



GENERAL DEVELOPMENT NOTES:
VESTING IN EITHER THE LOCAL AUTHORITY OR AN INCORPORATED SOCIETY (OR EQUIVALENT LEGAL BODY)
 Prior to submission for an application for Engineering Review and Acceptance, it will be determined whether roads and local purpose reserves are to vest in either the local authority (Queenstown Lakes District Council), NZ Transport Agency Waka Kotahi, or an incorporated society (or equivalent legal body) with easements for public access over roads.

ESPLANADE RESERVES
 Not applicable.

EXISTING CONSENT NOTICES
 The consent application proposes to **cancel** Consent Notice 5572493.1 as it relates to Lot 8 DP 443832.
 The consent application proposes to **cancel** Consent Notices 6863718.6 and 6929597.12 as they relate to Lot 12 DP 364700.

STAGED SUBDIVISION CONSENT
 This subdivision may be staged. See the relevant condition of consent.

1. All parcel areas and dimensions shown are subject to survey, Council and LINZ approvals and may vary on final survey.
2. Delineations between road lots may be shifted to match completed extents for each stage.
3. Refer to Records of Title for registered interests.
4. Proposed easements are to be determined.
5. Boundaries and easements will follow as-built infrastructure. Easements are to be granted or reserved on deposit of the survey plan and may not necessarily be shown on these plans. Easement widths are to be confirmed.
5. 'Net Area' has the same meaning as defined in the Queenstown Lakes District Council (Proposed) District Plan.
6. Dimensions shown in brackets are the whole distance, part distances may or may not be shown.
7. Any aerial imagery is sourced from QLDC GIS.
8. Boundaries for adjacent parcels are as sourced from the LINZ digital cadastral database (DCDB), LandOnline, August 2024. No warranties are given by Patersons as to adjacent parcel boundary and easement accuracy recorded in the DCDB.
9. All stage boundaries are indicative only and may change.
10. This plan and its content 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
 - The identity, correctness or usability of utility services portrayed, or service connections to utility services.

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.

LEGEND (RELEASE 1)

- application site boundary
- proposed lot boundaries
- adjacent existing parcel boundaries
- indicative future boundaries
- proposed residential lot
- proposed / existing reserve
- proposed Release 1 extents



DRAWING TITLE
RCL HOMESTEAD BAY LIMITED
LOT 8 DP 443832 AND LOT 12 DP 364700
PROPOSED SUBDIVISION PLAN
RELEASE 1

DATUM INFORMATION
 COORDINATE SYSTEM NZGD2000
 MOUNT NICHOLAS CIRCUIT
 DATUM NZVD2016
 ORIGIN OF COORDINATES YZ 5 SO 484152
 ORIGIN OF LEVELS 384.6249m

REV DRAWN DATE NOTE
 STATUS **FOR INFORMATION**

SURVEYED	-	-	PROJECT	Q7557
DESIGNED	MA	10.04.25	DRAWING NO	017
DRAWN	MA	21.10.25	SHEET	000
REVIEWED	BC	22.10.25	REVISION	0
APPROVED	-	-	SCALE (A3)	1:7500

