From: "Tom McIntyre" <tom@vivianespie.co.nz>
Sent: Tue, 2 Dec 2025 16:30:11 +1300
To: "Joshua Waterman" <joshua.waterman@qldc.govt.nz>; "Kaye Adamson" <Kaye@woodlotproperties.co.nz>
Cc: "David Broomfield" <david@woodlotproperties.co.nz>
Subject: RE: Resource Consent Application - Woodlot Properties Limited (RM250931) - s88 Accept + Site Visit
Attachments: [C] - Architectural Plans with BP areas.pdf

Hi Joshua,

I have annotated the areas of infringement on the plans, see page 2 of attached.

The combined amount of the building outside of the platform is 89.7 m^2.

I will get back to you RE the water tank positions.

Kind regard

Tom McIntyre
Planner

vivian+espie
resource management and landscape planning

Please note, I have a new mobile number.
Vivian + Espie Ltd
Unit 1/211B Glenda Drive, Frankton, Queenstown | 59 Tarbert Street, Alexandra
Postal Address: PO Box 2514, Wakatipu, Queenstown 9349
Phone: +64 3 441 4189 | **Mobile: 027 369 4422** www.vivianespie.co.nz

---

From: Joshua Waterman <joshua.waterman@qldc.govt.nz>
Sent: Tuesday, 2 December 2025 3:29 pm
To: Kaye Adamson <Kaye@woodlotproperties.co.nz>; Tom McIntyre <tom@vivianespie.co.nz>
Cc: David Broomfield <david@woodlotproperties.co.nz>
Subject: RE: Resource Consent Application - Woodlot Properties Limited (RM250931) - s88 Accept + Site Visit

Hi Kaye,

Thanks for checking in. A good site visit, just two questions that would be helpful to know:

1. **Are these two partially-buried Water Tanks associated with Lot 4 (1st image below)? Or are water tanks yet to be installed on the site and will they go here (2nd image below)?**

Document Set ID: 9207845
Version: 1, Version Date: 05/12/2025





2. **Are you able to provide the m2 measurements for the area of building outside of the building platform? This would be helpful for my reporting.**

If you could provide this info, that would be much appreciated.

Thanks again,

Joshua Waterman | Consultant Planner | Planning & Development
Queenstown Lakes District Council
DD: +64 9 212 5367
joshua.waterman@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

From: Kaye Adamson <Kaye@woodlotproperties.co.nz>
Sent: Tuesday, 02 December 2025 11:13 AM
To: Joshua Waterman <joshua.waterman@qldc.govt.nz>; tom <tom@vivianespie.co.nz>
Cc: David Broomfield <david@woodlotproperties.co.nz>
Subject: RE: Resource Consent Application - Woodlot Properties Limited (RM250931) - s88 Accept + Site Visit

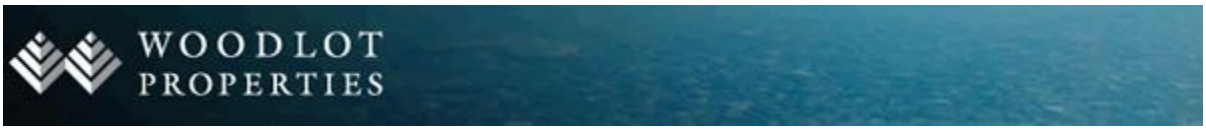
Hi Josh
A quick follow up after your site visit yesterday – do you have any questions or concerns?
Let me know if I can help.
Thank you

Kind regards

Kaye Adamson Operations Manager

http://www.woodlotproperties.co.nz/

Physical Address: **By appointment only** – 3 Beechwood Lane, Lower Shotover, Queenstown, 9371 NZ
Postal Address: P O Box 2162, Wakatipu, Queenstown, 9349, NZ
Phone: +64 3 442 3369
Mobile +64 27 2532882



This message is confidential and may be legally privileged. If you are not the intended recipient, you must not read or do anything with this message. If you have received this message in error, please inform us immediately by return e-mail and then destroy this e-mail. Thank you.

Please consider the environment before printing this e-mail

From: Joshua Waterman <joshua.waterman@qldc.govt.nz>
Sent: Tuesday, 25 November 2025 11:30 AM
To: Kaye Adamson <Kaye@woodlotproperties.co.nz>; tom <tom@vivianespie.co.nz>
Subject: RE: Resource Consent Application - Woodlot Properties Limited (RM250931) - s88 Accept + Site Visit

Hi Kaye/Tom,

Thanks for your emails and letting me know about the timing issue.

Document Set ID: 9207845
Version: 1, Version Date: 05/12/2025

I'll do my best to speed this one along as much as I can.

Joshua Waterman | Consultant Planner | Planning & Development
Queenstown Lakes District Council
DD: +64 9 212 5367
joshua.waterman@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

From: Kaye Adamson <Kaye@woodlotproperties.co.nz>
Sent: Tuesday, 25 November 2025 11:04 AM
To: tom <tom@vivianespie.co.nz>; Joshua Waterman <joshua.waterman@qldc.govt.nz>
Subject: RE: Resource Consent Application - Woodlot Properties Limited (RM250931) - s88 Accept + Site Visit

Morning Josh & Tom
Just clarifying – you need to push the black button on the post to enter (automatically opens on the way out)

Monday 1st for site visit is great – thank you Josh.
As stated by Tom we are desperate on this job to get approval asap as we are running out of work for our build team due to the timing issue we faced waiting for a lengthy approval from LINZ, so any haste you can apply to our application would be greatly appreciated.
You will see we have begun foundation prep work as we await our sign off.

