp	Hydrangea
Ilex aquifolium 'Green Pillar'	English Holly
Lavender	Lavandula angustifolia
Lemon meyer	Eating lemon
Magnolia stellata	Star magnolia
Michelia spp	Michelia
Nandina 'Gulfstream'	Nandina
Nandina 'Pygmea'	Nandina
Phormium cookianum	Mountain flax
Pieris formosa 'Wakehurst'	Pieris
Pieris - Temple Bells	Pieris
Pittosporum tenuifolium 'mountain green'	Pittosporum
Prunus lusitanica	Portuguese Laurel

Amenity Shrubs & Hedges cont.

Botanical Name	Common Name
Buxus Micropylla	Japanese Box
Camellia 'Setsugekka'	Hedge Camellia
Corokia 'Frosted Chocolate'	Corokia, bronze
Corokia 'Geentys Green'	Corokia, green
Escallonia 'White Knight'	Escallonia
Griselinia littoralis	Kapuka
Loropetalum 'China Pink'	Loropetalum
Pittosporum 'Golfball'	Pittosporum

Rural Shelterbelt

Botanical Name	Common Name
Cupressus Leylandii	Leyland cypress (trimmed)
Pittosporum tenufolim	Kohuhu

Terrace Native Trees

Botanical Name	Common Name
Kunzea ericioides	Kanuka
Fuscospora cliffortioides	Mountain beech
Fuscospora fusca	Red beech/ tawhai raunui
Podocarpus halli	Hall's totara
Hoheria Lyallii	Lacebark/houhere
Sophora microphylla	Köwhai
Griselinia littoralis	Broadleaf/Kapuka
Pittosporum tenuifolium	Kohuhu

Terrace Native Shrubs & Grasses

Botanical Name	Common Name
Coprosma propinqua	Mingimingi
Coprosma rhamnoides	Coprosma
Phormium cookianum	Mountain flax/harakeke
Poa cita	Silver tussock
Chionochloa rigida	Narrow-leaved tussock
Discaria toumatou	Matagouri, wild Irishman

Boffa Miskell

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NOTES

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KEY

REV DATE DESCRIPTION

CLIENT SANDERSON GROUP

CONSULTANTS

For Resource Consent

QUEENSTOWN COUNTRY CLUB

PLANTING PLAN - PLANT LIST (CONTINUED)

