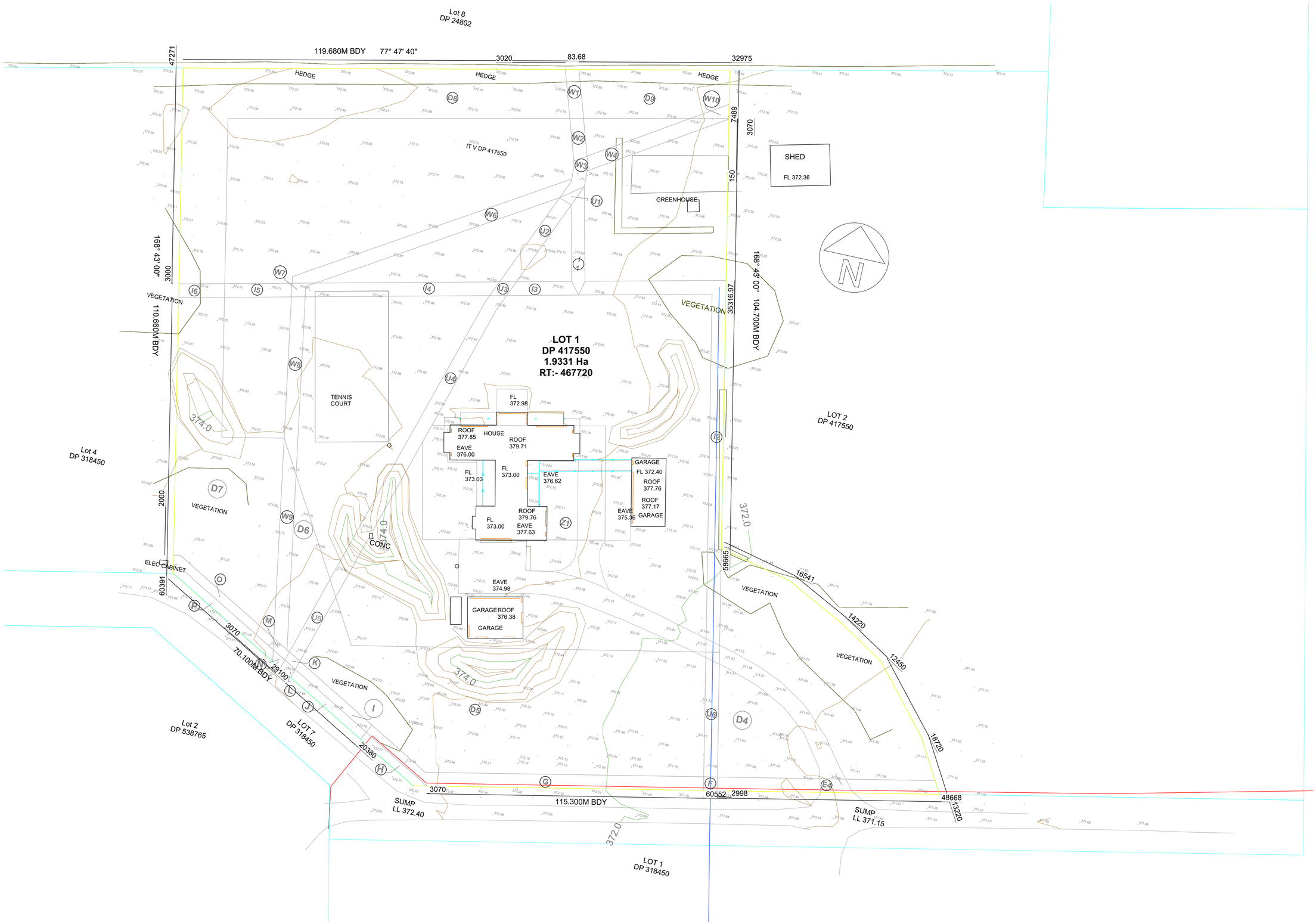
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SHEET No.	**SHEET TITLE**
RC000	COVER SHEET
RC100	EXISTING SITE/SURVEY PLAN
RC101	EXISTING SITE PLAN / DEMOLITION PLAN
RC102	PROPOSED SITE PLAN
RC103	PROPOSED GUEST SUITE FLOOR PLAN
RC104	PROPOSED GUEST SUITE ELEVATIONS
RC105	PROPOSED GUEST SUITE ELEVATIONS
RC106	PROPOSED POOL PAVILION FLOOR PLAN & ELEVATION
RC107	PROPOSED PERGOLA STRUCTURES ELEVATIONS
RC108	PROPOSED POOL PAVILION IMAGES
RC109	PROPOSED COLOUR & MATERIAL SCHEDULE

PROPOSED NEW GUEST SUITE & POOL PAVILION
293E LOWER SHOTOVER ROAD.
SPEARGRASS FLATS.