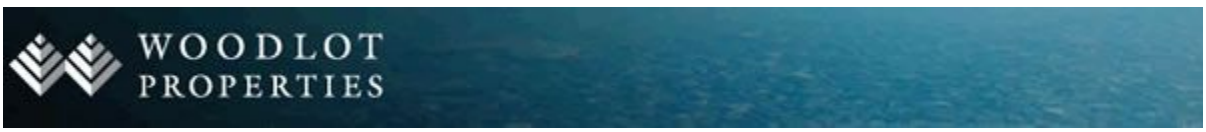
Any questions whilst you are on site – happy to assist if needed 027 2532882
Many thanks

Kind regards

Kaye Adamson Operations Manager

http://www.woodlotproperties.co.nz/

Physical Address: **By appointment only** – 3 Beechwood Lane, Lower Shotover, Queenstown, 9371 NZ
Postal Address: P O Box 2162, Wakatipu, Queenstown, 9349, NZ
Phone: +64 3 442 3369
Mobile +64 27 2532882



This message is confidential and may be legally privileged. If you are not the intended recipient, you must not read or do anything with this message. If you have received this message in error, please inform us immediately by return e-mail and then destroy this e-mail. Thank you.

Please consider the environment before printing this e-mail

From: Tom McIntyre <tom@vivianespie.co.nz>
Sent: Monday, 24 November 2025 4:13 PM
To: Joshua Waterman <joshua.waterman@qldc.govt.nz>
Cc: Kaye Adamson <Kaye@woodlotproperties.co.nz>
Subject: FW: Resource Consent Application - Woodlot Properties Limited (RM250931) - s88 Accept + Site Visit

Hi Josh,

Thanks for getting in touch, sounds good. The gate will open automatically when you pull up to it.

There is a lot of time pressure on this job (as is the case with many jobs at this time of year…) – However, we would be highly appreciative if you could prioritise this application in any way. Out application date was delayed by having to wait for title for the underlying subdivision.

In terms of time pressure, we're in a similar situation to the Lot 1 application last year; this Lot 4 house will be the next project for the applicant's builders (Woodlot Properties employ their own builders), and the timeframes between the last job and this new job are extremely tight.

Kind regards,

Tom McIntyre
Planner

vivian+espie
resource management and landscape planning

Please note, I have a new mobile number.
Vivian + Espie Ltd
Unit 1/211B Glenda Drive, Frankton, Queenstown | 59 Tarbert Street, Alexandra
Postal Address: PO Box 2514, Wakatipu, Queenstown 9349
Phone: +64 3 441 4189 | **Mobile: 027 369 4422** www.vivianespie.co.nz

From: Joshua Waterman <joshua.waterman@qldc.govt.nz>
Sent: Monday, 24 November 2025 3:55 pm
To: Tom McIntyre <tom@vivianespie.co.nz>
Subject: RE: Resource Consent Application - Woodlot Properties Limited (RM250931) - s88 Accept + Site Visit

Afternoon Tom,

Document Set ID: 9207845
Version: 1, Version Date: 05/12/2025

Apologies for the delay in s88 accepting this consent – **RM250931** – there was a delay in allocating the consent to me.

Just confirming that I have accepted it under s88 and I am planning on undertaking my **site visit** this coming **Monday 01 December**. If you could let me know if there is anything I need to be aware of on-site + how to access the security gate, that would be great.

Please reach out if you have any questions.

Cheers,

Joshua Waterman | Consultant Planner | Planning & Development
Queenstown Lakes District Council
DD: +64 9 212 5367
joshua.waterman@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

From: Resource Consent <resourceconsent@qldc.govt.nz>
Sent: Monday, 24 November 2025 1:51 PM
To: tom <tom@vivianespie.co.nz>
Cc: Joshua Waterman <joshua.waterman@qldc.govt.nz>
Subject: Resource Consent Application - Woodlot Properties Limited (RM250931)

Good afternoon,

We acknowledge receipt of your application for resource consent under Section 88 of the Resource Management Act 1991. We have made an initial check of the documents provided and have determined the application is complete as at **12.11.25**

The contact details of the Planner processing your application is listed below, and they will contact you shortly:

Joshua Waterman
09 212 5367
Joshua.waterman@qldc.govt.nz

You can view the application via Council's Edocs https://edocs.qldc.govt.nz/ using the RM# as the reference

Next Steps
Council's Planner will now make a more detailed assessment of your application. Sometimes additional information or clarification is required, even where applications are broadly complete when lodged.

Timeframes

A decision will be made on whether your application needs to be notified - either by advising a limited number of parties (which is called a Limited Notification) or by advertising the application publicly (this is known as a Public Notification). If required a hearing will be held before Council appointed Commissioners. If no hearing is required you will be advised of the Council's decision, generally within 20 working days of having lodged your application. You can assist the timing of receiving your decision by ensuring that requests for additional information are responded to promptly.

Use of Contractors
Council utilise external planning professionals to assist with overflow workload. Their hourly rates are the same as Council staff rates, and they have been trained in and have access to Council systems and processes.

We will endeavor to process your application as quickly as possible.

