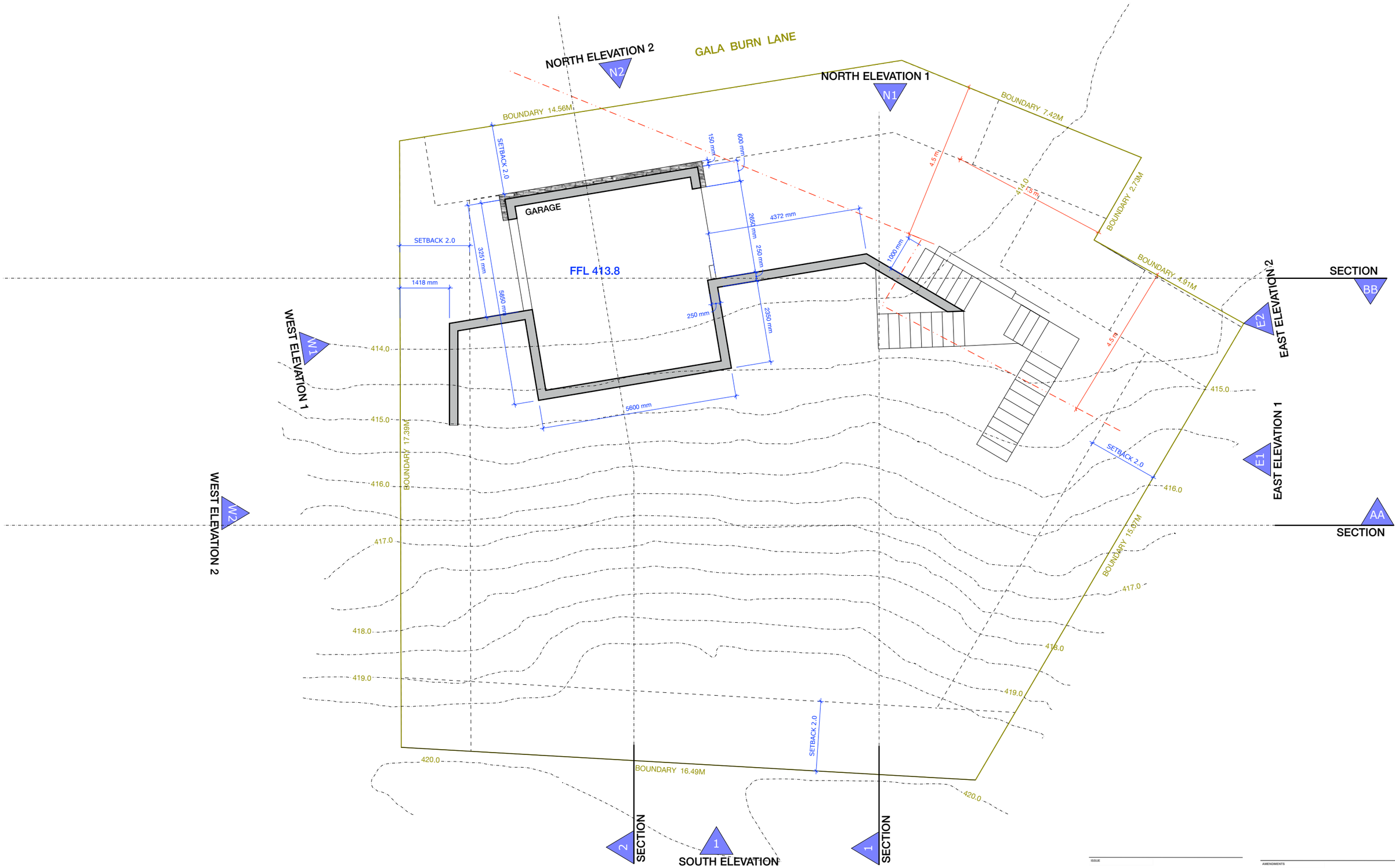


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House - for RJ & GL Pettit

MANSE Road - ARROWTOWN

Resource Consent Plans

SPIRUS ARCHITECTURE
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RC 02. 00. Level 1 Floor Plan



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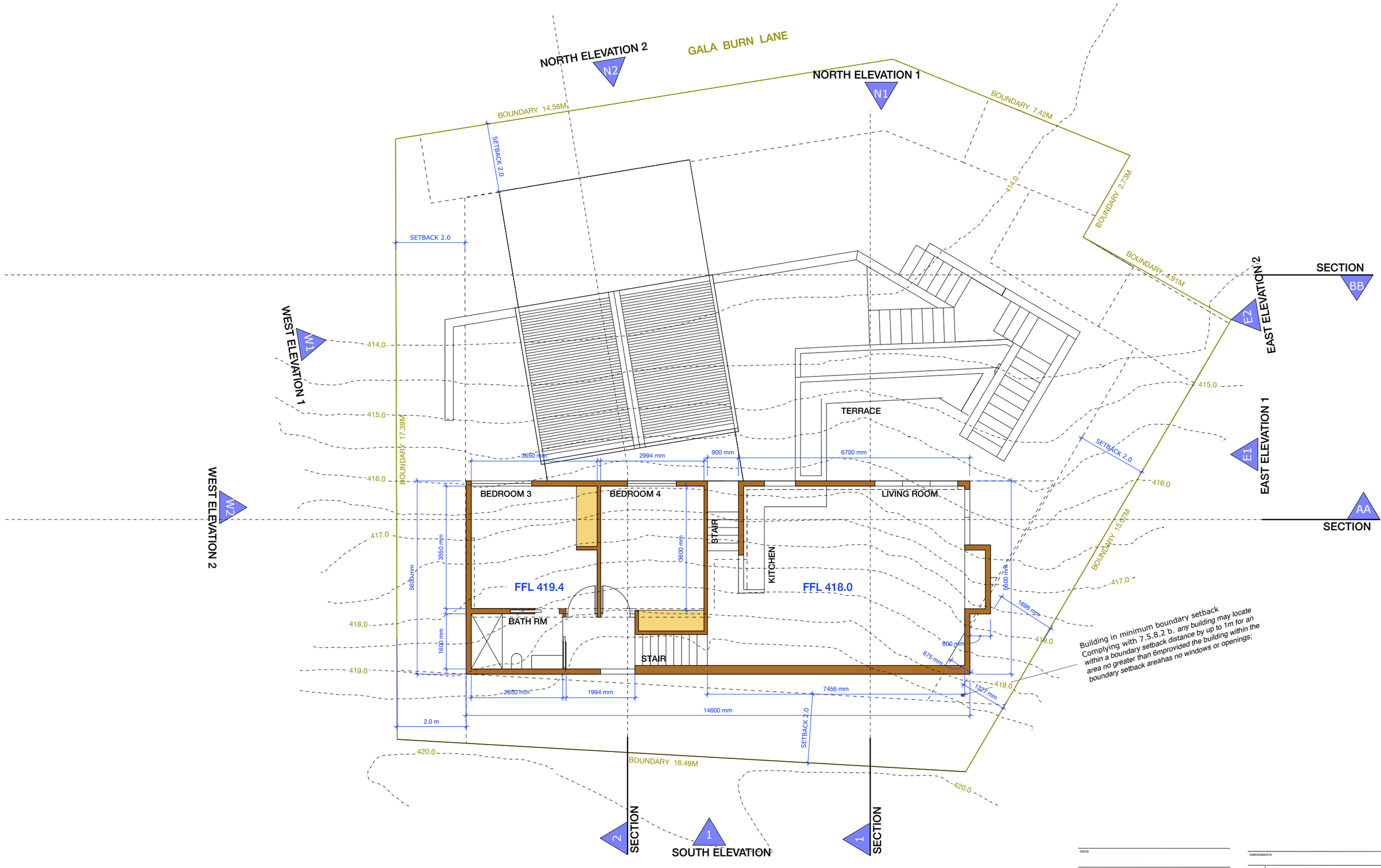
Resource Consent Plans

