QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH210006

Wednesday, 15 September 2021

178

131.7

92.1

102.9

STAGE 4

Lot 1
DP 12913

Lot 500

Lot 50

Lot 51

Lot 52

Lot 49

Lot 48

Lot 47

Lot 46

Lot 45

Lot 44

STAGE 3

Proposed SW Easement

Lot 104
To vest in QLDC as Legal Road

Lot 102
To vest in QLDC as Legal Road

Lot 43

Lot 42

Lot 4
DP 24379

Zone boundary

Lot 41
LOW DENSITY RESIDENTIAL ZONE

Lot 204
To vest in QLDC as Local Purpose Reserve

Lot 53

STAGE 2c

Bullendale Development

Existing ROW

Lot 350
DP 523120

Lot 101
To vest in QLDC as Legal Road

ROW - in favour Lot 53 and Lot 350 DP 523120

PED ROW QLDC

ROW - in favour Lot 41 and Lot 350 DP 523120

Lot 70

Lot 36

Lot 37

Lot 38

Lot 39

Lot 202
To vest in QLDC as Local Purpose Reserve

STAGE 2b

Lot 40

STAGE 2a

Bullendale Drive

Lot 30

Lot 29

Lot 100
To vest in QLDC as Legal Road

Lot 32

Lot 31

Lot 28

Lot 33

Lot 34

Lot 35

Lot 3
DP 24379

Lot 153
Access Lot

MAX GRADE 7%

STAGE 5

Lot 25

Lot 26

Lot 27

Lot 22

Lot 23

Lot 24

Lot 7

Lot 6

Lot 5

Lot 4

Lot 3

Lot 2

Lot 1

Lot 150
Access Lot
PEDESTRIAN ROW - QLDC

Lot 8

Lot 200
To vest in QLDC as Local Purpose Reserve

Lot 9

Lot 10

Lot 11

Lot 12

Lot 14

STAGE 1

Lot 103
To vest in QLDC as Legal Road

Lot 151
PEDESTRIAN ROW - QLDC
Access Lot

Lot 1
DP 24379

Lot 16

Lot 18

Lot 17

Lot 21

Lot 20

Lot 19

Lot 100
To vest in QLDC as Legal Road

Lot 152
Access Lot

Lot 201
To vest in QLDC as Local Purpose Reserve

Lot 2
DP 344121

Arthurs Point Road

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2. using the drawings or other data for any purpose not agreed to in writing by Aurum Survey Consultants.

REV.	DATE:	REVISION DETAILS:	BY:
B	9/21	Stage 2c clarified	BM
A	17/7/21	Stage 1 variation	BM

WARNING NOTE:
This resource consent plan has been prepared for the client from field survey and existing records for the purpose of a proposed subdivision on the land. It is to read in conjunction with our terms of engagement to Bullendale Developments Limited. It should not be used by the client company for any other purpose. The plan is not to be relied on by any other person for any purpose whatsoever.

DATE: Sept 2021
BY: B McLeod

Scale 1:1000
Original Plan A3

DRAWING & ISSUE No.
4598.12C.1B

TITLE:

PROPOSED SUBDIVISION - OVERVIEW
STAGE 1 VARIATION
TOMASI SHA - ARTHURS POINT

AURUM SURVEY
PO Box 2493
Wakatipu 9349
Ph 03 442 3466
Fax 03 442 3469
Email admin@ascl.co.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH210006

Wednesday, 15 September 2021

Zone boundary

LOW DENSITY RESIDENTIAL ZONE

Lot 101
1704m²
To vest in QLDC as Legal Road

Lot 41
1168m²

Lot 204
293m²
To vest in QLDC as Local Purpose Reserve

Lot 53
1419m²

Lot 350
DP 523120

ROW - In favour of Lot 41 & 53

ROW - In favour Lot 53 and Lot 350 DP 523120

PED ROW QLDC

ROW - in favour Lot 53 and 350 DP 523120

ROW - in favour Lot 41 and Lot 350 DP 523120

Lot 36
174m²

Lot 37
175m²

Lot 38
184m²

Lot 39
215m²

Lot 202
273m²
To vest in QLDC as Local Purpose Reserve

Lot 40
1107m²

Lot 100
To vest in QLDC as Legal Road

Lot 31
173m²

Lot 32
182m²

Lot 30
163m²

Lot 29
135m²

Lot 28
144m²

Lot 34
166m²

Lot 33
215m²

Lot 153
355m²
Access Lot
MAX GRADE 7%

Lot 25
224m²

Lot 26
181m²

Lot 27
196m²

Lot 22
266m²

Lot 23
173m²

Lot 24
242m²

Lot 103
To vest in QLDC as Legal Road

Lot 7
149m²

Lot 6
146m²

Lot 5
174m²

Lot 4
153m²

Lot 3
145m²

Lot 2
200m²

Lot 1
197m²

Lot 150
Access Lot
PEDESTRIAN ROW - QLDC

Lot 200
206m²
To vest in QLDC as Local Purpose Reserve

Lot 8
246m²

Lot 9
172m²

Lot 10
145m²

Lot 11
145m²

Lot 12
144m²

Lot 14
510m²

PEDESTRIAN ROW - QLDC

Lot 151
Access Lot

Lot 20
156m²

Lot 19
156m²

Lot 17
156m²

Lot 16
156m²

156m²
Lot 18

Lot 21
203m²

Lot 152
Access Lot

Lot 100
To vest in QLDC as Legal Road

Lot 201
To vest in QLDC as Local Purpose Reserve
390m²

Arthurs Point Road

Amalgamation Conditions

Lot 150 will be held in 13 undivided shares between Lots 1-12 & 14 as tenants in common.

Lot 151 will be held in 5 undivided shares between Lots 9-12 & 14 as tenants in common.

Lot 152 will be held in 6 undivided shares between Lots 16-21 as tenants in common.

Lot 153 will be held in 14 undivided shares between Lots 22-35 as tenants in common.

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REV.	DATE:	REVISION DETAILS:	BY:
A	17/7/21	Stage 1 variation	BM

WARNING NOTE:
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DATE: 17 July 2021
BY: Bruce McLeod

Scale 1:500
Original Plan A3

DRAWING & ISSUE No.
4598.12C.2A

TITLE:

PROPOSED STAGE 1 VARIATION
TOMASI SHA - ARTHURS POINT

AURUM SURVEY
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Wakatipu 9349
Ph 03 442 3466
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Email admin@ascl.co.nz

QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
SH210006
Wednesday, 15 September 2021

EARTHWORKS DEPTH

CUT FILL

Depth 6.0m to 10m
Depth 5.0m to 6.0m
Depth 4.0m to 5.0m
Depth 3.0m to 4.0m
Depth 2.5m to 3.0m
Depth 2.0m to 2.5m
Depth 1.5m to 2.0m
Depth 1.0m to 1.5m
Depth 0.5m to 1.0m
Depth 0.0m to 0.5m

Earthworks Summary

Areas	Areas
Earthworks area	24,700m²
Volumes	**Volumes**
Topsoil strip - 0.2m est.	4,940m³
Cut	27,510m³
Fill	3,650m³
Max Cut	6.10m
Max Fill	3.70m

180

N

Lot 351 DP 523120

Lot 4 DP 24379

Lot 350 DP 523120

Lot 3 DP 24379

Bullendale Drive

O'Callaghan St

Lot 1 DP 24379

Arthurs Point Road

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REV.	DATE:	REVISION DETAILS:	BY:
A	28/6/21	Initial release	BM

WARNING NOTE:
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DATE: 28 June 2021
BY: B McLeod

Scale 1:1000
Original Plan A3

DRAWING & ISSUE No.
4598.11R.1A

TITLE:

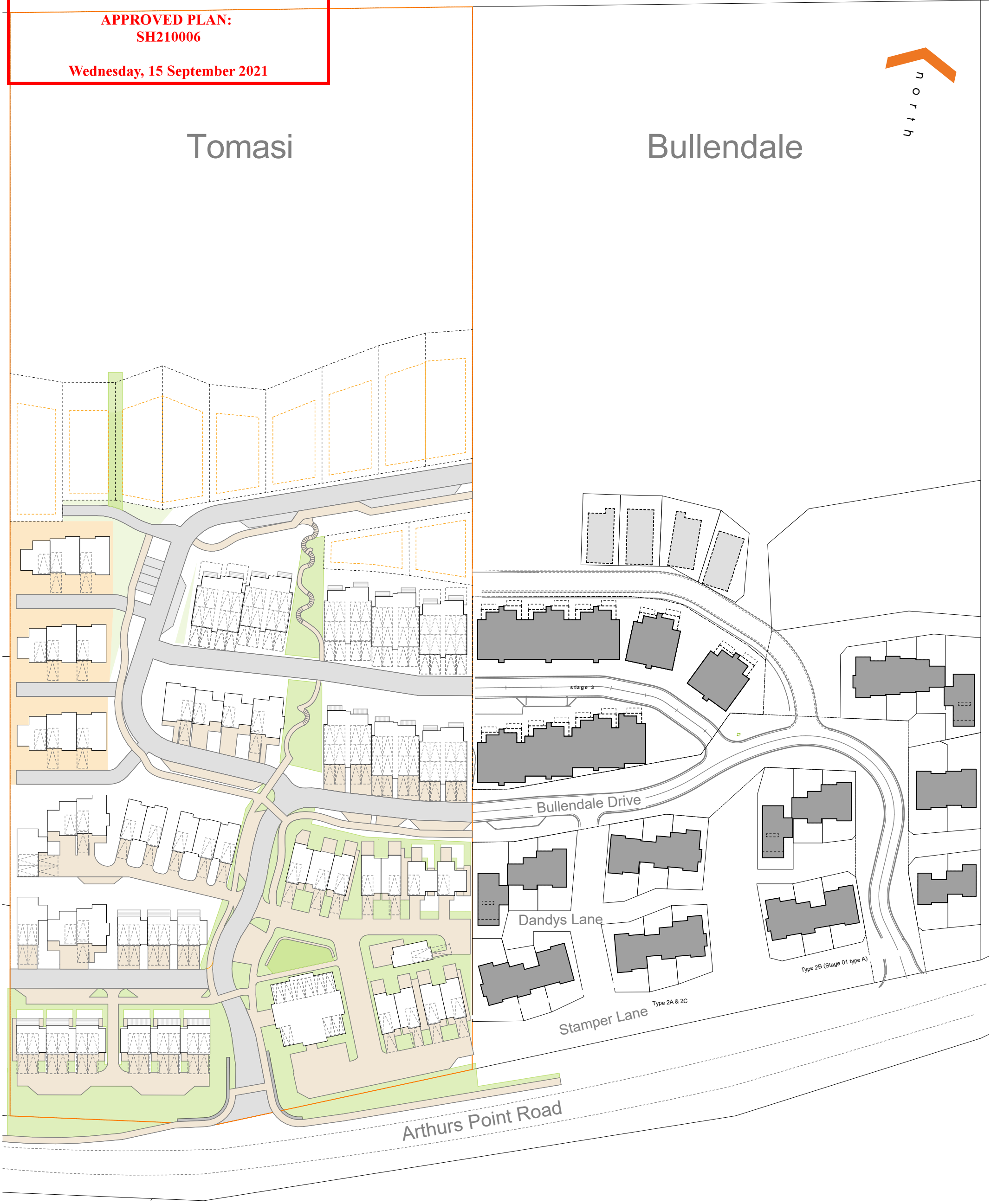
TOMASI SHA
PROPOSED EARTHWORKS
ARTHURS POINT

AURUM SURVEY
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QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH210006

