DOCUMENT TRANSMITTAL

SHEET NO.	REV.	SHEET NAME	REVISION DESCRIPTION	ISSUE DATE
0	**015**	DOCUMENT TRANSMITTAL	RC and APAG - v8	28/10/25
B9.01	**08**	Resource Consent - Location	RC and APAG - v8	28/10/25
B9.02	**08**	Resource Consent - Site Plan - Existing	RC and APAG - v8	28/10/25
B9.03	**08**	Resource Consent - Site Plan - Proposed	RC and APAG - v8	28/10/25
B9.04	**08**	Resource Consent - Plan - Existing	RC and APAG - v8	28/10/25
B9.05	**08**	Resource Consent - Elevation - Existing	RC and APAG - v8	28/10/25
B9.06	**08**	Resource Consent - Elevation - Existing	RC and APAG - v8	28/10/25
B9.07	**08**	Resource Consent - Plan - Demolition	RC and APAG - v8	28/10/25
B9.08	**08**	Resource Consent - Plan - Proposed	RC and APAG - v8	28/10/25
B9.09	**09**	Resource Consent - Elevation - Proposed - 1	RC and APAG - v8	28/10/25
B9.10	**08**	Resource Consent - Elevation - Proposed - 2	RC and APAG - v8	28/10/25
B9.11	**08**	Resource Consent - Section - Proposed	RC and APAG - v8	28/10/25
B9.12	**08**	Resource Consent - Landscape - Proposed	RC and APAG - v8	28/10/25
B9.13	**08**	Resource Consent - Renders	RC and APAG - v8	28/10/25
B9.14	**08**	Resource Consent - Renders	RC and APAG - v8	28/10/25
B9.15	**08**	Resource Consent - Renders	RC and APAG - v8	28/10/25
B9.16	**08**	Resource Consent - Colours & Materials	RC and APAG - v8	28/10/25
B9.17	**05**	Resource Consent - Plan - Tree	RC and APAG - v8	28/10/25

DOCUMENT TRANSMITTAL

SHEET NO.	REV.	SHEET NAME	REVISION DESCRIPTION	ISSUE DATE

DOCUMENT TRANSMITTAL

SHEET NO.	REV.	SHEET NAME	REVISION DESCRIPTION	ISSUE DATE



Document Issues

BCA	C = Contractor	E = Engineer	F = Fire Eng	G = Geotech	MEP = Mech Ele Plumb	P = Principal	Q = QS	R = Review In house	S = Surveyor

Num	Date	Description	Issued to
010	**12/09/25**	**Character Tree Protection Zones Review**	**Arborist & Client**
011	**17/09/25**	**RC and APAG - v4**	**APAG and QLDC**
012	**22/09/25**	**RC and APAG - v5**	**APAG and QLDC**
013	**25/09/25**	**RC and APAG - v6**	**APAG and QLDC**
014	**01/10/25**	**RC and APAG - v7**	**APAG and QLDC**
015	**28/10/25**	**RC and APAG - v8**	**APAG and QLDC**

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Arrowtown
Juanita and David Baldwin

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0

29/10/2025 1:34:43 pm

RC and APAG - v8
Description

015
Issue Number

28/10/25
Issue Date

2501
File

-	SITE INFORMATION

SITE ADDRESS:
17 Merioneth Street,
Arrowtown, 9304, Queenstown,
Otago, New Zealand
LEGAL DESCRIPTION: PT SEC 5 BLK XII ARROWTOWN
LOT:1 Deposited Plan:
VALUATION #:291821220

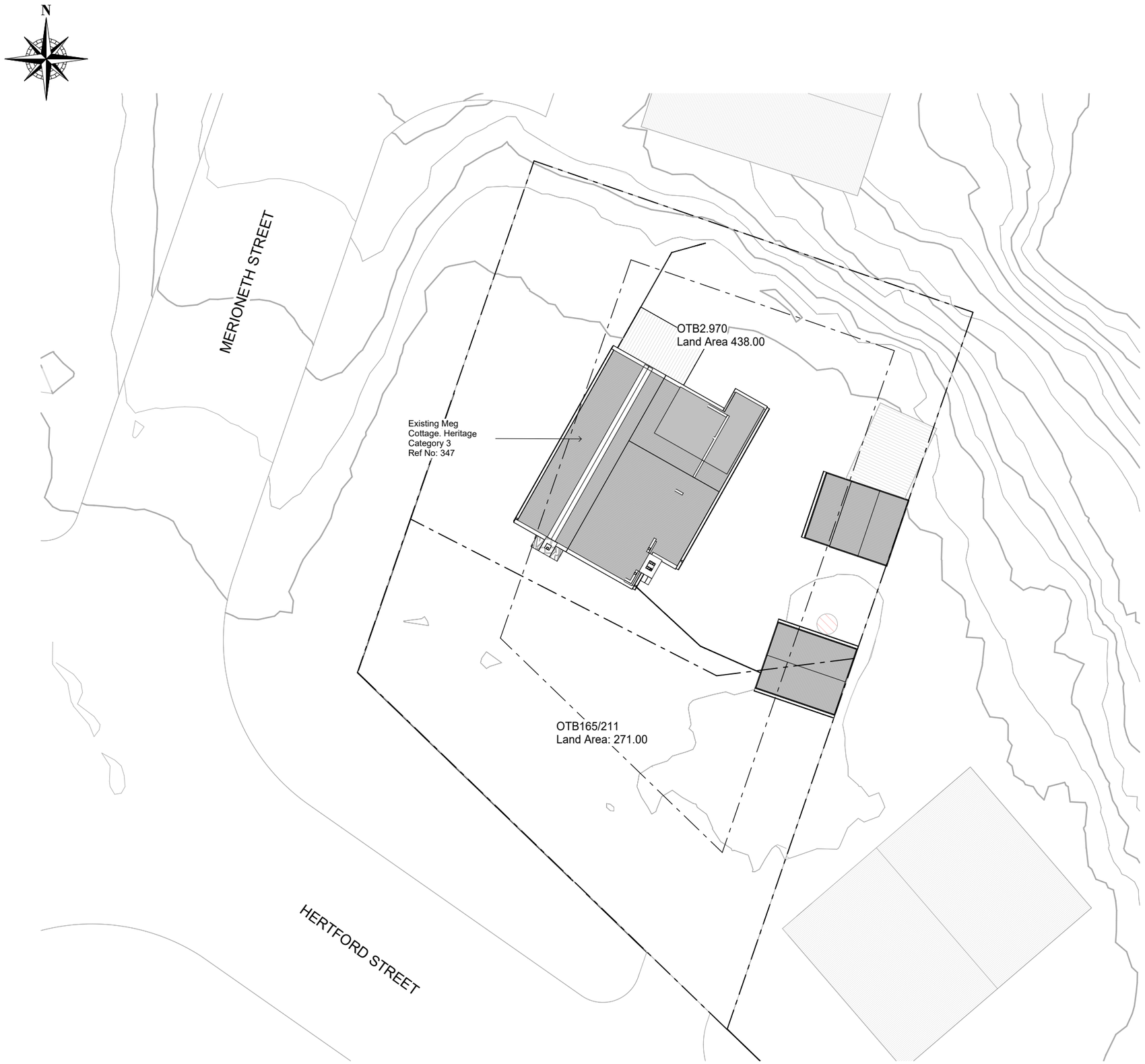
PLANNING ZONE: Residential Arrowtown Historic Management Zone

SITE ACCESS: Driveway off Heartford Street



1 Plan - Resource Consent - Location
1 : 500 @ A1

2501	Meg Cottage Additions 17 Merioneth Street, Arrowtown Juanita and David Baldwin	© COPYRIGHT ASSEMBLY ARCHITECTS LIMITED 6 ARROW LANE P.O. BOX 192 ARROWTOWN, 9351 Justin Wright 021 565 363	08 28/10/25 RC and APAG - v8 07 01/10/25 RC and APAG - v7 06 22/09/25 RC and APAG - v5	ASSEMBLY ARCHITECTS LIMITED	Resource Consent - Location	B9.01	08
		NOT FOR CONSTRUCTION	REV DATE NOTE 29/10/2025 1:34:44 pm		C:\Users\Matt\Documents\2501_Project_Baldwin_Arrowtown_Meg Cottage_Central_Option 3__matthewE7EB8.rvt	DRAWING	NUMBER REV



2 Plan - Resourse Consent - Site Plan - Existing
1 : 100 @ A1

-	SITE INFORMATION

SITE ADDRESS:
17 Merioneth Street,
Arrowtown, 9304, Queenstown,
Otago, New Zealand
LEGAL DESCRIPTION: PT SEC 5 BLK XII ARROWTOWN
LOT:1 Deposited Plan:
VALUATION #:291821220

