

Legend - Subdivision

- Proposed lot boundaries
- Existing & underlying primary parcels (lots/sections)
- STAGE 1 OPTION 'WEST'
- STAGE 1 OPTION 'EAST'

Legend - Masterplan Overlay

- Recreation Reserve
- Freehold Land
- Road Reserve

- NOTES:
- All areas and dimensions are subject to final survey and LINZ approval.
 - RM170923 lot references are for a preceding Land Exchange subdivision, Land Transfer plan number to be confirmed.

SUBDIVISION STAGE NOTES:

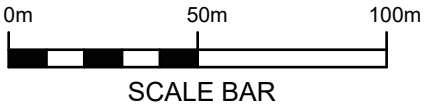
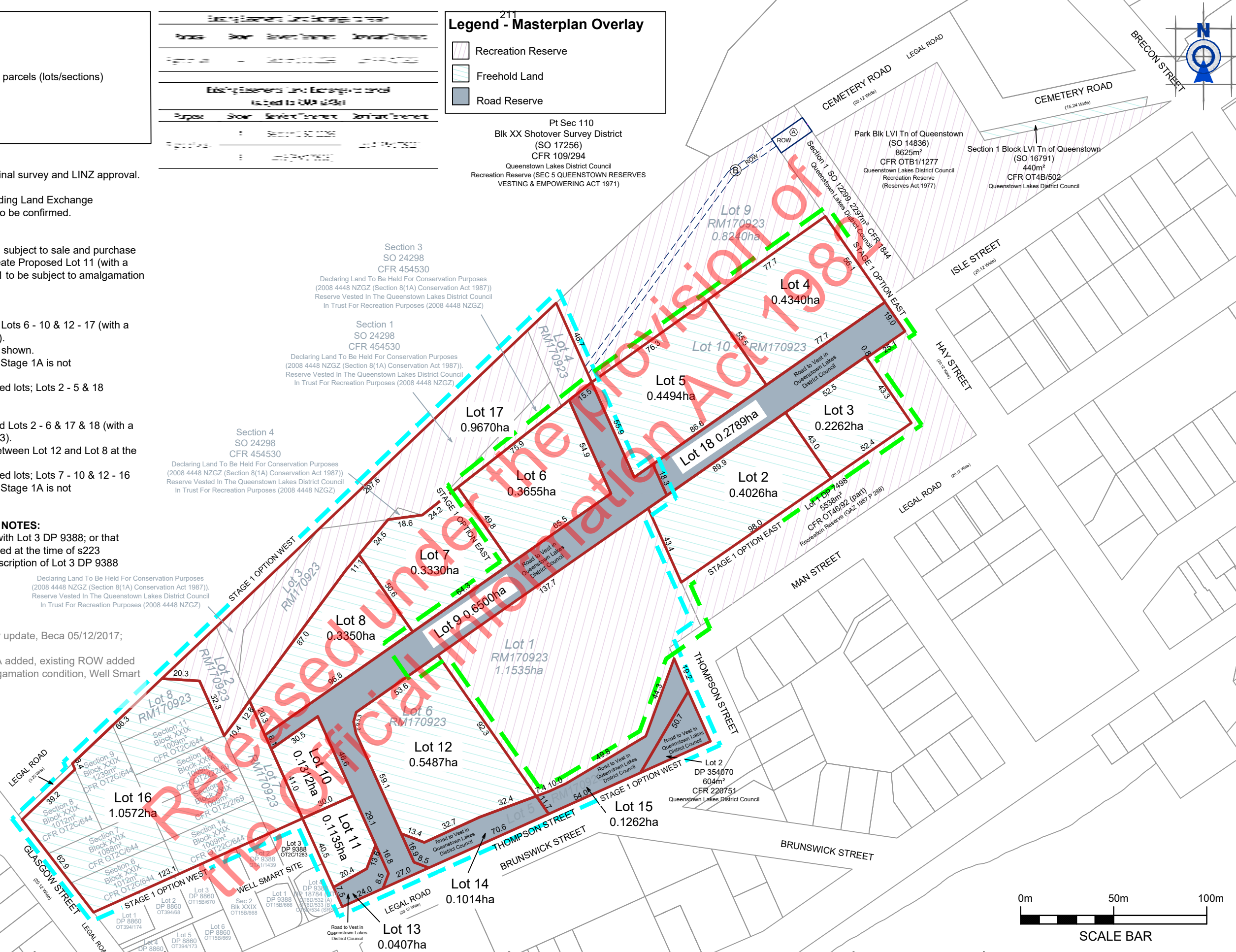
- Stage 1A OPTION (as a separate stage): subject to sale and purchase agreement at the time of subdivision: Create Proposed Lot 11 (with a balance lot 6 for Lot 6 RM170923). Lot 11 to be subject to amalgamation condition (Well Smart land).
- STAGE 1 OPTION WEST Subdivision:
 - a. Stage 1 (blue line) Create proposed Lots 6 - 10 & 12 - 17 (with a balance lot 10 for Lot 10 RM170923).
 - b. The Lot 9 / Lot 18 division will be as shown.
 - c. Stage 1 includes Proposed Lot 11 if Stage 1A is not actioned/deposited.
 - d. Stage 2 Create remainder of proposed lots; Lots 2 - 5 & 18
- STAGE 1 OPTION EAST Subdivision:
 - a. Stage 1 (green line) Create proposed Lots 2 - 6 & 17 & 18 (with a balance lot (101) for Lot 6 RM170923).
 - b. The Lot 9 / Lot 18 division will be between Lot 12 and Lot 8 at the green stage line.
 - c. Stage 2 Create remainder of proposed lots; Lots 7 - 10 & 12 - 16
 - d. Stage 2 includes Proposed Lot 11 if Stage 1A is not actioned/deposited.

