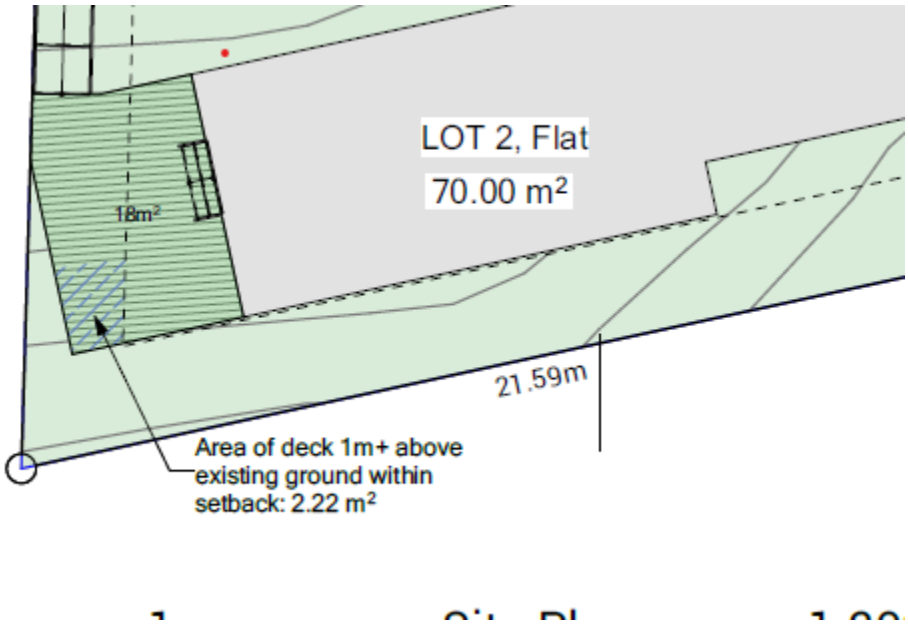
From: "Karen Page" <kpage@cfma.co.nz>
Sent: Thu, 9 Jul 2026 09:54:22 +1200
To: "Wendy Baker" <wendy.baker@qldc.govt.nz>
Subject: RE: RM260584 Hammington effects on persons 01.06.2026
Attachments: 22000 - Lot 61 Remarkables View - Resource Consent - 09.07.26.pdf

Hi Wendy

Sorry for the confusion. Please see the most recent updated plan set attached. The deck has been set off the boundary. An area of deck -2.22m2- will measure 1.5m in height within the 2m setback. So the area shaded will have a maximum height of 2.5m (deck and balustrade) set off the boundary by approximately .8m- 1.5m. The balustrade will be glass. So the deck will be a maximum of 1.5m with the height over this up to 1m and glass only. As such, and given the location of the deck at the bottom corner of the adjoining site, it is considered any adverse effects on this adjoining neighbour as a result of the .5m glass balustrade over the 2m height maximum (over a length of approximately 1.8-2m) will be less then minor.



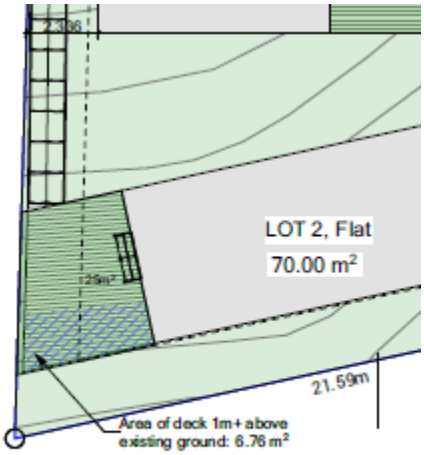
Karen Page
Consultant Planner
CFMA Ltd
Ph 0274147884

From: Wendy Baker <wendy.baker@qldc.govt.nz>
Sent: Wednesday, 8 July 2026 7:43 PM
To: Karen Page <kpage@cfma.co.nz>
Subject: RE: RM260584 Hammington effects on persons 01.06.2026

HI Karen,

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Version: 1, Version Date: 22/07/2026

These plans still show a deck over 1m above ground level?