PLANNING ZONE: Residential Arrowtown Historic Management Zone

SITE ACCESS: Driveway off Heartford Street

-	WIND ZONE

NZS3604 Windzone
MEDIUM: 37 m/s
HIGH: 44 m/s
VERY HIGH: 50 m/s

-	EARTHQUAKE ZONE

ZONE 3
Refer NZS3604 Fig 5.4

-	SNOW ZONE

SED
Altitude: 415m
Refer NZS 3604 Fig 15.1

-	EXPOSURE ZONE NZS3604 B2

ZONE B Refer NZS 3604 Fig 4.2

-	PLANNING ZONE

Residential Arrowtown Historic Management Zone

-	SITE COVERAGE/BUILDING FOOT PRINT

SITE AREA: 709 m²

BUILDING AREA

HOUSE AREA: 151m2
GARAGE AREA: 52m2
EXISTING SHED: 12m2

IMPERVIOUS PATIO AREAS

PATIO AREA TOTAL: 0 m²

COVERAGE

BUILDING COVERAGE: 30%
BUILDING & PATIO COVERAGE: 30%

-	BUILDING SET BACKS

Road Boundary - 6m

Internal Boundary - 3m

Rear Site - 3m

-	MAXIMUM HEIGHT

Flat Site - 5m

-	RECESSION PLANE

No Recession Planes

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06	22/09/25	RC and APAG - v5

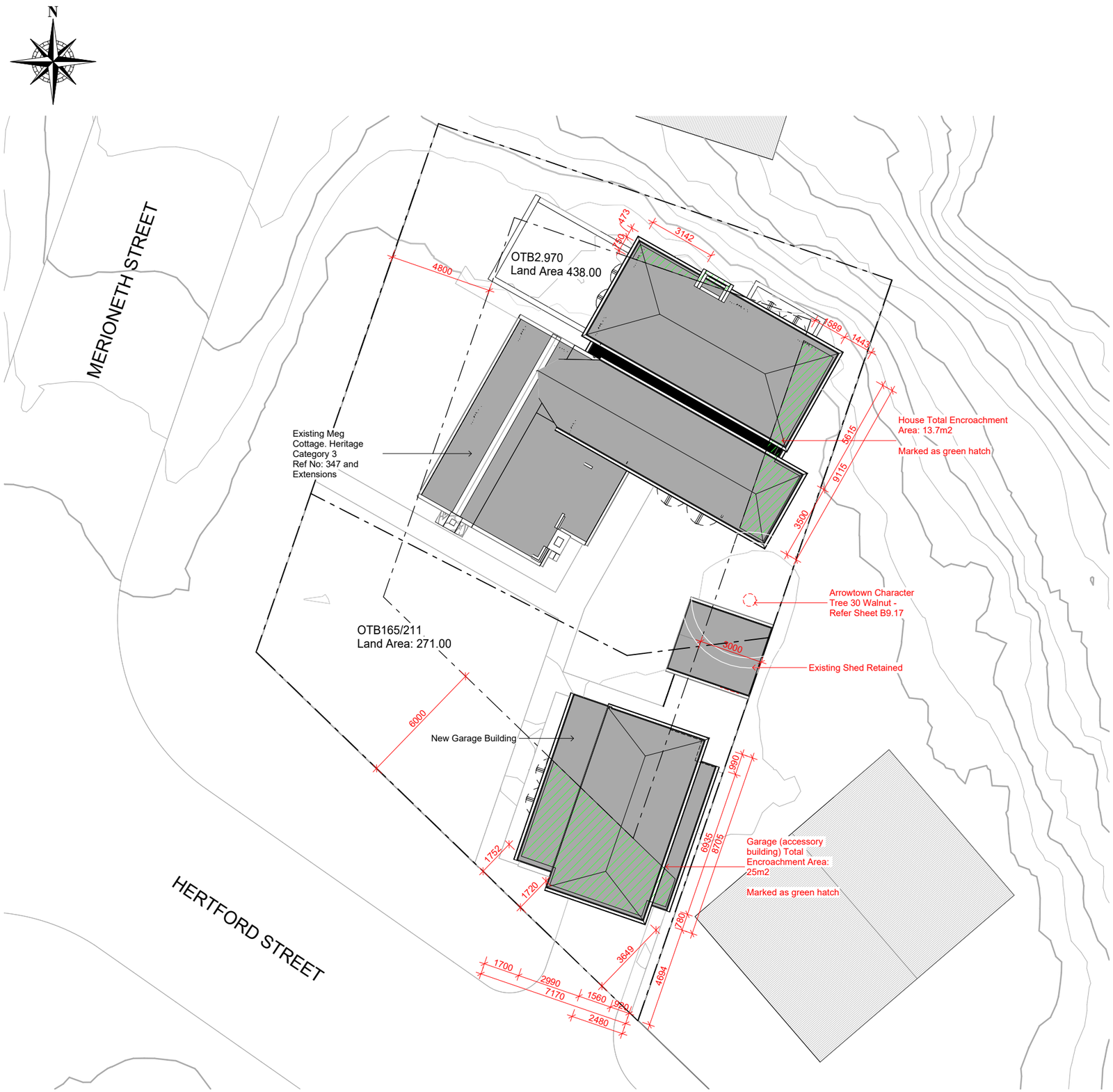
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Resource Consent - Site Plan - Existing | **B9.02** | **08**

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DRAWING NUMBER REV



2 Plan - Resourse Consent - Site Plan - Proposed
1 : 100 @ A1

-	**SITE INFORMATION**

SITE ADDRESS:
17 Merioneth Street,
Arrowtown, 9304, Queenstown,
Otago, New Zealand
LEGAL DESCRIPTION: PT SEC 5 BLK XII ARROWTOWN
LOT:1 Deposited Plan:
VALUATION #:291821220

