

Community & Services Committee

3 April 2025

Report for Agenda Item | Rīpoata moto e Rāraki take [2]

Department: Community Services

Title | Taitara: Proposed Reserves to Vest in the Whakatipu

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to consider recommending to Council the vesting of eight reserves in the Southern Corridor and Shotover Country in Whakatipu Basin.

Recommendation | Kā Tūtohuka

That Community & Services Committee:

1. **Note** the contents of this report and;
2. **Recommend to Council** that the vesting of the following reserves be approved:
 - A. Park Ridge Limited SH190488 (as varied by SH200008, SH210001 and RM240710) located in the Southern Corridor
 - i. Three Recreation Reserves - Lots 800, 801 and 813, being 3,535m², 8,000m² and 5,200 m² in area;
 - ii. Two Local Purpose (Visual Amenity) Reserves – Lots 808 and 809 being 6,800m² and 7,600m² in area.
 - iii. Two Local Purpose (Access Way) Reserves – Lots 810 and 812 being 340m² and 199m² in area.

Subject to the following works being undertaken at the Applicant's expense:

- Compliance with the conditions of resource consent SH190488 (and all subsequent variations) which include:
 - i. Recreation Reserve Lot 800 must be vested within Stage 1 of the development and Lot 801 must be vested within Stage 2 of the development.
 - ii. The provision of Council standard water supply, and foul sewer laterals and suitable power supply to each of the recreational reserve lots (Lots 800, 801 and 813) to accommodate future Council facilities.
 - iii. The provision of a landscaping irrigation plan with suitable backflow prevention for landscaping to be vested in Council (if required).
 - iv. The submission of landscape plans to Council for certification by the Parks and Open Spaces Planning Manager.

- v. Formation of off-road trails to a minimum Grade 2 trail typology under the QLDC Cycle Trail Design Standards & Specifications.
 - vi. The registration of a fencing covenant on any property adjoining any reserve under s6 of the Fencing Act 1978 to protect the Council from liability to contribute towards any work on a fence between any public reserve vested in or administered by the Council and any adjoining land.
 - vii. A three-year maintenance period by the consent holder commencing from vesting of the reserve.
- A maintenance agreement for reserves, prepared and approved (signed) by the Parks and Open Spaces Planning Manager specifying how the reserves will be maintained during the maintenance period in accordance with the Subdivision Code of Practice.
 - Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy 2016.
 - Presentation of the reserve in accordance with Council's policies.
- B. King Enterprises Limited Partnership RM230397, located in Shotover Country
- i. Recreation Reserve – Lot 900, being 1,649m² in area.

Subject to the following works being undertaken at the Applicant's expense:

- Compliance with the conditions of resource consent RM230397 (and any subsequent variations) which include:
 - i. Lot 900 (recreation reserve) must be vested in the first stage of the subdivision.
 - ii. The submission of landscape plans to Council for certification by the Parks and Open Spaces Planning Manager.
 - iii. The consent holder must obtain a Full Council decision confirming that all areas of reserve have been formally agreed to be vested.
 - iv. The consent holder must fully implement all works as shown on the approved landscape plans.
 - v. Preparation of a draft pedestrian easement instrument for the right of way linking Lot 800 to Lot 900.
 - vi. The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserve to vest in QLDC to protect the Council from liability to contribute towards any work on a fence between any public reserve vested in or administered by the Council and any adjoining land.
 - vii. Formation of all the trails within the public access easements.
 - viii. A maintenance agreement for reserve prepared and approved (signed) by the Parks and Open Spaces Planning Manager specifying how the reserves will be maintained during the maintenance period.
 - ix. A three-year maintenance period by the consent holder commencing from vesting of the reserve.
 - x. The consent holder shall ensure that a fencing covenant, required under s6 of the Fencing Act 1978, is registered on all properties adjoining reserve land, to ensure that any reserves to vest in QLDC are protected and that Council has no

liability to contribute towards any work on a fence between a public reserve vested in or administered by the Council and any adjoining land.

- xi. The registration of a Consent Notice (or alternative encumbrance) on any land within the development adjoining the reserve, to ensure fences along or adjoining the reserve are no greater than 1.2metres in height and achieve at least 50% visual permeability.
- Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy 2016.
 - Presentation of the reserve in accordance with Council’s policies.
3. **Recommend to Council** that any reserve improvement contributions are offset against those payable in accordance with the Developments Contributions Policy current at the time of contributions payment, subject to:
- i) Detailed design plans for the reserves to be submitted and the approval of these to be delegated to the Parks & Open Spaces Planning Manager.
 - ii) Final approval of any reserve improvement costs to be delegated to the Parks & Open Spaces Planning Manager and is subject to the applicant demonstrating the actual costs of the improvements.
 - iii) If the cost of work to construct the approved plans exceeds the contributions available to be credited, the additional cost shall be at the Applicant’s expense.

Prepared by:



Name: Sophie Craig
Title: Parks and Reserves Planner
10 March 2025

Reviewed and Authorised by:



Name: Kenneth Bailey
Title: General Manager Community Services
10 March 2025

Context | Horopaki

1. Eight reserves are proposed to be vested within two residential subdivisions in the Whakatipu Basin.
2. Seven of the eight reserves are proposed to be vested within the Park Ridge subdivision in the Southern Corridor. Lots 800, 801 and 813 are proposed to be vested as Recreation Reserve. Lots 808 and 809 are proposed to be vested as Local Purpose (Visual Amenity) Reserves. Lots 810 and 812 are proposed to be vested as Local Purpose (Access Way) Reserves.
3. One reserve is proposed to be vested in the Brampton Lane subdivision in Shotover Country. Lot 900 is proposed to be vested as Recreation Reserve.
4. The reserves have been identified through the approved subdivision consents and conditions of consent apply to their development and vesting.

Analysis and Advice | Tatāritaka me kā Tohutohu

Park Ridge Limited SH190488 (as varied by SH200008, SH210001 and RM240710): Southern Corridor

5. Parkridge (previously known as Coneburn) is a Special Housing Area residential subdivision within the Southern Corridor which will create 526 residential lots, 14 multi-unit lots, one commercial lot, 3 recreation reserve lots and 13 local purpose reserves. The location of Park Ridge is shown in Figure 1 below.



Figure 1: Map showing the location of Parkridge subdivision in the Southern Corridor (outlined blue).

- Three recreation reserves, Lots 800, 801 and 813, two Local Purpose (Visual Amenity) Reserves, Lots 808 and 809, and two Local Purpose (Access) Reserves have been approved under resource consent SH190488 (and the subsequent variations). The location of the reserves is shown in Figure 2 below.
- The remaining seven local purpose reserves within the subdivision, and shown coloured green in Figure 2 below, are for the purpose of drainage and will be administered by the QLDC Property and Infrastructure Team.

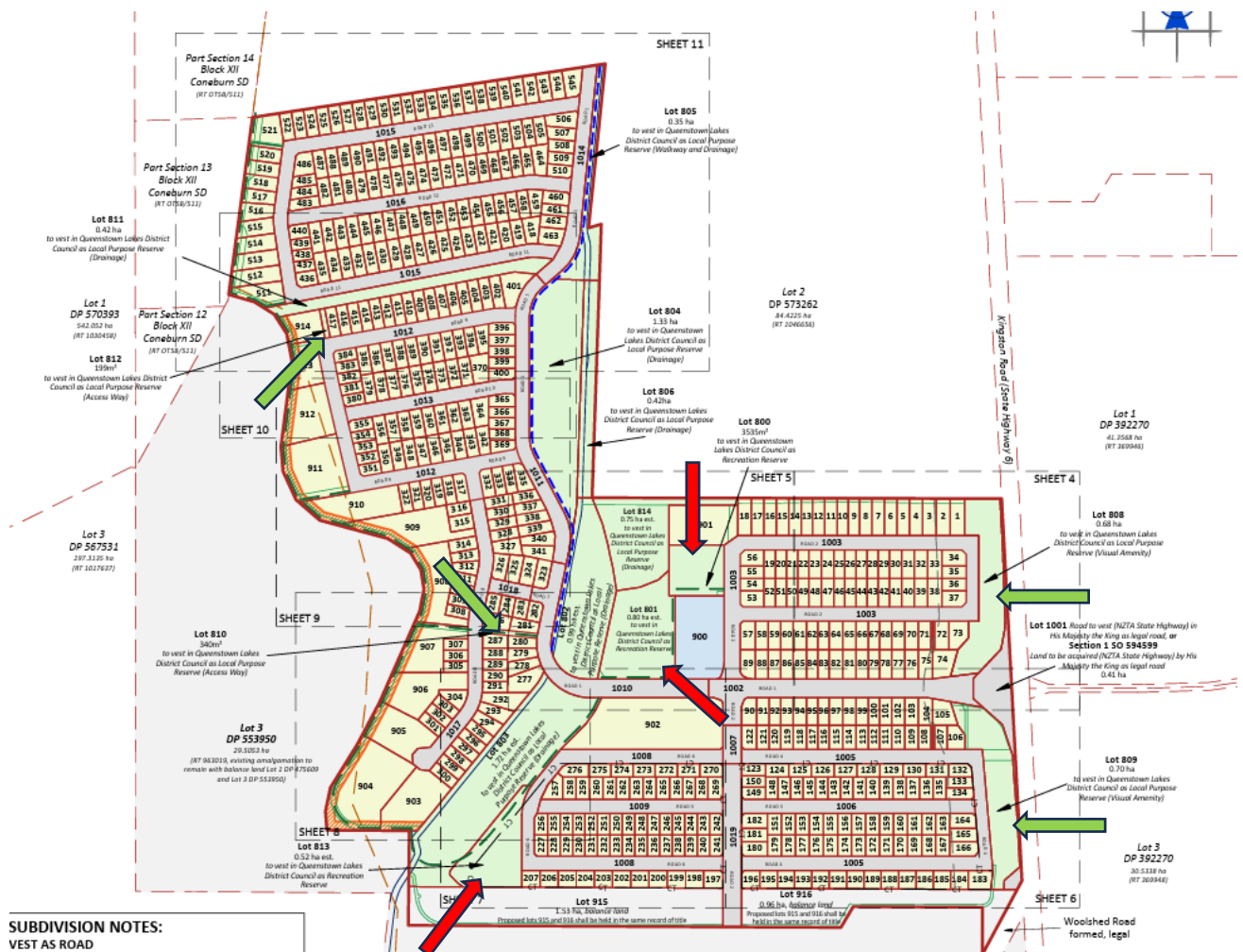


Figure 2: Scheme plan of SH190488, showing the three recreation reserves identified with a red arrows and four local purpose reserves identified with green arrows.

- Lots 800 and 801 are adjacent, as such they can be considered collectively as providing a 'Community Park' as identified in the Parks and Open Space Strategy (2017). The two reserves are centrally located within the development and next to the small area of future commercial land and carparking. They are of a good size with a combined area of 1.1535Ha and are predominantly flat. They will be able to accommodate a range of recreation uses such as BBQs, playgrounds and providing community gathering space for the future residents of the development.

9. Lot 813 also provides valuable recreation land to be utilised by the future residents in an accessible and central location within the development. This reserve provides the function of a 'Local Park' as identified in the Parks and Open Space Strategy (2017). It will provide valuable open green space and is large enough to provide a flat 'kick-around' area.
10. Lots 808 and 809 are local purpose reserves with the primary purpose of providing visual amenity. These reserves will provide a buffer between the development and the adjacent State Highway 6 (SH6) between Queenstown and Kingston. Plantings in these reserves will provide visual relief from the road. Additionally, they will contain an off-road cycle access from SH6 into the development.
11. Lots 810 and 812 are local purpose reserves with the primary purpose of providing access. These reserves will provide increased connectivity throughout the subdivision and provide important links to the future active travel route that is to be delivered in Stage 2 and is located on the western edge of the development.
12. Conditions of consent require a detailed landscape plan to be submitted and approved for the development and a 3-year Maintenance Agreement (MA) is required to be entered in to ensure sufficient establishment of any planting in order to ensure no maintenance costs are borne by Council during this period.

King Enterprises Limited Partnership RM230397: Shotover Country

13. Brampton Lane is a 35-lot residential subdivision within Shotover Country. The location of Brampton Lane is shown in Figure 3 below.



Figure 3: Map showing the Brampton Lane site (outlined blue) with a red arrow identifying the existing walking path.

14. Lot 900 is proposed to vest as a recreation reserve, the land that will form this lot contains an established walking path that is already utilised by the community, as identified with a red arrow in Figure 3 above.
15. The existing and new paths in Lot 900 are shown in Figure 4 below. The trails will provide safe and practical routes for walking and biking which are well-linked to existing or proposed passenger transport and local facilities and amenities.
16. Conditions of consent require a detailed landscape plan to be submitted and approved for the development and a 3-year Maintenance Agreement (MA) is required to be entered in to ensure sufficient establishment of any planting and trails to ensure no maintenance costs are borne by Council during this period.

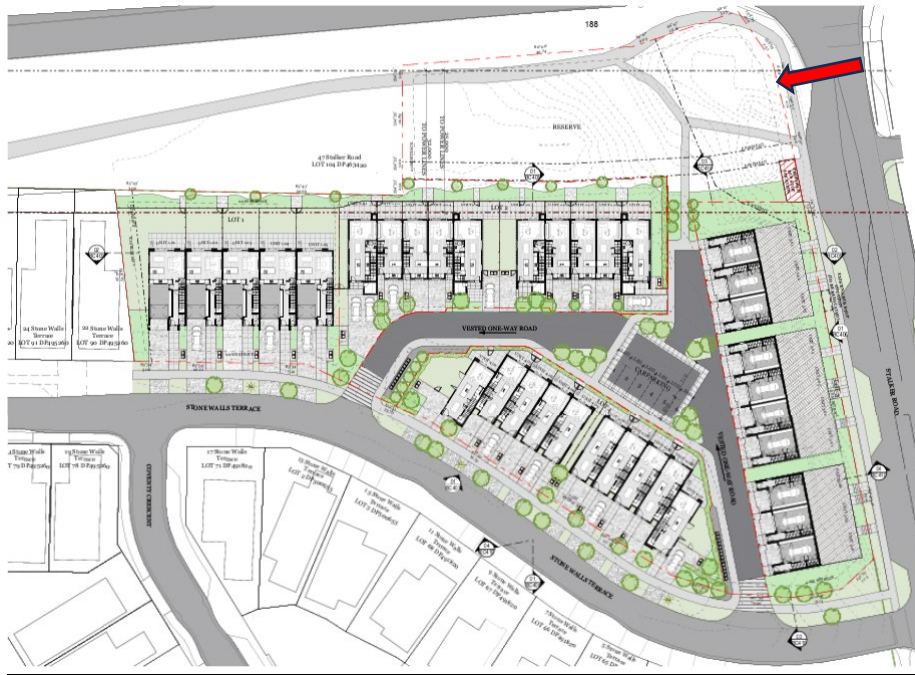


Figure 4: Landscape plan of RM230397 showing Lot 900 identified with a red arrow.

Options

17. This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002.
18. **Option 1:** Accept the proposal to vest the reserves and to offset reserve improvement contributions (if applicable) as per the QLDC Finance and Development Contributions Policy (DC Policy).

Advantages:

- The reserves are proposed to be vested to Council at no cost at the time of vesting, and it will be the respective developer's responsibility to meet the standards prescribed in the conditions of resource consent as a pre-requisite to vesting.
- The three recreation reserves within Park Ridge and the recreation reserve in Shotover Country will provide increased recreational opportunities for their respective communities and the possibility for local communities to enhance these areas and utilise them to support community activities.
- The four visual amenity and access way reserves in Park Ridge at will provide important pedestrian/cycle connections, improving the connectivity of the development to adjoining spaces and to larger recreational areas in the surrounding area.

- The reserves are identified in the approved subdivision consents and accepting the reserves will facilitate the s224(c) process to advance the subdivisions and allow for the creation of residential allotments.

Disadvantages:

- Council will have to maintain or manage the reserves at a cost to the ratepayer, after three years, albeit this is an accepted outcome, and any disadvantage is minimal given Council seeks to attain reserves to benefit the community.
19. **Option 2:** Reject or modify the proposal for the vesting of the reserves and to offset reserve improvement contributions (if applicable) as per the DC Policy.

Advantages:

- Council will not have to maintain/manage the reserves at a cost to the ratepayer after 3 years.

Disadvantages:

- The large recreation reserves, visual amenity reserves and useful pedestrian/cycle connections might be lost and therefore people will have to travel a longer distance to access their destination or areas that provide recreation opportunities. These communities may lose the opportunity to have access to valuable recreation reserves.
 - The consented subdivisions will need to be formally varied, and this could create issues and delays in creating titles to accommodate residential dwellings.
 - Council will refuse reserve land being offered to the community at no cost.
20. This report recommends **Option 1** for addressing the matter because it will result in valuable reserve land vesting in Council at the respective developer's responsibility and cost and will result in increased recreation reserve land, improved walking and cycling connections and visual amenity areas.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

21. This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy 2024 because there will be little impact on Council's function if the recommended option is taken. It is accepted that the creation of a reserve that can meet community needs is a good outcome.
22. The persons who are affected by or interested in this matter are the subdivision developers and residents/ratepayers of the District.

23. The Council has not undertaken any consultation in relation to the proposal.

Māori Consultation | Iwi Rūnaka

24. The Council has not undertaken any consultation with iwi due to the matter relating to the vesting of land to Council.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

25. This matter relates to the Workforce risk category. It is associated with RISK10009 Strategy for growth fails to meet objectives within the QLDC Risk Register. This risk has been assessed as having a high residual risk rating.

26. The approval of the recommended option will allow Council to avoid the risk. This will be achieved by meeting the policies and objectives of the QLDC Parks and Open Space Strategy 2021.

Financial Implications | Kā Riteka ā-Pūtea

27. The developers are required to maintain the reserves for the first three years. The maintenance costs beyond this period will be dependent on the facilities developed on the reserves and the level of service they will be maintained to. Provision will need to be made available within Council's future maintenance budgets to account for these costs.

Council Effects and Views | Kā Whakaaweawe me kā Tirohaka a te Kaunihera

28. The following Council policies, strategies and bylaws were considered:

- Significance and Engagement Policy 2021
- Parks and Open Space Strategy 2021
- Development Contributions Policy
- Vesting of Roads and Reserves Policy
- QLDC Tracks and Trails Specifications

29. The recommended option is consistent with the principles set out in the named policies.

30. This matter is not included in the Long Term Plan/Annual Plan and has no effect upon it.

Local Government Act 2002 Purpose Provisions | Te Whakatureture 2002 o te Kāwanataka ā-Kiaka

31. Section 10 of the Local Government Act 2002 states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the

present and for the future. The open space being provided by all the reserves will promote recreation, social and environmental wellbeing. As such, the recommendation in this report is appropriate and within the ambit of Section 10 of the Act.

