From: "Hayden Bewley" <Hayden.Bewley@jea.co.nz>
Sent: Thu, 19 Mar 2026 09:18:59 +1300
To: "Megan Phillips" <megan.phillips@qldc.govt.nz>
Subject: RE: RM260158 - K Cummings & Park Lane Trustees Limited - s88 Application Returned
Attachments: AEE Cummings - amended 19 03 2026.pdf, Appendix B - Architectural plans 19 03 2026.pdf

Hi Megan,

Updated plans and AEE attached for this one.

A discussed, net site area comes out comfortably over 900m2. Therefore no density issues under the district plan rules.

Kind regards,

JOHN EDMONDS & ASSOCIATES

HAYDEN BEWLEY
BA, Assoc. NZPI
planner

022 430 7025 | 03 450 0009
hayden.bewley@jea.co.nz | **www.jea.co.nz**
Level 2, 36 Shotover Street, PO Box 95, Queenstown 9300

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From: Megan Phillips <megan.phillips@qldc.govt.nz>
Sent: Wednesday, 18 March 2026 9:07 AM
To: Hayden Bewley <Hayden.Bewley@jea.co.nz>
Subject: RE: RM260158 - K Cummings & Park Lane Trustees Limited - s88 Application Returned

Kia ora Hayden,

I have looked over the emails from you and can provide the following response to help get the application back on track.

While I understand asking for some of these matters could be addressed through a s92(1) request, I consider it necessary for this information to be provided upfront at the time of submission of the application to enable efficient processing and clear identification of any non-compliances.

Building Coverage

Please demonstrate compliance with the building coverage standard at resubmission so the level of compliance or non-compliance can be clearly established at the time of vetting.

If the standard is breached, please confirm the relevant rule trigger and provide an assessment of effects to support processing.

Density

Please demonstrate compliance with the density standard at resubmission to enable confirmation of the level of compliance or non-compliance at vetting stage.
Where the standard is breached, please identify the relevant rule trigger and provide an accompanying assessment of effects.

Building Length

Please ensure the building length calculations are correct and clearly demonstrated at the time of submission.
This matter has already been triggered and can be further checked and refined during processing if required.

UIV Recession Planes

While this standard is acknowledged as having limited weight, it remains a relevant consideration.
Providing this information at resubmission would support more efficient processing; however, it can be discussed further through a s92 process if necessary.

Earthworks

Earthworks information is considered sufficient for the purposes of vetting.
Compliance and any outstanding matters will be assessed during processing, with any further questions or concerns raised at that stage.
Thank you for the providing the EMP.

Noise

Noise matters are considered resolved for the purposes of vetting.
These will be assessed during processing, with any further issues addressed if required.

ORC Maps – Wells

Information considered sufficient for vetting purposes.
Any further assessment or clarification will occur during processing if necessary.

Let me know if you have any outstanding questions and I look forward to any update on the application.

Ngā mihi | with kind regards,

Megan Phillips | Planner | Planning & Development
Queenstown Lakes District Council
DD: +64 3 443 0166 | P: +64 3 441 0499
E:megan.phillips@qldc.govt.nz





From: Hayden Bewley <Hayden.Bewley@jea.co.nz>
Sent: Tuesday, 17 March 2026 1:16 PM
To: Megan Phillips <megan.phillips@qldc.govt.nz>
Cc: Natasha Brown <natasha.brown@qldc.govt.nz>
Subject: RE: RM260158 - K Cummings & Park Lane Trustees Limited - s88 Application Returned

Hi Megan,

Hopefully all the information required to accept under s88 is already outlined in my email thread below.

Density does not impact any rule triggers with a net area of 990m2 and only impacts rates and DC's – which we can discuss as a rfi if necessary?

I have outlined our position on building coverage triggers and have not heard back on this element to date.

We have not received any feedback on our points regarding earthworks, wells, building length on recession plane; so, anticipating there is nothing holding things back for s88 acceptance at this point?

Could you please let me know as we have been waiting since Friday for a response on a pathway forward.

I will follow up on with a call tomorrow, but consider the information above and below should already satisfy s88 & s88(2AB).

Kind regards,



HAYDEN BEWLEY
BA, Assoc. NZPI
planner
022 430 7025 | 03 450 0009
hayden.bewley@jea.co.nz | **www.jea.co.nz**
Level 2, 36 Shotover Street, PO Box 95, Queenstown 9300

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From: Megan Phillips <megan.phillips@qldc.govt.nz>
Sent: Tuesday, 17 March 2026 1:09 PM

To: Hayden Bewley <Hayden.Bewley@jea.co.nz>
Subject: RE: RM260158 - K Cummings & Park Lane Trustees Limited - s88 Application Returned

Kia ora Hayden,

Apologies for missing your call earlier, I've been dealing with some high-priority applications the last two days.

I can catch up tomorrow for a call to see where everything is anytime between 10am and 2pm. I can give you a call then unless you call first.

Ngā mihi | with kind regards,

Megan Phillips | Planner | Planning & Development
Queenstown Lakes District Council
DD: +64 3 443 0166 | P: +64 3 441 0499
E:megan.phillips@qldc.govt.nz

PROUD TO BE QLDC

QUEENSTOWN LAKES DISTRICT COUNCIL
www.qldc.govt.nz

From: Hayden Bewley <Hayden.Bewley@jea.co.nz>
Sent: Friday, 13 March 2026 1:30 PM
To: Megan Phillips <megan.phillips@qldc.govt.nz>
Cc: Natasha Brown <natasha.brown@qldc.govt.nz>
Subject: RE: RM260158 - K Cummings & Park Lane Trustees Limited - s88 Application Returned

Hi Megan,

Further to my email below, regarding your density concern, we have the net area of the site at approximately 990m2 (minus the access) and 1,224m2 total.

We are primarily concerned about implications for rates and DCS by considering the property to have two residential units.

Kind regards,

JEA JOHN EDMONDS & ASSOCIATES

HAYDEN BEWLEY
BA, Assoc. NZPI
planner
022 430 7025 | 03 450 0009
hayden.bewley@jea.co.nz | **www.jea.co.nz**
Level 2, 36 Shotover Street, PO Box 95, Queenstown 9300

The content of this email is confidential and may be legally privileged. If it is not intended for you, please email the sender immediately and destroy the original message.

From: Hayden Bewley
Sent: Friday, 13 March 2026 9:24 AM
To: 'Megan Phillips' <megan.phillips@qldc.govt.nz>
Subject: RE: RM260158 - K Cummings & Park Lane Trustees Limited - s88 Application Returned

Hi Megan,

Please let me know a time that suits to discuss via teams or in office, as the density matter will heavily impact rates and future DC's for the property.

The s37 correspondence was to provide context for the intended use of the building only.

We have provided residential flat calculations, showing the guest area below the 70m2 required in the plan.

The building coverage matter from my perspective is simply adding the rule and we haven't identified any further assessment required. Please confirm if this is the case. If not, what further is required.

Your response below does not address my clarification on building length, noise matters, or your ORC query; so assume you are happy with those responses provided?

Kind regards,

JOHN EDMONDS & ASSOCIATES

HAYDEN BEWLEY
BA, Assoc. NZPI
planner
022 430 7025 | 03 450 0009
hayden.bewley@jea.co.nz | **www.jea.co.nz**
Level 2, 36 Shotover Street, PO Box 95, Queenstown 9300

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From: Megan Phillips <megan.phillips@qldc.govt.nz>
Sent: Friday, 13 March 2026 9:17 AM
To: Hayden Bewley <Hayden.Bewley@jea.co.nz>
Subject: RE: RM260158 - K Cummings & Park Lane Trustees Limited - s88 Application Returned

Kia ora Hayden,

Thank you for your response and for providing the additional information.

It is still considered to be two residential units, and the statement/layout does not align with the District Plan's interpretation of this matter. Although this may not have been identified in the PIM check, that doesn't mean the matter isn't applicable.

Regarding building coverage, I'm happy for this to be addressed in a separate email or document if that's easier.

Thank you also for sending through the EMP.

I'm over in Wanaka today, helping at the A&P show, so I won't be reachable, but I will respond to any emails next week.

Let me know if you need any more support with the outstanding matters, and have a great weekend!

Ngā mihi | with kind regards,

Megan Phillips | Planner | Planning & Development
Queenstown Lakes District Council
DD: +64 3 443 0166 | P: +64 3 441 0499
E:megan.phillips@qldc.govt.nz

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QUEENSTOWN LAKES DISTRICT COUNCIL
www.qldc.govt.nz

From: Hayden Bewley <Hayden.Bewley@jea.co.nz>
Sent: Thursday, 12 March 2026 2:08 PM
To: Megan Phillips <megan.phillips@qldc.govt.nz>
Subject: RE: RM260158 - K Cummings & Park Lane Trustees Limited - s88 Application Returned

Hi Megan,

Thanks for your time on the phone.

I have provided a response below.

- Can you advise if we require a fresh AEE for the building coverage rule? Or happy to trigger the rule and keep the existing assessment? In the interest of keeping this consent moving as efficiently as possible.

- The residential unit number on the site issue was already discussed with Council as a non-issue during the s37 check (email thread attached).

  In the case this is no longer accepted by Council, the guest living, guest bedroom, kitchenette, and hallway on the lower level (excluding the 2 lower-level bedrooms/ensuite, clearly associated with the primary residential dwelling) could be considered a residential flat. We have calculated the total floor area of these areas to be 52m2 combined.

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I have also attached the EMP for the site.

Kind regards,

JOHN EDMONDS & ASSOCIATES

HAYDEN BEWLEY
BA, Assoc. NZPI
planner

022 430 7025 | 03 450 0009
hayden.bewley@jea.co.nz | **www.jea.co.nz**
Level 2, 36 Shotover Street, PO Box 95, Queenstown 9300

The content of this email is confidential and may be legally privileged. If it is not intended for you, please email the sender immediately and destroy the original message.

From: Megan Phillips <megan.phillips@qldc.govt.nz>
Sent: Thursday, 12 March 2026 11:40 AM
To: Hayden Bewley <Hayden.Bewley@jea.co.nz>
Subject: RM260158 - K Cummings & Park Lane Trustees Limited - s88 Application Returned

Kia ora Hayden,

RM260158 - K Cummings & Park Lane Trustees Limited – 2/25 Arrowtown-Lake Hayes Road

As discussed with you on the telephone, the Resource Management Act requires us to assess all resource consent applications against specific criteria in the Fourth Schedule of the RMA to determine whether or not they are complete. Unfortunately, your application is not yet complete, and we are required to return it to you.

The application is not complete because the following information has not been adequately provided for in the application:

Breach of Building Coverage

Under Rule 7.5.5, the building coverage is measured from the net area and by my calculations, the building coverage is approximatley 44%, thus breaching this rule. This rule has not been included in the application and supporting documents.

Will get an updated plan showing coverage with net area. Noting the assessment provided in the AEE for external appearance, location and visual dominance of the building is already provided, is this new plan able to be provided as part of a s92 request? Please confirm if you require further assessment to cover off the new rule trigger.

Density

The lower floor is considered to be another residential unit as there are 2x Kitchen and 2x Laundries in the building, and the floor area is approximately 113m2. This breaches the density

standard permitted (Rule 7.4.3 - net area measurement). This rule has not been included in the application and supporting documents.

As discussed above, the kitchenette and laundry are associated with the guest room and living room, which combine to be 52m2 in size; qualifying as a residential flat.

This topic was already discussed per the correspondence attached at the BC stage; which outlines the proposed living layout of the property in further detail.

Building Length

The AEE states the Building length is 21.15m; however, it appears to be at least 26.3m, if not 30m, including the balcony area, which I consider to be included. Please update the application to correctly demonstrate the true building length above the ground floor.

Max building length does not include the balcony area that is at ground level, and the standard relates to the first floor of the building only.

Areas of the building when viewed from the west, which are stepped back from the continuous fa?ade of the building (i.e. pergola, pool deck, external stairs) and sit on ground level/as a single storey have not been included in the building length calculations.

UIV Recession planes

Under the Urban Intensification Variation (IUV), recession planes apply to all sites, regardless if sloping. Please provide plans demonstrating compliance or include this in the application.

We will need to go back to the architect and have these added to the plans. As discussed in the AEE, the new standards are still within the appeals period and have limited weight.

Shading effects have been addressed in the AEE. Can this plan (potentially showing no new non compliances) be addressed as part of a s92 request ? As shading effects of the proposal on neighbouring property remain unchanged regardless of a potential non-compliance.

Earthworks – adjoining lots

It has not been demonstrated how the earthworks will be undertaken such that all works and resulting support structures are contained within the subject site. There is concern that the proposed earthworks on the boundary adjoining 23 & 29 Arrowntown-Lake Hayes Road may result in works and/or parts of the retaining wall within this lot.

The sections for earthworks are shown on page 3 of the submitted earthworks plan. No earthworks proposed outside the boundary.

Earthworks – EMP

An Environmental Management Plan (EMP) has not been provided with the application. Please provide an EMP with the appropriate risk level.

EMP has been attached.

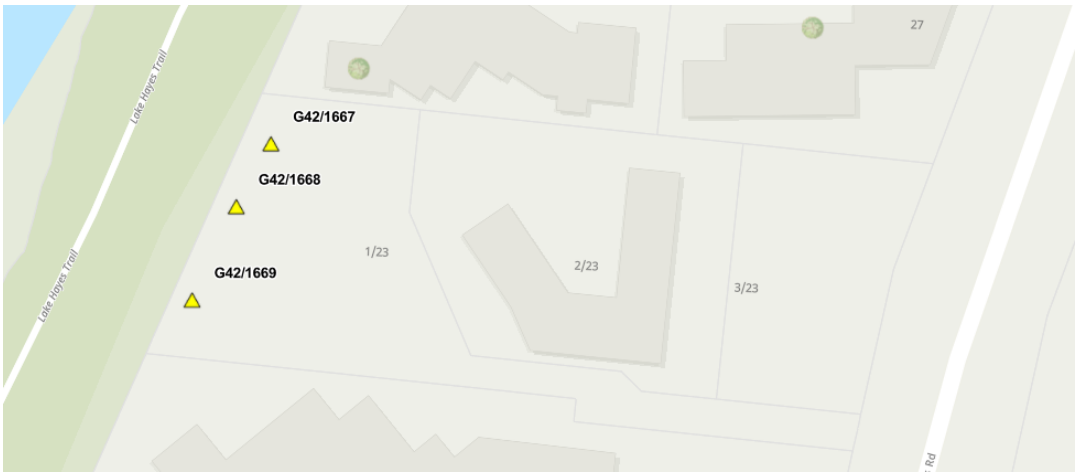
Noise

As recommended in the Noise assessment, please provide any engagement with the neighbours identified in the Noise assessment relating to communication about the proposal. This is in line with Schedule 4. 6.1.f of the RMA.

This forms part of the proposed CNVMP. No engagement to date as effects subject to recommended conditions of consent from AES are considered less than minor.

ORC map – Wells

The ORC map shows 3 x 'proposed wells' on the subject lot. Can you please provide commentary as to how this affects the proposal and any additional rules triggers required?



All wells appear to be outside footprint of the proposed building. This appears to be a regional consenting matter not part of this RC application. No triggers under the PDP or Regional plan for Water which I have identified.

We need this information before we can formally accept your application, progress with the processing and make a decision.

You can find further details about the information requirements for resource consent applications on the Ministry for the Environment website at:

https://environment.govt.nz/publications/a-guide-to-section-88-and-schedule-4-of-the-resource-management-act-1991/

Time has been spent checking your application, and these charges have been deducted from the initial fee that you have paid. If you decide not to re-submit your application, please confirm in writing (email or letter) that you wish to withdraw the application, along with your bank details so we can organise a refund of the portion of the initial fee not used.

If you disagree with our decision that your application is incomplete you can lodge an official objection under Section 357 of the RMA.

If you have any queries, please contact me and quote the application number above.

Ngā mihi | with kind regards,

Megan Phillips | Planner | Planning & Development
Queenstown Lakes District Council
DD: +64 3 443 0166 | P: +64 3 441 0499
E:megan.phillips@qldc.govt.nz



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JOHN EDMONDS & ASSOCIATES

Assessment of Environmental Effects

New single dwelling an
Unit 1/25 Arrowtown-Lake Hayes Road
March 2026

EXECUTIVE SUMMARY OF PROPOSAL

Ken and Yvonne Cummings (the applicant) seeks resource consent to construct a 2-storey dwelling that exceeds building length, earthworks standards, noise limits and have a pergola within minimum setback requirements; with an associated boundary adjustment at 1/25 Arrowtown Lake Hayes Road.

