

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:

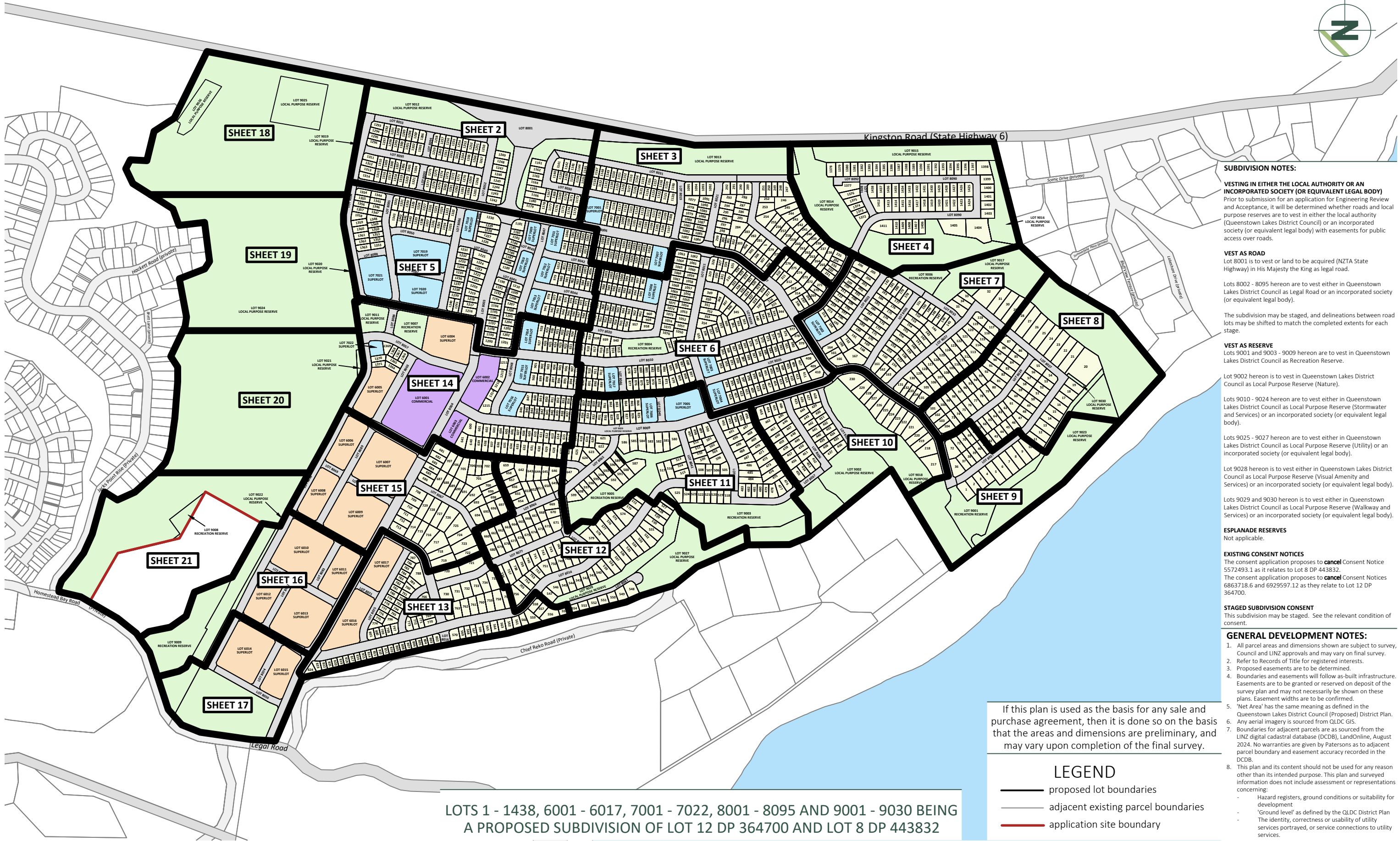
1. All parcel areas and dimensions shown are subject to survey, Council and LINZ approvals and may vary on final survey.
2. Refer to Records of Title for registered interests.
3. Proposed easements are to be determined.
4. Boundaries and easements will follow as-built infrastructure. Easements are to 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



SUBDIVISION NOTES:

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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

LEGEND

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

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.



