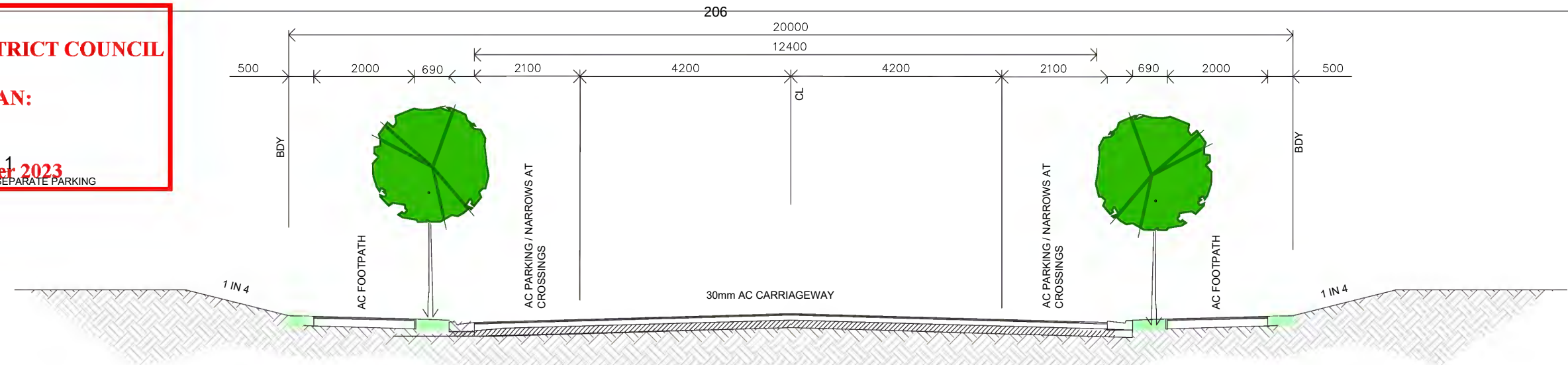
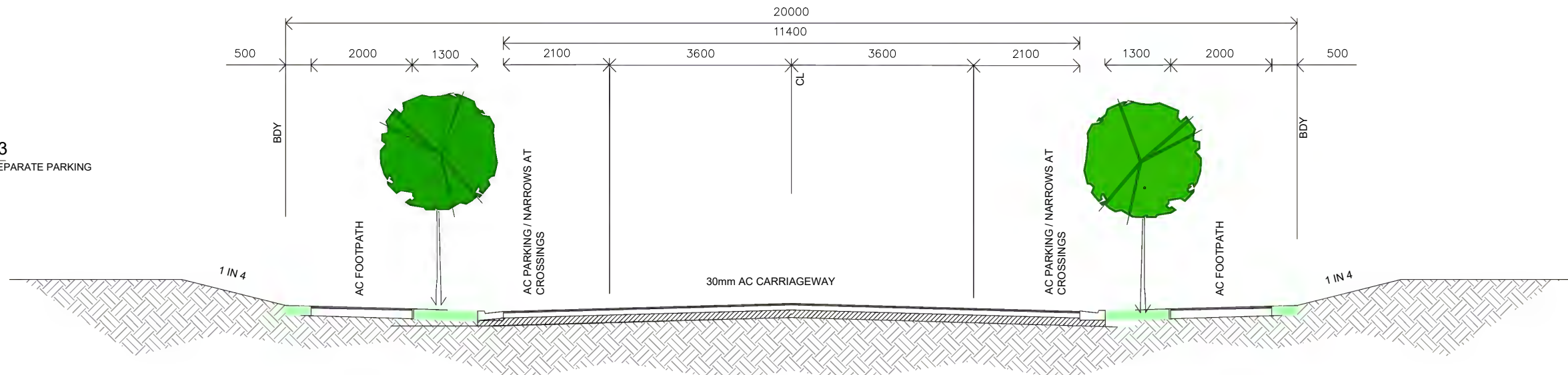
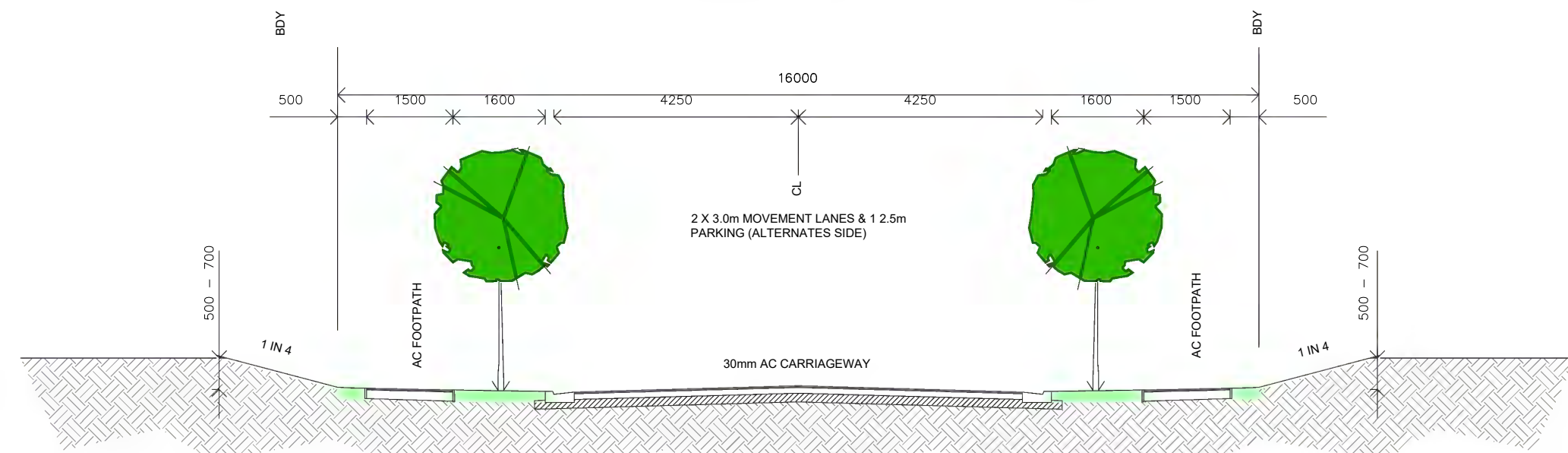




ROAD 3
2 X 3.6m MOVEMENT & 2 X SEPARATE PARKING



ROAD 2
2 X 3.0m MOVEMENT & 1 X SEPARATE PARKING



FOR CONSENT 10.08.2023

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Rev.	Date	Revision Details	By
C	08.05.20	Update Road 2 width	BM
E	06.07.20	Update Road 1, 2 & 3 widths	BM
G	06.10.20	Update Road profiles	RB
H	19.01.21	Adjust Road 001 width to 3.6m	RB
O	02.08.22	ALTERNATIVE ROAD LAYOUT	RB
P	06.09.22	Changes following Traffic review	RB

