NOTES:
- All roads to vest as legal road in the Central Otago District Council

AREAS AA-BR subject to Covenants

SUPER LOTS - See Sheet 6 Diagram A

SUPER LOTS - See Sheet 6 Diagram B

SUPER LOTS - See Sheet 6 Diagram C

Sheet 4

Sheet 5

Sheet 2

Sheet 3

LUGGATE - CROMWELL ROAD

A

B

C

Lake Dunstan
(Te Wairere)

N

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SCHEME PLAN- OVERVIEW - SHEET 1 OF 8
PARKBURN DEVELOPMENT PROJECT
922 LUGGATE - CROMWELL ROAD

Rev.	Date	Revision Details	By
A	16.09.26	Road Widths updated	SLM
B	23.10.26	All Road Widths updated to CODC Standard	SLM

Designed	Date	Job No.	Drawing No.
TJ	02.26	24113	100_01
Drawn	Date	Scale	
SLM	12.06.26	1:5000@ A3	
Checked	Date	Datum & Level	Rev.
NKA	12.06.26	LP 2000	B

NOTES:
- All roads to vest as legal road in the Central Otago District Council
AREAS AA-AS subject to Covenants
SUPER LOTS - See sheet 6 Diagram B
SUPER LOTS - See sheet 6 Diagram C

N

LUGGATE - CROMWELL ROAD

Sheet 4 adjoining

ROAD 22 — 16M LEGAL WIDTH — ROAD 22

ROAD 7 — ROAD 30 — ROAD 29 — ROAD 2 — ROAD 10

3011 1.28ha — 3010 1.84ha — 3009 0.49ha — 3005 2.17ha — 3004 2.86ha — 3003 1.29ha — 3000 1.52ha — 3001 1.45ha

2011 1917m² — 2010 10440m² — 2009 17512m² — 2008 3691m²

ROAD 1 — 20M LEGAL WIDTH — ROAD 1

ROAD 5 — ROAD 16 — ROAD 15 — ROAD 2 — ROAD 14 — ROAD 13 — ROAD 5 (18M)

18M LEGAL WIDTH — 20M LEGAL WIDTH

2012 4415m² — 2018 3885m² — 2001 903m² — 2000 670m² — 4000 615m² — 4001 405m² — 4003 215m² — 4004 215m²

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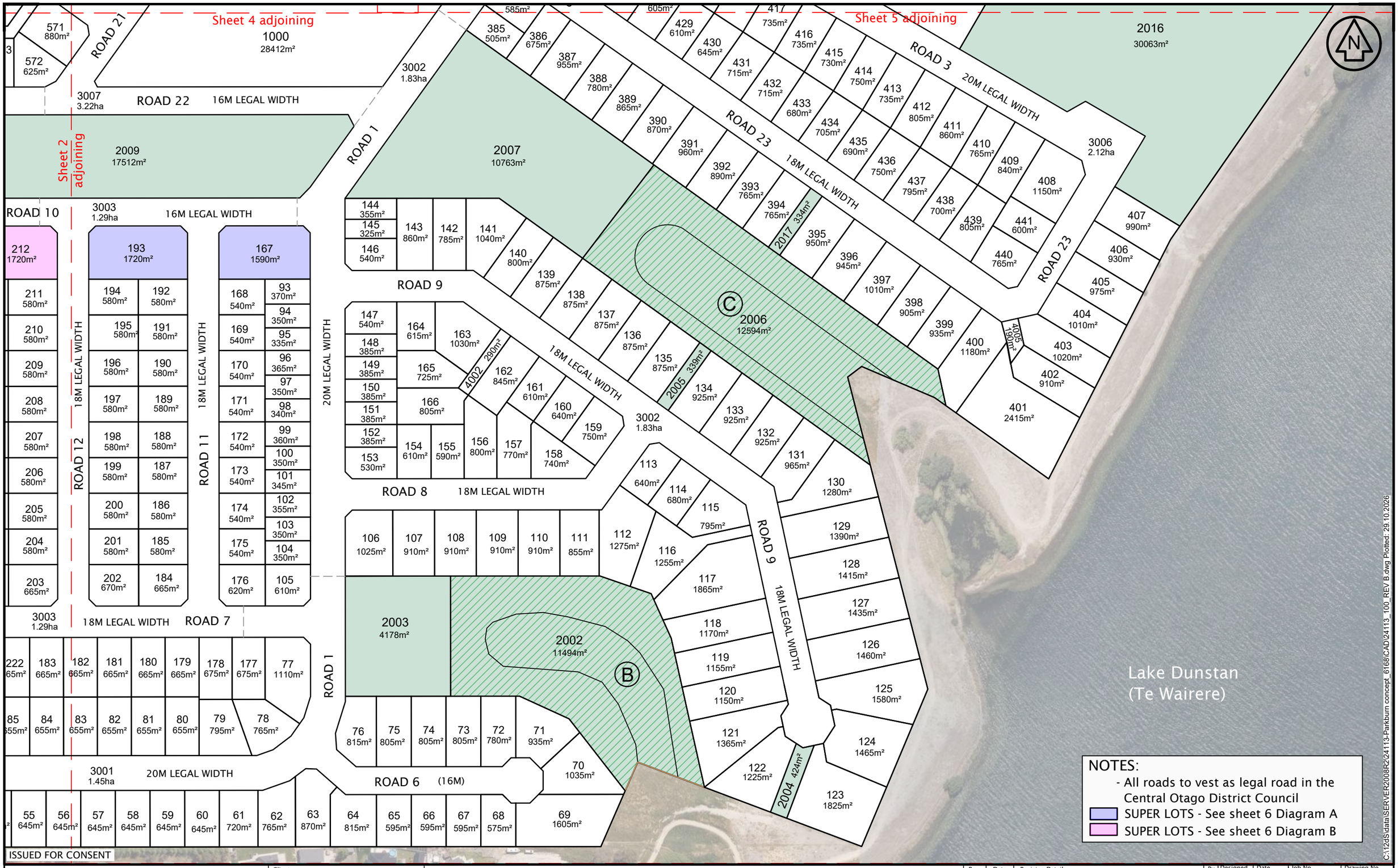
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SCHEME PLAN - SHEET 2 OF 8
PARKBURN DEVELOPMENT PROJECT
922 LUGGATE - CROMWELL ROAD

