

## BLOCK DESIGN

The proposed block design runs parallel to Woolshed Road, on an NNE-SSW orientation which allows sunlight into the rear of each property given the proposed typology of standalone units. The 300x52m blocks are considered an appropriate size and are common dimensions for low to medium density residential developments throughout New Zealand. With the inclusion of the Central Spine Linear Park, there is a high degree of walkability west-east and north south, and grid design is highly efficient in terms of yield and infrastructure provision.

There are two reserves along the western edge of the site, being the Western Park and South Western Reserve, totalling 1.2ha in area. Indicative designs for these spaces have been developed by Site Landscape Architects and have links through to the property to the south.

The block design is considered an appropriate design solution, subject to the Central Spine Linear Park being incorporated. Without it the blocks are too long.

## MOVEMENT NETWORK

There are 4 types of movement corridors proposed being:

- 20m residential connector road, which links Woolshed Road to the west. The carriageway is 7.4m wide with 1.5m wide footpaths and parking/trees zones on both sides;
- 16m primary residential road with 6m wide carriageway and 1.5m wide footpaths and parking/trees zones on both sides;
- 16m secondary road has an 8m wide carriageway with 1.5m wide footpaths and trees zones on both sides. Parking is allowed on the carriageway without parking bays formed. While the carriageway is wider than the primary road, parked cars will narrow the 'route-through' and provide side friction to vehicle speeds.
- 10m linear park which runs from west to east.

The movement network is considered well connected with a high degree of legibility, and a suitable level of street hierarchy for a development of this scale.

## GREEN NETWORK

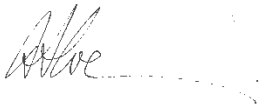
The green network consists of 3 reserves and two landscape strips. The three reserves are well linked, with the SITE Landscape Architecture drawings show a variety of activities and spaces within the reserve which is considered positive. The Green spine, in my opinion, is key to the design providing a continuous links to Western Park, increasing connectivity and accessibility. Western Park and South Western Reserve link through to adjoining trails and onto Jacks Point.

## CONCLUSIONS

Having reviewed the drawings for Woodshed Road Master Plan I can support the proposal from an urban design perspective, confirming that the development will not have adverse effects for current and future residents for the following reasons:

- The movement network is well connected and has a high degree of legibility;
- The block design is predominantly north-south allowing for all dwellings to receive adequate sunlight into their Outdoor Living space;
- The green network provides important open space to residents, and is easily accessible;
- The Central Spine Linear Parks is a positive element providing for off-road active transport modes through the development, linking Woolshed Road to the Western Reserve;
- The proposed typologies have a strong relationship to the street, the proposed controls on materials, setbacks and fencing considered appropriate.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Compton-Moen', with a long horizontal flourish extending to the right.

David Compton-Moen

**Urban Designer / Landscape Architect**

DIRECTOR OF DCM URBAN DESIGN LIMITED

**APPENDIX 6 - COUNCIL PARKS REVIEW**

**From:** "Alex Jamieson" s 9(2)(a)  
**Sent:** Tue, 14 Jun 2022 09:56:39 +1200  
**To:** "Nichola McKernan" s 9(2)(a) "Brooke Allan"  
s 9(2)(a)  
**Subject:** Full Council Approval - Reserves  
**Attachments:** 11-ce-report (1).pdf

Hi team,

Just thought I'd send through this full council approval which relates to the EIC subdivision (north of Hanleys), Willow Pond, QLCHT development in Arrowtown, QCC Kawarau Heights and Hanleys.

Thanks! ☺

Alex

**Alex Jamieson** BSc Assoc. NZPI | Parks and  
Reserves Planner | Parks and Open Spaces  
Queenstown Lakes District Council  
Private Bag 50072, Queenstown 9348  
DD: s 9(2)(a)  
E: s 9(2)(a)



Please consider the environment before printing this e-mail





QLDC Council  
2 June 2022

Report for Agenda Item | Rīpoata moto e Rāraki take : 11

**Department:** Chief Executive's Office

**Title | Taitara:** Chief Executive's Report

**PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO**

The purpose of this report is to report on items of general interest and to summarise items from recent meetings of the Wānaka Community Board and standing committees.

**RECOMMENDATION | NGĀ TŪTOHUNGA**

That Council:

1. **Note** the contents of this report;

Climate Reference Group

2. **Agree** to appoint Amanda Robinson as the Whakatipu community representative on the Climate Reference Group.

Local Government New Zealand Annual General Meeting

3. **Agree** that the Mayor is delegated authority to vote on behalf of the Council at the Local Government New Zealand AGM, with the Chief Executive authorised to act as proxy in the event that the Mayor is unable to attend;

Central Otago Health Incorporate 2022 triennial election

4. **Agree** to conduct the election held in the Wānaka Ward on behalf of Central Otago Health Incorporated;
5. Recommendation from Community & Services Committee

1. That the vesting of the following reserves, be approved:

FCL Willow Pond Limited – RM191391

- a) Lot 803, Local Purpose (Access and Services) Reserve – 65m<sup>2</sup>
- b) Lot 804, Local Purpose (Access and Services) Reserve – 70m<sup>2</sup>

Henley Downs Farm Holdings Limited, Hanley Downs – RM200615

- c) Lot 302, Recreation Reserve – 6,145m<sup>2</sup>
- d) Lot 303, Local Purpose (Access and Services) Reserve – 513m<sup>2</sup>

- e) Lot 304, Local Purpose (Access and Services) Reserve – 518m<sup>2</sup>
- f) Lot 305, Local Purpose (Access and Services) Reserve – 520m<sup>2</sup>
- g) Lot 306, Local Purpose (Access and Services) Reserve – 513m<sup>2</sup>
- h) Lot 307, Local Purpose (Access and Services) Reserve – 510m<sup>2</sup>

Queenstown Lakes Community Housing Trust (QLCHT), Arrowtown – RM210219

- i) Lot 202, Recreation Reserve – 3,000m<sup>2</sup>
- j) Lot 203, Local Purpose (Access and Services) Reserve – 686m<sup>2</sup>
- k) Lot 204, Local Purpose (Access and Services) Reserve – 409m<sup>2</sup>
- l) Lot 205, Local Purpose (Access and Services) Reserve – 303m<sup>2</sup>

Queenstown Commercial Limited, Kawarau Heights – RM210243 (as varied by RM211116)

- m) Lot 210, Local Purpose (Access) Reserve – 299m<sup>2</sup>
- n) Lot 211, Local Purpose (Access) Reserve – 322m<sup>2</sup>
- o) Lot 212, Local Purpose (Access) Reserve – 132m<sup>2</sup>

RCL Henley Downs Limited, Hanley Downs – RM210531

- p) Lot 80: Local Purpose (Access) Reserve. Area 518m<sup>2</sup>
- q) Lot 81: Local Purpose (Access and Services) Reserve. Area 220m<sup>2</sup>

RCL Henley Downs Limited, Hanley Downs – RM210606

- r) Lot 85: Local Purpose (Access) Reserve. Area 153m<sup>2</sup>

RCL Henley Downs Limited, Jacks Point – RM211262

- s) Lot 2: Recreation Reserve. Area 1,363m<sup>2</sup>
- t) Lot 3: Recreation Reserve. Area 660m<sup>2</sup>

subject to the following works being undertaken at the applicant's expense:

- i) Consent being granted (as necessary and subject to any subsequent variations) for any subdivision required to formally create the reserves, and to also level out topography (if advised necessary by the Parks & Open Spaces Planning Manager);
- ii) All wastewater infrastructure on the reserves shall be in ground, and have no impact whatsoever on the recreation function and values of the flat grassed land above. That flat land shall be able to accommodate recreational and connection uses year round 208 the ground standards shall be the same as

for any Recreation Reserve not otherwise containing stormwater infrastructure.