**WOOLSHED ROAD DEVELOPMENT
TYPICAL ROAD SECTIONS**

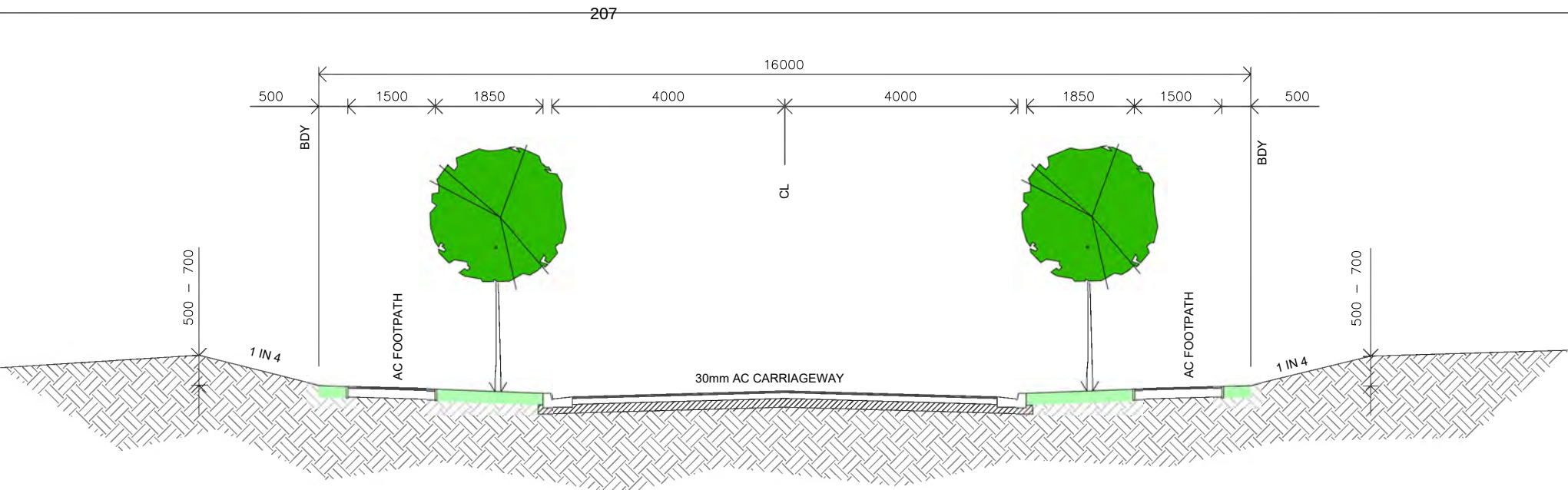
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HENLEY DOWNS FARM HOLDINGS LTD	-	-	-	12983	5 Sheet 004
	Drawn	Date	Checked	Scale	
RB	-	-	-	1:100 @ A3	
	Designed	Date	Checked	Datum & Level	Rev.
	-	-	-	NZGD2000 / MSL	P

QUEENSTOWN LAKES DISTRICT COUNCIL

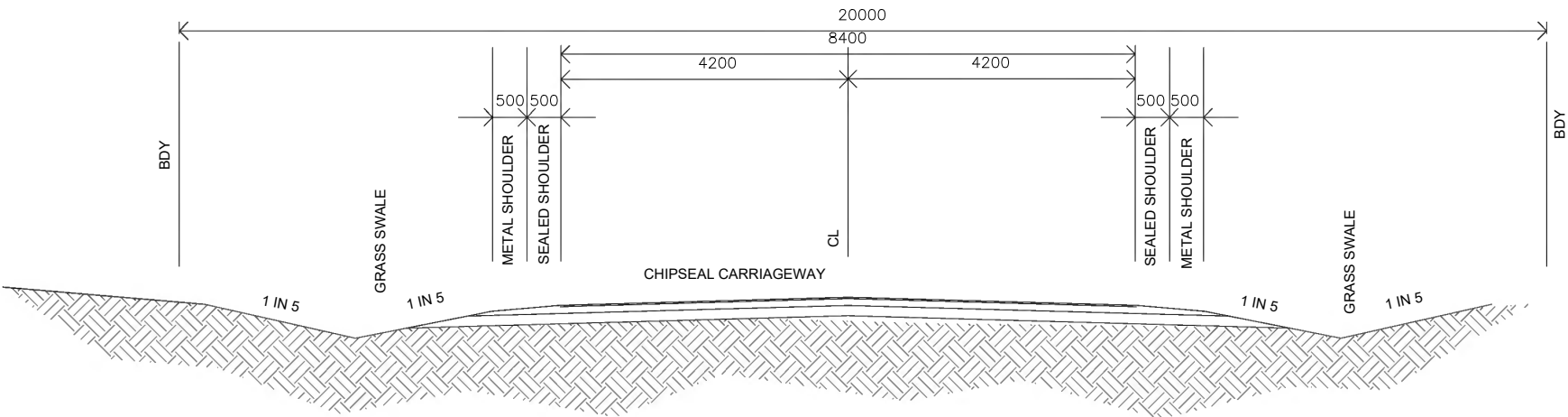
APPROVED PLAN:
RM200615

Friday, 29 September 2023

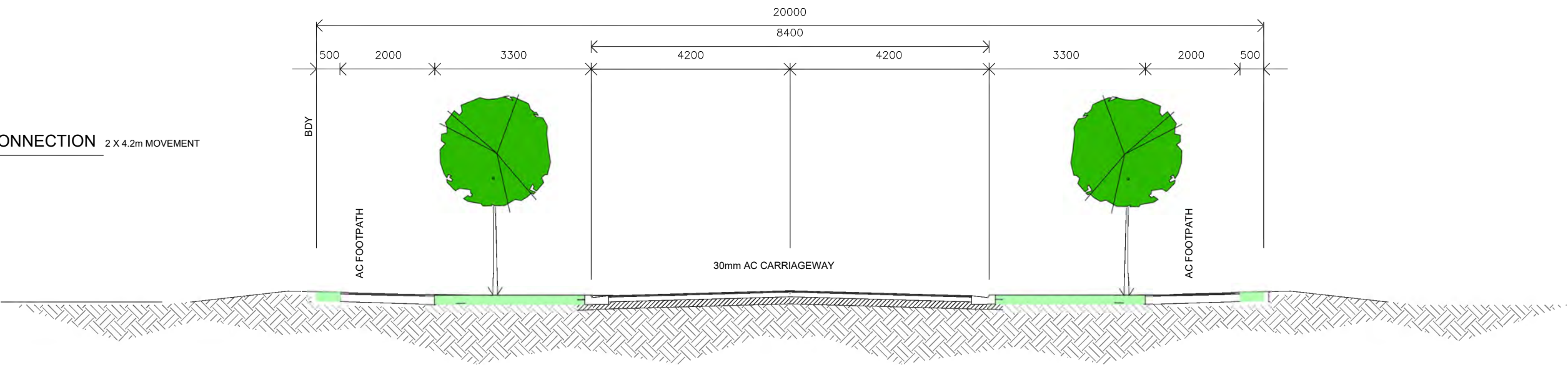
ROADS 4 - 8
4.0m SHARED MOVEMENT / PARKING



