From: "Sean Dent" <sean@southernplanning.co.nz>
Sent: Mon, 9 Mar 2026 15:37:41 +1300
To: "Courtney Briggs" <Courtney.Briggs@qldc.govt.nz>
Subject: RE: RM260148 - Tahuna Futurer Investments Limited
Attachments: J2086_193 Fernhill Road_RC RFI_2026.03.09.pdf

Good Afternoon Courtney,

Thanks for your e-mail. I have responded to your questions in red text below.

Hopefully that provides enough information for the application to be accepted under S88.

Cheers

Sean Dent DIRECTOR

SPG SOUTHERN PLANNING GROUP

M 021 946 955 | F 03 409 0145
15D Old Sale Yard Road,
Cromwell, 9310

Follow us **southernplanning.co.nz**

From: Courtney Briggs <Courtney.Briggs@qldc.govt.nz>
Sent: Thursday, 5 March 2026 3:39 pm
To: Sean Dent <sean@southernplanning.co.nz>
Subject: RM260148 - Tahuna Futurer Investments Limited

Hi Sean,

Document Set ID: 9485782
Version: 1, Version Date: 30/03/2026

I hope you are having a good week.

I am the processing planner of RM260148 - Tahuna Futurer Investments Limited and I have completed my initial review of the application.

Before we can start processing the application, we need to clarify what the proposed building is.
The AEE notes that there is a second kitchen on the lower floor of the existing residential unit. Therefore, the existing residential unit does not meet the PDP definition of a residential unit, but rather, is an attached residential unit and flat. Given that only one residential flat is permitted per site, the proposed building cannot be considered a residential flat. This was discussed in the Executive Summary in Section 4, page 8 of the AEE where it was stated that the applicant proposes to remove the second kitchen from the existing building. The kitchen was in the building when they purchased it in 2024 and they never have, and hold no intention to ever use it for a separately habitable residential activity. Conditions of consent are invited to be placed on the decision requiring the removal of this kitchen to reflect the applicant's position. Removal of this existing second kitchen is also articulated in Section 5.1, page 9, Section 5.2, page 9 of the AEE and the architectural plans in Appendix [C] – sheet A20 illustrate that the existing kitchenette is to be removed. Accordingly, it is considered exceptionally clear that the applicant intends the existing building to be a primary residential unit and the proposed new building will be a residential flat.

I would like to check with you if it is proposed to establish a second residential unit? As above, there is no intention to apply for resource consent for a second residential unit.
Is it proposed to trigger Rule 7.4.8 of the PDP and Rule 7.4.4 of the PDP (UIV)? As above, no. By way of this proposal, there will only be a primary residential unit (existing building) and a residential flat (proposed building) on the subject site.
I note that BC251593 is also being processed and it has a s37 on it for Rule 7.4.8. Yes, I am aware that a BC had been sought and that a s37 certificate was issued. I am not involved in that process (being undertaken by the architects) but after the s37 was issued and prior to my drafting of this application, the applicant confirmed by e-mail to myself and the architects (e-mail dated 20 January 2026) that they will remove the existing second kitchen. I am not sure if that has been conveyed to the building department at this time but nonetheless, it isn't a matter that means the RC processing cannot commence.

If this can be clarified with some additional assessment by Tuesday 10.03.26, I can start processing the application. Otherwise I will formally return the application under s88. I trust that the above explanation provides clarity on what is occurring and being applied for and that the proposal will not be rejected under S88?

Once we start processing the application, we also need to clarify:

Recession planes: One of the changes that the UIV has made to the PDP is that recession planes are now applicable to all buildings on sloping sites. To allow an understanding of any potential recession plane breaches, these will need to be shown on the plans. Please find **attached** some revised plans from the architects that illustrate a small breach of recession plane on the east / southeast elevation and the northern elevation. The breaches are negligible in scale being 0.85m^2 and 0.10m^2 respectfully. It is considered that this scale of infringement

would be imperceptible compared to a fully compliant building on the site and that the effects on neighbours and the wider environment will be less than minor.