PROPOSED AMALGAMATION CONDITION NOTES:

- STAGE 1A: That Lot 11 hereon be held with Lot 3 DP 9388; or that wording for the amalgamation be confirmed at the time of s223 certification to reflect the current legal description of Lot 3 DP 9388

- Revision Notes:
- | | | |
|----|----------|---|
| F | 09-12-17 | Road Designation boundary update, Beca 05/12/2017; Staging added. |
| G | 20-12-17 | Staging amended, Stage 1A added, existing ROW added |
| G1 | 08-02-18 | Sheet 3 only - update amalgamation condition, Well Smart site appellations. |
| G2 | 08-03-18 | Staging Options added |

Existing Owners Land Exchange and				
Section	Block	Lot	Area	Owner
1	XXIX	1	1.1535ha	Queenstown Lakes District Council
2	XXIX	2	0.4026ha	Queenstown Lakes District Council
3	XXIX	3	0.2262ha	Queenstown Lakes District Council
4	XXIX	4	0.4340ha	Queenstown Lakes District Council
5	XXIX	5	0.4494ha	Queenstown Lakes District Council
6	XXIX	6	0.3655ha	Queenstown Lakes District Council
7	XXIX	7	0.3330ha	Queenstown Lakes District Council
8	XXIX	8	0.3350ha	Queenstown Lakes District Council
9	XXIX	9	0.6500ha	Queenstown Lakes District Council
10	XXIX	10	0.1312ha	Queenstown Lakes District Council
11	XXIX	11	0.1135ha	Queenstown Lakes District Council
12	XXIX	12	0.5487ha	Queenstown Lakes District Council
13	XXIX	13	0.0407ha	Queenstown Lakes District Council
14	XXIX	14	0.1014ha	Queenstown Lakes District Council
15	XXIX	15	0.1262ha	Queenstown Lakes District Council
16	XXIX	16	1.0572ha	Queenstown Lakes District Council
17	XXIX	17	0.9670ha	Queenstown Lakes District Council
18	XXIX	18	0.2789ha	Queenstown Lakes District Council



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Client/Location:
Queenstown Lakes District Council
Lakeview Site

