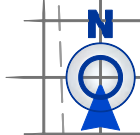


QUEENSTOWN LAKES DISTRICT COUNCIL



APPROVED PLAN:
RM220385

Friday, 9 June 2023



Schedule Of Proposed Easements			
Purpose	Shown	Burdened Land	Benefited Land
Right Of Way, Right To Drain Sewage, Right To Drain Water, Right To Convey Electricity, Right To Convey Computer Media & Telecommunications, Right To Convey Gas.	G	Lot 36	Lot 35
	H	Lot 35	Lot 36
	I	Lot 32	Lot 30
	J	Lot 30	Lot 32
	K	Lot 29	Lot 28

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Orchard Road Holdings Limited
Koreke Rise
Lakeview Terrace, Lake Hawea

Purpose & Drawing Title:

Drawing Title:
Scheme Plan
Lots 1-89 & 100-102
Being A Subdivision
Of Lot 2 RM210842

Surveyed by:

Designed by:

Drawn by:

Checked by:
Approved by:

Job No:

W6000

--	--

MJB

BTF

TM
MD

MJB
DWG No:

003

Original Si

9

A3

1

Sheet No:

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM220385

Friday, 9 June 2023

Lakeview Terrace

Road 1

ROW 1

ROW 2

ROW 3

Road 1

Road 3

Road 2

Road 1

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Client & Location:
Orchard Road Holdings Limited
Koreke Rise
Lakeview Terrace, Lake Hawea

Purpose & Drawing Title:
Concept Design
Rooding

Surveyed by:	BTF	Original Size: A3	Scale: 1:1250 @ A3	
Designed by:	TMM			
Drawn by:	TMM			
Checked by:	MJB		DO NOT SCALE	
Approved by:	MJB			
Job No:	DWG No:	Sheet No:	Revision No:	Date Created:
W6000	008	100	B	29/10/2021

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM220385

Friday, 9 June 2023

Lakeview Terrace



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Client & Location:

Orchard Road Holdings Limited
Koreke Rise
Lakeview Terrace, Lake Hawea

Purpose & Drawing Title:

Concept Design
Roding - Sight Distances

Surveyed by:	BTF	Original Size A3
Designed by:	TMM	
Drawn by:	TMM	
Checked by:	MJB	
Approved by:	MJB	

Job No:	DWG No:	Sheet No:	Revision No:	Date Created:
W6000	008	100a	B	29/10/2021

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM220385

Friday, 9 June 2023

Lakeview Terrace



KEY

- 25M OFFSET AREA WITHIN INTERSECTIONS
- VEHICLE ACCESS POINTS
- FOOTPATH
- VEHICLE ACCESS POINTS COMPLYING WITH INTERSECTION OFFSETS
- NON-COMPLYING VEHICLE ACCESS POINTS THAT COMPLY WITH SIGHT DISTANCES
- VEHICLE ACCESS POINTS COMPLYING WITH SIGHT DISTANCES
- 24m SIGHT DISTANCES
- CENTRE OF LIVE LANE

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Client & Location:
Orchard Road Holdings Limited
Koreke Rise
Lakeview Terrace, Lake Hawea

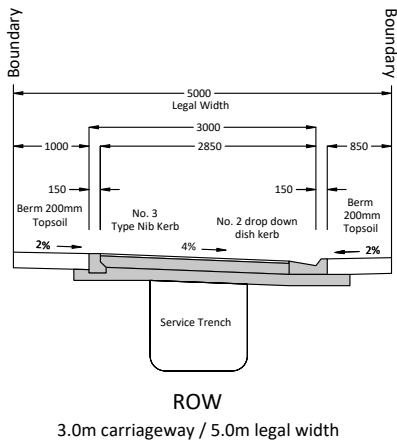
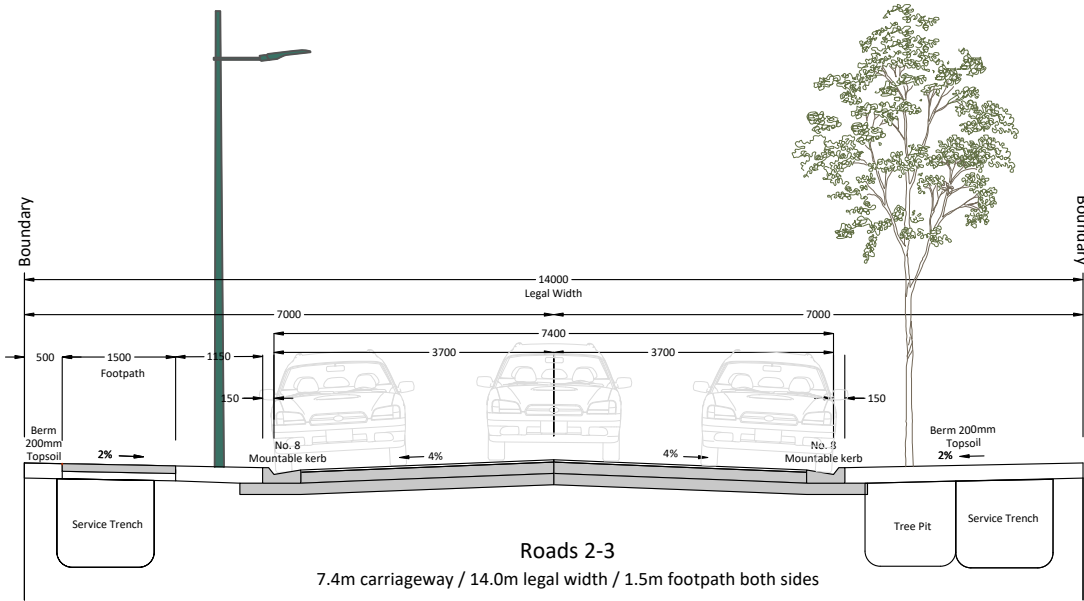
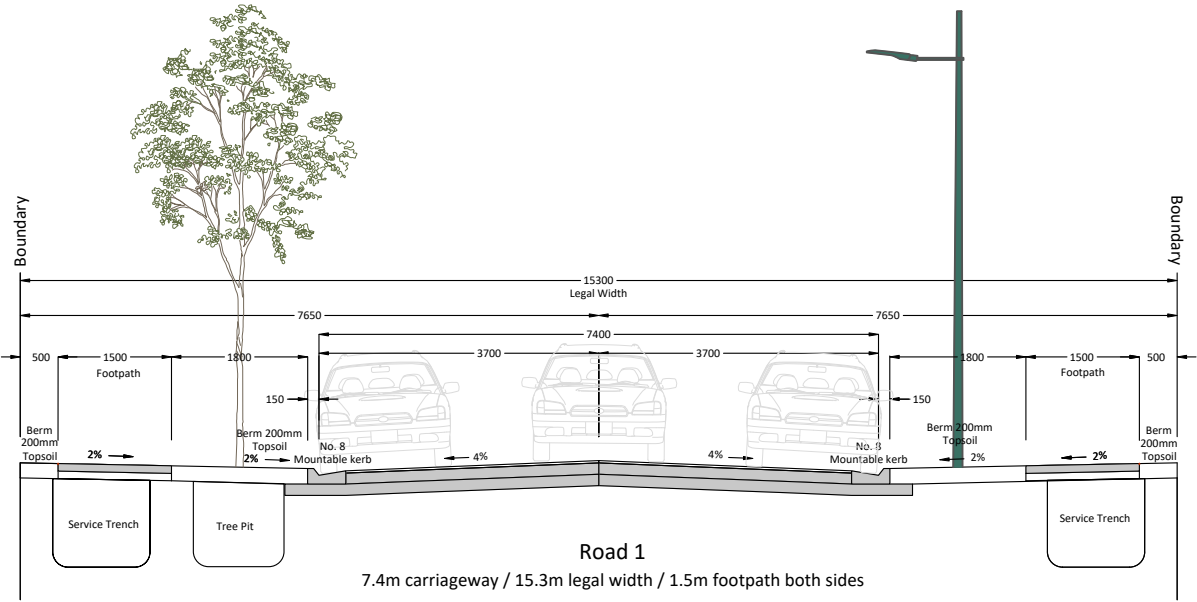
Purpose & Drawing Title:
Concept Design
Roading - Intersection Offsets
For Vehicle Crossings

Surveyed by:	BTF	Original Size: A3	Scale: 1:1250 @ A3	
Designed by:	TMM			
Drawn by:	TMM			
Checked by:	MJB		DO NOT SCALE	
Approved by:	MJB			
Job No:	DWG No:	Sheet No:	Revision No:	Date Created:
W6000	008	100b	B	29/10/2021