- iii) Presentation of the reserve in accordance with Council's standards for reserves;
  - iv) The submission of a Landscape Plan to Council by the developer for certification as appropriate, including subsequent implementation of landscape and planting for the reserves. The certification of such a plan shall be by the Parks and Open Spaces Planning Manager.
  - v) The formation of sealed pathways on the reserves to a minimum 2 metre wide width, and to also meet the Grade 2 standard of the QLDC Cycle Trail and Track Design Standards & Specifications (2016);
  - vi) A potable water supply point to be provided at the boundary of the reserve lots;
  - vii) The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserves 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;
  - viii) The registration of a Consent Notice (or alternative encumbrance) on any land within the development adjoining the reserves, to ensure any fences on land adjoining, or boundaries along any reserve, shall be no greater than 1.2m in height, and be 50% visually permeable;
  - ix) A three (3) year maintenance period by the current landowner commencing from vesting of the reserves;
  - x) A maintenance agreement being prepared and signed by the Parks and Open Spaces Planning Manager specifying how the reserves will be maintained during the maintenance period; and
  - xi) Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.
2. **Agree** that any reserve improvement contributions are offset against those payable in accordance with the Development Contributions Policy current at the time of contributions payment, subject to:
- a. Detailed design plans for the reserves to be submitted and the approval of these to be delegated to the the Parks & Open Spaces Planning Manager.
  - b. Final approval of any reserve improvement costs to be delegated to the the Parks & Open Spaces Planning Manager, and is subject to the applicant demonstrating the actual costs of the improvements.
  - c. 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: Mike Theelen  
Title Chief Executive  
16/05/2022

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### **Appointment to the Climate Reference Group – Whakatipu Community Representative**

1. A key component of the QLDC Climate Action Plan (CAP) was the establishment of the Climate Reference Group (CRG) to help guide Council's approach to climate action and prioritise initiatives within the CAP. The CRG was established in August 2020.
2. Membership of the Climate Reference Group is for three years, but the need to appoint a new Whakatipu community representative has arisen.
3. This appointment is to replace Councillor Whitehead, who moved into one of the three QLDC Councillor seats on the CRG when elected in 2021.
4. Officers developed a short list of options and recommend that Amanda Robinson be appointed to the role. Amanda Robinson is co-founder and Chair of the Lightfoot Initiative, a charitable trust focused on promoting active travel. She has served on several local committees and represented Plunket NZ's volunteers on an advisory board in 2017/2018. She has a background in secondary education in NZ and the UK and works for the New Zealand Qualifications Authority, managing national internal assessment for several subjects. Her background in education, along with a corporate career prior to teaching provided the foundation for recent Masters' study focusing on equity and change leadership. In the past two years, her interests and research have coalesced into exploring the intersection between sustainable and climate sensitive transport networks, innovative mobility technology and community behaviour change – focalised through an equity lens.

### **Representation at 2022 Local Government New Zealand Annual General Meeting**

5. The Local Government New Zealand ('LGNZ') Annual General Meeting is taking place on line on Thursday, 28 July 2022. The Council is asked to delegate the Mayor the power to exercise the Council's vote at the Annual General Meeting and to appoint myself as the proxy, in the event that the Mayor is unable to attend.

### **Conduct of election on behalf of Central Otago Health Inc (COH Inc)**

6. Central Otago Health Inc ('COH Inc') is the sole shareholder of Central Otago Health Services Ltd which operates Dunstan Hospital in Clyde. It was formed in 2000.

7. Central Otago Health Inc has five elected members, one from each of the wards that Dunstan Hospital services: Alexandra, Wānaka, Roxburgh, Earnscliffe/Manuherikia and Cromwell. Elections for the five elected members occur every three years at the time of local government elections.
8. COH Inc has asked the Council if it will conduct the election for the Wānaka Ward representative as part of the Queenstown Lakes District Council 2022 triennial election. This has occurred for the last seven Council elections. An election has generally not been required as on most past occasions, there has only been one nomination and the candidate has been elected without election.
9. There is negligible cost in conducting the election on behalf of COH Inc. There are minor additional costs for public notices which are incorporated into the QLDC statutory notices, but these are very small. As noted above, no election has ever been required but if it was needed, an extra section would be added to the voting papers used in the Wānaka Ward. There would therefore be small additional printing and vote processing costs.
10. This is an arrangement that has worked efficiently since 2001 and it is a pragmatic solution for COH Inc, for whom it would be both impractical and costly to conduct an election. It is noted that Central Otago District Council conducts the election for COH Inc's other four wards, all of which sit geographically within the Central Otago District. It is also collegial and cooperative for the constituent councils to offer this service to a smaller democratic organisation that operates within our area. Accordingly, I recommend that the Council agree to run the 2022 election for Central Otago Health Inc.

### **Committee Meetings of the Previous Round**

#### Planning and Strategy Committee – Councillor Clark (10.00am, 26 April 2022)

##### Information:

- 1 Update on Appeals relating to Proposed District Plan Decisions
- 2 Update on resource consent appeals before the Courts
- 3 Request to mediate in relation to the appeal by Cardrona Cattle Company against the QLDC approval of Resource Consent RM200735
- 4 Topic 36 – Three Parks Zoning Appeals
- 5 Topic 40 Appeals Update
- 6 Environment Court Decision – Topics 25 and 30 Wakatipu Basin

*The meeting was conducted with the public excluded.*

#### Wānaka Community Board – Mr Barry Bruce (12 May 2022)

##### Information:

- 1 Chair's Report

#### Community and Services Committee – Councillor Ferguson (10.00am, 19 May 2022)

##### Information:

- 2 Heritage Incentive Grant Application – Hicks Cottage

##### Recommendation:

- 1 Proposal to vest twenty (20) reserves located at various locations throughout Arrowtown, Hanley Downs, Jacks Point and Kawarau Heights, Queenstown; and to offset Reserve Improvement Contributions if appropriate, per the Development

Planning and Strategy Committee – Councillor Clark (1.00pm, 19 May 2022)

## Information:

- 1 Update on Appeals relating to Proposed District Plan Decisions
- 2 Update on resource consent appeals before the Courts

*The meeting was conducted with the public excluded.*



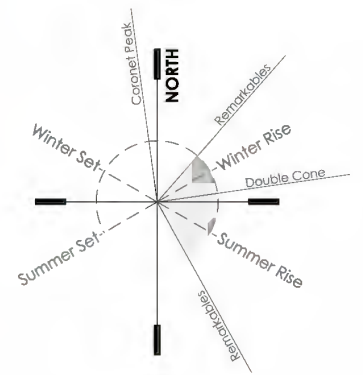
**Woolshed Road****LANDSCAPE MASTERPLAN**  
FOR RC - REV B 29.09.22SITE Landscape Architects · [www.sitela.co.nz](http://www.sitela.co.nz)**SITE LANDSCAPE  
ARCHITECTS ^**



# QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:  
RM200615**

**Friday, 29 September 2023**



## KEY:

- Planting covenant areas - Jacks Point Structure Plan State Highway Mitigation and OSA
- Proposed Reserves
- 2.5m wide cycle / pedestrian trail

