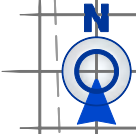


**QUEENSTOWN LAKES DISTRICT COUNCIL**



**APPROVED PLAN:  
RM220385**

**Friday, 9 June 2023**

Lakeview Terrace



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

**WANAKA**  
19 Reece Crescent  
or P.O. Box 283  
Wanaka 9343  
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E wanaka@ppgroup.co.nz

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

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

Surveyed by:	-	Original Size:	Scale:
Designed by:	MJB	A3	1:1250 @ A3
Drawn by:	BTF		
Checked by:	TM	<b>DO NOT SCALE</b>	
Approved by:	MJB	Job No:	Revision No:
Job No:	W6000	DWG No:	003
Sheet No:	102	Date Created:	15/08/2022



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  
Roading

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

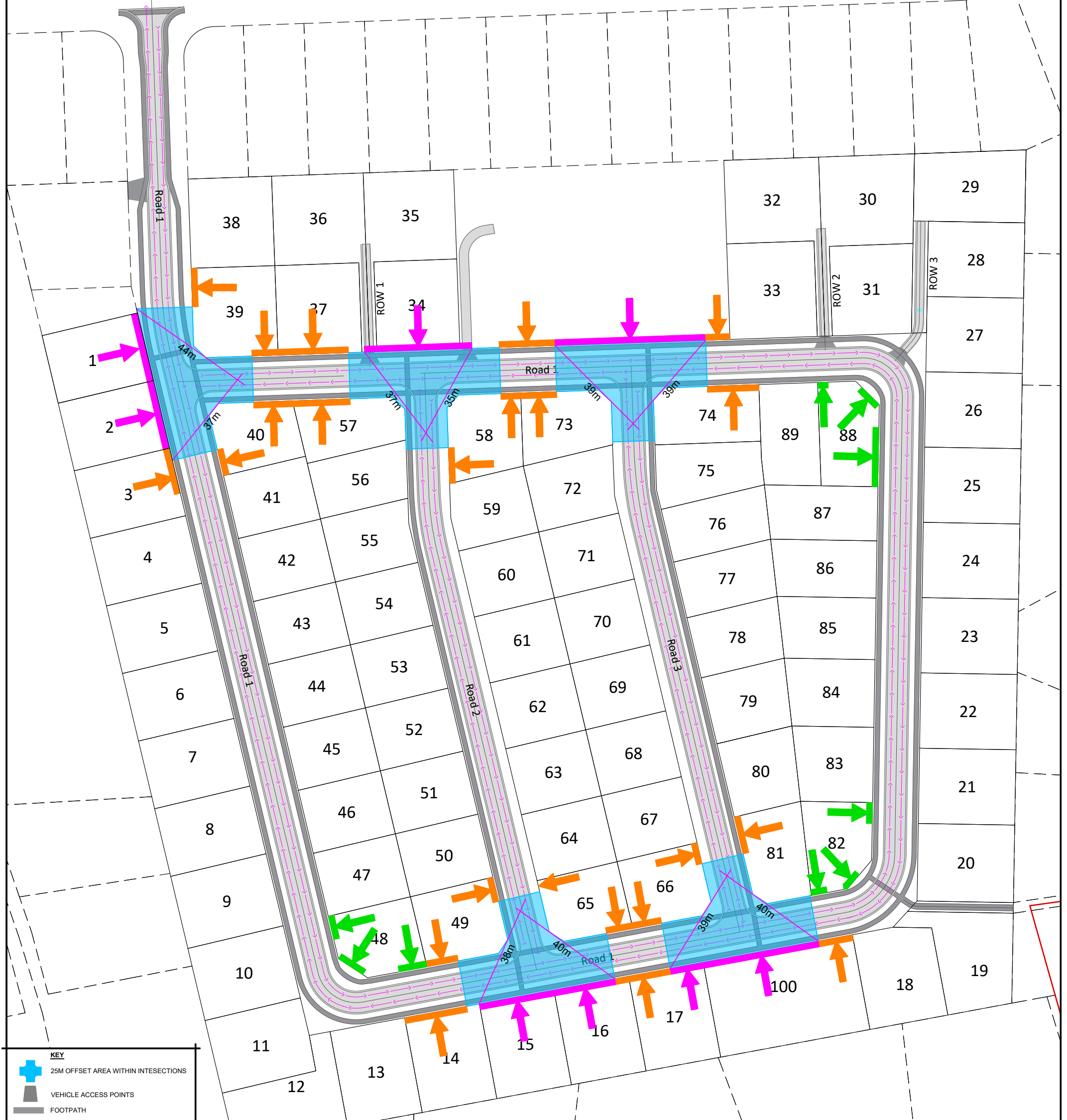
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Drawn by:	TMM		
Checked by:	MJB		
Approved by:	MJB	DO NOT SCALE	
Job No:	W6000	DWG No:	008
Sheet No:	100a	Revision No:	B
		Date Created:	29/10/2021

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

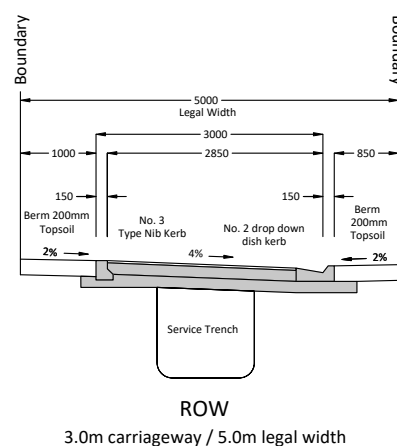
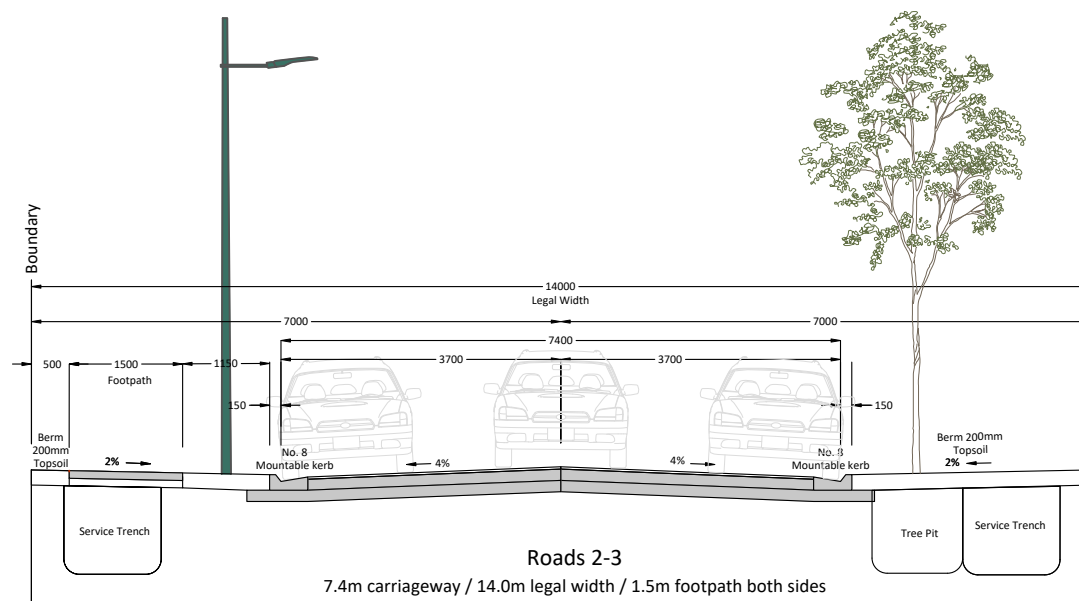
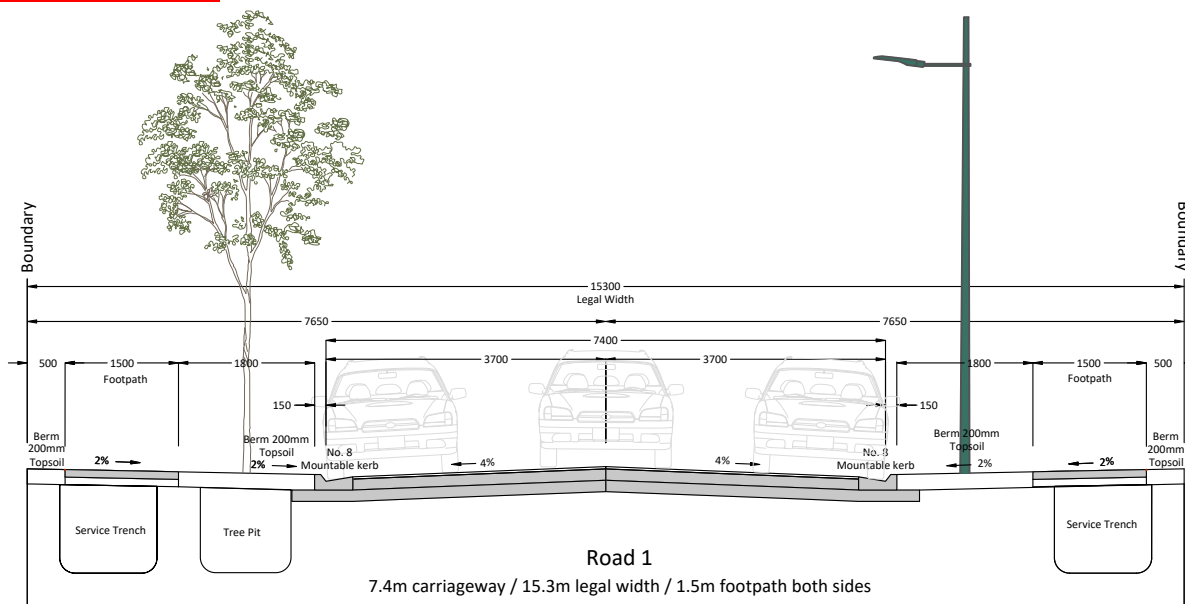
Surveyed by:	BTF	Original Size:	Scale:
Designed by:	TMM	A3	1:1250 @ A3
Drawn by:	TMM		
Checked by:	MJB		
Approved by:	MJB	<b>DO NOT SCALE</b>	
Job No:	DWG No:	Sheet No:	Revision No:
W6000	008	100b	B
			Date Created:
			29/10/2021