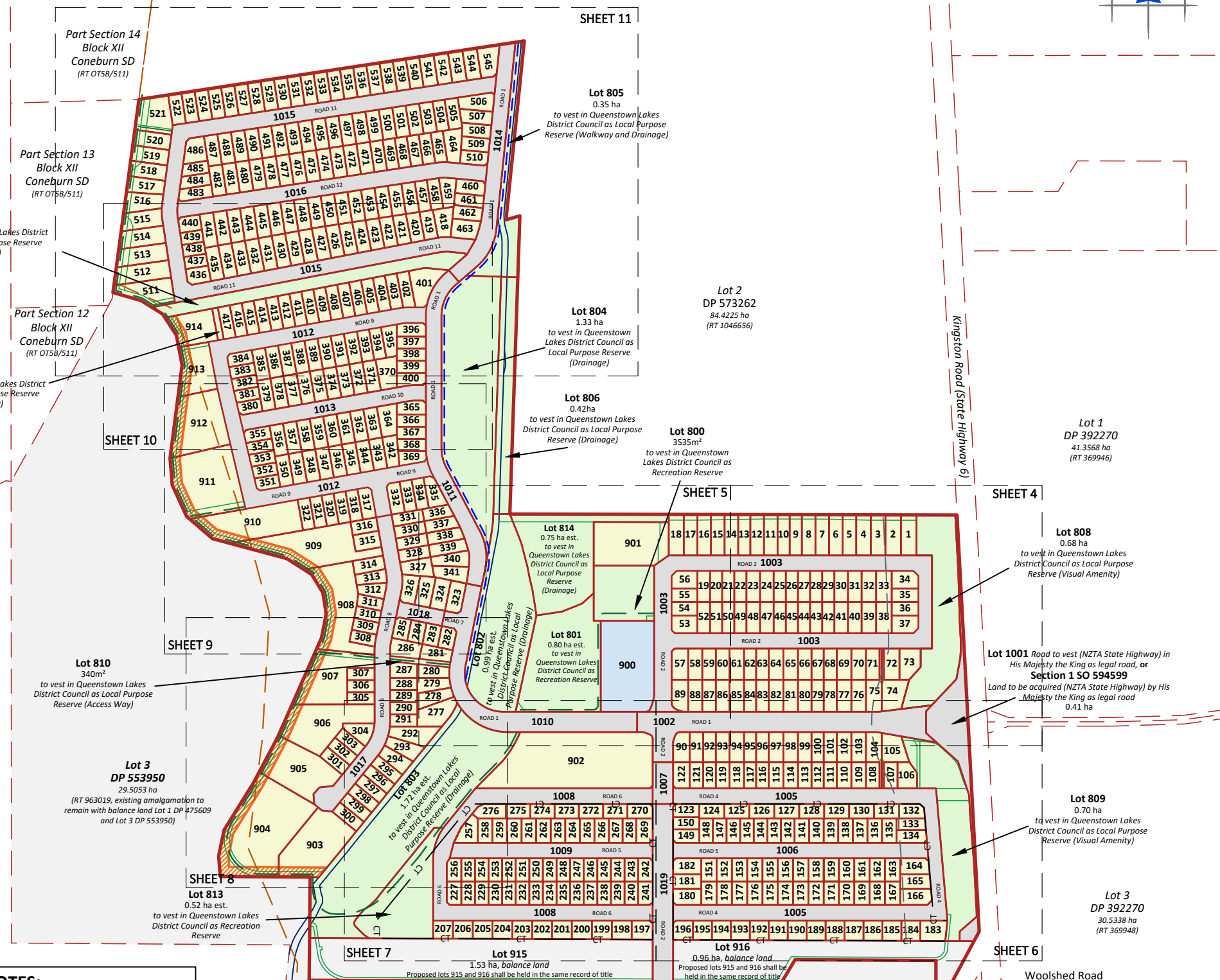
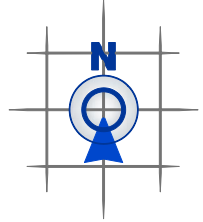
32. The recommended option:

- Can be implemented through current funding under the Long Term Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not significantly alter the intended level of service provision for any significant activity undertaken by or on behalf of the Council or transfer the ownership or control of a strategic asset to or from the Council.

Attachments | Kā Tāpirihaka

A	Approved subdivision plans SH190488 (as varied by SH200008, SH210001 and RM240710)
B	Approved subdivision plans RM230397

Attachment A: Approved subdivision plans SH190488 (as varied by SH200008, SH210001 and RM240710)



SUBDIVISION NOTES:

VEST AS ROAD
Lots 1002-1003 and 1005-1019 hereon are to vest in Queenstown Lakes District Council as Legal Road.
Lot 1001 hereon is to vest (NZTA State Highway) in His Majesty the King as legal road, if not already acquired by SO 594599.

VEST AS RESERVE
Lots 802 - 806, 811 and 814 are to vest in Queenstown Lakes District Council as Local Purpose Reserve (Drainage).
Lots 800, 801 and 813 are to vest in Queenstown Lakes District Council as Recreation Reserve.
Lots 810 and 812 are to vest in Queenstown Lakes District Council as Local Purpose Reserve (Access Way).
Lots 808 and 809 are to vest in Queenstown Lakes District Council as Local Purpose Reserve (Visual Amenity).

AMALGAMATION CONDITIONS
That Lots 915 and 916 hereon shall be held in the same Record of Title (CSN to be confirmed).

EXISTING AMALGAMATIONS
Lot 1 DP 475609, and Lots 2 - 4 DP 553950 are currently held in the same Record of Title (RT 963019). Lot 1 DP 475609 and Lot 3 DP 553950 will remain amalgamated as the balance land from this subdivision. The existing amalgamation condition will be cancelled in so far as it affects Lots 2 and 4 DP 553950 (land being subdivided with this consent).

ESPLANADE RESERVES
Not applicable.

LIMITED ACCESS ROAD
Kingston Road (State Highway 6) is recorded on Gazette Notice 2002/1443 as a limited access road (GN 5447888.1)

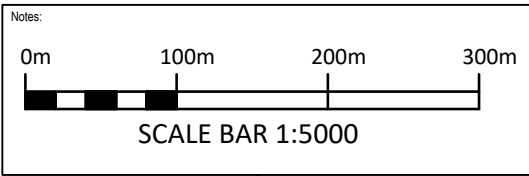
GENERAL DEVELOPMENT NOTES:

- All parcel areas and dimensions shown are subject to survey, Council and LINZ approvals, and may vary on final survey.
- Refer to Records of Title (RT's) for existing registered interests.
- Proposed easements are to be determined.
- Boundaries and easements will follow as-built infrastructure. Easements are to be granted or reserved on deposit of the survey plan.
- This plan and its contents should not be used for any reason other than its intended purpose. This plan does not include assessment or representations concerning:
 - Hazard registers, ground conditions or suitability for development.
 - 'Ground level' as defined by the QLDC District Plan, or other District Plan representations.
 - The identity, correctness or usability of utility services portrayed, or service connections to utility networks.
- Any aerial imagery is sourced from QLDC GIS.
- 'Net Area' has the same meaning as defined in the Queenstown Lakes District Council (Proposed) District Plan.
- Any distances displayed in brackets are the whole distance, for example (1.00).

Legend

- existing neighbouring boundaries
- proposed boundaries
- proposed easements
- existing easements
- proposed cycle trail (indicative)
- proposed off road footpath (indicative)
- ONL line from PDP planning map
- existing title boundary
- 80m setback from state highway

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



If this plan is used as the basis for any sale and purchase agreement, then it is done so on the basis that the areas and dimensions are preliminary, and may vary upon completion of the final survey.

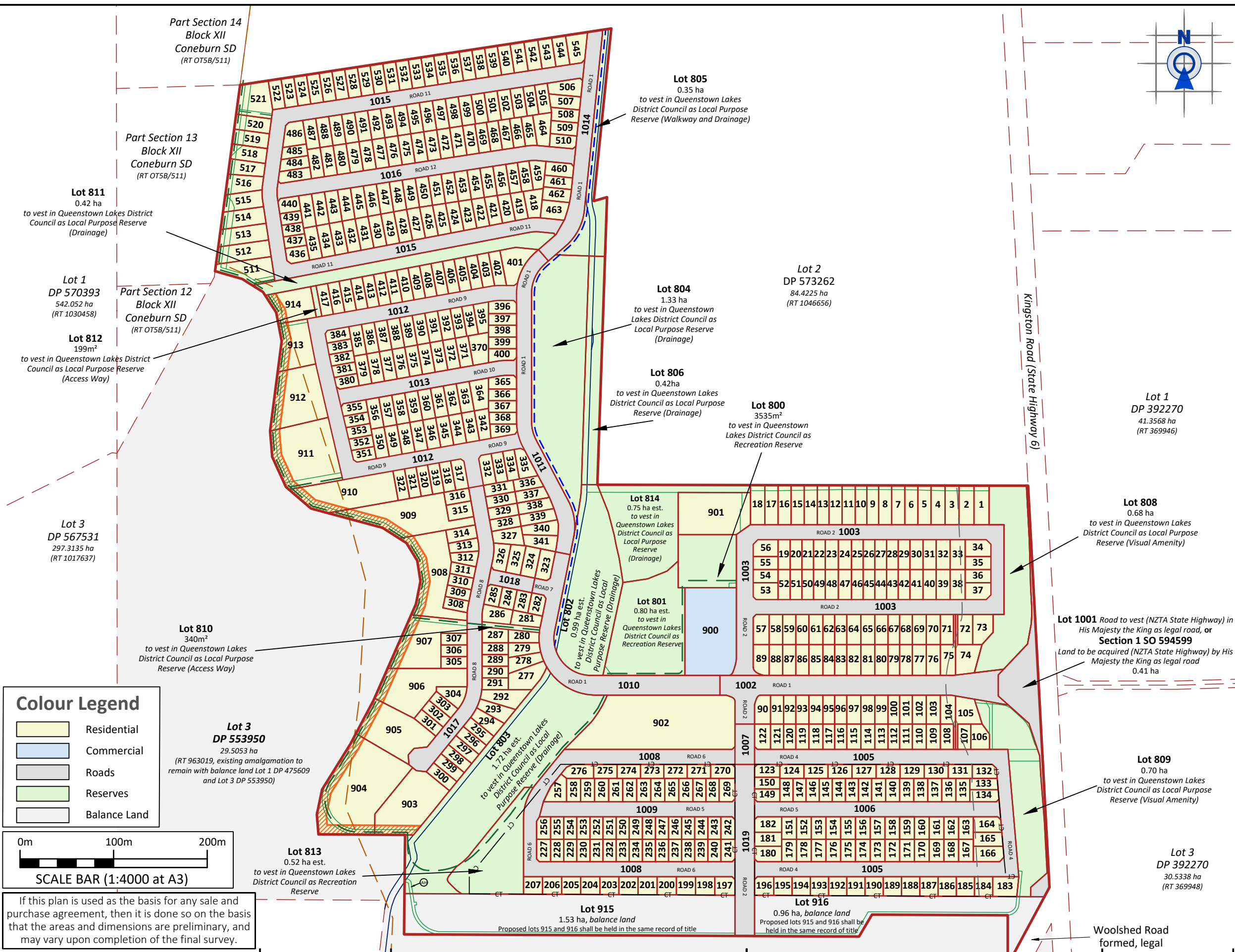
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Client/Location:
Park Ridge Limited
Lots 1, 2 & 4 DP 553950
RT 963018 and RT 963019

Purpose/Drawing Title:
Lots 1 - 207, 227 - 545, 800 - 806, 808 - 814, 900 - 916, 1001 - 1003 and 1005 - 1019 being a Proposed Subdivision of Lots 1, 2 and 4 DP 553950

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Checked by:	DB Dec 2024	DO NOT SCALE	
Approved by:		Job Ref:	Revision No:
Job Ref:	Q6522 - 02	Sheet No:	Date Created:
		2	AC 11/12/2024



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INDEX

Sheets 4 - 11: Lot Layouts
 Sheet 12: Existing Title Interests and Aerial Image
 Sheet 13: Rock Fall Setbacks

SUBDIVISION NOTES:

VEST AS ROAD
 Lots 1002-1003 and 1005-1019 hereon are to vest in Queenstown Lakes District Council as Legal Road. Lot 1001 hereon is to vest (NZTA State Highway) in His Majesty the King as legal road, if not already acquired by SO 594599.

VEST AS RESERVE
 Lots 802 - 806, 811 and 814 are to vest in Queenstown Lakes District Council as Local Purpose Reserve (Drainage). Lots 800, 801 and 813 are to vest in Queenstown Lakes District Council as Recreation Reserve. Lots 810 and 812 are to vest in Queenstown Lakes District Council as Local Purpose Reserve (Access Way). Lots 808 and 809 are to vest in Queenstown Lakes District Council as Local Purpose Reserve (Visual Amenity).

AMALGAMATION CONDITIONS
 That Lots 915 and 916 hereon shall be held in the same Record of Title (CSN to be confirmed).

EXISTING AMALGAMATIONS
 Lot 1 DP 475609, and Lots 2 - 4 DP 553950 are currently held in the same Record of Title (RT 963019). Lot 1 DP 475609 and Lot 3 DP 553950 will remain amalgamated as the balance land from this subdivision. The existing amalgamation condition will be cancelled in so far as it affects Lots 2 and 4 DP 553950 (land being subdivided with this consent).

ESPLANADE RESERVES
 Not applicable.

LIMITED ACCESS ROAD
 Kingston Road (State Highway 6) is recorded on Gazette Notice 2002/1443 as a limited access road (GN 5447888.1)

GENERAL DEVELOPMENT NOTES:

- All parcel areas and dimensions shown are subject to survey, Council and LINZ approvals, and may vary on final survey.
- Refer to Records of Title (RT's) for existing registered interests.
- Proposed easements are to be determined.
- Boundaries and easements will follow as-built infrastructure. Easements are to be granted or reserved on deposit of the survey plan.
- This plan and its contents should not be used for any reason other than its intended purpose. This plan does not include assessment or representations concerning:
 - Hazard registers, ground conditions or suitability for development.
 - 'Ground level' as defined by the QLDC District Plan, or other District Plan representations.
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- Any aerial imagery is sourced from QLDC GIS.
- 'Net Area' has the same meaning as defined in the Queenstown Lakes District Council (Proposed) District Plan.
- Any distances displayed in brackets are the whole distance, for example (1.00).

Colour Legend

- Residential
- Commercial
- Roads
- Reserves
- Balance Land

0m 100m 200m
SCALE BAR (1:4000 at A3)

If this plan is used as the basis for any sale and purchase agreement, then it is done so on the basis that the areas and dimensions are preliminary, and may vary upon completion of the final survey.

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Client/Location:
Park Ridge Limited
 Lots 1, 2 & 4 DP 553950
 RT 963018 and RT 963019

Purpose/Drawing Title:
 Lots 1 - 207, 227 - 545, 800 - 806, 808 - 814, 900 - 916, 1001 - 1003 and 1005 - 1019 being a Proposed Subdivision of Lots 1, 2 and 4 DP 553950

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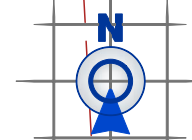
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		Revision No:	AC
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0m 20m 40m 60m

SCALE BAR 1:1000

Areas CA to CR are to be subject to Land Covenants (Consent Notice - building restrictions)

Lot 2
DP 573262
84.4225 ha
(RT 1046656)



Legend

- existing neighbouring boundaries
- proposed boundaries
- proposed easements
- existing easements
- proposed cycle trail (indicative)
- proposed off road footpath (indicative)
- ONL line from PDP planning map
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- 80m setback from state highway

If this plan is used as the basis for any sale and purchase agreement, then it is done so on the basis that the areas and dimensions are preliminary, and may vary upon completion of the final survey.

Schedule of Proposed Easements

also see rockfall embankment easements on sheet 11 and Right of way - pedestrian and cycle

Purpose	Shown	Burdened Land	Benefited Land / Grantee
Right of way, right to convey water, right to drain sewage and water, right to convey electricity and telecommunications	G	Lot 74	Lot 75
	H	Lot 75	Lot 74
	I	Lot 105	Lot 104
	J	Lot 104	Lot 105
Right to drain water	DM, K	Lot 913	Lot 3 DP 553950
	DI, L	Lot 911	Queenstown Lakes District Council
AA	Lot 801		
Right to convey water	X	Lot 814	
	AB	Lot 802	
Right of way, Right to convey water, Right to drain sewage, Right to drain water	V	Lot 901	
	AE, AI, AJ, Z	Lot 809	
	AF	Lot 916	
	AG	Lot 915	
Right to drain sewage	AH	Lot 803	
	V	Lot 901	
Right to convey electricity	V	Lot 901	
	AC	Lot 800	
Right to transform electricity, right to convey electricity	V	Lot 901	
	AJ, AK, Y	Lot 809	
Right to convey telecommunications	V	Lot 901	
			Lakeland Network Limited
			Chorus New Zealand Limited