Construction Noise: I also note that the Geotechnical investigations encountered rock at depths of 0.1m. Please clarify if any rock breaking is proposed and if it is proposed to breach the construction noise standards? As noted in the AEE and the Geotech Report (section 7.5) Physical excavation of the schist should be achievable with a 5T tracked excavator for at least the first 2m depth of schist due to the laminated and weathered nature of Caples terrane schist. Pneumatic rock breaking (rock breaker on the boom of the excavator) should be anticipated for the deeper sections of the cut. There are minimal areas where cuts will be in excess of 2m and the applicant advises that:

- The ***entire*** excavation period will be 5 – 10 days.
- Earthworks will only be undertaken Monday – Friday 8am – 5pm.
- Whether a rock breaker needs to be used or not, the applicant will be setting up construction fencing with sound curtains.
- If a breaker is used, a sound sheet will be wrapped to the breaker head.

Based on all the above, it is not expected that construction noise levels of the PDP will be breached and the applicant is not seeking consent for such.

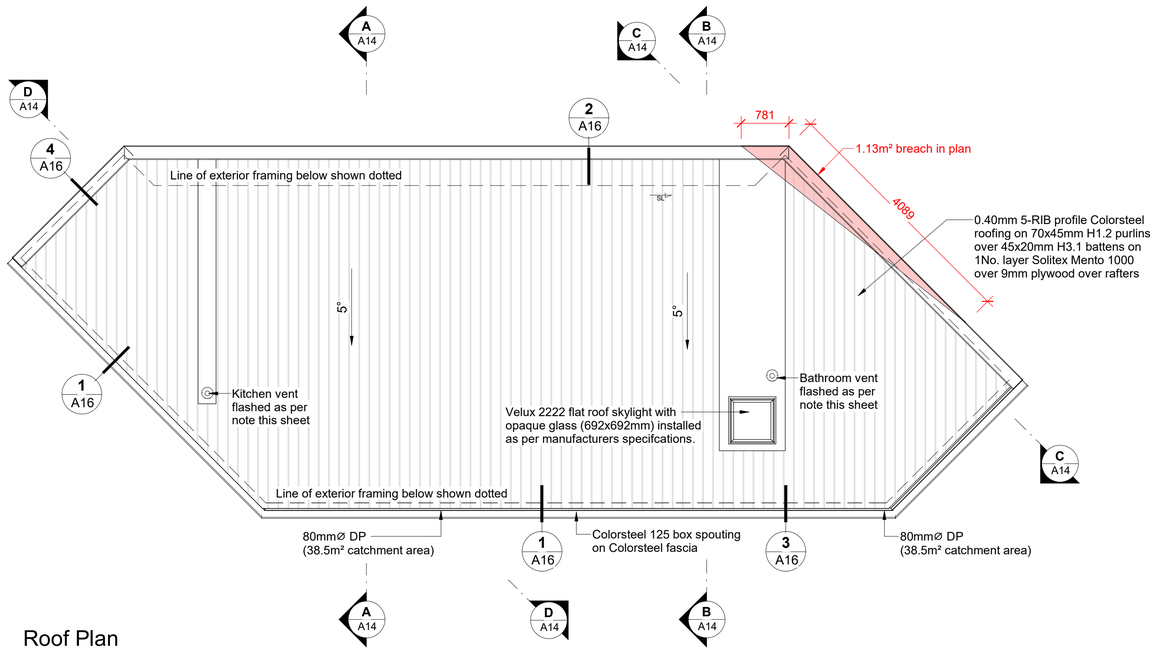
Please give me a call if you have any questions,

Ngā mihi nui | Kind regards

Courtney Briggs MSc | Planner
Planning & Development | Queenstown Lakes District Council
DD: +64 3 450 2220 | P: +64 3 441 0499
E: courtney.briggs@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