**SITE LANDSCAPE  
ARCHITECTS ^**

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1:2000 @ A3  
scale

F	29.09.22	RC
E	05.07.21	RC
D	08.07.20	Issued for RC
C	19.06.20	Additional play equipment added
B	17.06.20	Draft for review
A	03.06.20	Draft for review
-	20.05.20	Draft for review

revisions

**Woolshed Road Classic Developments  
Masterplan**

**RC**

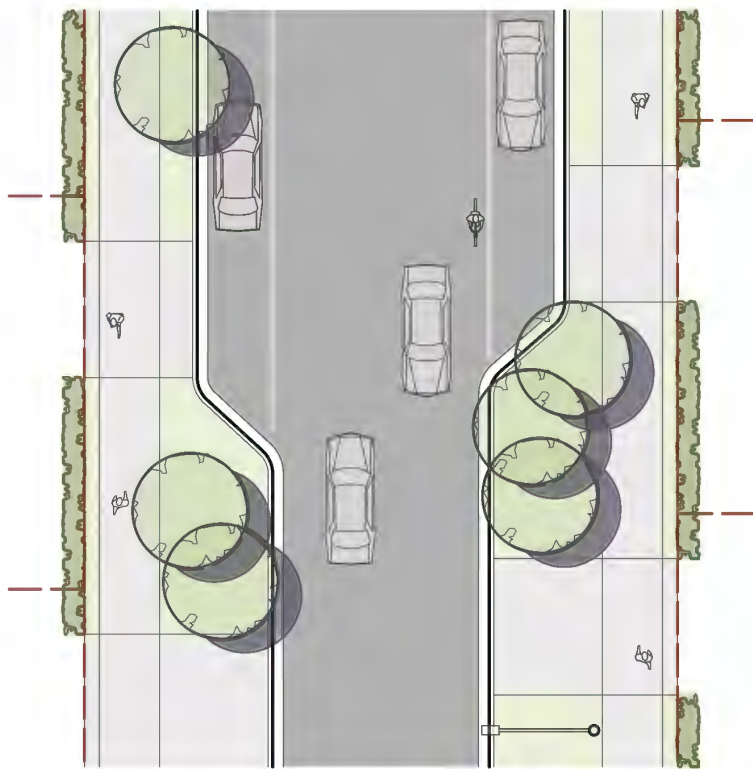
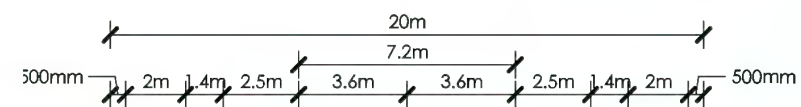
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QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM200615

Friday, 29 September 2023



Road 1 - Typical Road Section  
1:250 @A3



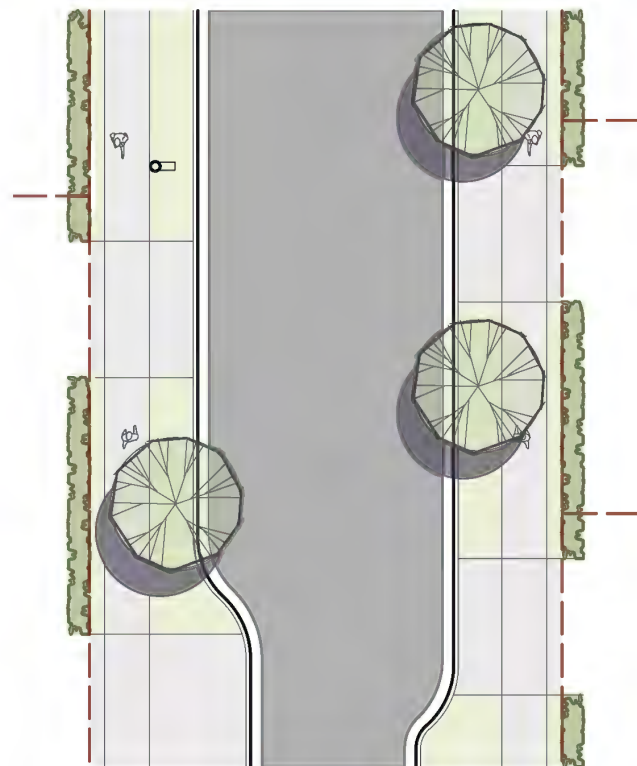
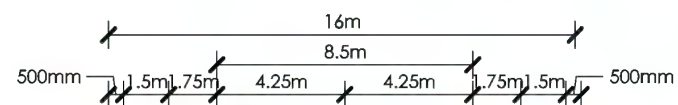
Street lights (exact pole type to be finalised at engineering approvals stage)

*Fuscopora cliffortioides*  
(Mountain Beech)

light acid wash  
concrete to driveway  
crossings / driveways

exposed aggregate  
concrete footpaths



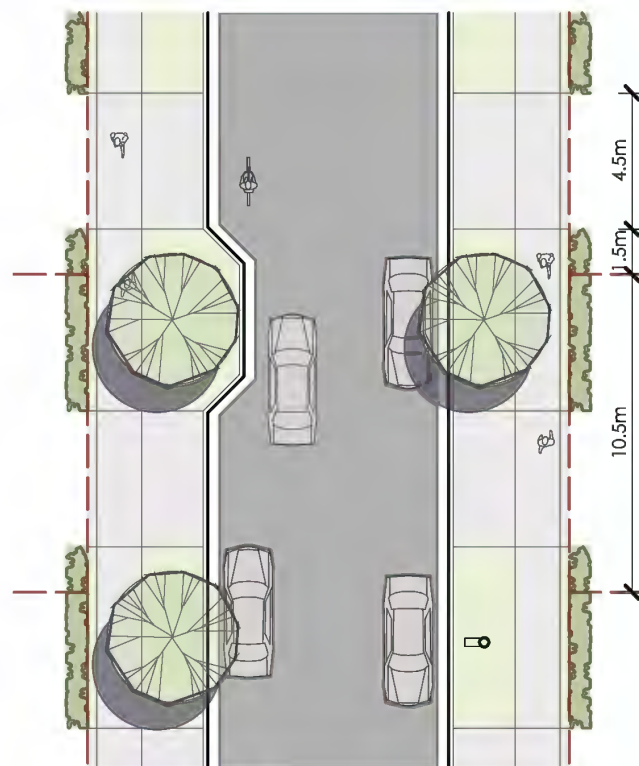
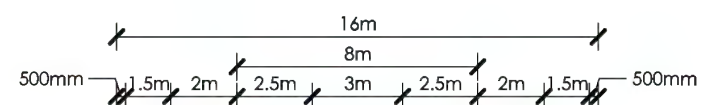


Road 2 & 7 - Typical Road Section  
1:250 @A3

*Platanus orientalis*  
(Plane Tree)







Road 3-6 - Typical Road Section  
1:250 @A3

- *Carpinus betulus*  
(Regular Hornbeam)
- *Acer rubrum x freemanii*  
'Jeffers Red'  
(Freeman Maple)
- *Ulmus parvifolia*  
(Chinese Elm)