PLANNING ZONE: Residential Arrowtown Historic Management Zone

SITE ACCESS: Driveway off Heartford Street

-	**WIND ZONE**

NZS3604 Windzone
MEDIUM: 37 m/s
HIGH: 44 m/s
VERY HIGH: 50 m/s

-	**EARTHQUAKE ZONE**

ZONE 3
Refer NZS3604 Fig 5.4

-	**SNOW ZONE**

SED
Altitude: 415m
Refer NZS 3604 Fig 15.1

-	**EXPOSURE ZONE NZS3604 B2**

ZONE B Refer NZS 3604 Fig 4.2

-	**PLANNING ZONE**

Residential Arrowtown Historic Management Zone

-	**SITE COVERAGE/BUILDING FOOT PRINT**

SITE AREA: 709 m²

BUILDING AREA

HOUSE AREA: 151m2
GARAGE AREA: 52m2
EXISTING SHED: 12m2

IMPERVIOUS PATIO AREAS

PATIO AREA TOTAL: 0 m²

COVERAGE

BUILDING COVERAGE: 30%
BUILDING & PATIO COVERAGE: 30%

-	**BUILDING SET BACKS**

Road Boundary - 6m

Internal Boundary - 3m

Rear Site - 3m

-	**MAXIMUM HEIGHT**

Flat Site - 5m

-	**RECESSION PLANE**

No Recession Planes

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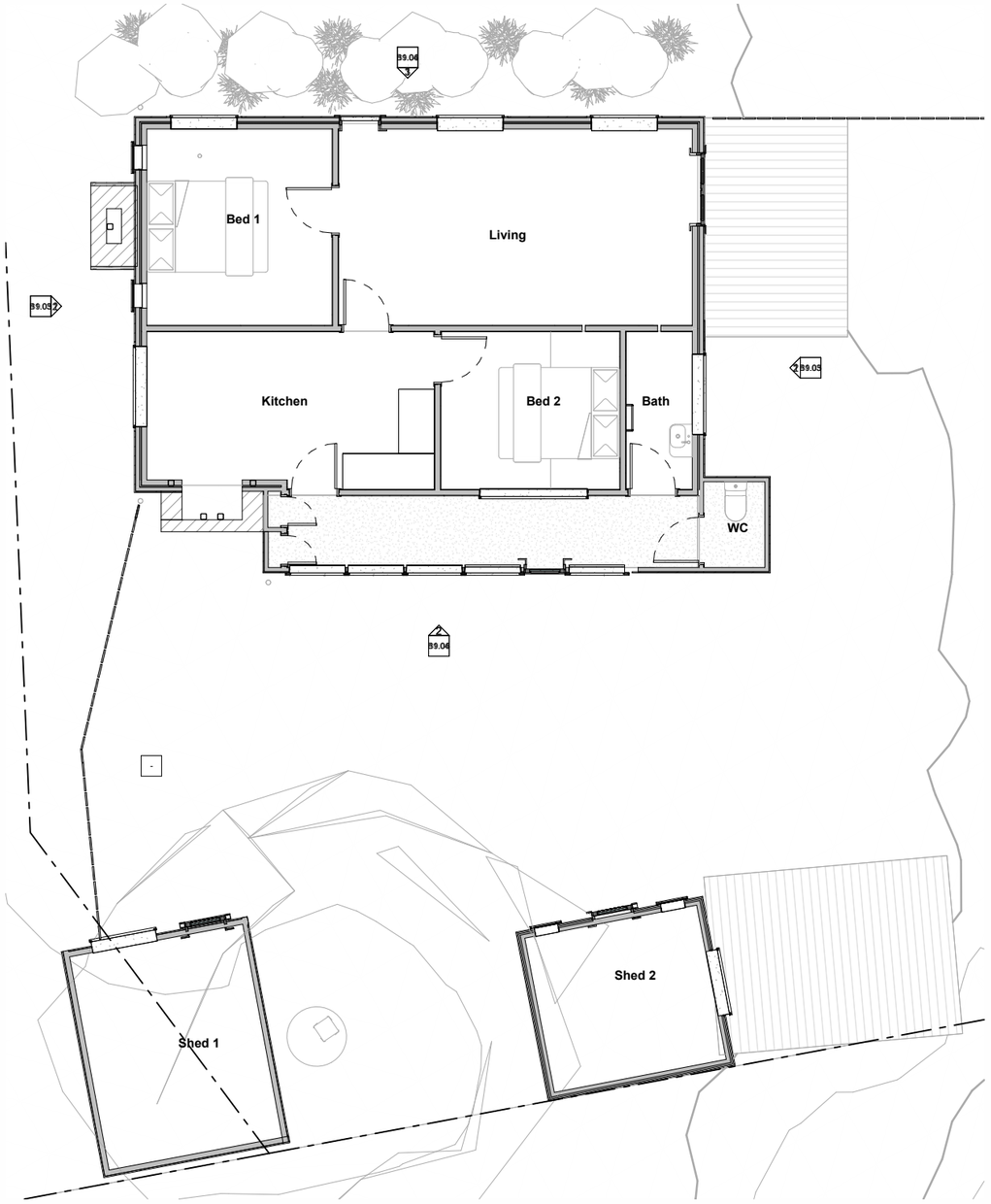
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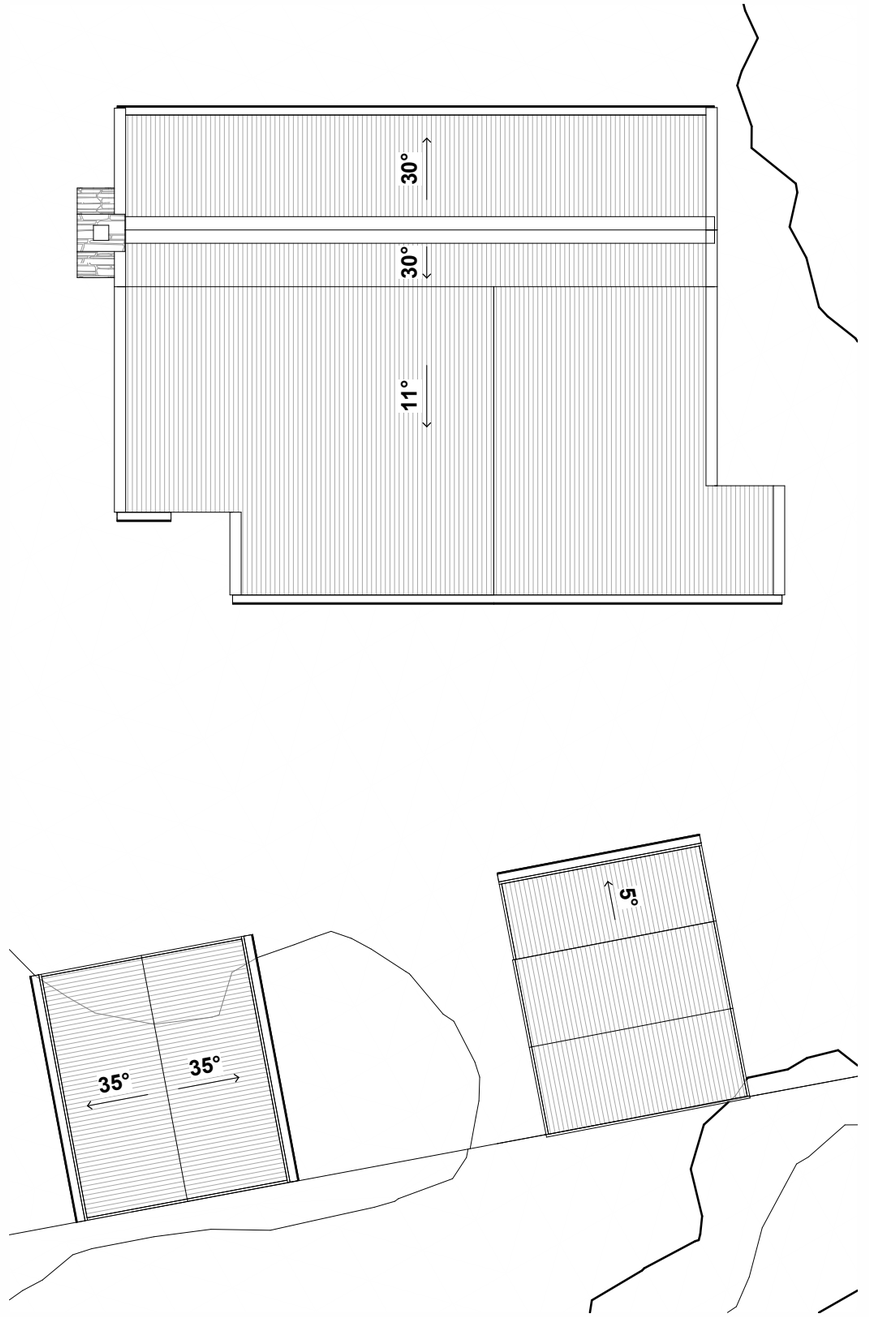
Resource Consent - Site Plan - Proposed | **B9.03** | **08**

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DRAWING NUMBER REV



5 Plan - Resourse Consent - Existing
1 : 50 @ A1



6 Plan - Resourse Consent - Roof
1 : 50 @ A1

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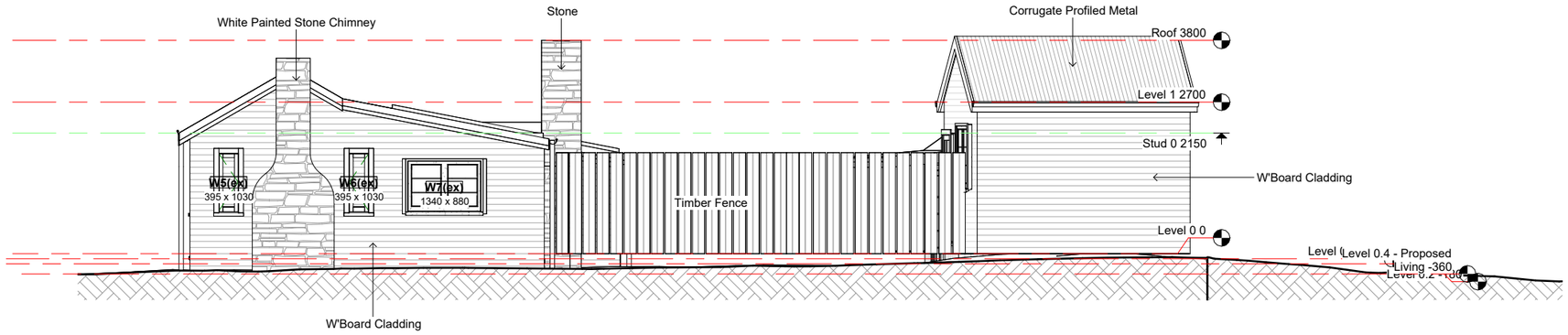
Resource Consent - Plan - Existing

B9.04

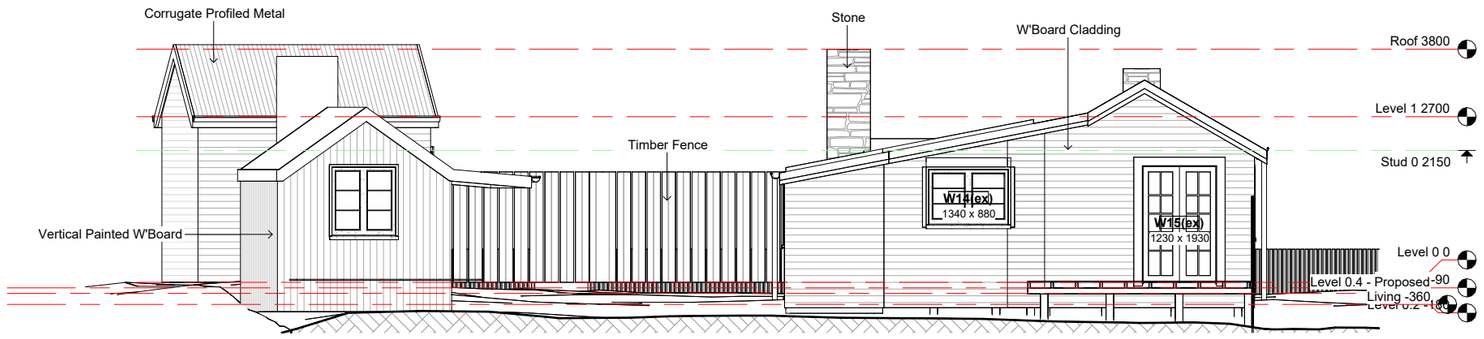
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DRAWING NUMBER REV