Refer to sheet 3 for plan notes

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Land Professionals

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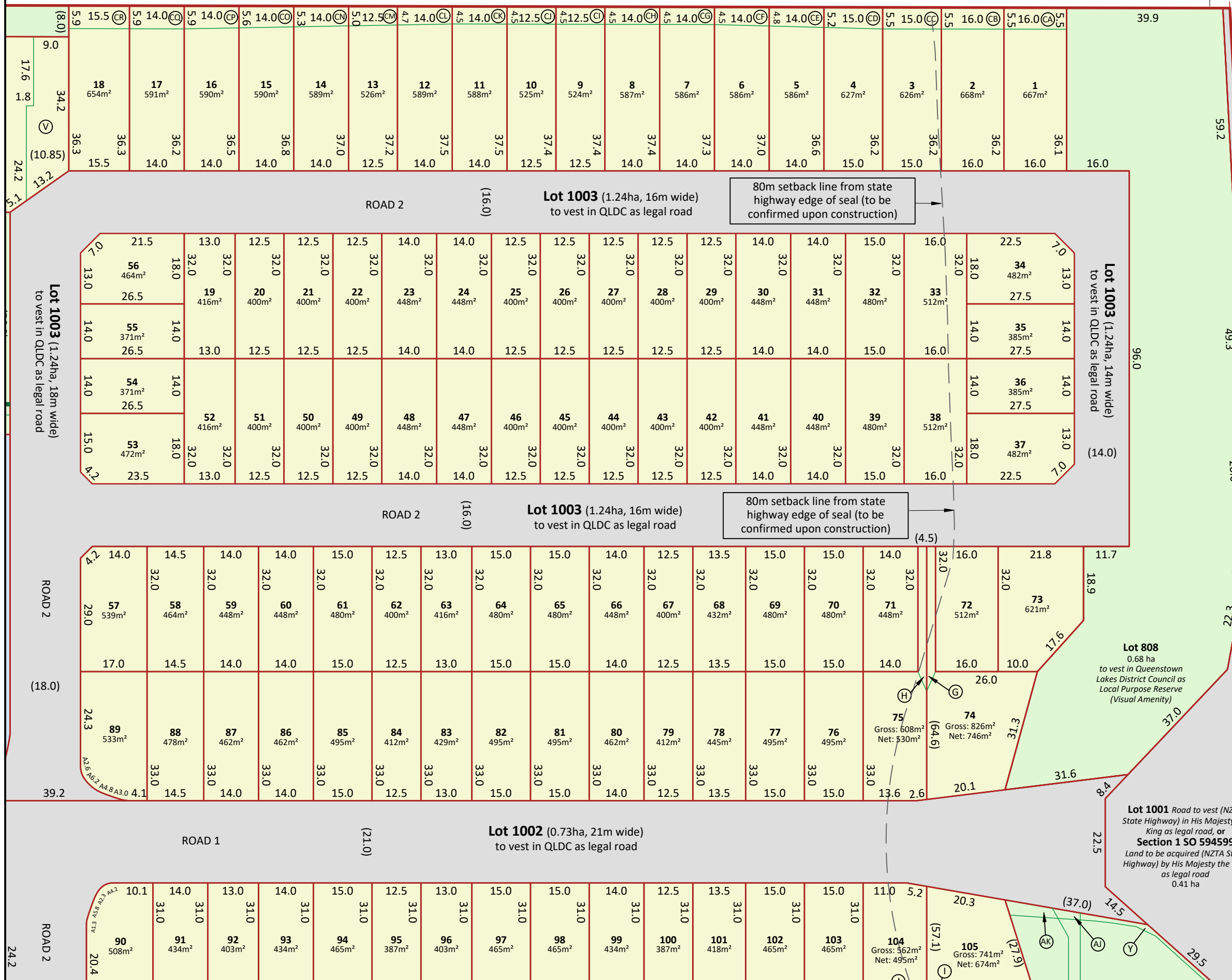
Park Ridge Limited

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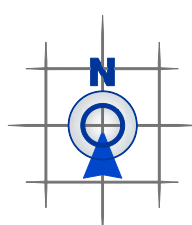
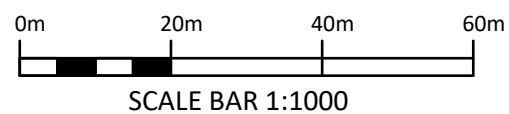
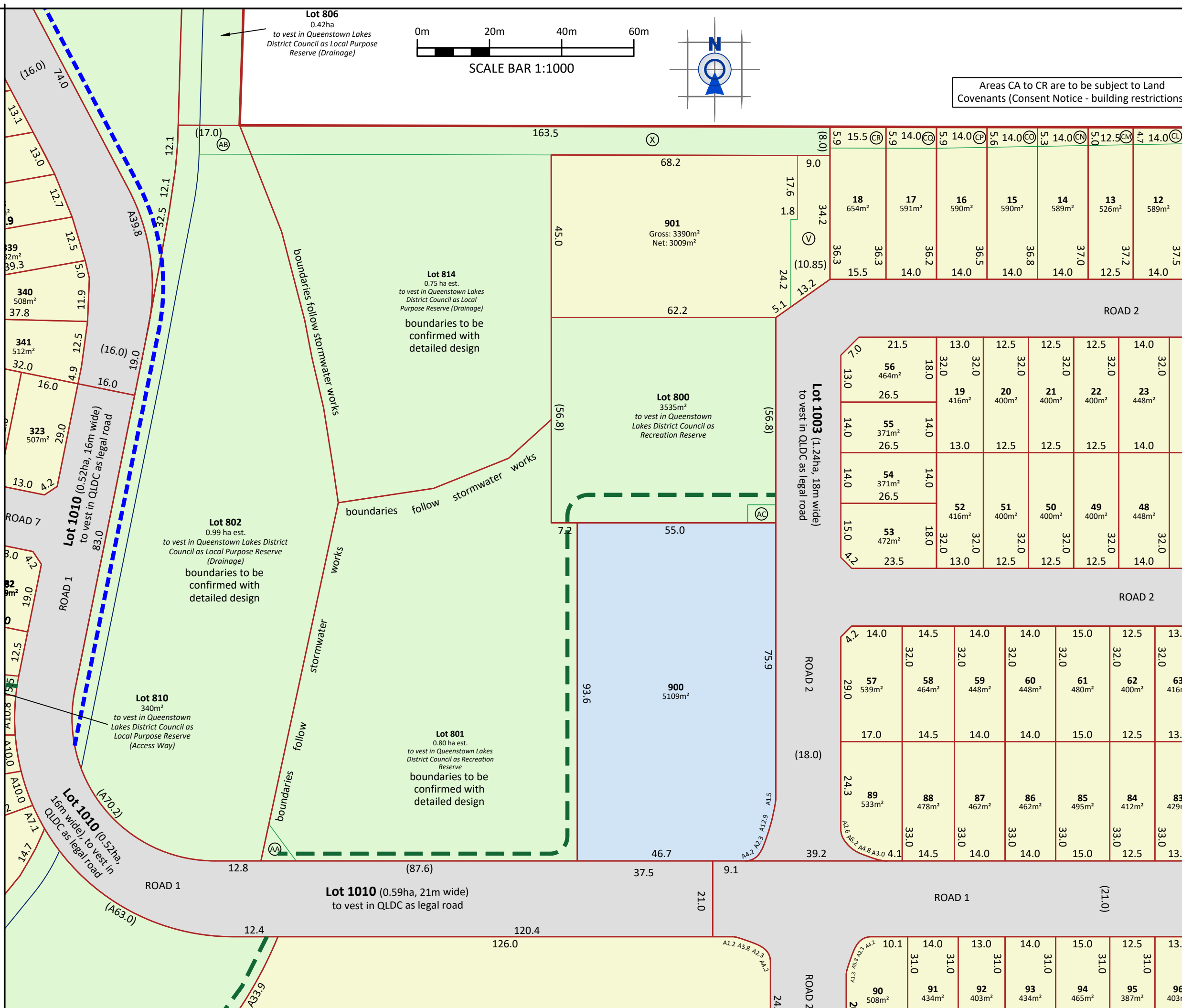
Kingston Road (State Highway 6)
Legal road, 20.12m wide

Lot 808
0.68 ha
to vest in Queenstown Lakes District Council as Local Purpose Reserve (Visual Amenity)

Lot 1001 Road to vest (NZTA State Highway) in His Majesty the King as legal road, or Section 1 SO 594599
Land to be acquired (NZTA State Highway) by His Majesty the King as legal road 0.41 ha

80m setback line from state highway edge of seal (to be confirmed upon construction)

80m setback line from state highway edge of seal (to be confirmed upon construction)



Areas CA to CR are to be subject to Land Covenants (Consent Notice - building restrictions)

Legend	
	existing neighbouring boundaries
	proposed boundaries
	proposed easements
	existing easements
	proposed cycle trail (indicative)
	proposed off road footpath (indicative)
	ONL line from PDP planning map
	existing title boundary
	80m setback from state highway

If this plan is used as the basis for any sale and purchase agreement, then it is done so on the basis that the areas and dimensions are preliminary, and may vary upon completion of the final survey.

Schedule of Proposed Easements			
also see rockfall embankment easements on sheet 11 and Right of way - pedestrian and cycle			
Purpose	Shown	Burdened Land	Benefited Land / Grantee
Right of way, right to convey water, right to drain sewage and water, right to convey electricity and telecommunications	G	Lot 74	Lot 75
	H	Lot 75	Lot 74
	I	Lot 105	Lot 104
	J	Lot 104	Lot 105
Right to drain water	DM, K	Lot 913	Lot 3 DP 553950
	DI, L	Lot 911	Queenstown Lakes District Council
AA	Lot 801		
Right to convey water	X	Lot 814	
	AB	Lot 802	
Right of way, Right to convey water, Right to drain sewage, Right to drain water	V	Lot 901	Queenstown Lakes District Council
	AE, AI, AJ, Z	Lot 809	
	AF	Lot 916	
	AG	Lot 915	
Right to drain sewage	AH	Lot 803	Lakeland Network Limited
	V	Lot 901	
Right to convey electricity	V	Lot 901	Lakeland Network Limited
Right to transform electricity, right to convey electricity	AC	Lot 800	
Right to convey telecommunications	V	Lot 901	Chorus New Zealand Limited
	AJ, AK, Y	Lot 809	

Refer to sheet 3 for plan notes

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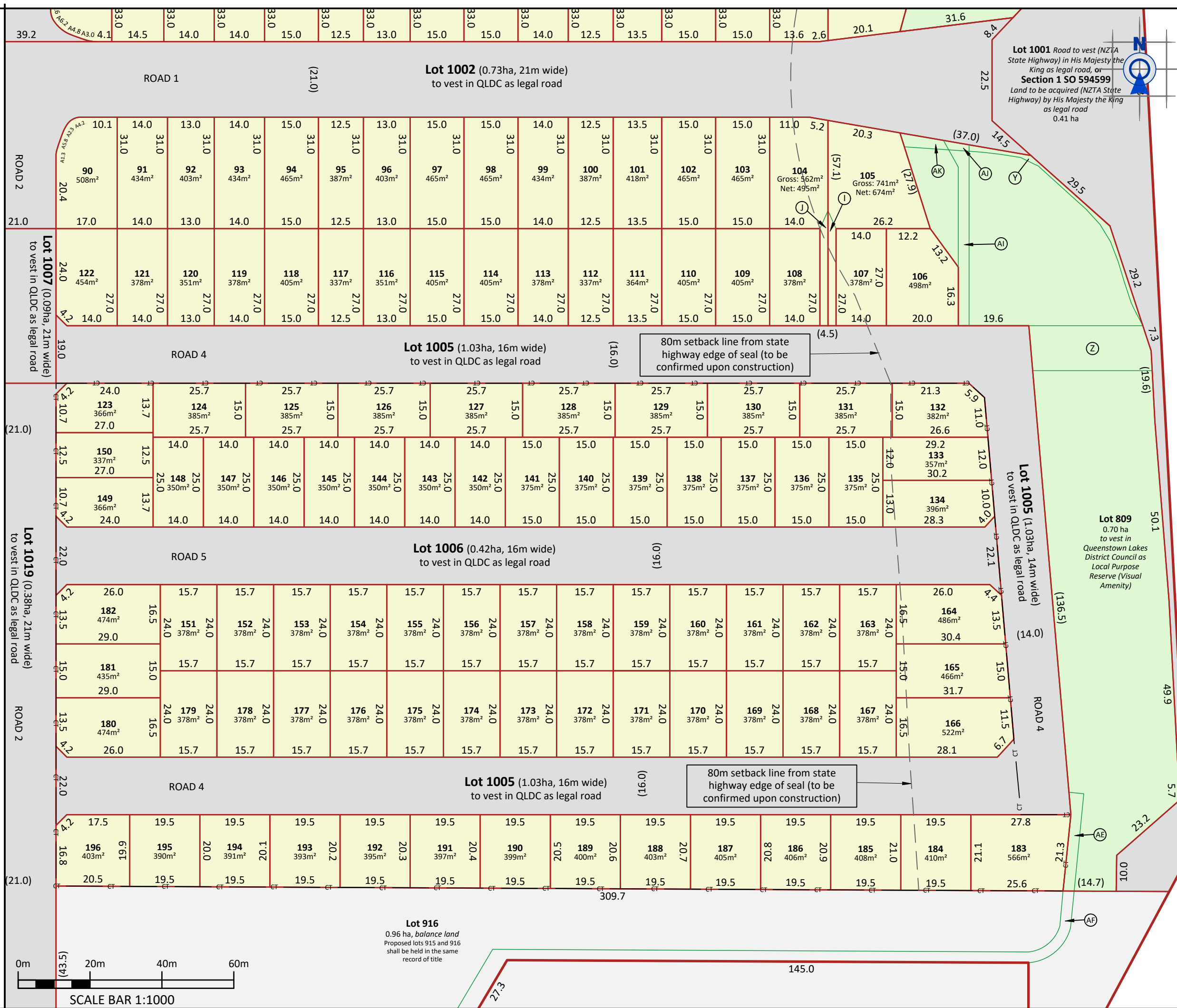
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Client/Location:
Park Ridge Limited
Lots 1, 2 & 4 DP 553950
RT 963018 and RT 963019

Purpose/Drawing Title:
Lots 1 - 207, 227 - 545, 800 - 806, 808 - 814, 900 - 916, 1001 - 1003 and 1005 - 1019 being a Proposed Subdivision of Lots 1, 2 and 4 DP 553950

Surveyed by:	HT Oct 2019	Original Size:	Scale:
Designed by:	MA Aug 2024		
Drawn by:	MA Dec 2024		
Checked by:	DB Dec 2024		
Approved by:		A3	1:1000
Job Ref:	Q6522 - 02		
Sheet No:	5	DO NOT SCALE	
Revision No:	AC	Date Created:	11/12/2024



Legend

- existing neighbouring boundaries
- proposed boundaries
- proposed easements
- existing easements
- proposed cycle trail (indicative)
- proposed off road footpath (indicative)
- ONL line from PDP planning map
- existing title boundary
- 80m setback from state highway

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Schedule of Proposed Easements

also see rockfall embankment easements on sheet 11 and Right of way - pedestrian and cycle

Purpose	Shown	Burdened Land	Benefited Land / Grantee
Right of way, right to convey water, right to drain sewage and water, right to convey electricity and telecommunications	G	Lot 74	Lot 75
	H	Lot 75	Lot 74
	I	Lot 105	Lot 104
	J	Lot 104	Lot 105
Right to drain water	DM, K	Lot 913	Lot 3 DP 553950
	DI, L	Lot 911	Queenstown Lakes District Council
AA	Lot 801		
Right to convey water	X	Lot 814	
	AB	Lot 802	
Right of way, Right to convey water, Right to drain sewage, Right to drain water	V	Lot 901	
	AE, AI, AJ, Z	Lot 809	
	AF	Lot 916	
	AG	Lot 915	
Right to convey electricity	V	Lot 901	Lakeland Network Limited
	AC	Lot 800	
Right to transform electricity, right to convey electricity	V	Lot 901	Chorus New Zealand Limited
	AJ, AK, Y	Lot 809	

Refer to sheet 3 for plan notes



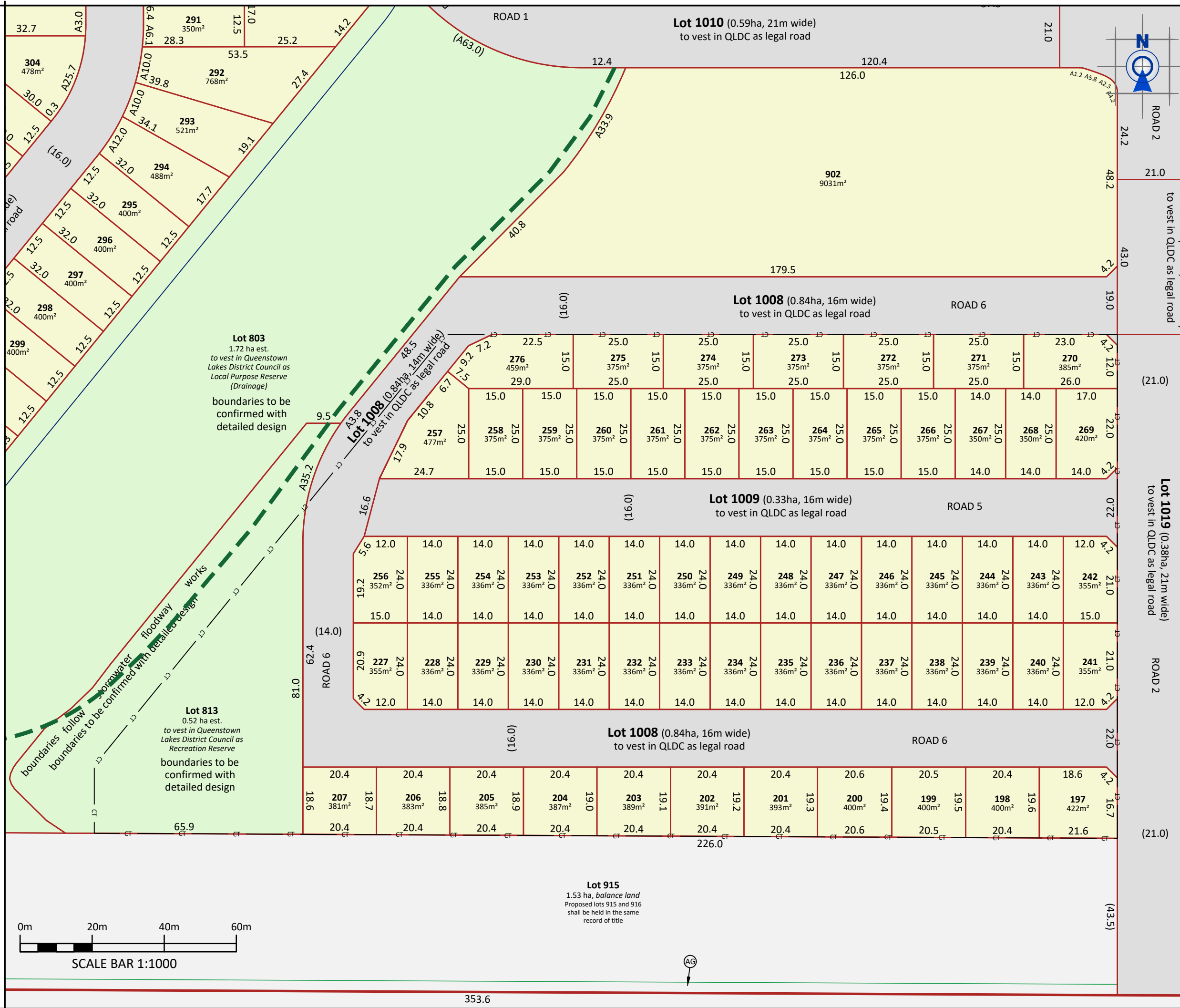
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Approved by:		DO NOT SCALE	
Job Ref:	Q6522 - 02	Sheet No:	Revision No: AC Date Created: 11/12/2024



Legend

- existing neighbouring boundaries
- proposed boundaries
- proposed easements
- existing easements
- - - proposed cycle trail (indicative)
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- existing title boundary
- 80m setback from state highway