Rev.	Date	Revision Details	By
A	16.09.26	Road Widths updated	SLM
B	23.10.26	All Road Widths updated to CODC Standard	SLM

Designed	Date	Job No.	Drawing No.
TJ	02.26	24113	100_02
Drawn	Date	Scale	
SLM	12.06.26	1:2000 @ A3	
Checked	Date	Datum & Level	Rev.
NKA	12.06.26	LP 2000	B

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SCHEME PLAN - SHEET 3 OF 8
PARKBURN DEVELOPMENT PROJECT
922 LUGGATE - CROMWELL ROAD

Rev.	Date	Revision Details	By
A	16.09.26	Road Widths updated	SLM
B	23.10.26	All Road Widths updated to CODC Standard	SLM

Designed: TJ	Date: 02.26	Job No.: 24113	Drawing No.: 100_03
Drawn: SLM	Date: 12.06.26	Scale: 1:2000 @ A3	
Checked: NKA	Date: 12.06.26	Datum & Level: LP 2000	Rev.: B

NOTES:
- All roads to vest as legal road in the Central Otago District Council
- AREAS AT-BJ and BS subject to Covenants
- AREA BJ subject to a consent notice

LUGGATE - CROMWELL ROAD

ROAD 2 (20M)
ROAD 3 20M LEGAL WIDTH
ROAD 17 (16M)
ROAD 31
18M LEGAL WIDTH
ROAD 18 (18M)
ROAD 32 (18M)
ROAD 33 (18M)
ROAD 19 (18M)
ROAD 7
ROAD 29
ROAD 30 18M LEGAL WIDTH
ROAD 24
ROAD 2
ROAD 28 (18M)
ROAD 27
ROAD 26
ROAD 25
ROAD 21
20M LEGAL WIDTH
18M LEGAL WIDTH

BS 1213m² | 2019 1611m² | 2020 2207m² | 2021 2330m²

BJ 3985m² | 2014 1848m² | 10

713 4870m² 885m² Net | 714 590m² | 715 590m² | 716 590m² | 717 920m² | 718 795m² | 719 625m² | 720 700m² | 721 600m² | 722 580m² | 712 815m² | 480 600m² | 479 605m² | 4006 400m² | 483 1085m² | 482 650m² | 481 655m² | 3012 0.14ha | 4014 280m² | 478 770m² | 477 545m² | 476 575m² | 475 630m² | 3013 0.18ha | 3014 0.65ha | 3007 3.22ha