Design	KCh	Scale	Date
Drawn	SCa	NTS	2017.02.03
Check	JRe		
App'd	JrE		

DRAWING NO. C16005A_243

REVISION 1

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KEY

REV	DATE	DESCRIPTION

CLIENT SANDERSON GROUP

CONSULTANTS

For Resource Consent

QUEENSTOWN COUNTRY CLUB

MASTER PLAN

Design	KCh	Scale	Date
Drawn	SCa	NTS	2017.03.22
Check	JRe		
Appv'd	JrE		

DRAWING NO. C16005A_244

REVISION 3

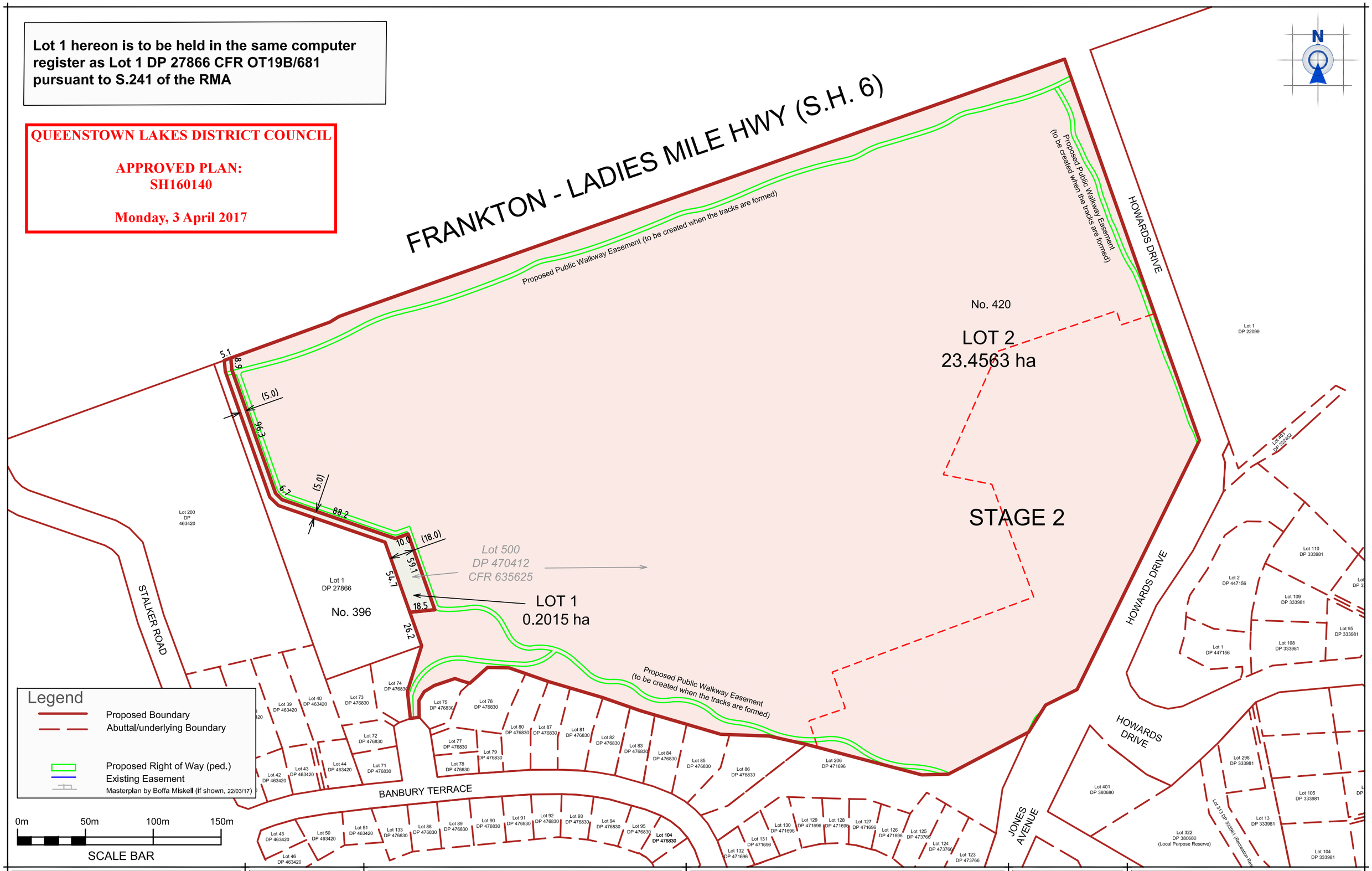
U:\2016\C16005A_JRe_Sanderson_Resource_Consent\CAD\C16005A_0204-244_RC_Plans_Aerials_and_Contours.dwg

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



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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

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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:

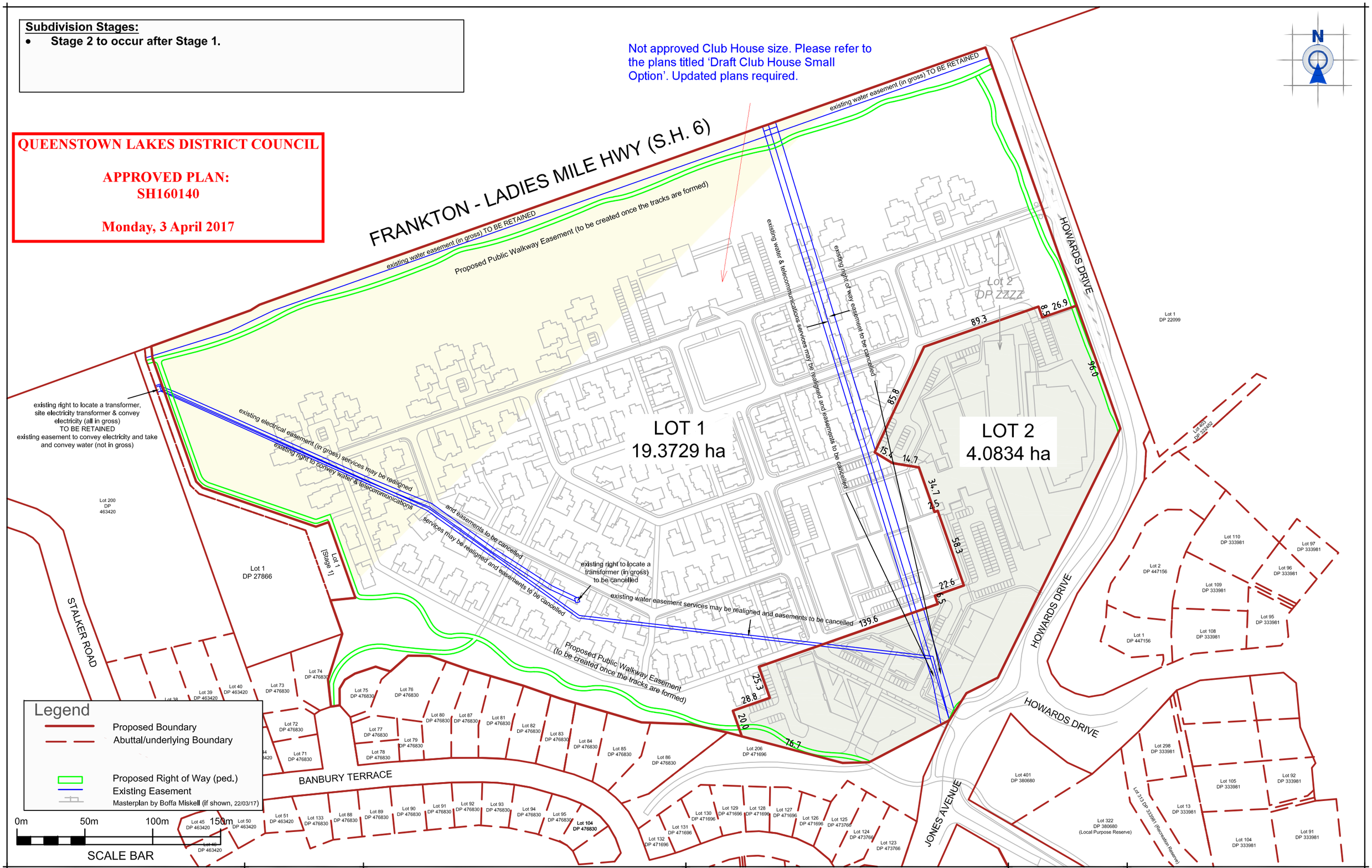
- **Stage 2 to occur after Stage 1.**

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH160140

Monday, 3 April 2017

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



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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]

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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)

HERRIES LANE
ONSLOW ROAD
QUILL STREET
ONSLOW ROAD

Section 1
0.2534 ha

Section 6
0.0155 ha
(acquire/take for road)

Section 2
1.3813ha

Section 3
2.6060 ha

Section 5a
0.1623 ha
(road to stop)

Section 5b
0.2888 ha
(road to stop)

Section 7
0.4073 ha
(acquire/take for road)

Section 8
0.3261 ha
(acquire/take for road)

Section 9
0.0927 ha
(road to stop)

Section 10
0.3864 ha

Section 110
Block III
CFR 616855

Section 66
Block III
CFR OT13C/880

Section 109
Block III
CFR 616855

Lot 2
DP 20797
CFR 616855

Lot 3
DP 464454
CFR 616855

Area W DP 464454
(Covenant to be cancelled)

Lot 313 DP 333981
(Recreation Reserve)

Lot 307
DP 322452
(Recreation Reserve)

Area U DP 475594
(to be cancelled)

existing legal road (balance)
existing legal road, to relocate
existing legal road
proposed legal road (10.06m wide)
proposed future right of way (to follow OCC main avenue formation) in favour of "Jones" & "Heal" properties
existing legal road (balance)
existing services easement (water, telecom)
existing right of way
HV cables (requiring easement or relocation of services)
(realign water pipe services)

10.06m
13.68m
5.12m
2.12m
15m

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

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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)

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

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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