Wednesday, 15 September 2021



Site	area
TOTAL	41227 m²

FOLEYGROUP
architecture

2951 | Tomasi Arthurs Point SHA |
Riverton Queenstown Ltd

Location Plan

03 377 5666 | info@foleygroupconz | wwfoleygroupconz |
30 southwark st | po box 22_166 | christchurch 8140

RC 1.0 1
1:1000
15/09/2021

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH210006

Wednesday, 15 September 2021



north

Type			Bed	Bath	Garage	Nr.	GFA
A			2	2	1	9	122 m²
B			3	2	1	7	138 m²
C			3	2	1	3	147 m²
D			3	2	2	1	169 m²
D1			3	2	2	1	169 m²
walk-up	F	Deluxe	2	1	2	8	99 m²
	G	Premium	2	1	2	8	107 m²
	H	Deluxe	3	2	2	5	144 m²
	I	Premium	3	2	2	5	161 m²
	J	Deluxe	4	3	2	3	158 m²
	K	Premium	4	3	2	3	175 m²
L			3	2.5	2	9	194 m²
M			3	2.5	1	13	147 m²
N			4	2.5	1	2	158 m²
apartments			2	1	1	6	87 m²
			3	2.5	1	3	132 m²
bespoke units			t.b.c.	t.b.c.	t.b.c.	11	t.b.c.
					TOTAL	97	

CHT area

Lot area

bespoke lot constraint envelope

FFL 446

FOLEYGROUP
architecture

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Composite Plan

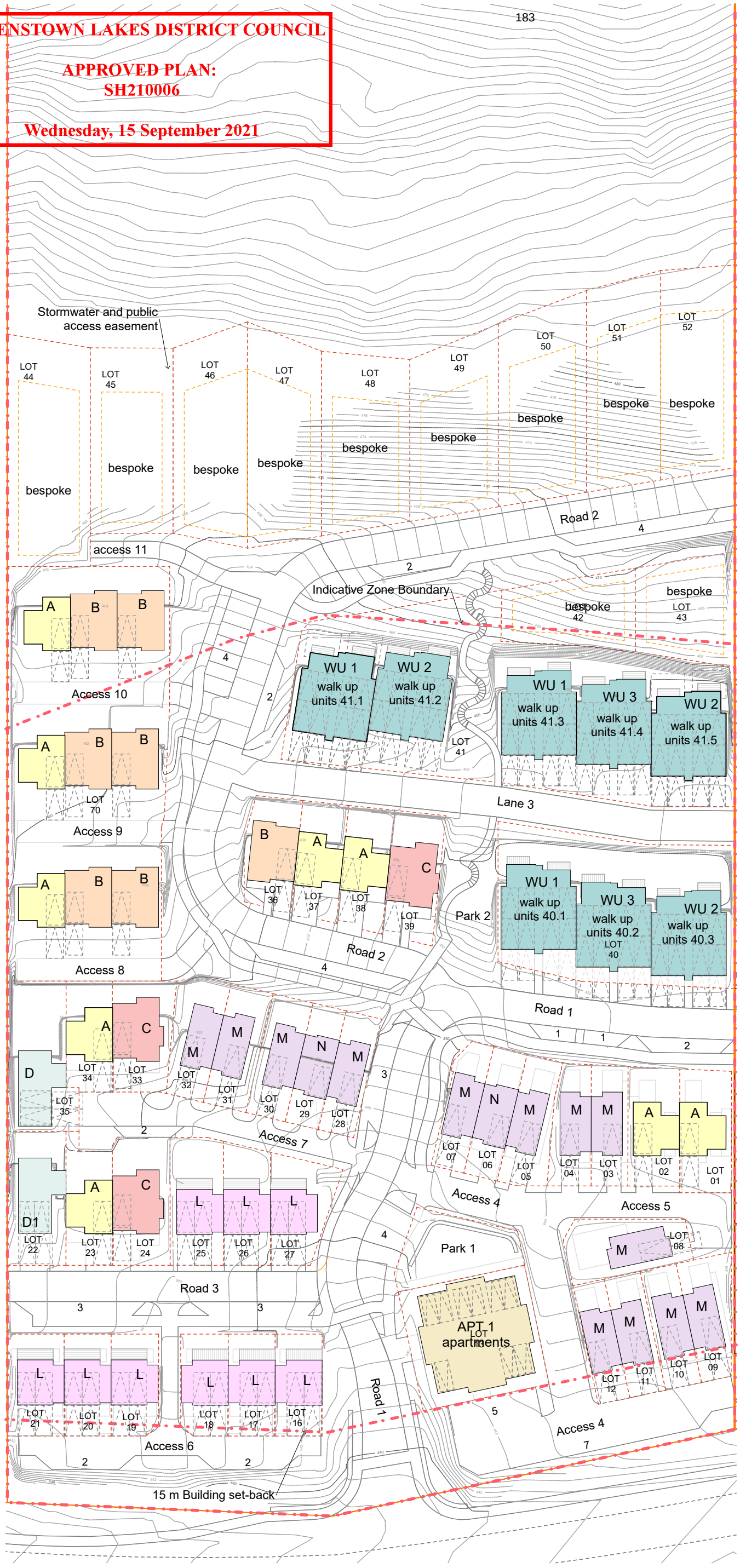
03 377 5666 | info@foleygroupconz | wwfoleygroupconz |
30 southwark st | po box 22_166 | christchurch 8140

RC102
1:750
15/09/2021

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH210006

Wednesday, 15 September 2021



Type			Bed	Bath	Garage	Nr.	GFA
A			2	2	1	9	122 m²
B			3	2	1	7	138 m²
C			3	2	1	3	147 m²
D			3	2	2	1	169 m²
D1			3	2	2	1	169 m²
walk-up	F	Deluxe	2	1	2	8	99 m²
	G	Premium	2	1	2	8	107 m²
	H	Deluxe	3	2	2	5	144 m²
	I	Premium	3	2	2	5	161 m²
	J	Deluxe	4	3	2	3	158 m²
	K	Premium	4	3	2	3	175 m²
L			3	2.5	2	9	194 m²
M			3	2.5	1	13	147 m²
N			4	2.5	1	2	158 m²
apartments			2	1	1	6	87 m²
			3	2.5	1	3	132 m²
bespoke units			t.b.c.	t.b.c.	t.b.c.	11	t.b.c.
					TOTAL	**97**	

CHT area

Lot area

bespoke lot constraint envelope

FFL 446

FOLEYGROUP architecture

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Typology Plan

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RC 103
1:750
15/09/2021

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH210006

Wednesday, 15 September 2021



Site	area
TOTAL	41227 m²

On-Street Parking	area
51 Car parks	726 m²

Road/ Access	area
Road 1	889 m²
Road 2	1049 m²
Road 3	320 m²
Lane 3	500 m²
Access 4	804 m²
Access 5	188 m²
Access 6	295 m²
Access 7	236 m²
Access 8	159 m²
Access 9	124 m²
Access 10	152 m²
Access 11	109 m²
TOTAL	4825 m²

Parks	area
Park 1	231 m²
Park 2	265 m²
Pocket Park	-
TOTAL	496 m²

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Built Form Plan

FOLEYGROUP architecture
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RC 104
1:750, 160170
15/09/2021

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH210006

Wednesday, 15 September 2021



Lot nr.	area
1	208 m²
2	201 m²
3	145 m²
4	153 m²
5	175 m²
6	146 m²
7	141 m²
8	181 m²
9	173 m²
10	146 m²
11	146 m²
12	127 m²
13	513 m²
14	-
15	-
16	157 m²
17	157 m²
18	156 m²
19	156 m²
20	157 m²
21	203 m²
27	197 m²
28	145 m²
29	136 m²
30	163 m²
31	174 m²
32	182 m²
33	216 m²
34	166 m²
35	308 m²
36	183 m²
37	176 m²
38	185 m²
39	215 m²
40	1109 m²
41	2255 m²
42	292 m²
43	326 m²
44	614 m²
45	504 m²
46	501 m²
47	500 m²
48	502 m²
49	500 m²
50	558 m²
51	500 m²
52	501 m²
70	2152 m²
TOTAL	**16701 m²**

Development Coverage = 40.5%

FOLEYGROUP
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Riverton Queenstown Ltd

Staging Plan

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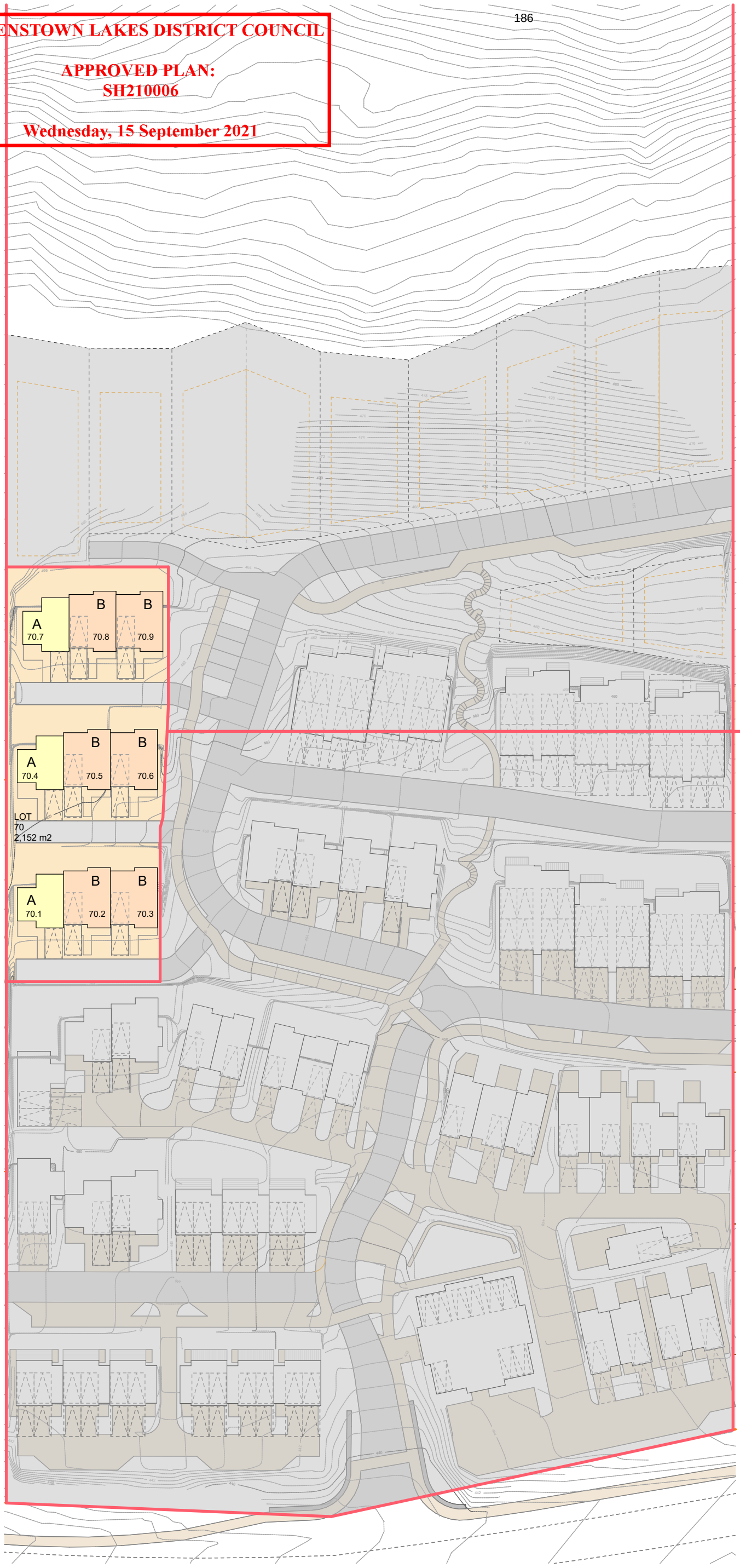
RC 105
1:750, 160170
15/09/2021

