**From:** "Tony Bennett" <tabdesign@outlook.co.nz> on behalf of "Tony Bennett" <tony@tabdesign.co.nz>
**Sent:** Thu, 9 Apr 2026 09:18:19 +1200
**To:** "Joshua Waterman" <joshua.waterman@qldc.govt.nz>
**Subject:** RE: RM260211 - L WU - 17 Lorne Street, Lake Hayes Estate - Recession Plane Measurements
**Attachments:** 17 Lorne Street Architectural Plans.pdf

Hi Joshua, see attached updated A03.

Tony Bennett
Director – Tab Design Ltd

MOB: 027 405 4501

---

**From:** Joshua Waterman <joshua.waterman@qldc.govt.nz>
**Sent:** Wednesday, 8 April 2026 5:29 pm
**To:** Tony Bennett <tabdesign@outlook.co.nz>
**Subject:** RE: RM260211 - L WU - 17 Lorne Street, Lake Hayes Estate - Recession Plane Measurements

Hi again Tony,

I'm just completing my report and it would be handy if I could have the below measurements of the Recession Plane infringement, as shown by the red arrows below:

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**South Elevation**

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These measurements enable me to accurately compare with the permitted baseline for recession planes.

Once I have these, I can send my report for peer review. Let me know if you have any questions about this request.

Cheers,

**Joshua Waterman** | Consultant Planner | Planning & Development
Queenstown Lakes District Council
DD: +64 9 212 5367
joshua.waterman@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

---

**From:** Tony Bennett <tabdesign@outlook.co.nz>
**Sent:** Friday, 27 March 2026 12:50 PM
**To:** Joshua Waterman <joshua.waterman@qldc.govt.nz>
**Subject:** Re: RM260211 - L WU - 17 Lorne Street, Lake Hayes Estate - s88 Acceptance and Site Visit update

All good, wait to hear from you further.

Get Outlook for Android

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**From:** Joshua Waterman <joshua.waterman@qldc.govt.nz>
**Sent:** Friday, March 27, 2026 12:15:20 PM
**To:** tony@tabdesign.co.nz <tony@tabdesign.co.nz>
**Subject:** RM260211 - L WU - 17 Lorne Street, Lake Hayes Estate - s88 Acceptance and Site Visit update

Hi Tony,

My name is Josh and I will be processing your resource consent on behalf of Linlin Wu for a new residential unit at 17 Lorne Street, Lake Hayes Estate.

I have just s88 accepted the application, which you will receive a formal email about shortly.

I wanted to let you know I am planning my site visit for next Tuesday (31st), although this should be relatively straightforward since the site is presently vacant.

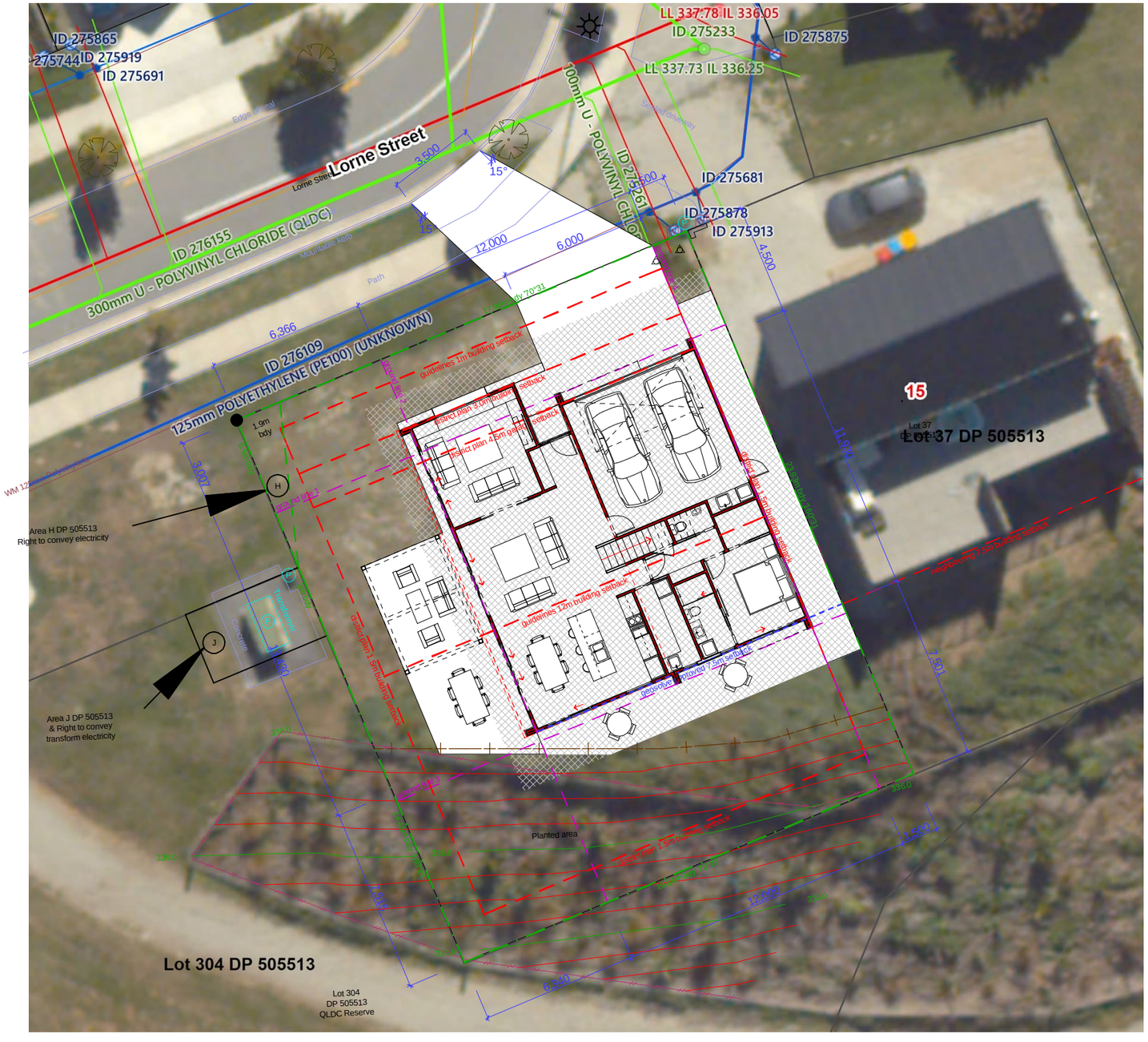
If you have any questions, please don't hesitate to reach out to me! ☺