Location:	Unit 1/25 Arrowtown-Lake Hayes Road RD 1 Queenstown, 9371
Legal Description:	Lot 1 DP 505274
Territorial Authority:	Queenstown Lakes District Council
Plan:	Proposed District Plan 2015
Zoning:	PDP - Lower Density Suburban Residential Urban Intensification Variation Zoning – Suburban Residential Zone
Natural Hazards:	The site is subject Seismic Liquefaction - Probably low risk
Other:	There are no known heritage features, cultural heritage or archaeological sites. The site is not identified as a HAIL site.
Activity Status:	Land Use Consent –Discretionary Subdivision Boundary Adjustment - Controlled

APPENDICES

Appendix A -	Record of Title
Appendix B -	Architectural Plans
Appendix C -	Geotechnical Report
Appendix D -	Environmental Management Plan
Appendix E -	Acoustic Report
Appendix F -	Earthworks Plan
Appendix G -	Scheme Plan

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1 INTRODUCTION

This Assessment of Effects on the Environment (AEE), inclusive of appendices, has been prepared in accordance with Schedule 4 of the Resource Management Act (RMA). Together these documents provide:

- A description of the application site and surrounding environment;
- A description of the proposal;
- A description of the consents sought;
- An assessment of environmental effects;
- Identification and assessment of relevant objectives and policies of the Operative and Proposed District Plan; and
- A conclusion.

1.1 Overview

Resource consent is sought to construct a two-storey residential dwelling with an area of approx. 410m^2 overlooking Lake Hayes at 1/25 Arrowtown-Lake Hayes Road, Queenstown. The proposed dwelling breaches the rules of building length and earthworks. Subdivision resource consent is also sought to undertake a boundary adjustment with 1/25 Arrowtown-Lake Hayes Road. These lots have been created through 3-lot subdivision RM160362. The site is zoned for Lower Density Suburban Residential in the Proposed District Plan (PDP) and Suburban Residential Zone under the recent UIV decisions of QLDC.



Figure 1: Site Location (Site identified in yellow)

1.2 Site Description

The subject site is described as Lot 1/25 Arrowtown-Lake Hayes Road. The site is a vacant lot that has been created through a 3-lot subdivision (RM160362) to create three residential lots and the associated infrastructure, easements and accessway right of ways (ROW). The subdivision was developed around lot where resource consent has also been approved for the now established dwelling.

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Access to the site is down the south boundary, on an established and operating driveway shared with 2/25 Arrowtown-Lake Hayes Road. The driveway is a permeable surface made up of gravel chip.

25 Arrowtown Lake Hayes Road has distinctive topographic areas, varying from steep sloped areas, to move level steep downs creating suitable spaces for construction of dwellings and services. The subdivision of the three lots has been created by maximising the topography to areas suitable for accommodating the building platforms and the associated infrastructure.

Where the accessway tapers into 1/25 Arrowtown-Lake Hayes Road the topography is against a steep sloping bank, which forms the boundary with 2/25 Lake Hayes-Arrowtown Road and further defined by a schist outcrop. The slope of the site then tappers off to a sloping section, where the first floor, garage and main living areas of the house will be. The site continues to slope downwards towards the shorelines of Lake Hayes. The western boundary of the site is located at a short distance up slope of Lake Hayes walkway and cycle trails and Lake Hayes itself, a council reserve area. This area is approximately 30m away, and topographically 12m lower than the lowest part of the development site

Access to the site is located from the south-east boundary and shared with Lot 2 through an established Right Of Way (ROW). The driveway and access to the site have been formed and developed from the forming subdivision. The ROW easement created for this site also includes the drainage easements within the driveway in favour of lots 2 and 3. Pedestrian access has been provided through Lot 1 (this site) in favour of Lots 2 and 3 to the boundary of the Recreation Reserve bordering Lake Hayes and will be included in 'Easement B'.

The schist outcrop along the east boundary, provides the location of services easement for 1/25 Arrowtown-Lake Hayes Road.

1.3 Legal Description

The site is legally described as Lot 1 Deposited Plan 505274 and held in Record of Title 762223 (attached as **Appendix A**) there are a range of easements across the site, but no consent notices are registered against the record of title.

1.4 Natural Hazards

Under the Councils hazard register the Liquefaction Susceptibility for the site is at a LIC 1 – Probably Low Risk.

This has been addressed in the RM160362 which enabled this site to be subdivided into a 3-lot residential development.

1.5 Consent History

The following resource consent applications have been granted in relation to the subject site, detailed in table 2 below:

Table 2: Resource consent history

Date	RM Number	Description
16/11/2015	RM150858	Construction Of Three Residential Units Which Breach The Height Plane And Earthworks At 23 Arrowtown Lakes Hayes Road
04/07/2016	RM160496	To Vary Condition 1 Of Rm150858 To Change The Design Of 3 Proposed Residential Apartments On The Site At 23 Arrowtown Lake Hayes Road
07/06/2016	RM160362	Subdivide A Site Into Three Residential Lots With Shared Access, And Undertake Associated Earthworks At 25 Arrowtown - Lake Hayes Road
17/02/2017	RM170021	Subdivision Consent For 3 Unit Titles At 23 Arrowtown Lake Hayes Rd

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2 DESCRIPTION OF PROPOSAL

2.1.1 Built form, bulk and location

The house will have the main access, living and semi-attached garage on the top floor. This will include kitchen and dining spaces and the master bedroom. The outdoor deck/terrace will span the entire front façade of the house, facing towards Lake Hayes.

There will be non-compliances with the building length standards due to the dwelling design providing 23.05 metres of building length of the top level when viewing the western façade.

On the northern boundary of the site a swimming pool and associated outdoor area will be located.

A pergola approximately 2.5 metres in height with a footprint less than 5m^2 is proposed approximately 1 metre from the northern boundary.

The lower floor of the house will have additional living spaces and three bedrooms. The master bedroom being larger including an ensuite. The rooms will have floating balconies, and additional outdoor living spaces. .

2.2 Earthworks

To provide a building platform and appropriate space for the proposed dwelling on the topography of the site, earthworks will be required. On the southern site boundary, the largest site cut required is 3.7m. The total cut volume of the site is 397m^3. This will provide all necessary earthworks for the proposed development the total solid fill is 105m^3. The earthworks on site have been supported by a Geotechnical Report provided by GeoSolve (Doc ref 150632.01 dated November 2025).

The applicant proposes a range of work involving piling (at approx. 4 metres below existing ground level) and 0.5 metres of cut into a small area of schist rock for the installation of the external stairs near the southern boundary.

There is also a section of rock proposed to be removed in association with the garage construction, shown as exposed rock in the image below:

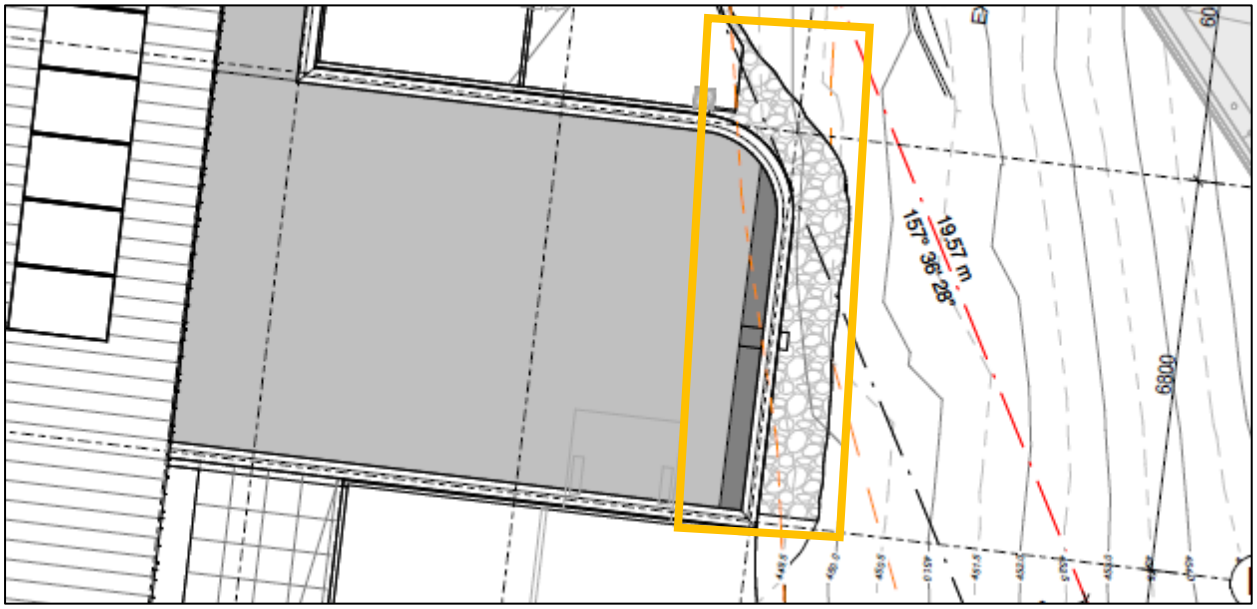


Figure 2: Area of exposed rock to be removed from the site shown as grey area of orange highlight.

The rock removal for the garage and external staircase is anticipated to be undertaken in 2 – 3 days and be removed from the site in accordance with the acoustic recommendations of **Appendix E**. Piling is anticipated to take up to 14 days to complete.

Accompanying the sites earthworks is an Earthworks Management Plan (EMP), this will be finalised and provided prior to commencement of works.

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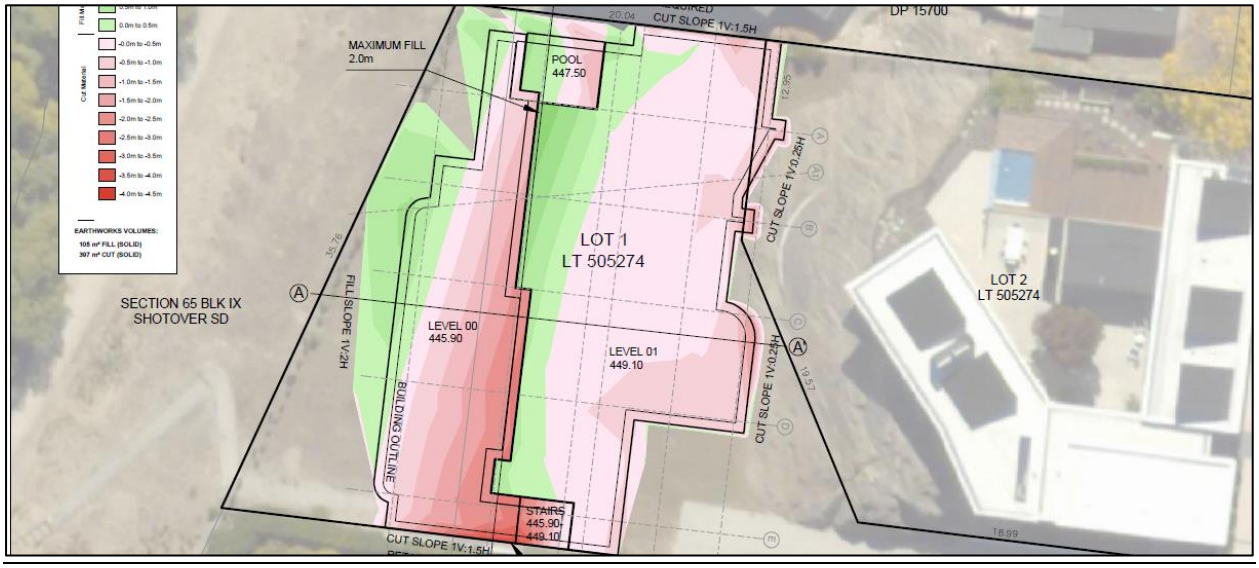


Figure 3: Proposed earthworks plan

2.3 Subdivision – Boundary adjustment

Resource consent is sought to allow for the adjustment of the boundaries between Lot 1 and Lot 2 DP 505274.

The boundary adjustment results in a reconfiguration of the north-east boundary along the schist outcrop. This is to allow for all services to be included entirely on Lot 1 rather than an easement needing to be established to Lot 2 to allow for services. This is shown in Figure 2 below.

As a result of the boundary adjustment, the resulting lots will have an updated site area. The below table highlights the lot area changes.

Lot	Existing	Proposed
1	1220m^2 (900m^2 net)	1255m^2 (965m^2 net)
2	1167	1135m^2
3	No change. Approved as 665m^2 under RM160362.	

The minimum lot size for lower density suburban residential: is 450m^2. All lot sizes as existing meet this requirement, and following the proposed boundary adjustment will also meet this standard

The steep bank separating Unit 1/25 to 2/25 Arrowtown-Lake Hayes Road is where the boundary of these sites exists. The development proposes a boundary adjustment which will result in the area at the bottom of the outcrop to be located within the site boundary for 1/25 Arrowtown-Lake Hayes Road providing space for onsite services for the dwelling. The area is not able to be accessed from 2/25 and is currently an undeveloped area.

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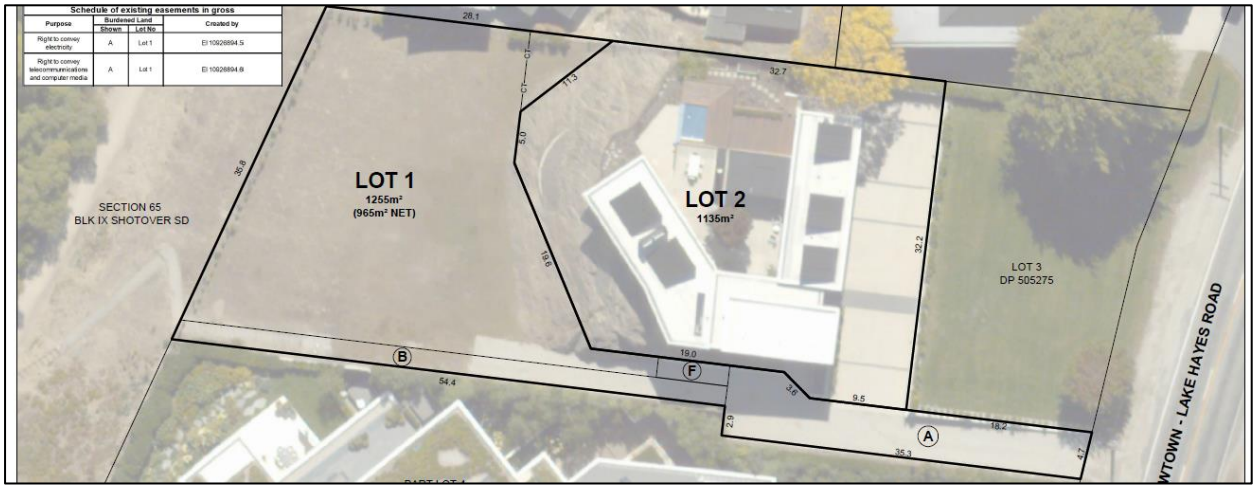


Figure 4: Proposed boundary adjustment

3 DISTRICT PLAN PROVISIONS

3.1 Proposed District Plan

The site is zoned as Lower Density Suburban Residential. The purpose of the Zone is to:

> *"The Lower Density Suburban Residential Zone is the largest residential zone in the District. The District Plan includes such zoning that is within the urban growth boundaries, and includes land that has already been developed - as well as areas that will continue to be developed over time.*
>
> *Fundamentally the zone provides for both traditional and modern suburban densities and housing forms. Houses will typically be one to two storeys in height, detached and set on sites between 450 and 1000 square metres in area.".*

Chapter 7: Suburban Residential Zone – Urban Intensification Variation

It is noted that At the 5 February 2026 meeting of Full Council, Elected Members formally adopted the recommendations of the Independent Hearing Panel.

The decision public notification date is 20 February 2026. Submitters have 30 working days from that date to lodge an appeal with the Environment Court.

As of today's date, the UIV decision is still within the 30-working day lodgement period for submissions.

With regard to the relevant rules and standards varied by the UIV for this property, many of the applicable standards remain unchanged and as a result, the rules have been listed for the Lower Density Suburban Residential Zone below.

Weight and consideration have been given for the Suburban Residential Zone, but as the key standards have been relatively unchanged, weight has been given to the PDP 2015 Zone.

Where overlap between the wording of rules and standards have occurred between the Lower Density Suburban Residential Zone and Suburban Residential Zone, triggered rules have been listed under the Lower Density Suburban Residential Zone heading.

In summary, Resource Consent is sought for the following:

Chapter 7: Lower Density Suburban Residential Zone [1]

- A **Discretionary** activity resource consent is required for standard 7.5.3 building coverage of 42%. This is 2% greater than the permitted 40%.

- A **Discretionary** activity resource consent is required under **standard 7.5.8b** for the pergola located on the northern boundary of the site being within 1 metre of the boundary, where 2 metres of setback is required. The balustrade of the external staircase on the southern boundary is lesser than 1 metre from the boundary, and triggers standard 7.5.8b.

- A **Restricted Discretionary** activity resource consent is required for **standard 7.5.5** for recession plane non compliances on the southern and western boundaries of the subject site; as shown on the submitted plans. The western boundary recession breach will be a maximum of 1.6 metres in height. The southern boundary recession plane breach will be a maximum of 0.272m in height. Discretion is restricted to the following matters:
    - sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants;
    - external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;
    - in Arrowtown, consistency with Arrowtown's existing character;
    - where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road, any adverse effects on that infrastructure.

