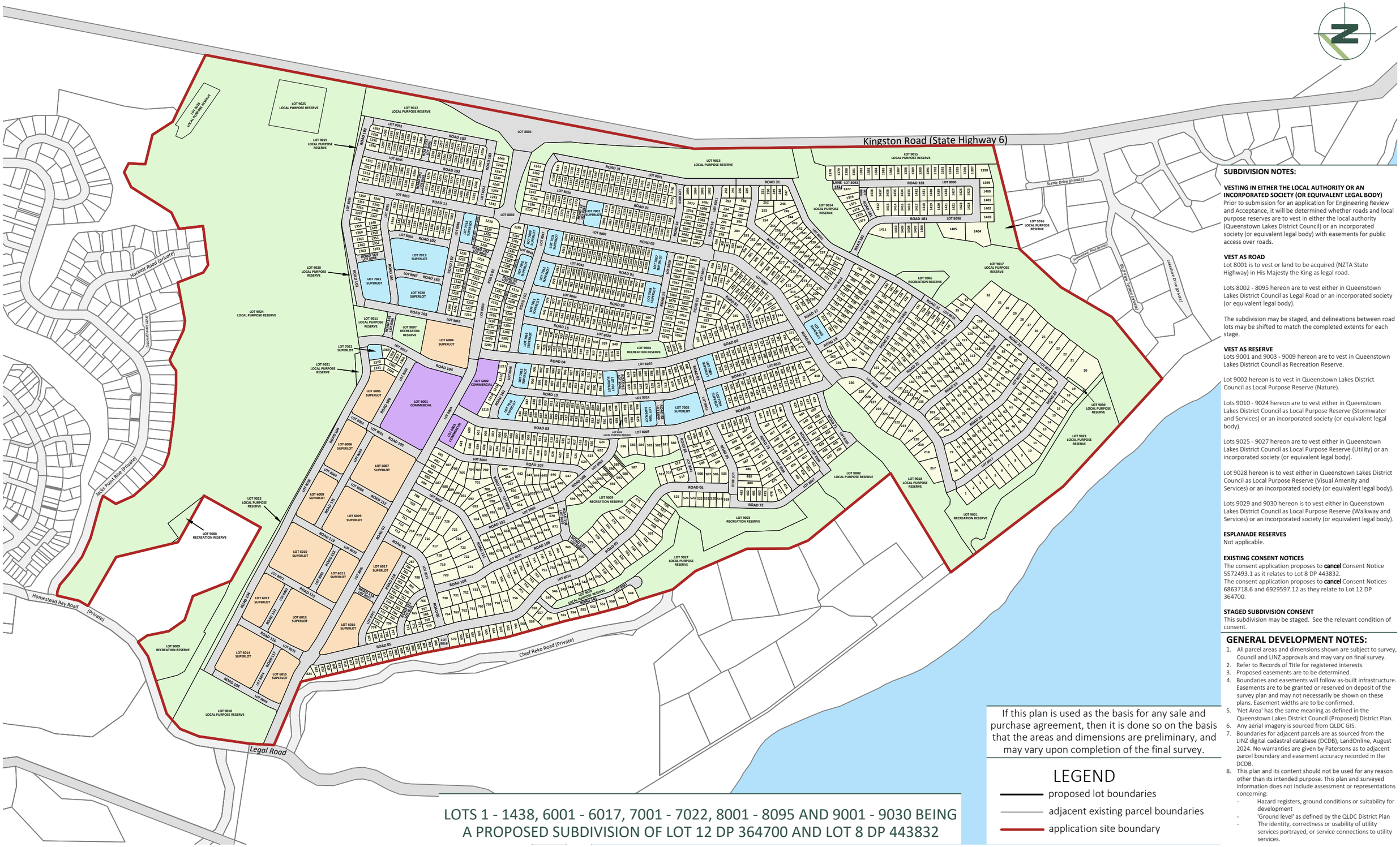
Kingston Road (State Highway 6)
Hackett Road (private)
Jacks Point Rise (Private)
Homestead Bay Road (Private)
Chief Reko Road (Private)
Legal Road
Scenic Drive (private)
Lakefront Drive (private)
Lakefront Drive (private)
LOT 9025 LOCAL PURPOSE RESERVE
LOT 9026 LOCAL PURPOSE RESERVE
LOT 9012 LOCAL PURPOSE RESERVE
LOT 9019 LOCAL PURPOSE RESERVE
LOT 8001
LOT 9013 LOCAL PURPOSE RESERVE
LOT 9015 LOCAL PURPOSE RESERVE
LOT 9014 LOCAL PURPOSE RESERVE
LOT 9016 LOCAL PURPOSE RESERVE
LOT 9017 LOCAL PURPOSE RESERVE
LOT 9020 LOCAL PURPOSE RESERVE
LOT 9024 LOCAL PURPOSE RESERVE
LOT 9011 LOCAL PURPOSE RESERVE
LOT 9007 RECREATION RESERVE
LOT 9006 RECREATION RESERVE
LOT 9021 LOCAL PURPOSE RESERVE
LOT 9022 LOCAL PURPOSE RESERVE
LOT 9008 RECREATION RESERVE
LOT 9009 RECREATION RESERVE
LOT 9010 LOCAL PURPOSE RESERVE
LOT 9004 RECREATION RESERVE
LOT 9005 RECREATION RESERVE
LOT 9003 RECREATION RESERVE
LOT 9001 RECREATION RESERVE
LOT 9002 LOCAL PURPOSE RESERVE
LOT 9018 LOCAL PURPOSE RESERVE
LOT 9030 LOCAL PURPOSE RESERVE
LOT 9033 LOCAL PURPOSE RESERVE
LOT 9027 LOCAL PURPOSE RESERVE
LOT 6001 COMMERCIAL
LOT 6002 COMMERCIAL
LOT 6003 COMMERCIAL
LOT 6004 SUPERLOT
LOT 6005 SUPERLOT
LOT 6006 SUPERLOT
LOT 6007 SUPERLOT
LOT 6008 SUPERLOT
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LOT 6010 SUPERLOT
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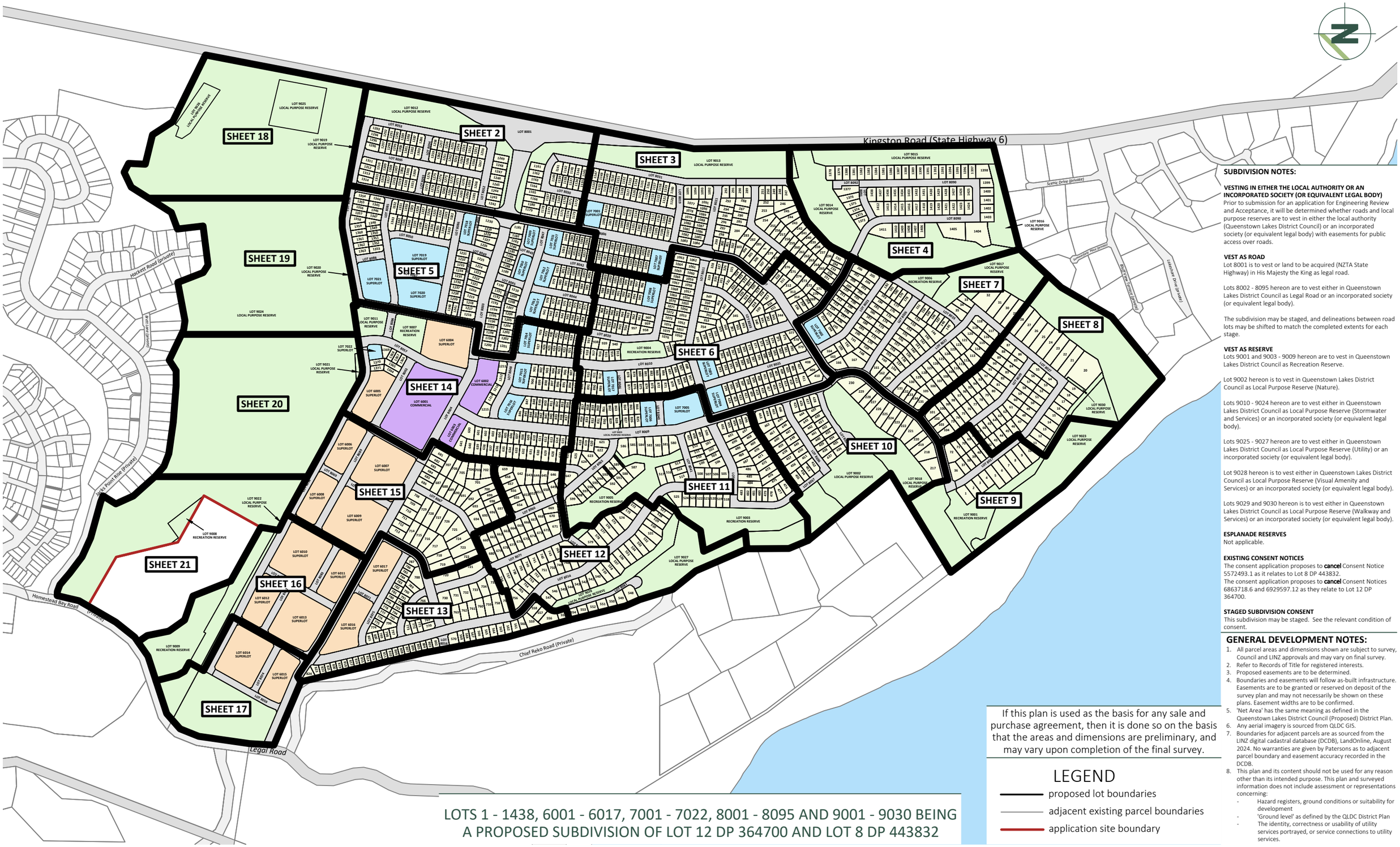

SUBDIVISION NOTES:

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) or an incorporated society (or equivalent legal body) with easements for public access over roads.

VEST AS ROAD
Lot 8001 is to vest or land to be acquired (NZTA State Highway) in His Majesty the King as legal road.

Lots 8002 - 8095 hereon are to vest either in Queenstown Lakes District Council as Legal Road or an incorporated society (or equivalent legal body).

The subdivision may be staged, and delineations between road lots may be shifted to match the completed extents for each stage.

VEST AS RESERVE
Lots 9001 and 9003 - 9009 hereon are to vest in Queenstown Lakes District Council as Recreation Reserve.

Lot 9002 hereon is to vest in Queenstown Lakes District Council as Local Purpose Reserve (Nature).

Lots 9010 - 9024 hereon are to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body).

Lots 9025 - 9027 hereon are to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Utility) or an incorporated society (or equivalent legal body).

Lot 9028 hereon is to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Visual Amenity and Services) or an incorporated society (or equivalent legal body).

Lots 9029 and 9030 hereon is to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Walkway and Services) or an incorporated society (or equivalent legal body).

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.

GENERAL DEVELOPMENT NOTES:

1. All parcel areas and dimensions shown are subject to survey, Council and LINZ approvals and may vary on final survey.
2. Refer to Records of Title for registered interests.
3. Proposed easements are to be determined.
4. 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. Any aerial imagery is sourced from QLDC GIS.
7. 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.
8. 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

- proposed lot boundaries
- adjacent existing parcel boundaries
- application site boundary

LOTS 1 - 1438, 6001 - 6017, 7001 - 7022, 8001 - 8095 AND 9001 - 9030 BEING A PROPOSED SUBDIVISION OF LOT 12 DP 364700 AND LOT 8 DP 443832

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DRAWING TITLE

RCL HOMESTEAD BAY LIMITED
LOT 8 DP 443832 AND LOT 12 DP 364700
PROPOSED SUBDIVISION PLAN

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
0	MA	10.04.25	Original issue
1	MA	14.11.25	Update Lots 410, 1398 - 1404, 9002, 9016
			Add building restrictions to Lots 20 - 35

STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	MA	10.04.25
DRAWN	MA	14.11.25
REVIEWED	BC	14.11.25
APPROVED	-	-

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PROJECT	**Q7557**
DRAWING NO	**001**
SHEET	**001**
REVISION	**1**
SCALE (A3)	**1:7500**

Part Lot 1
DP 26261
RT OT18D/1023

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.

Refer to sheet 000 for plan notes

LEGEND

- proposed lot boundaries
- adjacent existing parcel boundaries
- application site boundary
- new or existing easements and covenants

Schedule of Proposed Easements

Purpose	Shown	Burdened Land	Benefited Land or Grantee
Right of way, right to drain sewage and water, right to convey water, electricity and telecommunications	AI	Lot 1179	Lot 1180
Right of way	AJ	Lot 1165	Lot 1166
Right to drain sewage, right to drain water, right to convey water	AJ	Lot 1165	Either: Queenstown Lakes District Council, or a management entity
Right to convey electricity	AJ	Lot 1165	Lakeland Network Limited
Right to convey telecommunications	AJ	Lot 1165	Chorus New Zealand Limited

Note that all easement and covenant areas are to be confirmed following detailed design. Additional areas may be required.

Lot 9019
489m²
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9012
1.80ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Kingston Road (State Highway 6)

Lot 8001 (1.74ha, width varies)
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
3.12ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

RT 262752
RT 555575

ROAD 103 · ROAD 192 · ROAD 11 · ROAD 161 · ROAD 102 · ROAD 162 · LANE 103 · ROAD 01 · ROAD 31 · ROAD 02 · ROAD 91 · ROAD 101 · ROAD 13

Lot 8054 (0.72ha, 17m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8053 (0.37ha, 15m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8094 (926m², 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

ROAD 191

Lot 8095 (0.42ha, 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8093 (928m², 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8052 (0.27ha, 18m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8002 (0.56ha ⩾ 24m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8017 (0.64ha, 21m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8056 (458m², 7m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8055 (0.38ha, 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8050 (0.22ha, 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8086 (0.41ha, 18m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8049 (0.12ha, 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8030 (0.58ha, 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8031 (0.59ha, 15m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8018 (912m², 15m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8006 (0.97ha, 22m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8047 (0.30ha, 18m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8043 (0.13ha) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8054 (0.72ha, 17m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

7018 1771m² · 7009 1306m² · 7011 1841m² · 7001 1964m²

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DRAWING TITLE

RCL HOMESTEAD BAY LIMITED
LOT 8 DP 443832 AND LOT 12 DP 364700
PROPOSED SUBDIVISION PLAN

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
0	MA	10.04.25	Original issue
1	MA	14.11.25	Update Lots 410, 1398 - 1404, 9002, 9016
			Add building restrictions to Lots 20 - 35

STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	MA	10.04.25
DRAWN	MA	14.11.25
REVIEWED	BC	14.11.25
APPROVED	-	-

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PROJECT	**Q7557**
DRAWING NO	**001**
SHEET	**002**
REVISION	**1**
SCALE (A3)	**1:1500**

Part Lot 1
DP 26261
RT OT18D/1023

Kingston Road (State Highway 6)

Lot 9013
3.12ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 8031 (0.59ha, 15m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8030 (0.58ha, 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8006 (0.97ha, 22m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8042 (0.43ha, 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8020 (0.76ha, 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8019 (0.21ha, 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8021 (0.24ha, 18m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8011 (0.36ha, 18m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8007 (0.88ha, 22m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8034 (0.49ha, 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8032 (0.77ha, 15m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8022 (0.31ha, 20m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8092 (817m², 12m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 9014
1.55ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

ROAD 31 · ROAD 12 · ROAD 02 · ROAD 91 · ROAD 14 · ROAD 16 · ROAD 15 · ROAD 05 · ROAD 17 · ROAD 41 · LANE 181

LEGEND

- proposed lot boundaries
- adjacent existing parcel boundaries
- application site boundary
- new or existing easements and covenants

Refer to sheet 000 for plan notes

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.

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DRAWING TITLE

RCL HOMESTEAD BAY LIMITED
LOT 8 DP 443832 AND LOT 12 DP 364700
PROPOSED SUBDIVISION PLAN

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
0	MA	10.04.25	Original issue
1	MA	14.11.25	Update Lots 410, 1398 - 1404, 9002, 9016
			Add building restrictions to Lots 20 - 35

STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	MA	10.04.25
DRAWN	MA	14.11.25
REVIEWED	BC	14.11.25
APPROVED	-	-

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PROJECT	Q7557
DRAWING NO	001
SHEET	003
REVISION	1
SCALE (A3)	1:1500

Part Lot 1
DP 26261
RT OT18D/1023

LEGEND

- proposed lot boundaries
- adjacent existing parcel boundaries
- application site boundary
- new or existing easements and covenants

Refer to sheet 000 for plan notes

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.

Kingston Road (State Highway 6)

Lot 9015
1.60ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9014
1.55ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9016
0.64ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9017
6.71ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9006
0.38ha
to vest in Queenstown Lakes District Council as Recreation Reserve

Lot 8090 (1.02ha, 16m wide) to vest either in QLDC as legal road *or an incorporated society (or equivalent legal body)* with public access easements

Lot 8091 (0.12ha, 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8092 (817m², 12m wide) to vest either in QLDC as legal road *or an incorporated society (or equivalent legal body)* with public access easements

Lot 8032 (0.77ha, 15m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8034 (0.49ha, 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8022 (0.33ha, 20m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

ROAD 181 (16.0)
ROAD 31 (15.0)
ROAD 41 (20.0)
ROAD 17 (15.0)
LANE 181

Lot 4 DP 27520 RT OT19A/977
Scenic Drive (private)
Lot 5 DP 27520 RT OT19A/978
Lot 6 DP 27520 RT OT19A/979
Lot 11 DP 27520 RT OT19A/984
Lot 12 DP 27520 RT OT19A/985

patersons. Land Professionals	DRAWING TITLE	DATUM INFORMATION		REV	DRAWN	DATE	NOTE
	RCL HOMESTEAD BAY LIMITED	COORDINATE SYSTEM	NZGD2000	0	MA	10.04.25	Original issue
	LOT 8 DP 443832 AND LOT 12 DP 364700		MOUNT NICHOLAS CIRCUIT	1	MA	14.11.25	Update Lots 410, 1398 - 1404, 9002, 9016
	PROPOSED SUBDIVISION PLAN	DATUM	NZVD2016				Add building restrictions to Lots 20 - 35
		ORIGIN OF COORDINATES	YZ 5 SO 484152				
		ORIGIN OF LEVELS	384.6249m	STATUS		**FOR CONSENT**	

SURVEYED	-	-	
DESIGNED	MA	10.04.25	
DRAWN	MA	14.11.25	
REVIEWED	BC	14.11.25	
APPROVED	-	-	

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PROJECT	**Q7557**
DRAWING NO	**001**
SHEET	**004**
REVISION	**1**
SCALE (A3)	**1:1500**

Schedule of Proposed Easements

Purpose	Shown	Burdened Land	Benefited Land or Grantee
Right of way, right to drain sewage and water, right to convey water, electricity and telecommunications	AI	Lot 1179	Lot 1180
Right of way	AJ	Lot 1165	Lot 1166
Right to drain sewage, right to drain water, right to convey water	AJ	Lot 1165	Either: Queenstown Lakes District Council, or a management entity
Right to convey electricity	AJ	Lot 1165	Lakeland Network Limited
Right to convey telecommunications	AJ	Lot 1165	Chorus New Zealand Limited

Note that all easement and covenant areas are to be confirmed following detailed design. Additional areas may be required.

LEGEND

- proposed lot boundaries
- adjacent existing parcel boundaries
- application site boundary
- new or existing easements and covenants

Refer to sheet 000 for plan notes

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.

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DRAWING TITLE

RCL HOMESTEAD BAY LIMITED

LOT 8 DP 443832 AND LOT 12 DP 364700

PROPOSED SUBDIVISION PLAN

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
0	MA	10.04.25	Original issue
1	MA	14.11.25	Update Lots 410, 1398 - 1404, 9002, 9016
			Add building restrictions to Lots 20 - 35

STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	MA	10.04.25
DRAWN	MA	14.11.25
REVIEWED	BC	14.11.25
APPROVED	-	-

© Paterson Pitts Limited Partnership

PROJECT	Q7557
DRAWING NO	001
SHEET	005
REVISION	1
SCALE (A3)	1:1500

LEGEND

- proposed lot boundaries
- adjacent existing parcel boundaries
- application site boundary
- new or existing easements and covenants

Refer to sheet 000 for plan notes

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.

Lot 8042 (0.43ha, 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8020 (0.76ha, 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8044 (0.44ha, 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8020 (0.76ha, 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8011 (0.36ha, 18m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8007 (0.88ha, 22m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8034 (0.49ha, 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8022 (0.35ha, 20m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8039 (0.24ha, 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8025 (0.38ha, 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8012 (0.23ha, 18m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8046 (896m², 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8024 (0.66ha, 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8040 (911m², 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8010 (1.44ha, 21m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8009 (1.83ha, 22m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8022 (0.39ha, 20m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 9004
0.36ha
to vest in Queenstown Lakes District Council as Recreation Reserve

Schedule of Proposed Easements

Purpose	Shown	Burdened Land	Grantee
Right to drain sewage and water	GH	Lot 9004	Either: Queenstown Lakes District Council, or a management entity

Note that all easement and covenant areas are to be confirmed following detailed design. Additional areas may be required.

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DRAWING TITLE

RCL HOMESTEAD BAY LIMITED

LOT 8 DP 443832 AND LOT 12 DP 364700

PROPOSED SUBDIVISION PLAN

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
0	MA	10.04.25	Original issue
1	MA	14.11.25	Update Lots 410, 1398 - 1404, 9002, 9016
			Add building restrictions to Lots 20 - 35

STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	MA	10.04.25
DRAWN	MA	14.11.25
REVIEWED	BC	14.11.25
APPROVED	-	-

© Paterson Pitts Limited Partnership

PROJECT	**Q7557**
DRAWING NO	**001**
SHEET	**006**
REVISION	**1**
SCALE (A3)	**1:1500**

patersons. Land Professionals

rcl group

DRAWING TITLE

RCL HOMESTEAD BAY LIMITED

LOT 8 DP 443832 AND LOT 12 DP 364700

PROPOSED SUBDIVISION PLAN

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
0	MA	10.04.25	Original issue
1	MA	14.11.25	Update Lots 410, 1398 - 1404, 9002, 9016
			Add building restrictions to Lots 20 - 35

STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	MA	10.04.25
DRAWN	MA	14.11.25
REVIEWED	BC	14.11.25
APPROVED	-	-

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PROJECT	**Q7557**
DRAWING NO	**001**
SHEET	**007**
REVISION	**1**
SCALE (A3)	**1:1500**

LEGEND

- proposed lot boundaries
- adjacent existing parcel boundaries
- application site boundary
- new or existing easements and covenants

Refer to sheet 000 for plan notes

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.

Areas CG - CV on Lots 20 - 35 shall be subject to land covenants (Consent Notice - Building Restriction Area)

Note that all easement and covenant areas are to be confirmed following detailed design. Additional areas may be required.

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DRAWING TITLE

RCL HOMESTEAD BAY LIMITED

LOT 8 DP 443832 AND LOT 12 DP 364700

PROPOSED SUBDIVISION PLAN

DATUM INFORMATION	
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	MOUNT NICHOLAS CIRCUIT
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			Add building restrictions to Lots 20 - 35

STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	MA	10.04.25
DRAWN	MA	14.11.25
REVIEWED	BC	14.11.25
APPROVED	-	-

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PROJECT	**Q7557**
DRAWING NO	**001**
SHEET	**008**
REVISION	**1**
SCALE (A3)	**1:1500**

Refer to sheet 000 for plan notes

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LEGEND

- proposed lot boundaries
- adjacent existing parcel boundaries
- application site boundary
- new or existing easements and covenants

Schedule of Proposed Easements

Purpose	Shown	Burdened Land	Grantee
Right to drain water	GG	Lot 9001	Either: Queenstown Lakes District Council, or a management entity
Right to drain sewage	GI		

Note that all easement and covenant areas are to be confirmed following detailed design. Additional areas may be required.

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DRAWING TITLE

RCL HOMESTEAD BAY LIMITED

LOT 8 DP 443832 AND LOT 12 DP 364700

PROPOSED SUBDIVISION PLAN

DATUM INFORMATION	
COORDINATE SYSTEM	NZGD2000
	MOUNT NICHOLAS CIRCUIT
DATUM	NZVD2016
ORIGIN OF COORDINATES	YZ 5 SO 484152
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REV	DRAWN	DATE	NOTE
0	MA	10.04.25	Original issue
1	MA	14.11.25	Update Lots 410, 1398 - 1404, 9002, 9016
			Add building restrictions to Lots 20 - 35

STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	MA	10.04.25
DRAWN	MA	14.11.25
REVIEWED	BC	14.11.25
APPROVED	-	-

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PROJECT	Q7557
DRAWING NO	001
SHEET	009
REVISION	1
SCALE (A3)	1:1500

Refer to sheet 000 for plan notes

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LEGEND

- proposed lot boundaries
- adjacent existing parcel boundaries
- application site boundary
- new or existing easements and covenants

Schedule of Proposed Easements

Purpose	Shown	Burdened Land	Grantee
Right to drain sewage Right to drain water	GJ	Lot 9002	Either: Queenstown Lakes District Council, or a management entity

Area CA on Lot 518 shall be subject to an existing land covenant (EI 10441473.5)

Note that all easement and covenant areas are to be confirmed following detailed design. Additional areas may be required.

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DRAWING TITLE

RCL HOMESTEAD BAY LIMITED

LOT 8 DP 443832 AND LOT 12 DP 364700

PROPOSED SUBDIVISION PLAN

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
0	MA	10.04.25	Original issue
1	MA	14.11.25	Update Lots 410, 1398 - 1404, 9002, 9016
			Add building restrictions to Lots 20 - 35

STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	MA	10.04.25
DRAWN	MA	14.11.25
REVIEWED	BC	14.11.25
APPROVED	-	-

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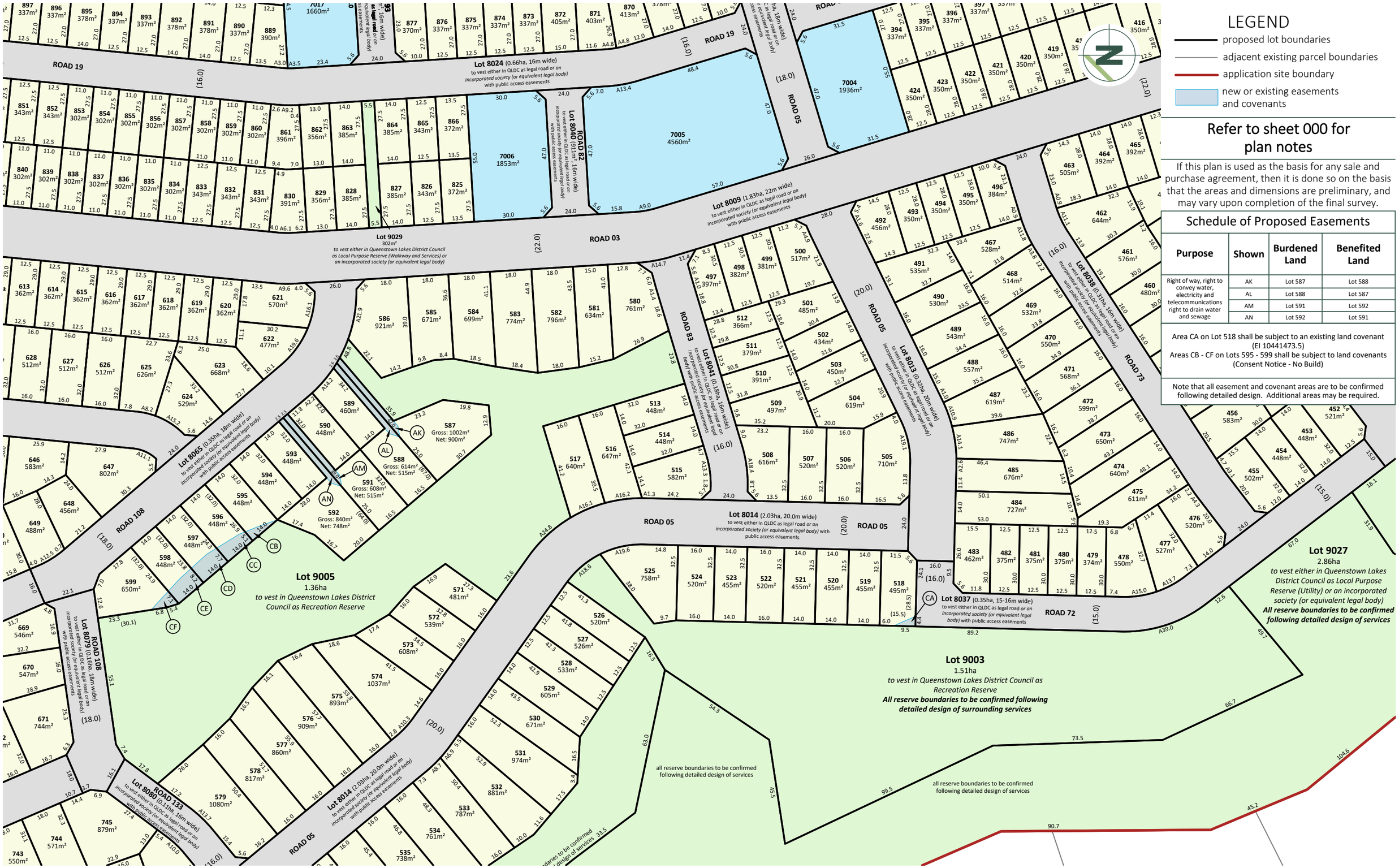
PROJECT	Q7557
DRAWING NO	001
SHEET	010
REVISION	1
SCALE (A3)	1:1500



LEGEND

- proposed lot boundaries
- adjacent existing parcel boundaries
- application site boundary
- new or existing easements and covenants

Refer to sheet 000 for plan notes

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.

Schedule of Proposed Easements

Purpose	Shown	Burdened Land	Benefited Land
Right of way, right to convey water, electricity and telecommunications right to drain water and sewage	AK	Lot 587	Lot 588
	AL	Lot 588	Lot 587
	AM	Lot 591	Lot 592
	AN	Lot 592	Lot 591

Area CA on Lot 518 shall be subject to an existing land covenant (EI 10441473.5)
Areas CB - CF on Lots 595 - 599 shall be subject to land covenants (Consent Notice - No Build)

Note that all easement and covenant areas are to be confirmed following detailed design. Additional areas may be required.

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DRAWING TITLE

RCL HOMESTEAD BAY LIMITED
LOT 8 DP 443832 AND LOT 12 DP 364700
PROPOSED SUBDIVISION PLAN

DATUM INFORMATION	
COORDINATE SYSTEM	NZGD2000
	MOUNT NICHOLAS CIRCUIT
DATUM	NZVD2016
ORIGIN OF COORDINATES	YZ 5 SO 484152
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STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	MA	10.04.25
DRAWN	MA	14.11.25
REVIEWED	BC	14.11.25
APPROVED	-	-

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PROJECT	Q7557
DRAWING NO	001
SHEET	011
REVISION	1
SCALE (A3)	1:1500

Schedule of Proposed Easements

Purpose	Shown	Burdened Land	Benefited Land or Grantee
Right to drain water Right to drain sewage	FA	Lot 537	Either Queenstown Lakes District Council, or a management entity
	FB	Lot 538	
	FC	Lot 539	
	FD	Lot 540	
	FE	Lot 541	
	FF	Lot 542	
	FG	Lot 543	
	FH	Lot 544	
	FI	Lot 545	
	FJ	Lot 546	
	FK	Lot 547	
Right to drain water	FL	Lot 548	
Right to drain water Right to drain sewage	FM	Lot 549	
	FN	Lot 550	
	FO	Lot 551	
	FP	Lot 552	
	FQ	Lot 553	
	FR	Lot 554	
	FS	Lot 555	
	FT	Lot 556	
Right of way, right to convey water, electricity and telecommunications right to drain water and sewage	AK	Lot 587	Lot 588
	AL	Lot 588	Lot 587
	AM	Lot 591	Lot 592
	AN	Lot 592	Lot 591

Areas CB - CF on Lots 595 - 599 shall be subject to land covenants (Consent Notice - No Build)

Note that all easement and covenant areas are to be confirmed following detailed design. Additional areas may be required.

Refer to sheet 000 for plan notes

LEGEND

- proposed lot boundaries
- adjacent existing parcel boundaries
- application site boundary
- new or existing easements and covenants

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DRAWING TITLE

RCL HOMESTEAD BAY LIMITED

LOT 8 DP 443832 AND LOT 12 DP 364700

PROPOSED SUBDIVISION PLAN

DATUM INFORMATION	
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DATUM	NZVD2016
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APPROVED	-	-

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PROJECT	Q7557
DRAWING NO	001
SHEET	012
REVISION	1
SCALE (A3)	1:1500

Refer to sheet 000 for plan notes

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LEGEND

- proposed lot boundaries
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Schedule of Proposed Easements

Purpose	Shown	Burdened Land	Grantee
Right to drain water Right to drain sewage	FT	Lot 556	Either Queenstown Lakes District Council, or a management entity
	FU	Lot 559	
	FV	Lot 560	
	FW	Lot 561	
	FX	Lot 562	
	FY	Lot 563	
	FZ	Lot 564	
	GA	Lot 565	
	GB	Lot 566	
	GC	Lot 567	
	GD	Lot 568	
	GE	Lot 569	
	GF	Lot 570	

Note that all easement and covenant areas are to be confirmed following detailed design. Additional areas may be required.

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DRAWING TITLE

RCL HOMESTEAD BAY LIMITED

LOT 8 DP 443832 AND LOT 12 DP 364700

PROPOSED SUBDIVISION PLAN

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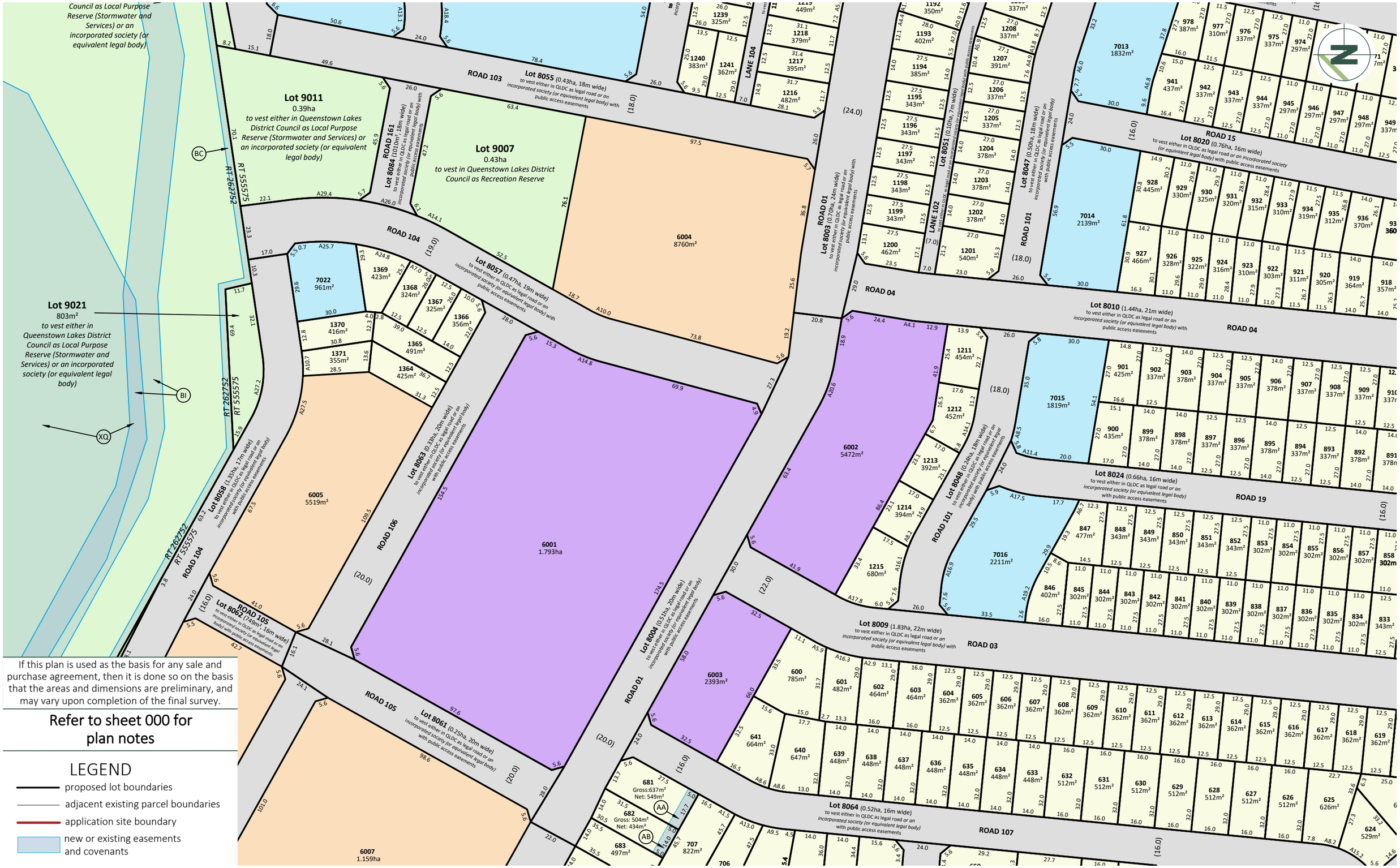
APPROVED	-	-

© Paterson Pitts Limited Partnership

PROJECT	Q7557
DRAWING NO	001
SHEET	013
REVISION	1
SCALE (A3)	1:1500



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APPROVED	-	-

© Paterson Pitts Limited Partnership

PROJECT	Q7557
DRAWING NO	001
SHEET	014
REVISION	1
SCALE (A3)	1:1500

Schedule of Proposed Easements

Purpose	Shown	Burdened Land	Benefited Land
Right of way	AA	Lot 681	Lots 682 and 683
	AB	Lot 682	Lot 683
	AC	Lot 685	Lot 684
	AD	Lot 686	Lots 684 and 685
	AE	Lot 708	Lots 709 and 710
	AF	Lot 709	Lot 710
	AG	Lot 712	Lot 711
	AH	Lot 713	Lots 711 and 712

Note that all easement and covenant areas are to be confirmed following detailed design. Additional areas may be required.

LEGEND

- proposed lot boundaries
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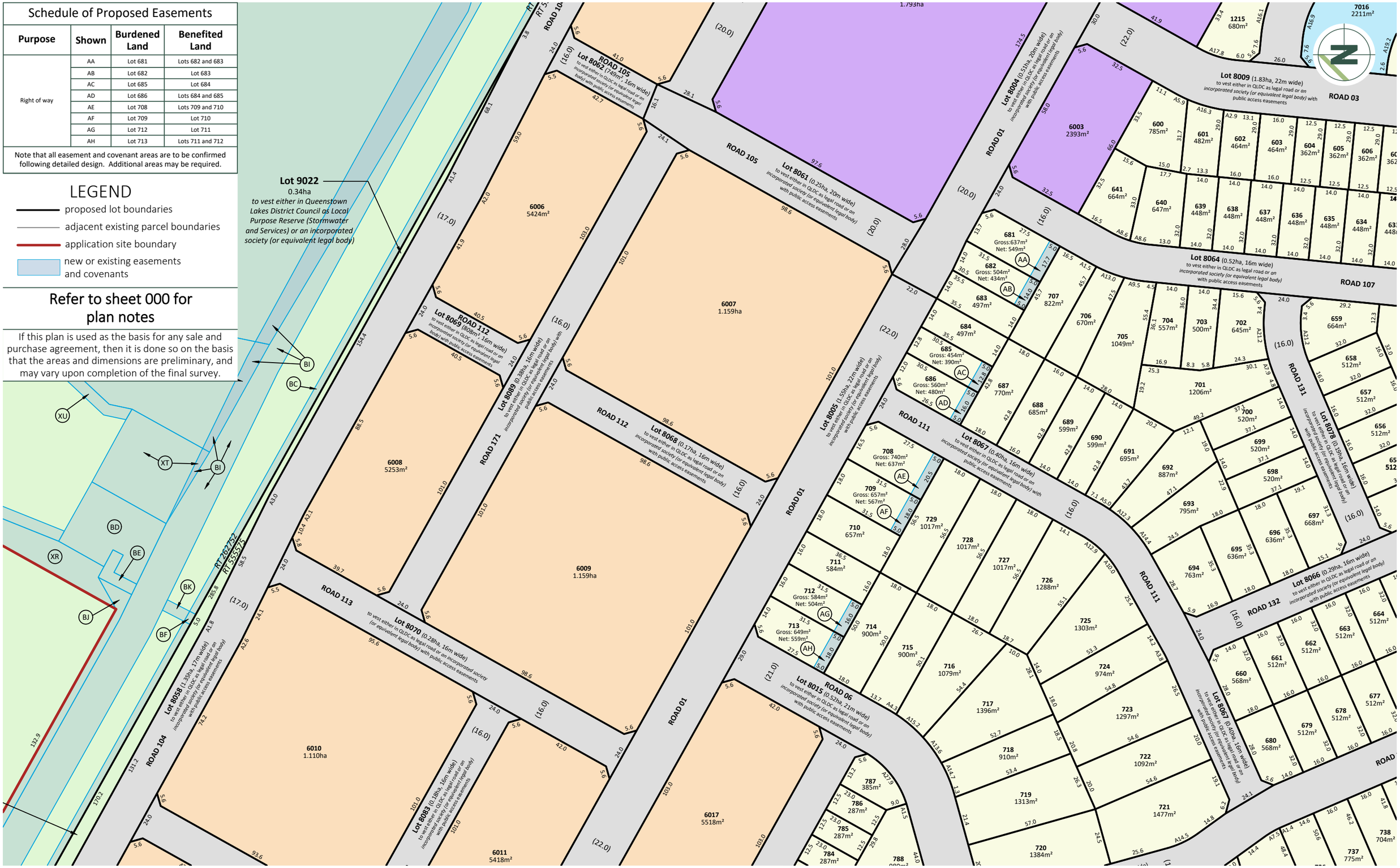

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rcl group

DRAWING TITLE

RCL HOMESTEAD BAY LIMITED

LOT 8 DP 443832 AND LOT 12 DP 364700

PROPOSED SUBDIVISION PLAN

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APPROVED	-	-

© Paterson Pitts Limited Partnership

PROJECT	Q7557
DRAWING NO	001
SHEET	015
REVISION	1
SCALE (A3)	1:1500

LEGEND

- proposed lot boundaries
- adjacent existing parcel boundaries
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Lot 9008
0.21ha
to vest in Queenstown Lakes District Council as Recreation Reserve

Lot 9022
0.34ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9009
1.57ha
to vest in Queenstown Lakes District Council as Recreation Reserve

Lot 13
DP 364700
RT 262753
Recreation Reserve - Jack Tewa Park
(Queenstown Lakes District Council)

Homestead Bay Road (private)

Lot 101 DP 409612 RT 435178

Lot 15
DP 598372
RT 1160583

Lot 9024

RT 262752
RT 555575

ROAD 104
ROAD 116
ROAD 117
ROAD 151
ROAD 152
ROAD 115
ROAD 113
ROAD 01
ROAD 114
ROAD 118
ROAD 05

Lot 8058 (1.35Ha, 17m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8074 (0.18Ha, 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8073 (0.26ha, 16m+ wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8082 (0.18Ha, 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8072 (0.27ha, 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8083 (0.18Ha, 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8070 (0.28ha, 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8071 (832m², 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8075 (0.36Ha, 16m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8005 (1.55Ha, 22m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8014 (2.03ha, 20.0m wide) to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

6009 1.159ha
6010 1.110ha
6011 5418m²
6012 5491m²
6013 1.078ha
6014 9985m²
6015 5479m²
6016 7168m²
6017 5518m²

Lot 102
DP 517771
RT 810020

Lot 101

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DRAWING TITLE

RCL HOMESTEAD BAY LIMITED
LOT 8 DP 443832 AND LOT 12 DP 364700
PROPOSED SUBDIVISION PLAN

DATUM INFORMATION	
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	MOUNT NICHOLAS CIRCUIT
DATUM	NZVD2016
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STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	MA	10.04.25
DRAWN	MA	14.11.25
REVIEWED	BC	14.11.25
APPROVED	-	-

© Paterson Pitts Limited Partnership

PROJECT	Q7557
DRAWING NO	001
SHEET	016
REVISION	1
SCALE (A3)	1:1500

LEGEND

- proposed lot boundaries
- adjacent existing parcel boundaries
- application site boundary
- new or existing easements and covenants

Refer to sheet 000 for plan notes

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patersons. Land Professionals

rcl group

DRAWING TITLE

RCL HOMESTEAD BAY LIMITED

LOT 8 DP 443832 AND LOT 12 DP 364700

PROPOSED SUBDIVISION PLAN

DATUM INFORMATION	
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REVIEWED	BC	14.11.25
APPROVED	-	-

© Paterson Pitts Limited Partnership

PROJECT	**Q7557**
DRAWING NO	**001**
SHEET	**017**
REVISION	**1**
SCALE (A3)	**1:1500**

Schedule of Proposed Easements			
Purpose	**Shown**	**Burdened Land**	**Grantee**
Right of way	AO	Lot 9024	Either: Queenstown Lakes District Council, or a management entity
Note that all easement and covenant areas are to be confirmed following detailed design. Additional areas may be required.			

LEGEND

- proposed lot boundaries
- adjacent existing parcel boundaries
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Refer to sheet 000 for plan notes

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.

Part Lot 1
DP 26261
RT OT18D/1023

Kingston Road (State Highway 6)

Lot 5
DP 359052
RT 1126340

Lot 207
DP 380605
RT 322773

Lot 207
DP 380605
RT 322773

Lot 9026
0.45ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Utility) or an incorporated society (or equivalent legal body)
All reserve boundaries to be confirmed following detailed design of services and infrastructure

Lot 9024
38.31ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9025
1.06ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Utility) or an incorporated society (or equivalent legal body)
All reserve boundaries to be confirmed following detailed design of services and infrastructure

access easement area and dimensions to be confirmed following detailed design and construction

access easement area and dimensions to be confirmed following detailed design and construction

Lot 9019
489m²
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

RT 262752
RT 555575

ROAD 103
ROAD 11
ROAD 161

Lot 8054 (0.72ha - 17m wide)
to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

1293 396m²
1294 357m²
1292 392m²
1295 366m²
1296 472m²
1297 392m²
1311 474m²
1310 392m²
1309 350m²
1312 413m²
1313 470m²
1315 392m²
1316 350m²
1314 495m²
1354 459m²
1344 454m²
1355 416m²
1345 412m²
1356 415m²
1346 412m²
1357 414m²
1347

patersons. Land Professionals	DRAWING TITLE	DATUM INFORMATION		REV DRAWN DATE NOTE	SURVEYED - -
rcl group	**RCL HOMESTEAD BAY LIMITED** **LOT 8 DP 443832 AND LOT 12 DP 364700** **PROPOSED SUBDIVISION PLAN**	COORDINATE SYSTEM	NZGD2000 MOUNT NICHOLAS CIRCUIT	0 MA 10.04.25 Original issue 1 MA 14.11.25 Update Lots 410, 1398 - 1404, 9002, 9016 Add building restrictions to Lots 20 - 35	DESIGNED MA 10.04.25 DRAWN MA 14.11.25 REVIEWED BC 14.11.25
		DATUM	NZVD2016		APPROVED - -
		ORIGIN OF COORDINATES	YZ 5 SO 484152		
		ORIGIN OF LEVELS	384.6249m	STATUS **FOR CONSENT**	© Paterson Pitts Limited Partnership

PROJECT **Q7557**
DRAWING NO **001**
SHEET **018**
REVISION **1**
SCALE (A3) **1:1500**

Lot 207
DP 380605
RT 322773

Lot 306
DP 406413
RT 422574

Hackett Road (private)

Lot 4064
DP 406413
RT 422597

Lot 4065
DP 406413
RT 422598

Lot 4066
DP 406413
RT 422599

Lot 4067
DP 406413
RT 422600

Lot 4068
DP 406413
RT 422601

Lot 4069
DP 406413
RT 422602

Lot 204
DP 406413
RT 422575

Lot 4048
DP 406413
RT 422581

Lot 4047
DP 406413
RT 422580

Lot 4046
DP 406413
RT 422579

Lot 4045
DP 406413
RT 422578

Lot 4044
DP 406413
RT 422577

Lot 4043

Lot 9024
38.31ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9020
761m²
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9011
0.39ha
to vest either in Queenstown Lake District Council as Local Purpose Reserve (Stormwater and Services) an incorporated society (or equival legal body)

ROAD 103

ROAD 164

Lot 8054 (0.72ha, 17m wide)
to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8088 (0.10ha, 16m wide)
to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

1354 459m²
1355 416m²
1356 415m²
1357 414m²
1358 495m²
1359 474m²
1360 467m²
1361 459m²
1362 403m²
1363 436m²
1344 454m²
1345 412m²
1346 412m²
1347 412m²
1348 462m²
1349 343m²
1350 341m²
1351 341m²
1352 341m²
1353 426m²
7021 5299m²
7022 961m²

RT 555575
RT 262752

BH
BI
XQ
BC

LEGEND

- proposed lot boundaries
- adjacent existing parcel boundaries
- application site boundary
- new or existing easements and covenants

Refer to sheet 000 for plan notes

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.

patersons. Land Professionals

rcl group

DRAWING TITLE

RCL HOMESTEAD BAY LIMITED
LOT 8 DP 443832 AND LOT 12 DP 364700
PROPOSED SUBDIVISION PLAN

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
0	MA	10.04.25	Original issue
1	MA	14.11.25	Update Lots 410, 1398 - 1404, 9002, 9016
			Add building restrictions to Lots 20 - 35

STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	MA	10.04.25
DRAWN	MA	14.11.25
REVIEWED	BC	14.11.25
APPROVED	-	-

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PROJECT	**Q7557**
DRAWING NO	**001**
SHEET	**019**
REVISION	**1**
SCALE (A3)	**1:1500**

Lot 4046
DP 406413
RT 422579

Lot 4045
DP 406413
RT 422578

Lot 4044
DP 406413
RT 422577

Lot 4043
DP 406413
RT 422576

Lot 203 DP 380128
RT 321094

Lot 4001
DP 380128
RT 321095

Lot 4002
DP 380128
RT 321096

Lot 4003
DP 380128
RT 321097

Lot 4004
DP 380128
RT 321098

Lot 4005
DP 380128
RT 321099

Lot 4006
DP 380128
RT 321100

Lot 4007
DP 380128
RT 321101

Lot 4008
DP 380128
RT 321102

Lot 4009
DP 380128
RT 321103

Lot 4010
DP 380128
RT 321104

Lot 4011
DP 380128
RT 321105

Lot 4012
DP 380128
RT 321106

Lot 4013
DP 380128
RT 321107

Lot 4014
DP 380128
RT 321108

Lot 4015
DP 380128
RT 321109

Lot 304
DP 380128
RT 321093

Jacks Point Rise (private)

Lot 9024
38.31ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9024
38.31ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9021
803m²
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9022
0.34ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

District Council as Local Purpose
Reserve (Stormwater and Services)
an incorporated society (or equivale
legal body)

RT 555575
RT 262752

7022
961m²

1370
416m²

1371
355m²

6005
5519m²

6006
5424m²

Lot 8058 (1.345ha, 17m wide)
to vest either in QLDC as legal road/ or an incorporated society (or equivalent legal body) with public access easements

ROAD 104

Lot 8062 (749m², 16m wide)
to vest either in QLDC as legal road/ or an incorporated society (or equivalent legal body) with public access easements

ROAD 105

Lot 8069 (608m²
to vest either in QLDC as legal
incorporated society (or equiva
body) with public access easem

ROAD 11

BC BI XQ VZ BH XS DU EU ES

LEGEND

- proposed lot boundaries
- adjacent existing parcel boundaries
- application site boundary
- new or existing easements and covenants

Refer to sheet 000 for plan notes

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patersons. Land Professionals

rcl group

DRAWING TITLE

RCL HOMESTEAD BAY LIMITED
LOT 8 DP 443832 AND LOT 12 DP 364700
PROPOSED SUBDIVISION PLAN

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
0	MA	10.04.25	Original issue
1	MA	14.11.25	Update Lots 410, 1398 - 1404, 9002, 9016
			Add building restrictions to Lots 20 - 35

STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	MA	10.04.25
DRAWN	MA	14.11.25
REVIEWED	BC	14.11.25
APPROVED	-	-

© Paterson Pitts Limited Partnership

PROJECT	**Q7557**
DRAWING NO	**001**
SHEET	**020**
REVISION	**1**
SCALE (A3)	**1:1500**

Lot 4015
DP 380128
RT 321109

Lot 4013
DP 380128
RT 321107

Lot 4014
DP 380128
RT 321108

Lot 9024
38.31ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9008
0.21ha
to vest in Queenstown Lakes District Council as Recreation Reserve

Lot 9022
0.34ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9009
1.57ha
to vest in Queenstown Lakes District Council as Recreation Reserve

Lot 304
DP 380128
RT 321093

Lot 13
DP 409612
RT 1126340

Jacks Point Rise (private)

Lot 101
DP 409612
RT 435178

Lot 13
DP 364700
RT 262753
Recreation Reserve - Jack Tewa Park
(Queenstown Lakes District Council)

Lot 15
DP 598372
RT 1160583

Homestead Bay Road (private)

RT 262752
RT 535575

6008
5253m²

6010
1.110ha

6012
5491m²

ROAD 113
to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8055 (1.35ha, 17m wide)
to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

ROAD 104

Lot 8083 (0.18ha, 16m wide)
to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

ROAD 152

Lot 8072 (0.27ha, 16m wide)
to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

Lot 8082 (0.18ha, 16m wide)
to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

ROAD 151

ROAD 116

Lot 8073 (0.26ha, 16m+ wide)
to vest either in QLDC as legal road or an incorporated society (or equivalent legal body) with public access easements

LEGEND

- proposed lot boundaries
- adjacent existing parcel boundaries
- application site boundary
- new or existing easements and covenants

Refer to sheet 000 for plan notes

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.

patersons. Land Professionals

rcl group

DRAWING TITLE

RCL HOMESTEAD BAY LIMITED
LOT 8 DP 443832 AND LOT 12 DP 364700
PROPOSED SUBDIVISION PLAN

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
0	MA	10.04.25	Original issue
1	MA	14.11.25	Update Lots 410, 1398 - 1404, 9002, 9016
			Add building restrictions to Lots 20 - 35

STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	MA	10.04.25
DRAWN	MA	14.11.25
REVIEWED	BC	14.11.25
APPROVED	-	-

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PROJECT	**Q7557**
DRAWING NO	**001**
SHEET	**021**
REVISION	**1**
SCALE (A3)	**1:1500**

Kingston Road (State Highway 6)
Hackett Road (private)
Jacks Point Rise (Private)
Homestead Bay Road (Private)
Legal Road
Chief Reko Road (Private)
Scenic Drive (private)
Lakeshore Terrace (Private)
Lakeshore Terrace (Private)
Lakeshore Access (Private)
LOT 9024 LOCAL PURPOSE RESERVE
LOT 9025 LOCAL PURPOSE RESERVE
LOT 9026 LOCAL PURPOSE RESERVE
LOT 9012 LOCAL PURPOSE RESERVE
LOT 9019 LOCAL PURPOSE RESERVE
LOT 9020 LOCAL PURPOSE RESERVE
LOT 9011 LOCAL PURPOSE RESERVE
LOT 9021 LOCAL PURPOSE RESERVE
LOT 9022 LOCAL PURPOSE RESERVE
LOT 9008 RECREATION RESERVE
LOT 9010 LOCAL PURPOSE RESERVE
LOT 9013 LOCAL PURPOSE RESERVE
LOT 9014 LOCAL PURPOSE RESERVE
LOT 9015 LOCAL PURPOSE RESERVE
LOT 9016 LOCAL PURPOSE RESERVE
LOT 9017 LOCAL PURPOSE RESERVE
LOT 9001 RECREATION RESERVE
LOT 9030 LOCAL PURPOSE RESERVE
LOT 9033 LOCAL PURPOSE RESERVE
LOT 9002 LOCAL PURPOSE RESERVE
LOT 9018 LOCAL PURPOSE RESERVE
LOT 9003 RECREATION RESERVE
LOT 9027 LOCAL PURPOSE RESERVE
LOT 9004 RECREATION RESERVE
LOT 9005 RECREATION RESERVE
LOT 9007 RECREATION RESERVE
LOT 9009 LOCAL PURPOSE RESERVE
LOT 8001
LOT 8002
LOT 8003
LOT 8004
LOT 8005
LOT 8006
LOT 8007
LOT 8008
LOT 8009
LOT 8010
LOT 8011
LOT 8012
LOT 8013
LOT 8014
LOT 8015
LOT 8016
LOT 8017
LOT 6001 COMMERCIAL
LOT 6002 COMMERCIAL
LOT 6003 COMMERCIAL
LOT 6004 SUPERLOT
LOT 7019 SUPERLOT
LOT 7020 SUPERLOT
LOT 7021 SUPERLOT
LOT 7005 SUPERLOT
LOT 7006 SUPERLOT
LOT 7007 SUPERLOT
LOT 7008 SUPERLOT
LOT 7009 SUPERLOT
LOT 7010 SUPERLOT
LOT 7011 SUPERLOT
LOT 7012 SUPERLOT
LOT 7013 SUPERLOT
LOT 7014 SUPERLOT
LOT 7015 SUPERLOT
LOT 7016 SUPERLOT
LOT 7017 SUPERLOT
LOT 7018 SUPERLOT
LOT 7022 SUPERLOT
LOT 6005 SUPERLOT
LOT 6006 SUPERLOT
LOT 6007 SUPERLOT
LOT 6008 SUPERLOT
LOT 6009 SUPERLOT
LOT 6010 SUPERLOT
LOT 6011 SUPERLOT
LOT 6012 SUPERLOT
LOT 6013 SUPERLOT
LOT 6014 SUPERLOT
LOT 6015 SUPERLOT
LOT 6016 SUPERLOT
LOT 6017 SUPERLOT
ROAD 01
ROAD 02
ROAD 03
ROAD 04
ROAD 05
ROAD 06
ROAD 07
ROAD 08
ROAD 09
ROAD 10
ROAD 11
ROAD 12
ROAD 13
ROAD 14
ROAD 15
ROAD 16
ROAD 17
ROAD 18
ROAD 19
ROAD 20
ROAD

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.

