Appendix G - Application Plans

8 Frogmore Residence

8 Frogmore Lane, Dalefield,
RD1 Queenstown, Queenstown

A000 Project Introduction
A101 Location Plan
A102 Site Plan
A103 Exceeding Platform Dimensions
A104 Sediment Control Plan
A201 Foundation Plan
A202 Drainage Plan
A301 Floor Plan
A302 Wall Framing Plan
A303 Wall Framing Plan
A304 Roof Plan
A305 Roof Framing Plan
A501 Elevations
A601 Sections
A602 Sections
A603 Sections
A604 Sections
A605 Sections
A801 Schedules
A802 Schedules
A803 Schedules

STAGE	REV	DATE
Coordination Issue	F	3/03/2026

Frogmore Lane Residence

8 Frogmore Lane, Dalefield,
RD1 Queenstown, Queenstown

DRAWN	SB
CHECKED	DWA
JOB NO.	DW1692
REVISION NO.	F

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1. Location Plan
Scale 1:250

N

PROJECT INFO:

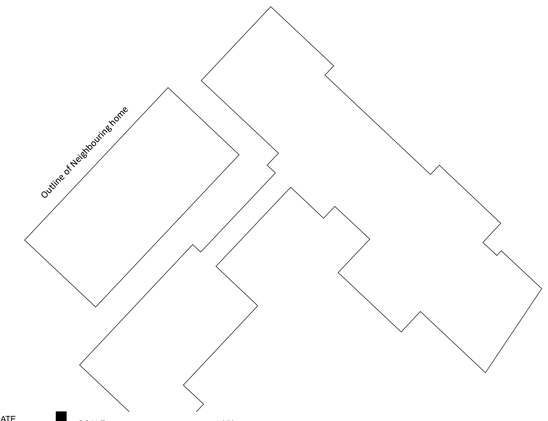
Address:	8 Frogmore Lane Dalefield Queenstown
Legal Description:	Lot 1 DP 616071
Site Area:	1.7560ha (more or less)
Site Coverage:	2.38% (permitted 15%)
Planning Zone:	Wakatipu Basin Lifestyle
Wind Zone:	Extra High
Earthquake Zone:	3
Exposure Zone:	B
Climate Zone:	6
Altitude:	415m

LOCATION PLAN LEGEND

- Boundary Line
- Building Platform
- Existing Easement
- Buildings/Proposed Buildings

LEGEND LEVELS

- Building Platform Level
- Proposed Building FFL



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SCALE	1:250
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Location Plan

A101



1. Site Plan
Scale 1:250

N

PROJECT INFO:

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Planning Zone:	Wakatipu Basin Lifestyle
Wind Zone:	Extra High
Earthquake Zone:	3
Exposure Zone:	8
Climate Zone:	6
Altitude:	415m

SITE PLAN LEGEND

- Boundary Line
- Boundary Setback
- Buildings/Proposed Buildings
- Driveway
  - Selected gravel or chipseal
  - 1:100 min. falls as shown
  - Slip resistance to comply with NZBC D1/AS1
- Concrete Patio/Path
  - Plain concrete, sponge finish
  - 1:100 min. falls as shown
  - Slip resistance to comply with NZBC D1/AS1
- Detatched Timber Deck
  - Selected Kwila decking
  - 12mm min. from face of cladding
  - To be carried out under schedule 1 of the building act 2004
- Existing Effluent Field

SITE PLAN GENERAL NOTES

Contractor to confirm all dimensions on site.

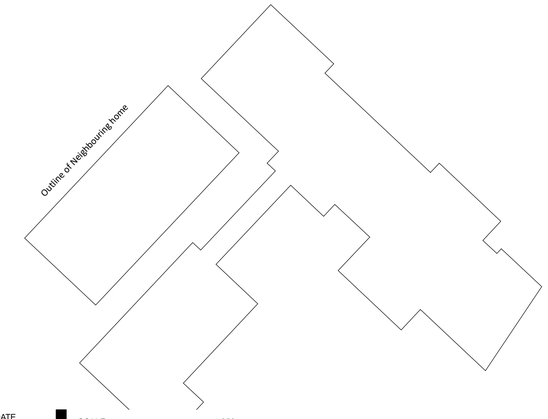
Confirm all existing services on site.

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

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

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

Work area shall be protected by site fencing to comply with F5.