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
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Friday, 9 June 2023



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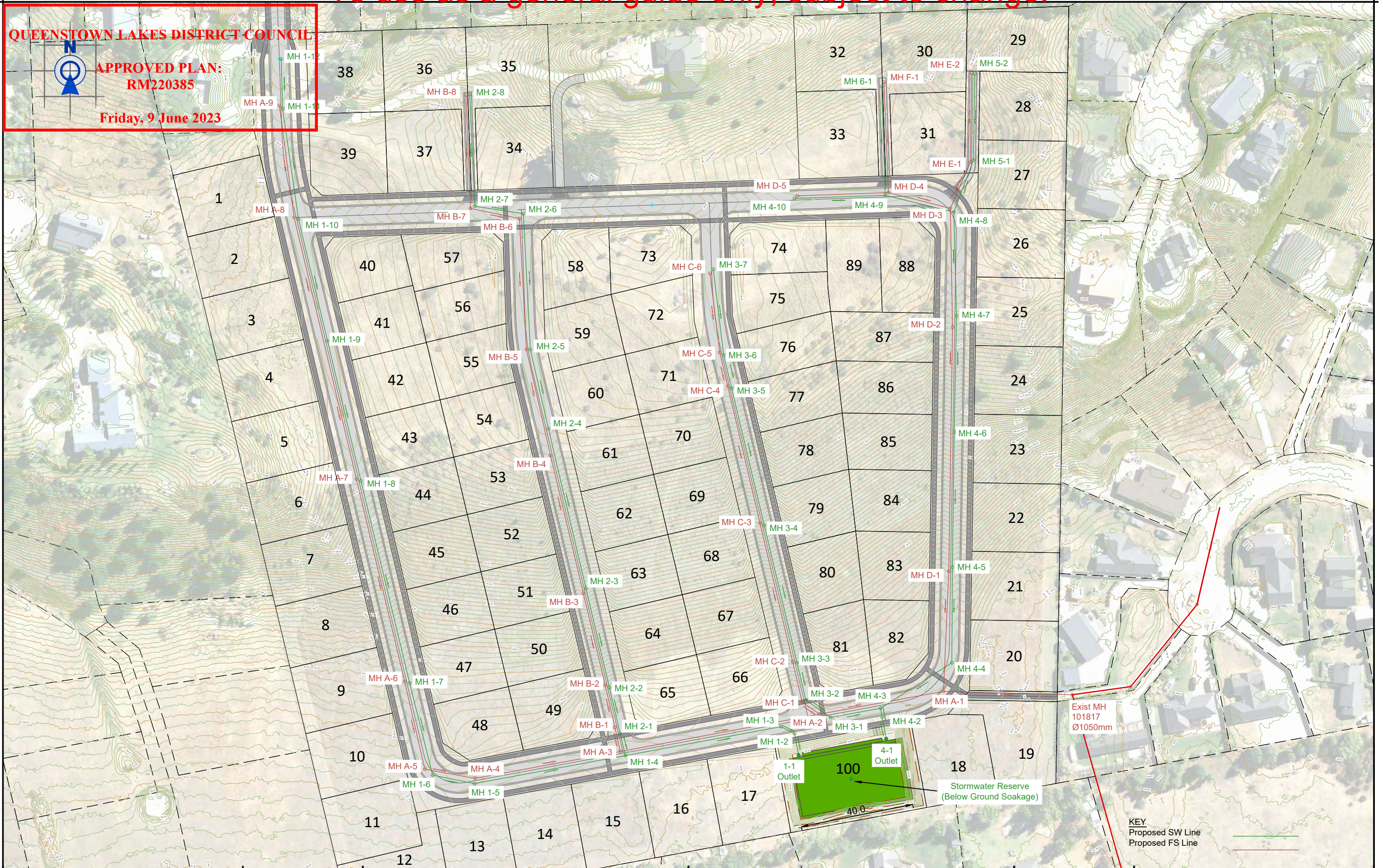
Client & Location:
Orchard Road Holdings Limited
Koreke Rise
Lakeview Terrace, Lake Hawea

Purpose & Drawing Title:
Concept Design
Typical Road Cross Sections

Surveyed by:	BTF	Original Size:	Scale:
Designed by:	TMM	A3	1:1250 @ A3
Drawn by:	TMM		DO NOT SCALE
Checked by:	MJB		
Approved by:	MJB		
Job No:	DWG No:	Sheet No:	Revision No:
W6000	008	101	A
			Date Created:
			26/05/2020

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Client & Location:

Orchard Road Holdings Limited
195 Lakeview Terrace
Lake Hawea

Purpose & Drawing Title:

Concept Design
Stormwater & Wastewater

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Designed by:	TMM	A3	1:1250 @ A3
Drawn by:	TMM		
Checked by:	MJB	DO NOT SCALE	
Approved by:	MJB	Sheet No: 200	Revision No: A
Job No: W6000	DWG No: 008		Date Created: 26/05/2020

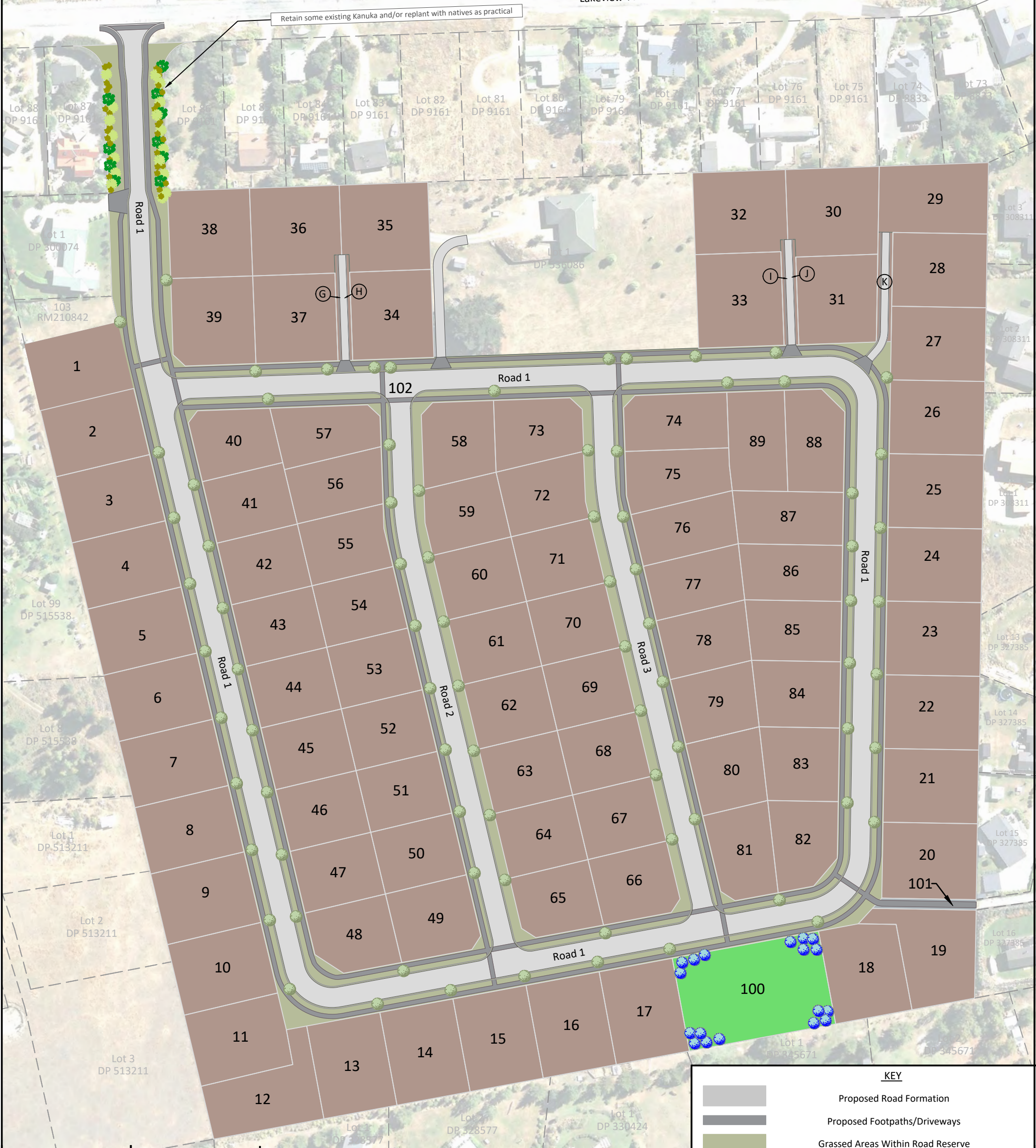
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QUEENSTOWN LAKES DISTRICT COUNCIL