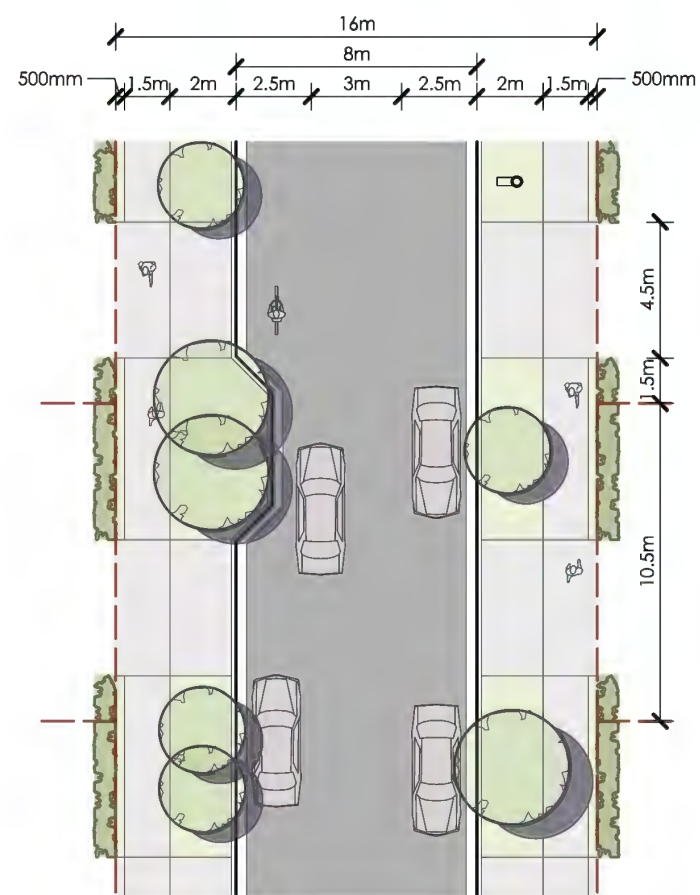




QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM200615

Friday, 29 September 2023



Road 8 - Typical Road Section  
1:250 @A3

*Fuscospora cliffortioides*  
(Mountain Beech)

*Kunzea ericoides*  
(Kānuka)





QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM200615

Friday, 29 September 2023





QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM200615

Friday, 29 September 2023







# KEY:

- Reserve boundary
- A 2.5m wide cycle/pedestrian trail - crushed/compact schist chip
- B 1.5m wide cycle/pedestrian path - crushed/compact schist chip
- C 100mm shotover rocks to base of pond
- D 30 x 30m open space
- E Browntop/fescue grass
- F Low mounding max gradient 1:3  
Refer Sheet SK-007 for plant schedule

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM200615

Friday, 29 September 2023

**SITE LANDSCAPE  
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1:500 @ A3  
scale

revisions

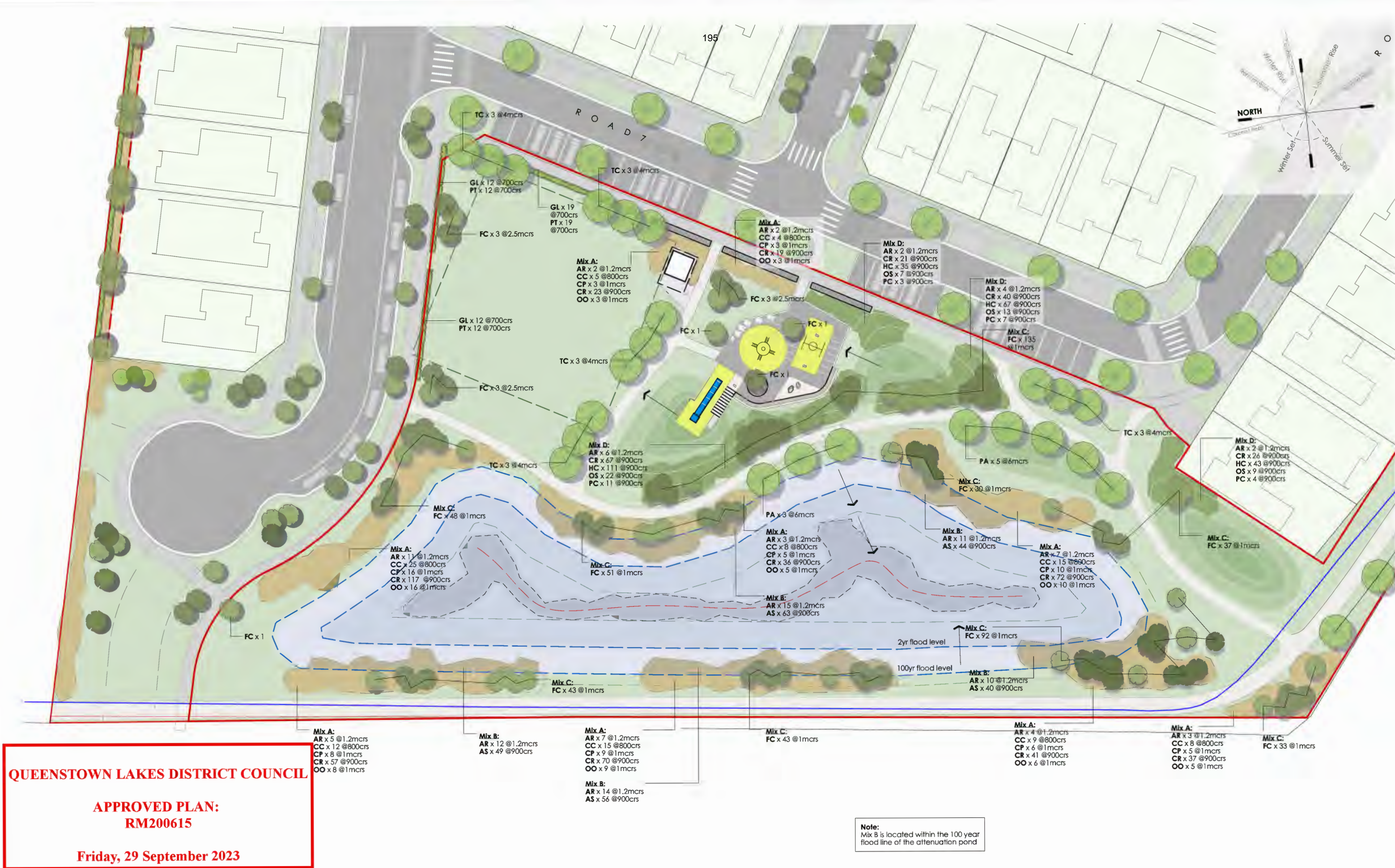
Revision	Date	Description
F	29.09.22	RC
E	05.07.21	RC
D	08.07.20	Issued for RC
C	19.06.20	Additional play equipment added
B	17.06.20	Draft for review
A	03.06.20	Draft for review
-	20.05.20	Draft for review

**Woolshed Road** Classic Developments  
Western Reserve: General Arrangement

RC

drawing no.	revision
241_SK-002	F







QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM200615

Friday, 29 September 2023



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scale

revisions

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-	20.05.20	Draft for review

Woolshed Road Classic Developments  
South Western Reserve

RC

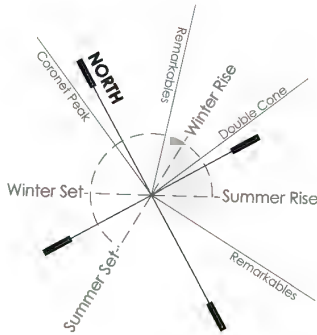
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QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM200615