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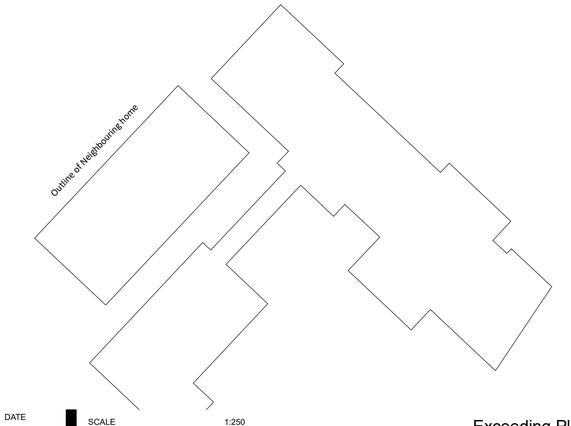
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Site Plan

A102



1. Exceeding Platform Dimensions
Scale 1:250



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Exceeding Platform Dimensions

A103



2. Floor Plan
Scale 1:75



LEGEND - WALLS

140mm Timber Framed Wall (external wall)
- GIB wall lining (refer to finishes plan)
- 140x45mm studs @ 600 CRS, dwangs @ 480 CRS
- 7mm Ecoply Barrier
- 20mm drained cavity
- Stratco Highland Tray wall cladding

140mm Timber Framed Wall (external wall)
- GIB wall lining (refer to finishes plan)
- 140x45mm studs @ 600 CRS, dwangs @ 480 CRS
- 7mm Ecoply Barrier
- 20mm drained cavity
- JSC TMT Amba wall cladding

140mm Timber Framed Wall (external wall)
- GIB wall lining (refer to finishes plan)
- 140x45mm studs @ 600 CRS, dwangs @ 800 CRS
- 7mm Ecoply Barrier
- 20mm drained cavity
- 200mm stone wall cladding

90/140mm Timber Framed Wall (internal wall)
- GIB wall lining both sides (refer to finishes plan)
- 90/140x45mm studs @ 600 CRS, dwangs @ 800 CRS

GENERAL NOTES:

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

Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with nzbc d1/as1/table 2.

Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.

Kitchen bench top to comply with NZBC G3/AS1.

Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer nzbc g4/as1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.

All exposed fixings to be stainless steel

Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.

Contractor to furnish and install all hardware unless noted otherwise.

Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall sconce and accessory locations.

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Floor Plan

A301



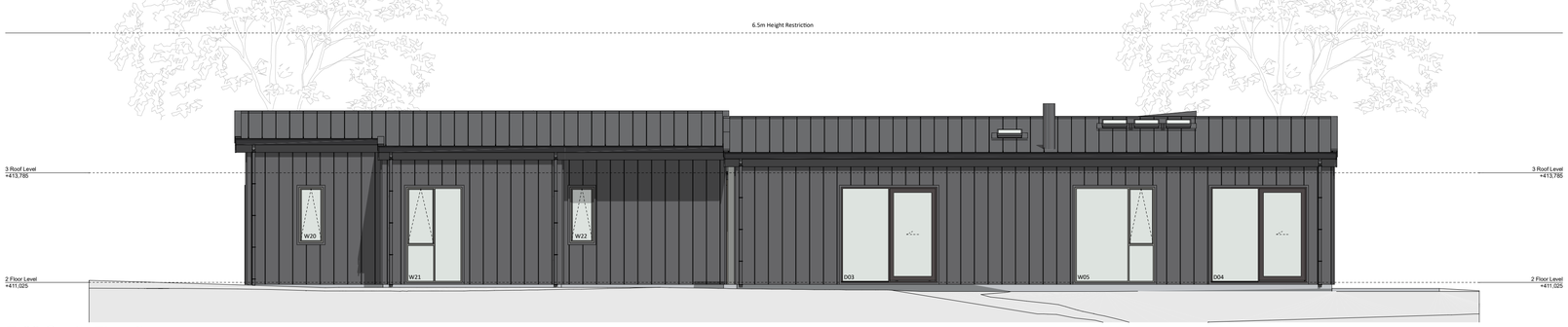
E-01 North Elevation

Scale 1:75



E-02 East Elevation

Scale 1:75



E-03 South Elevation

Scale 1:75



E-04 West Elevation

Scale 1:75

LEGEND

Roof Cladding: Profile Metal
Stratco Highland Tray 0.55mm BMT Colorsteel Maxam roof cladding on Thermakraft 401 roof underlay on 70x45 H1.2 SG8 timber purlins @ 900 CRS. "Black" finish

