

MT IRON JUNCTION - SUBDIVISION SCHEME PLAN

CLIENT:	MT IRON JUNCTION LTD	JOB NUMBER:	P240103									
PROJECT NAME:	237 WĀNAKA - LUGGATE HIGHWAY, WĀNAKA - FAST TRACK APPLICATION	DAY				07	09	16	23	20	14	27
		MONTH				11	02	02	06	07	08	08
		YEAR				25	26	26	26	26	26	26
SHEET NO.	SHEET TITLE	DRAWING REVISIONS										
000	INDEX SHEET	0	1	2	3	4	5	6	7	8	9	
001	APPLICATION SITE	-	0	1	3	4	5	6	7	8	9	
002	LAYOUT INDEX	0	1	2	3	4	5	6	7	8	9	
003	PRELIMINARY STAGING PLAN	-	-	-	3	4	5	6	7	8	9	
100	OVERVIEW	0	1	2	3	4	5	6	7	8	9	
101	SUBDIVISION SCHEME PLAN - LAYOUT 101	0	1	2	3	4	5	6	7	8	9	
102	SUBDIVISION SCHEME PLAN - LAYOUT 102	0	1	2	3	4	5	6	7	8	9	
103	SUBDIVISION SCHEME PLAN - LAYOUT 103	0	1	2	3	4	5	6	7	8	9	
104	SUBDIVISION SCHEME PLAN - LAYOUT 104	0	1	2	3	4	5	6	7	8	9	
105	SUBDIVISION SCHEME PLAN - LAYOUT 105	0	1	2	3	4	5	6	7	8	9	
106	SUBDIVISION SCHEME PLAN - LAYOUT 106	0	1	2	3	4	5	6	7	8	9	
107	SUBDIVISION SCHEME PLAN - LAYOUT 107	0	1	2	3	4	5	6	7	8	9	
108	SUBDIVISION SCHEME PLAN - LAYOUT 108	0	1	2	3	4	5	6	7	8	9	
109	EXISTING EASEMENTS	0	1	2	3	4	5	5	7	8	9	
120	BUILDING SETBACKS - LAYOUT 120	-	-	-	3	4	5	6	7	8	9	
121	BUILDING SETBACKS - LAYOUT 121	-	-	-	3	4	5	6	7	8	9	
122	BUILDING SETBACKS - LAYOUT 122	-	-	-	3	4	5	6	7	8	9	
123	BUILDING SETBACKS - LAYOUT 123	-	-	-	3	4	5	6	7	8	9	
124	BUILDING SETBACKS - LAYOUT 124	-	-	-	3	4	5	6	7	8	9	
125	BUILDING SETBACKS - LAYOUT 125	-	-	-	3	4	5	6	7	8	9	
DISTRIBUTION:		NUMBER OF COPIES										
MT IRON JUNCTION LIMITED												
CONSULTANTS TEAM												
QUEENSTOWN LAKES DISTRICT COUNCIL												
OTAGO REGIONAL COUNCIL												
REASONS FOR ISSUE:		P										
DRAWING SIZE:		A3										
MEDIA:		PDF										
A = APPROVAL D = DESIGN X = PRICING I = INFORMATION P = PRELIMINARY/DRAFT C = CONSTRUCTION T = TENDER Y = CONSENT R = REQUESTED E = DXF OR DWG												