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Schedule of Proposed Easements

also see rockfall embankment easements on sheet 11 and Right of way - pedestrian and cycle

Purpose	Shown	Burdened Land	Benefited Land / Grantee
Right of way, right to convey water, right to drain sewage and water, right to convey electricity and telecommunications	G	Lot 74	Lot 75
	H	Lot 75	Lot 74
	I	Lot 105	Lot 104
	J	Lot 104	Lot 105
Right to drain water	DM, K	Lot 913	Lot 3 DP 553950
	DI, L	Lot 911	Queenstown Lakes District Council
AA	Lot 801		
Right to convey water	X	Lot 814	
	AB	Lot 802	
Right of way, Right to convey water, Right to drain sewage, Right to drain water	V	Lot 901	
	AE, AI, AJ, Z	Lot 809	
	AF	Lot 916	
	AG	Lot 915	
Right to drain sewage	AH	Lot 803	
	V	Lot 901	Lakeland Network Limited
Right to convey electricity	V	Lot 901	Lakeland Network Limited
Right to transform electricity, right to convey electricity	AC	Lot 800	
Right to convey telecommunications	V	Lot 901	Chorus New Zealand Limited
	AJ, AK, Y	Lot 809	

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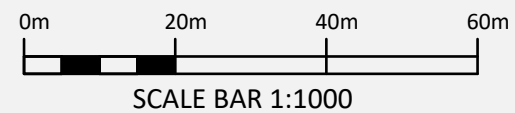
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RT 963018 and RT 963019

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Job Ref:	Q6522 - 02	Sheet No:	7
		Revision No:	AC
		Date Created:	11/12/2024

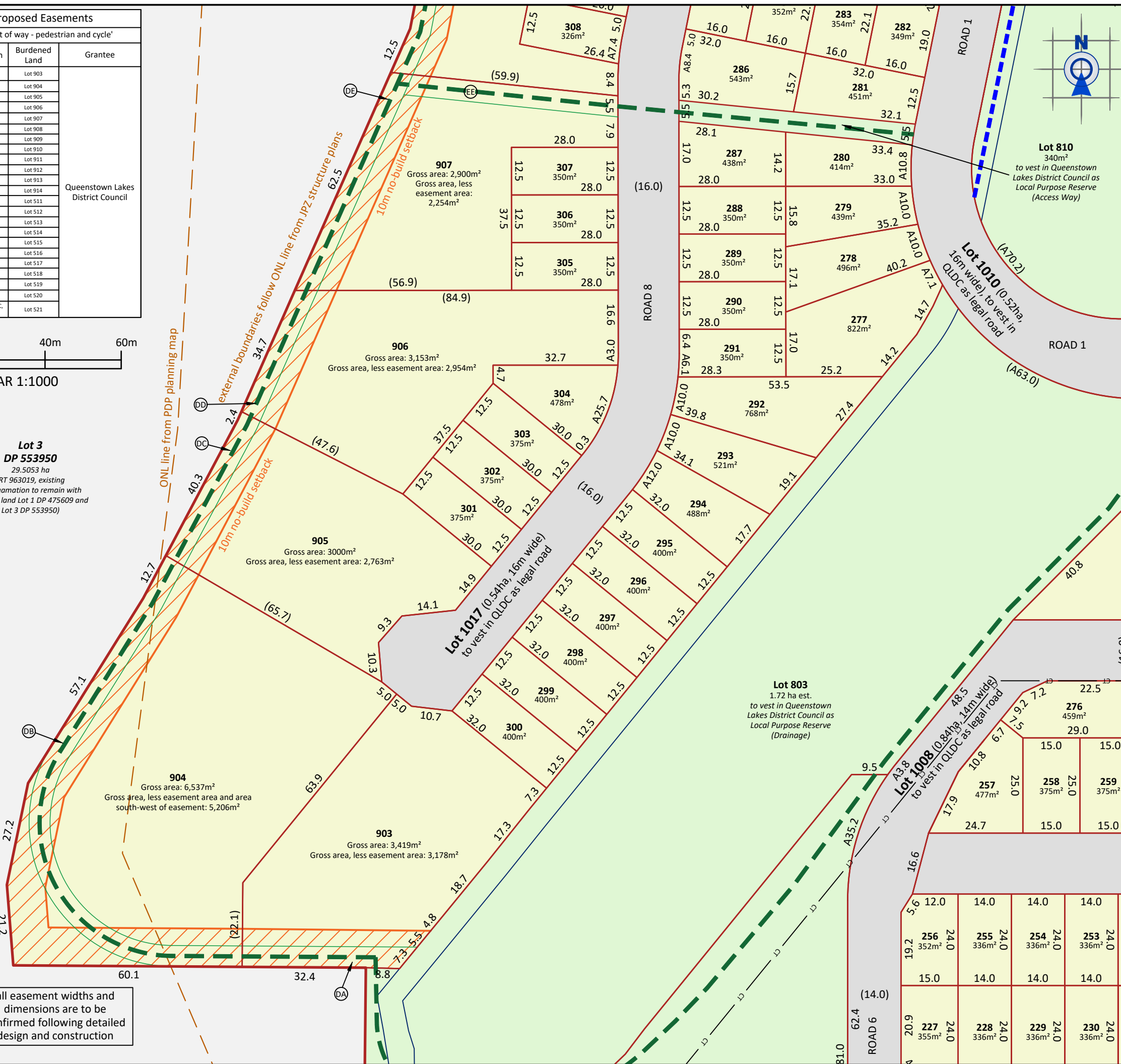


Schedule of Proposed Easements			
For the purpose of 'Right of way - pedestrian and cycle'			
Purpose	Shown	Burdened Land	Grantee
Right of way - pedestrian and cycle	DA	Lot 903	Queenstown Lakes District Council
	DB	Lot 904	
	DC	Lot 905	
	DD	Lot 906	
	DE, EE	Lot 907	
	DF	Lot 908	
	DG	Lot 909	
	DH	Lot 910	
	DI, DJ, L	Lot 911	
	DK	Lot 912	
	DL, DM	Lot 913	
	DN	Lot 914	
	DO, W	Lot 511	
	DP	Lot 512	
	DQ	Lot 513	
	DR	Lot 514	
	DS, DT	Lot 515	
	DU	Lot 516	
	DV	Lot 517	
	DW, DX	Lot 518	
DY	Lot 519		
DZ	Lot 520		
EA, EB, EC, ED	Lot 521		



Lot 3
DP 553950
 29.5053 ha
 (RT 963019, existing amalgamation to remain with balance land Lot 1 DP 475609 and Lot 3 DP 553950)

all easement widths and dimensions are to be confirmed following detailed design and construction



Legend	
	existing neighbouring boundaries
	proposed boundaries
	proposed easements
	existing easements
	proposed cycle trail (indicative)
	proposed off road footpath (indicative)
	ONL line from PDP planning map
	existing title boundary
	80m setback from state highway

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also see rockfall embankment easements on sheet 11 and Right of way - pedestrian and cycle			
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	H	Lot 75	Lot 74
	I	Lot 105	Lot 104
	J	Lot 104	Lot 105
	DM, K	Lot 913	Lot 3 DP 553950
Right to drain water	DI, L	Lot 911	Queenstown Lakes District Council
	AA	Lot 801	
Right to convey water	X	Lot 814	Queenstown Lakes District Council
	AB	Lot 802	
Right of way, Right to convey water, Right to drain sewage, Right to drain water	V	Lot 901	Queenstown Lakes District Council
	AE, AI, AJ, Z	Lot 809	
	AF	Lot 916	
	AG	Lot 915	
	AH	Lot 803	
Right to convey electricity	V	Lot 901	Lakeland Network Limited
Right to transform electricity, right to convey electricity	AC	Lot 800	Lakeland Network Limited
Right to convey telecommunications	V	Lot 901	Chorus New Zealand Limited
	AJ, AK, Y	Lot 809	

Refer to sheet 3 for plan notes



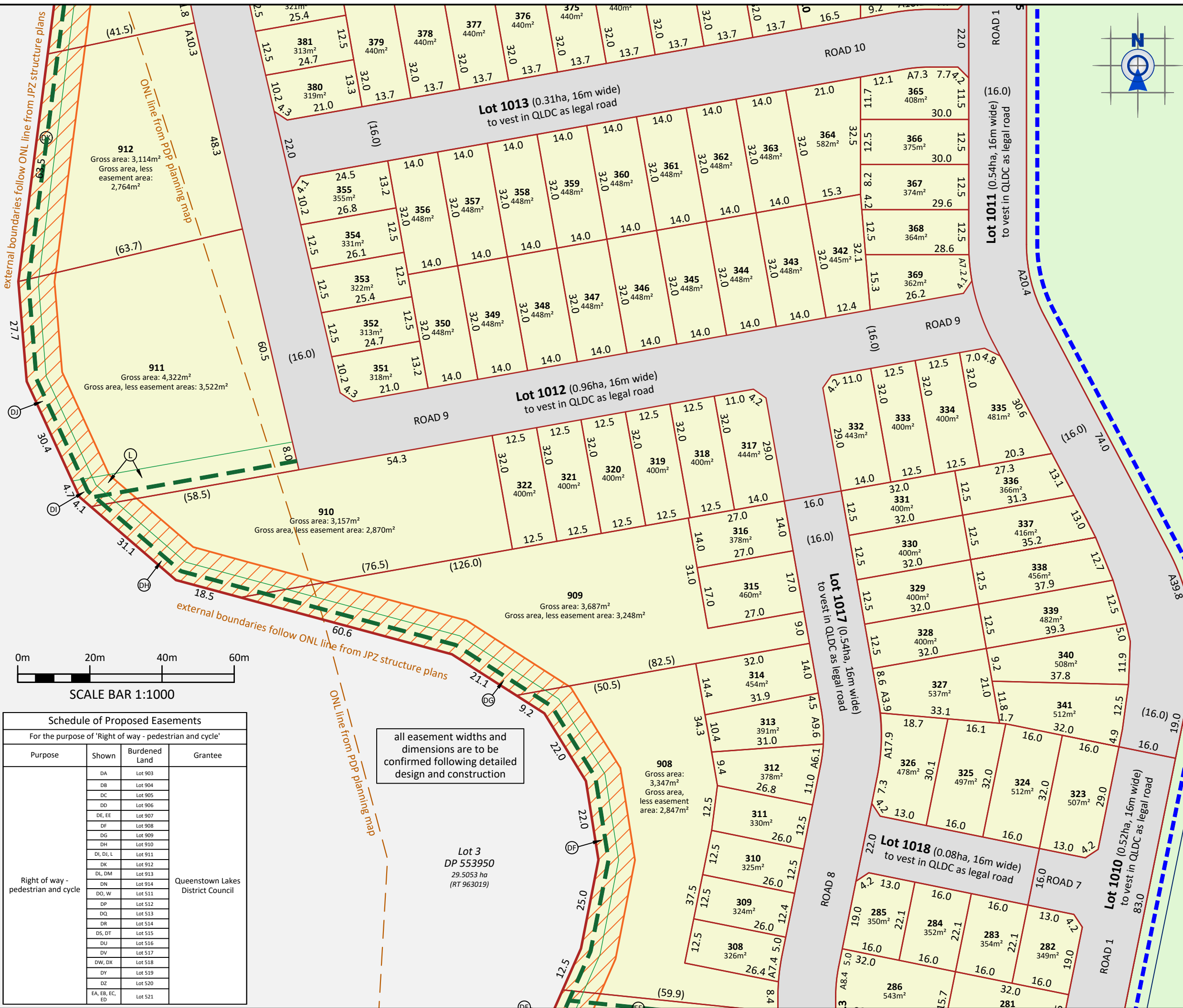
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Approved by:			
Job Ref:	Q6522 - 02	Sheet No:	8
		Revision No:	AC
		Date Created:	11/12/2024



Legend

- existing neighbouring boundaries
- proposed boundaries
- proposed easements
- existing easements
- - - proposed cycle trail (indicative)
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also see rockfall embankment easements on sheet 11 and Right of way - pedestrian and cycle			
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	AF	Lot 916	
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Right to transform electricity, right to convey electricity	V	Lot 901	Chorus New Zealand Limited
	AJ, AK, Y	Lot 809	

Refer to sheet 3 for plan notes

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Land Professionals

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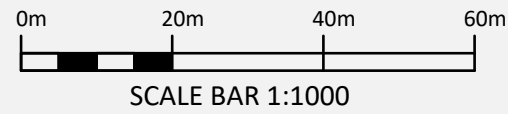
Park Ridge Limited

Lots 1, 2 & 4 DP 553950

RT 963018 and RT 963019

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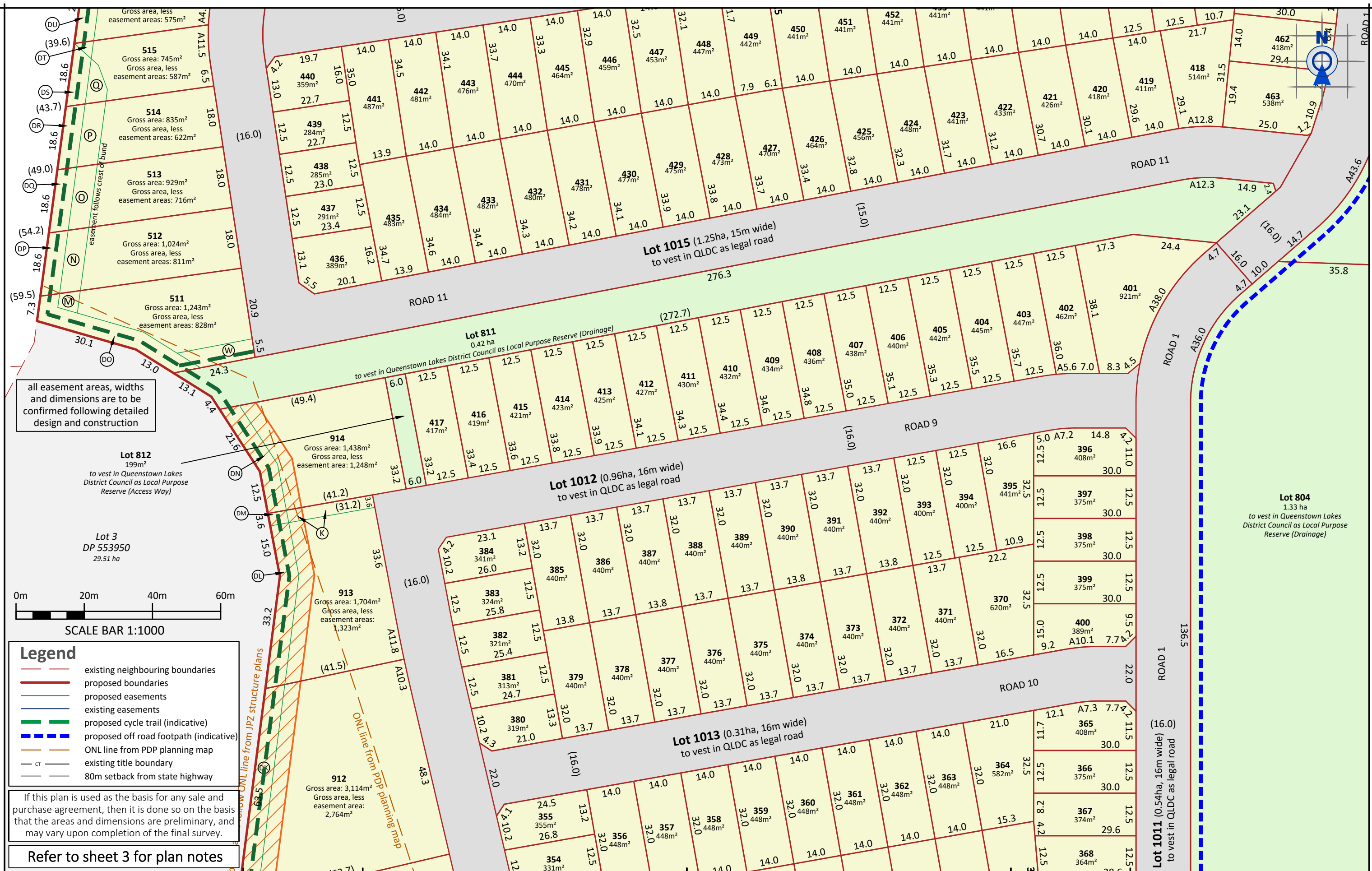
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Job Ref:	Q6522 - 02	Sheet No:	Revision No: AC Date Created: 11/12/2024



Schedule of Proposed Easements			
For the purpose of 'Right of way - pedestrian and cycle'			
Purpose	Shown	Burdened Land	Grantee
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	DE, EE	Lot 907	
	DF	Lot 908	
	DG	Lot 909	
	DH	Lot 910	
	DI, DJ, L	Lot 911	
	DK	Lot 912	
	DL, DM	Lot 913	
	DN	Lot 914	
	DO, W	Lot 511	
	DP	Lot 512	
	DQ	Lot 513	
	DR	Lot 514	
	DS, DT	Lot 515	
	DU	Lot 516	
	DV	Lot 517	
	DW, DX	Lot 518	
	DY	Lot 519	
	DZ	Lot 520	
	EA, EB, EC, ED	Lot 521	

all easement widths and dimensions are to be confirmed following detailed design and construction

Lot 3
DP 553950
29.5053 ha
(RT 963019)



all easement areas, widths and dimensions are to be confirmed following detailed design and construction



- Legend**
- existing neighbouring boundaries
 - proposed boundaries
 - proposed easements
 - existing easements
 - proposed cycle trail (indicative)
 - proposed off road footpath (indicative)
 - ONL line from PDP planning map
 - existing title boundary
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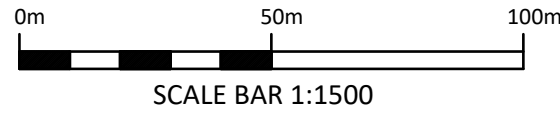
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 - proposed off road footpath (indicative)
 - ONL line from PDP planning map
 - existing title boundary
 - 80m setback from state highway



Part Lot 1
DP 20511
84.4515 ha
(RT OT16C/1188)

Lot 805
0.35 ha
to vest in Queenstown Lakes
District Council as Local Purpose
Reserve (Walkway and Drainage)

Part Section 14
Block XII
Coneburn SD
(RT OT58/511)

Part Section 13
Block XII
Coneburn SD
(RT OT58/511)

Part Section 12
Block XII
Coneburn SD
(RT OT58/511)

all easement areas, widths
and dimensions are to be
confirmed following detailed
design and construction

all easement widths and
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Schedule of Proposed Easements

For the purpose of 'Right of way - pedestrian and cycle'

