

DEVON STREET & CENTENNIAL AVE SUBDIVISION

ARROWTOWN

DEVON TURNKEY LIMITED.

DEVELOPMENT MANAGER: Jason McGirr

Mobile: **0273247666**
Email: jason@fowlerhomes.co.nz

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SITE INFORMATION

ADDRESS:	22 Devon Street & 27 Centennial Avenue, Arrowtown
LEGAL DESCRIPTION:	Lot 23 DP 17272 & Lot 22 DP 17272
TITLE:	RT 888242 & RT 888241
SITE AREA:	1462m² (combined)
BUILDING FOOTPRINT:	750m² (37%) approx.
TERRITORIAL AUTHORITY:	Queenstown Lakes District Council
PLANNING ZONE:	QLDC MEDIUM DENSITY RESIDENTIAL
CLIMATE ZONE:	**6** (per NZBC H1 Table C.1.1.2)

REFERENCE DOCUMENTS

SURVEYOR:	SOUTHERN LAND
CONTACT:	STEPHEN FOX
LATEST DOCUMENT:	C30060 3D TOPO 08.04.26
CIVIL ENGINEERING:	SOUTHERN LAND
CONTACT:	AJ HARFORD BROWN
LATEST DOCUMENT:	C30060 INFRASTRUCTURE REPORT
STRUCTURAL ENGINEERING:	**TBC**
CONTACT:	
LATEST DOCUMENT:	
HYDRAULIC ENGINEERING:	**N/A**
CONTACT:	
LATEST DOCUMENT:	
PLANNING:	PRAGMATIC PLANNING
CONTACT:	RICHARD KEMP
LATEST DOCUMENT:	ASSESSMENT OF ENVIRONMENTAL EFFECTS
TRAFFIC ENGINEERING:	
CONTACT:	JONAS YANG
LATEST DOCUMENT:	VEHICLE TRACKING PLAN DWD100A - 26.03.26
LANDSCAPE DESIGN:	
CONTACT:	
LATEST DOCUMENT:	

SITE DATA

Altitude:	408 m
Wind Zone:	Medium
Snow Zone:	N5 (2.0kpa)
Earthquake Zone:	Zone 3
Exposure Zone:	Zone B
Climate Zone:	6
Wind Region:	A
Rainfall Intensity:	20-30
Datum & Level:	Mount Nicholas 2000 NZVD2016

SITE SECTIONS LEGEND

- **NEW RELATIVE GROUND**
- **SITE BOUNDARY**
- **EXISTING GROUND LEVEL**
- **HEIGHT IN RELATION TO BOUNDARY RESTRICTIONS**
  - S: 2.5m @ 35deg
  - N: 2.5m @ 55deg
  - E, W: 2.5m @ 45deg
- **7m MAX HEIGHT ALLOWANCE**
- **PROPOSED CUT**
- **PROPOSED FILL**
- **RECESSION PLANE ENCROACHMENT**

SITE PLAN KEY LEGEND

- **SITE BOUNDARY**
- **BOUNDARY SETBACK** as per local District Plan
- **PROPOSED WASTEWATER ROUTES**
- **PROPOSED STORMWATER ROUTES**
- **WASTEWATER MAIN**
- **BUILDING FOOTPRINT**
- **HARDSCAPED EXTERNAL SURFACES**
- **CONCRETE ROADWAY**
- **PATHWAYS (HARD SURFACING)**
- **EXISTING ROADWAY TO REMAIN**
- **LAWNS** Landscape design TBC
- **NATIVE PLANTING** Landscape design TBC

GENERAL NOTES

All boundary dimensions are to be checked against issued Certificate of Title.

Site to be fully fenced before commencing construction, fence to comply with NZBC clause F5/AS1 part 1.
Boundary data sourced from DP 17272.

Abuttal data sourced from LINZ Database Service

Aerial Imagery is indicative only and has not been orthorectified

Underground Services sourced from QLDC GIS(27/03/26)

Levels are in terms of NZVD2016 (not mean sea level)

Origin of coordinates & levels is IT I DP 301950 sourced from LINZ geodetic database 08/04/26. 820887.111mN 434878.656mE

PLANNING SUMMARY

AGGREGATE DEVELOPMENT

SITE AREA:	**1463m²**
COVERAGE: (max 45%)	**557m²** (38%)
LANDSCAPED PERMEABLE AREA:	**398m²** (27%)

LOT 1 : 22A

SITE AREA: (INCL DRIVEWAY OF 83m²)	**450m²**
COVERAGE:	**175m²** (39%)
LANDSCAPED PERMEABLE AREA:	**110m²** (24%)

LOT 2 : 27C

SITE AREA:	**333m²**
COVERAGE:	**150m² (45%)**
LANDSCAPED PERMEABLE AREA:	**103m² (31%)**

LOT 3 : 27B

SITE AREA:	**245m²**
COVERAGE:	**115m² (47%)**
LANDSCAPED PERMEABLE AREA:	**94m² (38%)**

LOT 4 : 27A

SITE AREA:	**245m²**
COVERAGE:	**115m²** (46%)
LANDSCAPED PERMEABLE AREA:	**91m²** (37%)

Rev.	Date	Description	Iss.	Appr.
1	20.04.26	RESOURCE CONSENT		

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File
C:\Users\noelf\Criterion Limited\Projects - Documents\C-25016 22 Devon Str\WORKING\REVIT\22 DEVON - SITE.rvt

Project
ARROWTOWN HOUSES
22 DEVON ST / 27 CENTENNIAL AVE
ARROWTOWN

Project Number
C-25016

Status

Date Plotted 16/04/2026 3:10:24 pm

Date Issued

Scale As indicated @A1

Drawing Title
COVER PAGE

Drawing Number
RC0000

Revision
1

criterion.



Rev.	Date	Description	Iss.	Appr.
1	20.04.26	RESOURCE CONSENT		

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Project
ARROWTOWN HOUSES
22 DEVON ST / 27 CENTENNIAL AVE
ARROWTOWN

Project Number
C-25016

Status

Date Plotted 14/04/2026 1:38:30 pm

Date Issued

Scale 1 : 500 @A1

Drawing Title
LOCALITY PLAN

Drawing Number
RC0001

Revision
1

criterion.



1 SITE - EXISTING

1 : 200

Rev.	Date	Description	Iss.	Appr.
1	20.04.26	RESOURCE CONSENT		

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Project
ARROWTOWN HOUSES
22 DEVON ST / 27 CENTENNIAL AVE
ARROWTOWN

Project Number
C-25016

Status

Date Plotted 14/04/2026 10:45:45 am

Date Issued

Scale 1 : 200 @A1

Drawing Title
EXISTING SITE PLAN

Drawing Number
RC0003

Revision
1

criterion.