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH210006

Wednesday, 15 September 2021

north



Lot 70	area
TOTAL	2152 m²

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Riverton Queenstown Ltd

Community Housing Trust Site

FOLEYGROUP architecture

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30 southwark st | po box 22_166 | christchurch 8140

RC 106
1:750, 1:601:70
15/09/2021

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH210006

north

Wednesday, 15 September 2021



Lot no.	Lot area	Type	Building Coverage		
			Area	%	40 % max
1	208 m²	A	74 m²	35.6 %	√
2	201 m²	A	74 m²	36.8 %	√
3	145 m²	M	65 m²	44.8 %	over by 4.8 %
4	153 m²	M	65 m²	42.5 %	over by 2.5 %
5	175 m²	M	65 m²	37.1 %	√
6	146 m²	N	70 m²	47.9 %	over by 7.9 %
7	141 m²	M	65 m²	46.1 %	over by 6.1 %
8	181 m²	M	65 m²	35.9 %	√
9	173 m²	M	65 m²	37.6 %	√
10	146 m²	M	65 m²	44.5 %	over by 4.5 %
11	146 m²	M	65 m²	44.5 %	over by 4.5 %
12	127 m²	M	65 m²	51.2 %	over by 11.2 %
13	513 m²	Apt	404 m²	78.8 %	over by 38.8 %
14	-				
15	-				
16	157 m²	L	80 m²	51.2 %	over by 11.2 %
17	157 m²	L	80 m²	51.2 %	over by 11.2 %
18	156 m²	L	80 m²	51.5 %	over by 11.5 %
19	156 m²	L	80 m²	51.5 %	over by 11.5 %
20	157 m²	L	80 m²	51.2 %	over by 11.2 %
21	203 m²	L	80 m²	39.6 %	√
22	258 m²	D1	102 m²	39.5 %	√
23	182 m²	A	74 m²	40.0 %	√
24	242 m²	C	100 m²	41.3 %	over by 1.3 %
25	223 m²	L	80 m²	36.0 %	√
26	182 m²	L	80 m²	44.1 %	over by 4.1 %
27	197 m²	L	80 m²	40.8 %	over by 0.8 %
28	145 m²	M	65 m²	45.1 %	over by 7.9 %
29	136 m²	N	70 m²	51.3 %	over by 11.3 %
30	163 m²	M	65 m²	40.0 %	√
31	174 m²	M	65 m²	37.5 %	√
32	182 m²	M	65 m²	35.9 %	√
33	216 m²	C	100 m²	46.3 %	√
34	166 m²	A	74 m²	44.6 %	over by 4.6 %
35	308 m²	D	102 m²	33.1 %	√
36	183 m²	B	94 m²	51.2 %	over by 11.2 %
37	176 m²	A	74 m²	42.0 %	over by 2.0 %
38	185 m²	A	74 m²	40.0 %	√
39	215 m²	C	100 m²	46.5 %	over by 6.5 %
40	1109 m²	WU1,2,3	624 m²	56.3 %	over by 16.3 %
41	2255 m²	WU1,2,3	1040 m²	46.1 %	over by 6.1 %
42 - 52		Bspk	will comply (subject to design)		
70	2152 m²	A, B	786 m²	36.5 %	√

FOLEYGROUP
architecture

2951 | Tomasi Arthurs Point SHA |
Riverton Queenstown Ltd

District Plan Compliance 1

03 377 5666 | info@foleygroupconz | wwfoleygroupconz |
30 southwark st | po box 22166 | christchurch 8140

RC 107
1:750, 160170
15/09/2021

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH210006

Wednesday, 15 September 2021

north



Lot no.		Outdoor Living Space (ground level)			
		area	(min. 36m²)	minim. dim.	4.5m min. dimension
1		65 m²	√	5.8 m	√
2		67 m²	√	6.2 m	√
3		34 m²	under by 2 m²	4.7 m	√
4		31 m²	under by 5 m²	5.1 m	√
5		43 m²	√	6.2 m	√
6		42 m²	√	6.6 m	√
7		36 m²	√	6.2 m	√
8		73 m²	√	7.3 m	√
9		50 m²	√	5.0 m	√
10		35 m²	under by 1 m²	5.0 m	√
11		35 m²	under by 1 m²	5.0 m	√
12		30 m²	under by 6 m²	5.0 m	√
13		-			
14		-			
15		-			
16		44 m²	√	5.0 m	√
17		44 m²	√	5.0 m	√
18		44 m²	√	5.0 m	√
19		44 m²	√	5.0 m	√
20		44 m²	√	5.0 m	√
21		57 m²	√	5.0 m	√
22		57 m²	√	4.9 m	√
23		61 m²	√	5.3 m	√
24		68 m²	√	5.9 m	√
25		92 m²	√	9.4 m	√
26		67 m²	√	7.0 m	√
27		70 m²	√	5.0 m	√
28		36 m²	√	5.0 m	√
29		36 m²	√	5.5 m	√
30		39 m²	√	5.0 m	√
31		41 m²	√	5.0 m	√
32		50 m²	√	5.0 m	√
33		42 m²	√	3.0 m	under by 1.5 m
34		49 m²	√	4.8 m	√
35		140 m²	√	12.6 m	√
36		42 m²	√	4.5 m	√
37		56 m²	√	5.7 m	√
38		56 m²	√	5.7 m	√
39		55 m²	√	5.3 m	√
40	40.1.1	54 m²	√	6.7 m	√
	40.1.2	47 m²	√	6.6 m	√
	40.2.1	57 m²	√	7.7 m	√
	40.2.2	54 m²	√	7.8 m	√
	40.3.1	62 m²	√	9.3 m	√
	40.3.2	70 m²	√	8.2 m	√
41	41.1.1	50 m²	√	5.5 m	√
	41.1.2	53 m²	√	6.8 m	√
	41.2.1	61 m²	√	7.8 m	√
	41.2.2	68 m²	√	9.1 m	√
	41.3.1	45 m²	√	5.0 m	√
	41.3.2	31 m²	√	4.5 m	√
	41.4.1	46 m²	√	5.6 m	√
	41.4.2	33 m²	√	4.5 m	√
	41.5.1	47 m²	√	5.8 m	√
	41.5.2	42 m²	√	4.5 m	√
42 - 52		will comply (subject to design)			
70	70.1	71 m²	√	5.6 m	√
	70.2	40 m²	√	4.5 m	√
	70.3	42 m²	√	4.5 m	√
	70.4	71 m²	√	5.6 m	√
	70.5	40 m²	√	4.5 m	√
	70.6	48 m²	√	4.5 m	√
	70.7	79 m²	√	5.6 m	√
	70.8	40 m²	√	4.5 m	√
	70.9	44 m²	√	4.5 m	√

FOLEYGROUP
architecture

2951 | Tomasi Arthurs Point SHA |
Riverton Queenstown Ltd

District Plan Compliance 2.1

03 377 5666 | info@foleygroupconz | wwfoleygroupconz |
30 southwark st | po box 22166 | christchurch 8140

RC 108
1:750, 1:60 170
15/09/2021

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH210006

Wednesday, 15 September 2021

north



Lot no.	Setbacks from Internal Boundaries/ Neighbours		
	4.5m setback / 2m setback	max. extent	infringement area
1	2m setback	1.0 m	6 m2
2	2m setback	1.0 m	11 m2
3	2m setback	1.0 m	12 m2
4	2m setback	1.4 m	8 m2
5	2m setback	1.0 m	5 m2
6	√		
7	2m setback	1.2 m	16 m2
8	2m/4.5m setback	1.0 m	11 m2
9	2m setback	1.1 m	3 m2
10	2m setback	1.0 m	12 m2
11	2m setback	1.0 m	12 m2
12	2m setback	1.9 m	23 m2
13	2m setback	2.0 m	65 m2
14	-		
15	-		
16	2m/4.5m setback	2.0 m	25 m2
17	2m setback	0.9 m	7 m2
18	2m/4.5m setback	1.9 m	19 m2
19	2m/4.5m setback	1.9 m	19 m2
20	2m setback	0.9 m	7 m2
21	2m/4.5m setback	0.9 m	9 m2
22	√		
23	√		
24	√		
25	√		
26	√		
27	2m setback	1.3 m	3 m2
28	2m setback	1.2 m	14 m2
29	√		
30	2m setback	0.3 m	3 m2
31	√		
32	√		
33	2m setback	0.8 m	3 m2
34	√		
35	2 m setback	1.2 m	7 m2
36	2m setback	1.5 m	14 m2
37	√		
38	√		
39	2m setback	2.0 m	18 m2
40	40.1. 2m/4.5m setback	2.0 m	27 m2
	40.2 4.5m setback	2.2 m	24 m2
	40.3 2m/4.5m setback	3.4 m	40 m2
41	41.1 2m/4.5m setback	0.8 m	9 m2
	41.2 √		
	41.3 √		
	41.4 √		
	41.5 2 m setback	0.4 m	4 m2
42 - 52	will comply (subject to design)		
70	70.1 √		
	70.2 √		
	70.3 2 m setback	1.6 m	19 m2
	70.4 √		
	70.5 √		
	70.6 2 m setback	0.8 m	6 m2
	70.7 √		
	70.8 √		
	70.9 2 m setback	1.1 m	13 m2

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Riverton Queenstown Ltd
District Plan Compliance 3