- A **Restricted Discretionary** activity resource consent for exceeding the length of any building above ground floor shall not exceed 16m pursuant to **rule 7.5.10**. The dwelling will exceed the permitted 16m by 7.04 metres. The total length of the 2nd storey on the western façade of the building will be 23.05 metres. Discretion is restricted to the following matters:
    - external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;
    - in Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2016

Chapter 25 – Earthworks

- A **Restricted Discretionary** for not complying with standard 25.5.3 as works are greater than 300m^3 (105m^3 of fill and 397m^3 of cut, 502m^3 total), standard 25.5.15 as maximum depth cut of 3.7m required, and for standard 25.5.18 where the earthworks will be greater than 0.5m and supported by a retaining wall, the works must be setback a distance at least equal to the height of the retaining wall.

  Discretion is restricted to the following matters:
    - Soil erosion, generation and run-off of sediment.
    - Landscape and visual amenity values.
    - Effects on infrastructure, adjacent sites and public roads.

[1] A statement and summary of the relevant residential design guide 2021 has been provided in section 5.4 of this application to satisfy rule 7.5A.1.

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- Land stability.
- Effects on water bodies, ecosystem services and biodiversity.
- Cultural, heritage and archaeological sites.
- Nuisance effects.
- Natural Hazards.
- Functional aspects and positive effects.

Chapter 27 - Subdivision and Development

- A **Controlled Activity** resource consent is required under rule 27.5.3 for boundary adjustment subdivision activities on sites where there are two or more existing lots provided the following:
  - in the case of the Rural, Gibbston Character and Rural Lifestyle Zones the building platform is retained in its approved location;
  - no additional or relocated residential building platform is identified and approved as part of a boundary adjustment within Rural, Gibbston Character and Rural Lifestyle Zones;
  - no additional separately saleable lots are created;
  - the areas of the resultant lots either comply with the minimum lot size requirement for the zone (where applicable) or where any lot does not comply with an applicable minimum lot size requirement for the zone, the extent of such non-compliance is not increased; and
  - lots must be immediately adjoining each other.

The site is able to meet all provisions outlined above and is a controlled activity under 27.5.3.

Chapter 36 - Noise

- A **Discretionary** activity resource consent is required pursuant to rule 36.5.13, for noncompliance with the construction noise standards outlined in NZS6803; as outlined within Table 3.2 of **Appendix E**.

3.2 Activity Status Summary

The activity status of the land use consent is **Discretionary.**

The activity status of the boundary adjustment subdivision application is **a Controlled activity**.

4 ACTIVITY STATUS

Sections 104, 104A and 104C set out the relevant assessment matters for resource consent applications carrying the controlled and restricted discretionary activity status:

104 Consideration of applications

(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to–

(a) any actual or potential effects on the environment of allowing the activity; and

(b) any relevant provisions of—

(i) a national environmental standard:

(ii) other regulations:

(iii) a national policy statement:

(iv) a New Zealand coastal policy statement:
(v) a regional policy statement or proposed regional policy statement:
(vi) a plan or proposed plan; and

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

104A Determination of applications for controlled activities

After considering an application for a resource consent for a controlled activity, a consent authority, a consent authority -

(a) must grant the resource consent, unless it has insufficient information to determine whether or not the activity is a controlled activity and
(b) may impose conditions on the consent under section 108 only for those matters –
(i) over which control is reserved in national environmental standards or other regulations; or
(ii) *over which it has reserved its control in its plan or proposed plan.*

104C Determination of applications for restricted discretionary activities

(1) When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which –
(a) A discretion is restricted in national environmental standards or other regulations:
(b) It has restricted the exercise of its discretion in its plan or proposed plan.
(2) The consent authority may grant or refuse the application
(3) However, if grants the application, the consent authority may impose conditions under section 108 only for those matters over which –
(a) A discretion is restricted in national environmental standards or other regulations:
(b) It has restricted the exercise of its discretion in its plan or proposed plan.

5 ASSESSMENT OF EFFECTS

5.1 General

In respect of the 4th Schedule of the RMA, this assessment is framed around the basis that:

- The proposal will not adversely affect ecosystems.
- The proposal will not adversely affect the exercise of any protected customary right.
- The scale and significance of the activity's effects are mitigated through the use of design controls and landscaping to mitigate the effects of built form.
- The proposal does not include the use of hazardous installations. Accordingly, it will not increase any risk to the neighbourhood, the wider community, or the environment through hazardous installations.
- The proposal will not result in any significant adverse effect on the environment (so a description of any possible alternative locations or methods for undertaking the activity has not been provided).
- The physical effect on the locality, including any landscape and visual effects are mitigated through the utilisation of the existing site context and the proposed design. Accordingly, the activity will not result in any adverse effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations. It is therefore also considered the proposal will not have any adverse effect on people in the surrounding area.

5.2 Actual & Potential Effects

Taking into account effects that must or may be disregarded, the following assessment determines whether the proposed activity will have, or is likely to have, adverse effects on the environment that are more than minor.

The matters of discretion and control form the basis of which the proposal assessment is restricted to. The matters are addressed within the information and assessments provided below.

5.3 Residential Design Guide

The applicant has reviewed the residential design guidelines of the Lower Density Suburban Residential Zone. The following elements have been considered and adopted by the applicant:

- Views from principal living areas, both indoor and outdoor, can be possible of the open space providing natural surveillance. This has been provided over the reserve to the west of the site through decking and the lawn area on the lower areas of the site.

- Building height and roof form Simple, uncomplex roof forms are best such as gables, hip or a mono-pitch.

- Sunlight and recession planes Recession planes are required on boundaries of a flat site but are only applicable to accessory buildings on sloping sites.

- Materials and environmental sustainability Materials and systems should reflect the local character while not creating maintenance issues. Designs should encourage environmental sustainability including access to sunlight and north or west facing living areas.

- Creating private and safe places Ensuring windows, balconies and outdoor spaces are designed to provide privacy between dwellings while allowing views over public areas to encourage natural surveillance. 07 08 09

As such, the proposal is considered to have appropriately considered and implemented the practical elements of the Design Guide to the proposed design, in order to satisfy rule 7.5A.1 of the Plan.

5.4 Land Use Consent – Building Length

Discretion for building length is limited to

a. External appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;

The topography of the site forces the dwelling to be constructed in a way that presents the house as a two storey dwelling depending on where the facade is viewed from. Access to the is site from the shared accessway sloping down the south boundary of the site. Where the accessway ends, the building entrance is presented with the end of the driveway, garage and entranceways presenting the ground floor at this topographical location of the site.

The house has been developed to overhang this area of the sloped boundary for a length of 13.28m on the northern elevation and 6.3m on the southern elevation. It is therefore considered that the building length on this façade does not exceed the permitted length of 16m.

Northern boundary elevation

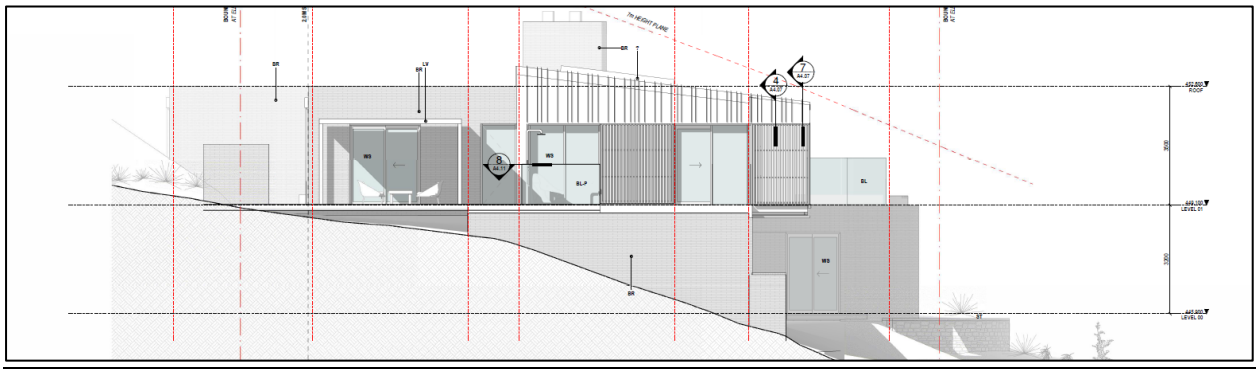


Figure 5: Northern Boundary building length elevation

The northern boundary elevation façade in its entirety shows that the building length is 21.15 meters.

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The breaks shown in the façade of the building provide relief in the overall dominance of the building. It allows the building to step into two sections lesser than 16m in total and articulation of materials provides a visual interest to the building rather than a single dominating façade. The stepping back of the façade of the northern area of the building, as ground level fades away from the main floor of the building (therefore increasing height), means that building recesses further into the site as height increases.

As such due to the broken up nature of the northern façade, stepped back design of the building as height increases and the articulation of materials providing visual interest, external appearance and visual dominance effects of the building are considered less than minor with no persons adversely affected.

Southern Boundary

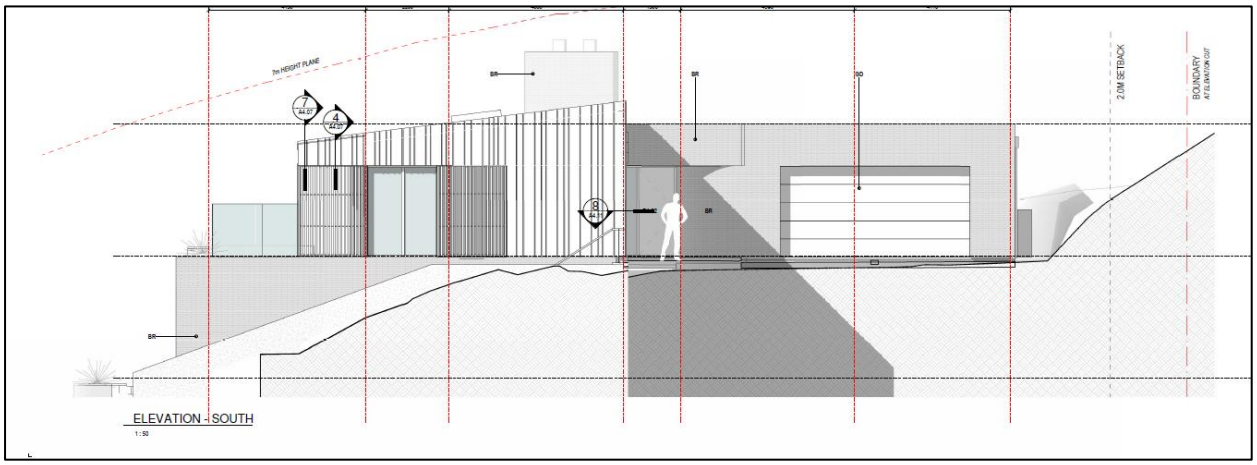


Figure 6: Southern Boundary Building Length Elevation

Similarly to the explained northern boundary above, the building length on the southern elevation is alternating from being at ground level to an overhanging second level due to the topography of the site.

The part of the house which forms an overhanging section of the first floor is 6.3m. This is permitted building length for a first floor.

Western Boundary

The length of the building formed on the western site boundary is 23.05m, this exceeds the permitted standard of 16m.

The site bounds a council reserve, Lake Hayes and an active travel path for pedestrians and cyclists. The public space that adjoins this elevation is stepped down a steep slope away from 1/25 Arrowtown Lake Hayes Road and measured 12m lower topographically. This slope is at such an angle above the reserve and pathways that any views of the house from this area will be minimal. Further to this, the house is setback from the western boundary further than the permitted 2m standard and the active travel path does not begin until 7m from the adjoining boundary and down the slope – creating further and adequate setbacks and separation that will diminish and soften any of the bulk and potential visual dominance of the building.

Those who will most likely be able to see the bulk of this house are those who are engaging in water sports on Lake Hayes or using the adjacent walking trial; although the steep nature of the site means views from the foot of the hill are limited on the trail.

Due to the natural topography of the area, the sufficient setbacks and the existing environment that the house is set within, it is considered that any effects from the external appearance and visual dominance is minimal and therefore considered to be less than minor.

5.5 Earthworks

For earthwork controlled and restricted discretionary activities discretion shall be restricted to the following matters:

a) Soil erosion, generation and run-off of sediment.

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Any potential soil erosion, generation or run-off of sediment will be managed through the associated Earthworks Management Plan.

b) Landscape and visual amenity values.

There will be no exposed cuts following completion of development as all earthworks will be covered from the proposed dwelling, walkways, driveway, battered retaining wall, swimming pool and other landscaping treatments.

c) Effects on infrastructure, adjacent sites and public roads; and
d) Land stability.

The proposed earthworks have been supported by a geotechnical report prepared by GeoSolve (**Appendix C**). This report has provided recommendations to ensure the earthworks and housing developed is constructed in such a way that there will be no impacts on infrastructure, adjacent sites or public roads and there is no impact to the land stability. The report provides design guidance, foundation and excavation requirements and recommends a geotechnical practitioner to inspect all excavations. The recommendations and founding's of the report have provided the geotechnical design of the development and will be followed and implemented for this development.

e) Effects on water bodies, ecosystem services and biodiversity.

Any potential effects on water bodies, ecosystem and biodiversity will be adequately managed through the Earthworks Management Plan.

f) Cultural, heritage and archaeological sites.

Not applicable to this site.

If any cultural, heritage or archaeological elements are discovered while construction is underway, the appropriate measures to address this will be outlined in the Earthworks Management Plan.

g) Nuisance effects.

The proposed earthworks will result in some noise when works are being undertaken. This will be limited in duration, as the total volume of earthworks is not significant and will occur within normal construction hours – further managed through an Earthworks Management Plan (EMP).

Earthworks for sites on the slopes of Lake Hayes is expected to allow for the development of dwellings. Given the earthworks are required for the formation of building platforms, any exposed earthworks will be limited in time and covered by the proposed dwelling once the earthworks have been through the cut and fill process.

h) Natural Hazards.

The impacts on natural hazards have been assessed in the Geotechnical Report provided by GeoSolve (Appendix C). The assessment results of the site stability do not meet the stability targets, and therefore require specific engineering design, assessment and review. This can and has been adequately managed trough specific engineering design and recommendations provided to ensure the performance of the building and site under seismic loading. These are the only matters that are considered relevant to the natural hazard matters, and will be managed by a suitably qualified person, being a charted professional engineer.

i) Functional aspects and positive effects.

The earthworks proposed are considered necessary to ensure that the site can be developed and provide space for functional use of the site including dwelling, outdoor living spaces and accessway. This creates positive effects to the area by providing an additional, architectural designed dwelling to the district.

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The proposed earthworks will form the development of a new dwelling on a vacant site that has recently undergone subdivision. The earthwork on this site allows for the development of the vacant site that was subdivided to allow for a dwelling on the lot.

For the reasons outlined above, it is considered that the proposed earthworks will have a less than minor effect on the environment. All matters will be managed through the geotechnical report and the proposed Earthworks Management Plan.

5.6 Acoustic Effects

As a consequence of the noise generating work outlined in **section 2** of this application, an acoustic assessment of the proposed work has been commissioned and attached as **Appendix E**. There is a proposed noncompliance of potential 6 – 14 dB LAeq (per table 3.2 of **Appendix E**) on the neighbours to the south of the site at 29 Arrowtown Lake Hayes Road.

It is noted that the key noise generating activities of rock breaking and rotary piling is restricted to a 3 day and 14 maximum timeframe. As discussed within **Appendix E**, it is acknowledged that shorter duration activities under the NZS noise standard have a small amount of tolerance provided for louder activities:

> *"Limiting the duration of exposure to noise at levels which exceed the NZS 6803 limits is important, along with consultation with the receiver and active and open communication as the higher noise work gets underway to mitigate adverse effects as far as practicable. We note that 80 dB LAeq is the "short term" duration limit, for construction works up to 14 days. While this limit doesn't apply in this case as the overall duration of the works is much longer, it does indicate that higher noise levels or this order are typically tolerable for shorter periods. In isolation, the works in table 3.2 are generally below 80 dB LAeq with appropriate mitigation measures applied."*

Additionally, the areas of noise noncompliance are restricted to the master bedroom of the neighbouring property only. The location of this area of the neighbouring building experiencing the non-compliances in accordance with Table 3.2 of **Appendix E**, is shown in **Figure 7** below.

All other noise generating work across the site is anticipated to comply with the relevant noise standards.



Figure 7: Master bedroom location at northern neighbours, area experiencing noncompliance of noise limit

Appendix E also details the following mitigating factors assisting in the reduction of noise effects on the neighbouring master bedroom:

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- Elevated noise levels received at adjacent dwellings are only expected when equipment operates at either the northern or southern extremity of the site, and as above, exceedance with the 70 dB LAeq limit occurs only at the first-floor level of 29 Arrowtown-Lake Hayes Road. For excavation, this may only occur in either extremity for a short period of time and noise levels will be lower for most of the work duration.

- We understand that the first-floor space of 29 Arrowtown-Lake Hayes is a bedroom / ensuite space. If this space is used primarily at night (for sleeping) and not much during daytime construction hours, noise effects will be reduced.

- Rock breaking is anticipated to take 1 – 2 days with earthworks and piling taking up to 2 weeks in total (max). Noting that for each pile to be installed, a short respite in noise being produced will occur during the construction period.

- All activity on the subject site will be subject to the requirements of a CNVMP, as detailed in Appendix E.

- As outlined within table 3.3 of Appendix E, noise experience by neighbouring indoors with closed windows and doors is reduced by up to 25 dB LAeq.

