From: "Erin Stagg" <erin@edgarplanning.co.nz>
Sent: Mon, 13 Apr 2026 13:56:14 +1200
To: "Vicki Jones" <vicki.jones@qldc.govt.nz>
Subject: FW: RM251085 - A & E Gray - s 95B assessment in regard to 16 Wanaka –Mount Aspiring Road
Attachments: 6778-Roys-Bay-Boatsheds-RC-260413.pdf

Hi Vicki,

Please find, attached, a full plan set with the comparison plan. Luke has shifted the garage 500mm but I did not view that as a material change to the plans. Let me know if you think otherwise.

Kind Regards,
Erin Stagg
Senior Planner

Edgar Planning
0272511921

EDGAR PLANNING

Please note I do not generally work on Thursdays

From: Luke Melhop <lmelhop@masonandwales.com>
Date: Monday, 13 April 2026 at 1:46 pm
To: Erin Stagg <erin@edgarplanning.co.nz>
Subject: RE: RM251085 - A & E Gray - s 95B assessment in regard to 16 Wanaka –Mount Aspiring Road

HI Erin,

Find attached plan update with minor garage adjustment, and comparison plan included.

Thanks,

Luke Melhop
Registered Architect

MASON&WALES

www.masonandwales.com

Document Set ID: 9514307
Version: 1, Version Date: 14/04/2026

From: Erin Stagg <erin@edgarplanning.co.nz>
Sent: Monday, 13 April 2026 10:35 am
To: Luke Melhop <lmelhop@masonandwales.com>
Subject: FW: RM251085 - A & E Gray - s 95B assessment in regard to 16 Wanaka –Mount Aspiring Road [Filed 13 Apr 2026 11:54]

Hi Luke,

Can you prepare a comparison plan for the Council planner similar to the one below?

Kind Regards,
Erin Stagg
Senior Planner

Edgar Planning
0272511921

Please note I do not generally work on Thursdays

From: Vicki Jones <vicki.jones@qldc.govt.nz>
Date: Friday, 10 April 2026 at 2:09 pm
To: Erin Stagg <erin@edgarplanning.co.nz>
Subject: RE: RM251085 - A & E Gray - s 95B assessment in regard to 16 Wanaka –Mount Aspiring Road

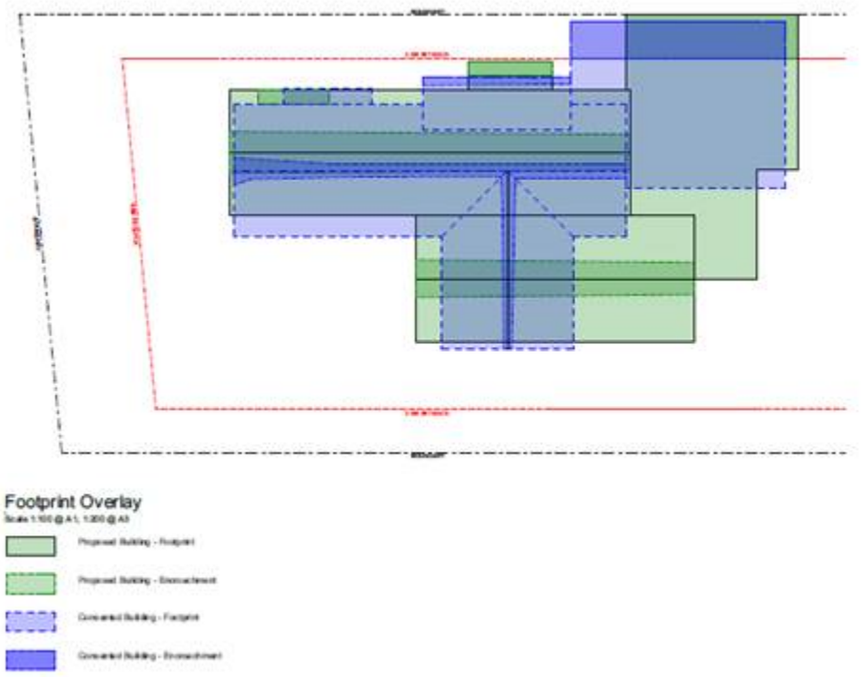
Hi Erin

Thanks for all that – it all looks fine.

I see the barn now encroaches into the southern boundary whereas it did not in the earlier plans (which the AEE relies on) and will no longer necessarily be plaster. I will need to update the decision to reflect that change. There are no other changes that have occurred in the 11th hour that I may have missed are there?

As for the plans, it is possible to have WM create an updated version of the below plan as I had relied on including that in the body of the decision as it makes the change between the consented and proposed footprints and height encroachments really clear (much clearer than I can do in words probably). In the meantime I will finish of the decision and have it ready to go to the decision maker as soon as I receive an updated of the below

Document Set ID: 9514307
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Ngā mihi | with kind regards,
Please note that I generally don't work on Mondays and Tuesdays.

Vicki Jones | Resource Management Consultant | Planning and Development
Queenstown Lakes District Council
M: +64 21 942 751
E: vicki.jones@qldc.govt.nz

PROUD TO BE QLDC

QUEENSTOWN LAKES DISTRICT COUNCIL
www.qldc.govt.nz

From: Erin Stagg <erin@edgarplanning.co.nz>
Sent: Thursday, 09 April 2026 2:05 PM
To: Vicki Jones <vicki.jones@qldc.govt.nz>
Subject: Re: RM251085 - A & E Gray - s 95B assessment in regard to 16 Wanaka –Mount Aspiring Road

Hi Vicki,

Updated, updated plans attached.

Condition 1 as below:

Here is an updated version of Condition 1:

Document Set ID: 9514307
Version: 1, Version Date: 14/04/2026

That the development must be undertaken/carried out in accordance with the plans (deleted text ~~struck through~~, added text **bold underlined**):

"Roys Bay ~~Barns~~**Boatsheds**" prepared by Mason & Wales Architects, Project No: 6778, Dated: ~~29 August 2025~~ **13 April 2026**

- ~~Roof Plan, Sheet No: 03~~
- ~~Site Plan, Sheet No: 04~~
- **Overall Ground Floor Plan Rev A2.20**
- **Upper Floor Plan – Overall Rev A2.21**
- **Overall Roof Plan Rev A2.30**
- **Exterior Elevations – House North & West Rev A3.01**
- **Exterior Elevations – House South & East Rev A3.02**
- **Exterior Elevations – Barn Rev A3.10**
- **Form Model Rev A10.02**
- **Consented vs Proposed Overlay**
- ~~House – Ground Floor Plan, Sheet No: 05~~
- ~~House – Upper Floor Plan, Sheet No: 06~~
- ~~House – Roof Plan, Sheet No: 07~~
- ~~House – Elevations, Sheet No: 08~~
- ~~House – Elevations, Sheet No: 09~~
- ~~House – Cross Sections, Sheet No: 10~~
- ~~Barn – Ground Floor Plan, Sheet No: 11~~
- ~~Barn – Loft Plan, Sheet No: 12~~
- ~~Barn – Roof Plan, Sheet No: 13~~
- ~~Barn – Elevations, Sheet No: 14, Dated: 10 September 2025~~
- ~~Barn – Elevations, Sheet No: 15~~
- ~~Barn – Cross Sections, Sheet No: 16~~

stamped as approved on ~~17 October 2025~~ DATE
and the application as submitted, with the exception of the amendments required by the following conditions of consent.

Kind Regards,
Erin Stagg
Senior Planner

Edgar Planning
0272511921

Please note I do not generally work on Thursdays

From: Erin Stagg <erin@edgarplanning.co.nz>
Date: Thursday, 9 April 2026 at 10:41 am

Document Set ID: 9514307
Version: 1, Version Date: 14/04/2026

To: Vicki Jones <vicki.jones@qldc.govt.nz>
Subject: Re: RM251085 - A & E Gray - s 95B assessment in regard to 16 Wanaka –Mount Aspiring Road

Hi Vicki,

Thanks for allowing us the opportunity to amend the plans. I have attached an updated plan set but I have asked for first storey floor plans.

We are happy to volunteer the below landscaping condition.

The claddings will be as follows:

HOUSE:

Component	Material	Colour
Flat components of Roof	Torch-on membrane roof system	From standard manufacturers colour range
Roof - House	Single lock standing seam tray roofing and cladding system in selected Natural Zinc metal	Selected pigmented zinc finish, from standard zinc colour range (mid-dark greys)
Wall cladding - House (except for protruding module on the eastern elevation)	As above	As above
Wall cladding - House (of the protruding module on the eastern elevation)	Single lock standing seam tray roofing and cladding system in selected pre-coated Colorsteel finish	Standard colour range - Dark grey (i.e. Flaxpod or similar).
Attached Garage - House	Cedar vertical shiplap weatherboards	Stained

BARN:

Component	Material	Colour
Roof and Wall cladding - Barn	Single lock standing seam tray roofing and cladding system in selected pre-coated Colorsteel finish	Standard colour range - Dark grey (i.e. Flaxpod or similar).
Southern Elevation - Barn (of the ground floor wall cladding)	Bare Concrete Block or Painted Concrete Block or Painted Plaster	TBC

Here is an updated version of Condition 1:

That the development must be undertaken/carried out in accordance with the plans (deleted text ~~struck through~~, added text **bold underlined**):

"Roys Bay ~~Barns~~**Boatsehds**" prepared by Mason & Wales Architects, Project No: 6778, Dated: ~~29 August 2025~~ **8 April 2026**

- ~~Roof Plan, Sheet No: 03~~
- ~~Site Plan, Sheet No: 04~~

Document Set ID: 9514307
Version: 1, Version Date: 14/04/2026

- **Overall Ground Floor Plan Rev A2.20**
- **Exterior Elevations – House North & West Rev A3.01**
- **Exterior Elevations – House South & East Rev A3.02**
- **Exterior Elevations – Barn Rev A3.10**
- **Form Model Rev A10.02**
- ~~House – Ground Floor Plan, Sheet No: 05~~
- ~~House – Upper Floor Plan, Sheet No: 06~~
- ~~House – Roof Plan, Sheet No: 07~~
- ~~House – Elevations, Sheet No: 08~~
- ~~House – Elevations, Sheet No: 09~~
- ~~House – Cross Sections, Sheet No: 10~~
- ~~Barn – Ground Floor Plan, Sheet No: 11~~
- ~~Barn – Loft Plan, Sheet No: 12~~
- ~~Barn – Roof Plan, Sheet No: 13~~
- ~~Barn – Elevations, Sheet No: 14, Dated: 10 September 2025~~
- ~~Barn – Elevations, Sheet No: 15~~
- ~~Barn – Cross Sections, Sheet No: 16~~

stamped as approved on ~~17 October 2025~~ DATE
and the application as submitted, with the exception of the amendments required by the following conditions of consent.