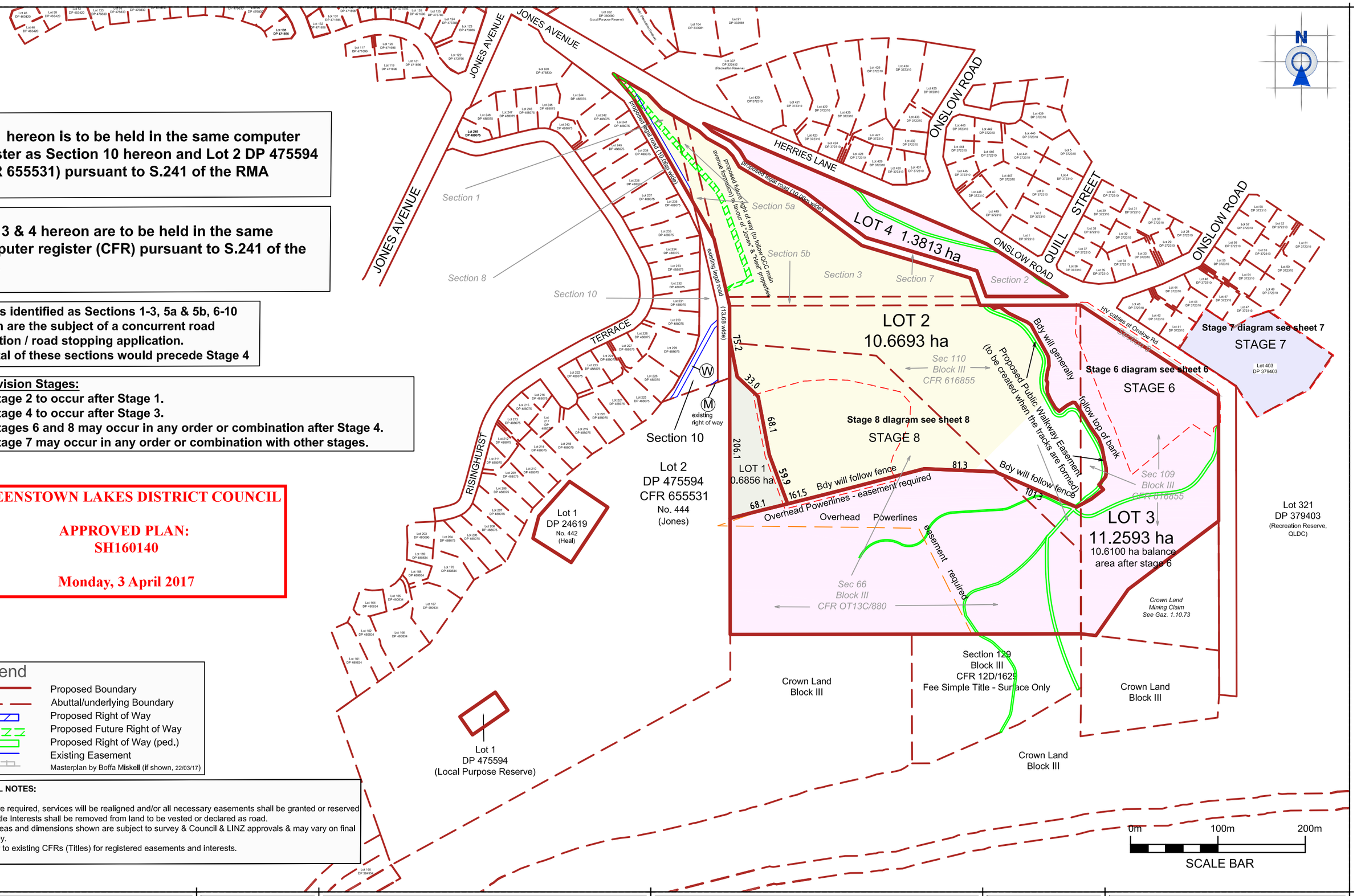
Subdivision Stages:

- **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.

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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

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

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QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH160140

Monday, 3 April 2017

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(Stage 5 is no longer being pursued)

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

Purpose/Drawing Title:
STAGE 5

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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 [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.