CLIENT
MT IRON JUNCTION LTD

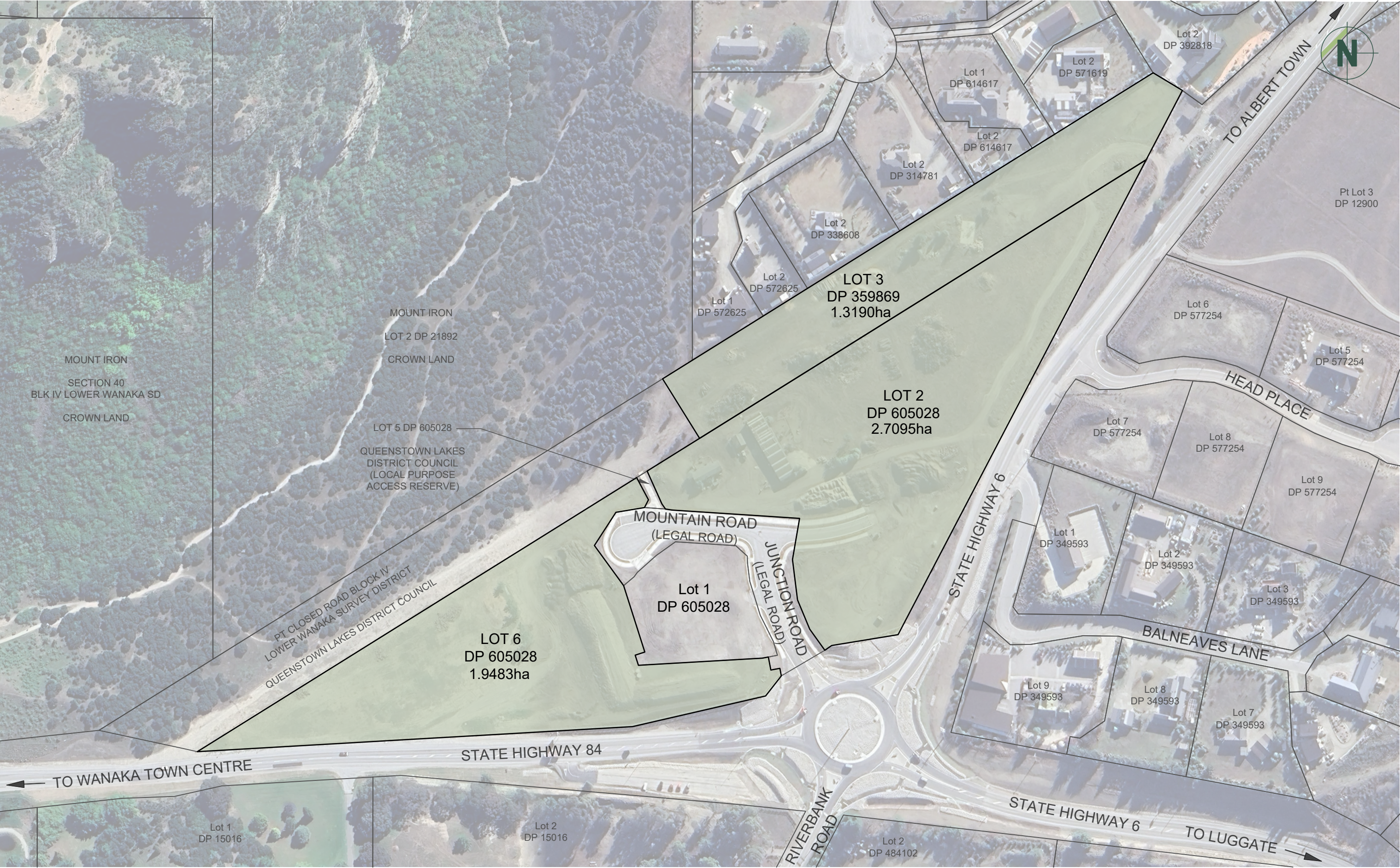
DRAWING TITLE
SUBDIVISION OF
LOT 2 & 6 DP 605028, & LOT 3 DP 359869

INDEX

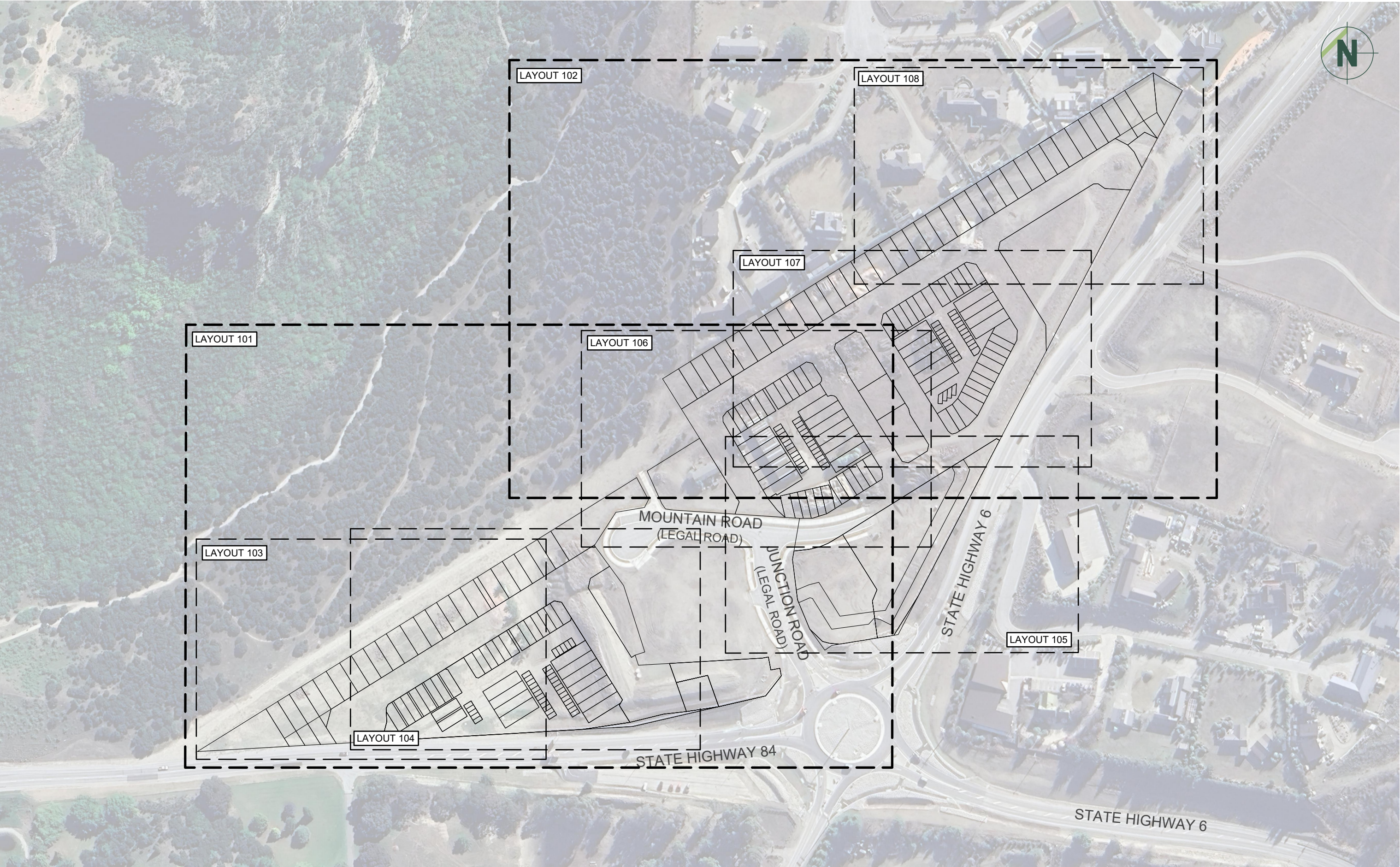
DATUM INFORMATION	REV	DRAWN	DATE	NOTE
COORDINATE SYSTEM	-	6	DTLB	23.06.2026 Update to Lot 203 description.
	-	7	DTLB	23.06.2026 Update to Building Setbacks.
DATUM	-	8	SS/DTLB	20.07.2026 Add Road to Vest / Building setbacks.
ORIGIN OF COORDINATES	-	9	DTLB	27.08.2026 Update to Lot 700, 701 areas.
ORIGIN OF LEVELS	-	STATUS		FOR CONSENT

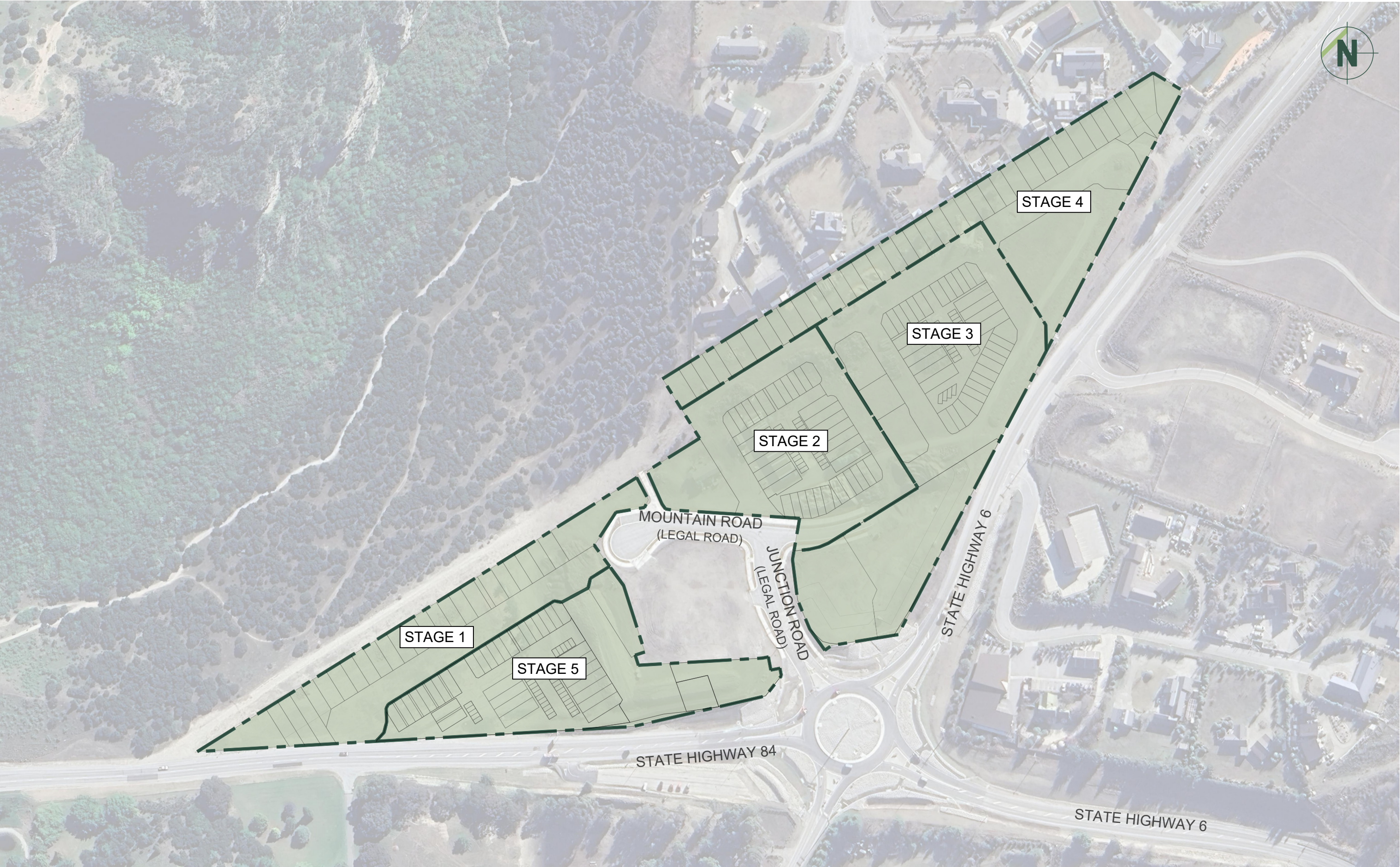
SURVEYED	-
DESIGNED	-
DRAWN	DTLB 07.11.25
REVIEWED	KMB 16.02.26
APPROVED	DLW 16.02.26
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PROJECT P240103
DRAWING NO 002
SHEET 000
REVISION 9
SCALE (A3) N/A