SITE PLAN KEY LEGEND

- SITE BOUNDARY
- BOUNDARY SETBACK as per local District Plan
- PROPOSED WASTEWATER ROUTES
- PROPOSED STORMWATER ROUTES
- WASTEWATER MAIN
- BUILDING FOOTPRINT
- HARDSCAPED EXTERNAL SURFACES
- CONCRETE ROADWAY
- PATHWAYS (HARD SURFACING)
- EXISTING ROADWAY TO REMAIN
- LAWNS Landscape design TBC
- NATIVE PLANTING Landscape design TBC

PLANNING SUMMARY

AGGREGATE DEVELOPMENT

SITE AREA:	**1463m²**
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(INCL DRIVEWAY OF 83m²)	
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Project
ARROWTOWN HOUSES
22 DEVON ST / 27 CENTENNIAL AVE
ARROWTOWN

Project Number
C-25016

Status

Date Plotted 16/04/2026 3:02:10 pm

Date Issued

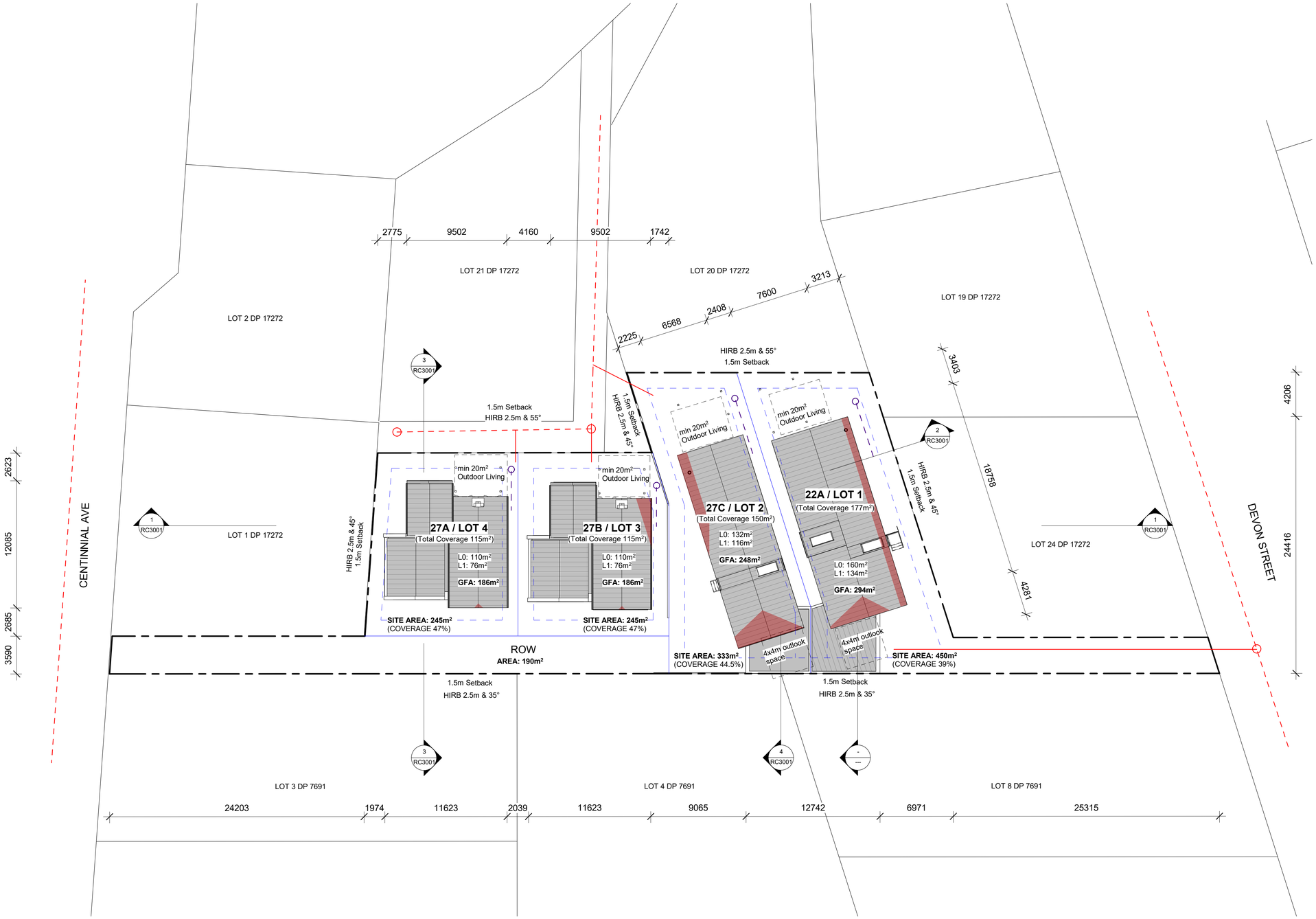
Scale As indicated @A1

Drawing Title
ILLUSTRATIVE SITE PLAN

Drawing Number
RC0007

Revision
1

criterion.



SITE PLAN KEY LEGEND

- SITE BOUNDARY
- PROPOSED INTERNAL LOT BOUNDARIES
- BOUNDARY SETBACK as per local District Plan
- OUTLOOK & OUTDOOR SPACE min. allowances per local District Plan
- PROPOSED WASTEWATER ROUTES
- PROPOSED STORMWATER ROUTES
- WASTEWATER MAIN
- AREA OF RECESSION PLANE / HEIGHT ENCROACHMENT

2 PROPOSED SITE PLAN

1 : 200

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1	20.04.26	RESOURCE CONSENT		

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Project
ARROWTOWN HOUSES
22 DEVON ST / 27 CENTENNIAL AVE
ARROWTOWN

Project Number
C-25016

Status

Date Plotted 17/04/2026 9:58:31 am

Date Issued

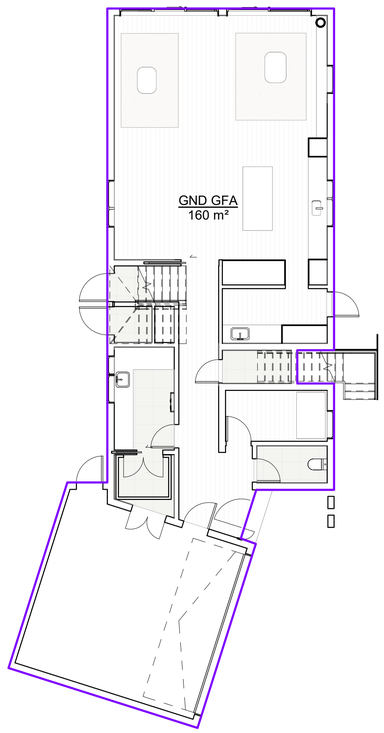
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Drawing Title
SITE PLAN & PLANNING CONSTRAINTS