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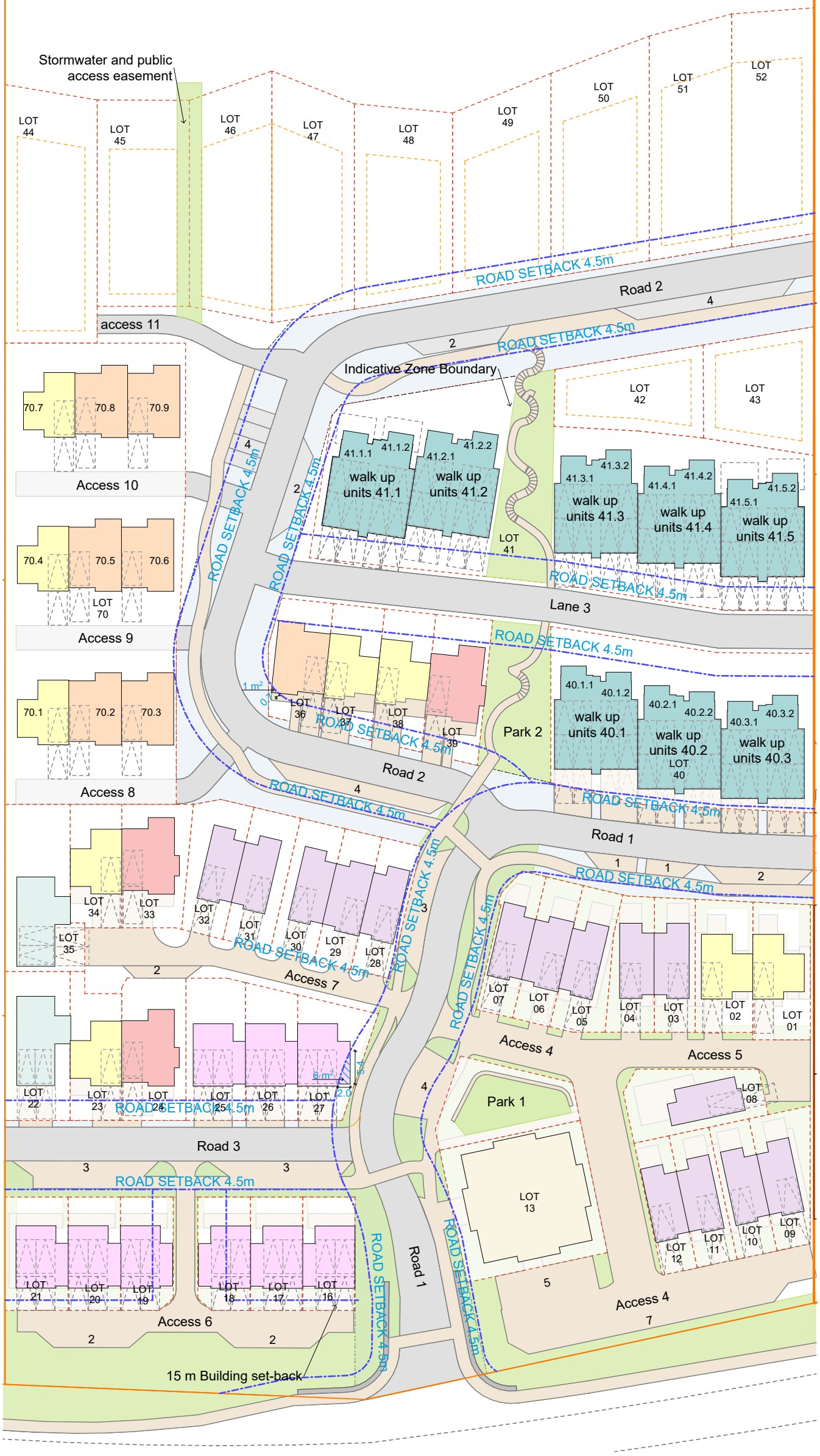
RC 1.10
1:750, 1:60170
15/09/2021

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH210006

north

Wednesday, 15 September 2021



Lot no.	Setback from Road		
	4.5 setback	max extent	infringement area
1	√		
2	√		
3	√		
4	√		
5	√		
6	√		
7	√		
8	N/A		
9	N/A		
10	N/A		
11	N/A		
12	N/A		
13	√		
14			
15			
16	√		
17	√		
18	√		
19	√		
20	√		
21	√		
22	√		
23	√		
24	√		
25	√		
26	√		
27	4.5m setback	5.4 m	6 m2
28	√		
29	√		
30	√		
31	√		
32	√		
33	N/A		
34	N/A		
35	N/A		
36	4.5m setback	0.7 m	1 m2
37	√		
38	√		
39	√		
40	√		
41	√		
42 - 52	will comply (subject to design)		
70	70.1	N/A	
	70.2	N/A	
	70.3	√	
	70.4	N/A	
	70.5	N/A	
	70.6	√	
	70.7	N/A	
	70.8	N/A	
	70.9	√	

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District Plan Compliance 4

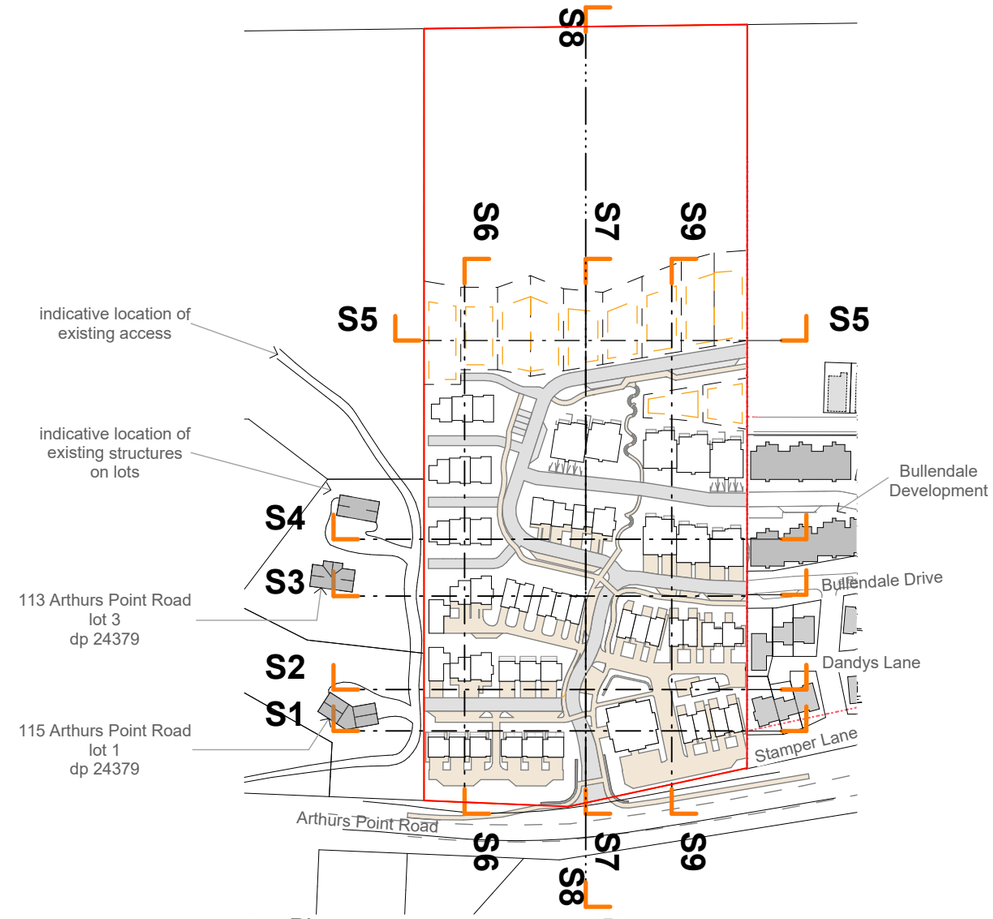
03 377 5666 | info@foleygroupconz | wwfoleygroupconz |
30 southwark st | po box 22 166 | christchurch 8140

RC 1.11
1:750, 160170
15/09/2021

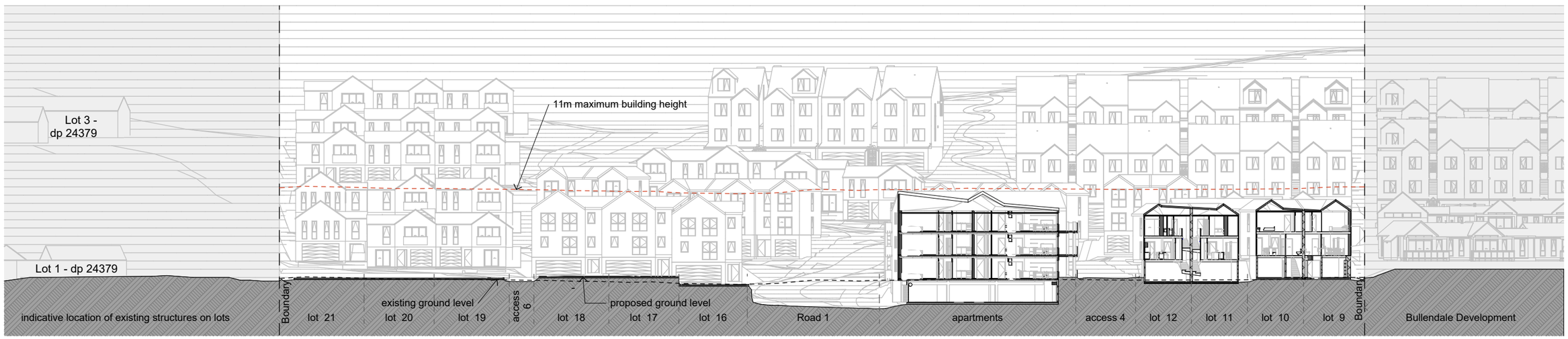
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH210006