Part Lot 1
DP 26261
RT OT18D/1023

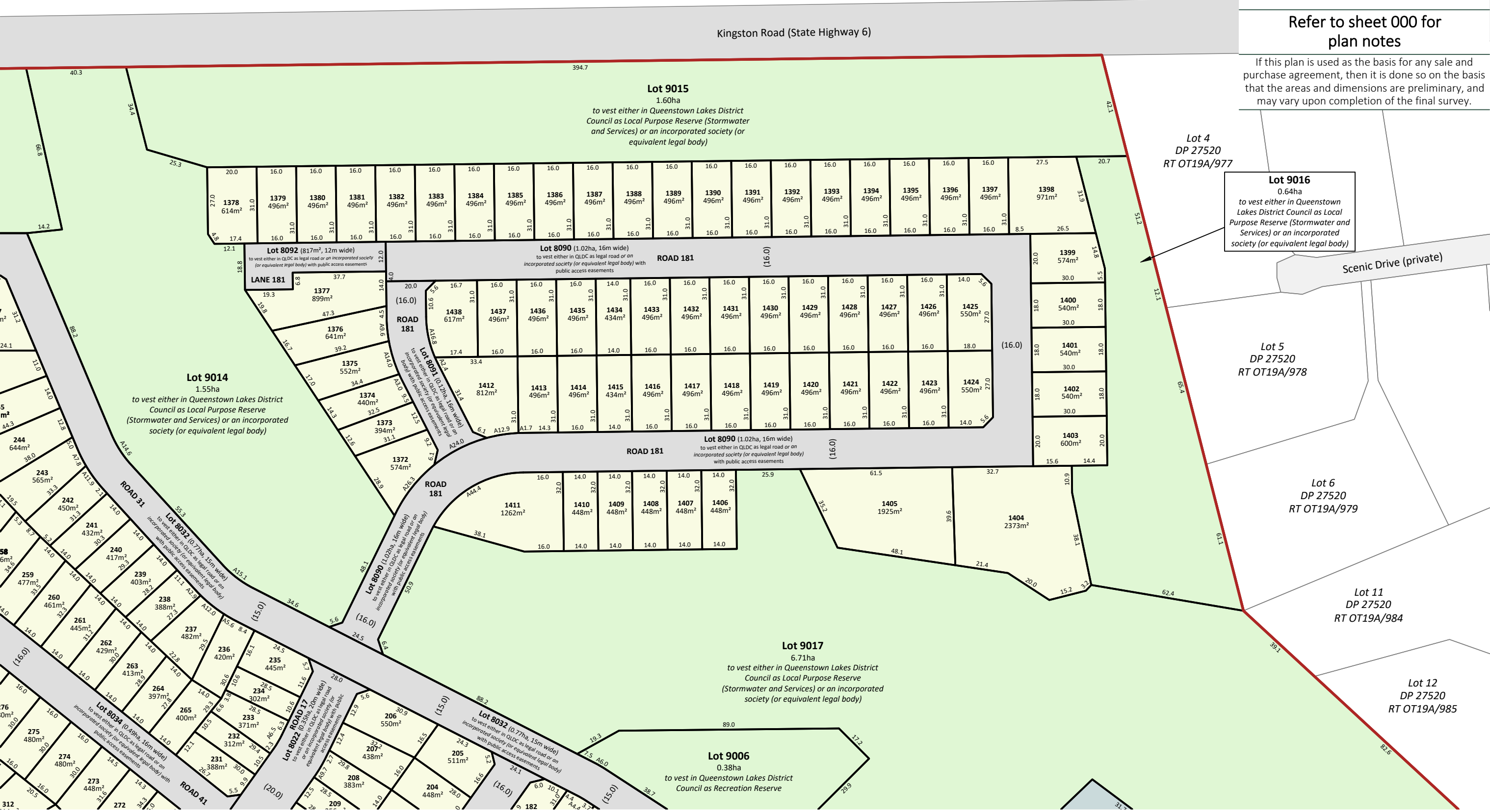


LEGEND

- proposed lot boundaries
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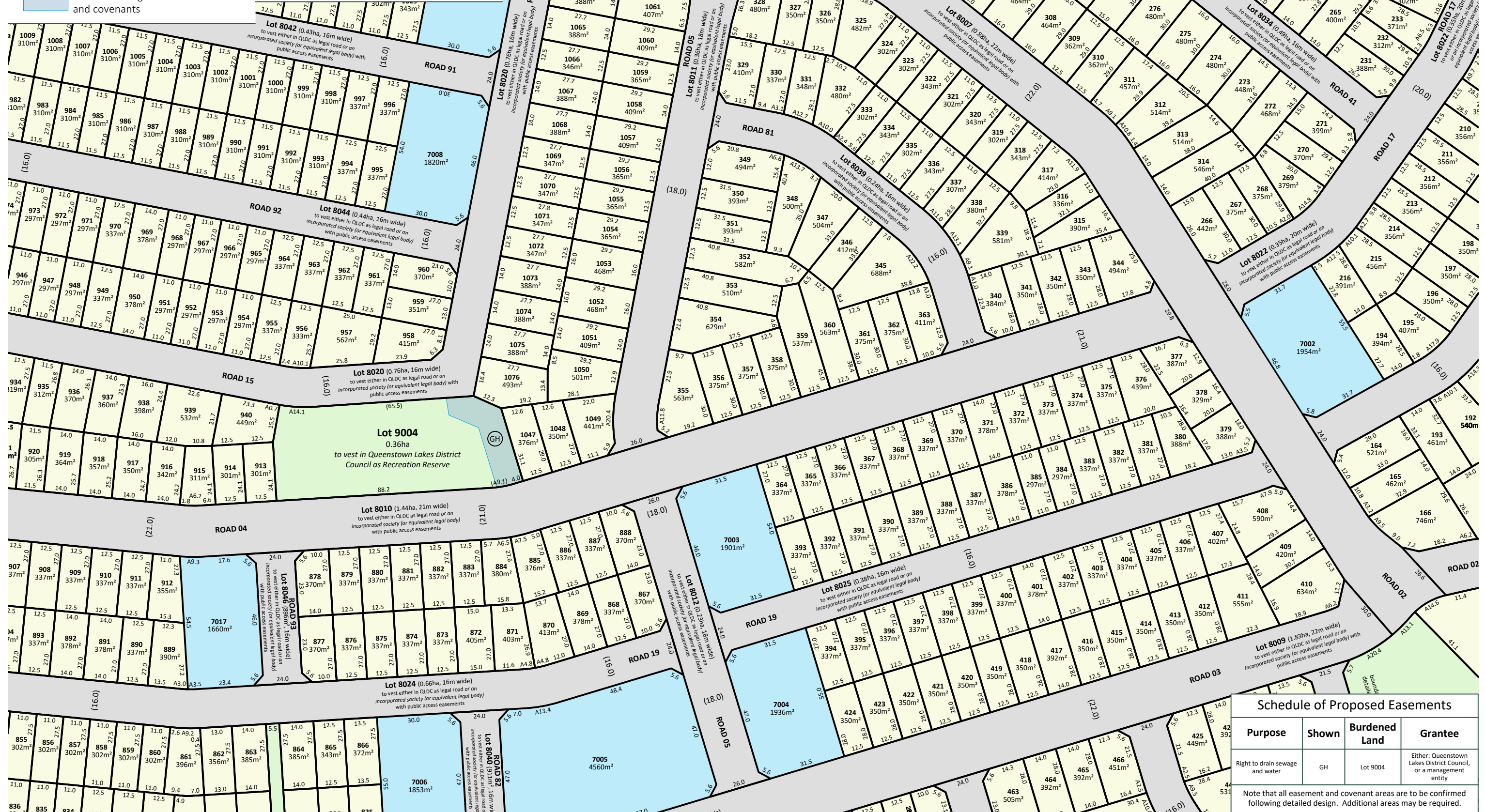