726 715m² | 728 700m² | 727 550m² | 725 580m² | 729 580m² | 724 580m² | 730 580m² | 723 580m² | 731 925m² | 474 780m² | 732 620m² | 733 565m² | 734 590m² | 473 645m² | 472 650m² | 471 570m² | 470 590m²

749 550m² | 750 550m² | 751 550m² | 752 550m² | 753 550m² | 754 550m² | 755 550m² | 756 550m² | 757 550m² | 758 550m² | 759 550m²

745 1000m² | 746 490m² | 747 480m² | 744 640m² | 743 480m² | 742 525m² | 741 435m² | 740 510m² | 739 470m² | 748 980m² | 762 615m² | 763 785m² | 764 750m² | 765 685m² | 766 670m²

775 655m² | 776 595m² | 777 655m² | 774 555m² | 778 560m² | 773 515m² | 779 520m² | 772 580m² | 780 570m² | 771 835m² | 782 660m² | 781 630m² | 783 850m² | 3015 1.80ha | 2022 2528m²

799 605m² | 798 555m² | 797 540m² | 796 540m² | 795 600m² | 794 825m² | 793 665m²

735 645m² | 736 560m² | 737 560m² | 738 560m² | 767 560m² | 768 560m² | 769 565m² | 770 680m² | 469 540m² | 468 455m² | 467 455m² | 466 455m² | 465 455m² | 464 455m² | 463 455m² | 462 455m² | 461 455m² | 460 550m²

784 680m² | 785 620m² | 786 595m² | 787 640m² | 788 670m² | 459 540m² | 458 480m² | 457 480m² | 456 480m² | 455 480m² | 454 480m² | 453 480m² | 452 480m²

484 1155m² 845m² Net | 4007 525m² | 485 665m² | 486 665m² | 487 665m² | 488 835m² | 489 825m² | 490 850m² | 491 950m² | 492 995m² | 614 1170m² | 2013 488m² | BI 310m² | 709 900m² | 710 820m² | 711 700m² | 618 700m² | 617 695m² | 616 690m² | 615 710m² | BH 1055m² | 708 2200m² 1145m² Net | BG 685m² | 707 1520m² 835m² Net | BF 815m² | 706 1745m² 930m² Net | BE 755m² | 705 1590m² 835m² Net | BD 780m² | 704 1615m² 835m² Net | BC 795m² | 703 1630m² 835m² Net | BB 800m² | 702 1635m² 835m² Net | BA 800m² | 701 1635m² 835m² Net | AZ 795m² | 700 1630m² 835m² Net | AY 795m² | 699 1630m² 835m² Net | AX 795m² | 698 1630m² 835m² Net | AW 795m² | 697 1630m² 835m² Net | AV 795m² | 696 1630m² 835m² Net | AU 795m² | 695 1630m² 835m² Net | AT 795m² | 694 1630m² | 685 980m² | 677 585m² | 678 585m² | 679 525m² | 680 620m² | 681 565m² | 682 570m² | 683 655m² | 684 765m² | 2018 386.5m² | 70

493 745m² | 494 630m² | 495 550m² | 496 530m² | 497 555m² | 498 635m² | 608 610m² | 607 780m² | 609 617m² | 610 580m² | 611 610m² | 613 534m² | 612 572m² | 606 620m² | 605 685m² | 603 1685m² | 4009 465m² | 604 660m² | 558 570m² | 559 555m² | 602 1080m² | 560 535m² | 601 865m² | 561 600m² | 600 700m² | 562 570m² | 599 740m² | 563 775m² | 3010 1.84ha

499 525m² | 500 520m² | 501 525m² | 557 590m² | 556 590m² | 542 590m² | 555 590m² | 543 590m² | 554 590m² | 544 590m² | 553 590m² | 545 590m² | 552 590m² | 546 590m² | 551 590m² | 547 590m² | 550 600m² | 548 590m² | 549 600m² | 3008 1.46ha

541 590m² | 526 590m² | 540 590m² | 539 590m² | 527 590m² | 538 590m² | 528 590m² | 537 590m² | 529 590m² | 536 590m² | 530 590m² | 535 590m² | 531 590m² | 534 600m² | 532 590m² | 533 600m² | 2015 2025m² | 1000 28412m²