Wednesday, 15 September 2021



01 Plan
scale 1:2500 @ A3



02 section: S1
scale 1:500 @ A3

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Section S1

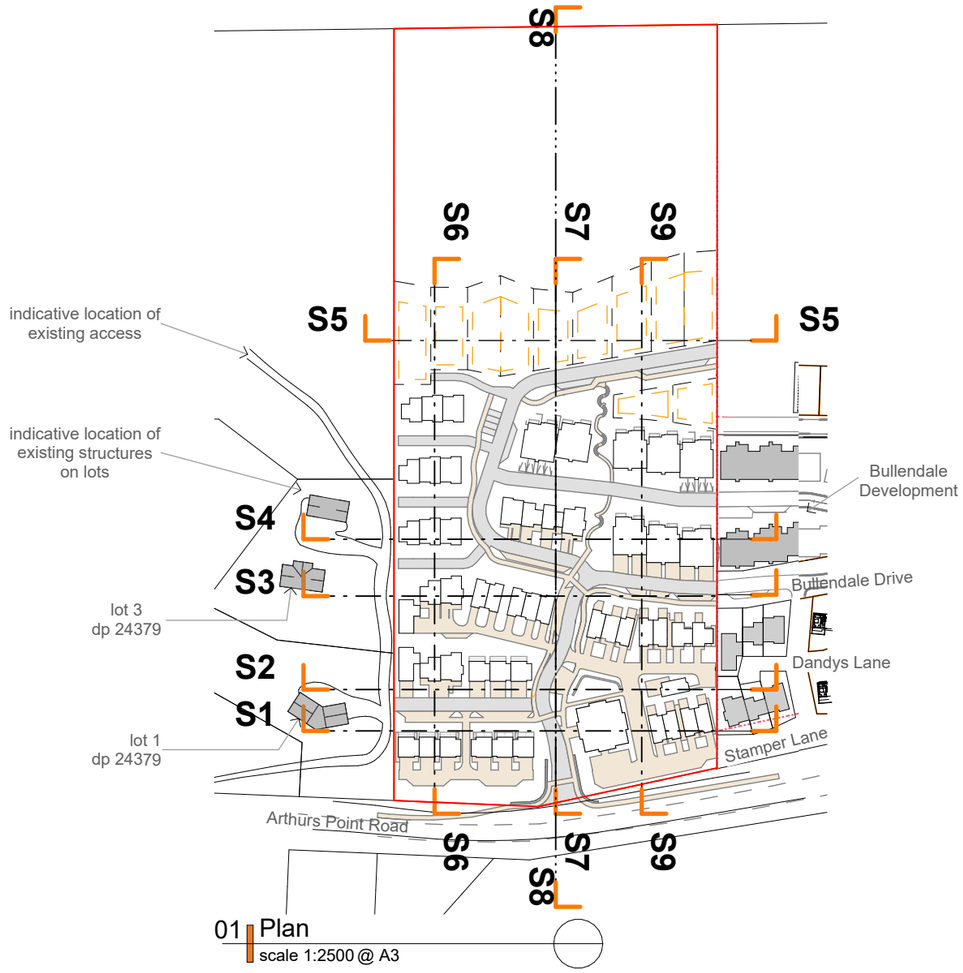
03 377 5666 | info@foleygroupconz | wwfoleygroupconz | 30 southwark st | po box 22166 | christchurch 8140

RC 1.12
12500, 1500
15/09/2021

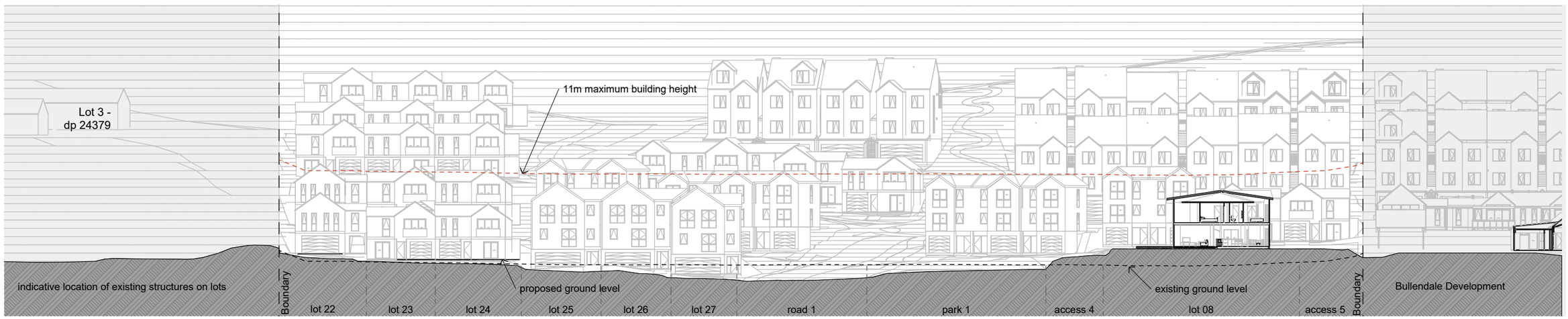
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH210006

Wednesday, 15 September 2021



01 Plan
scale 1:2500 @ A3



02 section: S2
scale 1:500 @ A3

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Section S2

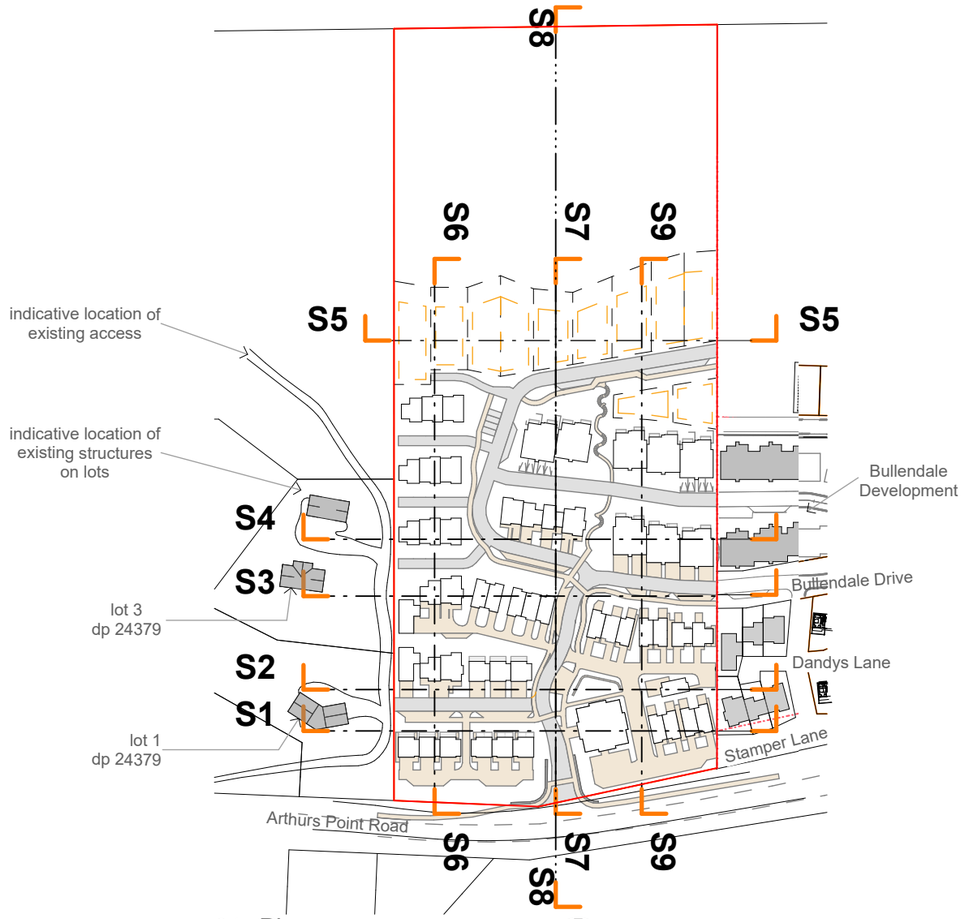
03 377 5666 | info@foleygroupconz | wwfoleygroupconz | 30 southwark st | po box 22166 | christchurch 8140

RC 113
1:500, 1:2500
15/09/2021

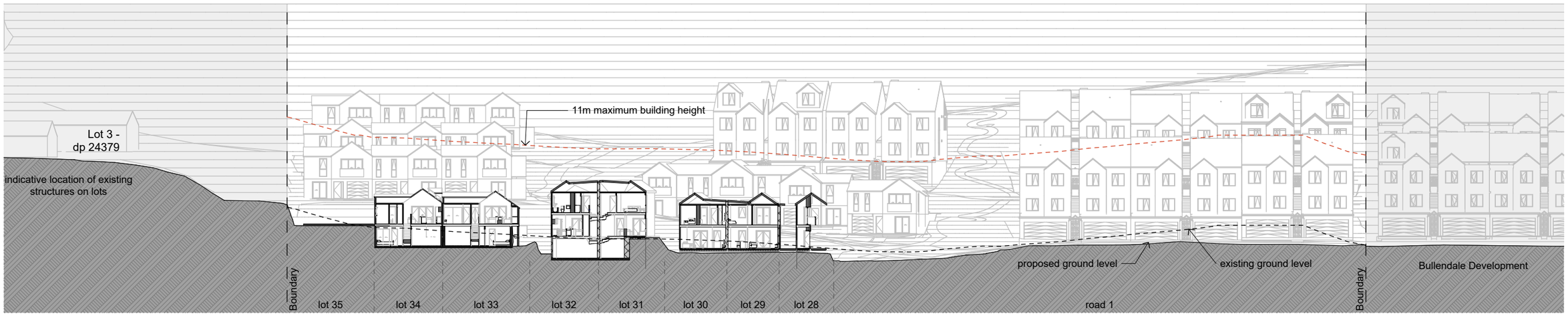
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH210006

Wednesday, 15 September 2021



01 Plan
scale 1:2500 @ A3



02 section: S3
scale 1:500 @ A3

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Section S3

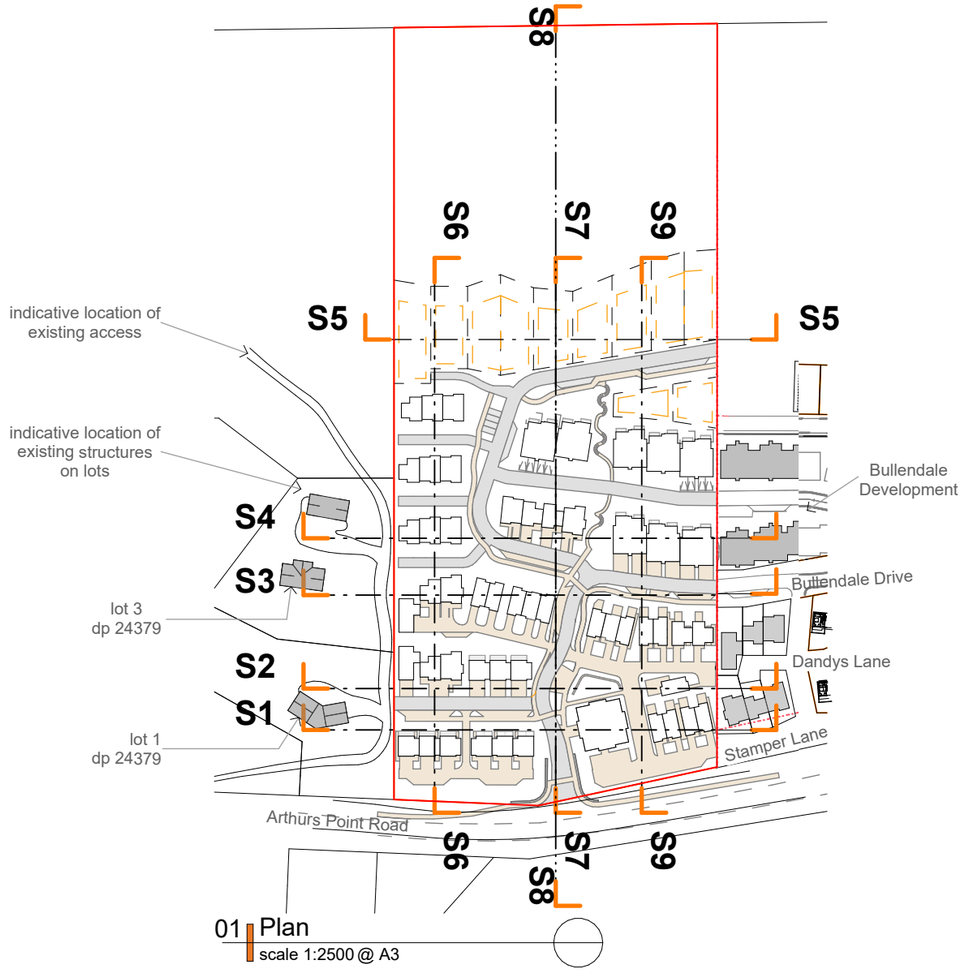
03 377 5666 | info@foleygroupconz | wwfoleygroupconz | 30 southwark st | po box 22166 | christchurch 8140