1 Site Plan

Ngā mihi,

Wendy

Wendy Baker MSc MNZPI (she/her) | Consultant Planner
Planning and Development
Queenstown Lakes District Council
Mobile 021 184 3309
wendy.baker@qldc.govt.nz

PROUD TO BE QLDC

QUEENSTOWN LAKES DISTRICT COUNCIL
www.qldc.govt.nz

From: Karen Page <kpage@cfma.co.nz>
Sent: Wednesday, 08 July 2026 1:51 PM
To: Wendy Baker <wendy.baker@qldc.govt.nz>
Subject: RE: RM260584 Hammington effects on persons 01.06.2026

Hi Wendy

Please see attached amended plan set for Lot 61, as above.

The Applicant has amended the deck / design so that it has a maximum height of 1m. The glass balustrade will be 1m as well.

We anticipate having the APA from the eastern neighbour on Friday. As advised they have agreed to sign off 365 RVA subject to the Applicant signing off their height breach. Hopefully Ill get the APA to you Monday latest.

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Can you please advise, subject to receipt of the APA, that all outstanding matters with this consent are now addressed?

Thanks

Karen Page
Consultant Planner
CFMA Ltd
Ph 0274147884

From: Wendy Baker <wendy.baker@qldc.govt.nz>
Sent: Thursday, 2 July 2026 4:28 pm
To: Karen Page <kpage@cfma.co.nz>
Subject: RE: RM260584 Hammington effects on persons 01.06.2026

Okay thanks

Ngā mihi,

Wendy

Wendy Baker MSc MNZPI (she/her) | Consultant Planner
Planning and Development
Queenstown Lakes District Council
Mobile 021 184 3309
wendy.baker@qldc.govt.nz

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QUEENSTOWN LAKES DISTRICT COUNCIL
www.qldc.govt.nz

From: Karen Page <kpage@cfma.co.nz>
Sent: Thursday, 02 July 2026 4:18 PM
To: Wendy Baker <wendy.baker@qldc.govt.nz>
Subject: RE: RM260584 Hammington effects on persons 01.06.2026

Hi Wendy

Ill go back to the Applicant with the deck breach. He mentioned he might reduce it by .5m which would result in a breach of about .6m but with a glass balustrade. The developer hasn't agreed to APA at this stage, to the original design at least.

Re the APA for 113 Middleton Road (eastern boundary), the Applicant has APA already for 179 nights. The neighbour has told him that hes happy to give 365 nights as well, but he wants the Applicant to sign off his 2m height breach for a dwelling that this neighbour

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is yet to submit. The Applicant is trying to get them to make a few changes to their design before he will sign it off, when he will then get the APA for 365.

Ill be in touch once Ive heard back from him.

Thanks

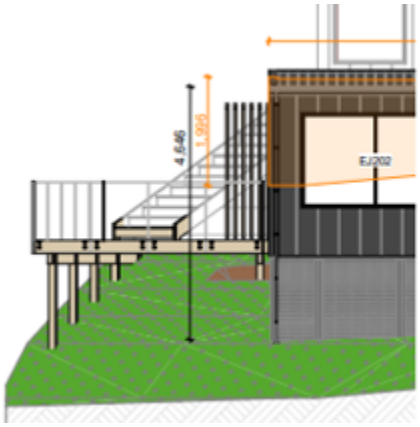
Karen Page
Consultant Planner
CFMA Ltd
Ph 0274147884

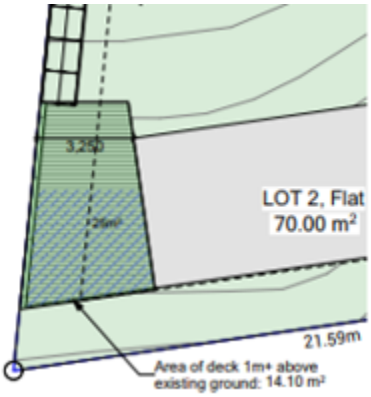
From: Wendy Baker <wendy.baker@qldc.govt.nz>
Sent: Wednesday, 1 July 2026 6:22 pme is
To: Karen Page <kpage@cfma.co.nz>
Subject: RM260584 Hammington effects on persons 01.06.2026

Hi Karen,

I believe I am still waiting for the APA for 113 Middleton Road?