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM220385

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	Job No:	Revision No:	Date Created:
Approved by:	MJB	W6000	A	26/05/2020
DWG No:	008	Sheet No:	101	



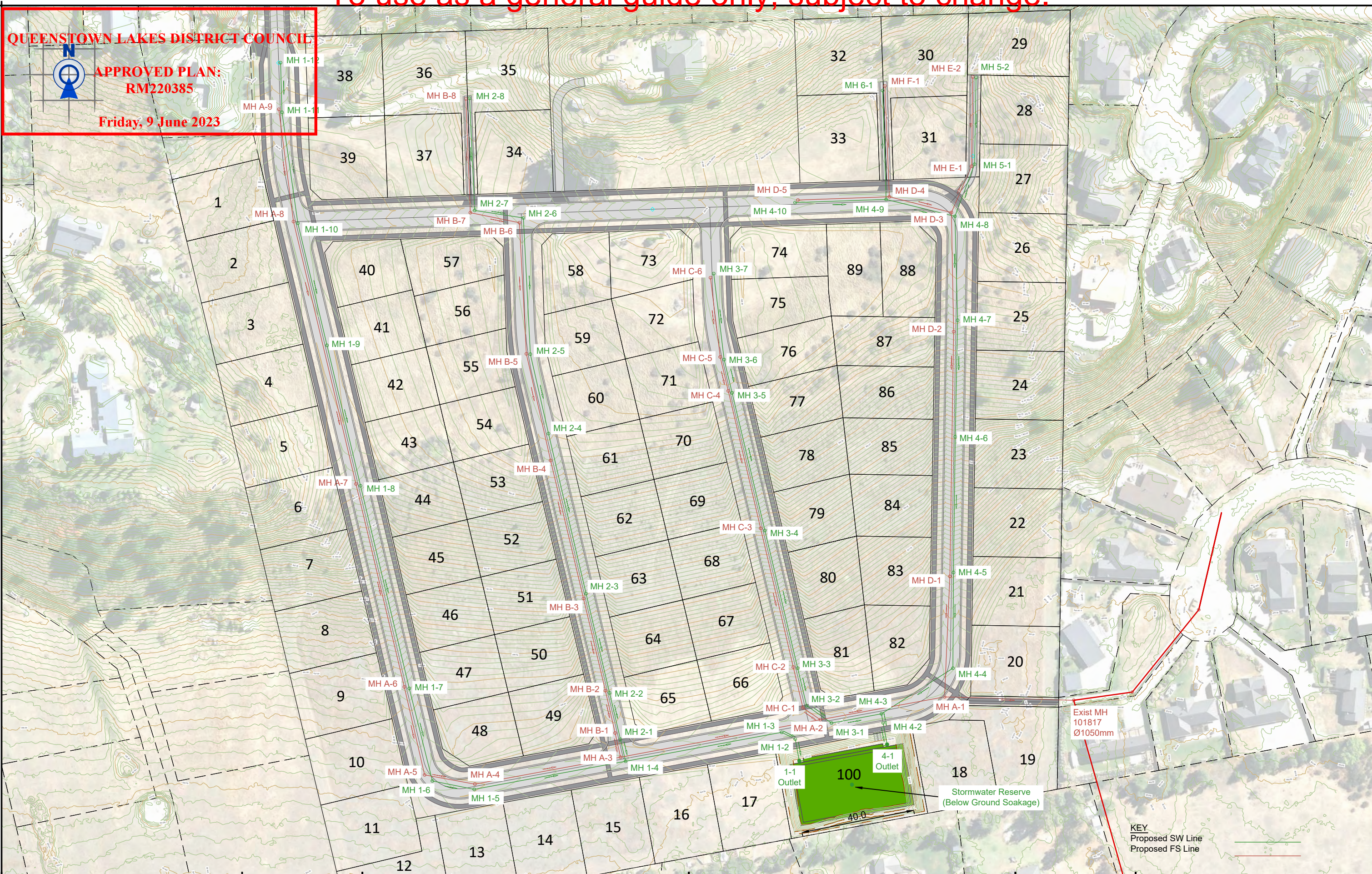
To use as a general guide only, subject to change.

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APPROVED PLAN:  
RM220385

Friday, 9 June 2023



KEY  
Proposed SW Line  
Proposed FS Line

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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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Surveyed by:	BTF	Original Size:	Scale:
Designed by:	TMM	A3	1:1250 @ A3
Drawn by:	TMM		
Checked by:	MJB	<b>DO NOT SCALE</b>	
Approved by:	MJB	Revision No:	Date Created:
Job No:	DWG No:	Sheet No:	
W6000	008	200	A 26/05/2020