---

jcm design

RESOURCE CONSENT ISSUE



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REVISIONS

A	22/10/25	BUILDING CONSENT ISSUE	JCM

TRUE NORTH

PROJECT NORTH

CONSULTANTS

STRUCTURAL ENGINEER

CLIENT

C. HEATLEY & E. FAESEN
KLOET

PROJECT TITLE

PROPOSED NEW TENNIS
PAVILION & GUEST SUITE
293 LOWER SHOTOVER
ROAD SPEARGRASS FLATS
QUEENSTOWN

DRAWING TITLE

EXISTING SITE PLAN

DRAWING STATUS

File name: /Users/corbettmadden/iCloud Drive (Archive) - 2/Docume

DRAWING DETAILS

SCALE	1:100
DATE	JAN 2025
PROJECT NO.	2501
DRAWN	CAL
CHECKED	

RC100 A

Lot 8
DP 24802

119.680M BDY 77° 47' 40"

47271 3020 83.68 32975

HEDGE HEDGE HEDGE

D8 D9

W1 W10

W2 W4 W3

IT V DP 417550

7489 3070 150

SHED
FL 372.36

GREENHOUSE

U1 W6 U2

168° 43' 00" 3000

W7 I6 I5 I4 U3 I3

VEGETATION

110.660M BDY

LOT 1
DP 417550
1.9331 Ha
RT:- 467720

35316.97 169° 43' 00" 104.700M BDY

W8 U4

TENNIS COURT

FL 372.98
ROOF 377.85
HOUSE
ROOF 379.71
EAVE 376.00
FL 373.03
FL 373.00
EAVE 376.62
GARAGE
FL 372.40
ROOF 377.76
ROOF 377.17
GARAGE
EAVE 375.36
ROOF 379.76
FL 373.00
EAVE 377.63
Z1

374.0

D7 VEGETATION

W9 D6

CONC

ELEC CABINET

60391

O P M U5 K L J I H G F E4 I2

3070 70.100M BDY 29100 20380

EAVE 374.98

GARAGE ROOF 376.38
GARAGE
EXISTING GARAGE TO BE DEMOLISHED

D5 U6 D4

58665 16541 14220 12450 18720 13220 48668

VEGETATION VEGETATION VEGETATION

3070 60552 2998 115.300M BDY

SUMP LL 372.40

SUMP LL 371.15

372.0

Lot 4
DP 318450

Lot 2
DP 538765

LOT 7
DP 318450

LOT 1
DP 318450

LOT 2
DP 417550

LOWER SHOTOVER ROAD

N

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KLOET

PROJECT TITLE

PROPOSED NEW TENNIS PAVILION & GUEST SUITE
293 LOWER SHOTOVER ROAD SPEARGRASS FLATS
QUEENSTOWN

DRAWING TITLE

EXISTING SITE PLAN / DEMOLITION PLAN

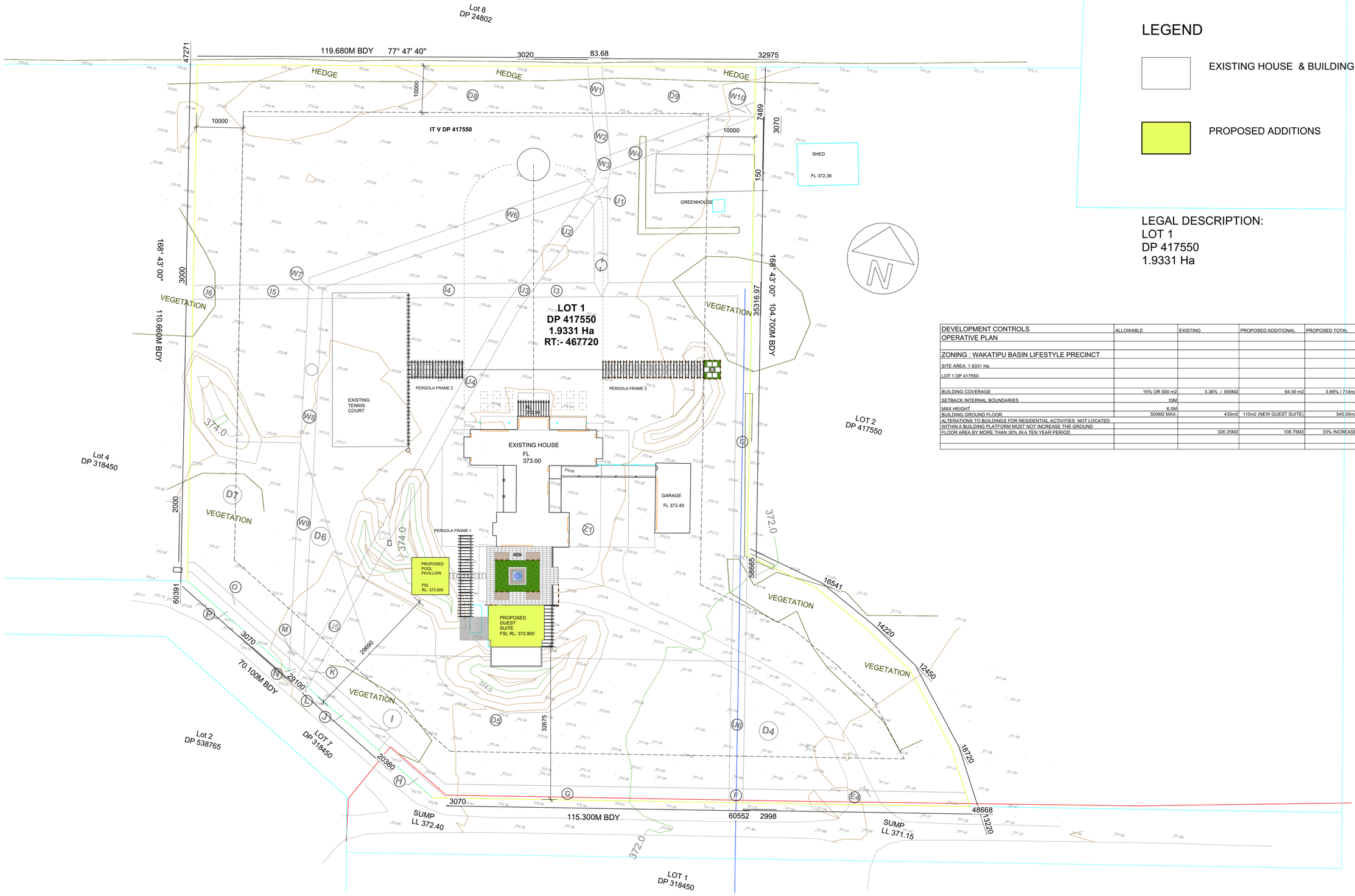
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DATE	JAN 2025
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RC101 A