WOOLSHED ROAD - LINK TO SH6
UPGRADE OPTION IF NO SHA ROUNDABOUT
2 X 4.2m MOVEMENT & SHOULDER



FUTURE NORTHERN CONNECTION 2 X 4.2m MOVEMENT



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Rev.	Date	Revision Details	By
C	08.05.20	Update Road 2 width	BM
E	06.07.20	Update Road 1, 2 & 3 widths	RB
G	06.10.20	Update Road profiles	RB
H	19.01.21	Update Woolshed Rd to 4.2m lanes	RB
P	06.09.22	Changes following Traffic review	RB

WOOLSHED ROAD DEVELOPMENT TYPICAL ROAD SECTIONS

Client	Surveyed	Date	Checked	Job No.	Drawing No.
HENLEY DOWNS FARM HOLDINGS LTD	-	-	-	12983	5
					Sheet 005
	Drawn	Date	Checked	Scale	1:50.000 @ A1
	RB	-	-		1:100 @ A3
	Designed	Date	Checked	Datum & Level	Rev.
		-	-	NZGD2000 / MSL	P

LEGEND

MAJOR (2.0m)
MINOR (0.5m)

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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
P	06.09.22	Changes following Traffic review	RB
Q	10.08.23	Adjust bus stops	RB

WOOLSHED ROAD DEVELOPMENT
DRAINAGE LAYOUT

HENLEY DOWNS FARM HOLDINGS LTD

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				12983	5
Drawn	Date	Checked	Scale		Sheet 006
RB				1:2000 @ A3	
Designed	Date	Checked	Datum & Level	Rev.	
			NZGD2000 / MSL	Q	

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM200615

Friday, 29 September 2023



ROAD 2
AUSTROAD SINGLE UNIT TRUCK/BUS (12.5m)
RADIUS 12.5m

ROAD 7 BEND
AUSTROAD SERVICE VEHICLE (8.8m)
RADIUS 9.0m

FOR CONSENT 10.08.2023

0.5m CLEARANCE FROM VEHICLE



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Rev.	Date	Revision Details	By
C	08.05.20	Update with revised lots & reduce road 2 width	RB
D	25.05.20	Add sewer easement & update Fluent sw channel	RB
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
P	06.09.22	Changes following Traffic review	RB

WOOLSHED ROAD DEVELOPMENT
VEHICLE TURNING PATHS
AUSTROADS SINGLE UNIT TRUCK/BUS (12.5m)

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Client	Surveyed	Date	Checked	Job No.	Drawing No.
HENLEY DOWNS FARM HOLDINGS LTD	-	-	-	12983	5
					Sheet 007
	Drawn	Date	Checked	Scale	
RB	-	-	-	1:400 @ A3	
	Designed	Date	Checked	Datum & Level	Rev
	-	-	-	NZGD2000 / MSL	P

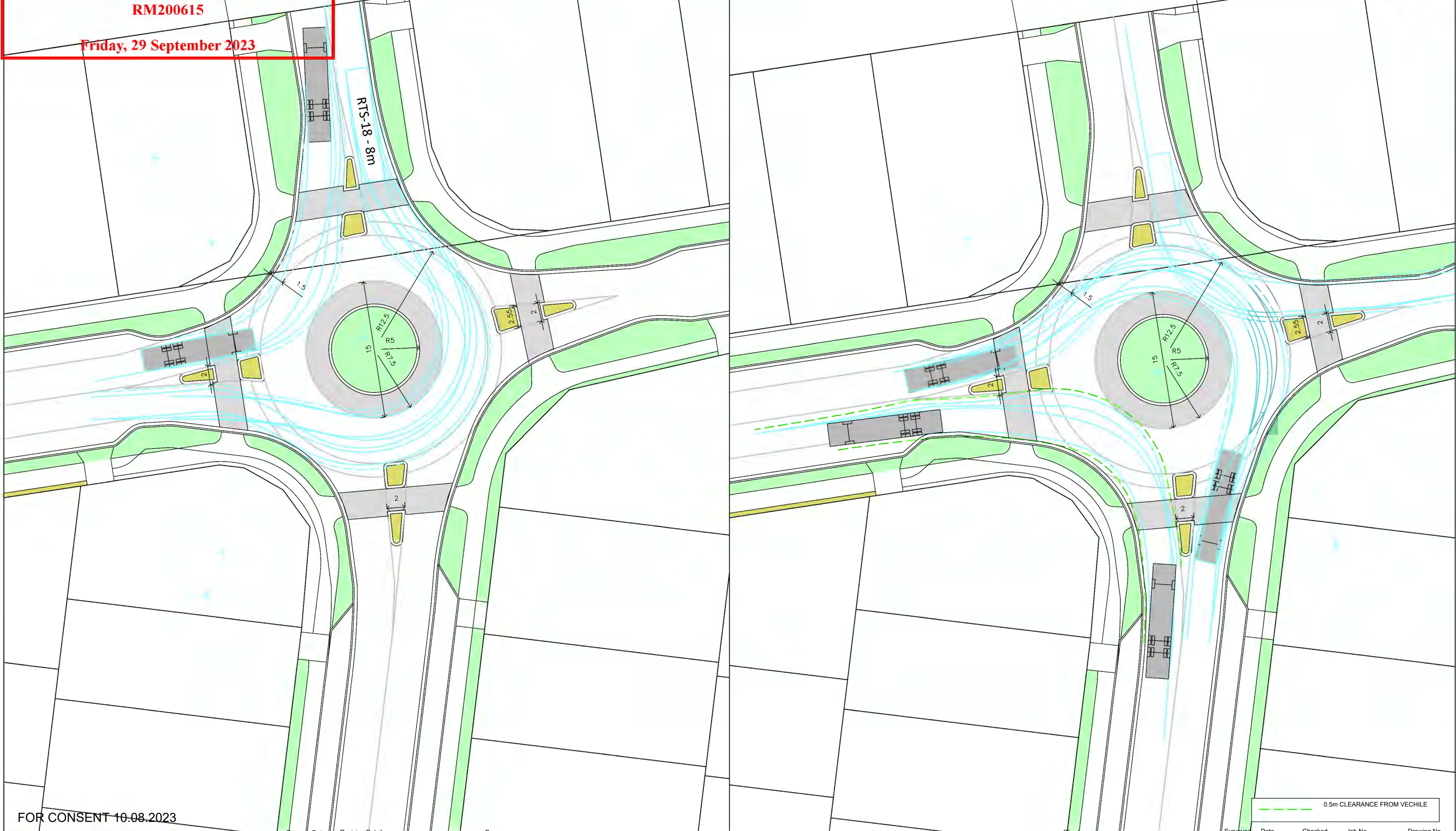
QUEENSTOWN LAKES DISTRICT COUNCIL
ROUNDABOUT TURN
AUSTROAD SINGLE UNIT TRUCK/BUS (12.5m)
RADIUS 12.5m

APPROVED PLAN:

RM200615

Friday, 29 September 2023

ROUNDABOUT TURN
AUSTROAD SINGLE UNIT TRUCK/BUS (12.5m)
RADIUS 12.5m



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Rev.	Date	Revision Details	By
D	25.05.20	Add sewer easement & update Fluent sw channel	RB
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
N	28.01.22	Add roundabout turning paths	RB
P	06.09.22	Changes following Traffic review	RB

WOOLSHED ROAD DEVELOPMENT VEHICLE TURNING PATHS AUSTROADS SINGLE UNIT TRUCK/BUS (12.5m)

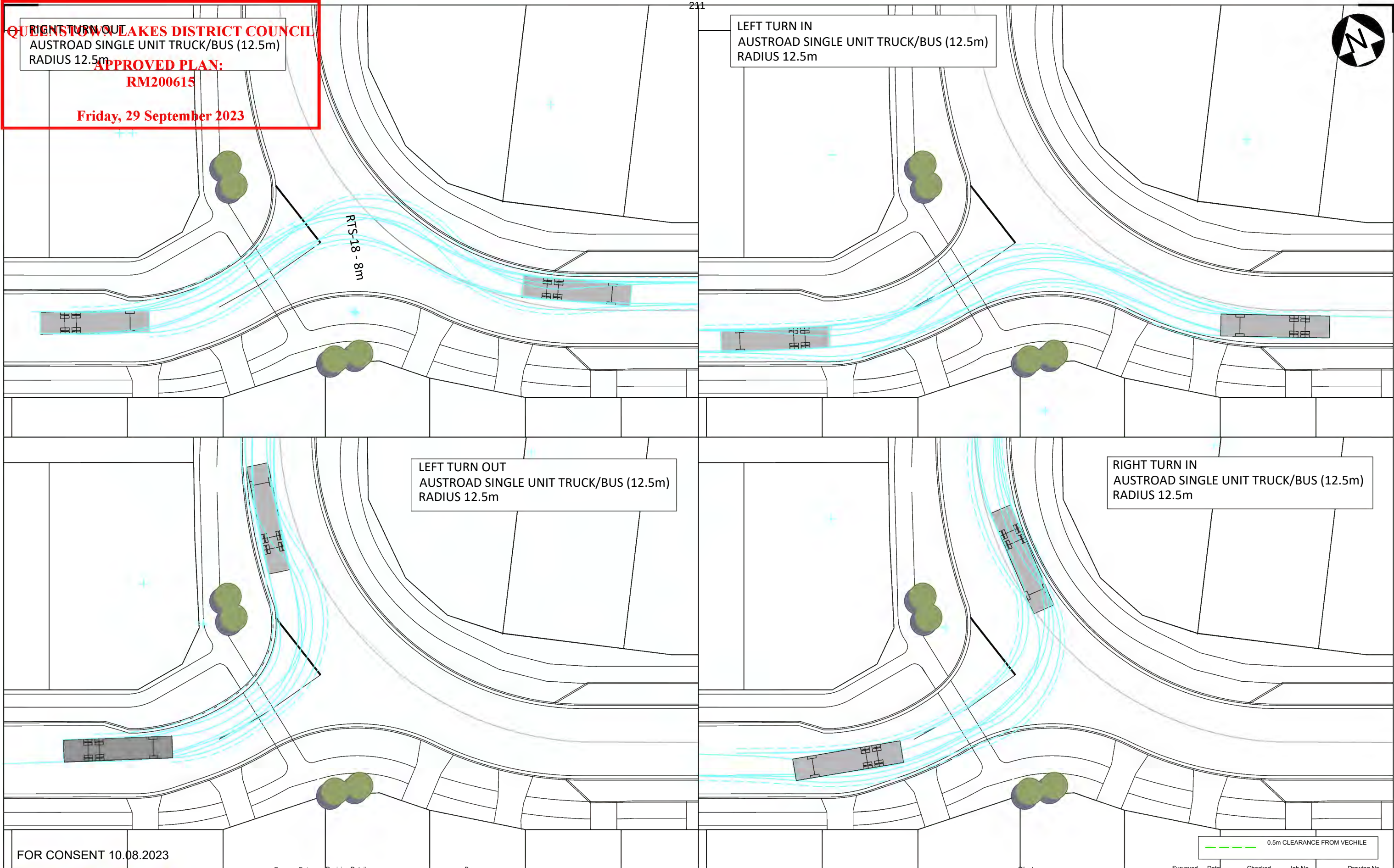
HENLEY DOWNS FARM HOLDINGS LTD

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Surveyed	Date	Checked	Job No.	Drawing No.
-	-	-	12983	5
Drawn	Date	Checked	Scale	Sheet 008
RB	-	-	1:400 @ A3	
Designed	Date	Checked	Datum & Level	Rev.
-	-	-	NZGD2000 / MSL	P

QUEENSTOWN LAKES DISTRICT COUNCIL
AUSTROAD SINGLE UNIT TRUCK/BUS (12.5m)
RADIUS 12.5m
APPROVED PLAN:
RM200615
Friday, 29 September 2023