LOT 3 10.6100 ha (balance area after stage 6)

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

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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]

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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 3 [Stage 4]

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)

LOT 10 832m²

LOT 11 874m²

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

LOT 3 10.5965 ha (balance area after stage 6)

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

legal road (unformed)

Lot 321 DP 379403 (Recreation Reserve, QLDC)

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

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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 : :

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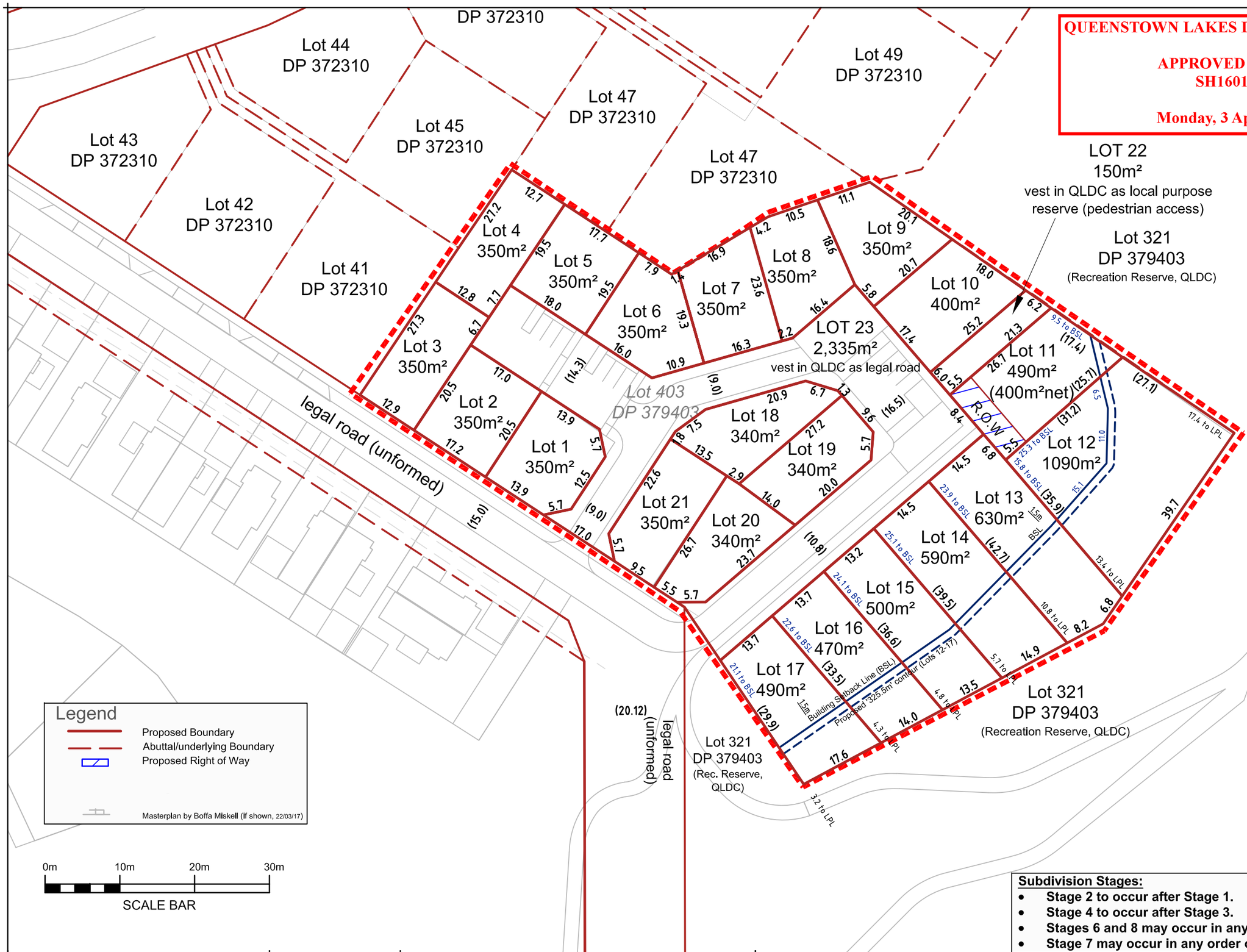
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN: SH160140

Monday, 3 April 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.**

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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