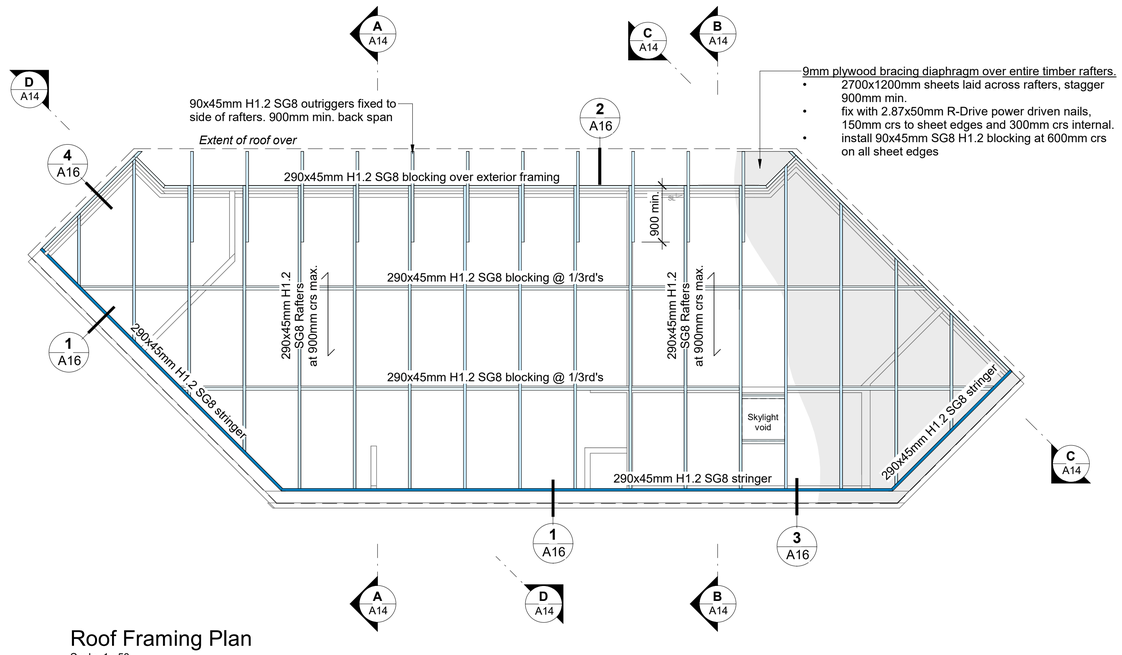
Document Set ID: 9485782
Version: 1, Version Date: 30/03/2026



Roof Plan

Scale 1 : 50

Roof Area = 77m²



Roof Framing Plan

Scale 1 : 50

GUTTERING CAPACITY CALCULATIONS

METALCRAFT 125 BOX GUTTER - 8435mm² CROSS SECTIONAL AREA
GUTTER TOTAL ROOF CATCHMENT AREA - 80m²

MAXIMUM CATCHMENT AREA - 38.5m²
QUEENSTOWN - RAINFALL INTENSITY 40mm/hr
IN THIS CASE (WORST CASE SCENARIO) - USE 80mm/hr

NZ Metal Roof and Wall Cladding Code of Practice - Graph 8.2.2.
& Table 8.2.2.B Rainfall (multiply by factor of 0.8 to catchment area)

THEREFORE - 77m² MAXIMUM CATCHMENT AREA x 0.8 = 30.8m²

30.8m² < 65m² = **COMPLIES**

DOWNPIPE CAPACITY

NZBC E1/AS1 Table 5
73mm downpipe
0° - 25° = 85m² max. roof area served by downpipe

80mm downpipe serving 38.5m² max. roof area

Result - COMPLIES

VENT FLASHING

All vents to rise within the roof space to min. 600mm from the apex and exit through the roof. Flash with a dry pan flashing allowing for 250mm min. cover at the lower end. The top end of the dry pan flashing shall be sealed and riveted beneath the ridge flashing. Flash 2 pans in this manner, and centre the vent on this. A Dektite set @ 45° to the pitch of the roof shall flash the vent pipe.

Table 14: Steel trapezoidal profiled roofing - 0.40mm BMT and minimum profile height 27mm minimum (1) and minimum 5-rib profiles Maximum spans and fixing patterns.