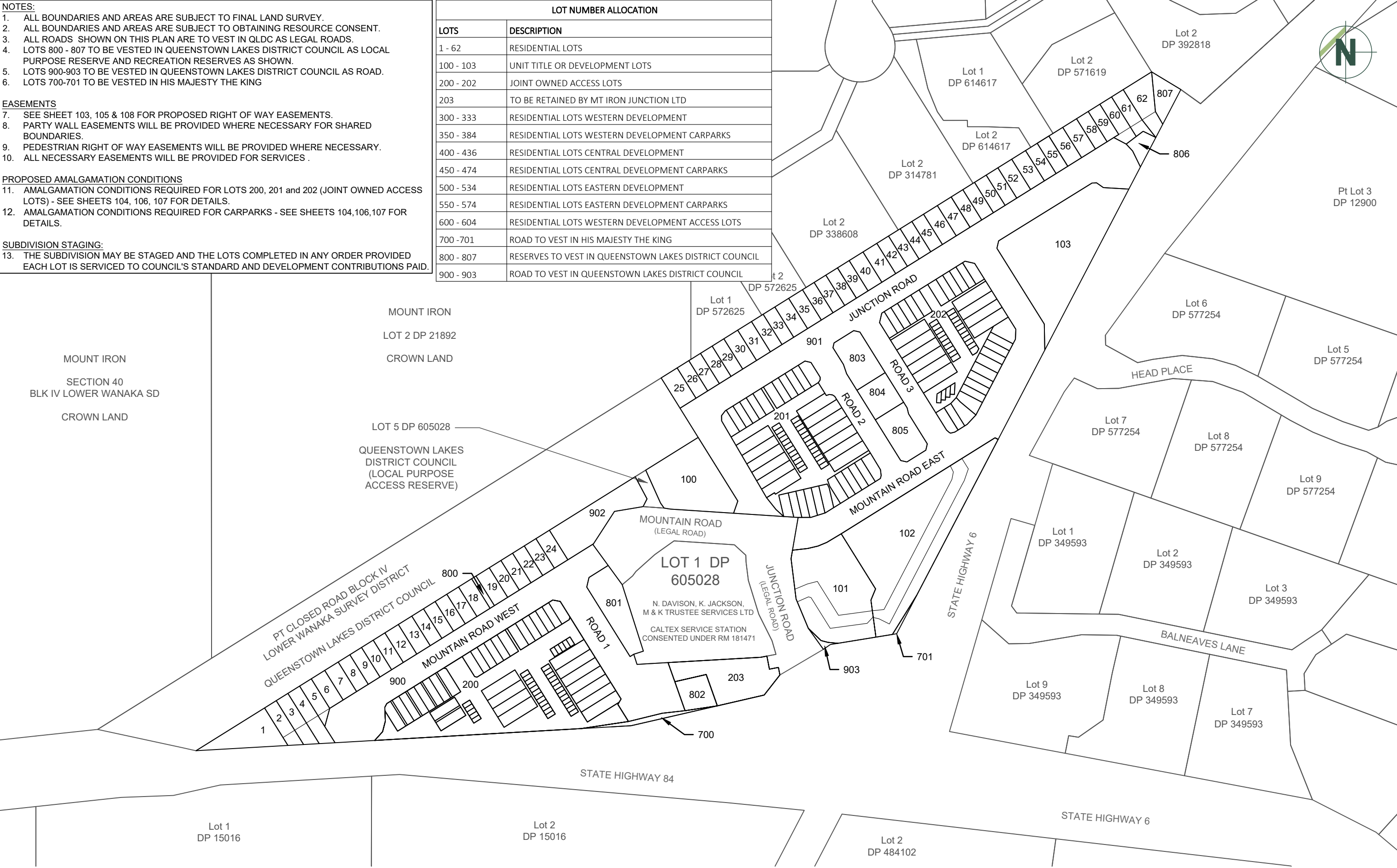
	CLIENT	DRAWING TITLE	DATUM INFORMATION	REV	DRAWN	DATE	NOTE	SURVEYED	-	PROJECT	P240103		
	MT IRON JUNCTION LTD	SUBDIVISION OF	COORDINATE SYSTEM	6	DTLB	23.06.2026	Update to Lot 203 description.	DESIGNED	-	DRAWING NO	002		
		LOT 2 & 6 DP 605028, & LOT 3 DP 359869	DATUM	-	7	DTLB	23.06.2026	Update to Building Setbacks.	DRAWN	DTLB	07.11.25	SHEET	001
		APPLICATION SITE	ORIGIN OF COORDINATES	-	8	SS/DTLB	20.07.2026	Add Road to Vest / Building setbacks.	REVIEWED	KMB	16.02.26	REVISION	9
			ORIGIN OF LEVELS	-	9	DTLB	27.08.2026	Update to Lot 700, 701 areas.	APPROVED	DLW	16.02.26	SCALE (A3)	1:2000
				STATUS	FOR CONSENT			© Paterson Pitts Limited Partnership					

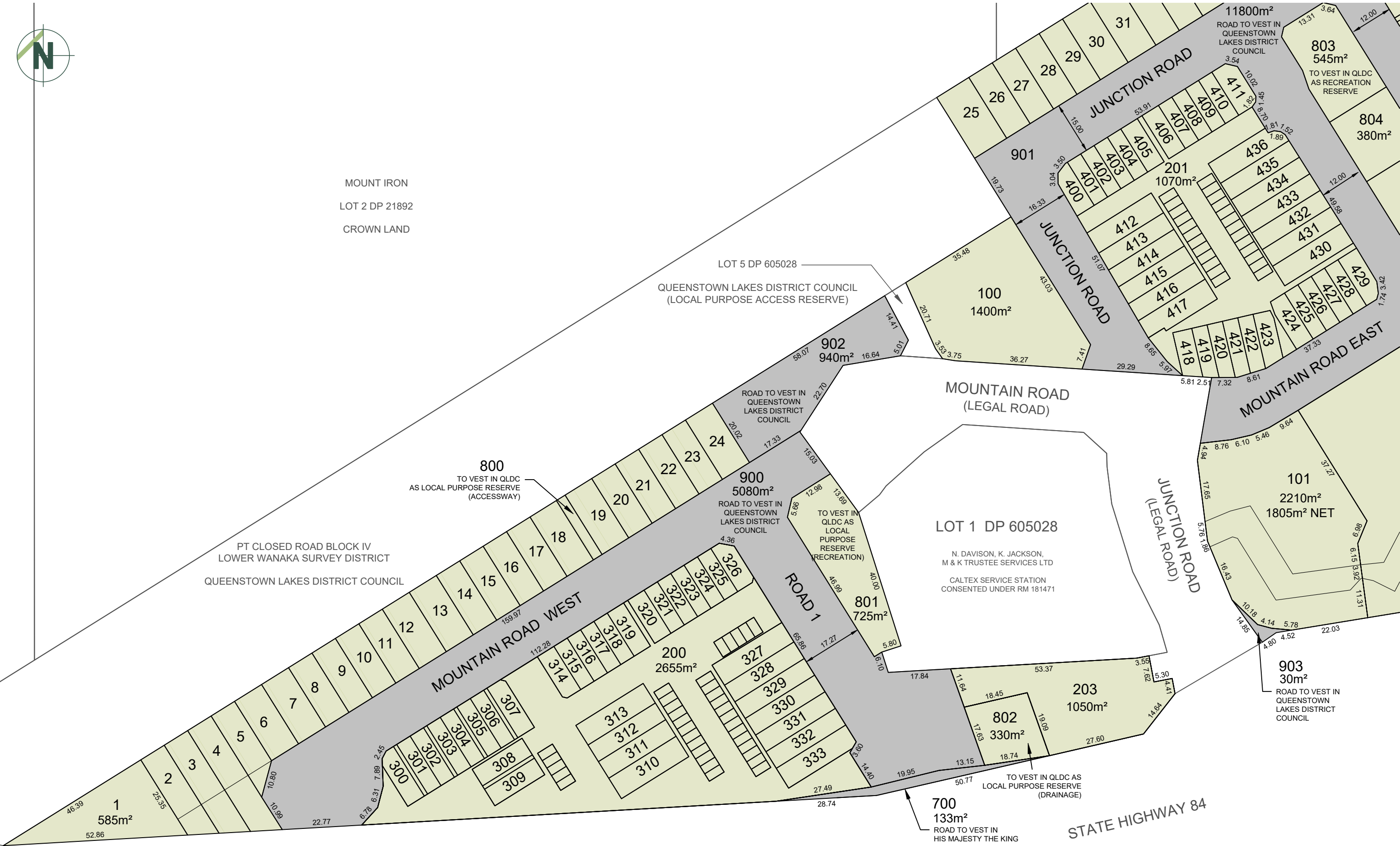




- NOTES:
- ALL BOUNDARIES AND AREAS ARE SUBJECT TO FINAL LAND SURVEY.
 - ALL BOUNDARIES AND AREAS ARE SUBJECT TO OBTAINING RESOURCE CONSENT.
 - ALL ROADS SHOWN ON THIS PLAN ARE TO VEST IN QLD C AS LEGAL ROADS.
 - LOTS 800 - 807 TO BE VESTED IN QUEENSTOWN LAKES DISTRICT COUNCIL AS LOCAL PURPOSE RESERVE AND RECREATION RESERVES AS SHOWN.
 - LOTS 900-903 TO BE VESTED IN QUEENSTOWN LAKES DISTRICT COUNCIL AS ROAD.
 - LOTS 700-701 TO BE VESTED IN HIS MAJESTY THE KING
- EASEMENTS
- SEE SHEET 103, 105 & 108 FOR PROPOSED RIGHT OF WAY EASEMENTS.
 - PARTY WALL EASEMENTS WILL BE PROVIDED WHERE NECESSARY FOR SHARED BOUNDARIES.
 - PEDESTRIAN RIGHT OF WAY EASEMENTS WILL BE PROVIDED WHERE NECESSARY.
 - ALL NECESSARY EASEMENTS WILL BE PROVIDED FOR SERVICES .
- PROPOSED AMALGAMATION CONDITIONS
- AMALGAMATION CONDITIONS REQUIRED FOR LOTS 200, 201 and 202 (JOINT OWNED ACCESS LOTS) - SEE SHEETS 104, 106, 107 FOR DETAILS.
 - AMALGAMATION CONDITIONS REQUIRED FOR CARPARKS - SEE SHEETS 104,106,107 FOR DETAILS.
- SUBDIVISION STAGING:
- THE SUBDIVISION MAY BE STAGED AND THE LOTS COMPLETED IN ANY ORDER PROVIDED EACH LOT IS SERVICED TO COUNCIL'S STANDARD AND DEVELOPMENT CONTRIBUTIONS PAID.