RC 114
1500, 12500
15/09/2021

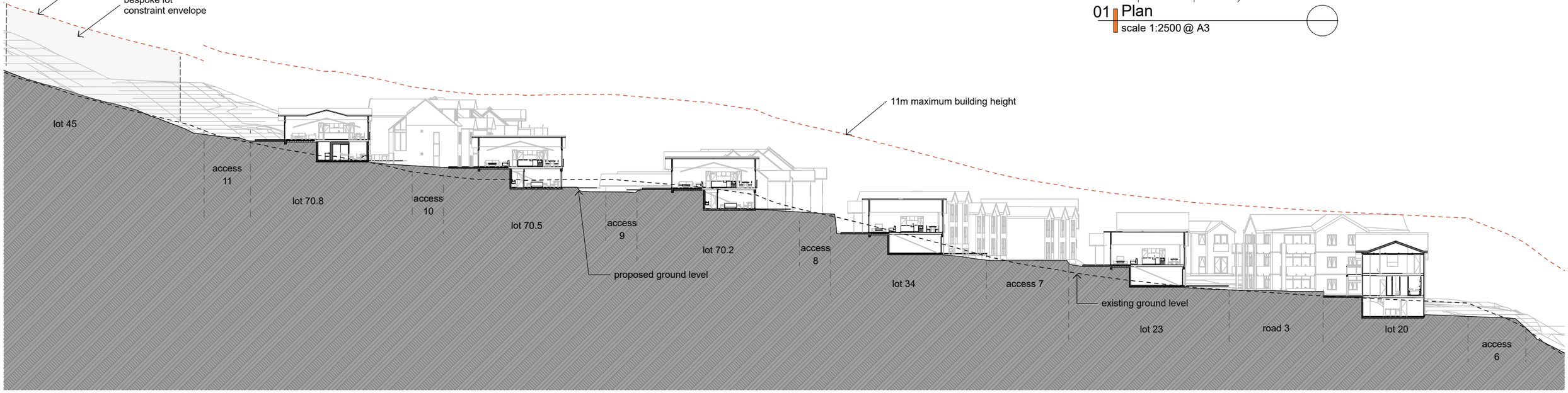
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH210006

Wednesday, 15 September 2021



01 Plan
scale 1:2500 @ A3



02 section: S6
scale 1:500 @ A3

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Section S6

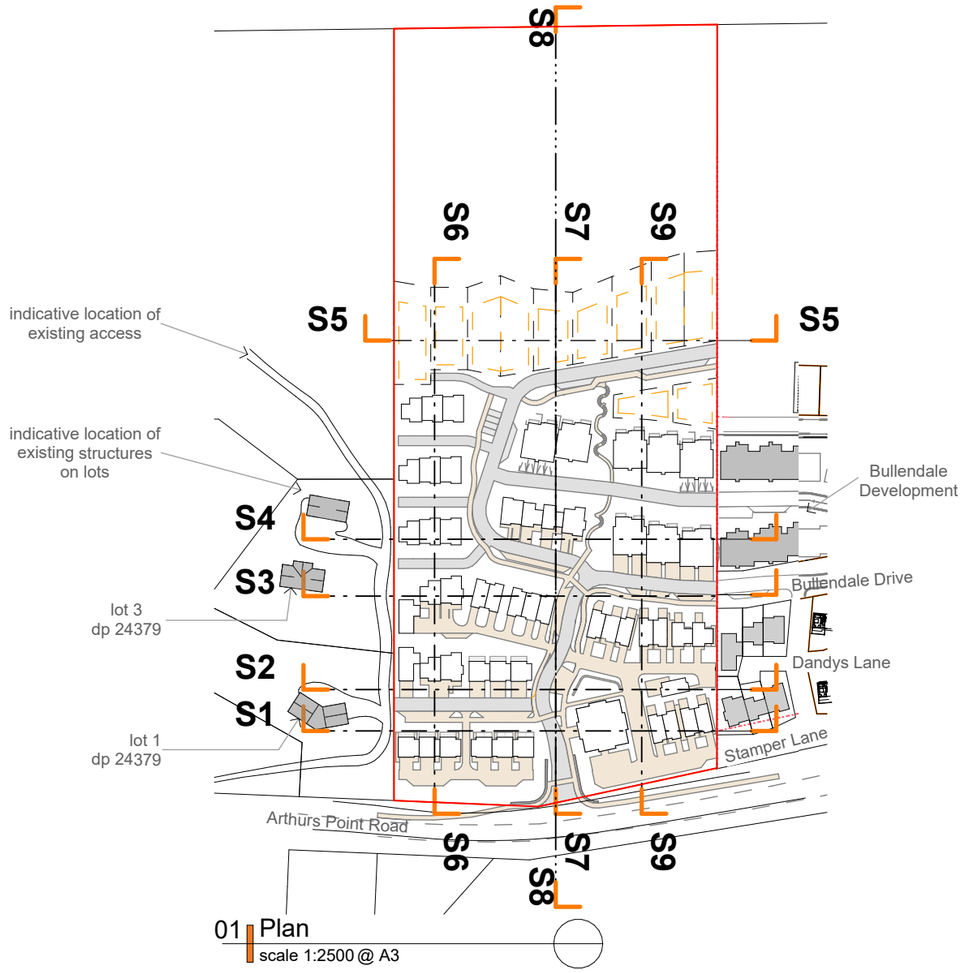
03 377 5666 | info@foleygroupconz | wwfoleygroupconz | 30 southwark st | po box 22166 | christchurch 8140

RC 1.17
1500, 12500
15/09/2021

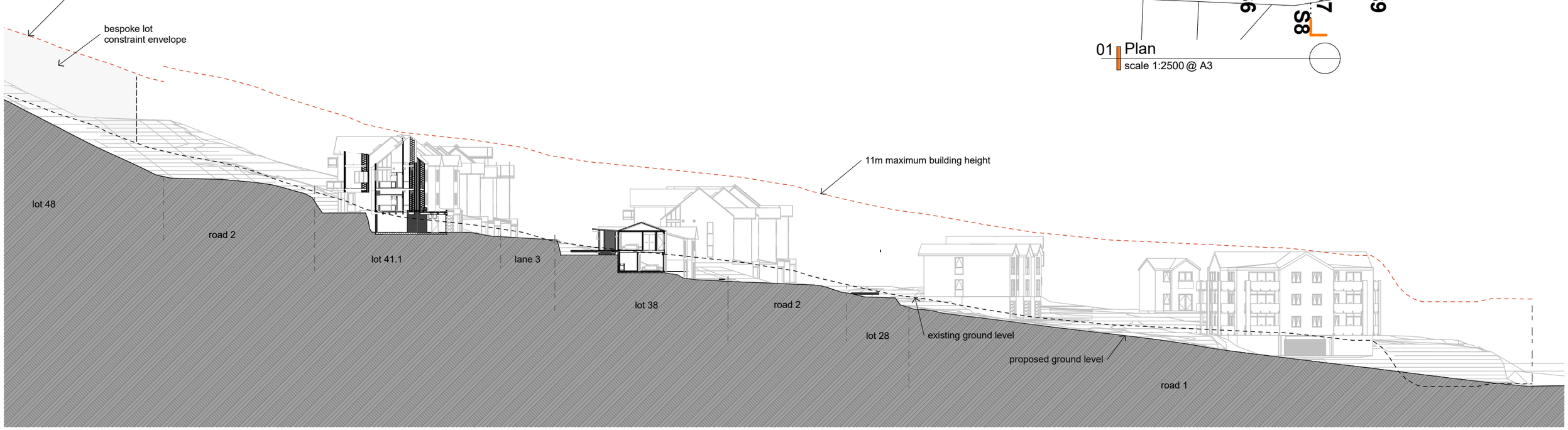
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH210006

Wednesday, 15 September 2021



01 Plan
scale 1:2500 @ A3



02 section: S7
scale 1:500 @ A3

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Section S7

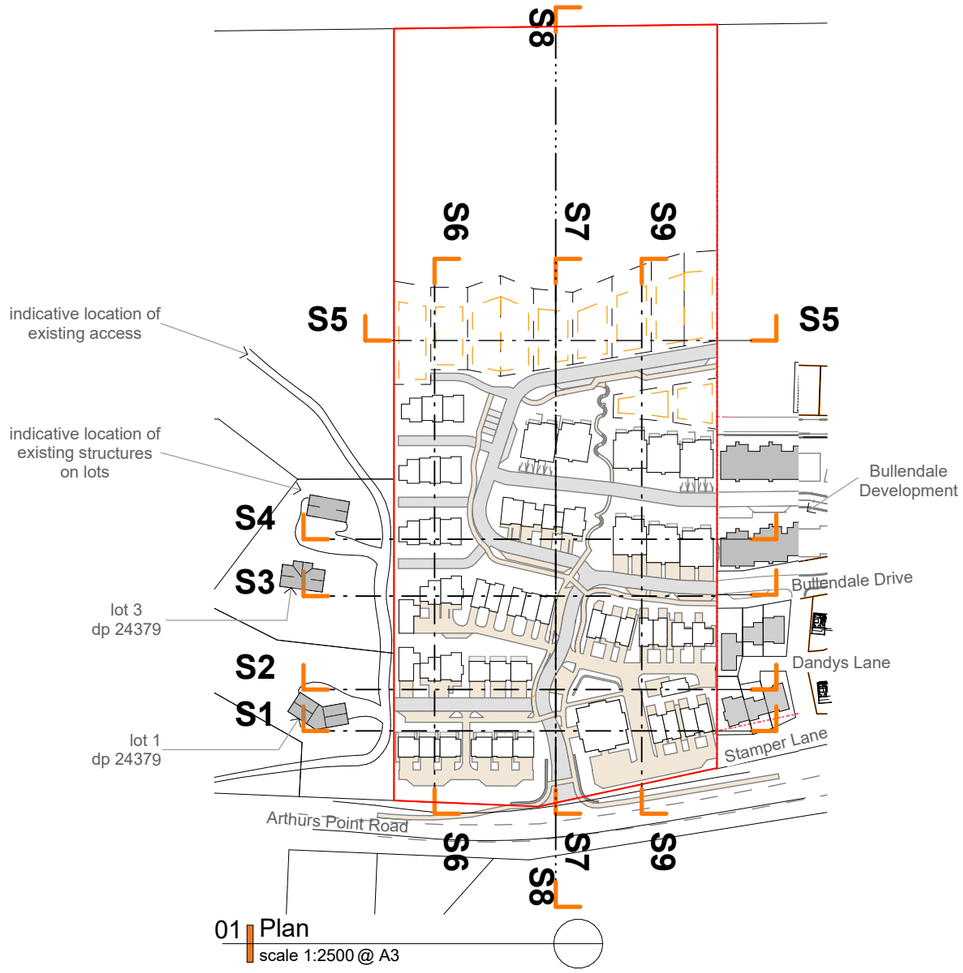
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RC 1.18
1:500, 1:2500
15/09/2021