Have a great weekend,

**Joshua Waterman** | Consultant Planner | Planning & Development
Queenstown Lakes District Council
DD: +64 9 212 5367
joshua.waterman@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

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## LEGAL DESCRIPTION

LOT 28 DP 603057
VALUATION No 2907400837
CT REF 57320
No.17 LORNE STREET
QUEENSTOWN

SITE AREA - 475 sqm
SITE COVERAGE - 31.8%

## SITE / SERVICES LEGEND

- EARTHWORKS GRAVEL RAFT
- NEW PVC SEWER 100mm MIN. 1:60 GRADIENT
- NEW PVC SW 100mm MIN. 1:60 GRADIENT
- WATER RETICULATION
- IP — INSPECTION POINT
- 351.60 — EXISTING GROUND LEVEL
- PROPERTY BOUNDARY
- BUILDING PLATFORM
- W — WATER TOBY
- SUMP
- S — STORM WATER MANHOLE LID
- F — FOUL SEWER MANHOLE LID
- P — POWER BOX
- LAMP POLE
- OLD BOUNDARY PEG FOUND
- TREE
- FENCE
- TOP OF BANK
- SW LATERAL MARKER
- FS LATERAL MARKER
- BOTTOM OF WALL

## SITE AND DRAINAGE PLAN

**RESOURCE 05.03.26**

ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z. STANDARDS , NZS 3604 , N.Z.B.C AND LOCAL AUTHORITY BY LAWS
CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

**LORNE STREET DEVELOPMENT**
**QUEENSTOWN**


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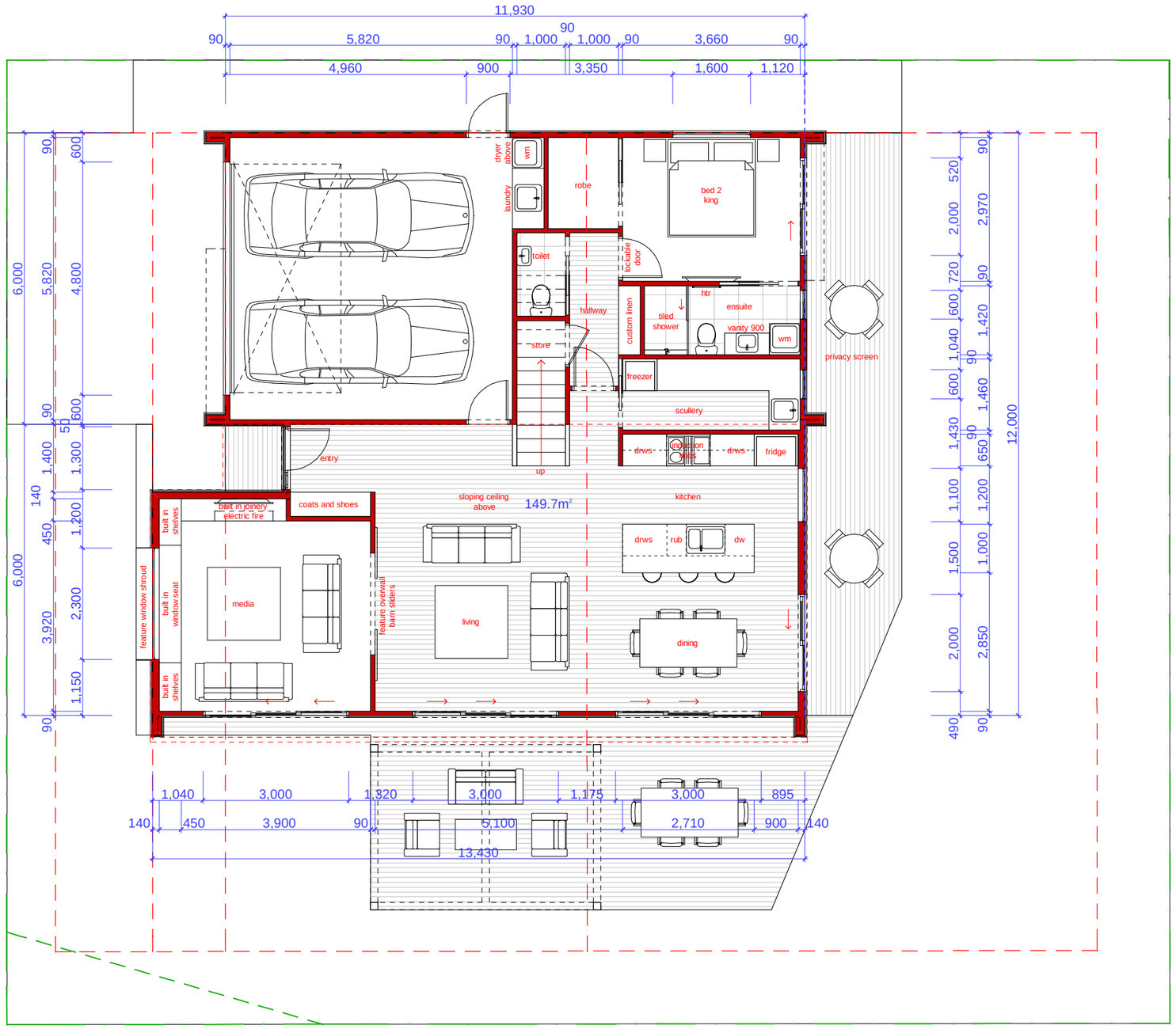