© Paterson Pitts Limited Partnership

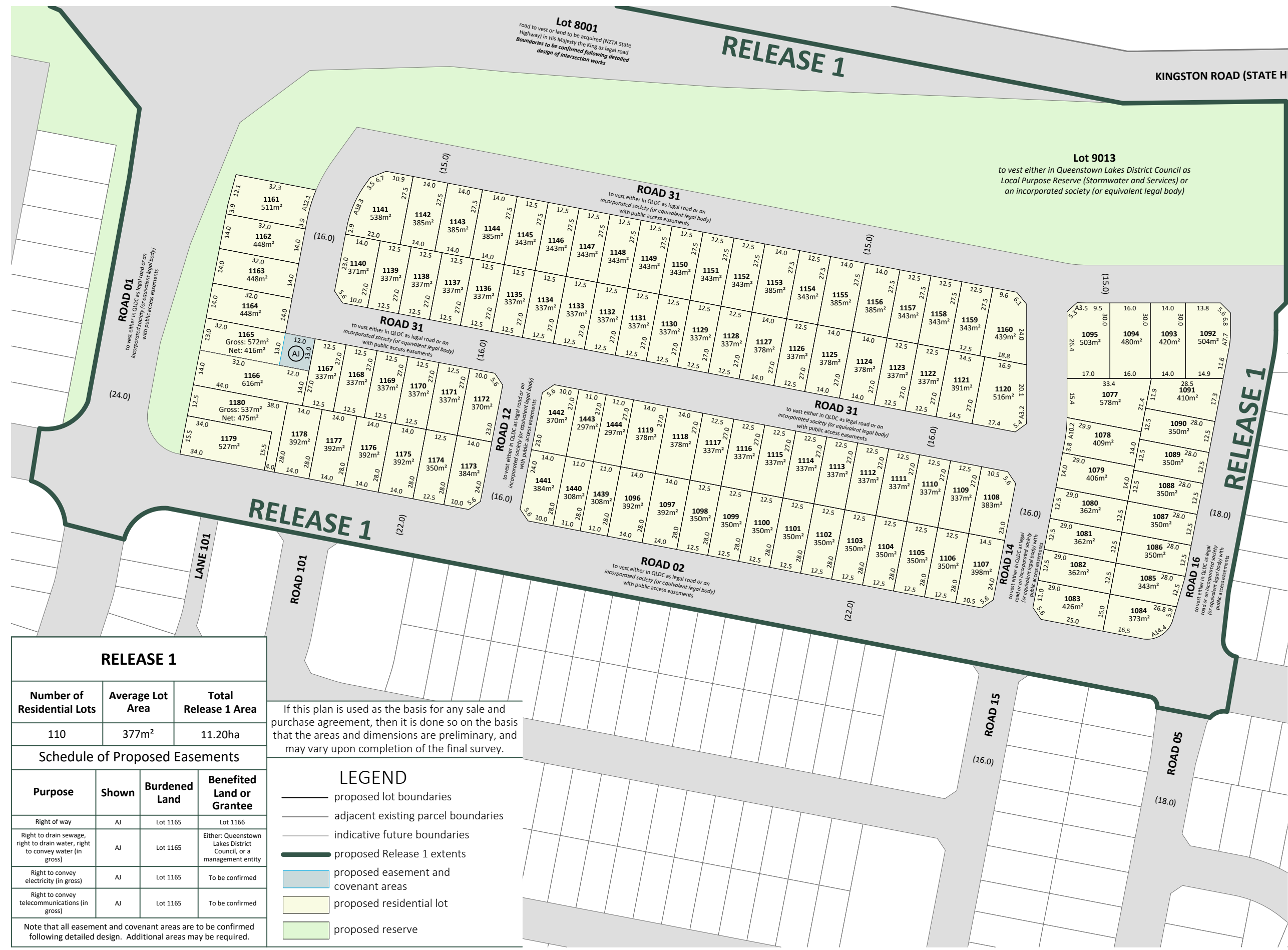


RELEASE 1

KINGSTON ROAD (STATE HIGHWAY 6)

Lot 8001
road to vest or land to be acquired (NZTA State Highway) in His Majesty the King as legal road boundaries to be confirmed following detailed design of intersection works

Lot 9013
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)



GENERAL DEVELOPMENT NOTES:
VESTING IN EITHER THE LOCAL AUTHORITY OR AN INCORPORATED SOCIETY (OR EQUIVALENT LEGAL BODY)
Prior to submission for an application for Engineering Review and Acceptance, it will be determined whether roads and local purpose reserves are to vest in either the local authority (Queenstown Lakes District Council), NZ Transport Agency Waka Kotahi, or an incorporated society (or equivalent legal body) with easements for public access over roads.

ESPLANADE RESERVES
Not applicable.

EXISTING CONSENT NOTICES
The consent application proposes to **cancel** Consent Notice 5572493.1 as it relates to Lot 8 DP 443832.
The consent application proposes to **cancel** Consent Notices 6863718.6 and 6929597.12 as they relate to Lot 12 DP 364700.

STAGED SUBDIVISION CONSENT
This subdivision may be staged. See the relevant condition of consent.

- All parcel areas and dimensions shown are subject to survey, Council and LINZ approvals and may vary on final survey.
- Delineations between road lots may be shifted to match completed extents for each stage.
- Refer to Records of Title for 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 and may not necessarily be shown on these plans. Easement widths are to be confirmed.
- 'Net Area' has the same meaning as defined in the Queenstown Lakes District Council (Proposed) District Plan.
- Dimensions shown in brackets are the whole distance, part distances may or may not be shown.
- Any aerial imagery is sourced from QLDC GIS.
- Boundaries for adjacent parcels are as sourced from the LINZ digital cadastral database (DCDB), LandOnline, August 2024. No warranties are given by Patersons as to adjacent parcel boundary and easement accuracy recorded in the DCDB.
- All stage boundaries are indicative only and may change.
- This plan and its content 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
 - The identity, correctness or usability of utility services portrayed, or service connections to utility services.

RELEASE 1		
Number of Residential Lots	Average Lot Area	Total Release 1 Area
110	377m ²	11.20ha
Schedule of Proposed Easements		
Purpose	Shown	Benefited Land or Grantee
Right of way	AJ	Lot 1165
Right to drain sewage, right to drain water, right to convey water (in gross)	AJ	Lot 1165
Right to convey electricity (in gross)	AJ	Lot 1165
Right to convey telecommunications (in gross)	AJ	Lot 1165

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.

LEGEND

- proposed lot boundaries
- adjacent existing parcel boundaries
- indicative future boundaries
- proposed Release 1 extents
- proposed easement and covenant areas
- proposed residential lot
- proposed reserve



DRAWING TITLE
RCL HOMESTEAD BAY LIMITED
LOT 8 DP 443832 AND LOT 12 DP 364700
PROPOSED SUBDIVISION PLAN
RELEASE 1

DATUM INFORMATION
COORDINATE SYSTEM NZGD2000
MOUNT NICHOLAS CIRCUIT
DATUM NZVD2016
ORIGIN OF COORDINATES YZ 5 SO 484152
ORIGIN OF LEVELS 384.6249m

REV DRAWN DATE NOTE
STATUS **FOR INFORMATION**

SURVEYED - - PROJECT **Q7557**
DESIGNED MA 10.04.25 DRAWING NO **017**
DRAWN MA 21.10.25 SHEET **001**
REVIEWED BC 22.10.25 REVISION **0**
APPROVED - - SCALE (A3) **1:1500**
© Paterson Pitts Limited Partnership