Kind Regards,
Erin Stagg
Senior Planner

Edgar Planning
0272511921

Please note I do not generally work on Thursdays

From: Vicki Jones <vicki.jones@qldc.govt.nz>
Date: Sunday, 5 April 2026 at 2:35 pm
To: Erin Stagg <erin@edgarplanning.co.nz>
Subject: RE: RM251085 - A & E Gray - s 95B assessment in regard to 16 Wanaka –Mount Aspiring Road

Hi again Erin,

I have now completed drafting up the decision based on what I understand to be the final plans.

Ahead of me sending the decision for review, can you please:

- Send through the updated plan set as per my earlier email

Document Set ID: 9514307
Version: 1, Version Date: 14/04/2026

- Send through an updated version of the amended condition 1
- Confirm that the applicant is happy to volunteer the following condition (or similar – happy to consider amended wording as you see fit) (see earlier correspondence dated around 13/3/26 regarding this):

Xx A planting plan shall be prepared that comprises a mix of predominantly evergreen species planted along the eastern and western boundaries of the property, which will achieve the purpose of softening and breaking up the western and eastern elevations of the residential unit as viewed from 16 and 24 Wanaka-Mt Aspiring Road/ in views from beyond the site and that this be provided to council for certification. Planting will occur in the first planting season after construction of the dwelling is complete. The plants along the western and eastern elevations of the residential unit shall be maintained at the minimum height specified on the certified plan and should any die or become diseased they shall be replaced with the same or similar species

- Confirm that the cladding is now confirmed as per the plans and that the following statement in the AEE no longer applies "The final colours and material for the building have not yet been determined but will be either a zinc or colorsteel metal cladding, or pre-cast concrete panels as originally approved." I have assumed that the applicant has settled on the claddings on the plans but please confirm if that is correct and the following summary is accurate:

Component	Material	Colour
Flat components of Roof	Torch-on membrane roof system	
Roof	Single lock standing seam tray roofing and cladding system	Selected pigmented zinc finish, from standard zinc colour range (muted greys)
Wall cladding except for protruding module on the eastern elevation	As above	As above
Wall cladding of the protruding module on the eastern elevation	Single lock standing seam tray roofing and cladding system in selected pre-coated Colorsteel finish	Standard colour range - Dark grey (i.e. Flaxpod or similar).
Attached Garage	PC1 western red cedar vertical shiplap weatherboards, BSF in selected stain on 45mm cavity battens	Stained

- Also, for the garage/ office, the following are identified in the AEE but is that correct as I would have thought they may have used zinc colour/ finish to match the dwelling - please confirm:

Component	Material	Colour
Roof and wall cladding of upper floor	Zinc cladding	In the range of muted greys, blues, greens or reds.
Southern elevation of the ground floor wall cladding	plaster cladding on the ground floor	In the range of muted greys, blues, greens or reds.

Assuming nothing new emerges from the above then the decision is pretty much ready to be sent for review once I receive the above information. If it is going to take more than a couple of days to provide the above please request that it be put on hold.
Please note that I generally don't work on Mondays and Tuesdays.
Ngā mihi | with kind regards,

Document Set ID: 9514307
Version: 1, Version Date: 14/04/2026

Vicki Jones | Resource Management Consultant | Planning and Development
Queenstown Lakes District Council
M: +64 21 942 751
E: vicki.jones@qldc.govt.nz

From: Vicki Jones
Sent: Saturday, 04 April 2026 4:15 PM
To: Erin Stagg <erin@edgarplanning.co.nz>
Cc: Chris Green <chris.green@tsariley.nz>
Subject: RE: RM251085 - A & E Gray - s 95B assessment in regard to 16 Wanaka –Mount Aspiring Road

Hi Erin

Thanks for all this.

I can confirm that I am satisfied that the effect of the latest design (with the agreed landscape condition) on the neighbouring sites, including the owners of 16 Wanaka –Mount Aspiring Road will be less than minor. I will assume there are no further changes to the plans from your end and will draft up the draft decision report on the basis of what I now have.

In the meantime, while I am drafting up the decision, please arrange a single set of all the plans (including the amended ones for the rear barn/ garage and all the shading diagrams) to be compiled for stamping.
Please note that I generally don't work on Mondays and Tuesdays.
Ngā mihi | with kind regards,

Vicki Jones | Resource Management Consultant | Planning and Development
Queenstown Lakes District Council
M: +64 21 942 751
E: vicki.jones@qldc.govt.nz

From: Erin Stagg <erin@edgarplanning.co.nz>
Sent: Thursday, 02 April 2026 2:38 PM
To: Vicki Jones <vicki.jones@qldc.govt.nz>
Cc: Chris Green <chris.green@tsariley.nz>
Subject: Re: RM251085 - A & E Gray - s 95B assessment in regard to 16 Wanaka –Mount Aspiring Road

HI Vicki,

Please see the attached.

The following changes have been made:

- The garage window has been removed; and
- The dormer and associated height recession plane breach has been removed.

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I note that as previously discussed, the plan enables the construction of up to three 16m long 2-storey buildings alongside the eastern elevation, potentially comprised of two dwellings and two flats over garages. Such a development would result in a greater level of built form and a much lower proportion of open space, particularly in the middle of the site, than what is proposed. While the recession plane breaches enable portions of both buildings to be slightly closer to the boundary than would otherwise be enabled, the general bulk and location of the development remains, in my opinion less dominant than a permitted scenario, even including the breaches approved in relation to the garage building.

If you could please consider these amendments and let us know your thoughts as soon as possible that would be much appreciated.

Kind Regards,
Erin Stagg
Senior Planner

Edgar Planning
0272511921

Please note I do not generally work on Thursdays

From: Vicki Jones <vicki.jones@qldc.govt.nz>
Date: Wednesday, 1 April 2026 at 4:19 pm
To: Erin Stagg <erin@edgarplanning.co.nz>
Subject: RE: RM251085 - A & E Gray - s 95B assessment in regard to 16 Wanaka –Mount Aspiring Road

Hi Erin

I have not thought this through fully yet but I am not convinced it will reduce the effects to less than minor, especially given that the rear barn already intrudes 2.7m through the recession plane (so there are some cumulative effects here to consider)

The garage re-design will undoubtedly have less visual effects on the neighbour although it is noted that it now has a window facing the neighbour and includes a laundry, meaning that less reliance can be placed on the permitted baseline for accessory buildings in the PDP and that a new issue of privacy is now raised. That said, given it is a laundry it may well be that the effect of the window is more than minor.