502 525m² | 503 445m² | 504 540m² | 525 570m² | 505 515m² | 524 490m² | 506 365m² | 523 490m² | 507 365m² | 522 490m² | 508 365m² | 521 490m² | 509 365m² | 520 490m² | 510 365m² | 519 490m² | 511 365m² | 518 490m² | 512 365m² | 517 555m² | 513 365m² | 514 365m² | 515 365m² | 516 490m²

661 720m² | 662 675m² | 660 565m² | 663 570m² | 659 560m² | 664 735m² | 658 560m² | 665 770m² | 657 560m² | 666 480m² | 667 410m² | 668 410m² | 656 500m² | 622 570m² | 621 610m² | 620 665m² | 619 775m² | 623 690m² | 632 720m² | 624 665m² | 631 670m² | 625 640m² | 630 645m² | 626 610m² | 629 600m² | 627 505m² | 628 510m² | 3011 1.28ha

681 565m² | 682 570m² | 680 620m² | 683 655m² | 679 525m² | 684 765m² | 678 585m² | 677 585m² | 670 595m² | 669 600m² | 655 595m² | 671 610m² | 654 610m² | 672 610m² | 653 610m² | 673 610m² | 652 610m² | 674 610m² | 651 610m² | 648 565m² | 633 630m² | 647 565m² | 634 625m² | 646 465m² | 635 515m² | 645 465m² | 636 515m² | 644 465m² | 637 515m² | 643 565m² | 638 625m² | 3009 0.49ha

598 935m² | 564 810m² | 565 845m² | 597 665m² | 595 690m² | 566 735m² | 596 655m² | 594 775m² | 567 810m² | 568 770m² | 587 635m² | 588 595m² | 589 595m² | 590 595m² | 591 595m² | 592 595m² | 593 665m² | 569 610m² | 570 1060m²

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Sheet 2 adjoining
Sheet 3 adjoining
Sheet 5 adjoining

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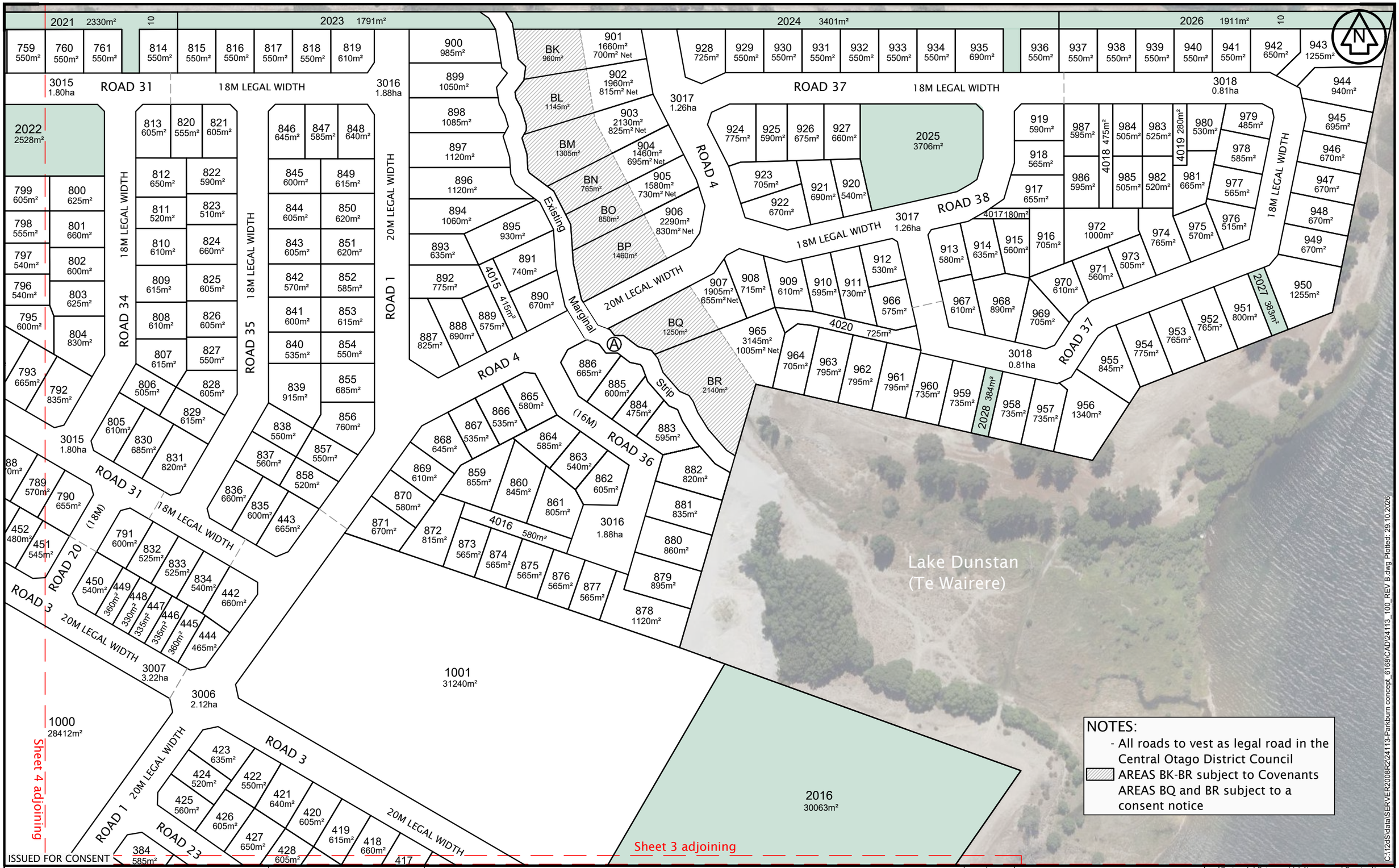
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SCHEME PLAN - SHEET 4 OF 8
PARKBURN DEVELOPMENT PROJECT
922 LUGGATE - CROMWELL ROAD