Purpose	Shown	Burdened Land	Grantee
Right of way - pedestrian and cycle	DA	Lot 903	Queenstown Lakes District Council
	DB	Lot 904	
	DC	Lot 905	
	DD	Lot 906	
	DE, EE	Lot 907	
	DF	Lot 908	
	DG	Lot 909	
	DH	Lot 910	
	DI, DJ, L	Lot 911	
	DK	Lot 912	
	DL, DM	Lot 913	
	DN	Lot 914	
	DO, W	Lot 511	
	DP	Lot 512	
	DQ	Lot 513	
	DR	Lot 514	
	DS, DT	Lot 515	
	DU	Lot 516	
	DV	Lot 517	
	DW, DX	Lot 518	
DY	Lot 519		
DZ	Lot 520		
EA, EB, EC, ED	Lot 521		

Schedule of Proposed Easements, for rockfall embankment

Purpose	Shown	Burdened Land	Grantee
Right of way, right to maintain rock fall embankment (wording to be confirmed)	M, W, DO	Lot 511	Queenstown Lakes District Council
	N, DP	Lot 512	
	O, DQ	Lot 513	
	P, DR	Lot 514	
	Q, DS	Lot 515	
	R, DX	Lot 518	
	S, DY	Lot 519	
	T, DZ	Lot 520	
	U, EA, EB, EC, ED	Lot 521	

Schedule of Proposed Easements

also see rockfall embankment easements on sheet 11 and Right of way - pedestrian and cycle

Purpose	Shown	Burdened Land	Benefited Land / Grantee
Right of way, right to convey water, right to drain sewage and water, right to convey electricity and telecommunications	G	Lot 74	Lot 75
	H	Lot 75	Lot 74
	I	Lot 105	Lot 104
	J	Lot 104	Lot 105
Right to drain water	DM, K	Lot 913	Lot 3 DP 553950
	DI, L	Lot 911	Queenstown Lakes District Council
AA	Lot 801		
Right to convey water	X	Lot 814	
Right of way, Right to convey water, Right to drain sewage, Right to drain water	AB	Lot 802	Queenstown Lakes District Council
	V	Lot 901	
	AE, AI, AJ, Z	Lot 809	
Right to drain sewage	AF	Lot 916	Lakeland Network Limited
	AG	Lot 915	
	AH	Lot 803	
	V	Lot 901	
Right to convey electricity	AC	Lot 800	Lakeland Network Limited
	V	Lot 901	
Right to convey telecommunications	AJ, AK, Y	Lot 809	Chorus New Zealand Limited
	V	Lot 901	

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Approved by:			DO NOT SCALE
Job Ref:	Q6522 - 02	Sheet No:	Revision No:
		11	AC
			Date Created:
			11/12/2024



Part Section 14
Block XII
Coneburn SD
(RT 075B/511)

Part Section 13
Block XII
Coneburn SD
(RT 075B/511)

Part Section 12
Block XII
Coneburn SD
(RT 075B/511)

Lot 1
DP 570393
542.052 ha
(RT 1030458)

Lot 3
DP 567531
297.3135 ha
(RT 1017637)

Area B DP 553950
Rights to convey water and drain sewage (in gross) in favour of Queenstown Lakes District Council (EI 11553048.1)
Right to convey electricity (in gross) in favour of Electricity Southland Limited (EI 11553048.2)
Right to convey telecommunications (in gross) in favour of Chorus New Zealand Limited (EI 11553048.3)
all the above easements to be partially surrendered over land to vest as road

Lot 3
DP 553950
29.5053 ha
(RT 963019, existing amalgamation to remain with balance land Lot 1 DP 475609 and Lot 3 DP 553950)

Area B DP 553950
Rights to convey water and drain sewage (in gross) in favour of Queenstown Lakes District Council (EI 11553048.1)
Right to convey electricity (in gross) in favour of Electricity Southland Limited (EI 11553048.2)
Right to convey telecommunications (in gross) in favour of Chorus New Zealand Limited (EI 11553048.3)
all easements to remain on Local Purpose Reserves

Area B DP 553950
Rights to convey water and drain sewage (in gross) in favour of Queenstown Lakes District Council (EI 11553048.1)
Right to convey electricity (in gross) in favour of Electricity Southland Limited (EI 11553048.2)
Right to convey telecommunications (in gross) in favour of Chorus New Zealand Limited (EI 11553048.3)
all easements to remain on Local Purpose Reserves

Lot 2
DP 573262
84.4225 ha
(RT 1046656)

Lot 1
DP 553950
43.80 ha

Area F DP 553950
Right to drain water in favour of Lots 2 and 4 DP 553950 (EI 11917220.2) to be surrendered once alternative drainage for Lots 2 and 4 DP 553950 has been provided

Area E DP 553950
Right of way in favour of Lot 2 DP 553950 and a right to drain water in favour of Lot 4 DP 553950 (EI 11917220.2) to be surrendered once alternative legal access and drainage has been provided

Lot 2
DP 553950
3.36 ha

Lot 4
DP 553950
3.74 ha

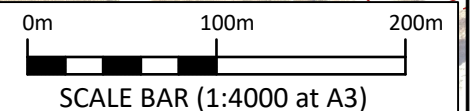
Lot 1
DP 392270
41.3568 ha
(RT 369946)

Area D DP 553950
Right of way in favour of Lots 2 and 4 DP 553950 (EI 11917220.2) to be surrendered once alternative legal access for Lots 2 and 4 DP 553950 has been provided

Lot 3
DP 392270
30.5338 ha
(RT 369948)

Woolshed Road formed, legal

Kingsdon Road (State Highway 6)



Consent is applied to **cancel**
Consent Notice 7919701.16.

Refer to sheet 3 for plan notes

KEY

- proposed lot boundaries
- existing & adjacent parcel boundaries
- existing easement or covenant boundary
- existing title boundary
- subject site boundary (for subdivision)

patersons.
Land Professionals

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

Client/Location:
Park Ridge Limited
Lots 1, 2 & 4 DP 553950
RT 963018 and RT 963019

Purpose/Drawing Title:
**Existing Title Interests and
Aerial Imagery Overlay**

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Surveyed by:	HT Oct 2019	Original Size:	Scale:
Designed by:	MA Aug 2024	A3	1:4000
Drawn by:	MA Dec 2024		
Checked by:	DB Dec 2024		
Approved by:		DO NOT SCALE	
Job Ref:	Q6522 - 02	Sheet No:	Revision No:
		12	AC
			Date Created:
			11/12/2024



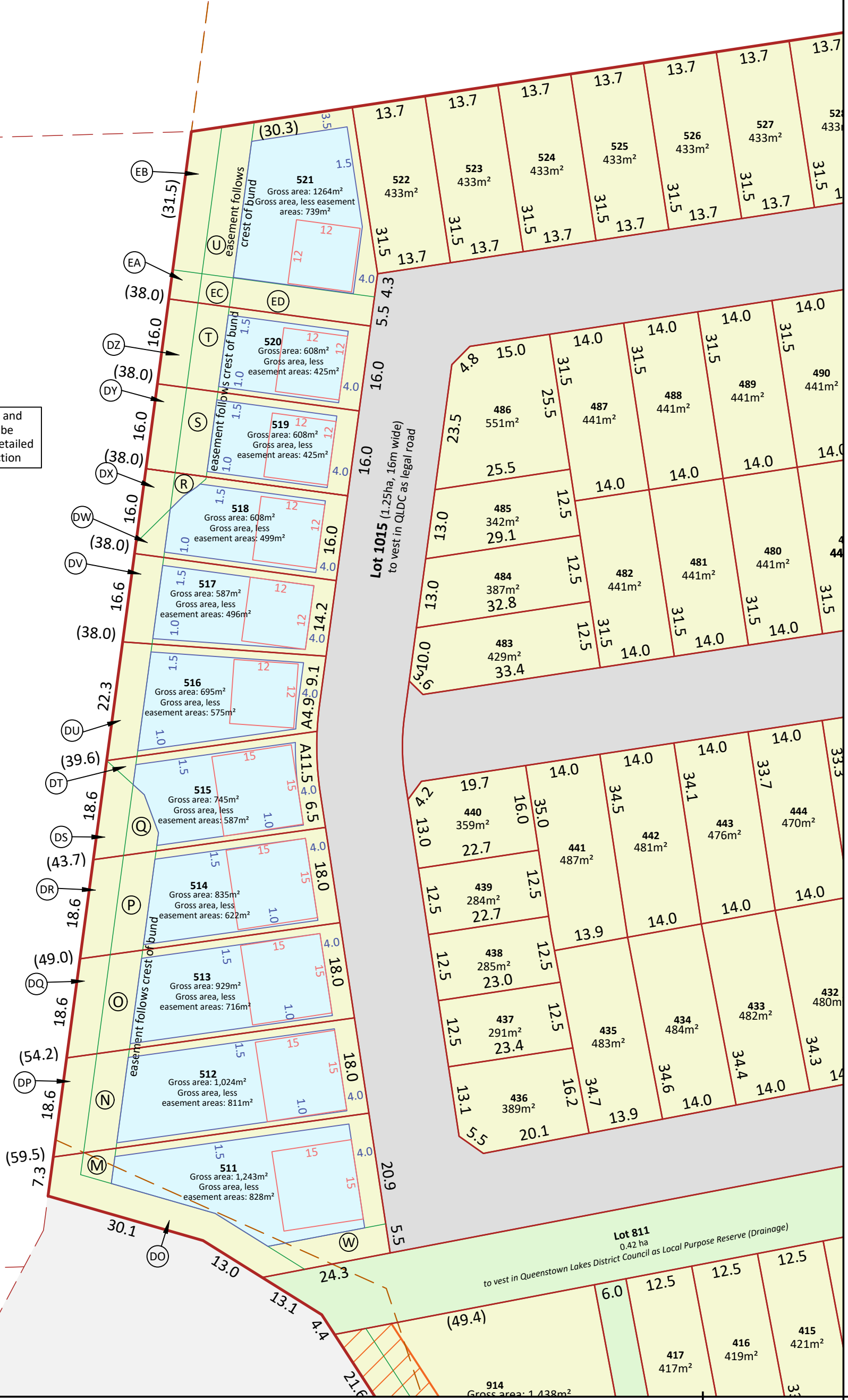
all easement widths and dimensions are to be confirmed following detailed design and construction

Legend

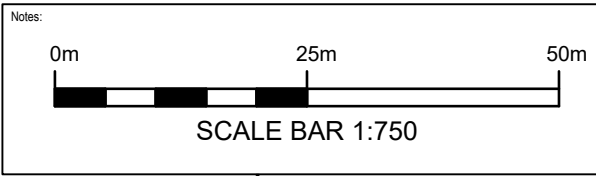
- existing neighbouring boundaries
- proposed boundaries
- proposed easements
- existing easements
- ONL line from PDP planning map
- proposed bund linework
- proposed toe of batter
- indicative area within setbacks
- 12 indicative shape factor areas

Schedule of Proposed Easements			
For the purpose of 'Right of way - pedestrian and cycle'			
Purpose	Shown	Burdened Land	Grantee
Right of way - pedestrian and cycle	DA	Lot 903	Queenstown Lakes District Council
	DB	Lot 904	
	DC	Lot 905	
	DD	Lot 906	
	DE, EE	Lot 907	
	DF	Lot 908	
	DG	Lot 909	
	DH	Lot 910	
	DI, DI, L	Lot 911	
	DK	Lot 912	
	DL, DM	Lot 913	
	DN	Lot 914	
	DO, W	Lot 511	
	DP	Lot 512	
	DQ	Lot 513	
	DR	Lot 514	
	DS, DT	Lot 515	
DU	Lot 516		
DV	Lot 517		
DW, DX	Lot 518		
DY	Lot 519		
DZ	Lot 520		
EA, EB, EC, ED	Lot 521		

Schedule of Proposed Easements, for rockfall embankment			
Purpose	Shown	Burdened Land	Grantee
Right of way, right to maintain rock fall embankment (wording to be confirmed)	M, W, DO	Lot 511	Queenstown Lakes District Council
	N, DP	Lot 512	
	O, DQ	Lot 513	
	P, DR	Lot 514	
	Q, DS	Lot 515	
	R, DX	Lot 518	
	S, DY	Lot 519	
	T, DZ	Lot 520	
U, EA, EB, EC, ED	Lot 521		



QUEENSTOWN:
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E queenstown@patersons.co.nz



If this plan is used as the basis for any sale and purchase agreement, then it is done so on the basis that the areas and dimensions are preliminary, and may vary upon completion of the final survey.

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Client/Location:
Park Ridge Limited
Lots 1, 2 & 4 DP 553950
RT 963018 and RT 963019

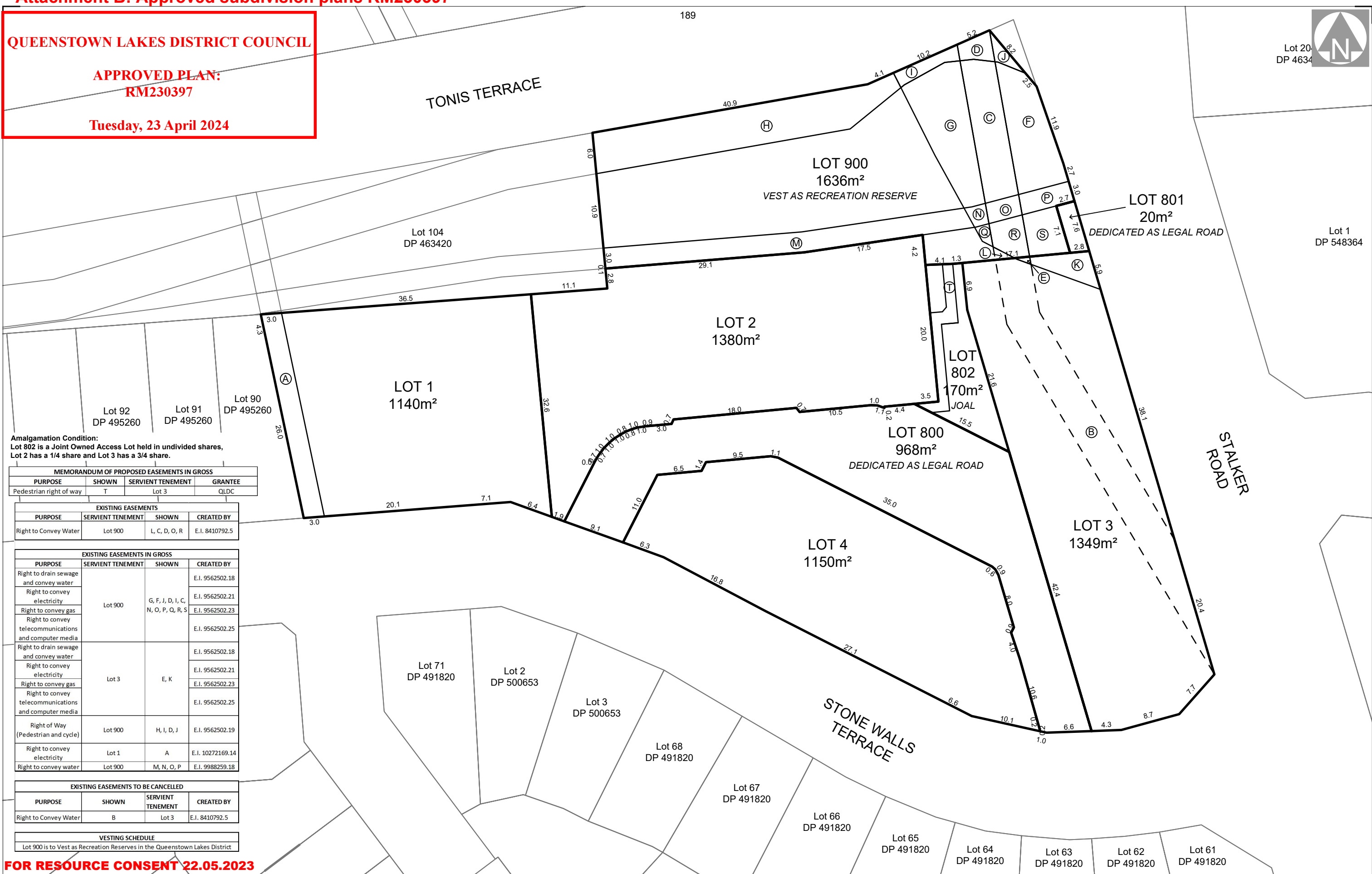
Purpose/Drawing Title:
Indicative Rock Fall Embankment and Setbacks for Lots 511 - 521

Surveyed by:	HT Oct 2019	Original Size:	Scale:
Designed by:	MA Aug 2024	A3	1:750
Drawn by:	MA Dec 2024		
Checked by:	DB Dec 2024		
Approved by:		DO NOT SCALE	
Job Ref:	Q6522 - 02	Sheet No:	Revision No:
		13	AC
		Date Created:	11/12/2024

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM230397

Tuesday, 23 April 2024



Amalgamation Condition:
Lot 802 is a Joint Owned Access Lot held in undivided shares,
Lot 2 has a 1/4 share and Lot 3 has a 3/4 share.