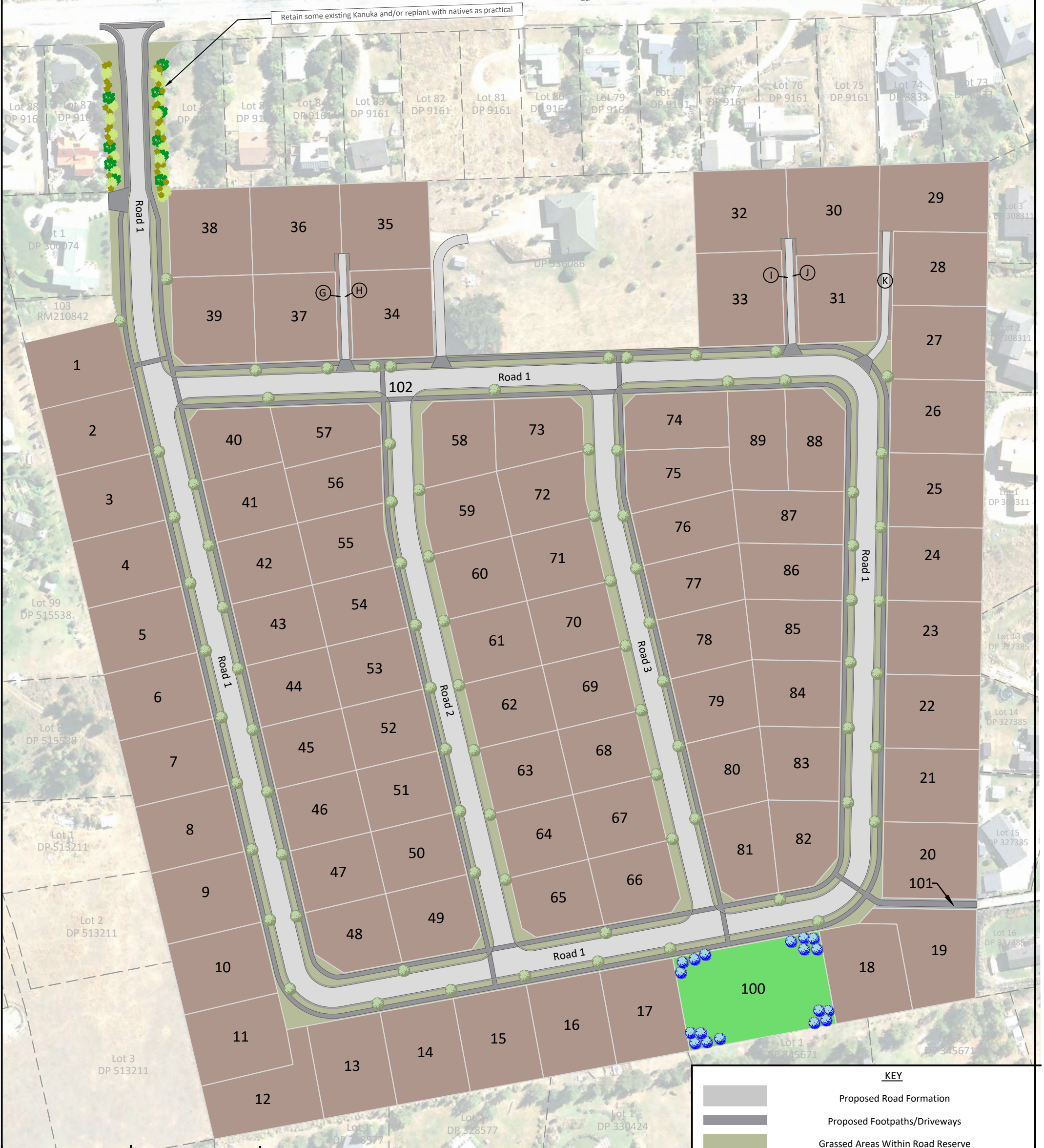
To use as a general guide only, subject to change.

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









- NOTES**
- 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
  - Levels are in terms of Dunedin Vertical Datum 1958
  - All works are to be installed as per the QLDC Land Development and Subdivision Code of Practice. Standard drawings are available from the Engineer.
  - All street signs and road marking is to be in accordance with MOTSAM.
  - Refer to lighting design for lighting details.
  - All intersection kerb radii are 6m @ LOK unless otherwise stated.
  - Tactile pavers to be installed as per NZTA RTS14. Refer to Sheet 352 for typical detail.
  - 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

**FOR ENGINEERING ACCEPTANCE**

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Client & Location:  
**ORCHARD ROAD HOLDINGS LTD**  
**KOREKE RISE**

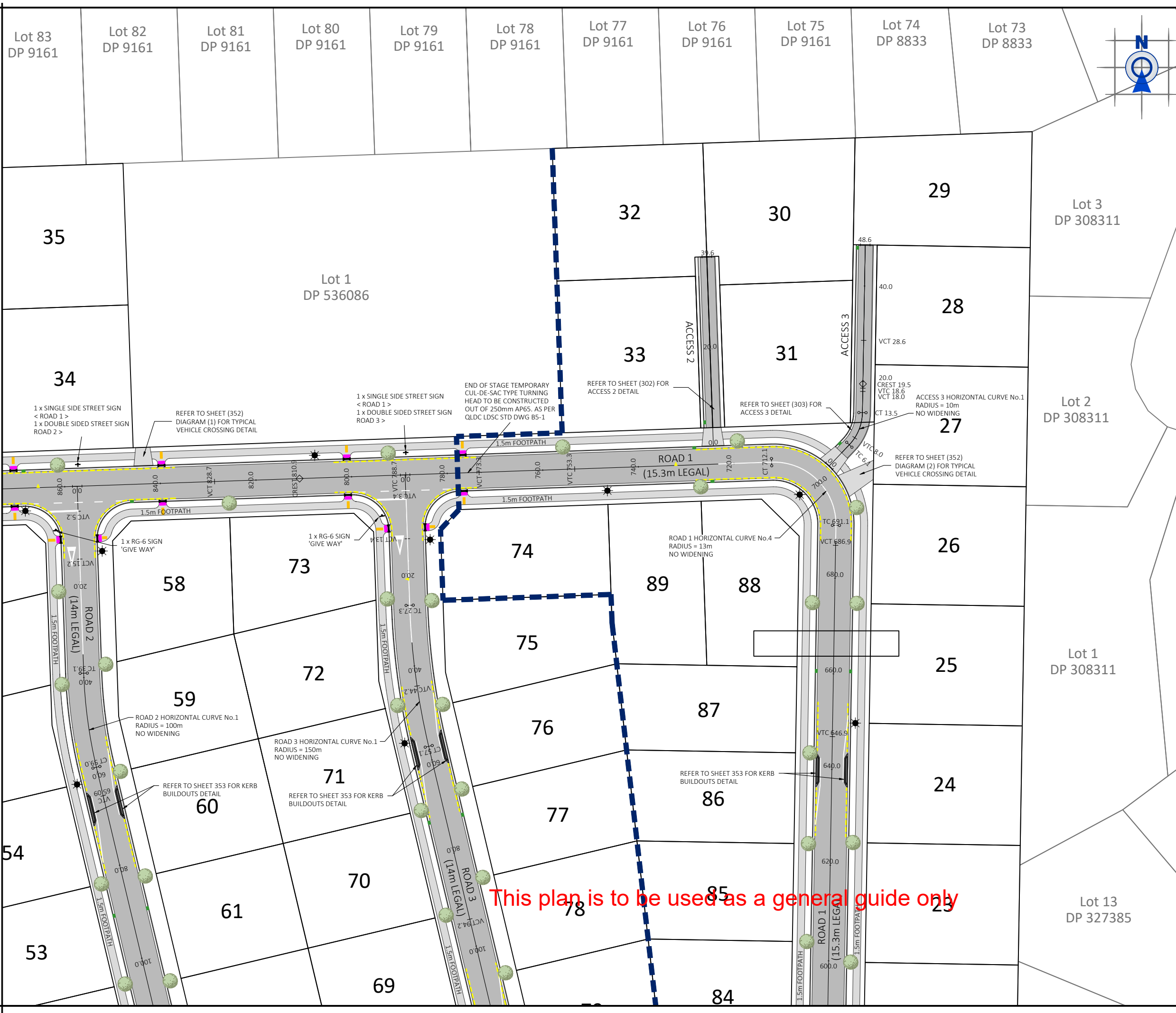
Purpose & Drawing Title:  
**ENGINEERING DRAWINGS**  
**ROADING OVERALL PLAN**

This plan is to be used as a general guide only

Surveyed by:	--	Original Size:	Scale:
Designed by:	PPG/CLIENT	A3	1:1500 @ A3
Drawn by:	NW/BJK		
Checked by:	MJB		
Approved by:	MJB		
Job No:	W6000	Sheet No:	300
Drawing No:	013	Revision No:	2
		Date:	01/11/2024







- NOTES**
- 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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  - All works are to be installed as per the QLDC Land Development and Subdivision Code of Practice. Standard drawings are available from the Engineer.
  - All street signs and road marking is to be in accordance with MOTSAM.
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  - All intersection kerb radii are 6m @ LOK unless otherwise stated.
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  - 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 2

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

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NOTES

- 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.
- Levels are in terms of Dunedin Vertical Datum 1958.
- All works are to be installed as per the QLDC Land Development and Subdivision Code of Practice. Standard drawings are available from the Engineer.
- All street signs and road marking is to be in accordance with MOTSAM.
- Refer to lighting design for lighting details.
- All intersection kerb radii are 6m @ LOK unless otherwise stated.
- Tactile pavers to be installed as per NZTA RTS14. Refer to Sheet 352 for typical detail.
- 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