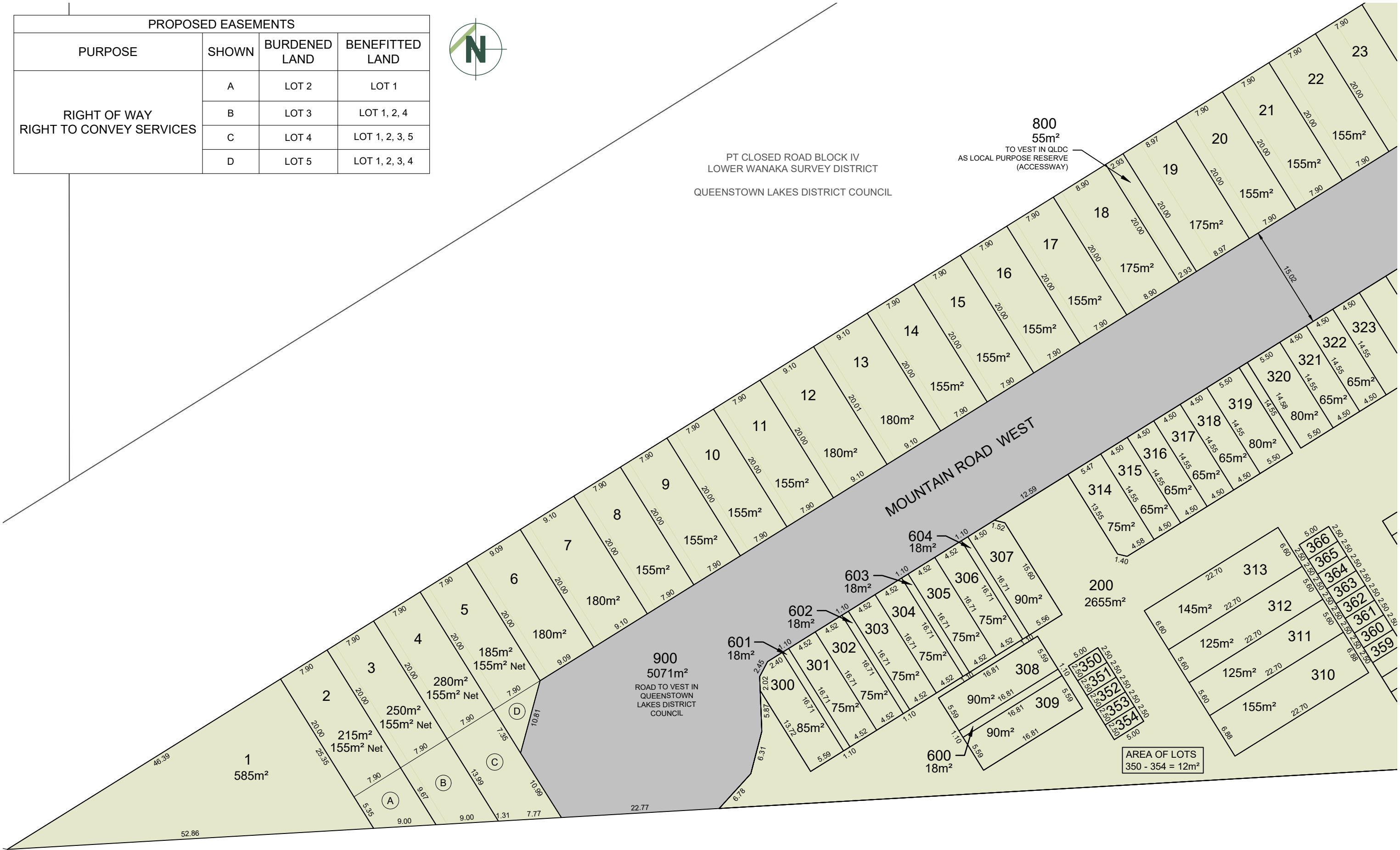
LOT NUMBER ALLOCATION	
LOTS	DESCRIPTION
1 - 62	RESIDENTIAL LOTS
100 - 103	UNIT TITLE OR DEVELOPMENT LOTS
200 - 202	JOINT OWNED ACCESS LOTS
203	TO BE RETAINED BY MT IRON JUNCTION LTD
300 - 333	RESIDENTIAL LOTS WESTERN DEVELOPMENT
350 - 384	RESIDENTIAL LOTS WESTERN DEVELOPMENT CARPARKS
400 - 436	RESIDENTIAL LOTS CENTRAL DEVELOPMENT
450 - 474	RESIDENTIAL LOTS CENTRAL DEVELOPMENT CARPARKS
500 - 534	RESIDENTIAL LOTS EASTERN DEVELOPMENT
550 - 574	RESIDENTIAL LOTS EASTERN DEVELOPMENT CARPARKS
600 - 604	RESIDENTIAL LOTS WESTERN DEVELOPMENT ACCESS LOTS
700 -701	ROAD TO VEST IN HIS MAJESTY THE KING
800 - 807	RESERVES TO VEST IN QUEENSTOWN LAKES DISTRICT COUNCIL
900 - 903	ROAD TO VEST IN QUEENSTOWN LAKES DISTRICT COUNCIL







PROPOSED EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT OF WAY RIGHT TO CONVEY SERVICES	A	LOT 2	LOT 1
	B	LOT 3	LOT 1, 2, 4
	C	LOT 4	LOT 1, 2, 3, 5
	D	LOT 5	LOT 1, 2, 3, 4





PT CLOSED ROAD BLOCK IV
LOWER WANAKA SURVEY DISTRICT
QUEENSTOWN LAKES DISTRICT COUNCIL

800
55m²
TO VEST IN QLDC
AS LOCAL PURPOSE RESERVE
(ACCESSWAY)