Purpose/Drawing Title:
Proposed Subdivision
Lots 2 - 18 being a Proposed Subdivision of
Lots 2 - 8 & 10 RM170923, Sections 1- 4 SO 24298 &
Sections 6-9 & 11-14 Block XXIX Town of Queenstown

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Checked by:	S Winter		
Approved by:			DO NOT SCALE
Job No. & Series:	Q6215-32	Sheet No:	Revision No: Date Created:
		3	G2 08/03/2018

Legend - Subdivision

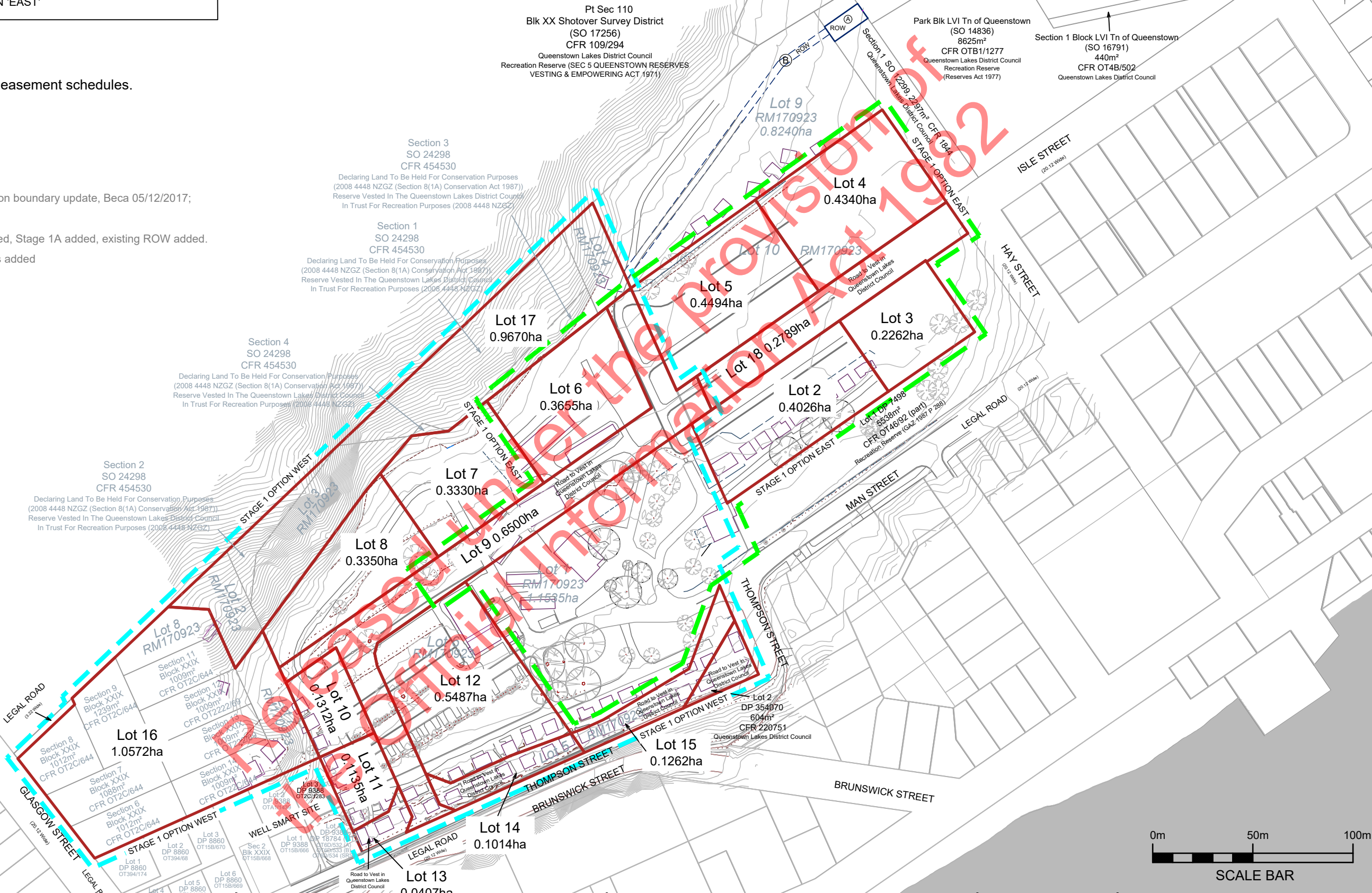
- Proposed lot boundaries
- Existing & underlying primary parcels (lots/sections)
- STAGE 1 OPTION 'WEST'
- STAGE 1 OPTION 'EAST'