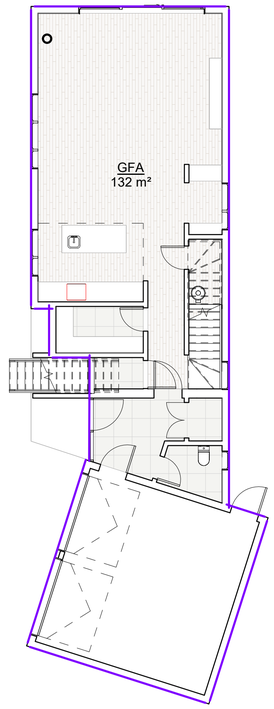
Drawing Number
RC0008

Revision
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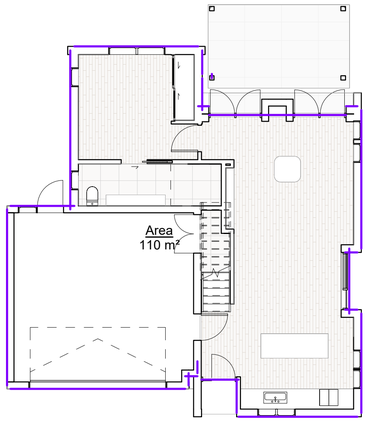
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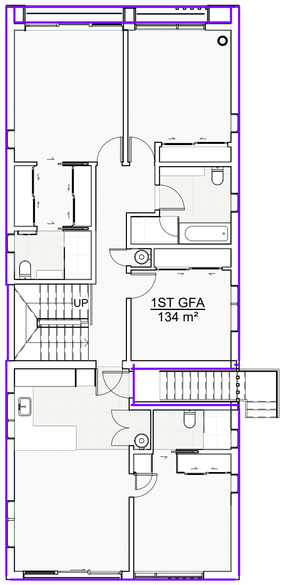
1 22A GND AREA
1 : 100



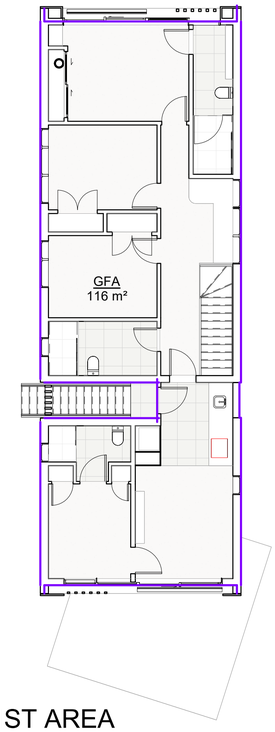
1 27C GND AREA
1 : 100



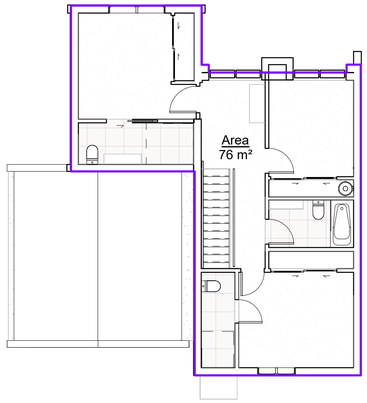
1 CENTENNIAL GF AREA
1 : 100



2 22A FFL AREA
1 : 100



2 27C 1ST AREA
1 : 100



2 CENTENNIAL FF AREA
1 : 100

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Project
ARROWTOWN HOUSES
22 DEVON ST / 27 CENTENNIAL AVE
ARROWTOWN

Project Number
C-25016

Status

Date Plotted 14/04/2026 1:27:26 pm

Date Issued

Scale @A1

Drawing Title
AREA PLANS

Drawing Number
RC0009

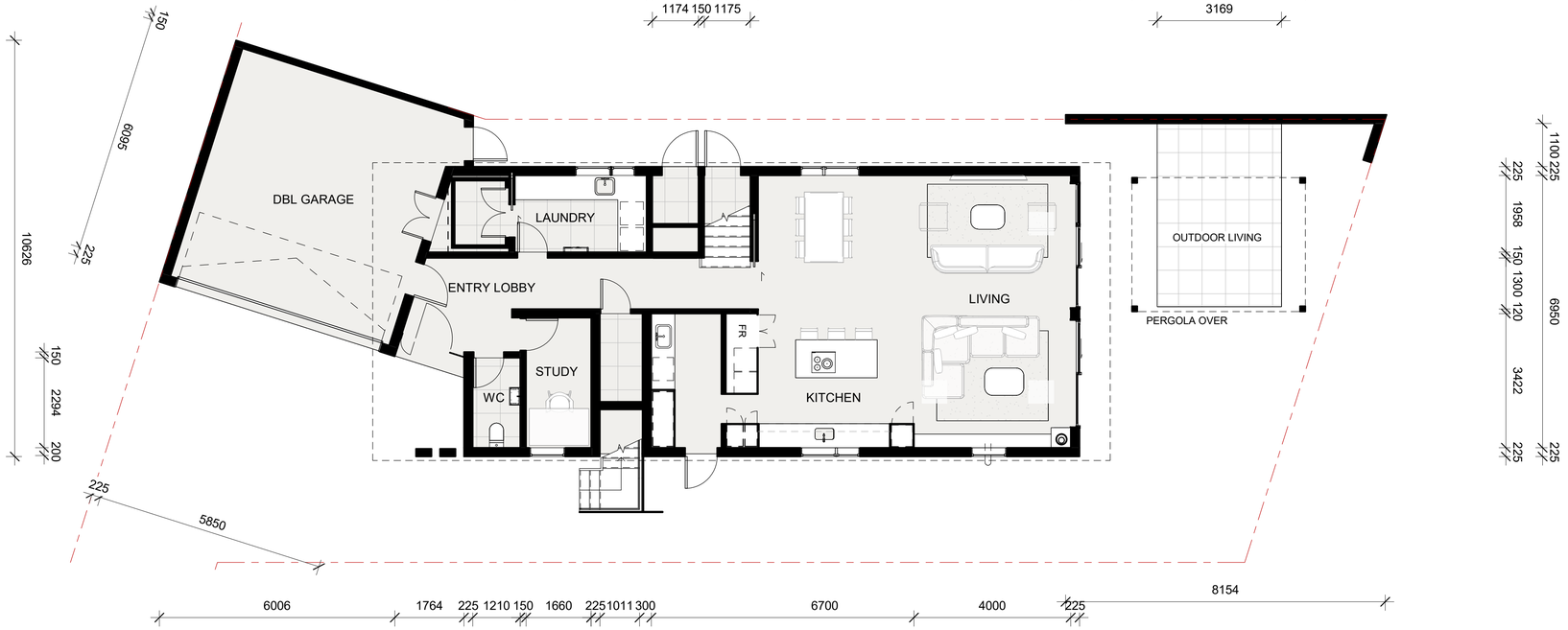
Revision
1

criterion.



FIRST FLOOR PLAN

1:75



GROUND FLOOR PLAN

1:75

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.