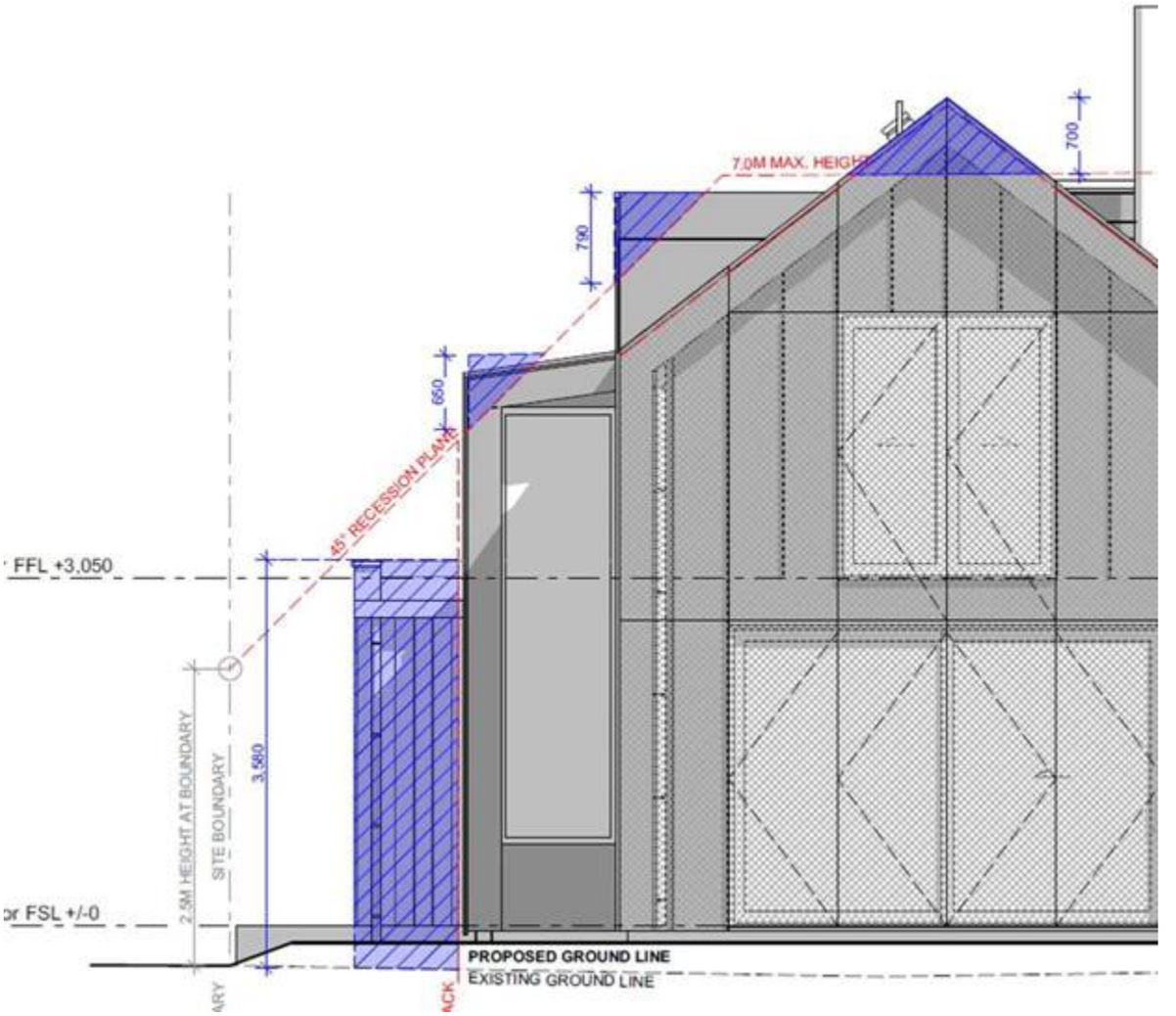
Comparing the plans (as inserted below), I note that the new plans now include more encroachment through the recession planes than in the plans that were lodged earlier (while the increase in height encroachment is relatively minor (190 mm) the increase still adds to the overall extent of bulk form in close proximity to the neighbour (i.e. approximately 5m2 of the elevation is through the recession plane wheras its approximately 1.4 m2 in the currently consented plans).

I am curious to know if the applicant has considered what it would do to the extent of encroachments if the building is moved 0.5 m west on the property? Without the benefit of plans showing that and with only limited measuring tools I can't assess it in any detail but it seems that it would make a considerable difference to the encroachments and the effect on # 16 without resulting in

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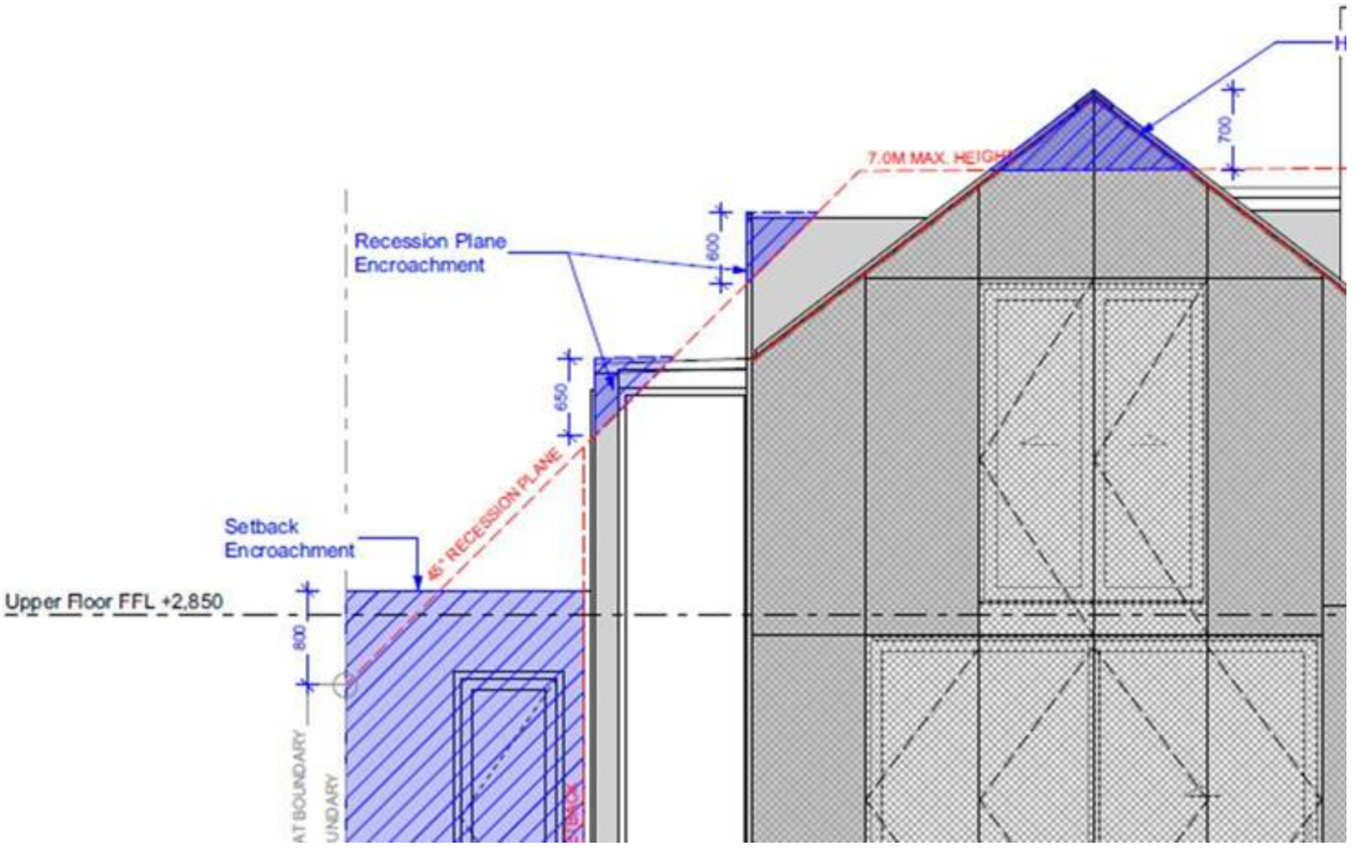
any new non compliances on the western elevation or interfering with the driveway or future boundary planting. Please let me know if that is something that has, or could possibly be, considered.

New plans:



Earlier plans

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Version: 1, Version Date: 14/04/2026



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Version: 1, Version Date: 14/04/2026

I realise you have likely gone for the day but feel free to call me now or tomorrow to discuss.

Please note that I generally don't work on Mondays and Tuesdays.
Ngā mihi | with kind regards,

Vicki Jones | Resource Management Consultant | Planning and Development
Queenstown Lakes District Council
M: +64 21 942 751
E: vicki.jones@qldc.govt.nz

From: Erin Stagg <erin@edgarplanning.co.nz>
Sent: Tuesday, 31 March 2026 9:00 AM
To: Vicki Jones <vicki.jones@qldc.govt.nz>
Subject: FW: RM251085 - A & E Gray - s 95B assessment in regard to 16 Wanaka –Mount Aspiring Road

Hi Vicki,

Please see, attached, the updated plans. The garage has been moved further from the setback and shortened to 7.63m. It will be clad in cedar.

You will also note that the architects have returned the pop-out portion of the building to the metal cladding.

Can you please let me know if this changes your opinion in relation to Section 95B and the effects on 16 Wanaka-Mount Aspiring Road?

Kind Regards,
Erin Stagg
Senior Planner

Edgar Planning
0272511921

Please note I do not generally work on Thursdays

From: Luke Melhop <LMelhop@masonandwales.com>
Date: Monday, 30 March 2026 at 4:32 pm
To: Erin Stagg <erin@edgarplanning.co.nz>, Chris Green <chris.green@tsariley.nz>
Cc: Hamish Muir <hmuir@masonandwales.com>

Document Set ID: 9514307
Version: 1, Version Date: 14/04/2026

Subject: RE: RM251085 - A & E Gray - s 95B assessment in regard to 16 Wanaka –Mount Aspiring Road

Hi Erin,

As discussed – find attached updated drawing pack.

Thanks,

Luke Melhop
Registered Architect

MASON&WALES

www.masonandwales.com

From: Erin Stagg <erin@edgarplanning.co.nz>
Sent: Thursday, 26 March 2026 2:19 pm
To: Chris Green <chris.green@tsariley.nz>; Luke Melhop <LMelhop@masonandwales.com>
Subject: FW: RM251085 - A & E Gray - s 95B assessment in regard to 16 Wanaka –Mount Aspiring Road

Hi Chris,

Please see the below from Council. They have determined the neighbours to the east, 16 Mount Aspiring Road, are affected by the changes. To that end we have a couple options:

- Contact the neighbours and ask them if they are willing to sign the relevant form and initial the plans;
- Amend the design as previously discussed to reduce the overall dominance of the building.

I would recommend touching base with the neighbours first, especially since it sounds like Emma has been in contact with them. If they are happy to sign everything off, we can get Luke to finalise a plan set to send through to them and I can prepare the form that they will need to sign.