2 Elevation - Resourse Consent - Existing - South
1 : 50 @ A1



1 Elevation - Resourse Consent - Existing - North
1 : 50 @ A1

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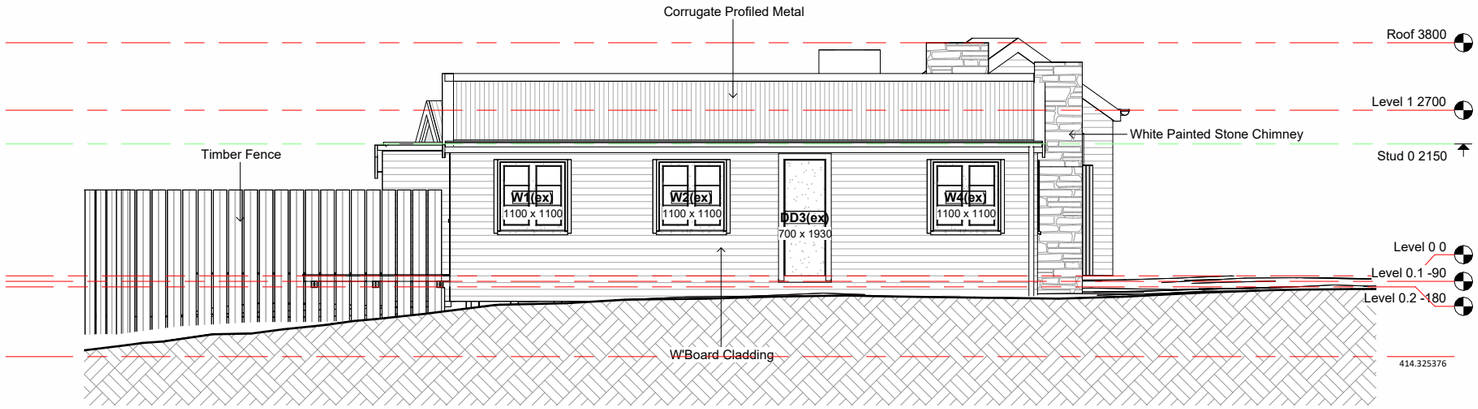
Resource Consent - Elevation - Existing

B9.05

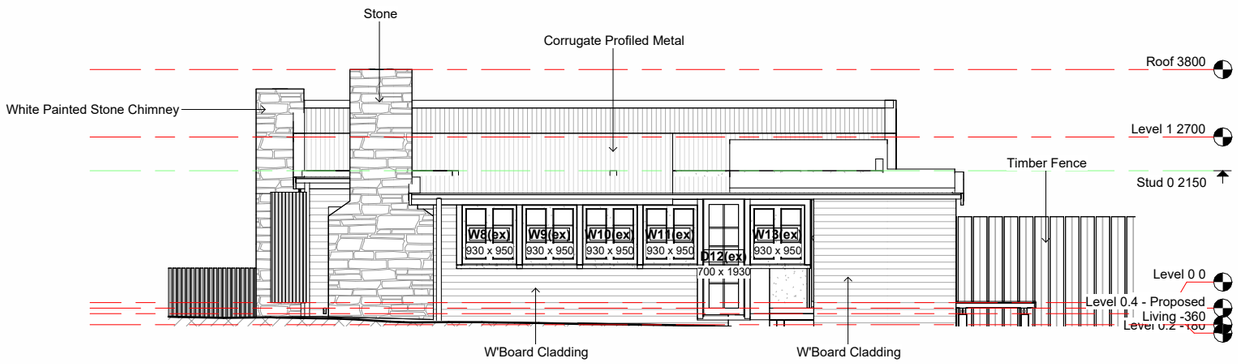
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DRAWING NUMBER REV



3 Elevation - Resourse Consent - Existing - West
1 : 50 @ A1



2 Elevation - Resourse Consent - Existing - East
1 : 50 @ A1

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REV	DATE	NOTE
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07	01/10/25	RC and APAG - v7
06	22/09/25	RC and APAG - v5

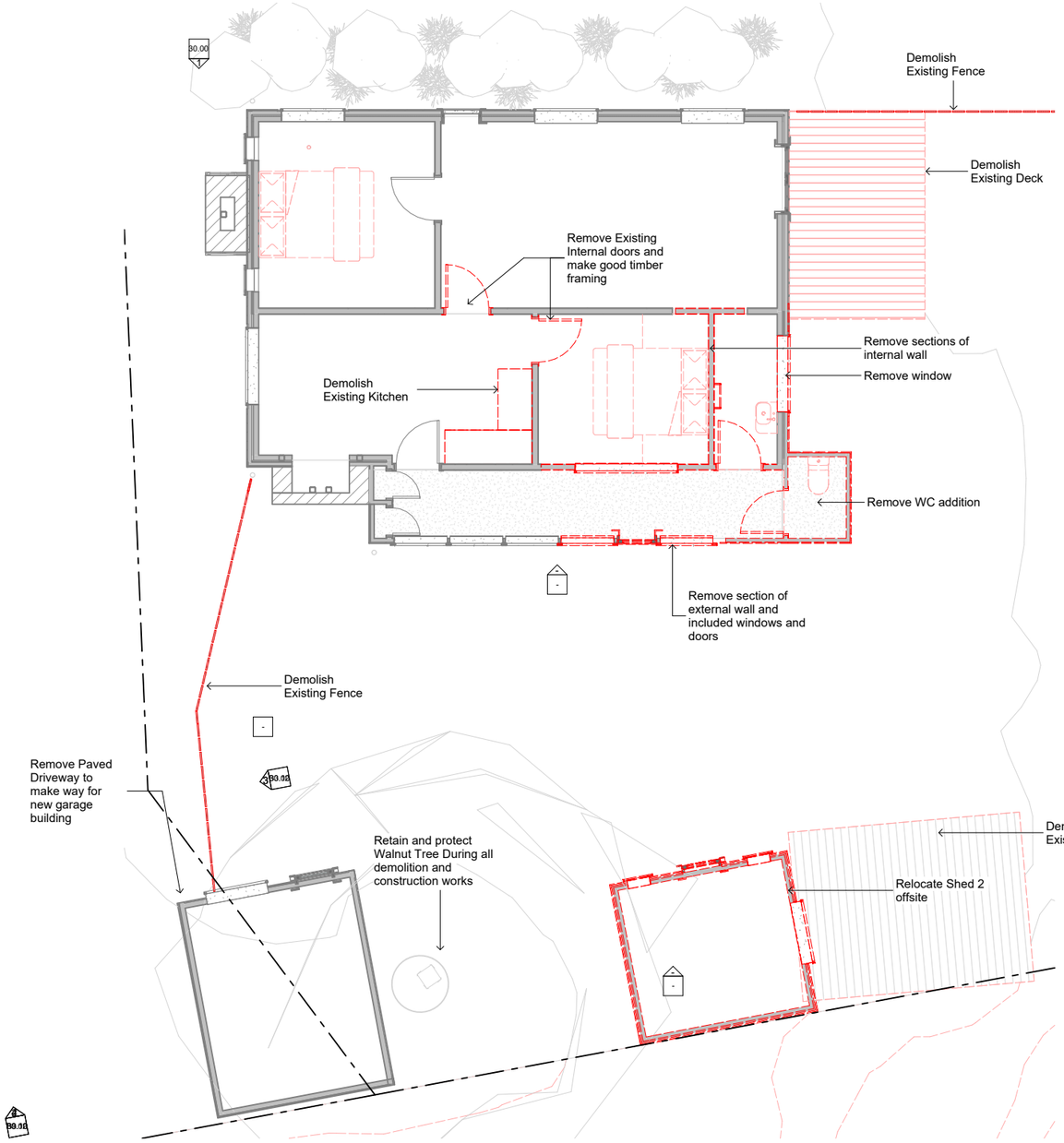
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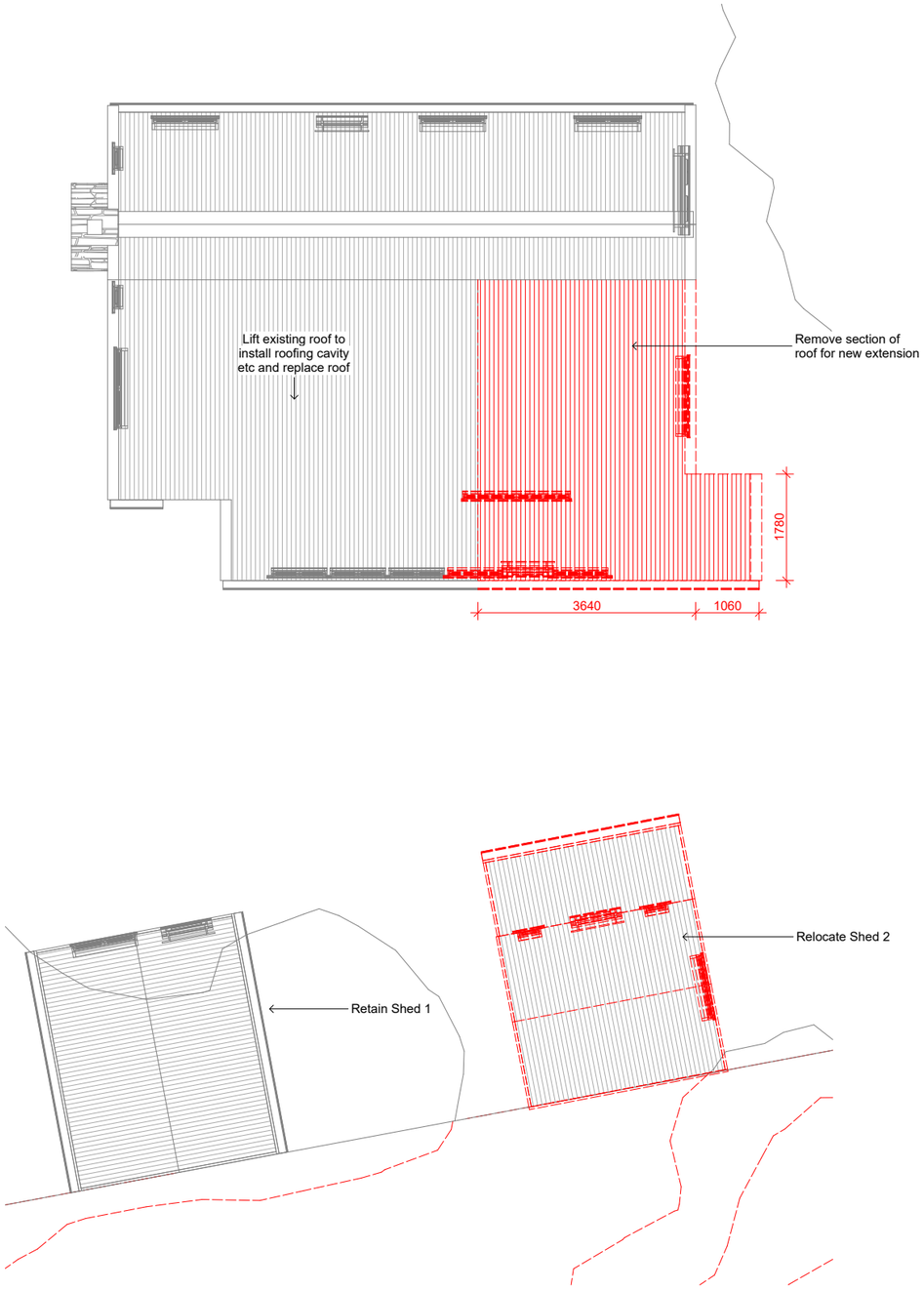
Resource Consent - Elevation - Existing