902
940m²
ROAD TO VEST IN
QUEENSTOWN
LAKES DISTRICT
COUNCIL

900
5080m²
ROAD TO VEST IN
QUEENSTOWN
LAKES DISTRICT
COUNCIL

PROPOSED AMALGAMATION CONDITIONS - JOINT OWNED ACCESS LOTS

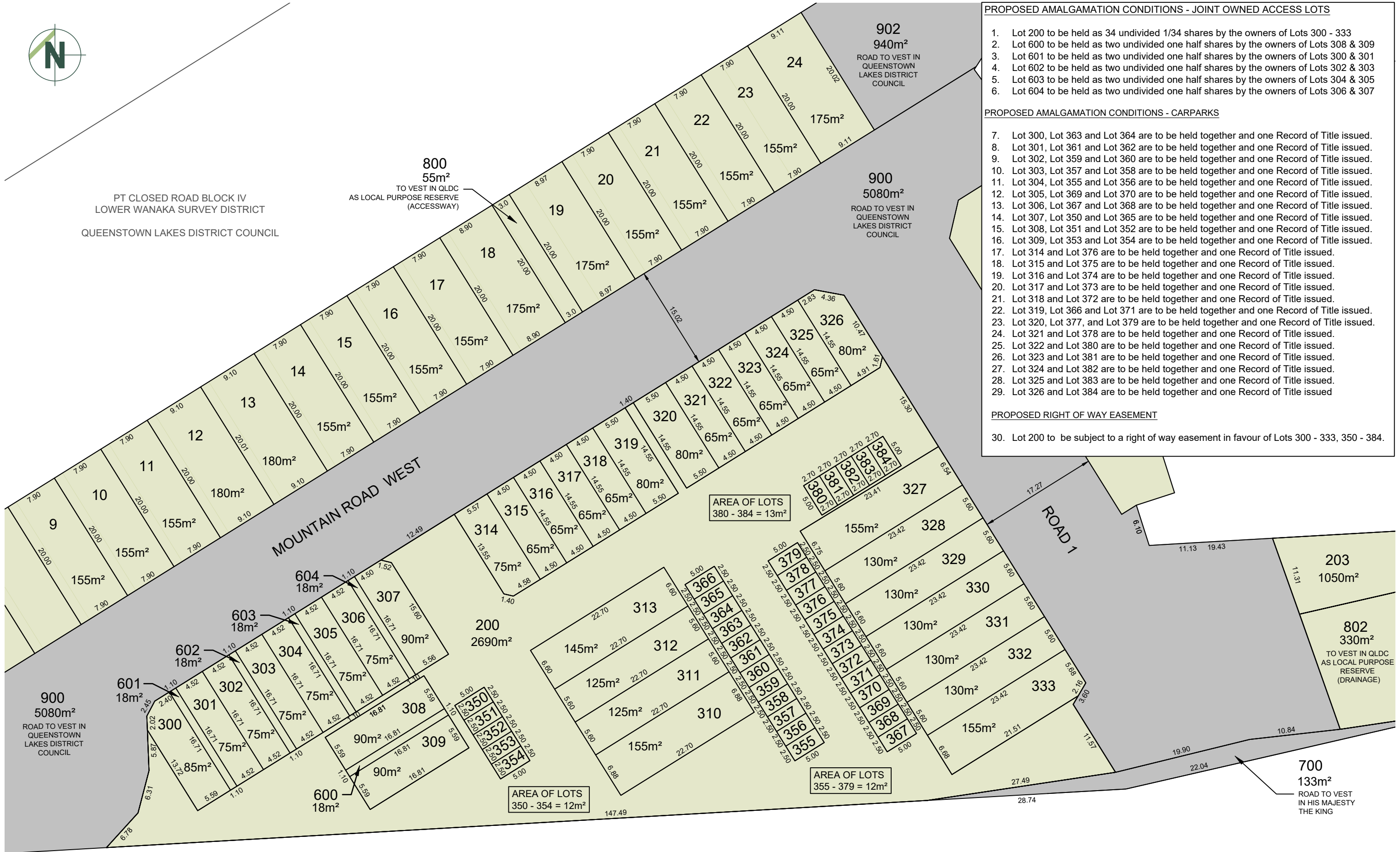
1. Lot 200 to be held as 34 undivided 1/34 shares by the owners of Lots 300 - 333
2. Lot 600 to be held as two undivided one half shares by the owners of Lots 308 & 309
3. Lot 601 to be held as two undivided one half shares by the owners of Lots 300 & 301
4. Lot 602 to be held as two undivided one half shares by the owners of Lots 302 & 303
5. Lot 603 to be held as two undivided one half shares by the owners of Lots 304 & 305
6. Lot 604 to be held as two undivided one half shares by the owners of Lots 306 & 307

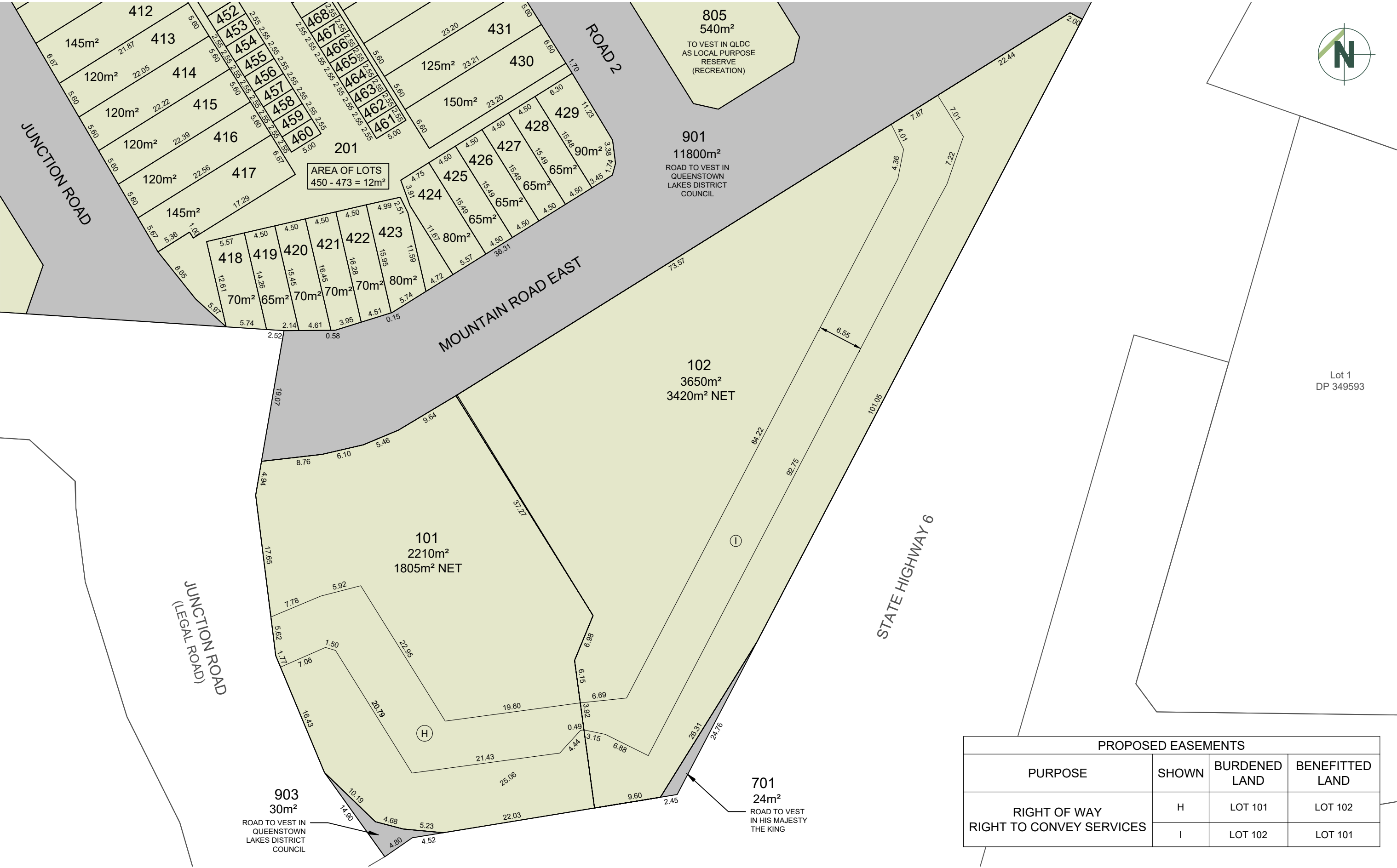
PROPOSED AMALGAMATION CONDITIONS - CARPARKS

7. Lot 300, Lot 363 and Lot 364 are to be held together and one Record of Title issued.
8. Lot 301, Lot 361 and Lot 362 are to be held together and one Record of Title issued.
9. Lot 302, Lot 359 and Lot 360 are to be held together and one Record of Title issued.
10. Lot 303, Lot 357 and Lot 358 are to be held together and one Record of Title issued.
11. Lot 304, Lot 355 and Lot 356 are to be held together and one Record of Title issued.
12. Lot 305, Lot 369 and Lot 370 are to be held together and one Record of Title issued.
13. Lot 306, Lot 367 and Lot 368 are to be held together and one Record of Title issued.
14. Lot 307, Lot 350 and Lot 365 are to be held together and one Record of Title issued.
15. Lot 308, Lot 351 and Lot 352 are to be held together and one Record of Title issued.
16. Lot 309, Lot 353 and Lot 354 are to be held together and one Record of Title issued.
17. Lot 314 and Lot 376 are to be held together and one Record of Title issued.
18. Lot 315 and Lot 375 are to be held together and one Record of Title issued.
19. Lot 316 and Lot 374 are to be held together and one Record of Title issued.
20. Lot 317 and Lot 373 are to be held together and one Record of Title issued.
21. Lot 318 and Lot 372 are to be held together and one Record of Title issued.
22. Lot 319, Lot 366 and Lot 371 are to be held together and one Record of Title issued.
23. Lot 320, Lot 377, and Lot 379 are to be held together and one Record of Title issued.
24. Lot 321 and Lot 378 are to be held together and one Record of Title issued.
25. Lot 322 and Lot 380 are to be held together and one Record of Title issued.
26. Lot 323 and Lot 381 are to be held together and one Record of Title issued.
27. Lot 324 and Lot 382 are to be held together and one Record of Title issued.
28. Lot 325 and Lot 383 are to be held together and one Record of Title issued.
29. Lot 326 and Lot 384 are to be held together and one Record of Title issued