If you could let me know how you want to progress the consent that would be great.

Kind Regards,
Erin Stagg
Senior Planner

Edgar Planning
0272511921

Document Set ID: 9514307
Version: 1, Version Date: 14/04/2026

Please note I do not generally work on Thursdays

From: Vicki Jones <vicki.jones@qldc.govt.nz>
Date: Thursday, 26 March 2026 at 2:00 pm
To: Erin Stagg <erin@edgarplanning.co.nz>
Subject: RM251085 - A & E Gray - s 95B assessment in regard to 16 Wanaka –Mount Aspiring Road

Hi there

Firstly, apologies for the delay in coming back to you on this. I am now only working 1 day per week for QLDC (reducing to nil in the next few weeks) but am happy to continue with this consent for you rather than pass it onto another planner but if that is the applicant's preference then that can likely be arranged.

Thank you for the various amendments that the applicant has made to the eastern elevation and the applicant's agreement to a landscaping condition along the lines that I suggested in an earlier email.

I have carefully considered the effects on the amenity of the owners of 16 Wanaka –Mount Aspiring Road (principally in relation to visual amenity, outlook, and dominance) as compared to the permitted baseline and the consented development and am of the view that while those changes have reduced the effects, in my view the owner of 16 Wanaka –Mount Aspiring Road is likely to still be affected to at least a minor degree by the proposed design. In particular, my conclusion is informed by:

- The increase in the maximum height of the main dwelling and the fact that the height encroachment is considerably closer (around 600mm) to 16 Wanaka –Mount Aspiring Road (as compared with the consented dwelling)
- While the length of the eastern elevation of the main dwelling has not increased compared with the consented dwelling given the western wing now runs parallel to that, the total upper floor elevation viewed from the east will be 20.9m, which is relevant when coupled with the other increases in scale. In saying this, it is noted that the upper level length alone may have no greater effect than the total building length enabled by the permitted baseline but that in combination with the other non compliances (height of the dwelling and length and height of the garage) the overall dominance of the length contributes to an effect that is at least minor.
- The increase in the height of the garage (to be confirmed by you but which looks to be around 0.5 m higher than is consented and permitted) and the fact it is now right on the boundary (rather than set back as required by the permitted baseline (2 m) and consented plans (300mm)) and encroaches into the recession plane by 0.95 m (compared to nil encroachment under the permitted baseline and minimal encroachment of the eave in the consented plans)
- While the length of the consented garage/ covered porch is 1.5 m longer than proposed, it is relevant that the sold wall component of the consented garage is only 7.5m and that it is setback 300 mm and 0.5 m lower than is now proposed.

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- These encroachments are considered in the context of the consented barn at the rear of the site, which encroaches quite considerably into the recession plane off the eastern boundary.

As discussed earlier today, it is the cumulative effect of all these encroachments, coupled with the design and choice of materials (which while much improved through recent amendments, still result in a less articulated façade than under the consented plans) that result in the effects being at least minor. If some aspects of the proposal were to be amended it may be that the effect could reduce to less than minor.

On this basis, please advise if the applicant would like to put the application on hold to obtain the neighbour's approval and/ or consider further changes to the design or would prefer that I proceed with drafting the decision report on the above basis.

Please note that I generally don't work on Mondays and Tuesdays.

Ngā mihi | with kind regards,

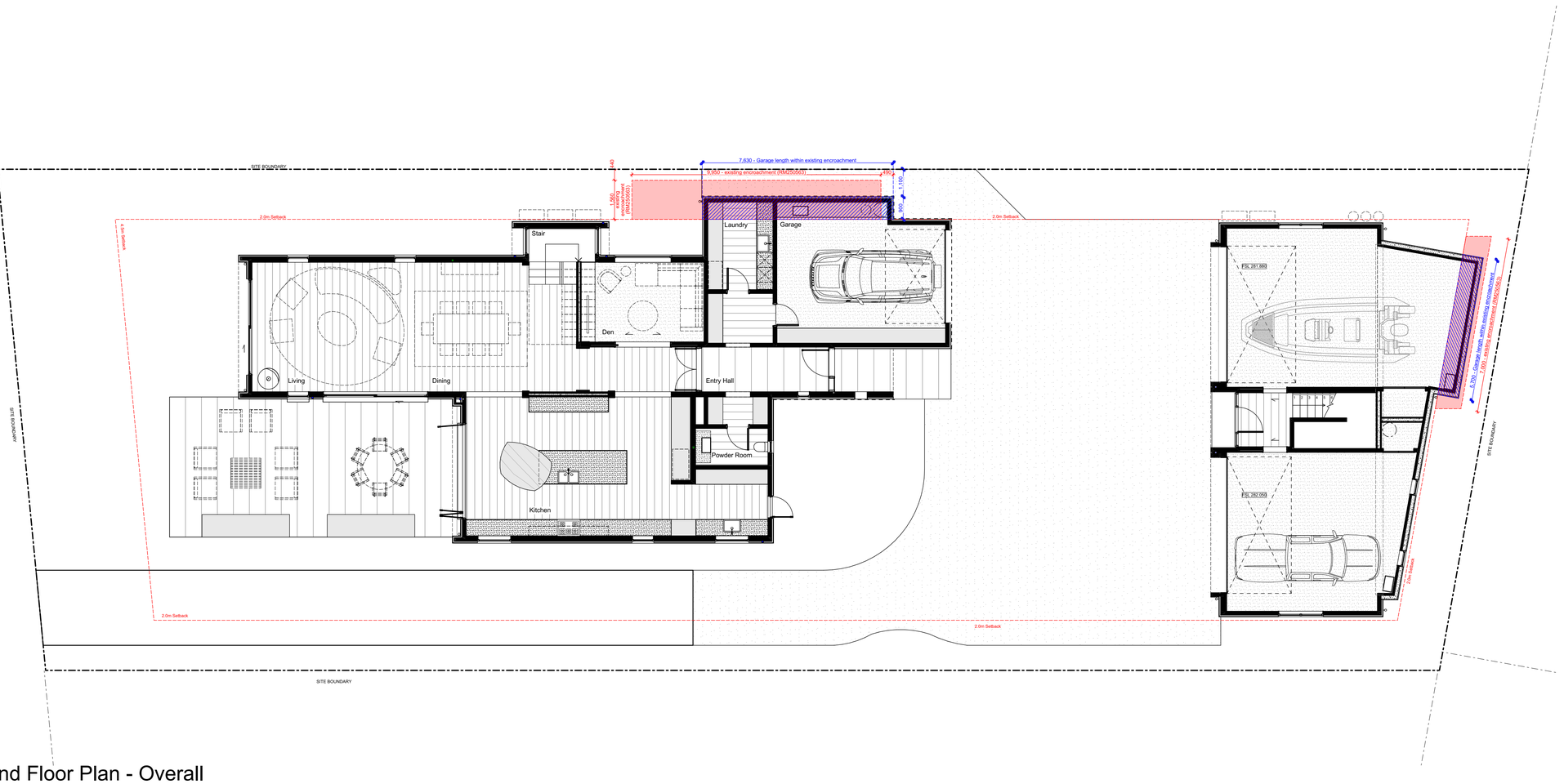
Vicki Jones | Resource Management Consultant | Planning and Development
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QUEENSTOWN LAKES DISTRICT COUNCIL
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Document Set ID: 9514307
Version: 1, Version Date: 14/04/2026

ORIGINAL SIZE A1
DO NOT SCALE - IF IN DOUBT, ASK



Ground Floor Plan - Overall

Scale 1:100 @ A1, 1:200 @ A3

NORTH

FLOOR AREA

GROUND FLOOR - HOUSE	205	m²
GARAGE - HOUSE	40	
UPPER FLOOR - HOUSE	160	m²
TOTAL HOUSE AREA	**405**	**m²**
GROUND FLOOR - BARN	130	m²
UPPER FLOOR - BARN	95	m²
TOTAL BARN AREA	**225**	**m²**
TOTAL AREA	**630**	**m²**

ALL DIMENSIONS AND SETOUTS SHALL BE VERIFIED ON SITE PRIOR TO COMMENCING WORK. THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL THE RELEVANT CLAUSES OF THE ARCHITECTURAL SPECIFICATION AND CONSULTANTS DOCUMENTATION. THE DRAWINGS AND THE DESIGN IT DESCRIBES IS COPYRIGHT MASON & WALES ARCHITECTS LIMITED © ALL MORAL RIGHTS ASSERTED.