Purlin Spacings (Metres)		Wind Zones		
End Span	Intermediate Span	Low and Medium	High and Very High	Extra High
0.4	0.6	T2	T2	T1
0.6	**0.9**	T2	**T1**	T1
0.8	1.2	T2	T1	T1
1.2	1.8	SED	SED	SED

Note: T1 fixing pattern is - Fix every crest....
T2 fixing pattern is - Hit 1, miss 1...
SED Specific Engineering Design
(1) For profile heights and pan widths outside this range, refer to suppliers literature for fixing patterns and spans

Sheet Title: Roof Plan / Roof Framing Plan

DK ARCHITECTURE
26 McBride Street
South Dunedin 9012
027 424 4339
03 455 1281
info@dkarchitecture.co.nz

Architectural Designers New Zealand Professional Member

Licensed Building Practitioner www.dbh.govt.nz Building Confidence

MODBOX HOMES DESIGN & BUILD
WWW.MODBOX.CO.NZ
108 Spence Road
Lower Shotover
Queenstown 9371
info@modbox.co.nz

Job Title
PROPOSED FLAT- Daly

Project Location
193 Fernhill Road,
Fernhill, Queenstown 9300

Do not scale off drawings : DKARCHITECTURE Limited retains copyright to all documentation

Ref.	Description	Date
-	BC Issue	17.12.2025

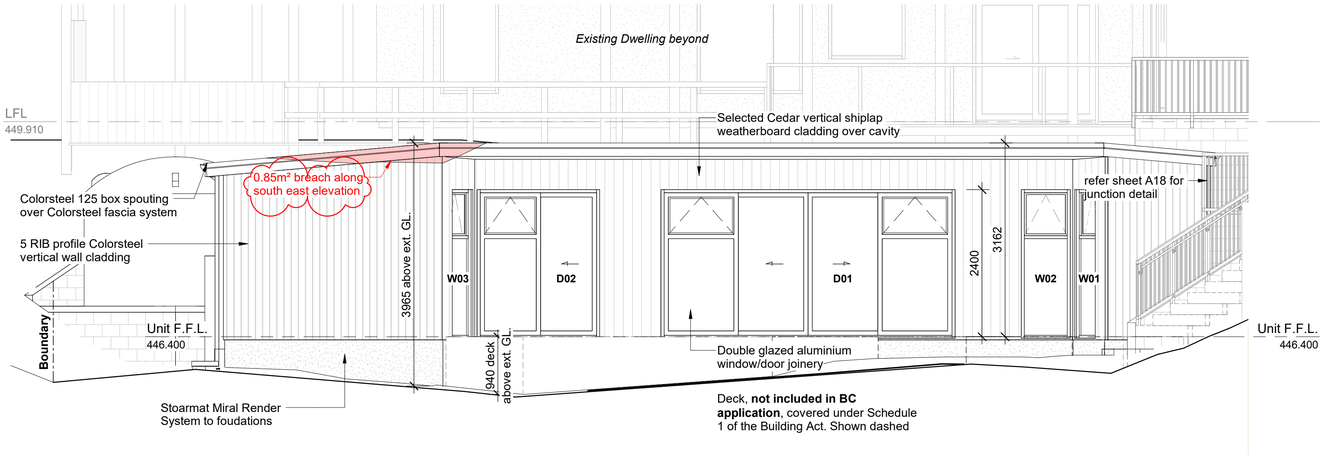
Revision Schedule

Sheet Size	A1
Drawn	A.Ross
Project No.	J2086
Issued	17.12.2025

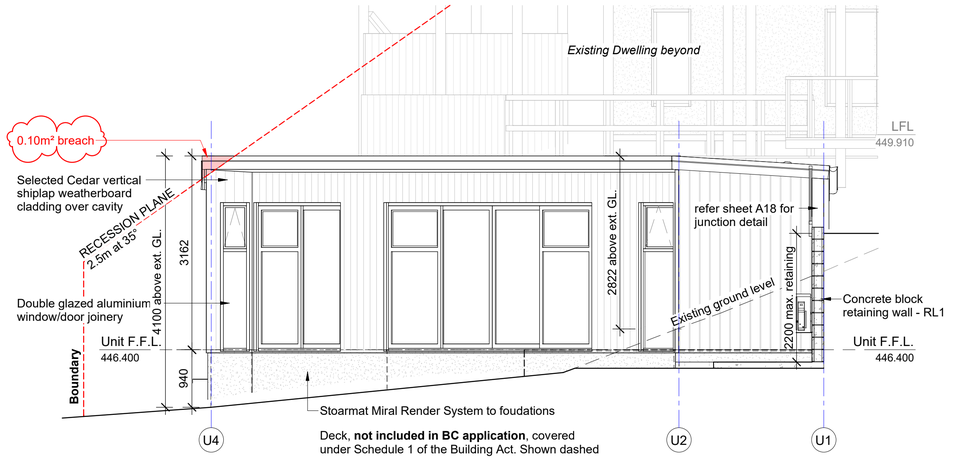
NOTE: When sheet is printed at A3 - all drawings must be read at half scale

Sheet No. / Revision
A11 Rev.-
of 23

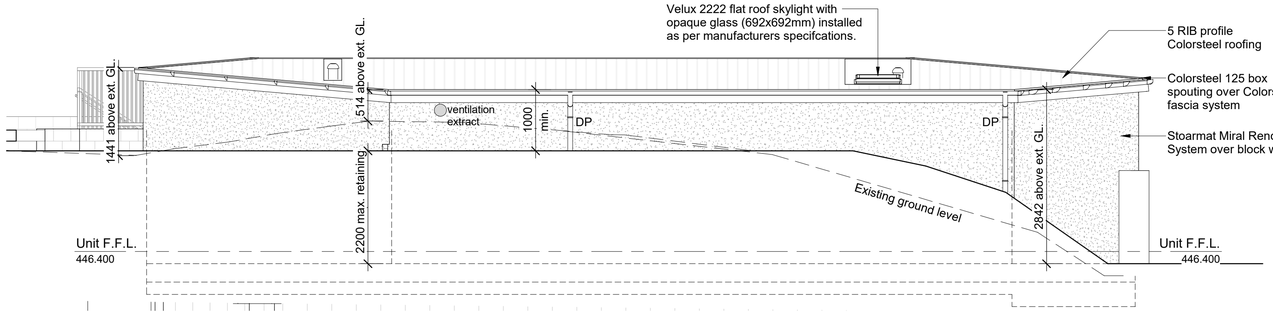
Document Set ID: 9485782
Version: 1, Version Date: 30/03/2026