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APPROVED PLAN:
SH160140

Monday, 3 April 2017

HERRIES LANE
ONSLOW ROAD
QUILL STREET
TERRACE
RISINGHURST
STAGE 6
STAGE 7
LOT 4 [STAGE 4]
LOT 1 8.9500 ha
LOT 2 1.7195 ha
LOT 3 [STAGE 4]
Lot 2 [STAGE 4]
LOT 1 [STAGE 4]
Lot 321 DP 379403 (Recreation Reserve, QLDC)
Lot 307 DP 322452 (Recreation Reserve)
proposed legal road (10.06m wide)
legal road (13.68m wide)
Proposed Public Walkway (to be created within legal road)
proposed permanent right of way (to follow OCC main avenue formation) in favour of "Jones" & "Hear" properties
proposed right of way (Lot 2 [stage 8])
proposed right of way (5.5m nominal width, formed and legal, to follow formed carriageway)
Proposed Public Walkway Easement (to be created once the tracks are formed)
overhead power lines - easements proposed
overhead power lines - easement proposed

53.6 27.7 21.8 25.1 35.0 26.3 50.3 40.7 23.7 120.8 59.9 66.1

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 50m 100m 150m
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.**

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Client/Location:
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Purpose/Drawing Title:
PROPOSED SUBDIVISION - STAGE 8
Lots 1 & 2 Being Subdivision of Lot 2 [Stage 4]

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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 470417	Lot 1 hereon	T 5009953.6 FC 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 470417	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)

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 only 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

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH160140

Monday, 3 April 2017

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 only 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.

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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

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

FSMH
LL 318.5

N

ONSLOW ROAD

WIDGEON PLACE

Section I

Section E

Section F

Section G

Section H

Section 9 (road to stop)

legal road (unformed)

current HV cable alignment (orange dashed line)

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

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

R.O.W

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

batter edge, to bdy. 1.5m
toe of cut, to bdy. 4.0m
toe of 1.5m cut, to bdy. 4.0m
toe of 1.5m cut, to bdy. 4.1m

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

Lot 321
DP 379403
(Rec. Reserve,
QLDC)

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 109
Block III
CFR 616855

0m 25m 50m
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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.

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444 Frankton - Ladies Mile Highway &
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Lot 403 DP 379402 Lake Hayes

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

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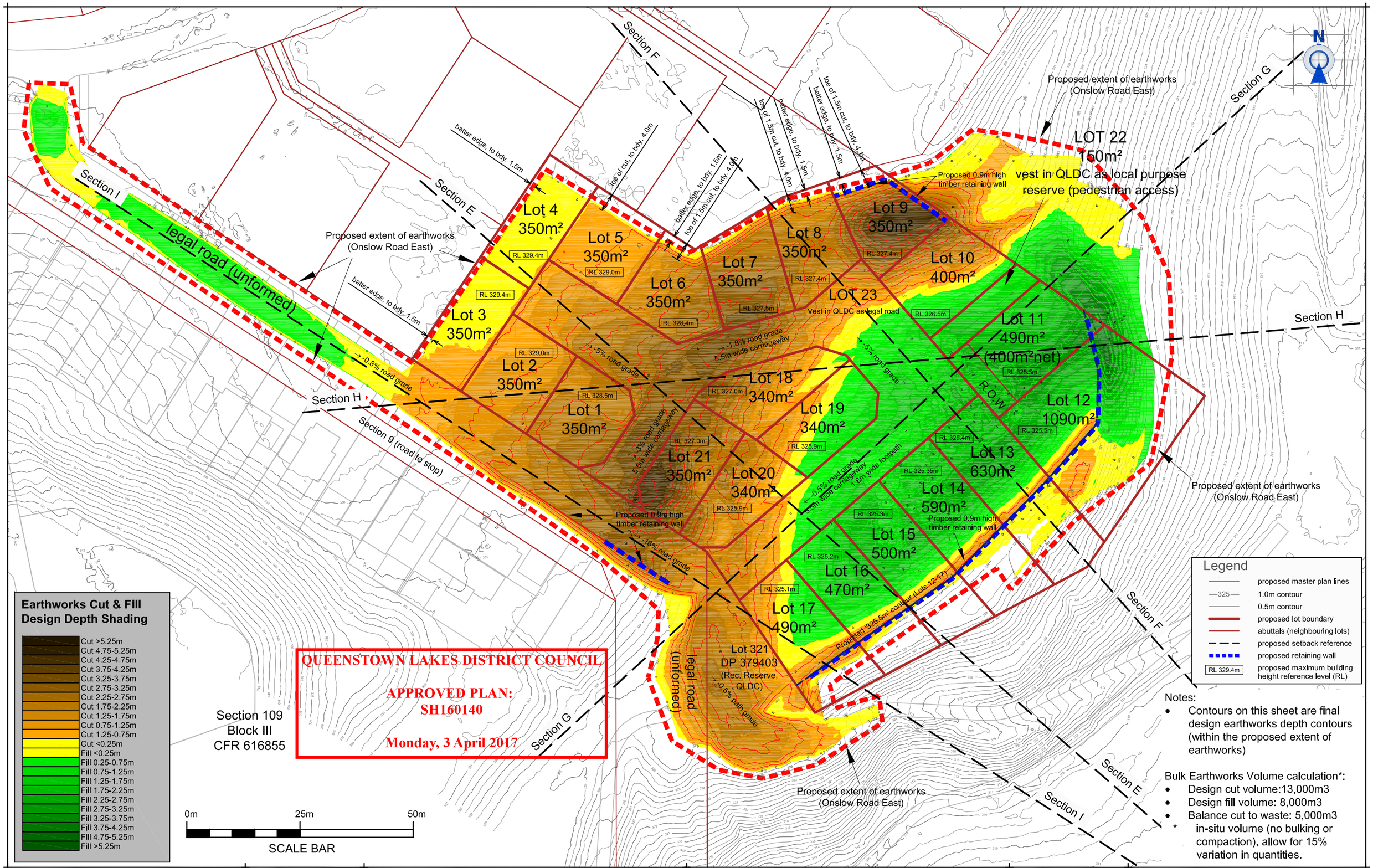
J:\JOBS\Q_6231__SANDERSON, QUEENSTOWN COUNTRY CLUB\CAD\170120 STAGE 7 EARTHWORKS, AND SERVICING (DU1 UPDATE REVF1)\PPQ6231 SCP STAGE 7 DESIGN REV J 170329.DWG