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DATE - DECEMBER 2025
DESIGN - TONY BENNETT
DRAWN - TONY BENNETT
SCALES - 1:100 @ A1 1:200 @ A3
JOB No. - LSD 24.870

**A00**


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




## Material Legend

- 190mm PRECAST CONCRETE
- 90x45mm TIMBER FRAME
- GST104 SUB-INTERTENANCY WALL
- GBTLA 45r INTERTENANCY WALL
- BEAM / LINTEL ABOVE / BELOW
- TIMBER/STEEL POST
- SELECTED MEDIUM RANGE LAMINATE
- SELECTED MEDIUM RANGE CARPET
- SELECTED MEDIUM RANGE TILES

## Site / Services Legend

SA SMOKE ALARM

## Notations

ALL FRAMING TO BE MIN. SG 8
SEE SECTIONS FOR TREATMENT REQUIREMENTS
STUDS @ 600mm ctrs. UNLESS STATED OTHERWISE
DWANGS @ 800mm ctrs. UNLESS STATED OTHERWISE

HIGH WIND ZONE
EARTHQUAKE ZONE 3
CLIMATE ZONE 3
EXPOSURE ZONE B
2.0kPa SNOW LOADING ZONE

CONTACT OWNER FOR ALL BATHROOM, ENSUITE AND KITCHEN FITTINGS AND REQUIREMENTS

TOP PLATE HEIGHT OF ALL WALLS TO BE 2460mm UNLESS STATED OTHERWISE

ADDITIONAL 90 x 35mm TOP PLATE UNLESS STATED OTHERWISE

ALL INTERIOR DOORS TO BE 2200 x 900mm ROUGH OPENING UNLESS STATED OTHERWISE

ALL EXTERNAL JOINERY TO BE 2200mm HIGH

MASONS UNI WRAP
MAXRAFT FLOOR SLAB

GIB WALL AND CEILING LININGS EVERYWHERE

GIB RONDO CEILING BATTENS

## Level 1 Floor Plan

Dwelling floor area 149.7sqm
Gross floor area 224.2sqm
Excluding decks and porches

**RESOURCE 05.03.26**

ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z. STANDARDS , NZS 3604 , N.Z.B.C AND LOCAL AUTHORITY BY LAWS
CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

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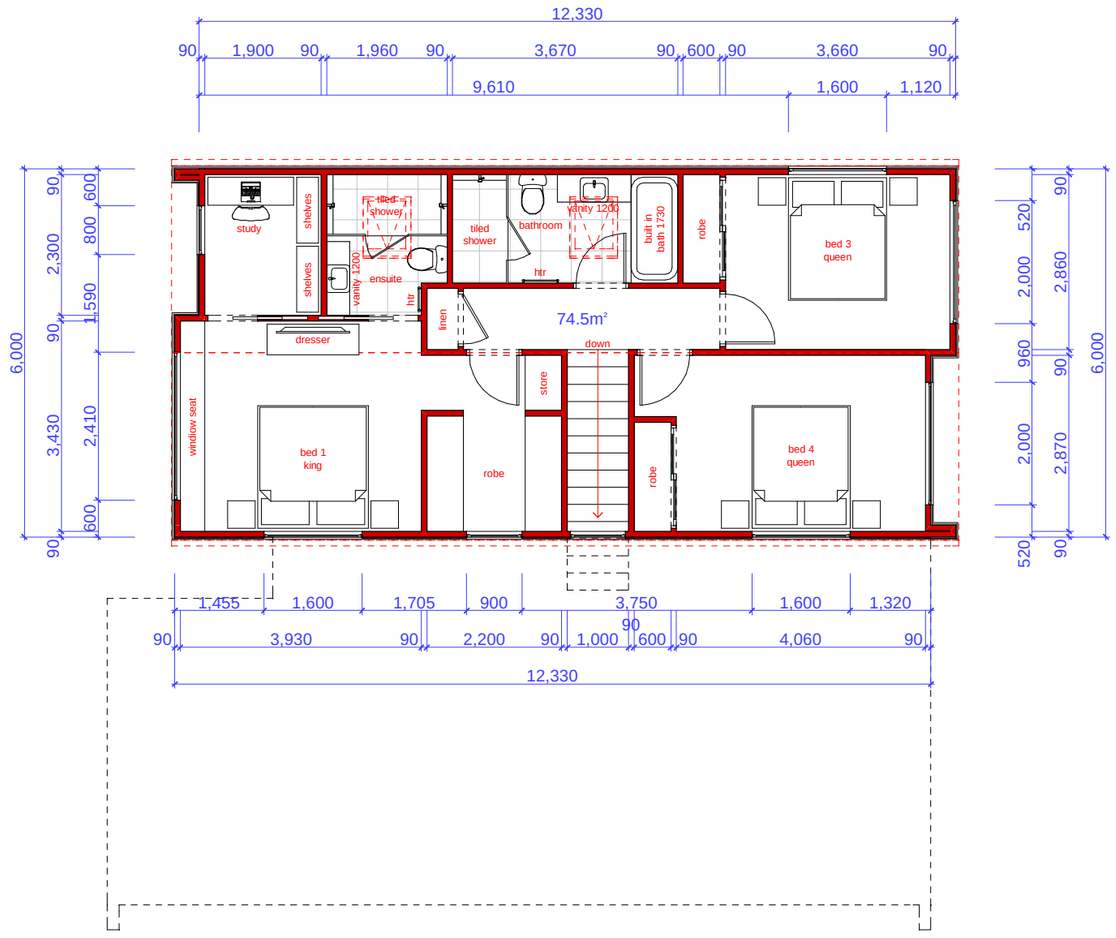