As a result of the noise assessment undertaken by AES, a Construction Noise and Vibration Management Plan is recommended for the construction. Requirements for the CNVMP are outlined on page 9 of the submitted report.

Overall, considering the following mitigating factors and compliance with recommendations of the Acoustic Report in **Appendix E**:

- Short duration of noise generating activity
- Acceptance for shorter duration activities to generate higher noise
- Somewhat inevitable development of vacant residentially zoned land
- Close proximity hoardings
- Natural insulation of noise provided by cut heights
- Implantation of the CNVMP
- Isolated area of the neighbours property experiencing the noise breach
- The frequency of use of the master bedroom experiencing the noise non compliance
- The restriction of working hours recommended by Appendxi E (8am -4pm)

Noise effects of the proposed activity are considered less than minor with no persons adversely affected.

5.7 Subdivision Boundary Adjustments

Subdivision boundary adjustments are controlled activities under the district plan. The listed matters of control are listed below and assessed;

a) the location of the proposed boundaries;

The location of the proposed boundary along the existing eastern common boundary line. The small adjustment of the boundary follows the natural features of the site being a schist outcrop separating the two sites. The location of the proposed boundary will result in the land area being utilised by unit 1/25, this is an appropriate change as there is no ease of access to this area from 2/25. The boundary adjustment presents a minimal change and will ensure that services can fit onto 1/25 without any new easements being created.

b) boundary treatment;

Due to the existing sloped schist outcrop wall presenting a natural boundary, no additional treatment is considered necessary for the adjustment. If desired, the applicants are permitted to landscaping treatments including fences and planting along this area.

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c) easements for existing and proposed access and services.

No additional easements, above the existing easements will be required or altered for the boundary adjustment.

On the basis of the above assessment, it is considered that the proposed activity will not have adverse effects on the environment that are more than minor and no persons have been identified as adversely affected.

6 OBJECTIVES AND POLICIES ASSESSMENT

The site has been zoned Lower Density Suburban Residential under the Proposed District Plan (PDP). All appeals on the relevant objectives and policies of the Proposed District Plan have been resolved and are beyond contention. The relevant objectives and policies are considered below.

6.1 Proposed District Plan

The relevant provisions are contained within chapter 7, chapter 25 and chapter 27.

Chapter 7 – Lower Density Suburban Residential		
Reference	*Objectives and Policies*	*Assessment*
7.2.1	Objective - Development within the zone provides for a mix of compatible suburban densities and a high amenity low density residential living environment for residents as well as users of public spaces within the zone.	The proposed development provides a new residential dwelling on a recently subdivided section. The dwelling provides adequate outdoor living space to ensure it meets the anticipated high amenity of this zone.
7.2.1.1	Policy - Ensure the zone and any development within it is located in areas that are well serviced by public infrastructure and is designed in a manner consistent with the capacity of infrastructure networks.	The dwelling is located in a site that adjoins public walking and cycling trails. There is a bus stop nearby and has direct access to key road networks providing access to nearby Arrowtown, Frankton and Queenstown.
7.2.1.2	Policy - Encourage an intensity of development that maximises the efficient use of the land in a way that is compatible with the scale and character of existing suburban residential development, and maintains suburban residential amenity values including predominantly detached building forms, and predominantly one to two storey building heights.	The site is a steep sloping site with areas of exposed schist and areas that provide a natural level site appropriate to accommodate a dwelling. The house has been built to maximise the available level land and uses design controls to maximise the outdoor living spaces. The design of the dwelling is as expected for the suburban character, keeping to two storeys and the main living spaces directed towards Lake Hayes
7.2.1.3	Policy - Ensure that the height, bulk and location of development maintain the suburban-intensity character of the zone, and maintains the amenity values enjoyed by users of neighbouring properties, in particular, privacy and access to sunlight.	Houses in the surrounding environment are constructed over 1 – 2 levels to maximise the sloping banks towards Lake Hayes. Due to the topography of the land, maintaining privacy and access to sunlight, can be designed in away that this is adequately managed.

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		The height, bulk and location of this dwelling is anticipated on a site within this area.
7.2.6	Objective – Development efficiently utilises existing infrastructure and minimises impacts on in infrastructure networks.	The site infrastructure has been established through the 3 lot subdivision and will be used for this dwelling.
7.2.6.1	Ensure access and vehicle parking is located and designed to optimise safety and efficiency of the road network and minimises impacts on on-street vehicle parking.	Access and vehicle parking has been established through the 3 lot subdivision. The site will have a 2-bay car garage, with additional space for visitors' cars and manoeuvring. Vehicles will have space to ensure access and egress from site will be undertaken in a forward motion.
7.2.6.2	Ensure development is designed consistent with the capacity of existing infrastructure networks and, where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water.	The proposal is for a single dwelling and considered to be compatible with existing infrastructure networks.
7.2.6.3	Integrate development with all transport networks and in particular, and where practicable, improve connections to public transport services and active transport networks (tracks, trails, walkways and cycleways).	The site is within walking distance to public bus stops, and main active transport networks are located along the sites western boundary.
Chapter 25 – Earthworks		
25.2.1	Objective – Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities.	An EMP and SQEP will control all earthworks on the site to manage and minimise all adverse effects.
25.2.1.1	Ensure earthworks minimise erosion, land instability, and sediment generation and off-site discharge during construction activities associated with subdivision and development.	All earthworks has been designed and will be managed to ensure there is no impacts to erosions, land instability, sediment generation or discharge.
25.2.1.5	Design earthworks to recognise the constraints and opportunities of the site and environment.	The required earthworks are to provide for the development of a new dwelling and garage on a sloping site with exposed schist walls.
25.2.1.6	Ensure that earthworks are designed and undertaken in a manner that does not	A Geotech consultant has provided a report and assessment to ensure the

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	adversely affect infrastructure, buildings and the stability of adjoining sites.	earthworks are designed and managed in a suitable way.
Chapter 27 – Subdivision and Development		
27.2.7	**Objective - Boundary adjustments, cross-lease and unit title subdivision are provided for.**	This proposal is for a boundary adjustment to a newly established subdivision,
27.2.7.2	Ensure boundary adjustment, cross-lease and unit title subdivisions are appropriate with regard to: a) the location of the proposed boundaries; b) boundary treatment; **c)** the location and terms of existing or proposed easements or other arrangements for access and services.	The boundary adjustment is to create adequate space for the services and easements to be located on the site.

In summary, the proposal is consistent with the objectives and policies outlined in the Proposed District Plan.

7 NOTIFICATION SUMMARY

7.1 Public notification

Having undertaken the s95A public notification tests, the following conclusions are reached:

Under step 1, public notification is not mandatory.

Under step 2, there is no rule or NES that specifically precludes public notification of the activities, and the application is for activities other than those specified in s95A(5)(b)

Under step 3, public notification is not required as the application is for activities that is are not subject to a rule that specifically requires it, and it is considered that the activities will not have adverse effects on the environment that are more than minor.

Under step 4, there are no special circumstances that warrant the application being publicly notified.

It is therefore recommended that this application be processed without public notification.

7.2 Limited notification

Having undertaken the s95B limited notification tests, the following conclusions are reached:

Under step 1, limited notification is not mandatory.

Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for activities other than that specified in s95B(6)(b).

Under step 3, limited notification is not required as it is considered that the activities will not result in any adversely affected persons.

Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

It is therefore recommended that this application be processed without limited notification.

8 REGULATIONS

9.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (the NES) apply to activities if the land is covered by the NES, i.e. if any activity or industry on the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken, or is more likely than not to have been undertaken on the piece of land.

The method outlined in Section 6(2) of the regulations has been used to determine whether or not the piece of land is covered by the NES. This involves a review of the information held about the site by the Queenstown Lake District Council (QLDC) and Otago Regional Council, and therefore the NES does not apply to this application.

9 PART 2 OF THE RESOURCE MANAGEMENT ACT (1991)

In accordance with Clause 2(1)(f) of Schedule 4, an assessment of the activity against the matters set out in Part 2 is required for all resource consent applications. The relevant matters of Part 2 have been reproduced and assessed below;

5. Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –

a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The proposal will provide a new, suitably designed, single dwelling that considers the social and economic well-being of the applicant and future owners.

6. Matters of National Importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

(a) The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

(b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

(c) The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

(d) The maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

(e) The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

(g) the protection of protected customary rights:

(h) the management of significant risk from natural hazards.

The development of the site will be constructed and managed in a way that the development will not effect any matters of national importance.

7. Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to –

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(a) Kaitiakitanga:
(aa) The ethic of stewardship:
(b) The efficient use and development of natural and physical resources:
(ba) The efficiency of the end use of energy:
(c) the maintenance and enhancement of amenity values:
(d) Intrinsic values of ecosystems
(e) [repealed]
(f) Maintenance and enhancement of the quality of the environment:
(g) Any finite characteristics of natural and physical resources:
(h) The protection of the habitat of trout and salmon:
(i) The effects of climate change:
(j) The benefits to be derived form the use and development of renewable energy.

The proposal has been designed in accordance with the requirements of the approved subdivision consent, and will now follow the design standards for the Lower Density Suburban Residential. This ensures that the proposal will maintain and not detract from the amenity values of the area.

10 CONCLUSION

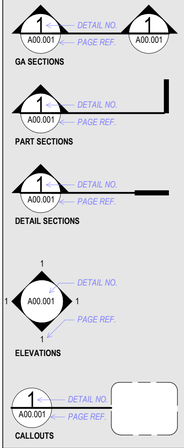
Resource consent is sought to construct a 2-storey dwelling that exceeds building length, earthworks standards, noise limits and have a pergola within minimum setback requirements; with an associated boundary adjustment at 1/25 Arrowtown Lake Hayes Road.

The applicant has utilised a number of design controls, an emp and will submit a CNVMP prior to commencement of works in order to mitigate potential effects on surrounding land and neighbours.

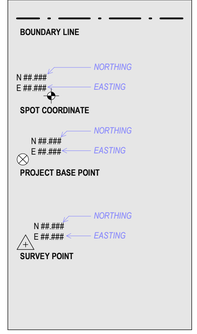
Overall, it is considered that the proposal will have a less than minor effect on both the environment and people and is in line with the overall policy direction prescribed within the Proposed District Plan. As such, it is considered appropriate to process this application on a non-notified basis.

Document Set ID: 9471341
Version: 1, Version Date: 20/03/2026

VIEW CALLOUTS



SITE ANNOTATION



ELEMENT TAGS

EQUIPMENT CODES

LM-001
CASEWORK FINISH CODES

LF-001
FURNITURE CODES

JO-001
JOINERY CODES

WT-001
WALL CODES

DR-001
DOOR CODES

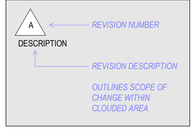
CEILING CODES

Symbol	Description
CE-### ####	Ceiling Alpha Code; Height Above Floor Level in millimetres

FLOOR CODES

Symbol	Description
##-###	Floor Finish Alpha Code

REVISION CLOUD TAGS



FINISHES CODES

Symbol	Description
PT-001	Finishes Code

Finishes in Elevation

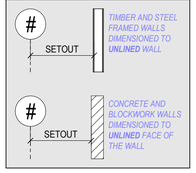
PT-001 — Finishes Code

Finishes in Plan

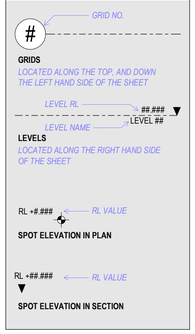
SYMBOLS LEGEND

Symbol	Description
℄	CENTRELINE

WALL SETOUT



GRIDS & LEVELS LEGEND



LOT 1, LAKE HAYES DRAWING LIST

SHEET #	SHEET NAME	REV.	REV. DESCRIPTION
A0.01	COVER SHEET	1	TENDER ISSUE
A0.02	DRAWING LIST & LEGENDS	7	RC Rev 1
A0.10	SITE PLAN	4	BC RFI #3 - Round 3
A0.20	PLANNING COMPLIANCE / SITE ESTABLISHMENT	5	RC Rev 1
A1.01	FLOORPLAN - L00	2	BC RFI #3
A1.02	FLOORPLAN - L01	3	NTT0005
A1.03	ROOF PLAN	3	BC RFI #3
A1.10	SLAB PLAN - L00	1	TENDER ISSUE
A1.11	SLAB PLAN - L01	2	LIGHTING ADDED / TENDER REV.
A1.20	PLUMBING & DRAINAGE PLAN - L00	1	TENDER ISSUE
A1.21	PLUMBING & DRAINAGE PLAN - L01	1	TENDER ISSUE
A1.30	ELECTRICAL PLAN - L00	1	TENDER ISSUE
A1.31	ELECTRICAL PLAN - L01	1	TENDER ISSUE
A1.40	REFLECTED CEILING PLAN - L00	2	LIGHTING ADDED / TENDER REV.
A1.41	REFLECTED CEILING PLAN - L01	2	LIGHTING ADDED / TENDER REV.
A2.01	ELEVATIONS - EAST & WEST	4	BC RFI #3 - Round 3
A2.02	ELEVATIONS - NORTH & SOUTH	3	BC RFI #3 - Round 3
A2.03	PARTIAL ELEVATION - TRUE ELEVATIONS	1	TENDER ISSUE
A2.10	AXONOMETRIC 3D VIEWS	1	TENDER ISSUE
A3.01	SECTION A	3	RC Rev 1
A3.02	SECTION B	3	RC Rev 1
A3.03	SECTION C	3	RC Rev 1
A3.04	SECTION D	3	RC Rev 1
A3.05	SECTION E	2	RC Rev 1
A3.06	SECTION F	3	RC Rev 1
A3.07	SECTION G	3	RC Rev 1
A3.08	SECTION H	3	RC Rev 1
A3.09	SECTION J	2	RC Rev 1
A4.01	CONSTRUCTION DETAILS - L00 PLAN	1	TENDER ISSUE
A4.02	CONSTRUCTION DETAILS - L01 PLAN	3	BC RFI #3 - Round 3
A4.03	CONSTRUCTION DETAILS - L01 PLAN	2	BC RFI #3 - Round 3
A4.05	CONSTRUCTION DETAILS - SECTION	3	BC RFI #3 - Round 3
A4.06	CONSTRUCTION DETAILS - SECTION	2	BC RFI #3 - Round 3
A4.07	CONSTRUCTION DETAILS - SECTION	2	BC RFI #3 - Round 3
A4.08	CONSTRUCTION DETAILS - SECTION	2	NTT0005
A4.09	CONSTRUCTION DETAILS - SECTION	2	BC RFI #3 - Round 2
A4.10	CONSTRUCTION DETAILS - SECTION	1	TENDER ISSUE
A4.11	CONSTRUCTION DETAILS - SECTION	2	BC RFI #3 - Round 3
A4.12	CONSTRUCTION DETAILS - SECTION	1	TENDER ISSUE
A4.13	CONSTRUCTION DETAILS - SECTION	2	BC RFI #3 - Round 2
A4.14	CONSTRUCTION DETAILS - 3D	1	TENDER ISSUE
A5.01	INTERNAL STAIR DETAILS	2	LIGHTING ADDED / TENDER REV.
A5.02	INTERNAL STAIR DETAILS	1	TENDER ISSUE
A6.02	INTERIOR DETAILS - L01 - KITCHEN - 1 OF 2	0	TENDER ISSUE
A6.03	INTERIOR DETAILS - L01 - KITCHEN - 2 OF 2	0	TENDER ISSUE
A6.04	INTERIOR DETAILS - L01 - MAIN BEDROOM	0	TENDER ISSUE
A6.05	INTERIOR DETAILS - L01 - MAIN ENSUITE	1	LIGHTING ADDED / TENDER REV.
A6.06	INTERIOR DETAILS - L01 - MEDIA ROOM	0	TENDER ISSUE
A6.07	INTERIOR DETAILS - L01 LAUNDRY & L00 LAUNDRETTE	0	TENDER ISSUE
A6.08	INTERIOR DETAILS - L01 - POWDER ROOM & COAT CUPBOARD	0	TENDER ISSUE
A6.09	INTERIOR DETAILS - L01 - LIVING ROOM	0	TENDER ISSUE
A6.10	INTERIOR DETAILS - L00 LIVING & KITCHEN	0	TENDER ISSUE
A6.11	INTERIOR DETAILS - FIREPLACE	1	NTT0005
A6.12	INTERIOR DETAILS - L00 BEDROOMS	0	TENDER ISSUE
A6.13	INTERIOR DETAILS - L00 BATHROOM & ENSUITE	0	TENDER ISSUE
A6.20	GENERAL INTERIOR DETAILS	1	BC RFI #3
A7.01	WINDOW & GLAZING SCHEDULE	1	TENDER ISSUE
A7.02	DOOR SCHEDULE	2	LIGHTING ADDED / TENDER REV.
A7.03	SCREEN SCHEDULE	2	BC RFI #3 - Round 2
A8.01	POOL DETAILS - SHEET 1 OF 2	3	BC RFI #3 - Round 3
A8.02	POOL DETAILS - SHEET 2 OF 2	1	TENDER ISSUE
A8.03	EXTERNAL STAIRS DETAILS	4	BC RFI #3 - Round 2
A8.04	COURTYARD DETAILS	2	LIGHTING ADDED / TENDER REV.
A8.05	DRIVEWAY DETAILS	2	LIGHTING ADDED / TENDER REV.
A8.06	HARD LANDSCAPING WALLS / DECK DETAILS	4	BC RFI #3 - Round 3
A8.07	TERRACE & PLANTERS DETAILS	1	TENDER ISSUE