PROPOSED RIGHT OF WAY EASEMENT

30. Lot 200 to be subject to a right of way easement in favour of Lots 300 - 333, 350 - 384.







MOUNT IRON
LOT 2 DP 21892
CROWN LAND

PT CLOSED ROAD BLOCK IV
LOWER WANAKA SURVEY DISTRICT
QUEENSTOWN LAKES
DISTRICT COUNCIL

PROPOSED AMALGAMATION CONDITION - JOIINT OWNED ACCESS LOT

1. Lot 201 to be held as 37 undivided 1/37 shares by the owners of Lots 400 - 436.

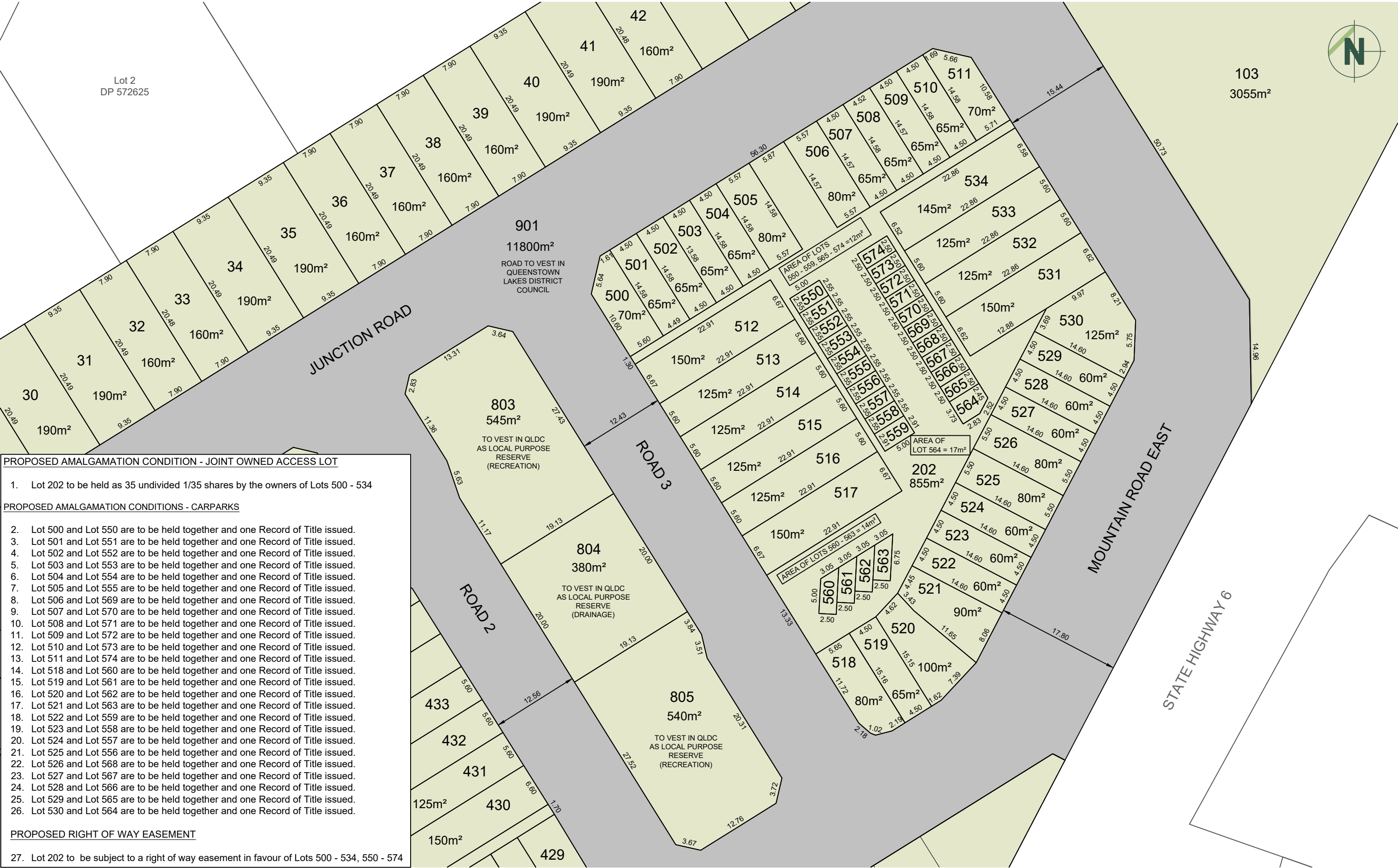
PROPOSED AMALGAMATION CONDITIONS - CARPARKS

2. Lot 400 and Lot 454 are to be held together and one Record of Title issued.
3. Lot 401 and Lot 453 are to be held together and one Record of Title issued.
4. Lot 402 and Lot 452 are to be held together and one Record of Title issued.
5. Lot 403 and Lot 451 are to be held together and one Record of Title issued.
6. Lot 404 and Lot 450 are to be held together and one Record of Title issued.
7. Lot 405 and Lot 473 and 474 are to be held together and one Record of Title issued.
8. Lot 406 and Lot 472 are to be held together and one Record of Title issued.
9. Lot 407 and Lot 471 are to be held together and one Record of Title issued.
10. Lot 408 and Lot 470 are to be held together and one Record of Title issued.
11. Lot 409 and Lot 469 are to be held together and one Record of Title issued.
12. Lot 410 and Lot 468 are to be held together and one Record of Title issued.
13. Lot 411 and Lot 467 are to be held together and one Record of Title issued.
14. Lot 418 and Lot 460 are to be held together and one Record of Title issued.
15. Lot 419 and Lot 459 are to be held together and one Record of Title issued.
16. Lot 420 and Lot 458 are to be held together and one Record of Title issued.
17. Lot 421 and Lot 457 are to be held together and one Record of Title issued.
18. Lot 422 and Lot 456 are to be held together and one Record of Title issued.
19. Lot 423 and Lot 455 are to be held together and one Record of Title issued.
20. Lot 424 and Lot 466 are to be held together and one Record of Title issued.
21. Lot 425 and Lot 465 are to be held together and one Record of Title issued.
22. Lot 426 and Lot 464 are to be held together and one Record of Title issued.
23. Lot 427 and Lot 463 are to be held together and one Record of Title issued.
24. Lot 428 and Lot 462 are to be held together and one Record of Title issued.
25. Lot 429 and Lot 461 are to be held together and one Record of Title issued.