APPROVED PLAN:
RM220385

Friday, 9 June 2023



KEY

- Proposed Road Formation
- Proposed Footpaths/Driveways
- Grassed Areas Within Road Reserve
- Proposed Reserve Areas
- Street Trees - Plagianthus Regius (Ribbonwood) - Indicative only
- Reserve Trees - Podocarpus Totara - Indicative only

ROADING SCHEDULE

Name	Legal Width	Carriageway Width
Road 1	15-20m	7.40m
Road 2	14m	7.40m
Road 3	14m	7.40m

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Client & Location:

Orchard Road Holdings Limited
Koreke Rise
Lakeview Terrace, Lake Hawea

Purpose & Drawing Title:

Landscaping Plan

Surveyed by:	-	Original Size: A3	Scale:	
Designed by:	MJB		1:1250 @ A3	
Drawn by:	NW			
Checked by:	TM			
Approved by:	MJB		DO NOT SCALE	
Job No:	DWG No:	Sheet No:	Revision No:	Date Created:
W6000	003	700	F	10/08/2022

KOREKE RISE - ENGINEERING DRAWINGS

ROADING PLANS

CLIENT:	ORCHARD ROAD HOLDINGS LTD	PPG JOB NUMBER:		W6000													
PROJECT NAME:	KOREKE RISE	DAY	18	24	20	30	15	24	01								
		MONTH	07	07	08	09	10	10	11								
		YEAR	2024	2024	2024	2024	2024	2024	2024								
SHEET NO.	SHEET TITLE		DRAWING REVISIONS														
100	INDEX SHEET - ROADING PLANS		0	1	1	2	3	4	5								
101	INDEX SHEET - DRAINAGE PLANS		-	-	-	-	-	-	-								
102	INDEX SHEET - WATER & UTILITY SERVICES PLANS		-	-	-	-	-	-	-								
103	INDEX SHEET - ALL SERVICES PLANS		-	-	-	-	-	-	-								
104	INDEX SHEET - LANDSCAPING PLANS		-	-	-	-	-	-	-								
110	PLAN SHEET LAYOUT		0	0	0	0	1	1	1								
300	ROADING OVERALL PLAN		0	1	1	1	2	2	2								
300a	ROADING LAYOUT 1		0	1	1	1	2	2	2								
300b	ROADING LAYOUT 2		0	0	0	0	1	2	2								
300c	ROADING LAYOUT 3		0	0	0	0	0	0	0								
300d	ROADING LAYOUT 4		0	0	0	0	1	2	2								
301	ACCESS 1 DETAIL		0	0	0	0	1	1	1								
302	ACCESS 2 DETAIL		0	0	0	0	-	-	-								
303	ACCESS 3 DETAIL		0	0	0	0	-	-	-								
310	ROADING LONGSECTIONS 1		0	0	0	0	0	0	0								
311	ROADING LONGSECTIONS 2		0	0	0	0	0	0	0								
312	ROADING LONGSECTIONS 3		0	0	0	0	0	0	0								
320	TYPICAL CROSS SECTION 1		0	0	0	0	1	2	2								
321	TYPICAL CROSS SECTION 2		0	1	1	1	2	3	3								
330	ROADING SIGHT DISTANCES ASD & SSD		0	0	0	0	1	1	1								
331	ROADING SIGHT DISTANCES SISD		0	0	0	0	1	1	1								
332	ROADING SIGHT DISTANCES CSD		0	0	0	0	1	1	1								
340	SWEPT PATHS 1: WIDENING		0	0	0	0	0	1	1								
341	SWEPT PATHS 2: WIDENING		0	0	0	0	0	1	1								
342	SWEPT PATHS 3: INTERSECTIONS		0	0	0	1	1	1	2								
343	SWEPT PATHS 4: INTERSECTIONS		0	0	0	1	1	1	2								
344	SWEPT PATHS 5: INTERSECTIONS		0	0	0	1	1	1	1								
345	SWEPT PATHS 6: INTERSECTIONS		0	1	1	2	2	2	3								
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351	DETAIL 2 - TACTILE PAVERS		0	0	0	0	0	0	0								
352	DETAIL 3 - VEHICLE CROSSINGS		0	0	0	0	0	0	0								
353	DETAIL 4 - KERB BUILDOUTS		0	0	0	0	0	0	0								
DISTRIBUTION:			NUMBER OF COPIES														
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CONSULTANTS TEAM			1	1	1	1	1	1	1								
QUEENSTOWN LAKES DISTRICT COUNCIL			-	-	1	1	1	1	1								
CONTRACTOR			-	-	1	1	1	1	1								
REASONS FOR ISSUE:			P	P	A	A	A	A	A								
DRAWING SIZE:			A3	A3	A3	A3	A3	A3	A3								
MEDIA:			PDF	PDF	PDF	PDF	PDF	PDF	PDF								
A = APPROVAL C = CONSTRUCTION			D = DESIGN T = TENDER		X = PRICING Y = CONSENT		I = INFORMATION R = REQUESTED		P = PRELIMINARY E = DXF OR DWG								

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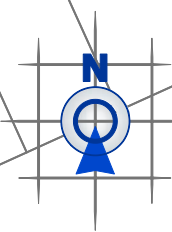
Client & Location:

ORCHARD ROAD HOLDINGS LTD
KOREKE RISE

Purpose & Drawing Title:

ENGINEERING DRAWINGS INDEX SHEET - ROADING PLANS

Surveyed by:	--	Original Size: A3	Scale:	
Designed by:	PPG/CLIENT		N/A	
Drawn by:	NW/BJK			
Checked by:	MJB			
Approved by:	MJB			
Job No:	Drawing No:	Sheet No:	Revision No:	Date:
W6000	013	100	5	01/11/2024



- NOTES
1. The contractor shall be responsible for locating all existing services prior to commencement of works. The contractor shall make good at their own expense any damage to existing services
 2. Levels are in terms of Dunedin Vertical Datum 1958
 3. All works are to be installed as per the QLDC Land Development and Subdivision Code of Practice. Standard drawings are available from the Engineer.
 4. All street signs and road marking is to be in accordance with MOTSAM.
 5. Refer to lighting design for lighting details.
 6. All intersection kerb radii are 6m @ LOK unless otherwise stated.
 7. Tactile pavers to be installed as per NZTA RTS14. Refer to Sheet 352 for typical detail.
 8. All Kerbs are No.8 profile unless otherwise shown.

- ROADING LEGEND
- Drop Crossing in Kerb
 - Footpaths (Concrete)
 - Vehicle Crossings (Concrete)
 - Asphalt Surface
 - Lot Boundaries
 - Street Light
 - Bollard Light
 - Tactile Warning Indicators
 - Tactile Directional Indicators
 - Road Sign
 - Kerbs
 - Tree

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Client & Location:

ORCHARD ROAD HOLDINGS LTD
KOREKE RISE

Purpose & Drawing Title:

ENGINEERING DRAWINGS
ROADING OVERALL PLAN

Surveyed by:	---	Original Size:	Scale:	
Designed by:	PPG/CLIENT	A3	1:1500 @ A3	
Drawn by:	NW/BJK		DO NOT SCALE	
Checked by:	MJB			
Approved by:	MJB			
Job No:	Drawing No:	Sheet No:	Revision No:	Date:
W6000	013	300	2	01/11/2024



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 3. All works are to be installed as per the QLDC Land Development and Subdivision Code of Practice. Standard drawings are available from the Engineer.
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 8. All Kerbs are No.8 profile unless otherwise shown.