DRAWING	NUMBER	REV
	B9.06	08

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1 Plan - Resourse Consent - Demolition
1 : 50 @ A1



2 Plan - Resourse Consent - Demolition - Roof
1 : 50 @ A1

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06	22/09/25	RC and APAG - v5

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Resource Consent - Plan - Demolition

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DRAWING	NUMBER	REV
	B9.07	08

HERTFORD STREET

N

Bath 1

Bed 1

Bed 2

Bath 2

Robe

Coats /Boots

Step

Step

Step

Step

Pervious Schist Patio

Pervious Gravel
Landscape Paths

Pervious Schist Patio

Kitchen

Laundry

Pervious Gravel Utilities Area

Pervious Gravel
Bins/Utilities Area

Existing Shed

1500

2 x 45kg Gas Cylinders

Pervious Gravel
Driveway

Arrowtown Character
Tree 30 Walnut -
Refer Sheet B9.17

1 Plan - Resourse Consent - Ground
1 : 50 @ A1

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REV	DATE	NOTE
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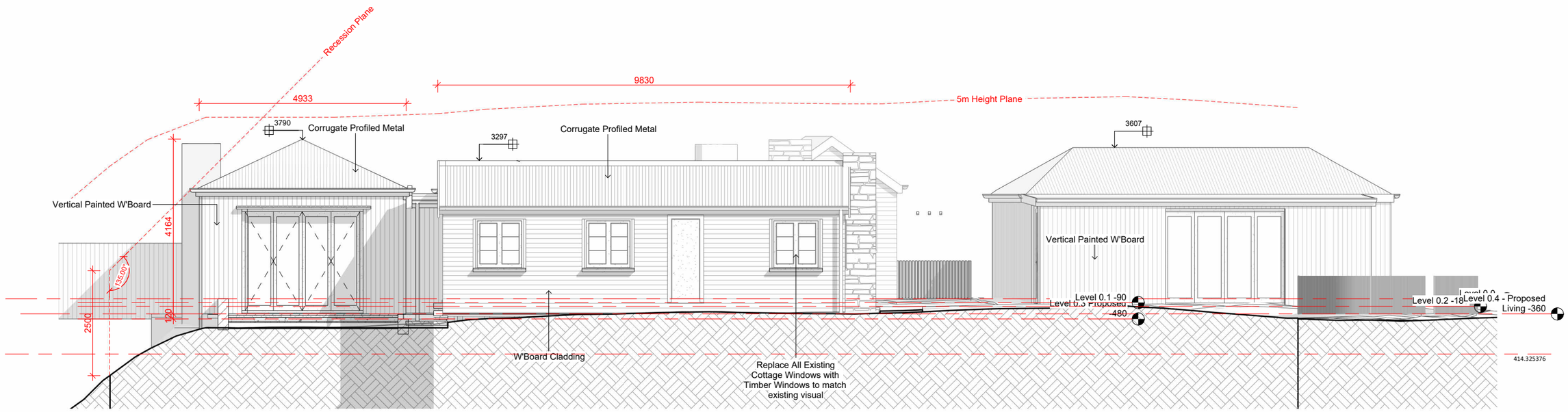
Resource Consent - Plan - Proposed

B9.08

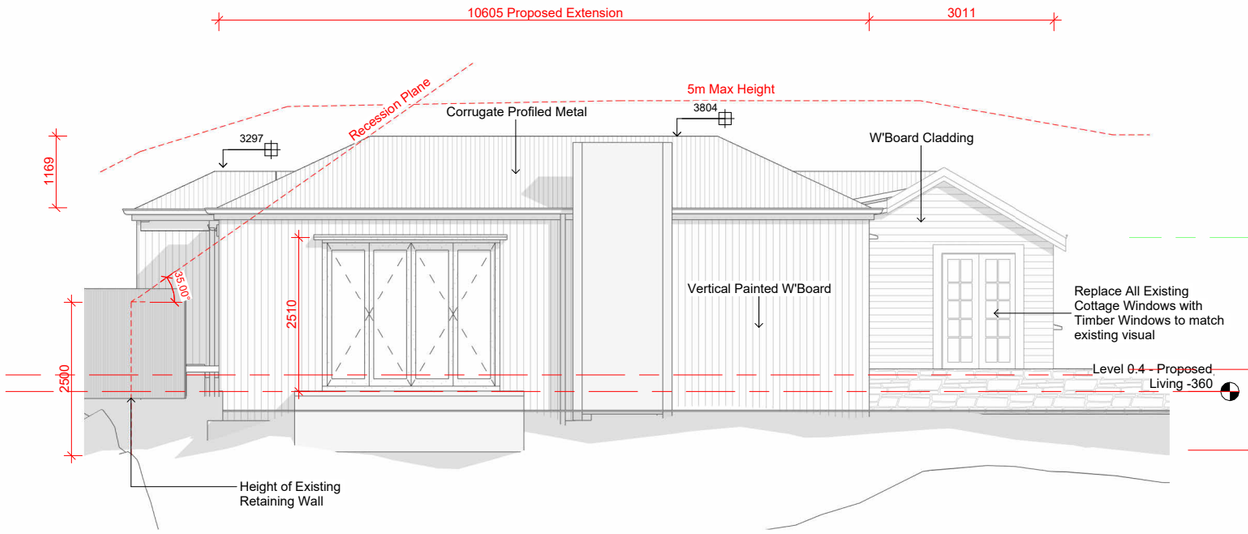
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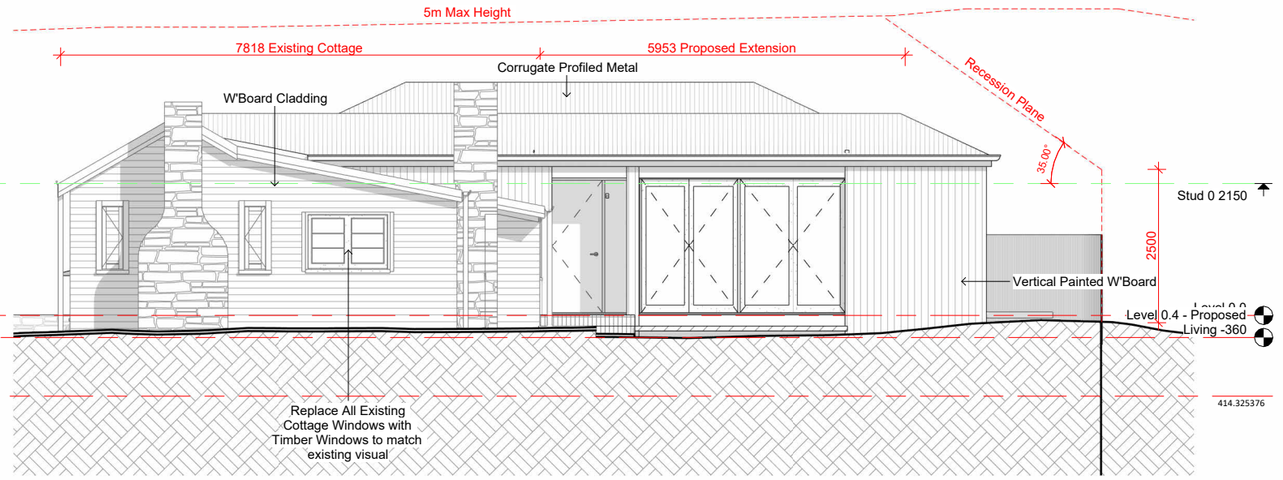
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2 Elevation - Resourse Consent - West
1 : 50 @ A1