SPIRUS ARCHITECTURE
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July 20, 2026
DRAWING No. revision

AMENDMENTS

RC 03. 00. Level 2 Floor Plan



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Resource Consent Plans

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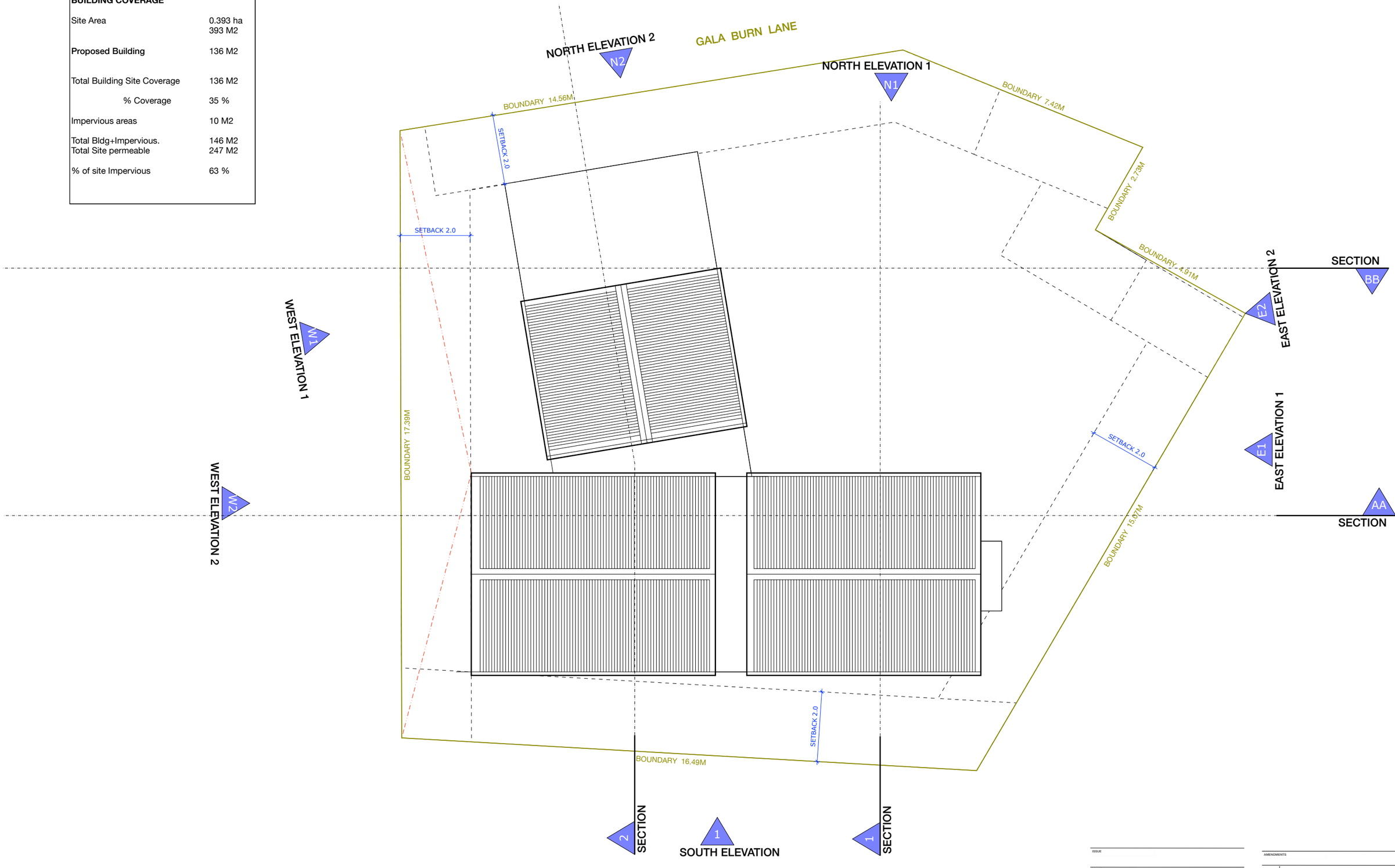
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SCALE
DRAWN
July 20, 2026
DRAWING No. revision

AMENDMENTS

RC 04. 00. Level 3 Floor Plan

BUILDING COVERAGE

Site Area	0.393 ha 393 M2
Proposed Building	136 M2
Total Building Site Coverage	136 M2
% Coverage	35 %
Impervious areas	10 M2
Total Bldg+Impervious. Total Site permeable	146 M2 247 M2
% of site Impervious	63 %