LEFT TURN IN
AUSTROAD SINGLE UNIT TRUCK/BUS (12.5m)
RADIUS 12.5m



FOR CONSENT 10.08.2023

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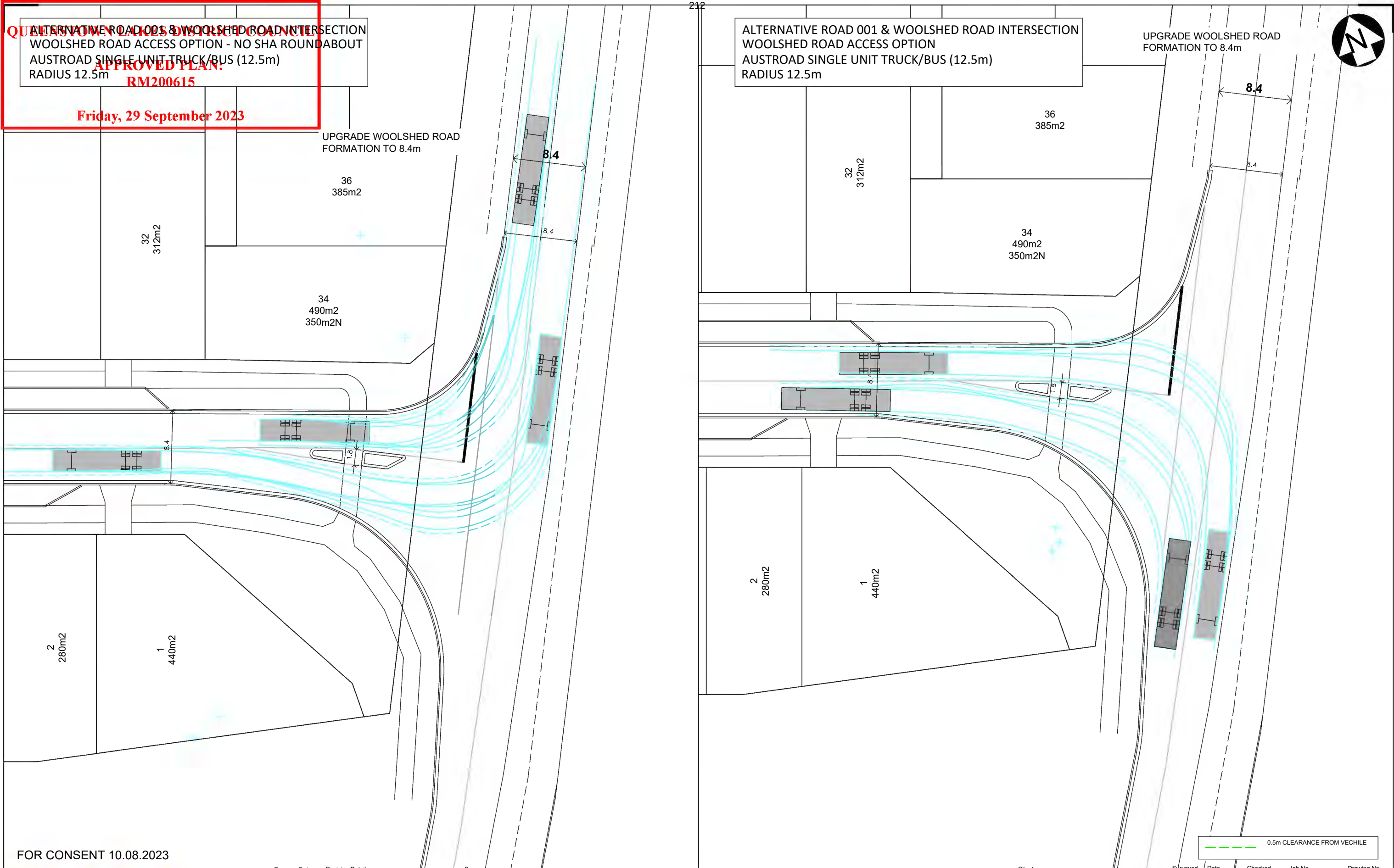
Rev.	Date	Revision Details	By
D	25.05.20	Add sewer easement & update Fluent sw channel	RB
E	01.07.20	Update sewer crossing location & level	RB
F	07.07.20	Update Rising main alignment & add future stub	RB
I	17.02.21	Vehicle turning paths	JJ
J	08.03.21	Amend kerbs and intersections for turning	JJ
N	28.01.22	Add roundabout turning paths	RB
P	06.09.22	Changes following Traffic review	RB

WOOLSHED ROAD DEVELOPMENT
VEHICLE TURNING PATHS
AUSTROADS SINGLE UNIT TRUCK/BUS (12.5m)

HENLEY DOWNS FARM HOLDINGS LTD

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Surveyed	Date	Checked	Job No.	Drawing No.
-	-	-	12983	5
Drawn	Date	Checked	Scale	Sheet 009
RB	-	-	1:400 @ A3	
Designed	Date	Checked	Datum & Level	Rev.
-	-	-	NZGD2000 / MSL	P



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Rev.	Date	Revision Details	By
C	08.05.20	Update with revised lots & reduce road 2 width	RB
D	25.05.20	Add sewer easement & update Fluent sw channel	RB
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
N	28.01.22	Add roundabout turning paths	RB

S:\JOBS\12983\acad\12983_5_PROPOSED LAYOUT_REV0.dwg Plotted: 11.08.2023

WOOLSHED ROAD DEVELOPMENT
ALTERNATIVE WOOLSHED ROAD INTERSECTION
WITH NO SHA ROUNDABOUT CONNECTION

Client		Surveyed	Date	Checked	Job No.	Drawing No.
HENLEY DOWNS FARM HOLDINGS LTD		-	-	-	12983	5
		Drawn	Date	Checked	Scale	Sheet 010
RB		-	-	-	1:400 @ A3	
Designed		Date	Checked	Datum & Level	Rev.	
		-	-	NZGD2000 / MSL	P	

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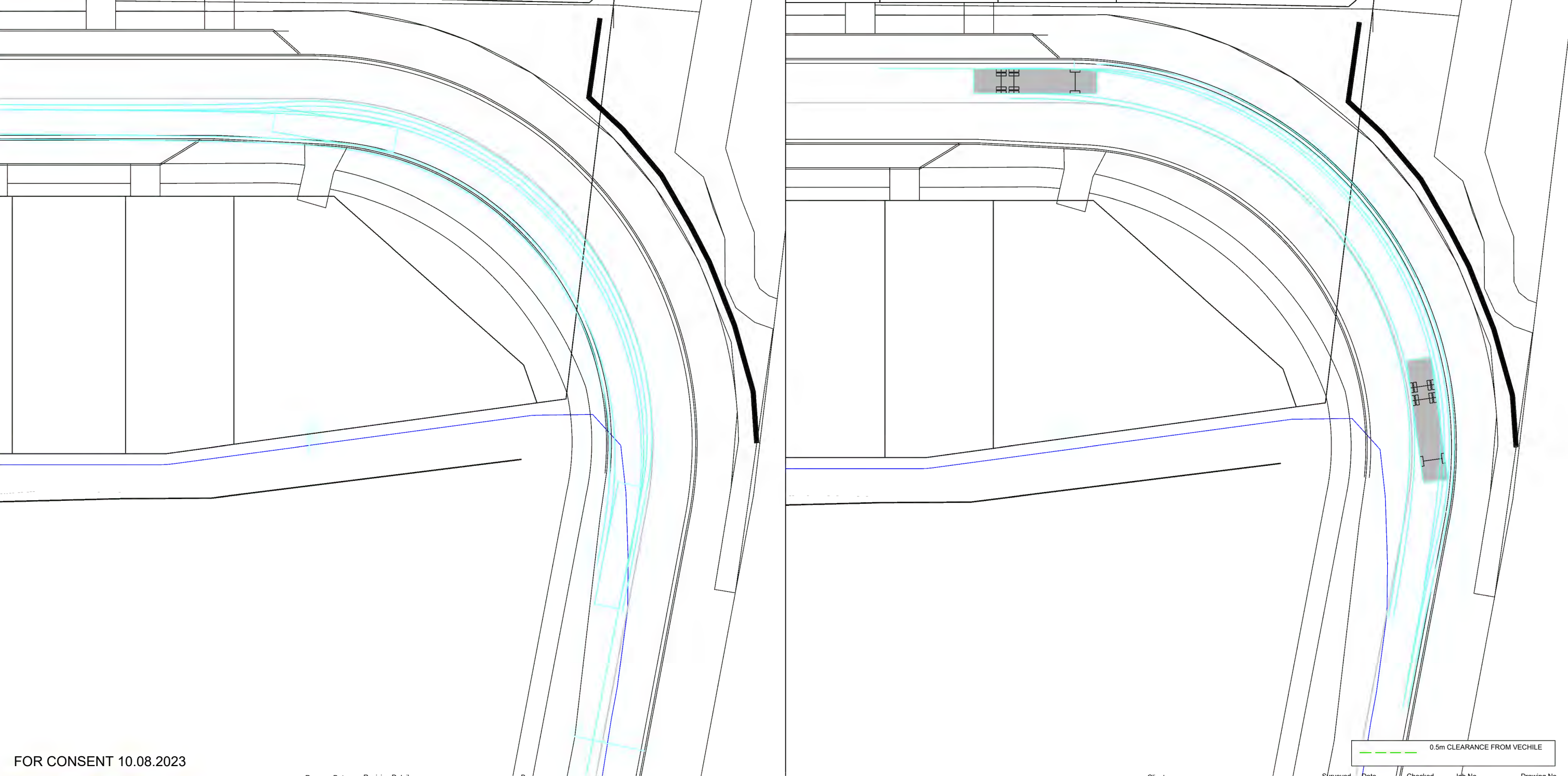
QUEENSTOWN HARBOR DISTRICT COUNCIL