Refer to sheet 000 for plan notes

SUBDIVISION 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) or an incorporated society (or equivalent legal body) with easements for public access over roads.

VEST AS ROAD
Lot 8001 is to vest or land to be acquired (NZTA State Highway) in His Majesty the King as legal road.

Lots 8002 - 8095 hereon are to vest either in Queenstown Lakes District Council as Legal Road or an incorporated society (or equivalent legal body).

The subdivision may be staged, and delineations between road lots may be shifted to match the completed extents for each stage.

VEST AS RESERVE
Lots 9001 and 9003 - 9009 hereon are to vest in Queenstown Lakes District Council as Recreation Reserve.

Lot 9002 hereon is to vest in Queenstown Lakes District Council as Local Purpose Reserve (Nature).

Lots 9010 - 9024 hereon are to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body).

Lots 9025 - 9027 hereon are to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Utility) or an incorporated society (or equivalent legal body).

Lot 9028 hereon is to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Visual Amenity and Services) or an incorporated society (or equivalent legal body).

Lots 9029 and 9030 hereon is to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Walkway and Services) or an incorporated society (or equivalent legal body).

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.

GENERAL DEVELOPMENT NOTES:

1. All parcel areas and dimensions shown are subject to survey, Council and LINZ approvals and may vary on final survey.
2. Refer to Records of Title for registered interests.
3. Proposed easements are to be determined.
4. 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. Any aerial imagery is sourced from QLDC GIS.
7. 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.
8. 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.

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DRAWING TITLE

RCL HOMESTEAD BAY LIMITED
RESERVES TO VEST EITHER IN QLDC OR AN INCORPORATED SOCIETY (OR EQUIVALENT LEGAL BODY)

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
0	MA	10.04.25	Original issue
1	MA	14.11.25	Update Lots 410, 1398 - 1404, 9002, 9016
			Add building restrictions to Lots 20 - 35

STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	MA	10.04.25
DRAWN	MA	14.11.25
REVIEWED	BC	14.11.25
APPROVED	-	-

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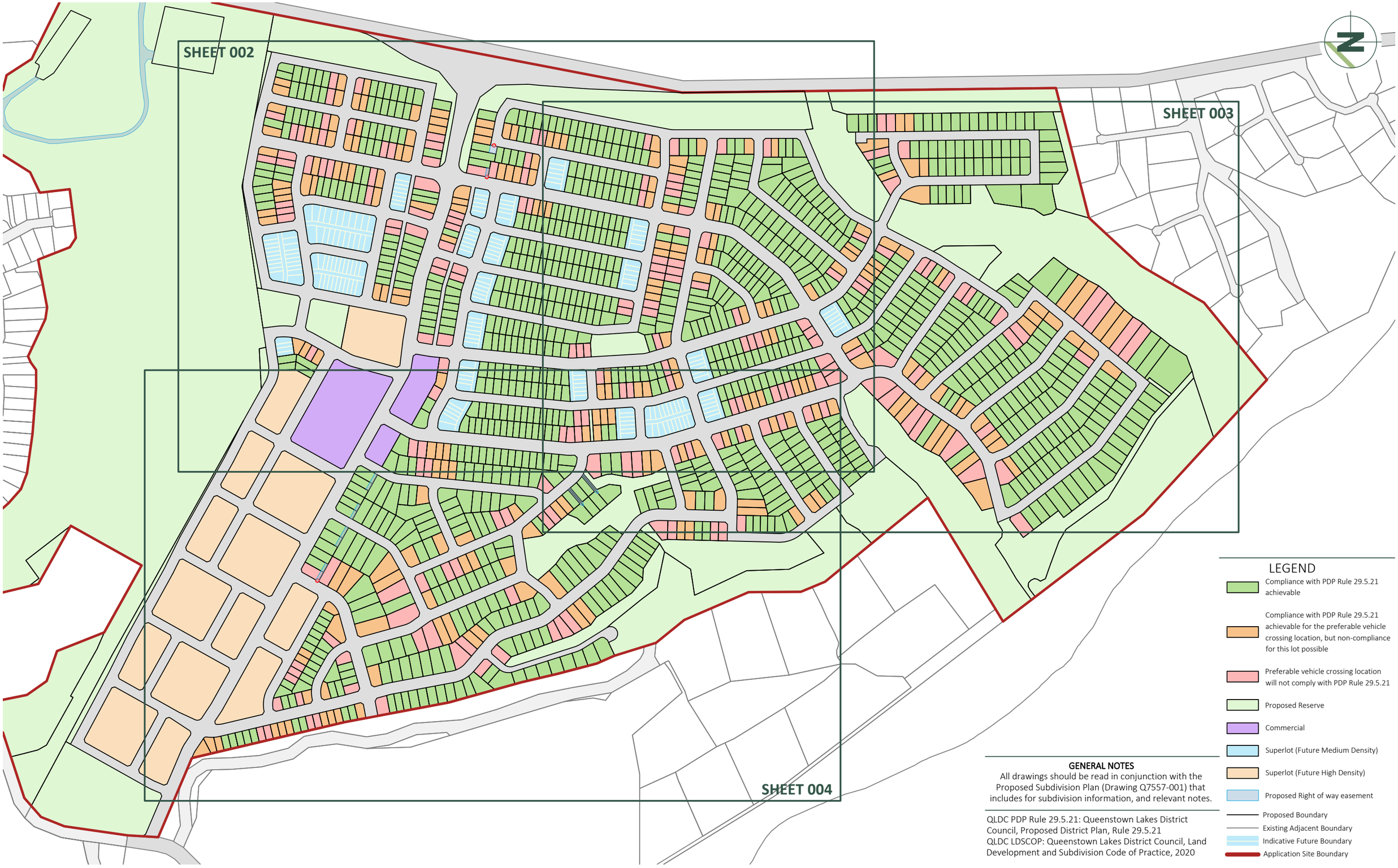
PROJECT	**Q7557**
DRAWING NO	**001**
SHEET	**101**
REVISION	**1**
SCALE (A3)	**1:7500**



LEGEND

- Compliance with PDP Rule 29.5.21 achievable
- Compliance with PDP Rule 29.5.21 achievable for the preferable vehicle crossing location, but non-compliance for this lot possible
- Preferable vehicle crossing location will not comply with PDP Rule 29.5.21
- Proposed Reserve
- Commercial
- Superlot (Future Medium Density)
- Superlot (Future High Density)
- Proposed Right of way easement
- Proposed Boundary
- Existing Adjacent Boundary
- Indicative Future Boundary
- Application Site Boundary

GENERAL NOTES

All drawings should be read in conjunction with the Proposed Subdivision Plan (Drawing Q7557-001) that includes for subdivision information, and relevant notes.

QLDC PDP Rule 29.5.21: Queenstown Lakes District Council, Proposed District Plan, Rule 29.5.21
QLDC LDSCOP: Queenstown Lakes District Council, Land Development and Subdivision Code of Practice, 2020

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rcl group

DRAWING TITLE

RCL HOMESTEAD BAY LIMITED
VEHICLE CROSSINGS IN BREACH OF QLDC PDP RULE 29.5.21 AND BREACH OF REAR LANE QLDC LDSCOP

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

REV	DRAWN	DATE	NOTE

STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	-	-
DRAWN	JP/MA	10.04.25
REVIEWED	HR	10.04.25
APPROVED	-	-

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PROJECT	**Q7557**
DRAWING NO	**002**
SHEET	**001**
REVISION	**0**
SCALE (A3)	**1:6000**

GENERAL NOTES

All drawings should be read in conjunction with the Proposed Subdivision Plan (Drawing Q7557-001) that includes for subdivision information, and relevant notes.

QLDC PDP Rule 29.5.21: Queenstown Lakes District Council, Proposed District Plan, Rule 29.5.21
QLDC LDSCOP: Queenstown Lakes District Council, Land Development and Subdivision Code of Practice, 2020

Kingston Road (State Highway 6)

BREACH OF TABLE 3.3 QLDC LDSCOP 22 LOTS (NO BREACH IF END LOTS ACCESS FROM ROAD 161 OR 162) LANE 136m in LENGTH

BREACH OF TABLE 3.3 QLDC LDSCOP 23 LOTS (NO BREACH IF END LOTS ACCESS FROM ROAD 161 OR 163) LANE 136m in LENGTH

BREACH OF TABLE 3.3 QLDC LDSCOP 21 LOTS ON LANE 102 (NO BREACH IF END LOTS ACCESS FROM ROAD 101 OR 102) LANE 164m in LENGTH

right of way breach

LEGEND

- Compliance with PDP Rule 29.5.21 achievable
- Compliance with PDP Rule 29.5.21 achievable for the preferable vehicle crossing location, but non-compliance for this lot possible
- Preferable vehicle crossing location will not comply with PDP Rule 29.5.21
- Proposed Reserve
- Commercial
- Superlot (Future Medium Density)
- Superlot (Future High Density)
- Proposed Right of way easement
- Proposed Boundary
- Existing Adjacent Boundary
- Indicative Future Boundary
- Application Site Boundary

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DRAWING TITLE

RCL HOMESTEAD BAY LIMITED
VEHICLE CROSSINGS IN BREACH OF QLDC PDP RULE 29.5.21 AND BREACH OF REAR LANE QLDC LDSCOP

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

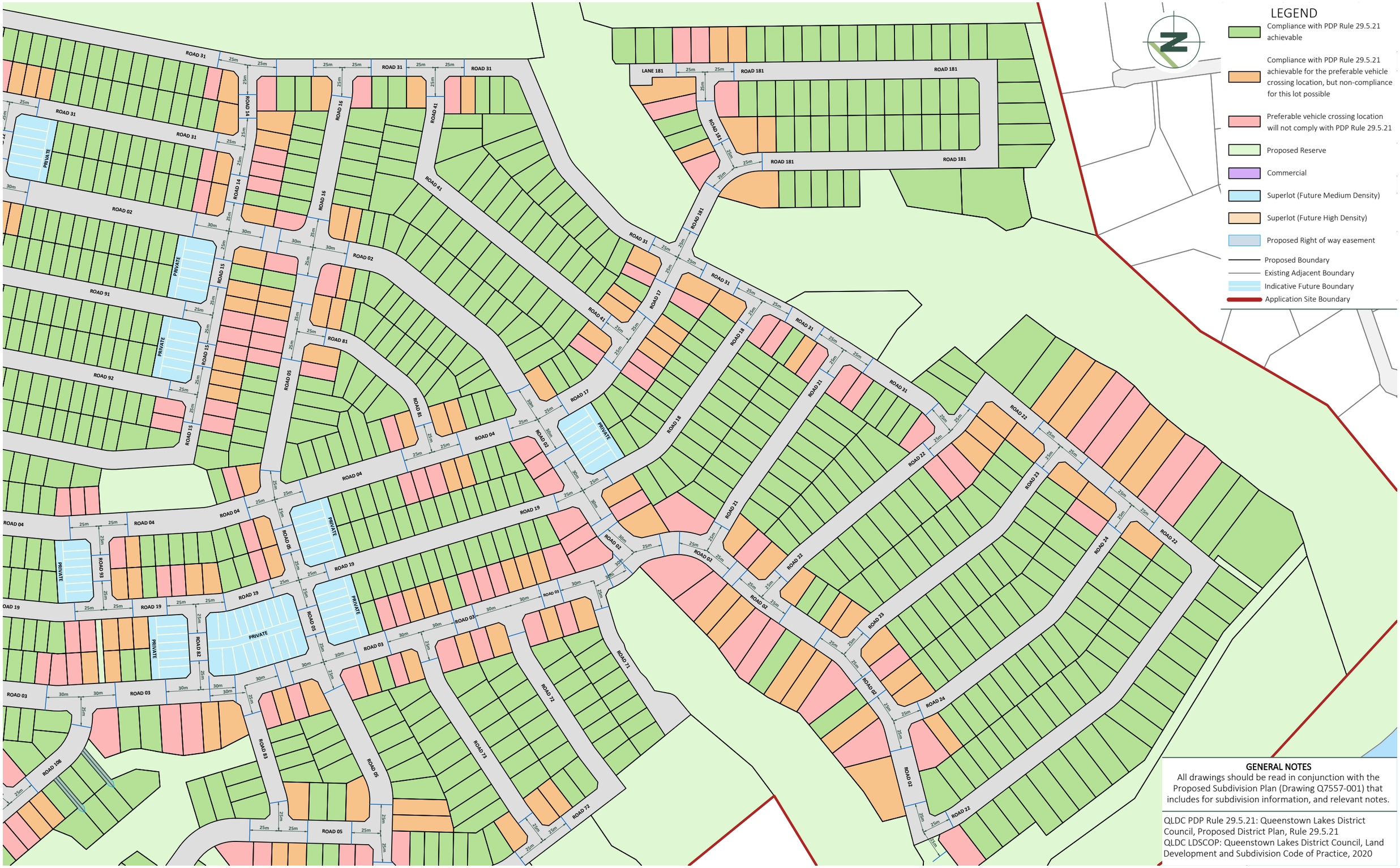
REV	DRAWN	DATE	NOTE

STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	-	-
DRAWN	JP/MA	10.04.25
REVIEWED	HR	10.04.25
APPROVED	-	-

© Paterson Pitts Limited Partnership

PROJECT	Q7557
DRAWING NO	002
SHEET	002
REVISION	0
SCALE (A3)	1:3000



GENERAL NOTES

All drawings should be read in conjunction with the Proposed Subdivision Plan (Drawing Q7557-001) that includes for subdivision information, and relevant notes.

QLDC PDP Rule 29.5.21: Queenstown Lakes District Council, Proposed District Plan, Rule 29.5.21
QLDC LDSCOP: Queenstown Lakes District Council, Land Development and Subdivision Code of Practice, 2020

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DRAWING TITLE

RCL HOMESTEAD BAY LIMITED
VEHICLE CROSSINGS IN BREACH OF QLDC PDP RULE 29.5.21 AND BREACH OF REAR LANE QLDC LDSCOP

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

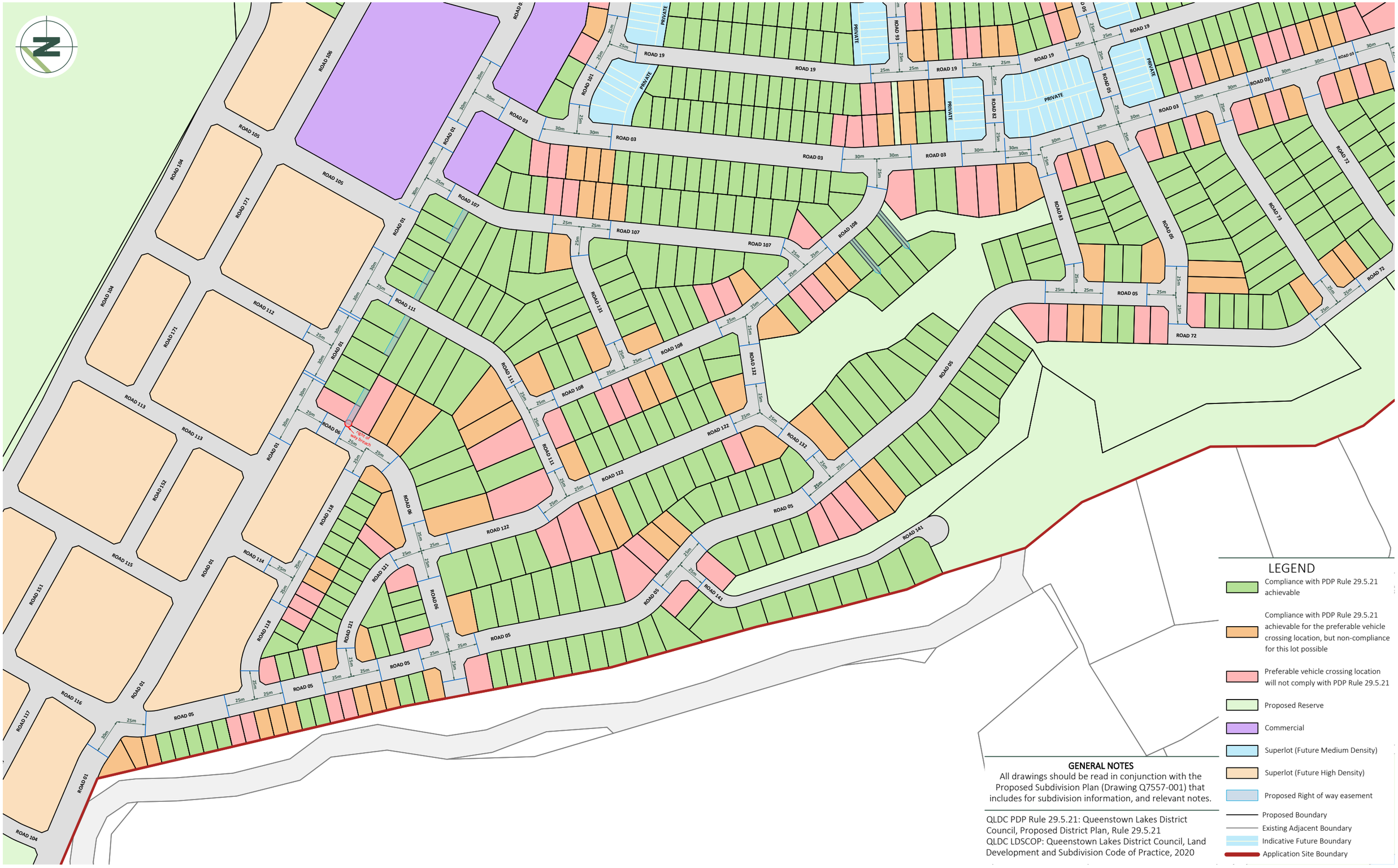
REV	DRAWN	DATE	NOTE

STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	-	-
DRAWN	JP/MA	10.04.25
REVIEWED	HR	10.04.25
APPROVED	-	-

© Paterson Pitts Limited Partnership

PROJECT	**Q7557**
DRAWING NO	**002**
SHEET	**003**
REVISION	**0**
SCALE (A3)	**1:3000**



GENERAL NOTES

All drawings should be read in conjunction with the Proposed Subdivision Plan (Drawing Q7557-001) that includes for subdivision information, and relevant notes.

QLDC PDP Rule 29.5.21: Queenstown Lakes District Council, Proposed District Plan, Rule 29.5.21
QLDC LDSCOP: Queenstown Lakes District Council, Land Development and Subdivision Code of Practice, 2020

patersons. Land Professionals

rcl group

DRAWING TITLE

RCL HOMESTEAD BAY LIMITED
VEHICLE CROSSINGS IN BREACH OF QLDC PDP RULE 29.5.21 AND BREACH OF REAR LANE QLDC LDSCOP

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

REV	DRAWN	DATE	NOTE

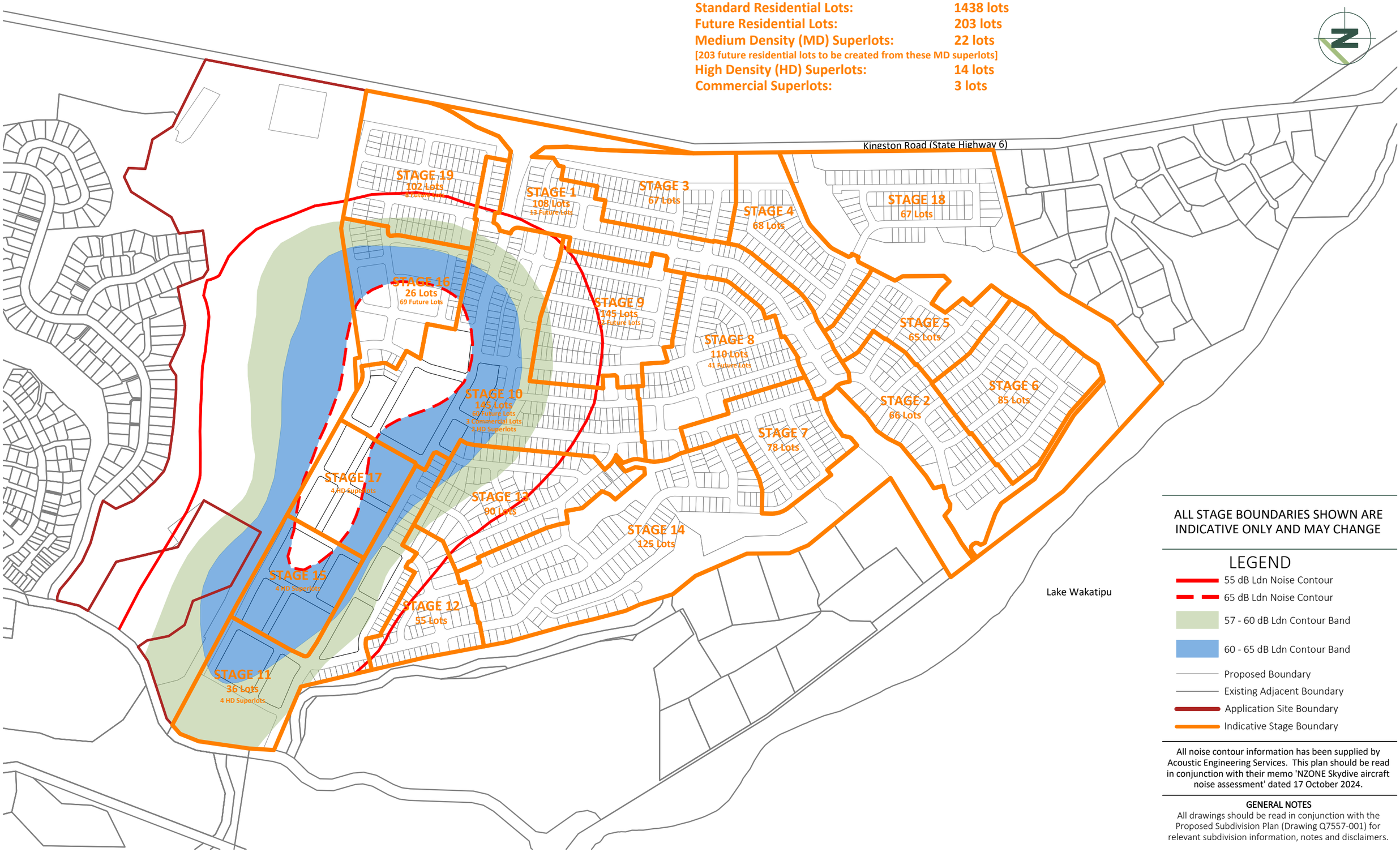
STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	-	-
DRAWN	JP/MA	10.04.25
REVIEWED	HR	10.04.25
APPROVED	-	-

© Paterson Pitts Limited Partnership

PROJECT	**Q7557**
DRAWING NO	**002**
SHEET	**004**
REVISION	**0**
SCALE (A3)	**1:3000**

Standard Residential Lots:	**1438 lots**
Future Residential Lots:	**203 lots**
Medium Density (MD) Superlots:	**22 lots**
[203 future residential lots to be created from these MD superlots]	
High Density (HD) Superlots:	**14 lots**
Commercial Superlots:	**3 lots**



ALL STAGE BOUNDARIES SHOWN ARE INDICATIVE ONLY AND MAY CHANGE

LEGEND

- 55 dB Ldn Noise Contour
- 65 dB Ldn Noise Contour
- 57 - 60 dB Ldn Contour Band
- 60 - 65 dB Ldn Contour Band
- Proposed Boundary
- Existing Adjacent Boundary
- Application Site Boundary
- Indicative Stage Boundary

All noise contour information has been supplied by Acoustic Engineering Services. This plan should be read in conjunction with their memo 'NZONE Skydive aircraft noise assessment' dated 17 October 2024.

GENERAL NOTES

All drawings should be read in conjunction with the Proposed Subdivision Plan (Drawing Q7557-001) for relevant subdivision information, notes and disclaimers.

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rcl group

DRAWING TITLE

RCL HOMESTEAD BAY LIMITED
LOT 8 DP 443832 AND LOT 12 DP 364700
PROPOSED SUBDIVISION PLAN
NZONE SKYDIVE NOISE CONTOURS

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

REV	DRAWN	DATE	NOTE

STATUS **FOR CONSENT**

SURVEYED	-	
DESIGNED	-	
DRAWN	MA	10.04.25
REVIEWED	BC	10.04.25
APPROVED	-	

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PROJECT	**Q7557**
DRAWING NO	**007**
SHEET	**001**
REVISION	**0**
SCALE (A3)	**1:7500**

Kingston Road (State Highway 6)

Lot 9026
0.45ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Utility) or an incorporated society (or equivalent legal body)

Lot 9025
1.06ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Utility) or an incorporated society (or equivalent legal body)

Lot 9012
1.80ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9013
3.12ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9014
1.55ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9015
1.60ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9016
0.64ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9017
6.71ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9019
489m²
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9020
761m²
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9024
38.31ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9011
0.39ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9004
0.36ha
to vest in Queenstown Lakes District Council as Recreation Reserve

Lot 9006
0.38ha
to vest in Queenstown Lakes District Council as Recreation Reserve

Lot 9029
302m²
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Walkway and Services) or an incorporated society (or equivalent legal body)

Lot 9007
0.43ha
to vest in Queenstown Lakes District Council as Recreation Reserve

Lot 9008
0.21ha
to vest in Queenstown Lakes District Council as Recreation Reserve

Lot 9003
1.51ha
to vest in Queenstown Lakes District Council as Recreation Reserve

Lot 9030
285m²
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Walkway and Services) or an incorporated society (or equivalent legal body)

Lot 9021
803m²
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9005
1.36ha
to vest in Queenstown Lakes District Council as Recreation Reserve

Lot 9023
2.85ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9022
0.34ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9002
1.22ha
to vest in Queenstown Lakes District Council as Local Purpose Reserve (Nature)

Lot 9001
1.36ha
to vest in Queenstown Lakes District Council as Recreation Reserve

Lot 9027
2.86ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Utility) or an incorporated society (or equivalent legal body)

Lot 9009
1.57ha
to vest in Queenstown Lakes District Council as Recreation Reserve

Lot 9028
0.73ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Visual Amenity and Services) or an incorporated society (or equivalent legal body)

Lot 9018
2.96ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9010
2.21ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

0.788ha
2.113ha
0.504ha
0.466ha
5.219ha
5.952ha
5.047ha
overlap of proposed wastewater land treatment area and existing easement = **4.55ha**
0.927ha
0.392ha
0.565ha
0.558ha
0.295ha
0.172ha
0.568ha
1.709ha
0.730ha
1.137ha
2.593ha

TOTAL AREA OF INDICATIVE WASTEWATER LAND TREATMENT AREAS = 29.735 hectares

LEGEND

- Existing Easements (shown on Lot 12 DP 364700 only)
- Indicative Wastewater Land Treatment Areas
- Proposed Boundary
- Existing Adjacent Boundary
- Application Site Boundary
- Proposed Reserve Boundary

GENERAL NOTES
All drawings should be read in conjunction with the Proposed Subdivision Plan (Drawing Q7557-001) that includes subdivision information and relevant notes.
All wastewater land treatment areas shown are indicative only.

patersons. Land Professionals

rcl group

DRAWING TITLE

RCL HOMESTEAD BAY LIMITED
LOT 8 DP 443832 AND LOT 12 DP 364700
PROPOSED RESERVES TO VEST AND INDICATIVE WASTEWATER AREAS

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

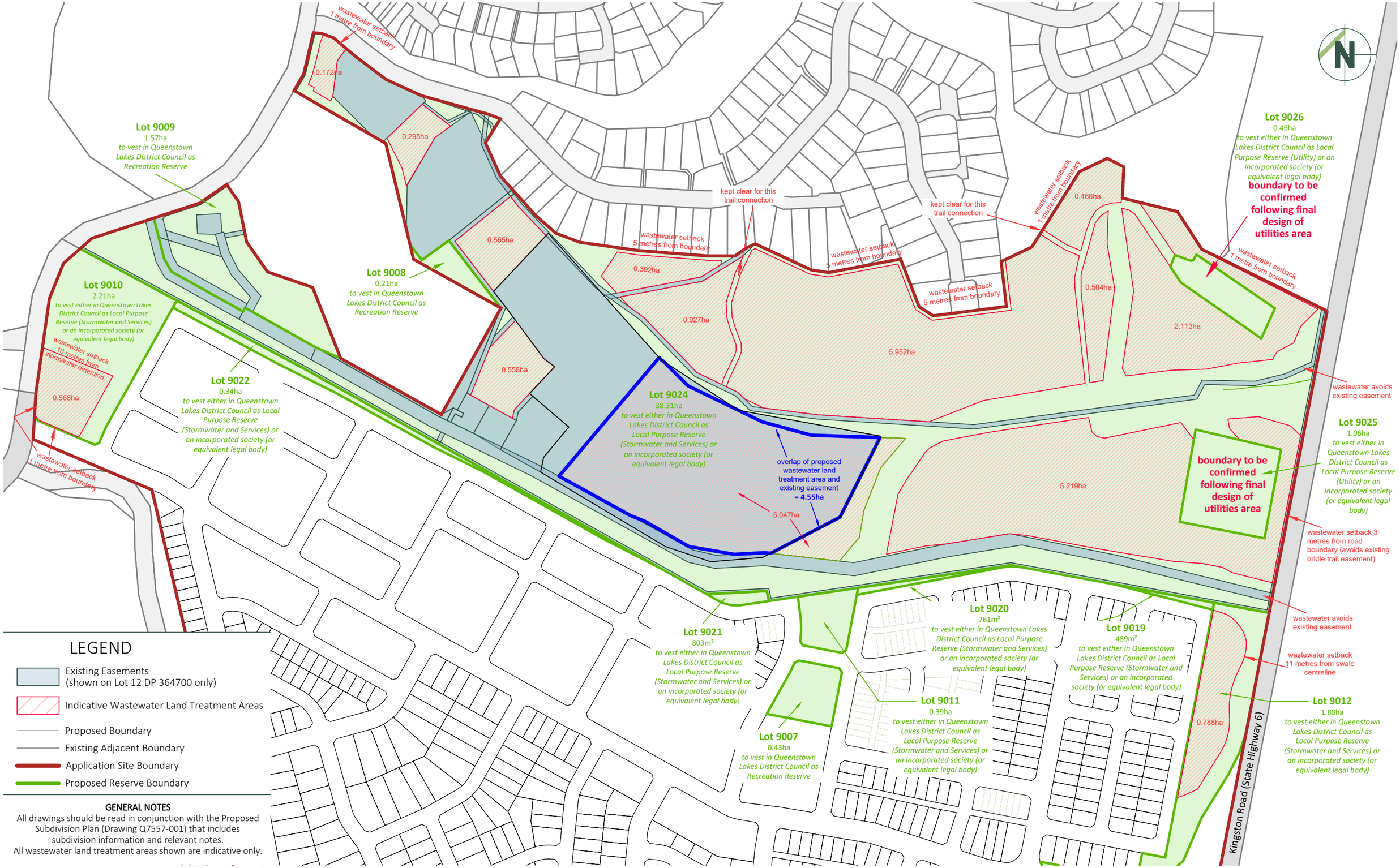
REV	DRAWN	DATE	NOTE
0	MA	10.04.25	Original issue
1	MA	19.05.25	Total area and overlap added
2	MA	17.11.25	Updated Lots 9002, 9016, 9017

STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	-	-
DRAWN	MA	17.11.25
REVIEWED	BC	17.11.25
APPROVED	-	-

© Paterson Pitts Limited Partnership

PROJECT	**Q7557**
DRAWING NO	**009**
SHEET	**001**
REVISION	**2**
SCALE (A3)	**1:7500**



LEGEND

- Existing Easements (shown on Lot 12 DP 364700 only)
- Indicative Wastewater Land Treatment Areas
- Proposed Boundary
- Existing Adjacent Boundary
- Application Site Boundary
- Proposed Reserve Boundary

GENERAL NOTES

All drawings should be read in conjunction with the Proposed Subdivision Plan (Drawing Q7557-001) that includes subdivision information and relevant notes.
All wastewater land treatment areas shown are indicative only.

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rcl group

DRAWING TITLE

RCL HOMESTEAD BAY LIMITED
LOT 8 DP 443832 AND LOT 12 DP 364700
PROPOSED RESERVES TO VEST AND INDICATIVE WASTEWATER AREAS

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

REV	DRAWN	DATE	NOTE
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1	MA	19.05.25	Total area and overlap added
2	MA	17.11.25	Updated Lots 9002, 9016, 9017

STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	-	-
DRAWN	MA	17.11.25
REVIEWED	BC	17.11.25
APPROVED	-	-

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PROJECT	**Q7557**
DRAWING NO	**009**
SHEET	**002**
REVISION	**2**
SCALE (A3)	**1:4000**

Lot 9025
1.06ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Utility) or an incorporated society (or equivalent legal body)

Lot 9012
1.80ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Kingston Road (State Highway 6)

boundary to be confirmed following final design of utilities area

proposed swale

wastewater setback 11m from swale centreline

0.788ha

proposed swale

wastewater setback 1m from road boundary

LEGEND

- Existing Easements (shown on Lot 12 DP 364700 only)
- Indicative Wastewater Land Treatment Areas
- Proposed Boundary
- Existing Adjacent Boundary
- Application Site Boundary
- Proposed Reserve Boundary

GENERAL NOTES

All drawings should be read in conjunction with the Proposed Subdivision Plan (Drawing Q7557-001) that includes subdivision information and relevant notes.
All wastewater land treatment areas shown are indicative only.

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DRAWING TITLE

RCL HOMESTEAD BAY LIMITED
LOT 8 DP 443832 AND LOT 12 DP 364700
PROPOSED RESERVES TO VEST AND INDICATIVE WASTEWATER AREAS

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

REV	DRAWN	DATE	NOTE
0	MA	10.04.25	Original issue
1	MA	19.05.25	Total area and overlap added
2	MA	17.11.25	Updated Lots 9002, 9016, 9017

STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	-	-
DRAWN	MA	17.11.25
REVIEWED	BC	17.11.25
APPROVED	-	-

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PROJECT	**Q7557**
DRAWING NO	**009**
SHEET	**003**
REVISION	**2**
SCALE (A3)	**1:1500**

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DRAWING TITLE

RCL HOMESTEAD BAY LIMITED
LOT 8 DP 443832 AND LOT 12 DP 364700
PROPOSED RESERVES TO VEST AND INDICATIVE WASTEWATER AREAS

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

REV	DRAWN	DATE	NOTE
0	MA	10.04.25	Original issue
1	MA	19.05.25	Total area and overlap added
2	MA	17.11.25	Updated Lots 9002, 9016, 9017

STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	-	-
DRAWN	MA	17.11.25
REVIEWED	BC	17.11.25
APPROVED	-	

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PROJECT	**Q7557**
DRAWING NO	**009**
SHEET	**004**
REVISION	**2**
SCALE (A3)	**1:1500**

Lot 9014
1.55ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9015
1.60ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

0.730ha

wastewater setback 1m from swale invert

wastewater setback 1m from swale invert

1.709ha

Lot 9013
3.12ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

wastewater setback 1m from road boundary

wastewater setback 1 metre from swale invert

wastewater setback 2m from property boundary

LEGEND

- Existing Easements (shown on Lot 12 DP 364700 only)
- Indicative Wastewater Land Treatment Areas
- Proposed Boundary
- Existing Adjacent Boundary
- Application Site Boundary
- Proposed Reserve Boundary

GENERAL NOTES

All drawings should be read in conjunction with the Proposed Subdivision Plan (Drawing Q7557-001) that includes subdivision information and relevant notes.
All wastewater land treatment areas shown are indicative only.

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DRAWING TITLE

RCL HOMESTEAD BAY LIMITED
LOT 8 DP 443832 AND LOT 12 DP 364700
PROPOSED RESERVES TO VEST AND INDICATIVE WASTEWATER AREAS

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

REV	DRAWN	DATE	NOTE
0	MA	10.04.25	Original issue
1	MA	19.05.25	Total area and overlap added
2	MA	17.11.25	Updated Lots 9002, 9016, 9017

STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	-	-
DRAWN	MA	17.11.25
REVIEWED	BC	17.11.25
APPROVED	-	-

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PROJECT	**Q7557**
DRAWING NO	**009**
SHEET	**005**
REVISION	**2**
SCALE (A3)	**1:1000**

Lot 9014
1.55ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9015
1.60ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

wastewater setback 1 metre swale invert

wastewater setback 1 metre swale invert

1.137ha

wastewater setback 2m from property boundary

wastewater setback 2m from property boundary

Lot 9016
0.64ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

Lot 9017
6.71ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)

LEGEND

- Existing Easements (shown on Lot 12 DP 364700 only)
- Indicative Wastewater Land Treatment Areas
- Proposed Boundary
- Existing Adjacent Boundary
- Application Site Boundary
- Proposed Reserve Boundary

GENERAL NOTES

All drawings should be read in conjunction with the Proposed Subdivision Plan (Drawing Q7557-001) that includes subdivision information and relevant notes.
All wastewater land treatment areas shown are indicative only.

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DRAWING TITLE

RCL HOMESTEAD BAY LIMITED
LOT 8 DP 443832 AND LOT 12 DP 364700
PROPOSED RESERVES TO VEST AND INDICATIVE WASTEWATER AREAS

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

REV	DRAWN	DATE	NOTE
0	MA	10.04.25	Original issue
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2	MA	17.11.25	Updated Lots 9002, 9016, 9017

STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	-	-
DRAWN	MA	17.11.25
REVIEWED	BC	17.11.25
APPROVED	-	-

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PROJECT	Q7557
DRAWING NO	009
SHEET	006
REVISION	2
SCALE (A3)	1:1500

GENERAL NOTES

All drawings should be read in conjunction with the Proposed Subdivision Plan (Drawing Q7557-001) that includes subdivision information and relevant notes.
All wastewater land treatment areas shown are indicative only.

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DRAWING TITLE

RCL HOMESTEAD BAY LIMITED
LOT 8 DP 443832 AND LOT 12 DP 364700
PROPOSED RESERVES TO VEST AND INDICATIVE WASTEWATER AREAS

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

REV	DRAWN	DATE	NOTE
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STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	-	-
DRAWN	MA	17.11.25
REVIEWED	BC	17.11.25
APPROVED	-	-

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PROJECT	**Q7557**
DRAWING NO	**009**
SHEET	**007**
REVISION	**2**
SCALE (A3)	**1:1000**

GENERAL NOTES

All drawings should be read in conjunction with the Proposed Subdivision Plan (Drawing Q7557-001) that includes subdivision information and relevant notes.
All wastewater land treatment areas shown are indicative only.

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DRAWING TITLE

RCL HOMESTEAD BAY LIMITED
LOT 8 DP 443832 AND LOT 12 DP 364700
PROPOSED RESERVES TO VEST AND INDICATIVE WASTEWATER AREAS

DATUM INFORMATION	
COORDINATE SYSTEM	NZGD2000
	MOUNT NICHOLAS CIRCUIT
DATUM	NZVD2016
ORIGIN OF COORDINATES	YZ 5 SO 484152
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DESIGNED	-	-
DRAWN	MA	17.11.25
REVIEWED	BC	17.11.25
APPROVED	-	-

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PROJECT	**Q7557**
DRAWING NO	**009**
SHEET	**008**
REVISION	**2**
SCALE (A3)	**1:1000**

LEGEND

- Existing Easements (shown on Lot 12 DP 364700 only)
- Indicative Wastewater Land Treatment Areas
- Proposed Boundary
- Existing Adjacent Boundary
- Application Site Boundary
- Proposed Reserve Boundary

GENERAL NOTES

All drawings should be read in conjunction with the Proposed Subdivision Plan (Drawing Q7557-001) that includes subdivision information and relevant notes.
All wastewater land treatment areas shown are indicative only.

Lot 9018
2.96ha
to vest in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services) or an incorporated society (or equivalent legal body)
Boundaries to be confirmed following detailed design of utility services

Lot 9002
1.22ha
to vest in Queenstown Lakes District Council as Local Purpose Reserve (Nature)
Boundaries to be confirmed following detailed design of utility services

wastewater setback 1 metre from road boundary

Lot 9027
2.86ha
to vest either in Queenstown Lakes District Council as Local Purpose Reserve (Utility) or an incorporated society (or equivalent legal body)
Boundaries to be confirmed following detailed design of utility services

wastewater setback 5 metres from property boundary

Lot 9003
1.51ha
to vest in Queenstown Lakes District Council as Recreation Reserve
Boundaries to be confirmed following detailed design of utility services

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DRAWING TITLE

RCL HOMESTEAD BAY LIMITED
LOT 8 DP 443832 AND LOT 12 DP 364700
PROPOSED RESERVES TO VEST AND INDICATIVE WASTEWATER AREAS

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

REV	DRAWN	DATE	NOTE
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2	MA	17.11.25	Updated Lots 9002, 9016, 9017

STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	-	-
DRAWN	MA	17.11.25
REVIEWED	BC	17.11.25
APPROVED	-	-

© Paterson Pitts Limited Partnership

PROJECT	**Q7557**
DRAWING NO	**009**
SHEET	**009**
REVISION	**2**
SCALE (A3)	**1:1000**

LEGEND

- Existing Easements (shown on Lot 12 DP 364700 only)
- Indicative Wastewater Land Treatment Areas
- Proposed Boundary
- Existing Adjacent Boundary
- Application Site Boundary
- Proposed Reserve Boundary

GENERAL NOTES

All drawings should be read in conjunction with the Proposed Subdivision Plan (Drawing Q7557-001) that includes subdivision information and relevant notes.
All wastewater land treatment areas shown are indicative only.

patersons. Land Professionals

rcl group

DRAWING TITLE

RCL HOMESTEAD BAY LIMITED
LOT 8 DP 443832 AND LOT 12 DP 364700
PROPOSED RESERVES TO VEST AND INDICATIVE WASTEWATER AREAS

DATUM INFORMATION	
COORDINATE SYSTEM	NZGD2000
	MOUNT NICHOLAS CIRCUIT
DATUM	NZVD2016
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ORIGIN OF LEVELS	384.6249m (EVFY)

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STATUS **FOR CONSENT**

SURVEYED	-	-
DESIGNED	-	-
DRAWN	MA	17.11.25
REVIEWED	BC	17.11.25
APPROVED	-	-

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PROJECT	**Q7557**
DRAWING NO	**009**
SHEET	**010**
REVISION	**2**
SCALE (A3)	**1:2000**

TO QUEENSTOWN

STATE HIGHWAY 6

TO KINGSTON

N

STAGE 01
STAGE 02
STAGE 03
STAGE 04
STAGE 05
STAGE 06
STAGE 07
STAGE 08
STAGE 09
STAGE 10
STAGE 11
STAGE 12
STAGE 13
STAGE 14
STAGE 15
STAGE 16
STAGE 17
STAGE 18
STAGE 19

12m RES OS 6.2m
13.5m RES OS 8.35m

50 0 50 100m
SCALE 1:3000

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

ROAD WIDTH LEGEND

RESERVE WIDTH - CARRIAGEWAY WIDTH
(CARRIAGEWAY WIDTH BETWEEN FACE OF KERBS)

- 24m ENTRANCE (MED) 13.6m
- 24m RES SPINE (MED) 13.6m
- 24m RES SPINE 11.6m
- 22m RES SPINE 11.6m
- 21m RES SEC 10.7m
- 21m RES CYC 8.0m
- 20m TC HD RES 12.5m
- 20m TC MAIN 11.6m
- 20m RES SEC 9.5m
- 19m TC SIDE 11.6m
- 18m RES 9.5m
- 18m RES PATH 8.0m
- 17m HD RES OS 10.7m
- 17m RES OS 8.0m
- 16m HD RES 10.7m
- 16m RES STD 8.0m
- 15m HD RES OS 10.7m
- 15m RES OS 8.0m
- 13.5m RES OS 8.35m
- 12m RES OS 6.2m
- 9m RES OS 6.2m
- 7m LANE RES 6.54m
- SHARED PATH SIDE

LEGEND ABBREVIATIONS	
CYC	CYCLE ROUTE
HD	HIGH DENSITY
MED	MEDIAN
OS	OPEN SPACE
RES	RESIDENTIAL
SIDE	SIDE STREET
SEC	SECONDARY
STD	STANDARD
TC	TOWN CENTRE

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	PAT	BJ	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Andrew Metherell	03.25
DRAWN	Peter Thomson	03.25
CAD REVIEW	Brent James	Th
DESIGN CHECK	Iain Banks	11.04.25
DESIGN REVIEW	Iain Banks	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

GENERAL ARRANGEMENT
ROAD RESERVE AND CARRIAGEWAY WIDTHS

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: 1:3000
Drawing No.: 310104425-00-000-C0002
Rev.: 0

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PLOTTED: 10/04/2025 2:32:33 pm
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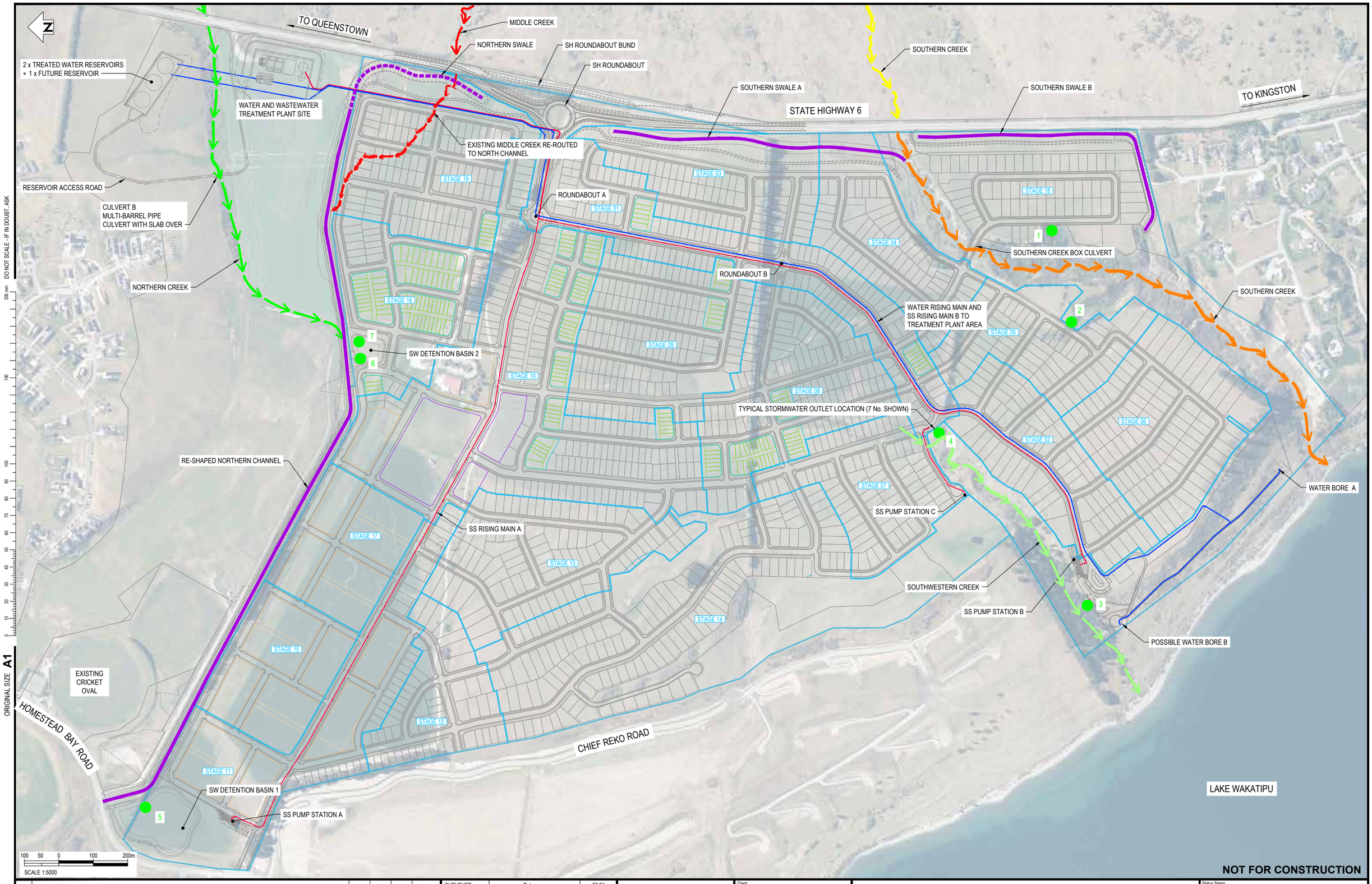

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

PLOTTED: 10/04/2025 3:33:24 pm

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	PAT	BJ	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Peter Thomson	03.25
DRAWN	Peter Thomson	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Peter White	11.04.25
DESIGN REVIEW	Iain Banks	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

GENERAL ARRANGEMENT
MAIN INFRASTRUCTURE FEATURES

Status Stamp: FOR CONSENT

Date Stamp: 11.04.2025

Scales: 1:3000

Drawing No.: 310104425-00-000-C0003

Rev.: 0

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DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

CUT/FILL DEPTHS TABLE

COLOUR	RANGE LOWER DEPTH	RANGE UPPER DEPTH
	-9.03	-8.00
	-8.00	-6.00
	-6.00	-4.00
	-4.00	-2.00
	-2.00	0.00
	0.00	2.00
	2.00	4.00
	4.00	6.00
	6.00	8.00
	8.00	8.74

VOLUMES
DEPTHS SHOWN ARE FROM THE STRIPPED SURFACE TO THE SUBGRADE SURFACE.
STRIP = EXISTING GROUND SURFACE - 0.4m
SUBGRADE = FINISHED GROUND SURFACE -0.3m
CUT 1,165,000 m3
FILL 1,130,600 m3
NET 34,400 m3 (FILL)

SHT C0039
TO QUEENSTOWN
SHT C0031
SHT C0032
STATE HIGHWAY 6
TO KINGSTON
SHT C0035
SHT C0034
SHT C0033
SHT C0038
SHT C0037
SHT C0036
LAKE WAKATIPU

SCALE 1:3000

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	BJ	BJ	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Peter Thomson	03.25
DRAWN	Peter Thomson	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Gerhard Heyden	11.04.25
DESIGN REVIEW	Iain Banks	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

EARTHWORKS
DEPTHS PLAN - OVERALL LAYOUT

Status Stamp: FOR CONSENT
Date Stamp: 11.04.2025
Scales: 1:3000
Drawing No.: 310104425-00-000-C0030
Rev.: 0

PLOTTED: 11/04/2025 9:12:51 am

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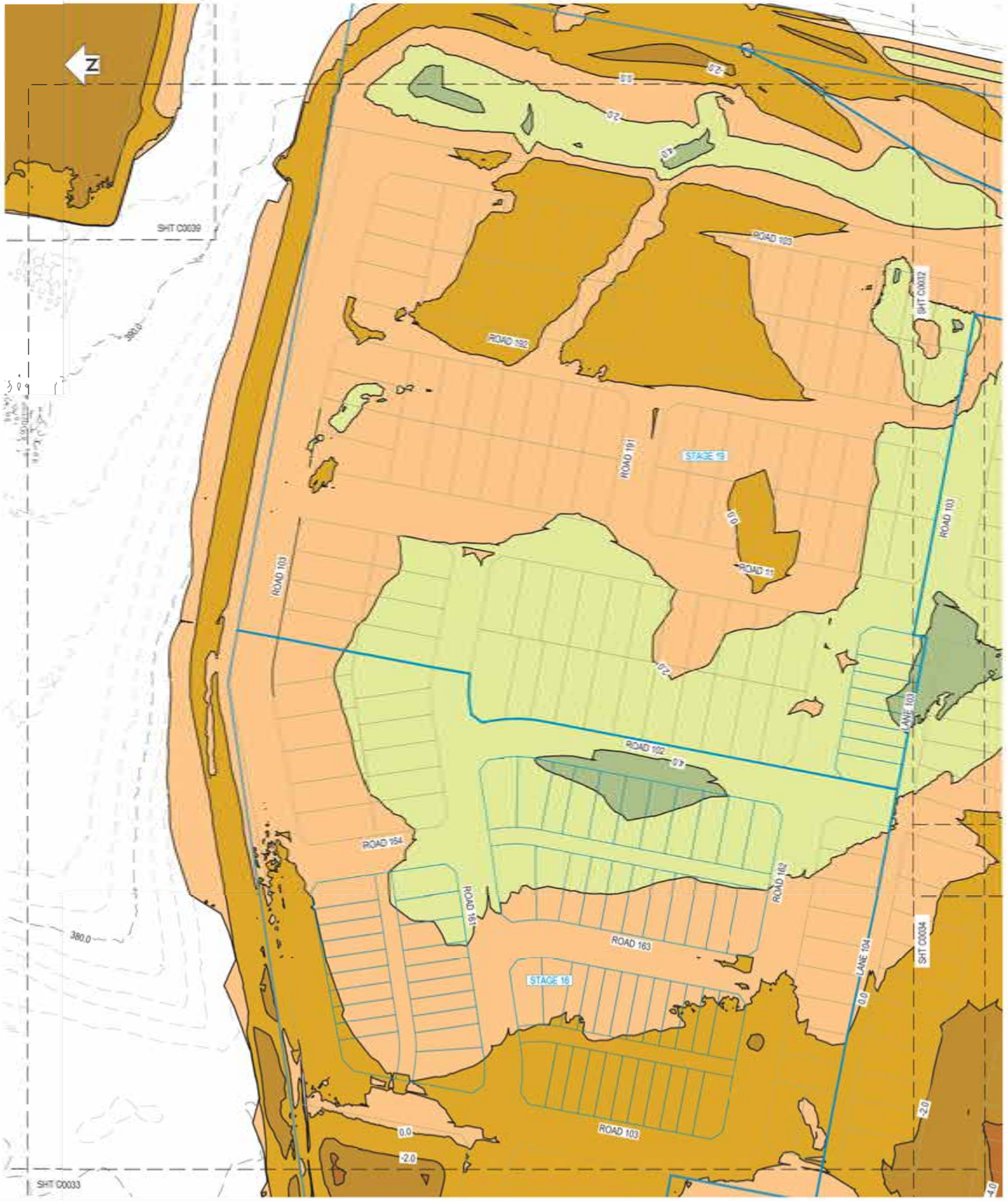

CUT/FILL DEPTHS TABLE

COLOUR	RANGE LOWER DEPTH	RANGE UPPER DEPTH
	-8.00	-8.00
	-8.00	-6.00
	-6.00	-4.00
	-4.00	-2.00
	-2.00	0.00
	0.00	2.00
	2.00	4.00
	4.00	6.00
	6.00	8.00
	8.00	8.74

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

SCALE 1:1000

NOT FOR CONSTRUCTION

REV	REVISIONS	ME DSN	BJ CHK	PSW APP	DATE
0	ISSUED FOR CONSENT				11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Peter Thomson	03.25
DRAWN	Peter Thomson	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Gerhard Heyden	11.04.25
DESIGN REVIEW	Iain Banks	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

EARTHWORKS
DEPTHS PLAN - SHEET 1 OF 9

Status (Stamp): FOR CONSENT
Date Stamp: 11.04.2025
Scales: 1:1000
Drawing No: 310104425-00-000-C0031
Rev: 0

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CUT/FILL DEPTHS TABLE		
COLOUR	RANGE LOWER DEPTH	RANGE UPPER DEPTH
	-8.00	-6.00
	-8.00	-6.00
	-6.00	-4.00
	-4.00	-2.00
	-2.00	0.00
	0.00	2.00
	2.00	4.00
	4.00	6.00
	6.00	8.00
	8.00	8.74

TO QUEENSTOWN

STATE HIGHWAY 6

ROAD 31

STAGE 03

ROAD 103

SHT C0031

ROAD 101

ROAD 02

ROAD 12

STAGE 01

ROAD 14

ROAD 16

STAGE 04

ROAD 41

SHT C0035

SHT C0034

LANE 101

ROAD 91

AD 15

400.0

300.0

4.0

2.0

-2.0

-4.0

SCALE 1:1000

NOT FOR CONSTRUCTION

REV	REVISIONS	ME DRN	BJ CHK	PSW APP	11.04.25 DATE
0	ISSUED FOR CONSENT				

SURVEYED	Pattersons	08.24
DESIGNED	Peter Thomson	03.25
DRAWN	Peter Thomson	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Gerhard Heyden	11.04.25
DESIGN REVIEW	Iain Banks	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

EARTHWORKS
DEPTHS PLAN - SHEET 2 OF 9

Status/Stamp: FOR CONSENT
Date Stamp: 11.04.2025
Scales: 1:1000
Drawing No: 310104425-00-000-C0032
Rev: 0

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N

CUT/FILL DEPTHS TABLE		
COLOUR	RANGE LOWER DEPTH	RANGE UPPER DEPTH
	-9.00	-8.00
	-8.00	-6.00
	-6.00	-4.00
	-4.00	-2.00
	-2.00	0.00
	0.00	2.00
	2.00	4.00
	4.00	6.00
	6.00	8.00
	8.00	8.74

SHT C0031

SHT C0034

SHT C0036

SHT C0037

ROAD 104

ROAD 105

ROAD 106

ROAD 111

ROAD 112

STAGE 11

STAGE 1

370.0

380.0

390.0

-10 0 10 20 30 40 50m

SCALE 1:1000

ORIGINAL SIZE A1

DO NOT SCALE - IF IN DOUBT, ASK

NOT FOR CONSTRUCTION

REV	REVISIONS	MS/BEN	BJ/CHK	PSW/APP	DATE
0	ISSUED FOR CONSENT	MS	BJ	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Peter Thomson	03.25
DRAWN	Peter Thomson	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Gerhard Heyden	11.04.25
DESIGN REVIEW	Iain Banks	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