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House - for RJ & GL Pettit

MANSE Road - ARROWTOWN

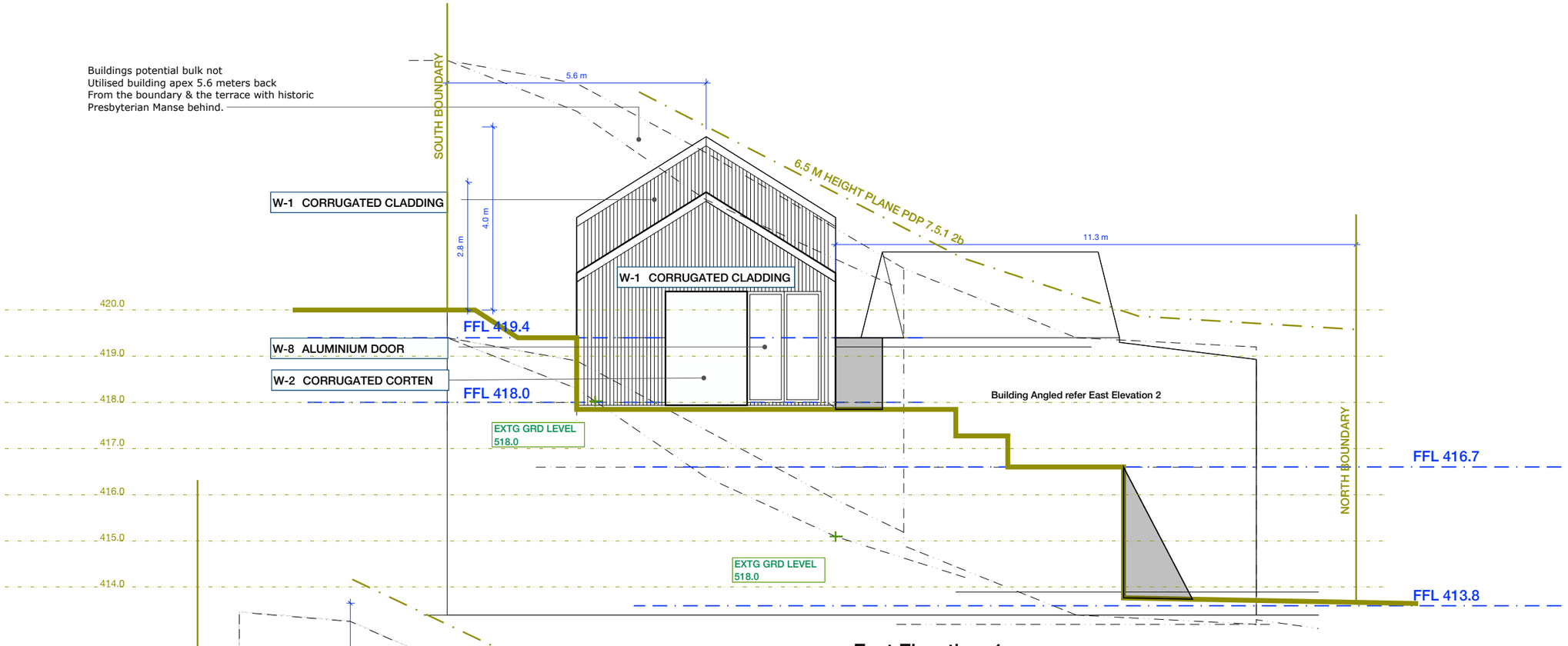
Resource Consent Plans

SPIRUS ARCHITECTURE
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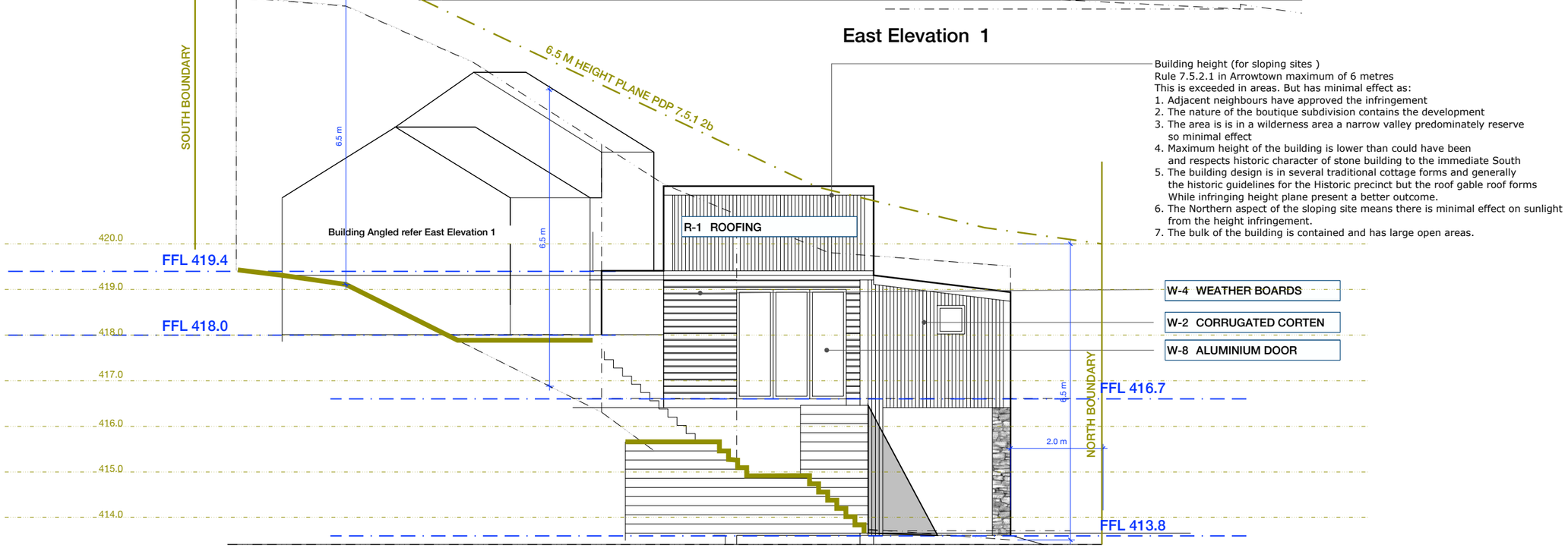
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AMENDMENTS

RC 05. 00. Level 4 Roof Plan



East Elevation 1



East Elevation 2

Building height (for sloping sites)
Rule 7.5.2.1 in Arrowtown maximum of 6 metres
This is exceeded in areas. But has minimal effect as:

1. Adjacent neighbours have approved the infringement
2. The nature of the boutique subdivision contains the development
3. The area is is in a wilderness area a narrow valley predominately reserve so minimal effect
4. Maximum height of the building is lower than could have been and respects historic character of stone building to the immediate South
5. The building design is in several traditional cottage forms and generally the historic guidelines for the Historic precinct but the roof gable roof forms While infringing height plane present a better outcome.
6. The Northern aspect of the sloping site means there is minimal effect on sunlight from the height infringement.
7. The bulk of the building is contained and has large open areas.

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House - for RJ & GL Pettit

MANSE Road - ARROWTOWN

Resource Consent Plans

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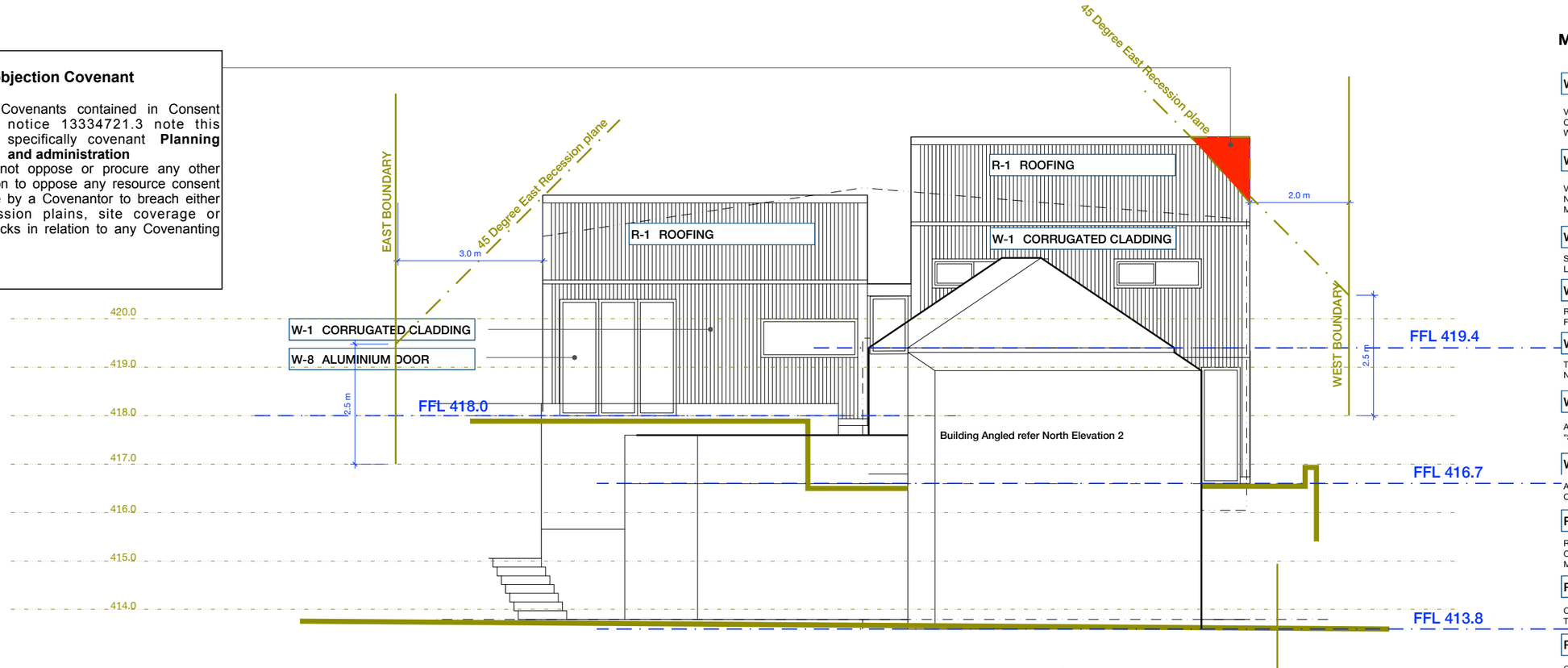
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July 20, 2026
DRAWING No. revision