Refer to sheet 000 for
plan notes

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

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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
MOUNT NICHOLAS CIRCUIT
DATUM
ORIGIN OF COORDINATES
ORIGIN OF LEVELS

NZGD2000
1 MA
NZVD2016
YZ 5 SO 484152
384.6249m

REV
0
1

DRAWN
MA
MA

DATE
10.04.25
14.11.25

NOTE
Original issue
Update Lots 410, 1398 - 1404, 9002, 9016
Add building restrictions to Lots 20 - 35

STATUS
FOR CONSENT

SURVEYED
DESIGNED
DRAWN
REVIEWED
APPROVED

-
MA
MA
BC
-

-
10.04.25
14.11.25
14.11.25
-

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PROJECT
DRAWING NO
SHEET
REVISION
SCALE (A3)

Q7557
001
013
1
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

adjacent existing parcel boundaries

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

MOUNT NICHOLAS CIRCUIT

DATUM

ORIGIN OF COORDINATES

ORIGIN OF LEVELS

NZGD2000

NZVD2016

YZ 5 SO 484152

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

DRAWING NO

SHEET

REVISION

SCALE (A3)

Q7557





001

015

1

1:1500



[illegible]

 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.



<p>DRAWING TITLE</p> <p>RCL HOMESTEAD BAY LIMITED</p> <p>LOT 8 DP 443832 AND LOT 12 DP 364700</p> <p>PROPOSED SUBDIVISION PLAN</p>	<table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DATUM INFORMATION</td> <td style="width: 50%;">REV</td> <td style="width: 10%;">DRAWN</td> <td style="width: 10%;">DATE</td> <td style="width: 25%;">NOTE</td> </tr> <tr> <td>COORDINATE SYSTEM</td> <td>0</td> <td>MA</td> <td>10.04.25</td> <td>Original issue</td> </tr> <tr> <td>MOUNT NICHOLAS CIRCUIT</td> <td>1</td> <td>MA</td> <td>14.11.25</td> <td>Update Lots 410, 1398 - 1404, 9002, 9016</td> </tr> <tr> <td>DATUM</td> <td></td> <td></td> <td></td> <td>Add building restrictions to Lots 20 - 35</td> </tr> <tr> <td>ORIGIN OF COORDINATES</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>ORIGIN OF LEVELS</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	DATUM INFORMATION	REV	DRAWN	DATE	NOTE	COORDINATE SYSTEM	0	MA	10.04.25	Original issue	MOUNT NICHOLAS CIRCUIT	1	MA	14.11.25	Update Lots 410, 1398 - 1404, 9002, 9016	DATUM				Add building restrictions to Lots 20 - 35	ORIGIN OF COORDINATES					ORIGIN OF LEVELS					<table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">SURVEYED</td> <td style="width: 10%;">-</td> <td style="width: 10%;">-</td> <td style="width: 10%;">PROJECT</td> <td style="width: 10%;">Q7557</td> </tr> <tr> <td>DESIGNED</td> <td>MA</td> <td>10.04.25</td> <td>DRAWING NO</td> <td>001</td> </tr> <tr> <td>DRAWN</td> <td>MA</td> <td>14.11.25</td> <td>SHEET</td> <td>016</td> </tr> <tr> <td>REVIEWED</td> <td>BC</td> <td>14.11.25</td> <td>REVISION</td> <td>1</td> </tr> <tr> <td>APPROVED</td> <td>-</td> <td>-</td> <td>SCALE (A3)</td> <td>1:1500</td> </tr> </table>	SURVEYED	-	-	PROJECT	Q7557	DESIGNED	MA	10.04.25	DRAWING NO	001	DRAWN	MA	14.11.25	SHEET	016	REVIEWED	BC	14.11.25	REVISION	1	APPROVED	-	-	SCALE (A3)	1:1500
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REVIEWED	BC	14.11.25	REVISION	1																																																					
APPROVED	-	-	SCALE (A3)	1:1500																																																					

STATUS

FOR CONSENT

© Paterson Pitts Limited Partnership



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.			