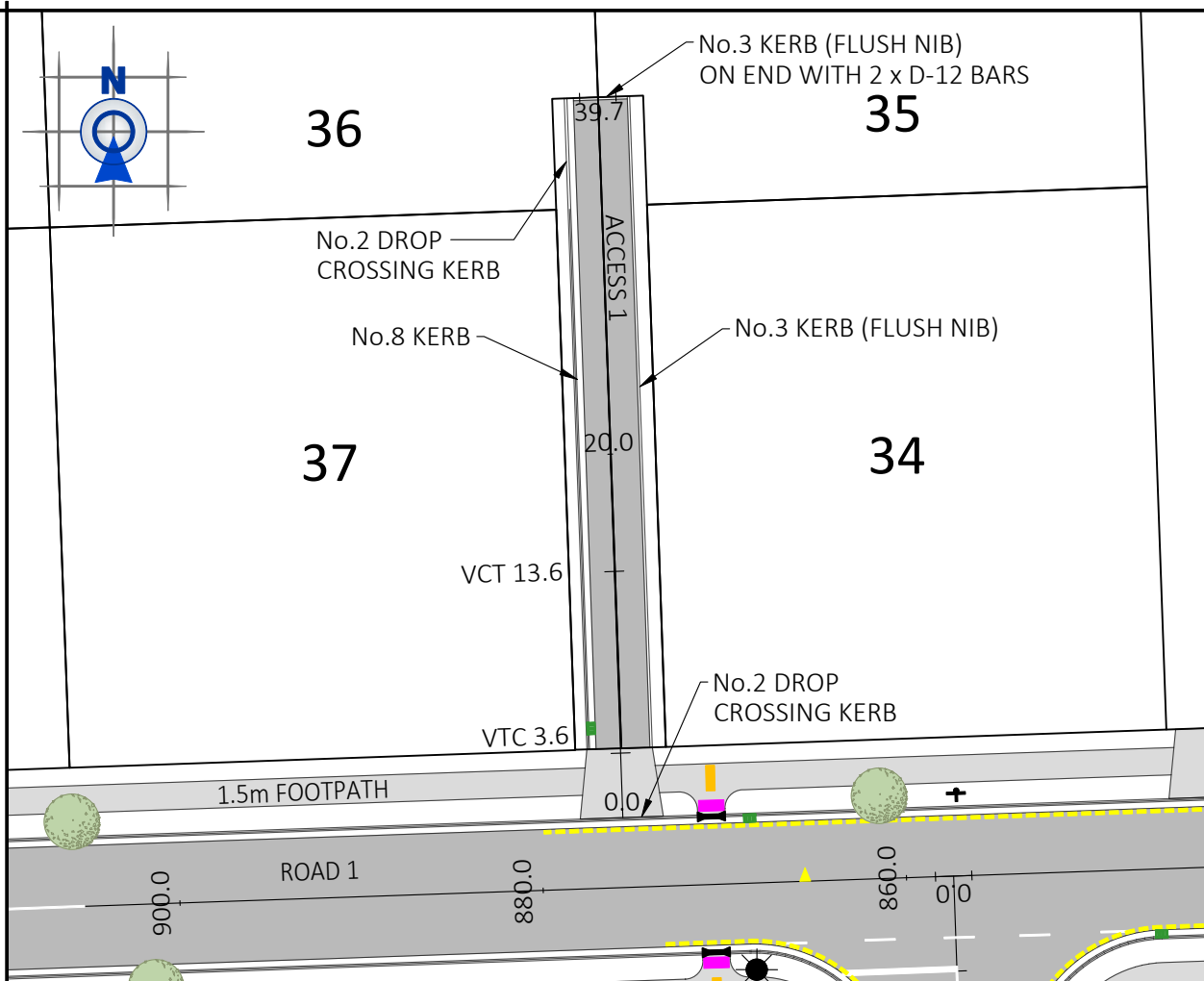
Purpose & Drawing Title:  
**ENGINEERING DRAWINGS**  
 ROADING LAYOUT 4

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

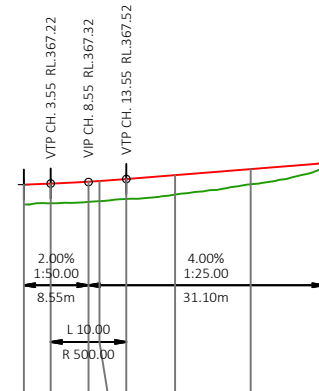
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Horiz Curve Data  
 Vertical Geometry Grade (%)  
 Vertical Geometry Grade (1 in)  
 Vertical Grade Length  
 Vertical Curve Length  
 Vertical Curve Radius



DATUM R.L.353.00

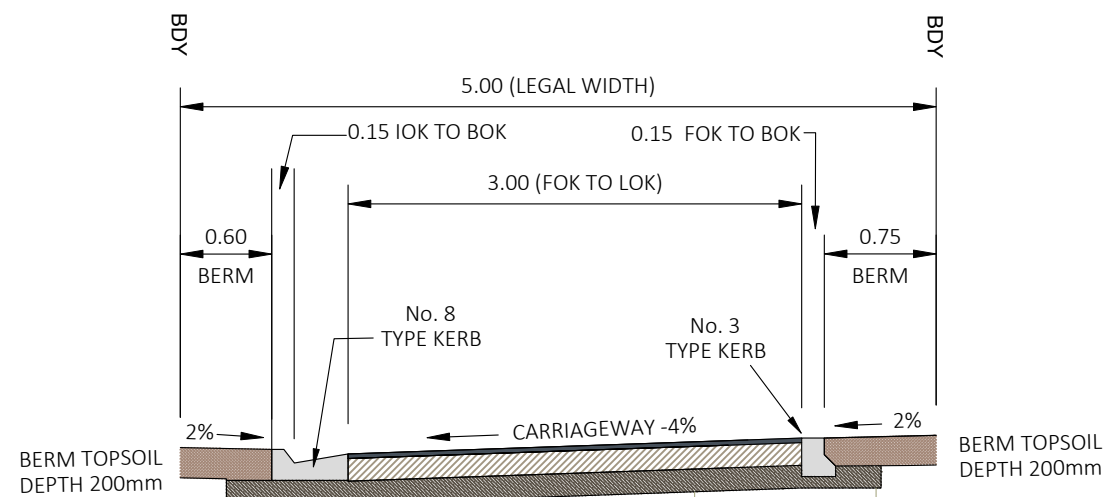
EXISTING GROUND LEVEL AT CENTRELINE	365.85	365.92	366.01	366.06	366.20	366.49	367.18	368.24
+ FILL DEPTH		1.31	1.30	1.34	1.34	1.29	1.00	0.32
- CUT DEPTH								
FINISHED LEVEL (FL) AT CENTRELINE	367.15	367.22	367.35	367.39	367.52	367.78	368.18	368.57
CHAINAGE	0.00	3.55	8.55	10.00	13.55	20.00	30.00	39.65

ACCESS 1 LONGSECTION

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 351 FOR TYPICAL DETAIL.
8. ALL KERBS ARE No.8 PROFILE UNLESS OTHERWISE SHOWN.