MEMORANDUM OF PROPOSED EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
Pedestrian right of way	T	Lot 3	QLDC

EXISTING EASEMENTS			
PURPOSE	SERVIENT TENEMENT	SHOWN	CREATED BY
Right to Convey Water	Lot 900	L, C, D, O, R	E.I. 8410792.5

EXISTING EASEMENTS IN GROSS			
PURPOSE	SERVIENT TENEMENT	SHOWN	CREATED BY
Right to drain sewage and convey water	Lot 900	G, F, J, D, I, C, N, O, P, Q, R, S	E.I. 9562502.18
Right to convey electricity			E.I. 9562502.21
Right to convey gas			E.I. 9562502.23
Right to convey telecommunications and computer media	Lot 3	E, K	E.I. 9562502.25
Right to drain sewage and convey water			E.I. 9562502.18
Right to convey electricity			E.I. 9562502.21
Right to convey gas	Lot 900	H, I, D, J	E.I. 9562502.23
Right to convey telecommunications and computer media			E.I. 9562502.25
Right of Way (Pedestrian and cycle)			E.I. 9562502.19
Right to convey electricity	Lot 1	A	E.I. 10272169.14
Right to convey water	Lot 900	M, N, O, P	E.I. 9988259.18

EXISTING EASEMENTS TO BE CANCELLED			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
Right to Convey Water	B	Lot 3	E.I. 8410792.5

VESTING SCHEDULE
Lot 900 is to Vest as Recreation Reserves in the Queenstown Lakes District

FOR RESOURCE CONSENT 22.05.2023

Shotover Design Limited trading as
Clark Fortune McDonald & Associates
Licensed Cadastral Surveyors - Land Development - Planning Consultants

309 LOWER SHOTOVER ROAD
3 LOWE STREET, ADDINGTON
60 TENNYSON STREET
14 MERSEY STREET
EMAIL: admin@cfma.co.nz

QUEENSTOWN
CHRISTCHURCH
DUNEDIN
GORE

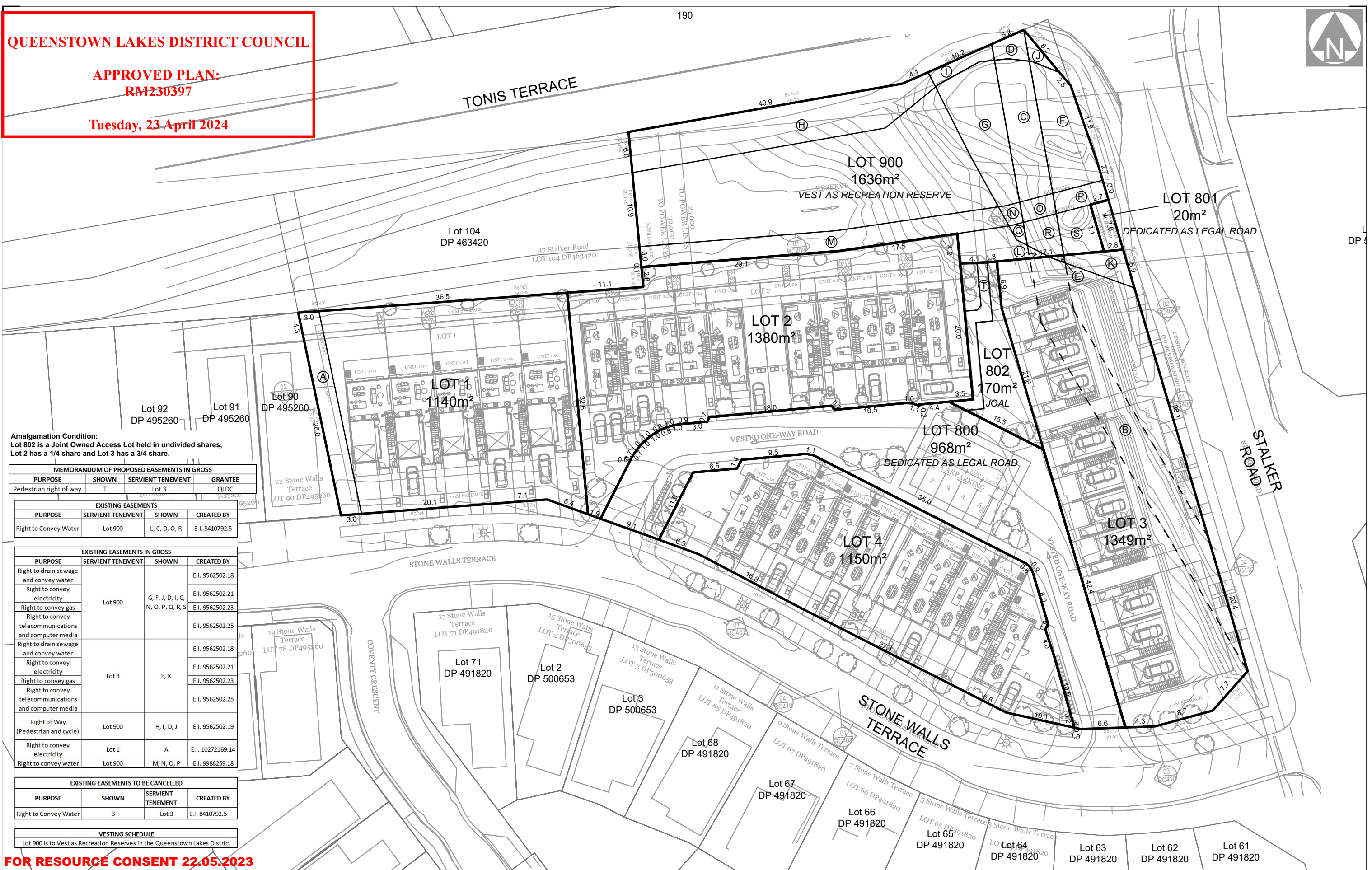
TEL (03)441-6044
TEL (03)348-1025
TEL (03)470-1582
TEL (03)208-6474

Rev.	Date	Revision Details	By
A	29.05.23	LOT 1 AND 2 BDY CHANGE	NT
B	05.10.23	LOT 3 AND 800 BDY CHANGE	HK
C	25.01.24	AREA T, U, V BDY CHANGE	KC
D	29.01.24	JOAL LOT ADDED	EM

LOTS 1 - 4, 800 - 802 AND 900 BEING A SUBDIVISION OF LOT 3 DP 479975

Client		KING ENTERPRISES 2018		Job No.	Drawing No.
SURVEYED	-	-	-	15586	03
DESIGNED	-	-	-	SHEET 001	
DRAWN	NT	22.05.23		Scale	1:250 @ A1 1:500 @ A3
CHECKED	EM	22.05.23		Datum & Level	MT NIC 2000
APPROVED	-	-	-	Rev.	D

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- COPYRIGHT ON THIS DRAWING IS RESERVED.



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MEMORANDUM OF PROPOSED EASEMENTS IN GROSS

PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
Pedestrian right of way	T	Lot 3	QLDC

EXISTING EASEMENTS			
PURPOSE	SERVIENT TENEMENT	SHOWN	CREATED BY
Right to Convey Water	Lot 900	L, C, D, O, R	E.I. 8410792.5

EXISTING EASEMENTS IN GROSS			
PURPOSE	SERVIENT TENEMENT	SHOWN	CREATED BY
Right to drain sewage and convey water	Lot 900	G, F, J, D, I, C, N, O, P, Q, R, S	E.I. 9562502.18
Right to convey electricity			E.I. 9562502.21
Right to convey gas			E.I. 9562502.23
Right to convey telecommunications and computer media	Lot 3	E, K	E.I. 9562502.25
Right to drain sewage and convey water			E.I. 9562502.18
Right to convey electricity			E.I. 9562502.21
Right to convey gas	Lot 900	H, I, D, J	E.I. 9562502.23
Right to convey telecommunications and computer media			E.I. 9562502.25
Right of Way (Pedestrian and cycle)			E.I. 9562502.19
Right to convey electricity	Lot 1	A	E.I. 10272169.14
Right to convey water	Lot 900	M, N, O, P	E.I. 9988259.18

EXISTING EASEMENTS TO BE CANCELLED			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
Right to Convey Water	B	Lot 3	E.I. 8410792.5

VESTING SCHEDULE
Lot 900 is to Vest as Recreation Reserves in the Queenstown Lakes District

FOR RESOURCE CONSENT 22.05.2023

Clark Fortune McDonald & Associates
Licensed Cadastral Surveyors - Land Development - Planning Consultants

309 LOWER SHOTOVER ROAD
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TEL (03)208-6474

EMAIL: admin@cfma.co.nz

Rev.	Date	Revision Details	By
A	29.05.23	LOT 1 AND 2 BDY CHANGE	NT
B	05.10.23	LOT 3 AND 800 BDY CHANGE	HK
C	25.01.24	AREA T, U, V BDY CHANGE	KC
D	29.01.24	JOAL LOT ADDED	EM

**LOTS 1 - 4, 800 - 802 AND 900 BEING A SUBDIVISION OF
LOT 3 DP 479975
DKO OVERLAY**

Client				KING ENTERPRISES 2018		Job No.		Drawing No.	
Client				KING ENTERPRISES 2018		15586		03	
NOTES:				SURVEYED		-		SHEET 002	
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COPYRIGHT ON THIS DRAWING IS RESERVED.				APPROVED		-		Datum & Level	
								MT NIC 2000	

QUEENSTOWN LAKES DISTRICT COUNCIL

LEGEND OF STAGES

STAGE 1	(LOT 1)
STAGE 2	APPROVED PLAN:
STAGE 3	RM230397
STAGE 4	(LOT 3)

Tuesday, 23 April 2024

Lot 800 – Road - Dedication of the Legal Road is to be undertaken with either Stages 3 (LOT 2) or 4 (LOT 3), whichever is undertaken first.

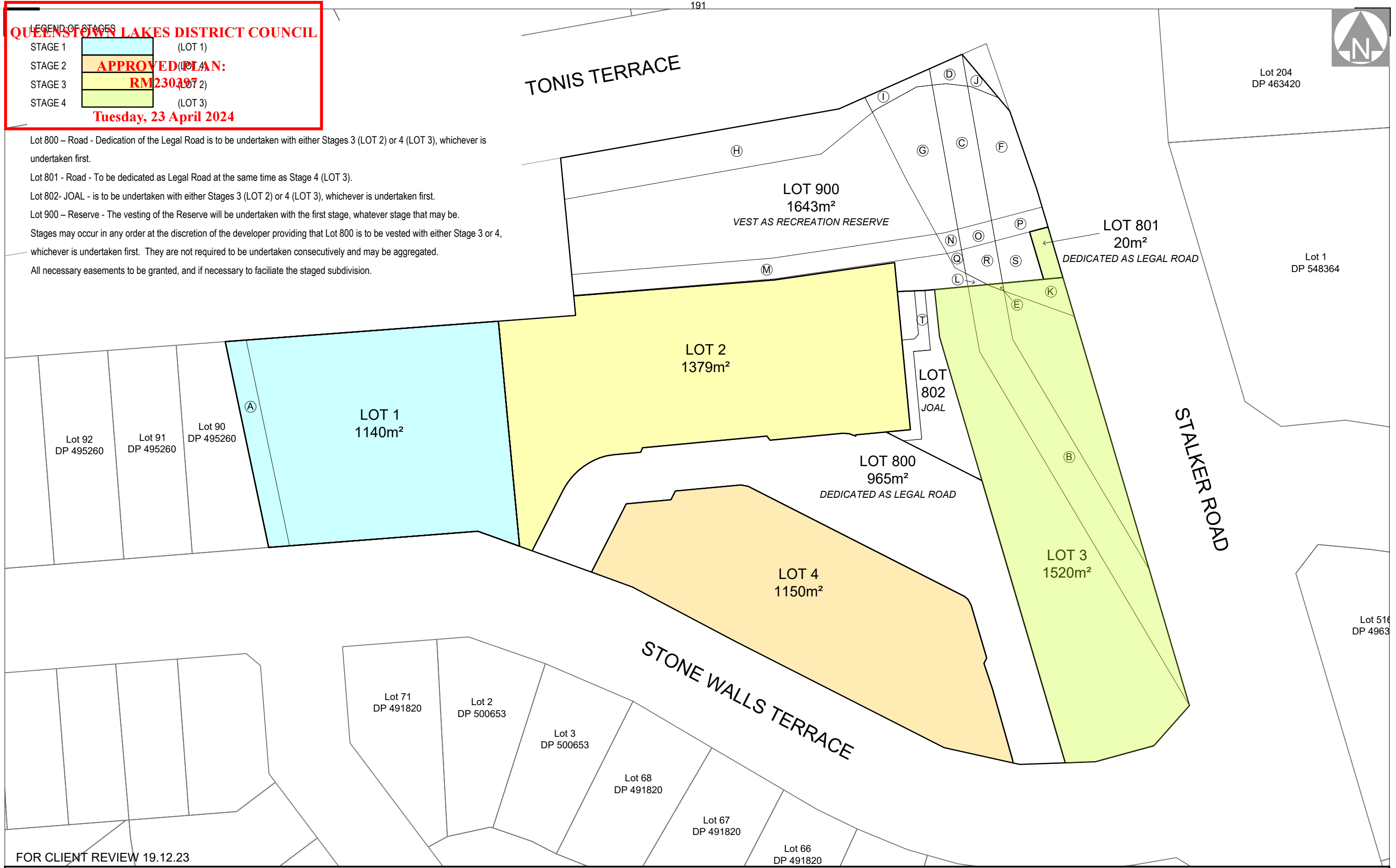
Lot 801 - Road - To be dedicated as Legal Road at the same time as Stage 4 (LOT 3).

Lot 802- JOAL - is to be undertaken with either Stages 3 (LOT 2) or 4 (LOT 3), whichever is undertaken first.

Lot 900 – Reserve - The vesting of the Reserve will be undertaken with the first stage, whatever stage that may be.

Stages may occur in any order at the discretion of the developer providing that Lot 800 is to be vested with either Stage 3 or 4, whichever is undertaken first. They are not required to be undertaken consecutively and may be aggregated.

All necessary easements to be granted, and if necessary to facilitate the staged subdivision.



FOR CLIENT REVIEW 19.12.23

Rev.	Date	Revision Details	By
A	25.01.24	U and V, Stage wording.	EM
B	29.01.24	JOAL Lot 802, Stage wording.	EM

LOTS 1 - 4, 800 - 802 AND 900 BEING A SUBDIVISION OF LOT 3 DP 479975 STAGED PLAN

Client	Surveyed	Date	Job No.	Drawing No.
KING ENRERPRISES 2018	-	-	15586	04
	Drawn	Date	Scale	Sheet
	EM	19.12.23	1:250 @ A1	001
	Checked	Date	Datum & Level	Rev.
	-	-	---	B

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 LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
 QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE

Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz 309 Lower Shotover Road, P.O.Box 553 Queenstown

QUEENSTOWN LAKES DISTRICT COUNCIL

LEGEND OF STAGES

STAGE 1	APPROVED PLAN:
STAGE 2	RM230397
STAGE 3	(LOT 2)
STAGE 4	Tuesday, 23 April 2024

Lot 800 – Road - Dedication of the Legal Road is to be undertaken with either Stages 3 (LOT 2) or 4 (LOT 3), whichever is undertaken first.

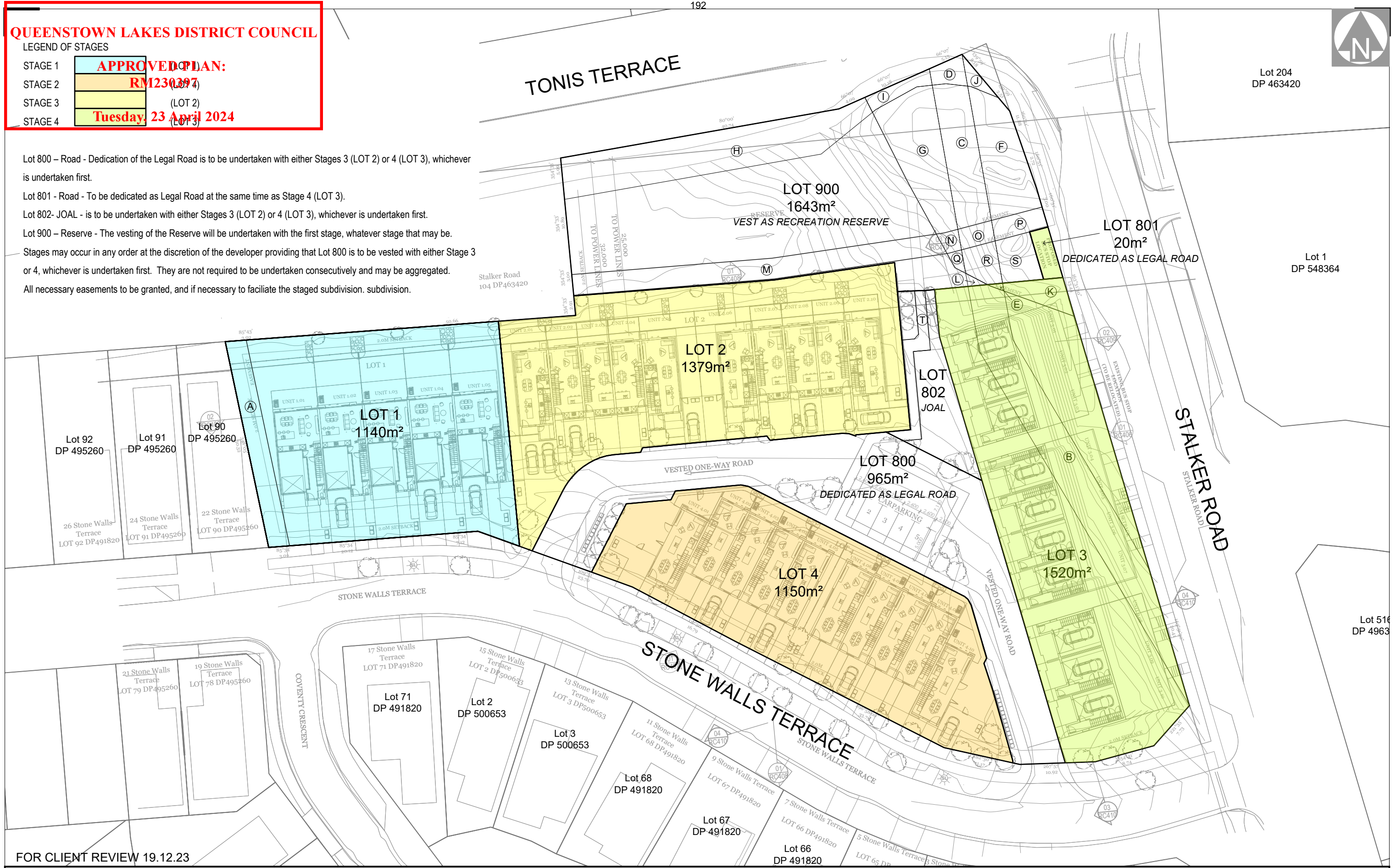
Lot 801 - Road - To be dedicated as Legal Road at the same time as Stage 4 (LOT 3).

Lot 802- JOAL - is to be undertaken with either Stages 3 (LOT 2) or 4 (LOT 3), whichever is undertaken first.

Lot 900 – Reserve - The vesting of the Reserve will be undertaken with the first stage, whatever stage that may be.

Stages may occur in any order at the discretion of the developer providing that Lot 800 is to be vested with either Stage 3 or 4, whichever is undertaken first. They are not required to be undertaken consecutively and may be aggregated.

All necessary easements to be granted, and if necessary to facilitate the staged subdivision. subdivision.



FOR CLIENT REVIEW 19.12.23



Rev.	Date	Revision Details	By
A	25.01.24	U and V, Stage wording.	EM
B	29.01.24	JOAL Lot 802, Stage wording.	EM

LOTS 1 - 4, 800 - 802 AND 900 BEING A SUBDIVISION OF LOT 3 DP 479975 STAGED PLAN WITH HOUSES LAYOUT

Client	Surveyed	Date	Job No.	Drawing No.
KING ENRERPRISES 2018	-	-	15586	04
Drawn	EM	19.12.23	Scale	1:250 @ A1 1:500 @ A3
Checked	-	-	Datum & Level	Rev. B

LEGEND:

QUEENSTOWN LAKES DISTRICT COUNCIL

Amalgamation Condition:
 Lot 802 is a Joint Owned Access Lot held in undivided shares,
 Lot 210, Lot 301-303 have 1/4 equal shares.