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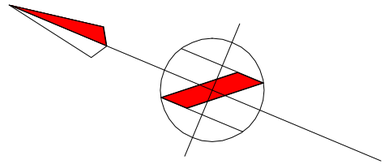
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JOB No. - LSD 24.870

**A01**


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## Material Legend

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- 90x45mm TIMBER FRAME
- GST104 SUB-INTERTENANCY WALL
- GBTLA 45r INTERTENANCY WALL
- BEAM / LINTEL ABOVE / BELOW
- TIMBER/STEEL POST
- POLISHED COLOURED CONCRETE
- SELECTED MEDIUM RANGE CARPET
- SELECTED MEDIUM RANGE TILES

## Site / Services Legend

SA SMOKE ALARM

## Notations

ALL FRAMING TO BE MIN. SG 8
SEE SECTIONS FOR TREATMENT REQUIREMENTS
STUDS @ 600mm ctrs. UNLESS STATED OTHERWISE
DWANGS @ 800mm ctrs. UNLESS STATED OTHERWISE

HIGH WIND ZONE
EARTHQUAKE ZONE 3
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TOP PLATE HEIGHT OF ALL WALLS TO BE 2460mm
UNLESS STATED OTHERWISE

ADDITIONAL 90 x 35mm TOP PLATE
UNLESS STATED OTHERWISE

ALL INTERIOR DOORS TO BE 2200 x 900mm
ROUGH OPENING UNLESS STATED OTHERWISE

ALL EXTERNAL JOINERY TO BE 2200mm HIGH

MASONS UNI WRAP
MAXRAFT FLOOR SLAB

GIB WALL AND CEILING LININGS EVERYWHERE

GIB RONDO CEILING BATTENS

## Level 2 Floor Plan

Dwelling floor area 74.5sqm
Gross floor area 224.2sqm
Excluding decks and porches

**RESOURCE 05.03.26**

ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z. STANDARDS , NZS 3604 , N.Z.B.C AND LOCAL AUTHORITY BY LAWS
CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

**LORNE STREET DEVELOPMENT**
**QUEENSTOWN**


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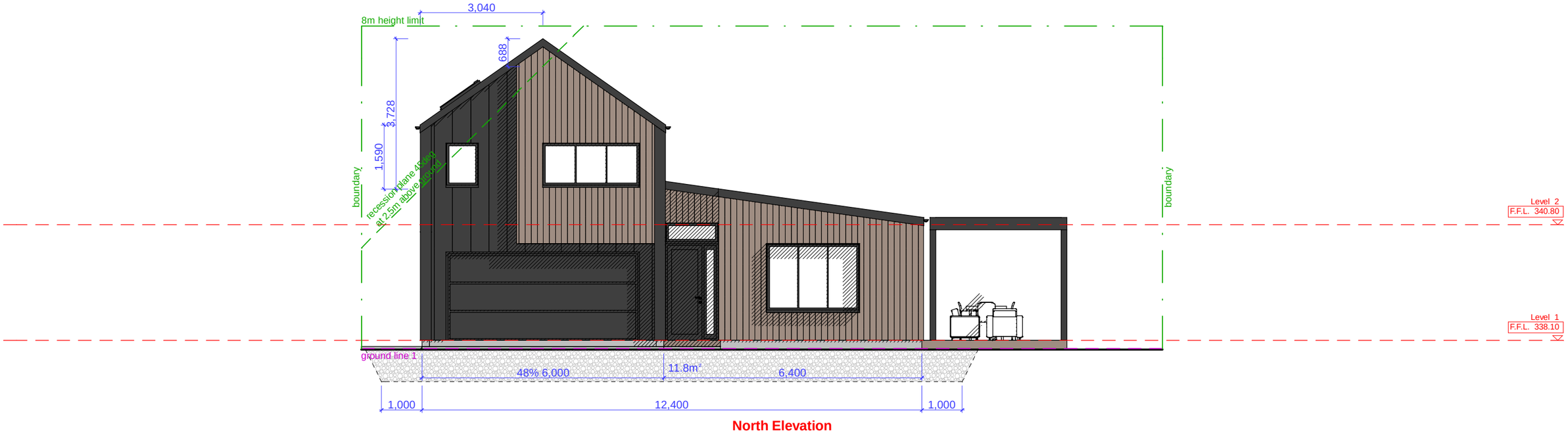
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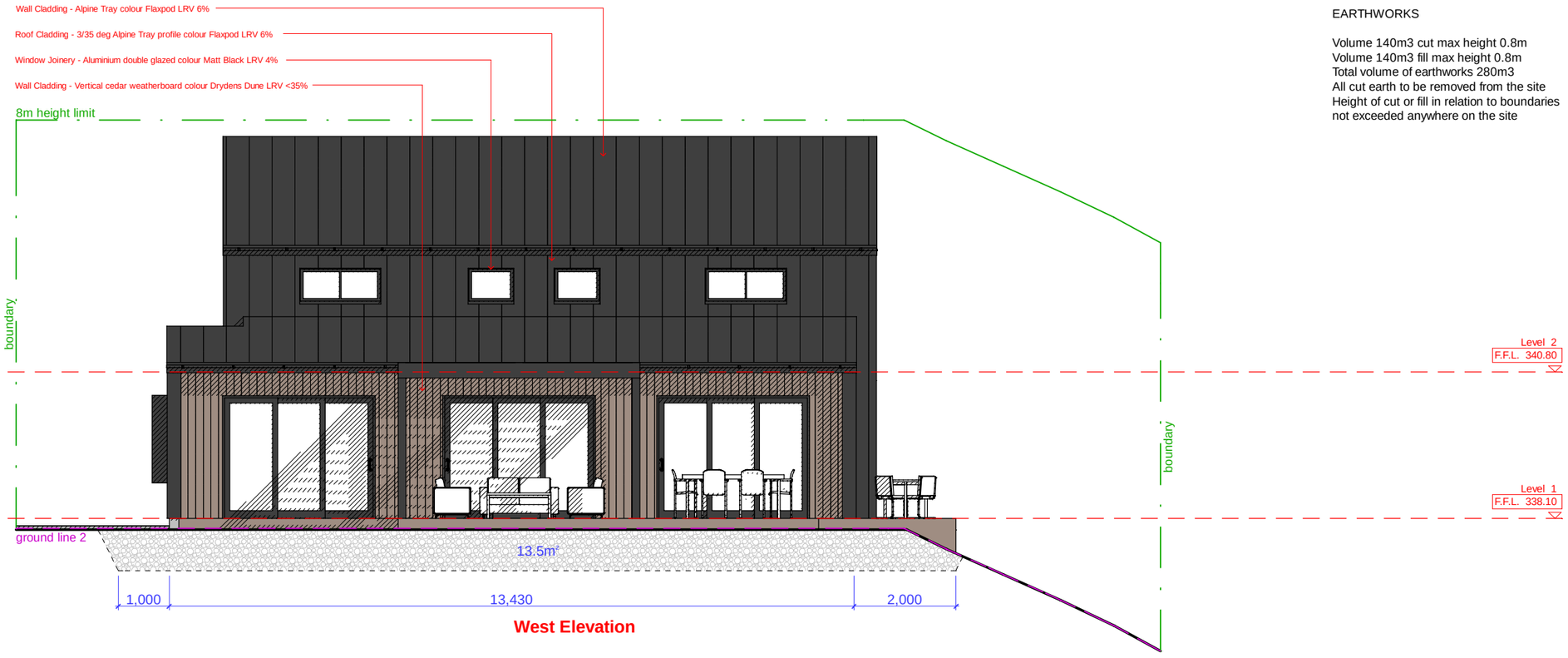
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**A02**