Friday, 29 September 2023



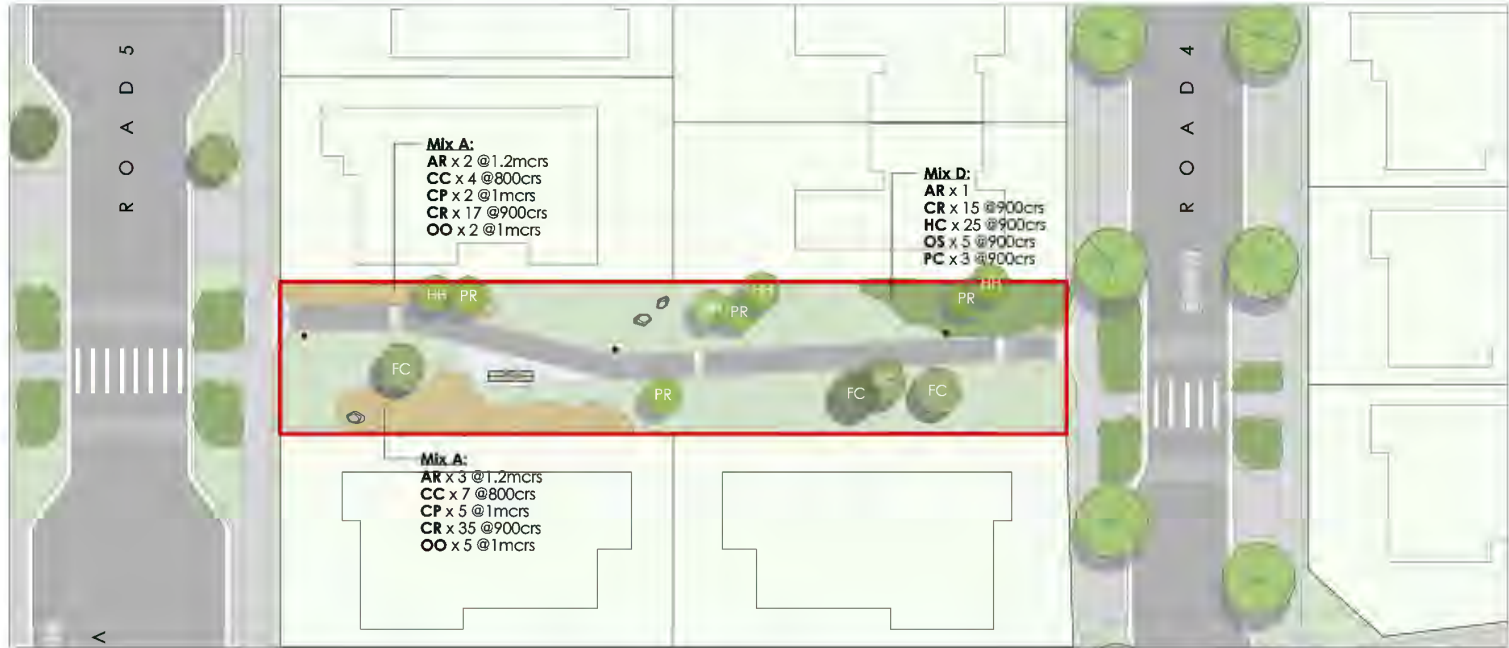
**KEY:**

— Reserve boundary

Refer Sheet SK-009 for typical park details  
Refer Sheet SK-007 for plant schedule



SK-004.1



SK-004.2



SK-004.3



SK-004.4

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F E D C B A -	29.09.22	RC
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	20.05.20	Draft for review
revisions		

**Woolshed Road Classic Developments**  
Central Spine Linear Parks

RC

drawing no.	revision
241_SK-004	F



KEY:

2m wide planting area

Queenstown Lakes District Council

APPROVED PLAN:

RM200615

Friday, 29 September 2023

Refer Sheet SK-007 for plant schedule

A

B

C

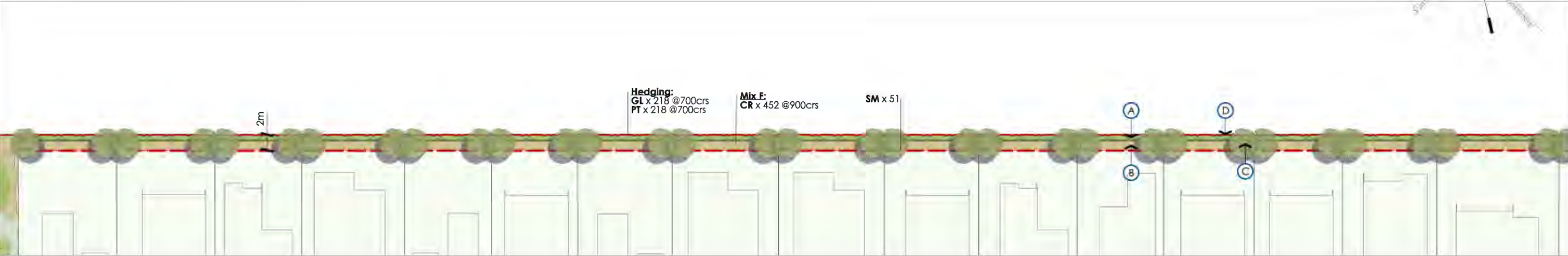
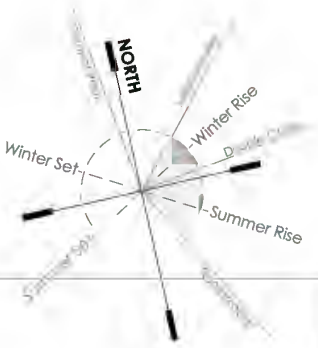
D

Hedging maintained at 1.5m high

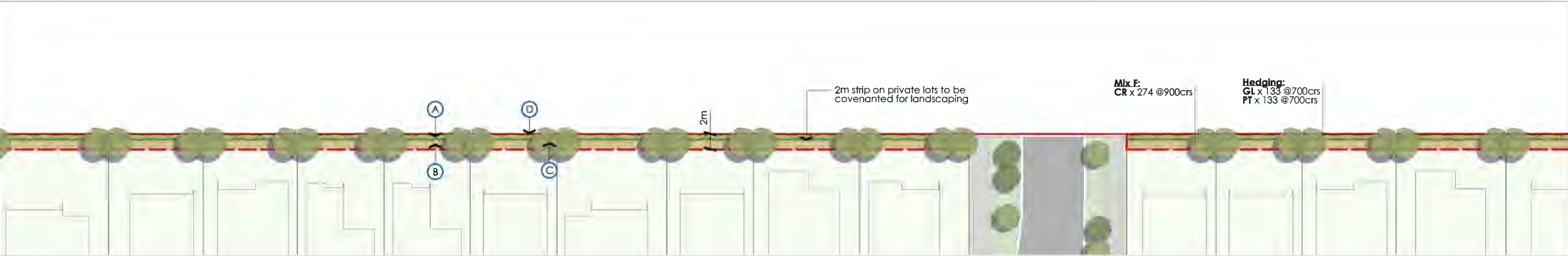
Tussocks

Kowhai trees to frame views and screen houses obliquely from road

Dark stained post & wire fence to northern boundary / neighbouring farm



SK-005.1



SK-005.2



SK-005.3

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revisions

Woolshed Road Classic Developments  
Northern Boundary Landscape Strip

RC

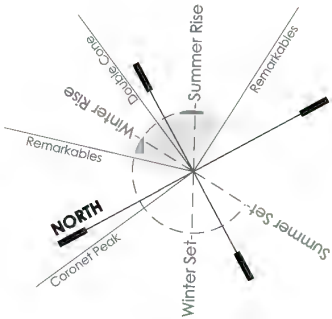
drawing no.  
241\_SK-005

revision  
F

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM200615

Friday, 29 September 2023



- KEY:**
- 2m wide planting covenant area
  - Hedging maintained at 1.5m high
  - Tussocks
  - Kowhai trees to frame views and screen houses obliquely from Woolshed Road
  - Dark stained post & wire fence to eastern boundary
  - 1.0m wide gravel footpaths from each lot through planting covenant area (location to be co-ordinated with final house designs)
- Refer Sheet SK-007 for plant schedule



