Proposed Easements (in Gross)			
Purpose	**Parcel Identifier**	**Servient Tenement**	**Grantee**
Right of w ay (pedestrian & cycle)	A	Lot 15 hereon	Queenstow n Lakes District Council
	B	Lot 5 hereon	
Right to drain w ater	C	Lot 5 hereon	
	D	Lot 4 hereon	
	E	Lot 3 hereon	
	F	Lot 2 hereon	
	G	Lot 1 hereon	
	H	Lot 1 hereon	
Right to drain sew age	G	Lot 1 hereon	
	I	Lot 1 hereon	
Right to convey w ater	B	Lot 5 hereon	

Schedule of Existing Easements (in Gross)			
Purpose	**Parcel Identifier**	**Servient Tenement**	**Grantee**
Right to convey w ater	DC T 885723	Part Section 5 Block XXI Shotover SD	Arrow Irrigation Company Limited

LEGEND
- Proposed lot boundary
- Existing parcel boundary
- Easement boundary
- Easement area
- PDP Setbacks
- ODP - Setbacks

General Disclaimer
- This plan and its contents should not be used for any reason other than its intended purpose. This plan and surveyed information 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

Section 22
Block XXI
Shotover Survey District
RT 972030

Part Section 120
Block I
Shotover Survey District
RT OT18B/923 (City Impact Church)
3 & 3A Hansen Road

Hansen Road
(legal road - sealed, 20.12 wide)

Section 125
Block I
Shotover Survey District
RT 972031
14 Hansen Road

Legal road
(unformed, 10.06 wide)

Lot 1
DP 26426
1015m²
RT OT18B/922

Lot 10
1440m²

Lot 9
1310m²

Lot 8
1000m²

Lot 14
11,500m²
Balance RT area

Lot 12
620m²
(To vest as road in QLDC)
(Width Varies)

Lot 13
380m²

Lot 1
530m²

Lot 7
4010m²

Lot 11
4410m²
(To vest as road in QLDC)
(Legal Width 18m)

Lot 2
1790m²

Lot 3
1690m²

Lot 4
2150m²

Lot 5
2170m²
Approx available area (re cemetery wall occupation)

Lot 6
330m²

Lot 15
860m²
Approx available area (re cemetery wall occupation)

Part Section 5
Block XXI
Shotover Survey District
33048m²
RT OT18B/922

Lot 2
DP 355881
RT 227984 (Terrace Junction Properties)
1088-1094 Frankton Road

Lot 1
DP 318736
RT 73370 (BP Oil NZ)
1094 Frankton Road

Crown Land
Block XXI
Shotover Survey District
(Frankton Cemetery)
Designation #160
(Cemetery Reserve)
Protected Feature #47
(walls and gates)

Frankton-Ladies Mile Highway (S.H.6)
(legal highway - sealed, over 20.12)

DC created by T 885723

Surveyed Water Race

Right of way, QLDC (pedestrian, cycle) 3m wide, 2.5m path

4m wall & building line restriction (see ODP)

4m wall setback line

Right of way 5.5m wide, QLDC (pedestrian, cycle), 2.5m path

Occupation line

Underlying boundary/occupation discrepancy up to 3.1m. Old plans indicate boundary is to stone wall (to be resolved upon final survey and LINZ approval)

Underlying boundary discrepancy up to 0.5m (to be resolved upon final survey and LINZ approval)

proposed 6m building restriction line SH6 (see ODP)

5m building line restriction (see ODP)

6m building restriction line (see PDP)

5m building line restriction (see PDP)

Right of way, 6.5m wide, QLDC (pedestrian, cycle), 2.5m path

QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM210491
15 October 2021

Amalgamation Conditions (pursuant to s241 RMA):
Lots 1 & 13 hereon are to be held in the same Record of Title
Lots 14 & 15 heron are to be held in the same Record of Title

Notations:

1. Lots 1 - 5 hereon (formerly Part Section 5 Block XXI Shotover Survey District) & Lot 13 hereon (formerly Part Lot 1 DP 26426) have the follow ing to be retained:
   a. An existing Gazette Notice (416858) declaring State Highw ay No. 6 a limited access road
2. Lots 12 and 13 hereon (formerly Lot 1 DP 26426) is subject to Part IV A Conservation Act 1987
3. Lot 13 hereon (formerly Part Lot 1 DP 26426) has the follow ing to be surrendered:
   a. An existing Fencing Covenant created by T 866485.1
4. Lot 12 hereon (formerly Part Lot 1 DP 26426) has the follow ing to be surrendered:
   a. An existing Gazette Notice (416858) declaring State Highw ay No. 6 a limited acces road
   b. An existing Fencing Covenant created by T 866485.1
5. Lots 6 - 11, 14 and 15 hereon (formerly Part Section 5 Block XXI Shotover Survey District) has the follow ing to be surrendered:
   a. An existing Gazette Notice (416858) declaring State Highw ay No. 6 a limited acces road

Planning Information
QLDC District Plan Zones:
- Operative (ODP) - Low Density Residential & Rural General (s 7.5.5.2 xv; 7.5.5.3 xiii; 7.6.7 xxiii)
- Proposed (PDP) - Local Shopping Centre , Rural & Lower Density Suburban Residential Zones (s 15.2.3.5; 15.4.3.2; 15.5.1.2; 15.5.5; 15.6.2.2)

Underlying Boundaries
There are discrepancies in the underlying boundary dimensions of Pt Sec 5 Block XXI Shotover SD that will be resolved upon final survey and LINZ approval. Refer to details on plan face.

Existing Easements
Easement line 'DC' is poorly defined by diagram, with no dimensions. The line location shown has been traced from the Instrument of Transfer of Easements in Gross for Irrigation Works (Transfer 885723). LINZ have advised that Section 4(8) of the Irrigation Schemes Act 1990 allows for the true position of the water race to be shown on a new Land Transfer Plan as a centreline easement.

General Notes:
- Sheet 3 includes information from site surveys (2003-2004, 2016, 2018) of surface features existing at the time of survey. (Refer to Q5411)
- Levels are in terms of Mean Sea Level (Dunedin Vertical Datum 1958). Source of levels is BM 172A R.L. 356.87.
- Refer to the RT (Title) and title plans for registered easements, covenants and interests.
- If this plan is to be 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.
- All areas and dimensions are subject to survey and council and LINZ approval and may vary upon completion of final survey.

0m 20m 40m 60m
SCALE BAR

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T 03 441 4715
E queenstown@ppgroup.co.nz

Client/Location:
Staff Accommodation at Hansen Road Ltd
Junction Village
1 Hansen Road, Frankton, Wakatipu
(Comprised in RT OT18B/922)

Purpose/Drawing Title:
Plan of Proposed Subdivision
Lots 1 to 15 being a Proposed Subdivision of
Part Section 5 Blk XXI Shotover SD & Lot 1 DP 26426

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Surveyed by:	LR, AH	Original Size:	Scale:	1:1000
Designed by:	Mason & Wales	A3		
Drawn by:	DB/ZB/AWJ/BL/HR			DO NOT SCALE
Checked by:	SW			
Approved by:				
Job Ref: Q6270 - 52		Sheet No: 1	Revision No: G	Date Created: 16/09/2021

PLOT DATE: 16 September, 2021 - 1:18 PM BY: Hr

C:\USERS\HR\APPDATA\LOCAL\TEMP\BRICSCAD\BP_14\Q6270-52 SCP JUNCTION VILLAGE.DWG