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.

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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

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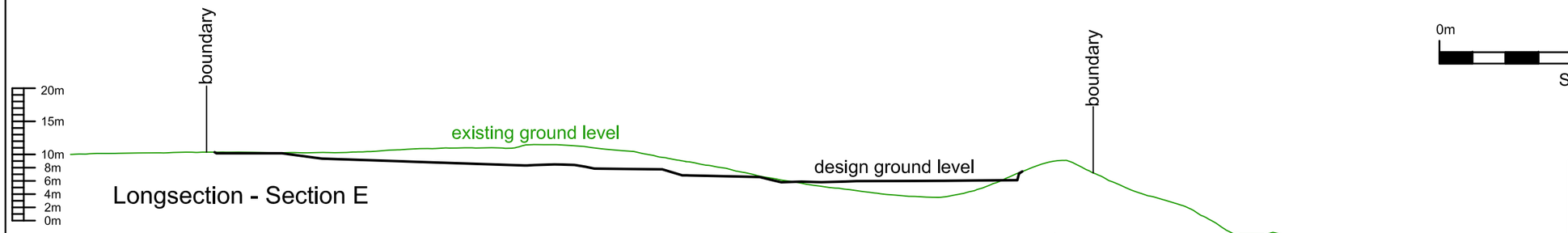
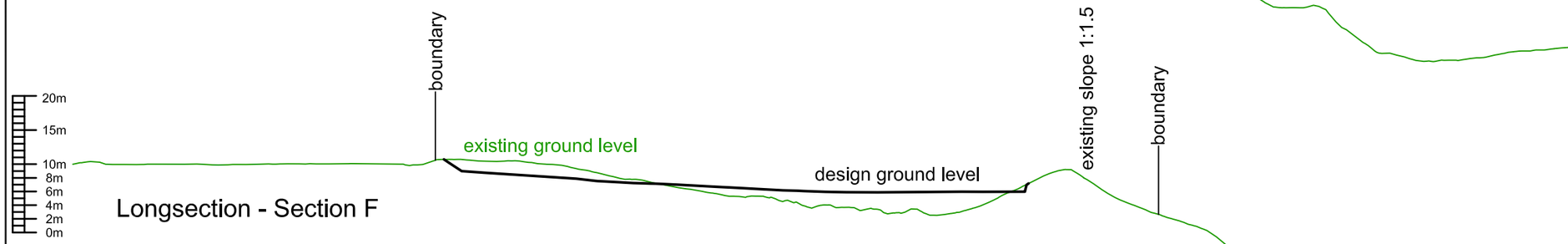
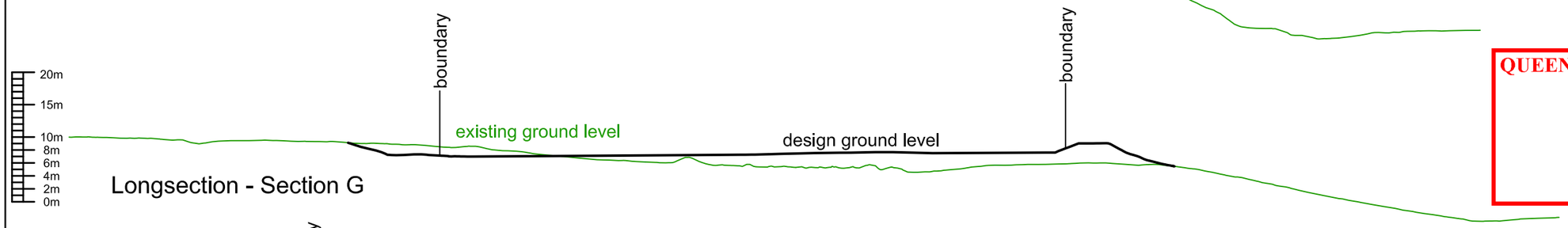
Job Ref: Q6231-12		Sheet No: 11	Revision No: J / Date Created: 29/03/2017