1 Elevation - Resourse Consent - North
1 : 50 @ A1



3 Elevation - Resourse Consent - South
1 : 50 @ A1

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REV	DATE	NOTE
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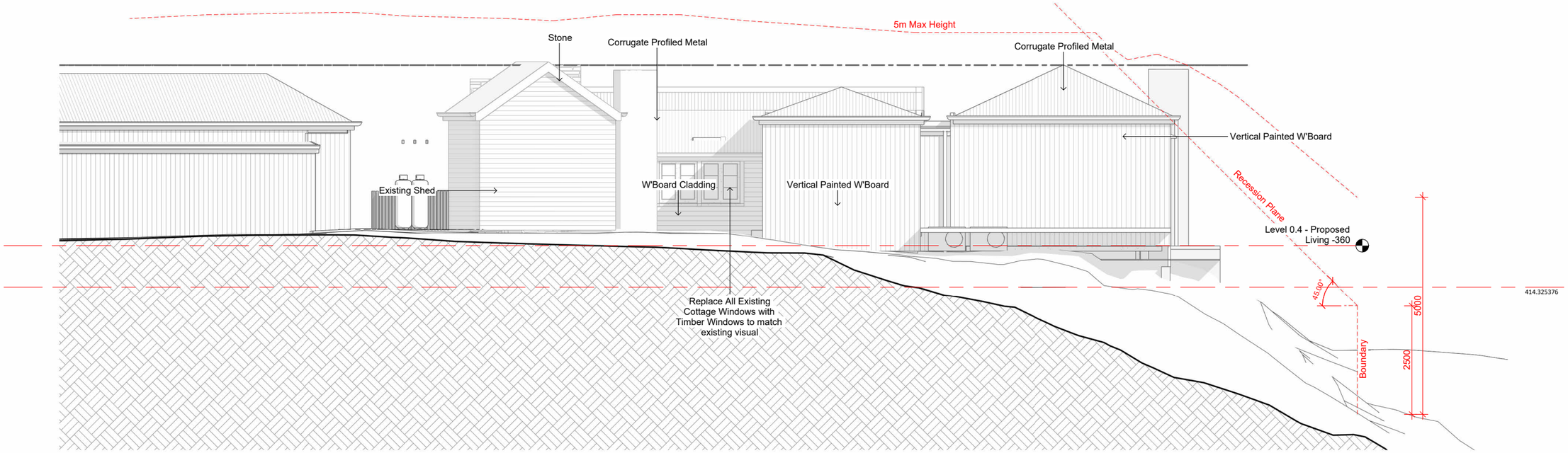
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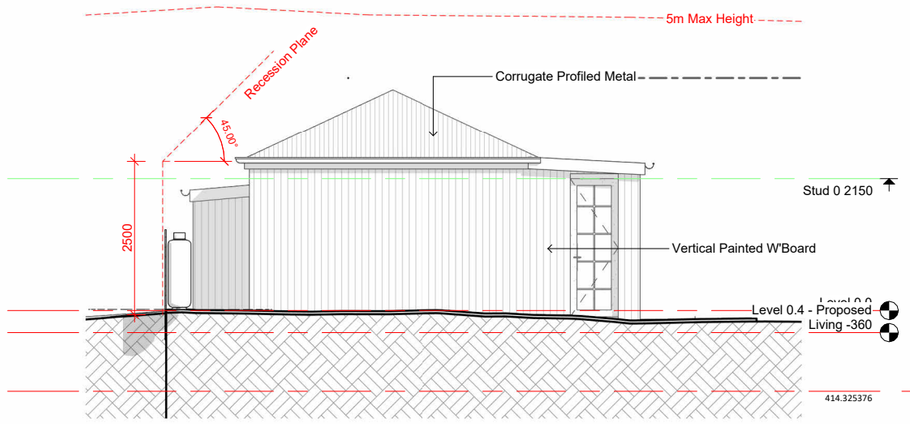
Resource Consent - Elevation - Proposed - 1

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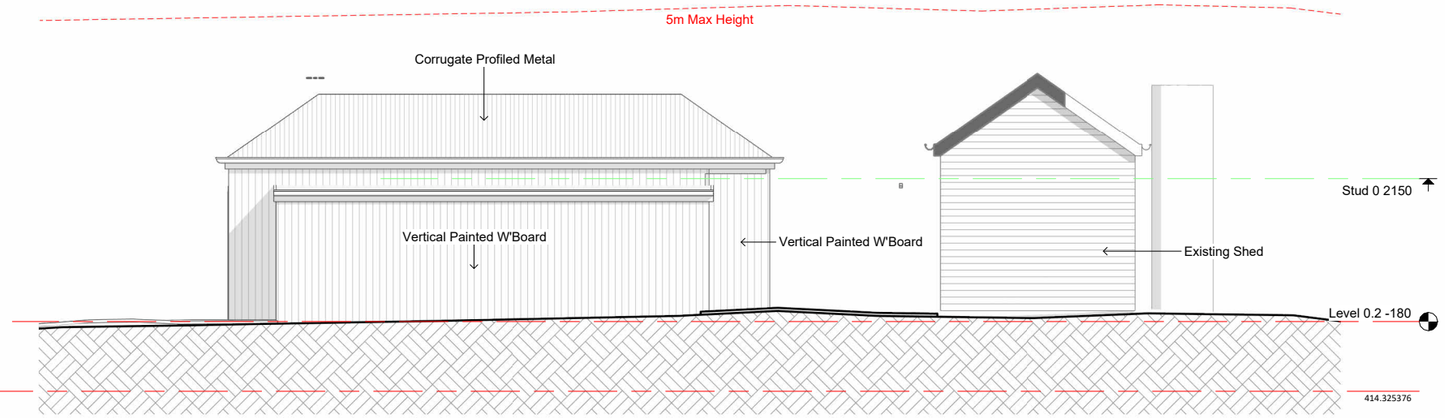
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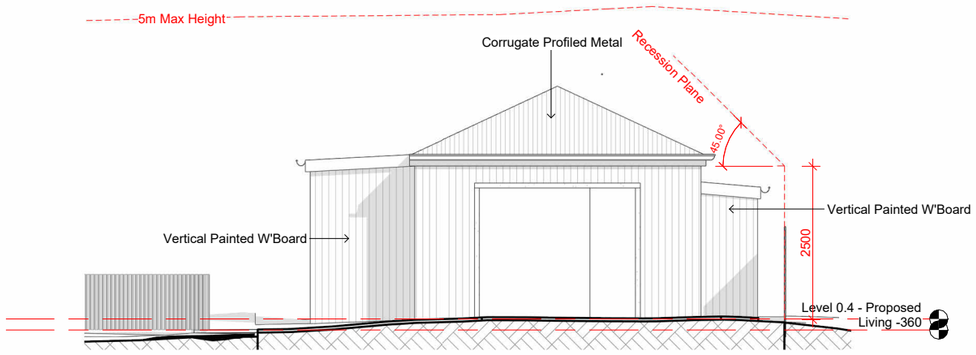
2 Elevation - Resourse Consent - East
1 : 50 @ A1