Part Lot 1
DP 26261
RT OT18D/1023

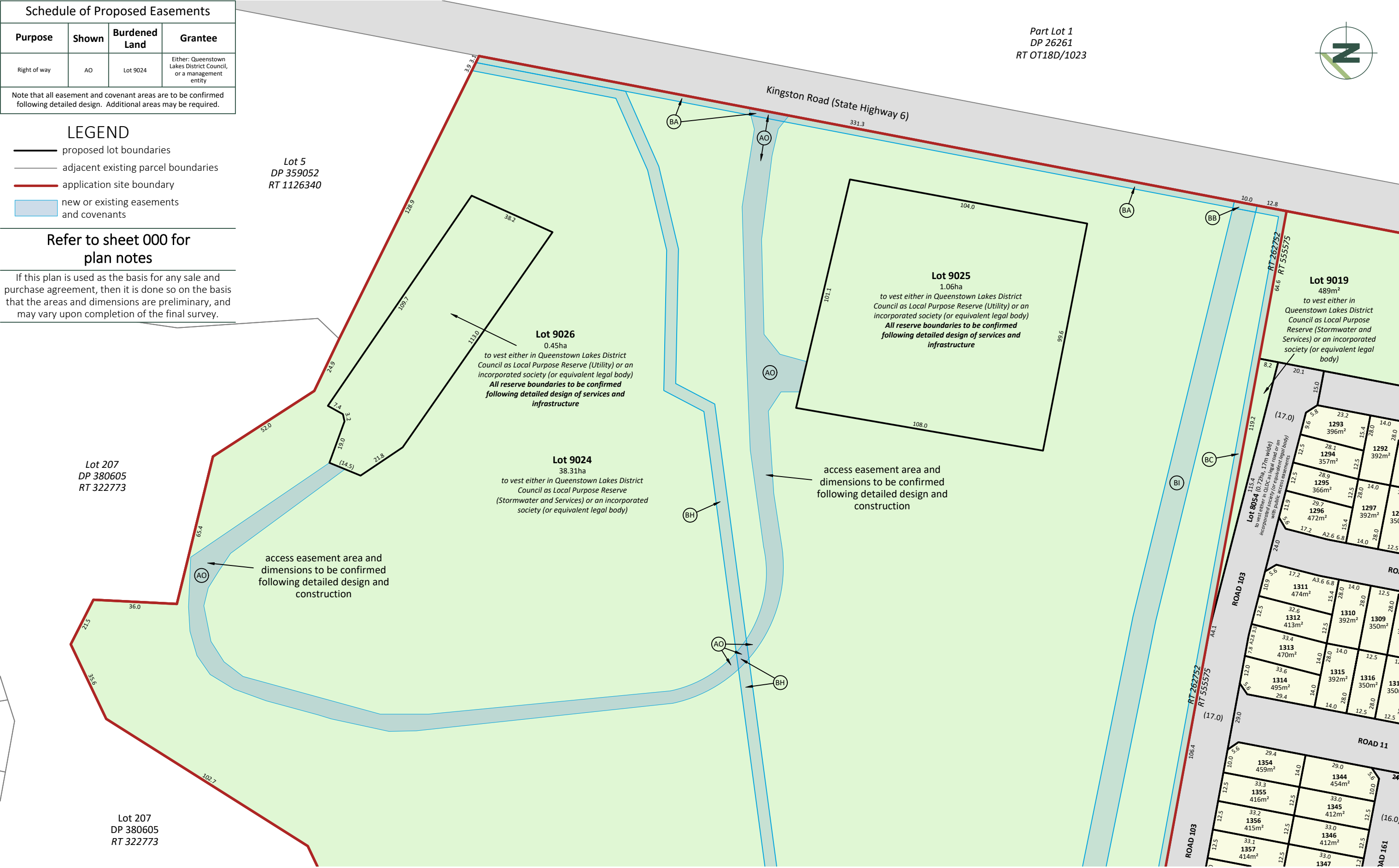


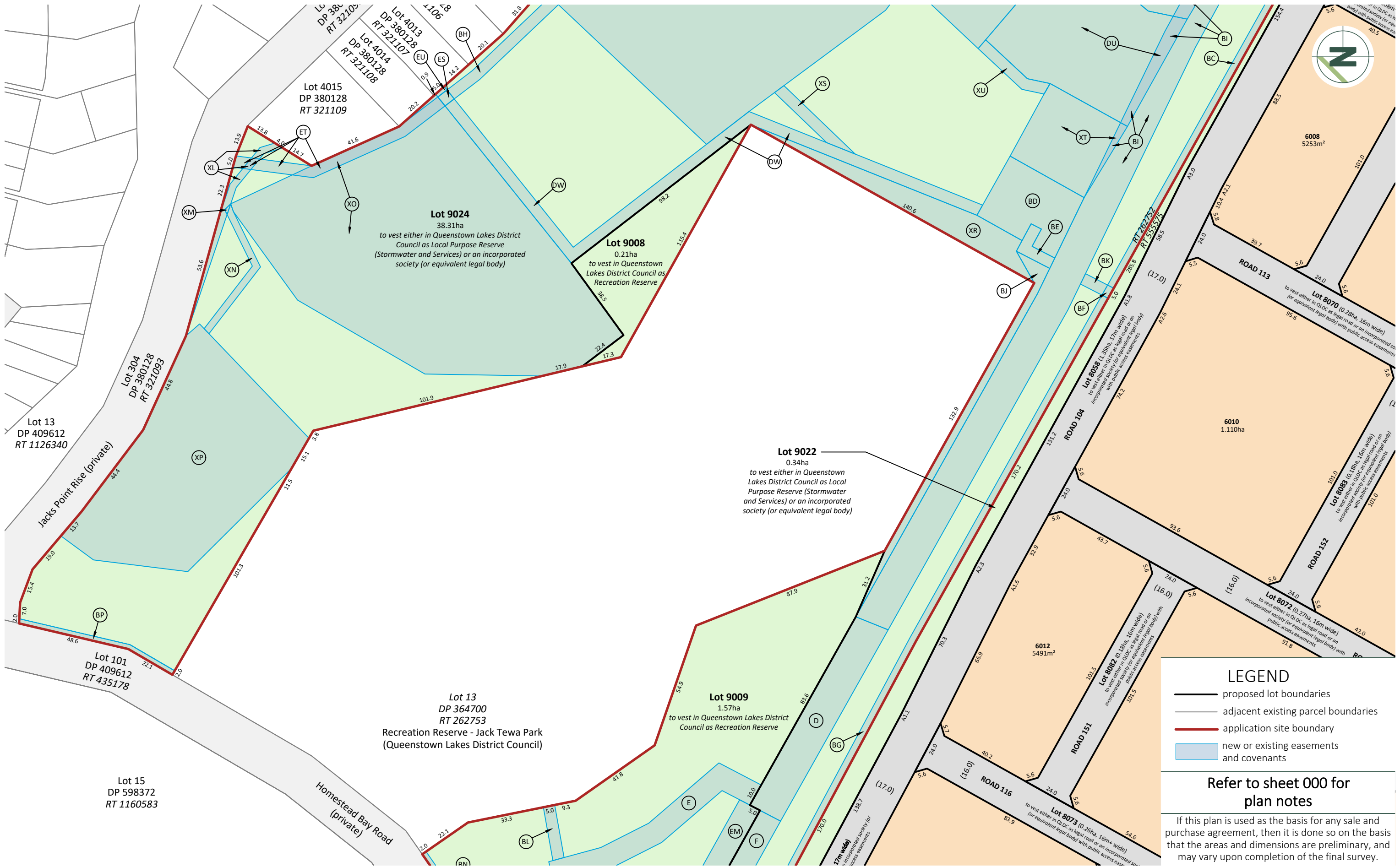
LEGEND

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