Kind regards
Karen

Karen Mair | P&D Technical Support Officer | Planning & Development
Queenstown Lakes District Council
DD: +64 3 450 0339 | P: +64 3 441 0499
E: karen.mair@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

LOT 4 RESIDENCE

Lot 4, Frogmore Lane, Littles Road, RD1 Queenstown, Queenstown

Layout	Sheet Name
A101	Site Plan
A102	Location Plan
A201	Foundation Plan
A202	Drainage Plan
A203	Floor Plan
A204	Wall Framing Plan
A205	Roof Framing Plan
A206	Roof Plan
A207	Reflected Ceiling Plan
A301	Elevations
A302	Elevations
A303	Elevations
A304	Elevations
A401	Sections
A402	Sections
A403	Sections
A404	Sections
A405	Sections
A406	Sections
A407	Sections
A408	Sections
A601	Exterior Door & Window Schedule

RevID	Change Name	Date
C	Resource Consent	16/05/2025

Frogmore Lane Residence

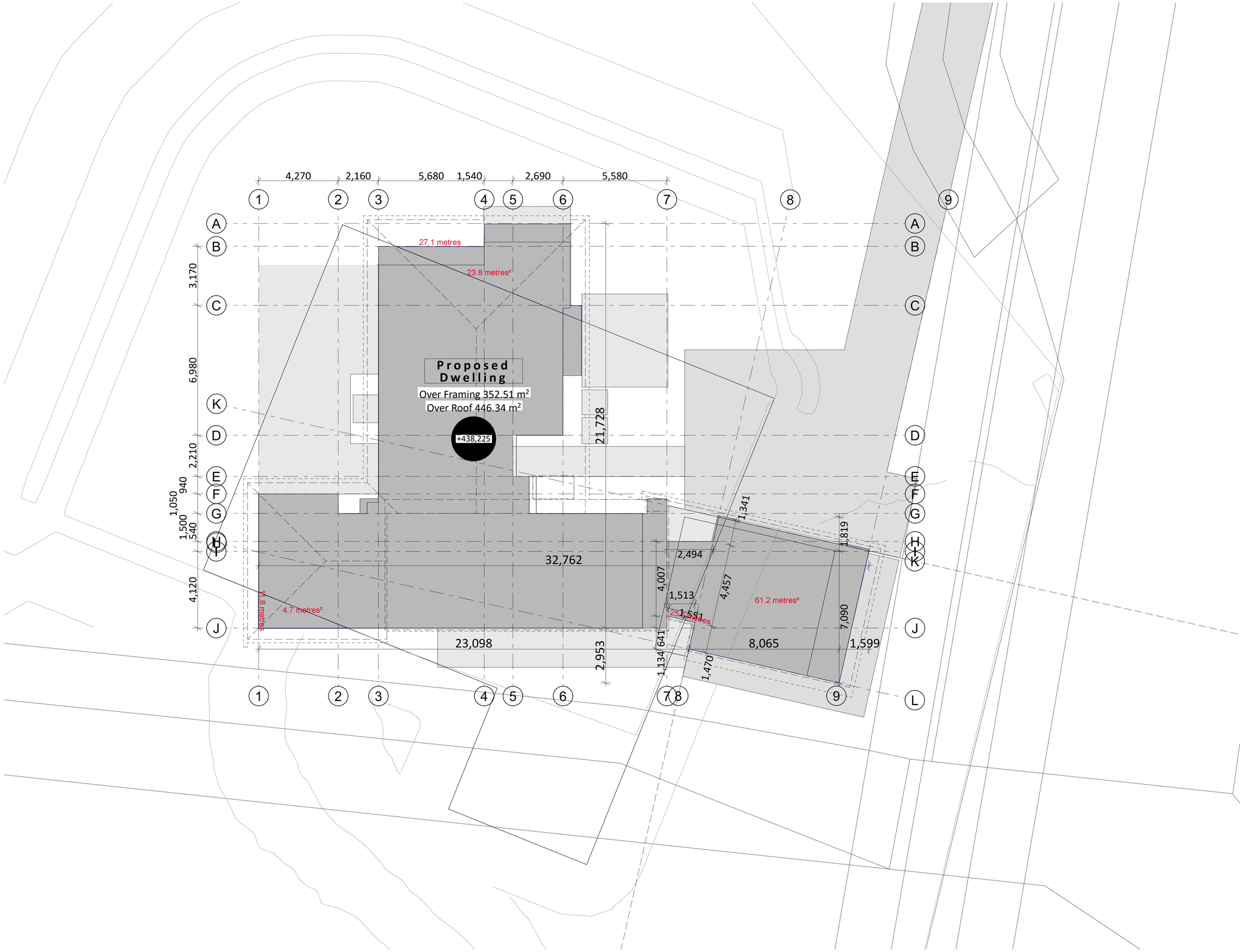
Lot 4, Frogmore Lane, Littles Road,
RD1 Queenstown, Queenstown

DRAWN	DBS & KM
CHECKED	DWA
JOB NO.	DW1654
REVISION NO.	C

www.dwa.co.nz
team@dwa.co.nz
03 384 3565
5/1008 Ferry Road, Ferrymead, Christchurch

Design Workshop Architecture.