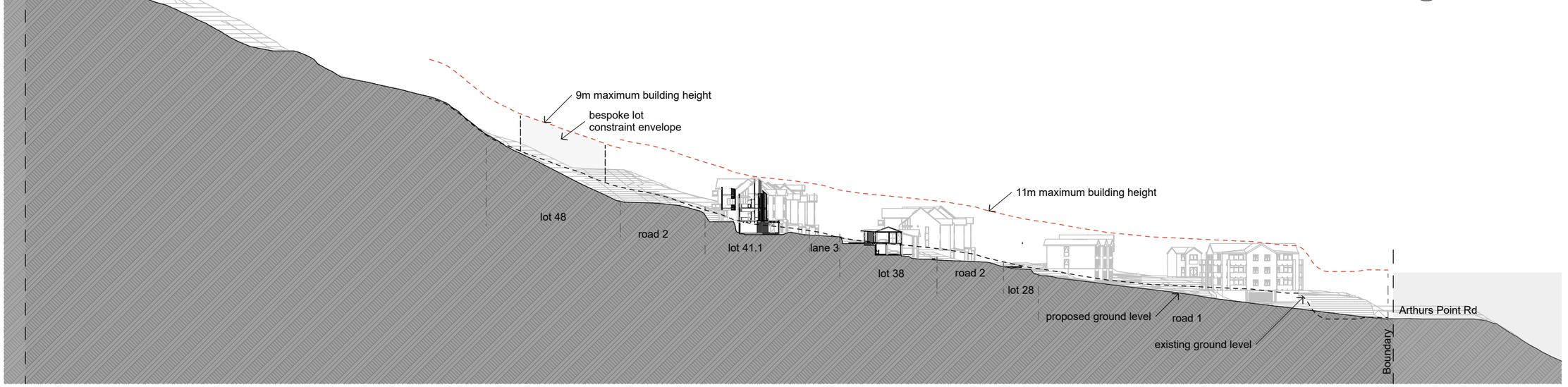
QUEENSTOWN LAKES DISTRICT COUNCIL

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SH210006

Wednesday, 15 September 2021



01 Plan
scale 1:2500 @ A3



02 section: S8
scale 1:1000@ A3

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Section S8

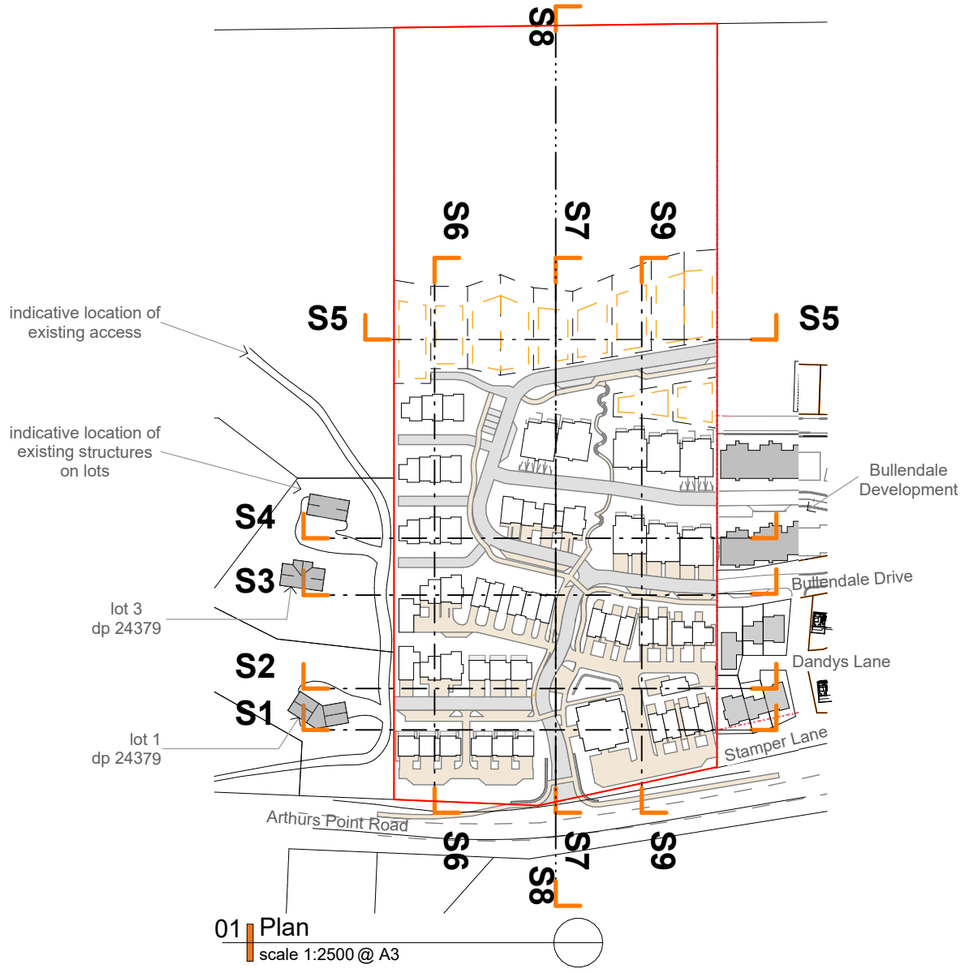
03 377 5666 | info@foleygroupconz | wwfoleygroupconz | 30 southwark st | po box 22166 | christchurch 8140

RC 119
1:1000, 1:2500
15/09/2021

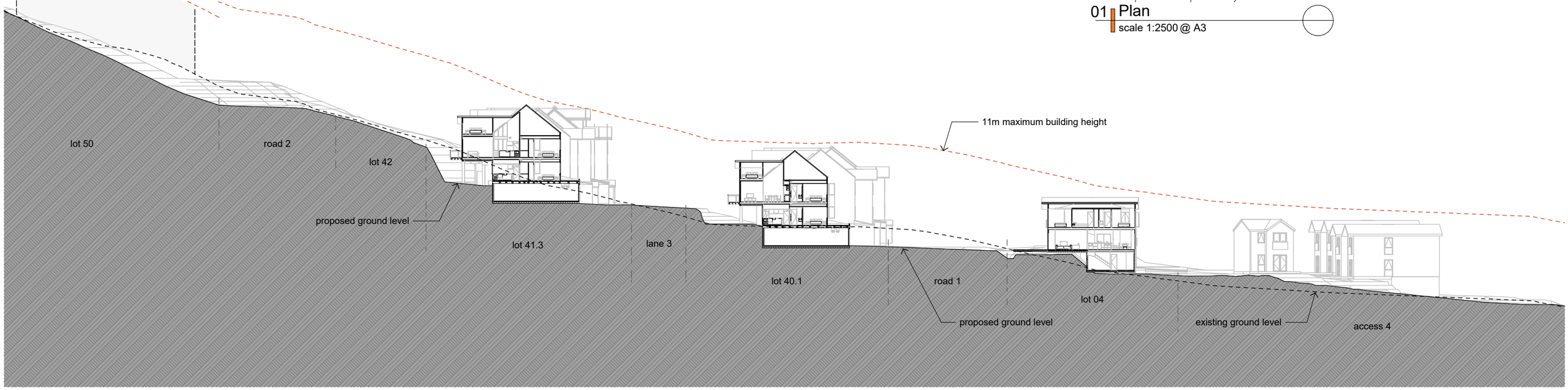
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH210006

Wednesday, 15 September 2021



01 Plan
scale 1:2500 @ A3



02 section: S9
scale 1:500 @ A3
01 RC1.12

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Section S9

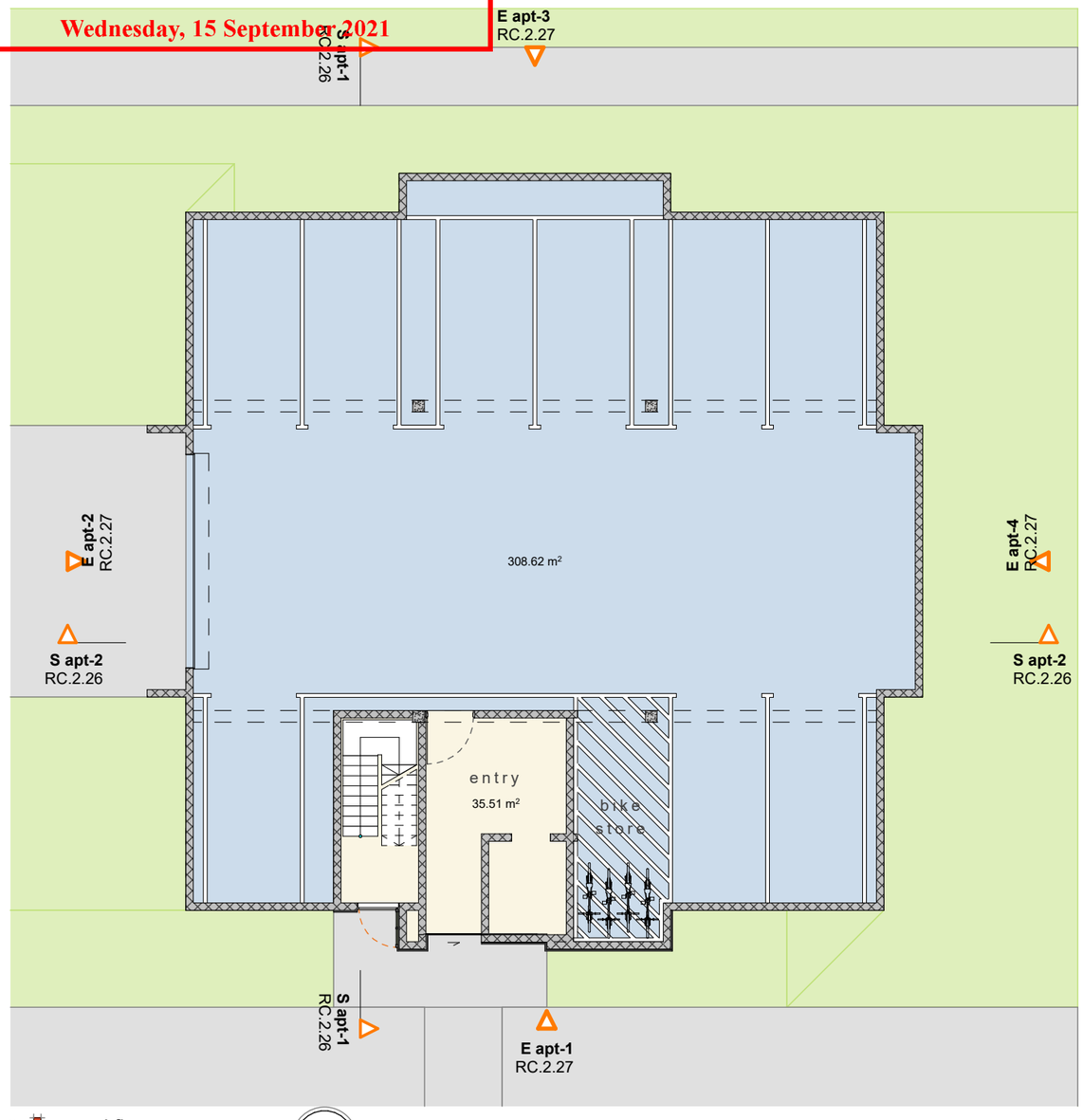
03 377 5666 | info@foleygroupconz | www.foleygroupconz | 30 southwark st | po box 22_166 | christchurch 8140