EARTHWORKS
DEPTHS PLAN - SHEET 3 OF 9

Status Stamp: FOR CONSENT

Date Stamp: 11.04.2025

Scales: 1:1000

Drawing No: 310104425-00-000-C0033

Rev: 0

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CUT/FILL DEPTHS TABLE		
COLOUR	RANGE LOWER DEPTH	RANGE UPPER DEPTH
	-9.03	-8.00
	-8.00	-6.00
	-6.00	-4.00
	-4.00	-2.00
	-2.00	0.00
	0.00	2.00
	2.00	4.00
	4.00	6.00
	6.00	8.00
	8.00	8.74

N

LANE 101
ROAD 91
ROAD 15
SHT C0032
ROAD 05
STAGE 09
ROAD 92
ROAD 91
ROAD 17
SHT C0031
LANE 102
ROAD 15
STAGE 10
ROAD 101
STAGE 08
SHT C0035
ROAD 72
ROAD 04
ROAD 93
ROAD 19
SHT C0033
ROAD 82
SHT C0038
ROAD 03
STAGE 07
ROAD 72
ROAD 76
ROAD 83
ROAD 73
ROAD 107
SHT C0037

10 0 10 20 30 40 50m
SCALE 1:1000

NOT FOR CONSTRUCTION

DO NOT SCALE - IF IN DOUBT, ASK
ORIGINAL SIZE A1

REV	REVISIONS	MS DRN	BJ CHK	PSW APP	11.04.25 DATE
0	ISSUED FOR CONSENT				

SURVEYED	Pettersons	08.24
DESIGNED	Peter Thomson	03.25
DRAWN	Peter Thomson	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Gerhard Heyden	11.04.25
DESIGN REVIEW	Iain Banks	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

EARTHWORKS
DEPTHS PLAN - SHEET 4 OF 9

Status Stamp: FOR CONSENT
Date Stamp: 11.04.2025
Scales: 1:1000
Drawing No: 310104425-00-000-C0034
Rev: 0

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N

CUT/FILL DEPTHS TABLE		
COLOUR	RANGE LOWER DEPTH	RANGE UPPER DEPTH
	-9.03	-8.00
	-8.00	-6.00
	-6.00	-4.00
	-4.00	-2.00
	-2.00	0.00
	0.00	2.00
	2.00	4.00
	4.00	6.00
	6.00	8.00
	8.00	8.74

STAGE 18
LANE 181
ROAD 181
SHT C0032
ROAD 31
ROAD 181
STAGE 05
ROAD 18
ROAD 21
ROAD 31
SHT C0034
ROAD 17
SHT C0038
370.0
360.0
350.0
340.0
330.0
320.0
2.0
0.0
-2.0
-4.0
6.0
4.0

SCALE 1:1000

NOT FOR CONSTRUCTION

ORIGINAL SIZE A1

DO NOT SCALE - IF IN DOUBT, ASK

REV	REVISIONS	MS DRN	BJ CHK	PSW APP	11.04.25 DATE
0	ISSUED FOR CONSENT				

SURVEYED	Patersons	08.24
DESIGNED	Peter Thomson	03.25
DRAWN	Peter Thomson	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Gerhard Heyden	11.04.25
DESIGN REVIEW	Iain Banks	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

EARTHWORKS
DEPTHS PLAN - SHEET 5 OF 9

Status Stamp: FOR CONSENT
Date Stamp: 11.04.2025
Scales: 1:1000
Drawing No: 310104425-00-000-C0035
Rev: 0

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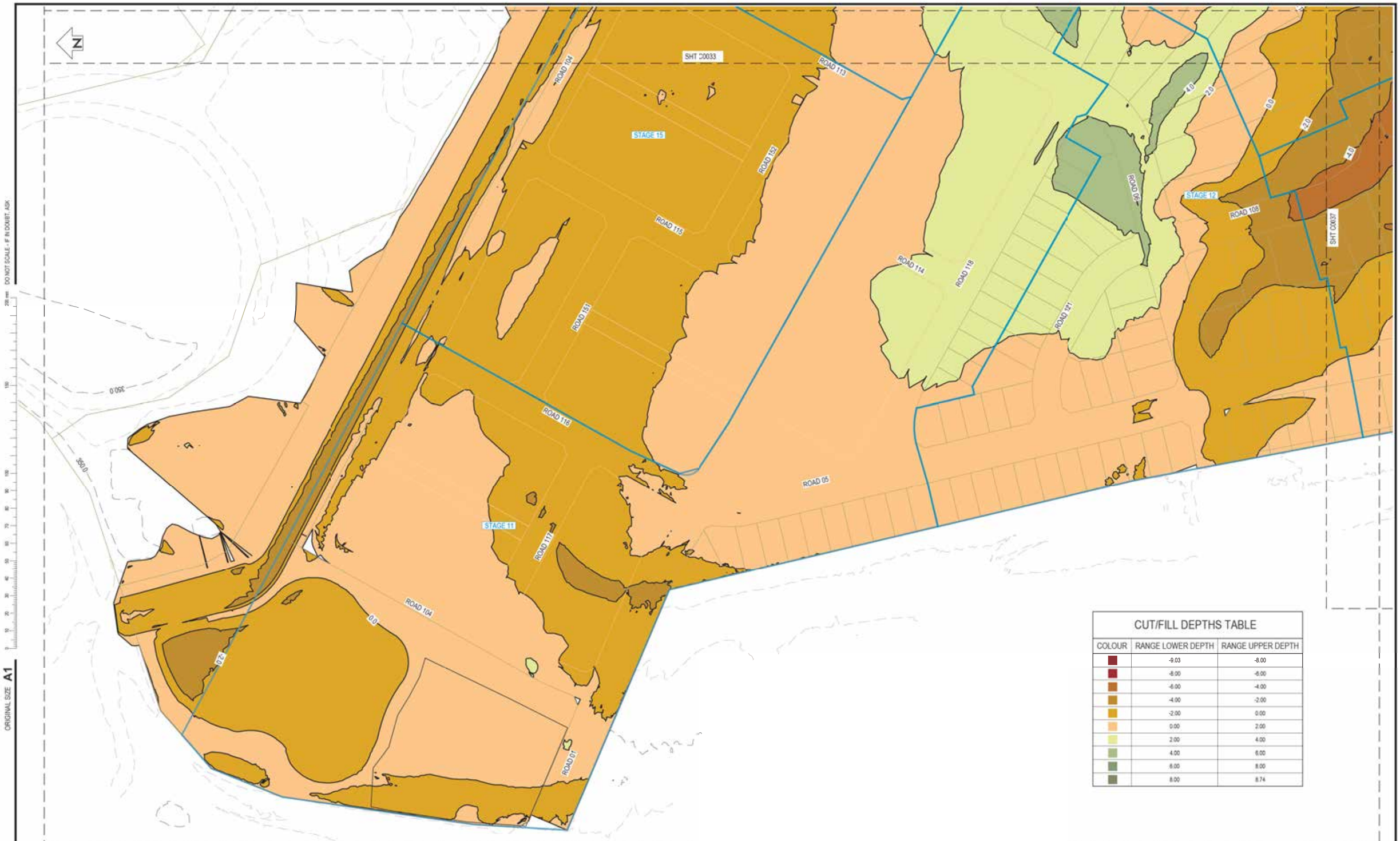

CUT/FILL DEPTHS TABLE

COLOUR	RANGE LOWER DEPTH	RANGE UPPER DEPTH
	-9.03	-8.00
	-8.00	-6.00
	-6.00	-4.00
	-4.00	-2.00
	-2.00	0.00
	0.00	2.00
	2.00	4.00
	4.00	6.00
	6.00	8.00
	8.00	8.74

10 0 10 20 30 40 50m
SCALE 1:1000

NOT FOR CONSTRUCTION

DO NOT SCALE - IF IN DOUBT, ASK
ORIGINAL SIZE A1

REV	REVISIONS	MS DRN	BJ CHK	PSW APP	11.04.25 DATE
0	ISSUED FOR CONSENT				

SURVEYED	Pattersons	08.24
DESIGNED	Peter Thomson	03.25
DRAWN	Peter Thomson	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Gerhard Heyden	11.04.25
DESIGN REVIEW	Iain Banks	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

EARTHWORKS
DEPTHS PLAN - SHEET 6 OF 9

Status Stamp: FOR CONSENT
Date Stamp: 11.04.2025
Scales: 1:1000
Drawing No: 310104425-00-000-C0036
Rev: 0

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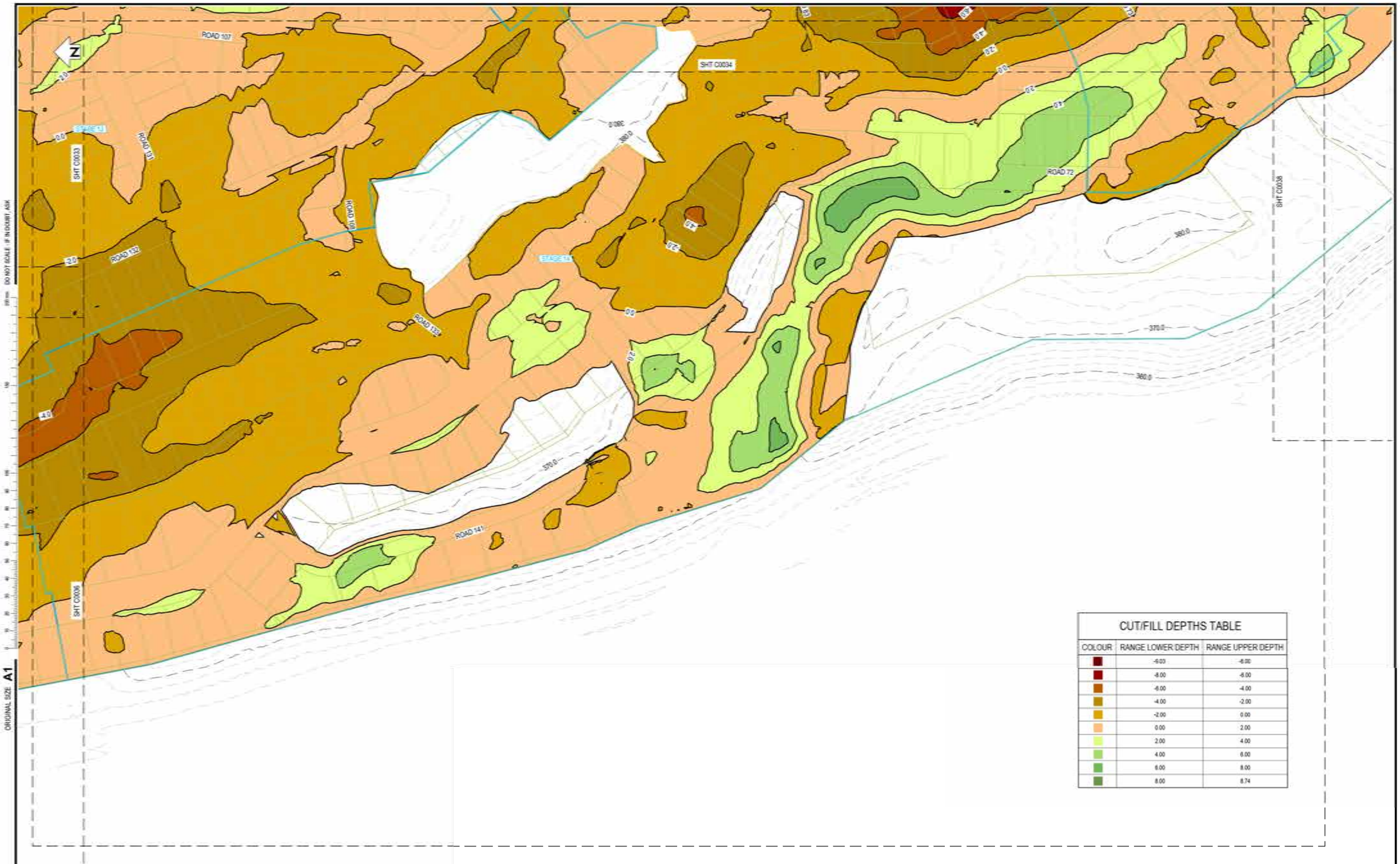

CUT/FILL DEPTHS TABLE		
COLOUR	RANGE LOWER DEPTH	RANGE UPPER DEPTH
	-9.03	-8.00
	-8.00	-6.00
	-6.00	-4.00
	-4.00	-2.00
	-2.00	0.00
	0.00	2.00
	2.00	4.00
	4.00	6.00
	6.00	8.00
	8.00	8.74

NOT FOR CONSTRUCTION

ORIGINAL SIZE A1

DO NOT SCALE - IF IN DOUBT ASK

REV	REVISIONS	WS DRN	BJ CHK	PSW APP	11.04.25 DATE
0	ISSUED FOR CONSENT				

SURVEYED	Patersons	08.24
DESIGNED	Peter Thomson	03.25
DRAWN	Peter Thomson	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Gerhard Heyden	11.04.25
DESIGN REVIEW	Iain Banks	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

EARTHWORKS
DEPTHS PLAN - SHEET 7 OF 9

Status/Stamp: FOR CONSENT
Date Stamp: 11.04.2025
Scales: 1:1000
Drawing No.: 310104425-00-000-C0037
Rev: 0

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N

SHT C0035

SHT C0034

SHT C0037

STAGE 09

STAGE 01

ROAD 01

ROAD 02

ROAD 11

ROAD 22

ROAD 23

ROAD 24

CUT/FILL DEPTHS TABLE		
COLOUR	RANGE LOWER DEPTH	RANGE UPPER DEPTH
	-9.03	-8.00
	-8.00	-6.00
	-6.00	-4.00
	-4.00	-2.00
	-2.00	0.00
	0.00	2.00
	2.00	4.00
	4.00	6.00
	6.00	8.00
	8.00	8.74

10 0 10 20 30 40 50m

SCALE 1:1000

ORIGINAL SIZE A1

DO NOT SCALE - IF IN DOUBT, ASK

NOT FOR CONSTRUCTION

REV	REVISIONS	BY	CHK	APP	DATE
0	ISSUED FOR CONSENT	MS	BJ	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Peter Thomson	03.25
DRAWN	Peter Thomson	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Gerhard Heyden	11.04.25
DESIGN REVIEW	Iain Banks	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

EARTHWORKS
DEPTHS PLAN - SHEET 8 OF 9

Status Stamp: FOR CONSENT

Date Stamp: 11.04.2025

Scales: 1:1000

Drawing No: 310104425-00-000-C0038

Rev: 0

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CUT/FILL DEPTHS TABLE		
COLOUR	RANGE LOWER DEPTH	RANGE UPPER DEPTH
	-9.03	-8.00
	-8.00	-6.00
	-6.00	-4.00
	-4.00	-2.00
	-2.00	0.00
	0.00	2.00
	2.00	4.00
	4.00	6.00
	6.00	8.00
	8.00	8.74

10 0 10 20 30 40 50m
SCALE 1:1000

NOT FOR CONSTRUCTION

DO NOT SCALE - IF IN DOUBT, ASK
ORIGINAL SIZE A1

REV	REVISIONS	BY	CHK	APP	DATE
0	ISSUED FOR CONSENT	MS	BJ	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Peter Thomson	03.25
DRAWN	Brent James	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Gerhard Heyden	11.04.25
DESIGN REVIEW	Iain Banks	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

EARTHWORKS
DEPTHS PLAN - SHEET 9 OF 9

Status/Stamp: FOR CONSENT
Date Stamp: 11.04.2025
Scales: 1:1000
Drawing No.: 310104425-00-000-C0039
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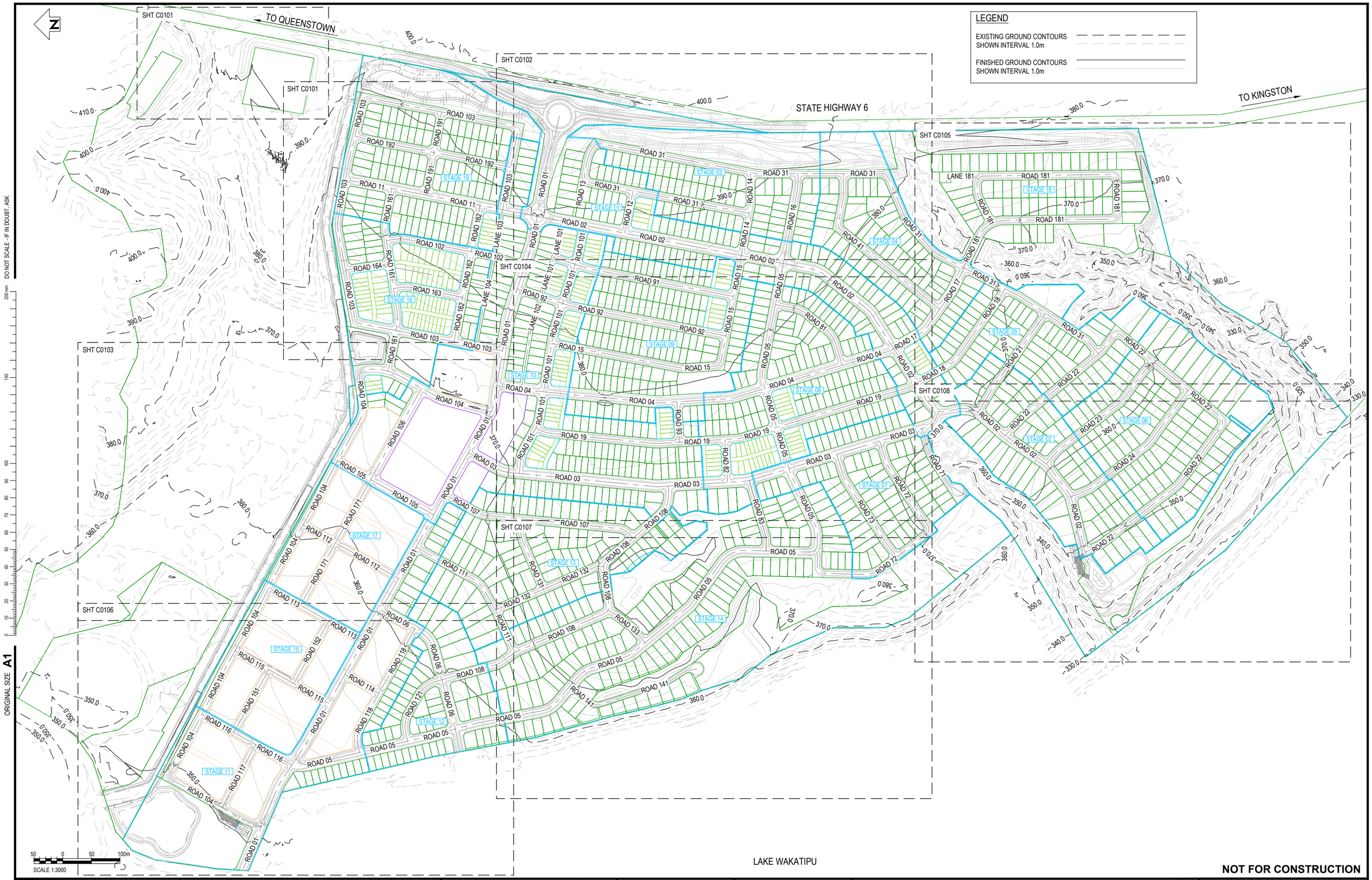

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

NOT FOR CONSTRUCTION

REV	REVISIONS	GH/BJ DRN	BJ CHK	PSW APP	DATE
0	ISSUED FOR CONSENT				11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Peter Thomson	03.25
DRAWN	Maninder Singh	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Andrew Metherell	11.04.25
DESIGN REVIEW	Iain Banks	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

ROADING
OVERALL LAYOUT PLAN

Status Stamp: FOR CONSENT
Date Stamp: 11.04.2025
Scales: 1:3000
Drawing No.: 310104425-00-000-C0100
Rev.: 0

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PLOTTED: 10/04/2025 3:39:23 pm

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LEGEND

EXISTING GROUND CONTOURS
SHOWN INTERVAL 1.0m

FINISHED GROUND CONTOURS
SHOWN INTERVAL 1.0m

10 0 10 20 30 40 50m
SCALE 1:1000

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	GH/BJ	BJ	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Peter Thomson	03.25
DRAWN	Maninder Singh	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Andrew Metherell	11.04.25
DESIGN REVIEW	Iain Banks	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

ROADING
LAYOUT PLAN - SHEET 1 OF 8

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: 1:1000
Drawing No.: 310104425-00-000-C0101
Rev.: 0

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DO NOT SCALE - IF IN DOUBT, ASK
ORIGINAL SIZE A1
PLOTTED: 10/04/2025 2:40:55 pm

LEGEND

EXISTING GROUND CONTOURS
SHOWN INTERVAL 1.0m

FINISHED GROUND CONTOURS
SHOWN INTERVAL 1.0m

N

STATE HIGHWAY 6

ROAD 01
ROAD 02
ROAD 11
ROAD 12
ROAD 13
ROAD 14
ROAD 15
ROAD 16
ROAD 31
ROAD 41
ROAD 91
ROAD 101
ROAD 102
ROAD 103
LANE 101
LANE 104

STAGE 01
STAGE 03
STAGE 04

SHT C0101
SHT C0104
SHT C0105
C0104

10 0 10 20 30 40 50m
SCALE 1:1000

NOT FOR CONSTRUCTION

REV	REVISIONS	GH/BJ DRN	BJ CHK	PSW APP	DATE
0	ISSUED FOR CONSENT				11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Peter Thomson	03.25
DRAWN	Maninder Singh	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Andrew Metherell	11.04.25
DESIGN REVIEW	Iain Banks	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

ROADING
LAYOUT PLAN - SHEET 2 OF 8

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: 1:1000
Drawing No.: 310104425-00-000-C0102
Rev.: 0

ORIGINAL SIZE A1

DO NOT SCALE - IF IN DOUBT, ASK

PLOTTED: 10/04/2025 2:41:23 pm

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N

LEGEND

EXISTING GROUND CONTOURS
SHOWN INTERVAL 1.0m

FINISHED GROUND CONTOURS
SHOWN INTERVAL 1.0m

SHT C0101
SHT C0104
SHT C0107
SHT C0106
C0107
C0106

STAGE
STAGE 17

SW DETENTION BASIN 2

NORTH CHANNEL

ROAD 01
ROAD 03
ROAD 04
ROAD 06
ROAD 101
ROAD 103
ROAD 104
ROAD 105
ROAD 106
ROAD 107
ROAD 111
ROAD 112
ROAD 113
ROAD 132
ROAD 161
ROAD 171

385.0 380.0 375.0 370.0 365.0 360.0 355.0
374.0 373.0 372.0 371.0 369.0 368.0 367.0 366.0 364.0 363.0 362.0 361.0 359.0 358.0 357.0 356.0

-1.6% -5.6% -2.9% 0.0% -5.6% -3.7% -5.8% -5.8% -1.1% -2.0% -3.5% -0.4% -1.6% -4.5% -2.6% -4.2% -1.9% -1.9% -1.7% -3.5% -3.1% -1.9% -1.7% -1.7% -1.3% -7.2% -0.4% -6.4% -6.1% -1.9% -4.2% -4.2% -3.6% -7.9% -6.0% -5.5% -2.6% -2.5% -4.4% -2.7% -6.0% -5.8% -4.9% -3.7% -3.5% -6.8% -4.1% -1.8% -7.1% -4.6% -6.1% -5.3% -6.5% -3.3% -2.7% -0.5% -4.4% -1.7%

10 0 10 20 30 40 50m
SCALE 1:1000

NOT FOR CONSTRUCTION

DO NOT SCALE - IF IN DOUBT, ASK
ORIGINAL SIZE A1
PLOTTED: 10/04/2025 2:41:51 pm

REV	REVISIONS	GH/BJ DRN	BJ CHK	PSW APP	11.04.25 DATE
0	ISSUED FOR CONSENT				

SURVEYED	Patersons	08.24
DESIGNED	Peter Thomson	03.25
DRAWN	Maninder Singh	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Andrew Metherell	11.04.25
DESIGN REVIEW	Iain Banks	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

ROADING
LAYOUT PLAN - SHEET 3 OF 8

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: 1:1000
Drawing No.: 310104425-00-000-C0103
Rev.: 0

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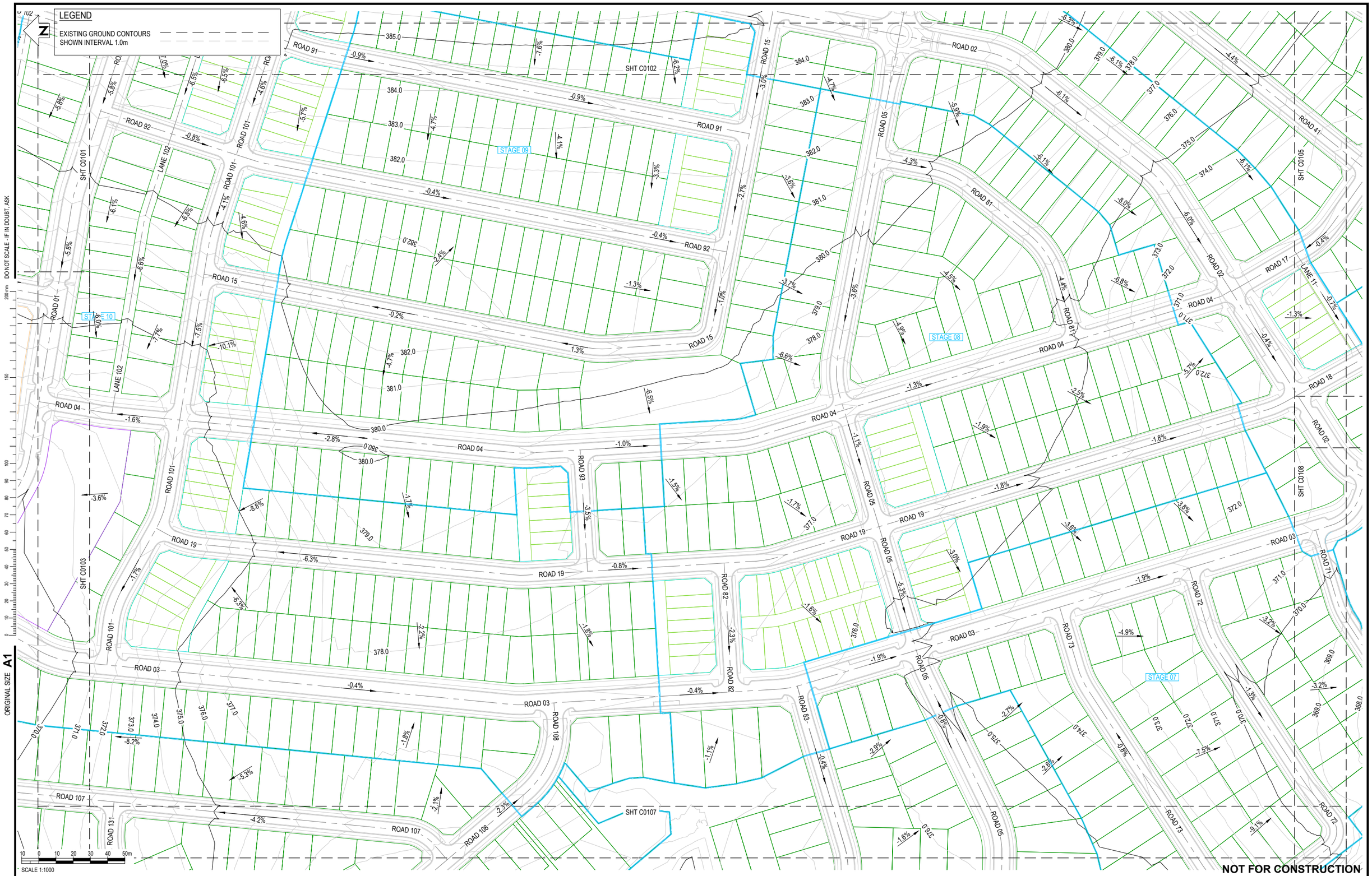

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

REV	REVISIONS	GH/BJ DRN	BJ CHK	PSW APP	11.04.25 DATE
0	ISSUED FOR CONSENT				

SURVEYED	Patersons	08.24
DESIGNED	Peter Thomson	03.25
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CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Andrew Metherell	11.04.25
DESIGN REVIEW	Iain Banks	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

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Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

ROADING
LAYOUT PLAN - SHEET 4 OF 8

Status Stamp: FOR CONSENT
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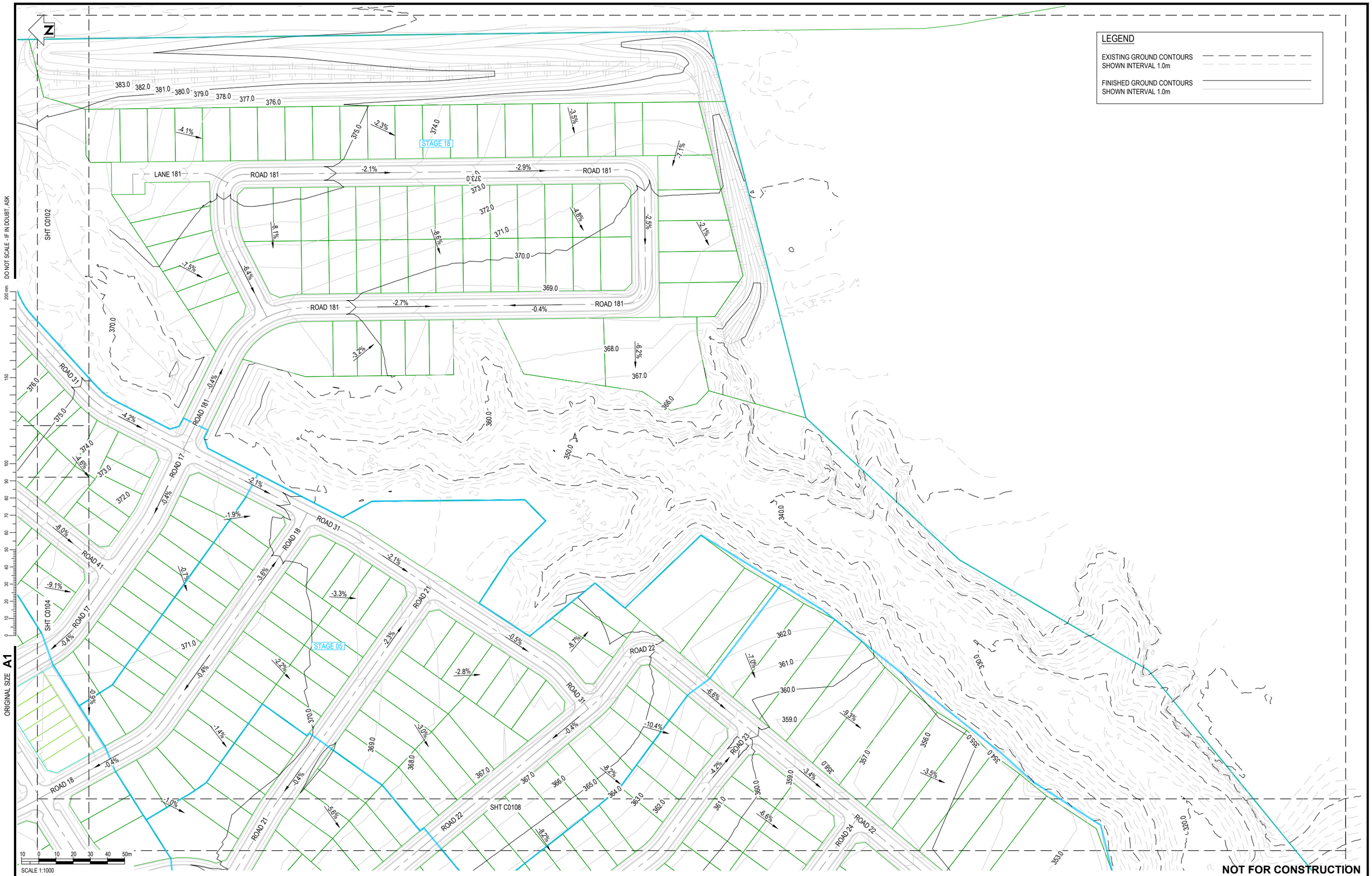

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

NOT FOR CONSTRUCTION

REV	REVISIONS				
0	ISSUED FOR CONSENT	GH/BJ	BJ	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Peter Thomson	03.25
DRAWN	Maninder Singh	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Andrew Metherell	11.04.25
DESIGN REVIEW	Iain Banks	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

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Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

ROADING
LAYOUT PLAN - SHEET 5 OF 8

Status Stamp: FOR CONSENT
Date Stamp: 11.04.2025
Scales: 1:1000
Drawing No.: 310104425-00-000-C0105
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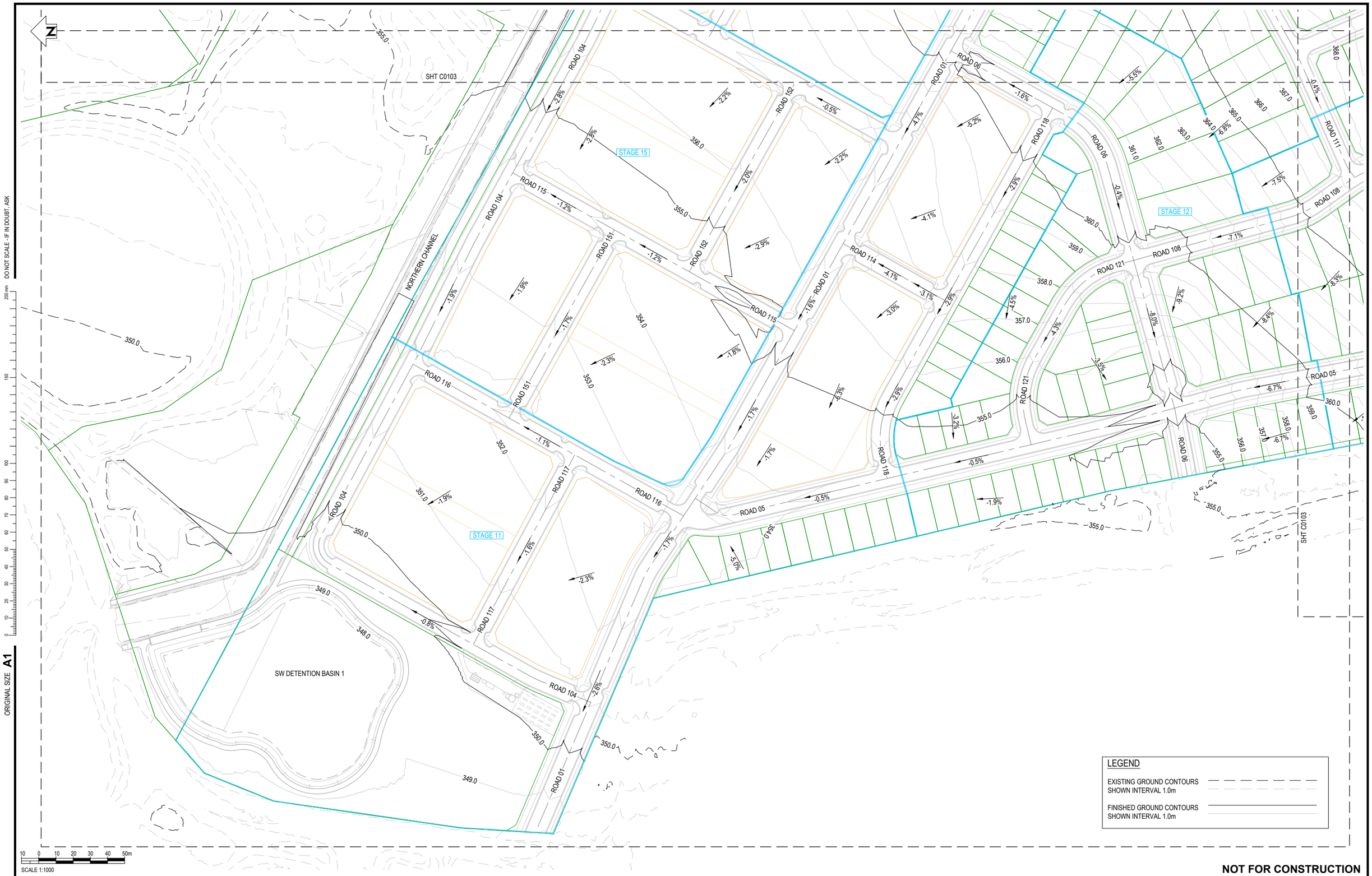

LEGEND

EXISTING GROUND CONTOURS SHOWN INTERVAL 1.0m

FINISHED GROUND CONTOURS SHOWN INTERVAL 1.0m

10 0 10 20 30 40 50m

SCALE 1:1000

NOT FOR CONSTRUCTION

DO NOT SCALE - IF IN DOUBT, ASK

200mm 150 100 90 80 70 60 50 40 30 20 10 0

ORIGINAL SIZE **A1**

PLOTTED: 10/04/2025 3:43:14 pm

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	GH/BJ	BJ	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Peter Thomson	03.25
DRAWN	Maninder Singh	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Andrew Metherell	11.04.25
DESIGN REVIEW	Iain Banks	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

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Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

ROADING
LAYOUT PLAN - SHEET 6 OF 8

Status Stamp: **FOR CONSENT**

Date Stamp: **11.04.2025**

Scales: 1:1000

Drawing No.: 310104425-00-000-C0106

Rev.: 0

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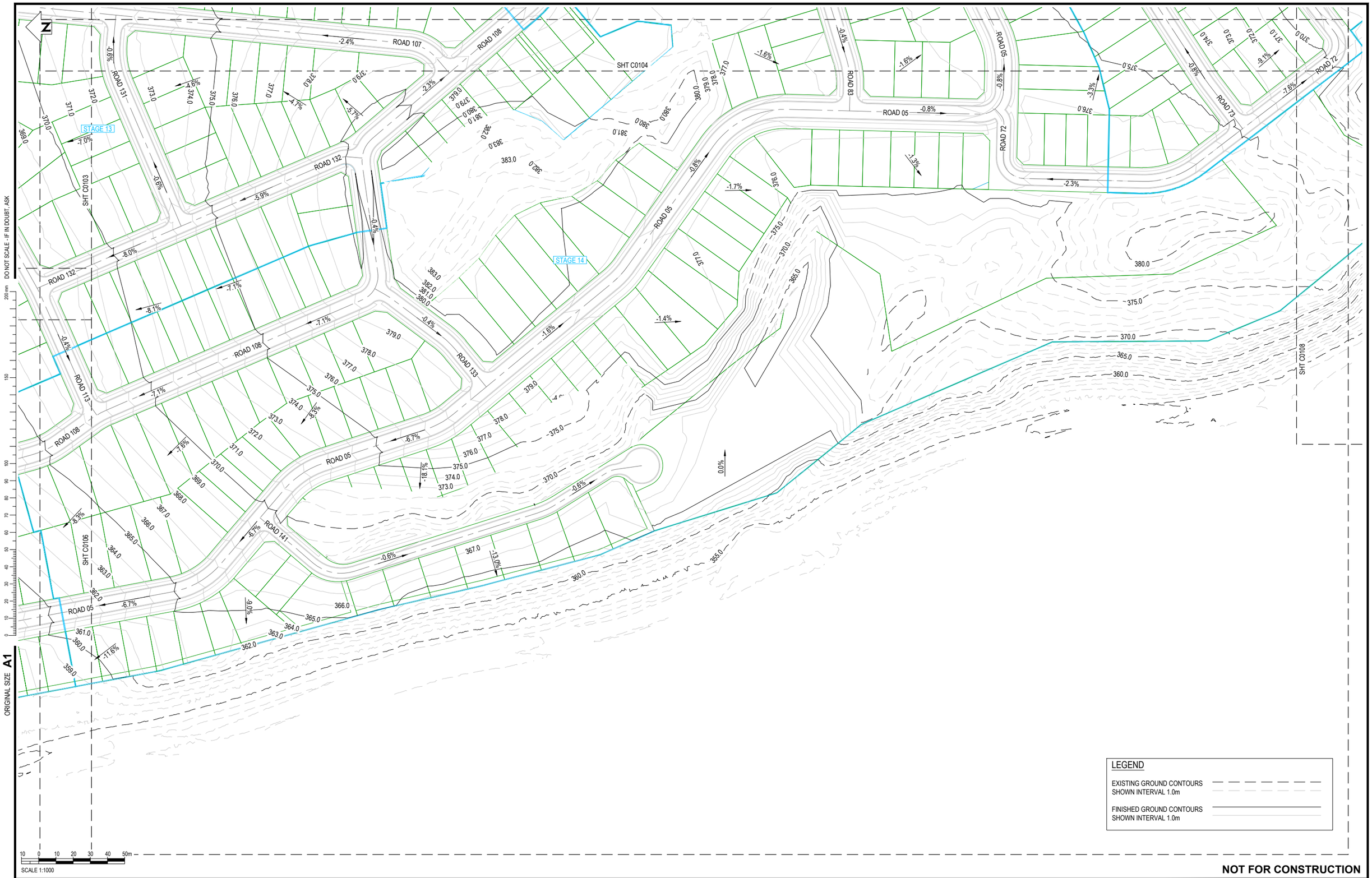

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	GH/BJ	BJ	PSW	11.04.25

SURVEYED	Patersons	08.24
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CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Andrew Metherell	11.04.25
DESIGN REVIEW	Iain Banks	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

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Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

ROADING
LAYOUT PLAN - SHEET 7 OF 8

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: 1:1000
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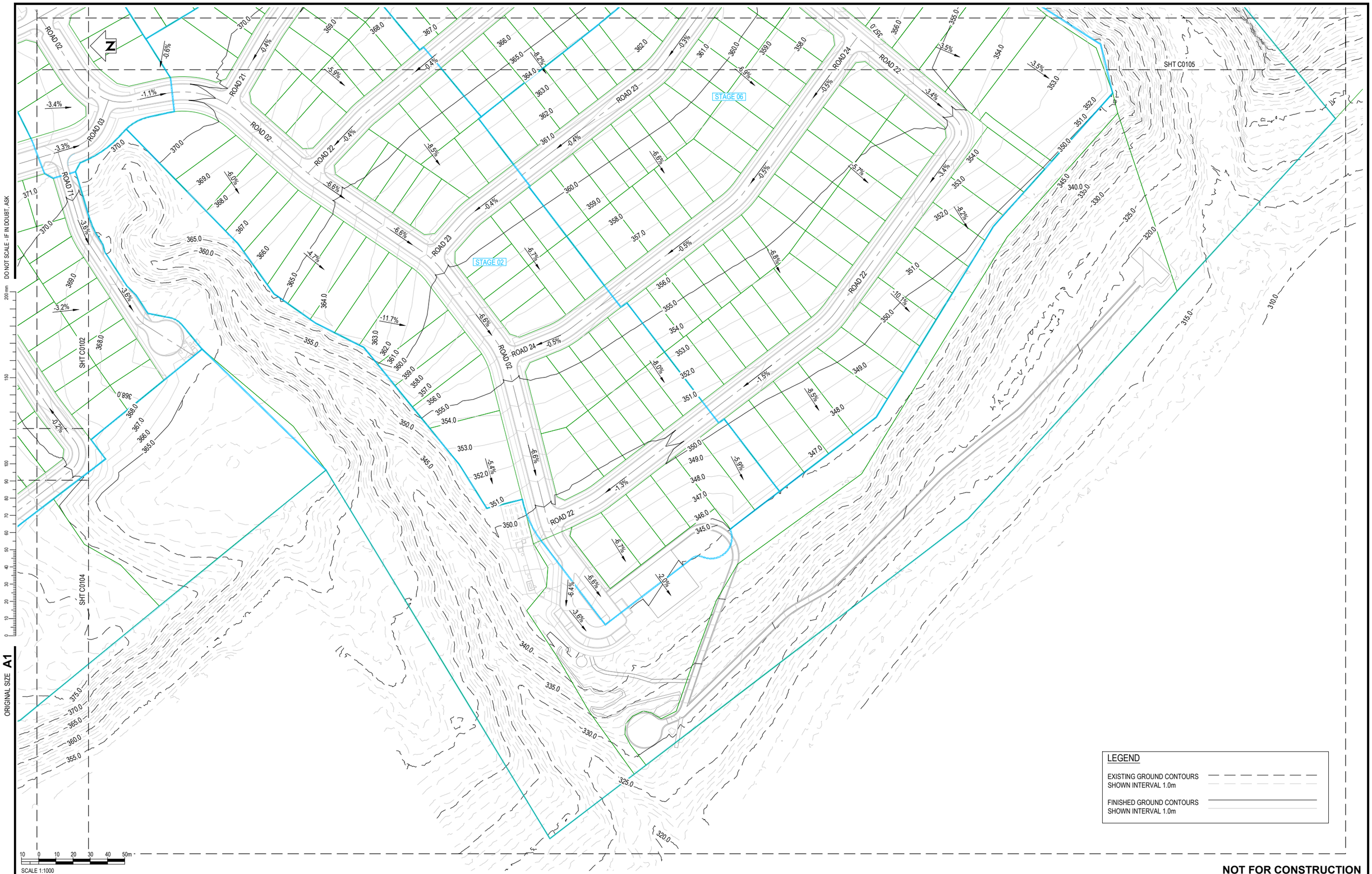

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ORIGINAL SIZE A1

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REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	GH/BJ	BJ	PSW	11.04.25

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DESIGN CHECK	Andrew Metherell	11.04.25
DESIGN REVIEW	Iain Banks	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

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Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

ROADING
LAYOUT PLAN - SHEET 8 OF 8

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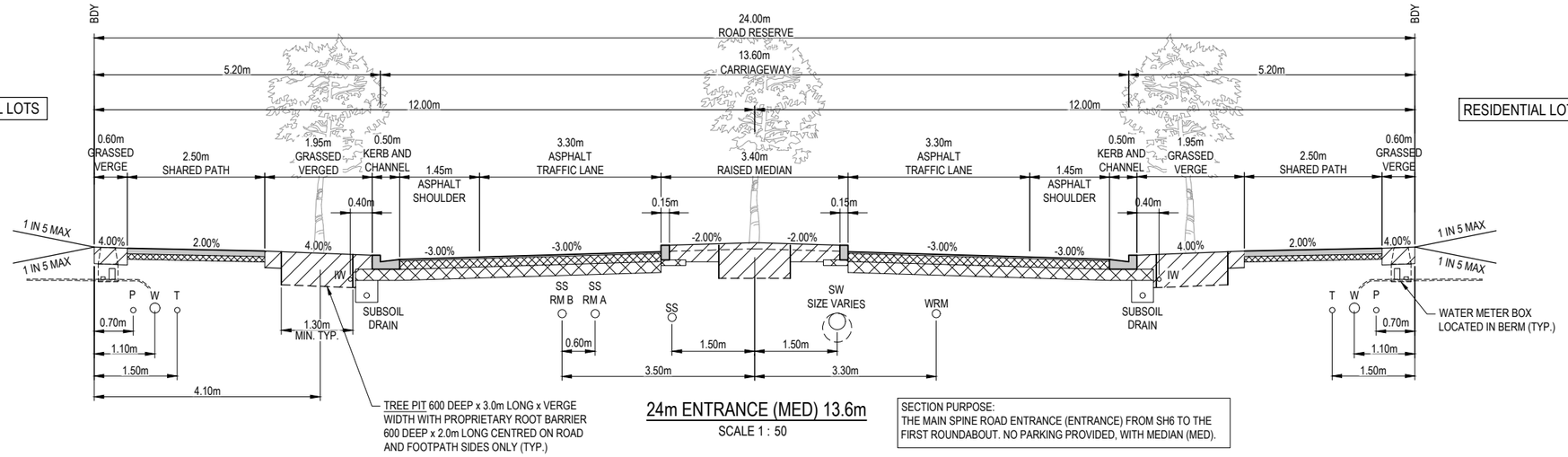
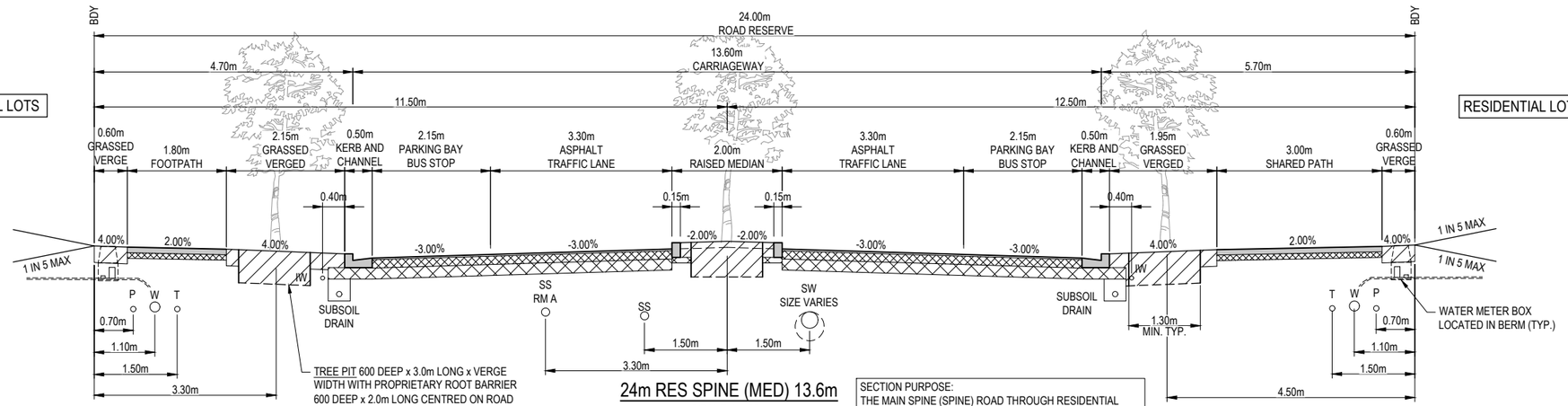


24m ENTRANCE (MED) 13.6m

SCALE 1 : 50

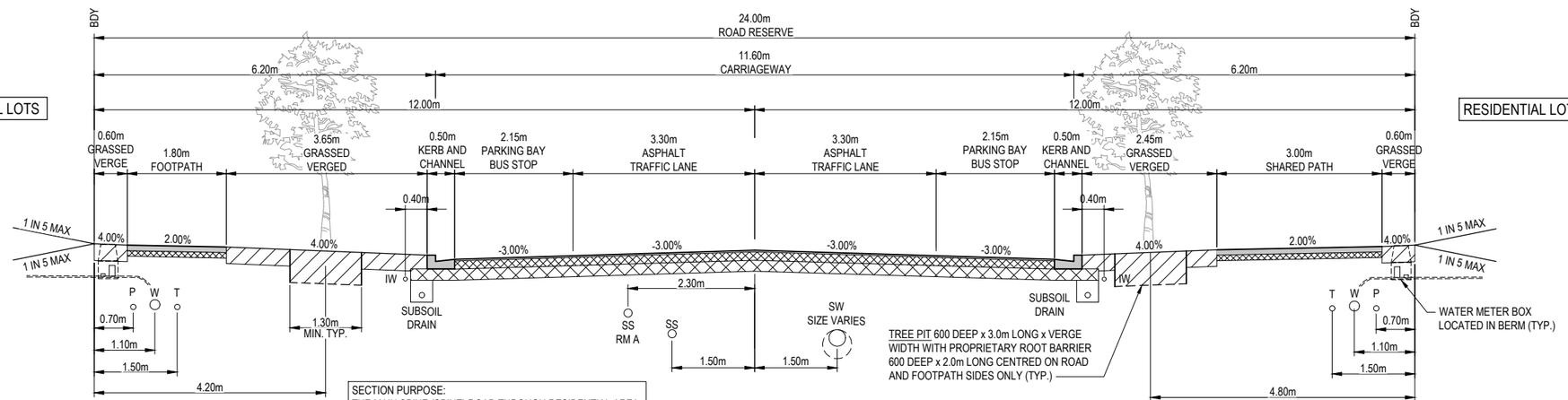
SECTION PURPOSE:
THE MAIN SPINE ROAD ENTRANCE (ENTRANCE) FROM SH6 TO THE FIRST ROUNDABOUT. NO PARKING PROVIDED, WITH MEDIAN (MED).



24m RES SPINE (MED) 13.6m

SCALE 1 : 50

SECTION PURPOSE:
THE MAIN SPINE (SPINE) ROAD THROUGH RESIDENTIAL AREA (RES) WITH SEPARATE TRAFFIC AND PARKING LANES CAPABLE OF ACCOMMODATING BUS AND SERVICE VEHICLES WITH A RAISED LANDSCAPED MEDIAN (MED).



24m RES SPINE 11.6m

SCALE 1 : 50

SECTION PURPOSE:
THE MAIN SPINE (SPINE) ROAD THROUGH RESIDENTIAL AREA (RES) WITH SEPARATE TRAFFIC AND PARKING LANES CAPABLE OF ACCOMMODATING BUS AND SERVICE VEHICLES.