I have assessed adverse effects on all other parties and my only concern is the deck associated with Residential Flat on Proposed Lot 2 as depicted below:





The deck appears to be virtually on the site boundary with a floor level of just under 2m at that point. A 1.1m balustrade is required (and shown) on top of that. Given boundary fences can be a maximum of 2m in height anyone standing on this deck will be almost completely above fence height on the boundary. This has the potential to have significant adverse effects on the users of the lot to the west which presumably will be a residential allotment in the next stage. I would suggest either seeking approval from the owners of this lot, or redesigning this deck area.

In terms of the 365 vs 179 nights, I am not currently particularly concerned about this , however it could come into cumulative adverse effects. For the present I am assessing it at 365 nights. I also stress that the decision maker may have an alternate view.

Ngā mihi,

Wendy

Wendy Baker MSc MNZPI (she/her) | Consultant Planner
Planning and Development
Queenstown Lakes District Council
Mobile 021 184 3309
wendy.baker@qldc.govt.nz



QUEENSTOWN LAKES DISTRICT COUNCIL
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Document Set ID: 10160316
Version: 1, Version Date: 22/07/2026

PRIME DESIGNS

CREATIVE | FUNCTIONAL | ARCHITECTURE

Project	Proposed Development
Address	Lot 61 Middleton Road, Frankton, Queenstown
Client	Luke Hammington
Job Number	20000
Drawing Set	Resource Consent
Drawn By	K Eyles
Date Published	9/07/2026
Description Of Work	A two lot sudivision to create four new dwellings split over three buildings. Using James Hardie Stria, feature Cedar and trapezoidal Colorsteel roofing. SED foundations, trusses by truss manufacturer. Services to be connected include foul water, stormwater, water supply, power and phone.