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**North Elevation**




**West Elevation**

EARTHWORKS

Volume 140m3 cut max height 0.8m
Volume 140m3 fill max height 0.8m
Total volume of earthworks 280m3
All cut earth to be removed from the site
Height of cut or fill in relation to boundaries not exceeded anywhere on the site

**RESOURCE 05.03.26**

ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z. STANDARDS , NZS 3604 , N.Z.B.C AND LOCAL AUTHORITY BY LAWS
CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

# LORNE STREET DEVELOPMENT QUEENSTOWN


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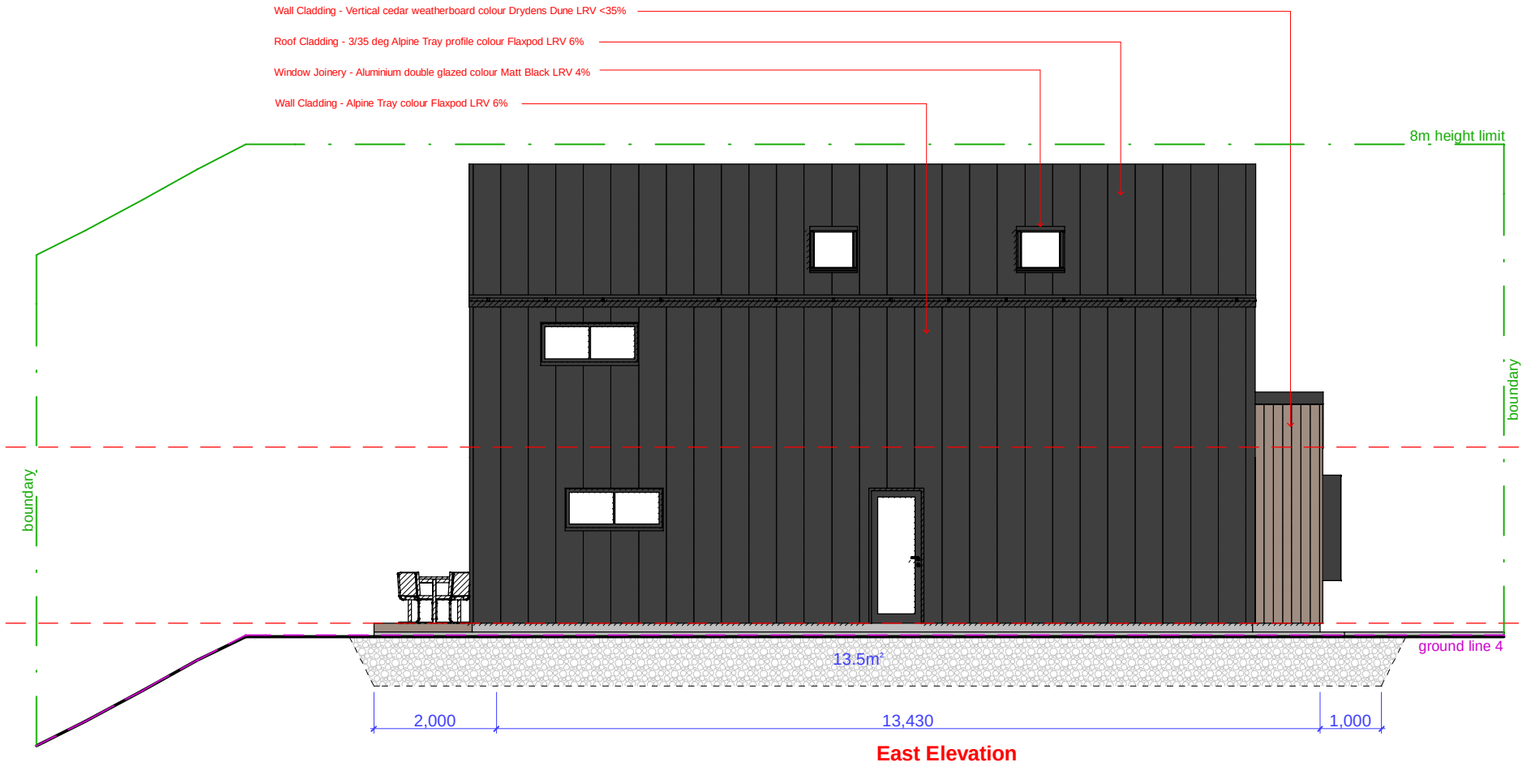
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**A03**