FOR ENGINEERING ACCEPTANCE



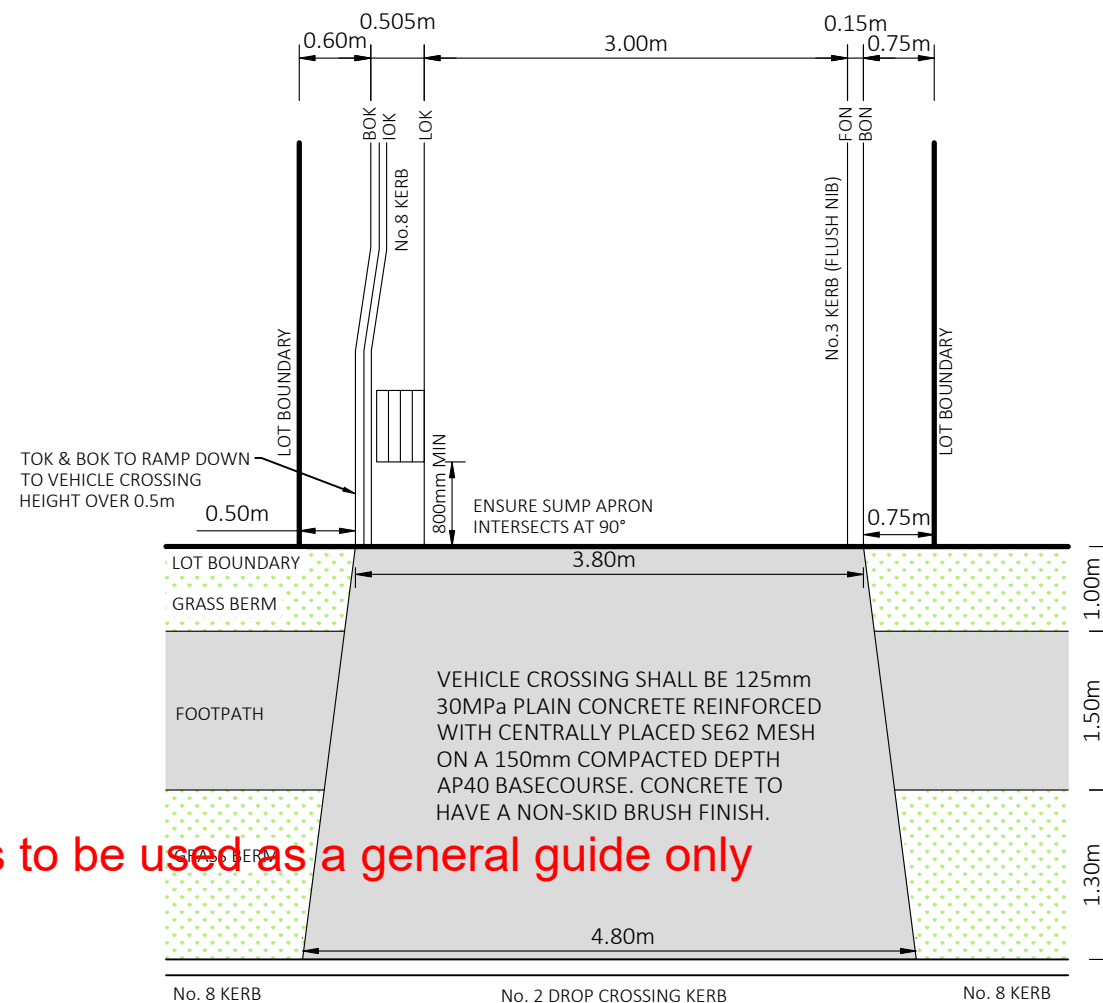
PAVEMENT

- 30mm DG 7 ASPHALT
- MEMBRANE SEAL (GRADE 4 CHIP)
- 150mm TNZ M/4 AP40 BASECOURSE
- 150mm AP65 SUBBASE
- COMPACTED SUBGRADE WITH A CBR ≥7
  - COMPACTED SUBGRADE WITH A CBR 3.5 TO 7 200mm UNDERCUT, FILL WITH AP80 OR AP65 MATERIAL
  - COMPACTED SUBGRADE WITH A CBR 2 TO 3.5 350mm UNDERCUT, FILL WITH AP80 OR AP65 MATERIAL

ROAD TYPE ACCESS 1-3

- 3.0m CARRIAGEWAY
- 5.0m LEGAL WIDTH

REFER TO SHEET 910 FOR TYPICAL TRENCHING DETAILS



ACCESS 1 & 2 VEHICLE CROSSING LAYOUT

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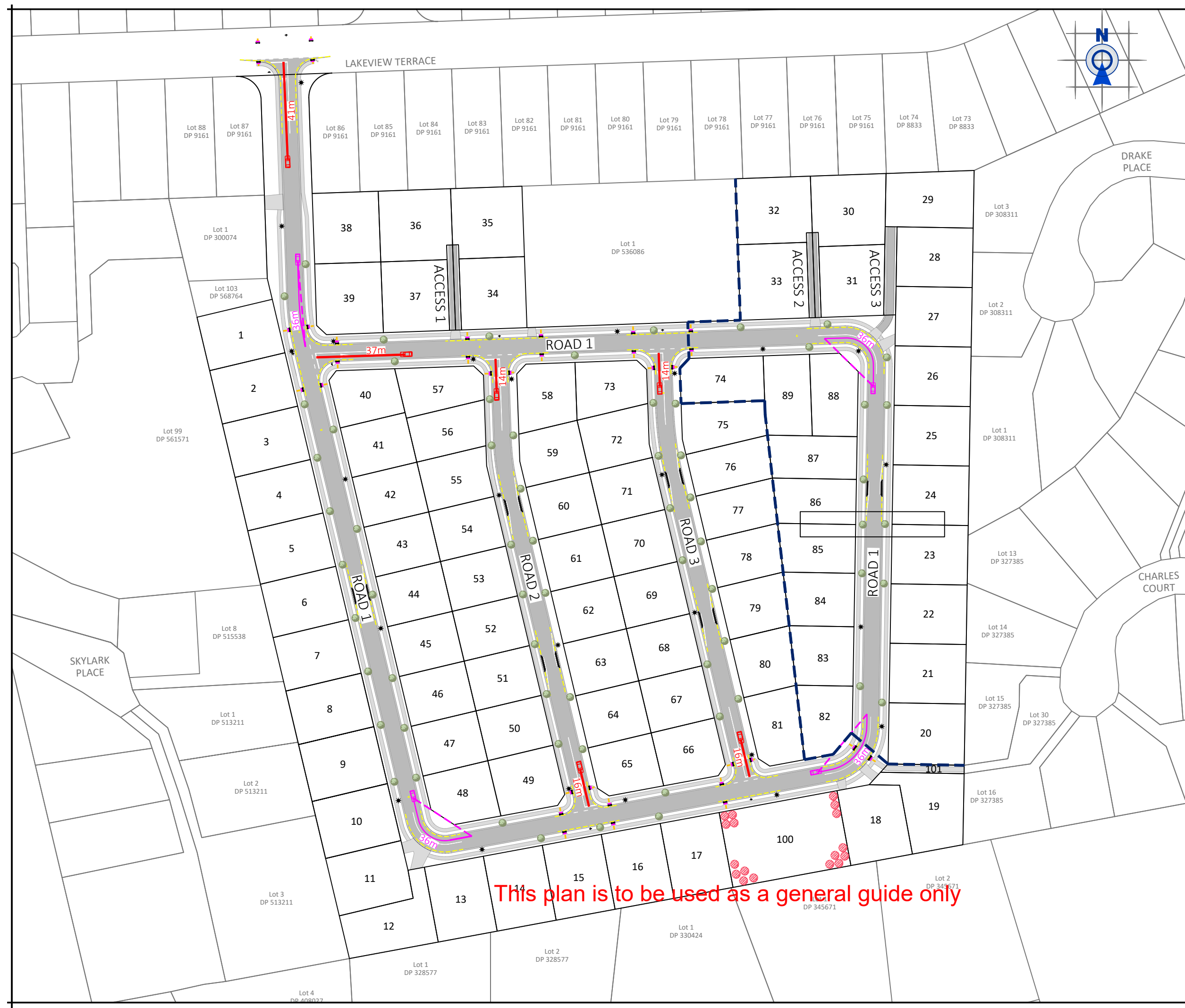
ORCHARD ROAD HOLDINGS LTD  
 KOREKE RISE

Purpose & Drawing Title:

ENGINEERING DRAWINGS  
 ACCESS 1 DETAIL

Surveyed by:	--	Original Size:	A3	Scale:	NTS
Designed by:	PPG/CLIENT				
Drawn by:	NW/BJK				
Checked by:	MJB				
Approved by:	MJB				DO NOT SCALE
Job No:	W6000	Drawing No:	013	Sheet No:	301
		Revision No:	1	Date:	01/11/2024





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- NOTES**
- 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
  - Levels are in terms of Dunedin Vertical Datum 1958
  - All works are to be installed as per the QLDC Land Development and Subdivision Code of Practice. Standard drawings are available from the Engineer
  - 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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Client & Location:  
 ORCHARD ROAD HOLDINGS LTD  
 KOREKE RISE

Purpose & Drawing Title:  
 ENGINEERING DRAWINGS  
 ROADING SIGHT DISTANCES ASD & SSD

Designed by:	PPG/CLIENT	A3	Scale: 1:1500 @ A3						
Drawn by:	NW/BJK								
Checked by:	MJB								
Approved by:	MJB								
Job No:	W6000	Drawing No:	013	Sheet No:	330	Revision No:	1	Date:	01/11/2024



- NOTES**
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  - Levels are in terms of Dunedin Vertical Datum 1958
  - All works are to be installed as per the QLDC Land Development and Subdivision Code of Practice. Standard drawings are available from the Engineer
  - 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