Resource Consent Sheet Index

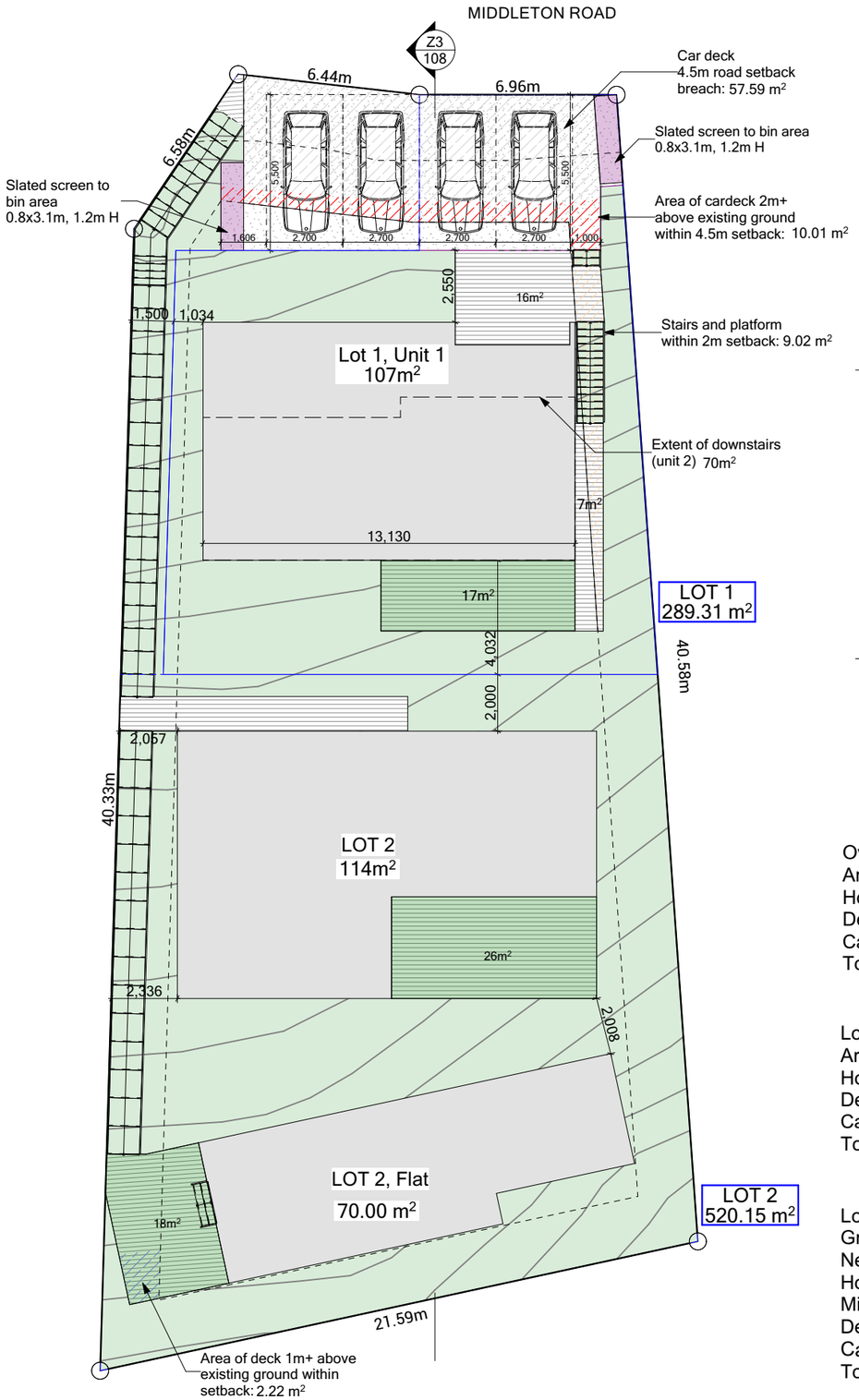
Sheet	Name
Plans	
101	Cover Page
102	Site Plan
103	Elevations Lot 1
104	Elevations Lot 2
105	Elevations Lot 2 Flat
106	Max height 3D
107	SAP 3D
108	Site Section
109	PB Site Plan
110	PB Perspective
111	Site Section
112	Sun Study Dec 21
113	Sun Study March 21
114	Sun Study June 21
115	3D Perspectives
116	3D Perspectives

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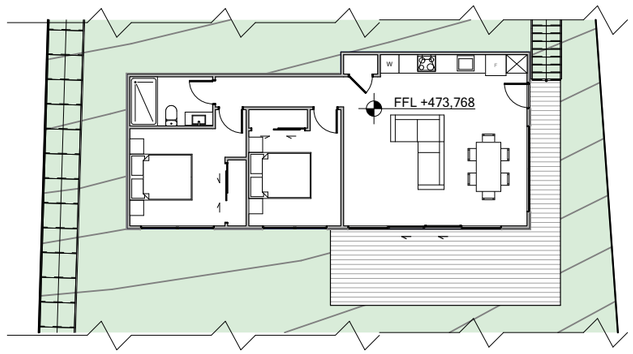
LICENSED BUILDING PRACTITIONER BUILDING CONFIDENCE