Wall Cladding: Profile Metal
Stratco Highland Tray 0.55mm BMT Colorsteel Maxam vertical wall cladding on 20mm drained cavity on 7mm Ecoply Barrier. "Black" finish

Wall Cladding: Weatherboard
JSC TMT Amba vertical shiplap weatherboard wall cladding on 20mm drained cavity on 7mm Ecoply Barrier. Dryden "Midnight" finish

Wall Cladding: Stone
Selected Schist Stone wall cladding. 150mm stone on 9mm base board on 40mm drained cavity on 7mm Ecoply Barrier. Finish TBC

NOTES

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

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

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

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

ROOF CLADDING LRV
Tray Cladding: 7-20%
Metal Fascia: 7-20%

WALL CLADDING LRV
Tray Cladding: 7-20%
Weatherboard Cladding: 7-20%
Stone Cladding: 0%

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Elevations

A501

LEGEND
ASBUILT EARTHWORKS

Fill Material
- 5.0m+
- 4.5m to 5.0m
- 4.0m to 4.5m
- 3.5m to 4.0m
- 3.0m to 3.5m
- 2.5m to 3.0m
- 2.0m to 2.5m
- 1.5m to 2.0m
- 1.0m to 1.5m
- 0.5m to 1.0m
- 0.0m to 0.5m

Cut Material
- -0.0m to -0.5m
- -0.5m to -1.0m
- -1.0m to -1.5m
- -1.5m to -2.0m
- -2.0m to -2.5m
- -2.5m to -3.0m
- -3.0m to -3.5m
- -3.5m to -4.0m
- -4.0m to -4.5m
- -4.5m to -5.0m
- 5.0m+

EARTHWORKS VOLUMES:
260m³ FILL (SOLID)
260m³ CUT (SOLID)
EARTHWORKS AREA 1400m²
MAX FILL - 1.1m
MAX CUT - 0.7m

LITTLES ROAD

FROGMORE LANE

LOT 1
DP 616071

LOT 1
DP 578532

PROPOSED DRIVEWAY

EXISTING
CROSSING

PROPOSED
HOUSE

EW RL= 410.72m

EW RL=
410.50m

LOT 17
DP 301885

LOT 2
DP 616071

ISSUED FOR CONSENT

CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE

309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz

Rev.	Date	Revision Details	By
-	-	-	-

PROPOSED EARTHWORKS ON LOT 1 DP 616071

Client: SAXTON	Surveyed: –	Date: –	Job No.: 16271	Drawing No.: 06 Sheet 001	
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn: HK	Date: 27.02.26	Scale: 1:250 @ A1, 1:500 @ A3		
	Checked: –	Date: –	Datum & Level: MT NIC 2000 NZVD2016	Rev.: –	

S:\JOBS\16200\16271\acad\16271_06_EARTHWORKS PLAN.dwg Plotted: 27.02.2026

ENVIRONMENTAL MANAGEMENT PLAN FOR LOW RISK SITES

Project Address: 8 Frogmore Lane, Dalefield, Queenstown	**QLDC Consent Number (if applicable):** **RM**123456 **BC**123456 TBC
Brief Project Description: Construct a dwelling on a flat site with associated earthworks and new driveway.	
Nearest Sensitive Receptors: (e.g storm water network, waterway) Stormwater network through site. No waterways near site.	

Purpose

This document is for use for sites that are deemed through resource consent to be of low environmental risk. These are also designed for the construction industry to provide guidance to construction environmental management on small scale jobs with low environmental risk. This document is a guide for operators to help control environmental effects such as storm water, erosion and sediment run off into nearby waterways and storm water infrastructure, manage dust, noise, litter pollution and other construction related effects to neighbours and the environment.

Administrative requirements

Roles and responsibilities

ROLE	NAME	PHONE NUMBER	EMAIL
SITE SUPERVISOR	TBC	TBC	TBC
ENVIRONMENTAL REPRESENTATIVE	TBC	TBC	TBC

Inductions

All workers on site shall be briefed on the control measures outlined in this Environmental Management Plan. This should include and outline of the rapid stabilisation and spill response procedures. A copy of this Environmental Management Plan shall be kept on site at all times.