**FOR ENGINEERING ACCEPTANCE**

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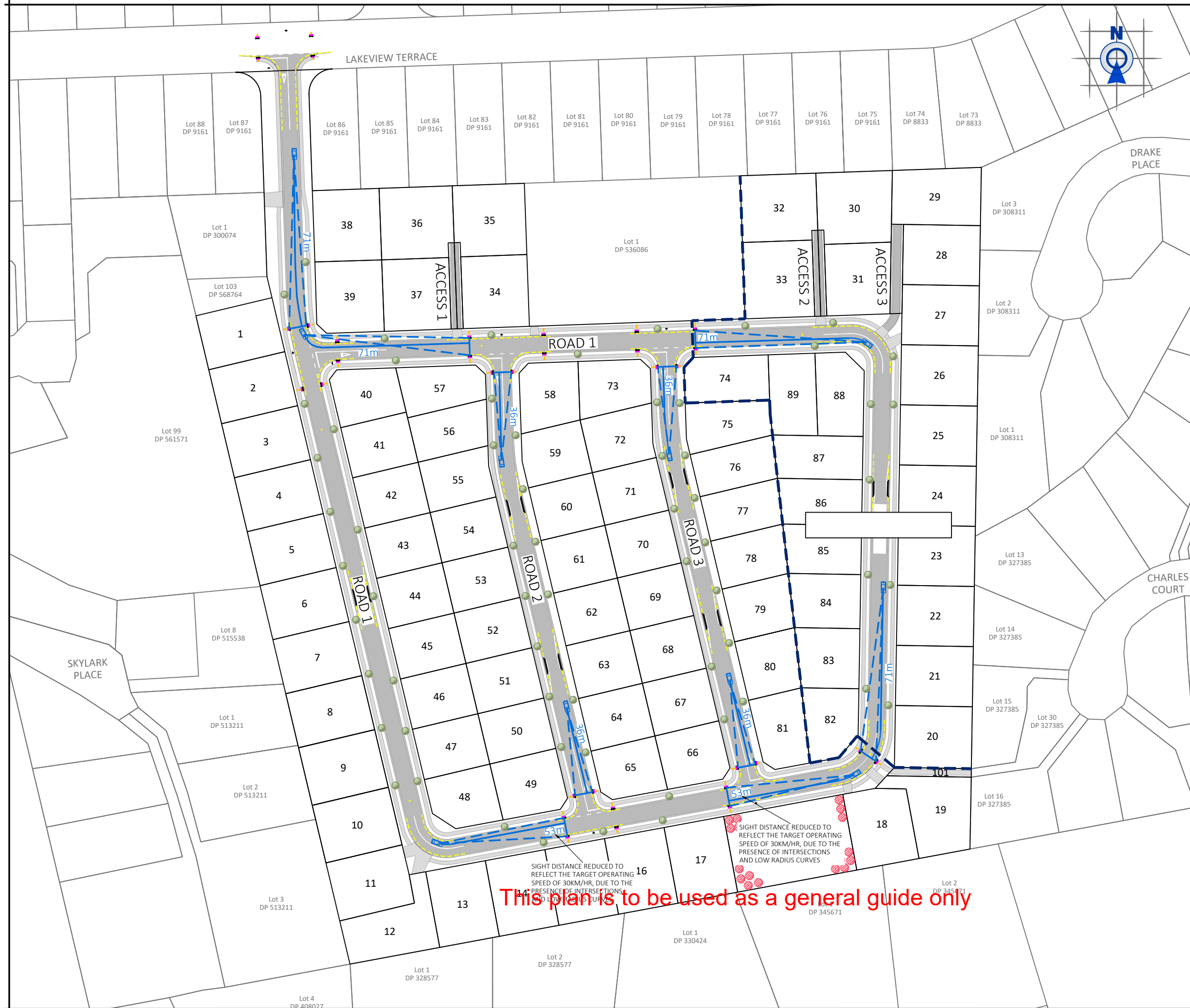
Client & Location:  
**ORCHARD ROAD HOLDINGS LTD  
 KOREKE RISE**

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

Surveyed by:	---	Original Size:	Scale:
Designed by:	PPG/CLIENT	A3	1:1500 @ A3
Drawn by:	NW/BJK		
Checked by:	MJB	<b>DO NOT SCALE</b>	
Approved by:	MJB		
Job No:	W6000	Drawing No:	013
Sheet No:	331	Revision No:	1
Date:	01/11/2024		

This plan is to be used as a general guide only





- NOTES**
- 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
  - Levels are in terms of Dunedin Vertical Datum 1958
  - All works are to be installed as per the QLDC Land Development and Subdivision Code of Practice. Standard drawings are available from the Engineer
  - 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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Purpose & Drawing Title:  
**ENGINEERING DRAWINGS  
 ROADING SIGHT DISTANCES CSD**

Designed by:	PPG/CLIENT	Original Size:	Scale:
Drawn by:	NW/BJK		
Checked by:	MJB	A3	1:1500 @ A3
Approved by:	MJB	<b>DO NOT SCALE</b>	
Job No:	Drawing No:	Sheet No:	Revision No: Date:
W6000	013	332	1 01/11/2024

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SIGHT DISTANCE REDUCED TO REFLECT THE TARGET OPERATING SPEED OF 30KM/HR, DUE TO THE PRESENCE OF INTERSECTIONS AND LOW RADIUS CURVES

SIGHT DISTANCE REDUCED TO REFLECT THE TARGET OPERATING SPEED OF 30KM/HR, DUE TO THE PRESENCE OF INTERSECTIONS AND LOW RADIUS CURVES

MINIMUM 0.5m BUT CAN VARY. REFER TO TYPICAL CROSS SECTIONS ON SHEETS 320 TO CONFIRM DISTANCE FROM BACK OF FOOTPATH TO BOUNDARY FOR SPECIFIC ROADS.