Document Set ID: 9207845
Version: 1, Version Date: 05/12/2025



NORTH

PROJECT INFO:

Address:	Lot 4, Frogmore Lane Littles Road Queenstown
Legal Description:	(within) Lot 24 DP 493649
Title:	-
Site Area:	0.8065ha (more or less)
Building Area:	GF (over framing) Refer to plan
Site Coverage:	5.5% (Permitted 15%)
Planning Zone:	Wakatipu Basin Lifestyle
Wind Zone:	Extra High
Earthquake Zone:	3
Exposure Zone:	B
Sea Spray Zone:	No
Climate Zone:	6
Altitude:	435m

SITE PLAN LEGEND

- Boundary Line
- Boundary setback as per District Plan
- Site easments
- BUILDINGS / PROPOSED BUILDINGS
- Driveway - TBC

SITE PLAN GENERAL NOTES

Contractor to confirm all dimensions on site.

All drawings to be read in conjunction with engineering/ consultants documentation.

Confirm all existing services on site.

Contractor to confirm with designer if there is a conflict between consultant documentation and accepts liability for decisions made without consultation.

All unpaved areas are to be a minimum of 225mm below Finished Floor Level. Paved areas to be a minimum of 150mm.

SEDIMENT CONTROLS

Sediment controls to be taken during the construction process. To be read in conjunction with QLDC Guidance Document Earthworks.

Provide stabilized entry pad & wash down area for contractor vehicles in accordance with Territorial Authority sediment control for small sites.

A runoff diversion bund will be included in the site access way if required.
All sediment on footpaths and roads to be removed as soon as practicable.

All sediment control measures & structures are to be installed prior to major earthworks and are to be checked and maintained daily as required.

All ground cover vegetation and trees outside the immediate building area to be preserved during the building phase.

Stockpiles (if any) to be covered with an impervious sheet.

Roof water downpipes to be connected to the permanent underground stormwater drainage system as soon as practical after the roof is laid.

Design Workshop Architecture.
www.dwa.co.nz
team@dwa.co.nz
03 384 3565
5/1008 Ferry Road, Ferrymead, Christchurch

LOT 4 RESIDENCE

Lot 4, Frogmore Lane, Littles Road,
RD1 Queenstown, Queenstown

General Notes
Drawings to be printed in colour.
Do not scale drawings.
Contractors must verify all dimensions on site before starting work or ordering materials. Architectural drawings are to be read in conjunction with the full set of drawings and specification. Architectural drawings are to be read in conjunction with consultants' documents and vice versa. All work shall comply with the terms and conditions of the building consent and any resource consents issued for this project. Any discrepancies or ambiguity shall be clarified with Design Workshop before any further work commence.

All rights reserved: this drawing & all graphic & written material contained herein constitutes the original & unpublished work of Design Workshop Ltd. & may not be copied, distributed, or used in whole or part without expressed written permission. © Design Workshop Ltd

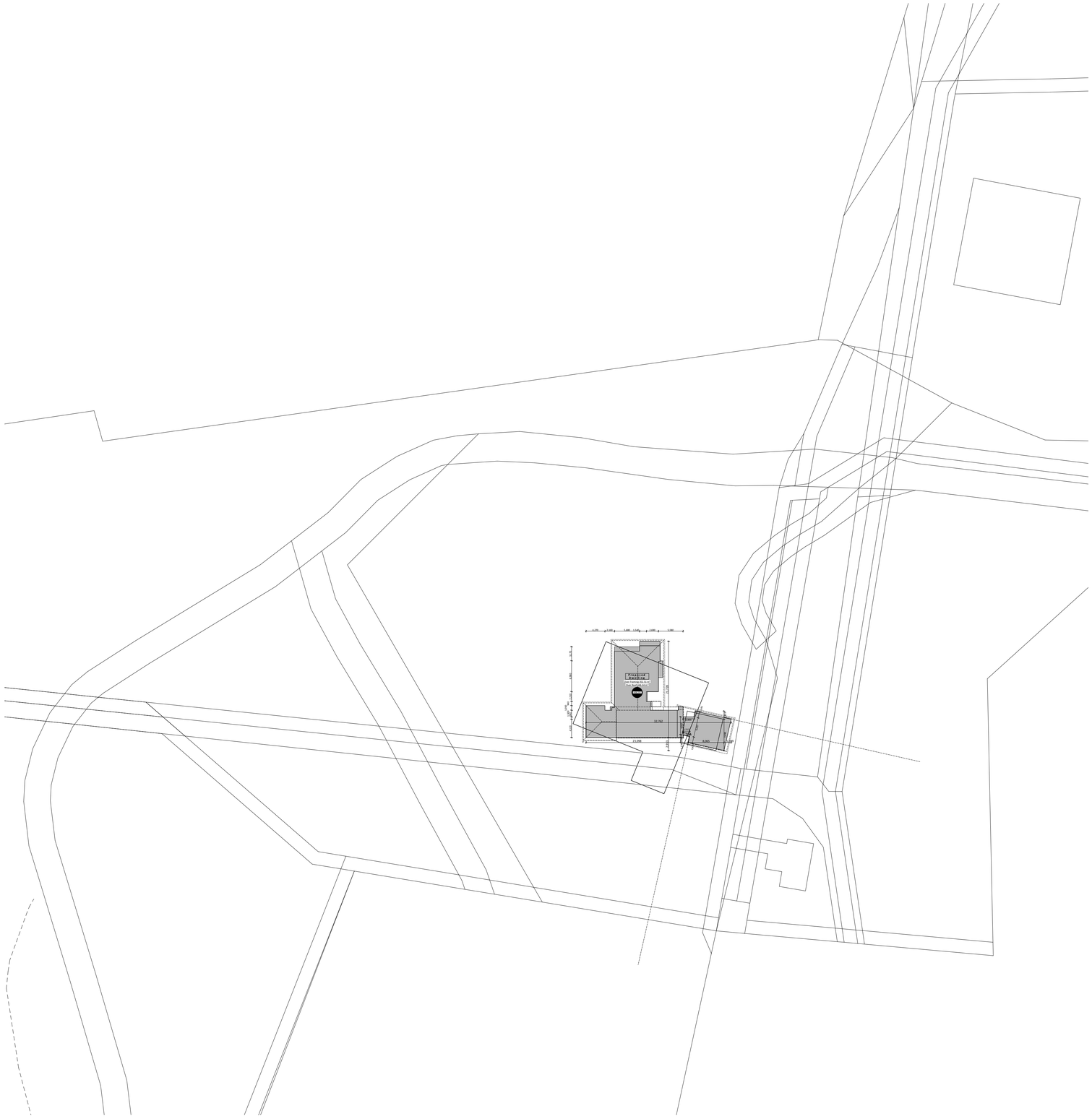
RevID	Change Name	Date
C	Resource Consent	18/04/2025