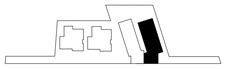
Refer to Door and Window schedules for lintel sizes.

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 exterior.

All exposed fixings to be stainless steel

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

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



Rev.	Date	Description	Iss.	Appr.
1	20.04.26	RESOURCE CONSENT		

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Project
ARROWTOWN HOUSES
22 DEVON ST / 27 CENTENNIAL AVE
ARROWTOWN

Project Number
C-25016

Status

Date Plotted 14/04/2026 1:32:45 pm

Date Issued

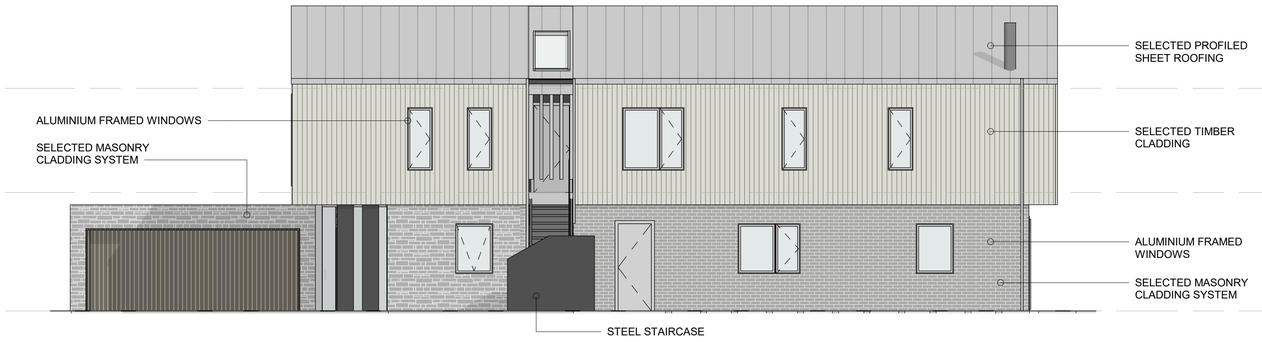
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Drawing Title
HOUSE 1 PLANS

Drawing Number
RC1101

Revision
1

criterion.



1 EAST ELEVATION
1 : 75



3 NORTH ELEVATION
1 : 75



2 WEST ELEVATION
1 : 75



4 SOUTH ELEVATION
1 : 75

ELEVATION NOTES

All external gutters to be Dimond 125 Quad Gutter profile with snow straps. Finish & colour to match roofing

All downpipes to be 80Ø, finish & colour to match roofing

Powder coated aluminium exterior windows and doors,
finish and colour to be selected

Thermally broken 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

Obscure glazing to bathroom windows

Rev.	Date	Description	Iss.	Appr.
1	20.04.26	RESOURCE CONSENT		

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Project
ARROWTOWN HOUSES
22 DEVON ST / 27 CENTENNIAL AVE
ARROWTOWN

Project Number
C-25016

Status

Date Plotted 14/04/2026 1:33:03 pm

Date Issued

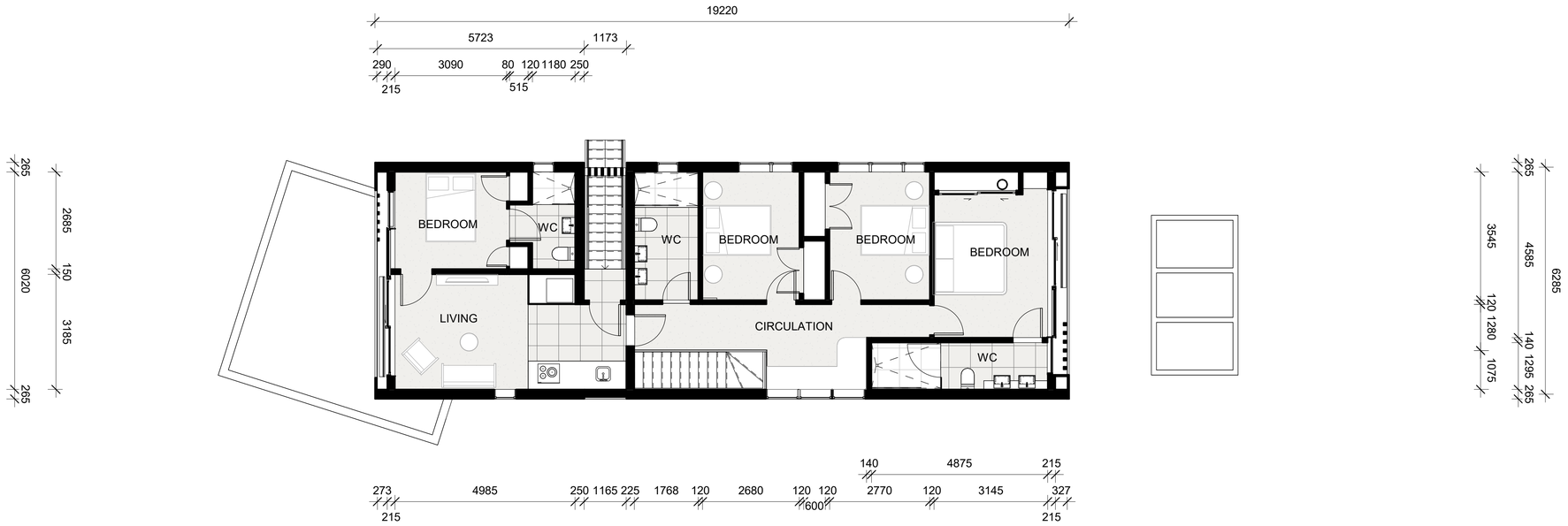
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Drawing Title
HOUSE 1 ELEVATIONS