Rev.	Date	Revision Details	By
A	16.09.26	Road Widths updated	SLM
B	23.10.26	All Road Widths updated to CODC Standard	SLM

Designed	Date	Job No.	Drawing No.
TJ	02.26	24113	100_04
Drawn	Date	Scale	
SLM	12.06.26	1:2000 @ A3	
Checked	Date	Datum & Level	Rev.
NKA	12.06.26	LP 2000	B



NOTES:
- All roads to vest as legal road in the Central Otago District Council
- AREAS BK-BR subject to Covenants
- AREAS BQ and BR subject to a consent notice

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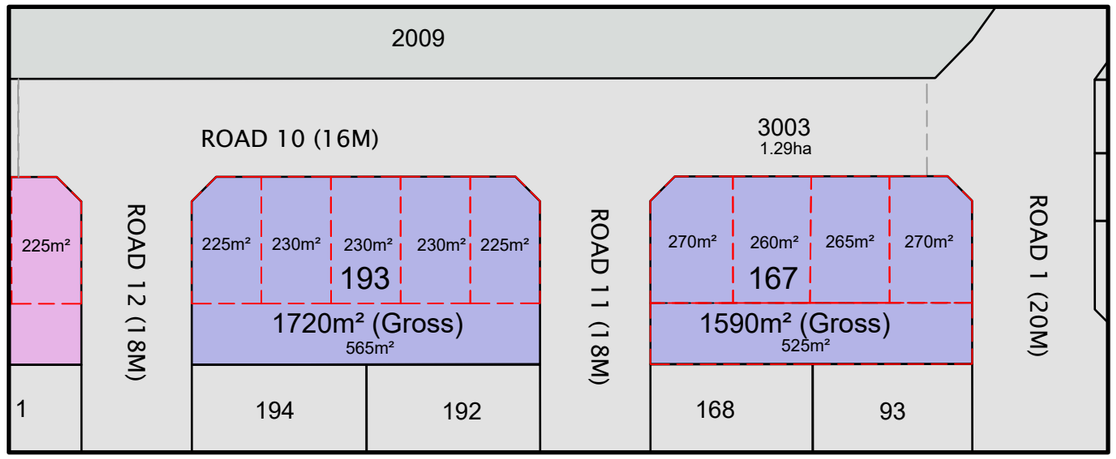
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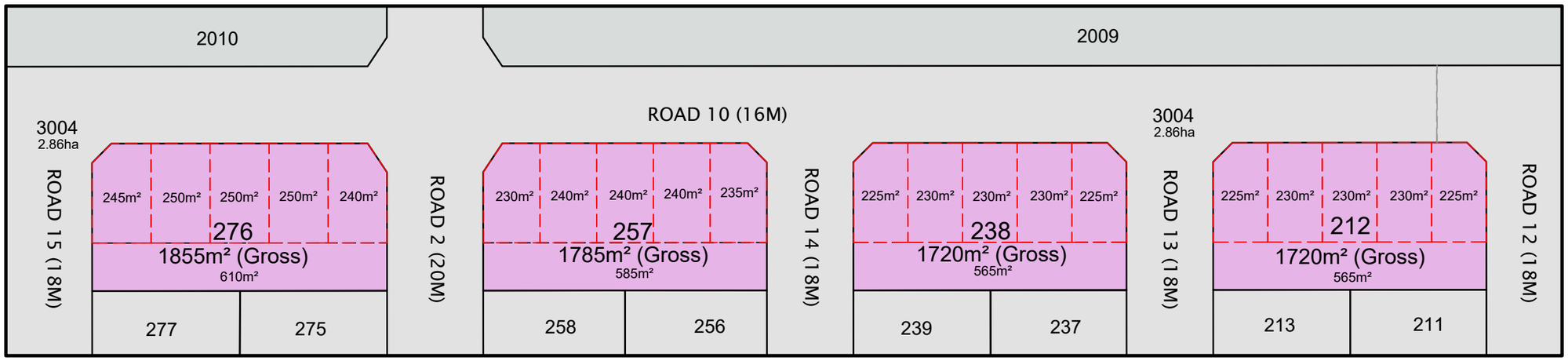
SCHEME PLAN - SHEET 5 OF 8
PARKBURN DEVELOPMENT PROJECT
922 LUGGATE - CROMWELL ROAD