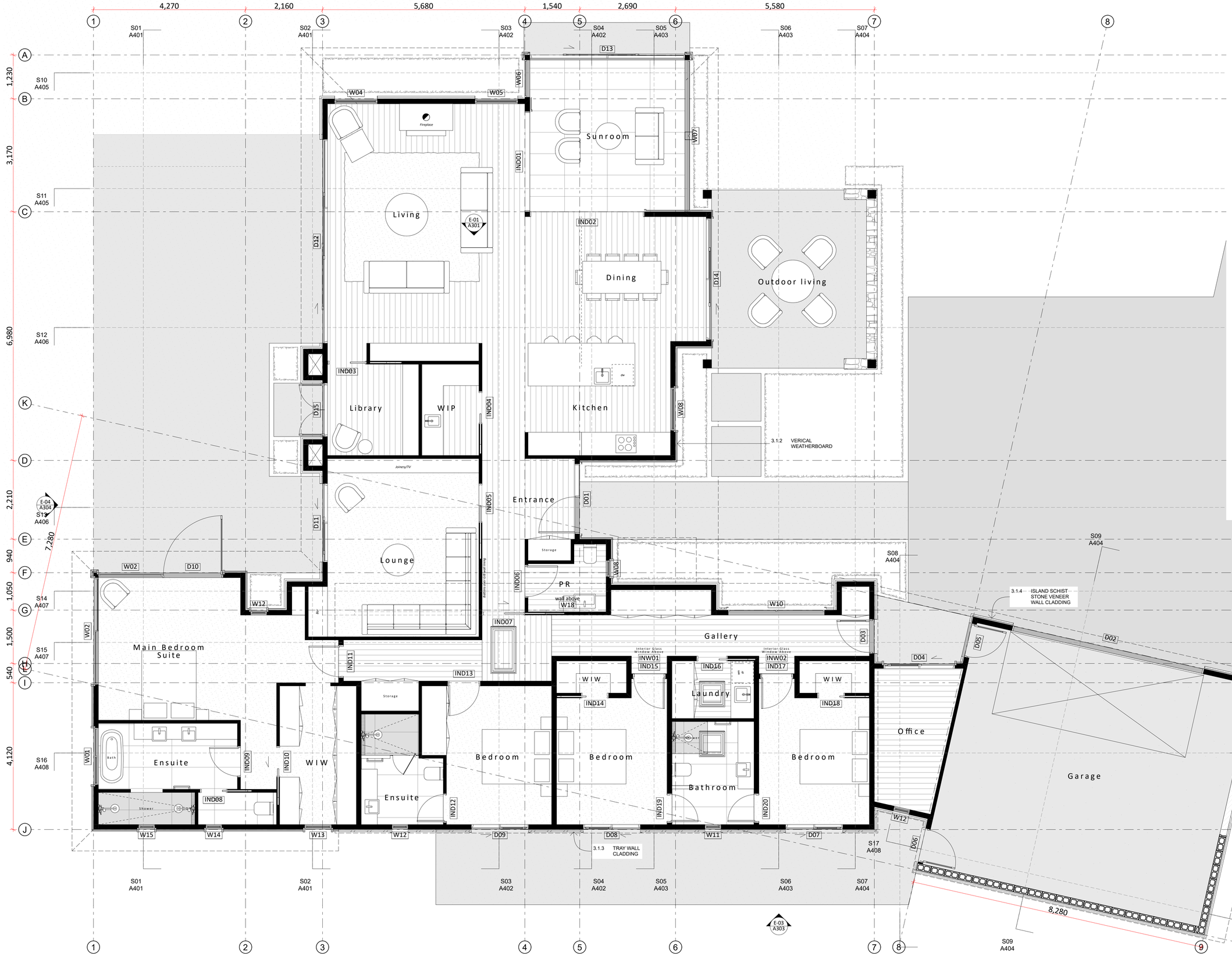
SCALE	1:100
SCALE DOUBLED AT A3	
DRAWN	DBS & KM
CHECKED	DWA
JOB NO.	DW1654
REVISION NO.	C

Site Plan

A101

Document Set ID: 9207845
Version: 1, Version Date: 05/12/2025


NORTH
Proposed Pavilion
Proposed Residence
Existing Dwelling
Existing Dwelling
Proposed Residence
Proposed Pavilion



GENERAL NOTES:

All entries and exits to be in accordance with NZBC D1/AS1.