Drawing Number
RC1102

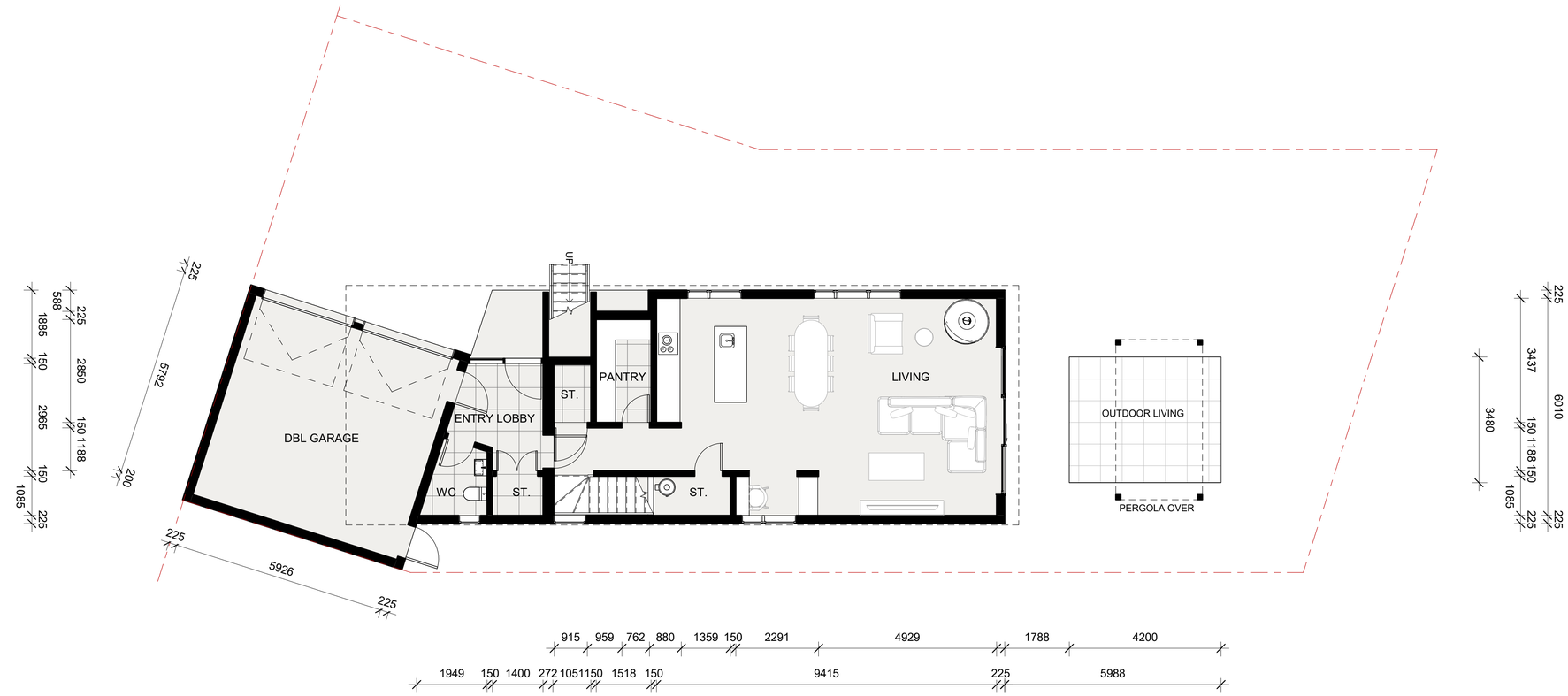
Revision
1

criterion.



FIRST FLOOR PLAN

1:75



GROUND FLOOR PLAN

1:75

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.

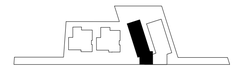
Refer to Door and Window schedules for lintel sizes.

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



Rev.	Date	Description	Iss.	Appr.
1	20.04.26	RESOURCE CONSENT		

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Project
ARROWTOWN HOUSES
22 DEVON ST / 27 CENTENNIAL AVE
ARROWTOWN

Project Number
C-25016

Status

Date Plotted 14/04/2026 1:33:21 pm

Date Issued

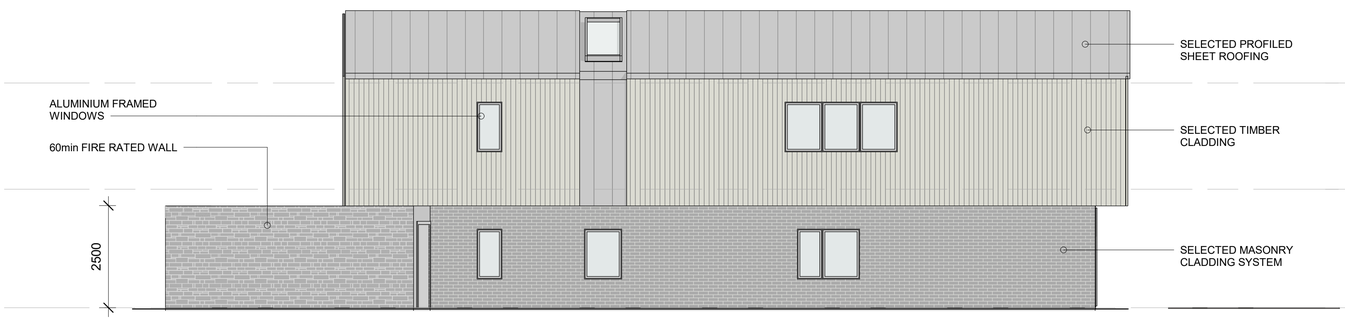
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Drawing Title
HOUSE 2 PLANS

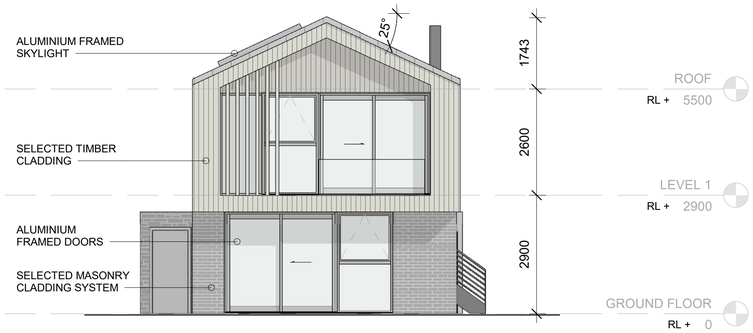
Drawing Number
RC1201

Revision
1

criterion.



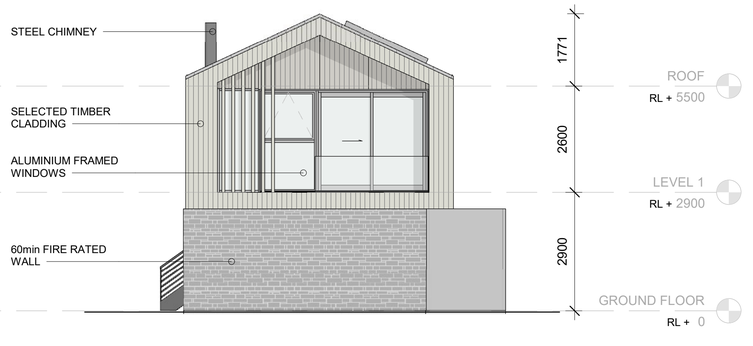
1 EAST ELEVATION RC
1 : 75



2 NORTH ELEVATION RC
1 : 75



3 WEST ELEVATION RC
1 : 75



4 SOUTH ELEVATION RC
1 : 75

ELEVATION NOTES

All external gutters to be Dimond 125 Quad Gutter profile with snow straps. Finish & colour to match roofing

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finish and colour to be selected

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Project
ARROWTOWN HOUSES
22 DEVON ST / 27 CENTENNIAL AVE
ARROWTOWN

Project Number
C-25016

Status

Date Plotted 14/04/2026 1:33:30 pm

Date Issued

Scale @A1

Drawing Title
HOUSE 2 ELEVATIONS

Drawing Number
RC1202

Revision
1

criterion.