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**South Elevation**




**East Elevation**

EARTHWORKS

Volume 140m3 cut max height 0.8m
Volume 140m3 fill max height 0.8m
Total volume of earthworks 280m3
All cut earth to be removed from the site
Height of cut or fill in relation to boundaries not exceeded anywhere on the site

**RESOURCE 05.03.26**

ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z. STANDARDS , NZS 3604 , N.Z.B.C AND LOCAL AUTHORITY BY LAWS
CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

# LORNE STREET DEVELOPMENT QUEENSTOWN


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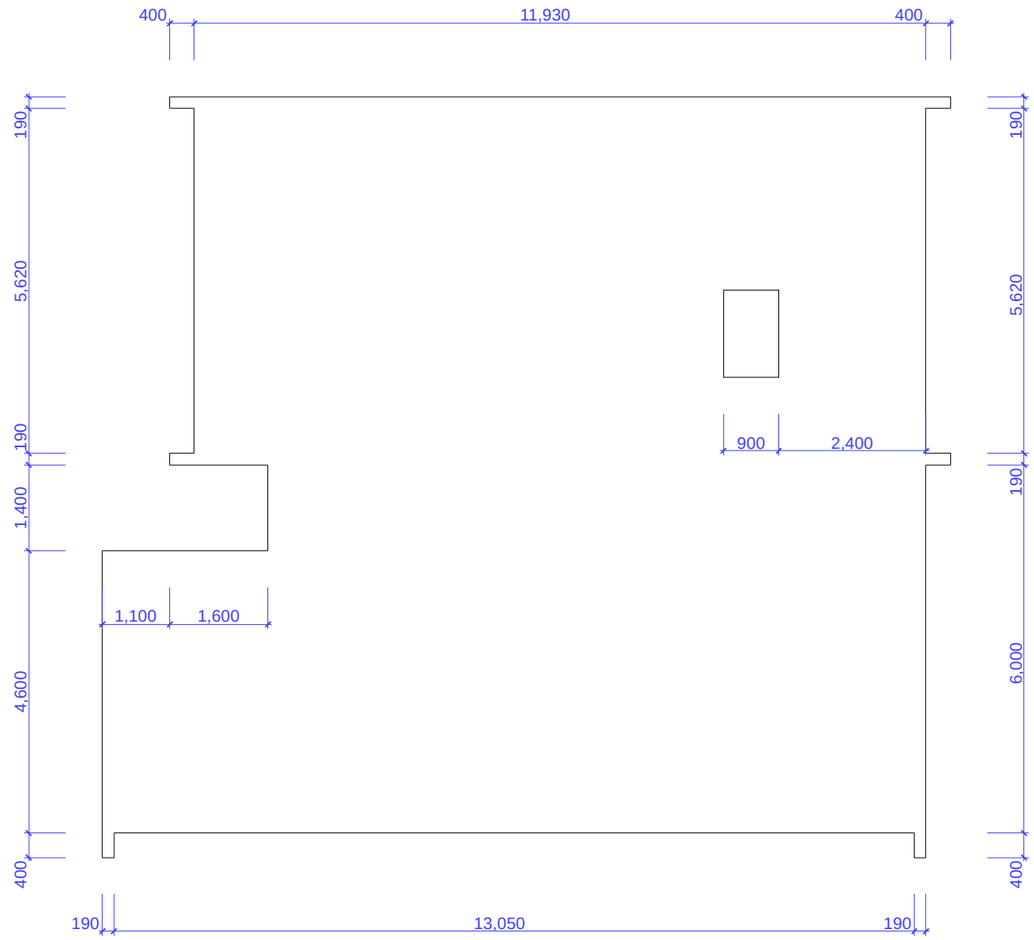
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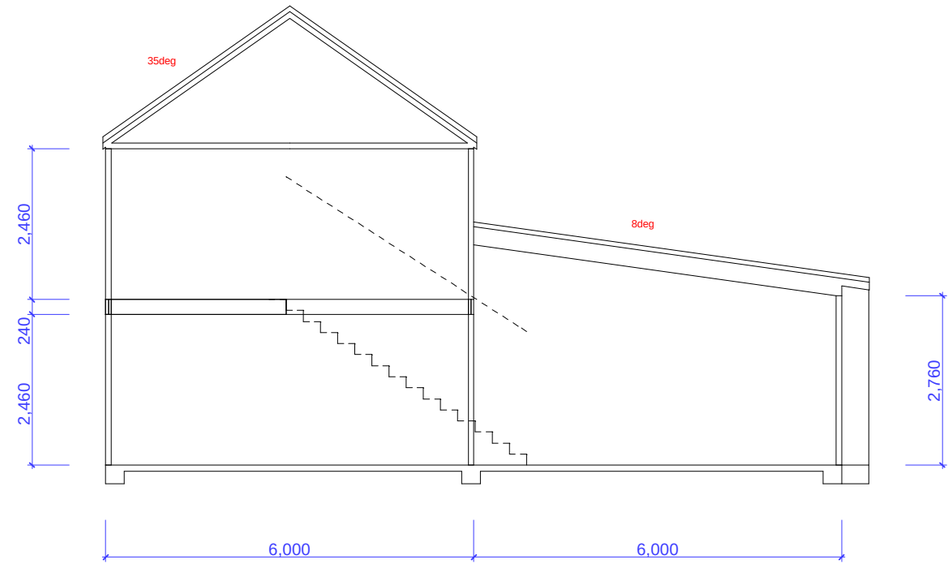
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Level 1 Slab Plan