LEGEND

EXISTING HOUSE & BUILDINGS

PROPOSED ADDITIONS

LEGAL DESCRIPTION:

LOT 1
DP 417550
1.9331 Ha

DEVELOPMENT CONTROLS	ALLOWABLE	EXISTING	PROPOSED ADDITIONAL	PROPOSED TOTAL		COMPLIES
OPERATIVE PLAN						
ZONING : WAKATIPU BASIN LIFESTYLE PRECINCT						
SITE AREA: 1.9331 Ha						
LOT 1 DP 417550						
BUILDING COVERAGE	15% OR 500 m2	3.36% / 650M2	64.00 m2	3.69% / 714m2		NO
SETBACK INTERNAL BOUNDARIES	10M				REFER TO DRAWNGS	YES
MAX HEIGHT	6.5M				REFER TO DRAWNGS	YES
BUILDING GROUND FLOOR	500M2 MAX	435m2	110m2 (NEW GUEST SUITE)	545.00m2	HOUSE GROUND FLOOR AREA	NO
ALTERATIONS TO BUILDINGS FOR RESIDENTIAL ACTIVITIES NOT LOCATED WITHIN A BUILDING PLATFORM MUST NOT INCREASE THE GROUND FLOOR AREA BY MORE THAN 30% IN A TEN YEAR PERIOD		326.25M2	108.75M2	33% INCREASE	2021 ADDITION	NO

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PROJECT TITLE

PROPOSED NEW TENNIS PAVILION & GUEST SUITE
293 LOWER SHOTOVER ROAD SPEARGRASS FLATS
QUEENSTOWN

DRAWING TITLE

PROPOSED SITE PLAN

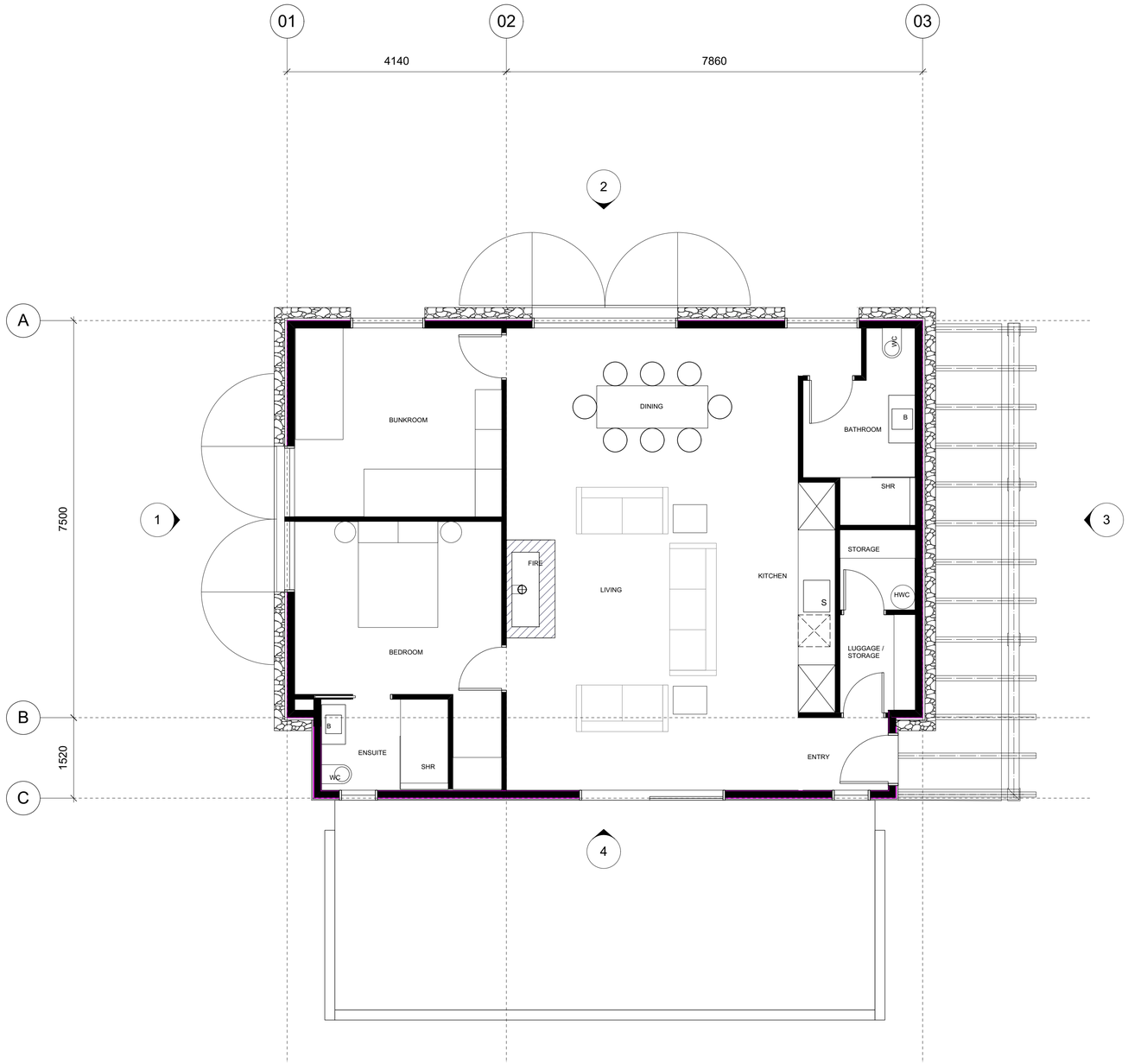
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DATE	JAN 2026
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RC102