LEFT TURN ROUND BEND INTO ROAD 1
AUSTROAD SINGLE UNIT TRUCK/BUS (12.5m)
RADIUS 12.5m

APPROVED PLAN:
RM200615

Friday, 29 September 2023

RIGHT TURN OUT OF ROAD 1 INTO WOOLSHED ROAD
AUSTROAD SINGLE UNIT TRUCK/BUS (12.5m)
RADIUS 12.5m



FOR CONSENT 10.08.2023

0.5m CLEARANCE FROM VEHICLE



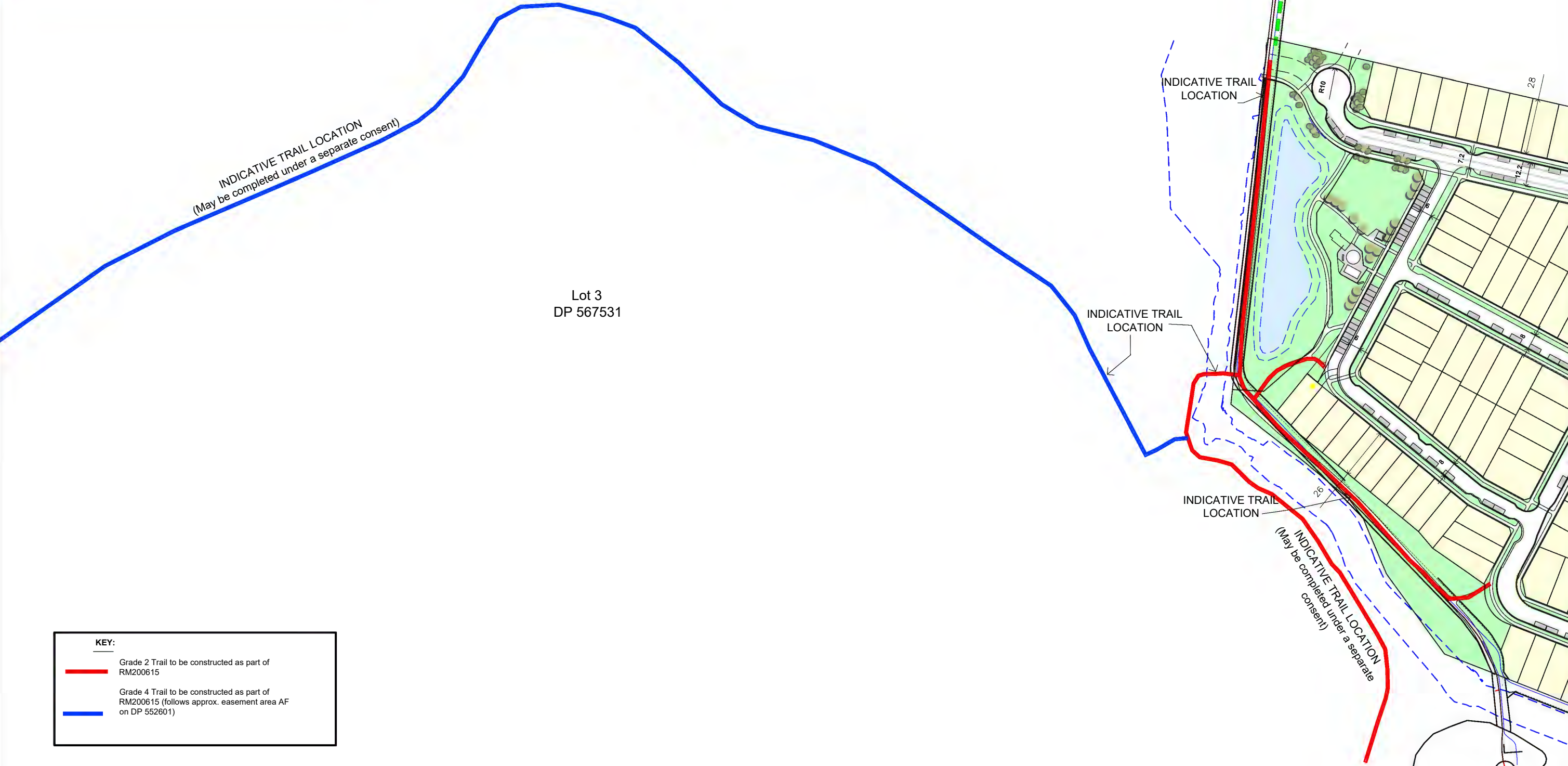
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Rev.	Date	Revision Details	By
D	25.05.20	Add sewer easement & update Fluent sw channel	RB
E	01.07.20	Update sewer crossing location & level	RB
F	07.07.20	Update Rising main alignment & add future stub	RB
I	17.02.21	Vehicle turning paths	JJ
J	08.03.21	Amend kerbs and intersections for turning	JJ
N	28.01.22	Add roundabout turning paths	RB
P	3.10.22	Amend as per council engineer request	RB

WOOLSHED ROAD DEVELOPMENT
WOOLSHED ROAD INTO ROAD 1 BEND

Client	Surveyed	Date	Checked	Job No.	Drawing No.
HENLEY DOWNS FARM HOLDINGS LTD	-	-	-	12983	5
					Sheet 011
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	RB	-	-	1:400 @ A3	
	Designed	Date	Checked	Datum & Level	Rev.
	-	-	-	NZGD2000 / MSL	P



KEY:

Grade 2 Trail to be constructed as part of RM200615

Grade 4 Trail to be constructed as part of RM200615 (follows approx. easement area AF on DP 552601)

FOR CONSENT 10.08.2023



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Rev.	Date	Revision Details	By
A	2.03.22	Add in grades to trails	ED
B	10.08.23	Add notes to Plan	ED

WOOLSHED ROAD DEVELOPMENT
TRAILS PLAN

Client	Surveyed	Date	Checked	Job No.	Drawing No.
HENLEY DOWNS FARM HOLDINGS LTD	-	-	-	12983	5
					Sheet 012
					Scale 1:1000.000 @ A1
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					Datum & Level
					NZGD2000 / MSL
					Rev. B

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:

RM200615

FUTURE CONNECTION

Friday, 29 September 2023

215

OSL

OSL

OSL

OSA

R(HD-SH)-3

OSA

R(HD)-D

FOR CLIENT REVIEW 01.07.2020



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Rev.	Date	Revision Details	By
A	20.07.2020	Amend consent notice boundary on lots 270-272	ED
B	17.11.2020	Amend reserve-lot 302 and add dimensions	ED
C	12.07.21	Lot sizes changes	NT
D	19.01.22	Add annotations for activity areas etc for council	ED
E	11.04.22	Add access to the north onto plan	ED
F	29.09.22	Amend plan to reflect new layout	ED