RC 1.2 0
1500, 12500
15/09/2021

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APPROVED PLAN:
SH210006

Wednesday, 15 September 2021



01 ground floor
Scale 1:150 @ A3



02 typical floor
Scale 1:150 @ A3

N 4_bed villa
Total GFA 1604m², single garage

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apartment floor plans

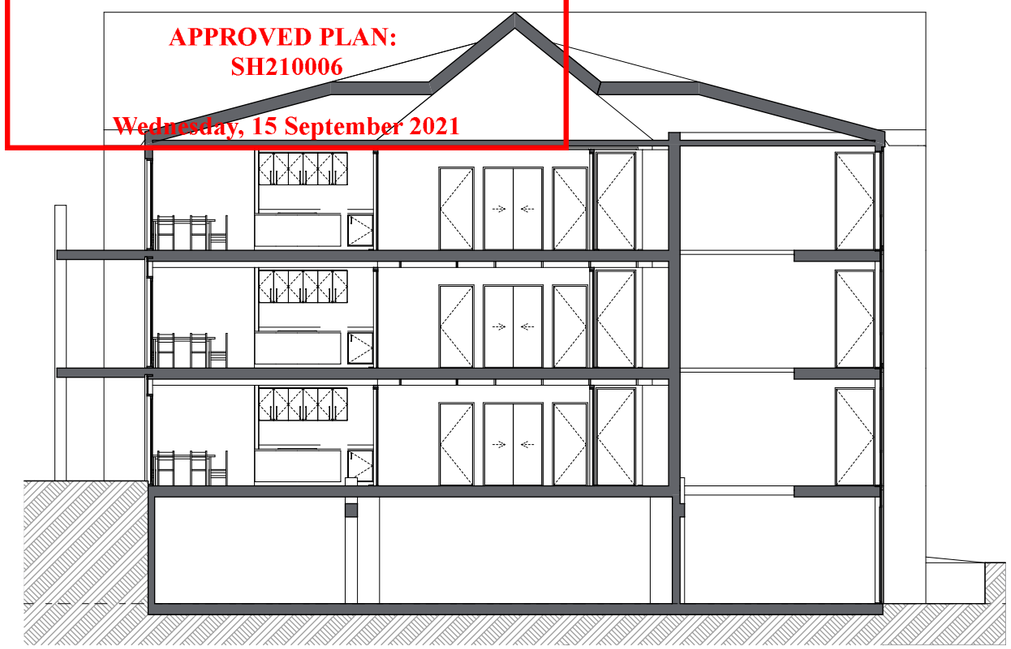
03 377 5666 | info@foleygroupconz | wwfoleygroupconz | 30 southwark st | po box 22_166 | christchurch 8140

RC.2.25
scale: 1:150
2/07/2021

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH210006

Wednesday, 15 September 2021



01 section: S apt-1
Scale 1:150 @ A3



03 Apartments V1
Scale 1:181.82 @ A3



02 section: S apt-2
Scale 1:150 @ A3



03 Apartments V2
Scale 1:181.82 @ A3

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apartment sections & views

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RC 226
scale: 1:150, 1:181.82
2/07/2021

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SH210006

Wednesday, 15 September 2021



01 E apt-1 elevation E A-1
Scale 1:150 @ A3



02 E apt-2 elevation 01
Scale 1:150 @ A3



03 E apt-3 elevation 01
Scale 1:150 @ A3



04 E apt-4 elevation 01
Scale 1:150 @ A3

metal profile
(roofing, vertical cladding and flashings)
Dark grey finish.

board and batten
Dark brown finish.

plaster
White finish

plaster
Dark grey finish

aluminium joinery (and flashings)
Dark grey finish.

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apartment elevations

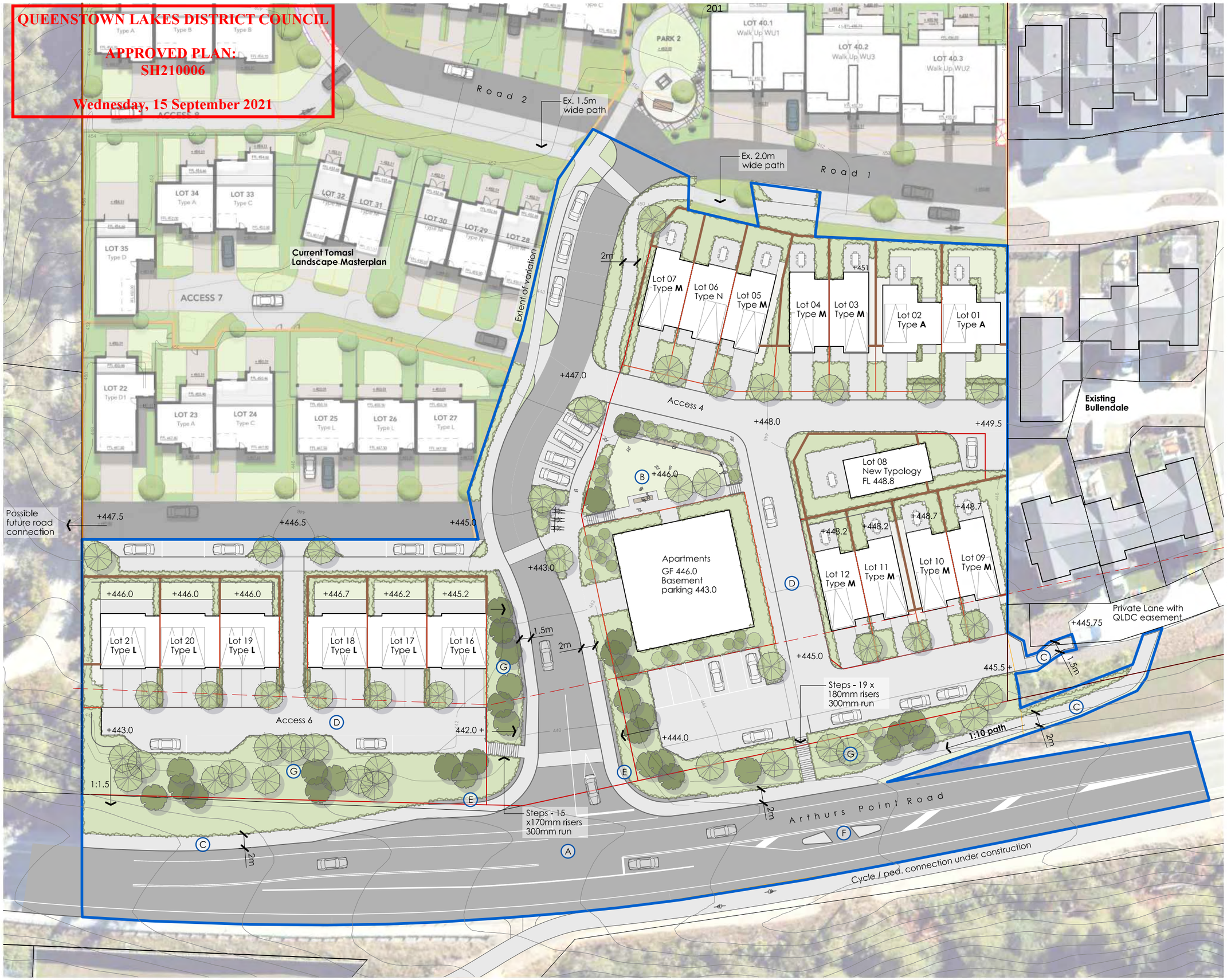
03 377 5666 | info@foleygroupconz | wwfoleygroupconz | 30 southwark st | po box 22_166 | christchurch 8140

RC.227
scale: 1:150
2/07/2021

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SH210006

Wednesday, 15 September 2021



NORTH
Winter Set
Winter Rise
Summer Set
Summer Rise

D	09.09.21	APR footpath widened to 2m
C	02.09.21	RC RFI
B	18.06.21	Draft RC to QLDC
A	04.06.21	Draft Issue for review
-	27.05.21	Draft Issue for review

revisions

Key:

- Extent of variation
- (A) New Arthurs Point Road intersection
- (B) Neighbourhood reserve - Refer SK-010
- (C) Pedestrian path connections width as shown
- (D) Ex. agg. concrete laneways
- (E) Schist entry retaining walls with signage - 900mm high
- (F) New pedestrian crossing
- (G) Native planting - Refer Tomasi Landscape Plan by Gilchrist Design
- (H) 1.5m wide path to Breaker lane

SITE LANDSCAPE ARCHITECTS ^

www.sitela.co.nz . 021838855 . Queenstown

Tomasi Arthurs Point
Landscape Masterplan

scale
1:500 @ A3

RC

drawing no. 239_SK-001

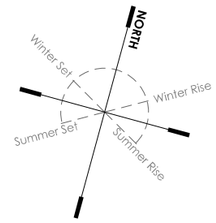
revision D

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH210006

Wednesday, 15 September 2021





- 02.09.21 . RC RFI

revisions

Key:

A. Bike park

B. Concrete steps with 20 x 50mm S/S handrails both sides

C. Precast concrete seats - 450mm high - refer image

D. Timber slats set into precast units

E. Timber slat bench - Refer image

SITE LANDSCAPE ARCHITECTS ^

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Tomasi Arthurs Point

Neighbourhood Reserve

scale
1:100 @ A3

RC

drawing no. 239_SK-010

revision -

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH210006

Wednesday, 15 September 2021



Neighbourhood reserve

Access lane 4

A Max. 1:1.75 grade planted slope

B Precast concrete units as retaining with novacoil behind

C 100 x 40mm macrocarpa slats on steel frame on precast unit

D 500mm wide exposed concrete edging to lawn for maintenance

1 **Seating in neighbourhood reserve** - precast concrete seats with timber slats

SITE LANDSCAPE ARCHITECTS ^

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH210006

Wednesday, 15 September 2021



A 100 x 40mm macrocarpa slats on steel frame on precast unit

B Corten steel end plate recessed slightly into end

C Solid macrocarpa backrest

2 **Seating in neighbourhood reserve -** timber slat bench

SITE LANDSCAPE ARCHITECTS ^