SCALE 1:50

ROADS 01-06 (TBA)	40 ASPHALT (DG10) 180 M4 AP40 250 AP65
ALL OTHER ROADS	30 ASPHALT (DG7) 150 M4 AP40 200 AP65
DRIVEWAYS & ACCESS WAYS	SE 62 MESH CENTRAL 150 CONCRETE 100 AP40
FOOTPATHS	100 CONCRETE (BROOM FINISH) 100 AP40

PAVEMENT LAYERS

SCALE 1 : 25

NOTE: ALL PAVEMENT LAYER DEPTHS BASED ON SUBGRADE CBR GREATER THAN OR EQUAL TO 7

MINIMUM COVER TABLE		
CODE	SERVICE	MINIMUM COVER
W	WATERMAIN	1000
WR	RIDERMAIN	1000
WRM	WATER RISING MAIN	1000
IW	IRRIGATION WATER	400 1000 AT ROAD CROSSINGS
T	TELECOMMS	750
P	POWER	LV 750 HV 1000
SS	SANITARY SEWER + LPS	1000
SS RM	SANITARY SEWER RISING MAIN	1000
SW	STORMWATER	1000

ABBREVIATIONS			
CYC	CYCLE ROUTE	SIDE	SIDE STREET
HD	HIGH DENSITY	SEC	SECONDARY
MED	MEDIAN	STD	STANDARD
OS	OPEN SPACE	TC	TOWN CENTRE
RES	RESIDENTIAL		

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	GH	PAT	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Andrew Metherell	03.25
DRAWN	Gerhard Heyden / Brent James	03.25
CAD REVIEW	Peter Thomson	11.04.25
DESIGN CHECK	Iain Banks	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

ROADING
TYPICAL CROSS-SECTIONS - 24m ROAD RESERVE

Status Stamp: FOR CONSENT
Date Stamp: 11.04.2025
Scales: 1:50
Drawing No.: 310104425-00-000-C0120
Rev.: 0

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ORIGINAL SIZE A1
PLOTTED: 10/04/2025 2:44:49 pm
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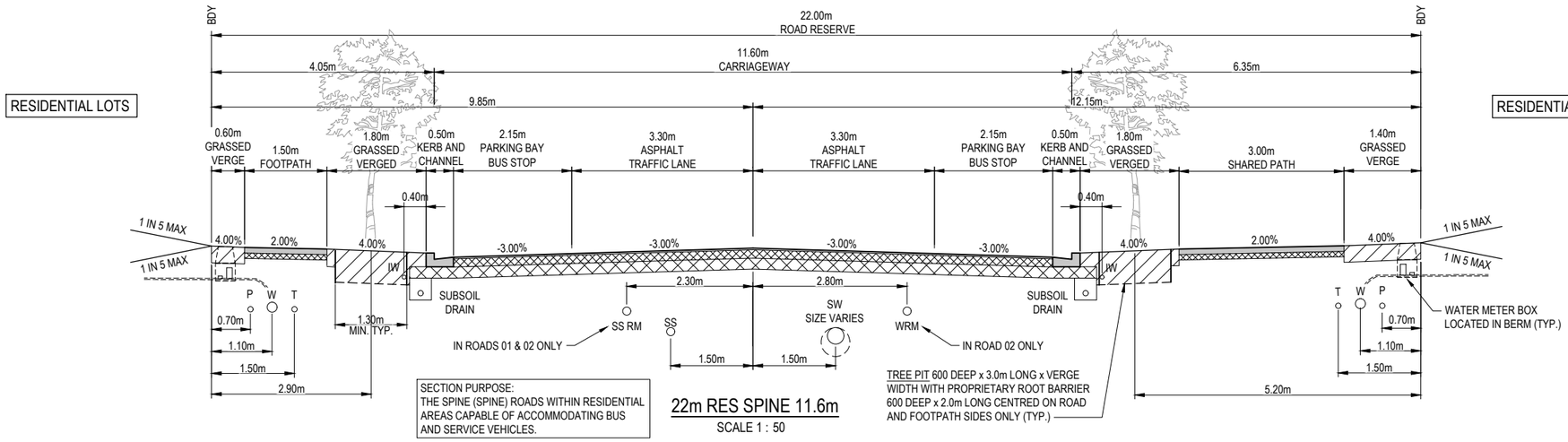
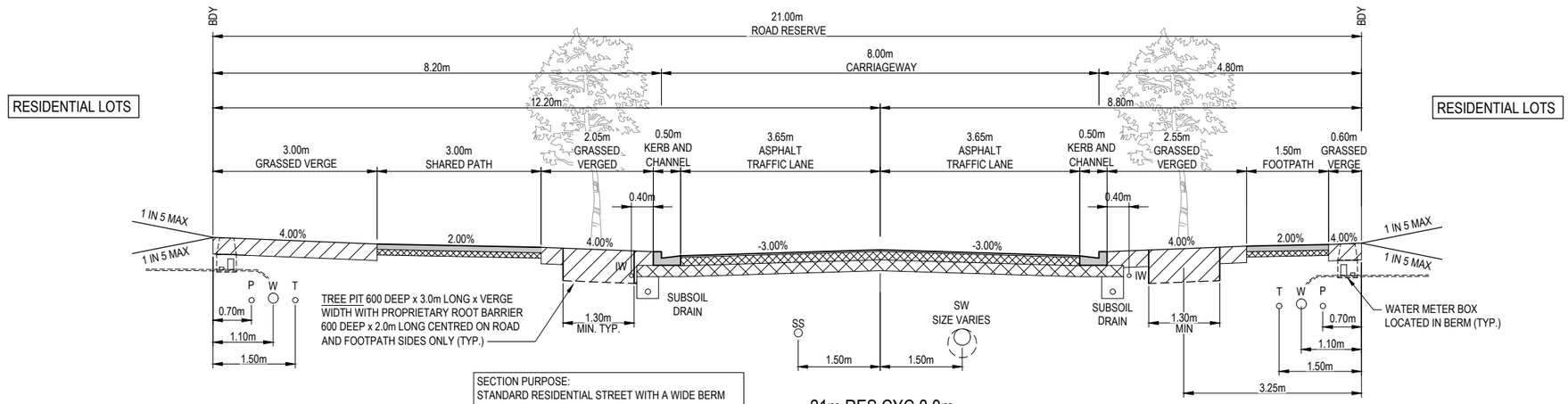


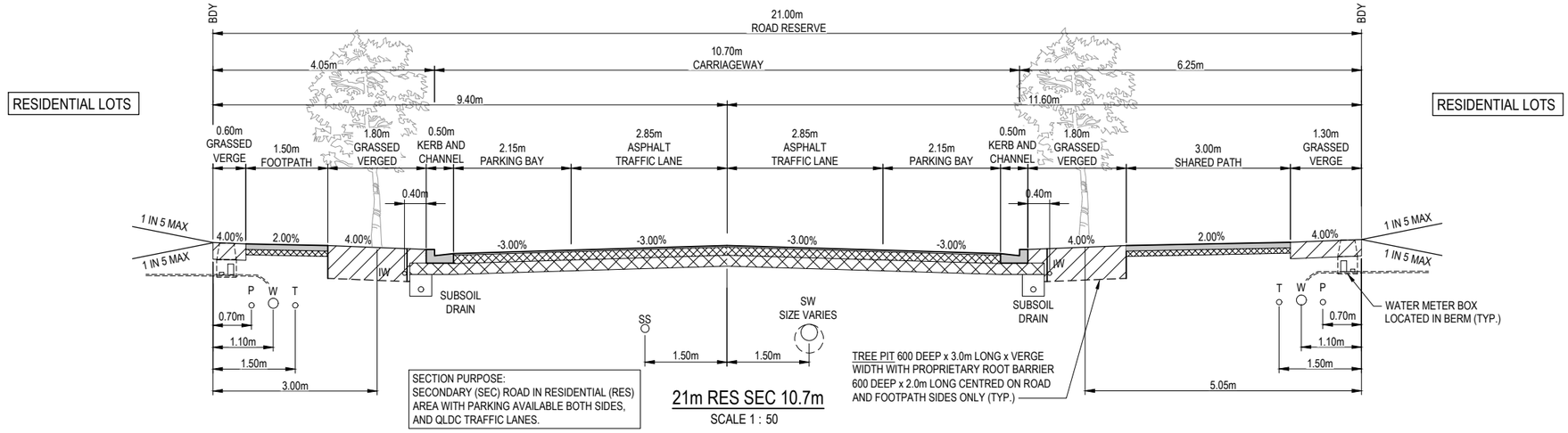
22m RES SPINE 11.6m

SCALE 1 : 50



21m RES CYC 8.0m

SCALE 1 : 50



21m RES SEC 10.7m

SCALE 1 : 50

1 0 1 2m

SCALE 1:50

NOT FOR CONSTRUCTION

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ORIGINAL SIZE A1

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	BJ	PAT	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Andrew Metherell	03.25
DRAWN	Gerhard Heyden / Brent James	03.25
CAD REVIEW	Peter Thomson	11.04.25
DESIGN CHECK	Iain Banks	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

ROADING
TYPICAL CROSS-SECTIONS - 22m AND 21m ROAD RESERVES

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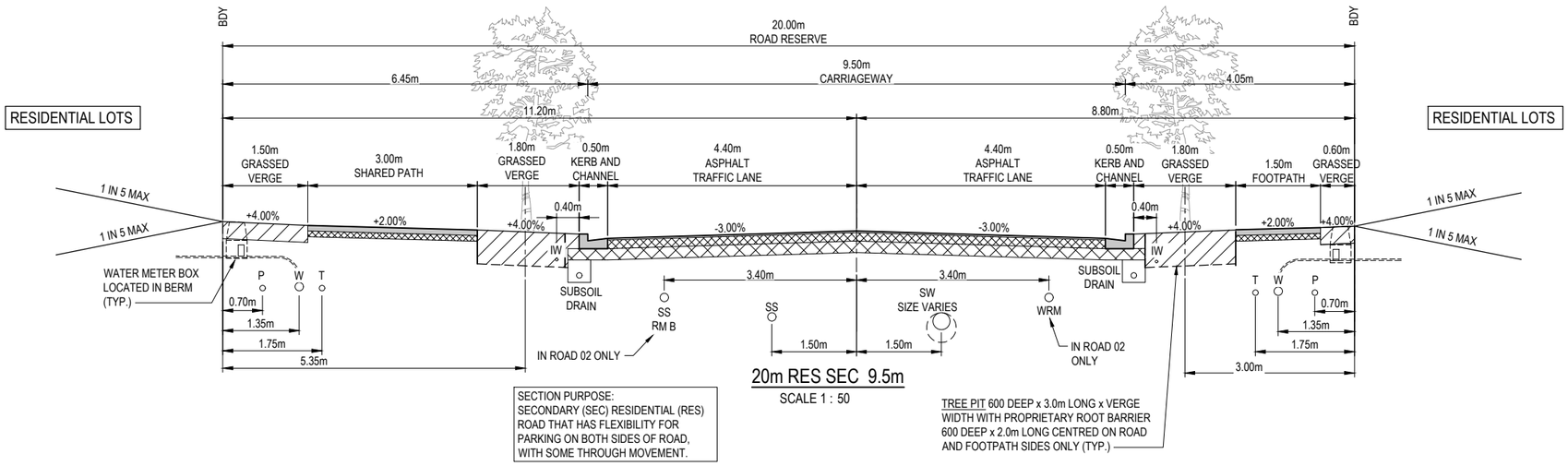
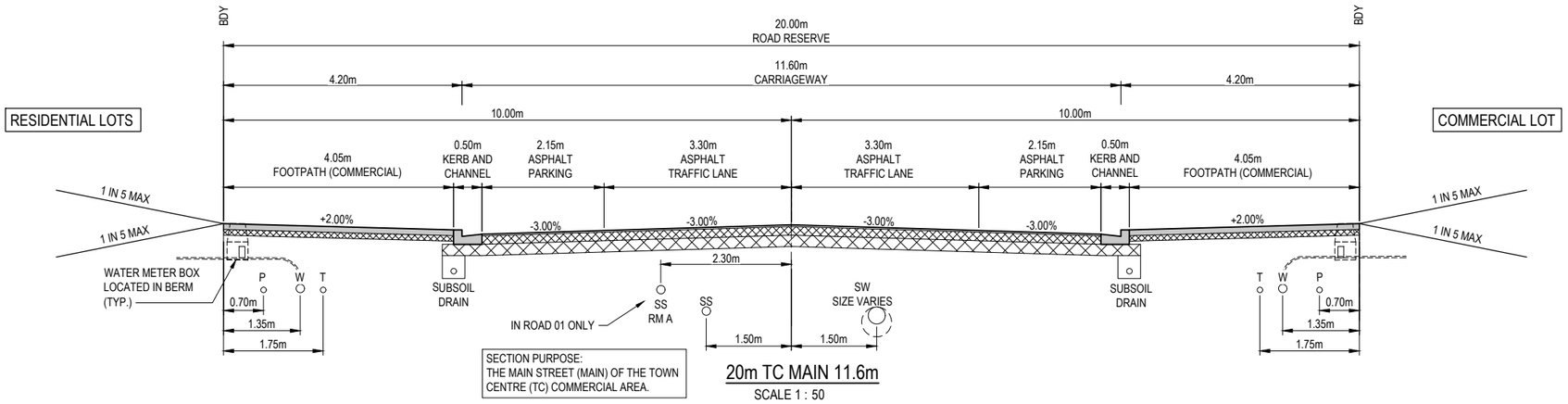


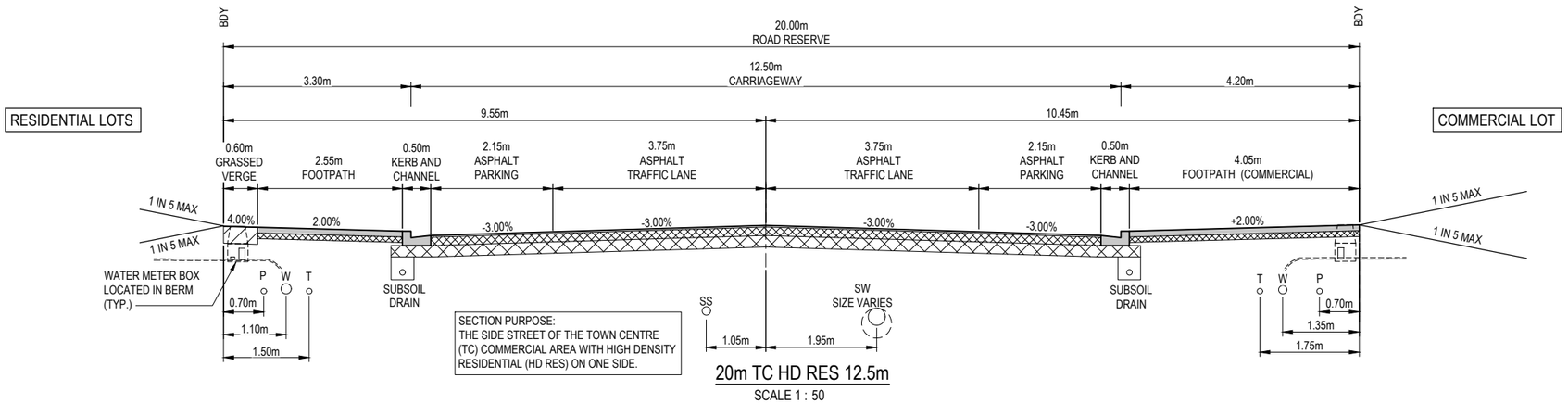
20m RES SEC 9.5m

SCALE 1 : 50



20m TC MAIN 11.6m

SCALE 1 : 50



20m TC HD RES 12.5m

SCALE 1 : 50

1 0 1 2m

SCALE 1:50

NOT FOR CONSTRUCTION

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE **A1**

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	BJ	PAT	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Andrew Metherell	03.25
DRAWN	Gerhard Heyden / Brent James	03.25
CAD REVIEW	Peter Thomson	11.04.25
DESIGN CHECK	Iain Banks	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

ROADING
TYPICAL CROSS-SECTIONS - 20m ROAD RESERVE

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: 1:50
Drawing No.: 310104425-00-000-C0122
Rev.: 0

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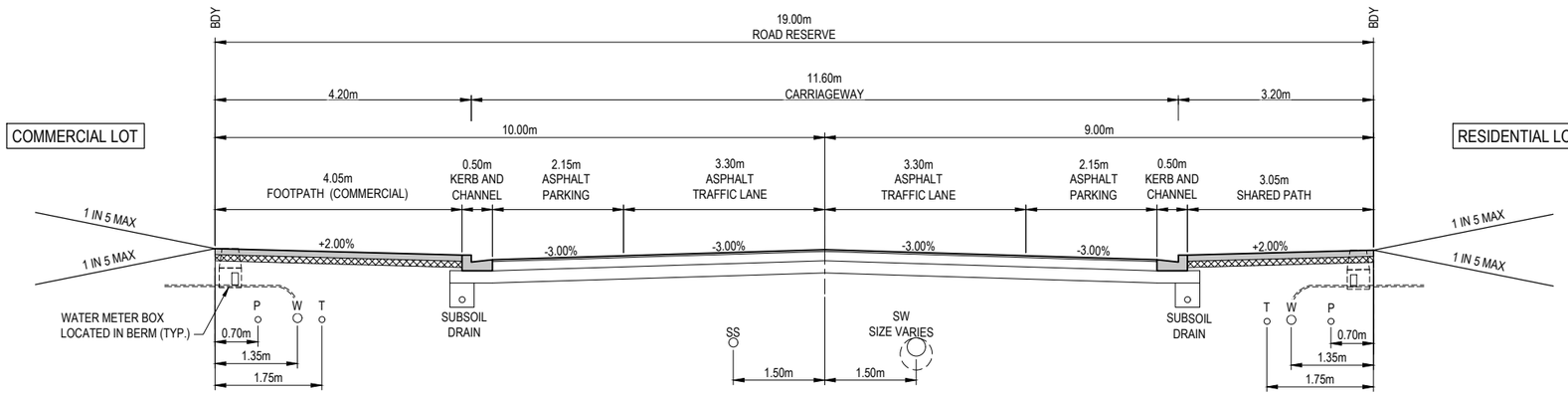
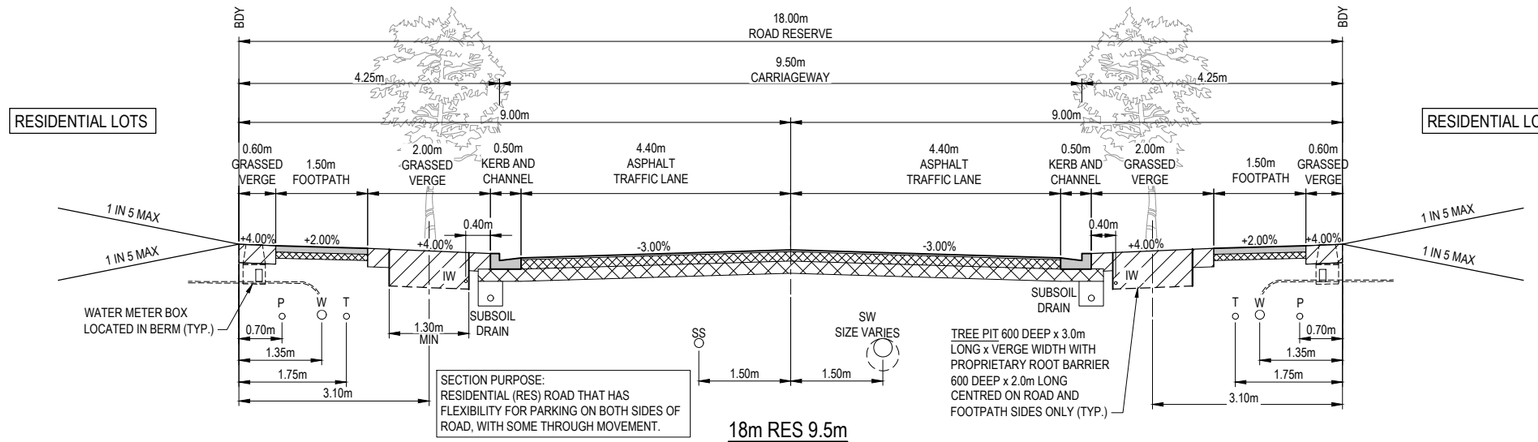


SECTION PURPOSE:
THE SIDE STREET (SIDE) OF THE TOWN CENTRE (TC) COMMERCIAL AREA, WITH SHARED PATH DOWN ONE SIDE FOR CONNECTIVITY.

19m TC SIDE 11.6m

SCALE 1 : 50

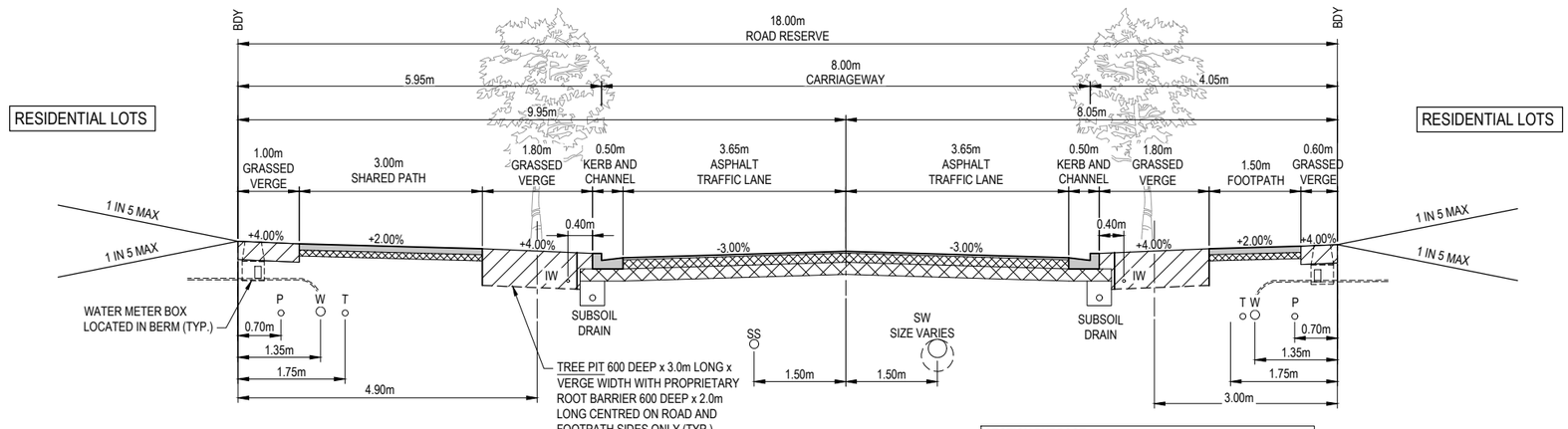


SECTION PURPOSE:
RESIDENTIAL (RES) ROAD THAT HAS FLEXIBILITY FOR PARKING ON BOTH SIDES OF ROAD, WITH SOME THROUGH MOVEMENT.

TREE PIT 600 DEEP x 3.0m LONG x VERGE WIDTH WITH PROPRIETARY ROOT BARRIER 600 DEEP x 2.0m LONG CENTRED ON ROAD AND FOOTPATH SIDES ONLY (TYP.)

18m RES 9.5m

SCALE 1 : 50



TREE PIT 600 DEEP x 3.0m LONG x VERGE WIDTH WITH PROPRIETARY ROOT BARRIER 600 DEEP x 2.0m LONG CENTRED ON ROAD AND FOOTPATH SIDES ONLY (TYP.)

18m RES PATH 8.0m

SCALE 1 : 50

SECTION PURPOSE:
STANDARD (STD) RESIDENTIAL (RES) ROAD WITH FLEXIBILITY FOR PARKING BOTH SIDES AND A SINGLE TRAFFIC LANE THROUGH, WITH A SHARED PATH (PATH) FOR CONNECTIVITY.

1 0 1 2m
SCALE 1:50

NOT FOR CONSTRUCTION

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ORIGINAL SIZE A1

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	BJ	PAT	PSW	11.04.25

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DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

ROADING
TYPICAL CROSS-SECTIONS - 19m AND 18m ROAD RESERVES

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: 1:50
Drawing No.: 310104425-00-000-C0123
Rev.: 0

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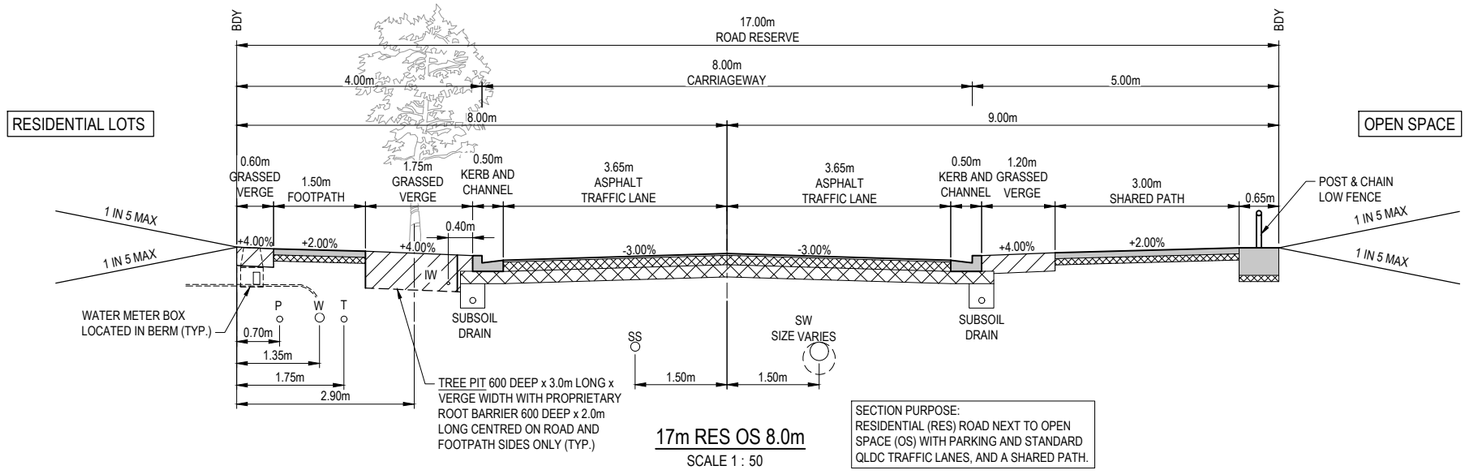
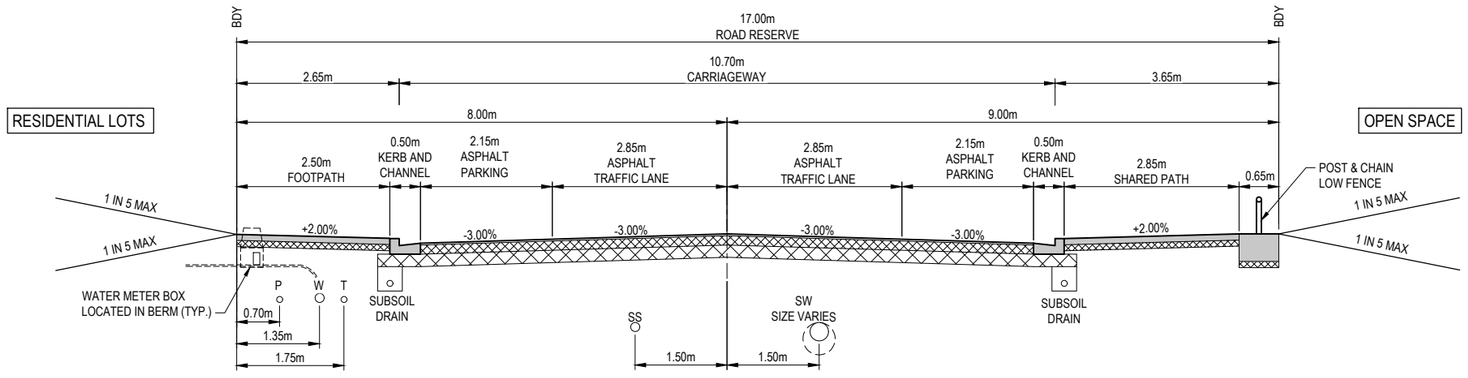


17m RES OS 8.0m

SCALE 1 : 50

SECTION PURPOSE:
RESIDENTIAL (RES) ROAD NEXT TO OPEN SPACE (OS) WITH PARKING AND STANDARD QLDC TRAFFIC LANES, AND A SHARED PATH.



SECTION PURPOSE:
HIGH DENSITY RESIDENTIAL (HD RES) ROAD NEXT TO OPEN SPACE (OS) WITH PARKING AND STANDARD QLDC TRAFFIC LANES, AND A SHARED PATH.

17m HD RES OS 10.7m

SCALE 1 : 50

1 0 1 2m

SCALE 1:50

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	BG	PAT	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Andrew Metherell	03.25
DRAWN	Gerhard Heyden / Brent James	03.25
CAD REVIEW	Peter Thomson	11.04.25
DESIGN CHECK	Iain Banks	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

ROADING
TYPICAL CROSS-SECTIONS - 17m ROAD RESERVE

Status Stamp: **FOR CONSENT**

Date Stamp: **11.04.2025**

Scales: 1:50

Drawing No.: 310104425-00-000-C0124

Rev.: 0

DO NOT SCALE - IF IN DOUBT, ASK
ORIGINAL SIZE A1
R_DTED: 10/04/2025 2:46:49 pm
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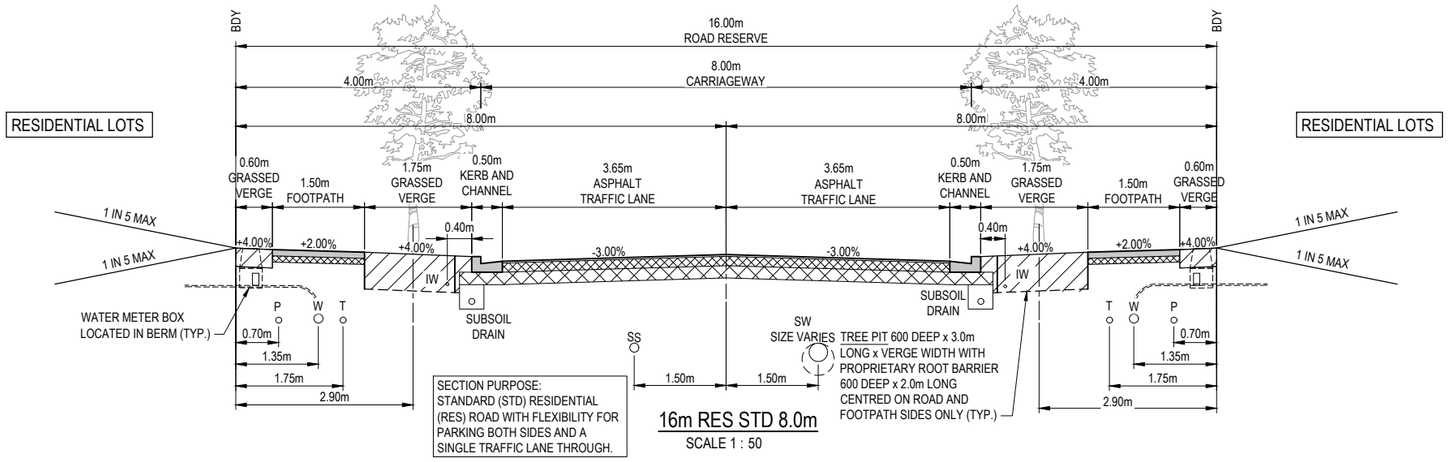
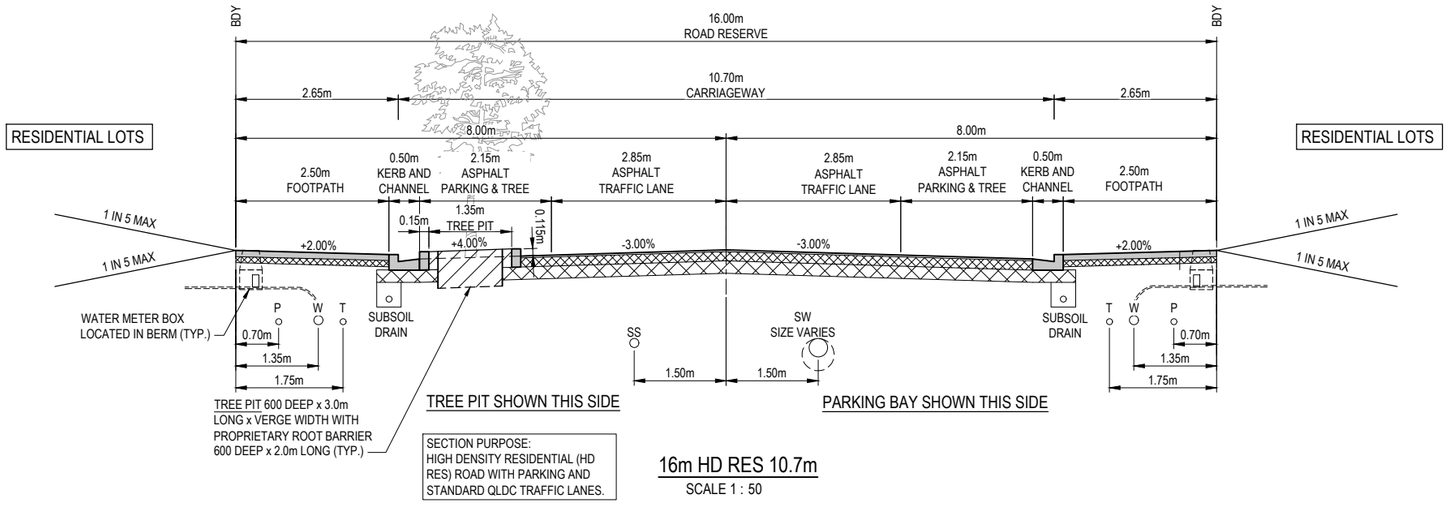


16m RES STD 8.0m

SCALE 1 : 50



16m HD RES 10.7m

SCALE 1 : 50

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

1 0 1 2m

SCALE 1:50

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	BM	PAT	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Andrew Metherell	03.25
DRAWN	Gerhard Heyden / Brent James	03.25
CAD REVIEW	Peter Thomson	11.04.25
DESIGN CHECK	Iain Banks	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

ROADING
TYPICAL CROSS-SECTIONS - 16m ROAD RESERVE

Status Stamp: **FOR CONSENT**

Date Stamp: **11.04.2025**

Scales: 1:50

Drawing No.: 310104425-00-000-C0125

Rev.: 0

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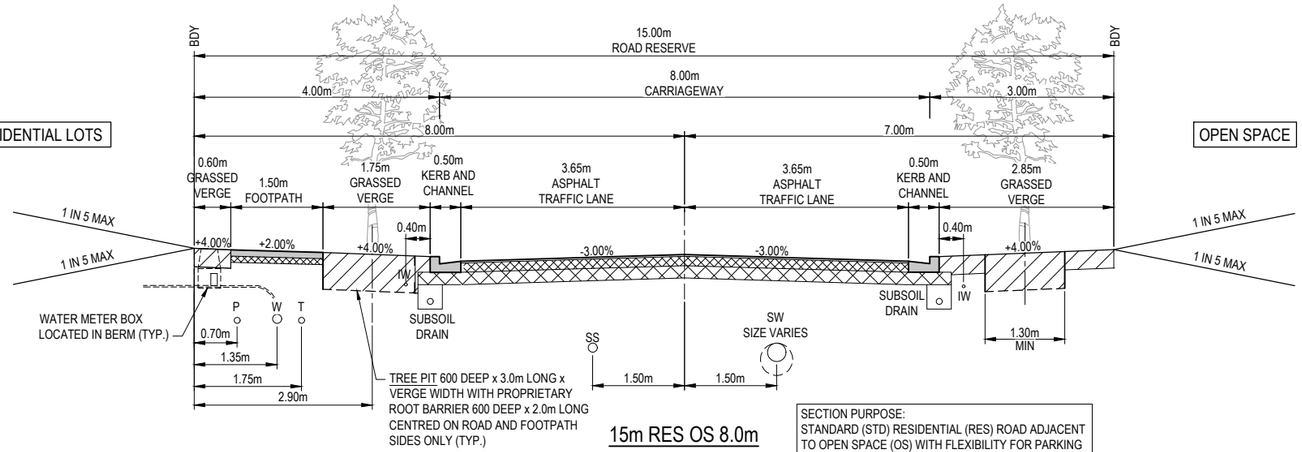
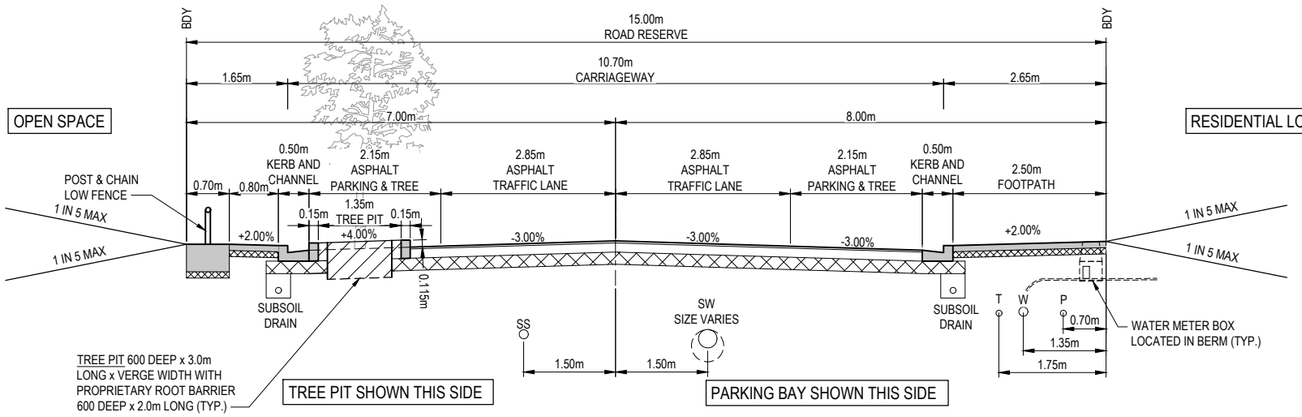
DO NOT SCALE - IF IN DOUBT, ASK
ORIGINAL SIZE A1



15m RES OS 8.0m

SCALE 1 : 50

SECTION PURPOSE:
STANDARD (STD) RESIDENTIAL (RES) ROAD ADJACENT TO OPEN SPACE (OS) WITH FLEXIBILITY FOR PARKING BOTH SIDES AND A SINGLE TRAFFIC LANE THROUGH.



15m HD RES OS 10.7m

SCALE 1 : 50

SECTION PURPOSE:
HIGH DENSITY RESIDENTIAL (HD RES) ROAD NEXT TO OPEN SPACE (OS) WITH PARKING AND STANDARD QLDC TRAFFIC LANES.

1 0 1 2m
SCALE 1:50

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	BM	PAT	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Andrew Metherell	03.25
DRAWN	Gerhard Heyden / Brent James	03.25
CAD REVIEW	Peter Thomson	11.04.25
DESIGN CHECK	Iain Banks	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

ROADING
TYPICAL CROSS-SECTIONS - 15m ROAD RESERVE

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: 1:50
Drawing No.: 310104425-00-000-C0126
Rev.: 0

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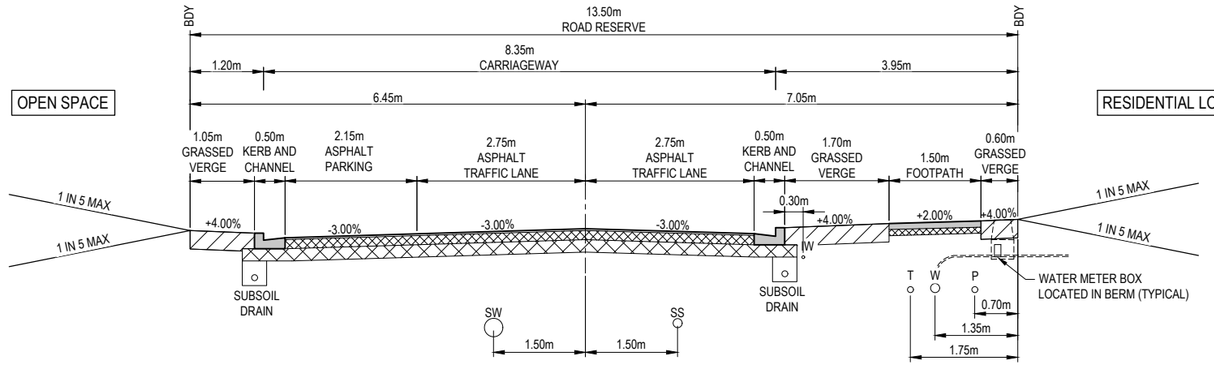
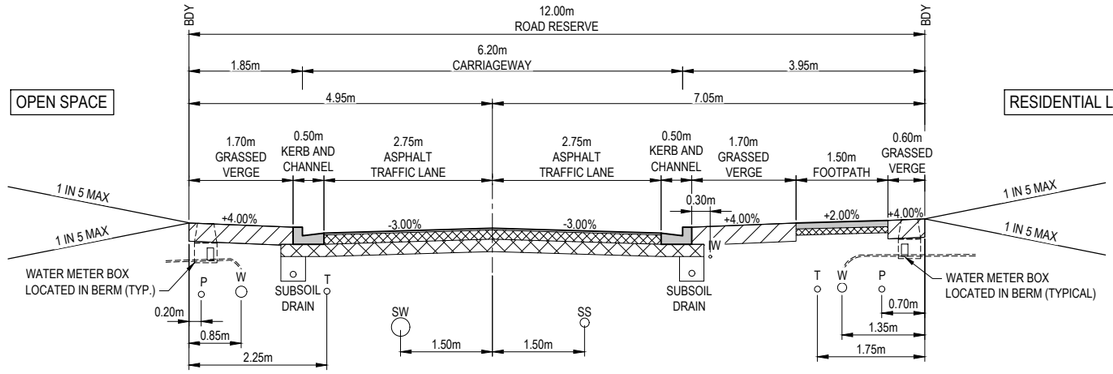


13.5m RES OS 8.35m

SCALE 1 : 50

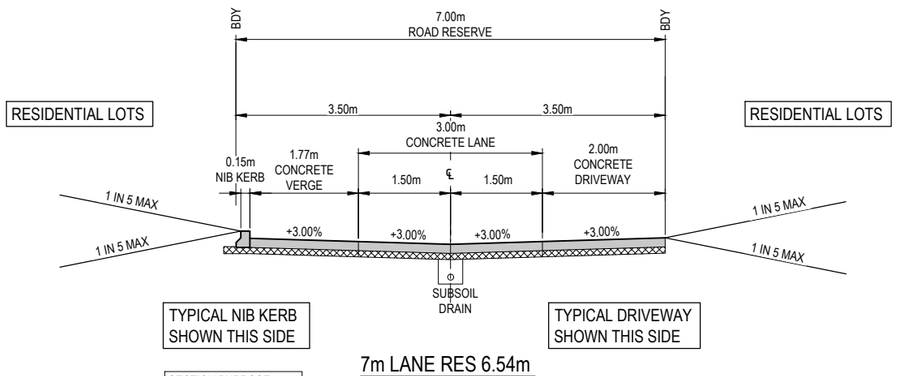
SECTION PURPOSE:
STANDARD (STD) RESIDENTIAL (RES) CUL-DE-SAC ACCESS ADJACENT TO OPEN SPACE WITH FOOTPATH ON SIDE ADJACENT LOTS.



12m RES OS 6.2m

SCALE 1 : 50

SECTION PURPOSE:
STANDARD (STD) RESIDENTIAL (RES) CUL-DE-SAC ACCESS ADJACENT TO OPEN SPACE WITH FOOTPATH ON SIDE ADJACENT LOTS.

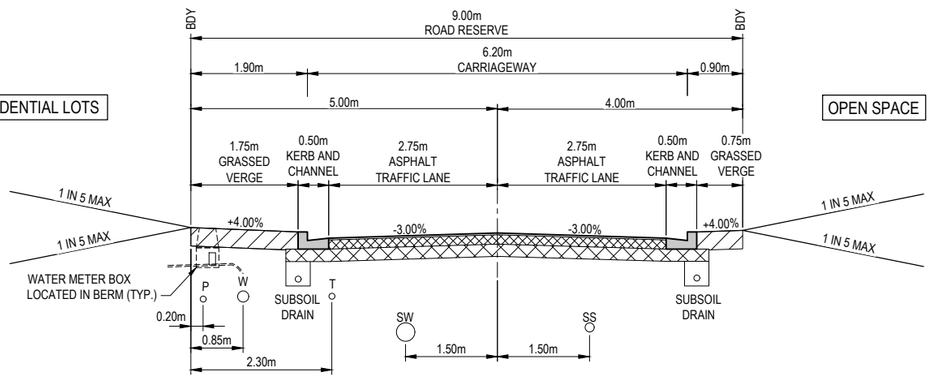


7m LANE RES 6.54m

SCALE 1 : 50

(NO SERVICES)

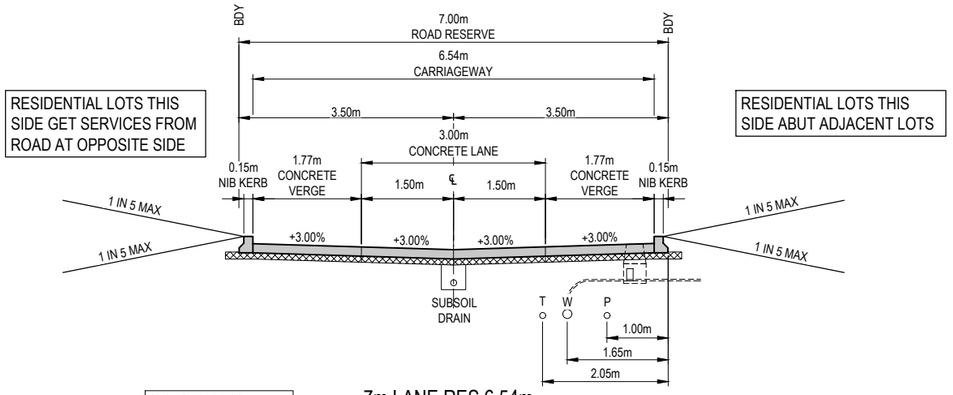
SECTION PURPOSE:
REAR LANE - SERVICES IN ADJACENT ROAD.



9m RES OS 6.2m

SCALE 1 : 50

SECTION PURPOSE:
CUL-DE-SAC WITH OPEN SPACE ONE SIDE AND LOTS ON THE OTHER.



7m LANE RES 6.54m

SCALE 1 : 50

(WITH SERVICES)

SECTION PURPOSE:
REAR LANE - SERVICES NOT IN ADJACENT ROADS.

NOT FOR CONSTRUCTION

SCALE 1:50

REV	REVISIONS	BG	PAT	PSW	DATE
0	ISSUED FOR CONSENT	DRN	CHK	APP	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Andrew Metherell	03.25
DRAWN	Gerhard Heyden / Brent James	03.25
CAD REVIEW	Peter Thomson	11.04.25
DESIGN CHECK	Iain Banks	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

ROADING -TYPICAL CROSS-SECTIONS
13.5m, 12m & 9m ROAD AND 7m LANE RESERVES

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: 1:50
Drawing No.: 310104425-00-000-C0127
Rev.: 0

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ORIGINAL SIZE A1
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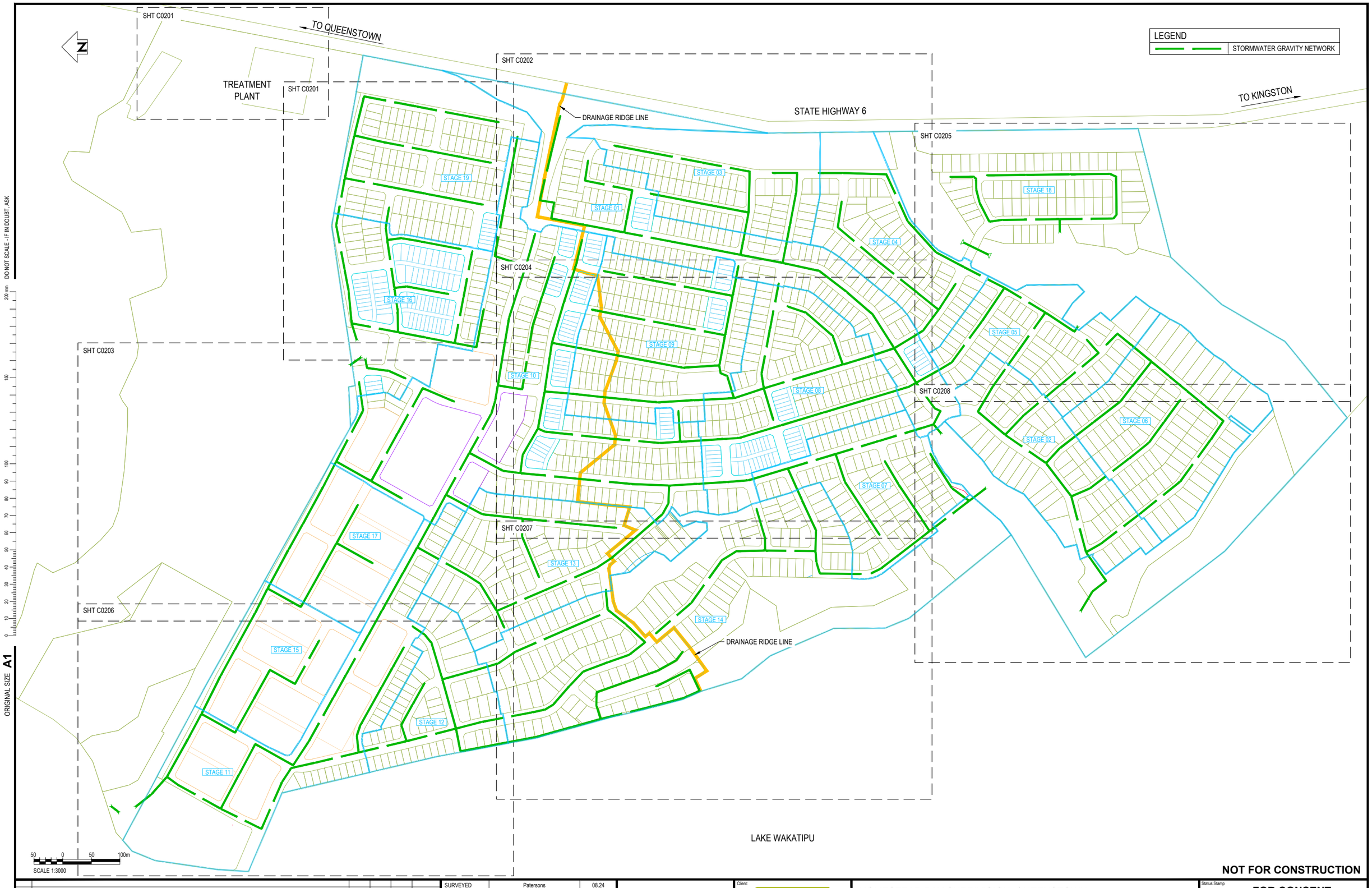

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE **A1**

NOT FOR CONSTRUCTION

REV	REVISIONS	BG DRN	PAT CHK	PSW APP	DATE
0	ISSUED FOR CONSENT				11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Matt Barber / Jack Boyd	03.25
DRAWN	Gerhard Heyden / Brent James	03.25
CAD REVIEW	Peter Thomson	11.04.25
DESIGN CHECK	Iain Banks	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - SW
STORMWATER - OVERALL LAYOUT

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: 1:3000
Drawing No.: 310104425-00-000-C0200
Rev.: 0

PLOTTED: 10/04/2025 2:34:07 pm

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DO NOT SCALE - IF IN DOUBT, ASK

200 mm

ORIGINAL SIZE A1

PLOTTED: 10/04/2025 3:34:43 pm

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	MS	BJ	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Jack Boyd	03.25
DRAWN	Gerhard Heyden	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Matt Barber	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - SW
STORMWATER LAYOUT - SHEET 1 OF 8

Status Stamp: FOR CONSENT
Date Stamp: 11.04.2025
Scales: 1:1000
Drawing No.: 310104425-00-000-C0201
Rev.: 0

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LEGEND

STORMWATER GRAVITY NETWORK

N

TO QUEENSTOWN

TO KINGSTON

STATE HIGHWAY 6

SOUTHERN SWALE A

SOUTHERN SWALE B

STAGE 01

STAGE 03

STAGE 04

SHT C0201

SHT C0204

SHT C0205

AJ-01 - DN300 @ -4.77%

AJ-02 - DN300 @ -4.49%

AJ-03 - DN375 @ -4.69%

AJ-04 - DN375 @ -0.70%

-6.09% - DN375

-7.00% BA-01 - DN300

-5.85% - DN300 @

-4.70%

3.94% DC-01 - DN300

-5.12% DC-02 - DN300

DC-03 - DN300 -4.79%

-6.73% DC-04 - DN375

DC-05 - DN450 -0.70%

DC-06 - DN600 -1.03%

DB-01 - DN300 @ -6.26%

DB-02 - DN300 @ -1.18%

DB-03 - DN300 @ -4.58%

DB-03A - DN300 @ -3.01%

DB-04 - DN600 -0.81%

DB-05 - DN600 -2.25%

DB-06 - DN600 -2.21%

BC-01 - DN300 @ -6.42%

EA-01 - DN300 @ -0.00%

DA-01 - DN300 @ -1.20%

DA-02 - DN300 @ -1.40%

DA-03 - DN300 @ -3.36%

DA-04 - DN300 @ -3.83%

DA-05 - DN375 @ -5.98%

DA-05A - DN375 @ -0.70%

DA-06 - DN600 -2.31%

DA-07 - DN675 -1.40%

DA-08 -4.99%

DD-01 - DN300 @ -1.14%

DD-02 - DN300 @ -2.34%

DD-03 - DN300 @ -2.77%

DE-01 - DN300 @ -2.76%

DE-02 - DN300 @ -2.93%

DE-03 - DN300 @ -4.83%

DE-04 - DN300 @ 3.48%

DE-05 - DN300 @ -0.92%

DF-01 - DN300 -4.86%

DF-02 - DN300 -4.90%

DF-03 - DN300 -4.90%

DF-04 - DN300 -4.14%

DG-01 - DN300 @ -4.35%

DG-02 - DN300 @ -4.39%

DG-03 - DN300

10 0 10 20 30 40 50m

SCALE 1:1000

NOT FOR CONSTRUCTION

REV	REVISIONS	MS DRN	GH CHK	PSW APP	DATE
0	ISSUED FOR CONSENT	MS	GH	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Matt Barber	03.25
DRAWN	Brent James	03.25
CAD REVIEW	Gerhard Heyden	11.04.25
DESIGN CHECK	Jack Boyd	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - SW
STORMWATER LAYOUT - SHEET 2 OF 8

Status Stamp: FOR CONSENT

Date Stamp: 11.04.2025

Scales: 1:1000

Drawing No.: 310104425-00-000-C0202

Rev.: 0

PLOTTED: 10/04/2025 2:35:11 pm

ORIGINAL SIZE A1

DO NOT SCALE - IF IN DOUBT, ASK

200 mm

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LEGEND

STORMWATER GRAVITY NETWORK

N

SW DETENTION BASIN 2

EMERGENCY SPILLWAY

AY-01 - DN300 @ -0.70%

AY-02 - DN475 @ -0.70%

AK-03 - DN375 @ -1.21%

AK-02 - DN375 -0.77%

AK-01 - DN375 -1.12%

AL-01 - DN300 -1.58%

AL-02 - DN300 -2.94%

AL-03 - DN525 -1.59%

AL-04 - DN525 -2.19%

AL-05 - DN600 -2.67%

AL-06 - DN750 -4.08%

AL-07 - DN750 -1.38%

AM-01 - DN450 @ -0.70%

AM-02 - DN525 @ 2.60%

AM-03 - DN525 @ -1.59%

AM-04 - DN525 @ -3.69%

AN-01 - DN300 @ -4.70%

AN-02 - DN450 @ 2.72%

AN-03 - DN675 @ -0.70%

AN-04 - DN675 @ -0.70%

AP-01 - DN300 @ -3.42%

AS-01 - DN375 @ -1.68%

AD-03 - DN375 @ -1.38%

AH-02 - DN300 @ -3.82%

BA-05 - DN450 -6.94%

BA-06 - DN450 -2.73%

BA-07 - DN450 -2.16%

BA-08 - DN750 -2.15%

BA-09 - DN900 -1.94%

BA-10 - DN900 -1.84%

BA-11 - DN900 -2.00%

BA-12 - DN900 -3.05%

BA-13 - DN900 -3.91%

BB-04 - DN450 @ -0.70%

BC-09 - DN750 @ -0.74%

BH-04 - DN450 @ -2.02%

BH-03 - DN375 @ -4.24%

BJ-02 - DN375 @ -0.70%

BK-04 - DN525 @ -0.70%

BK-03 - DN525 @ -0.70%

BK-02 - DN525 @ -0.70%

BL-03 - DN300

NORTH CHANNEL

STAGE 10

STAGE 17

SHT C0201

SHT C0204

SHT C0206

SHT C0207

10 0 10 20 30 40 50m

SCALE 1:1000

NOT FOR CONSTRUCTION

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

PLOTTED: 10/04/2025 2:35:38 pm

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	PAT	BJ	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Jack Boyd	03.25
DRAWN	Gerhard Heyden	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Matt Barber	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - SW
STORMWATER LAYOUT - SHEET 3 OF 8

Status Stamp: **FOR CONSENT**

Date Stamp: **11.04.2025**

Scales: 1:1000

Drawing No.: 310104425-00-000-C0203

Rev.: 0

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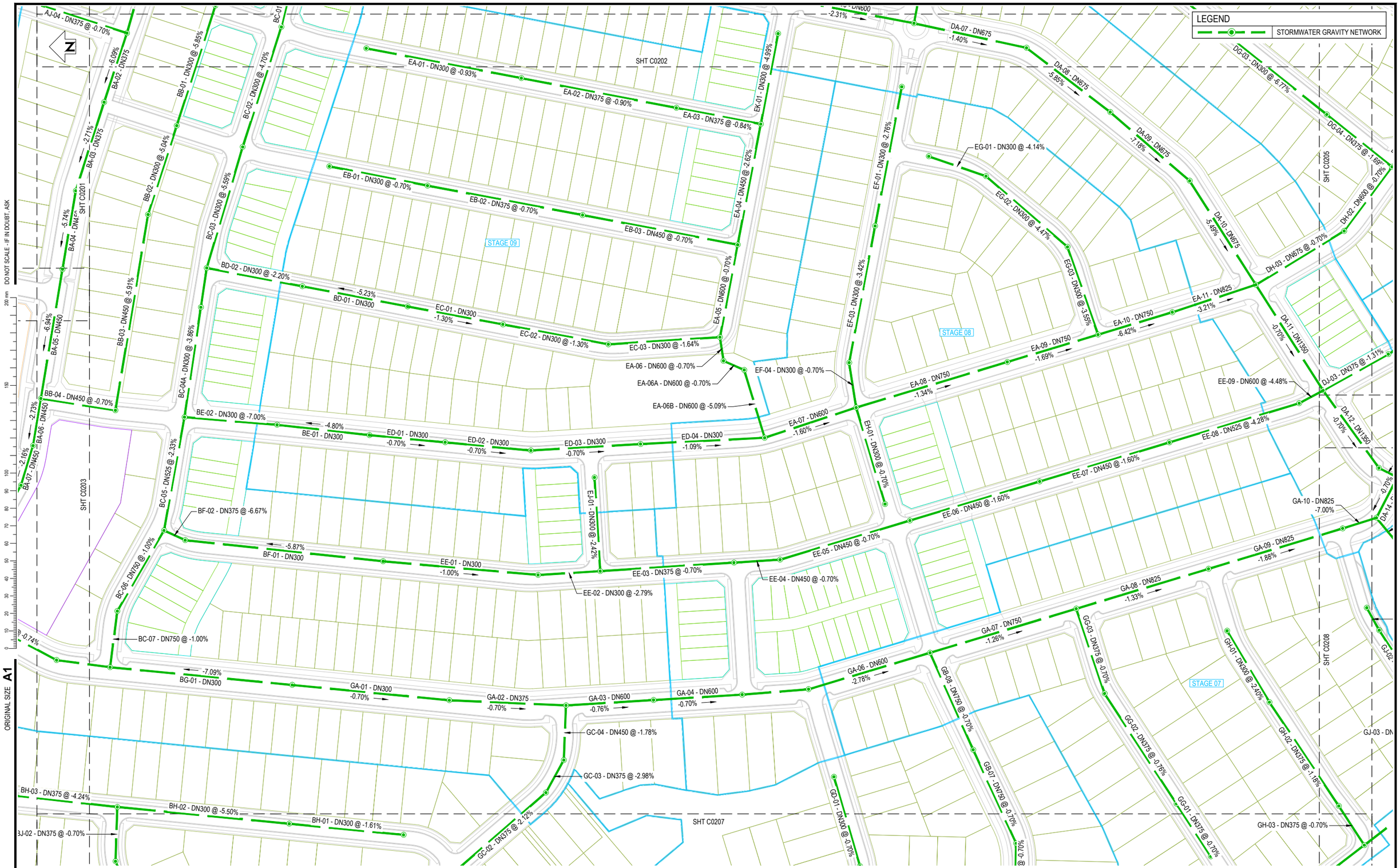

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE **A1**

NOT FOR CONSTRUCTION

REV	REVISIONS	PAT DRN	GH CHK	PSW APP	11.04.25 DATE
0	ISSUED FOR CONSENT				

SURVEYED	Patersons	08.24
DESIGNED	Matt Barber	03.25
DRAWN	Brent James	03.25
CAD REVIEW	Gerhard Heyden	11.04.25
DESIGN CHECK	Jack Boyd	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - SW
STORMWATER LAYOUT - SHEET 4 OF 8

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: 1:1000
Drawing No.: 310104425-00-000-C0204
Rev.: 0