Indicative Section

**RESOURCE 05.03.26**

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CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

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# QUEENSTOWN


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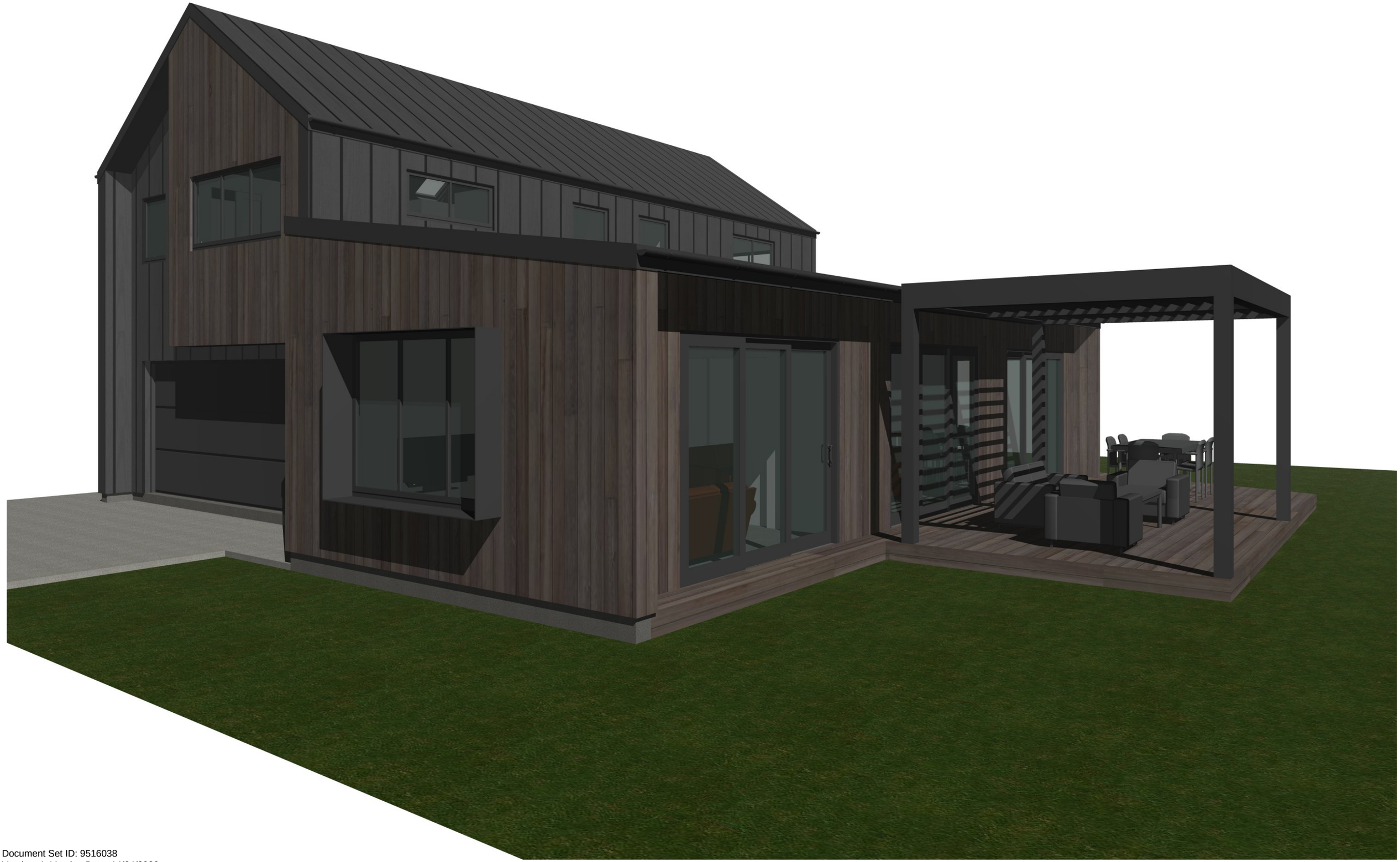
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**A05**