AMENDMENTS

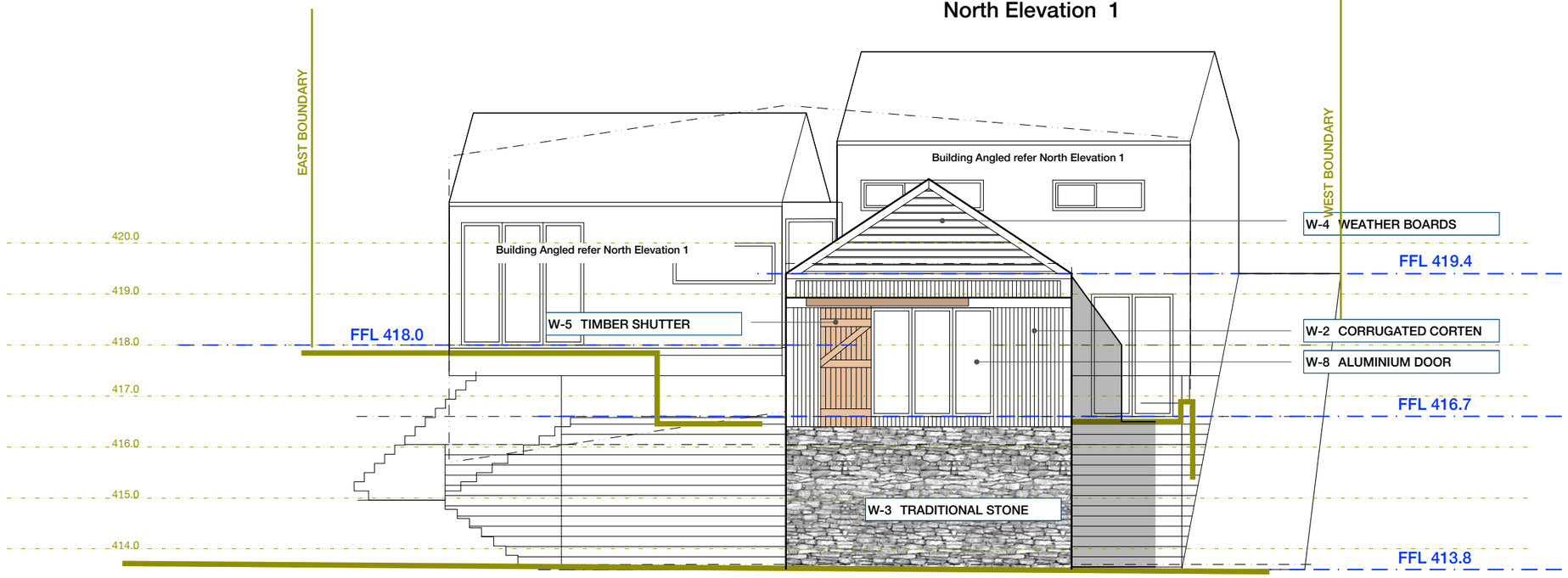
RC 11. 00. Elevations

No objection Covenant

The Covenants contained in Consent notice 13334721.3 note this specifically covenant **Planning and administration**
(bb) not oppose or procure any other person to oppose any resource consent made by a Covenantor to breach either recession plains, site coverage or setbacks in relation to any Covenanting Lot.



North Elevation 1



North Elevation 2

MATERIALS

W-1 CORRUGATED CLADDING
VERTICAL CORRUGATED CLADDING 0.45 mm COLORSTEEL COLOUR "SLATE" FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

W-2 CORRUGATED CORTEN
VERTICAL CORRUGATED CLADDING 0.45 mm FOR NATURAL RUSTED FINISH FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

W-3 TRADITIONAL STONE
STONE CLADDING SYSTEM TRADITIONAL ARROWTOWN LOOK

W-4 WEATHER BOARDS
RUSTICATED WEATHERBOARDS FOR "SLATE" PAINT FINISH

W-5 TIMBER SHUTTER
TRADITIONAL TIMBER BARN TYPE SHUTTER FOR NATURAL AGED FINISH

W-8 ALUMINIUM DOOR
ALUMINIUM DOORS POWDER COATED COLORSTEEL "SLATE" DOOR HANDLE IN ALUMINIUM TO MATCH.

W-9 ALUMINIUM WINDOWS
ALUMINIUM WINDOWS POWDER COATED COLORSTEEL COLOUR "SLATE"

R-1 ROOFING
ROOFING 0.45 mm COLORSTEEL COLOUR "SLATE" CORRUGATED ROOFING FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