NOTES:

See Sheet 3 for notes and easement schedules.

Revision Notes:

- F 09-12-17 Road Designation boundary update, Beca 05/12/2017; Staging added.
- G 20-12-17 Staging amended, Stage 1A added, existing ROW added.
- G2 08-03-18 Staging Options added



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Lots 2 - 18 being a Proposed Subdivision of
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Sections 6-9 & 11-14 Block XXIX Town of Queenstown
- Existing Site Topography Overlay -

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Job No. & Series:	Q6215 - 32	Sheet No:	4
		Revision No:	G2
		Date Created:	08/03/2018

- NOTES:
1. All areas and dimensions are subject to final survey and LINZ approval.
 2. Aerial image provided by Queenstown Lakes District Council.
 3. See sheet 3 for notes and easement schedules

Legend - Subdivision

- Proposed lot boundaries
- Underlying primary parcels (lots/sections)
- STAGE 1 OPTION 'WEST'
- STAGE 1 OPTION 'EAST'

Revision Notes:

- | | | |
|----|----------|--|
| F | 09-12-17 | Road Designation boundary update, Beca 05/12/2017;
Staging added. |
| G | 20-12-17 | Staging amended, Stage 1A added, existing ROW added. |
| G2 | 08-03-18 | Staging Options added |



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Client/Location:

Queenstown Lakes District Council
Lakeview Site

Purpose/Drawing Title:

Proposed Subdivision

Lots 2 - 18 being a Proposed Subdivision of
Lots 2 - 8 & 10 RM170923, Sections 1- 4 SO 24298 &
Sections 6-9 & 11-14 Block XXIX Town of Queenstown
- Aerial Image Overlay -

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Checked by:	S Winter		
Approved by:			
Job No. & Series:	Q6215 - 32	Sheet No:	5
		Revision No:	G2
		Date Created:	08/03/2018

Queenstown Lakes District Council
Lakeview Site
Proposed Subdivision

Subdivision - Schedule of Proposed Lots				
Lots 2 - 18 being a Proposed Subdivision of Lots 2 - 8 & 10 RM170923, Sections 1- 4 SO 24298 & Sections 6-9 & 11-14 Block XXIX Town of Queenstown				
Lot Number	Stage	Proposed Status	Area (ha)	Fearon Hay Architects Ltd Reference
2	2	Freehold Land	0.4026	FREEHOLD LAND #05
3	2	Freehold Land	0.2262	FREEHOLD LAND #04
4	2	Freehold Land	0.4340	FREEHOLD LAND #02
5	2	Freehold Land	0.4494	FREEHOLD LAND #03
6	1	Freehold Land	0.3655	FREEHOLD LAND #06
7	1	Freehold Land	0.3330	FREEHOLD LAND #07
8	1	Freehold Land	0.3350	FREEHOLD LAND #08
9*	1 (s1 Option W) 2 (s1 Option E)	To vest in QLDC as Road	0.6500 (s1 Option W) 0.2580 (s1 Option E)	ROAD RESERVE #02 (part), #03, #04 FREEHOLD LAND #09 (part)
10	1	Freehold Land	0.1312	FREEHOLD LAND #09 (part)
11	1A**	Freehold Land	0.1135	FREEHOLD LAND #09 (part)
12	1	Freehold Land	0.5487	FREEHOLD LAND #09 (part),
13	1	To vest in QLDC as Road	0.0407	FREEHOLD LAND #09 (part), #11 (part)
14	1	To vest in QLDC as Road	0.1014	FREEHOLD LAND #09 (part), #11 (part)
15	1	To vest in QLDC as Road	0.1262	FREEHOLD LAND #09 (part), #11 (part), RECREATION RESERVE #02 (part)
16	1	Freehold Land	1.0572	FREEHOLD LAND #12
17	1	Recreation Reserve	0.9670	RECREATION RESERVE #01
18*	2 (s1 Option W) 1 (s1 Option E)	To vest in QLDC as Road	0.2789 (s1 Option W) 0.6709 (s1 Option E)	ROAD RESERVE #02 (part)