MASON & WALES ARCHITECTS LTD
46 YORK PLACE P.O. BOX 5455 DUNEDIN NEW ZEALAND 03 477 1096

REV	DESCRIPTION	DATE
-	FOR RESOURCE CONSENT	13.04.2026

REVISION SCHEDULE

MASON&WALES
ARCHITECTS

ROYS BAY BOATSHEDS
20 WANAKA - MOUNT ASPIRING ROAD • WANAKA

Overall Ground Floor Plan

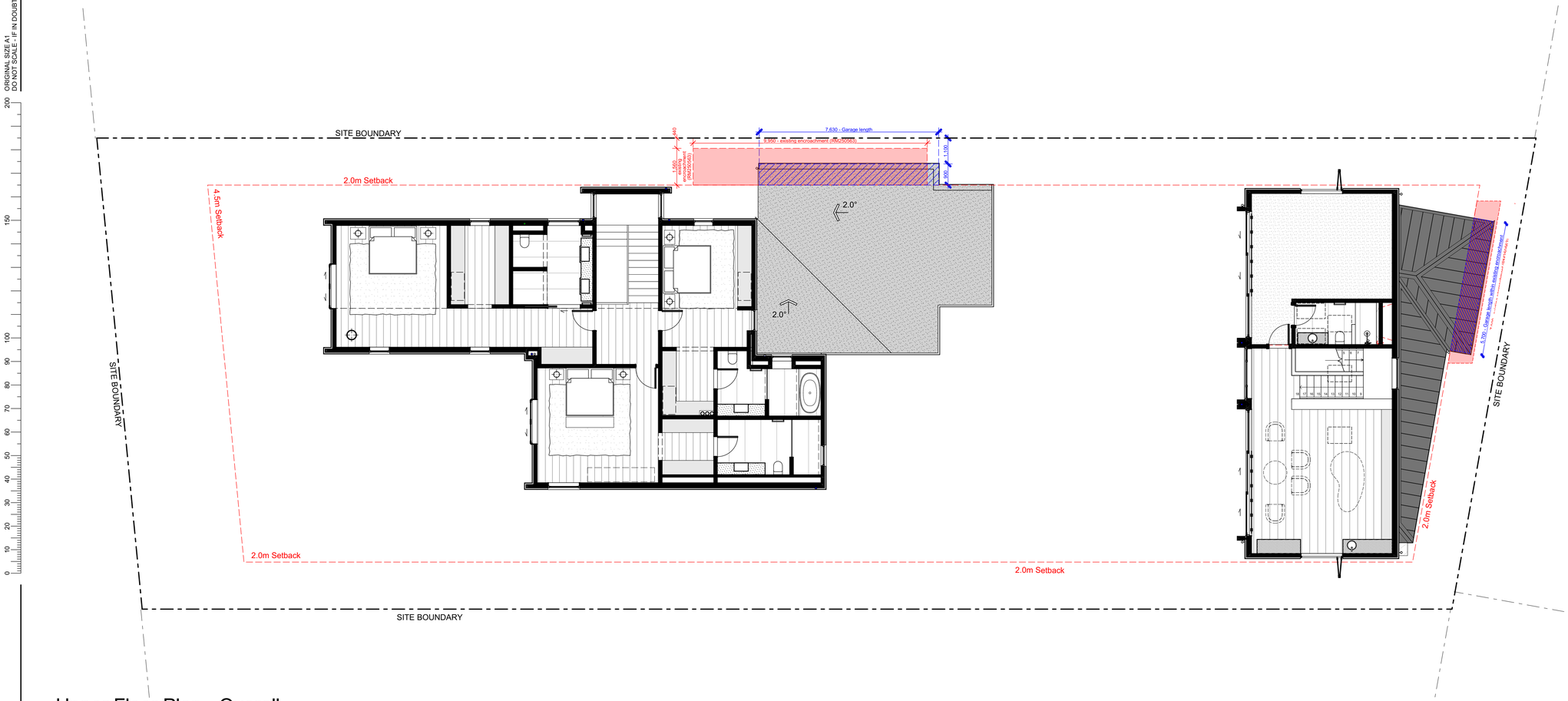
PROJECT No.	6778
SCALE	1:100 @ A1
DESIGN	MASON & WALES ARCHITECTS
ISSUE DATE	Monday, 13 April 2026
PRINTED	13/04/2026 1:44 pm

A2.20
REV.

Document Set ID: 9514307
Version: 1, Version Date: 14/04/2026

FOR RESOURCE CONSENT

ORIGINAL SIZE A1
DO NOT SCALE - IF IN DOUBT, ASK



Upper Floor Plan - Overall

Scale 1:100 @ A1, 1:200 @ A3

NORTH

FLOOR AREA

GROUND FLOOR - HOUSE	205	m²
GARAGE - HOUSE	40	
UPPER FLOOR - HOUSE	160	m²
TOTAL HOUSE AREA	**405**	**m²**
GROUND FLOOR - BARN	130	m²
UPPER FLOOR - BARN	95	m²
TOTAL BARN AREA	**225**	**m²**
TOTAL AREA	**630**	**m²**

ALL DIMENSIONS AND SETOUTS SHALL BE VERIFIED ON SITE PRIOR TO COMMENCING WORK. THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL THE RELEVANT CLAUSES OF THE ARCHITECTURAL SPECIFICATION AND CONSULTANTS DOCUMENTATION. THE DRAWINGS AND THE DESIGN IT DESCRIBES IS COPYRIGHT MASON & WALES ARCHITECTS LIMITED © ALL MORAL RIGHTS ASSERTED.

MASON & WALES ARCHITECTS LTD
46 YORK PLACE P.O. BOX 5455 DUNEDIN NEW ZEALAND 03 477 1096

REV	DESCRIPTION	DATE
-	FOR RESOURCE CONSENT	13.04.2026

REVISION SCHEDULE

MASON&WALES
ARCHITECTS

ROYS BAY BOATSHEDS
20 WANAKA - MOUNT ASPIRING ROAD • WANAKA

Overall Upper Floor Plan

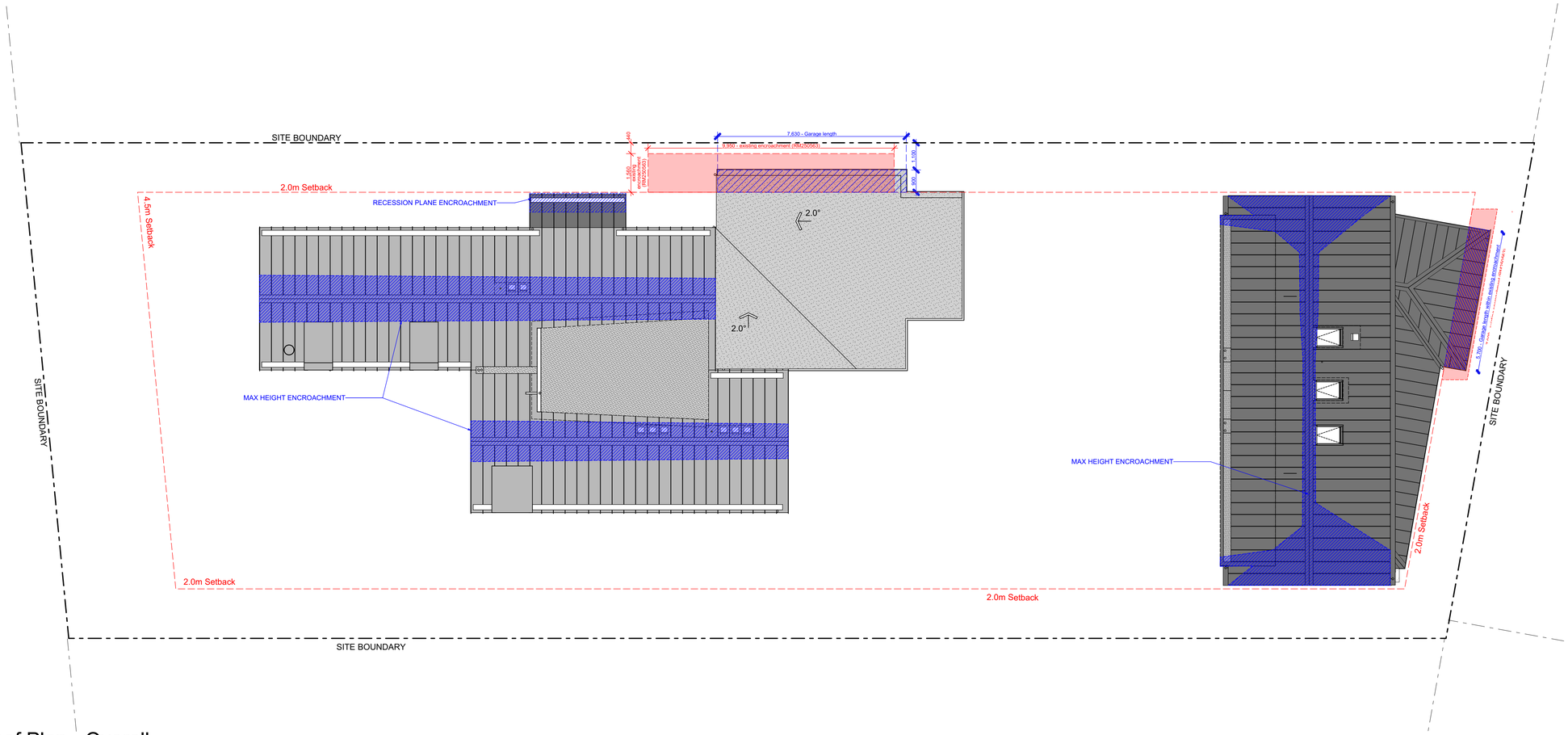
PROJECT No.	6778
SCALE	1:100 @ A1
DESIGN	MASON & WALES ARCHITECTS
ISSUE DATE	Monday, 13 April 2026
PRINTED	13/04/2026 1:44 pm

A2.21
REV.