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KLOET

PROJECT TITLE

PROPOSED NEW TENNIS PAVILION & GUEST SUITE
293 LOWER SHOTOVER ROAD SPEARGRASS FLATS
QUEENSTOWN

DRAWING TITLE

PROPOSED GUEST SUITE FLOOR PLAN

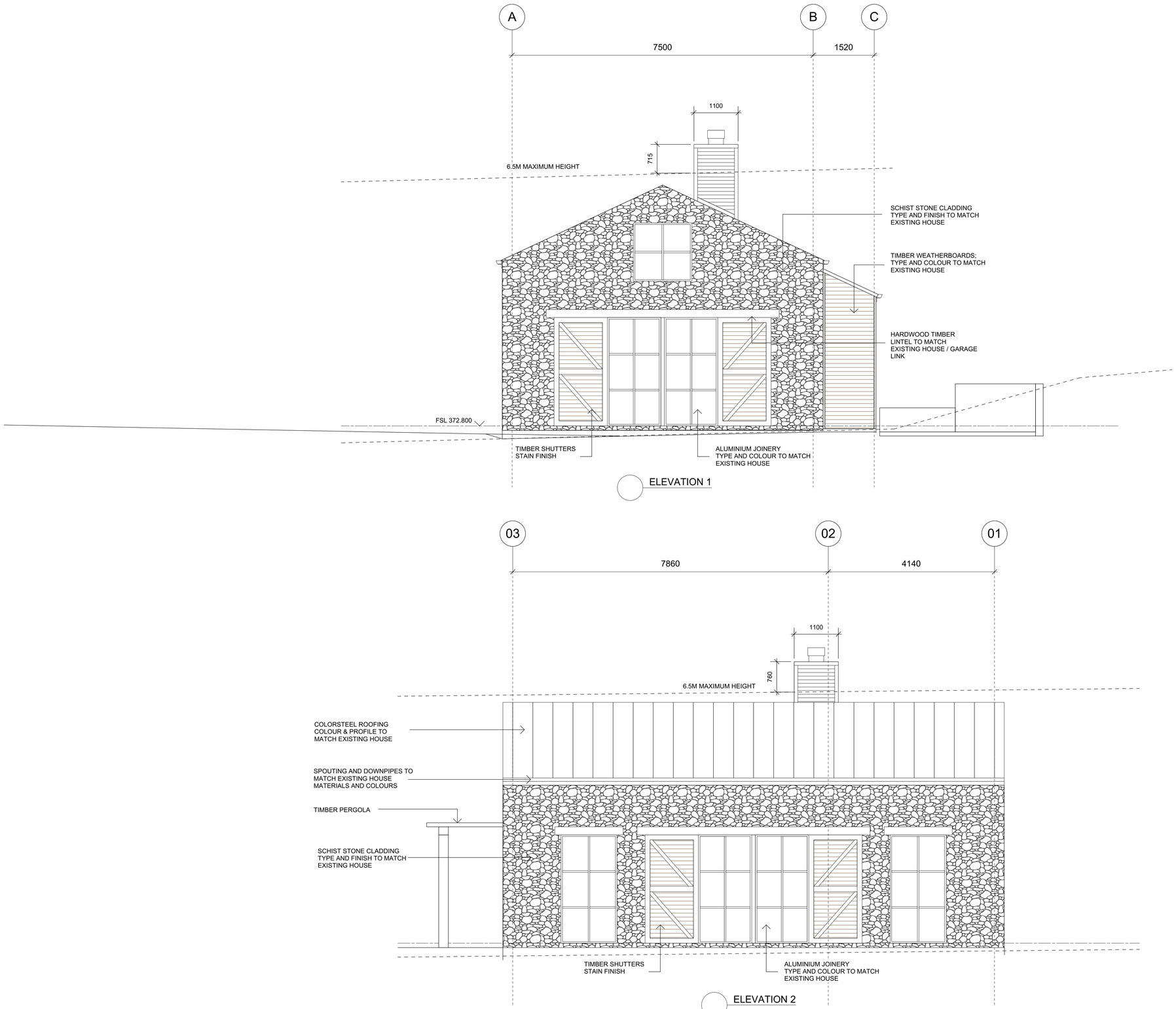
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RC103