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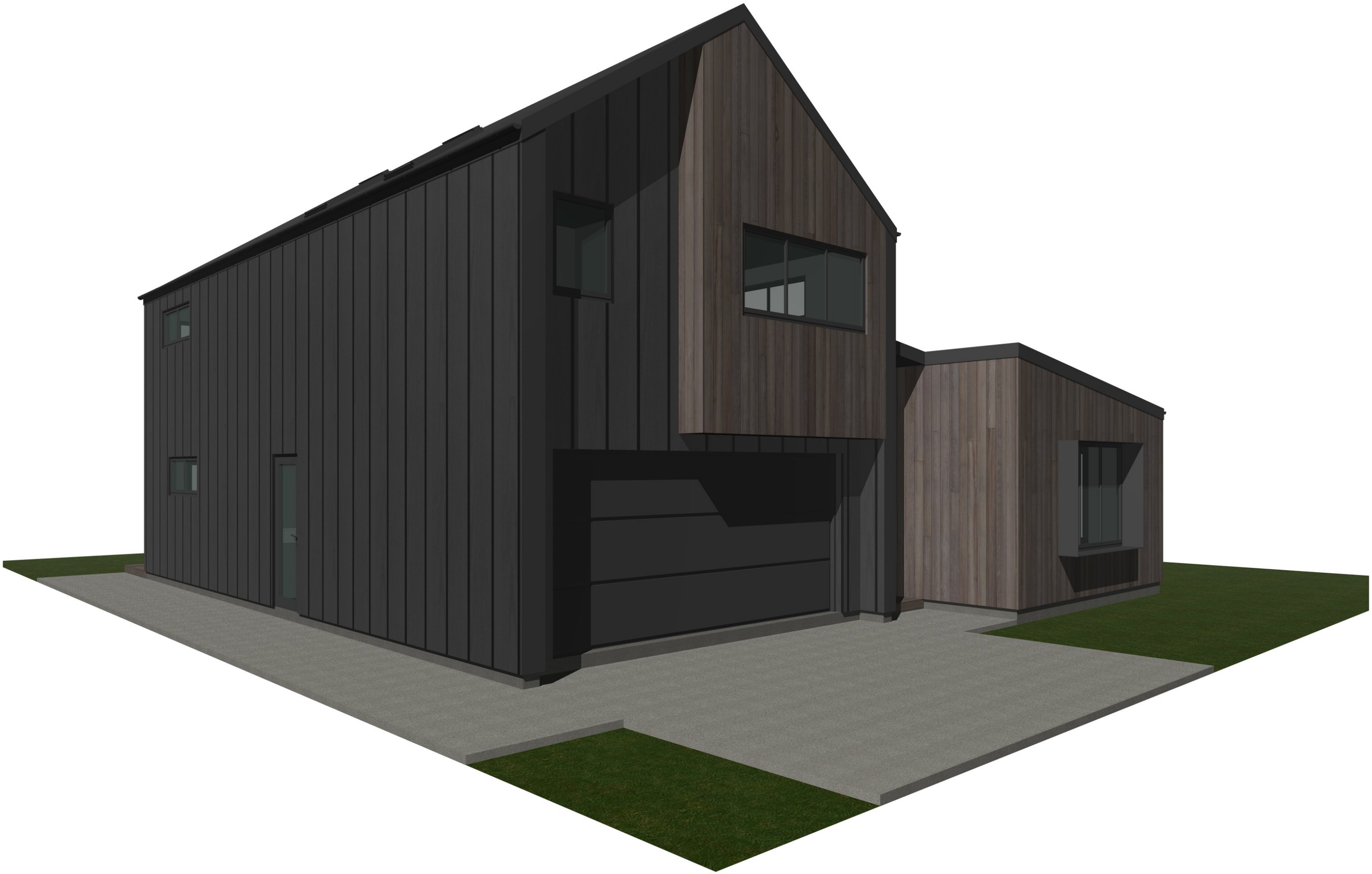
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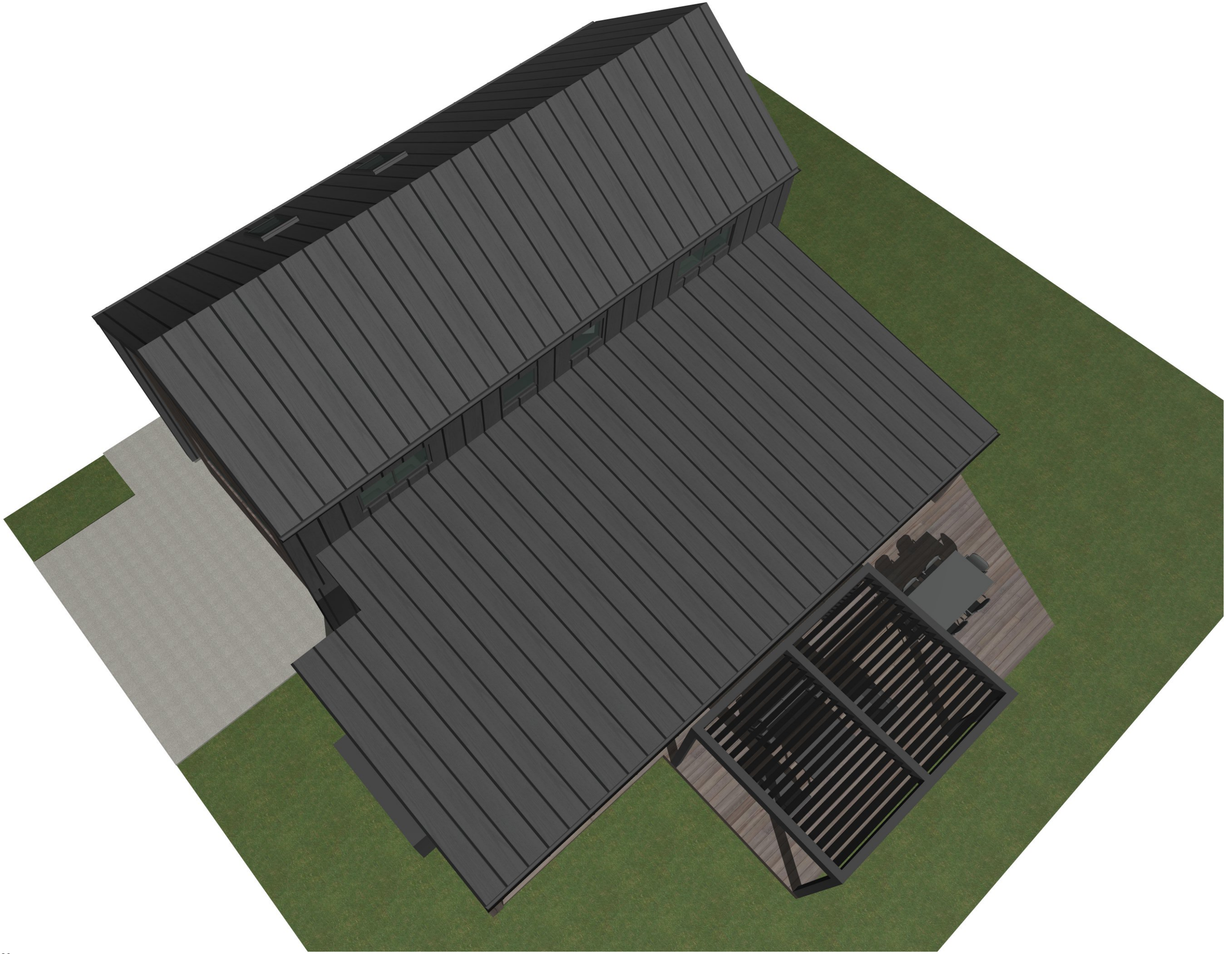
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