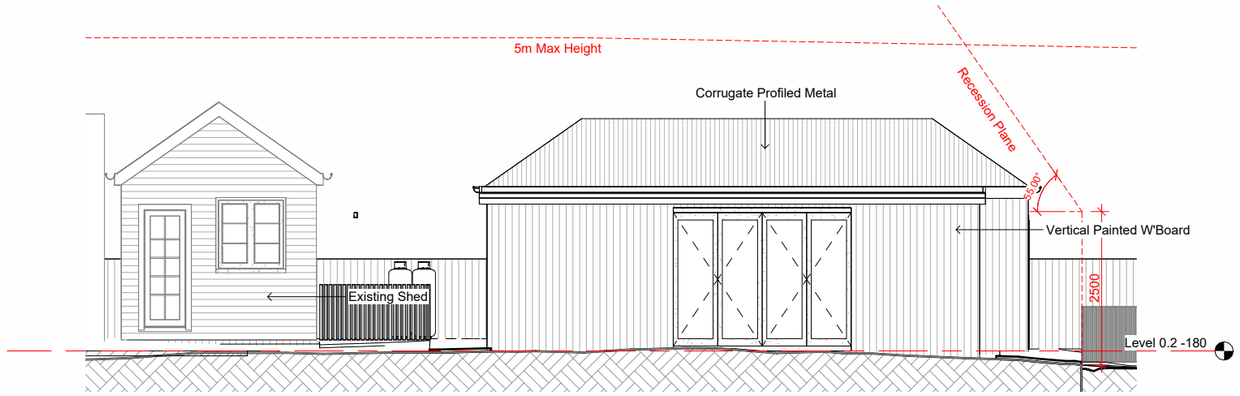
3 Elevation - Resourse Consent - North - Garage -
1 : 50 @ A1



4 Elevation - Resourse Consent - East- Garage -
1 : 50 @ A1



5 Elevation - Resourse Consent - South - Garage
1 : 50 @ A1



6 Elevation - Resourse Consent - West - Garage -
1 : 50 @ A1

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06	22/09/25	RC and APAG - v5

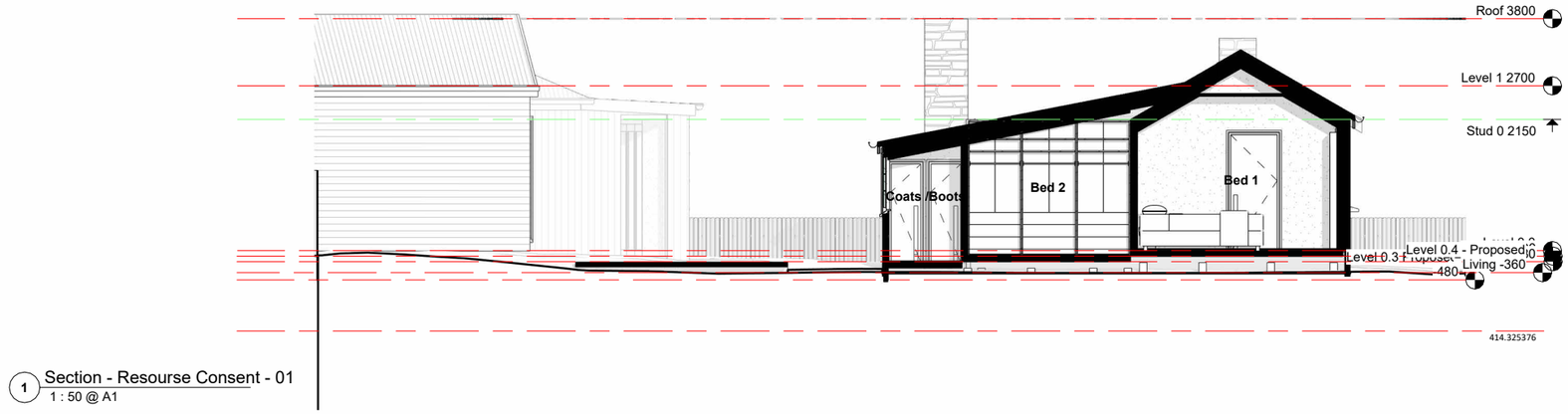
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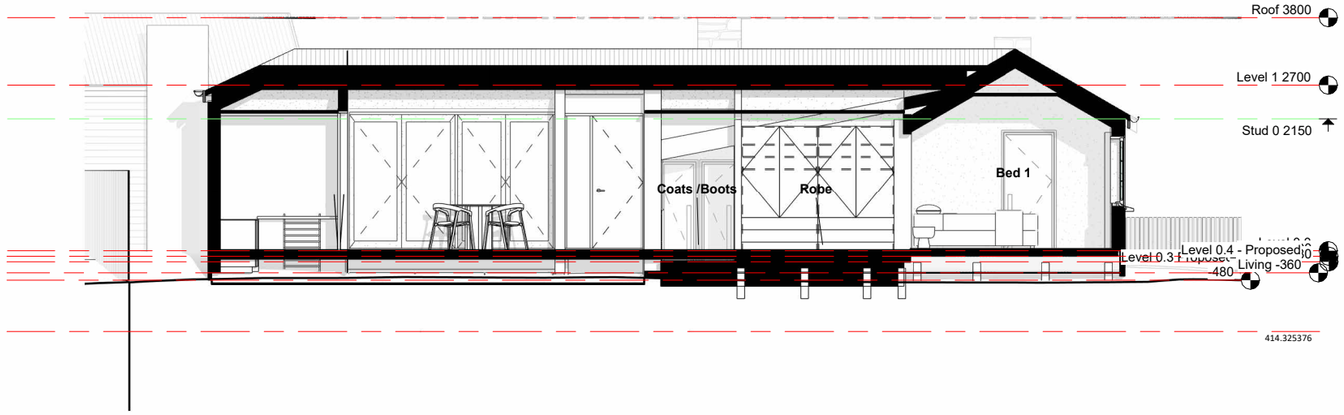
Resource Consent - Elevation - Proposed - 2

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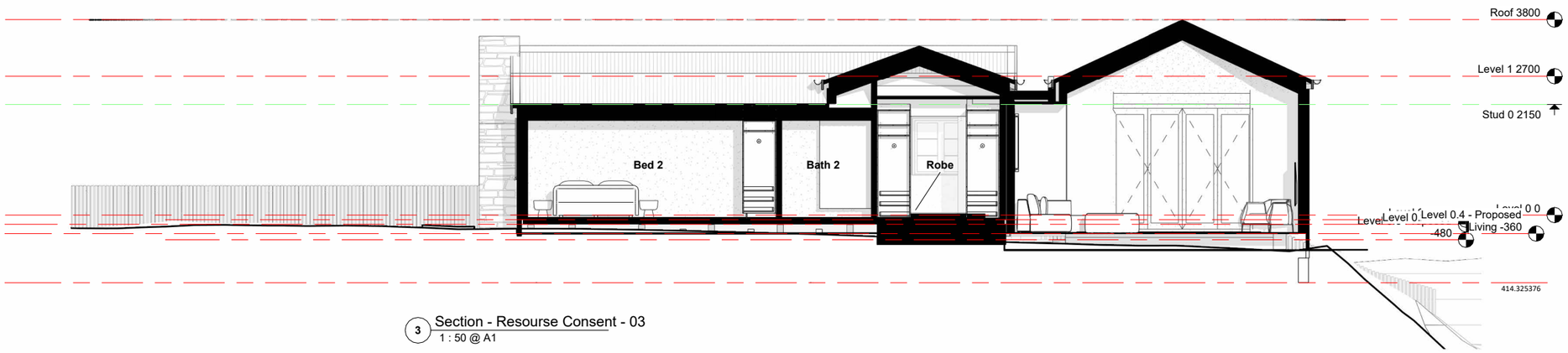
DRAWING	NUMBER	REV
	B9.10	08



1 Section - Resourse Consent - 01
1 : 50 @ A1



2 Section - Resourse Consent - 02
1 : 50 @ A1



3 Section - Resourse Consent - 03
1 : 50 @ A1

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07	01/10/25	RC and APAG - v7
06	22/09/25	RC and APAG - v5