Refer to sheet 000 for plan notes

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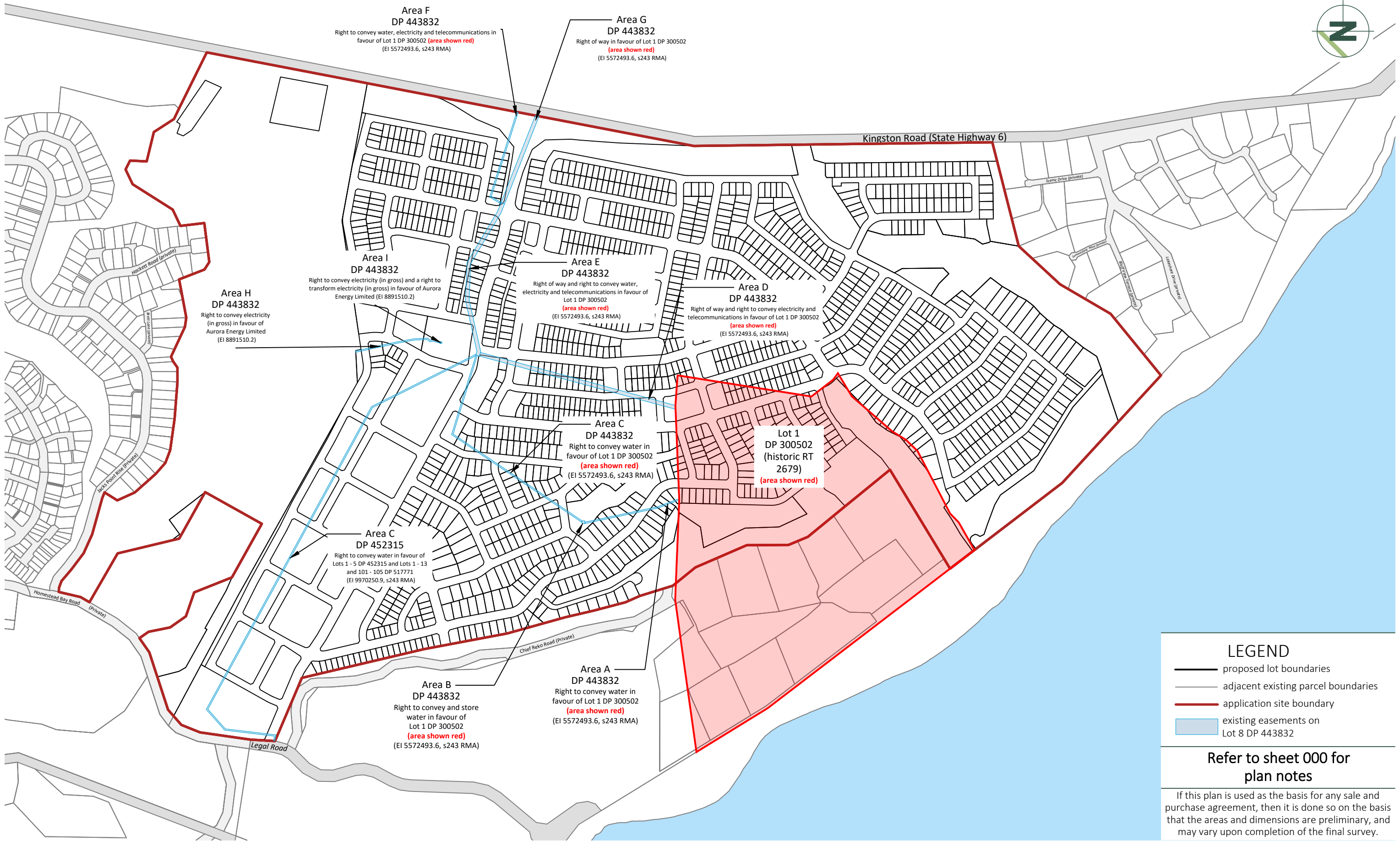