Refer to Door and Window Schedules for lintel sizes.

LEGEND

3.1.2 VERICAL WEATHERBOARD
Vertical Weatherboards on 20mm cavity battens on 7mm Ecoply Barrier

3.1.3 TRAY WALL CLADDING
0.55mm BMT Roofing Industries Eurostyle Spanlok Tray long run wall cladding on 20mm cavity battens on 7mm Ecoply Barrier
Colour: LRV 7-20%

3.1.4 ISLAND SCHIST STONE VENEER WALL CLADDING
Selected 40mm Island Schist Stone Veneer wall cladding on 9mm Eterpan sheet on 20mm drained cavity battens on 7mm Ecoply Barrier

Design Workshop Architecture.
www.dwa.co.nz
team@dwa.co.nz
03 384 3565
5/1008 Ferry Road, Ferrymead, Christchurch

LOT 4 RESIDENCE

Lot 4, Frogmore Lane, Littles Road,
RD1 Queenstown, Queenstown

General Notes
Drawings to be printed in colour.
Do not scale drawings.
Contractors must verify all dimensions on site before starting work or ordering materials. Architectural drawings are to be read in conjunction with the full set of drawings and specification. Architectural drawings are to be read in conjunction with consultants' documents and vice versa. All work shall comply with the terms and conditions of the building consent and any resource consents issued for this project. Any discrepancies or ambiguity shall be clarified with Design Workshop before any further work commence.

All rights reserved: this drawing & all graphic & written material contained herein constitutes the original & unpublished work of Design Workshop Ltd. & may not be copied, distributed, or used in whole or part without expressed written permission. © Design Workshop Ltd

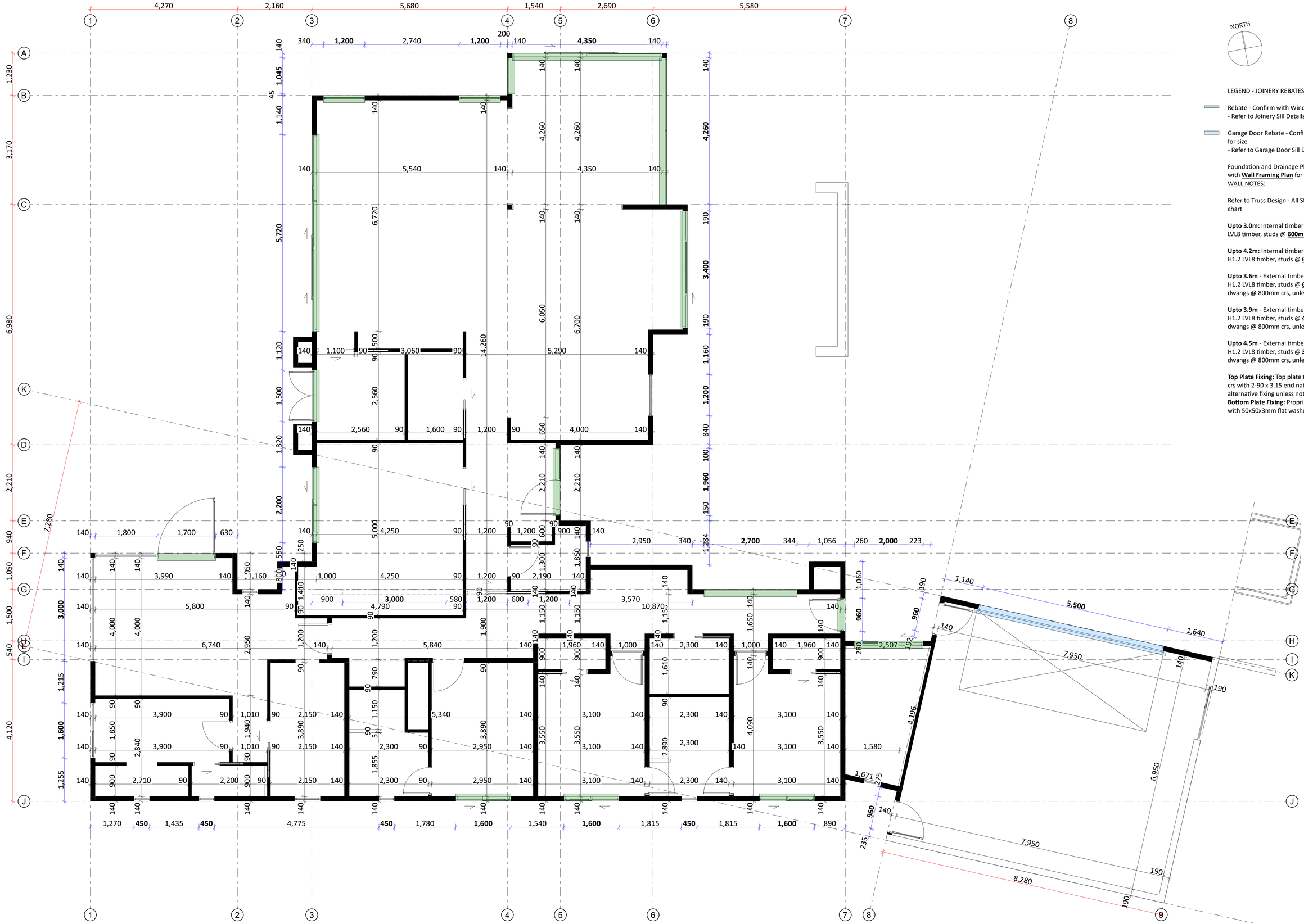
RevID	Change Name	Date
C	Resource Consent	18/04/2025