SK-006.1



SK-006.2

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scale

F	29.09.22	RC
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-	20.05.20	Draft for review

revisions

Woolshed Road Classic Developments  
Eastern Boundary Landscape Strip

RC

drawing no.	revision
241_SK-006	F



PLANT SCHEDULE  
QUEENSTOWN LAKES DISTRICT COUNCIL  
Code Botanical Name Common Name  
MIX A: Tussock / Grey Shrubland (Above 100 yr flood level)  
AR Austroderia richardii Toi toi  
CC Chionochloa conspicua Hunangamoho  
CP Coprosma propinqua Mingimingi  
CR Chionochloa rubra Red tussock  
OS Olearia odorata Scented tree daisy

APPROVED PLAN:  
RM200615  
Friday, 29 September 2023

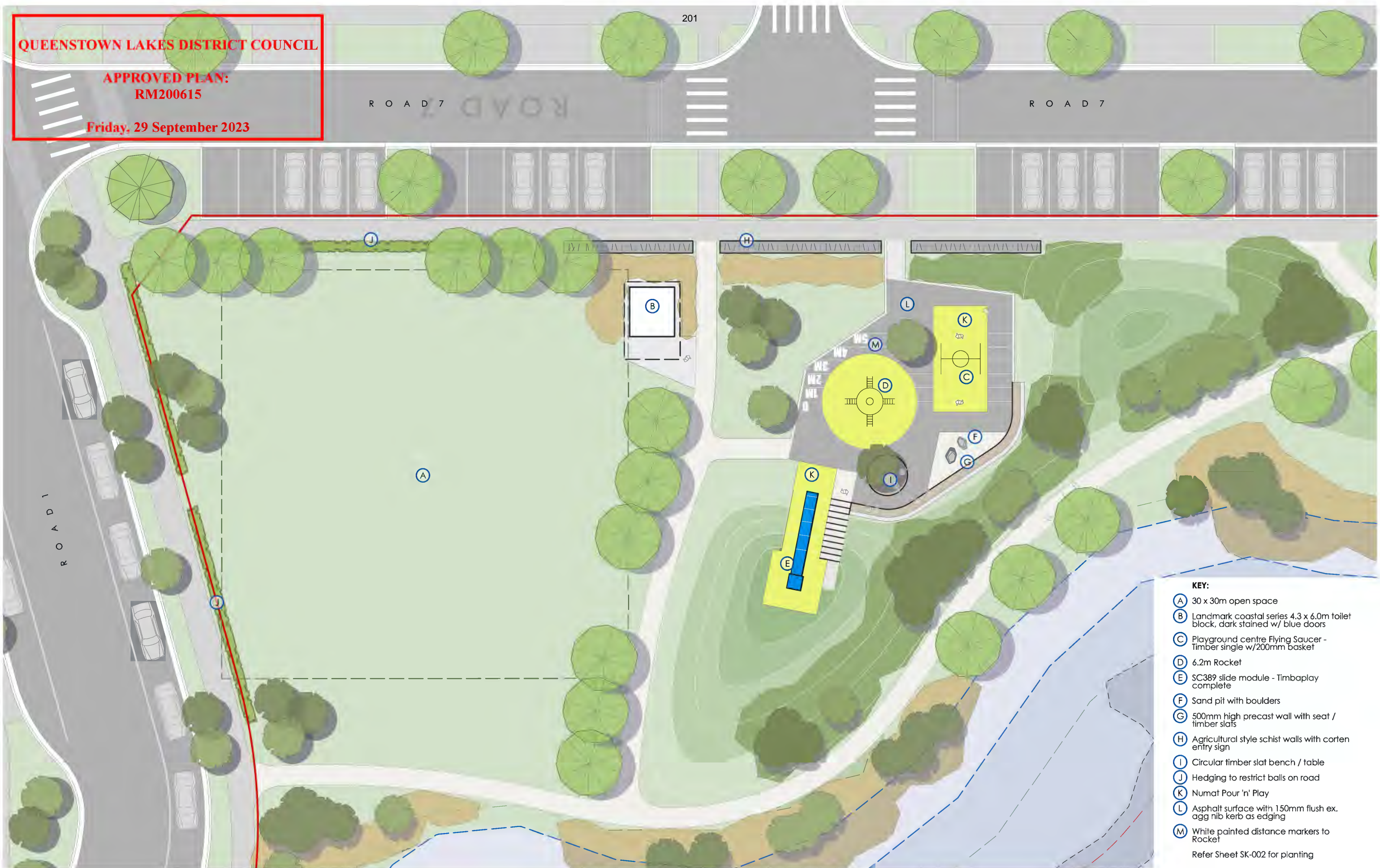
PLANT SCHEDULE		% mix	Planted height	Mature Size	Spacing	Grade	SK-102	SK-103	SK-104	SK-105	SK-106	Total	
Code	Botanical Name	Common Name											
MIX A: Tussock / Grey Shrubland (Above 100 yr flood level)													
AR	<i>Austroderia richardii</i>	Toi-toi	10%	30cm	1.2m	1.2m	PB3	44	30	22		96	
CC	<i>Chionochloa conspicua</i>	Hunangamoho	10%	30cm	1m	800mm	PB3	101	69	47		217	
CP	<i>Coprosma propinqua</i>	Mingimingi	10%	30cm	3 - 4m	1m	PB3	65	43	31		139	
CR	<i>Chionochloa rubra</i>	Red tussock	60%	30cm	1m	900mm	PB3	472	324	224		1020	
OS	<i>Olearia odorata</i>	Scented tree daisy	10%	30cm	5m	1m	PB3	65	43	31		139	
MIX B: Water Edge rushes													
AR	<i>Austroderia richardii</i>	Toi toi	30%	30cm	1.2m	1.2m	PB3	62				62	
AS	<i>Apodasmia similis</i>	Oioi	70%	30cm	1m	900mm	PB3	252				252	
MIX C: Beech Groves													
FC	<i>Fuscospora cliffortioides</i>	Mountain Beech	100%	1m	10m	1m	10L	512	241			753	
MIX D: Hebe Shrubland													
AR	<i>Austroderia richardii</i>	Toi toi	5%	30cm	1.2m	1.2m	PB3	14		6		20	
CR	<i>Chionochloa rubra</i>	Red tussock	30%	30cm	1m	900mm	PB3	154		61		215	
HC	<i>Hebe cupressoides</i>	Cypress hebe	50%	30cm	1m	900mm	PB3	256		103		359	
OS	<i>Olearia solandri</i>	Coastal Tree Daisy	10%	30cm	5m	900mm	PB3	51		20		71	
PC	<i>Pennantia corymbosa</i>	Kaikomako	5%	30cm	5m	900mm	PB3	25		11		36	
MIX E: Beech / Mountain Ribbonwood Groves													
FC	<i>Fuscospora cliffortioides</i>	Mountain Beech	50%	1m	6m	1m	10L				40	40	
PR	<i>Plagianthus regius</i>	Ribbonwood	50%	1m	6m	1m	10L				40	40	
MIX F: Red Tussocks													
CR	<i>Chionochloa rubra</i>	Red tussock	100%	30cm	900mm	900mm	PB3				726	375	1101
Large Grade Specimen Trees													
HH	<i>Hoheria augustifolia</i>	Narrow leaved lacebark	-	2m	6m	1.75m	45L			13		13	
PR	<i>Plagianthus regius</i>	Ribbonwood	-	2m	6m	1.75m	45L			14		14	
FC	<i>Fuscospora cliffortioides</i>	Mountain Beech	-	2m	10m	2.5m	45L	13		38		51	
SM	<i>Sophora microphylla</i>	Sl Kowhai		2m	6m	2.5m	45L				79	20	99
Hedging Mix													
GL	<i>Griselinea littoralis</i>	Kapuka	50%	75cm	1.5m	700mm	5L	43			351	180	574
PT	<i>Pittosporum tenuifolium</i>	Kohuhu	50%	75cm	1.5m	700mm	5L	43			351	180	574
Large Grade Deciduous Trees													
PA	<i>Platanus acerifolia</i>	London Plane	-	2m	10m	6m	45L	8					8
TC	<i>Tilia cordata</i>	Small-leaved/Linden Lime	-	2m	10m	4m	45L	15					15
QR	<i>Quercus robur</i>	English Oak	-	2m	10m	As shown	45L		19				19