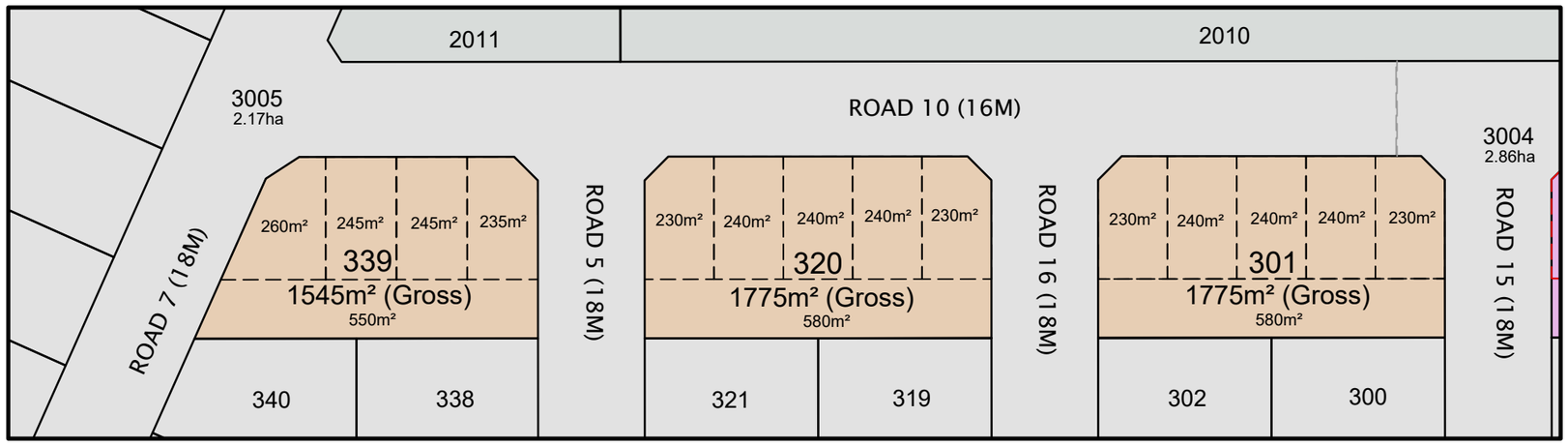
Rev.	Date	Revision Details	By
A	16.09.26	Road Widths updated	SLM
B	23.10.26	All Road Widths updated to CODC Standard	SLM

Designed	Date	Job No.	Drawing No.		
TJ	02.26	24113	100_05		
Drawn	Date	Scale			
SLM	12.06.26	1:2000 @ A3			
Checked	Date	Datum & Level	Rev.		
NKA	12.06.26	LP 2000	B		

NOTES:
- All roads to vest as legal road in the Central Otago District Council
- SUPER LOTS - STAGE 3 - Diagram A
- SUPER LOTS - STAGE 4 - Diagram B
- SUPER LOTS - STAGE 5- Diagram C







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SUPER LOT DIAGRAMS - SHEET 6 OF 8
PARKBURN DEVELOPMENT PROJECT
922 LUGGATE - CROMWELL ROAD