Refer to sheet 000 for
plan notes

LEGEND

adjacent existing parcel boundaries

application site boundaries



LEGEND

proposed lot boundaries

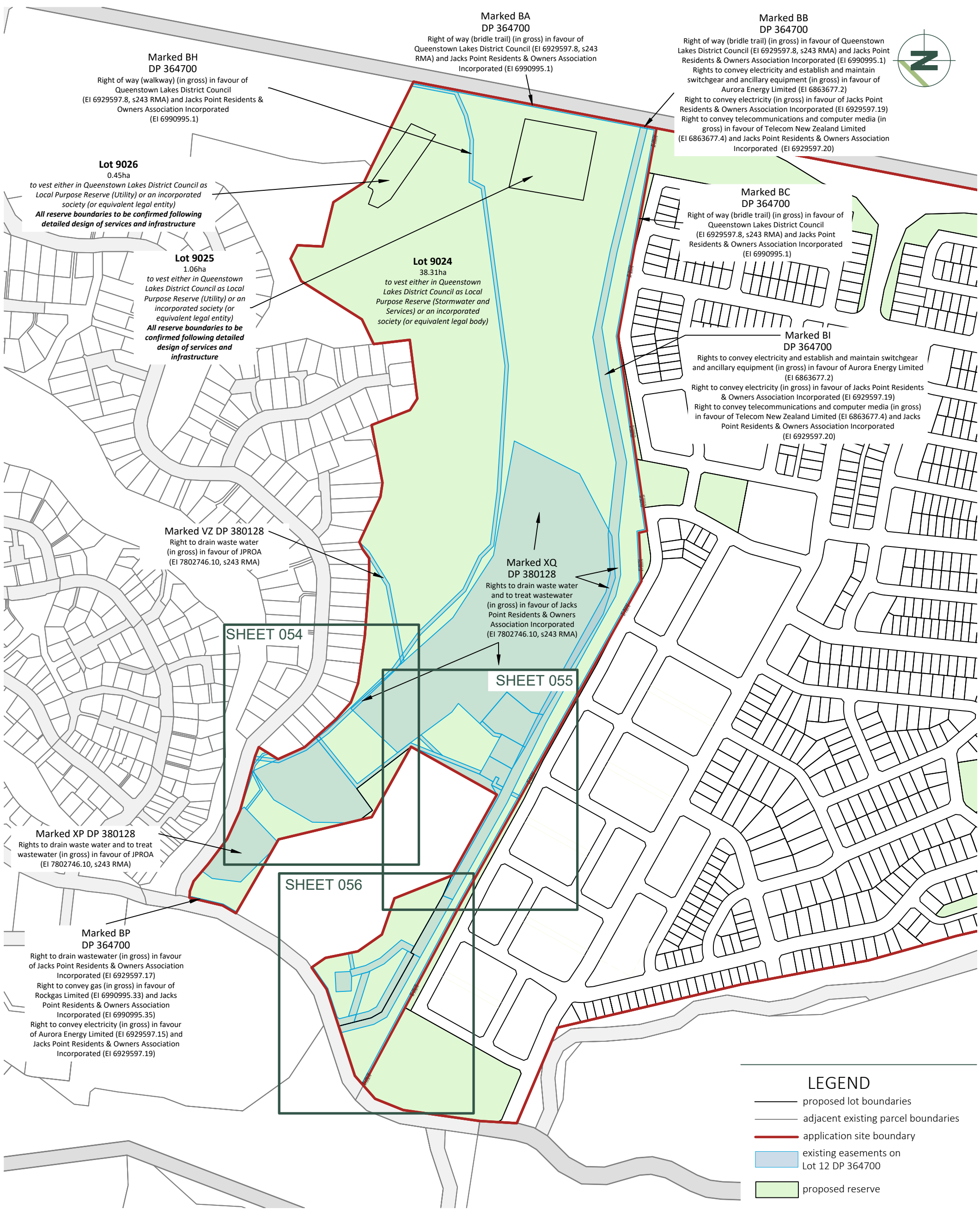
adjacent existing parcel boundaries

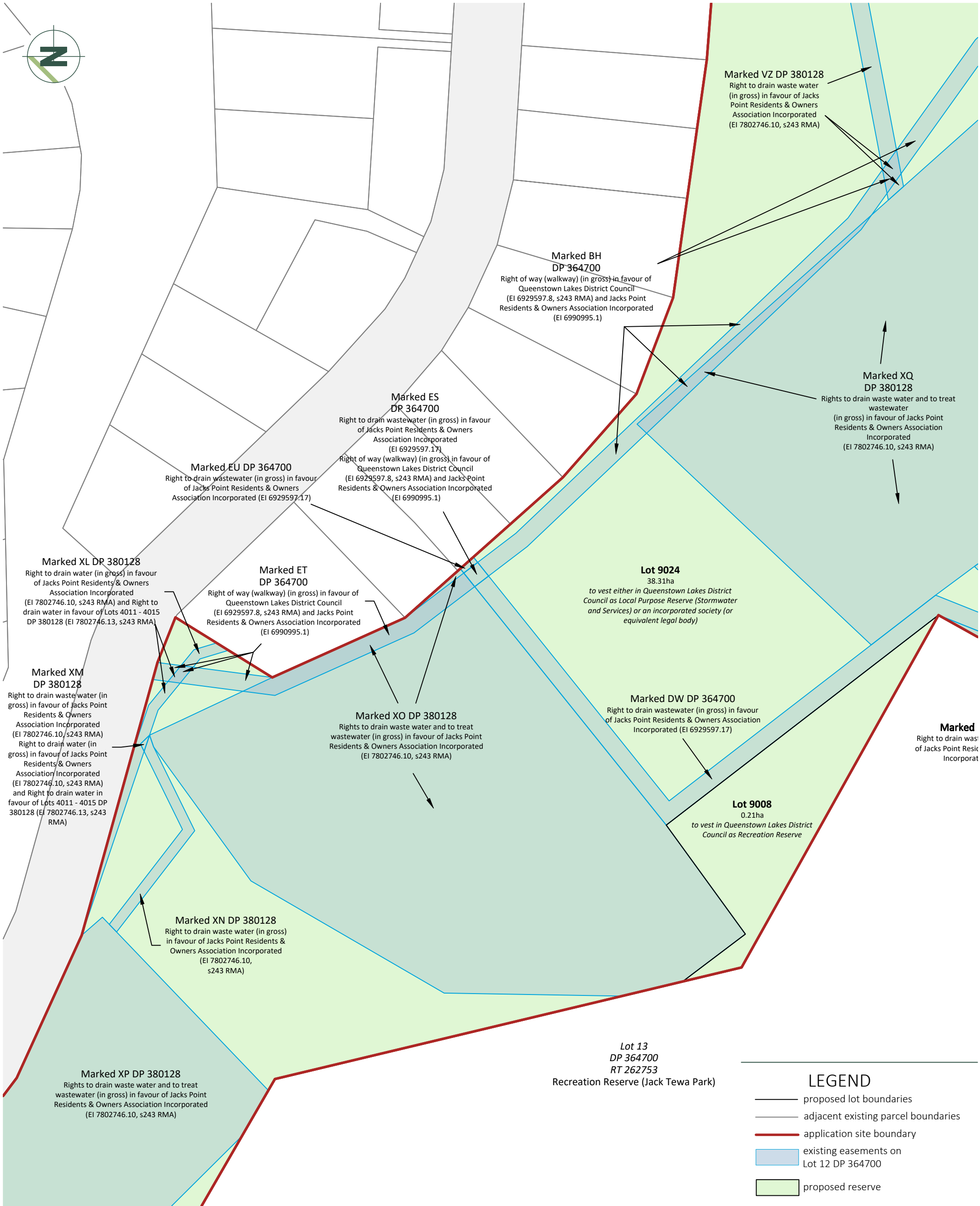
application site boundary

existing easements on Lot 8 DP 443832

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Lot 13
DP 364700
RT 262753
Recreation Reserve (Jack Tewa Park)

Marked BI
DP 364700
Rights to convey electricity and establish and maintain switchgear and ancillary equipment (in gross) in favour of Aurora Energy Limited (EI 6863677.2)
Right to convey electricity (in gross) in favour of Jacks Point Residents & Owners Association Incorporated (EI 6929597.19)
Right to convey telecommunications and computer media (in gross) in favour of Telecom New Zealand Limited (EI 6863677.4) and Jacks Point Residents & Owners Association Incorporated (EI 6929597.20)

Marked BL
DP 364700
Rights to convey electricity (in gross) in favour of Aurora Energy Limited (EI 6863677.2) and Jacks Point Residents & Owners Association Incorporated (EI 6929597.19)

Marked G
DP 364700
Rights to convey electricity (in gross) and to establish and maintain an electricity zone substation and ancillary equipment (in gross) in favour of Aurora Energy Limited (EI 6863677.2)
Rights to convey electricity (in gross) and to site an electricity substation (in gross) in favour of Jacks Point Residents & Owners Association Incorporated (EI 6929597.19)

Marked BN
DP 364700
Right to drain wastewater (in gross) in favour of Jacks Point Residents & Owners Association Incorporated (EI 6929597.17)
Right to convey gas (in gross) in favour of Rockgas Limited (EI 6990995.33) and Jacks Point Residents & Owners Association Incorporated (EI 6990995.35)
Right to convey electricity (in gross) in favour of Aurora Energy Limited (EI 6929597.15) and Jacks Point Residents & Owners Association Incorporated (EI 6929597.19)

Marked EO
DP 364700
Rights to convey electricity (in gross) in favour of Aurora Energy Limited (EI 6863677.2) and Jacks Point Residents & Owners Association Incorporated (EI 6929597.19)

Marked EN
DP 364700
Rights to convey electricity (in gross) in favour of Aurora Energy Limited (EI 6863677.2) and Jacks Point Residents & Owners Association Incorporated (EI 6929597.19)