ADNZ Architectural Designers New Zealand Professional Member

Document Set ID:
Version: 1, Version Date: 22/07/2026

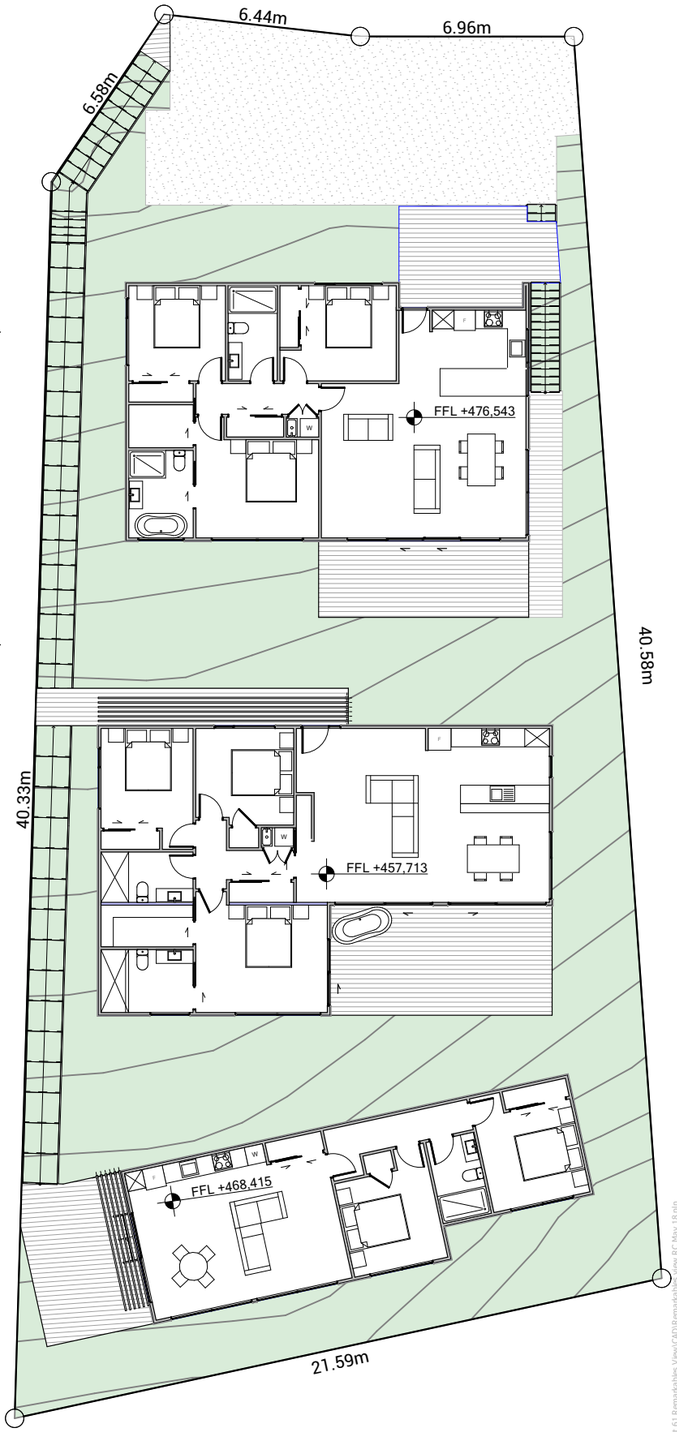


1 Site Plan 1:200



3 Site/ unit 2 Floor 1:200

Overall	
Area	= 809m²
House area	= 291m²
Decks over 1m	= 72m²
Car deck area over 1m	= 44m²
Total site coverage	= 50%
Lot 1	
Area	= 289m²
House area	= 107m²
Decks over 1m	= 40m²
Car deck area over 1m	= 22m²
Total site coverage	= 58%
Lot 2	
Gross Area	= 520m²
Net Area	= 448m²
House area	= 114m²
Minor dwelling area	= 70m²
Decks over 1m	= 32m²
Car deck area over 1m	= 22m²
Total site coverage	= 53%



2 Site / Main Floor 1:200

Proposed Development

Lot 61 Middleton Road,
Frankton, Queenstown

Client:
Luke Hammington

Job No:
20000

Date:
9/07/2026

Drawing Set:
Resource Consent

Drawn By:
K Eyles

Scale:
1:200

Drawing No:
102

Drawing Sheet:
Site Plan

Print In Color

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admin@primedesigns.co.nz
04 528 8405
3 Jupiter Grove, Upper Hutt