- ROADING LEGEND
- Drop Crossing in Kerb
 - Footpaths (Concrete)
 - Vehicle Crossings (Concrete)
 - Asphalt Surface
 - Lot Boundaries
 - Street Light
 - Bollard Light
 - Tactile Warning Indicators
 - Tactile Directional Indicators
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Client & Location:

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KOREKE RISE

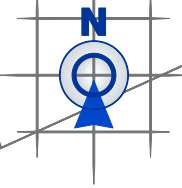
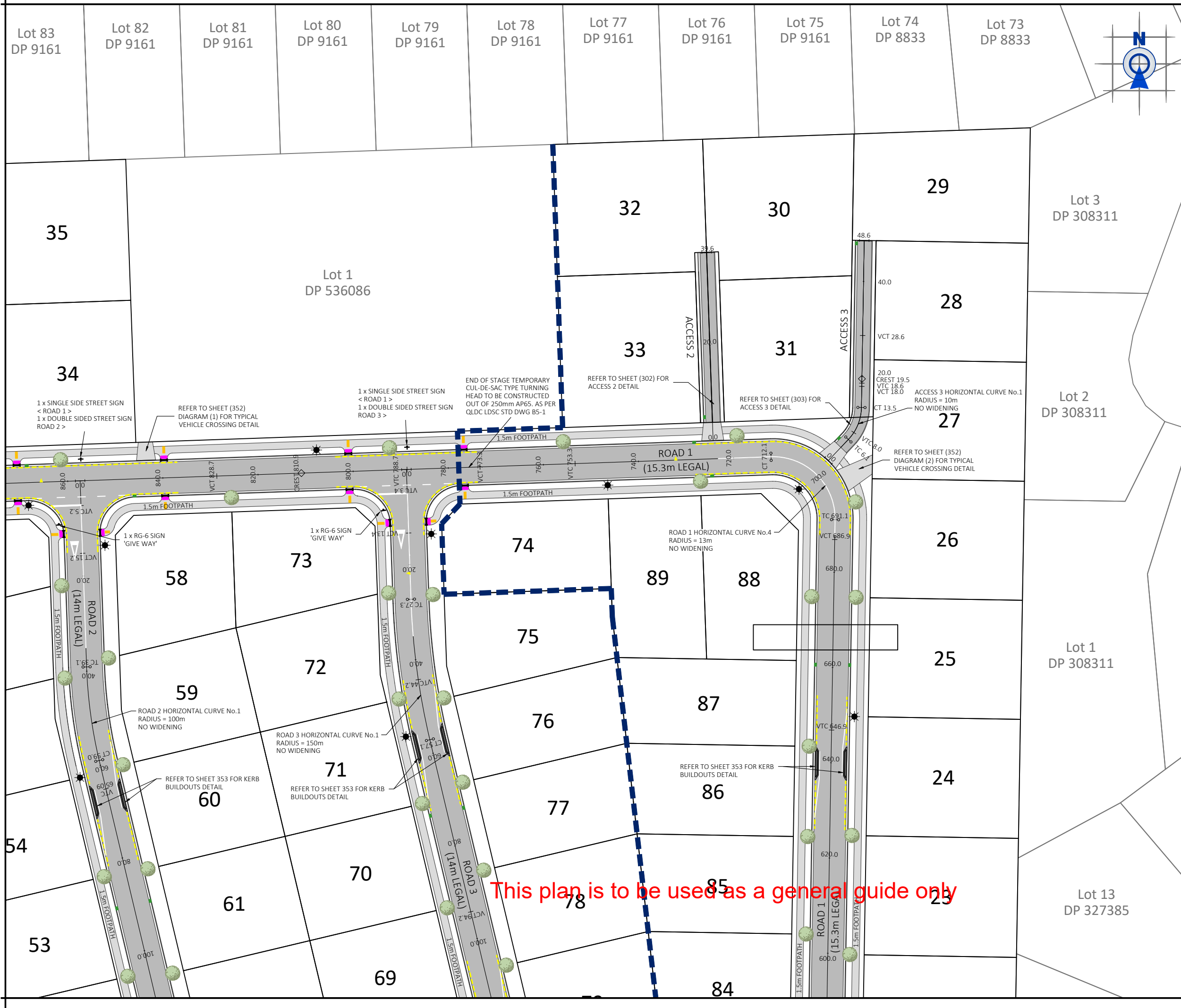
Purpose & Drawing Title:

ENGINEERING DRAWINGS
ROADING LAYOUT 1

Surveyed by:	--	Original Size:	Scale:
Designed by:	PPG/CLIENT	A3	1:750 @ A3
Drawn by:	NW/BJK		
Checked by:	MJB		
Approved by:	MJB		
Job No:	W6000	Sheet No:	300a
Drawing No:	013	Revision No:	2
		Date:	01/11/2024

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- NOTES
1. The contractor shall be responsible for locating all existing services prior to commencement of works. The contractor shall make good at their own expense any damage to existing services.
 2. Levels are in terms of Dunedin Vertical Datum 1958.
 3. All works are to be installed as per the QLDC Land Development and Subdivision Code of Practice. Standard drawings are available from the Engineer.
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 8. All Kerbs are No.8 profile unless otherwise shown.

- ROADING LEGEND
- Drop Crossing in Kerb
 - Footpaths (Concrete)
 - Vehicle Crossings (Concrete)
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 - Tactile Directional Indicators
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Client & Location:
**ORCHARD ROAD HOLDINGS LTD
KOREKE RISE**

Purpose & Drawing Title:
**ENGINEERING DRAWINGS
ROADING LAYOUT 2**

Surveyed by:	PPG/CLIENT	Original Size:	Scale:
Designed by:	NW/BJK	A3	1:750 @ A3
Drawn by:	MJB		
Checked by:	MJB		
Approved by:	MJB		
Job No:	Drawing No:	Sheet No:	Revision No:
W6000	013	300b	2
			Date:
			01/11/2024

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NOTES

1. The contractor shall be responsible for locating all existing services prior to commencement of works. The contractor shall make good at their own expense any damage to existing services.
2. Levels are in terms of Dunedin Vertical Datum 1958.
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7. Tactile pavers to be installed as per NZTA RTS14. Refer to Sheet 352 for typical detail.
8. All Kerbs are No.8 profile unless otherwise shown.

ROADING LEGEND

- Drop Crossing in Kerb
- Footpaths (Concrete)
- Vehicle Crossings (Concrete)
- Asphalt Surface
- Lot Boundaries
- Street Light
- Bollard Light
- Tactile Warning Indicators
- Tactile Directional Indicators
- Road Sign
- Kerbs
- Tree

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Client & Location:

ORCHARD ROAD HOLDINGS LTD
KOREKE RISE

Purpose & Drawing Title:

ENGINEERING DRAWINGS
ROADING LAYOUT 3

Surveyed by:	--	Original Size:	Scale:	
Designed by:	PPG/CLIENT	A3	1:750 @ A3	
Drawn by:	NW/BJK			
Checked by:	MJB			
Approved by:	MJB	DO NOT SCALE		
Job No:	Drawing No:	Sheet No:	Revision No:	Date:
W6000	013	300c	0	01/11/2024

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- NOTES
1. The contractor shall be responsible for locating all existing services prior to commencement of works. The contractor shall make good at their own expense any damage to existing services.
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ROADING LEGEND