2 GROUND FLOOR PLAN

1 : 75



1 FIRST FLOOR PLAN

1 : 75

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.

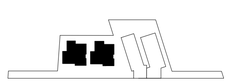
Refer to Door and Window schedules for lintel sizes.

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 exterior.

All exposed fixings to be stainless steel

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

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



Rev.	Date	Description	Iss.	Appr.
1	20.04.26	RESOURCE CONSENT		

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Project
ARROWTOWN HOUSES
22 DEVON ST / 27 CENTENNIAL AVE
ARROWTOWN

Project Number
C-25016

Status

Date Plotted 14/04/2026 1:33:38 pm

Date Issued

Scale As indicated @A1

Drawing Title
HOUSE 3 & 4 PLANS

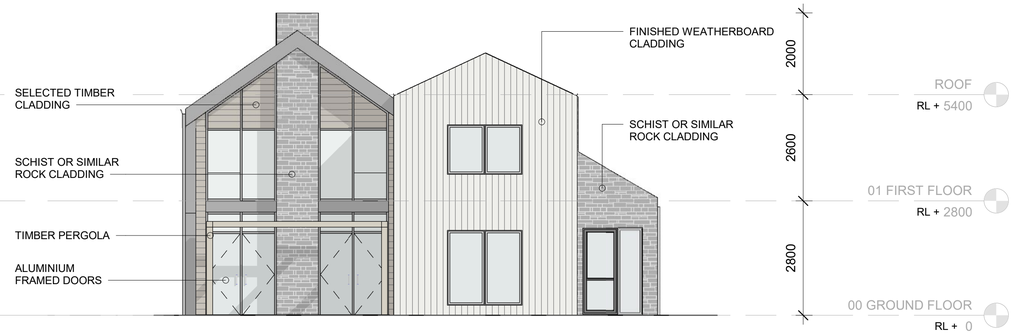
Drawing Number
RC1301

Revision
1

criterion.



1 EAST ELEVATION.
1 : 75



2 NORTH ELEVATION.
1 : 75



3 SOUTH ELEVATION.
1 : 75



4 WEST ELEVATION.
1 : 75

ELEVATION NOTES

All external gutters to be Dimond 125 Quad Gutter profile with snow straps. Finish & colour to match roofing

All downpipes to be 80Ø, finish & colour to match roofing

Powder coated aluminium exterior windows and doors,
finish and colour to be selected

Thermally broken 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

Obscure glazing to bathroom windows

Rev.	Date	Description	Iss.	Appr.
1	20.04.26	RESOURCE CONSENT		

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Project
ARROWTOWN HOUSES
22 DEVON ST / 27 CENTENNIAL AVE
ARROWTOWN

Project Number
C-25016

Status

Date Plotted 14/04/2026 1:33:30 pm

Date Issued

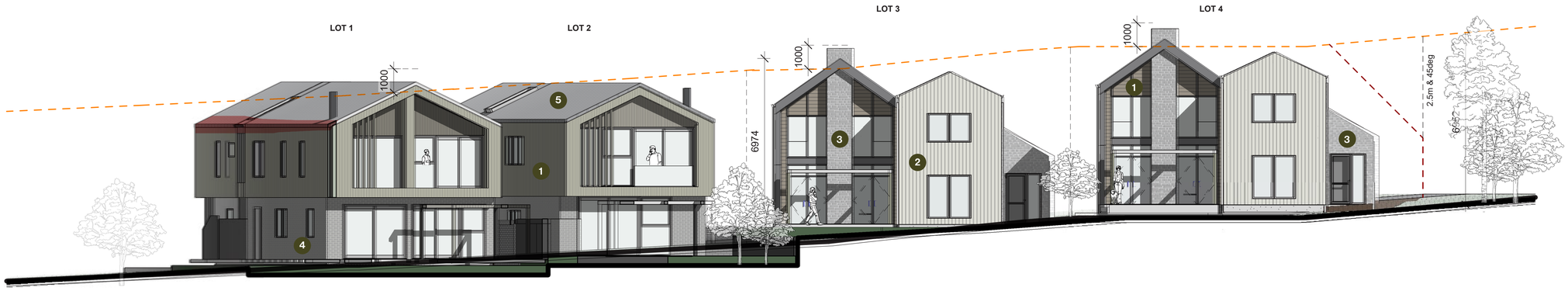
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Drawing Title
HOUSE 2 ELEVATIONS

Drawing Number
RC1202

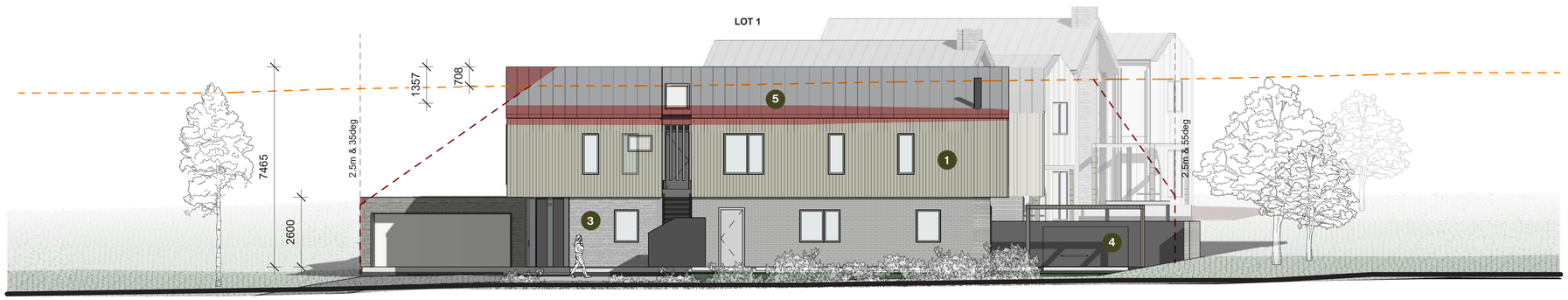
Revision
1

criterion.