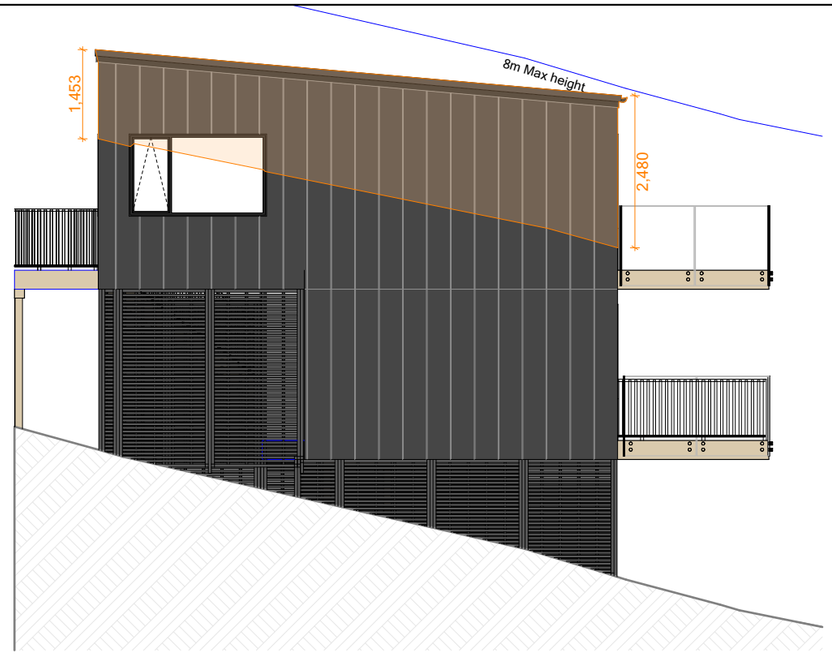
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G:\Shared drives\PD Staff Folders\Luke\Current projects\Lot 61 Remarkables View\CAD\Remarkables View RC May 18.pln

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Version: 1, Version Date: 22/07/2026



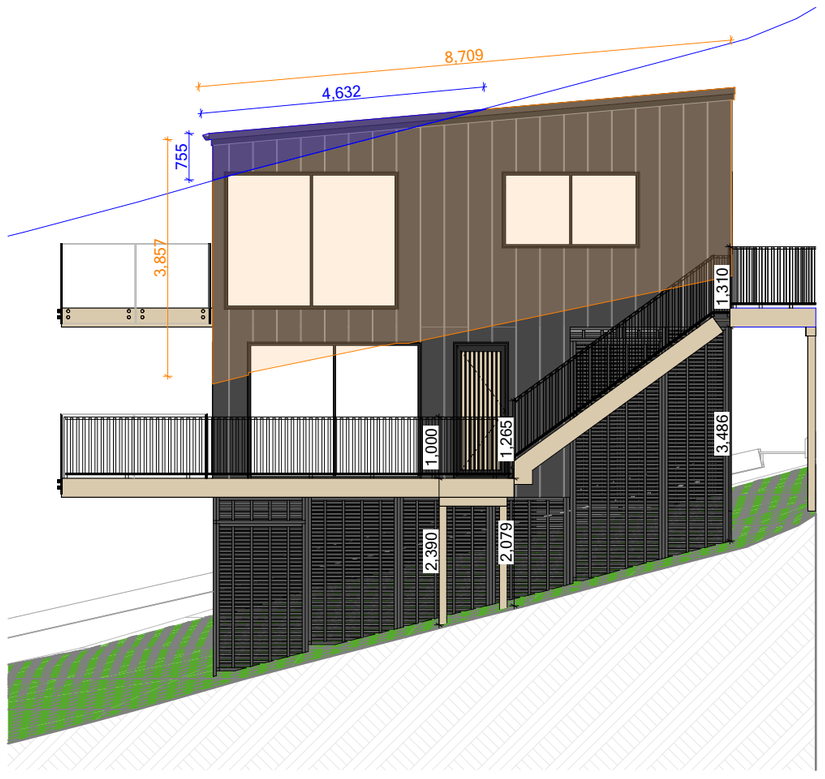
1 North Elevation 1:100



2 West Elevation 1:100



3 South Elevation 1:100



4 East Elevation 1:100

Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Resource Consent
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	K Eyles
Frankton, Queenstown	Date:	9/07/2026		Scale:	1:100
				Drawing Sheet:	Elevations Lot 1