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FOR RESOURCE CONSENT

ORIGINAL SIZE A1
DO NOT SCALE - IF IN DOUBT, ASK



Roof Plan - Overall

Scale 1:100 @ A1, 1:200 @ A3

NORTH

FLOOR AREA

GROUND FLOOR - HOUSE	205	m²
GARAGE - HOUSE	40	
UPPER FLOOR - HOUSE	160	m²
TOTAL HOUSE AREA	**405**	**m²**
GROUND FLOOR - BARN	130	m²
UPPER FLOOR - BARN	95	m²
TOTAL BARN AREA	**225**	**m²**
TOTAL AREA	**630**	**m²**

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REVISION SCHEDULE

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ROYS BAY BOATSHEDS
20 WANAKA - MOUNT ASPIRING ROAD • WANAKA

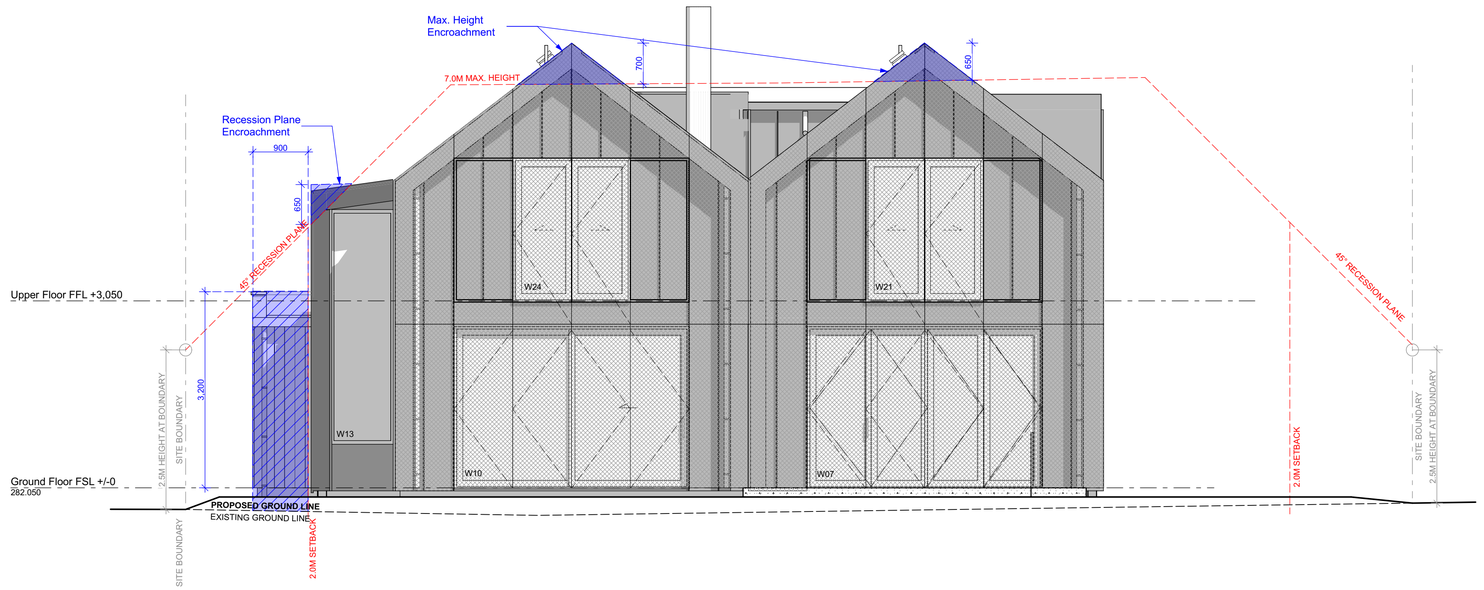
Overall Roof Plan

PROJECT No.	6778
SCALE	1:100 @ A1
DESIGN	MASON & WALES ARCHITECTS
ISSUE DATE	Monday, 13 April 2026
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A2.30
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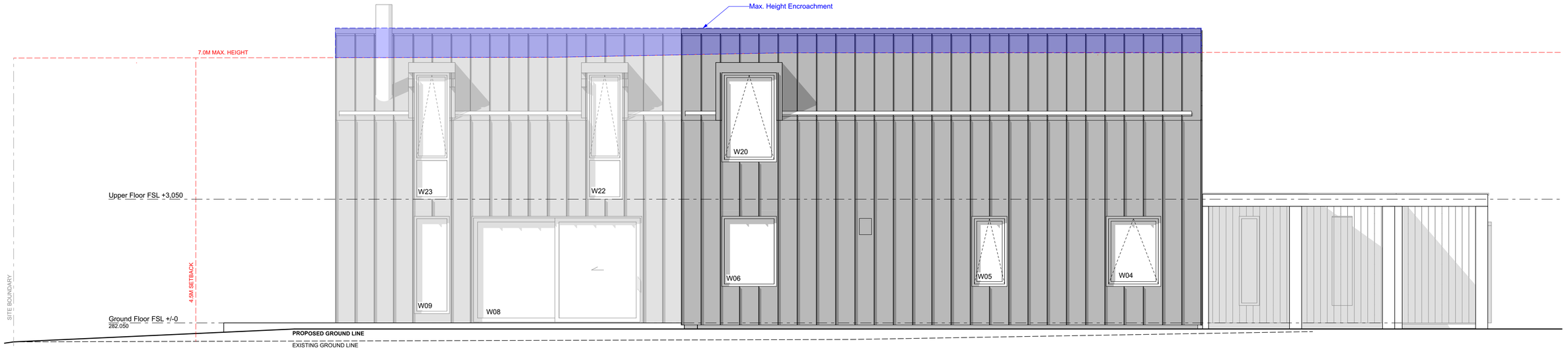
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North Elevation - House

Scale 1:50 @ A1, 1:100 @ A3



West Elevation - House

Scale 1:50 @ A1, 1:100 @ A3

LEGEND - ELEVATIONS

- TORCH-ON MEMBRANE ROOF SYSTEM
- SINGLE LOCK STANDING SEAM TRAY ROOFING AND CLADDING SYSTEM IN SELECTED PIGMENTED ZINC FINISH, FROM STANDARD ZINC COLOUR RANGE (MUTED GREYS)
- SINGLE LOCK STANDING SEAM TRAY ROOFING AND CLADDING SYSTEM IN SELECTED PRECOATED COLORSTEEL FINISH, FROM STANDARD COLOUR RANGE (DARK GREY I.E. FLAXPOD OR SIMILAR)
- PERFORATED METAL RAIN SCREEN - TBC (NOT PART OF WEATHERTIGHT SYSTEM
- PAINTED PLASTER FINISH
- PC1 WESTERN RED CEDAR VERTICAL SHIPLAP WEATHERBOARDS, BSF IN SELECETED STAIN ON 45MM CAVITY BATTENS
- BARE CONCRETE BLOCK OR PAINTED CONCRETE BLOCK, OR PAINTED PLASTER FINISH

ORIGINAL SIZE A1
DO NOT SCALE - IF IN DOUBT, ASK

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Exterior Elevations - House North & West

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A3.01
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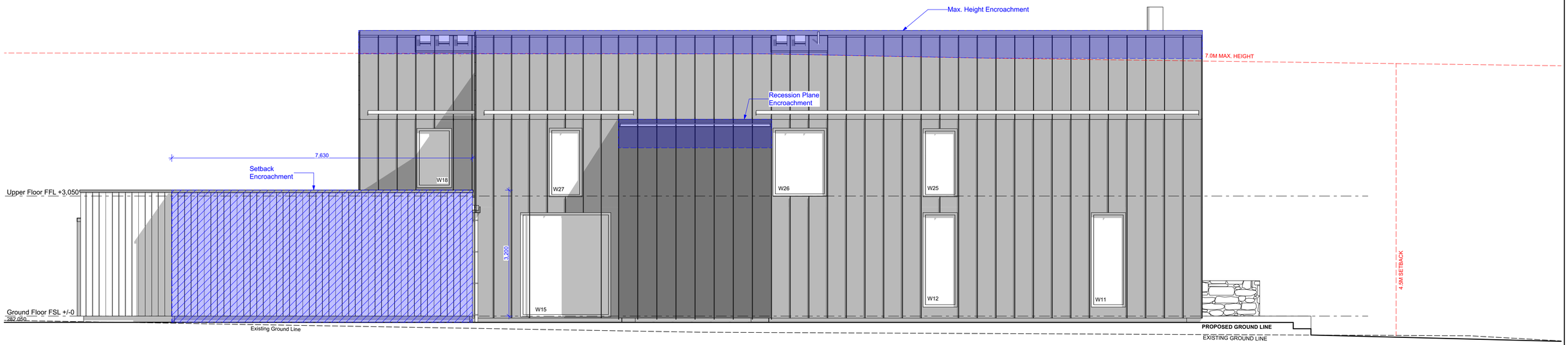
Document Set ID: 9514307
Version: 1, Version Date: 14/04/2026

FOR RESOURCE CONSENT



South Elevation - House

Scale 1:50 @ A1, 1:100 @ A3



East Elevation - House

Scale 1:50 @ A1, 1:100 @ A3

LEGEND - ELEVATIONS

- TORCH-ON MEMBRANE ROOF SYSTEM
- SINGLE LOCK STANDING SEAM TRAY ROOFING AND CLADDING SYSTEM IN SELECTED PIGMENTED ZINC FINISH, FROM STANDARD ZINC COLOUR RANGE (MUTED GREYS)
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ORIGINAL SIZE A1
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Exterior Elevations - House South & East

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A3.02
REV.