1 SITE ELEVATIONS - NORTH

1 : 100



2 SITE ELEVATION EAST

1 : 100

SITE ELEVATIONS LEGEND

- SITE BOUNDARY
- EXISTING GROUND LEVEL
- HEIGHT IN RELATION TO BOUNDARY RESTRICTIONS

  7m HEIGHT PERMITTED
  S: 2.5m @ 35deg
  N: 2.5m @ 55deg
  E, W: 2.5m @ 45deg
- 7m MAXIMUM HEIGHT ALLOWANCE
- AREA OF HIRB ENCROACHMENT

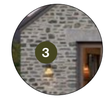
MATERIALS LEGEND



SELECTED TIMBER CLADDING



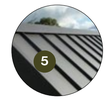
SELECTED WEATHERBOARD CLADDING



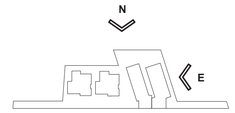
SELECTED STONE CLADDING



SELECTED BRICK CLADDING



SELECTED METAL PROFILED ROOF SHEETING



Rev.	Date	Description	Iss.	Appr.
1	20.04.26	RESOURCE CONSENT		

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Project
ARROWTOWN HOUSES
22 DEVON ST / 27 CENTENNIAL AVE
ARROWTOWN

Project Number
C-25016

Status

Date Plotted 17/04/2026 10:11:17 am

Date Issued

Scale As indicated @A1

Drawing Title
SITE ELEVATIONS

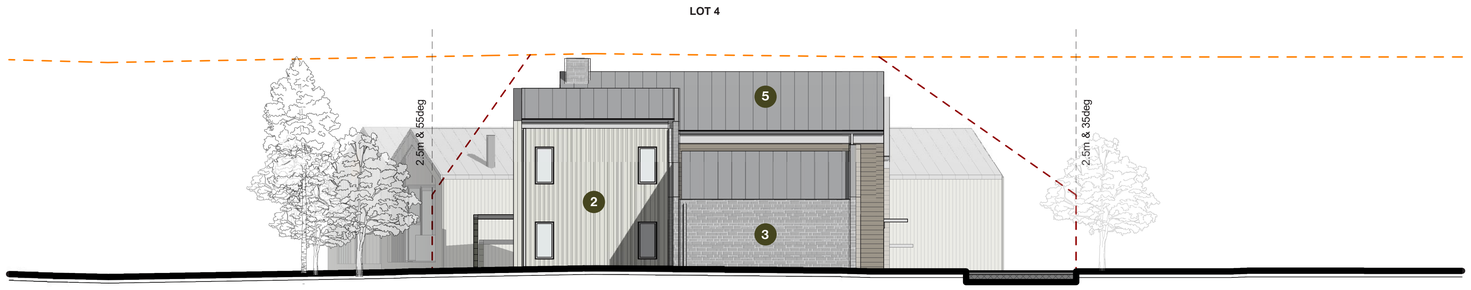
Drawing Number
RC2001

Revision
1

criterion.



1 SITE ELEVATION - SOUTH
1 : 100



2 SITE ELEVATION - WEST
1 : 100

SITE ELEVATIONS LEGEND

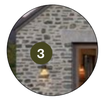
- SITE BOUNDARY
- EXISTING GROUND LEVEL
- HEIGHT IN RELATION TO BOUNDARY RESTRICTIONS

  7m HEIGHT PERMITTED
  S: 2.5m @ 35deg
  N: 2.5m @ 55deg
  E, W: 2.5m @ 45deg
- 7m MAXIMUM HEIGHT ALLOWANCE
- AREA OF HIRB ENCROACHMENT

MATERIALS LEGEND


1 SELECTED TIMBER CLADDING


2 SELECTED WEATHERBOARD CLADDING


3 SELECTED STONE CLADDING


4 SELECTED BRICK CLADDING


5 SELECTED METAL PROFILED ROOF SHEETING



Rev.	Date	Description	Iss.	Appr.
1	20.04.26	RESOURCE CONSENT		

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Project
ARROWTOWN HOUSES
22 DEVON ST / 27 CENTENNIAL AVE
ARROWTOWN

Project Number
C-25016

Status

Date Plotted 17/04/2026 7:34:45 am

Date Issued

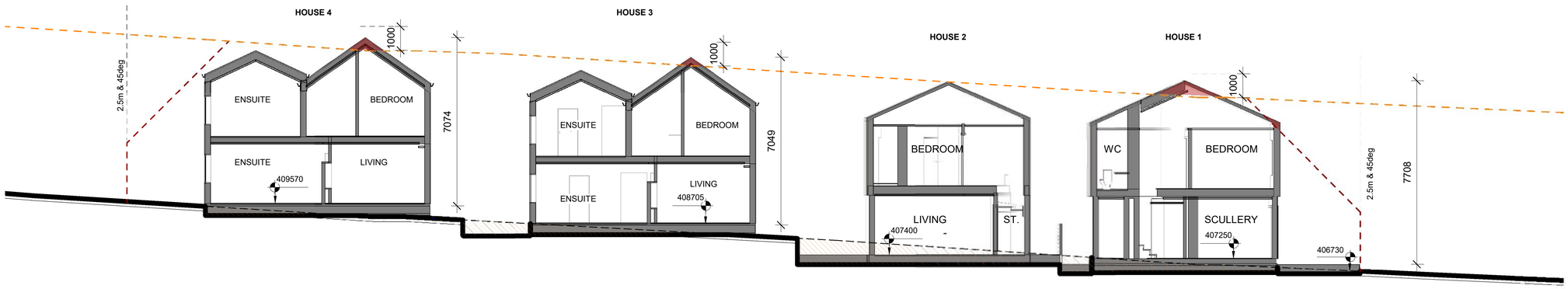
Scale As indicated @A1

Drawing Title
SITE ELEVATIONS

Drawing Number
RC2002

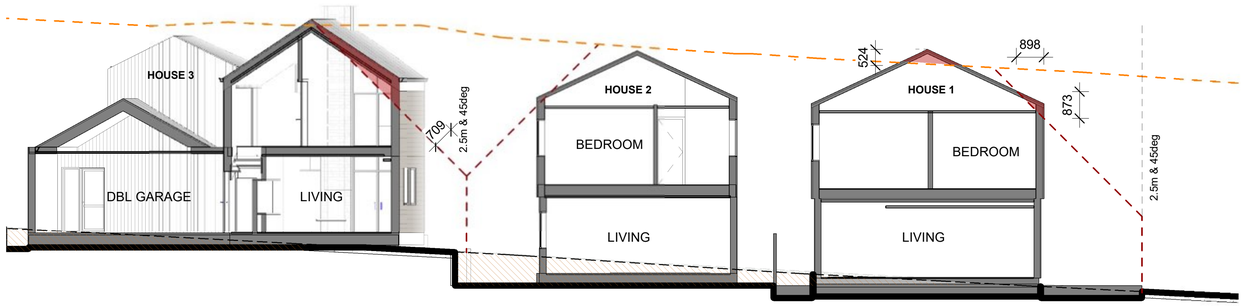
Revision
1

criterion.