Right to convey water (in gross) in favour of Coneburn Water Supply Co Limited (EI 6929597.13) and Jacks Point Residents & Owners Association Incorporated (EI 6929597.18)
Right to drain wastewater (in gross) in favour of Jacks Point Residents & Owners Association Incorporated (EI 6929597.17)
Right to convey telecommunications and computer media (in gross) in favour of Telecom New Zealand Limited (EI 6929597.16) and Jacks Point Residents & Owners Association Incorporated (EI 6929597.20)

Marked F
DP 364700
Rights to convey electricity (in gross) in favour of Aurora Energy Limited (EI 6863677.2) and Jacks Point Residents & Owners Association Incorporated (EI 6929597.19)
Right to convey telecommunications and computer media (in gross) in favour of Telecom New Zealand Limited (EI 6863677.4) and Jacks Point Residents & Owners Association Incorporated (EI 6929597.20)

Marked E
DP 364700
Rights to convey electricity (in gross) in favour of Aurora Energy Limited (EI 6863677.2) and Jacks Point Residents & Owners Association Incorporated (EI 6929597.19)

Marked D
DP 364700
Rights to convey electricity (in gross) in favour of Aurora Energy Limited (EI 6863677.2) and Jacks Point Residents & Owners Association Incorporated (EI 6929597.19)
Right to drain wastewater (in gross) in favour of Jacks Point Residents & Owners Association Incorporated (EI 6929597.17)
Right to convey water (in gross) in favour of Coneburn Water Supply Co Limited (EI 6929597.13) and Jacks Point Residents & Owners Association Incorporated (EI 6929597.18)
Right to convey telecommunications and computer media (in gross) in favour of Telecom New Zealand Limited (EI 6863677.4) and Jacks Point Residents and Owners Association Incorporated (EI 6929597.20)

Marked EM
DP 364700
Right to convey water (in gross) in favour of Coneburn Water Supply Co Limited (EI 6929597.13) and Jacks Point Residents & Owners Association Incorporated (EI 6929597.18)
Right to drain wastewater (in gross) in favour of Jacks Point Residents & Owners Association Incorporated (EI 6929597.17)
Right to convey telecommunications and computer media (in gross) in favour of Telecom New Zealand Limited (EI 6929597.16) and Jacks Point Residents & Owners Association Incorporated (EI 6929597.20)

Marked BG
DP 364700
Right of way (bridle trail) (in gross) in favour of Queenstown Lakes District Council (EI 6929597.8) and Jacks Point Residents & Owners Association Incorporated (EI 6990995.1)