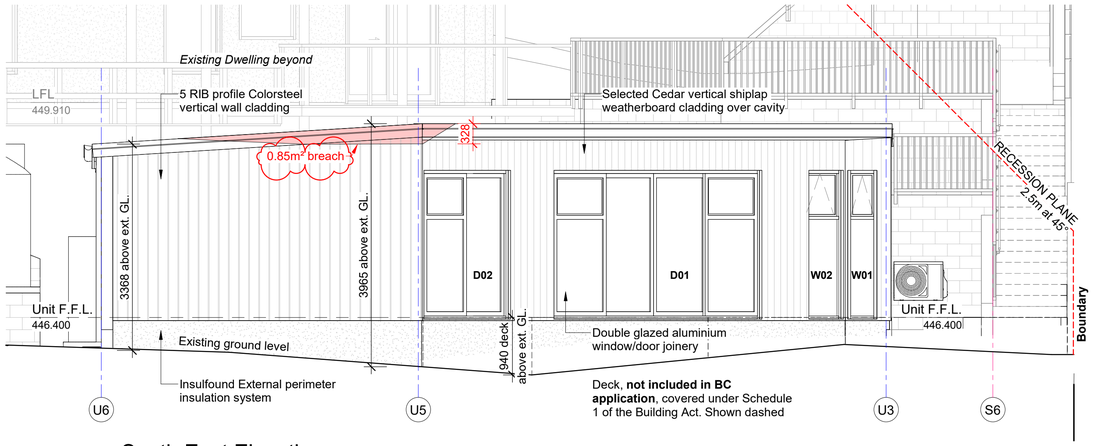
East Elevation
Scale 1 : 50



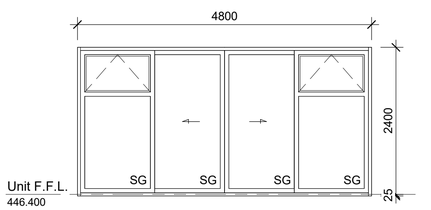
North East Elevation
Scale 1 : 50



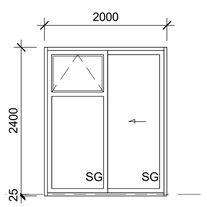
West Elevation
Scale 1 : 50



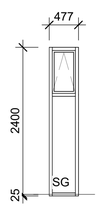
South East Elevation
Scale 1 : 50



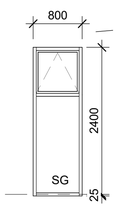
D01
Scale 1 : 50



D02
Scale 1 : 50

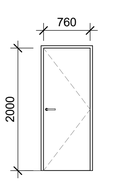


W01 / W03
Scale 1 : 50

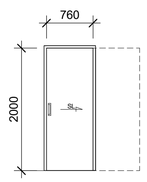


W02
Scale 1 : 50

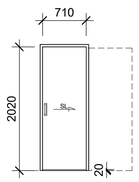
Notes
-Ensure all window transoms align at the same height of FL
-Confirm ALL dimensions on site to suit framed openings, exterior cladding details and internal finishes prior to ordering



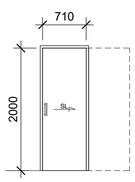
ID01
Scale 1 : 50



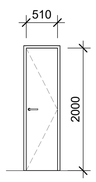
ID02
Scale 1 : 50



ID03
Scale 1 : 50



ID04
Scale 1 : 50



ID05
Scale 1 : 50

Note -
-Undercut bathroom doors by 20mm
-Overall confirm height of exact flooring finishes on site before installing door units, to ensure leaf's pass over flooring sufficiently with no drag

BUILDING ENVELOPE RISK MATRIX E2/AS1					
Risk Factor	Low	Medium	High	Very High	Subtotal
Wind Zone	0	0	1	2	2
No. of Storeys	0	1	2	4	0
Roof/wall Junctions	0	1	3	5	5
Eaves Width	0	1	2	5	5
Envelope Complexity	0	1	3	6	3
Deck Design	0	2	4	6	0
				Total Risk Score	15

GLAZING LEGEND	
OB	obscure glass
SG	safety glazing
RS	restrictor stay
DP	downpipe

CLADDING AREAS	
5-RIB Colorsteel	21.6m²
Cedar shiplap weatherboard *(wall)*	13.1m²
Cedar shiplap weatherboard *(soffit)*	6.1m²
Joinery	20.6m²

Sheet Title
Elevations / Window & Door Schedule

DK ARCHITECTURE
26 McBride Street
South Dunedin 9012
027 424 4339
03 455 1281
info@dkarchitecture.co.nz

Professional Member

MODBOX HOMES
DESIGN & BUILD
WWW.MODBOX.CO.NZ
108 Spence Road
Lower Shotover
Queenstown 9371
info@modbox.co.nz

Job Title
PROPOSED FLAT- Daly

Project Location
193 Fernhill Road,
Fernhill, Queenstown 9300

Do not scale off drawings : DKARCHITECTURE Limited retains copyright to all documentation

Ref.	Description	Date
B	RC RFI	09.03.2026
A	BC RFI 1	04.02.2026
-	BC Issue	17.12.2025

Revision Schedule

Sheet Size A1

NOTE: When sheet is printed at A3 - all drawings must be read at half scale

Drawn A.Ross
Project No. J2086
Issued 09.03.2026

Sheet No. / Revision
A13 Rev.B
of 23

Document Set ID: 9485782
Version: 1, Version Date: 30/03/2026