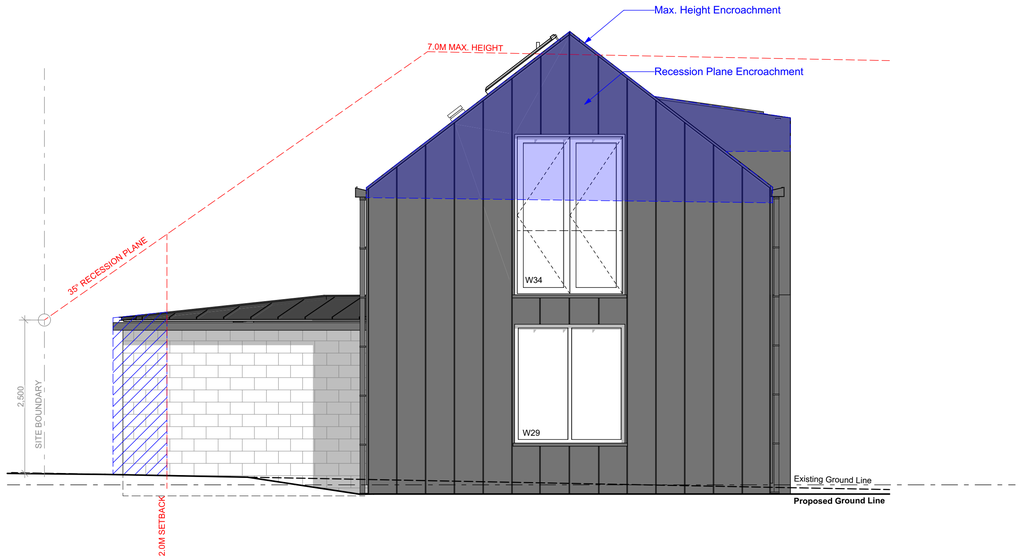
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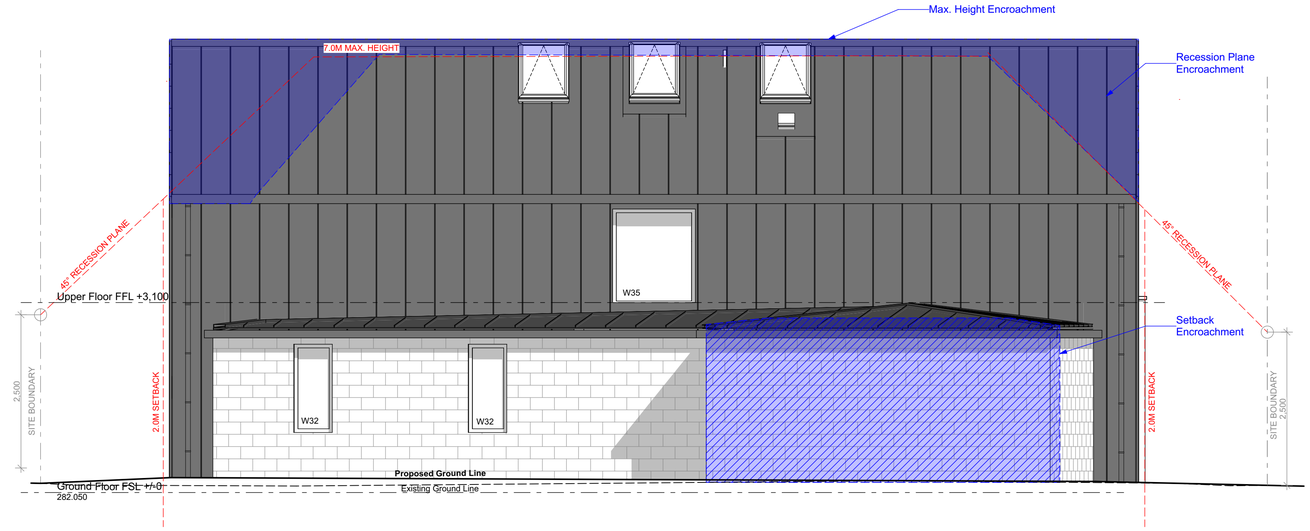
North Elevation - Barn

Scale 1:50 @ A1, 1:100 @ A3



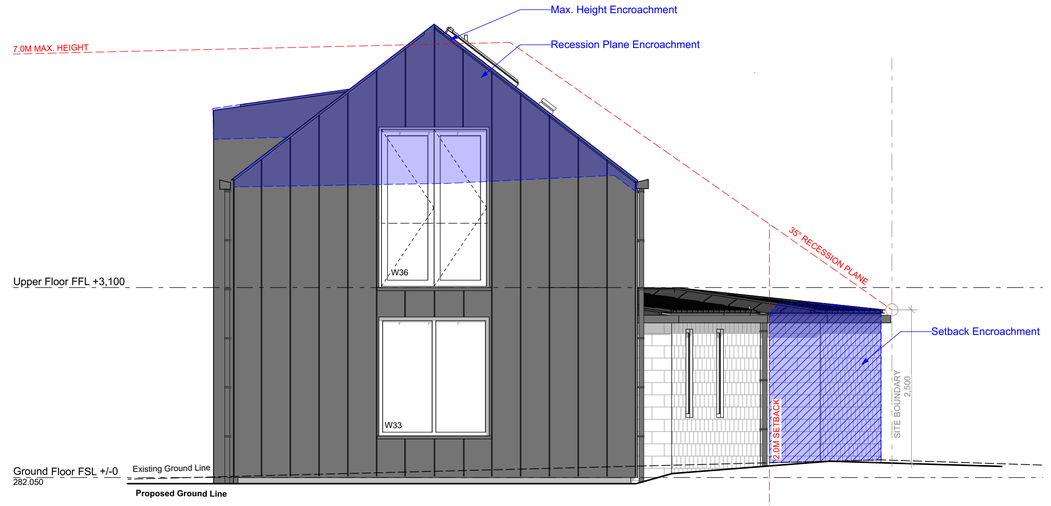
East Elevation - Barn

Scale 1:50 @ A1, 1:100 @ A3



South Elevation - Barn

Scale 1:50 @ A1, 1:100 @ A3



West Elevation - Barn

Scale 1:50 @ A1, 1:100 @ A3

LEGEND - ELEVATIONS

- TORCH-ON MEMBRANE ROOF SYSTEM
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20 WANAKA - MOUNT ASPIRING ROAD • WANAKA

Exterior Elevations - Barn

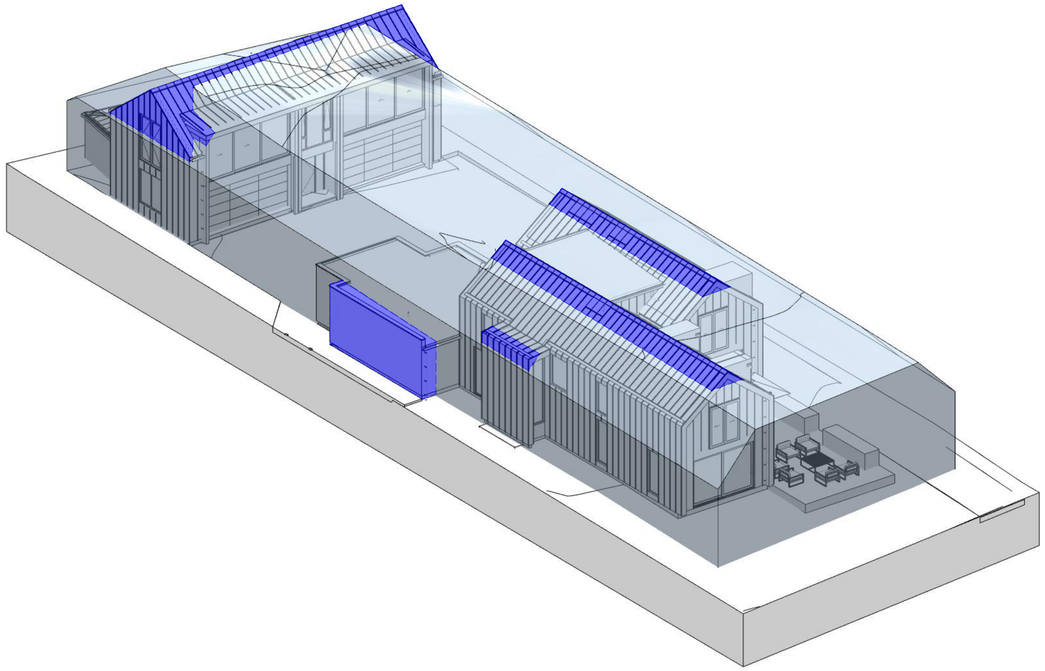
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A3.10
REV.