R-7 DOWN PIPE
COLORSTEEL DOWNPIPES (74mm MIN Internal) COLOUR TO MATCH CLADDING

R-8 SPOUTING
COLORSTEEL HALF ROUND SPOUTING COLOUR TO MATCH ROOFING

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House - for RJ & GL Pettit

MANSE Road - ARROWTOWN

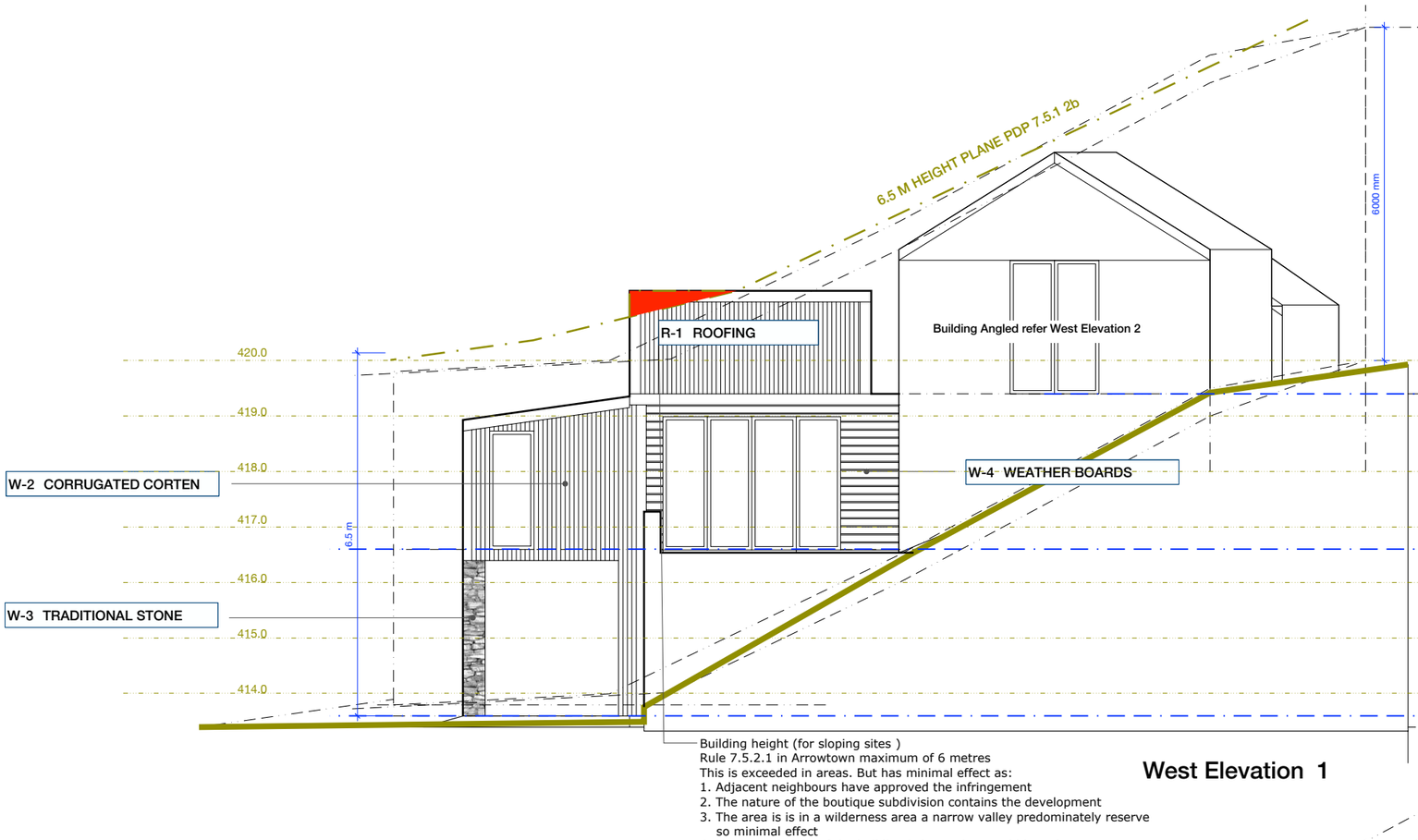
Resource Consent Plans

SPIRUS ARCHITECTURE
021 775515 . 16 The Mews . ARROWTOWN

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July 20, 2026
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AMENDMENTS

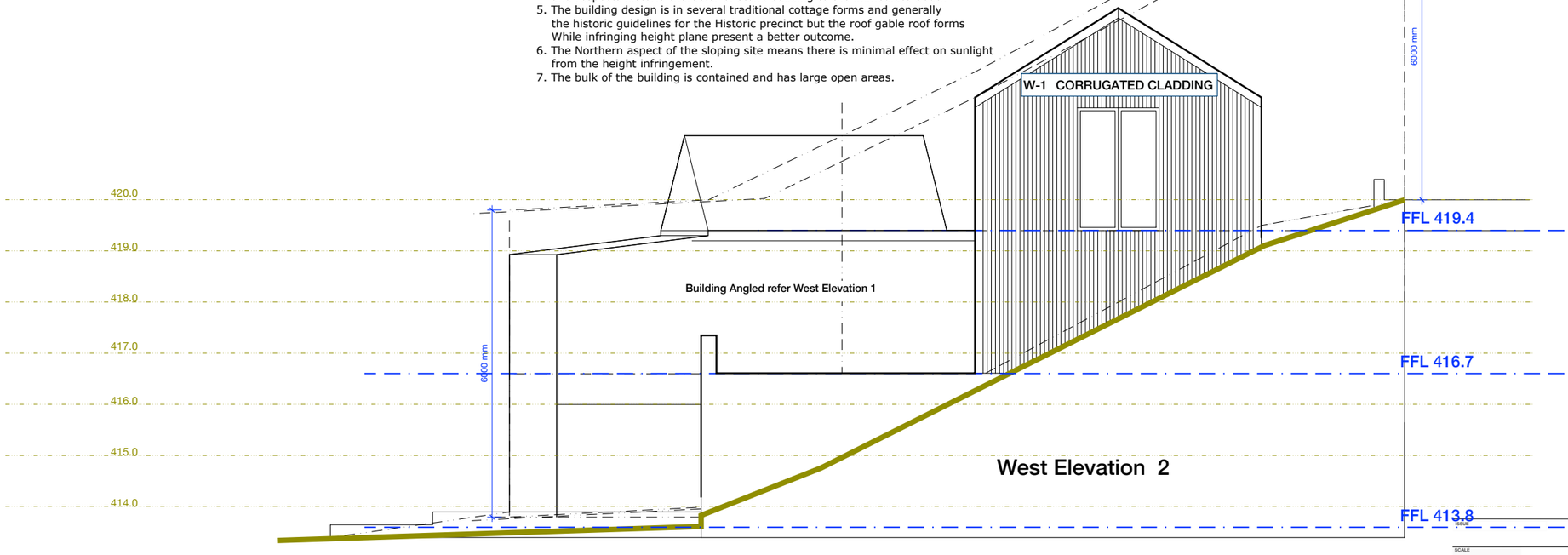
RC 12. 00. Elevations



West Elevation 1

Building height (for sloping sites)
Rule 7.5.2.1 in Arrowtown maximum of 6 metres
This is exceeded in areas. But has minimal effect as:

1. Adjacent neighbours have approved the infringement
2. The nature of the boutique subdivision contains the development
3. The area is is in a wilderness area a narrow valley predominately reserve so minimal effect
4. Maximum height of the building is lower than could have been and respects historic character of stone building to the immediate South
5. The building design is in several traditional cottage forms and generally the historic guidelines for the Historic precinct but the roof gable roof forms While infringing height plane present a better outcome.
6. The Northern aspect of the sloping site means there is minimal effect on sunlight from the height infringement.
7. The bulk of the building is contained and has large open areas.



West Elevation 2

MATERIALS

W-1 CORRUGATED CLADDING

VERTICAL CORRUGATED CLADDING 0.45 mm COLORSTEEL COLOUR "SLATE" FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

W-2 CORRUGATED CORTEN

VERTICAL CORRUGATED CLADDING 0.45 mm FOR NATURAL RUSTED FINISH FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

W-3 TRADITIONAL STONE

STONE CLADDING SYSTEM TRADITIONAL ARROWTOWN LOOK

W-4 WEATHER BOARDS

RUSTICATED WEATHERBOARDS FOR "SLATE" PAINT FINISH

W-5 TIMBER SHUTTER

TRADITIONAL TIMBER BARN TYPE SHUTTER FOR NATURAL AGED FINISH

W-8 ALUMINIUM DOOR

ALUMINIUM DOORS POWDER COATED COLORSTEEL "SLATE" DOOR HANDLE IN ALUMINIUM TO MATCH.