APPROVED PLAN:
RM3-20397

MEMORANDUM OF PROPOSED EASEMENTS IN GROSS

PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
Pedestrian right of way	T	Lot 802	QLDC

MEMORANDUM OF PROPOSED EASEMENTS

PURPOSE	SERVIENT TENEMENT	DOMINANT TENEMENT
PA	Lot 101	Lot 102
PB	Lot 101	Lot 103
PC	Lot 102	Lot 104
PD	Lot 103	Lot 102
PE	Lot 104	Lot 104
PF	Lot 104	Lot 103
PG	Lot 104	Lot 105
PH	Lot 105	Lot 104
PI	Lot 201	Lot 202
PJ	Lot 202	Lot 201
PK	Lot 202	Lot 203
PL	Lot 203	Lot 202
PM	Lot 203	Lot 204
PN	Lot 203	Lot 203
PO	Lot 204	Lot 205
PP	Lot 205	Lot 204
PQ	Lot 206	Lot 207
PR	Lot 207	Lot 206
PS	Lot 208	Lot 208
PT	Lot 208	Lot 207
PU	Lot 209	Lot 209
PV	Lot 209	Lot 208
PW	Lot 210	Lot 210
PX	Lot 210	Lot 209
PY	Lot 301	Lot 302
PZ	Lot 301	Lot 301
WA	Lot 302	Lot 303
WB	Lot 303	Lot 302
WC	Lot 304	Lot 305
WD	Lot 305	Lot 304
WE	Lot 306	Lot 306
WF	Lot 306	Lot 305
WG	Lot 307	Lot 307
WH	Lot 307	Lot 306
WI	Lot 308	Lot 309
WJ	Lot 308	Lot 308
WK	Lot 309	Lot 310
WL	Lot 310	Lot 309
WM	Lot 401	Lot 402
WN	Lot 402	Lot 401
WO	Lot 403	Lot 403
WP	Lot 403	Lot 402
WQ	Lot 404	Lot 404
WR	Lot 404	Lot 403
WS	Lot 405	Lot 405
WT	Lot 405	Lot 404
WU	Lot 406	Lot 407
WV	Lot 406	Lot 406
WW	Lot 407	Lot 408
WX	Lot 408	Lot 407
WY	Lot 409	Lot 409
WZ	Lot 409	Lot 408
XA	Lot 410	Lot 410
XB	Lot 410	Lot 409

PURPOSE	SERVIENT TENEMENT	SHOWN	CREATED BY
Right to drain sewage and convey water	Lot 900	G, F, J, D, I, C, N, O, P, Q, R, S	E.I. 9562502.18
Right to convey electricity			E.I. 9562502.21
Right to convey gas			E.I. 9562502.23
Right to convey telecommunications and computer media	Lot 301	E, K	E.I. 9562502.25
Right to drain sewage and convey water			E.I. 9562502.18
Right to convey electricity			E.I. 9562502.21
Right to convey gas	Lot 101	A	E.I. 9562502.23
Right to convey telecommunications and computer media			E.I. 9562502.25
Right of Way (Pedestrian and cycle)			E.I. 9562502.19
Right to convey electricity	Lot 101	A	E.I. 10272169.14
Right to convey water	Lot 900	M, N, O, P	E.I. 9988259.18

EXISTING EASEMENTS TO BE CANCELLED

PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
Right to Convey Water	B	Lots 301 - 310	E.I. 8410792.5

VESTING SCHEDULE

PURPOSE	SERVIENT TENEMENT	SHOWN	CREATED BY
Lot 900 is to Vest as Recreation Reserves in the Queenstown Lakes			

EXISTING EASEMENTS

PURPOSE	SERVIENT TENEMENT	SHOWN	CREATED BY
Right to Convey Water	Lot 900	L, C, D, O, R	E.I. 8410792.5

EXISTING EASEMENTS IN GROSS

PURPOSE	SERVIENT TENEMENT	SHOWN	CREATED BY
Right to drain sewage and convey water	Lot 900	G, F, J, D, I, C, N, O, P, Q, R, S	E.I. 9562502.18
Right to convey electricity			E.I. 9562502.21
Right to convey gas			E.I. 9562502.23
Right to convey telecommunications and computer media	Lot 301	E, K	E.I. 9562502.25
Right to drain sewage and convey water			E.I. 9562502.18
Right to convey electricity			E.I. 9562502.21
Right to convey gas	Lot 101	A	E.I. 9562502.23
Right to convey telecommunications and computer media			E.I. 9562502.25
Right of Way (Pedestrian and cycle)			E.I. 9562502.19
Right to convey electricity	Lot 101	A	E.I. 10272169.14
Right to convey water	Lot 900	M, N, O, P	E.I. 9988259.18

WORK IN PROGRESS 24.01.2024

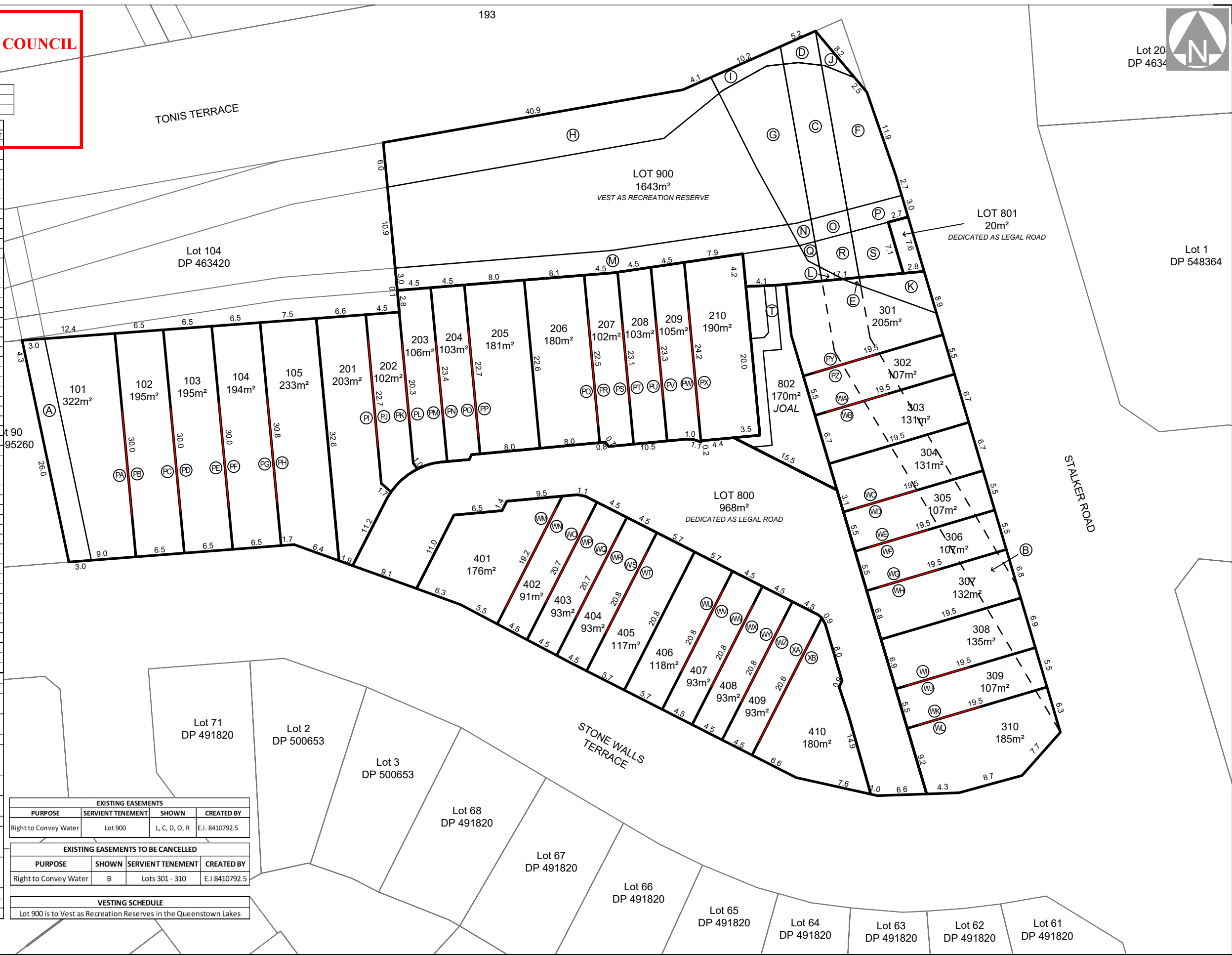
Clark Fortune McDonald & Associates
 Licensed Cadastral Surveyors - Land Development - Planning Consultants

309 LOWER SHOTOVER ROAD
 3 LOWE STREET, ADDINGTON
 60 TENNYSON STREET
 14 MERSEY STREET

QUEENSTOWN
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TEL (03)441-6044
 TEL (03)348-1025
 TEL (03)470-1582
 TEL (03)208-6474

EMAIL: admin@cfma.co.nz



LOTS 101-105, 201-210, 301-310, 401-410, 800 - 802 AND 900 BEING A SUBDIVISION OF LOT 3 DP 479975

Client: **KING ENTERPRISES 2018**

SURVEYED	-	Job No.	15586	Drawing No.	05
DESIGNED	-	Scale	1:250 @ A1		SHEET 001
DRAWN	KC	Date	24.01.2024		1:500 @ A3
CHECKED	-	Datum & Level			
APPROVED	-	Rev.			MT NIC 2000

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LEGEND:

QUEENSTOWN LAKES DISTRICT COUNCIL

Amalgamation Condition:
 Lot 802 is a Joint Owned Access Lot held in undivided shares,
 Lot 210, Lot 301-303 have 1/4 equal shares.

APPROVED PLAN:

MEMORANDUM OF PROPOSED EASEMENTS IN GROSS			
PURPOSE	SHOWN	GRANTEE	
Pedestrian right of way	T	Lot 802	QLDC

MEMORANDUM OF PROPOSED EASEMENTS			
PURPOSE	SERVIENT TENEMENT	DOMINANT TENEMENT	
PA	Lot 101	Lot 102	
PB	Lot 101	Lot 101	
PC	Lot 102	Lot 103	
PD	Lot 102	Lot 102	
PE	Lot 104	Lot 104	
PF	Lot 104	Lot 103	
PG	Lot 104	Lot 105	
PH	Lot 105	Lot 104	
PI	Lot 201	Lot 202	
PJ	Lot 202	Lot 201	
PK	Lot 202	Lot 203	
PL	Lot 203	Lot 204	
PM	Lot 203	Lot 204	
PN	Lot 203	Lot 203	
PO	Lot 204	Lot 205	
PP	Lot 205	Lot 204	
PQ	Lot 206	Lot 207	
PR	Lot 207	Lot 206	
PS	Lot 207	Lot 208	
PT	Lot 208	Lot 207	
PU	Lot 208	Lot 209	
PV	Lot 209	Lot 208	
PW	Lot 210	Lot 210	
PX	Lot 210	Lot 209	
PY	Lot 301	Lot 302	
PZ	Lot 301	Lot 301	
WA	Lot 302	Lot 303	
WB	Lot 303	Lot 302	
WC	Lot 304	Lot 305	
WD	Lot 305	Lot 304	
WE	Lot 305	Lot 306	
WF	Lot 306	Lot 305	
WG	Lot 307	Lot 307	
WH	Lot 307	Lot 306	
WI	Lot 308	Lot 309	
WJ	Lot 308	Lot 308	
WK	Lot 309	Lot 310	
WL	Lot 310	Lot 309	
WM	Lot 401	Lot 402	
WN	Lot 402	Lot 401	
WO	Lot 403	Lot 403	
WP	Lot 403	Lot 402	
WQ	Lot 404	Lot 404	
WR	Lot 404	Lot 403	
WS	Lot 405	Lot 405	
WT	Lot 405	Lot 404	
WU	Lot 406	Lot 407	
WV	Lot 406	Lot 406	
WW	Lot 407	Lot 408	
WX	Lot 407	Lot 407	
WY	Lot 408	Lot 409	
WZ	Lot 409	Lot 408	
XA	Lot 410	Lot 410	
XB	Lot 410	Lot 409	

EXISTING EASEMENTS IN GROSS			
PURPOSE	SERVIENT TENEMENT	SHOWN	CREATED BY
Right to drain sewage and convey water	Lot 900	G, F, J, D, I, C, N, O, P, Q, R, S	E.I. 9562502.18
Right to convey electricity			E.I. 9562502.21
Right to convey gas			E.I. 9562502.23
Right to convey telecommunications and computer media	Lot 301	E, K	E.I. 9562502.25
Right to drain sewage and convey water			E.I. 9562502.18
Right to convey electricity			E.I. 9562502.21
Right to convey gas	Lot 301	E, K	E.I. 9562502.23
Right to convey telecommunications and computer media			E.I. 9562502.25
Right of Way (Pedestrian and cycle)			Lot 900
Right to convey electricity	Lot 101	A	E.I. 10272169.14
Right to convey water	Lot 900	M, N, O, P	E.I. 9988259.18

EXISTING EASEMENTS			
PURPOSE	SERVIENT TENEMENT	SHOWN	CREATED BY
Right to Convey Water	Lot 900	L, C, D, O, R	E.I. 8410792.5

EXISTING EASEMENTS TO BE CANCELLED			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
Right to Convey Water	B	Lots 301 - 310	E.I. 8410792.5

VESTING SCHEDULE	
Lot 900 is to Vest as Recreation Reserves in the Queenstown Lakes	

WORK IN PROGRESS 24.01.2024

Rev.	Date	Revision Details	By
A	29.01.24	JOAL LOT ADDED	EM

Clark Fortune McDonald & Associates
 Licensed Cadastral Surveyors - Land Development - Planning Consultants

309 LOWER SHOTOVER ROAD
 3 LOWE STREET, ADDINGTON
 60 TENNYSON STREET
 14 MERSEY STREET

QUEENSTOWN
 CHRISTCHURCH
 DUNEDIN
 GORE

TEL (03)441-6044
 TEL (03)348-1025
 TEL (03)470-1582
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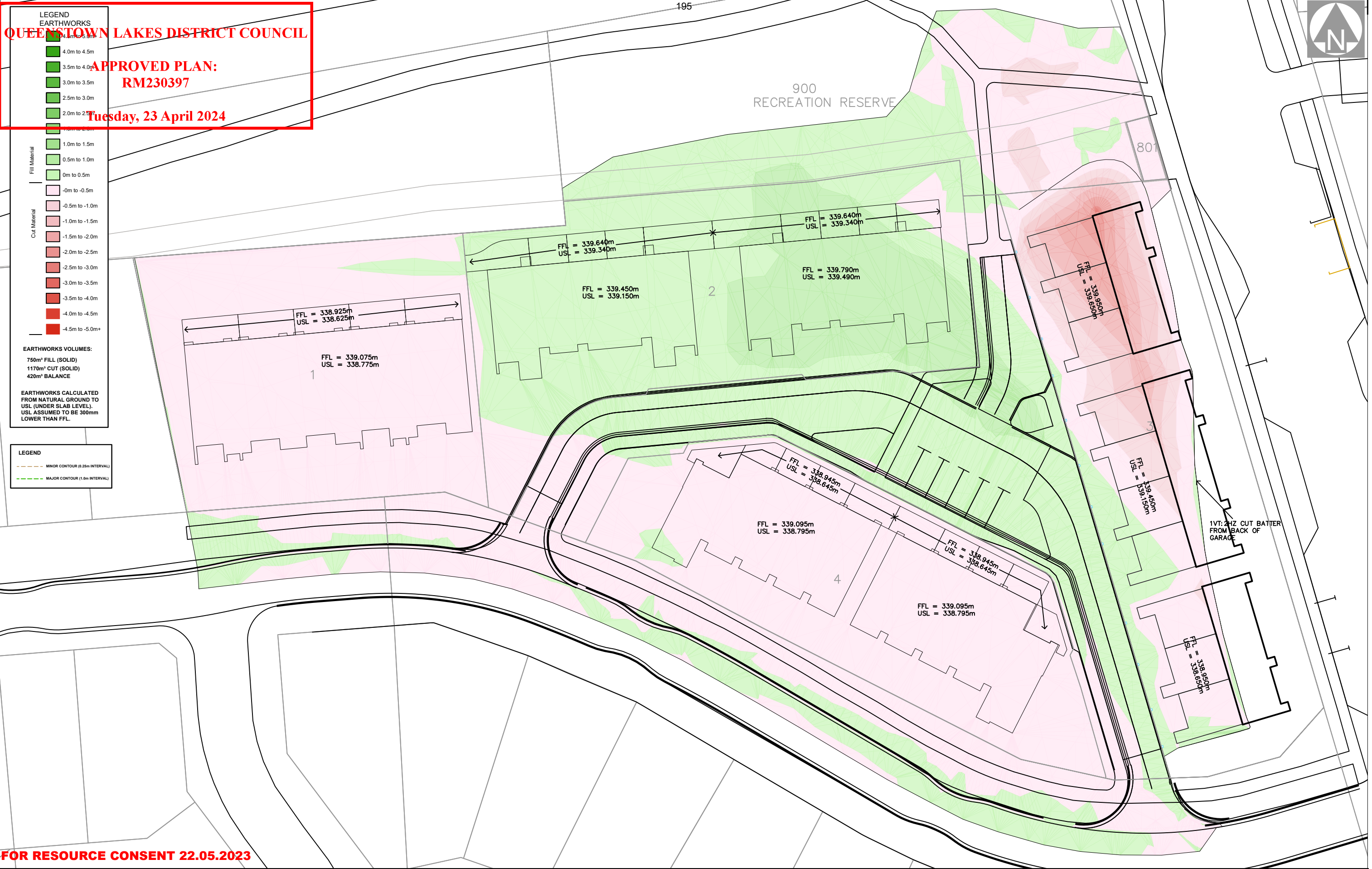
LOTS 101-105, 201-210, 301-310, 401-410, 800 - 802 AND 900 BEING A SUBDIVISION OF LOT 3 DP 479975 DKO OVERLAY



Client	KING ENTERPRISES 2018	SURVEYED	-	Job No.	15586	Drawing No.	05
		DESIGNED	-	Scale	1:250 @ A1		SHEET 002
		DRAWN	KC	Date	24.01.2024		1:500 @ A3
		CHECKED	-	Datum & Level		Rev.	
		APPROVED	-				MT NIC 2000

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APPROVED PLAN:
RM230397
Tuesday, 23 April 2024



EARTHWORKS VOLUMES:
750m³ FILL (SOLID)
1170m³ CUT (SOLID)
420m³ BALANCE

EARTHWORKS CALCULATED FROM NATURAL GROUND TO USL (UNDER SLAB LEVEL). USL ASSUMED TO BE 300mm LOWER THAN FFL.