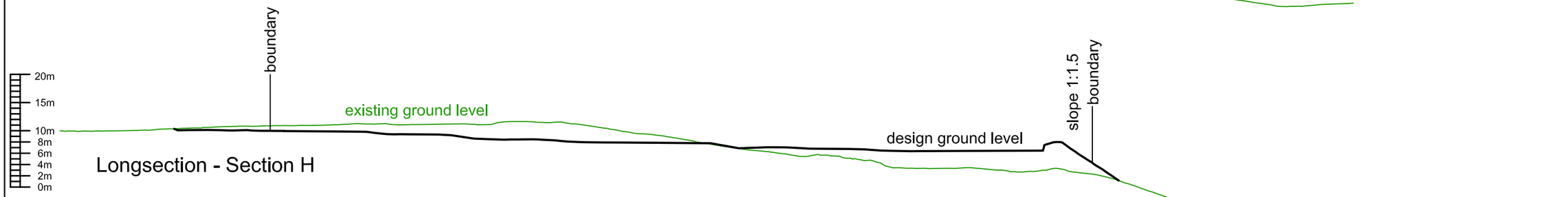
PLOT DATE: 29 March, 2017 - 11:26 AM BY: Steve Winter

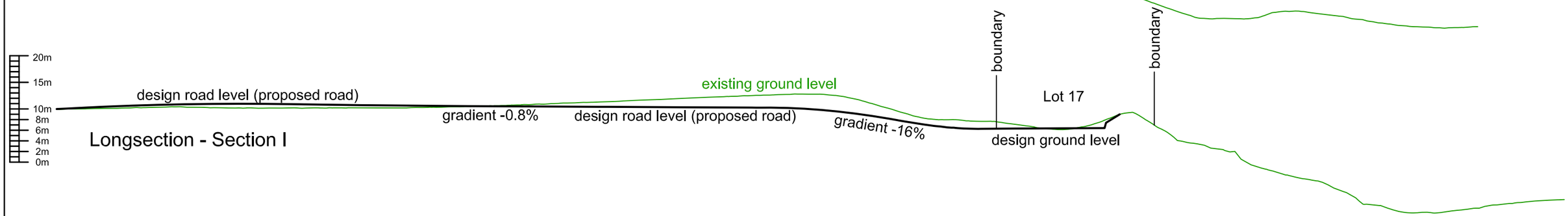
J:\JOBS\Q_6231__SANDERSON, QUEENSTOWN COUNTRY CLUB\CAD\170120 STAGE 7 EARTHWORKS, AND SERVICING (DU1 UPDATE REVF1)\PPQ6231 SCP STAGE 7 DESIGN REV J 170329.DWG











0m 25m 50m

SCALE BAR

N

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

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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

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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

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