SCALE	1:100, 1:50
SCALE DOUBLED AT A3	
DRAWN	DBS & KM
CHECKED	DWA
JOB NO.	DW1654
REVISION NO.	C

Floor Plan

A203

Document Set ID: 9207845
Version: 1, Version Date: 05/12/2025



LEGEND - JOINERY REBATES

Rebate - Confirm with Window / Door Manufacturer for size
- Refer to Joinery Sill Details

Garage Door Rebate - Confirm with Garage Door Manufacturer for size
- Refer to Garage Door Sill Detail

Foundation and Drainage Plan **must** be read in conjuntion with **Wall Framing Plan** for Rebate placement.

WALL NOTES:

Refer to Truss Design - All Studs LVL8 as per Nelson Pine stud chart

Upto 3.0m: Internal timber framed walls to be **90x45mm** H1.2 LVL8 timber, studs @ **600mm** crs, dwangs @ 800mm crs.

Upto 4.2m: Internal timber framed walls to be **140x45mm** H1.2 LVL8 timber, studs @ **600mm** crs, dwangs @ 800mm crs.

Upto 3.6m - External timber framed walls to be **140x45mm** H1.2 LVL8 timber, studs @ **600mm** crs, 90x45mm LVL8 H1.2 dwangs @ 800mm crs, unless noted otherwise.

Upto 3.9m - External timber framed walls to be **140x45mm** H1.2 LVL8 timber, studs @ **400mm** crs, 90x45mm LVL8 H1.2 dwangs @ 800mm crs, unless noted otherwise.

Upto 4.5m - External timber framed walls to be **140x45mm** H1.2 LVL8 timber, studs @ **300mm** crs, 90x45mm LVL8 H1.2 dwangs @ 800mm crs, unless noted otherwise.

Top Plate Fixing: Top plate to be fixed to studs @ 600mm max crs with 2-90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixing unless noted otherwise
Bottom Plate Fixing: Proprietary anchor's @ 900mm max crs with 50x50x3mm flat washer unless noted otherwise

Design Workshop Architecture.
www.dwa.co.nz
team@dwa.co.nz
03 384 3565
5/1008 Ferry Road, Ferrymead, Christchurch

LOT 4 RESIDENCE

Lot 4, Frogmore Lane, Littles Road,
RD1 Queenstown, Queenstown

General Notes
Drawings to be printed in colour.
Do not scale drawings.
Contractors must verify all dimensions on site before starting work or ordering materials. Architectural drawings are to be read in conjunction with the full set of drawings and specification. Architectural drawings are to be read in conjunction with consultants' documents and vice versa. All work shall comply with the terms and conditions of the building consent and any resource consents issued for this project. Any discrepancies or ambiguity shall be clarified with Design Workshop before any further work commence.

All rights reserved: this drawing & all graphic & written material contained herein constitutes the original & unpublished work of Design Workshop Ltd. & may not be copied, distributed, or used in whole or part without expressed written permission. © Design Workshop Ltd