WOOLSHED ROAD DEVELOPMENT SUBDIVISION SCHEME PLAN

HENLEY DOWNS FARM HOLDINGS LTD

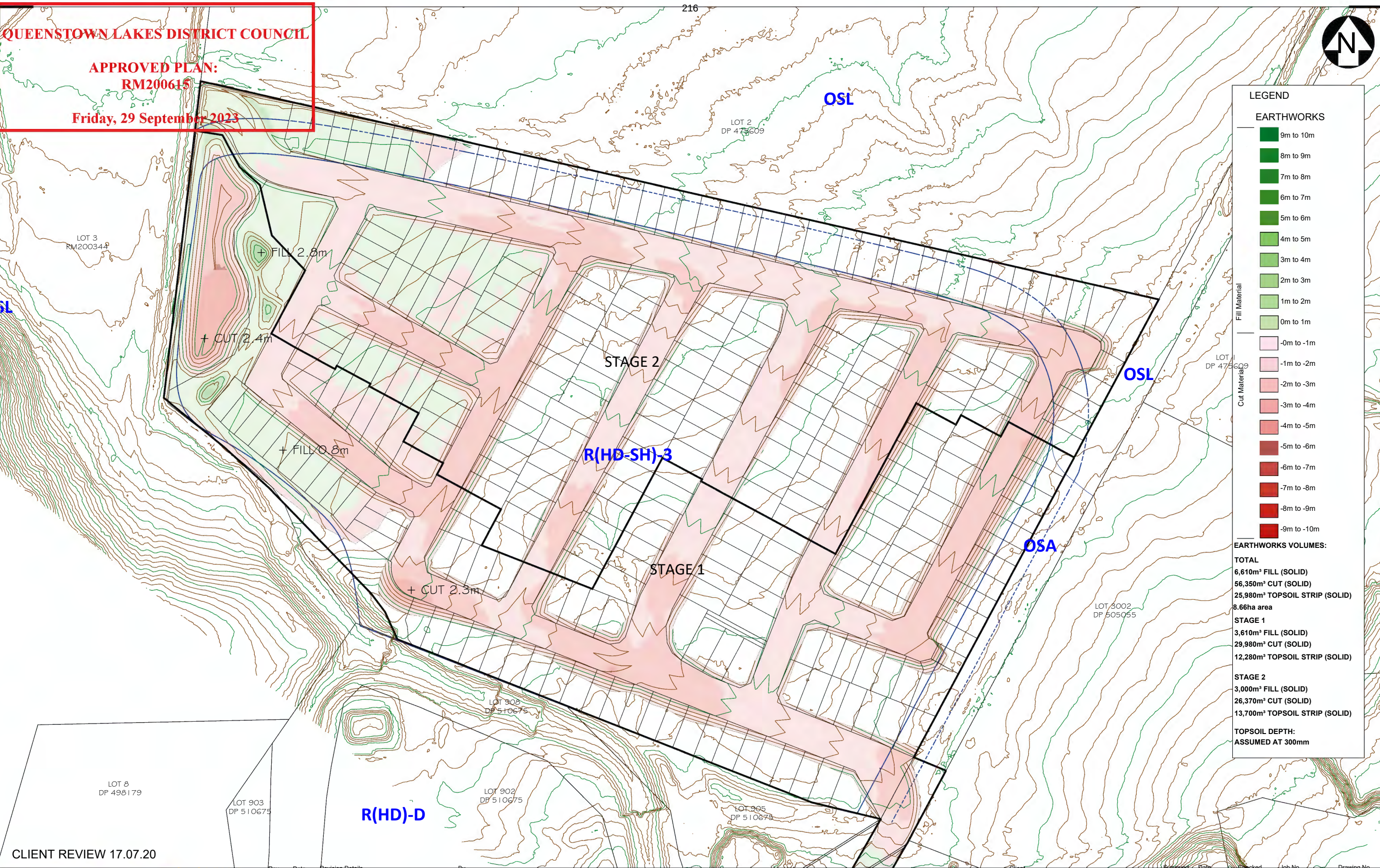
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Surveyed	Date	Checked	Job No	Drawing No
-	-	-	12983	8
Drawn	Date	Checked	Scale	Sheet 001
NT	01.07.20	-	1:1000 @ A1 1:2000 @ A3	
Designed	Date	Checked	Datum & Level	Rev
-	-	-	NZGD2000 / MSL	F

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM200615

Friday, 29 September 2023



LEGEND

EARTHWORKS

Fill Material

- 9m to 10m
- 8m to 9m
- 7m to 8m
- 6m to 7m
- 5m to 6m
- 4m to 5m
- 3m to 4m
- 2m to 3m
- 1m to 2m
- 0m to 1m

Cut Material

- 0m to -1m
- 1m to -2m
- 2m to -3m
- 3m to -4m
- 4m to -5m
- 5m to -6m
- 6m to -7m
- 7m to -8m
- 8m to -9m
- 9m to -10m

EARTHWORKS VOLUMES:

TOTAL

- 6,610m³ FILL (SOLID)
- 56,350m³ CUT (SOLID)
- 25,980m³ TOPSOIL STRIP (SOLID)
- 8.66ha area

STAGE 1

- 3,610m³ FILL (SOLID)
- 29,980m³ CUT (SOLID)
- 12,280m³ TOPSOIL STRIP (SOLID)

STAGE 2

- 3,000m³ FILL (SOLID)
- 26,370m³ CUT (SOLID)
- 13,700m³ TOPSOIL STRIP (SOLID)

TOPSOIL DEPTH:

ASSUMED AT 300mm

CLIENT REVIEW 17.07.20

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Rev.	Date	Revision Details	By
A	11.08.21	STAGING VOLUMES ADDED	NT
B	10.08.22	AMEND ALIGNMENTS, BDYS, STAGE BDY	JJ

**WOOLSHED ROAD DEVELOPMENT
PROPOSED EARTHWORKS**

HENLEY DOWNS FARM HOLDINGS LTD

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Drawn: RB, Date: 17.07.20, Checked: -