Rev.	Date	Revision Details	By
A	16.09.26	Road Widths updated	SLM
B	23.10.26	All Road Widths updated to CODC Standard	SLM

Designed	Date	Job No.	Drawing No.
TJ	02.26	24113	100_06
Drawn	Date	Scale	
SLM	12.06.26	1:1000 @ A3	
Checked	Date	Datum & Level	Rev.
NKA	12.06.26	LP 2000	B

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RESERVES TO VEST IN CENTRAL OTAGO DISTRICT COUNCIL

PURPOSE	LOT	AREA
Recreation Reserve	2003	4178m²
	2008	3691m²
	2011	1917m²
	2015	2025m²
	2022	2528m²
	2016	30063m²
	2025	3706m²
Local Purpose (Esplanade)	2002	11494m²
	2006	12594m²
Local Purpose (Drainage and Utility)	2007	10763m²
Local Purpose (Drainage and Walkway)	2009	17512m²
	2010	10440m²
Local Purpose (Walkway)	2000	670m²
	2001	903m²
	2012	4415m²
	2018	3865m²
	2013	488m²
	2014	1848m²
	2019	1611m²
	2020	2207m²
	2021	2330m²
	2023	1791m²
	2024	3401m²
	2026	1911m²
	2027	383m²
	2028	384m²
	2017	334m²
	2005	339m²
	2004	424m²

LAND USE SCHEDULE

PURPOSE	LOT	AREA
Commercial	1000	28412m²
School	1001	31240m²

Notes:
Area "A" is an existing Marginal Strip
Lot 2007 will encompass the:
- Wastewater pump station & associated storage
- Open space irrigation pump station & intake
- Boat ramp & associated parking

Lots 2020, 2021, 2023, 2024 & 2026 will be incorporated into the adjoining residential lots if the land to the north (HWR) obtains a residential zoning.

PROPOSED EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND	GRANTEE
Right to Store water	B	LOT 2002	CONTACT ENERGY LIMITED
	C	LOT 2006	

AMALGAMATION OF LEGAL ACCESS LOTS

LOT	OWNERS
4000	UNDIVIDED ONE-QUARTER SHARES BY THE OWNERS OF LOTS 1 - 4
4001	UNDIVIDED ONE-THIRD SHARES BY THE OWNERS OF LOTS 40, 41 & 42
4002	UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 165 & 166
4003	UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 347 & 348
4004	UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 343 & 344
4005	UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 401 & 402
4006	UNDIVIDED ONE-THIRD SHARES BY THE OWNERS OF LOTS 480, 482, 483
4007	UNDIVIDED ONE-QUARTER SHARES BY THE OWNERS OF LOTS 484 - 487
4008	UNDIVIDED ONE-FIFTEENTH SHARES BY THE OWNERS OF LOTS 572 - 586
4009	UNDIVIDED ONE-QUARTER SHARES BY THE OWNERS OF LOTS 603 & 609 - 611
4010	UNDIVIDED ONE-QUARTER SHARES BY THE OWNERS OF LOTS 639 - 642
4011	UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 649 & 676
4012	UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 675 & 676
4013	UNDIVIDED ONE-FIFTH SHARES BY THE OWNERS OF LOTS 686 - 690
4014	UNDIVIDED ONE-THIRD SHARES BY THE OWNERS OF LOTS 716, 717 & 721
4015	UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 891 & 895
4016	UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOTS 859, 860 & 872 - 875
4017	UNDIVIDED ONE-THIRD SHARES BY THE OWNERS OF LOTS 915, 916 & 917
4018	UNDIVIDED ONE-THIRD SHARES BY THE OWNERS OF LOTS 972, 985 & 986
4019	UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 981 & 982
4020	UNDIVIDED ONE-FIFTH SHARES BY THE OWNERS OF LOTS 961-965