Environmental incident notification and reporting

Any environmental incidents which may result in an adverse effect on the environment or community shall be notified to the Regulatory Team at Queenstown Lakes District Council within 12 hours of the incident occurring. Any spills or offsite release of a hazardous substance shall be notified immediately to the Pollution Hotline at Otago Regional Council.

QLDC Regulatory Team – 03 441 0499 **ORC Pollution Hotline – 0800 800 033**

Environmental inspections
The Environmental Representative will inspect all control measures at the start of each working day, and ensure that all measures are in good condition and suitable for the works. Inspections will also be undertaken where adverse weather events are forecast. The site should always be suitably stabilised to limit erosion and sedimentation, any potential spills, discharges and deposition of waste from site.

Operational requirements

Site Set-up
The site will have the following measures installed. These need to be considered when planning site set out:

- ☒ Stabilised access point
- ☒ Waste collection facility
- ☒ Concrete wash out bay
- ☒ Parking area
- ☒ Hazardous substance storage facility
- ☒ Wash down facility (mud from tyres)
- ☒ Fencing
- ☒ Spill kit

Further Comments/Other Measures:

Drainage, Erosion and Sediment Control
Under the Queenstown Lakes District Plan, no discharge of water holding sediment is allowed off-site, unless you have a resource consent permitting this activity. Consider your site and your works: what's the best tool for the job, to make sure your site is stabilised at all times.

The site will have the following measures installed. These need to be considered when planning site set out:

- ☒ Water diverted around site
- ☒ Minimise area of exposed soil
- ☒ Sediment fences
- ☐ Bunds and/or catch drains
- ☐ Sediment retention device
- ☒ Stockpile management
- ☒ Stabilisation following earthworks
- ☒ Storm water inlets protected (closed off or sediment sock)

Ongoing management of erosion and sediment controls:

- ☒ E&SCs to be inspected daily, prior to heavy rainfall and following heavy rainfall
- ☒ E&SCs are always correctly installed and suitable for the planned works
- ☒ Sediment deposits removed from E&SCs following storm events to ensure capacity for next storm

Rapid Stabilisation Procedure:
In the event of heavy rainfall or significant weather event forecast, the site can be quickly stabilised by:

Covering of all loose soil stock piles and checking all drainage is clear of blockages.

Further Comments/Other Measures:

Erosion and Sediment Control Plan:

An example of this at the end of this appendix

This needs to demonstrate:

> overland flow paths
> locations of controls (sediments fences, catch drains, sumps, etc)
> stormwater outlet point

Draw ESCP Here

See attached plan. Sheet RC 1.

Disclaimer: It is noted that these are for the operators own use and Council accepts no responsibility for failure of these plans in the case of any environmental incidents. This document is intended as a guide for operators and it is recommended that if the operator is unsure of how to manage a potential environmental effect they should seek the advice of an appropriately qualified environmental professional.

Dust Management

The site will have the following measures installed. These need to be considered when planning site set out:

☐ Irrigators for soil dampening ■ Hand watering ■ Longstanding stockpiles covered/stabilised

■ Stockpile heights minimised ☐ Geotextiles device ☐ Soil binders

■ Progressive stabilisation

Ongoing management of dust:

■ Dust generating activities avoiding during windy weather (where possible)

■ Stabilise site when works untended for more than 5 calendar days

Further Comments/Other Measures:

See attached plan - RC 1

Noise and Vibration management

Ongoing management of noise and vibration:

■ Noisy activities to be undertaken between 0800hrs – 1700hrs Monday to Saturday inclusive

■ Letter drops to neighbours during any unusually loud or noisy activities outside of 0800 – 1700 Mon to Sat

■ Noise dampening devices utilised and avoidance of loud slamming to be avoided where possible

Further Comments/Other Measures:

No rock breaking is required.

Cultural Heritage Management

Accidental Discovery Protocol

In the event that an archaeological site (defined as a place associated with pre-1900 human activity, regardless of cultural association) is discovered during construction, works onsite will cease immediately and the accidental discovery protocol attached to this document as Appendix 4 will be followed.

Further Comments/Other Measures:

Chemicals and Fuels management

The main environmental concern for fuel and chemical management is avoiding spills entering a watercourse or groundwater.