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KLOET

PROJECT TITLE

PROPOSED NEW TENNIS
PAVILION & GUEST SUITE
293 LOWER SHOTOVER
ROAD SPEARGRASS FLATS
QUEENSTOWN

DRAWING TITLE

PROPOSED GUEST SUITE
ELEVATIONS

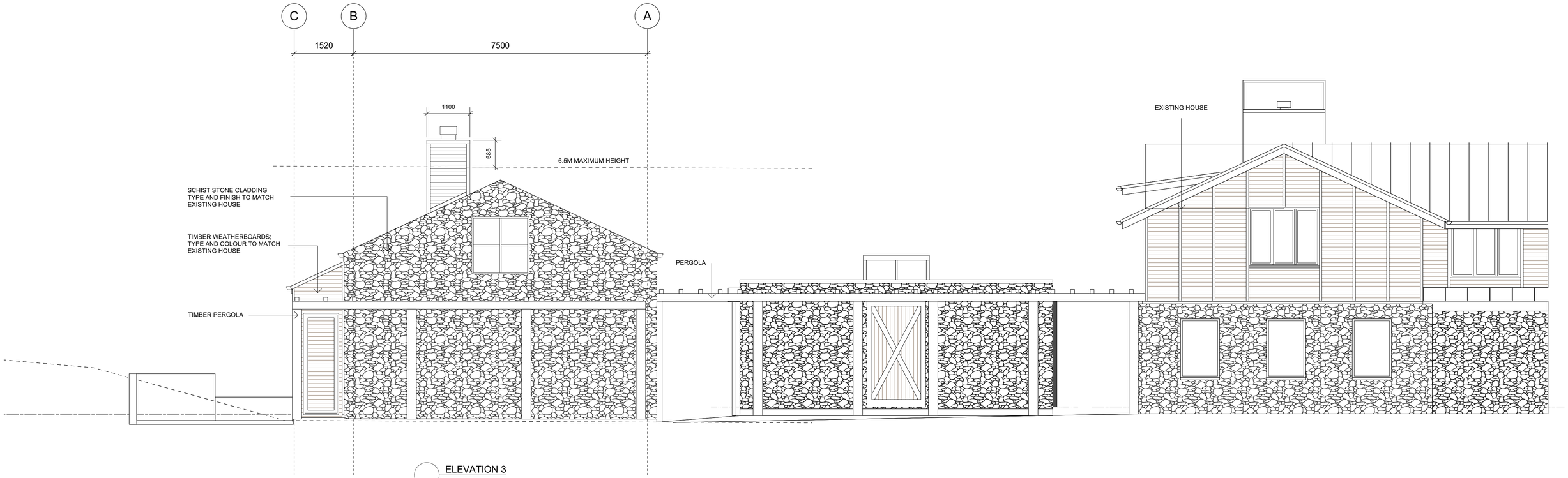
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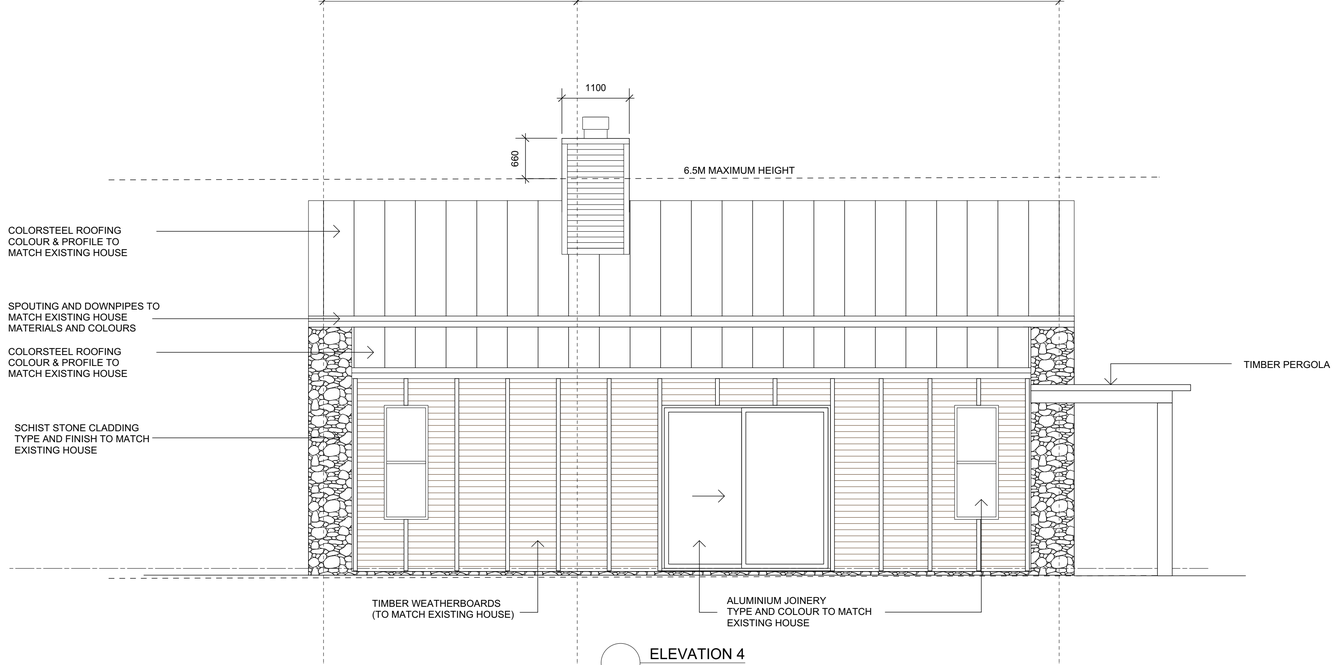
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DATE	JAN 2026
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RC104