- Drop Crossing in Kerb
- Footpaths (Concrete)
- Vehicle Crossings (Concrete)
- Asphalt Surface
- Lot Boundaries
- Street Light
- Bollard Light
- Tactile Warning Indicators
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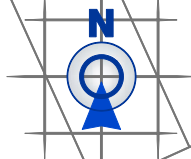
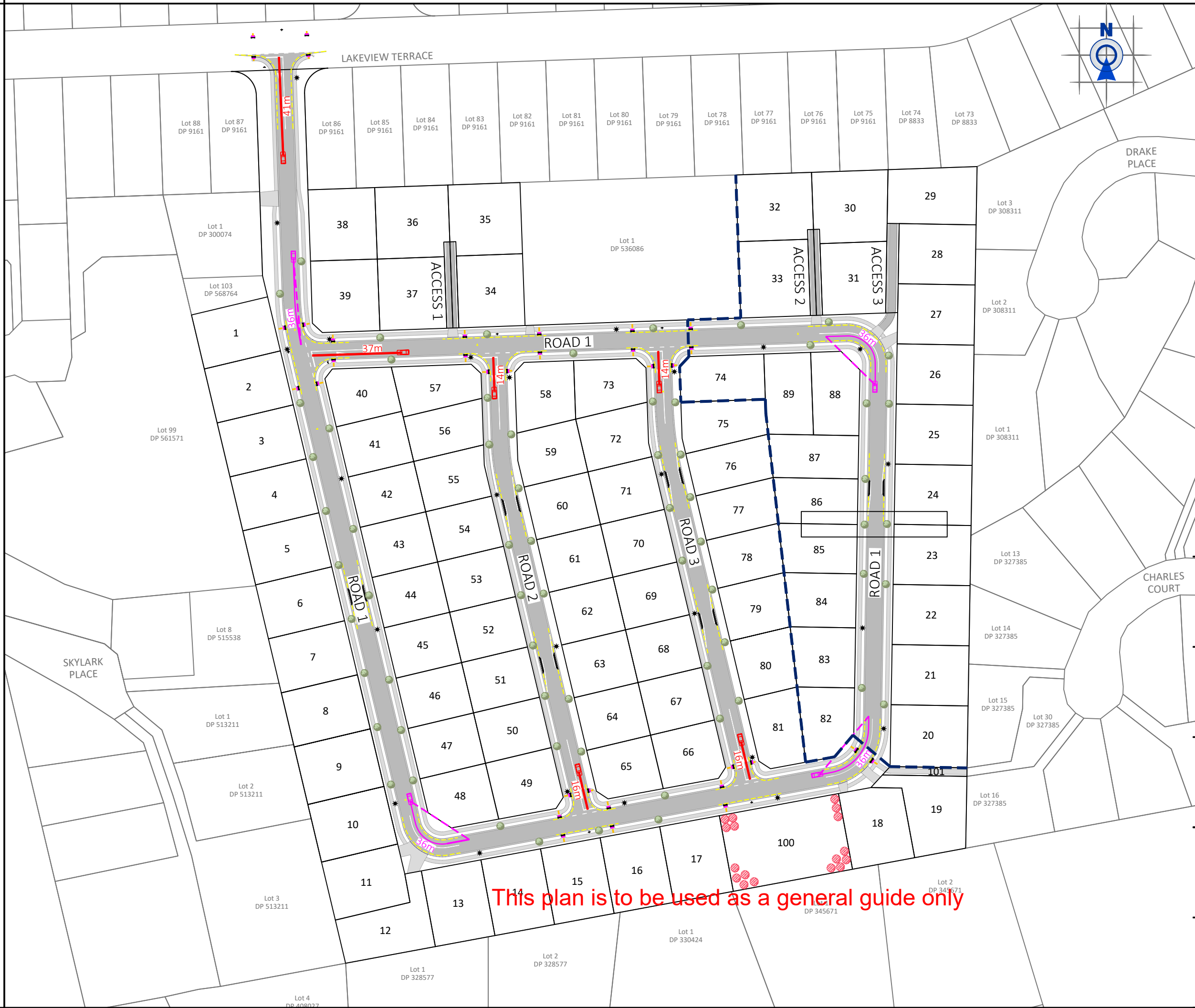
Purpose & Drawing Title:

ENGINEERING DRAWINGS
ROADING LAYOUT 4

Surveyed by:	--	Original Size: A3	Scale: 1:750 @ A3	
Designed by:	PPG/CLIENT			
Drawn by:	NW/BJK			
Checked by:	MJB			
Approved by:	MJB			
DO NOT SCALE				
Job No:	Drawing No:	Sheet No:	Revision No:	Date:
W6000	013	300d	2	01/11/2024

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- NOTES
1. The contractor shall be responsible for locating all existing services prior to commencement of works. The contractor shall make good at their own expense any damage to existing services
 2. Levels are in terms of Dunedin Vertical Datum 1958
 3. All works are to be installed as per the QLDC Land Development and Subdivision Code of Practice. Standard drawings are available from the Engineer
 4. Sight Distances have been calculated in accordance with Austroads Guide to Road Design part 4A.

Road Name	Design Speed (km/h)	ASD/SSD (m)
Road 1 / LV Terrace	40	41
Road 1 / Road 1	40	37
Road 2 - Incline	20	14
Road 2 - Decline	20	16
Road 3 - Incline	20	14
Road 3 - Decline	20	16

SIGHT DISTANCES LEGEND

—

 Approach Sight Distance (ASD)

- - -

 Drivers Line Of Sight

—

 Stopping Sight Distance (SSD)

- - -

 Drivers Line Of Sight

—

 Safe Intersection Sight Distance (SISD)

- - -

 Drivers Line Of Sight

—

 Pedestrian Sight Distance (CSD)

- - -

 Drivers Line Of Sight

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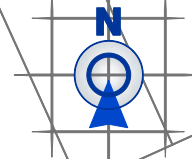
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KOREKE RISE

Purpose & Drawing Title:

ENGINEERING DRAWINGS
ROADING SIGHT DISTANCES ASD & SSD

Surveyed by:	--	A3	Scale:	1:1500 @ A3
Designed by:	PPG/CLIENT			
Drawn by:	NW/BJK			
Checked by:	MJB			
Approved by:	MJB			
			DO NOT SCALE	
Job No:	Drawing No:	Sheet No:	Revision No:	Date:
W6000	013	330	1	01/11/2024

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- NOTES
1. The contractor shall be responsible for locating all existing services prior to commencement of works. The contractor shall make good at their own expense any damage to existing services
 2. Levels are in terms of Dunedin Vertical Datum 1958
 3. All works are to be installed as per the QLDC Land Development and Subdivision Code of Practice. Standard drawings are available from the Engineer
 4. Sight Distances have been calculated in accordance with Austroads Guide to Road Design part 4A.

Road Name	Design Speed (km/h)	SISD (m)
Road 1	40	73
Road 2	20	32
Road 3	20	32

- SIGHT DISTANCES LEGEND
- Approach Sight Distance (ASD)
 - Drivers Line Of Sight
 - Stopping Sight Distance (SSD)
 - Drivers Line Of Sight
 - Safe Intersection Sight Distance (SISD)
 - Drivers Line Of Sight
 - Pedestrian Sight Distance (CSD)
 - Drivers Line Of Sight

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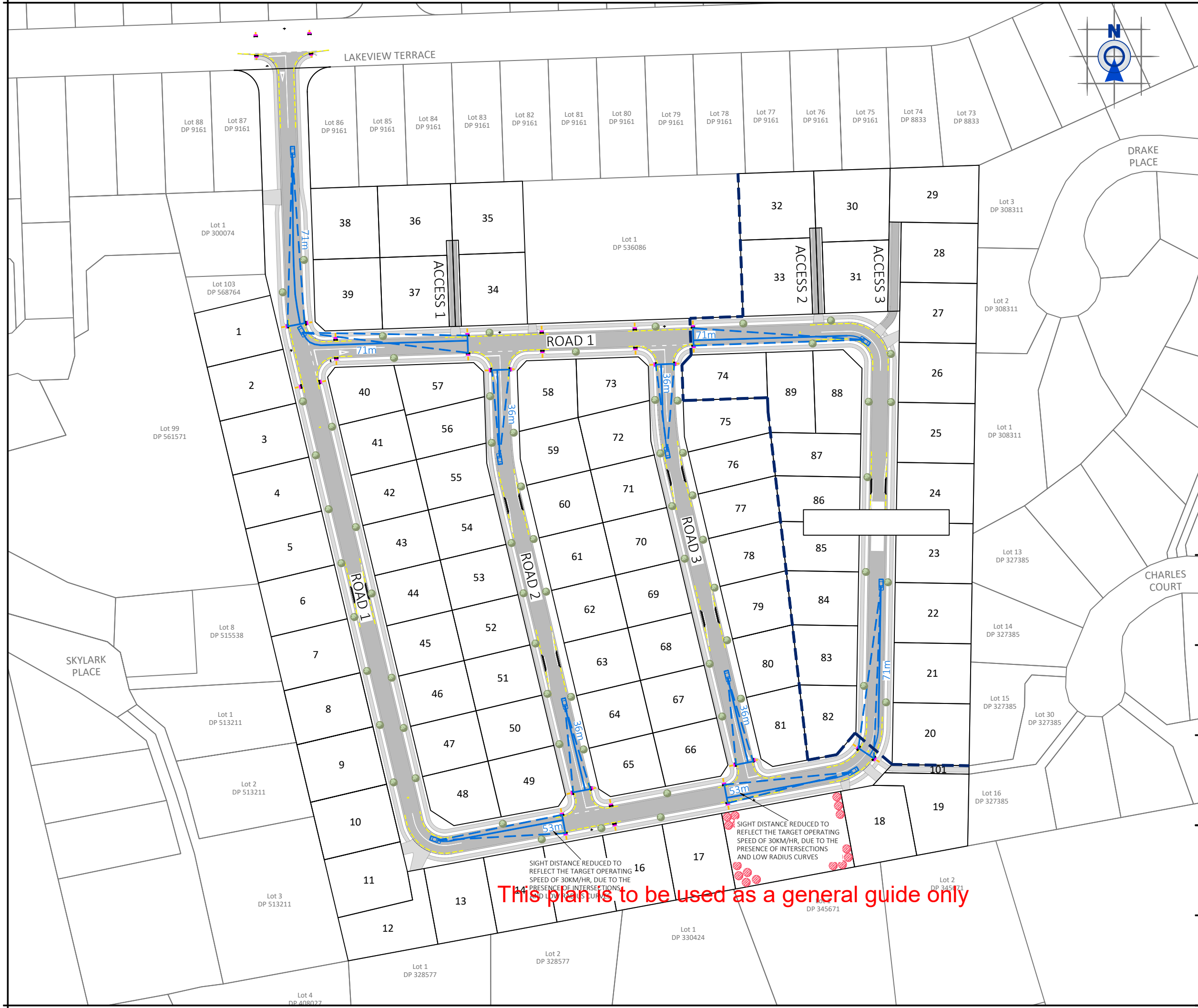
Purpose & Drawing Title:

ENGINEERING DRAWINGS
ROADING SIGHT DISTANCES SISD

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Designed by:	PPG/CLIENT		1:1500 @ A3		
Drawn by:	NW/BJK				
Checked by:	MJB				
Approved by:	MJB	DO NOT SCALE			
Job No:	Drawing No:	Sheet No:	Revision No:	Date:	
W6000	013	331	1	01/11/2024	

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- NOTES**
1. The contractor shall be responsible for locating all existing services prior to commencement of works. The contractor shall make good at their own expense any damage to existing services
 2. Levels are in terms of Dunedin Vertical Datum 1958
 3. All works are to be installed as per the QLDC Land Development and Subdivision Code of Practice. Standard drawings are available from the Engineer
 4. Sight Distances have been calculated in accordance with Austroads Guide to Road Design part 4A.

Road No.	Design Speed (km/h)	Crossing Distance (m)	CSD (m)
Road 1	40	7.7	71
Road 2	20	7.7	36
Road 3	20	7.7	36

- SIGHT DISTANCES LEGEND**
- Approach Sight Distance (ASD)
 - Drivers Line Of Sight
 - Stopping Sight Distance (SSD)
 - Drivers Line Of Sight
 - Safe Intersection Sight Distance (SISD)
 - Drivers Line Of Sight
 - Pedestrian Sight Distance (CSD)
 - Drivers Line Of Sight

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KOREKE RISE**

Purpose & Drawing Title:
**ENGINEERING DRAWINGS
ROADING SIGHT DISTANCES CSD**

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Drawn by:	NW/BJK	A3	1:1500 @ A3
Checked by:	MJB		
Approved by:	MJB		DO NOT SCALE
Job No:	Drawing No:	Sheet No:	Revision No: Date:
W6000	013	332	1 01/11/2024

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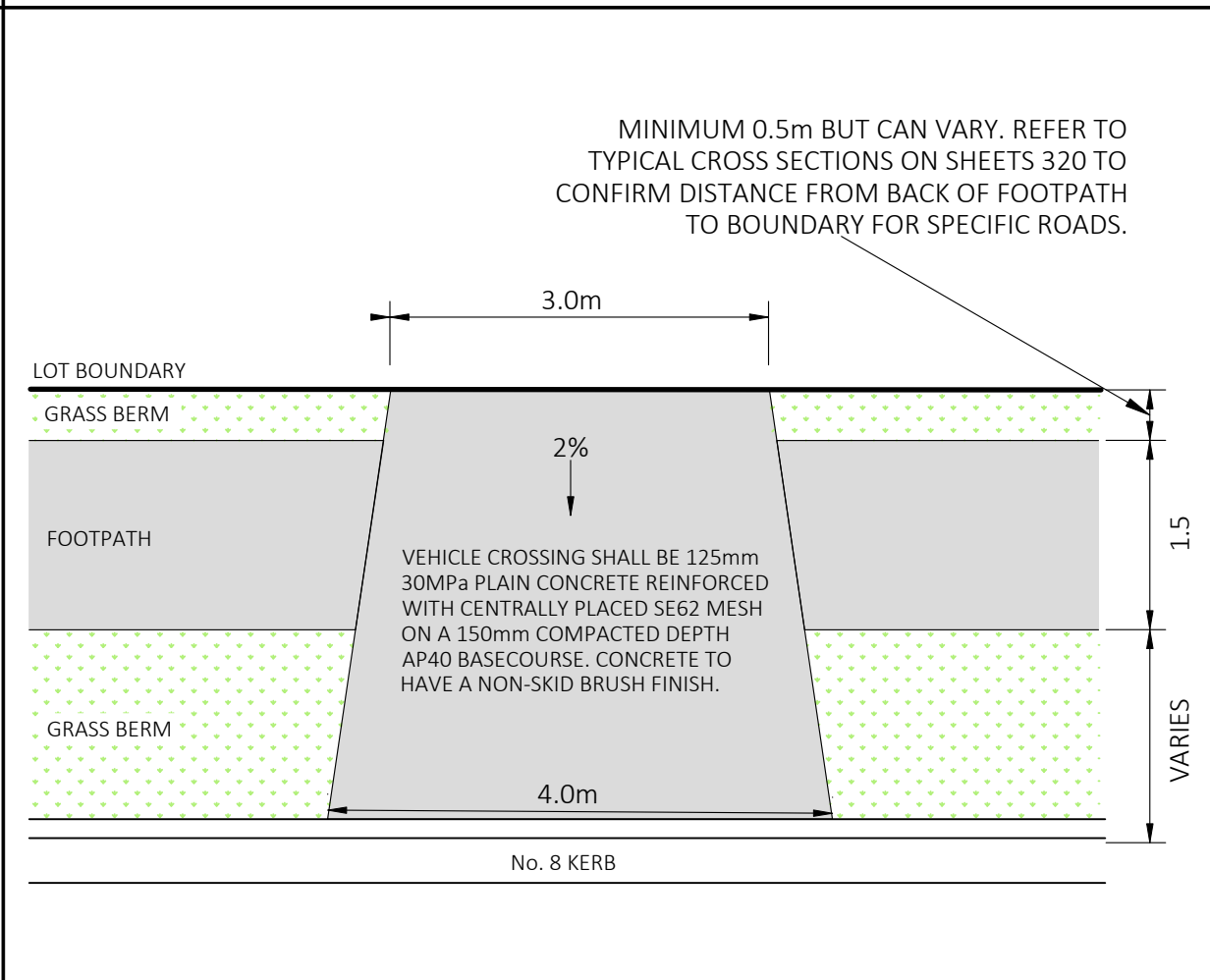