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Revisions

0	19.12.25	BUILDING CONSENT
1	12.01.26	BC Planning Check RFI
2	14.01.26	BC Planning Check RFI 2
3	27.01.26	TENDER ISSUE
4	03.02.26	BC RFI #3
5	04.02.26	BC RFI #3 - Round 2
6	09.02.26	LIGHTING ADDED / TENDER REV.
7	18.03.26	RC Rev 1

Notes

Consultants

Lewis Bradford Consulting Engineers
Structural Engineer

Client

Kenneth John Cummings as Trustee of the Andrewville Trust

Warren and Mahoney Living New Zealand Ltd

Level 1, 1-7 Earl Street
PO Box 1102
Queenstown 9348
New Zealand
Phone + 64 3 450 2290

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Project Title

LOT 1 LAKE HAYES

1/25 ARROWTOWN-LAKE HAYES RD
QUEENSTOWN 9371

Drawing Title

DRAWING LIST & LEGENDS

Drawing Status

RC ISSUE

Drawing Details

Scale	1 : 50@ A1
Date	18.03.26
Job No	10510
Drawn	WAM
Checked	WAM

Drawing No A0.02 **Revision** 7

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Document Set ID: 9471341
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ZONE
Lower Density Suburb Residential

HEIGHT
Building Height 7.0m max

COVERAGE
Site Area 1,224m²
Site area greater than 6m wide 1045.8m²
Max. Site Coverage allowed 40% of 1045.8 = 418.32m²
Min. Permeable allowed 30% of 1224 = 367.2m²

COVERAGE COMPLIANCE
Proposed Building Coverage 439m² / 42%
Proposed Land. Permeable Surf. Coverage 569.5m² / 46.5%



STREET VIEW: Lot 3 & Access way to Lots 1 & 2

5
Site area / permeable surface revisions

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Revisions

0	12.01.26	BC Planning Check RFI
1	14.01.26	BC Planning Check RFI 2
2	27.01.26	TENDER ISSUE
3	03.02.26	BC RFI #3
4	09.03.26	BC RFI #3 - Round 3
5	18.03.26	RC Rev 1

Notes

1m SETBACK INTRUSION
- Pergola with permeable roof over 2.5m above existing ground level 1m into setback
- Less than 6m² / less than 7.5m in length
- Refer Resource Consent application to be lodged

SETBACK INTRUSIONS ON EAST BOUNDARY
- Refer Resource Consent application to be lodged

8545
Area of Deck / Pool more than 1m above ground

20.04 m
96° 53' 19"

2000 setback

1000

3470

Area of Deck / Pool more than 1m above ground

LOT 1
DP 505274

EARTHWORKS
Rule 25.5.18.2
- Max. height of retaining wall from boundary
- Refer to A2.01 & A8.06

950

33.69 m
24° 59' 13"

Building Length Rule 7.5.10 / Resource Consent Application

26450

Max. 0.95m stacked rock retaining wall

2000 setback

BUILDING COVERAGE
(shown in orange)
439m²

12.95 m
186° 56' 52"

19.57 m
157° 36' 28"

2000 setback

46.73 m
96° 53' 23"

2.07 m
24° 58' 15"

44.89 m
276° 52' 11"

2000 setback

EARTHWORKS / SETBACKS
- External Stair retaining to boundary
- External stair balustrade within Setback
- Refer Resource Consent application to be lodged

NOT INCLUDED IN BUILDING CONSENT
- Stacked rock retaining walls less than 1m high shown for pricing purposes only and not included in Building Consent Application
- Walls to be constructed under Schedule 1 of the Building Act 2004

6.67 m
96° 55' 02"

46.73 m
96° 53' 23"

2.01 m
186° 46' 35"

7.00 m
96° 53' 23"

9.49 m
276° 53' 47"

1.95 m
186° 50' 18"

6856

8111

Line of site area greater than 6m wide

SITE greater than 6m wide
993.3m²

5
Site area revision

SITE greater than 6m wide
52.5m²

LOT 2
DP 505274

Plastered blockwork landscape wall between Lots 2 & 3

LOT 2 driveway is **not** available to Contractor

Existing gravel driveway included in Site area & Permeable area calculation where greater than 6m wide

All of existing gravel driveway included in Permeable Surface area calculation

LANDSCAPED PERMEABLE SURFACE COVERAGE
(shown in green) **569.5m²**

5
Site area / permeable surface revisions

Existing tree

Existing hedging at boundary

LOT 3
DP 505274
AREA = 663m²

Existing hedging at boundary

Existing tree

approximate edge of lawn

gravel between lawn & road edge

approximate edge road

Approximate location of existing power pole

Low level concrete block plastered landscape wall between Lots 3 & driveway

Potential steps and gate for contractor entry / exit to Lot 3 to fetch tools etc.
- Contractor to propose access arrangement for Client/ Architect approval at site establishment phase.
- Replace any hedging removed for access with same size planting at end of contract

LOT 3 AVAILABILITY FOR CONSTRUCTION PERIOD
- Lot 3 is available to contractor for duration of build for setdown, site buildings, parking, deliveries and other construction requirements.
- Recommend contractor to have a photograph record of Lot 3 and any other fences & landscaping features on shared boundaries prior to any site establishment.
- Contractor to retain and protect existing trees and hedging to Lot 3.
- Contractor to gravel Lot 3 as required.
- Contractor to adequately secure site - refer Specification Section 1240
- Contractor to ensure access to Lot 2 is maintained at all times and advise residents in advance if there is any large vehicle movement that may impact access to Lot 2.
- At completion of build contractor to replace & make good lawn and any other damaged landscaping at completion of build.

N
TRUE NORTH

Consultants

Lewis Bradford Consulting Engineers
Structural Engineer

Client

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Project Title

LOT 1 LAKE HAYES

1/25 ARROWTOWN-LAKE HAYES RD
QUEENSTOWN 9371

Drawing Title

PLANNING COMPLIANCE / SITE ESTABLISHMENT

Drawing Status

RC ISSUE

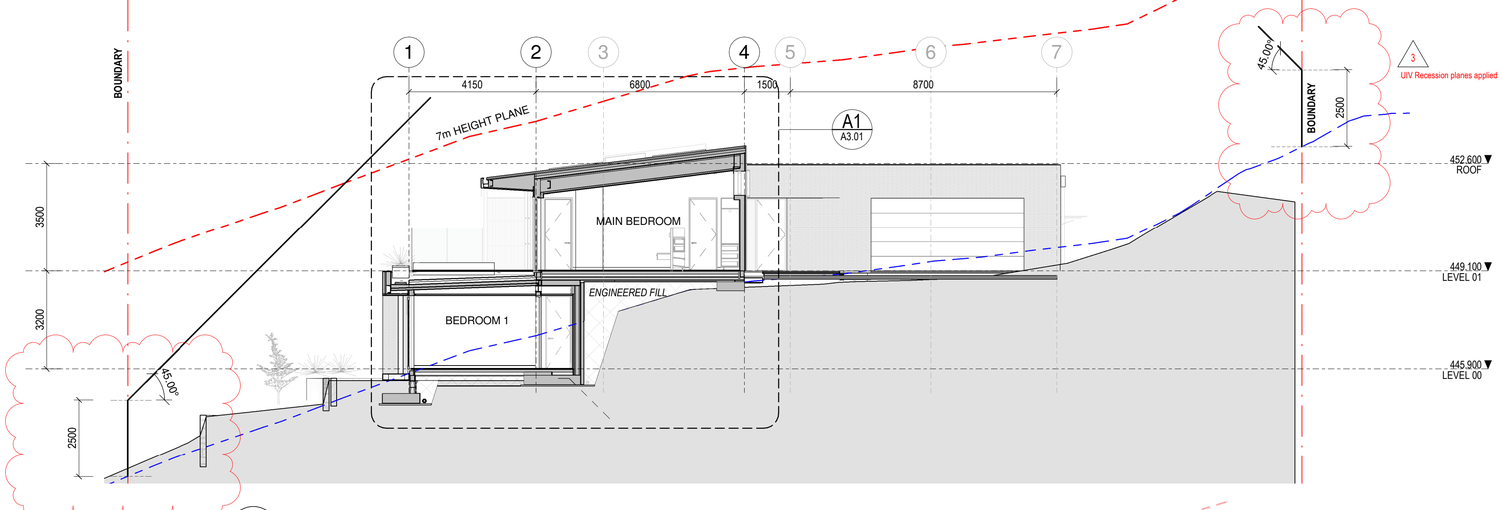
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Date	18.03.26
Job No	10510
Drawn	Author
Checked	Checker

Drawing No A0.20 **Revision** 5

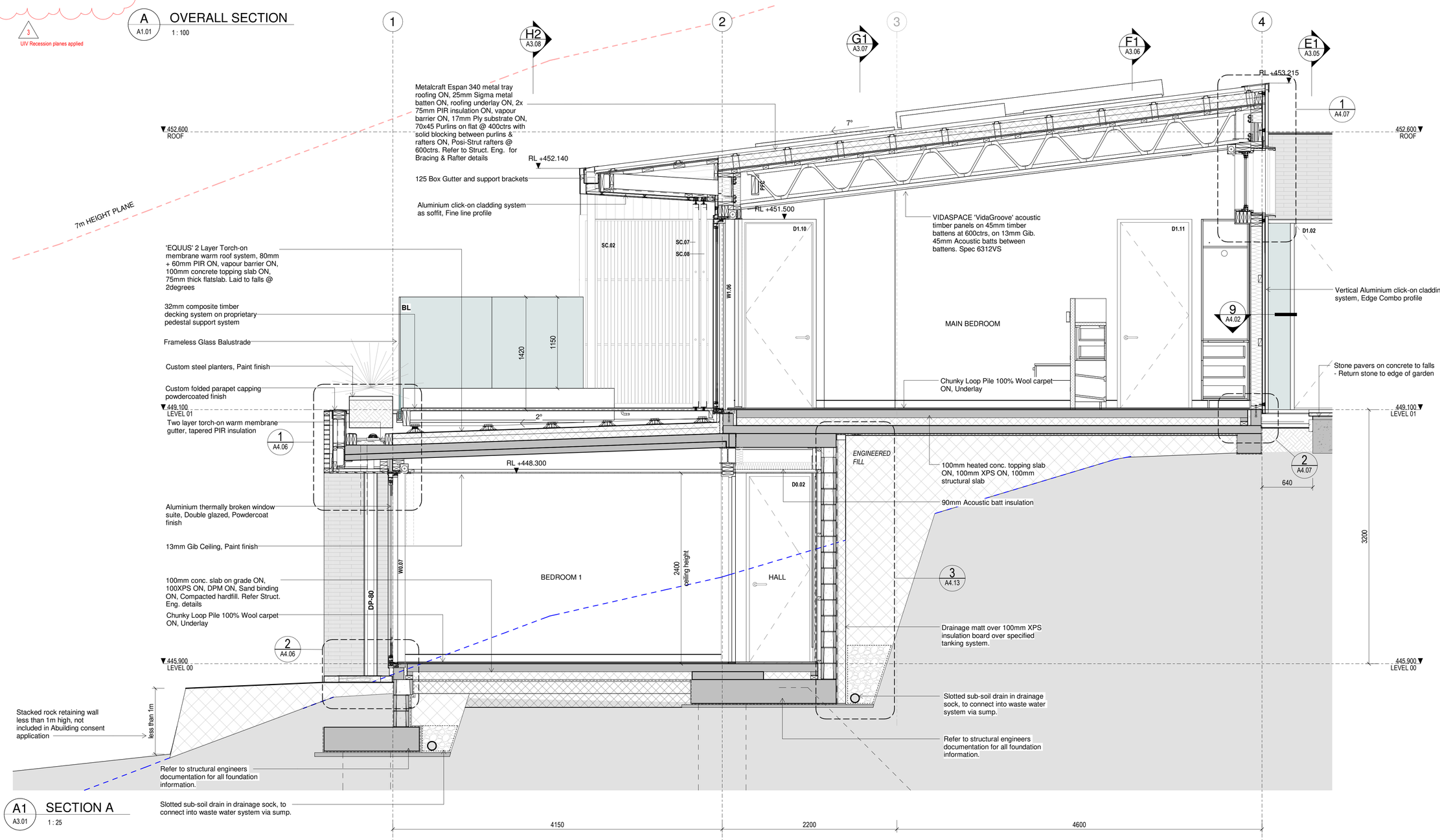
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Document Set ID: 9471341
Version: 1, Version Date: 20/03/2026



A A1.01 OVERALL SECTION 1 : 100

3 UIV Recession planes applied



A1 A3.01 SECTION A 1 : 25

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Revisions

A	19.12.24	PRELIMINARY DESIGN
B	12.05.25	DEVELOPED DESIGN
0	19.12.25	BUILDING CONSENT
1	27.01.26	TENDER ISSUE
2	09.03.26	BC RFI #3 - Round 3
3	18.03.26	RC Rev 1

Notes

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Structural Engineer

Client

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Queenstown 9348
New Zealand
Phone + 64 3 450 2290

Registered Architects and Designers
www.warrenandmahoney.com

Project Title

LOT 1 LAKE HAYES

1/25 ARROWTOWN-LAKE HAYES RD
QUEENSTOWN 9371

Drawing Title

SECTION A

Drawing Status

RC ISSUE

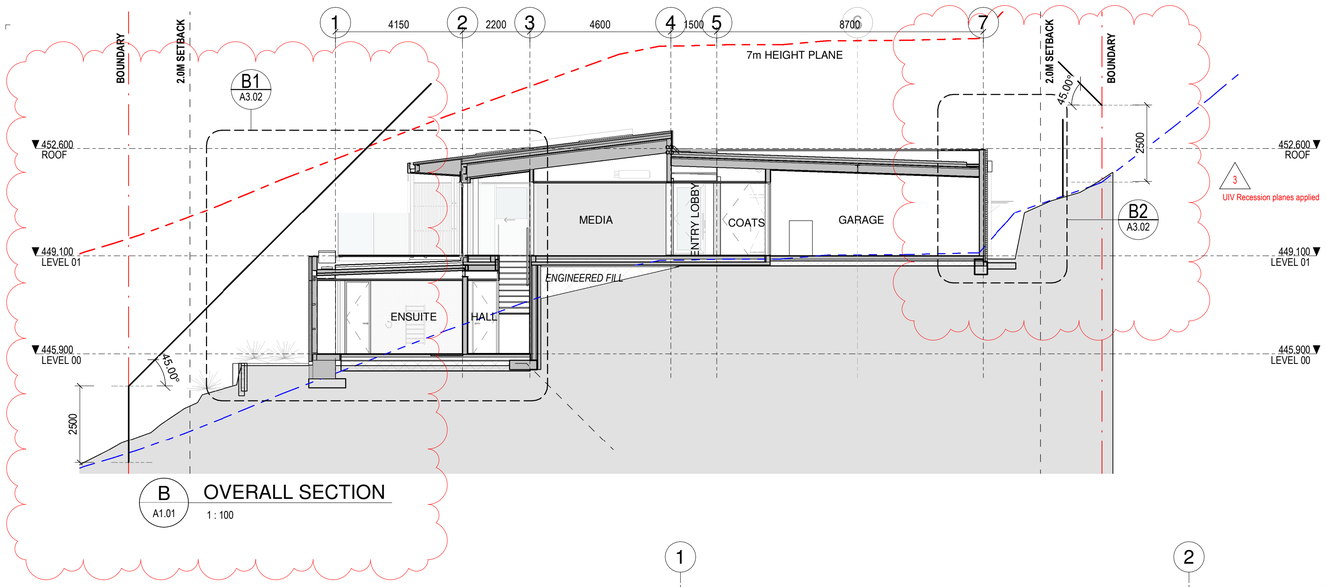
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Date	18.03.26
Job No	10510
Drawn	WM
Checked	WM