Ongoing management of chemicals and fuels:

- ■ Containers closed and appropriately stored at all times when not in use
- ■ Spill kit onsite at all times and restocked immediately following any spills

Spill Response procedure:

Determine the nature of the spill, potential hazards.
Wear appropriate personal protective equipment (PPE) when dealing with spills
Prevent the spill from entering stormwater drains or waterways.
Neutralize, pump, sweep, or absorb the spill.
Contact a waste disposal contractor to remove contaminated materials and cleanup gear.
Replace spill kit supplies, and review the incident to identify and address the cause of the spill to prevent future occurrences.
Keep records of the spill, including the date, time, location, substance, and cleanup actions.

Further Comments/Other Measures:

Refuelling of machinery shall conform to the following requirements: a) Occur at least 30m from a waterway b) F

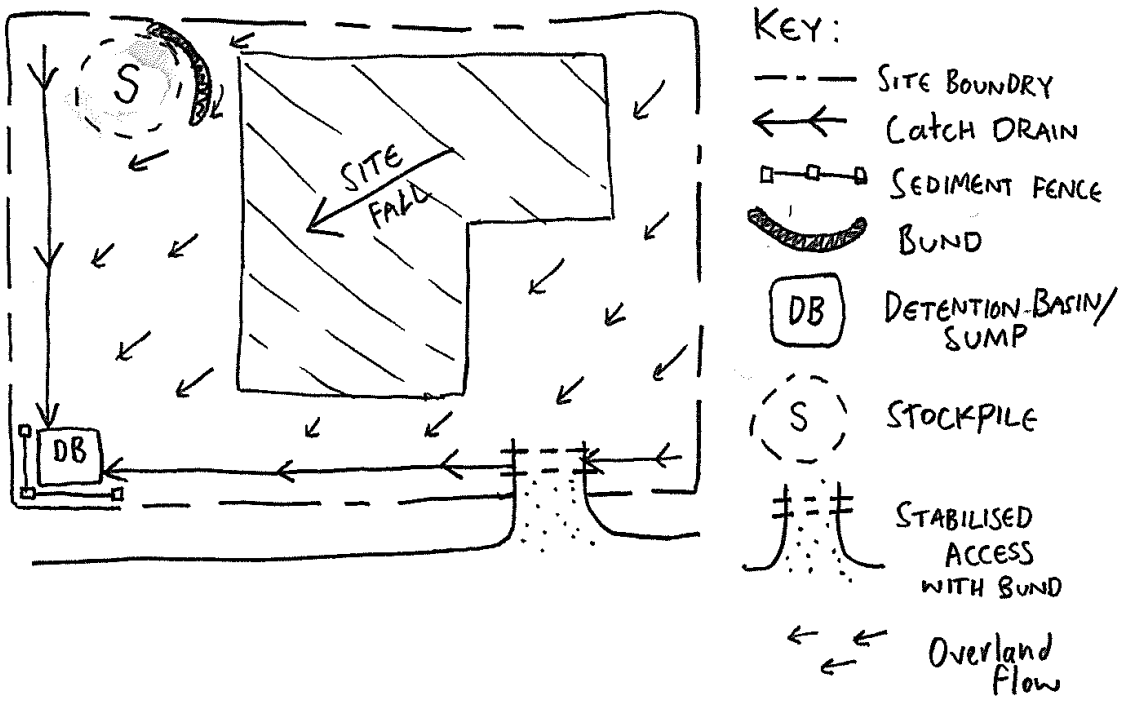
Waste management

Ongoing management of waste:

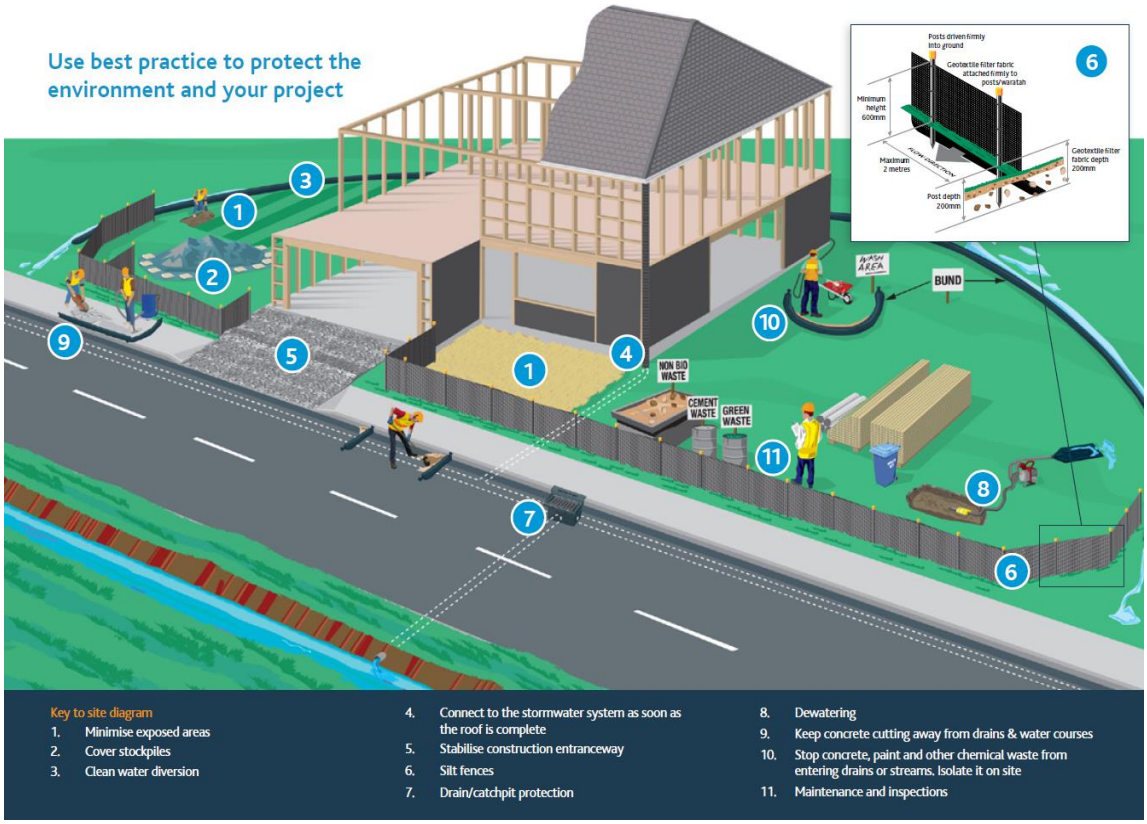
- ■ Appropriately-sized bin located onsite with lid
- ■ Site cleaned free of rubbish at the end of each day
- ■ Waste regularly removed from site such that bins are not overflowing
- ■ Adopt the Waste Hierarchy