PROPOSED RIGHT OF WAY EASEMENT

24. Lot 201 to be subject to a right of way easement in favour of Lots 400 - 436, 450-474.





PROPOSED AMALGAMATION CONDITION - JOINT OWNED ACCESS LOT

1. Lot 202 to be held as 35 undivided 1/35 shares by the owners of Lots 500 - 534

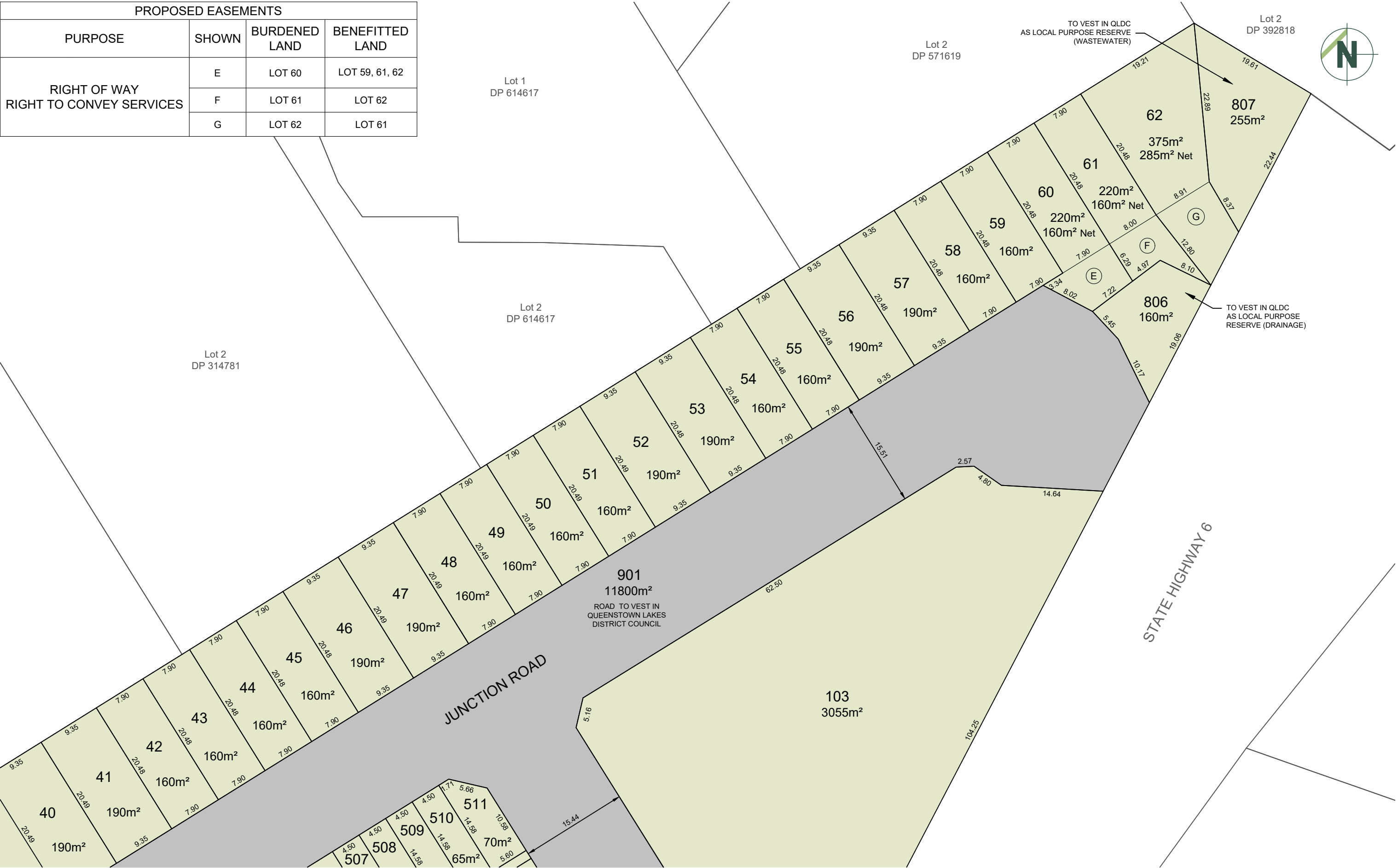
PROPOSED AMALGAMATION CONDITIONS - CARPARKS

2. Lot 500 and Lot 550 are to be held together and one Record of Title issued.
3. Lot 501 and Lot 551 are to be held together and one Record of Title issued.
4. Lot 502 and Lot 552 are to be held together and one Record of Title issued.
5. Lot 503 and Lot 553 are to be held together and one Record of Title issued.
6. Lot 504 and Lot 554 are to be held together and one Record of Title issued.
7. Lot 505 and Lot 555 are to be held together and one Record of Title issued.
8. Lot 506 and Lot 569 are to be held together and one Record of Title issued.
9. Lot 507 and Lot 570 are to be held together and one Record of Title issued.
10. Lot 508 and Lot 571 are to be held together and one Record of Title issued.
11. Lot 509 and Lot 572 are to be held together and one Record of Title issued.
12. Lot 510 and Lot 573 are to be held together and one Record of Title issued.
13. Lot 511 and Lot 574 are to be held together and one Record of Title issued.
14. Lot 518 and Lot 560 are to be held together and one Record of Title issued.
15. Lot 519 and Lot 561 are to be held together and one Record of Title issued.
16. Lot 520 and Lot 562 are to be held together and one Record of Title issued.
17. Lot 521 and Lot 563 are to be held together and one Record of Title issued.
18. Lot 522 and Lot 559 are to be held together and one Record of Title issued.
19. Lot 523 and Lot 558 are to be held together and one Record of Title issued.
20. Lot 524 and Lot 557 are to be held together and one Record of Title issued.
21. Lot 525 and Lot 556 are to be held together and one Record of Title issued.
22. Lot 526 and Lot 568 are to be held together and one Record of Title issued.
23. Lot 527 and Lot 567 are to be held together and one Record of Title issued.
24. Lot 528 and Lot 566 are to be held together and one Record of Title issued.
25. Lot 529 and Lot 565 are to be held together and one Record of Title issued.
26. Lot 530 and Lot 564 are to be held together and one Record of Title issued.

PROPOSED RIGHT OF WAY EASEMENT

27. Lot 202 to be subject to a right of way easement in favour of Lots 500 - 534, 550 - 574

PROPOSED EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT OF WAY RIGHT TO CONVEY SERVICES	E	LOT 60	LOT 59, 61, 62
	F	LOT 61	LOT 62
	G	LOT 62	LOT 61