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM200615

Friday, 29 September 2023



KEY:

- (A) 30 x 30m open space
  - (B) Landmark coastal series 4.3 x 6.0m toilet block, dark stained w/ blue doors
  - (C) Playground centre Flying Saucer - Timber single w/200mm basket
  - (D) 6.2m Rocket
  - (E) SC389 slide module - Timbaplay complete
  - (F) Sand pit with boulders
  - (G) 500mm high precast wall with seat / timber slats
  - (H) Agricultural style schist walls with corten entry sign
  - (I) Circular timber slot bench / table
  - (J) Hedging to restrict balls on road
  - (K) Numat Pour 'n' Play
  - (L) Asphalt surface with 150mm flush ex. agg nib kerb as edging
  - (M) White painted distance markers to Rocket
- Refer Sheet SK-002 for planting

SITE LANDSCAPE  
ARCHITECTS ^

www.sitela.co.nz . 021838855 . Queenstown

1:250 @ A3  
scale

C 29.09.22 . RC  
B 05.07.21 . RC  
A 08.07.20 . Issued for RC  
- 19.06.20 . Draft for review

revisions

Woolshed Road Classic Developments  
Western Reserve: Rocket Park

RC

drawing no. 241\_SK-008 revision C



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM200615

Friday, 29 September 2023

- KEY:
- (A) Asphalt paths with 150mm wide ex. agg flush nib kerbs as edging
  - (B) Ex. agg concrete break out area for seating
  - (C) Logic street scene 'Matiri Timber Half Seat' with yellow steel
  - (D) Lighting poles
  - (E) White painted distance markers to Rocket
  - (F) Large glacial boulders

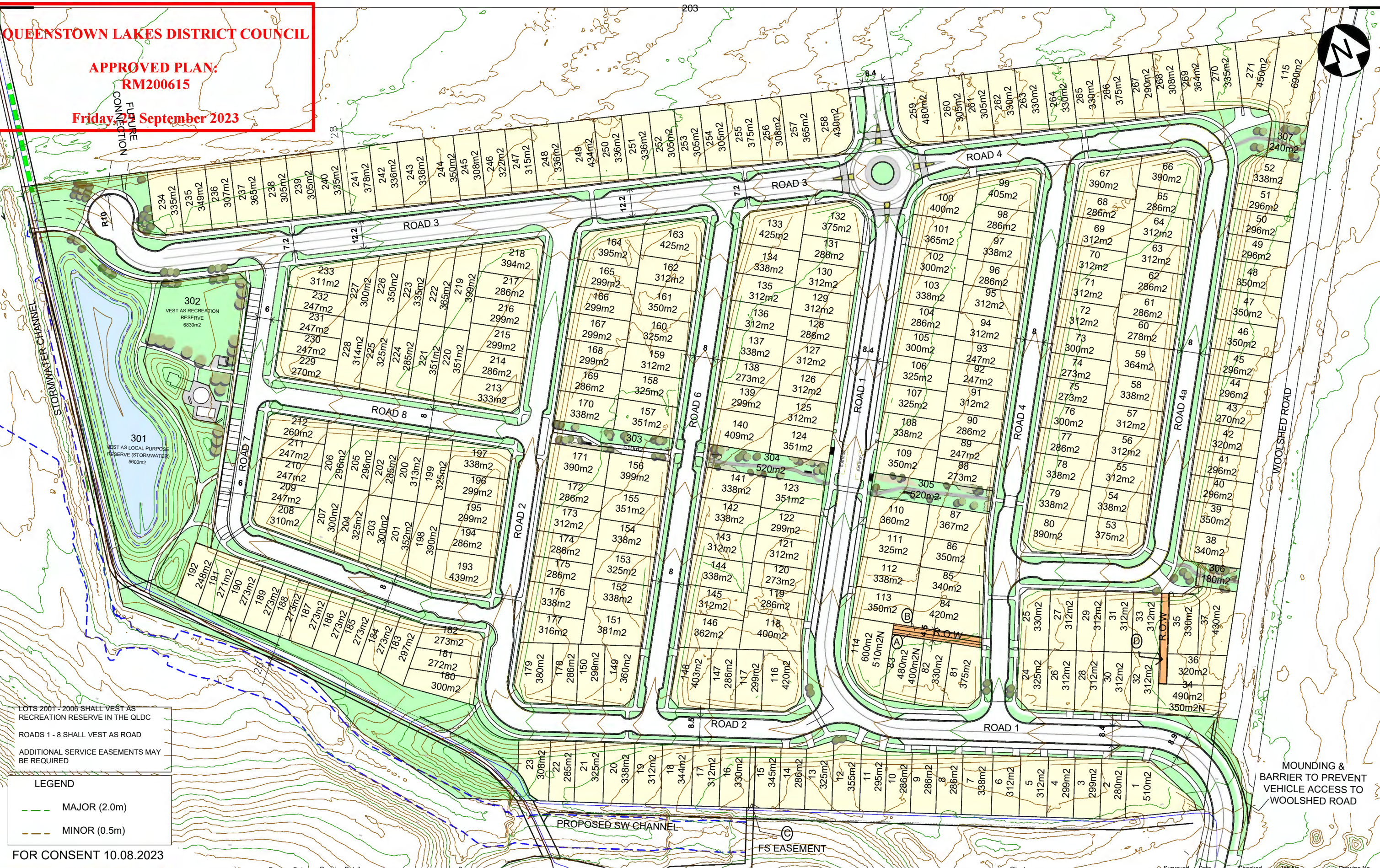




QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM200615

Friday 2 September 2023



LOTS 2001 - 2006 SHALL VEST AS RECREATION RESERVE IN THE QLDC  
ROADS 1 - 8 SHALL VEST AS ROAD  
ADDITIONAL SERVICE EASEMENTS MAY BE REQUIRED