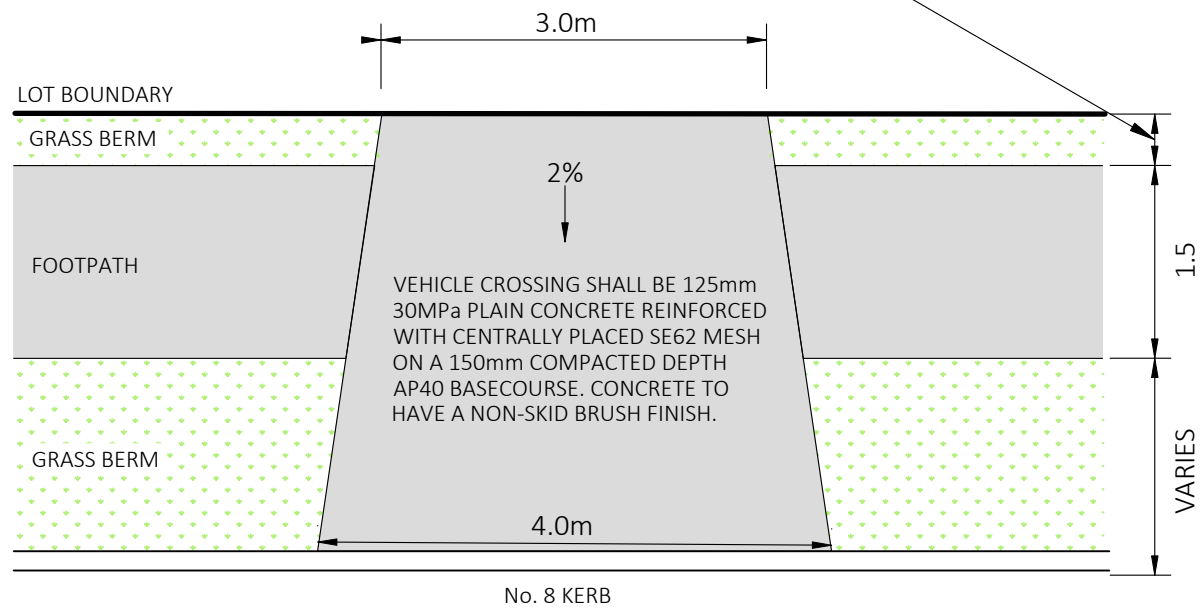


DIAGRAM 1: TYPICAL SINGLE VEHICLE CROSSING LAYOUT

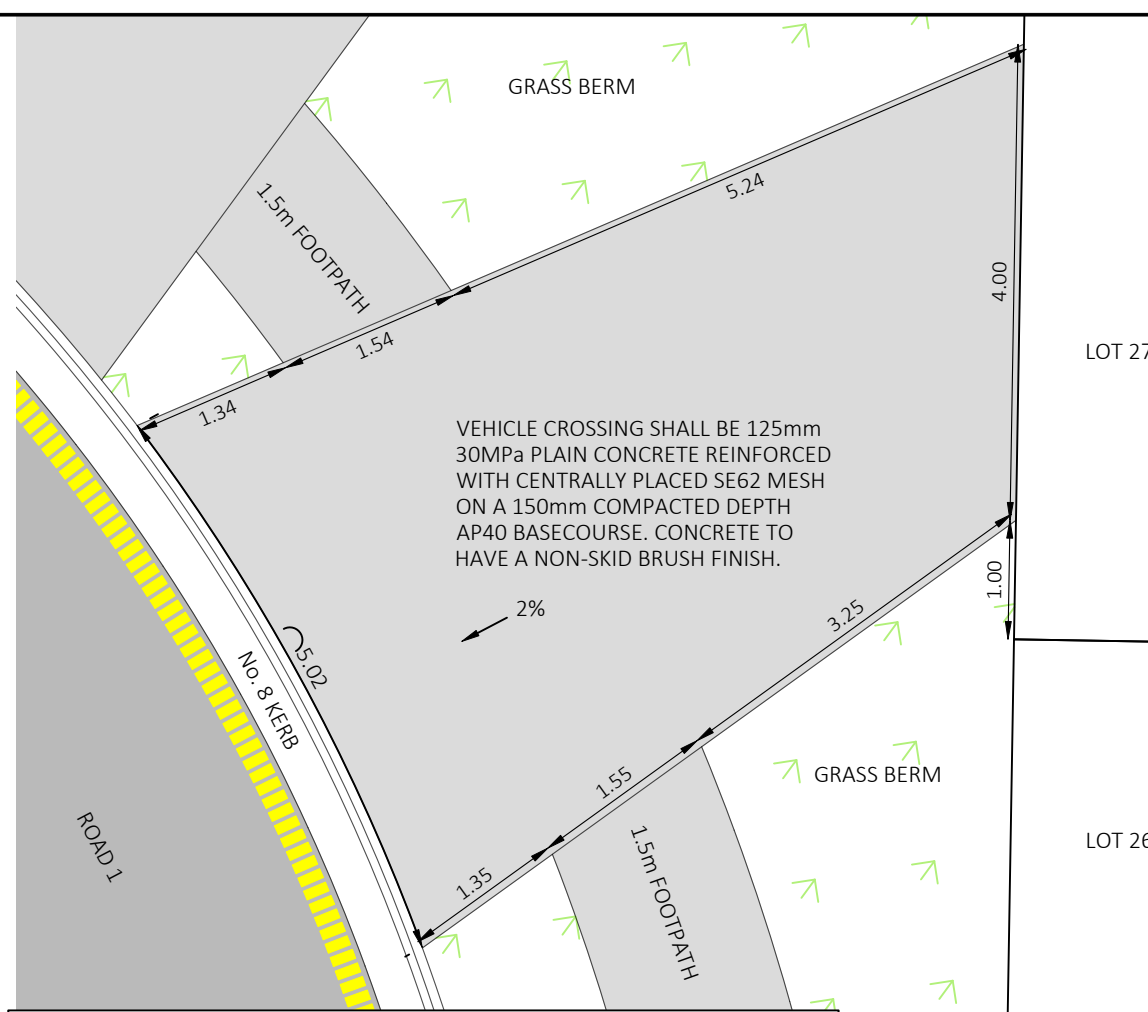


DIAGRAM 2: LOT 27 VEHICLE CROSSING LAYOUT

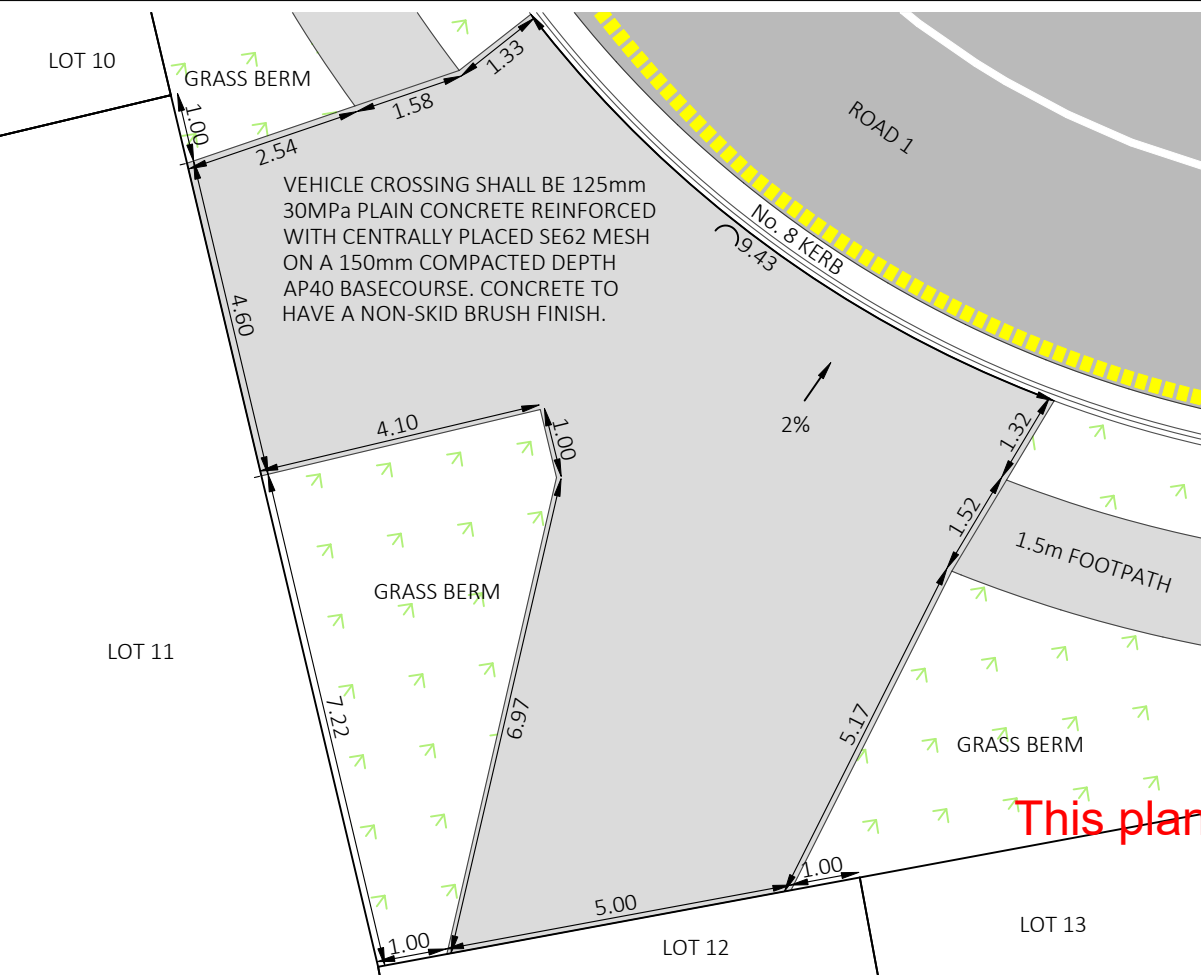


DIAGRAM 3: LOTS 11 & 12 VEHICLE CROSSING LAYOUT

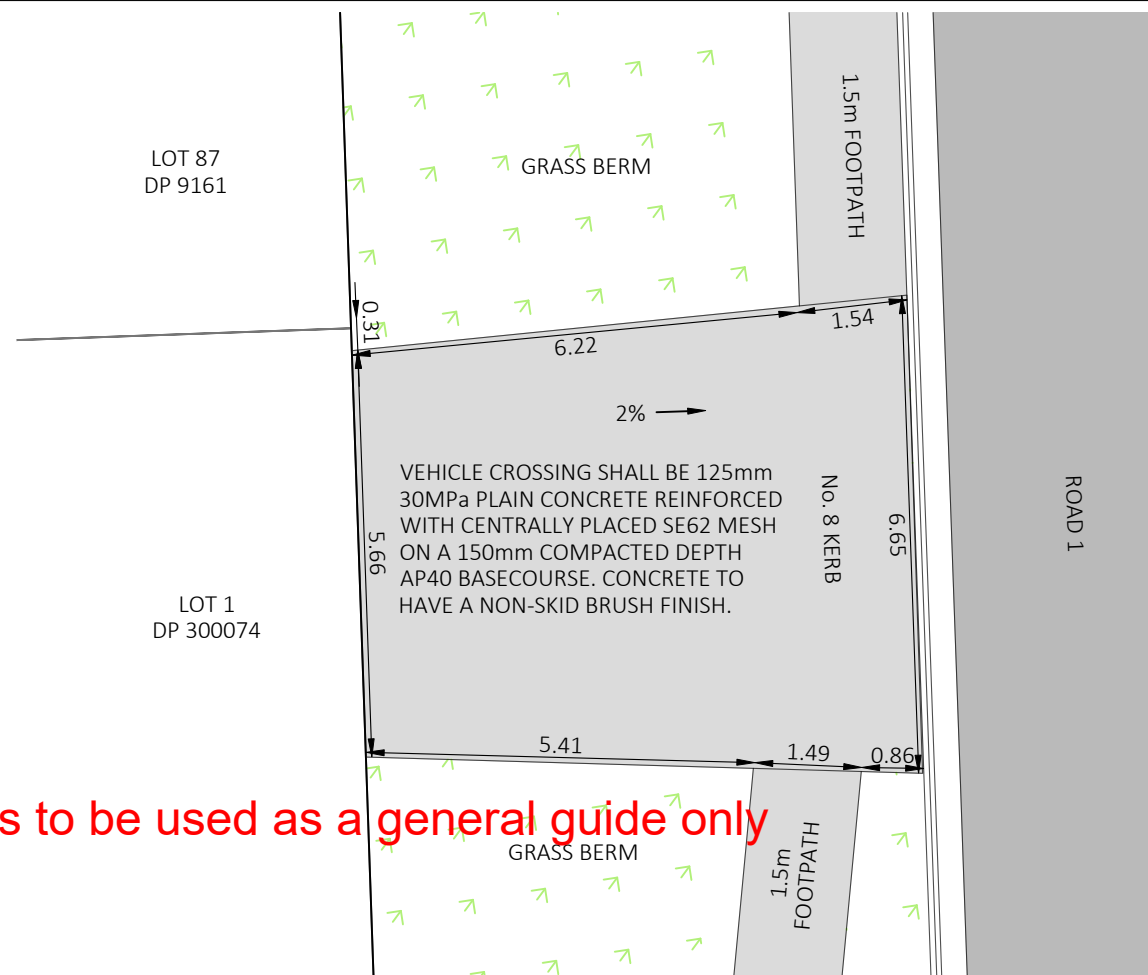


DIAGRAM 4: LOT 1 DP 300074 VEHICLE CROSSING LAYOUT

NOTES

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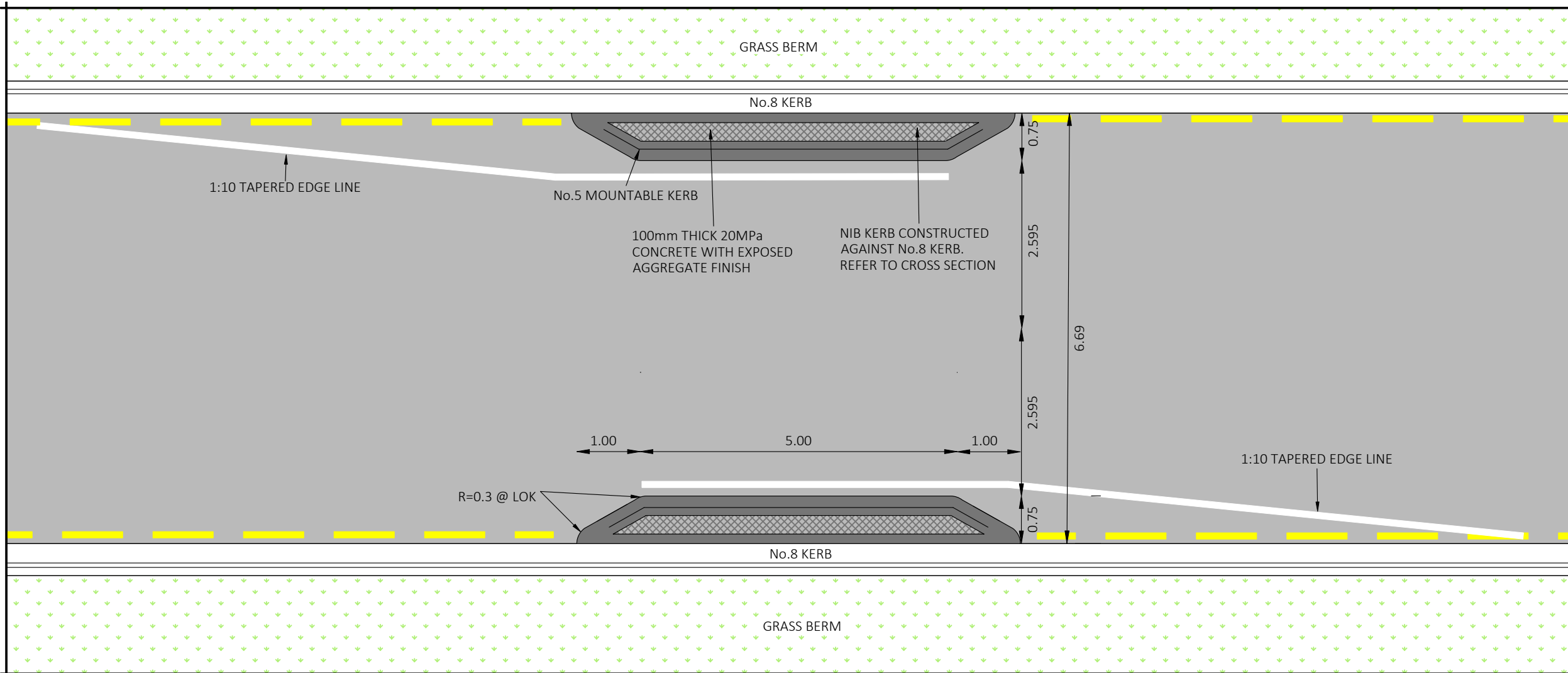
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Purpose & Drawing Title:  
**ENGINEERING DRAWINGS  
 DETAIL 3 - VEHICLE CROSSINGS**

Designed by:	PPG/CLIENT	A3	Scale: NTS
Drawn by:	NW/BJK		