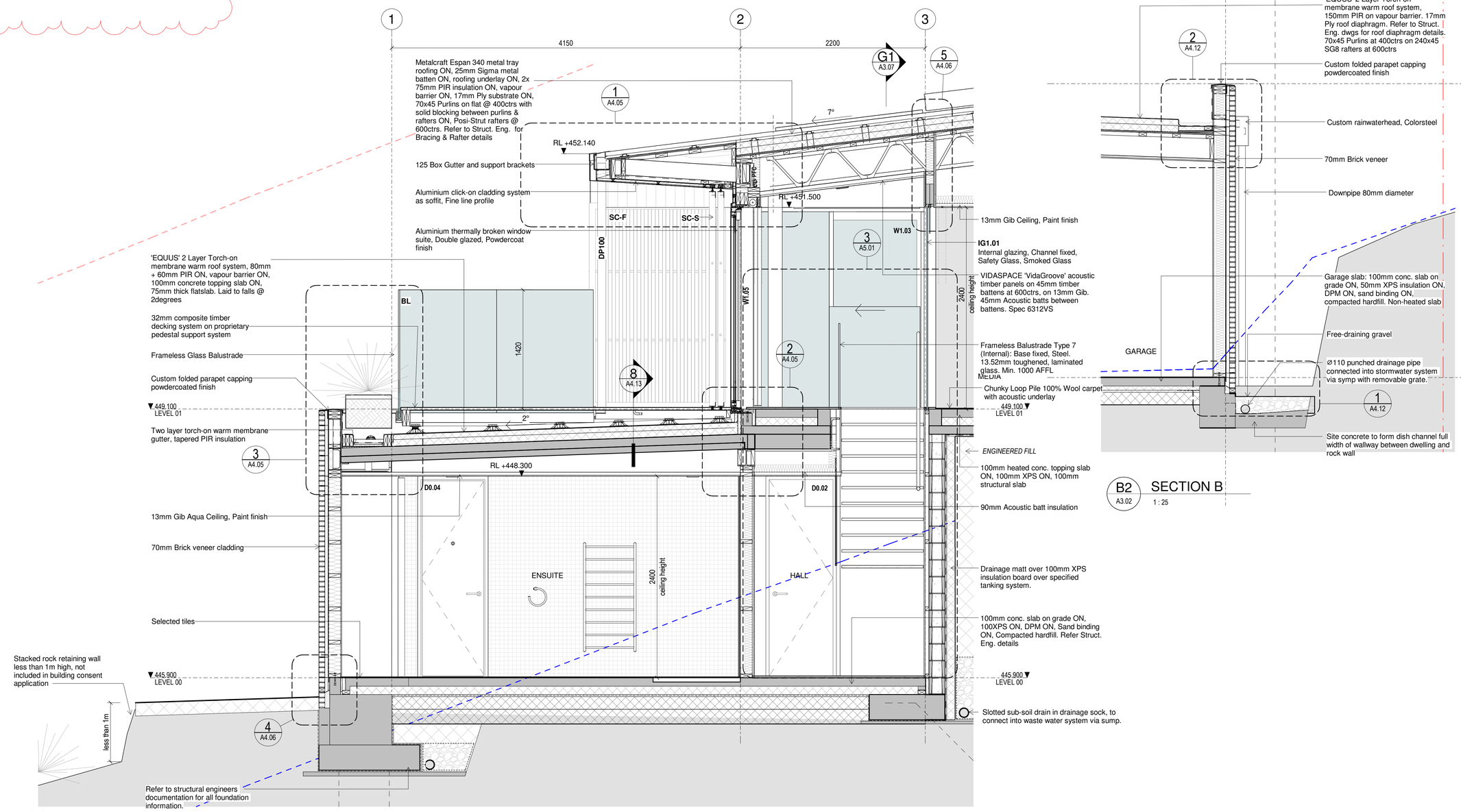
Drawing No A3.01 **Revision** 3

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Document Set ID: 9471341
Version: 1, Version Date: 20/03/2026



B A1.01 **OVERALL SECTION** 1 : 100



B1 A3.02 **SECTION B** 1 : 25

B2 A3.02 **SECTION B** 1 : 25

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Revisions

A	12.05.25	DEVELOPED DESIGN
0	19.12.25	BUILDING CONSENT
1	27.01.26	TENDER ISSUE
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Project Title

LOT 1 LAKE HAYES

1/25 ARROWTOWN-LAKE HAYES RD
QUEENSTOWN 9371

Drawing Title

SECTION B

Drawing Status

RC ISSUE

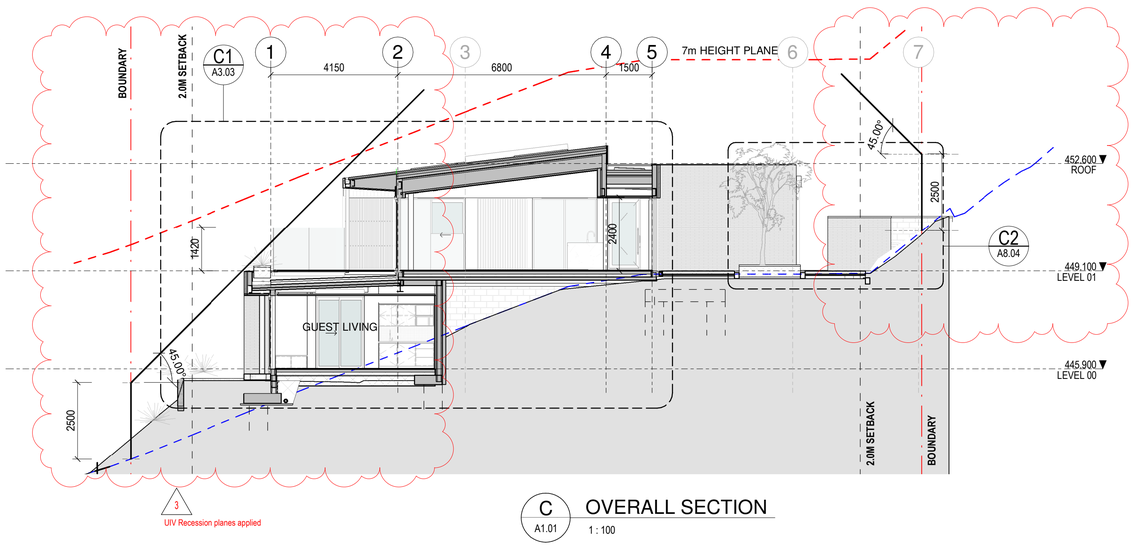
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Date	18.03.26
Job No	10510
Drawn	Author
Checked	Checker

Drawing No A3.02 **Revision** 3

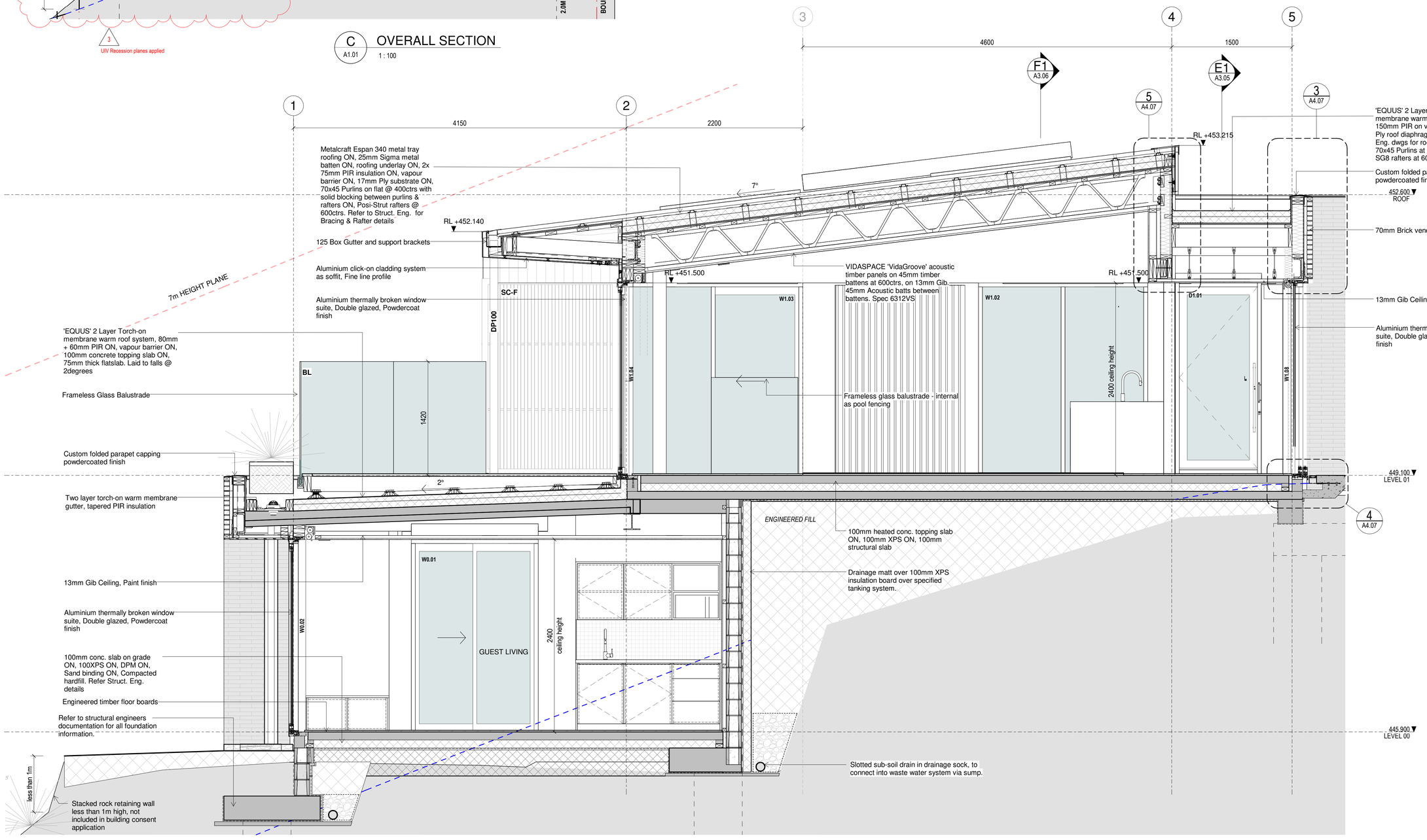
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Version: 1, Version Date: 20/03/2026



C A1.01 OVERALL SECTION

1 : 100



C1 A3.03 SECTION C

1 : 25

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Version: 1, Version Date: 20/03/2026

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Revisions

A	12.05.25	DEVELOPED DESIGN
0	19.12.25	BUILDING CONSENT
1	27.01.26	TENDER ISSUE
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3	18.03.26	RC Rev 1

Notes

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Level 1, 1-7 Earl Street
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Queenstown 9348
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Project Title

LOT 1 LAKE HAYES

1/25 ARROWTOWN-LAKE HAYES RD
QUEENSTOWN 9371

Drawing Title

SECTION C

Drawing Status

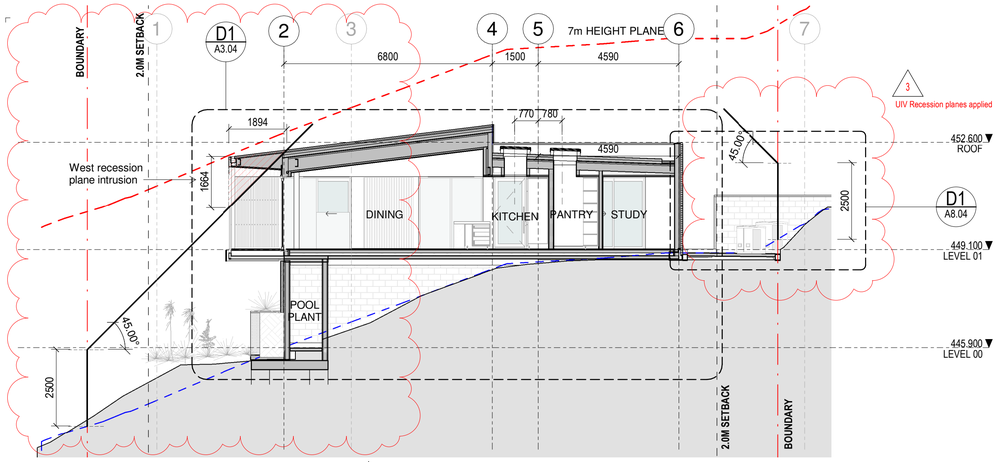
RC ISSUE

Drawing Details

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Date	18.03.26
Job No	10510
Drawn	WM
Checked	WM

Drawing No A3.03 **Revision** 3

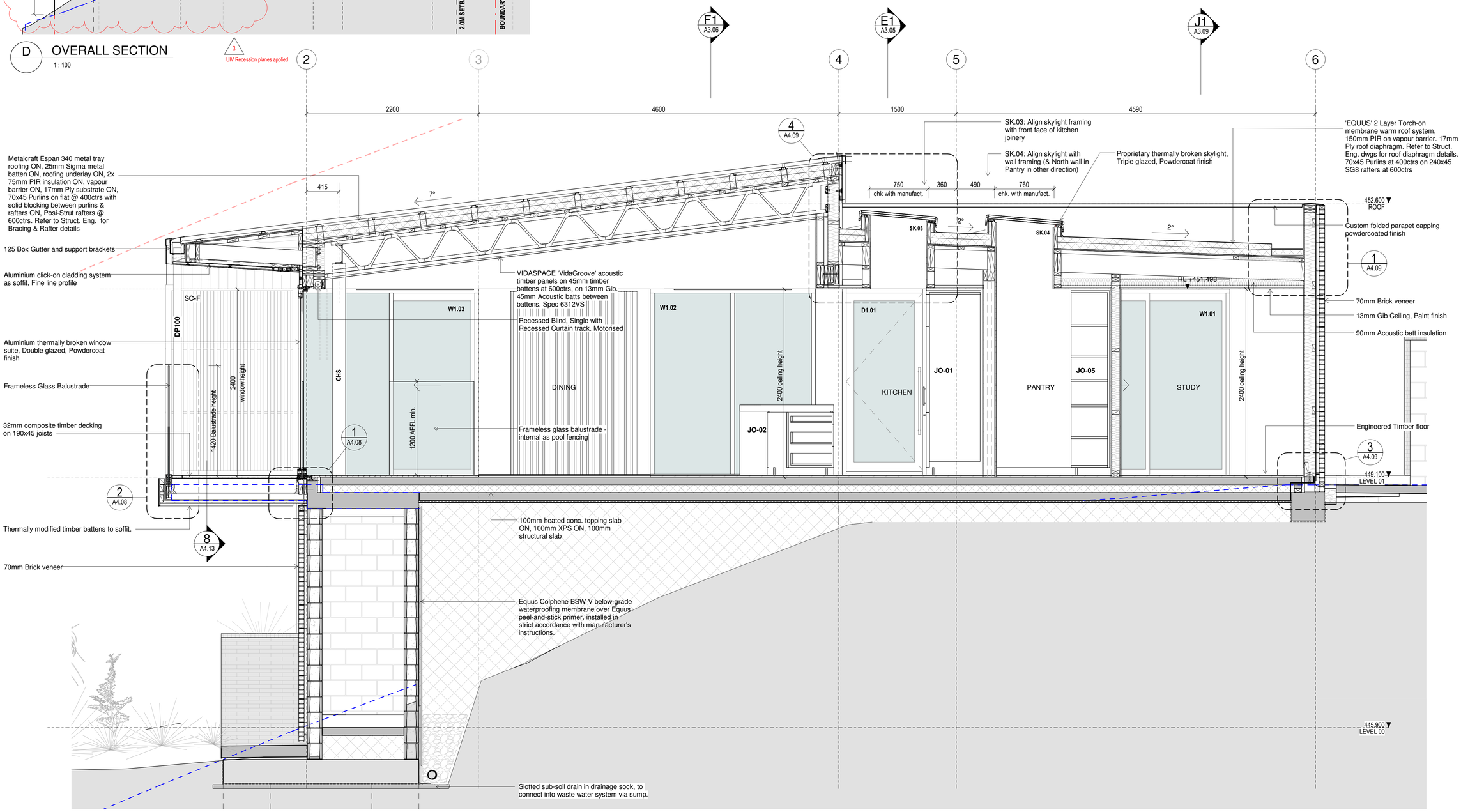
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D OVERALL SECTION

1 : 100

3 UIV Recession planes applied



D1 SECTION

A1.01

1 : 25

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Revisions

A	12.05.25	DEVELOPED DESIGN
0	19.12.25	BUILDING CONSENT
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2	09.03.26	BC RFI #3 - Round 3
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Project Title

LOT 1 LAKE HAYES

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QUEENSTOWN 9371

Drawing Title

SECTION D

Drawing Status

RC ISSUE

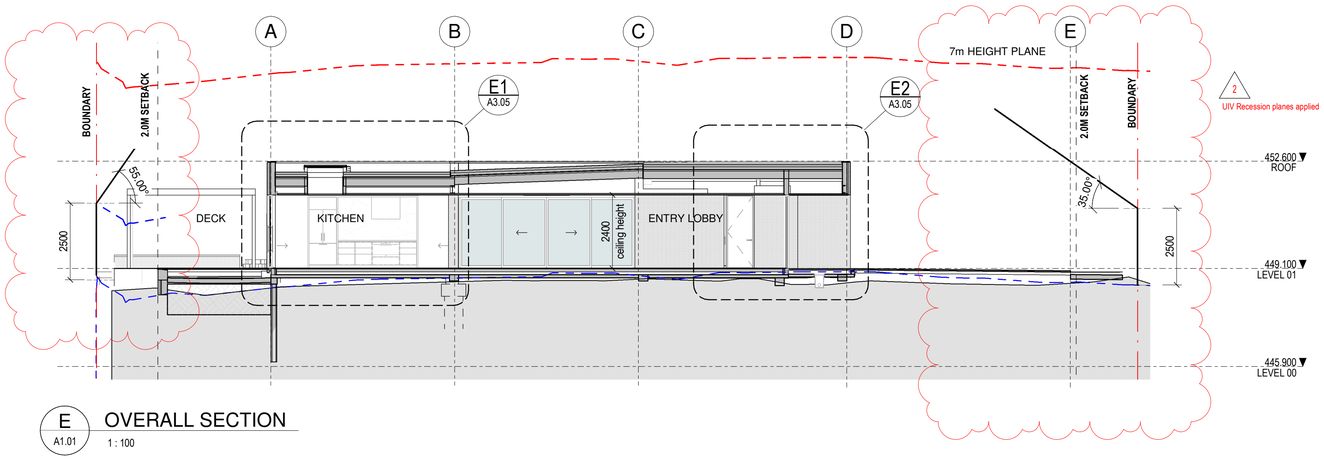
Drawing Details

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Date	18.03.26
Job No	10510
Drawn	Author
Checked	WM