LEGEND  
--- MAJOR (2.0m)  
--- MINOR (0.5m)

FOR CONSENT 10.08.2023

Rev.	Date	Revision Details	By
J	08.03.21	Amend kerbs and intersections for turning	JJ
K	06.05.21	Amend Future connection and lot locations	NT
L	12.07.21	Lot sizes changed	NT
M	26.01.22	Trail location amended	ED
O	02.08.22	ALTERNATIVE ROAD LAYOUT	RB
P	06.09.22	Changes following Traffic review	RB
Q	10.08.23	Adjust bus stops	RB

## WOOLSHED ROAD DEVELOPMENT MASTER PLAN

Client	HENLEY DOWNS FARM HOLDINGS LTD	12983	5
Drawn	RB	Date	1:750 @ A1
Designed	RB	Date	1:1500 @ A3
Checked		Date	
Scale		Date	
Datum & Level		Date	
Rev		Date	
NZGD2000 / MSL		Date	



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM200615

Friday, 29 September 2023



LOT 2  
DP 553950

LOT 4  
DP 553950

LOT 1  
DP 553950

LOT 3  
DP 553950

POSSIBLE INTERSECTION UPGRADE  
INDICATIVE LAYOUT SHOWN. FINAL  
INTERSECTION DESIGN SUBJECT TO DETAILED  
DESIGN & NZTA APPROVAL  
ONLY REQUIRED IF CONNECTION TO NEW SH6  
ROUNDBOUT NOT POSSIBLE

LEGEND

MAJOR (2.0m)  
MINOR (0.5m)

FOR CONSENT 10.08.2023



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

309 Lower Shotover Road, P.O. Box 553 Queenstown  
Tel. (03)441-6044, Fax (03)442-1066, Email admin@cfma.co.nz

Shop 2, Otago House, 475 Moray Place, P.O. Box 5960  
Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz

Rev.	Date	Revision Details	By
E	01.07.20	Update sewer crossing location & level	RB
F	07.07.20	Update Rising main alignment & add future stub	RB
I	17.02.21	Vehicle turning paths	JJ
J	08.03.21	Amend kerbs and intersections for turning	JJ
K	06.05.21	Amend Future connection and lot locations	NT
L	12.07.21	Lot sizes changed	NT
O	02.08.22	ALTERNATIVE ROAD LAYOUT	RB

WOOLSHED ROAD DEVELOPMENT  
MASTER PLAN

HENLEY DOWNS FARM HOLDINGS LTD

Notes:  
All dimensions shown are in meters unless shown otherwise.  
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- Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions.  
- Ensuring the information is the most recent issue.  
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Client	Drawn	Date	Checked	Scale	Job No.	Drawing No.
	RB			1:1250 @ A1 1:2500 @ A3	12983	5 Sheet 002
	Designed	Date	Checked	Datum & Level		Rev.
				NZGD2000 / MSL		Q

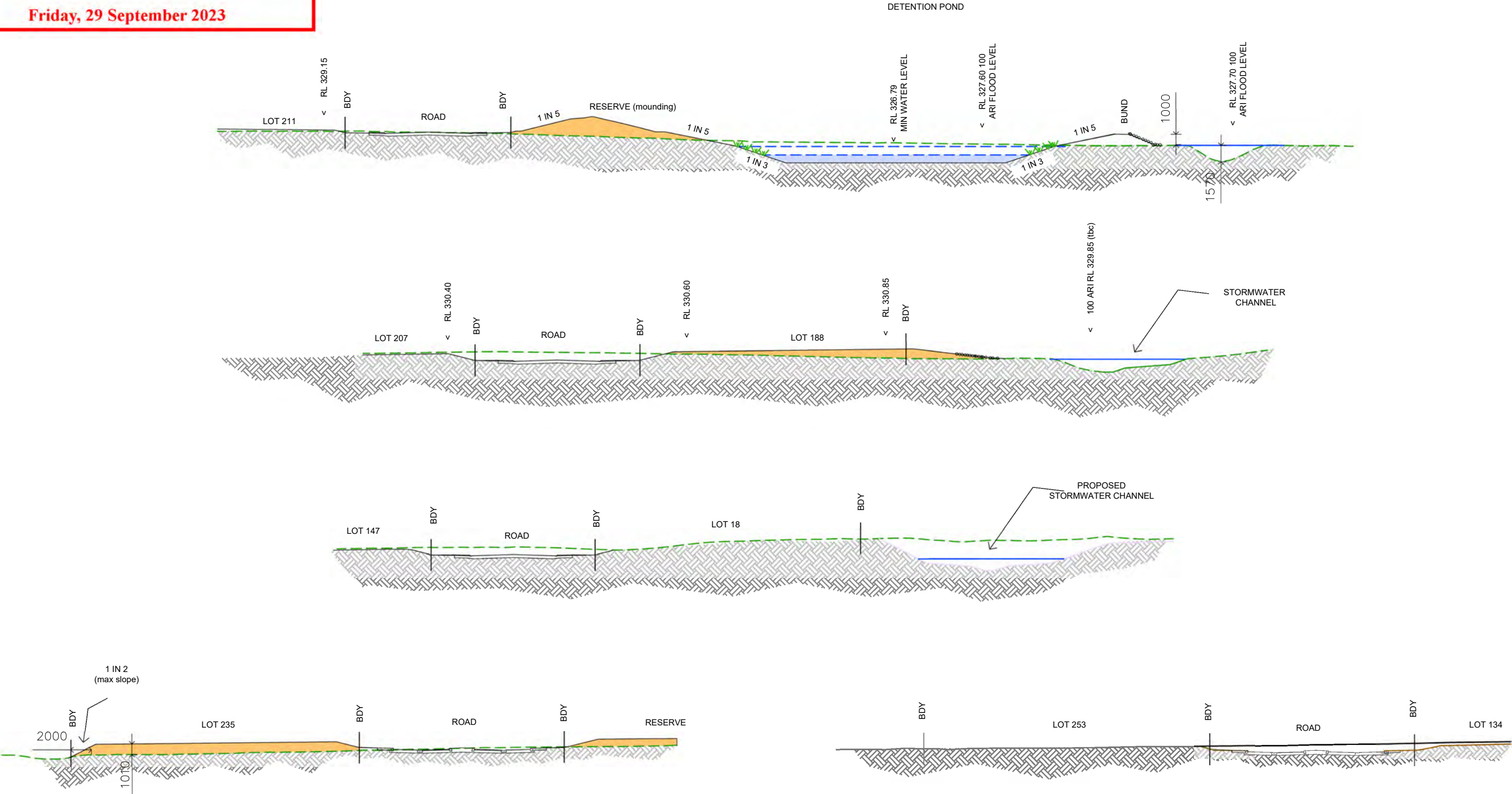
S:\JOBS\12900\12983\acad\12983\_5\_PROPOSED LAYOUT\_REVO.dwg Plotted: 11.08.2023



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM200615

Friday, 29 September 2023



FOR CONSENT 10.08.2023

**Clark Fortune McDonald & Associates**  
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**WOOLSHED ROAD DEVELOPMENT  
FLOOD CHANNEL SECTIONS**

Client	Surveyed	Date	Checked	Job No.	Drawing No.
HENLEY DOWNS FARM HOLDINGS LTD	-	-	-	12983	5
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	RB	-	-	1:400 @ A3	
	Designed	Date	Checked	Datum & Level	Rev.
	-	-	-	NZGD2000 / MSL	A