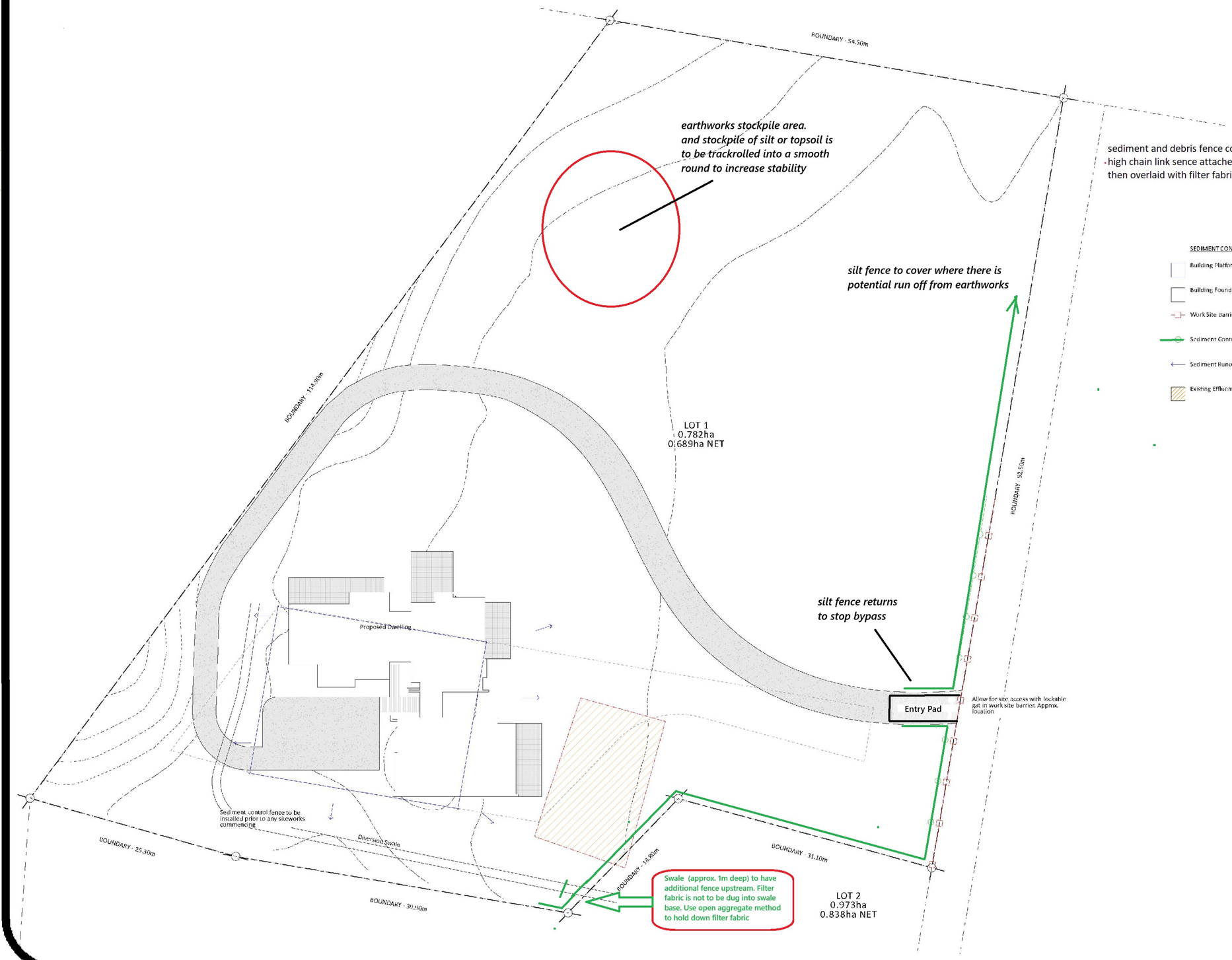
Further Comments/Other Measures:

Example of an Erosion and Sediment Control Plan:

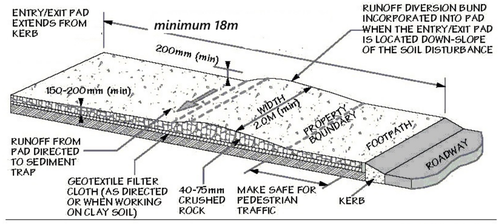


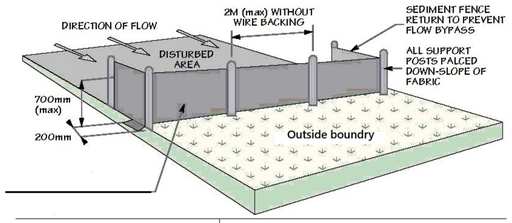
Example of Best Practice Construction Environmental Management:

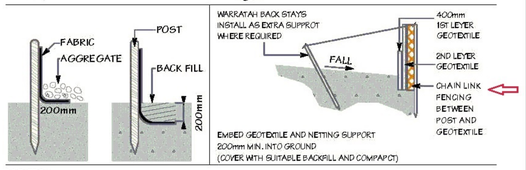




Entry Pad and Filter Fence-Silt control







NOTES:

1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.

2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.

3. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.

4. STOCKPILE ONLY IN DESIGNATED AREA

5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER SYSTEM AS SOON AS PRACTICAL AFTER ROOF IS LAID.

6. DISTURBED AREAS TO BE REGRASSED AS SOON AS PRACTICAL TO SUPPRESS DUST AND SILT

7. DUST CONTROL.
DUST SUPPRESSION METHODS ARE TO BE RETAINED ON SITE UNTIL DISTURBED AREAS ARE GRASSED. TO INCLUDE SPRINKLING OF DISTURBED GROUND WITH WATER DURING WINDY WEATHER

8. The earthworks contractor is to familiarise himself with Earthworks-Rule 22 QLDC District Plan and comply with those rules

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Sheet RC 1

Silt and Dust Control for Earthworks

PROJECT NUMBER
2749

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