ELEVATION 3



ELEVATION 4

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KLOET

PROJECT TITLE

PROPOSED NEW TENNIS
PAVILION & GUEST SUITE
293 LOWER SHOTOVER
ROAD SPEARGRASS FLATS
QUEENSTOWN

DRAWING TITLE

PROPOSED GUEST SUITE
ELEVATIONS

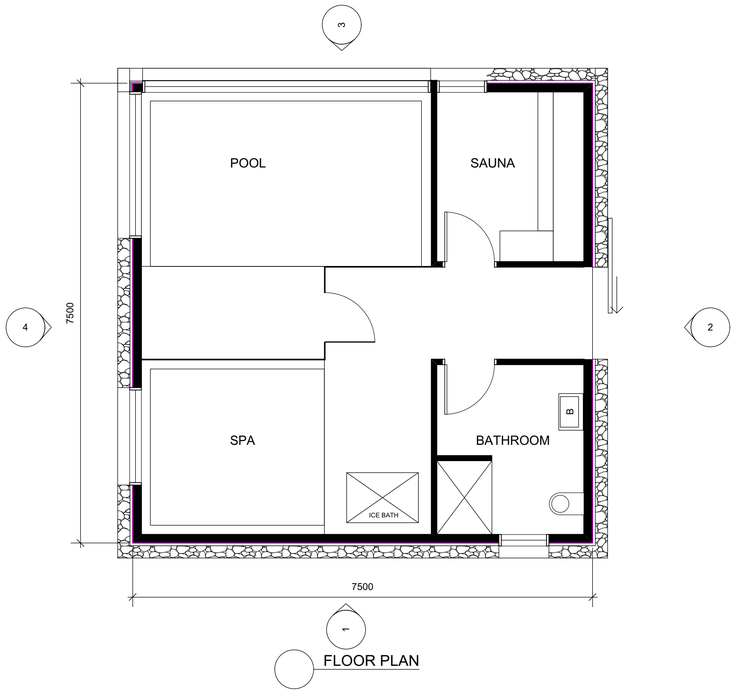
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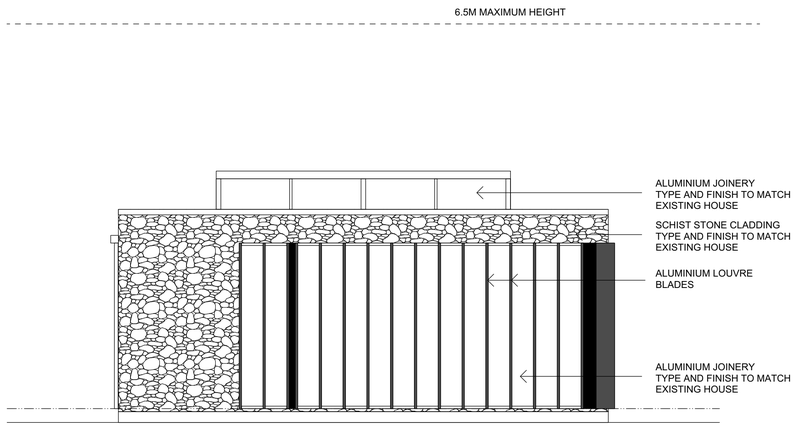
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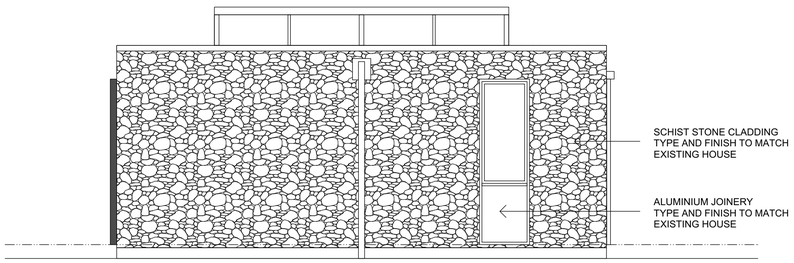
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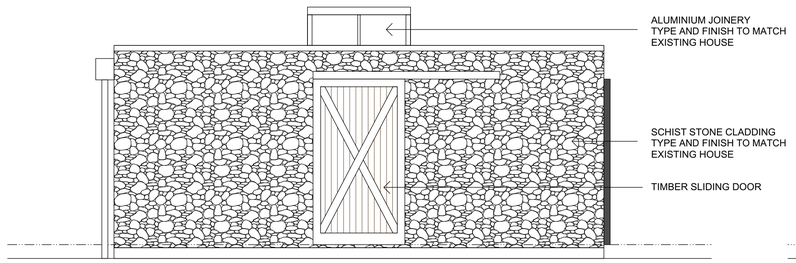
FLOOR PLAN