PLOTTED: 10/04/2025 2:36:03 pm

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LEGEND

STORMWATER GRAVITY NETWORK

SOUTHERN SWALE B

N

SHT C0202

SHT C0204

SHT C0208

STAGE 18

STAGE 05

FB-01 - DN300 @ -3.95%

FB-02 - DN300 @ -1.54%

FB-03 - DN300 @ -3.43%

FB-04 - DN300 @ -9.70%

FB-05 - DN300 @ -4.15%

FB-06 - DN375 @ -1.50%

FB-07 - DN450 @ -3.46%

FA-01 - DN300 @ -2.54%

FA-02 - DN300 @ -2.61%

FA-03 - DN375 @ -2.61%

FA-04 - DN450 @ -3.49%

FA-05 - DN450 @ -1.60%

FA-06 - DN450 @ -0.70%

FA-07 - DN675 @ -13.72%

FA-08 - DN525 @ -0.70%

CULVERT-FZ - SINGLE BOX CULVERT 3m x 3m @ -6.49%

DF-04 - DN300 -4.14%

DF-05 - DN300 -4.00%

DF-06 - DN375 -3.34%

DF-07 - DN450 -2.03%

DF-08 - DN525 -1.53%

DF-09 - DN525 -18.33%

DG-04 - DN375 @ -1.69%

DH-01 - DN300 @ -1.16%

DH-02 - DN600 @ -0.70%

DJ-01 - DN375 @ -0.70%

DJ-02 - DN375 @ -0.70%

DJ-03 - DN375 @ -1.31%

DA-12 - DN1350 @ -0.70%

DA-13 - DN1350

DK-01 - DN300 -2.89%

DL-01 - DN300 @ -1.74%

DL-02 - DN300 @ -1.50%

HA-01 - DN300 @ -0.70%

HA-02 - DN375 @ -1.06%

HB-01 - DN300 @ -0.70%

HB-02 - DN375 @ -0.70%

DN450 @ -0.70%

HC-01 - DN300 @ -5.29%

HC-02 - DN300 @ -7.00%

HC-03 - DN300 @ -1.00%

HC-04 - DN375 @ -3.25%

HC-05 - DN375 @ -3.25%

HC-06 - DN450 @ -3.25%

HD-01 - DN300 @ -2.51%

HE-01 - DN300 @ -0.70%

10 0 10 20 30 40 50m

SCALE 1:1000

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	PAT	GH	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Matt Barber	03.25
DRAWN	Brent James	03.25
CAD REVIEW	Gerhard Heyden	11.04.25
DESIGN CHECK	Jack Boyd	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - SW
STORMWATER LAYOUT - SHEET 5 OF 8

Status Stamp: **FOR CONSENT**

Date Stamp: **11.04.2025**

Scales: 1:1000

Drawing No.: 310104425-00-000-C0205

Rev.: 0

PLOTTED: 9/04/2025 2:36:31 pm

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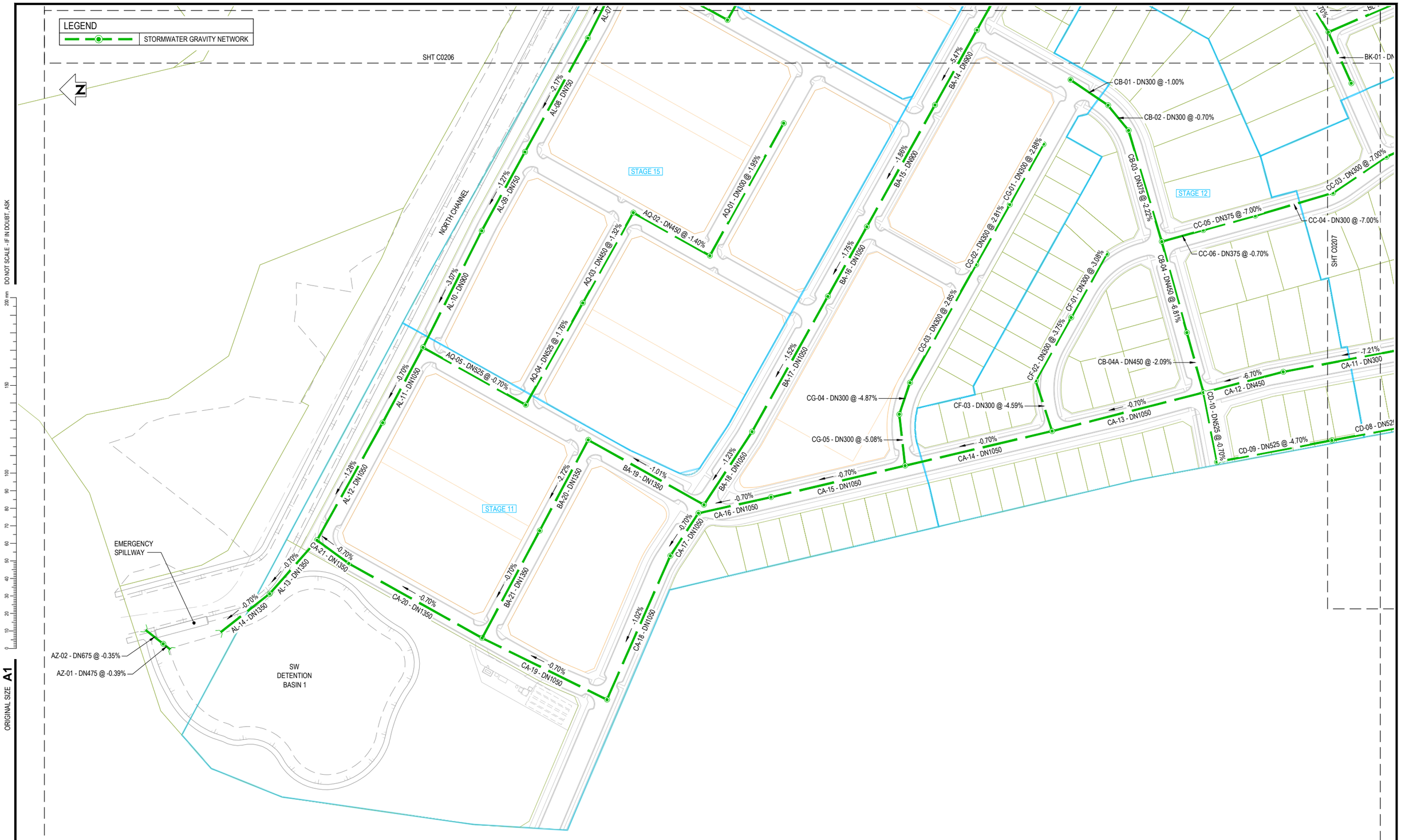

10 0 10 20 30 40 50m

SCALE 1:1000

NOT FOR CONSTRUCTION

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

PLOTTED: 9/04/2025 2:36:59 pm

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	PAT	BJ	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Jack Boyd	03.25
DRAWN	Gerhard Heyden	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Matt Barber	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - SW
STORMWATER LAYOUT - SHEET 6 OF 8

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: 1:1000
Drawing No.: 310104425-00-000-C0206
Rev.: 0

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LEGEND

	STORMWATER GRAVITY NETWORK

NOT FOR CONSTRUCTION

ORIGINAL SIZE A1

DO NOT SCALE - IF IN DOUBT, ASK

PLOTTED: 10/04/2025 3:37:26 pm

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	GH	GH	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Matt Barber	03.25
DRAWN	Brent James	03.25
CAD REVIEW	Gerhard Heyden	11.04.25
DESIGN CHECK	Jack Boyd	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - SW
STORMWATER LAYOUT - SHEET 7 OF 8

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: 1:1000
Drawing No.: 310104425-00-000-C0207
Rev.: 0

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DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	GH	GH	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Matt Barber	03.25
DRAWN	Brent James	03.25
CAD REVIEW	Gerhard Heyden	11.04.25
DESIGN CHECK	Jack Boyd	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - SW
STORMWATER LAYOUT - SHEET 8 OF 8

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: 1:1000
Drawing No.: 310104425-00-000-C0208
Rev.: 0

PLOTTED: 10/04/2025 3:37:55 pm

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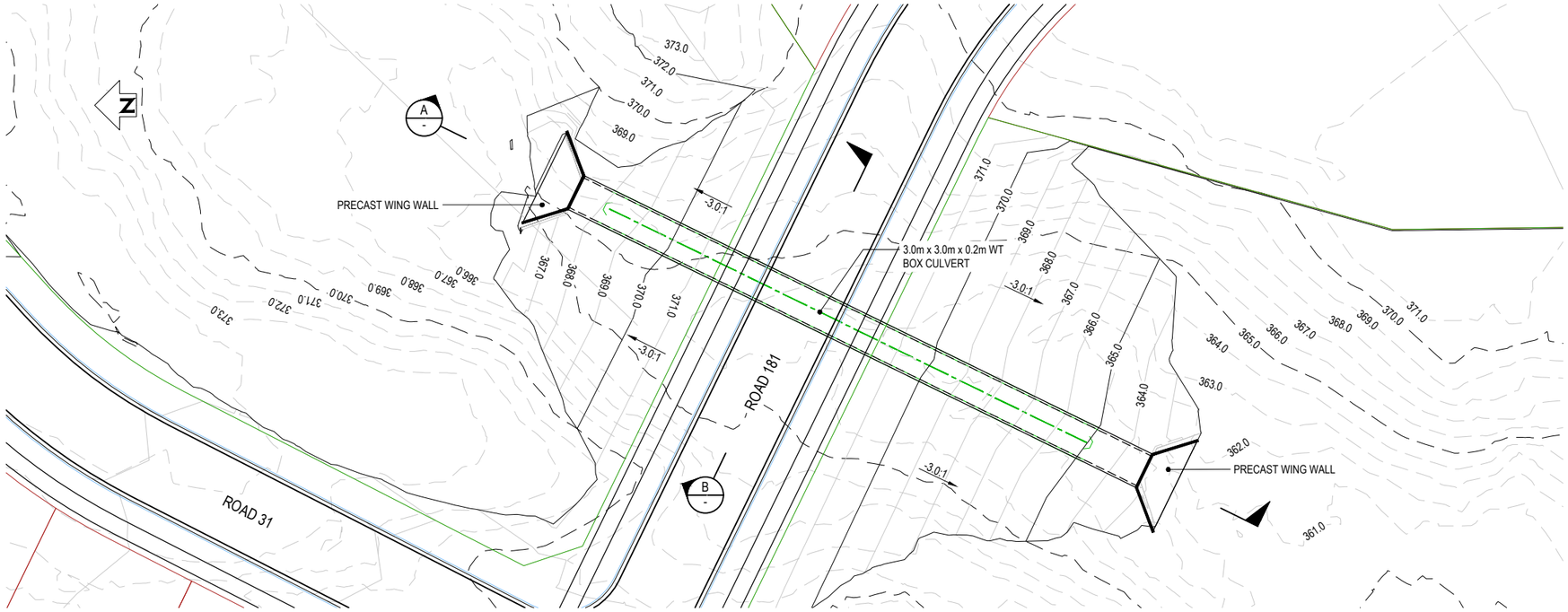
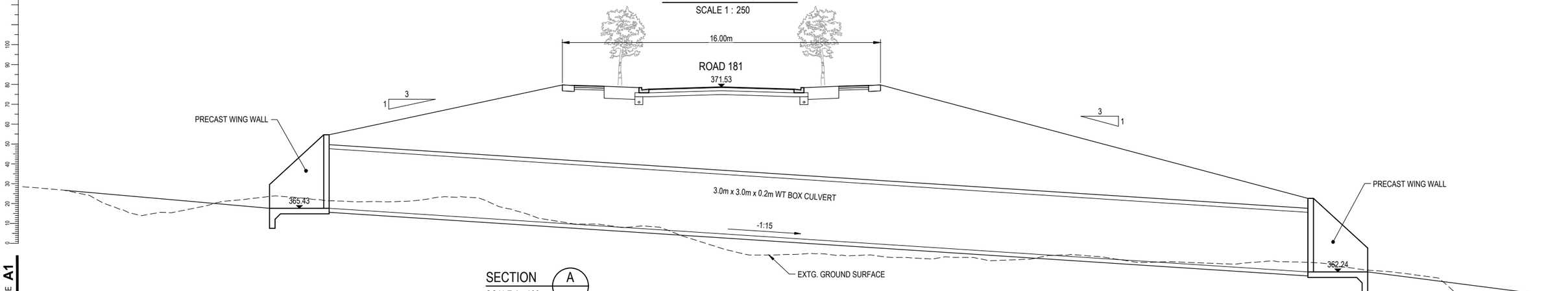
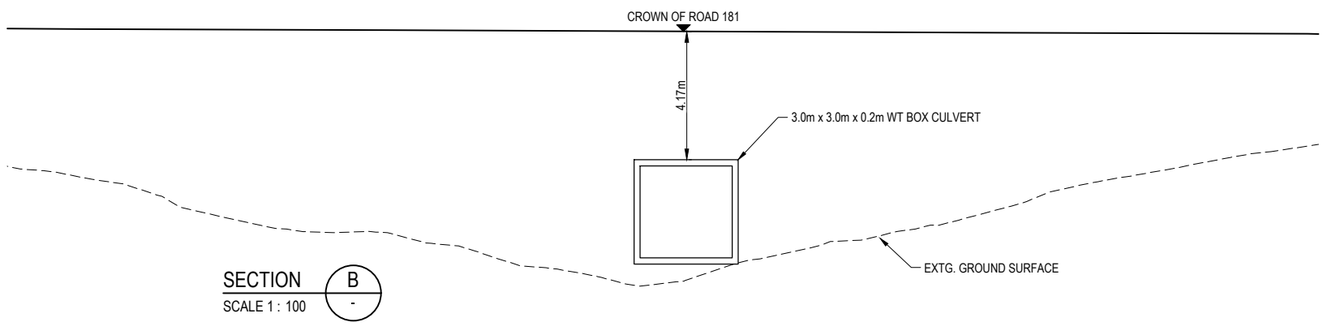


CULVERT LAYOUT PLAN
SCALE 1 : 250



SECTION A
SCALE 1 : 100



SECTION B
SCALE 1 : 100

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	BJ	PAT	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Matt Barber	03.25
DRAWN	Brent James	03.25
CAD REVIEW	Peter Thomson	11.04.25
DESIGN CHECK	Jack Boyd	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - SW
SOUTHERN CREEK BOX CULVERT PLAN AND SECTIONS

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: AS SHOWN
Drawing No.: 310104425-00-000-C0230
Rev.: 0

DO NOT SCALE - IF IN DOUBT, ASK
ORIGINAL SIZE A1
PLOTTED: 10/04/2025 2:41:01 pm
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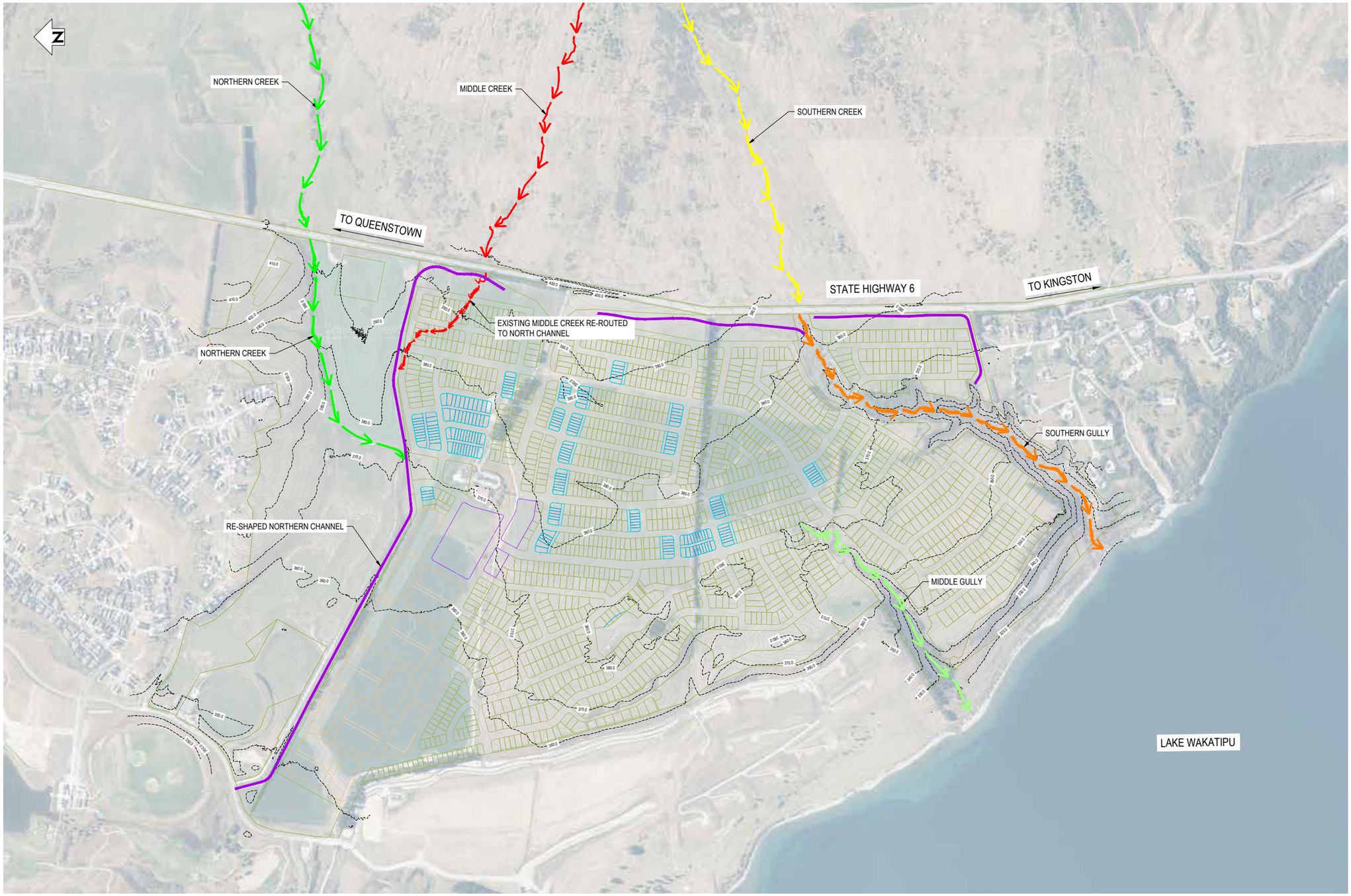

100 50 0 100 200m

SCALE 1:5000

NOT FOR CONSTRUCTION

DO NOT SCALE - IF IN DOUBT, ASK

200 mm 150 100 90 80 70 60 50 40 30 20 10 0

ORIGINAL SIZE **A1**

PLOTTED: 9/04/2025 2:41:38 pm

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	GM	PAT	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Peter Thomson	11.24
DRAWN	Brent Grey	11.24
CAD REVIEW	Peter Thomson	11.04.25
DESIGN CHECK	Nick Keenan	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - SW
LAYOUT PLAN - MAJOR WATERCOURSES

Status Stamp: **FOR CONSENT**

Date Stamp: **11.04.2025**

Scales: 1:5000

Drawing No.: 310104425-00-000-C0250

Rev.: 0

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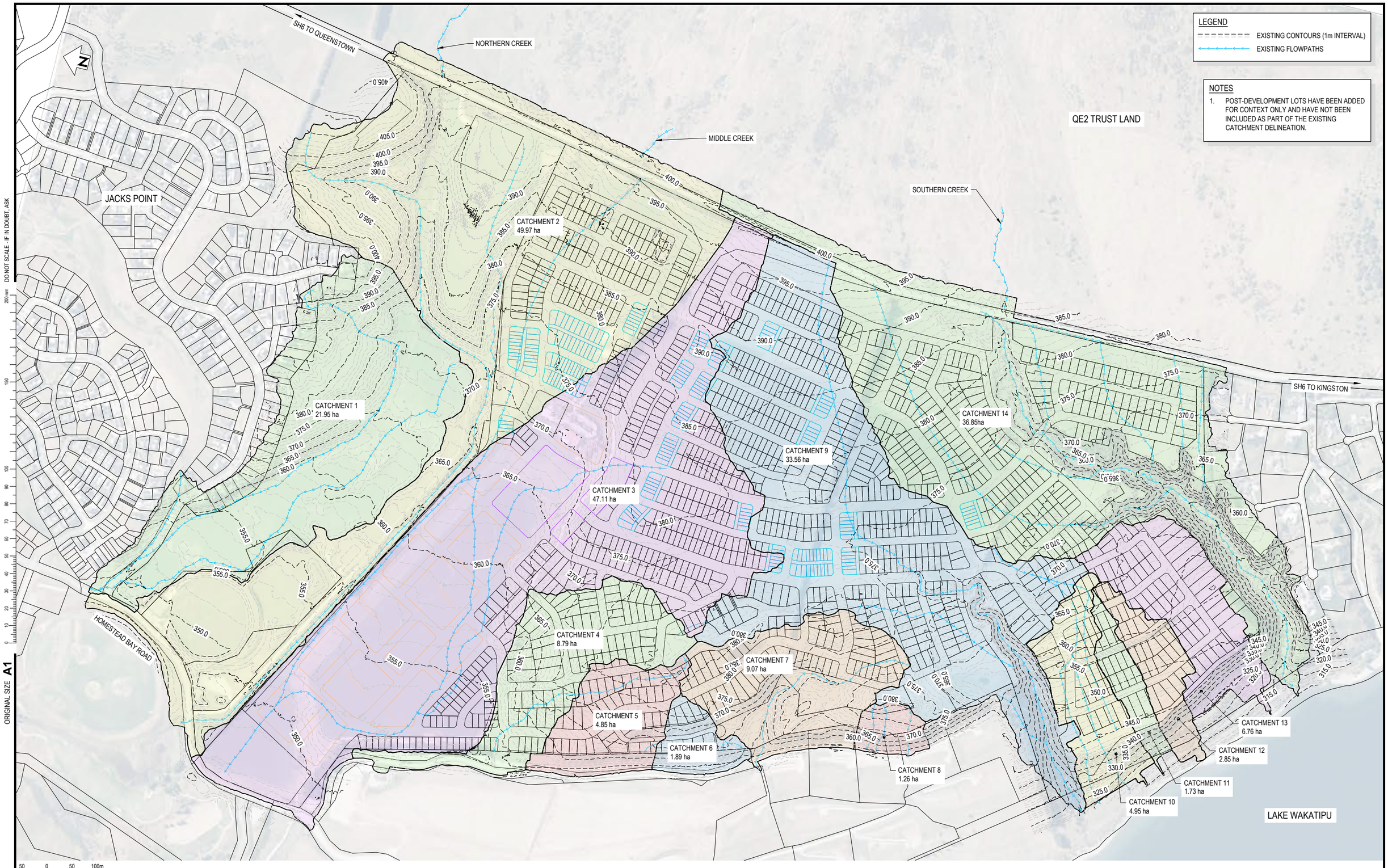

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

50 0 50 100m

SCALE 1:3500

NOT FOR CONSTRUCTION

REV	REVISIONS				
0	ISSUED FOR CONSENT	BJ	PAT	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Jack Boyd	11.24
DRAWN	Ben Martin	11.24
CAD REVIEW	Peter Thomson	11.04.25
DESIGN CHECK	Nick Keenan	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

STORMWATER
PRE-DEVELOPMENT CATCHMENTS

Status Stamp: **FOR CONSENT**

Date Stamp: **11.04.2025**

Scales: 1:3500

Drawing No.: 310104425-00-000-C0251

Rev.: 0

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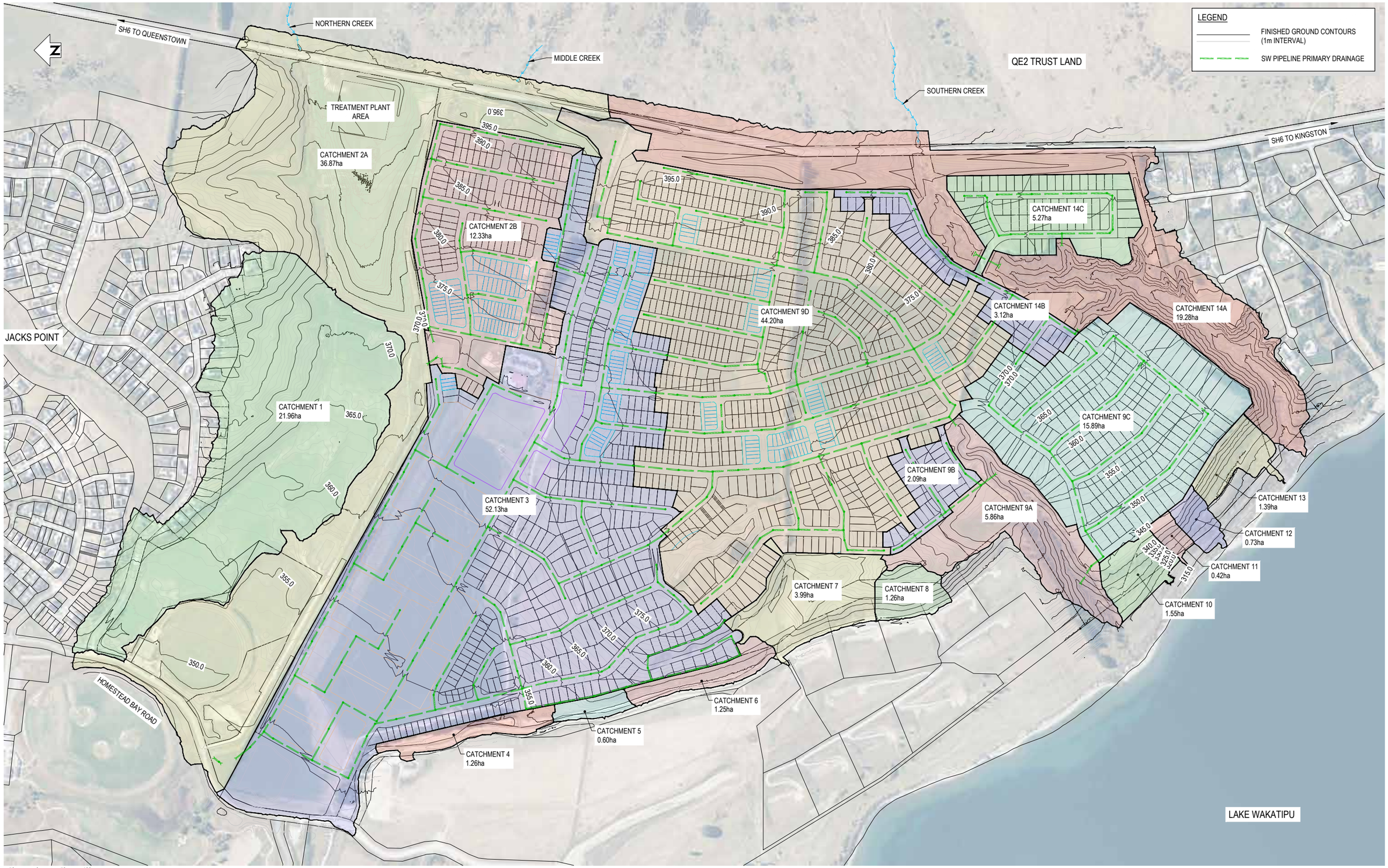

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	GH	PAT	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Jack Boyd	11.24
DRAWN	Ben Martin	11.24
CAD REVIEW	Peter Thomson	11.04.25
DESIGN CHECK	Nick Keenan	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

STORMWATER
POST-DEVELOPMENT CATCHMENTS

Status Stamp: **FOR CONSENT**

Date Stamp: **11.04.2025**

Scales: 1:3500

Drawing No.: 310104425-00-000-C0252

Rev.: 0

PLOTTED: 10/04/2025 2:43:03 pm

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N

LEGEND

- FINISHED GROUND CONTOURS (1m INTERVAL)
- OVERLAND FLOWPATHS
- SW PIPELINE PRIMARY DRAINAGE
- GPT — DENOTES CROSS POLLUTANT TRAP

NORTHERN CREEK
3x NZTA DN600 CULVERTS
MIDDLE CREEK
NORTHERN SWALE
BUND
SOUTHERN CREEK
SH6 TO QUEENSTOWN
WATER RESERVOIRS
TREATMENT PLANT AREA
SOUTHERN SWALE A
NZTA DN1200 CULVERT
SH6 TO KINGSTON
SOUTHERN SWALE B
NORTHERN CREEK
STEEP PIPELINE IMPACT BASIN
GPT
3x3m BOX CULVERT
SOUTHERN CREEK
JACKS POINT
SPILLWAY
SW DETENTION BASIN 2
THROTTLE PIPE OUTLET
STEEP PIPELINE
IMPACT BASIN
OVERFLOW
RE-SHAPED NORTHERN CHANNEL
HOMESTEAD BAY ROAD
EXISTING 4x1m BOX CULVERT
SW DETENTION BASIN 1
THROTTLE PIPE OUTLET
CHIEF REKO ROAD
EXISTING CULVERTS
SOUTHWESTERN CREEK
LAKE WAKATIPU

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

50 0 50 100m
SCALE 1:3000

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	GH	PAT	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Nick Keenan	11.24
DRAWN	Brent Grey	11.24
CAD REVIEW	Peter Thomson	11.04.25
DESIGN CHECK	Peter White	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY DEVELOPMENT, QUEENSTOWN
MASTER PLANNING

STORMWATER
SCHEME PLAN

Status Stamp: FOR CONSENT
Date Stamp: 11.04.2025
Scales: 1:3000
Drawing No.: 310104425-00-000-C0253
Rev.: 0

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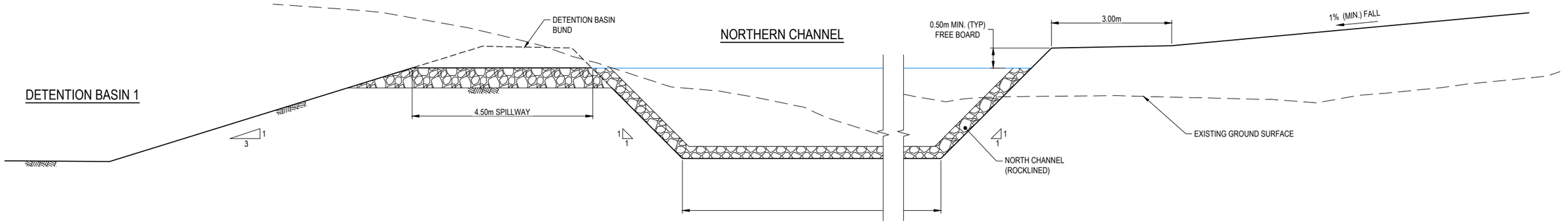
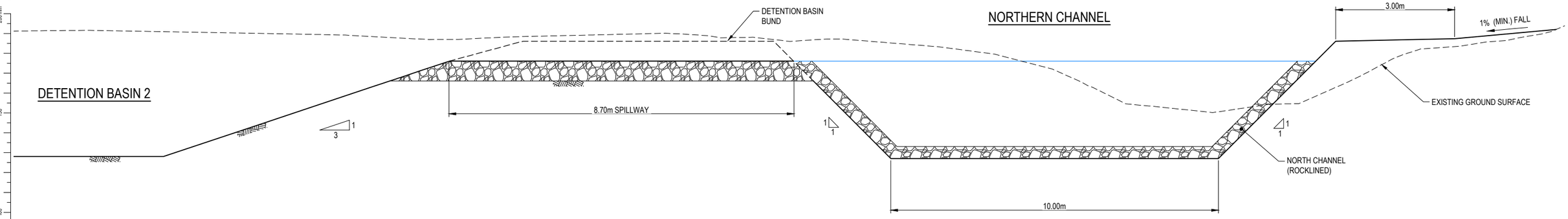


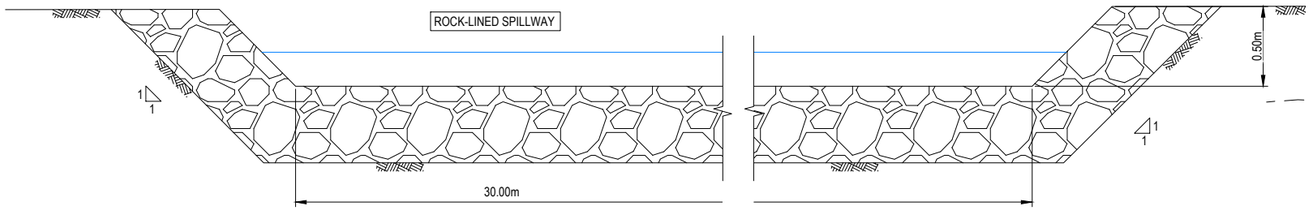
DETENTION BASIN 1 & NORTHERN CHANNEL - TYPICAL SECTION

SCALE 1 : 50



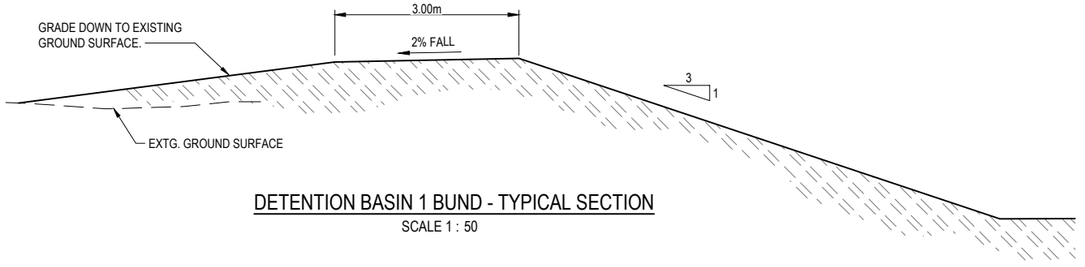
DETENTION BASIN 2 & NORTHERN CHANNEL - TYPICAL SECTION

SCALE 1 : 50



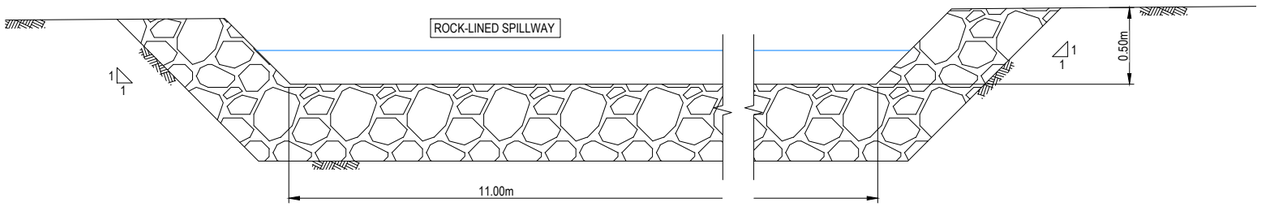
DETENTION BASIN 1 SPILLWAY - SECTION

SCALE 1 : 20



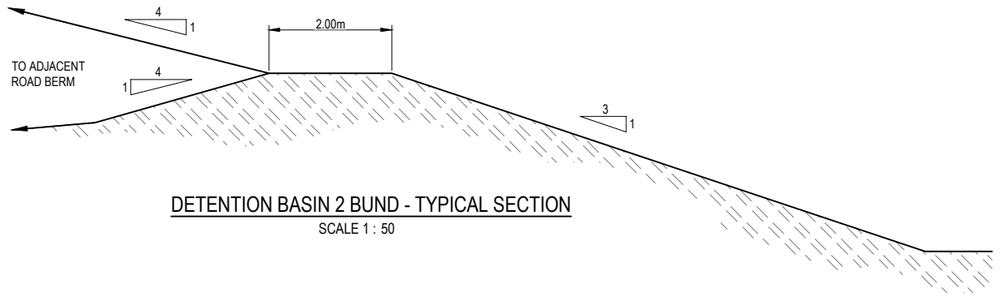
DETENTION BASIN 1 BUND - TYPICAL SECTION

SCALE 1 : 50



DETENTION BASIN 2 SPILLWAY - SECTION

SCALE 1 : 20



DETENTION BASIN 2 BUND - TYPICAL SECTION

SCALE 1 : 50

1 0 1 2m — SCALE 1:50

500 0 500mm 1m — SCALE 1:20

NOT FOR CONSTRUCTION

DO NOT SCALE - IF IN DOUBT, ASK

200 mm 150 100 90 80 70 60 50 40 30 20 10 0

ORIGINAL SIZE **A1**

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	BJ	PAT	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Michael Bondjobo	11.24
DRAWN	Brent Grey	11.24
CAD REVIEW	Peter Thomson	11.04.25
DESIGN CHECK	Nick Keenan	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - SW
SW DETENTION BASINS DETAILS

Status Stamp: **FOR CONSENT**

Date Stamp: **11.04.2025**

Scales: AS SHOWN

Drawing No.: 310104425-00-000-C0256

Rev.: 0

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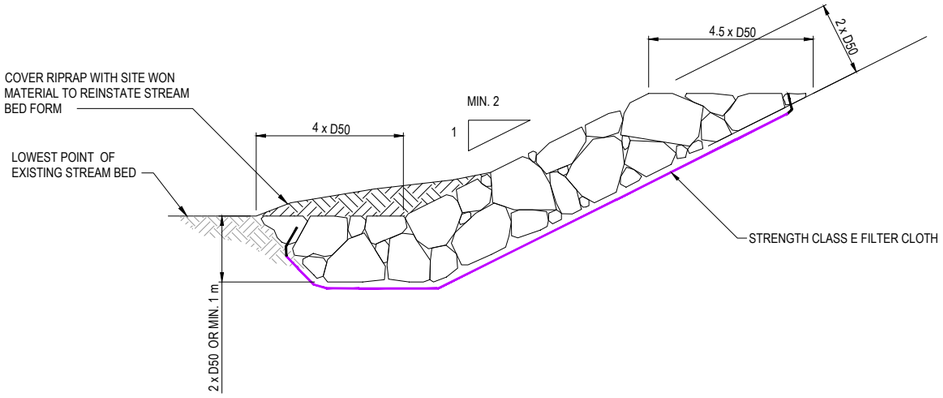
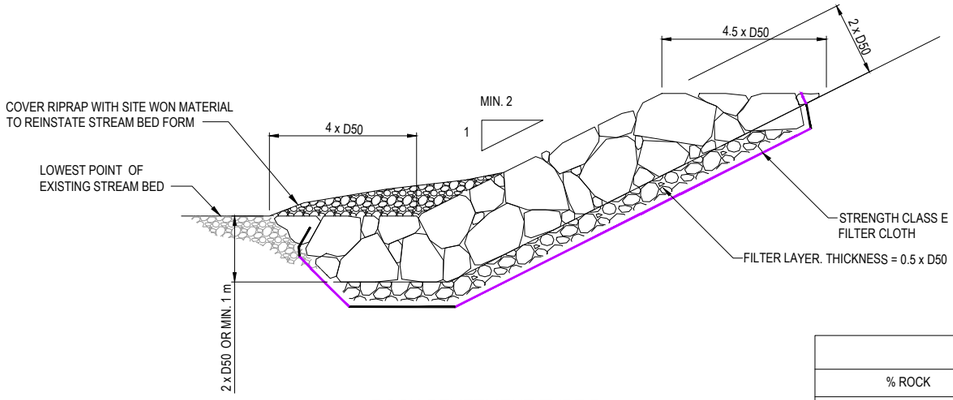


ROCK REVETMENT TYPE A

SILTS / CLAYS (COHESIVE MATERIAL) NO BED ROCK



ROCK REVETMENT TYPE B

GRAVELS / SANDS (NON-COHESIVE MATERIAL) NO BED ROCK

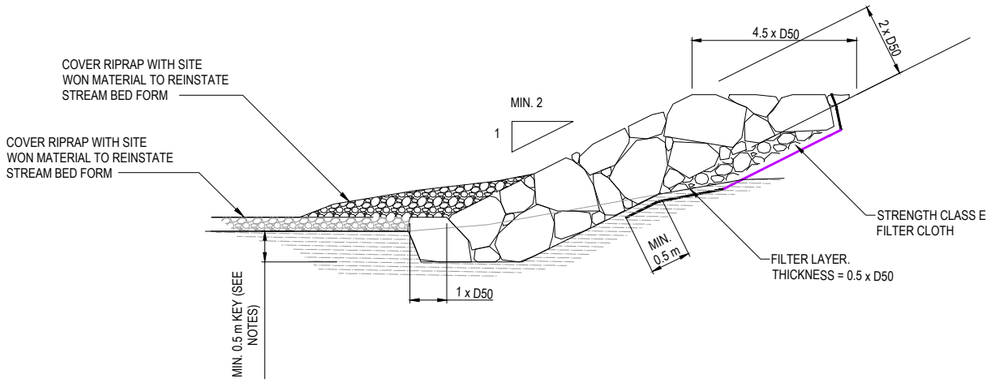
NOTES

1. ROCK KEY INTO BEDROCK TO BE FORMED WHERE ROCK IS SUFFICIENTLY WEAK FOR A TOOTHED DIGGER BUCKET TO RIP THE SURFACE
2. RIPRAP SLOPE MAY BE INCREASED TO 1:1.5 (H:V) WITH CPS APPROVAL. NOTE THE D50 MAY NEED TO BE INCREASED TO SUIT
3. RIPRAP THICKNESS MAY BE REDUCED TO 1.5 x D50 TO REDUCE CHANNEL ENCROACHMENT WITH CPS APPROVAL
4. REFER TO THE STORMWATER SPECIFICATION FOR RIPRAP QUALITY INSTALLATION AND FILTER CLOTH LAPS

ROCK GRADINGS		
% ROCK	RIPRAP	FILTER LAYER
0-15	<0.5 D50	<0.1 D50
15-50	0.5 - 1 x D50	0.1 - 0.25 x D50
50-90	1 - 1.5 x D50	0.25 - 0.5 x D50
MAX.	1.8 x D50	0.5 x D50

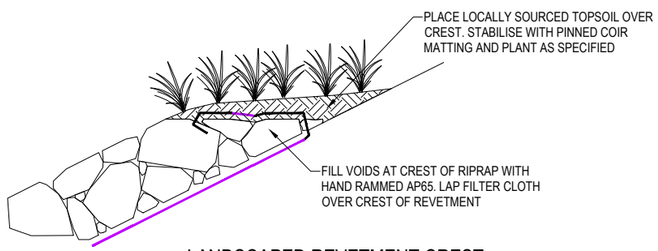
ROCK REVETMENT TYPE C

SILTS / CLAYS (COHESIVE MATERIAL) BED ROCK



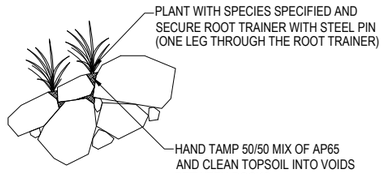
ROCK REVETMENT TYPE D

GRAVELS / SANDS (NON-COHESIVE MATERIAL) BED ROCK



LANDSCAPED REVETMENT CREST

INCLUDE WHERE SPECIFIED



POCKET PLANTED RIPRAP

INCLUDE WHERE SPECIFIED

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	BG	PAT	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Michael Bondjobo	11.24
DRAWN	Maninder Singh	12.24
CAD REVIEW	Peter Thomson	11.04.25
DESIGN CHECK	Nick Keenan	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - SW
TYPICAL DETAILS - ROCK REVETMENTS

Status Stamp: FOR CONSENT
Date Stamp: 11.04.2025
Scales: AS SHOWN
Drawing No.: 310104425-00-000-C0261
Rev.: 0

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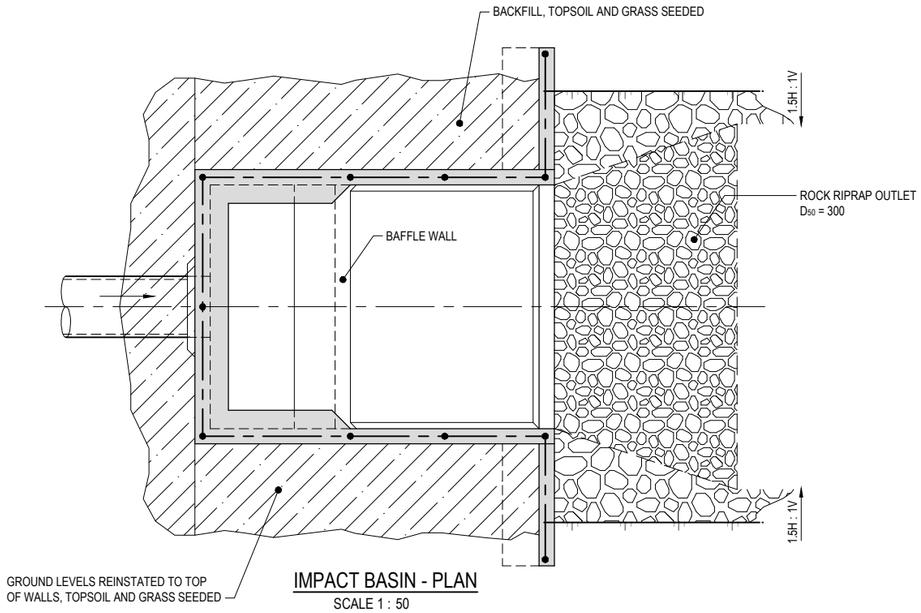
PLOTTED: 10/04/2025 2:44:18 pm

ORIGINAL SIZE A1

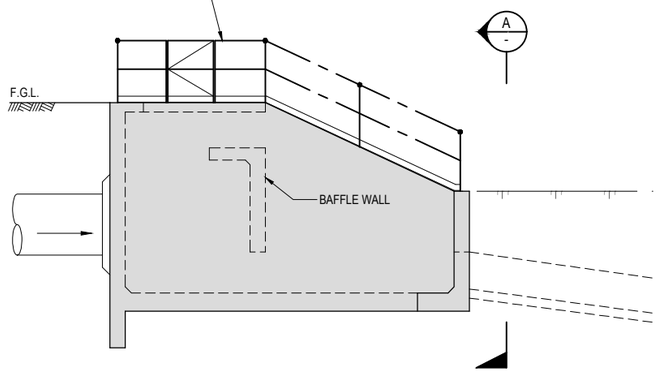
DO NOT SCALE - IF IN DOUBT, ASK



IMPACT BASIN - PLAN

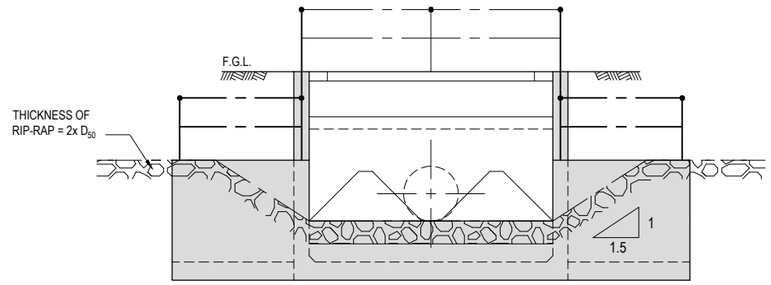
SCALE 1 : 50

WEBFORGE OR APPROVED EQUIVALENT 1020 HIGH HANDRAIL AROUND PERIMETER AND WING WALLS. INCLUDE MID-HEIGHT RAIL, PADLOCKABLE ACCESS & TOE PLATES. BARRIER FENCE REQUIREMENTS & DESIGN TO BE CONFIRMED.



USBR TYPE 6 IMPACT BASIN - ELEVATION

SCALE 1 : 50



SECTION A - END ELEVATION

SCALE 1 : 50

1 0 1 2m

SCALE 1:50

NOT FOR CONSTRUCTION

DO NOT SCALE - IF IN DOUBT, ASK

200 mm 150 100 90 80 70 60 50 40 30 20 10 0

ORIGINAL SIZE **A1**

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	MS	PAT	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Michael Bondjobo	11.24
DRAWN	Maninder Singh	12.24
CAD REVIEW	Peter Thomson	11.04.25
DESIGN CHECK	Nick Keenan	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - SW
TYPICAL DETAILS - IMPACT BASIN

Status Stamp: **FOR CONSENT**

Date Stamp: **11.04.2025**

Scales: AS SHOWN

Drawing No.: 310104425-00-000-C0266

Rev.: 0

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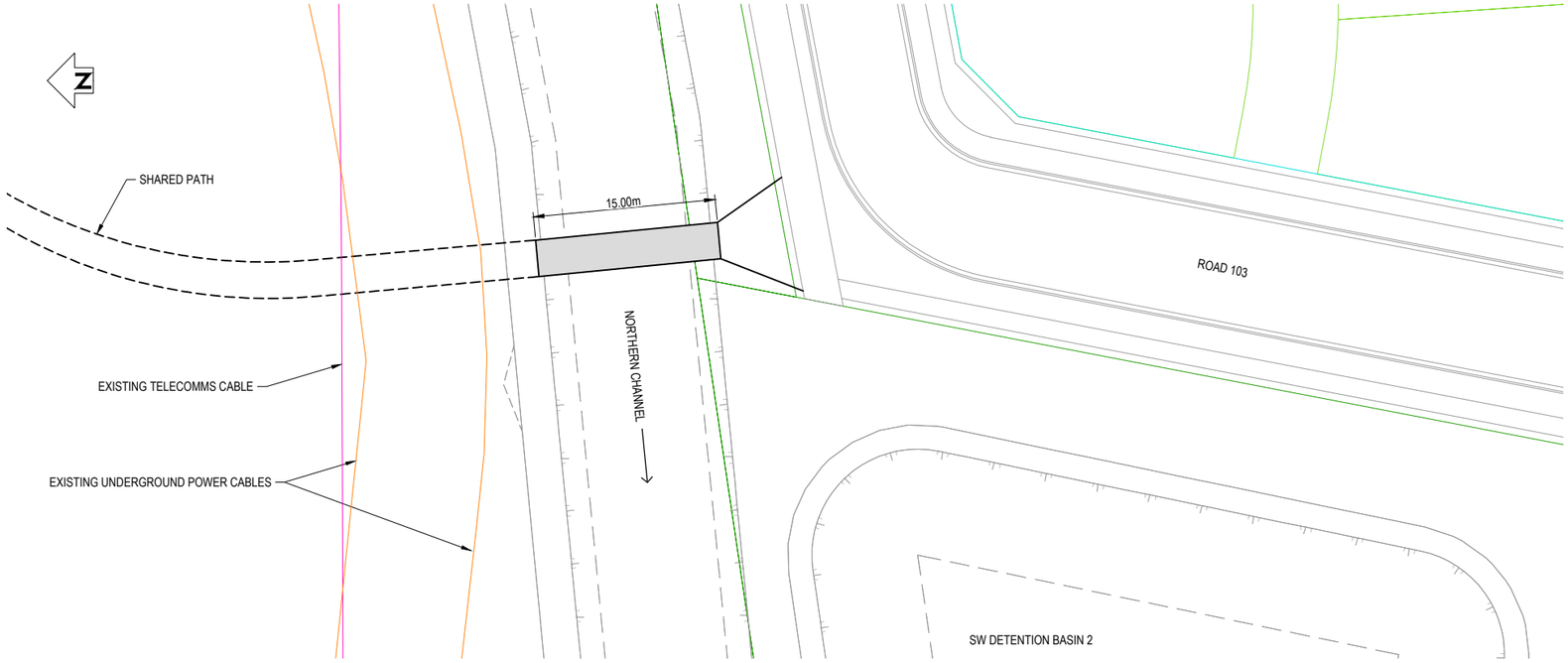
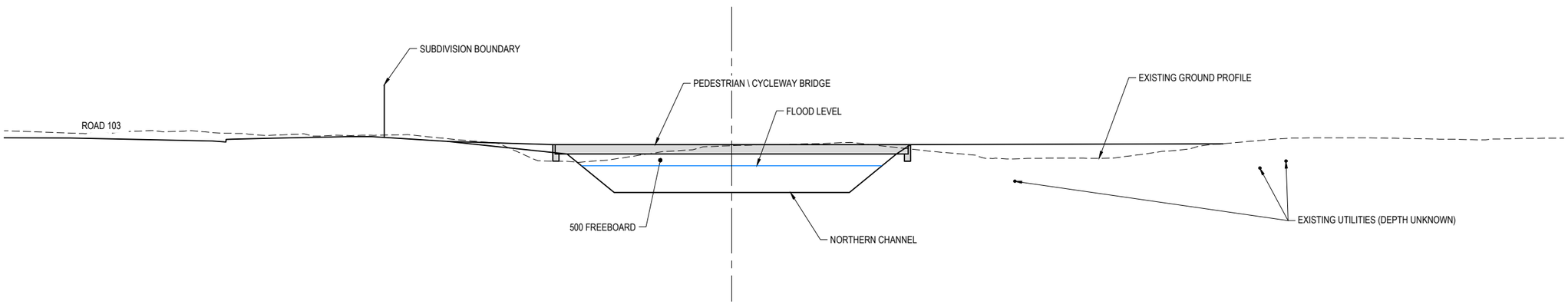


PLAN AT BRIDGE SITE
SCALE 1 : 250



CROSS-SECTION AT BRIDGE SITE (NTH CHANNEL CH 380)
SCALE 1 : 100

5 0 5 10m
SCALE 1:250

2 0 5m
SCALE 1:100

NOT FOR CONSTRUCTION

DO NOT SCALE - IF IN DOUBT, ASK
ORIGINAL SIZE A1
PLOTTED: 10/04/2025 2:44:50 pm

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	MS	BJ	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Peter Thomson	03.25
DRAWN	Peter Thomson	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Iain Banks	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - SW
PLAN AND CROSS-SECTION AT BRIDGE SITE

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: AS SHOWN
Drawing No.: 310104425-00-000-C0267
Rev.: 0

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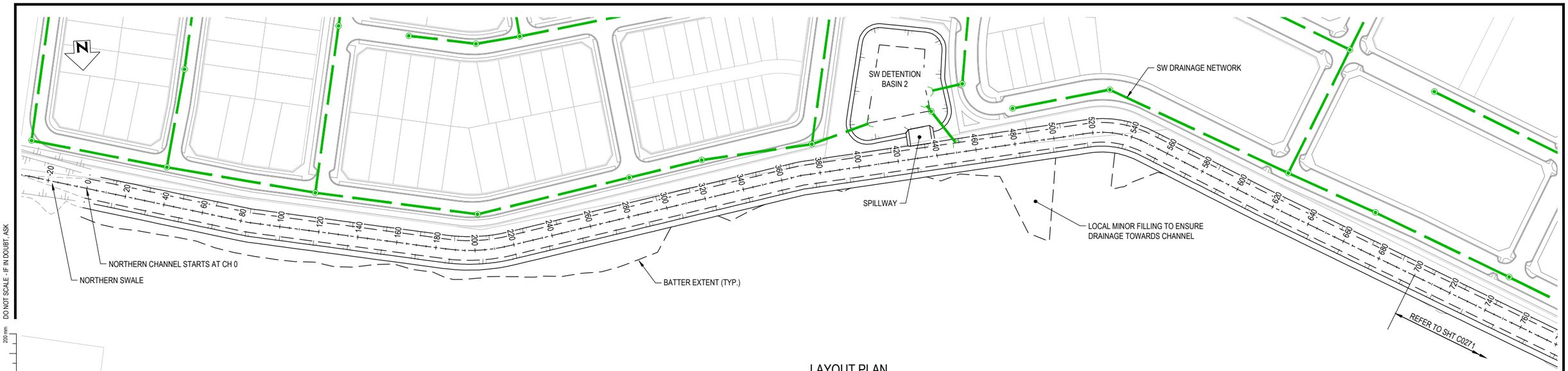
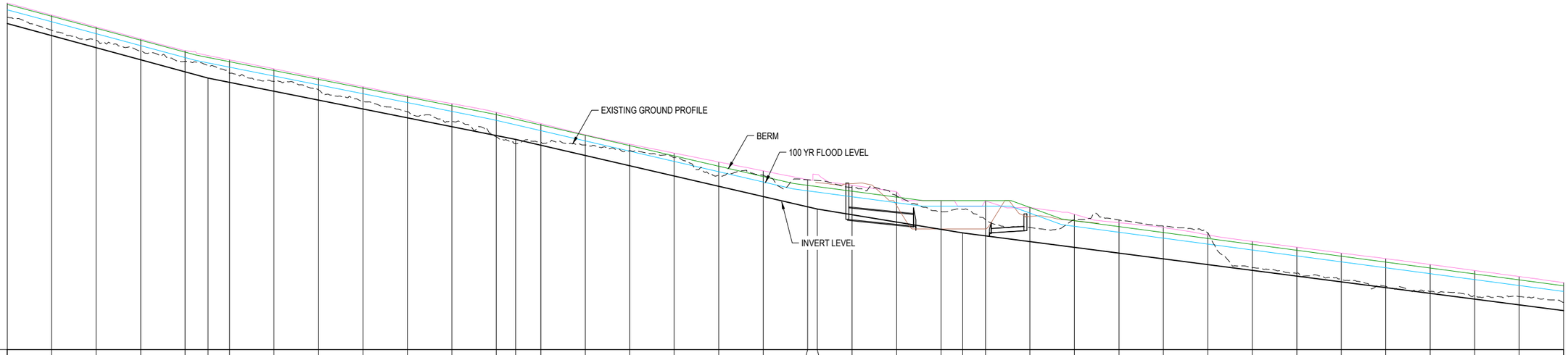