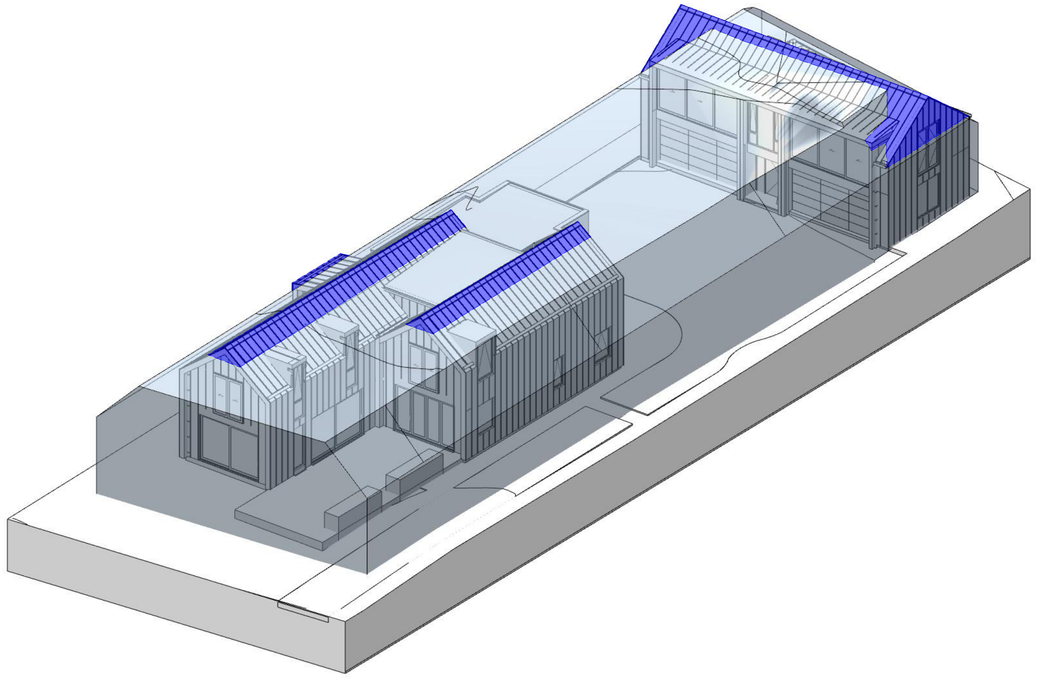
ORIGINAL SIZE A1
DO NOT SCALE - IF IN DOUBT, ASK

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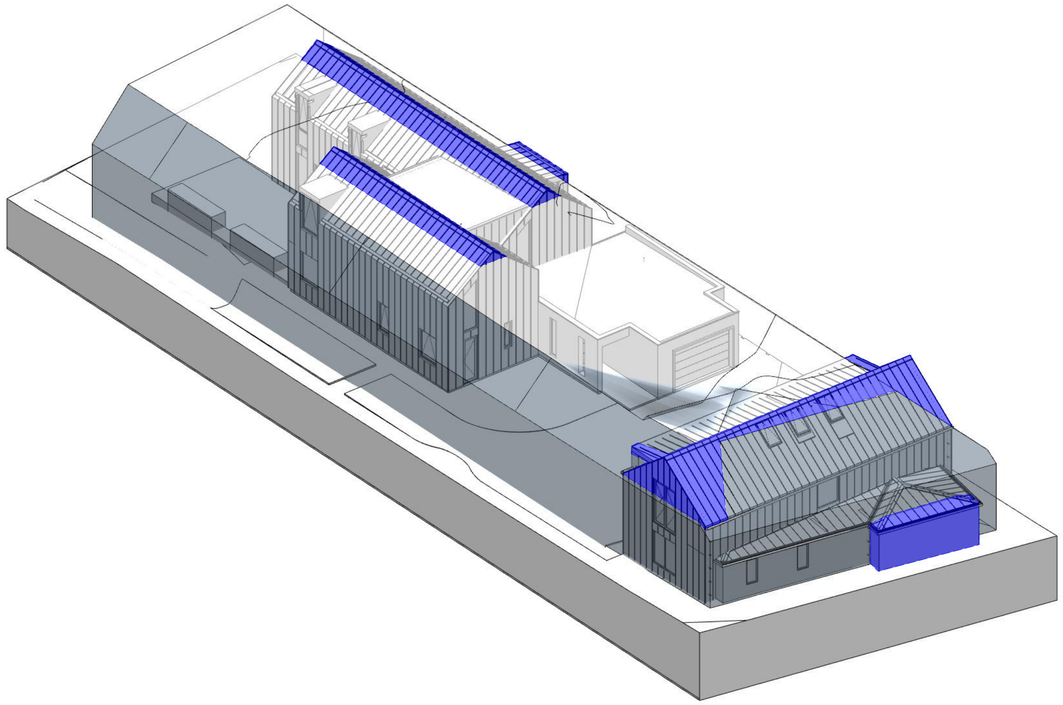
ORIGINAL SIZE A1
DO NOT SCALE - IF IN DOUBT, ASK



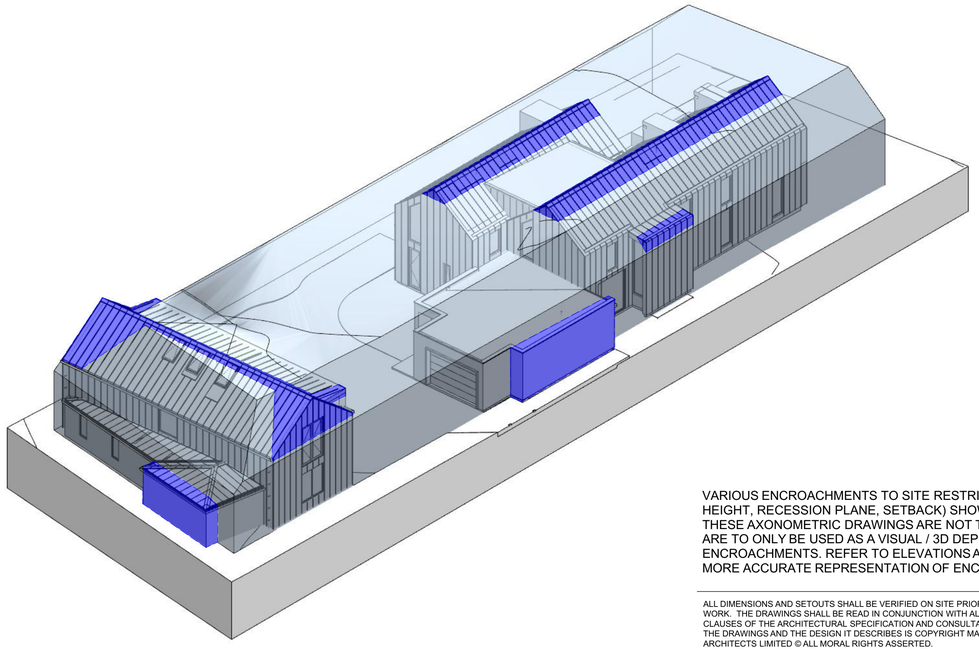
North East



North West



South West



South East

VARIOUS ENCROACHMENTS TO SITE RESTRICTIONS (MAX. HEIGHT, RECESSION PLANE, SETBACK) SHOWN IN **BLUE**. THESE AXONOMETRIC DRAWINGS ARE NOT TO SCALE AND ARE TO ONLY BE USED AS A VISUAL / 3D DEPICTION OF ENCROACHMENTS. REFER TO ELEVATIONS AND PLANS FOR MORE ACCURATE REPRESENTATION OF ENCROACHMENTS

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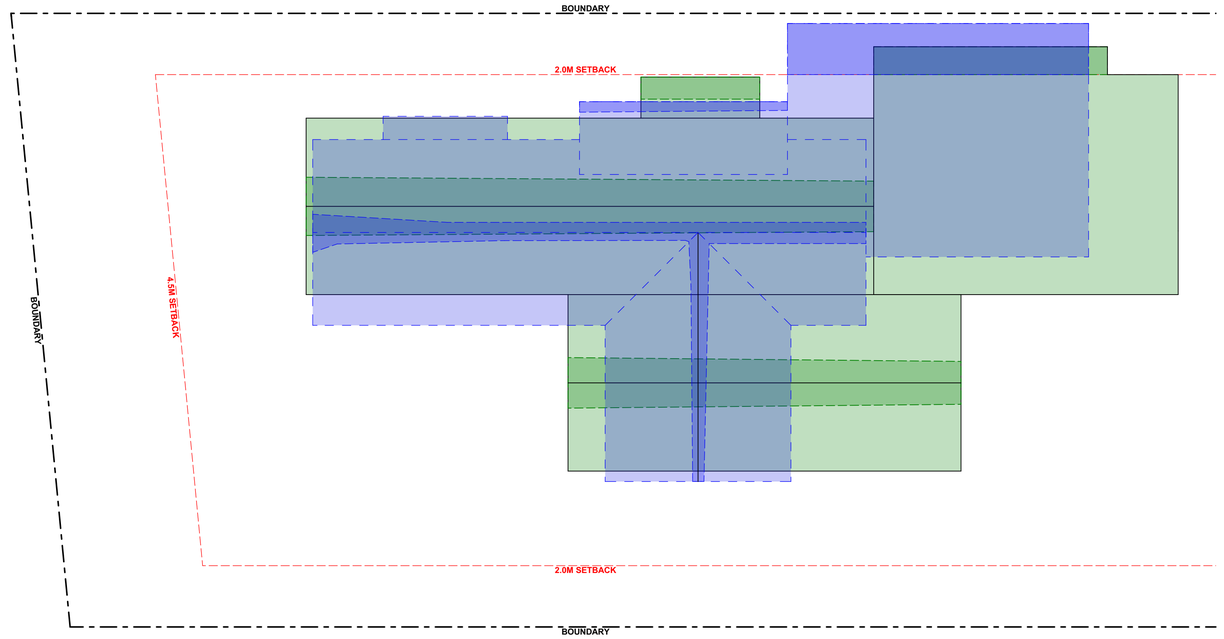
ROYS BAY BOATSHEDS
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Form Model

PROJECT No.	6778
SCALE	1:83.3333 @ A1
DESIGN	MASON & WALES ARCHITECTS
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A10.02
REV.

ORIGINAL SIZE A1
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Footprint Overlay

Scale 1:100 @ A1, 1:200 @ A3

- Proposed Building - Footprint
- Proposed Building - Encroachment
- Consented Building - Footprint
- Consented Building - Encroachment

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Consented vs. Proposed Overlay

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