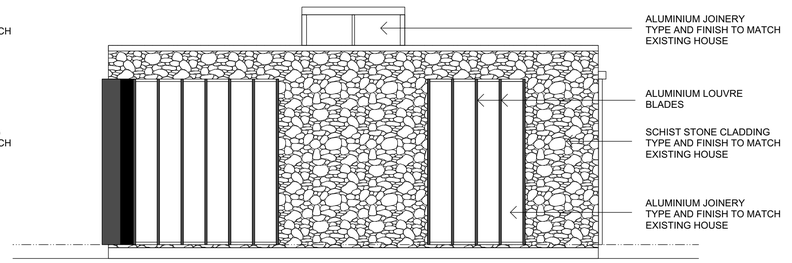
3 ELEVATION 3 / NORTH



1 ELEVATION 1 / SOUTH



2 ELEVATION 2 / EAST



4 ELEVATION 4 / WEST

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REVISIONS

TRUE NORTH

PROJECT NORTH

CONSULTANTS

STRUCTURAL ENGINEER

CLIENT

C. HEATLEY & E. FAESEN
KLOET

PROJECT TITLE

PROPOSED NEW TENNIS
PAVILION & GUEST SUITE
293 LOWER SHOTOVER
ROAD SPEARGRASS FLATS
QUEENSTOWN

DRAWING TITLE

PROPOSED POOL AREA
FLOOR PLAN & ELEVATIONS

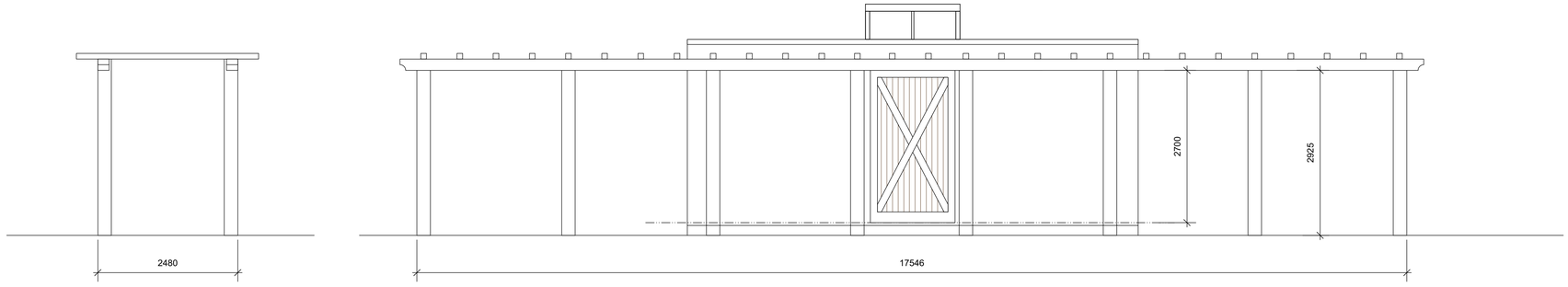
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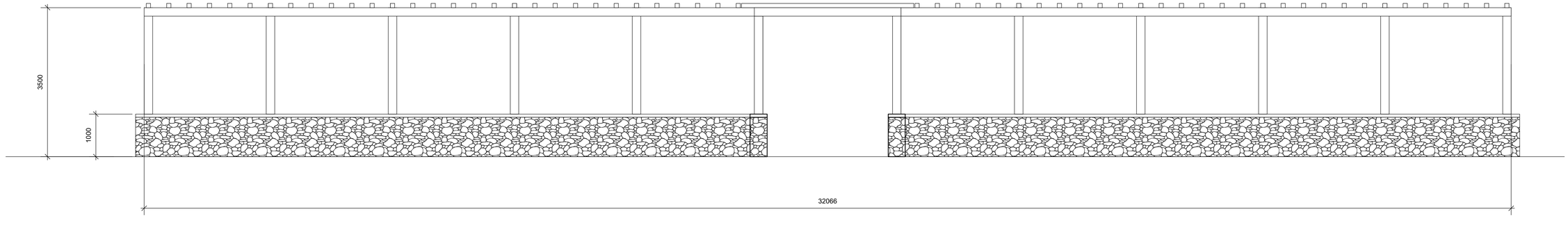
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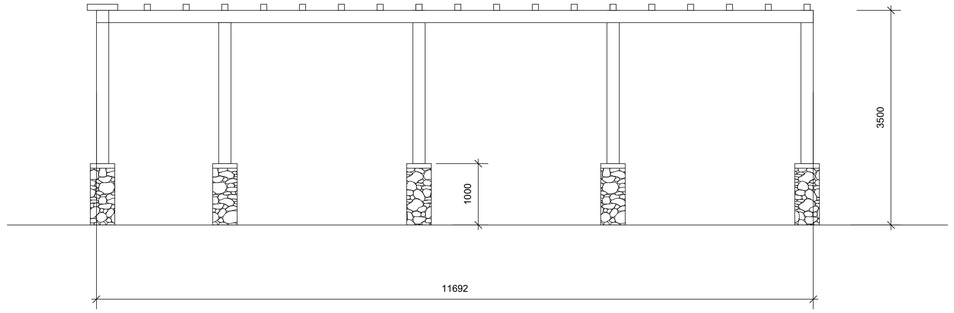
RC106