LAYOUT PLAN
SCALE 1 : 1000



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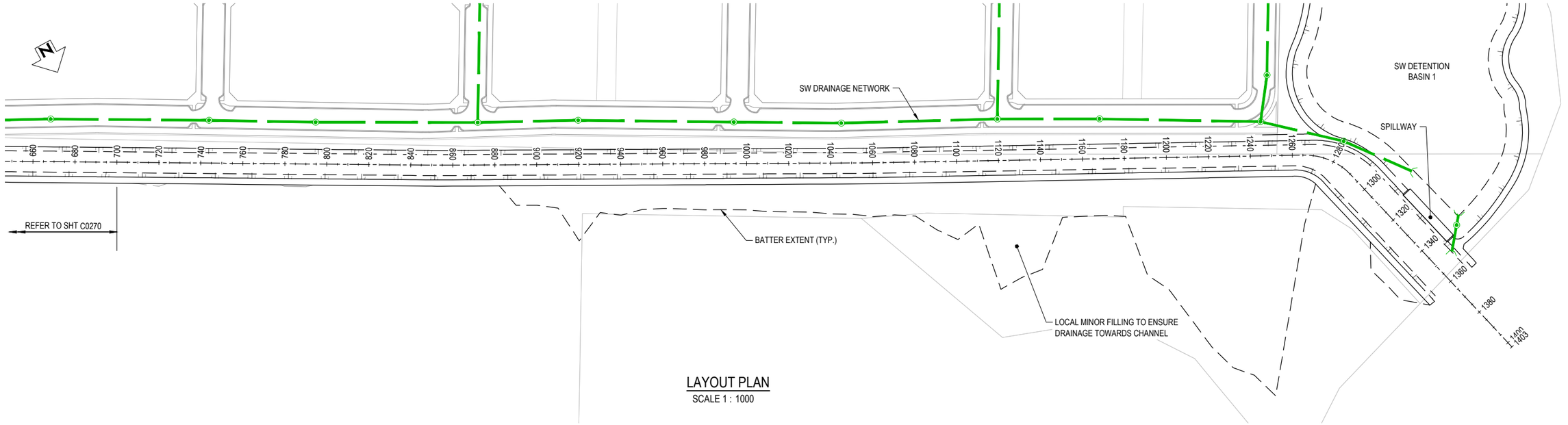
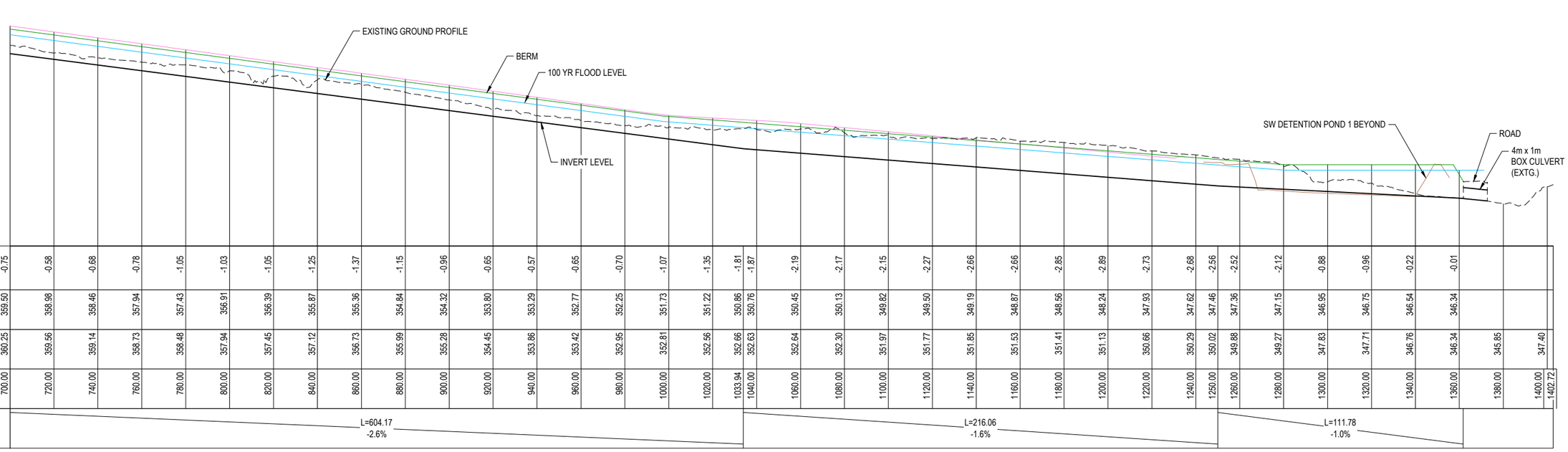


LAYOUT PLAN
SCALE 1 : 1000



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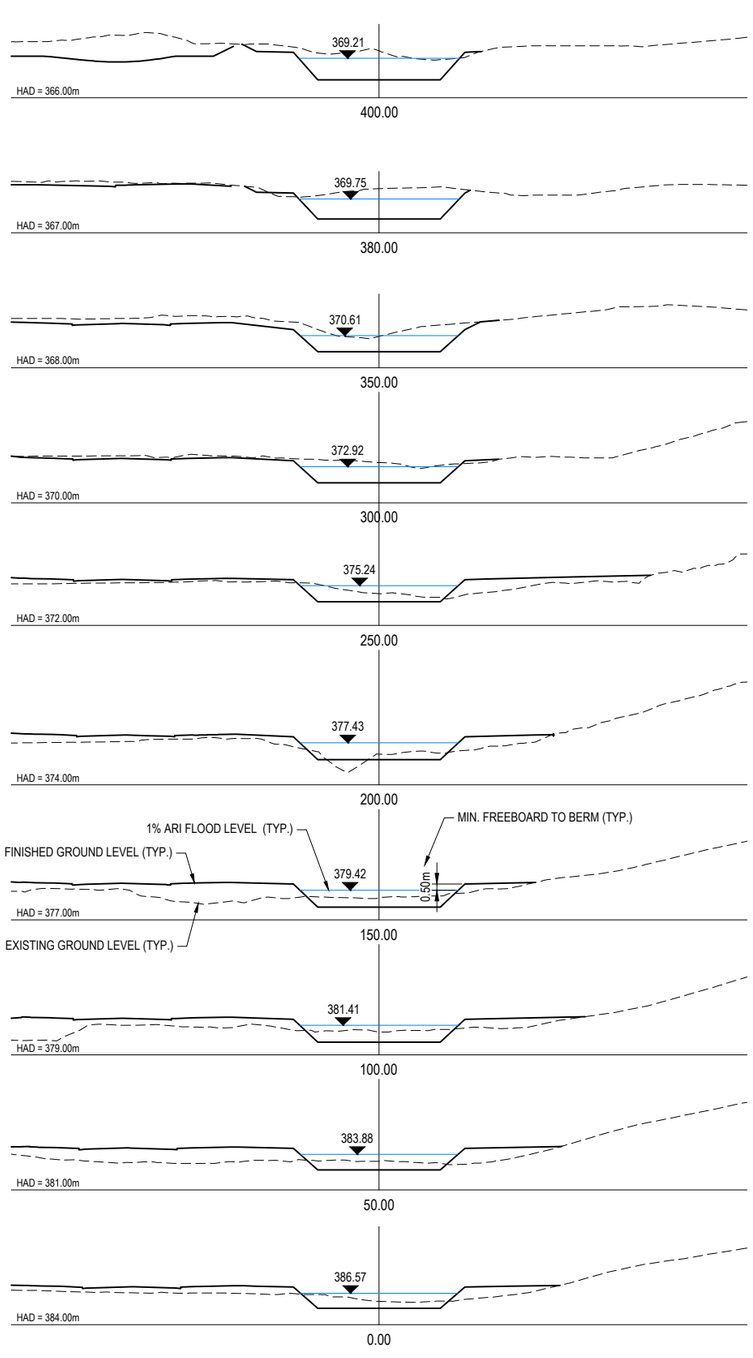

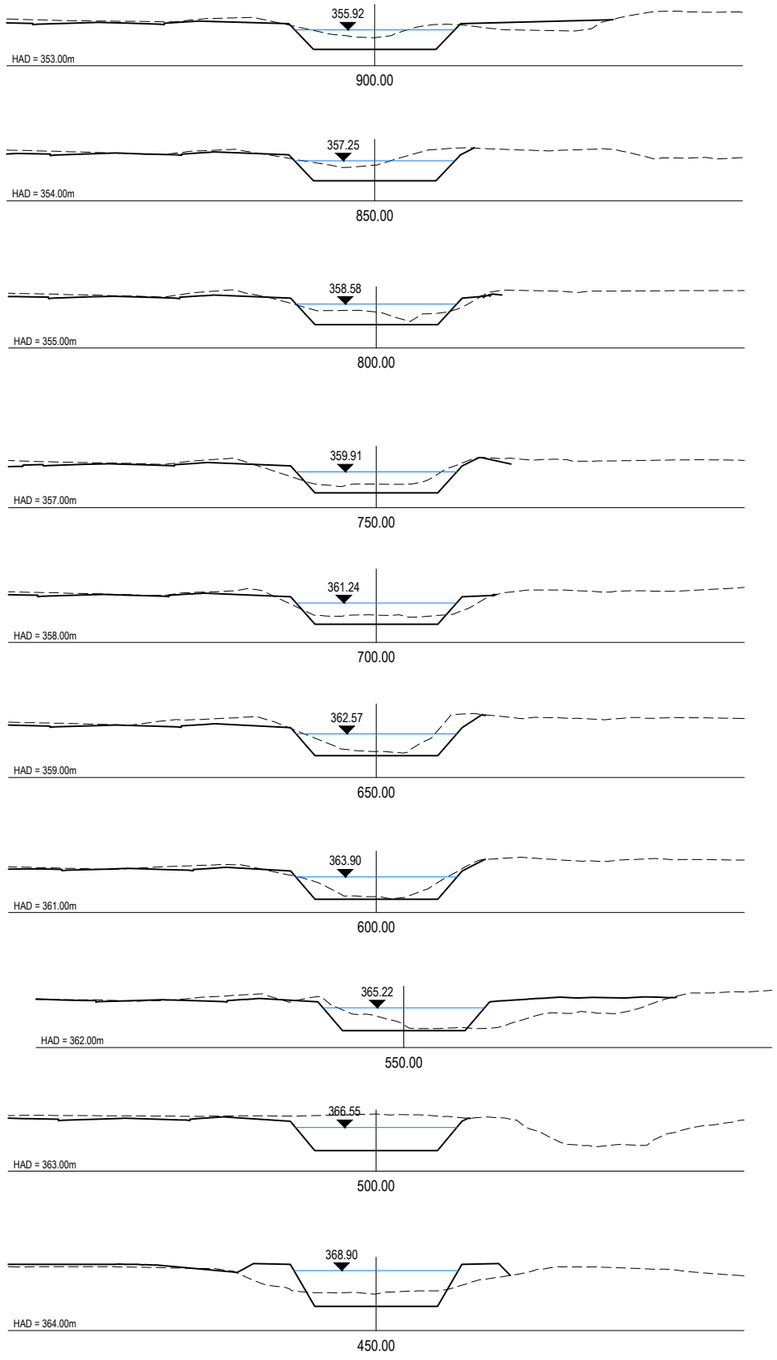

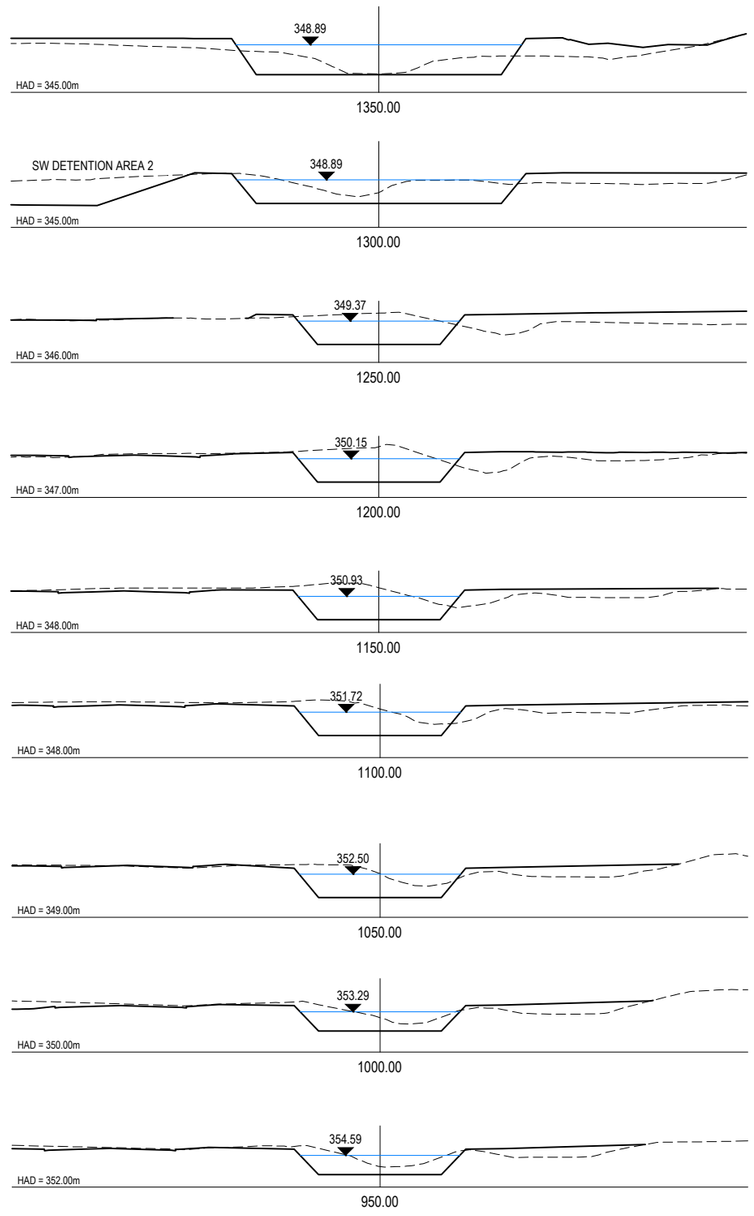

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	MS	BJ	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Matt Barber	03.25
DRAWN	Peter Thomson	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Peter Thomson	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES SW - NORTH CHANNEL
CROSS-SECTIONS CH0 - 1350

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: 1:250
Drawing No.: 310104425-00-000-C0272
Rev.: 0

PLOTTED: 10/04/2025 3:53:26 pm

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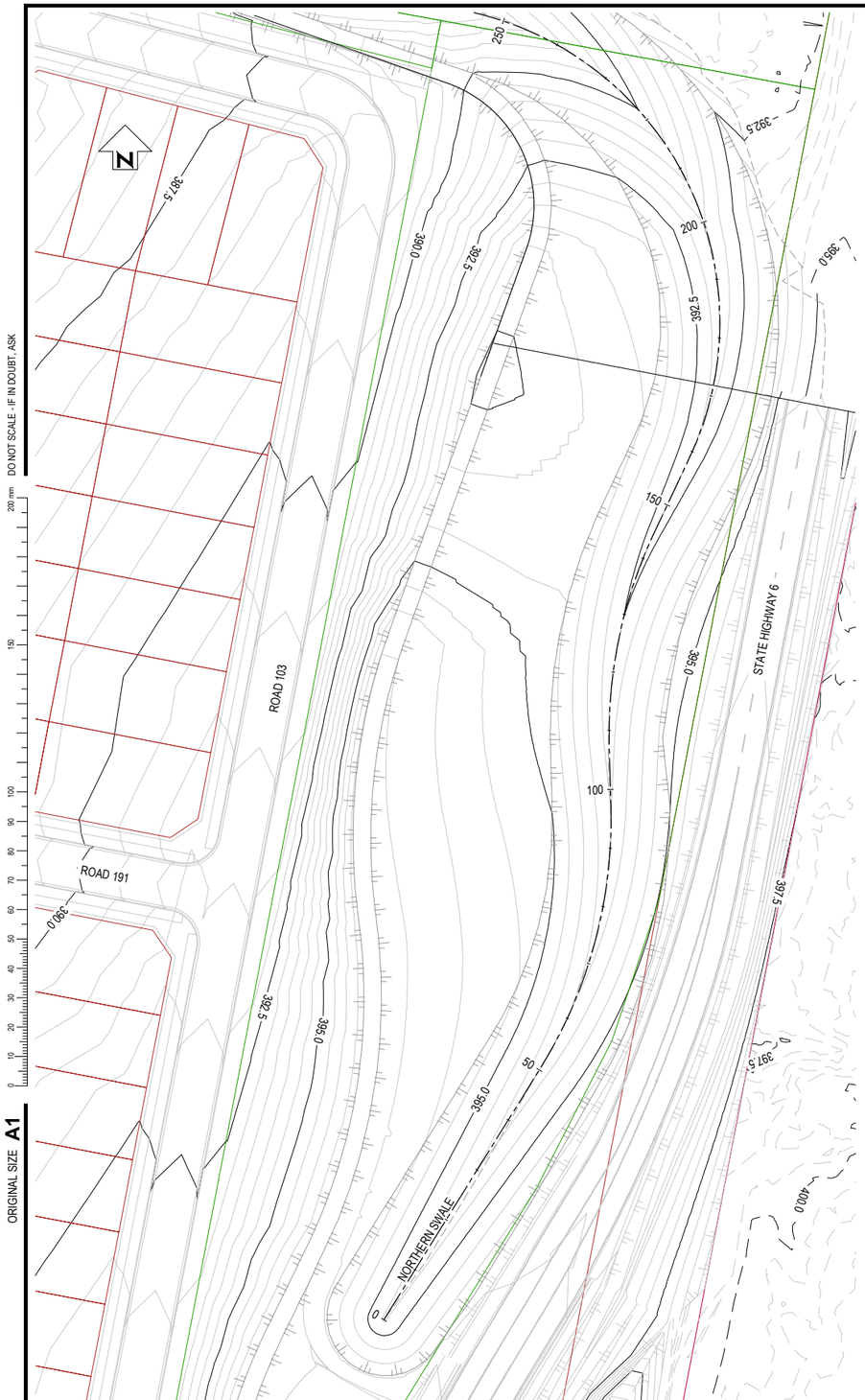
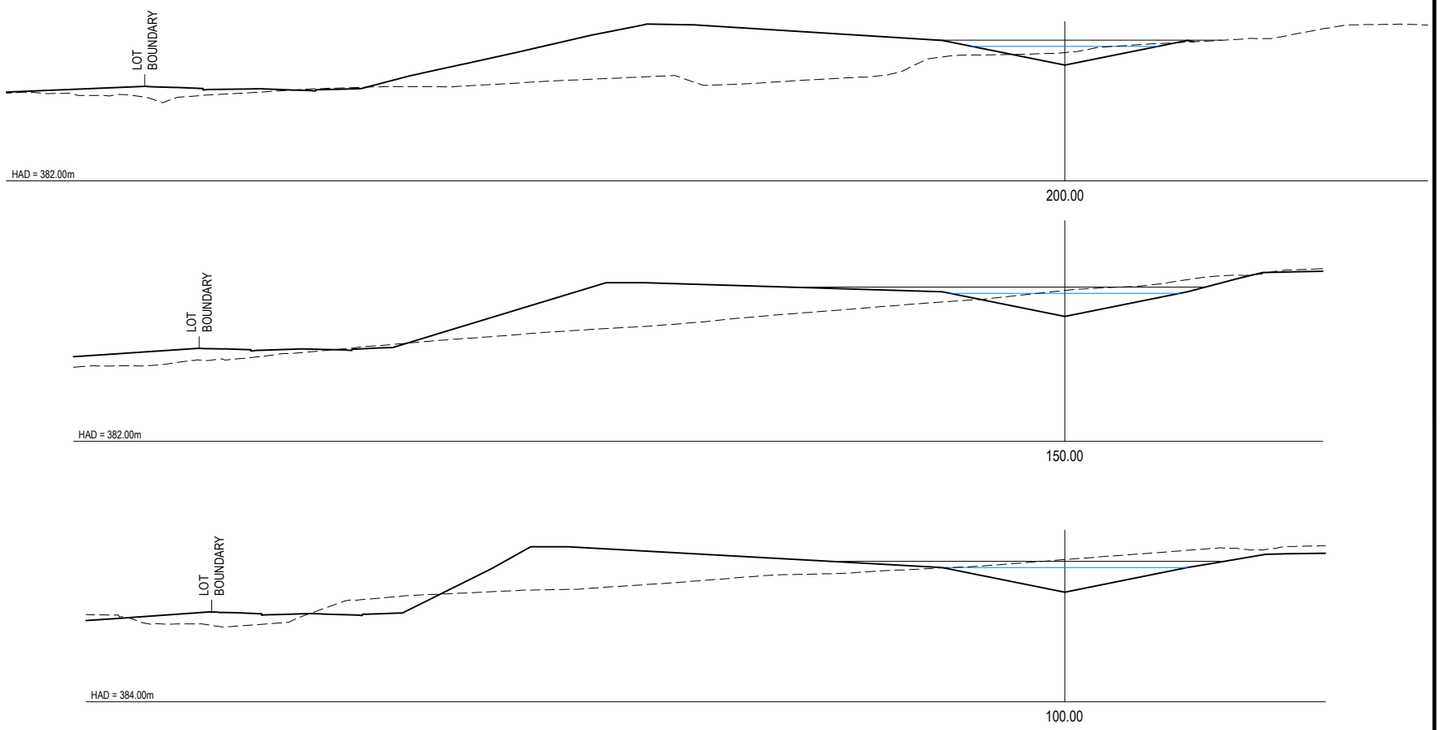
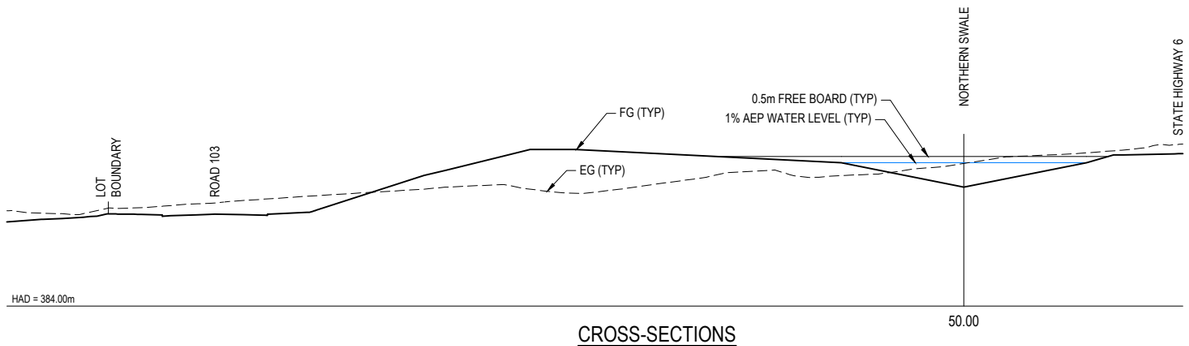


LAYOUT PLAN
SCALE 1 : 500





CROSS-SECTIONS
SCALE 1 : 250

10 0 10 20m
SCALE 1:500

5 0 5 10m
SCALE 1:250

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	MS	BJ	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Ferdie Zimmerman	03.25
DRAWN	Gerhard Heyden	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Peter Thomson	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

STORMWATER
NORTHERN SWALE PLAN AND CROSS SECTOINS

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: AS SHOWN
Drawing No.: 310104425-00-000-C0273
Rev.: 0

ORIGINAL SIZE A1
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PLOTTED: 10/04/2025 2:54:20 pm

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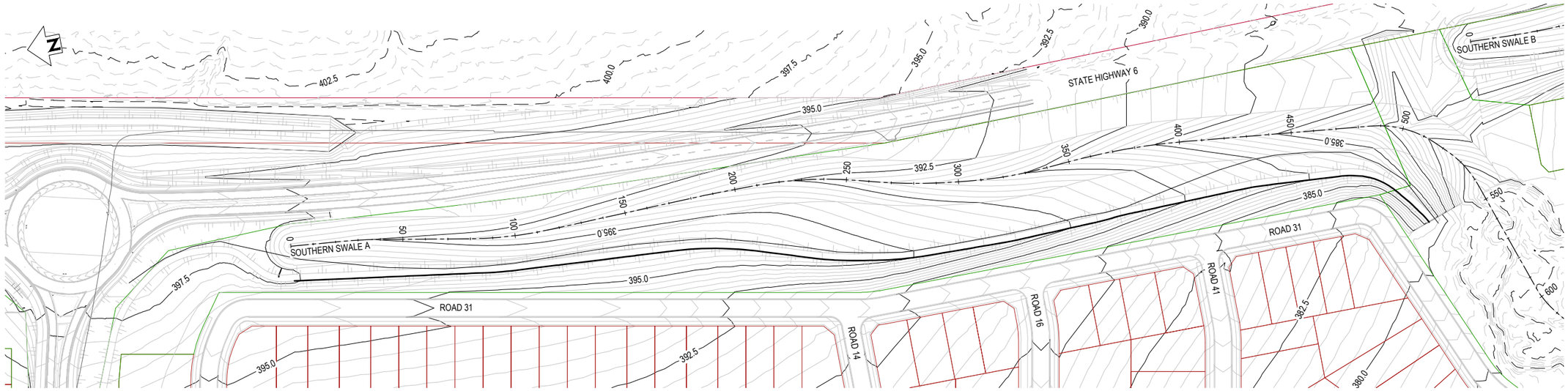
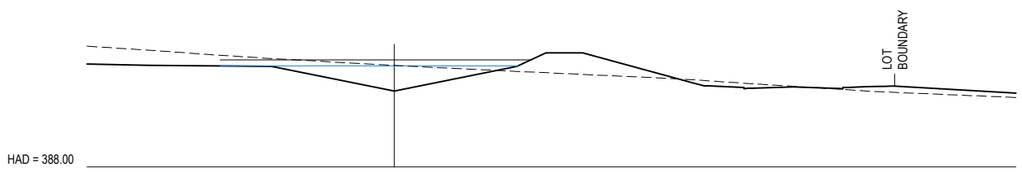


LAYOUT PLAN

SCALE 1 : 1000



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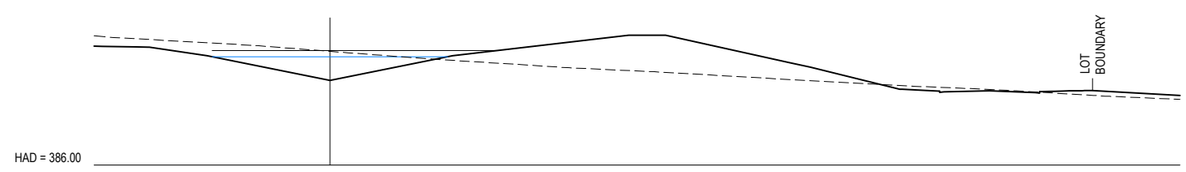

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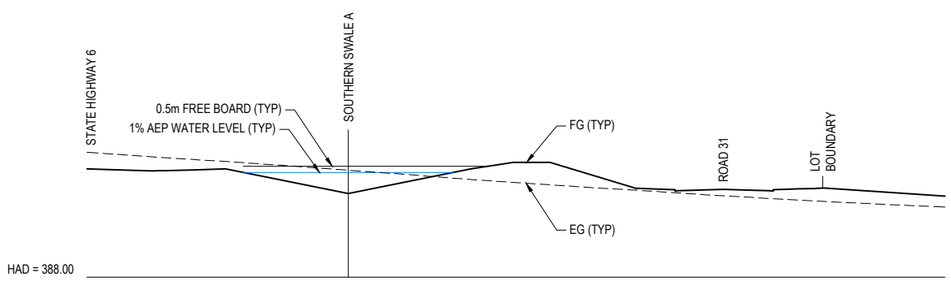

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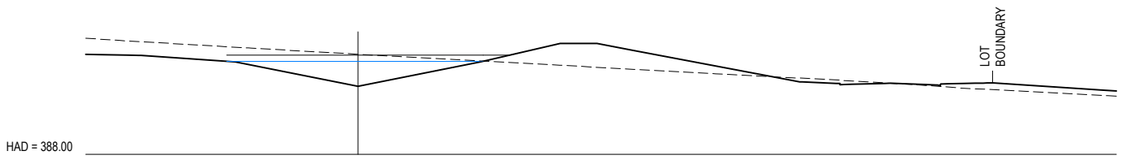

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SCALE 1:1000 SCALE 1:250

CROSS-SECTIONS

SCALE 1 : 250

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	MS	BJ	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Ferdie Zimmerman	03.25
DRAWN	Gerhard Heyden	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Peter Thomson	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

STORMWATER
SOUTHERN SWALE A - PLAN AND CROSS SECTIONS SHT 1 OF 2

Status Stamp: **FOR CONSENT**

Date Stamp: **11.04.2025**

Scales: AS SHOWN

Drawing No.: 310104425-00-000-C0274

Rev.: 0

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ORIGINAL SIZE A1
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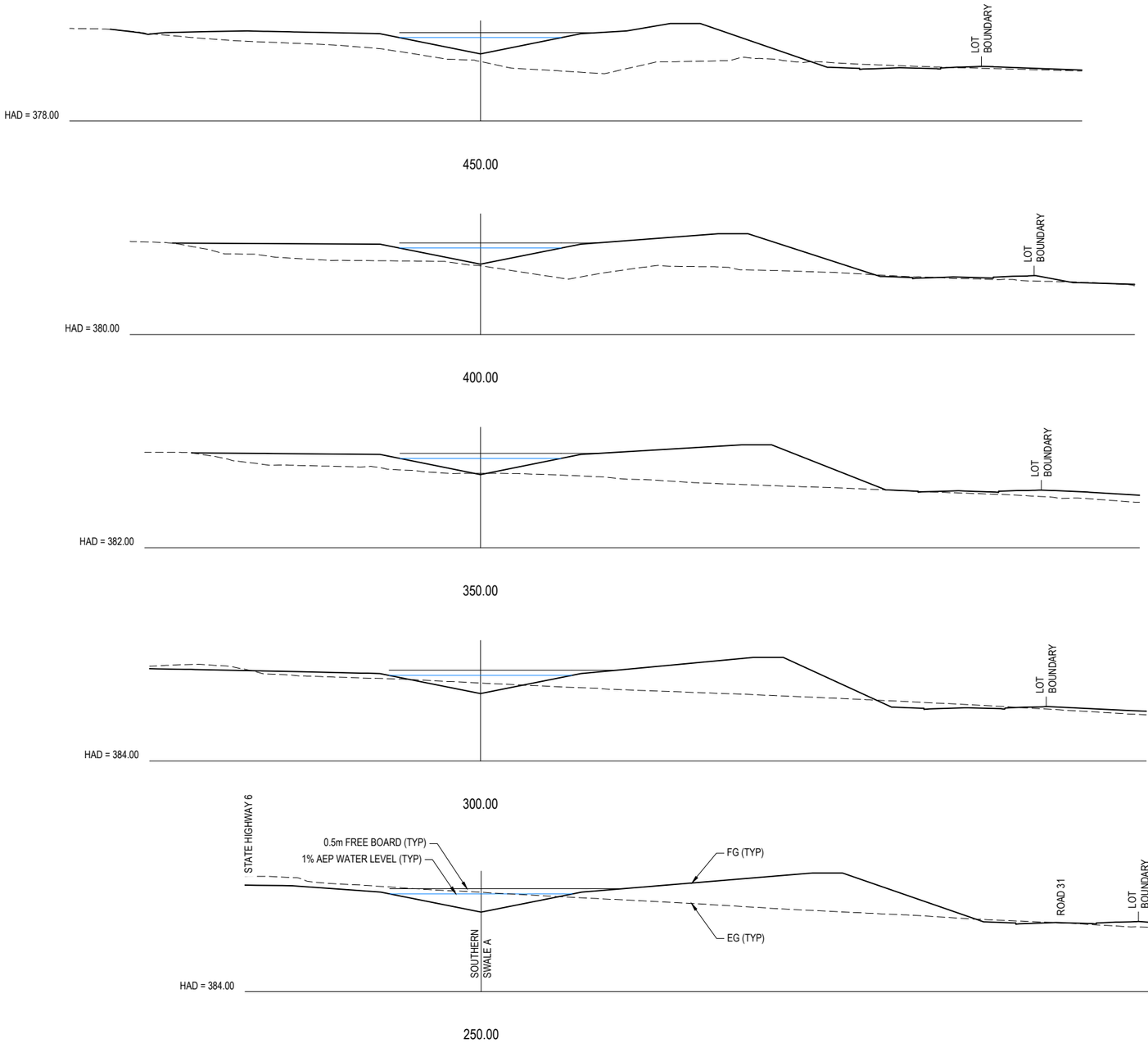

5 0 5 10m
SCALE 1:250

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	GH	BJ	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Ferdie Zimmerman	03.25
DRAWN	Gerhard Heyden	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Peter Thomson	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

STORMWATER
SOUTHERN SWALE A - PLAN AND CROSS SECTIONS SHT 2 OF 2

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: AS SHOWN
Drawing No.: 310104425-00-000-C0275
Rev.: 0

DO NOT SCALE - IF IN DOUBT, ASK
ORIGINAL SIZE A1
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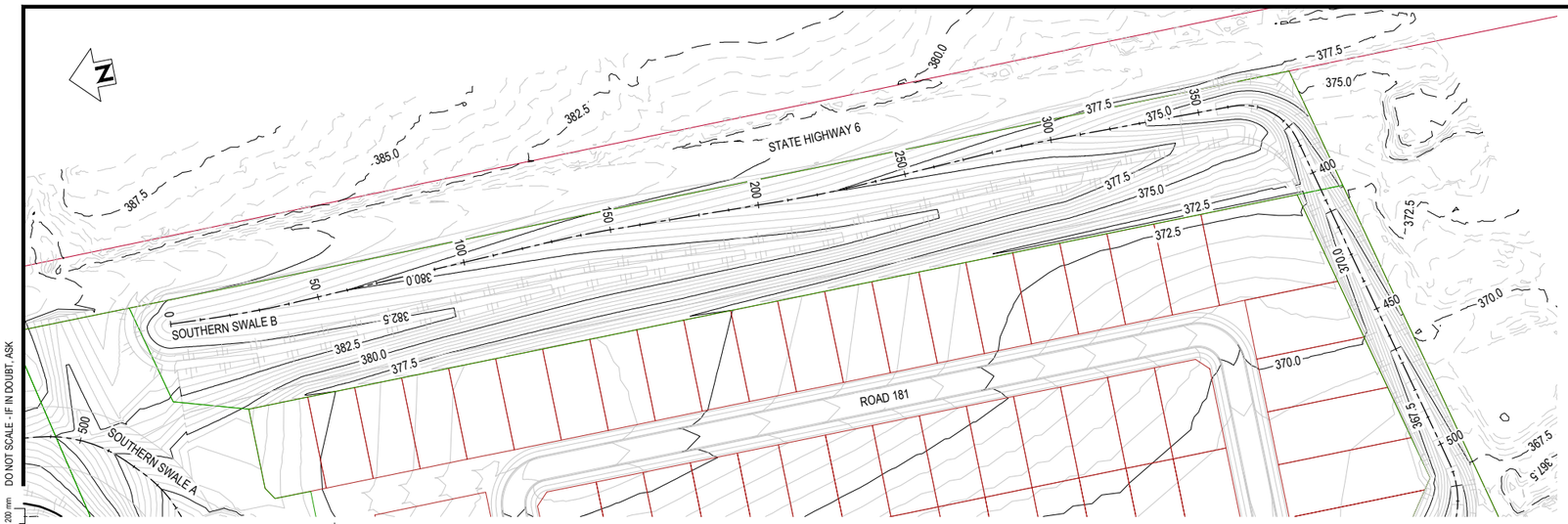
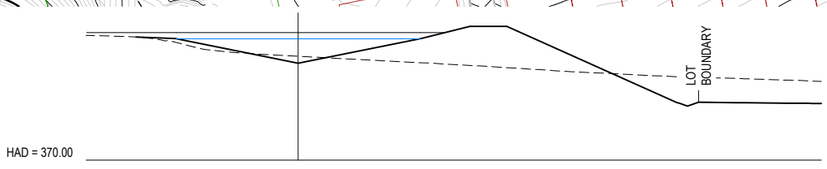


LAYOUT PLAN
SCALE 1 : 1000



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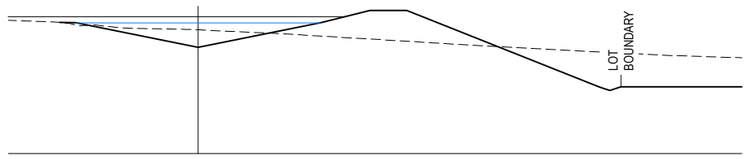

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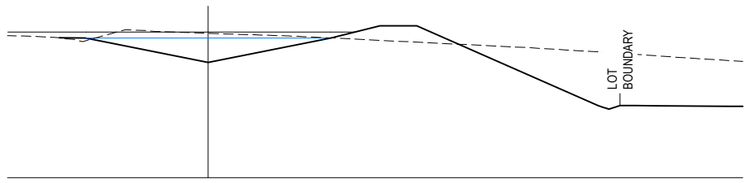

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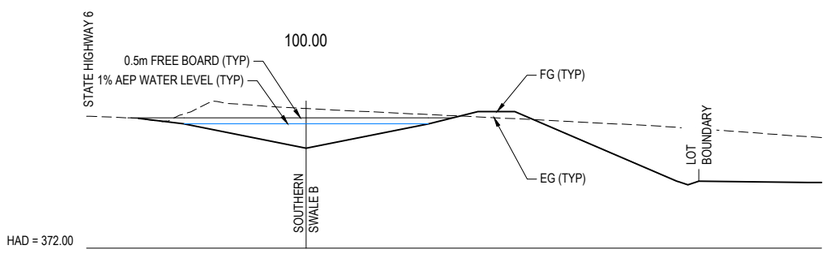

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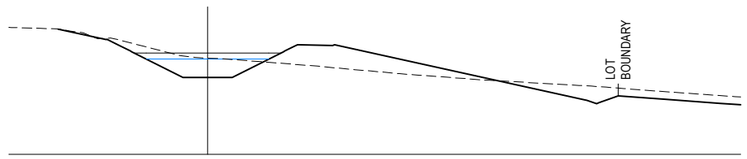

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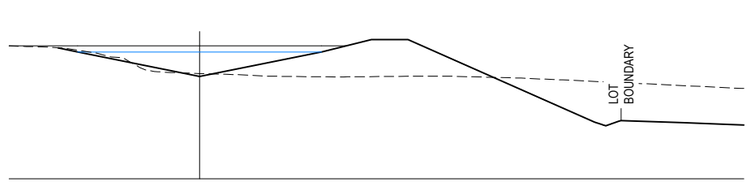

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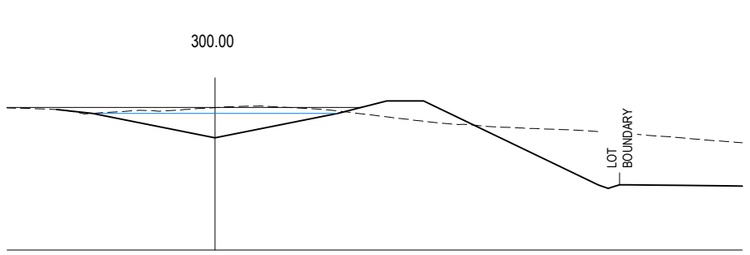

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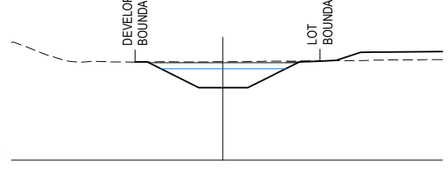

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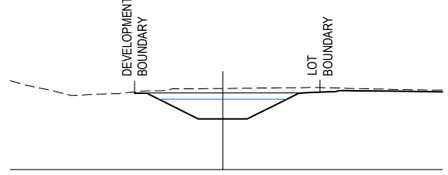

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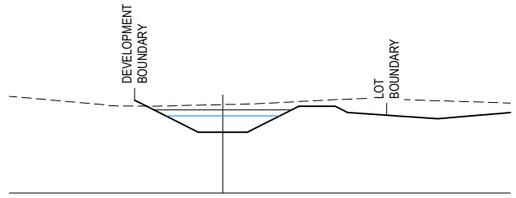

400.00

CROSS-SECTIONS
SCALE 1 : 250

10 0 10 20 30 40 50m
SCALE 1:1000

5 0 5 10m
SCALE 1:250

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	GH	BJ	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Ferdie Zimmerman	03.25
DRAWN	Gerhard Heyden	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Peter Thomson	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

STORMWATER
SOUTHERN SWALE B - PLAN AND CROSS SECTIONS

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: AS SHOWN
Drawing No.: 310104425-00-000-C0276
Rev.: 0

ORIGINAL SIZE A1
DO NOT SCALE - IF IN DOUBT, ASK
200 mm 150 100 90 80 70 60 50 40 30 20 10 0
PLOTTED: 10/04/2025 2:57:43 pm

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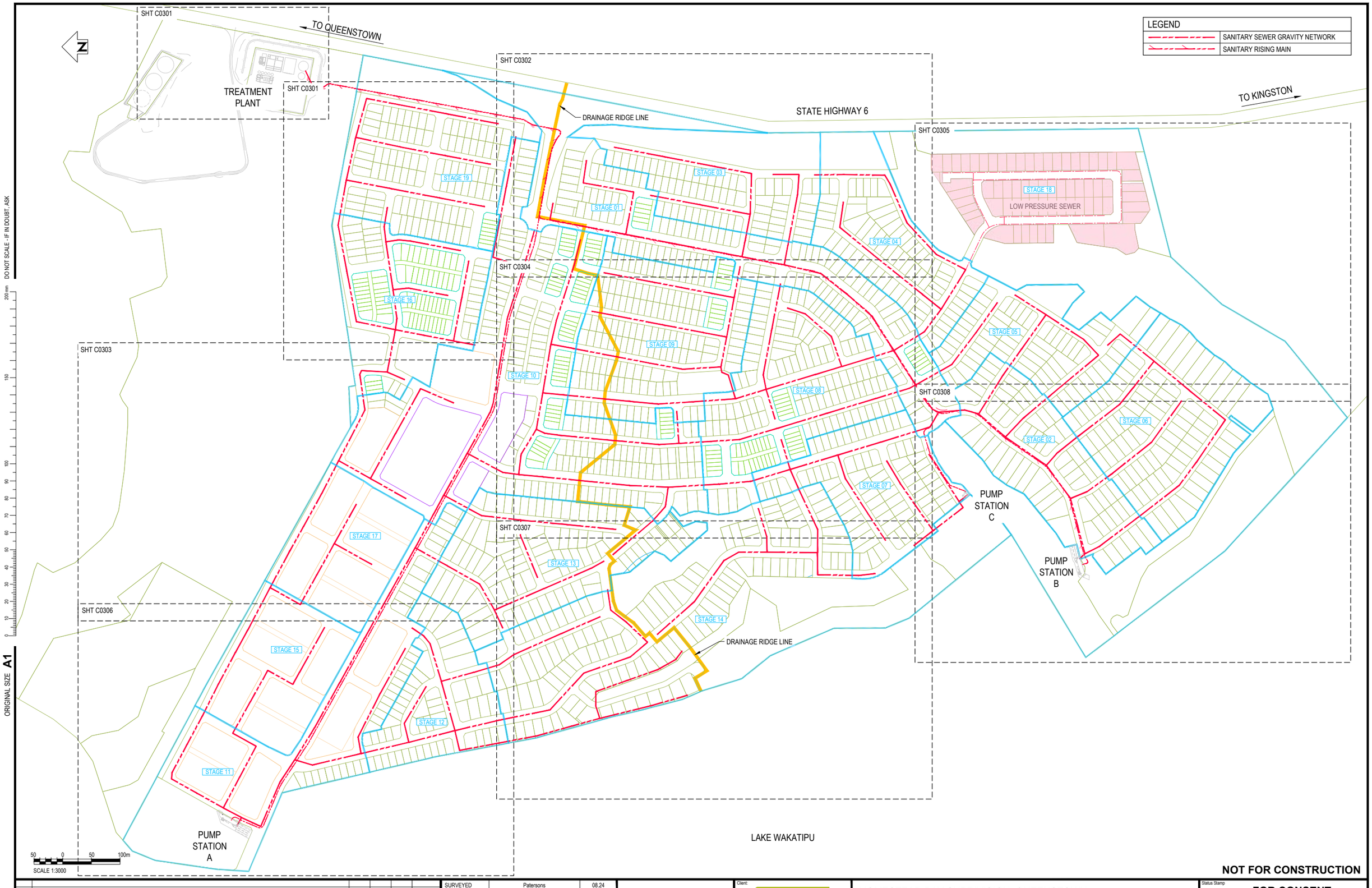

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

NOT FOR CONSTRUCTION

REV	REVISIONS	GH/BJ DRN	PAT CHK	PSW APP	DATE
0	ISSUED FOR CONSENT				11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Matt Barber	03.25
DRAWN	Gerhard Heyden / Brent James	03.25
CAD REVIEW	Peter Thomson	11.04.25
DESIGN CHECK	Jack Boyd	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - SS
SANITARY SEWER - OVERALL LAYOUT

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: 1:3000
Drawing No.: 310104425-00-000-C0300
Rev.: 0

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LEGEND	
	SANITARY SEWER GRAVITY NETWORK
	SANITARY RISING MAIN

10 0 10 20 30 40 50m

SCALE 1:1000

NOT FOR CONSTRUCTION

DO NOT SCALE - IF IN DOUBT, ASK

200mm 150 100 90 80 70 60 50 40 30 20 10 0

ORIGINAL SIZE **A1**

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	GH	BJ	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Matt Barber	03.25
DRAWN	Gerhard Heyden	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Jack Boyd	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - SS
SANITARY SEWER LAYOUT - SHEET 1 OF 8

Status Stamp: **FOR CONSENT**

Date Stamp: **11.04.2025**

Scales: 1:1000

Drawing No.: 310104425-00-000-C0301

Rev.: 0

PLOTTED: 10/04/2025 3:01:40 pm

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LEGEND	
	SANITARY SEWER GRAVITY NETWORK
	SANITARY RISING MAIN

N

TO QUEENSTOWN

STATE HIGHWAY 6

TO KINGSTON

STAGE 03

STAGE 01

STAGE 04

SHT C0301

SHT C0304

SHT C0305

A02-01 - DN150 @ -4.65%

A02-02 - DN150 @ -4.49%

A02-03 - DN150 @ -4.90%

A02-04 - DN150 @ -1.97%

B01-01 - DN150 @ -7.09%

B02-01 - DN150 @ -6.41%

D01-01 - DN150 @ -1.20%

D01-02 - DN150 @ -1.95%

D01-03 - DN150 @ -4.50%

D01-04 - DN150 @ -2.55%

D01-05 - DN150 @ -5.61%

D01-06 - DN225 -2.26%

D01-07 - DN225 -2.63%

D01-08 - DN225 -5.52%

D02-01 - DN150 @ -6.82%

D02-02 - DN150 @ -2.13%

D02-03 - DN150 @ -6.19%

D02-03A - DN150 @ -0.70%

D02-04 - DN150 -0.70%

D02-05 - DN150 -1.33%

D02-06 - DN150 -1.78%

D03-01 - DN150 -5.72%

D03-02 - DN150 -0.70%

D03-03 - DN150 -1.81%

D04-01 - DN150 @ -1.85%

D04-02 - DN150 @ -2.41%

D05-01 - DN150 @ -4.28%

D05-02 - DN150 @ -0.70%

D05-03 - DN150 @ -4.31%

D05-04 - DN150 @ -0.70%

D06-01 - DN150 @ -6.45%

D06-02 - DN150 @ -3.75%

D06-03 - DN150 @ -1.92%

D06-04 - DN150 @ -4.66%

D06-05 - DN150 @ -4.08%

D07-01 - DN150 @ -4.54%

D07-02 - DN150 @ -4.36%

D07-03 - DN150 @ -6.12%

E01-01 - DN150 @ -0.93%

E01-02 - DN150 @ -0.81%

10 0 10 20 30 40 50m

SCALE 1:1000

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	BJ	GH	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Matt Barber	03.25
DRAWN	Brent James	03.25
CAD REVIEW	Gerhard Heyden	11.04.25
DESIGN CHECK	Jack Boyd	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - SS
SANITARY SEWER LAYOUT - SHEET 2 OF 8

Status Stamp: **FOR CONSENT**

Date Stamp: **11.04.2025**

Scales: 1:1000

Drawing No.: 310104425-00-000-C0302

Rev.: 0

PLOTTED: 10/4/2025 3:02:14 pm

ORIGINAL SIZE A1

DO NOT SCALE - IF IN DOUBT, ASK

200 mm 150

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LEGEND

	SANITARY SEWER GRAVITY NETWORK
	SANITARY RISING MAIN

N

SHT C0301

STAGE 10

STAGE 17

STAGE 13

SHT C0304

SHT C0306

SHT C0307

A01-12 - DN150 -0.70%

A01-11 - DN150 -0.70%

A01-10 - DN150 -2.25%

A10-01 - DN150 @ -2.63%

A06-02 - DN150 @ -0.70%

A06-01 - DN150 @ -5.00%

B01-03 - DN150 -5.92%

B01-04 - DN150 -5.48%

A11-01 - DN150 @ -2.12%

B01-05 - DN150 -1.26%

A01-13 - DN150 -2.13%

A11-02 - DN150 @ -1.19%

A01-14 - DN150 -3.09%

A11-03 - DN150 @ -2.82%

B01-06 - DN150 -3.76%

A11-05 - DN150 @ -2.27%

A01-15 - DN150 -1.74%

A12-01 - DN150 @ -2.57%

B02-09 - DN150 -0.70%

B02-08 - DN150 -4.69%

B01-07 - DN150 -2.11%

B01-08 - DN150 -0.70%

B07-04 - DN150 @ -4.47%

B07-03 - DN150 @ -2.49%

A01-16 - DN150 -2.59%

A01-17 - DN150 -2.70%

A13-01 - DN150 @ -5.05%

B01-09 - DN150 -0.70%

A01-18 - DN150 -5.46%

A14-01 - DN150 @ -1.00%

A13-02 - DN150 @ -2.18%

B01-10 - DN150 -2.65%

B09-04 - DN150 @ -1.67%

B09-03 - DN150 @ -0.70%

A13-04 - DN150 @ -1.89%

A13-03 - DN150 @ -0.70%

B09-02 - DN150 @ -0.70%

B10-03 - DN150

A01-19 - DN225 -0.70%

B01-11 - DN150 -5.05%

B09-01 - DN150

C07-1 - DN150 @ -0.70%

10 0 10 20 30 40 50m

SCALE 1:1000

NOT FOR CONSTRUCTION

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	GH	BJ	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Matt Barber	03.25
DRAWN	Gerhard Heyden	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Jack Boyd	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - SS
SANITARY SEWER LAYOUT - SHEET 3 OF 8

Status Stamp: FOR CONSENT

Date Stamp: 11.04.2025

Scales: 1:1000

Drawing No.: 310104425-00-000-C0303

Rev.: 0

PLOTTED: 10/04/2025 3:34:07 pm

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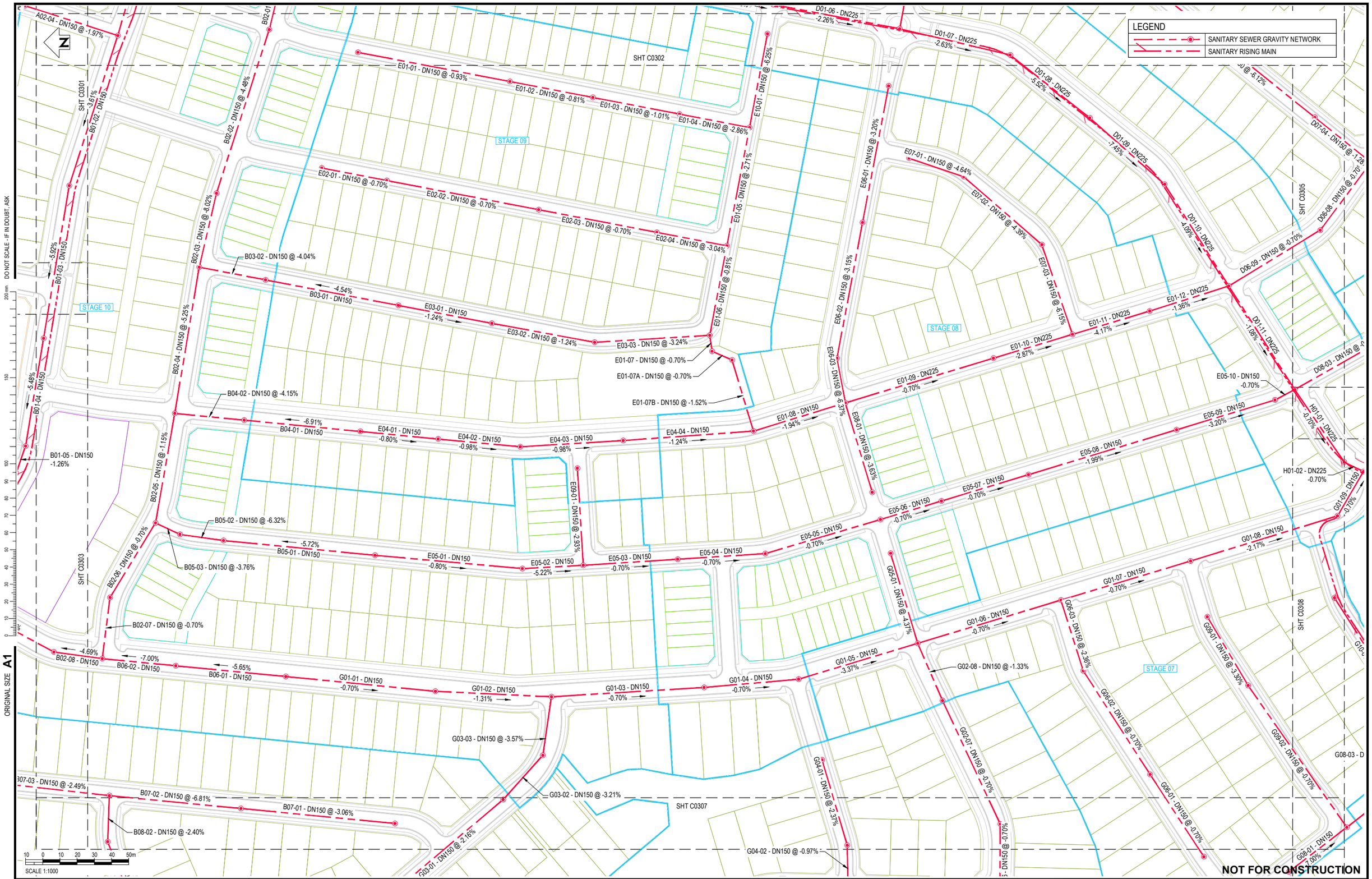

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	BJ	GH	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Matt Barber	03.25
DRAWN	Brent James	03.25
CAD REVIEW	Gerhard Heyden	11.04.25
DESIGN CHECK	Jack Boyd	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - SS
SANITARY SEWER LAYOUT - SHEET 4 OF 8

Status Stamp: FOR CONSENT
Date Stamp: 11.04.2025
Scales: 1:1000
Drawing No.: 310104425-00-000-C0304
Rev.: 0

PLOTTED: 10/04/2025 5:03:30pm

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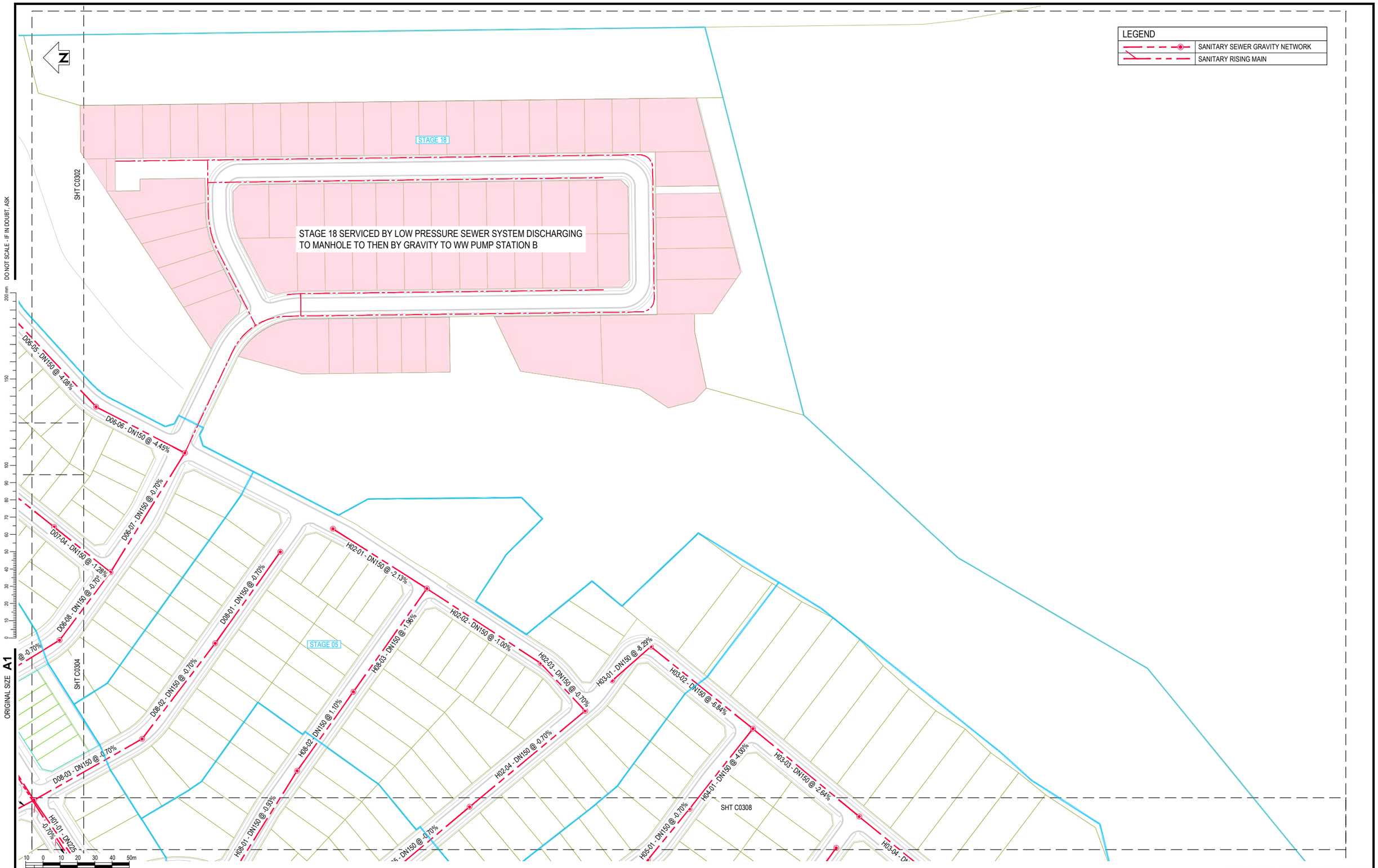