W-9 ALUMINIUM WINDOWS

ALUMINIUM WINDOWS POWDER COATED COLORSTEEL COLOUR "SLATE"

R-1 ROOFING

ROOFING 0.45 mm COLORSTEEL COLOUR "SLATE" CORRUGATED ROOFING FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

R-7 DOWN PIPE

COLORSTEEL DOWNPIPES (74mm MIN Internal) COLOUR TO MATCH CLADDING

R-8 SPOUTING

COLORSTEEL HALF ROUND SPOUTING COLOUR TO MATCH ROOFING

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MANSE Road - ARROWTOWN

Resource Consent Plans

SPIRUS ARCHITECTURE
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AMENDMENTS

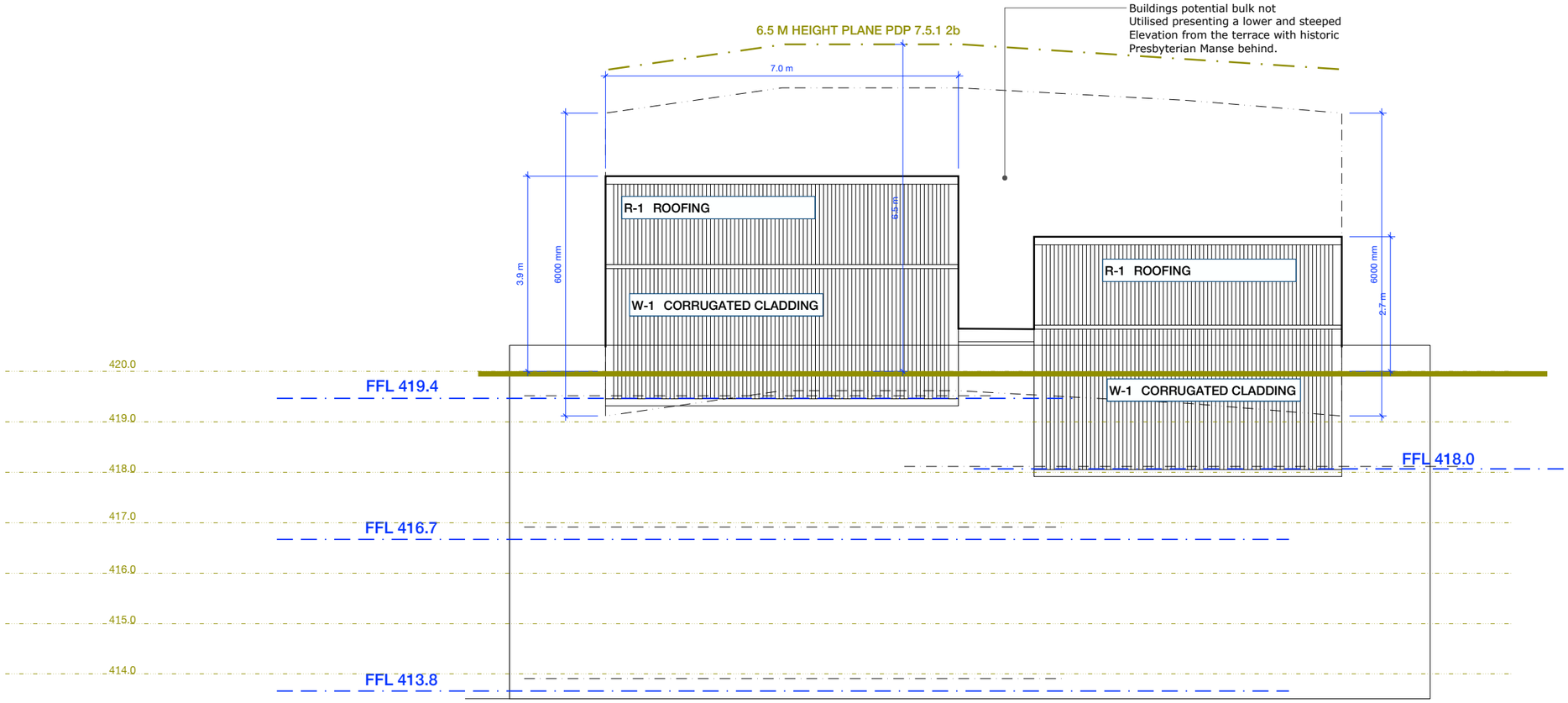
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RC 13. 00. Elevations



South Elevation 1

MATERIALS

W-1 CORRUGATED CLADDING

VERTICAL CORRUGATED CLADDING 0.45 mm COLORSTEEL COLOUR "SLATE" FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

W-2 CORRUGATED CORTEN

VERTICAL CORRUGATED CLADDING 0.45 mm FOR NATURAL RUSTED FINISH FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

W-3 TRADITIONAL STONE

STONE CLADDING SYSTEM TRADITIONAL ARROWTOWN LOOK

W-4 WEATHER BOARDS

RUSTICATED WEATHERBOARDS FOR "SLATE" PAINT FINISH

W-5 TIMBER SHUTTER

TRADITIONAL TIMBER BARN TYPE SHUTTER FOR NATURAL AGED FINISH

W-8 ALUMINIUM DOOR

ALUMINIUM DOORS POWDER COATED COLORSTEEL "SLATE" DOOR HANDLE IN ALUMINIUM TO MATCH.

W-9 ALUMINIUM WINDOWS

ALUMINIUM WINDOWS POWDER COATED COLORSTEEL COLOUR "SLATE"