* Area and order of Lot 9 and 18 creation is subject to staging options: Stage 1 Option West or Stage 1 Option East, see Stage Notes on Sheet 3.
** Stage 1A option, otherwise Stage 1 or 2, see Stage Notes on Sheet 3.

08/03/2018

Schedule of Existing Parcels – Not included in Subdivision				
Description	Current Status	Area (ha)	Fearon Hay Architects Ltd Reference	Reclassification Required?
Section 1 Block LVI Town of Queenstown	Freehold Land	0.0440	FREEHOLD LAND #01	No
Cemetery Road	Road	(0.4124)	ROAD RESERVE #01	No
Legal Road	Road	(0.0124)	ROAD RESERVE #05	No
Part Block LVI Town of Queenstown	Recreation Reserve	0.8625	CAMPGROUND RECREATION RESERVE #01	No
Section 1 SO 12299	Recreation Reserve	0.2297	CAMPGROUND RECREATION RESERVE #02	No (completed 2016)
Lot 9 RM170923	Recreation Reserve *	0.8240	CAMPGROUND RECREATION RESERVE #03	No (completed 2016)
Lot 1 RM170923	Recreation Reserve *	1.1535	RECREATION RESERVE #02, #03	No
Lot 1 DP 7498	Recreation Reserve	0.5538	CROWN RECREATION RESERVE #01	No
Lot 2 DP 354070	Freehold Land	0.0604	RECREATION RESERVE #02 (part), FREEHOLD LAND #11 (part)	Yes

- Notes:
- These Schedules refer to Proposed Subdivision Plan: **Q6215-32, sheets 3-5**, dated 08/03/2018 (Rev G2).
 - ‘Current Status’ for Recreation Reserve marked (*) is the status after the land exchange subdivision RM170923.
 - Balance land parcels will be created by subdivision stages, being:
 - A balance lot 6 from Lot 6 RM170923 by stage 1A
 - A balance lot 10 from Lot 10 RM170923 by stage 1 Option ‘WEST’
 - A balance lot 101 from Lot 6 RM170923 by stage 1 Option ‘EAST’

Legend - Protected Trees

Proposed subdivision boundaries

Existing & underlying primary parcels (lots/sections)

PT1

Protected Trees (PT#) - ID source is Mitchell Daysh

H= tree height (measured Sep 2017)

Surveyed vegetation detail (by others, 2000 - 2006)

NOTES:

1. All areas and dimensions are subject to final survey and LINZ approval.

2. RM170923 lot references are for a preceding Land Exchange subdivision, Land Transfer plan number to be confirmed.

3. Site topographical detail provided by others (dated 2000-2006)

Revision Notes:

F 09-12-17 Road Designation boundary update, Beca 05/12/2017, Staging added.

G 20-12-17 Right of way added. (no changes affecting sheet 7)

G2 08-03-18 Staging Options added (no changes affecting sheet 7)

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Surveyed by:

Designed by:

Drawn by: Z Braithwaite

Checked by: S Winter

Approved by:

Job No. & Series: Q6215 - 32

Original Size: A3

Scale: 1:1000

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Sheet No: 7

Revision No: G2

Date Created: 08/03/2018

PLOT DATE: 08 March, 2018 - 11:28 AM BY: Steve Winter

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