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Approved by:	MJB	DO NOT SCALE	
Job No:	W6000	Sheet No:	352
Drawing No:	013	Revision No:	0
		Date:	01/11/2024

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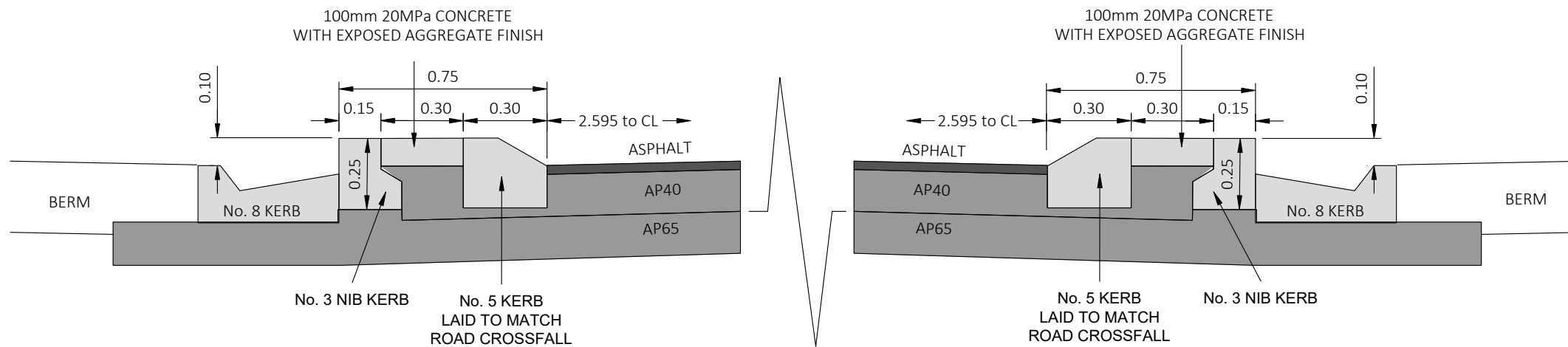




**NOTES**

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**KOREKE RISE**

Purpose & Drawing Title:  
**ENGINEERING DRAWINGS**  
**DETAIL 4 - KERB BUILDOUTS**

Surveyed by:	--	Original Size:	Scale:
Designed by:	PPG/CLIENT	A3	NTS
Drawn by:	NW/BJK		
Checked by:	MJB		
Approved by:	MJB	<b>DO NOT SCALE</b>	
Job No:	W6000	Drawing No:	013
		Sheet No:	353
		Revision No:	0
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