R-1 ROOFING

ROOFING 0.45 mm COLORSTEEL COLOUR "SLATE" CORRUGATED ROOFING FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

R-7 DOWN PIPE

COLORSTEEL DOWNPIPES (74mm MIN Internal) COLOUR TO MATCH CLADDING

R-8 SPOUTING

COLORSTEEL HALF ROUND SPOUTING COLOUR TO MATCH ROOFING

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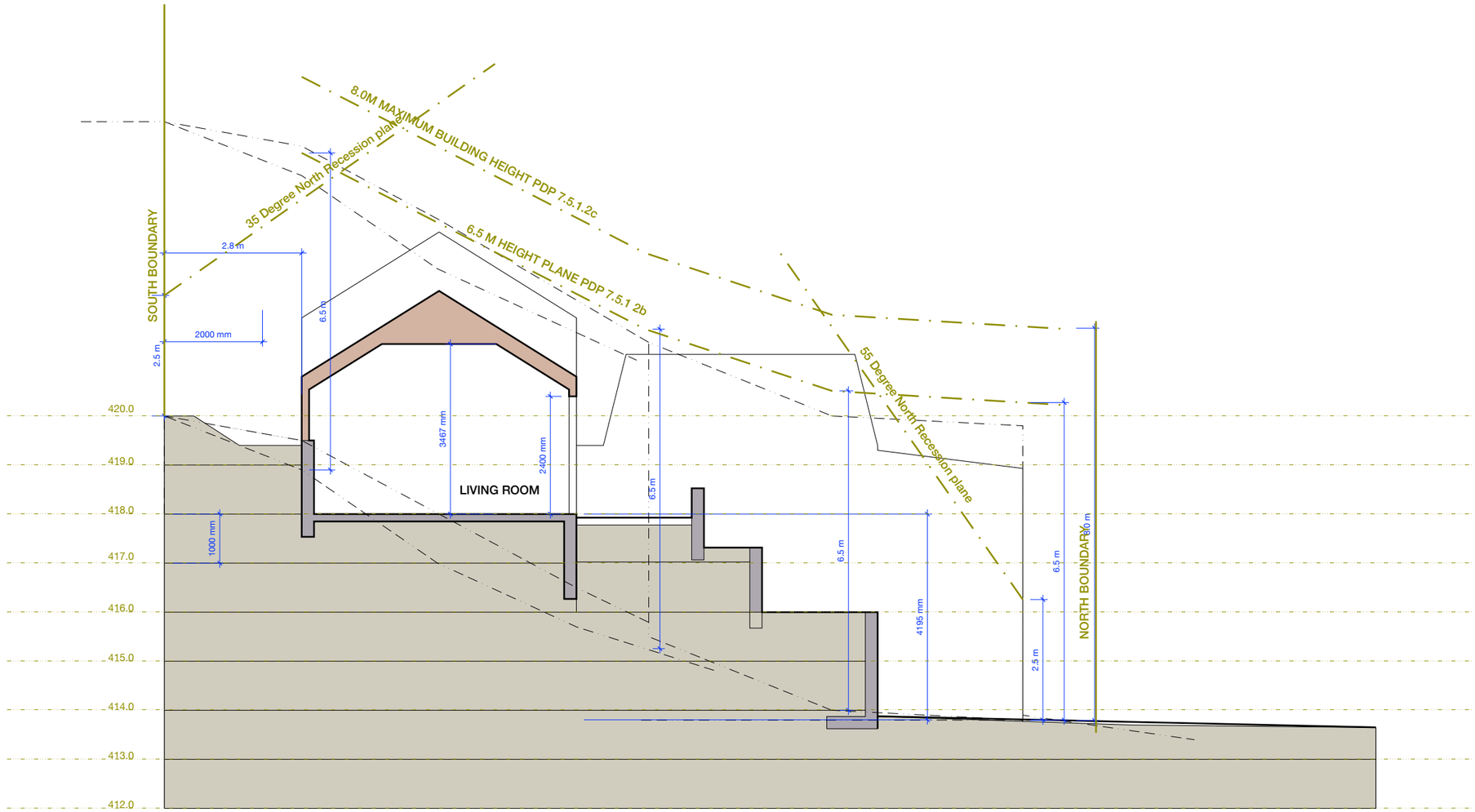
Resource Consent Plans

SPIRUS ARCHITECTURE
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RC 14. 00. Elevations



Section 1

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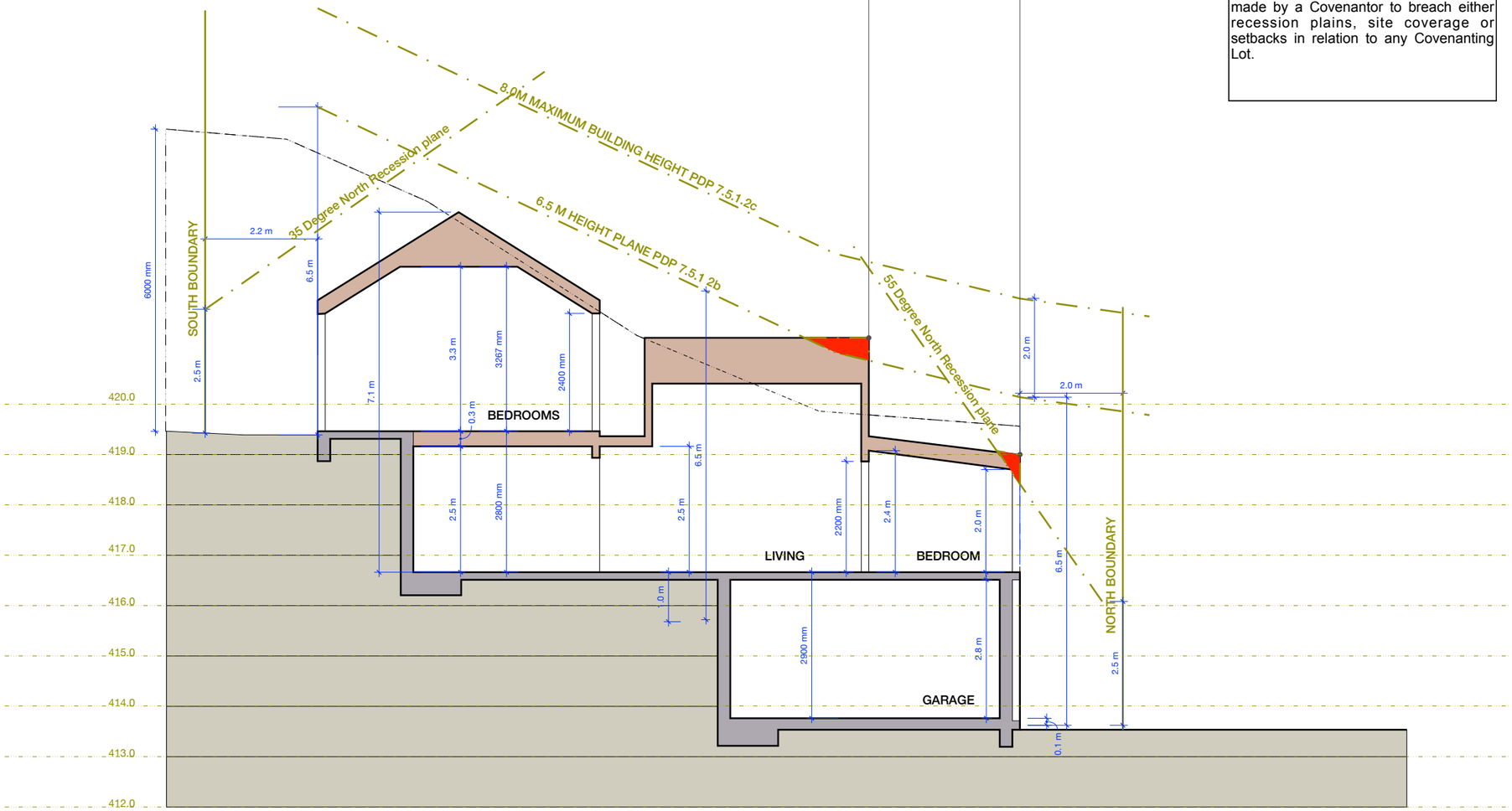
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RC 21. 00. Sections

AMENDMENTS

No objection Covenant

The Covenants contained in Consent notice 13334721.3 note this specifically covenant **Planning and administration**
(bb) not oppose or procure any other person to oppose any resource consent made by a Covenantor to breach either recession plains, site coverage or setbacks in relation to any Covenanting Lot.