LEGEND
--- MINOR CONTOUR (0.25m INTERVAL)
--- MAJOR CONTOUR (1.0m INTERVAL)

FOR RESOURCE CONSENT 22.05.2023

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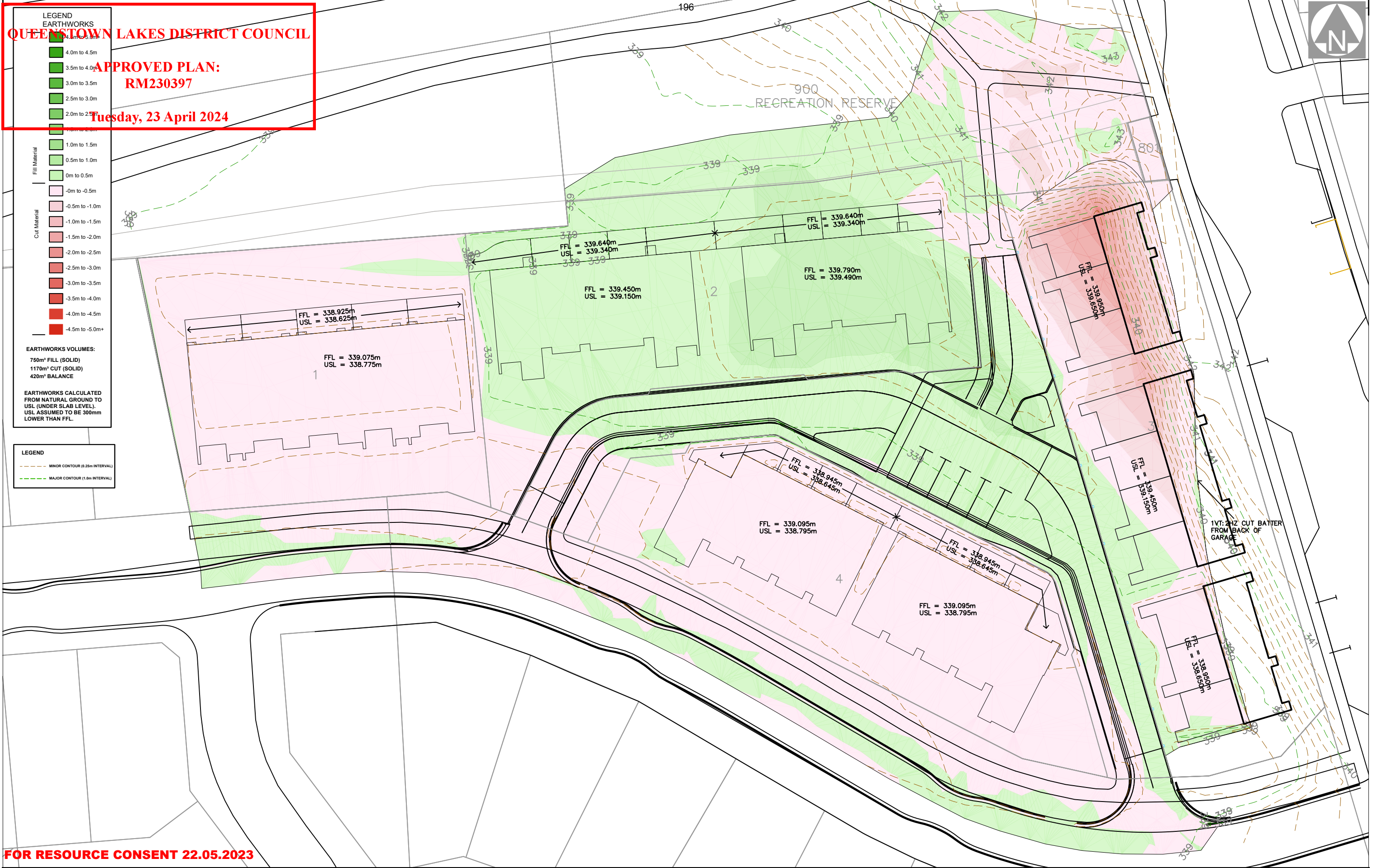
EMAIL: admin@cfma.co.nz

Rev.	Date	Revision Details	By
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

**SHOTOVER COUNTRY SUPERLOT 1
EARTHWORKS LAYOUT**

Client	KING ENTERPRISES 2018			SURVEYED	-	Job No.	15586	Drawing No.	02
DESIGNED	NT	22.05.23	Scale	1:200 @ A1	1:400 @ A3	SHEET 001			
DRAWN	NT	22.05.23	Datum & Level	MT NIC 2000		Rev.			
CHECKED	EM	22.05.23	NOTES: ALL DIMENSIONS SHOWN ARE IN METERS UNLESS SHOWN OTHERWISE. ANY PERSON USING CLARK FORTUNE McDONALD DRAWINGS AND OTHER DATA ACCEPTS THE RISK OF: - USING THE DRAWINGS AND OTHER DATA IN ELECTRONIC FORM WITHOUT REQUESTING AND CHECKING THEM FOR ACCURACY AGAINST THE ORIGINAL HARD COPY VERSIONS. - COPYRIGHT ON THIS DRAWING IS RESERVED.						
APPROVED	-	-							

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FOR RESOURCE CONSENT 22.05.2023

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Rev.	Date	Revision Details	By
-	-	-	-

**SHOTOVER COUNTRY SUPERLOT 1
 EARTHWORKS LAYOUT**

Client	KING ENTERPRISES 2018			SURVEYED	-	Job No.	15586	Drawing No.	02
DESIGNED	NT	22.05.23	Scale	1:200 @ A1 1:400 @ A3		SHEET 002			
DRAWN	NT	22.05.23	Datum & Level	MT NIC 2000		Rev.			
CHECKED	EM	22.05.23	NOTES: ALL DIMENSIONS SHOWN ARE IN METERS UNLESS SHOWN OTHERWISE. ANY PERSON USING CLARK FORTUNE McDONALD DRAWINGS AND OTHER DATA ACCEPTS THE RISK OF: - USING THE DRAWINGS AND OTHER DATA IN ELECTRONIC FORM WITHOUT REQUESTING AND CHECKING THEM FOR ACCURACY AGAINST THE ORIGINAL HARD COPY VERSIONS. - COPYRIGHT ON THIS DRAWING IS RESERVED.						
APPROVED	-	-							

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM230397

Tuesday, 23 April 2024



LEGEND
EARTHWORKS

- 4.0m to 4.5m
- 3.5m to 4.0m
- 3.0m to 3.5m
- 2.5m to 3.0m
- 2.0m to 2.5m
- 1.5m to 2.0m
- 1.0m to 1.5m
- 0.5m to 1.0m
- 0m to 0.5m
- 0m to -0.5m
- 0.5m to -1.0m
- 1.0m to -1.5m
- 1.5m to -2.0m
- 2.0m to -2.5m
- 2.5m to -3.0m
- 3.0m to -3.5m
- 3.5m to -4.0m
- 4.0m to -4.5m
- 4.5m to -5.0m+

Fill Material

- 0m to 0.5m
- 0.5m to 1.0m
- 1.0m to 1.5m

Cut Material

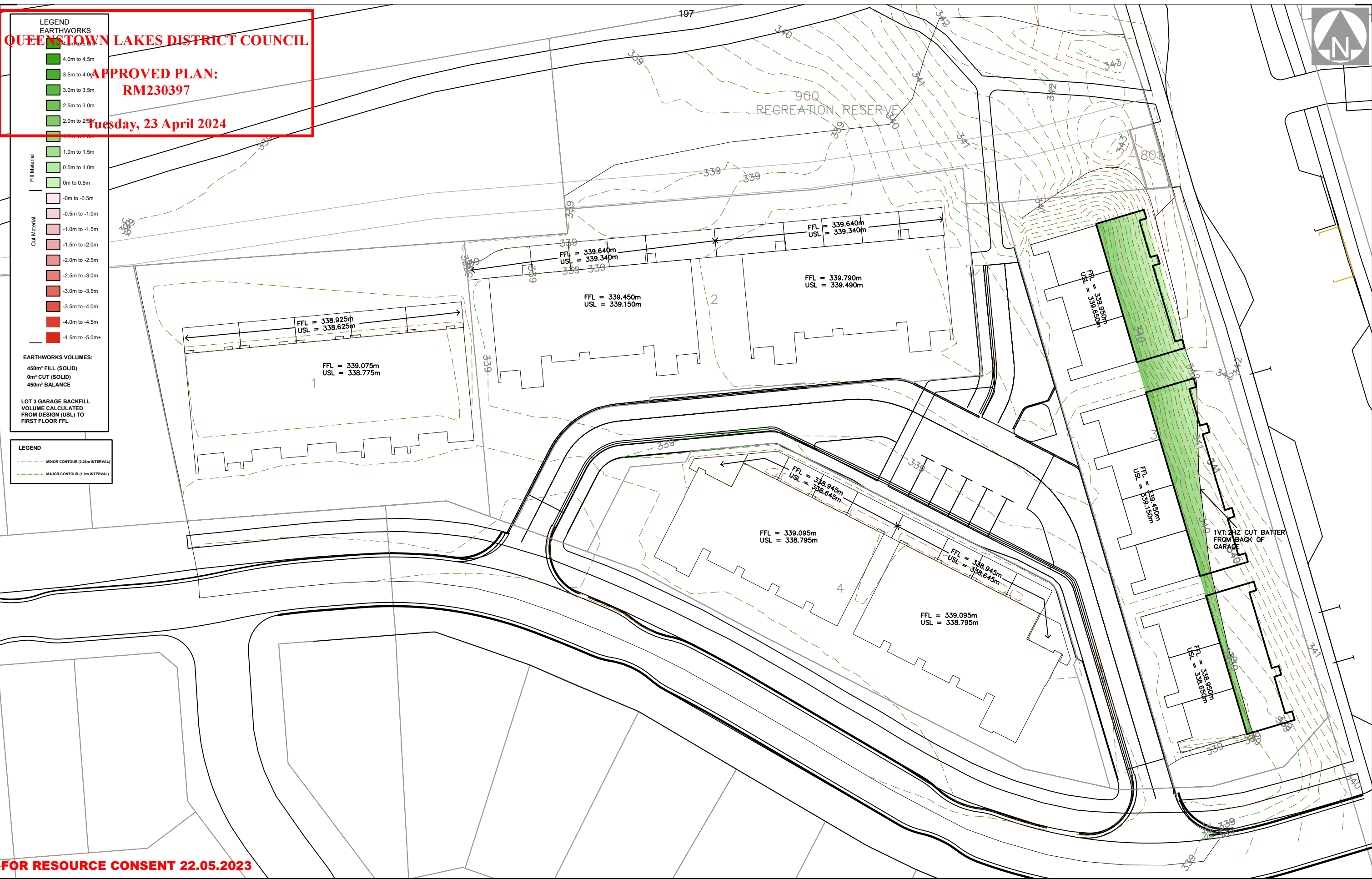
- 0m to -0.5m
- 0.5m to -1.0m
- 1.0m to -1.5m
- 1.5m to -2.0m
- 2.0m to -2.5m
- 2.5m to -3.0m
- 3.0m to -3.5m
- 3.5m to -4.0m
- 4.0m to -4.5m
- 4.5m to -5.0m+

EARTHWORKS VOLUMES:
450m³ FILL (SOLID)
0m³ CUT (SOLID)
450m³ BALANCE

LOT 3 GARAGE BACKFILL
VOLUME CALCULATED FROM DESIGN (USL) TO FIRST FLOOR FFL

LEGEND

- MINOR CONTOUR (0.25m INTERVAL)
- MAJOR CONTOUR (1.0m INTERVAL)



FOR RESOURCE CONSENT 22.05.2023

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Rev.	Date	Revision Details	By
A	24.05.23	GARAGE BACKFILL VOLUME ADDED	NT

**SHOTOVER COUNTRY SUPERLOT 1
EARTHWORKS LAYOUT**

Client		KING ENTERPRISES 2018	
SURVEYED	-	DESIGNED	NT
DRAWN	NT	CHECKED	EM
APPROVED	-		

Job No.	Drawing No.
15586	02

Scale	Datum & Level	Rev.
1:200 @ A1 1:400 @ A3	MT NIC 2000	A

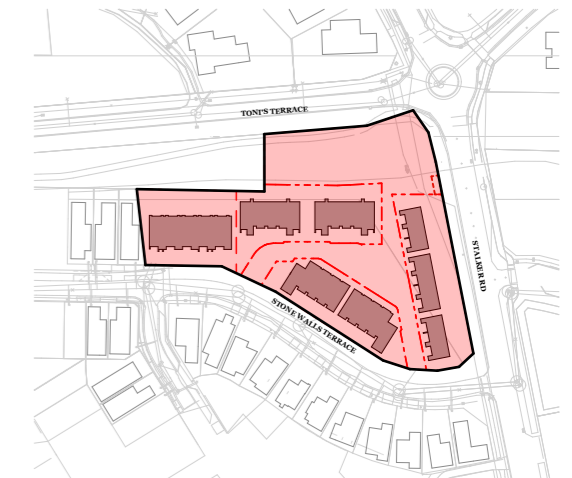
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**APPROVED PLAN:
RM230397**

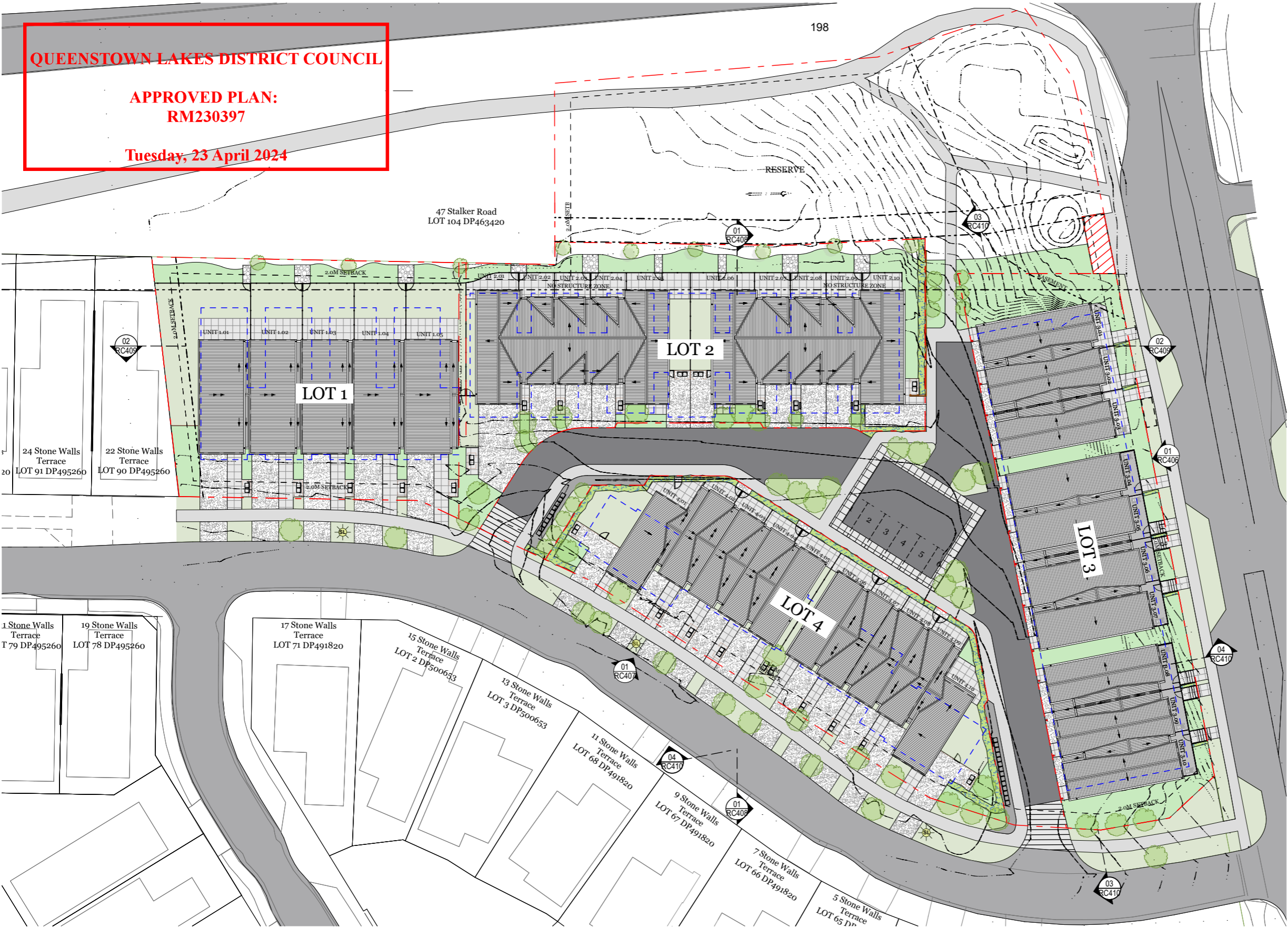
Tuesday, 23 April 2024

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Site Plan Legend

- Site Boundary
- Lot Boundary
- Boundary Setbacks
- No Structure Zone
- ... Existing Contour (0.5m)
- - - Building Footprint for previously Approved RC Consent
- Entry
- *Landscape indicative only. Refer to landscape proposal for all landscape and fencing.
- *Dimensions are indicative only and subject to change
- Proposed JOAL
- Proposed Footpath
- △ Exposed Aggregate Concrete Driveway
- Entrance and private outdoor space pavement
- ▨ Traffic Calming Pavement
- Hedge
- Landscape Area (Private)
- Low Mass Planting
- ▨ Profiled Metal Roof Cladding
- Wheelie Bin
- ⊙ Street Light



Builder/Contractor shall verify job dimensions before any job commences. Figured dimensions take precedence over drawings and job dimensions. All shop drawings shall be submitted to the Architect/Consultant, and manufacture shall not commence prior to return of inspected shop drawings by the Architect/Consultant

Rev.	Issue Name	ID	Description	Issue Date
01	RESOURCE CONSENT			26/05/2023

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NZBN: 9429041278437
Client **G.J. Gardner. HOMES**
+64 (03) 442 8840
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Glenda Drive 148 Queenstown, 9300



Project Name Shotover Country Terraces Superlot 1
Project Number 12994
Project Address Lot 3 DP 479975 Corner of Stalker Rd & Stone Walls Tce Shotover Country Queenstown
Date 26/05/2023
Scale 1:500 @A3

Drawing Series Masterplan
Drawing Name Site Plan
Drawing Number **RC401**
Revision **01**