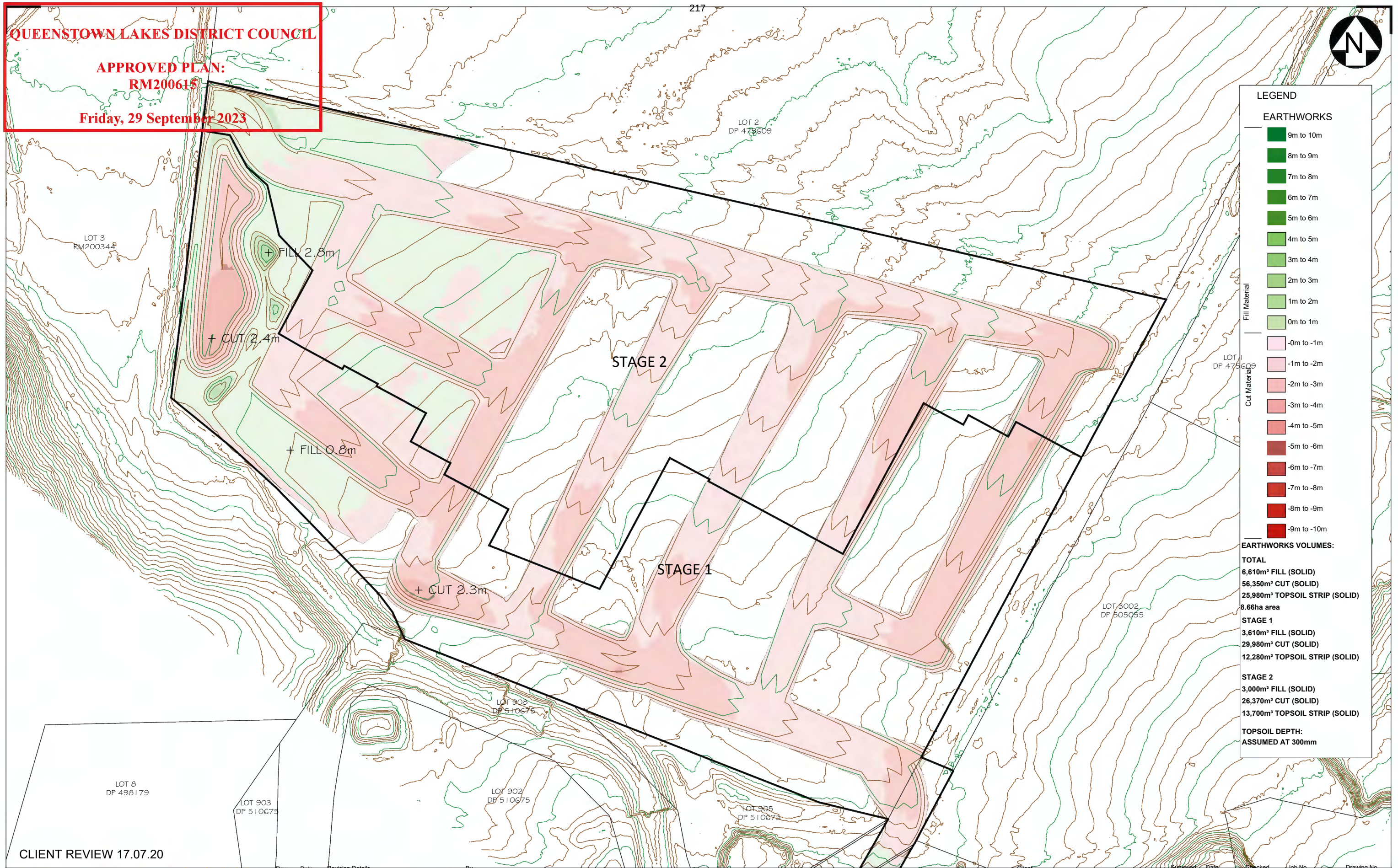
Designed: -, Date: -, Checked: -

Scale: 1:1000 @ A1, 1:2000 @ A3

Datum & Level: NZGD2000 / MSL, Rev: B

Sheet 001

APPROVED PLAN:
RM200615



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S:\JOBS\12900\12983\acad\12983_9_Earthworks_REV B.dwg Plotted: 10.08.2012


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 S:\JOBS\12900\12983\acad\12983_9_Earthworks_REV B.dwg Plotted: 10/08/2022

WOOLSHED ROAD DEVELOPMENT PROPOSED EARTHWORKS

HENLEY DOWNS FARM HOLDINGS LTD

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	-	-	-	09
Drawn	Date	Checked	Scale	Sheet 002
RB	17.07.20	-	1:1000 @ A1 1:2000 @ A3	
Designed	Date	Checked	Datum & Level	Rev.
		-	NZGD2000 / MSL	B

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:

RM200615

Friday, 29 September 2023

218

Stage	Lots	Start	Completion
1	27	Feb 23	August 23
2	43	August 23	Feb 24
3	55	Feb 24	Sept 24
4	67	August 24	March 25
5	44	Feb 25	Sept 25
6	35	Sept 25	Jan 26

FOR CLIENT REVIEW 01.07.2020

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C:\Emmas\12983_17_Staging Plan_Rev A.dwg Plotted: 30.09.2022

Rev.	Date	Revision Details	By
A	Sep 22	Amend stages 1, 5 and 6	ED

WOOLSHED ROAD DEVELOPMENT STAGING PLAN

Client	Surveyed	Date	Checked	Job No	Drawing No
HENLEY DOWNS FARM HOLDINGS LTD	-	-	-	12983	17
Drawn	Date	Checked	Scale	1:1000 @ A1	Sheet 001
NT	01.07.20	-	1:2000 @ A3		
Designed	Date	Checked	Datum & Level	Rev	
-	-	-	NZGD2000 / MSL	A	



MASTERPLAN		PUBLISHED	REV
LAYOUT			
SK01	LOCATION PLAN	☐	D
SK02	SITE ANALYSIS PLAN	☐	C
SK03	OVERALL MASTERPLAN	☒	E
SK04	ILLUSTRATIVE MASTERPLAN	☒	D
SK05	SITE MOVEMENT STRATEGY	☒	D

CLASSIC DEVELOPMENTS LTD - : SUBDIVISION CONSENT APPLICATION - 2/11/21

WOOLSHED RD MASTERPLAN

Woolshed Road, Jacks Point 9371
RESIDENTIAL MASTERPLAN

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QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:

PA1300615

Friday, 29 September 2023

220

Site Area: 145,304 m²

LEGEND

SITE ASSESSMENT

Legal description: Part of Lot 9 DP Lot 9 DP 498179
Address: Woolshed Rd
Site Area: 145,304m²
Zone: Henley zone, Residential

DEVELOPMENT DESCRIPTION

Medium Density Housing Development

PUBLIC

Road
Street berm
Footpath

PRIVATE

Site boundary
Lot boundaries

LOT MIX

KEY	LOT FRONTAGE (m)	NO. OF LOTS	% OF TOTAL
	< (10)	14	5%
	10 < (11)	29	10%
	11 < (12)	78	29%
	12 < (13)	79	30%
	13 < (14)	53	19%
	14 +	19	7%
TOTAL		272	100%

APPROVED PLAN:
RM200615

Friday, 29 September 2023

LEGEND

SITE ASSESSMENT

Legal description:	Part of Lot 9 DP Lot 9 DP 498179
Address:	Woolshed Rd
Site Area:	145,304m ²
Zone:	Henley zone, Residential

DEVELOPMENT DESCRIPTION

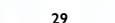
Medium Density Housing Development

On street parking	251	0.92 per dwelling
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PUBLIC

	Road
	Street berm
	Footpath
	Street parking
	Street lighting
	Trees

PRIVATE

	Site boundary
	Lot boundaries
	29 Lot number
	Building
	Driveway
	Site paving
	Soft landscaping