Drawing No A3.04 **Revision** 3

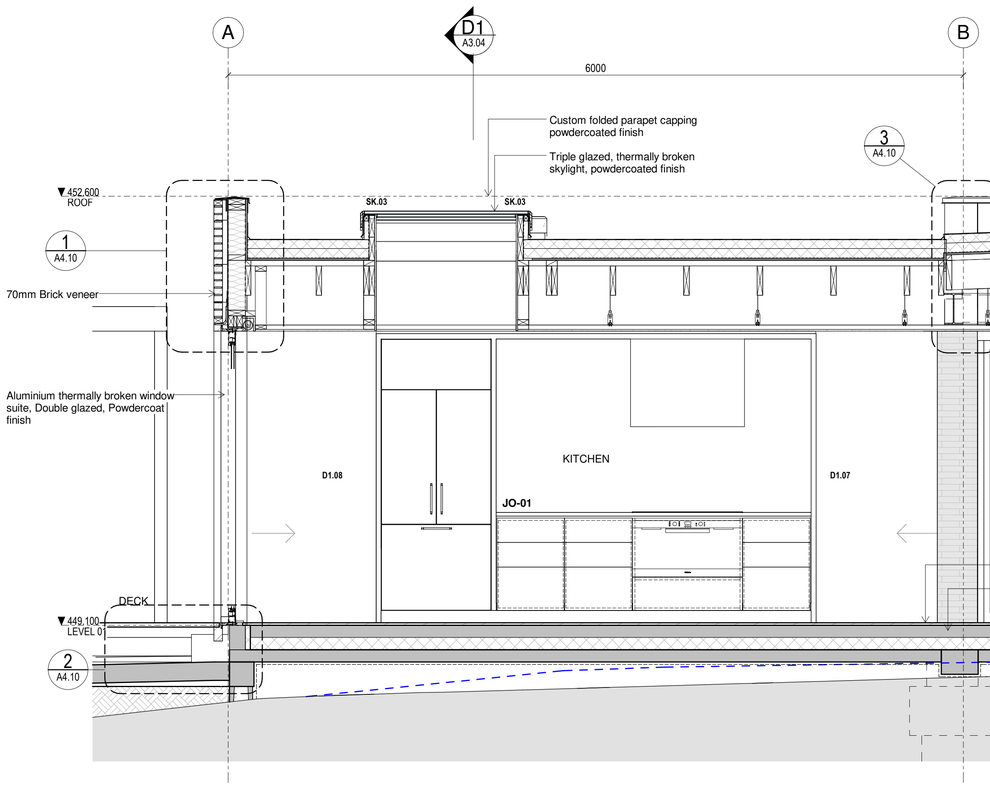
WARREN AND MAHONEY

Document Set ID: 9471341
Version: 1, Version Date: 20/03/2026



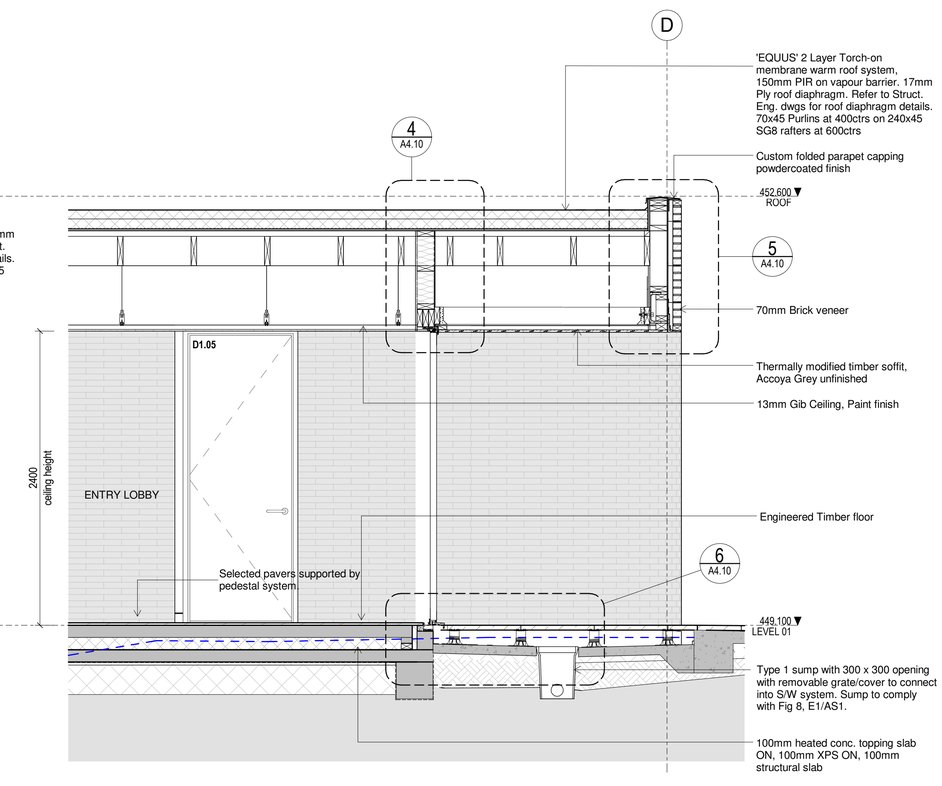
E A1.01 OVERALL SECTION

1 : 100



E1 A3.01 SECTION

1 : 25



E2 A3.05 SECTION E

1 : 25

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Revisions

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Drawing Title

SECTION E

Drawing Status

RC ISSUE

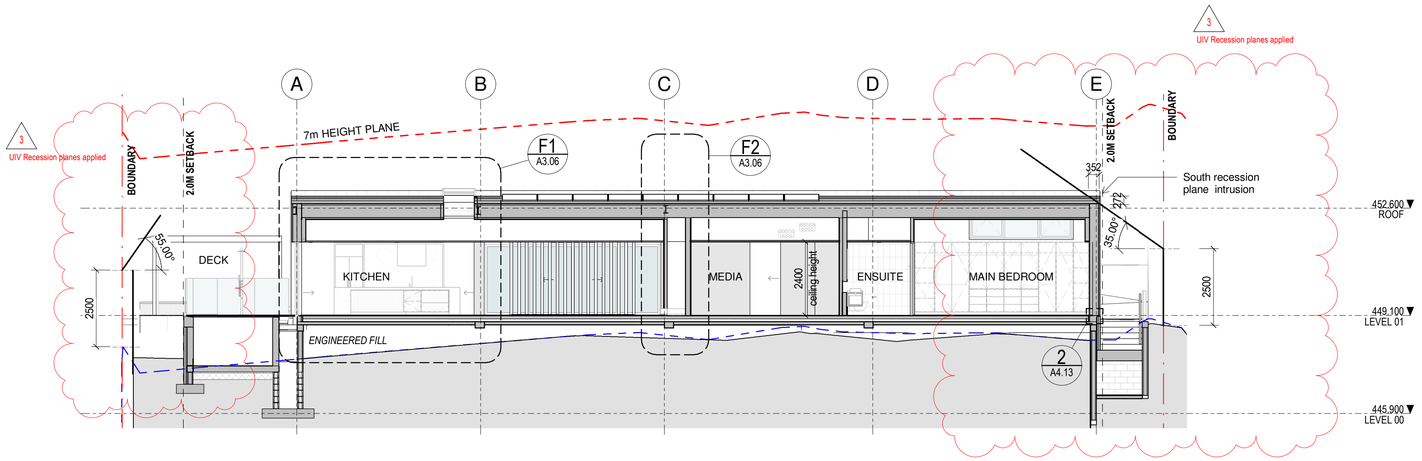
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Date	18.03.26
Job No	10510
Drawn	Author
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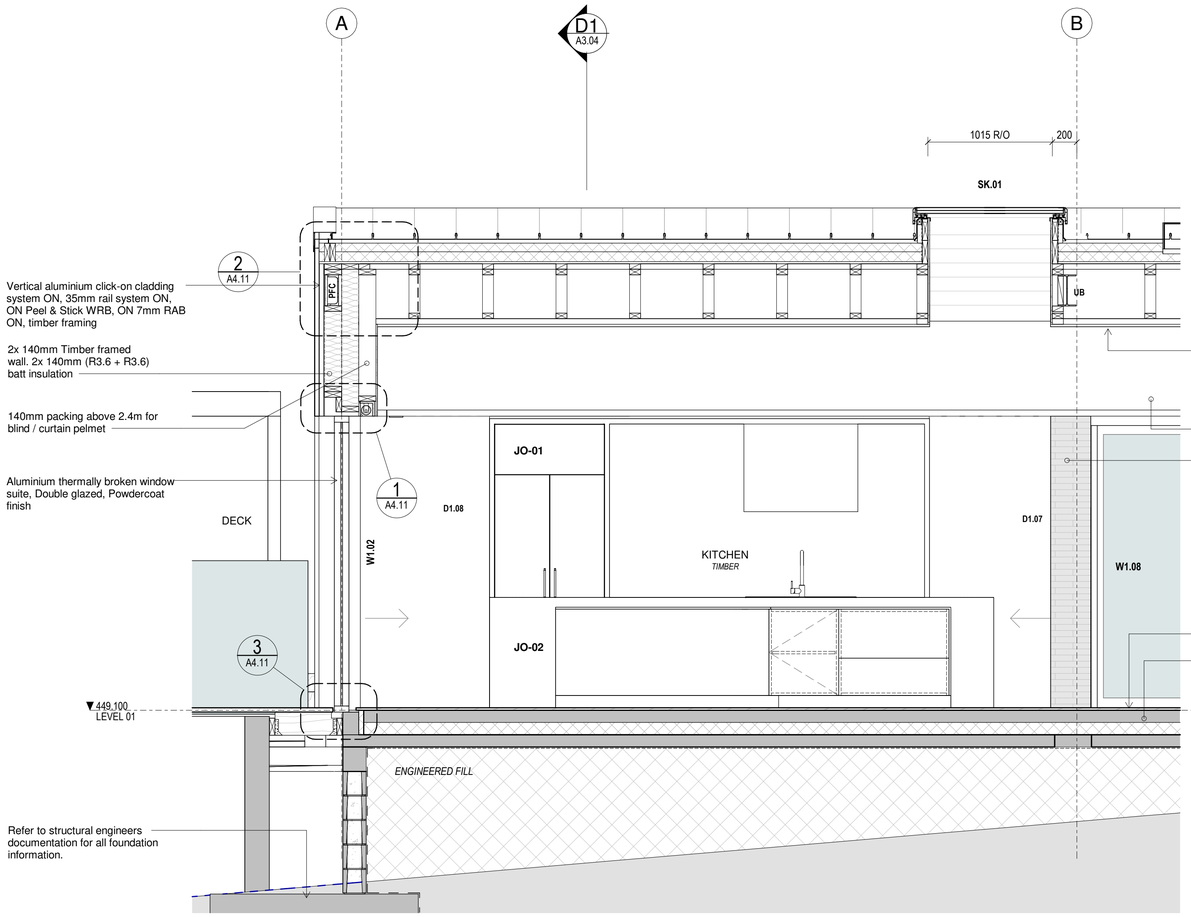
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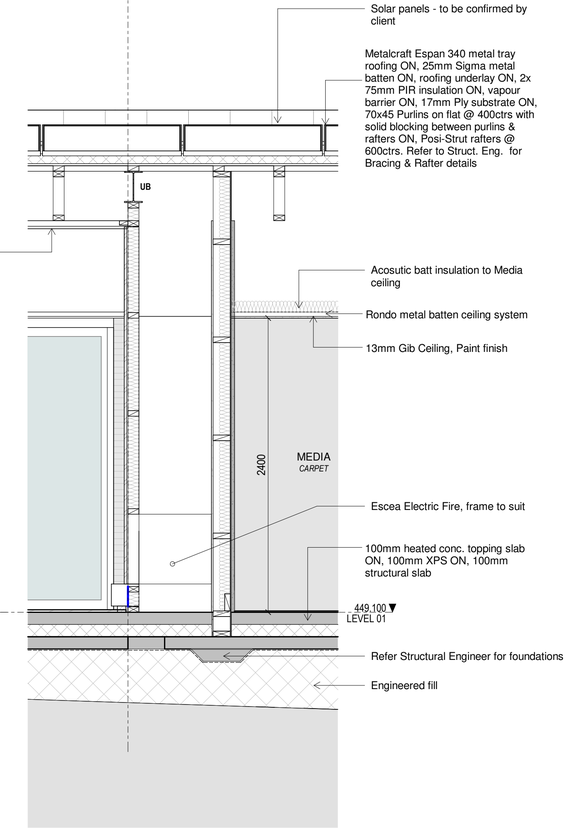
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Version: 1, Version Date: 20/03/2026



F A1.01 OVERALL SECTION
1 : 100



F1 A3.01 SECTION
1 : 25



F2 A3.06 SECTION
1 : 25

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Revisions

A	12.05.25	DEVELOPED DESIGN
0	19.12.25	BUILDING CONSENT
1	27.01.26	TENDER ISSUE
2	09.03.26	BC RFI #3 - Round 3
3	18.03.26	RC Rev 1

Notes

Consultants

Lewis Bradford Consulting Engineers
Structural Engineer

Client

Kenneth John Cummings as Trustee of the Andrewville Trust

Warren and Mahoney Living New Zealand Ltd

Level 1, 1-7 Earl Street
PO Box 1102
Queenstown 9348
New Zealand
Phone + 64 3 450 2290