RevID	Change Name	Date
C	Resource Consent	18/04/2025

SCALE	1:100, 1:50
SCALE DOUBLED AT A3	
DRAWN	DBS & KM
CHECKED	DWA
JOB NO.	DW1654
REVISION NO.	C

Wall Framing Plan

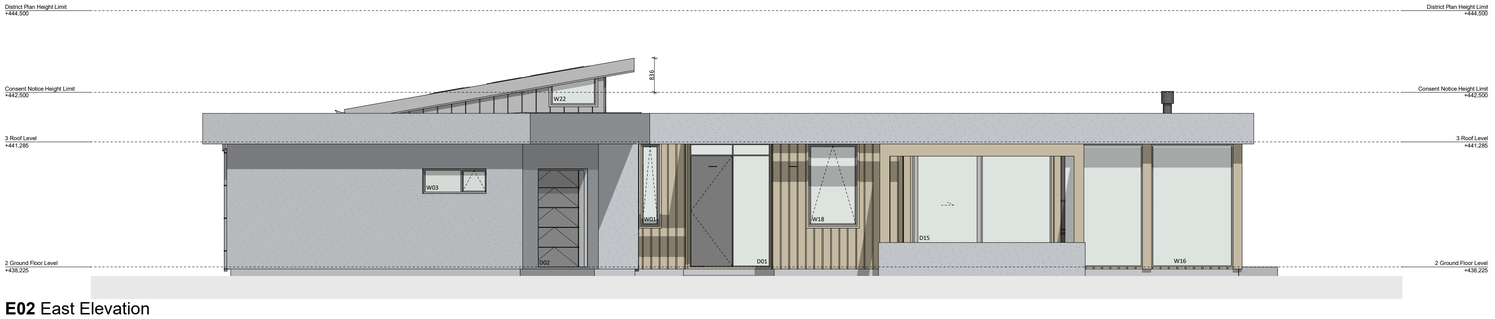
A204

Document Set ID: 9207845
Version: 1, Version Date: 05/12/2025



E01 North Elevation

Scale 1:75



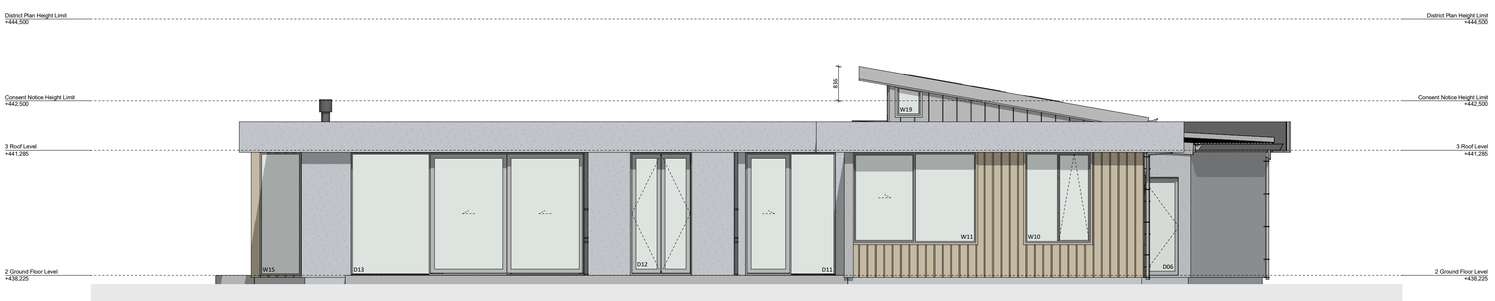
E02 East Elevation

Scale 1:75



E03 South Elevation

Scale 1:75



E04 West Elevation

Scale 1:75



LEGEND

Roof Cladding: Profile Metal
Roofing Industries Eurostyle Spanlok 0.55mm BMT Colorsteel Maxam roof cladding on Thermakraft Covertek 401 roof underlay on 70x45 H1.2 SG8 timber purlins @ 900 CRS. Finish TBC

Wall Cladding: Cerano Plaster
Resene Construction Systems Integra Lightweight Concrete Facade System. 50mm panel on 20mm drained cavity on 7mm Ecoply Barrier. Cerano finish

Wall Cladding: Weatherboard
Hermpac HP56 Accoya vertical shiplap weatherboard wall cladding on 20mm drained cavity on 7mm Ecoply Barrier. Finish TBC

Wall Cladding: Profile Metal
Roofing Industries Eurostyle Spanlok 0.55mm BMT Colorsteel Maxam vertical wall cladding on 20mm drained cavity on 7mm Ecoply Barrier. Finish TBC

NOTES

Gutter with finish to match roofing fixed to fascia. Falls as shown on roof plan

Downpipes to be 80Ø, finish & colour to match roofing (UNO)

Powder coated aluminium exterior windows and powder coated aluminium doors in selected finish

Double glazed windows and doors with Grade A safety glass to all glazing within 800mm above finished floor level, or in wet areas in accordance with NZBC F2/AS1

ROOF CLADDING LRV
Roofing Industries Eurostyle Spanlok: 7-20%
Metal Fascia: 7-20%

WALL CLADDING LRV
Roofing Industries Eurostyle Spanklok 7-20%
Resene Cerano Plaster: 0%
Hermpac Accoya Weatherboard: 7-20%

Risk Matrix - North

Wind zone:	2
Number of storeys:	0
Roof/wall intersection:	3
Eaves width:	1
Envelope complexity:	3
Deck design:	0
TOTAL:	9

Risk Matrix - East

Wind zone:	2
Number of storeys:	0
Roof/wall intersection:	3
Eaves width:	1
Envelope complexity:	3
Deck design:	0
TOTAL:	9

Risk Matrix - South

Wind zone:	2
Number of storeys:	0
Roof/wall intersection:	3
Eaves width:	1
Envelope complexity:	3
Deck design:	0
TOTAL:	9

Risk Matrix - West

Wind zone:	2
Number of storeys:	0
Roof/wall intersection:	3
Eaves width:	1
Envelope complexity:	3
Deck design:	0
TOTAL:	9

Design Workshop Architecture.
www.dwa.co.nz
team@dwa.co.nz
03 384 3565
5/1008 Ferry Road, Ferrymead,
Christchurch

LOT 4 RESIDENCE

Lot 4, Frogmore Lane, Littles Road,
RD1 Queenstown, Queenstown

General Notes
Drawings to be printed in colour.
Do not scale drawings.
Contractors must verify all dimensions on site before starting work or ordering materials. Architectural drawings are to be read in conjunction with the full set of drawings and specification. Architectural drawings are to be read in conjunction with consultants' documents and vice versa. All work shall comply with the terms and conditions of the building consent and any resource consents issued for this project. Any discrepancies or ambiguity shall be clarified with Design Workshop before any further work commence.

All rights reserved: this drawing & all graphic & written material contained herein constitutes the original & unpublished work of Design Workshop Ltd. & may not be copied, distributed, or used in whole or part without expressed written permission. © Design Workshop Ltd

RevID	Change Name	Date
-	Concept Issue	18/04/2025
B	Concept Issue	25/09/2025
C	Resource Consent	01/10/2025
D	BC Issue STAGE 1	18/04/2025
E	Truss Issue	31/10/2025
-	-	-

SCALE	1:14.6616,
SCALE DOUBLED AT A3	1:75
DRAWN	DBS & KM
CHECKED	DWA
JOB NO.	DW1654
REVISION NO.	E

Elevations

A501

Document Set ID: 9207845
Version: 1, Version Date: 05/12/2025