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	BJ	GH	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Matt Barber	03.25
DRAWN	Brent James	03.25
CAD REVIEW	Gerhard Heyden	11.04.25
DESIGN CHECK	Jack Boyd	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - SS
SANITARY SEWER LAYOUT - SHEET 5 OF 8

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: 1:1000
Drawing No.: 310104425-00-000-C0305
Rev.: 0

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PLOTTED: 10/04/2025 5:04:10 pm

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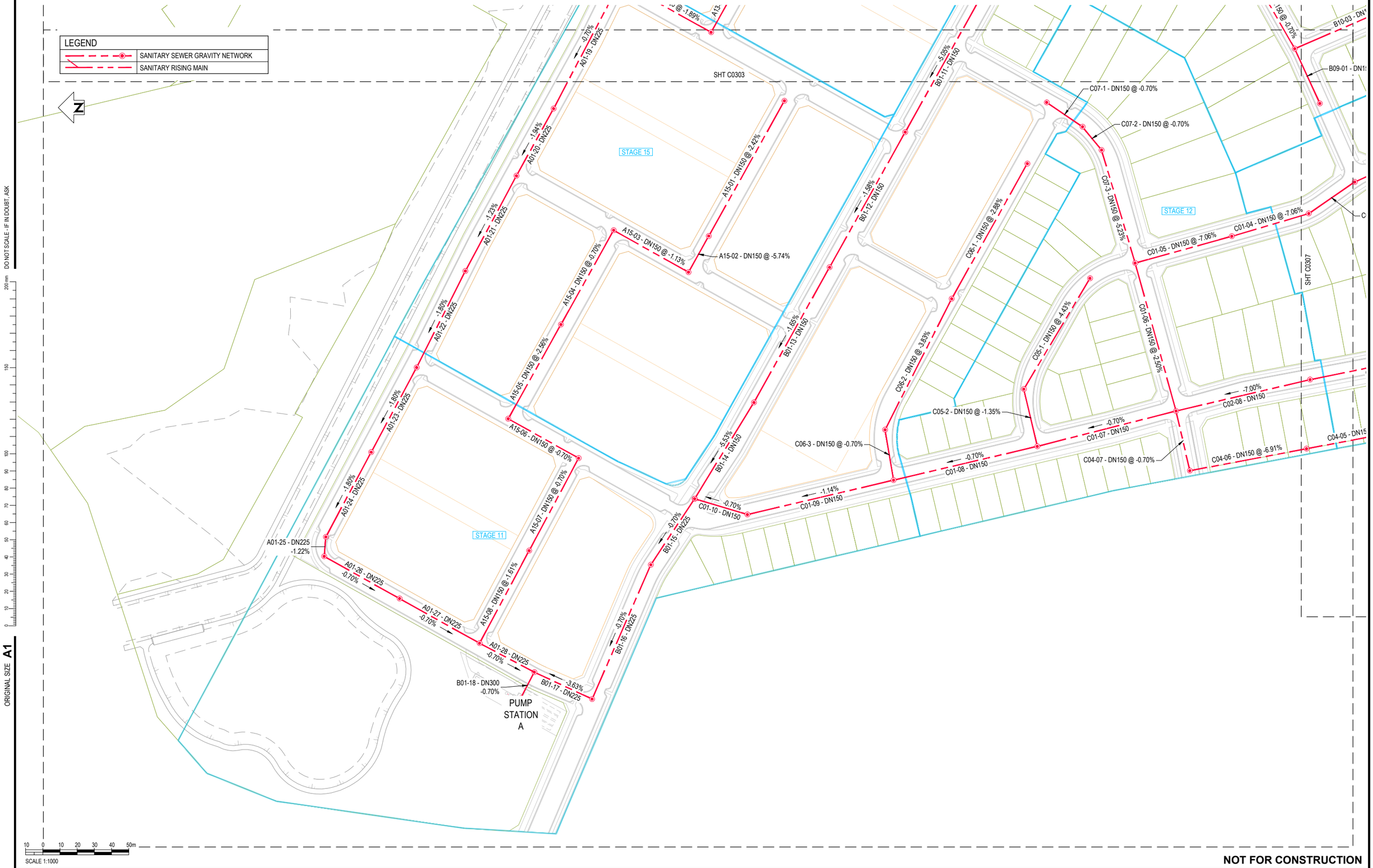

DO NOT SCALE - IF IN DOUBT, ASK

200mm 150 100 90 80 70 60 50 40 30 20 10 0

ORIGINAL SIZE A1

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	GH	BJ	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Matt Barber	03.25
DRAWN	Gerhard Heyden	03.25
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Jack Boyd	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - SS
SANITARY SEWER LAYOUT - SHEET 6 OF 8

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: 1:1000
Drawing No.: 310104425-00-000-C0306
Rev.: 0

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PLOTTED: 10/04/2025 3:04:36 pm

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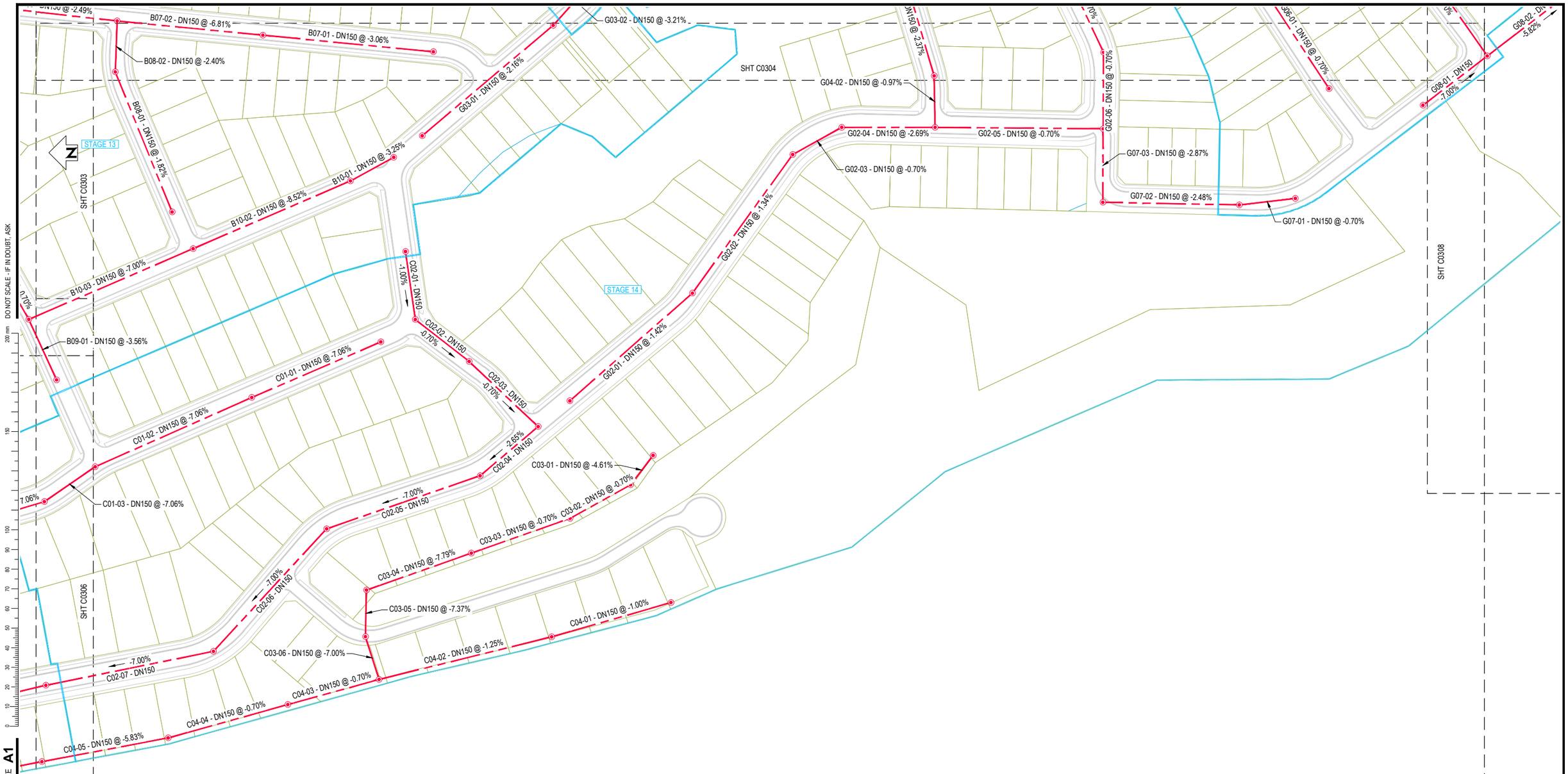

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	BJ	GH	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Matt Barber	03.25
DRAWN	Brent James	03.25
CAD REVIEW	Gerhard Heyden	11.04.25
DESIGN CHECK	Jack Boyd	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - SS
SANITARY SEWER LAYOUT - SHEET 7 OF 8

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: 1:1000
Drawing No.: 310104425-00-000-C0307
Rev.: 0

PLOTTED: 10/04/2025 3:05:03 pm

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DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

PLOTTED: 10/04/2025 3:05:39 pm

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	BJ	GH	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Matt Barber	03.25
DRAWN	Brent James	03.25
CAD REVIEW	Gerhard Heyden	11.04.25
DESIGN CHECK	Jack Boyd	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - SS
SANITARY SEWER LAYOUT - SHEET 8 OF 8

Status Stamp: **FOR CONSENT**

Date Stamp: **11.04.2025**

Scales: 1:1000

Drawing No.: 310104425-00-000-C0308

Rev.: 0

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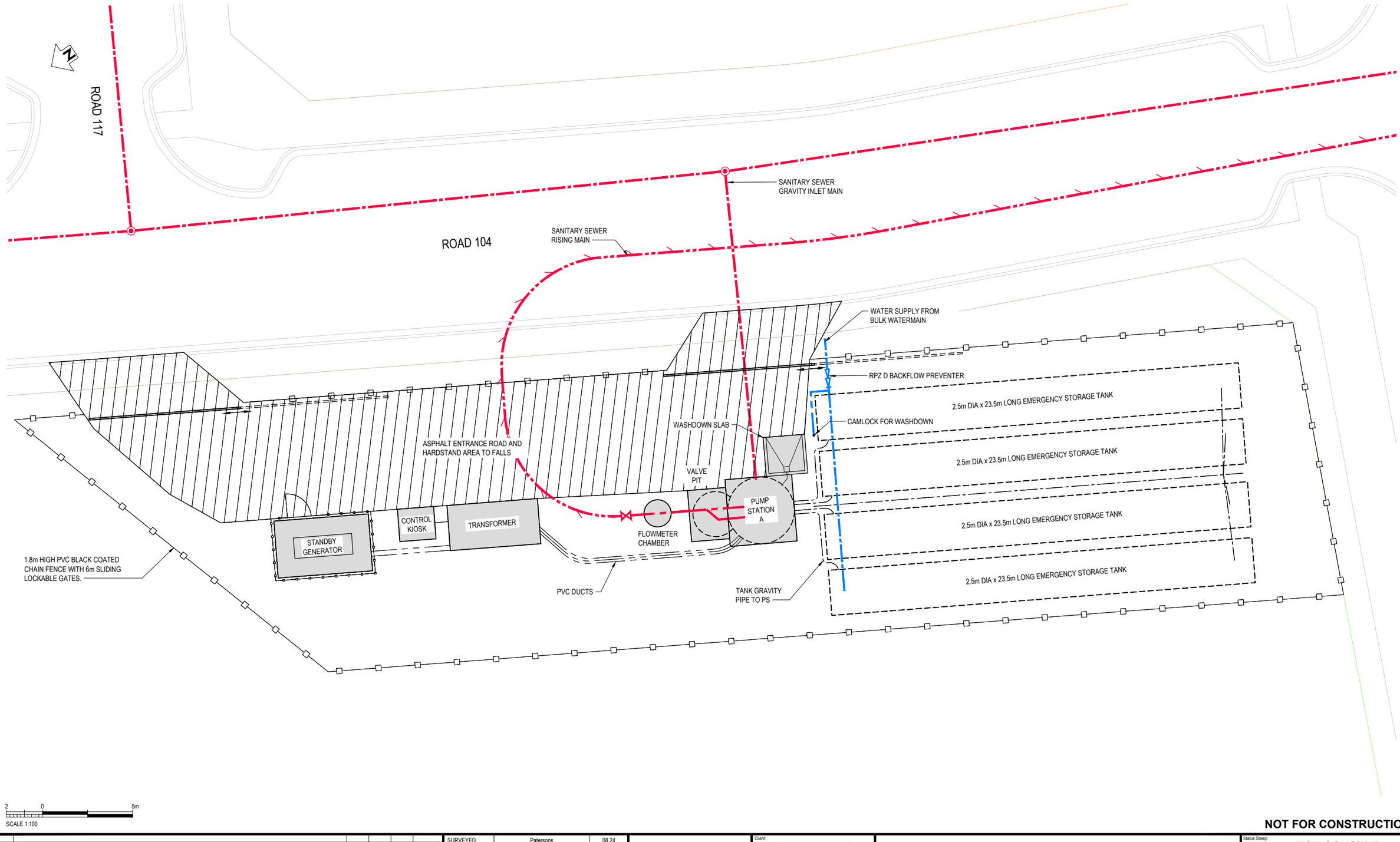
DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1



NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
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SURVEYED	Patersons	08.24
DESIGNED	Ben Martin	03.25
DRAWN	Brent James	03.25
CAD REVIEW	Peter Thomson	11.04.25
DESIGN CHECK	Peter Thomson	11.04.25
DESIGN REVIEW	Richard Bennett	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

SANITARY SEWER
PUMP STATION A SITE PLAN

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: 1:100
Drawing No.: 310104425-00-000-C0351
Rev.: 0

PLOTTED: 10/04/2025 3:14:38 pm

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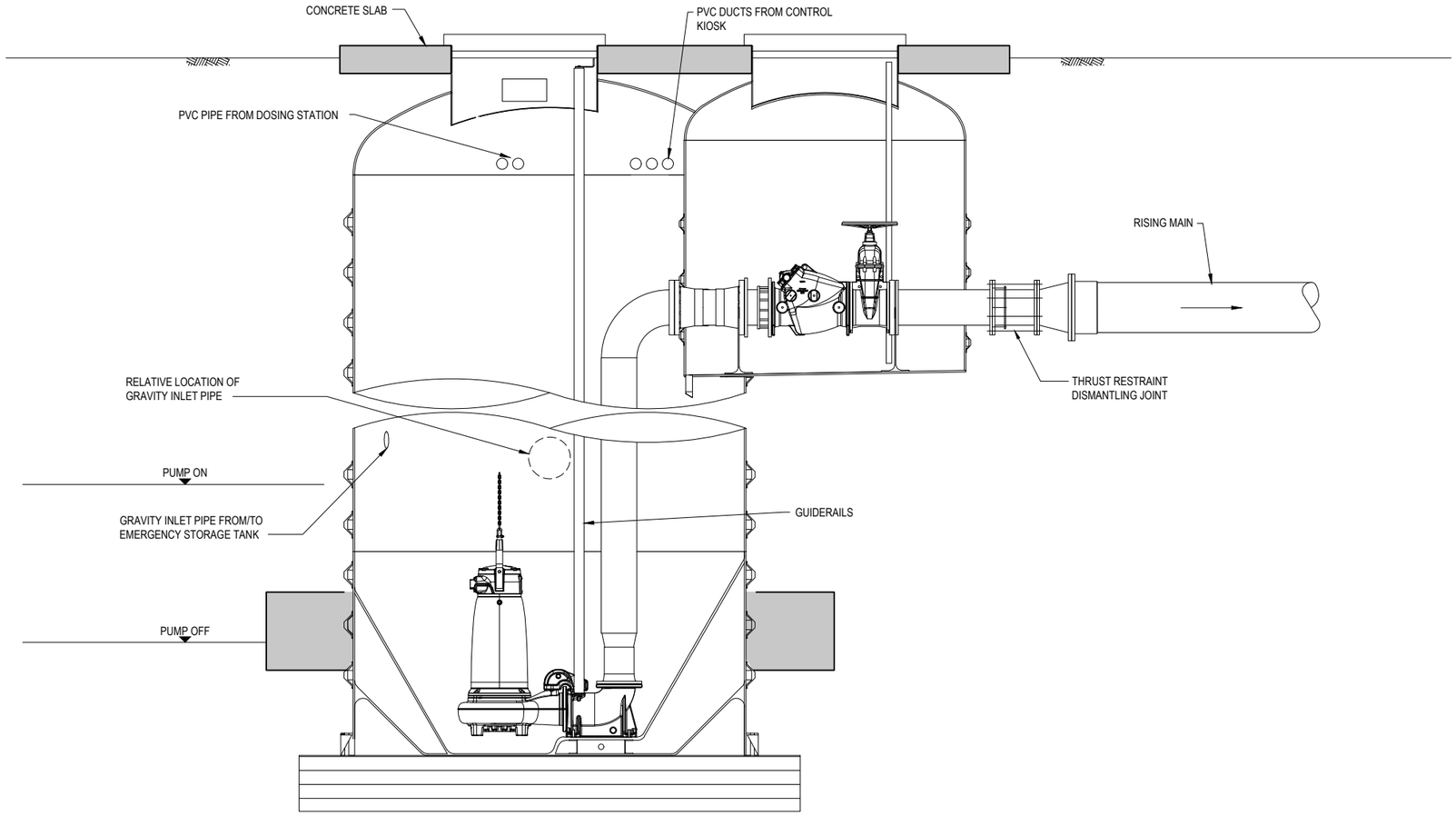
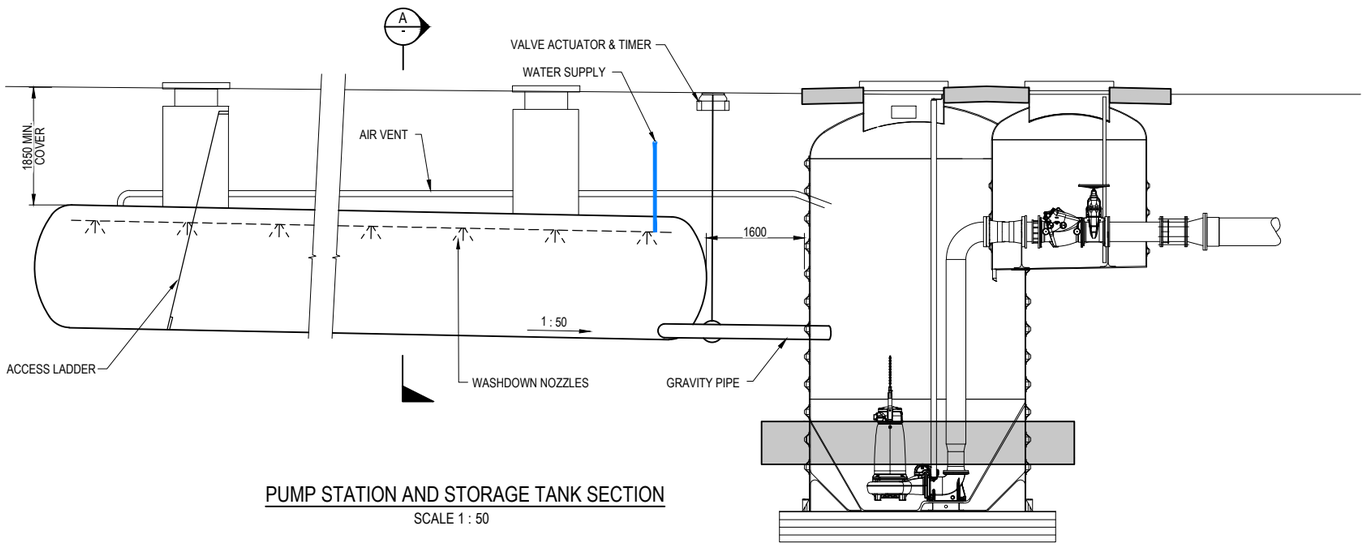


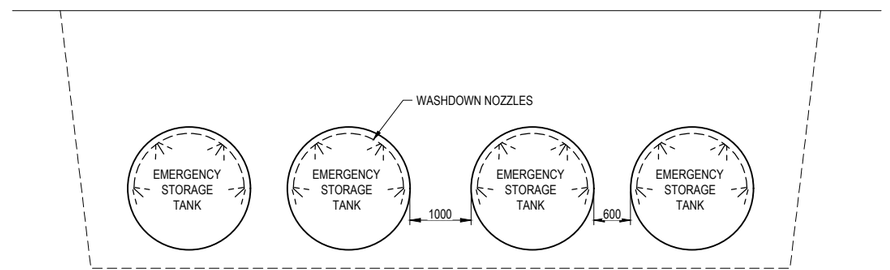
PUMP STATION SECTION

SCALE 1 : 25



PUMP STATION AND STORAGE TANK SECTION

SCALE 1 : 50



SECTION A-A

SCALE 1 : 50

1 0 1 2m
SCALE 1:50

500 0 500mm 1m
SCALE 1:25

NOT FOR CONSTRUCTION

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

PLOTTED: 10/04/2025 5:14:54 pm

REV	REVISIONS	DRN	CHK	APP	DATE

SURVEYED	
DESIGNED	
DRAWN	
CAD REVIEW	
DESIGN CHECK	
DESIGN REVIEW	
APPROVED	
PROF REGISTRATION:	

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

SANITARY SEWER
PUMP STATION A SECTIONS

Status Stamp: **WORKING PLOT**
Date Stamp: **09.04.2025**
Scales: 1:50 1:25
Drawing No.: 310104425-00-000-C0352
Rev.: A

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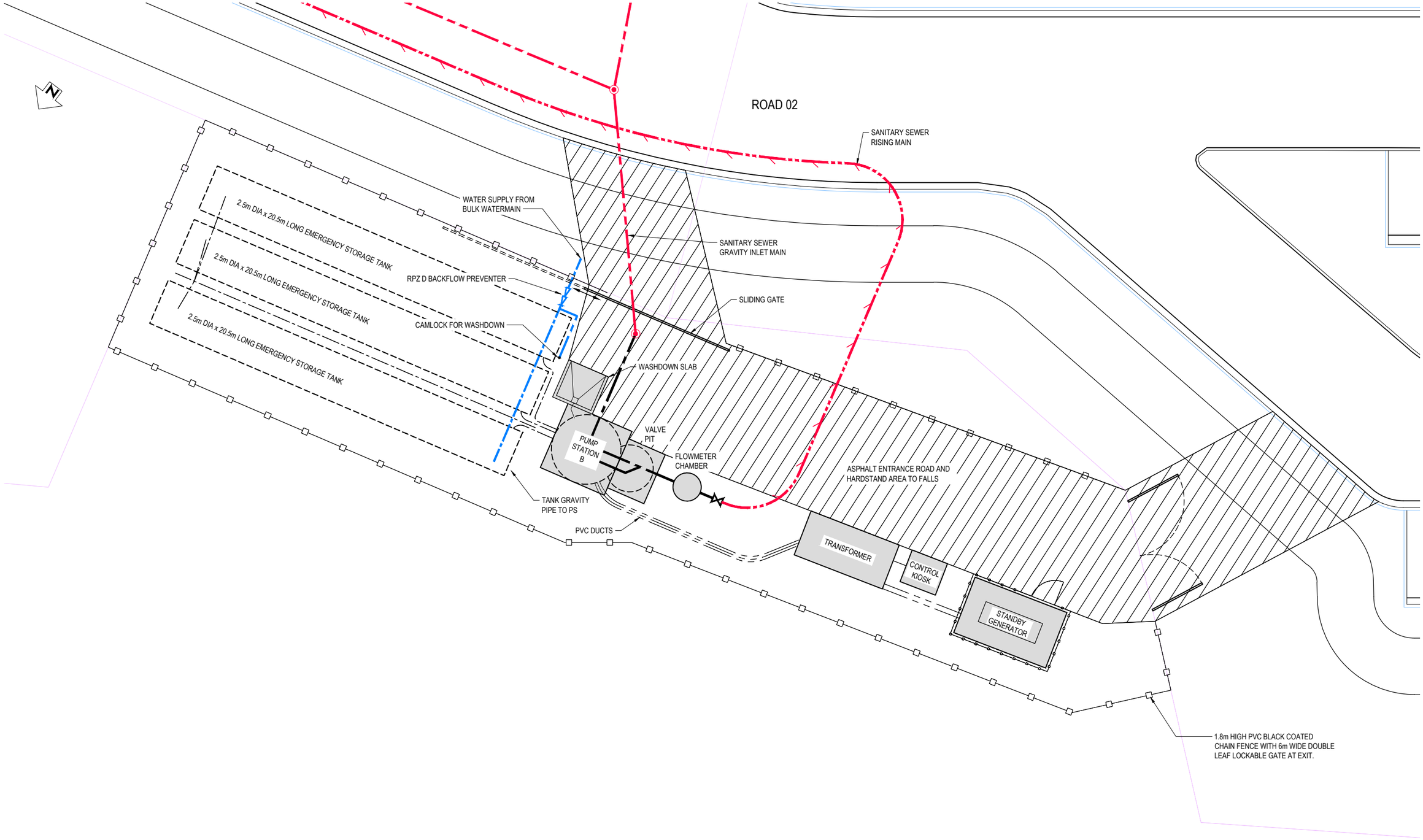

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	BJ	PAT	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Ben Martin	03.25
DRAWN	Brent James	03.25
CAD REVIEW	Peter Thomson	11.04.25
DESIGN CHECK	Peter Thomson	11.04.25
DESIGN REVIEW	Richard Bennett	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

SANITARY SEWER
PUMP STATION B SITE PLAN

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: 1:100
Drawing No.: 310104425-00-000-C0353
Rev.: 0

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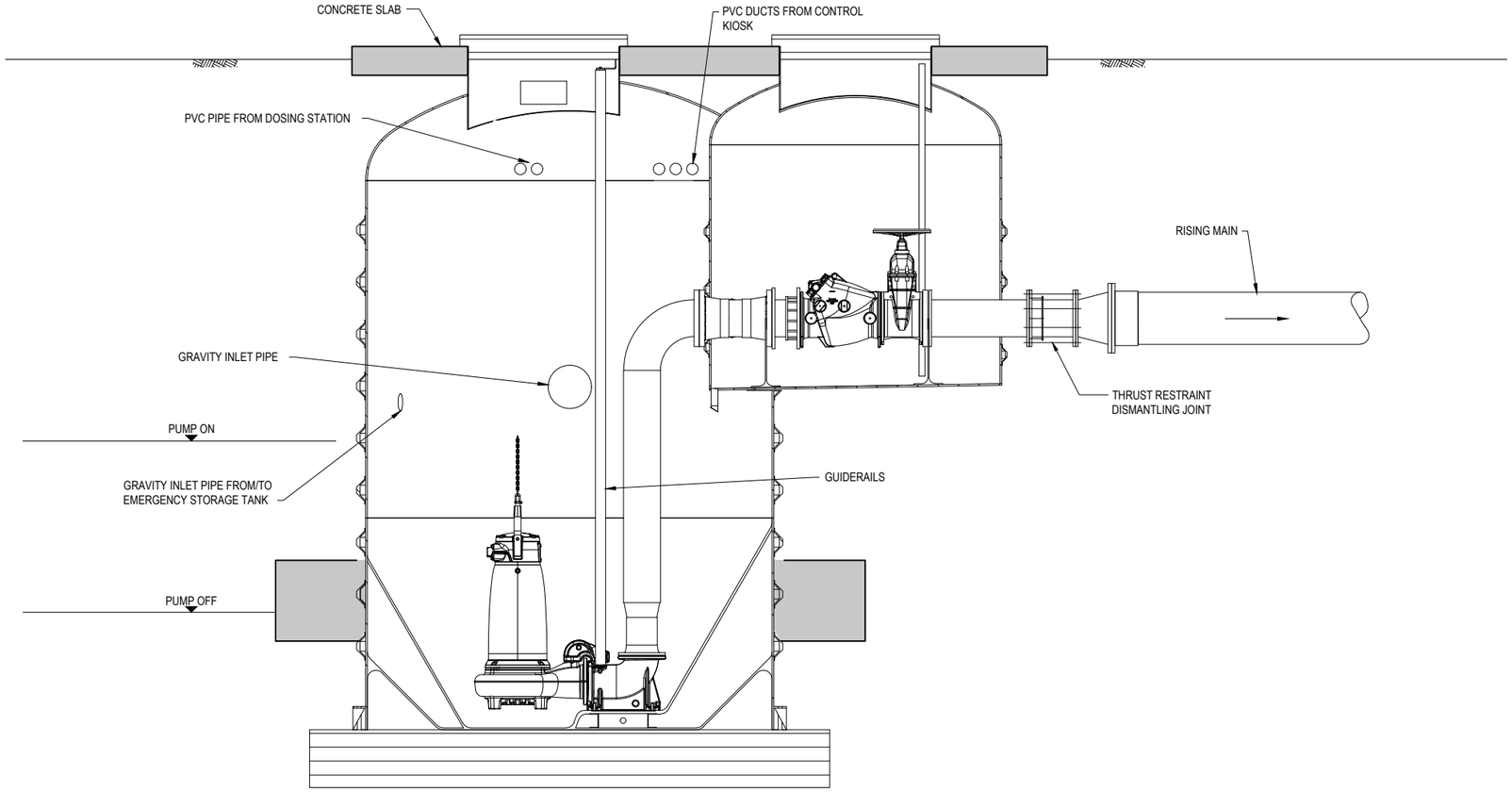
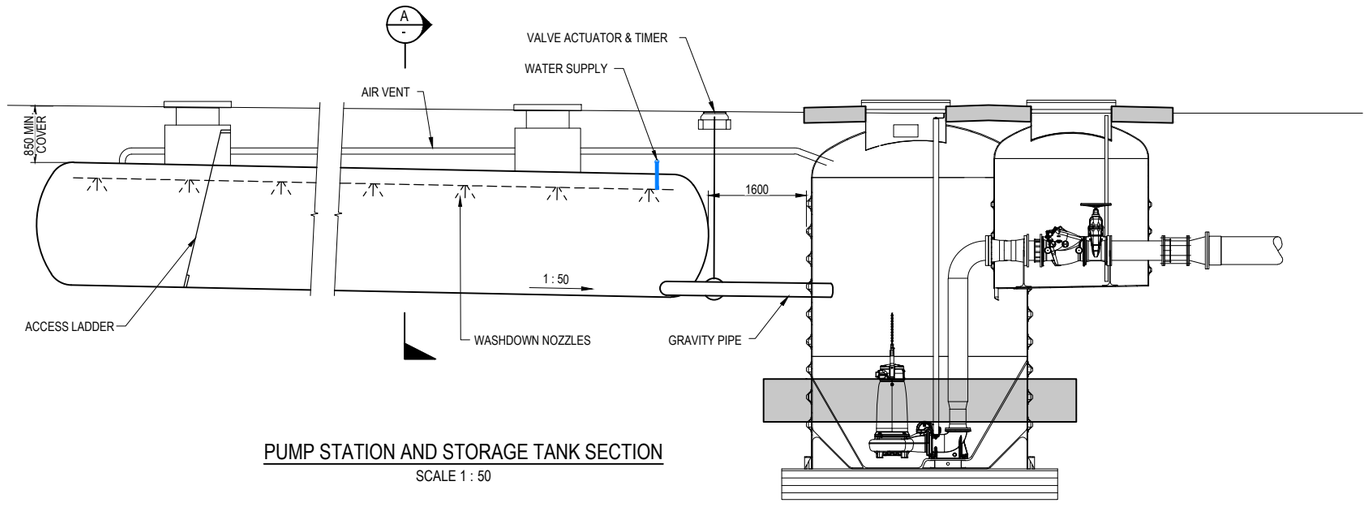
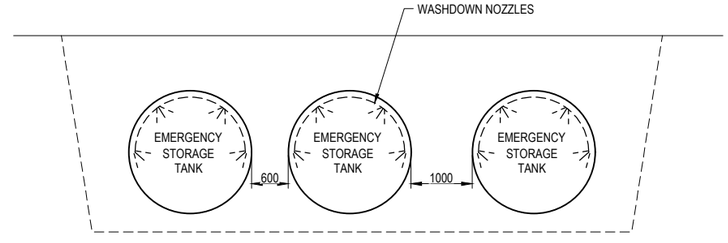


PUMP STATION SECTION
SCALE 1 : 25



PUMP STATION AND STORAGE TANK SECTION
SCALE 1 : 50



SECTION A
SCALE 1 : 50

1 0 1 2m
SCALE 1:50

500 0 500mm 1m
SCALE 1:25

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE

SURVEYED	
DESIGNED	
DRAWN	
CAD REVIEW	
DESIGN CHECK	
DESIGN REVIEW	
APPROVED	
PROF REGISTRATION:	

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Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

SANITARY SEWER
PUMP STATION B SECTIONS

Status Stamp	**WORKING PLOT**
Date Stamp	**09.04.2025**
Scales	1:50 1:25
Drawing No.	310104425-00-000-C0354
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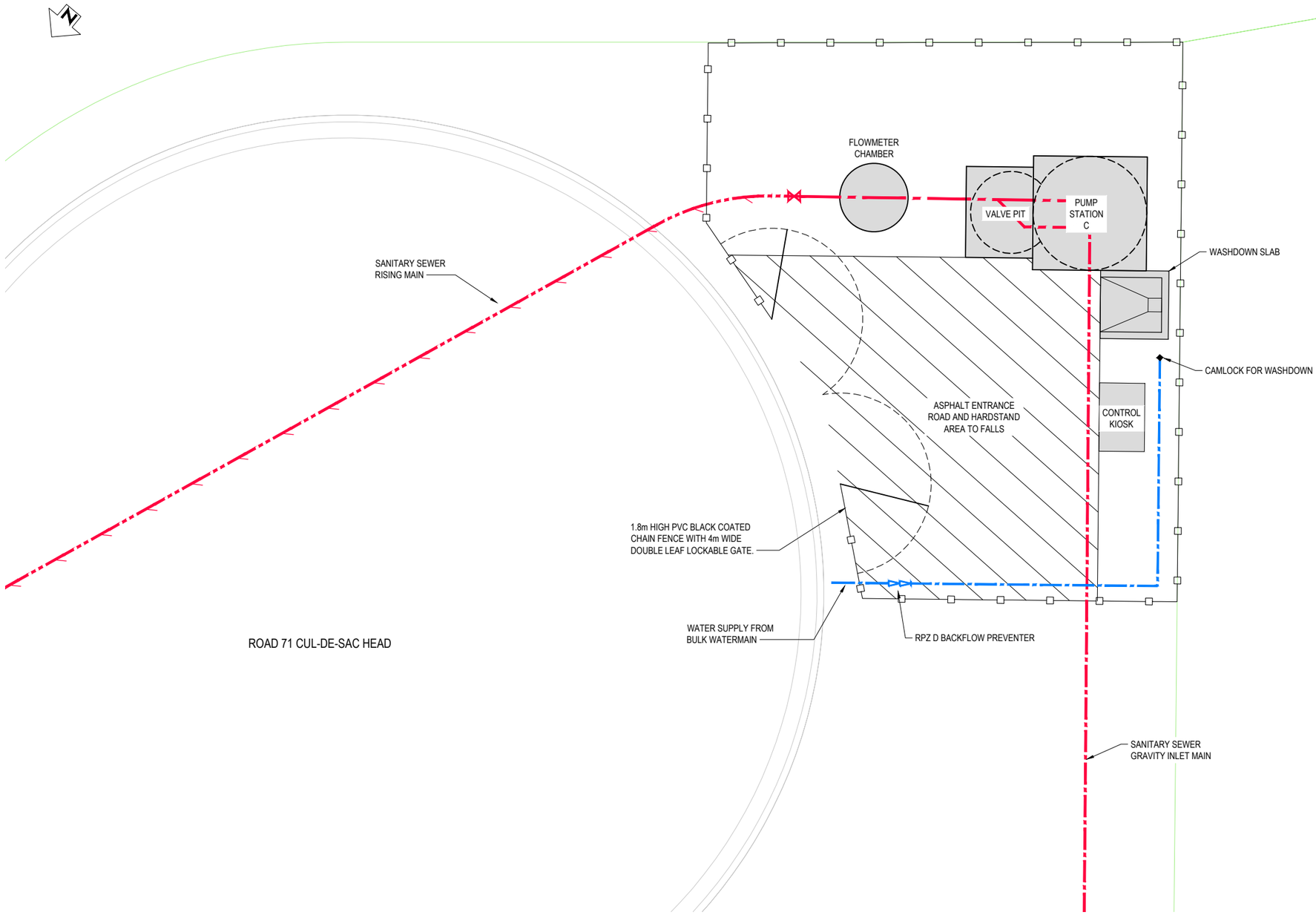
PLOTTED: 10/04/2025 3:15:51 pm

ORIGINAL SIZE A1

DO NOT SCALE - IF IN DOUBT, ASK

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1



1 0 1 2m

SCALE 1:50

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	BJ	PAT	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Ben Martin	03.25
DRAWN	Brent James	03.25
CAD REVIEW	Peter Thomson	11.04.25
DESIGN CHECK	Peter Thomson	11.04.25
DESIGN REVIEW	Richard Bennett	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

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HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

SANITARY SEWER
PUMP STATION C SITE PLAN

Status Stamp: **FOR CONSENT**

Date Stamp: **11.04.2025**

Scales: 1:50

Drawing No.: 310104425-00-000-C0355

Rev.: 0

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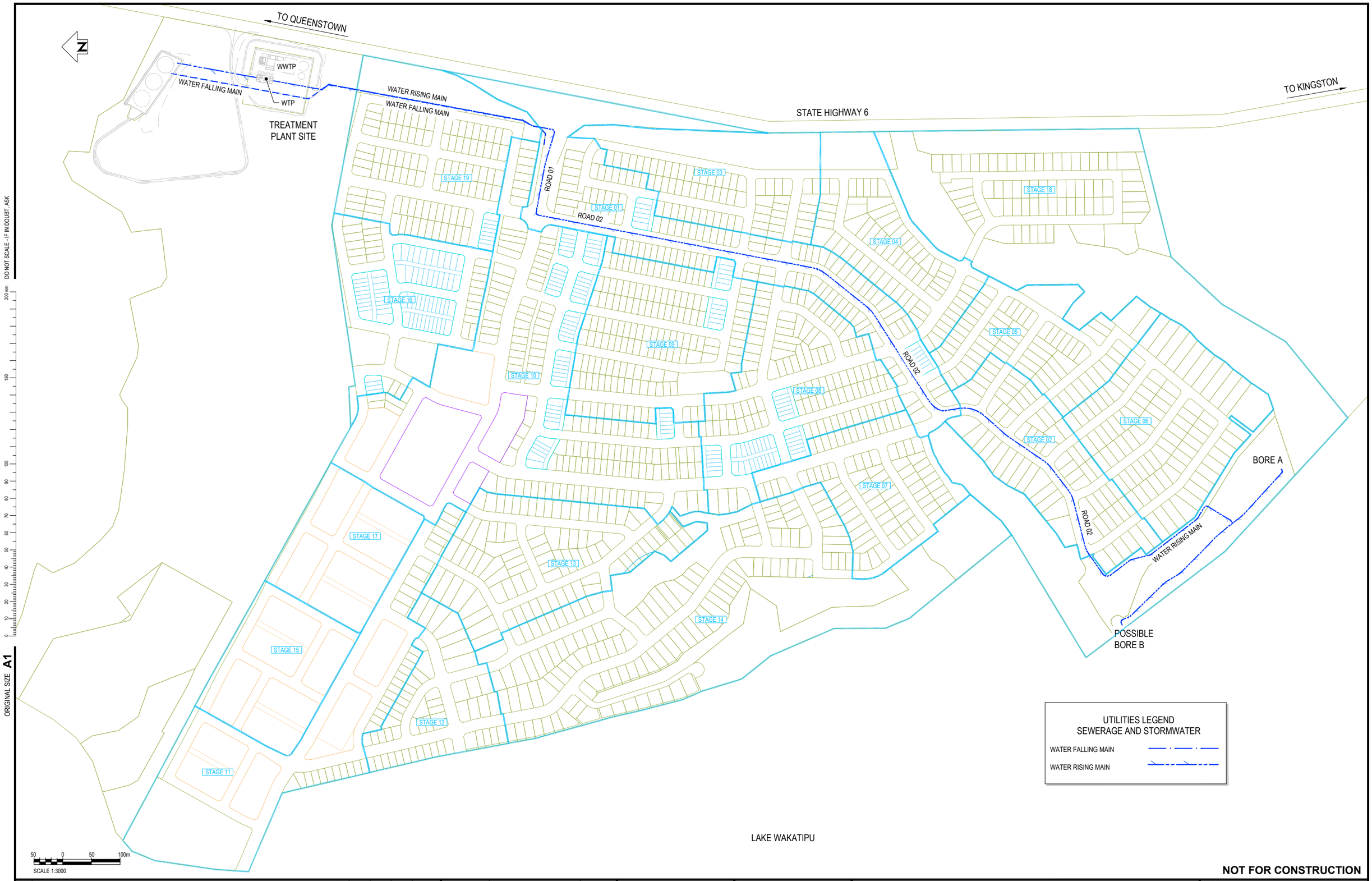

NOT FOR CONSTRUCTION

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	GH	BJ	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Gerhard Heyden	12.24
DRAWN	Gerhard Heyden	12.24
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Peter Thomson	11.04.25
DESIGN REVIEW	Richard Bennett	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

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Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - WATER
WATER RISING AND FALLING MAINS LAYOUT

Status Stamp: FOR CONSENT
Date Stamp: 11.04.2025
Scales: 1:3000
Drawing No.: 310104425-00-000-C0401
Rev.: 0

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DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

10 0 10 20 30 40 50m

SCALE 1:1000

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	GH	BJ	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Gerhard Heyden	12.24
DRAWN	Gerhard Heyden	12.24
CAD REVIEW	Brent James	11.04.25
DESIGN CHECK	Peter Thomson	11.04.25
DESIGN REVIEW	Richard Bennett	11.04.25
APPROVED	Peter White	11.04.25
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HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - WATER
WATER - BORE LOCATIONS AND ACCESS

Status Stamp: **FOR CONSENT**

Date Stamp: **11.04.2025**

Scales: 1:1000

Drawing No.: 310104425-00-000-C0402

Rev.: 0

PLOTTED: 10/04/2025 3:17:24 pm

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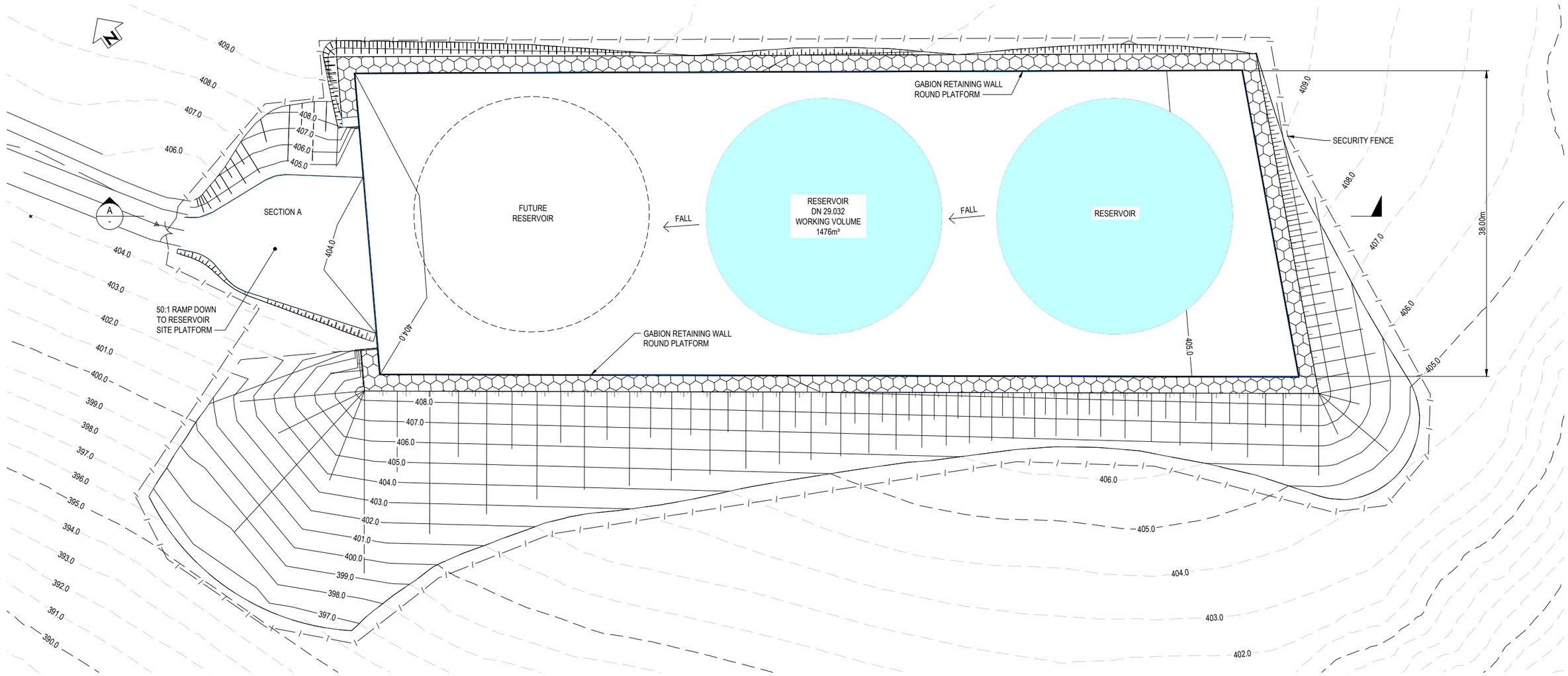
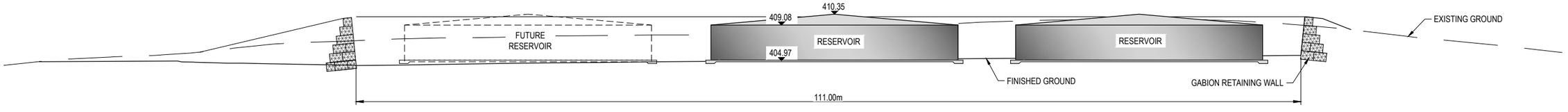


PLAN LAYOUT
SCALE 1 : 250



SECTION A
SCALE 1 : 250

5 0 5 10m
SCALE 1:250

NOT FOR CONSTRUCTION

DO NOT SCALE - IF IN DOUBT, ASK
ORIGINAL SIZE A1
PLOTTED: 10/04/2025 3:20:35 pm

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	BJ	PAT	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Richard Bennett	11.24
DRAWN	Brent James	11.24
CAD REVIEW	Peter Thomson	11.04.25
DESIGN CHECK	Peter Thomson	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - WATER
TREATED WATER RESERVOIRS - LAYOUT AND SECTION

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Date Stamp: **11.04.2025**
Scales: 1:250
Drawing No.: 310104425-00-000-C0403
Rev.: 0

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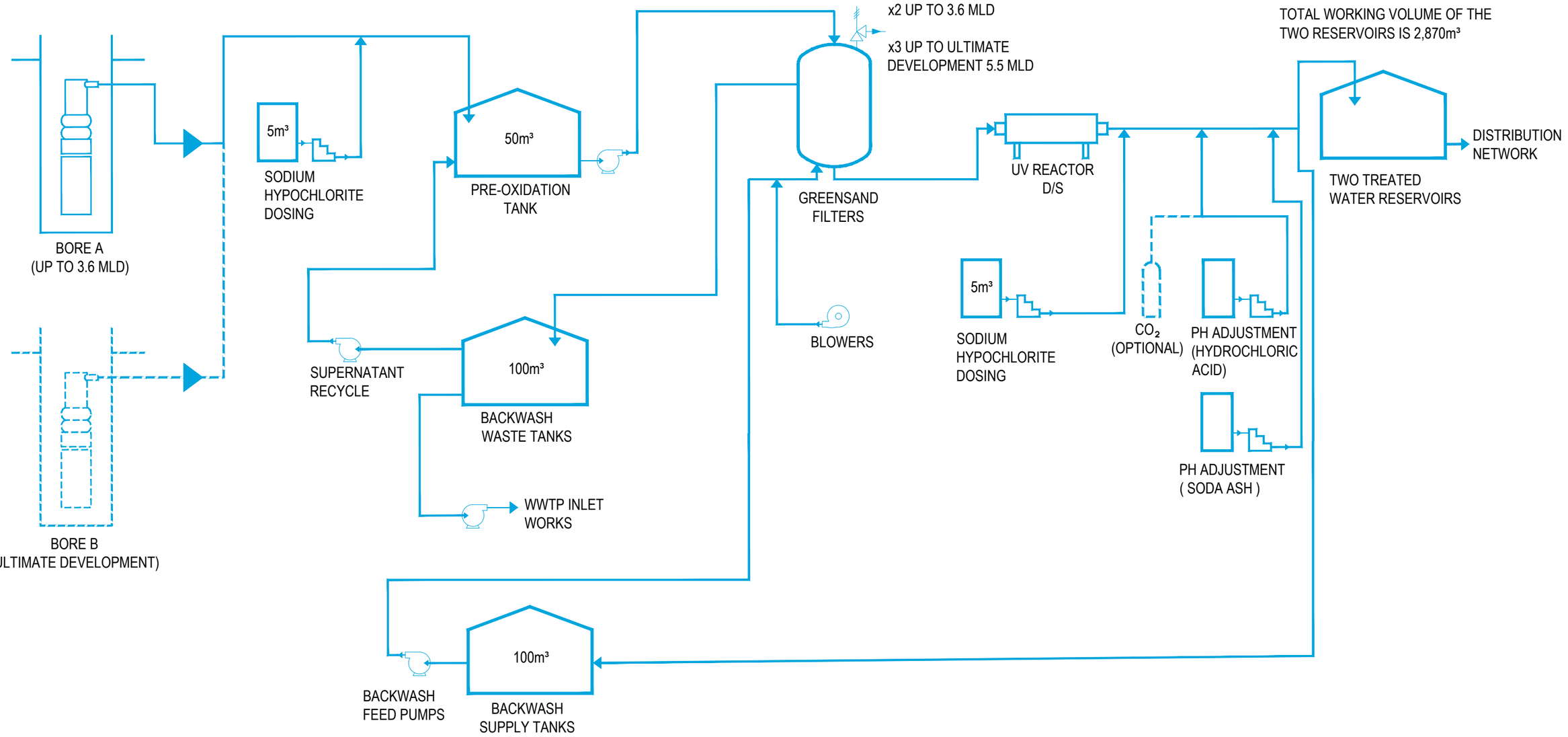

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

PLOTTED: 10/04/2025 3:16:13 pm

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	BG	PAT	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Richard Bennett	11.24
DRAWN	Brent Grey	11.24
CAD REVIEW	Peter Thomson	11.04.25
DESIGN CHECK	Peter Thomson	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - WATER
WATER TREATMENT PLANT - SCHEMATIC

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: NTS
Drawing No.: 310104425-00-000-C0404
Rev.: 0

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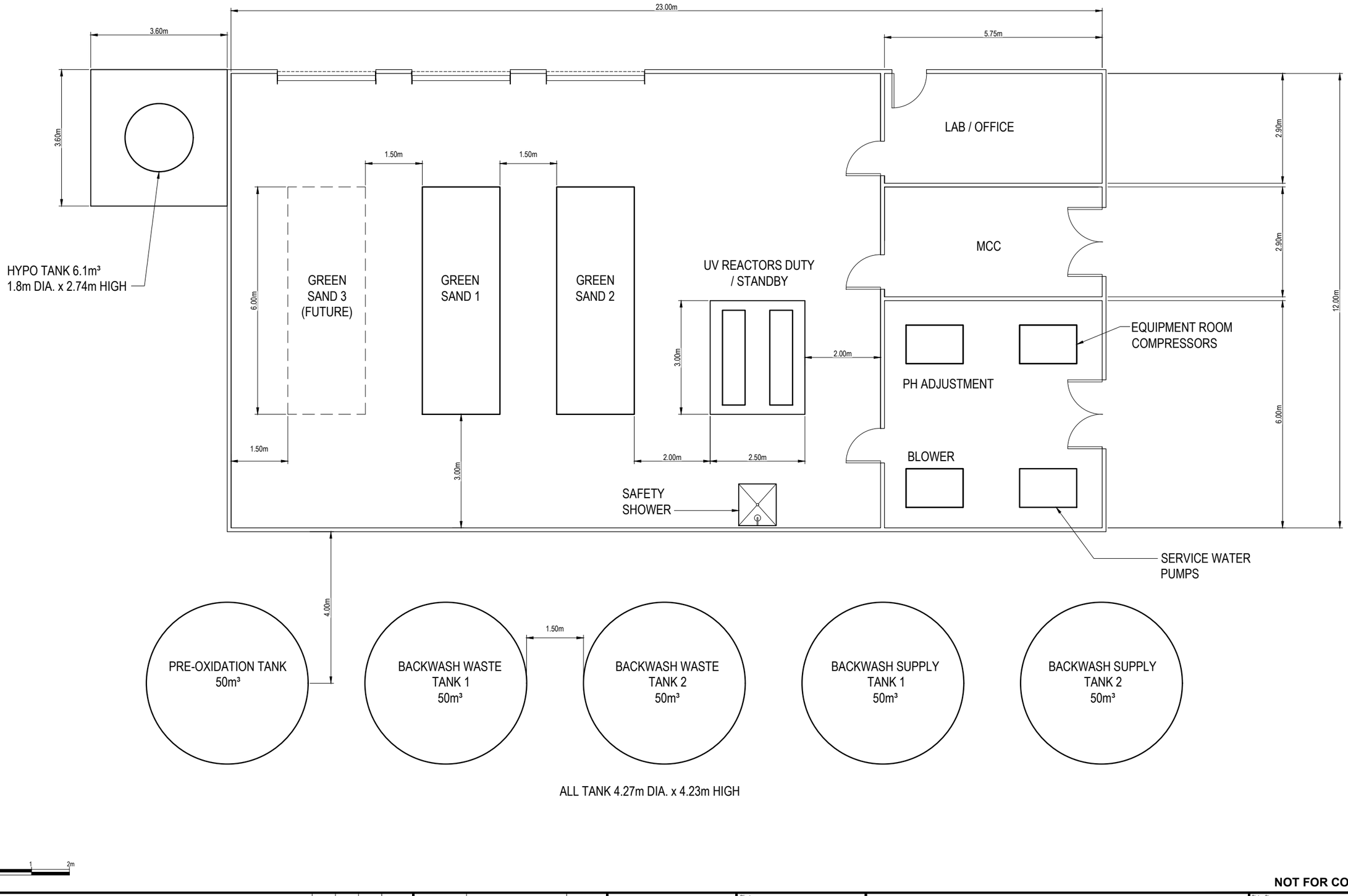

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

1 0 1 2m

SCALE 1:50

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	BG	PAT	PSW	11.04.25

SURVEYED	Patersons	08.24
DESIGNED	Richard Bennett	11.24
DRAWN	Brent Grey	11.24
CAD REVIEW	Peter Thomson	11.04.25
DESIGN CHECK	Peter Thomson	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - WATER
WATER TREATMENT PLANT LAYOUT

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: NTS
Drawing No.: 310104425-00-000-C0405
Rev.: 0

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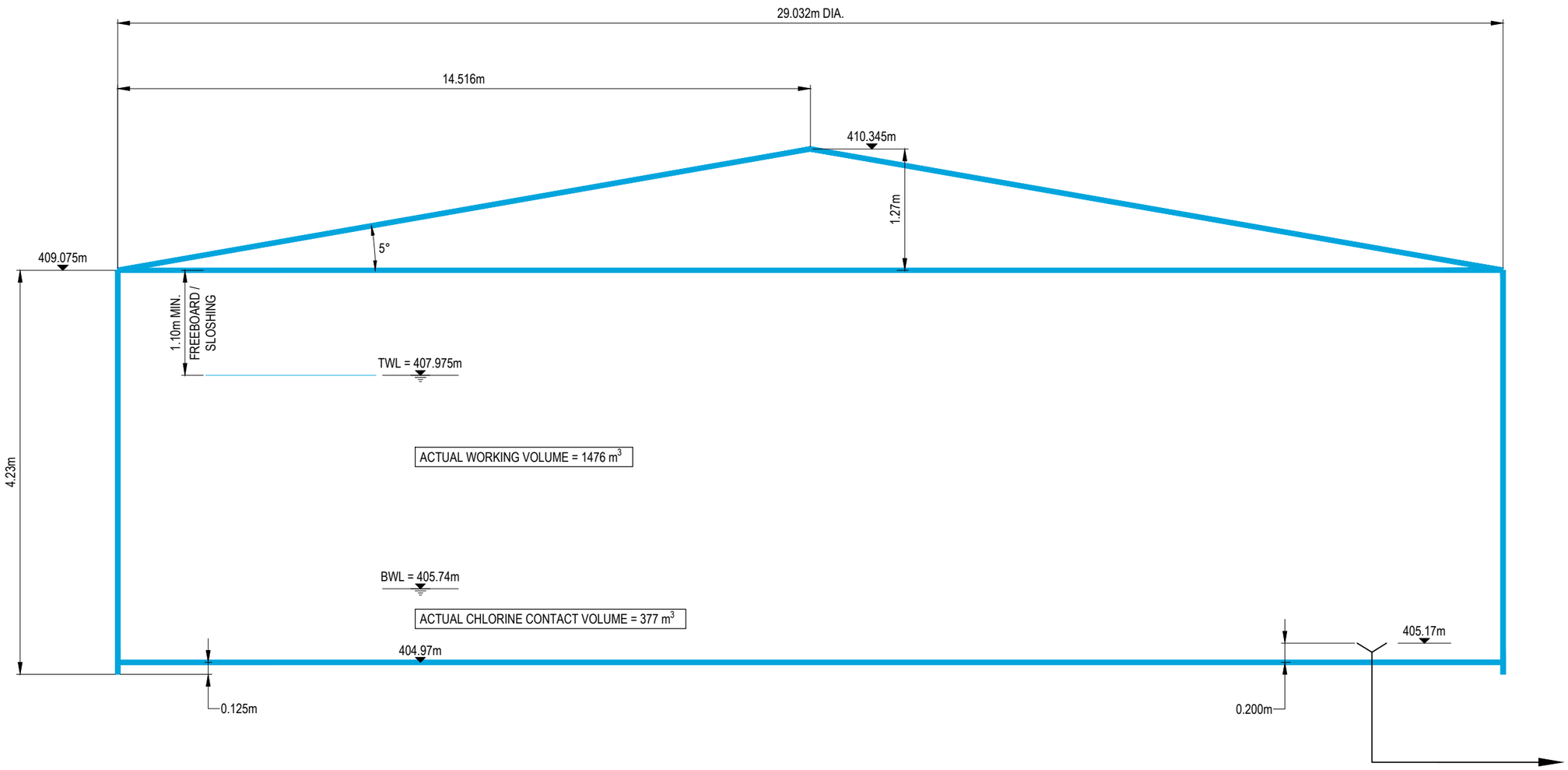