Registered Architects and Designers
www.warrenandmahoney.com

Project Title

LOT 1 LAKE HAYES

1/25 ARROWTOWN-LAKE HAYES RD
QUEENSTOWN 9371

Drawing Title

SECTION F

Drawing Status

RC ISSUE

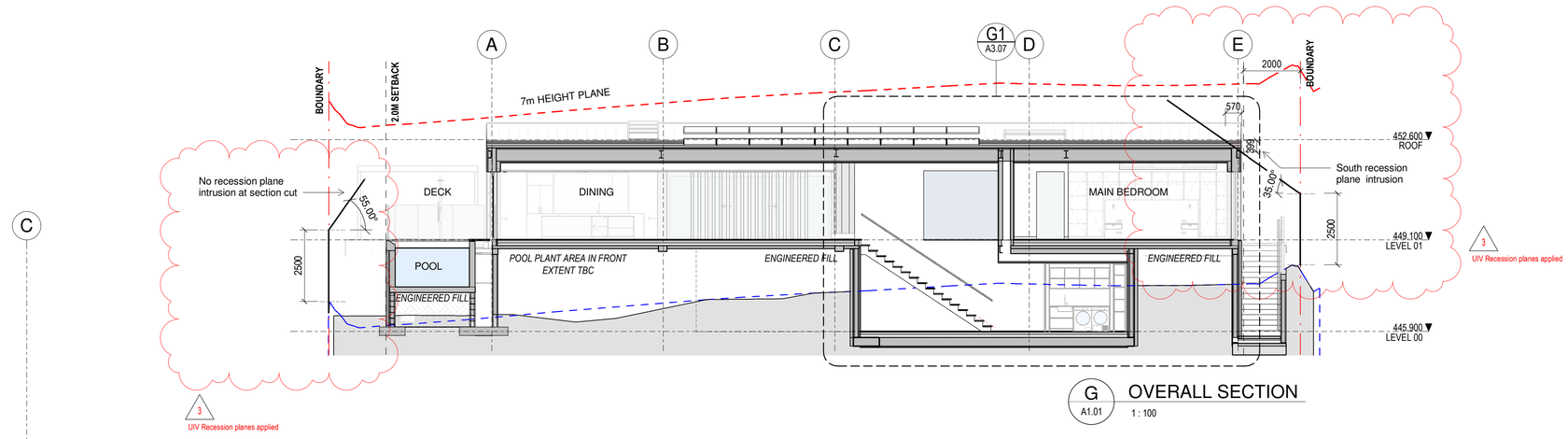
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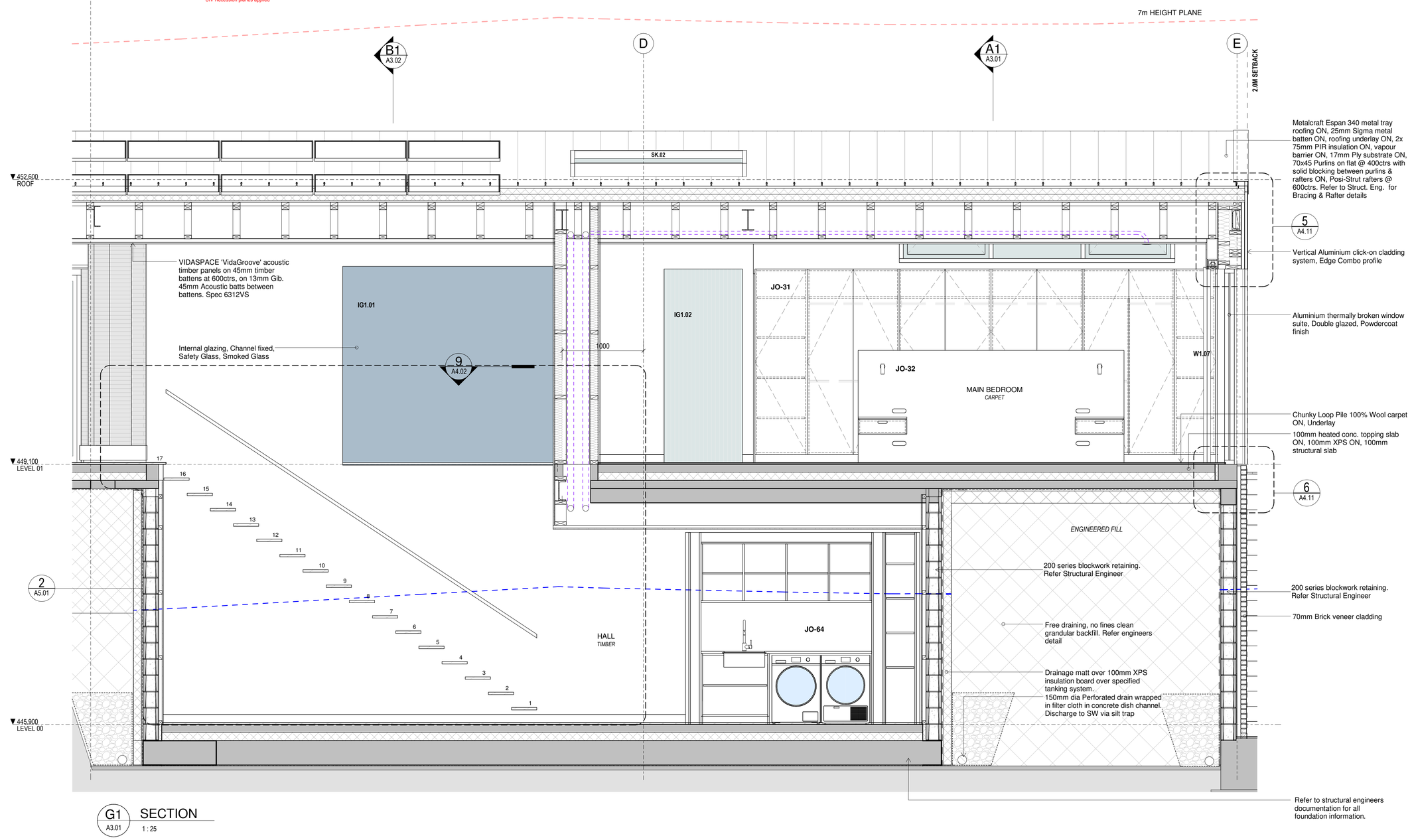
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Checked	WAM

Drawing No A3.06 **Revision** 3

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Revisions

A	12.05.25	DEVELOPED DESIGN
0	19.12.25	BUILDING CONSENT
1	27.01.26	TENDER ISSUE
2	09.03.26	BC RFI #3 - Round 3
3	18.03.26	RC Rev 1

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Lewis Bradford Consulting Engineers
Structural Engineer

Client

Kenneth John Cummings as Trustee of the Andrewville Trust

Warren and Mahoney Living New Zealand Ltd

Level 1, 1-7 Earl Street
PO Box 1102
Queenstown 9348
New Zealand
Phone + 64 3 450 2290

Registered Architects and Designers
www.warrenandmahoney.com

Project Title

LOT 1 LAKE HAYES

1/25 ARROWTOWN-LAKE HAYES RD
QUEENSTOWN 9371

Drawing Title

SECTION G

Drawing Status

RC ISSUE

Drawing Details

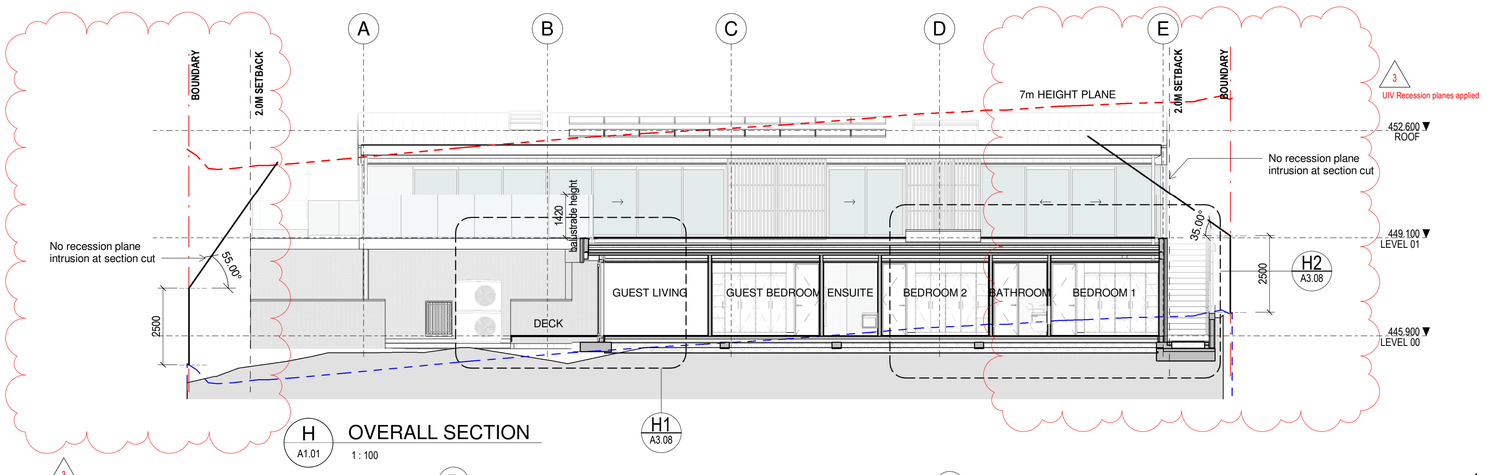
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Job No	10510
Drawn	Author
Checked	Checker

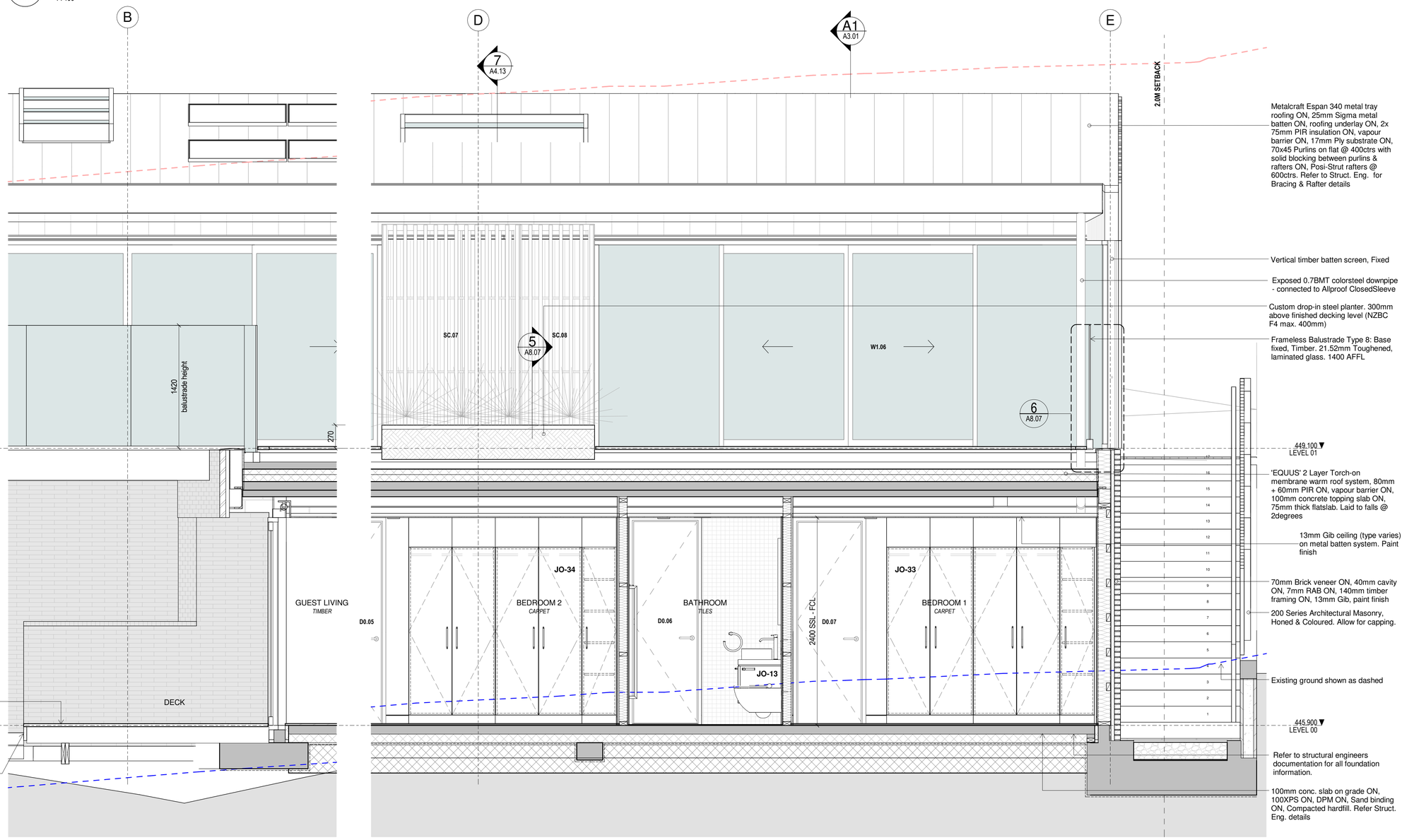
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H1 A3.08 SECTION
1 : 25

H2 A3.01 SECTION
1 : 25

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Revisions

A	12.05.25	DEVELOPED DESIGN
0	19.12.25	BUILDING CONSENT
1	27.01.26	TENDER ISSUE
2	03.02.26	BC RFI #3
3	18.03.26	RC Rev 1

Notes

Consultants

Lewis Bradford Consulting Engineers
Structural Engineer

Client

Kenneth John Cummings as Trustee of the Andrewville Trust

Warren and Mahoney Living New Zealand Ltd

Level 1, 1-7 Earl Street
PO Box 1102
Queenstown 9348
New Zealand
Phone + 64 3 450 2290

Registered Architects and Designers
www.warrenandmahoney.com

Project Title

LOT 1 LAKE HAYES

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QUEENSTOWN 9371

Drawing Title

SECTION H

Drawing Status

RC ISSUE

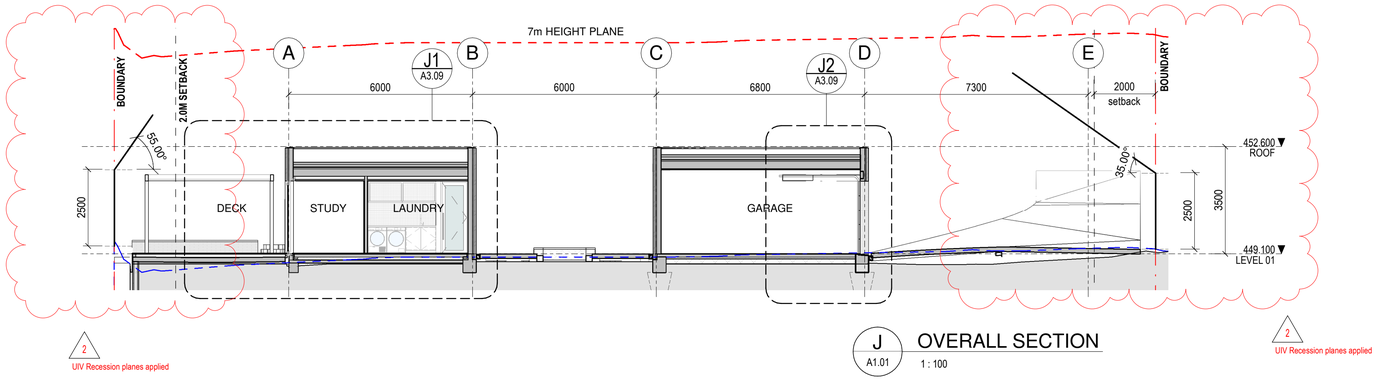
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Date	18.03.26
Job No	10510
Drawn	Author
Checked	Checker

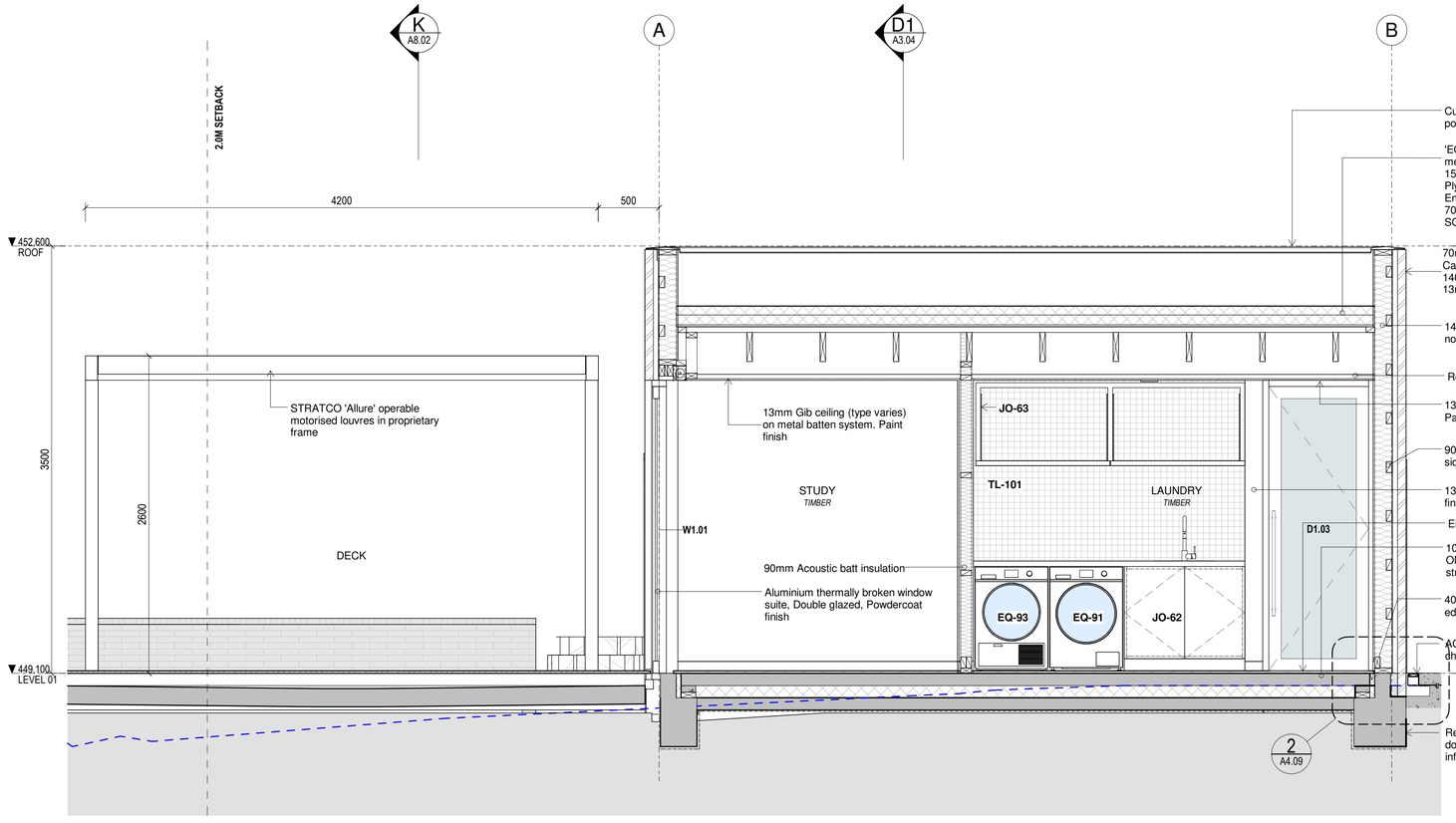
Drawing No A3.08 **Revision** 3

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Version: 1, Version Date: 20/03/2026



J — A1.01 — OVERALL SECTION — 1 : 100



J1 — A3.04 — SECTION — 1 : 25

J2 — A3.09 — SECTION — 1 : 25

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Structural Engineer

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Drawing Title

SECTION J

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Drawing Details

Scale	As indicated@ A1
Date	18.03.26
Job No	10510
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Drawing No A3.09 — **Revision** 2

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