Section 2

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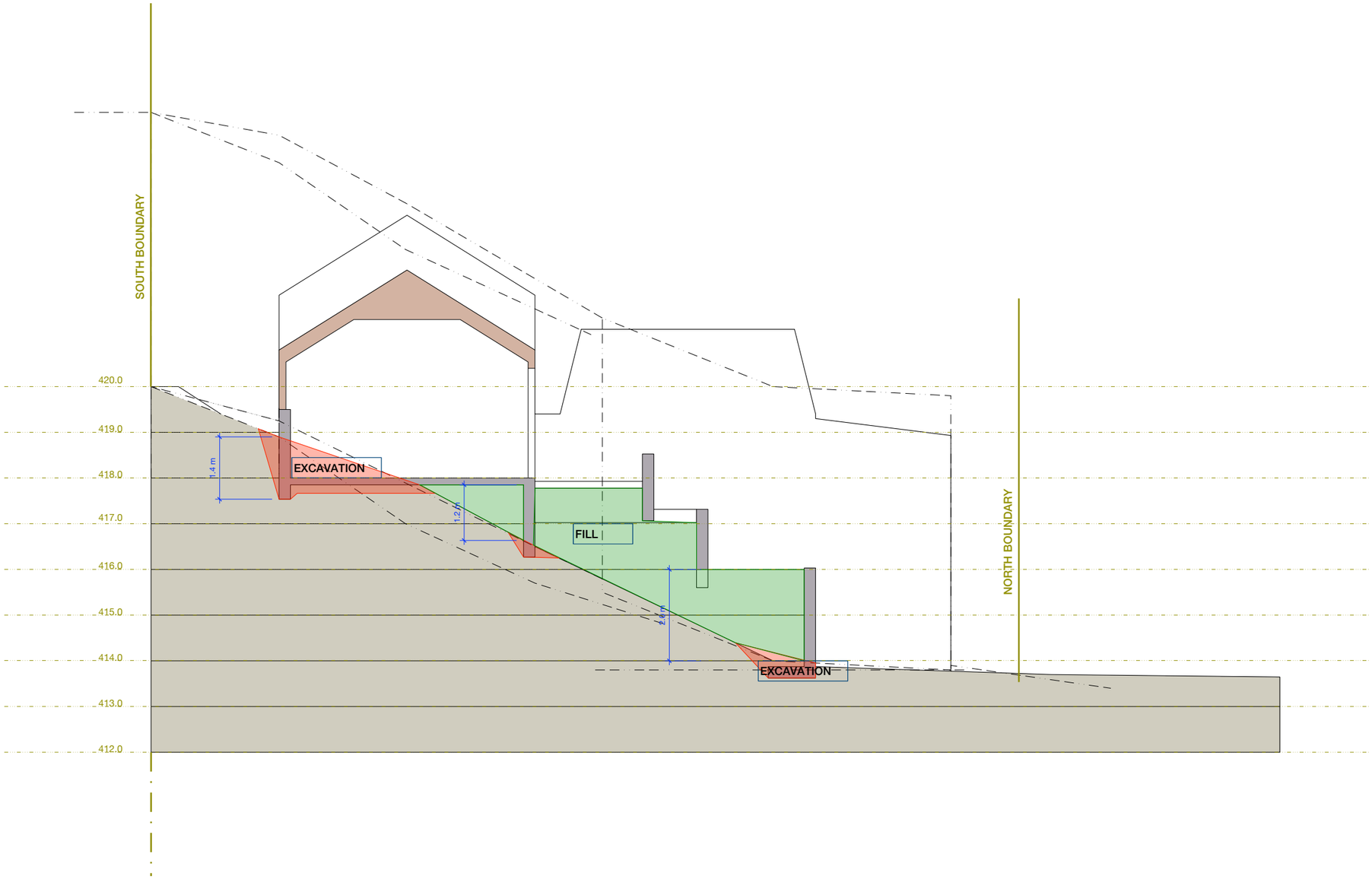
Resource Consent Plans

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AMENDMENTS

RC 22. 00. Sections



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SCALE

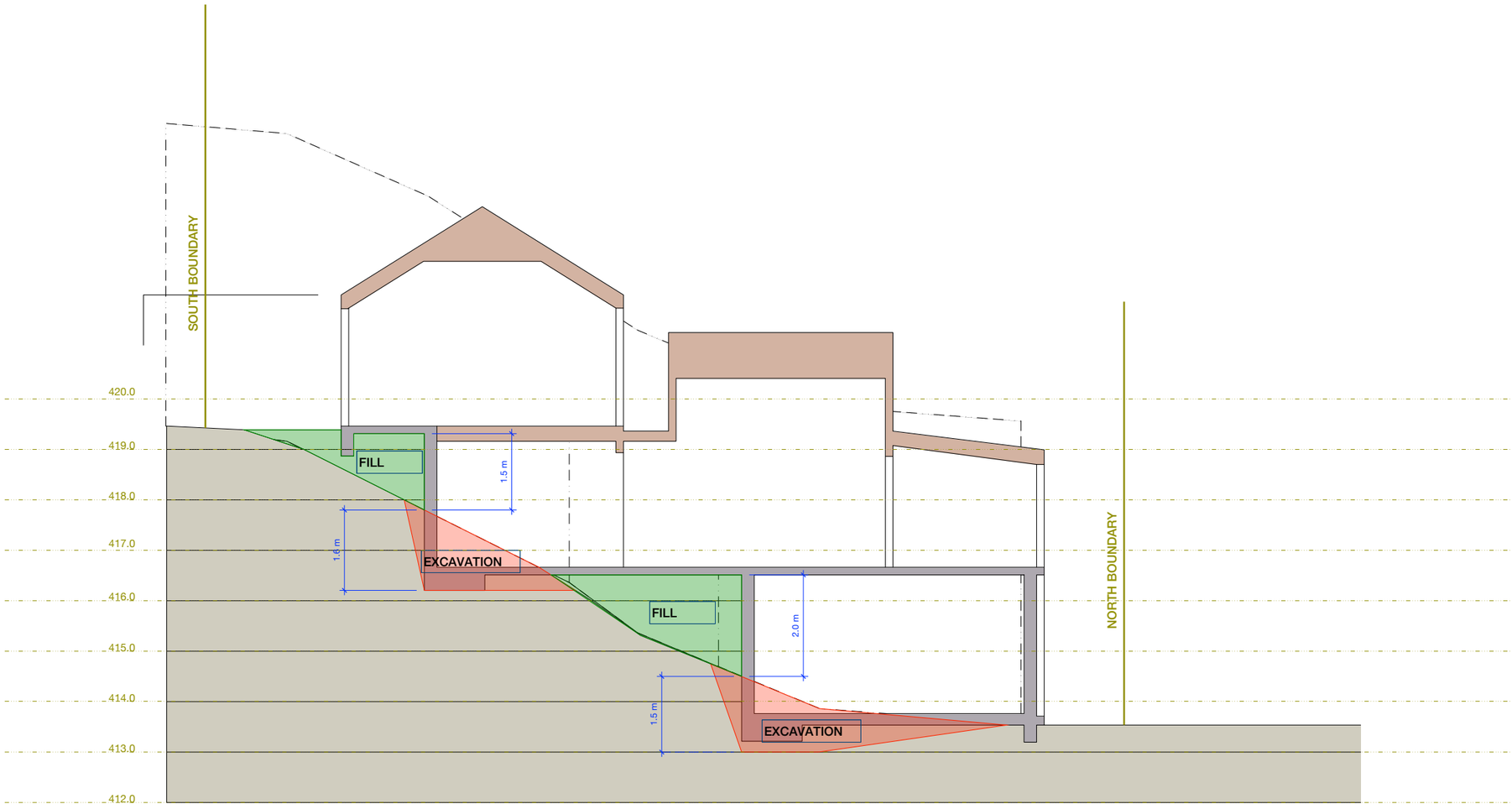
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RC 23. 00. Earthworks Sections



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RC 24. 00. Earthworks Sections