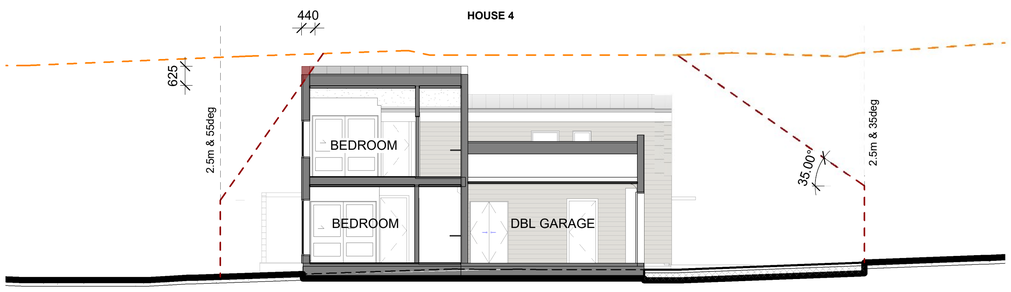
1 SITE SECTION A

1 : 100



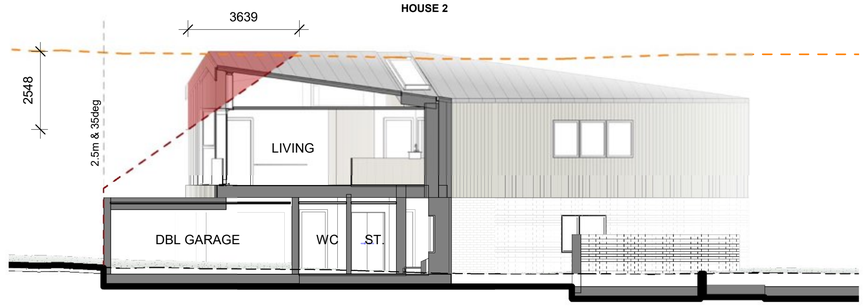
2 SITE SECTION B

1 : 100



3 SITE SECTION C

1 : 100



4 SITE SECTION D

1 : 100

SITE SECTIONS LEGEND

- NEW RELATIVE GROUND
- SITE BOUNDARY
- EXISTING GROUND LEVEL
- HEIGHT IN RELATION TO BOUNDARY RESTRICTIONS
  - S: 2.5m @ 35deg
  - N: 2.5m @ 55deg
  - E, W: 2.5m @ 45deg
- 7m MAX HEIGHT ALLOWANCE
- PROPOSED CUT
- PROPOSED FILL
- RECESSION PLANE ENCROACHMENT

Rev.	Date	Description	Iss.	Appr.
1	20.04.26	RESOURCE CONSENT		

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Project
ARROWTOWN HOUSES
22 DEVON ST / 27 CENTENNIAL AVE
ARROWTOWN

Project Number
C-25016

Status

Date Plotted 14/04/2026 12:44:26 pm

Date Issued

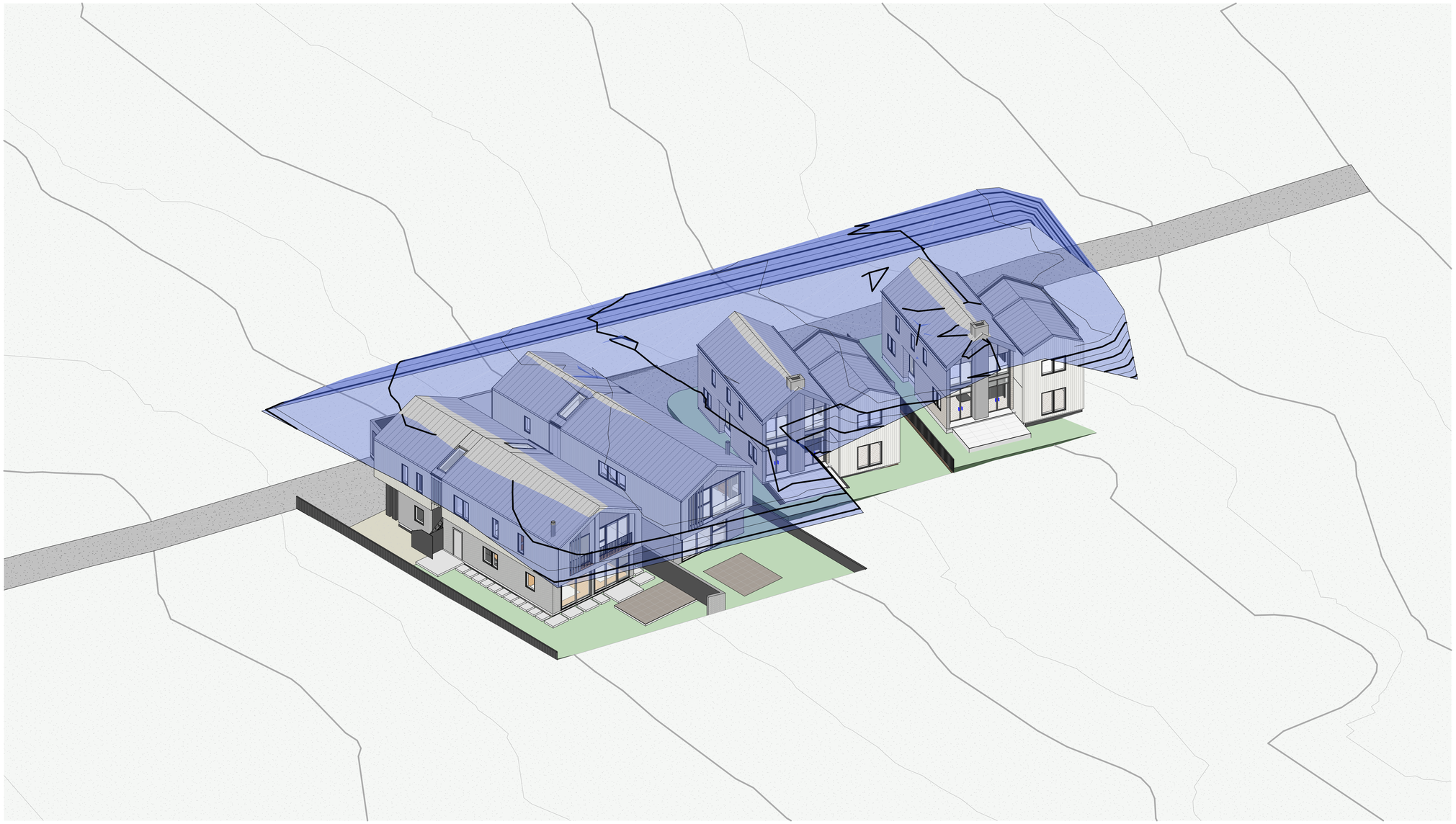
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Drawing Title
SITE SECTIONS

Drawing Number
RC3001

Revision
1

criterion.



Rev.	Date	Description	Iss.	Appr.
1	20.04.26	RESOURCE CONSENT		

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Project
ARROWTOWN HOUSES
22 DEVON ST / 27 CENTENNIAL AVE
ARROWTOWN

Project Number
C-25016

Status

Date Plotted 14/04/2026 12:55:39 pm

Date Issued

Scale @A1

Drawing Title
AXO

Drawing Number
RC9000

Revision
1

criterion.