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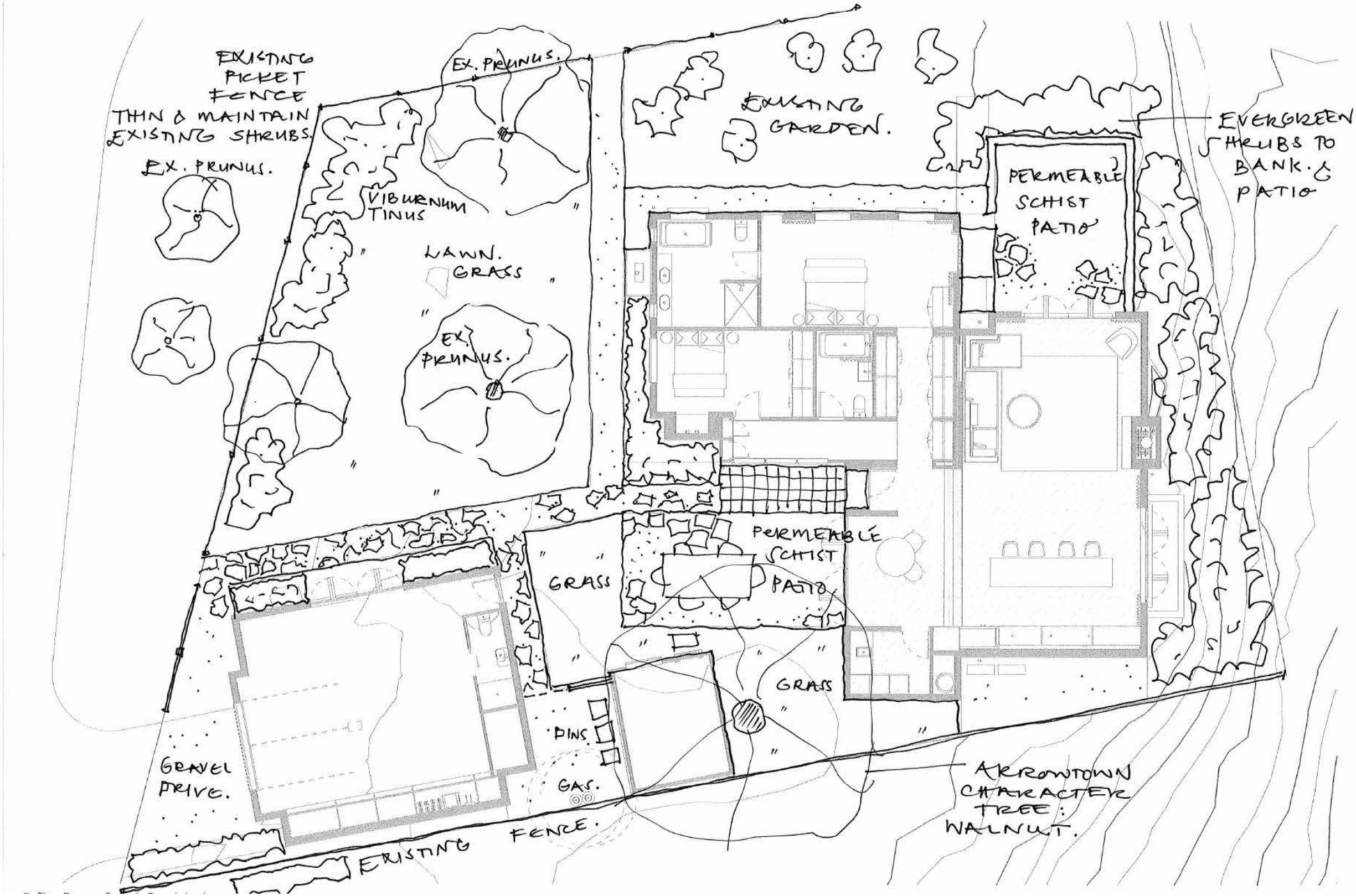
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Resource Consent - Section - Proposed

B9.11 DRAWING NUMBER

08 REV

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2 Plan - Resourse Consent - Ground - Landscape
1 : 50 @ A1

2501

Meg Cottage Additions
17 Merioneth Street, Arrowtown
Juanita and David Baldwin

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Justin Wright 021 565 363

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REV	DATE	NOTE
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07	01/10/25	RC and APAG - v7
06	22/09/25	RC and APAG - v5

29/10/2025 1:35:02 pm

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Resource Consent - Landscape - Proposed | **B9.12** | **08**

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DRAWING NUMBER REV



MERIONETH STREET

View showing extension on left
(North)



MERIONETH STREET

View showing extension on left
(North).

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HERTFORD STREET

View showing new garage in Southeast corner of the site.

No changes to this street elevation of Meg Cottage.



HERTFORD STREET

View showing new garage in Southeast corner of the site.

No changes to this street elevation of Meg Cottage.

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MERIONETH STREET

View showing extension on left
(North)



MERIONETH STREET

Overview showing extensions to Meg
Cottage on North East. Laundry Shed Retained

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Resource Consent - Renders | **B9.15** | **08**

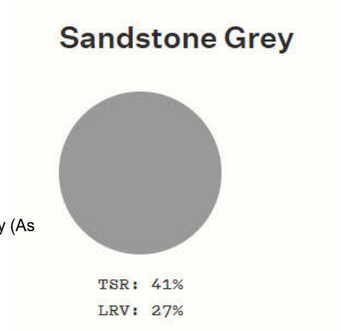
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New Additions Roof:

Colorsteel Corrugate
Colour: Sandstone Grey (As Existing)

LRV 27%



New Additions Wall Cladding:

Paint Finish Vertical W'Board
Colour: Resene Quarter Stack
Profile: Abodo WB12F Shiplap

LRV: 51%



New Additions Windows & Doors:

Paint Finish Thermadrua Wooden Windows and Doors
Colour: White

LRV: 90%

New Additions Flue and Footings

Stolit Plaster
Finish: Sto Milano





1 3D - RC - Colours
@ A1

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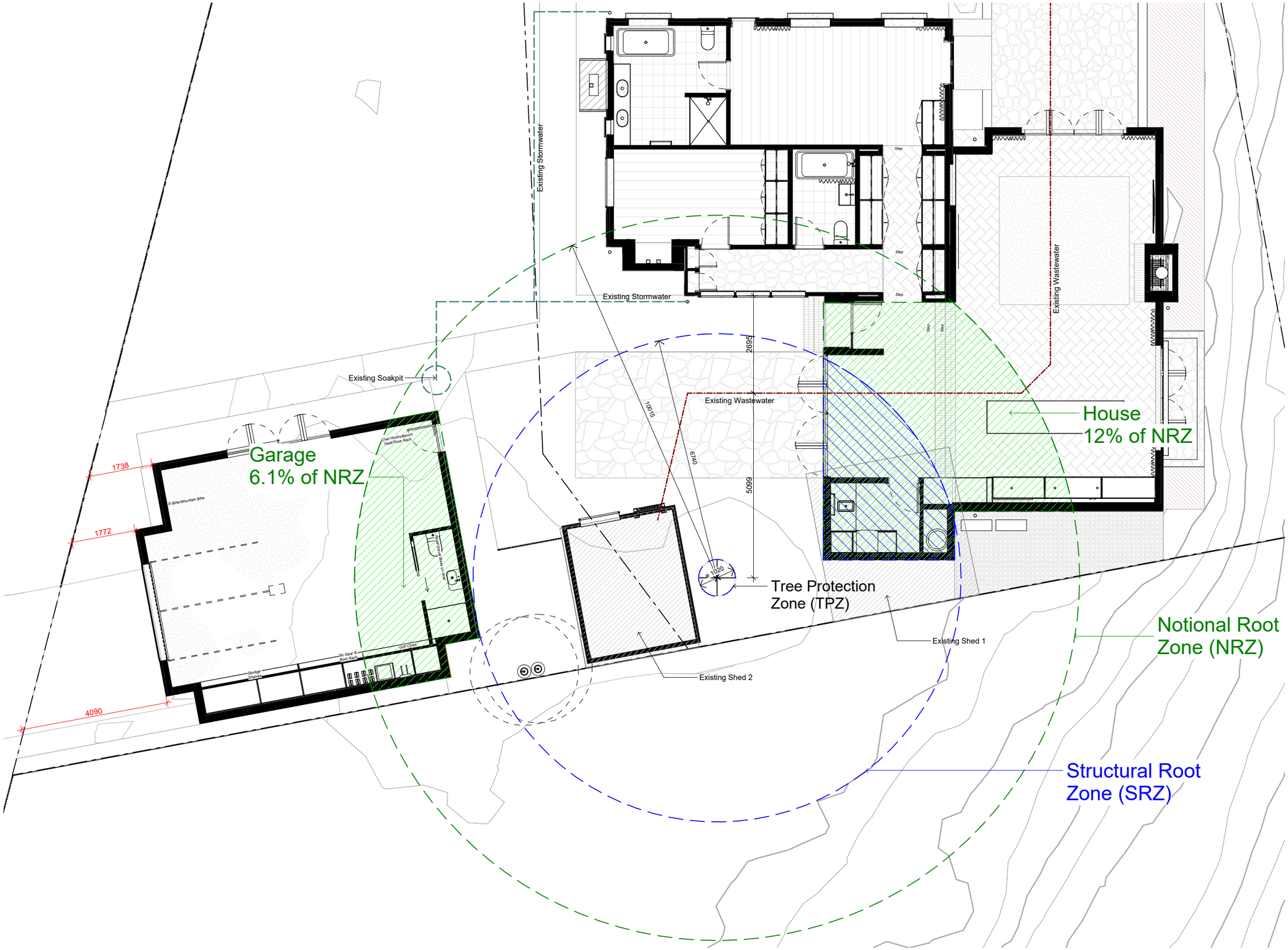
Resource Consent - Colours & Materials

B9.16

08

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Notional Root Zone (NRZ)
(Radius 10015mm)

Total % of Building in NRZ (inc. Garage): 18.1%

Structural Root Zone (SRZ)
(Radius 6740mm)

Area of Structural Root Zone: 142m2 (blue dashed circle)

Total % of Building in Structural Zone (inc. Garage): 10.2%

1 Plan - Resourse Consent - Ground Copy 1
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Resource Consent - Plan - Tree

B9.17 | 05

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