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

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)

LEGEND

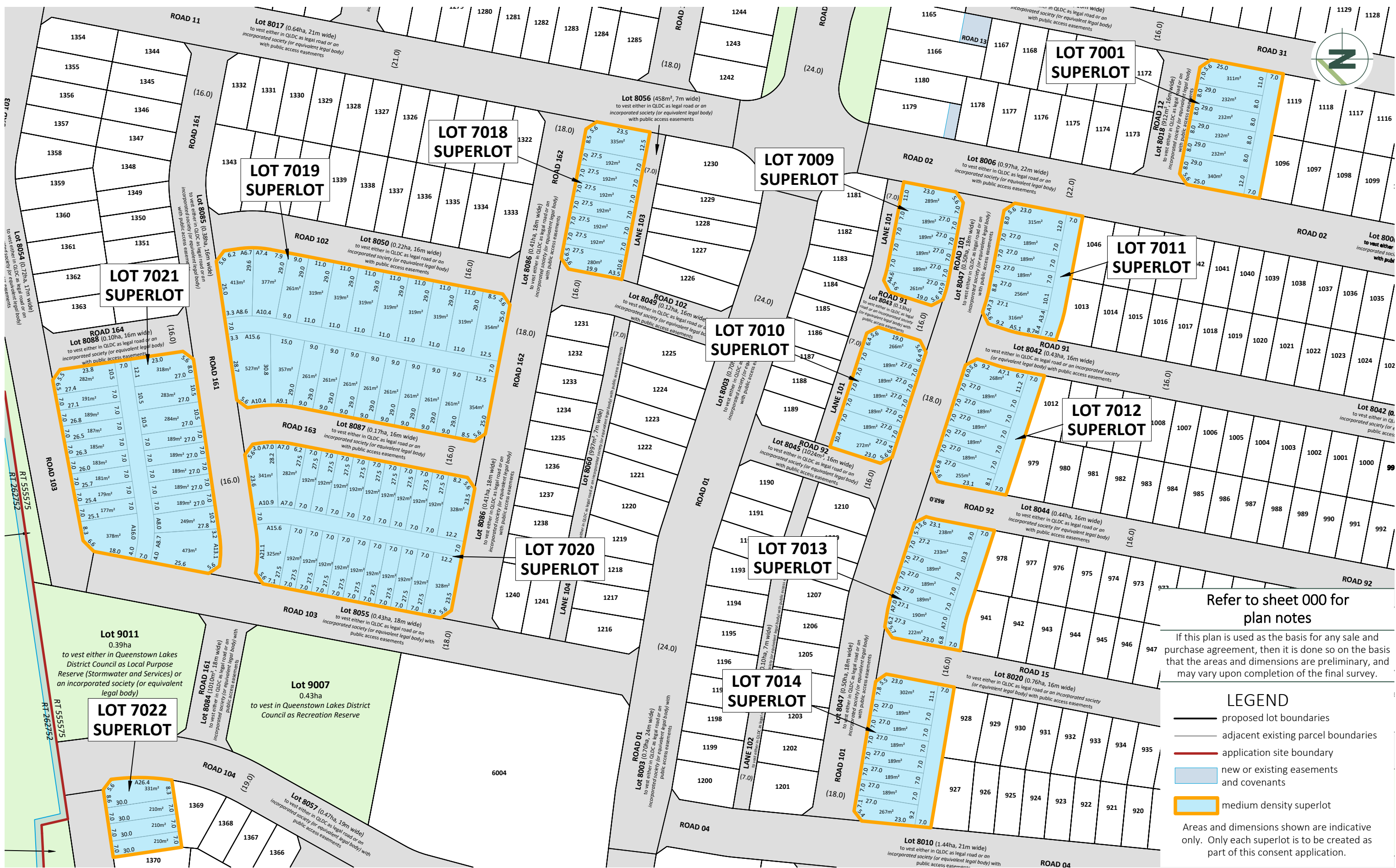
- proposed lot boundaries
- adjacent existing parcel boundaries
- application site boundary
- existing easements on Lot 12 DP 364700
- proposed reserve



DRAWING TITLE
RCL HOMESTEAD BAY LIMITED
LOT 8 DP 443832 AND LOT 12 DP 364700
PROPOSED SUBDIVISION PLAN
EXISTING EASEMENTS ON LOT 12 DP 364700

NOTES							
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DATUM INFORMATION	COORDINATE SYSTEM	DATUM	ORIGIN OF COORDINATES	ORIGIN OF LEVELS	REV	DRAWN	DATE
NZGD2000				0 MA 10.04.25			
MOUNT NICHOLAS CIRCUIT				1 MA 14.11.25			
NZVD2016				Update Lots 410, 1398 - 1404, 9002, 9016			
YZ 5 SO 484152				Add building restrictions to Lots 20 - 35			
384.6249m				STATUS FOR CONSENT			

SURVEYED	-	-	PROJECT	Q7557
DESIGNED	-	-	DRAWING NO	001
DRAWN	MA	14.11.25	SHEET	056
REVIEWED	BC	14.11.25	REVISION	1
APPROVED	-	-	SCALE (A3)	1:1000
© Paterson Pitts Limited Partnership				



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
- medium density superlot

Areas and dimensions shown are indicative only. Only each superlot is to be created as part of this consent application.

DRAWING TITLE

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

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

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	070
REVISION	1
SCALE (A3)	1:1500



Aerial imagery has been obtained from Queenstown Lakes District Council as at March 2021. Copyright in the underlying dataset from which this work has been derived is owned by Queenstown Lakes District Council.

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Refer to sheet 000 for plan notes

LEGEND	
	proposed lot boundaries
	adjacent existing parcel boundaries
	application site boundary