DIAGRAM 1: TYPICAL SINGLE VEHICLE CROSSING LAYOUT

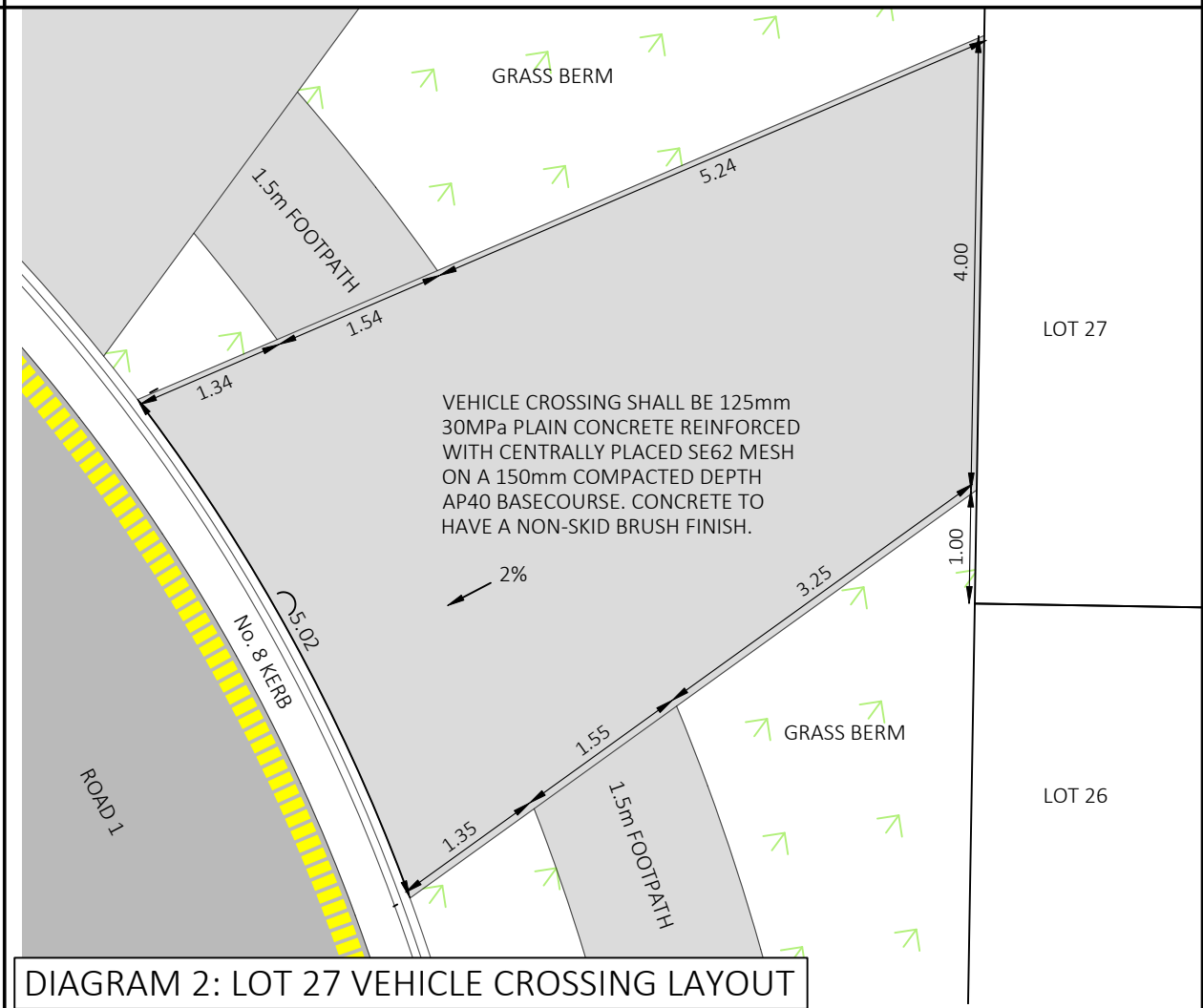


DIAGRAM 2: LOT 27 VEHICLE CROSSING LAYOUT

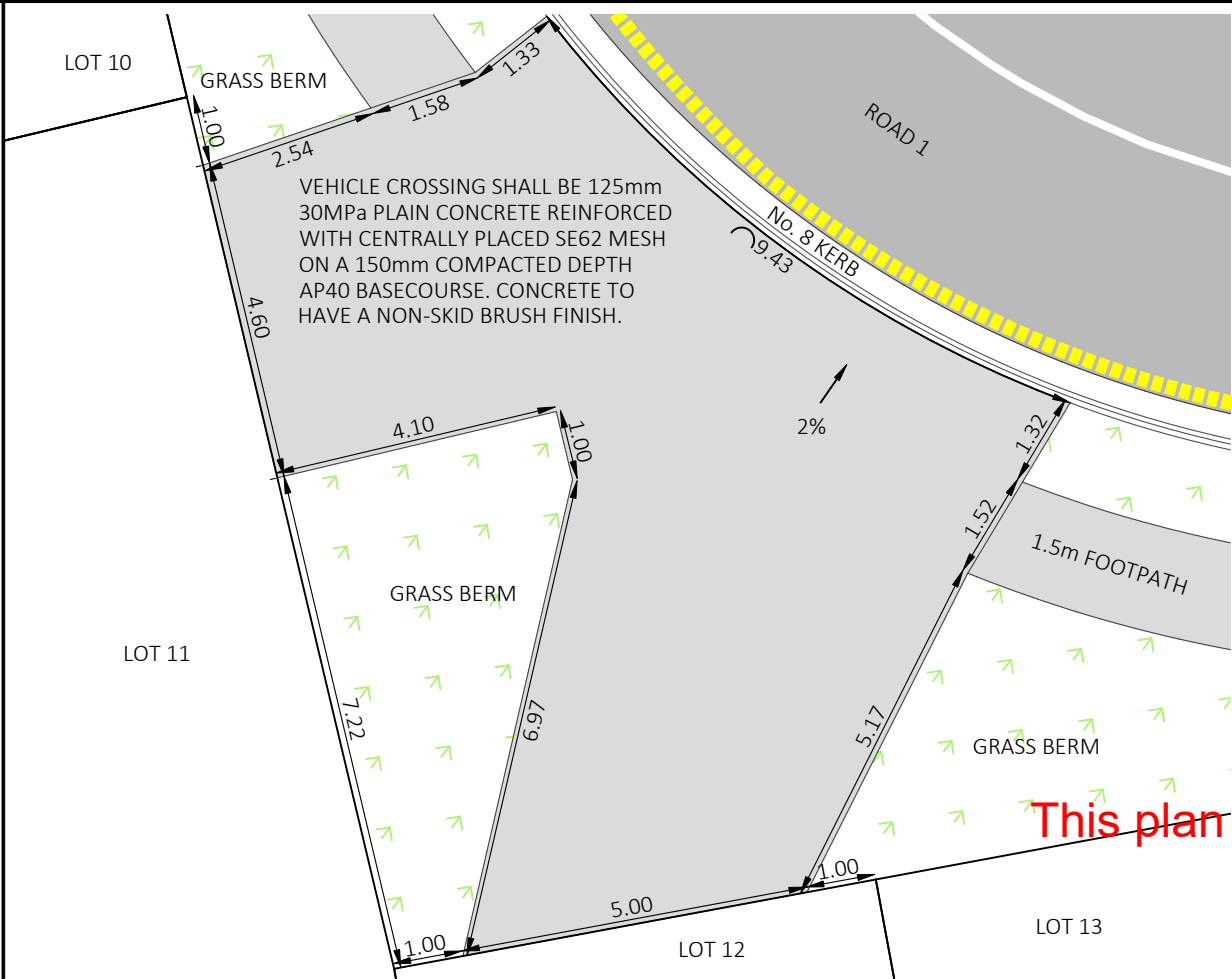


DIAGRAM 3: LOTS 11 & 12 VEHICLE CROSSING LAYOUT

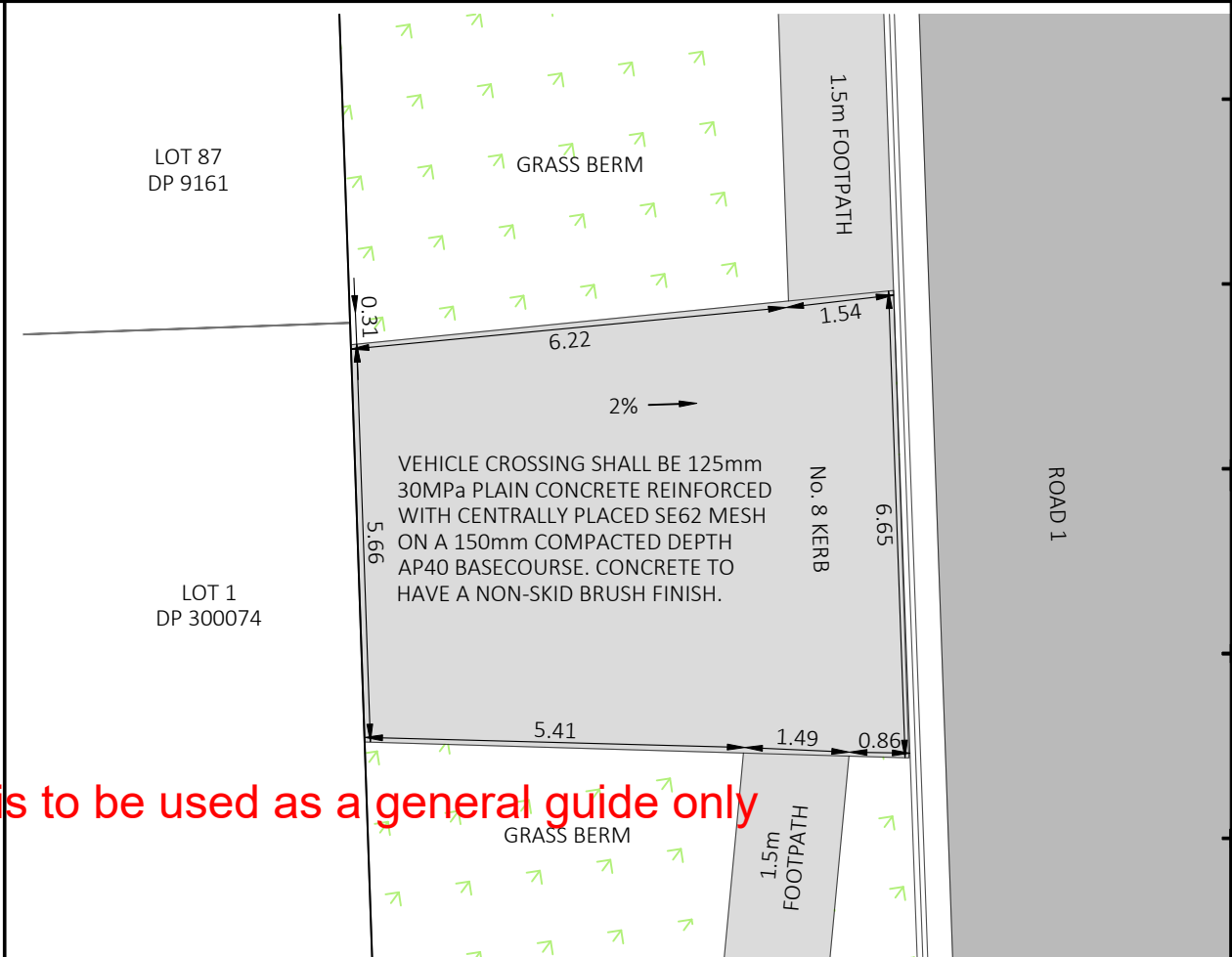


DIAGRAM 4: LOT 1 DP 300074 VEHICLE CROSSING LAYOUT

- NOTES
1. The contractor shall be responsible for locating all existing services prior to commencement of works. The contractor shall make good at their own expense any damage to existing services.
 2. Levels are in terms of Dunedin Vertical Datum 1958.
 3. All works are to be installed as per the QLDC Land Development and Subdivision Code of Practice. Standard drawings are available from the Engineer.
 4. All street signs and road marking is to be in accordance with MOTSAM.
 5. Refer to lighting design for lighting details.
 6. All intersection kerb radii are 6m @ LOK unless otherwise stated.
 7. Tactile pavers to be installed as per NZTA RTS14. Refer to Sheet 352 for typical detail.

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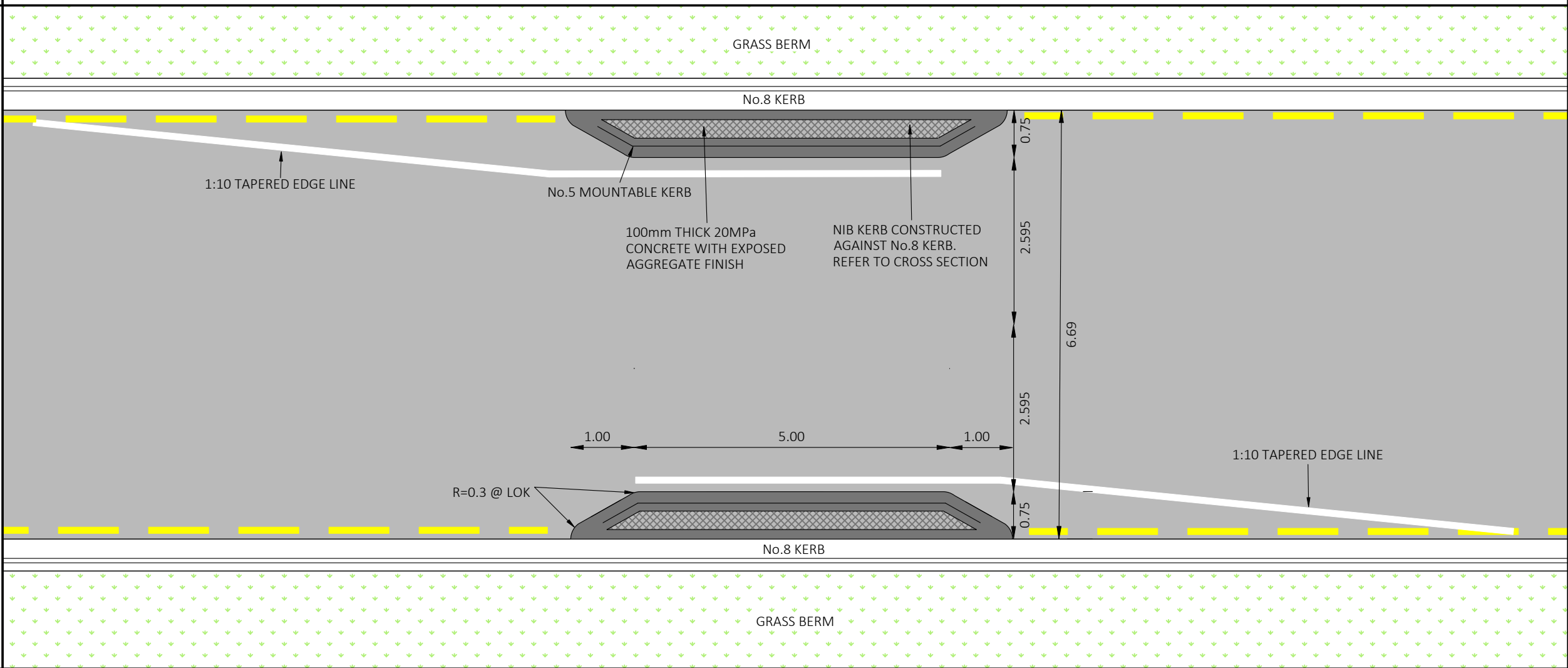
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KOREKE RISE**

Purpose & Drawing Title:
**ENGINEERING DRAWINGS
DETAIL 3 - VEHICLE CROSSINGS**

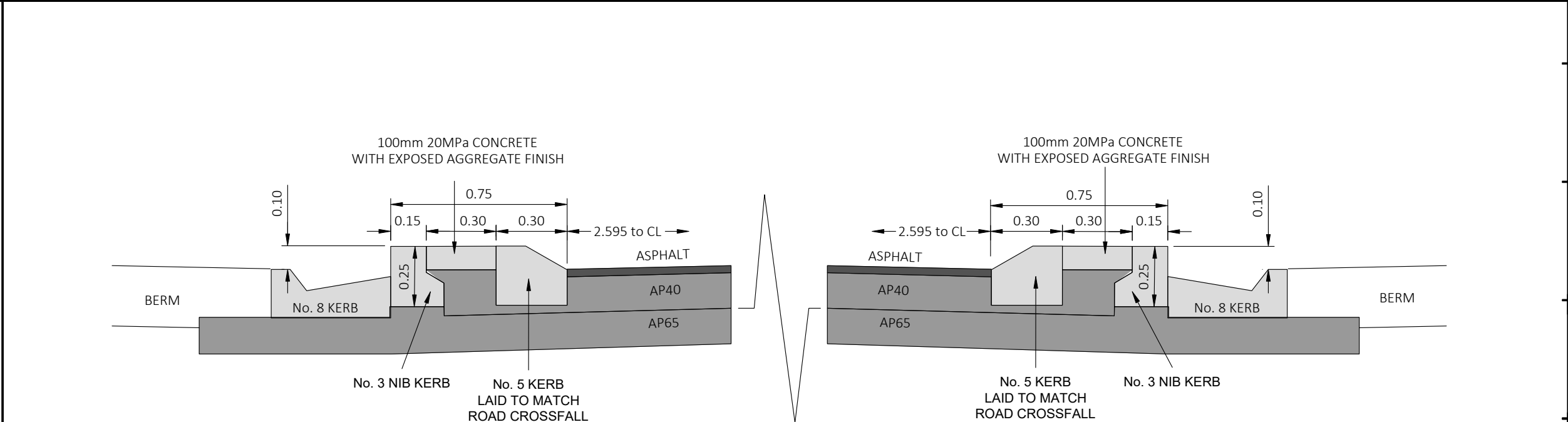
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Drawn by:	MJB		
Checked by:	MJB		
Approved by:	MJB		
Job No:	Drawing No:	Sheet No:	Revision No:
W6000	013	352	0
			01/11/2024



NOTES

1. The contractor shall be responsible for locating all existing services prior to commencement of works. The contractor shall make good at their own expense any damage to existing services.
2. Levels are in terms of Dunedin Vertical Datum 1958.
3. All works are to be installed as per the QLDC Land Development and Subdivision Code of Practice. Standard drawings are available from the Engineer.
4. All street signs and road marking is to be in accordance with MOTSAM.

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TYPICAL KERB BUILDOUT CROSS SECTION
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KOREKE RISE

Purpose & Drawing Title:

ENGINEERING DRAWINGS
DETAIL 4 - KERB BUILDOUTS

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Designed by:	PPG/CLIENT	A3		
Drawn by:	NW/BJK			
Checked by:	MJB			
Approved by:	MJB	DO NOT SCALE		
Job No:	Drawing No:	Sheet No:	Revision No:	Date:
W6000	013	353	0	01/11/2024