TOTAL REQUIRED RESERVOIR VOLUME = 2 626 m^3 OR 1 313 m^3 PER TANK

NOT FOR CONSTRUCTION

REV	REVISIONS	DRN	CHK	APP	DATE
0	ISSUED FOR CONSENT	BJ	PAT	PSW	11.04.25

SURVEYED	-	-
DESIGNED	Richard Bennett	11.24
DRAWN	Brent James	04.25
CAD REVIEW	Peter Thomson	11.04.25
DESIGN CHECK	Peter Thomson	11.04.25
DESIGN REVIEW	Peter White	11.04.25
APPROVED	Peter White	11.04.25
PROF REGISTRATION:		

Stantec

Client: rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

UTILITIES - WATER
TREATED WATER RESERVOIRS - DIMENSIONS AND OPERATING LVLS

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: NTS
Drawing No.: 310104425-00-000-C0406
Rev.: 0

DO NOT SCALE - IF IN DOUBT, ASK
ORIGINAL SIZE A1
PLOTTED: 10/04/2025 3:18:39 pm
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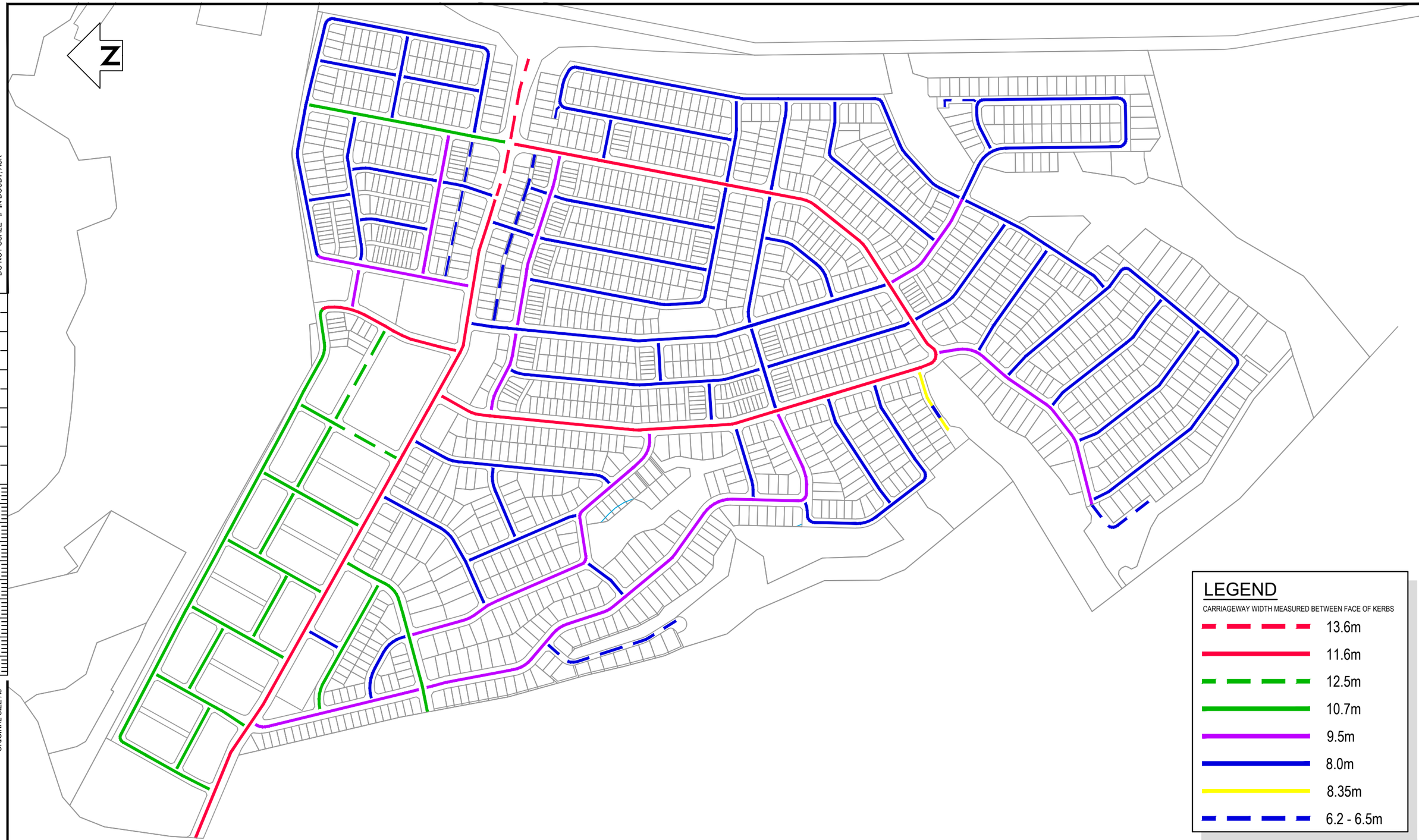

DO NOT SCALE - IF IN DOUBT, ASK

0 10 20 30 40 50 60 70 80 90 100

ORIGINAL SIZE A3

NOT FOR CONSTRUCTION

Stantec

DRAWN	Maninder Singh	02.25
APPROVED	Andrew Metherell	11.04.25

rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

ROAD CARRIAGEWAY HIERARCHY

Status Stamp: **FOR CONSENT**

Date Stamp: **11.04.2025**

Scales: 1:6000

FIGURE No.: FIG.R001

Rev.: 0

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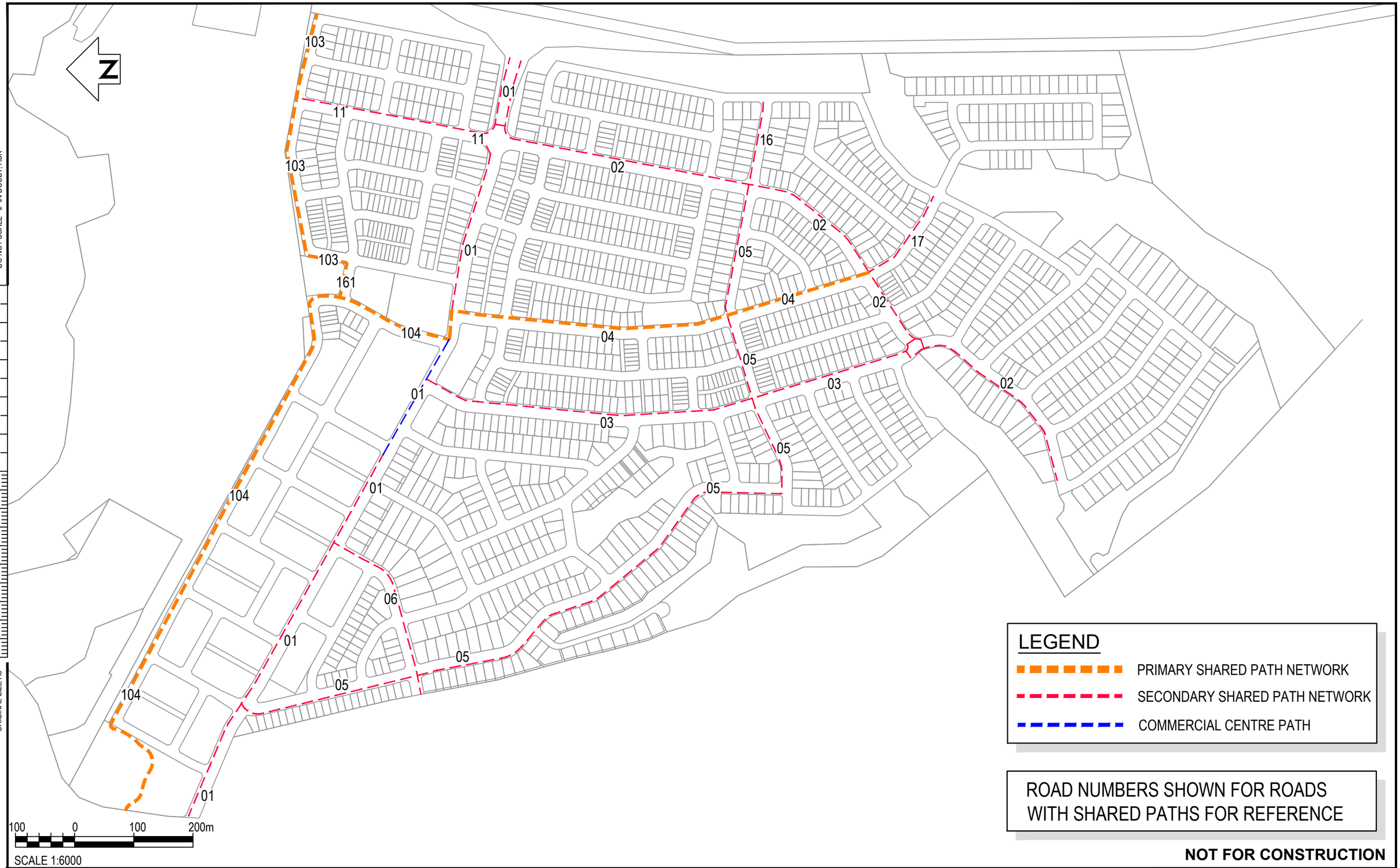

DO NOT SCALE - IF IN DOUBT, ASK

100 90 80 70 60 50 40 30 20 10 0

ORIGINAL SIZE A3

SCALE 1:6000

LEGEND

- PRIMARY SHARED PATH NETWORK
- SECONDARY SHARED PATH NETWORK
- COMMERCIAL CENTRE PATH

ROAD NUMBERS SHOWN FOR ROADS WITH SHARED PATHS FOR REFERENCE

NOT FOR CONSTRUCTION

Stantec

DRAWN	Maninder Singh	02.25
APPROVED	Andrew Metherell	11.04.25

rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

SHARED PATHS NETWORK

Status Stamp: **FOR CONSENT**

Date Stamp: **11.04.2025**

Scales: 1:6000

FIGURE No.: FIG.R002

Rev.: 0

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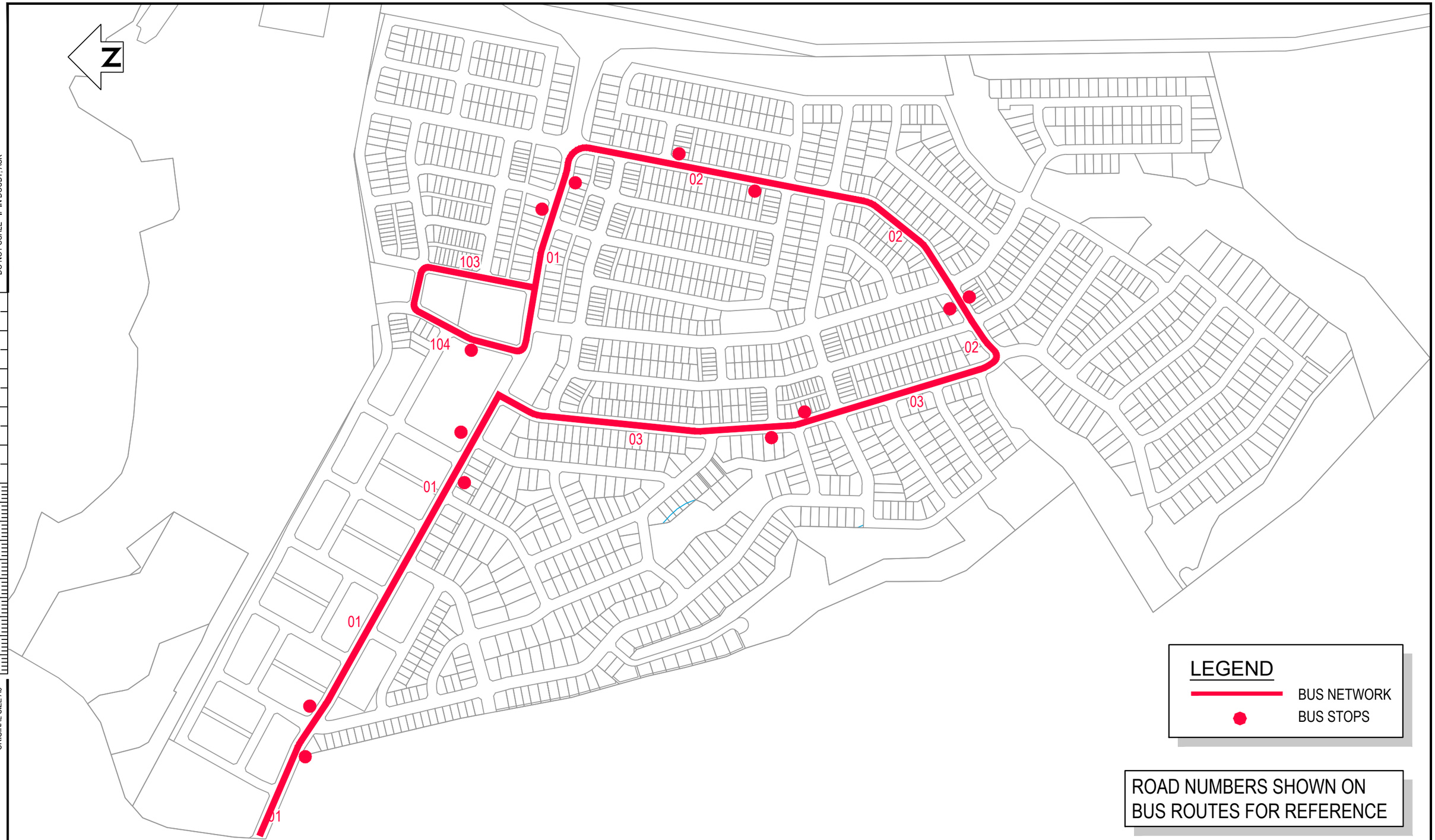

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A3

SCALE 1:6000

LEGEND

BUS NETWORK

BUS STOPS

ROAD NUMBERS SHOWN ON BUS ROUTES FOR REFERENCE

NOT FOR CONSTRUCTION

Stantec

DRAWN	Maninder Singh	02.25
APPROVED	Andrew Metherell	11.04.25

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HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

BUS ROUTES AND STOPS

Status Stamp: **FOR CONSENT**

Date Stamp: **11.04.2025**

Scales: 1:6000

FIGURE No.: FIG.R003

Rev.: 0

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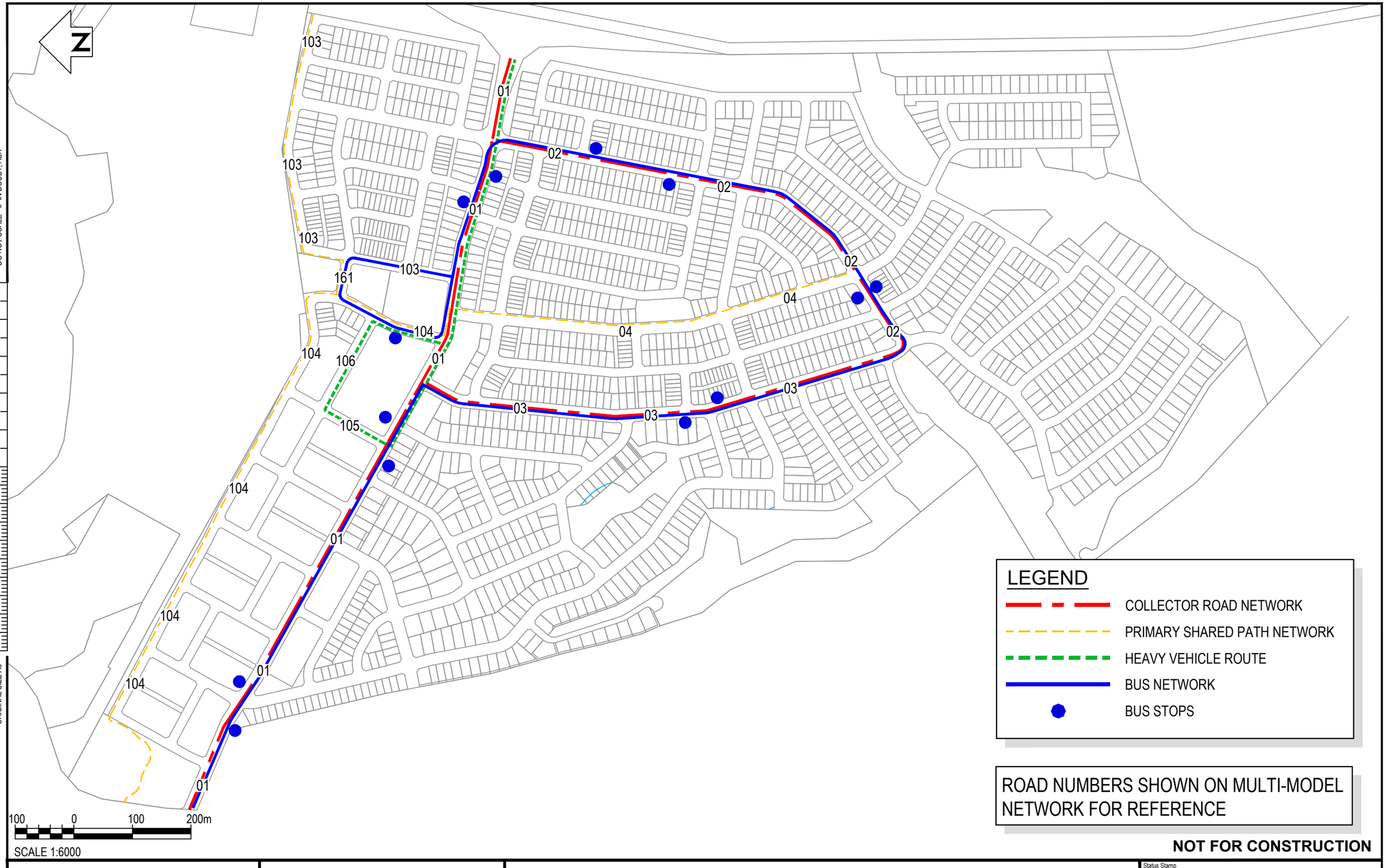

LEGEND

- COLLECTOR ROAD NETWORK
- PRIMARY SHARED PATH NETWORK
- HEAVY VEHICLE ROUTE
- BUS NETWORK
- BUS STOPS

ROAD NUMBERS SHOWN ON MULTI-MODEL NETWORK FOR REFERENCE

NOT FOR CONSTRUCTION

Stantec

DRAWN	Maninder Singh	02.25
APPROVED	Andrew Metherell	11.04.25

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HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

MULTI MODAL NETWORK

Status Stamp: **FOR CONSENT**

Date Stamp: **11.04.2025**

Scales: AS SHOWN

FIGURE No.: FIG.R004

Rev.: 0

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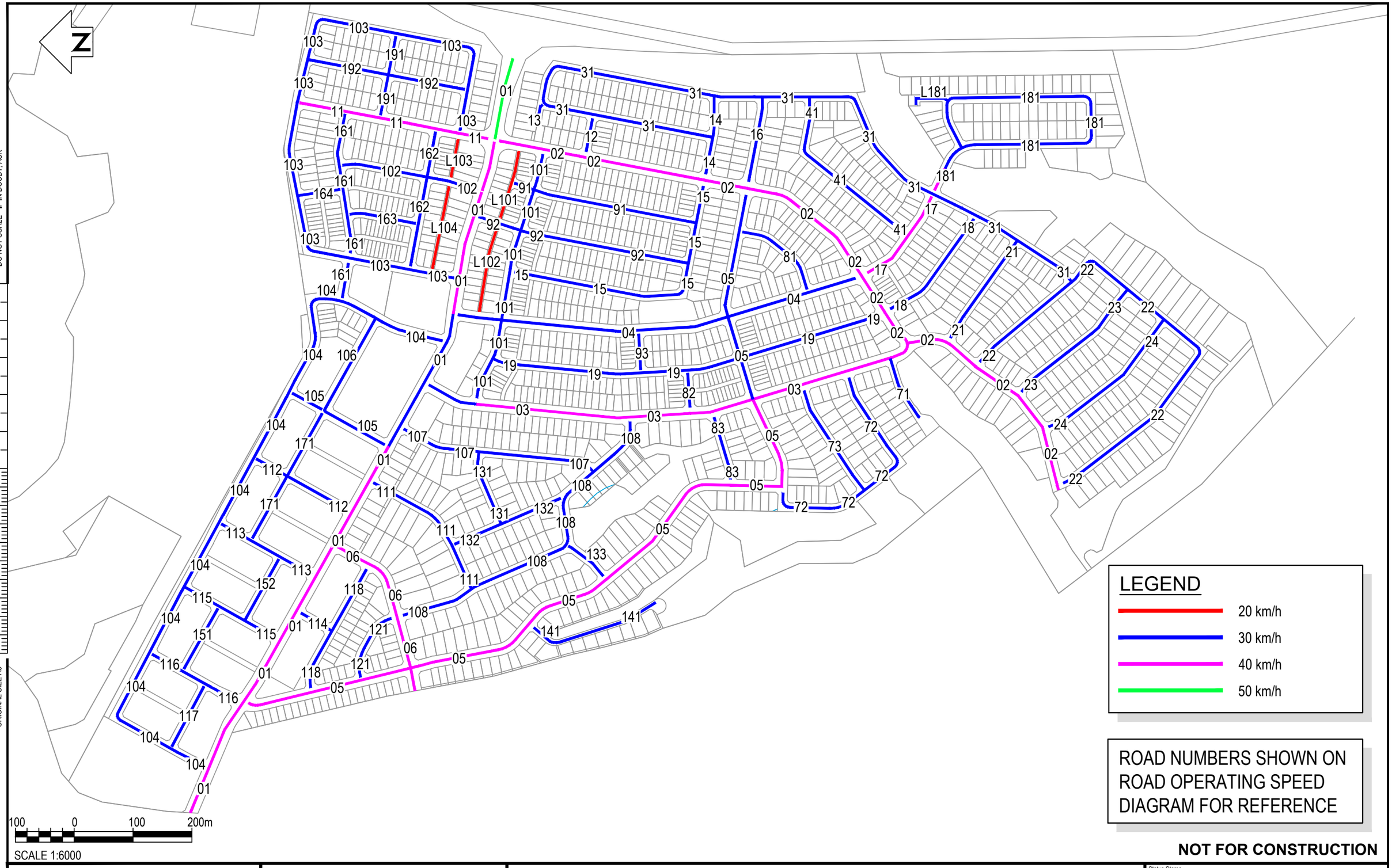
C:\AUTODESKDC\ACCDOCS\STANTEC CONSULTING\310101105_HOMESTEAD_BAY\PROJECT FILES\01_WIP_C\DRAWINGS\FIG.R004.DWG



NOT FOR CONSTRUCTION

Stantec

DRAWN	Maninder Singh	02.25
APPROVED	Andrew Metherell	11.04.25

rcl group

HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

ROAD OPERATING SPEEDS

Status Stamp: **FOR CONSENT**

Date Stamp: **11.04.2025**

Scales: AS SHOWN

FIGURE No.: FIG.R005

Rev.: 0

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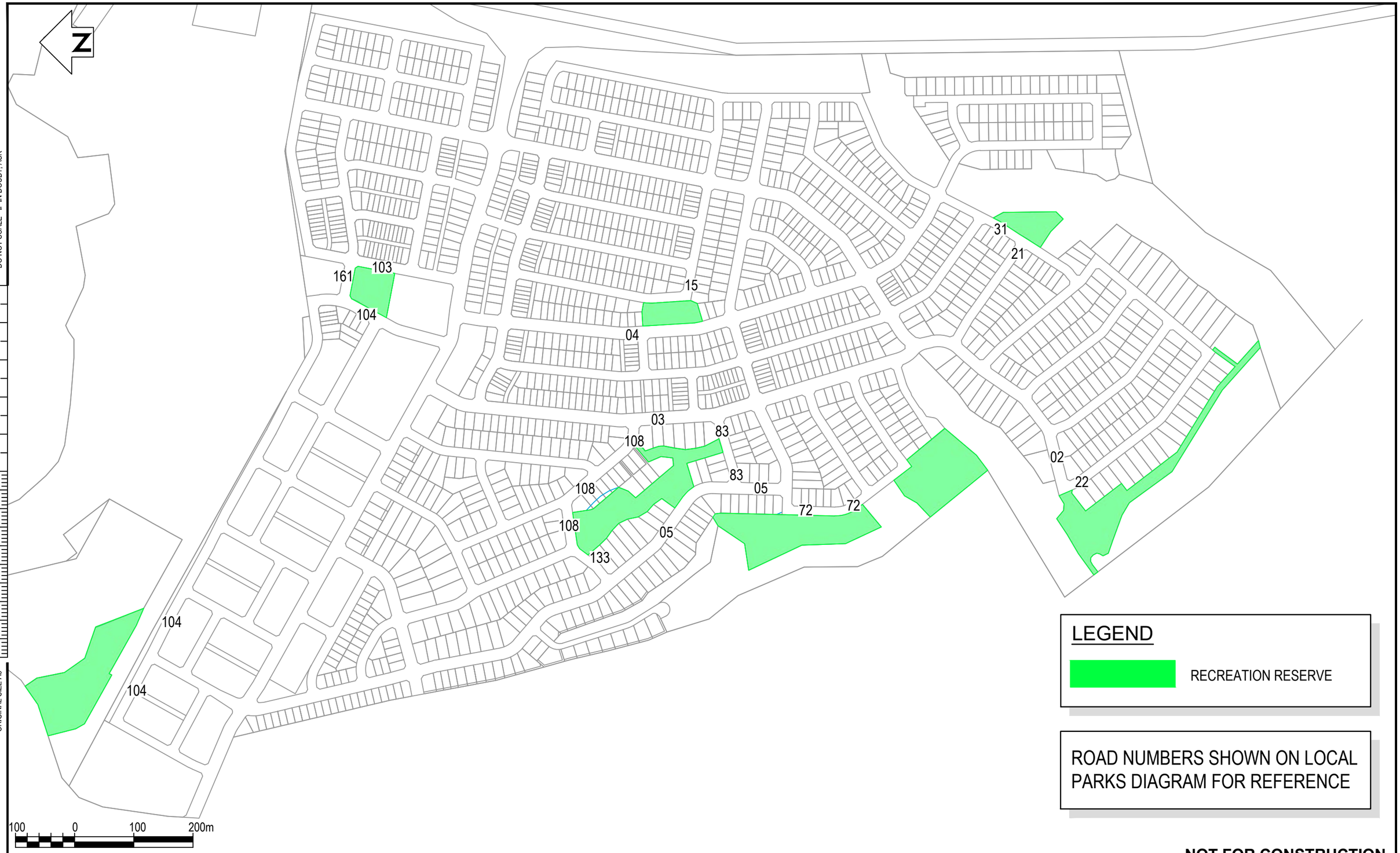
C:\AUTODESKDC\ACCDOCS\STANTEC CONSULTING\310101105_HOMESTEAD_BAY\PROJECT FILES\01_WIP_C\DRAWINGS\FIG.R005.DWG



SCALE 1:6000

LEGEND

RECREATION RESERVE

ROAD NUMBERS SHOWN ON LOCAL PARKS DIAGRAM FOR REFERENCE

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APPROVED	Andrew Metherell	11.04.25

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HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

LOCAL PARKS

Status Stamp: **FOR CONSENT**

Date Stamp: **11.04.2025**

Scales: AS SHOWN

FIGURE No.: FIG.R006

Rev.: 0

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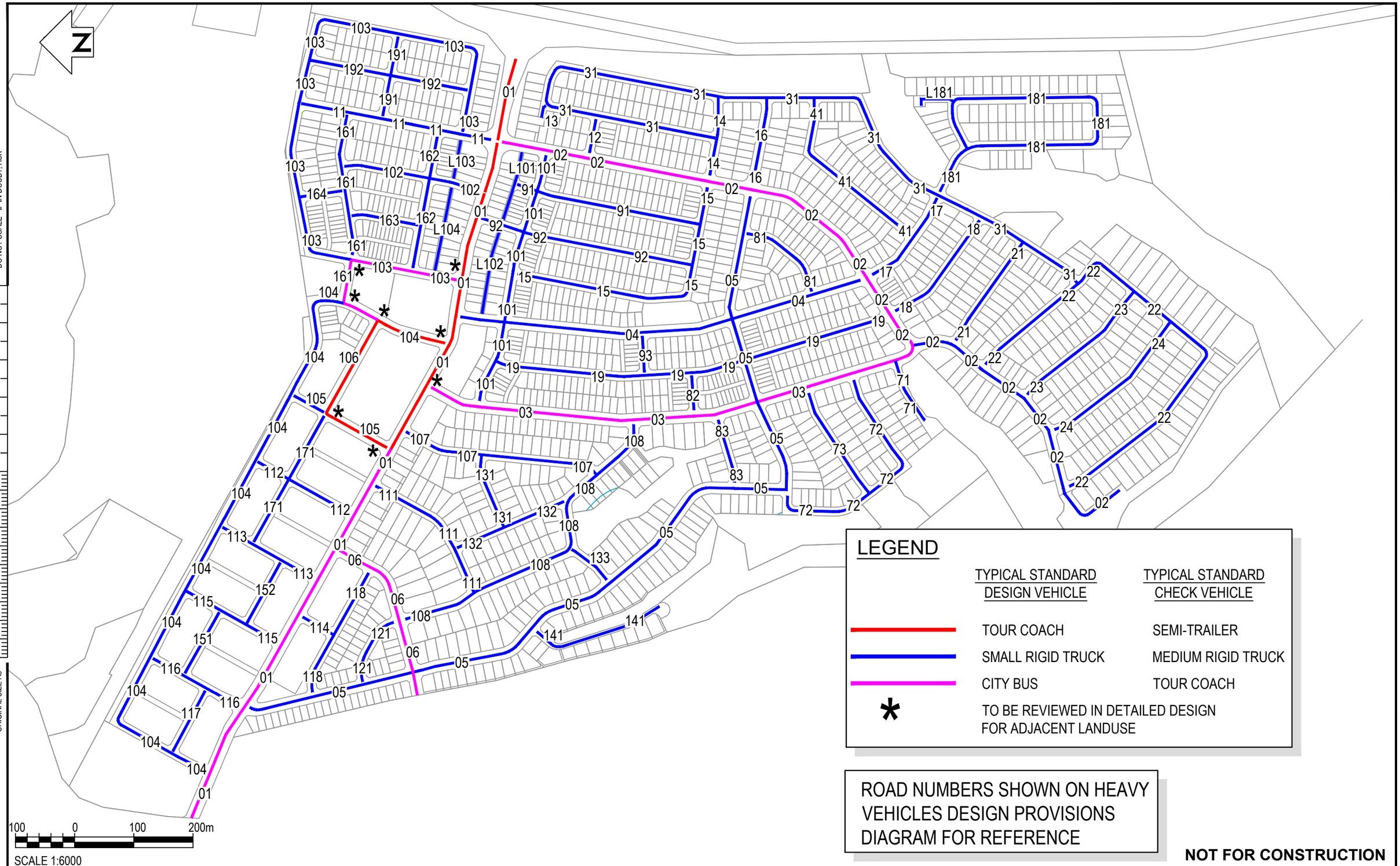
C:\AUTODESKDC\ACCDOCS\STANTEC CONSULTING\310101105_HOMESTEAD_BAY\PROJECT FILES\01_WIP_C\DRAWINGS\FIG.R006.DWG



NOT FOR CONSTRUCTION

Stantec

DRAWN	Maninder Singh	02.25
APPROVED	Andrew Metherell	11.04.25

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HOMESTEAD BAY SUBDIVISION, QUEENSTOWN
MASTER PLANNING

HEAVY VEHICLE DESIGN PROVISIONS

Status Stamp: **FOR CONSENT**
Date Stamp: **11.04.2025**
Scales: AS SHOWN
FIGURE No.: FIG.R007
Rev.: 0

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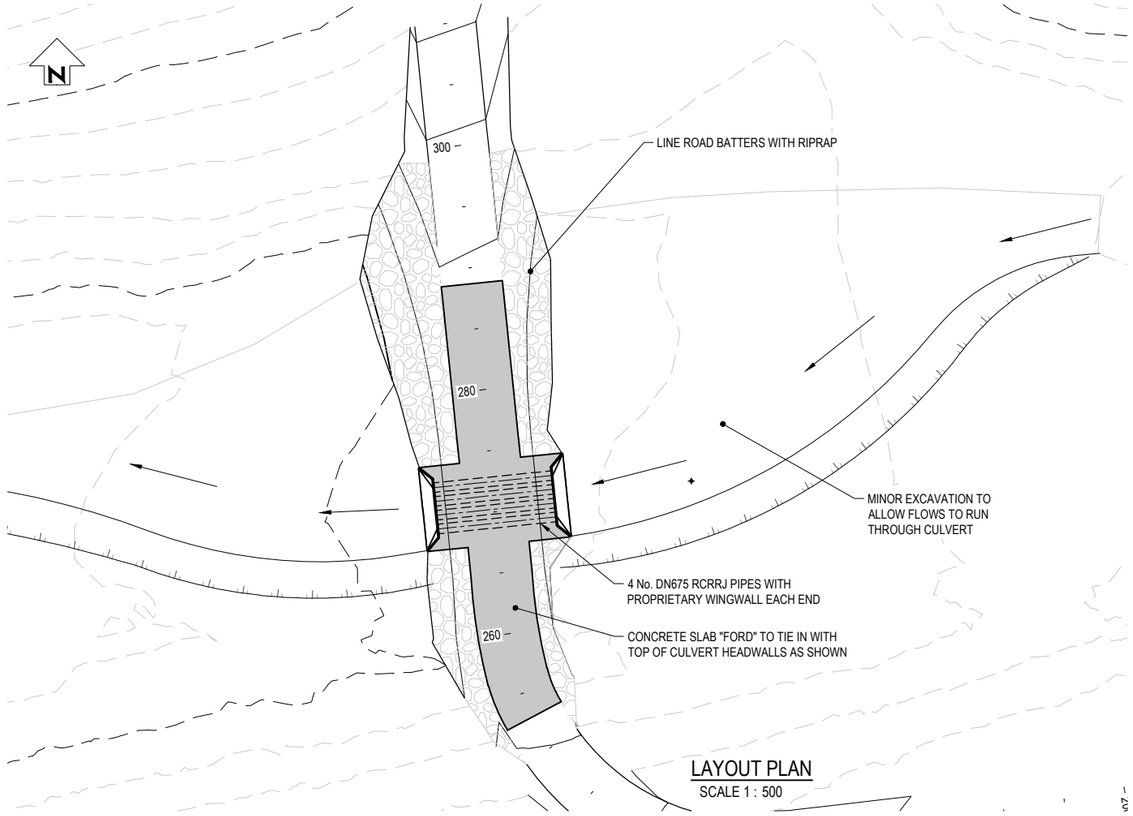
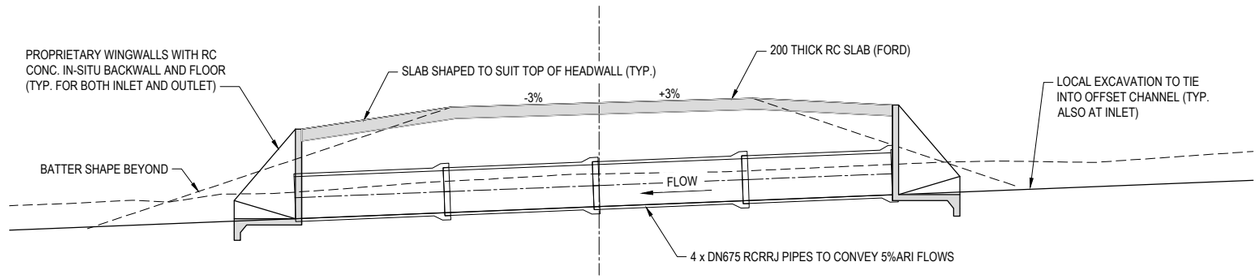
C:\AUTODESKDC\ACCDOCS\STANTEC CONSULTING\310101105_HOMESTEAD_BAY\PROJECT FILES\01_WIP_CI\DRAWINGS\FIG.R007.DWG

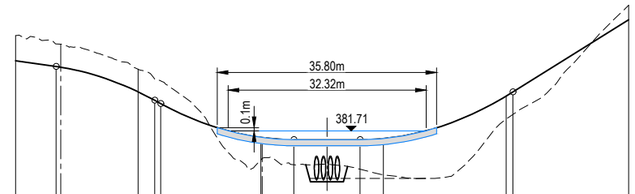


LAYOUT PLAN
SCALE 1 : 500



SECTION ON CULVERT CL. (LOOKING NORTH)
SCALE 1 : 50

NOTE: THE CONCRETE FORD LENGTH ALLOWS FOR 100 FREEBOARD ABOVE THE "ARI 100 WITH DEBRIS" FLOW OF 17.1 CUMECS.



HAD = 378.00

| | | |

LEGEND

- Proposed Reserve Trail
- Proposed Footpath /Cycle link
- Existing Trail Network
- Node (Gathering Area)
- Native Shrubland Planting
- Native Shrubland Planting & Natural Regeneration
- Mountain Beech Planting
- Red/Mountain Beech Planting & Natural Regeneration
- Low / Riparian Planting
- Grass
- Pond/Wetland

Notes

1. Childrens Natural Play area, Viewpoint with Interpretaion /Sculptural Elements. Link to foreshore trail.
2. Level 30x30m Ball-sports space /Link to foreshore trail
3. Toilets, BBQ /Shelter
4. Remove existing Pine and Eucalypt trees. Replant lower slopes (more than 10 meters below escarpment edge) with Red/Mountain Beech, establish shrubland species on the upper slopes, and reshape the gully floor for planting with riparian vegetation (refer to engineer's statement for details)
5. Parking
6. Enhanced pond/wetland with possible boardwalk
7. Viewpoint/ Seating/ Interpretation/ Trail link
8. Shelter / BBQ /Playground
9. Community Park -Possible Level 30m x 30m ball-sports space, fitness stations along trail, Sheltered Community Orchard / Garden

Lake Wakatipu

No.	Date	Issue Notes
10	0/04/2025	Planning Revisions
9	08/04/2025	Subdivision rev O-7
8	06/03/2025	Draft Planting
7	9/02/2025	Client Revisions
6	4/02/2025	Planning Revisions
5	31/01/2025	Draft Reserves Master Plan

Client: RCL Ltd

Design Firm: STR Landscapes
022 105 0225

Consultant:

Project Title: Homestead Bay

Sheet Title: Landscape Strategy Community Park

Project Manager: SR	Project ID: 1037
Drawn By: SR	Scale: 1:2500
Reviewed By:	Sheet No.: L01 of 17
Date: 10/04/2025	
CAD File Name: 1037-3A.vwx	

LEGEND

- Proposed Reserve Trail
- Proposed Footpath /Cycle link
- Existing Trail Network
- Node (Gathering Area)
- Native Shrubland Planting
- Native Shrubland Planting & Natural Regeneration
- Mountain Beech Planting
- Red/Mountain Beech Planting & Natural Regeneration
- Low / Riparian Planting
- Grass
- Pond/Wetland

Lake Wakatipu

Notes

1. Replant lower slopes (more than 10 meters below escarpment edge) with Red/Mountain Beech, establish shrubland species on the upper slopes, and reshape the gully floor for planting with riparian vegetation (refer to engineer's statement for details)
2. Swale /Overland flow path, wetland Planting with occasional Landscape Boulders
3. Local Park, BBQ/ Shelter 30m x30m Ball sports area, parking, Playground, access to Lakeshore trails
4. Screening/ Stormwater diversion bund along highway, Predominantly grass Intermittent groupings of Taller trees (eg. Mountain Beech) Plant steeper areas (>1:5 grade) with shrubland.
5. Plant beech trees >15 meters below the top of the Southern Escarpment to preserve views from neighbouring properties.

No.	Date	Issue Notes
10	0/04/2025	Planning Revisions
9	08/04/2025	Subdivision rev O-7
8	06/03/2025	Draft Planting
7	9/02/2025	Client Revisions
6	4/02/2025	Planning Revisions
5	31/01/2025	Draft Reserves Master Plan

Client: RCL Ltd

Design Firm: STR Landscapes 022 105 0225

Consultant:

Project Title: Homestead Bay

Sheet Title: Landscape Strategy Southern Reserves

Project Manager: SR	Project ID: 1037
Drawn By: SR	Scale: 1:2500
Reviewed By:	Sheet No.: L02 of 17
Date: 10/04/2025	
CAD File Name: 1037-3A.vwx	

Notes

1. Swale /Overland flow path, wetland Planting with occasional Landscape Boulders

2. Screening /Stormwater diversion bund along highway, Predominantly grass Intermittent groupings of Taller trees (eg. Mountain Beech) Plant steeper areas (>1:5 grade) with shrubland.

3. Local Park/Village Green, possible feature playground.

4. SW Retention Basin / Event Space (Grass)

5. Local Park, possible Playground, BBQ, Shelter.

LEGEND

- Proposed Reserve Trail
- Proposed Footpath /Cycle link
- Existing Trail Network
- Node (Gathering Area)
- Native Shrubland Planting
- Native Shrubland Planting & Natural Regeneration
- Mountain Beech Planting
- Red/Mountain Beech Planting & Natural Regeneration
- Low / Riparian Planting
- Grass
- Pond/Wetland

No.	Date	Issue Notes
10	0/04/2025	Planning Revisions
9	08/04/2025	Subdivision rev O-7
8	06/03/2025	Draft Planting
7	9/02/2025	Client Revisions
6	4/02/2025	Planning Revisions
5	31/01/2025	Draft Reserves Master Plan

Client: RCL Ltd

Design Firm: STR Landscapes
022 105 0225

Consultant:

Project Title: Homestead Bay

Sheet Title: Landscape Strategy Highway Reserves

Project Manager: SR	Project ID: 1037
Drawn By: SR	Scale: 1:2500
Reviewed By:	Sheet No.: L03 of 17
Date: 10/04/2025	
CAD File Name: 1037-3A.vwx	

LEGEND

- Proposed Reserve Trail
- Proposed Footpath /Cycle link
- Existing Trail Network
- Node (Gathering Area)
- Native Shrubland Planting
- Native Shrubland Planting & Natural Regeneration
- Mountain Beech Planting
- Red/Mountain Beech Planting & Natural Regeneration
- Low / Riparian Planting
- Grass
- Pond/Wetland

Notes

1. Screened Water Reservoir
2. Screened Utility Area
3. SW Retention Basin / Event Space (Grass)
4. Local Park/Village Green, possible feature playground.
5. Wastewater Disposal Field (Jacks Point)

No.	Date	Issue Notes
10	0/04/2025	Planning Revisions
9	08/04/2025	Subdivision rev O-7
8	06/03/2025	Draft Planting
7	9/02/2025	Client Revisions
6	4/02/2025	Planning Revisions
5	31/01/2025	Draft Reserves Master Plan

Client: RCL Ltd

Design Firm: STR Landscapes 022 105 0225

Consultant:

Project Title: Homestead Bay

Sheet Title: Landscape Strategy North Eastern Reserves

Project Manager	SR	Project ID	1037
Drawn By	SR	Scale	1:2500
Reviewed By		Sheet No.	L04
Date	10/04/2025		of 17
CAD File Name	1037-3A.vwx		

LEGEND

- Proposed Reserve Trail
- Proposed Footpath /Cycle link
- Existing Trail Network
- Node (Gathering Area)
- Native Shrubland Planting
- Native Shrubland Planting & Natural Regeneration
- Mountain Beech Planting
- Red/Mountain Beech Planting & Natural Regeneration
- Low / Riparian Planting
- Grass
- Pond/Wetland

1
2
3
4

Notes

1. Stormwater Retention Basin (Grass)
2. Wastewater Disposal Field (Jacks Point)
3. Community Centre (indicative)
4. Parking (indicative)

No.	Date	Issue Notes
10	10/04/2025	Planning Revisions
9	08/04/2025	Subdivision rev O-7
8	06/03/2025	Draft Planting
7	19/02/2025	Client Revisions
6	14/02/2025	Planning Revisions
5	31/01/2025	Draft Reserves Master Plan

Client: RCL Ltd

Design Firm: STR Landscapes
022 105 0225

Consultant:

Project Title: Homestead Bay

Sheet Title: Landscape Strategy
North Western Reserves

Project Manager: SR	Project ID: 1037
Drawn By: SR	Scale: 1:2500
Reviewed By:	Sheet No.: L05 of 17
Date: 10/04/2025	
CAD File Name: 1037-3A.vwx	

LEGEND

- High density Shrubland 1m spacing with grouping of taller Kowhai & Cabbage tree ~5m within lots
- 1.0 m high earth mound with dense mitigation planting comprising Ribbonwood, Kōwhai, and Pittosporum, at 1.5m centres with 1–2m height at installation.
- Building Restriction Setback
- Native Shrubland Planting
- Native Shrubland Planting & Natural Regeneration
- Mountain Beech Planting
- Red/Mountain Beech Planting & Natural Regeneration
- Low / Riparian Planting
- Grass

No.	Date	Issue Notes
16	22/10/2025	Adjust Height Plane
15	17/10/2025	Oraka additional screening
14	08/10/2025	Oraka Mitigation Client Revisions
13	03/10/2025	Oraka Mitigation
12	01/09/2025	Revise Planting
11	10/08/2025	Draft Roundabout

Client: RCL Ltd

Design Firm: STR Landscapes 022 105 0225

Consultant:

Project Title: Homestead Bay

Sheet Title: Oraka Mitigation Proposals

Project Manager: SR

Project ID: 1037

Drawn By: SR

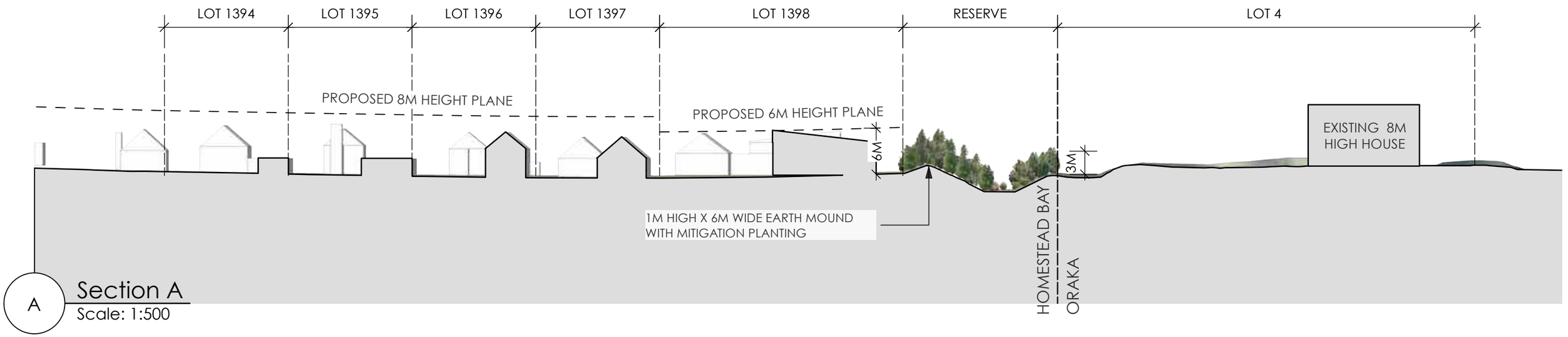
Scale: 1:2000 @A3

Reviewed By:

Sheet No.: L21 of 21

Date: 22/10/2025

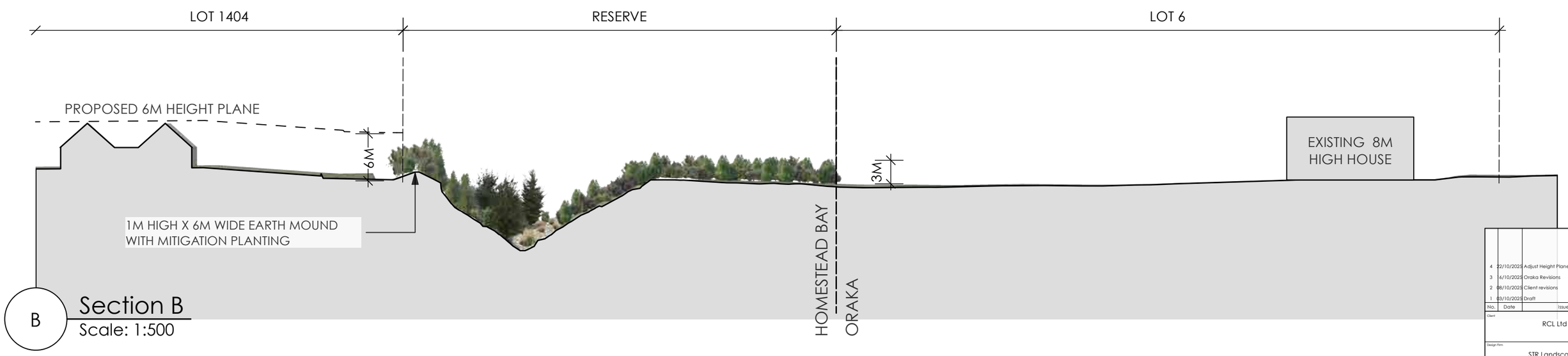
CAD File Name: 1037-3A.vwx



A

Section A

Scale: 1:500



B

Section B

Scale: 1:500

General Notes

1. Mitigation:
   Purpose: To provide visual screening of built form, soften the transition between development and open space, and enhance natural landscape character.

   Earth Mound: Approximately 1.0 m high and 6.0 m wide, shaped to blend with existing contours and provide immediate elevation for screening.

   Planting (~5-Year Establishment): Mix of Ribbonwood (Plagianthus regius), Kōwhai (Sophora microphylla), and Pittosporum tenuifolium planted at 1.5 m centres.
   • Planting stock: 1–2 m height at installation.
   • Projected height at 5 years: ~3-5 m (approx. 4-6 m overall including mound).

No.	Date	Issue Notes
4	22/10/2025	Adjust Height Plane
3	6/10/2025	Oraka Revisions
2	08/10/2025	Client revisions
1	03/10/2025	Draft

Client: RCL Ltd

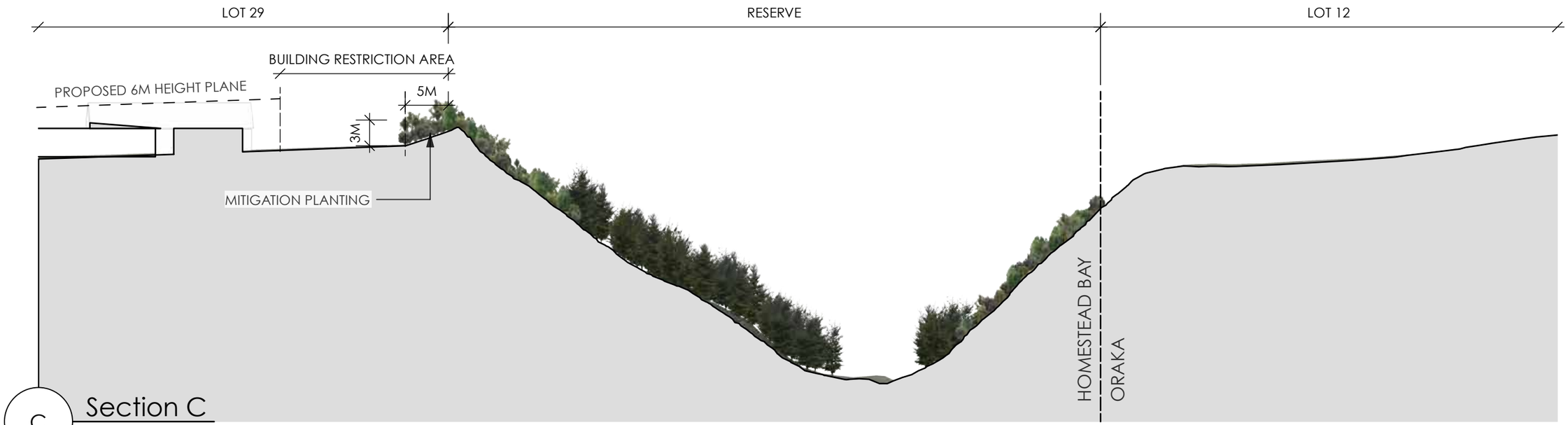
Design Firm: STR Landscapes 022 105 0225

Consultants: Patterson Pitts Group Stantec

Project Title: Homestead Bay

Sheet Title: Oraka Mitigation Proposals Sections A & B

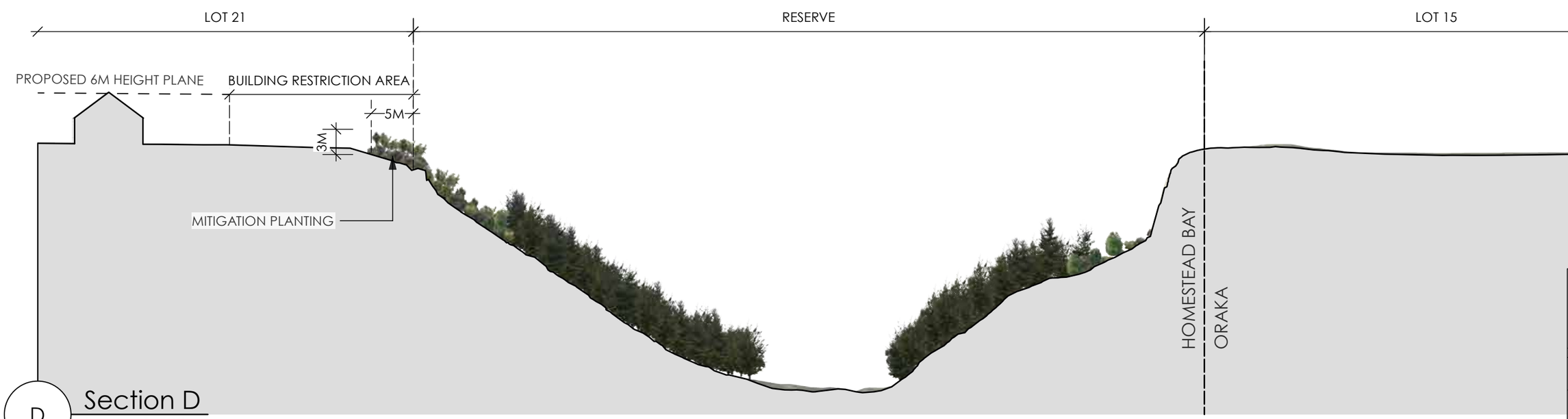
Project Manager: SR	Project ID: 1037
Drawn By: SR	Scale: 1:500 @A3
Reviewed By:	Sheet No.: L01 of 2
Date: 22/10/2025	
CAD File Name: 1037-3C.vwx	



C

Section C

Scale: 1:500



D

Section D

Scale: 1:500

General Notes

1. Mitigation Planting (~5-Year Establishment):
   Purpose: To provide visual softening of built form, enhance natural character along the ridgeline, and support local ecological values.

   Shrub Layer: Native grey shrubland mix planted at 1.0 m centres to achieve dense, naturalistic ground and mid-layer cover.
   - Planting stock: ~0.5 m height at installation.
   - Projected height at 5 years: ~1.5 m.

   Feature Trees: Groups of 5–10 Kōwhai (Sophora microphylla) and Cabbage Tree (Cordyline australis) per lot, extended along ridgeline to break up rooflines and integrate built form with the surrounding landscape.
   - Planting height: ~1.0 m.
   - Projected height at 5 years: ~3.0 m.

No.	Date	Issue Notes
4	22/10/2025	Adjust Height Plane
3	6/10/2025	Oraka Revisions
2	08/10/2025	Client revisions
1	03/10/2025	Draft

Client: RCL Ltd

Design Firm: STR Landscapes 022 105 0225

Consultants: Patterson Pitts Group Stantec

Project Title: Homestead Bay

Sheet Title: Oraka Mitigation Proposals Sections C & D

Project Manager: SR	Project ID: 1037
Drawn By: SR	Scale: 1:500 @A3
Reviewed By:	Sheet No.: L02 of 2
Date: 22/10/2025	
CAD File Name: 1037-3C.vwx	