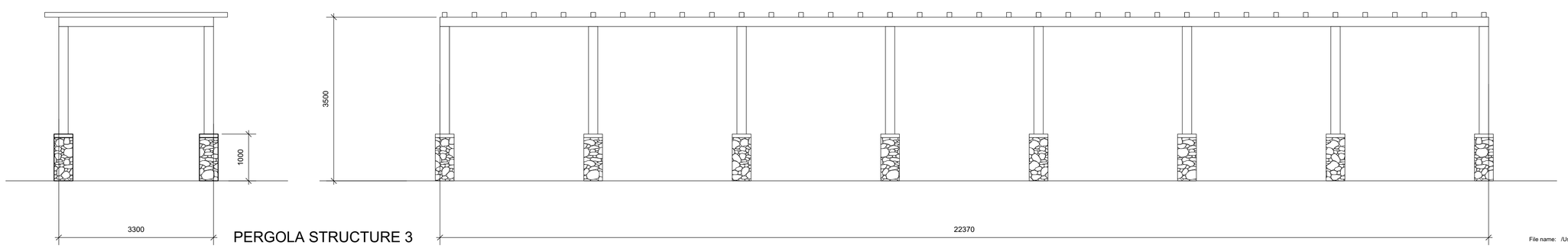
PERGOLA STRUCTURE 1



PERGOLA STRUCTURE 2



PERGOLA STRUCTURE 2



PERGOLA STRUCTURE 3

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PROPOSED NEW TENNIS PAVILION & GUEST SUITE
293 LOWER SHOTOVER ROAD SPEARGRASS FLATS
QUEENSTOWN

DRAWING TITLE

PROPOSED PERGOLA STRUCTURE ELEVATIONS

DRAWING STATUS

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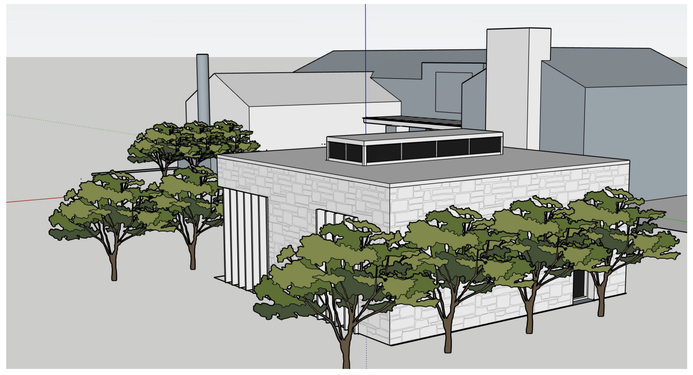
SCALE	1:50
DATE	JAN 2026
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RC107









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KLOET

PROJECT TITLE

PROPOSED NEW TENNIS PAVILION & GUEST SUITE
293 LOWER SHOTOVER ROAD SPEARGRASS FLATS
QUEENSTOWN

DRAWING TITLE

PROPOSED POOL AREA IMAGES

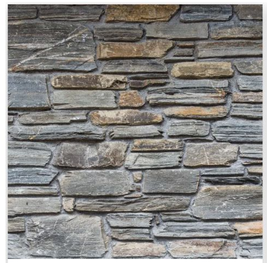
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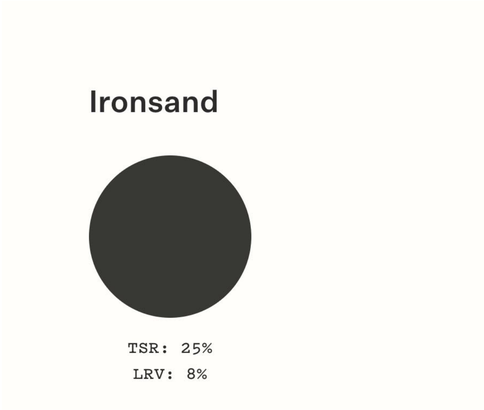
RC108



SCHIST STONE WALL CLADDING
LIGHT REFLECTANCE VALUE: 21.8%
DATA SOURCE ETHICAL STONE
REGISTER FEDERATION STONE
GREAT BRITAIN



WESTERN RED CEDAR STAINED
WALL CLADDING
LIGHT REFLECTANCE VALUE: 0%



COLORSTEEL TRAY ROOFING

LIGHT REFLECTANCE VALUE: 8%

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PROJECT TITLE

PROPOSED NEW TENNIS PAVILION & GUEST SUITE
293 LOWER SHOTOVER ROAD SPEARGRASS FLATS
QUEENSTOWN

DRAWING TITLE

PROPOSED COLOURS & FINISHES

DRAWING STATUS

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SCALE	1:50
DATE	JAN 2026
PROJECT NO.	2501
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RC109