ROADING SCHEDULE

STAGE	ROAD No.	WIDTH
1A,1B,2,6,13	Road 1	20m
1B,4,7,8,9,11	Road 2	20m
6,7	Road 3	20m
13, 14	Road 4	20m
1A,5	Road 5	18m
1B	Road 6	16m
1B,3,4,5,10,9	Road 7	18m
2	Road 8	18m
2	Road 9	18m
3,4,5	Road 10	16m
3	Road 11	18m
3	Road 12	18m
4	Road 13	18m
4	Road 14	18m
4	Road 15	18m
5	Road 16	18m
7,11	Road 17	16m
7,11	Road 18	18m
7,12	Road 19	18m
7,12	Road 20	18m
7	Road 21	18m
7,8,9,10	Road 22	16m
6	Road 23	18m
7,8,9,10	Road 24	18m
7,8	Road 25	18m
7,8	Road 26	18m
7,8	Road 27	18m
8,9	Road 28	18m
9	Road 29	18m
10	Road 30	18m
6,11,12,13	Road 31	18m
12	Road 32	18m
12	Road 33	18m
12	Road 34	18m
13	Road 35	18m
13	Road 36	16m
14,15	Road 37	18m
14	Road 38	18m

ROADS TO VEST IN CENTRAL OTAGO DISTRICT COUNCIL

STAGE	LOT	AREA
1A	3000	1.52ha
1B	3001	1.45ha
2	3002	1.83ha
3	3003	1.29ha
4	3004	2.86ha
5	3005	2.17ha
6	3006	2.12ha
7	3007	3.22ha
8	3008	1.46ha
	3009	0.49ha
9	3010	1.84ha
10	3011	1.28ha
11	3012	0.14ha
	3013	0.18ha
	3014	0.65ha
12	3015	1.80ha
13	3016	1.88ha
14	3017	1.26ha
15	3018	0.81ha
TOTAL		**28.25ha**

STAGING LOT SIZES SCHEDULE

	STG 1A	STG 1B	STG 2	STG 3	STG 4	STG 5	STG 6	STG 7	STG 8	STG 9	STG 10	STG 11	STG 12	STG 13	STG 14	STG 15	**TOTAL**
STANDALONE LOTS																	
<400m²	0	0	19	0	0	0	0	15	14	5	1	0	0	0	0	0	**54**
400m²-499m²	0	0	0	0	0	0	0	18	7	4	8	5	0	1	0	1	**44**
500m²-599m²	9	4	4	32	28	7	5	18	39	16	10	22	26	33	15	18	**286**
600m²-699m²	19	29	7	11	52	41	16	12	9	26	8	5	28	30	9	10	**312**
700m²>	14	17	44	0	5	32	39	10	8	14	26	10	7	22	12	22	**282**
SUPER LOTS	0	0	0	2	4	3	0	0	0	0	0	0	0	0	0	0	**9**
SUPER LOTS Residential Units	0	0	0	9	20	14	0	0	0	0	0	0	0	0	0	0	**43**
TOTAL LOTS	**42**	**50**	**74**	**45**	**89**	**83**	**60**	**73**	**77**	**65**	**53**	**42**	**61**	**86**	**36**	**51**	**987**
TOTAL RESIDENTIAL UNITS	**42**	**50**	**74**	**52**	**105**	**94**	**60**	**73**	**77**	**65**	**53**	**42**	**61**	**86**	**36**	**51**	**1021**

Rev.	Date	Revision Details	By
A	16.09.26	Road Widths updated	SLM
B	23.10.26	All Road Widths updated to CODC Standard	SLM

Designed: TJ Date: 02.26 | Job No.: 24113 | Drawing No.: 100_07
Drawn: SLM Date: 12.06.26 | Scale: 1:2000 @ A3
Checked: NKA Date: 12.06.26 | Datum & Level: LP 2000 | Rev.: B

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SCHEDULE SHEET - SHEET 7 OF 8
PARKBURN DEVELOPMENT PROJECT
922 LUGGATE - CROMWELL ROAD

C:\12dSdata\SERVER2008R2\24113-Parkburn concept_6168\CAD\24113_100_REV B.dwg Plotted: 29.10.2026



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C:\12d\S\data\SERVER2008R2\24113-Parkburn concept_6168\CAD\24113_100_REV B.dwg Plotted: 29.10.2026

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SCHEME PLAN - QUARRY AERIAL 2025 - SHEET 8 OF 8
PARKBURN DEVELOPMENT PROJECT
922 LUGGATE - CROMWELL ROAD

Rev.	Date	Revision Details	By
A	16.09.26	Road Widths updated	SLM
B	23.10.26	All Road Widths updated to CODC Standard	SLM

Designed	Date	Job No.	Drawing No.
TJ	02.26	24113	100_08
Drawn	**Date**	**Scale**	
SLM	12.06.26	1:5000 @ A3	
Checked	**Date**	**Datum & Level**	**Rev.**
NKA	12.06.26	LP 2000	B