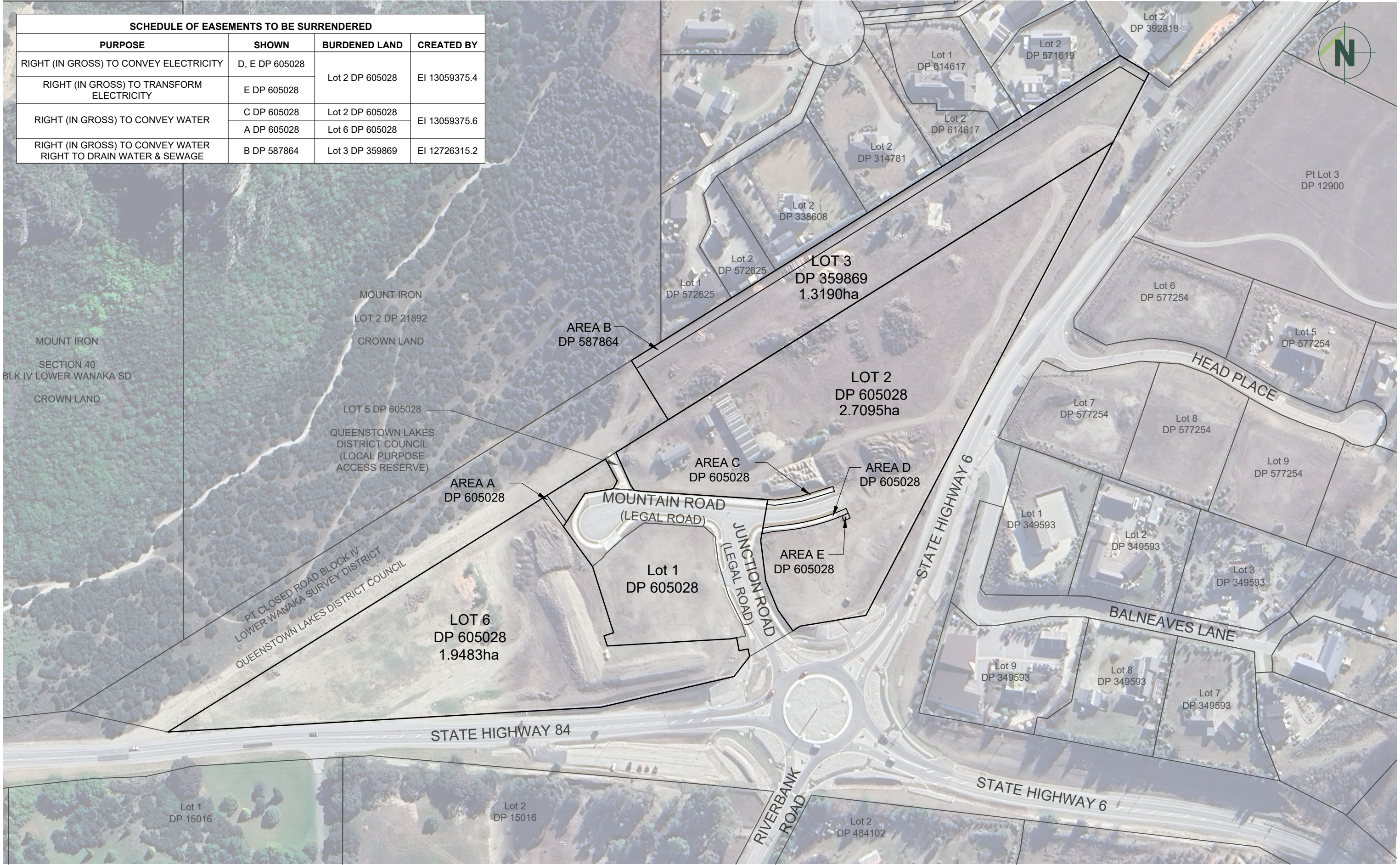
CLIENT
MT IRON JUNCTION LTD

DRAWING TITLE
SUBDIVISION OF
LOT 2 & 6 DP 605028, & LOT 3 DP 359869

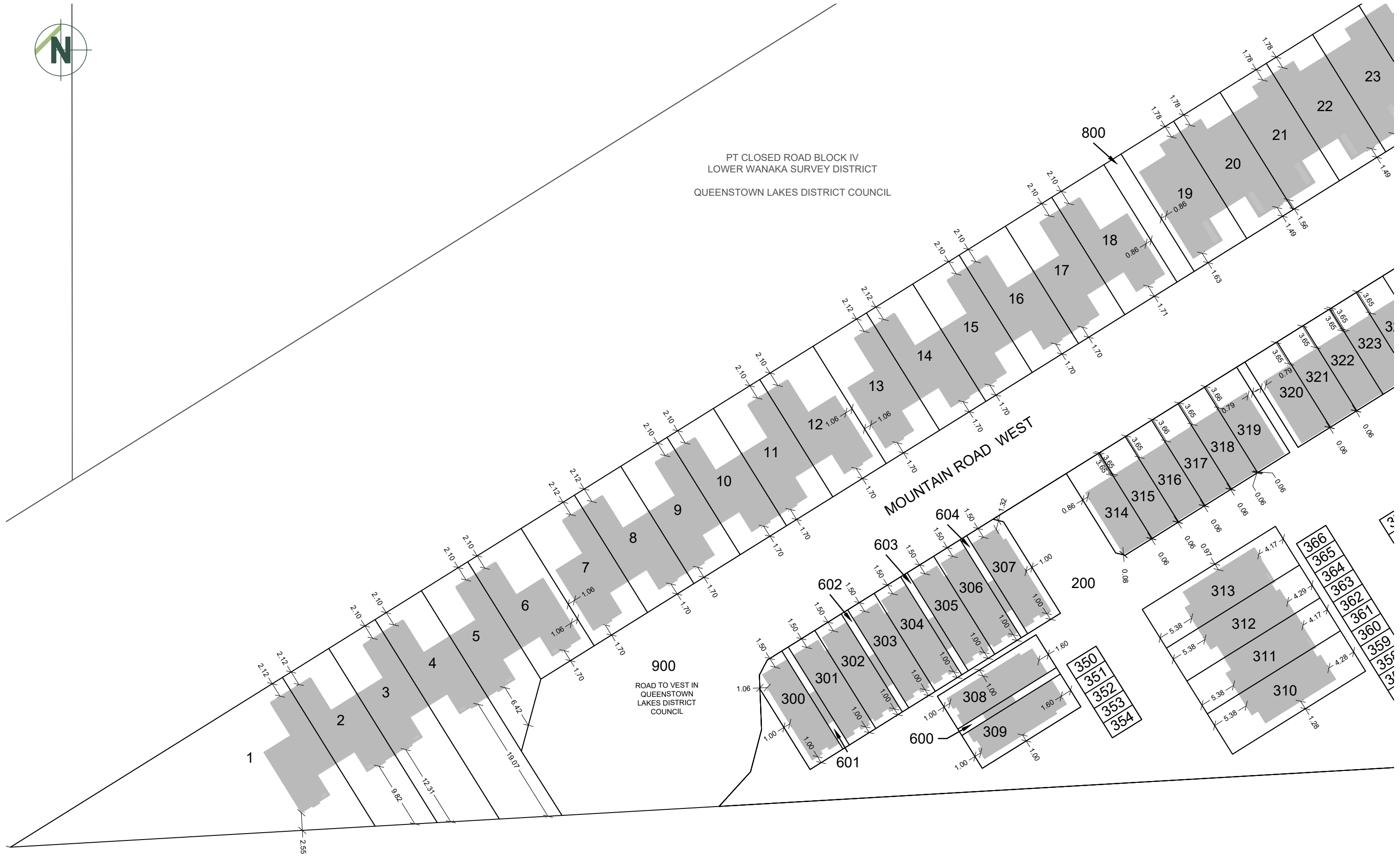
LAYOUT 108

DATUM INFORMATION	REV	DRAWN	DATE	NOTE
COORDINATE SYSTEM	-	6	DTLB	23.06.2026 Update to Lot 203 description.
	-	7	DTLB	20.07.2026 Update to Building Setbacks.
DATUM	-	8	SS/DTLB	20.07.2026 Add Road to Vest / Building setbacks.
ORIGIN OF COORDINATES	-	9	DTLB	27.08.2026 Update to Lot 700, 701 areas.
ORIGIN OF LEVELS	-	STATUS	FOR CONSENT	

SURVEYED	-	PROJECT	P240103
DESIGNED	-	DRAWING NO	002
DRAWN	DTLB	SHEET	108
REVIEWED	KMB	REVISION	9
APPROVED	DLW	SCALE (A3)	1:500
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SCHEDULE OF EASEMENTS TO BE SURRENDERED			
PURPOSE	SHOWN	BURDENED LAND	CREATED BY
RIGHT (IN GROSS) TO CONVEY ELECTRICITY	D, E DP 605028	Lot 2 DP 605028	EI 13059375.4
RIGHT (IN GROSS) TO TRANSFORM ELECTRICITY	E DP 605028		
RIGHT (IN GROSS) TO CONVEY WATER	C DP 605028	Lot 2 DP 605028	EI 13059375.6
	A DP 605028	Lot 6 DP 605028	
RIGHT (IN GROSS) TO CONVEY WATER RIGHT TO DRAIN WATER & SEWAGE	B DP 587864	Lot 3 DP 359869	EI 12726315.2





PT CLOSED ROAD BLOCK IV
LOWER WANAKA SURVEY DISTRICT
QUEENSTOWN LAKES DISTRICT COUNCIL

ROAD TO VEST IN
QUEENSTOWN
LAKES DISTRICT
COUNCIL

801
TO VEST IN QLDC AS
LOCAL PURPOSE
RESERVE
(RECREATION)

900
ROAD TO VEST IN
QUEENSTOWN
LAKES DISTRICT
COUNCIL



patersons.
Land Professionals

CLIENT
MT IRON JUNCTION LTD

DRAWING TITLE
**SUBDIVISION OF
LOT 2 & 6 DP 605028, & LOT 3 DP 359869**

BUILDING SETBACKS - LAYOUT 121

DATUM INFORMATION
COORDINATE SYSTEM

DATUM
ORIGIN OF COORDINATES
ORIGIN OF LEVELS

REV	DRAWN	DATE	NOTE
-	6	DTLB	23.06.2026 Update to Lot 203 description.
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-	9	DTLB	27.08.2026 Update to Lot 700, 701 areas.
-	STATUS		FOR CONSENT

SURVEYED	-
DESIGNED	-
DRAWN	DTLB 07.11.25
REVIEWED	KMB 16.02.26
APPROVED	DLW 16.02.26
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PROJECT	P240103
DRAWING NO	002
SHEET	121
REVISION	9
SCALE (A3)	1:500





MOUNT IRON
LOT 2 DP 21892
CROWN LAND

PT CLOSED ROAD BLOCK IV
LOWER WANAKA SURVEY DISTRICT

QUEENSTOWN LAKES
DISTRICT COUNCIL

LOT 5 DP 605028
QUEENSTOWN LAKES DISTRICT COUNCIL
(LOCAL PURPOSE ACCESS RESERVE)

902

ROAD TO VEST IN
QUEENSTOWN
LAKES DISTRICT
COUNCIL

MOUNTAIN ROAD
(LEGAL ROAD)

JUNCTION ROAD

901

ROAD TO VEST IN
QUEENSTOWN
LAKES DISTRICT
COUNCIL

803

TO VEST IN QLDC AS
LOCAL PURPOSE
RESERVE
(RECREATION)

ROAD 3

804

TO VEST IN QLDC AS
LOCAL PURPOSE
RESERVE
(DRAINAGE)

805

TO VEST IN QLDC AS
LOCAL PURPOSE
RESERVE
(RECREATION)

901

ROAD TO VEST IN
QUEENSTOWN
LAKES DISTRICT
COUNCIL

MOUNTAIN ROAD EAST

102

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CLIENT

MT IRON JUNCTION LTD

DRAWING TITLE

SUBDIVISION OF
LOT 2 & 6 DP 605028, & LOT 3 DP 359869

BUILDING SETBACKS - LAYOUT 123

DATUM INFORMATION

COORDINATE SYSTEM

DATUM

ORIGIN OF COORDINATES

ORIGIN OF LEVELS

REV

DRAWN

DATE

NOTE

-	6	DTLB	23.06.2026	Update to Lot 203 description.
-	7	DTLB	20.07.2026	Update to Building Setbacks.
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-	STATUS			FOR CONSENT

SURVEYED

DESIGNED

DRAWN

REVIEWED

APPROVED

© Paterson Pitts Limited Partnership

-

-

DTLB

KMB

DLW

PROJECT

DRAWING NO

SHEET

REVISION

SCALE (A3)

P240103

002

123

9

1:500