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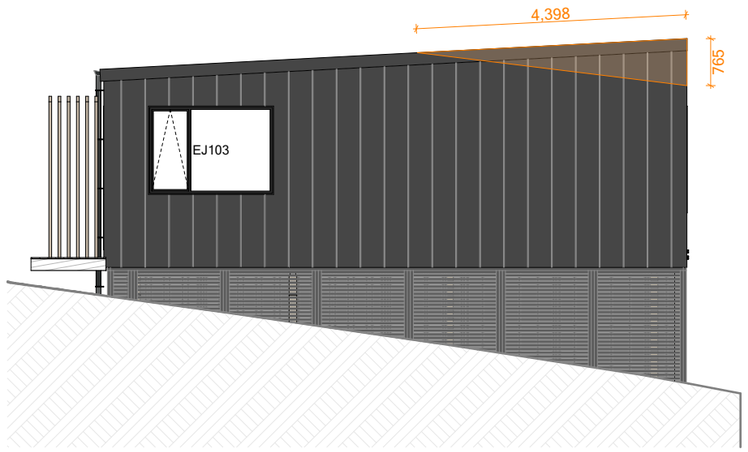
Drawing No: 103

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1 North Elevation 1:100



2 West Elevation 1:100



3 South Elevation 1:100



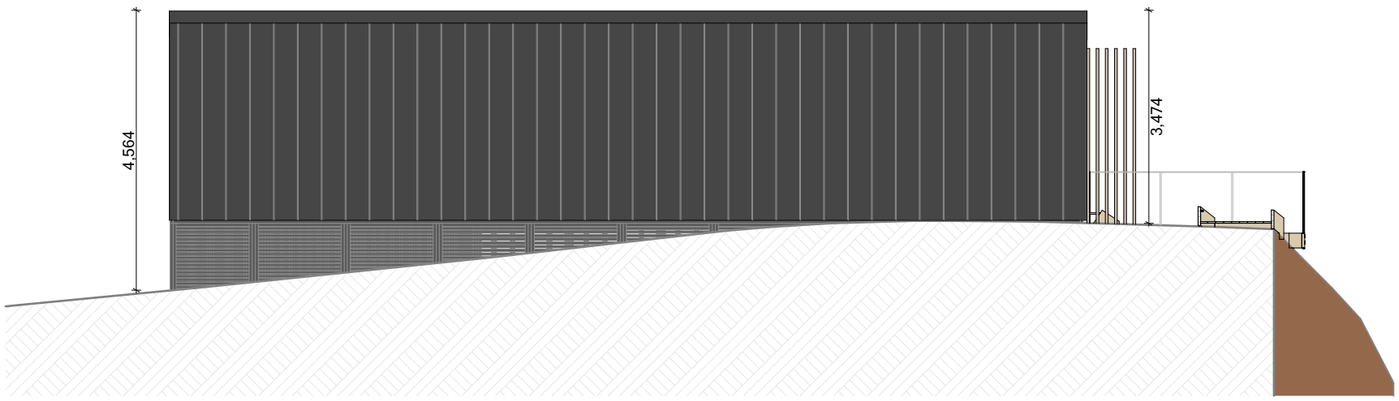
4 East Elevation 1:100

Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Resource Consent
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	K Eyles
Frankton, Queenstown	Date:	9/07/2026		Scale:	1:100
				Drawing Sheet:	Elevations Lot 2
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt		Drawing No:	104

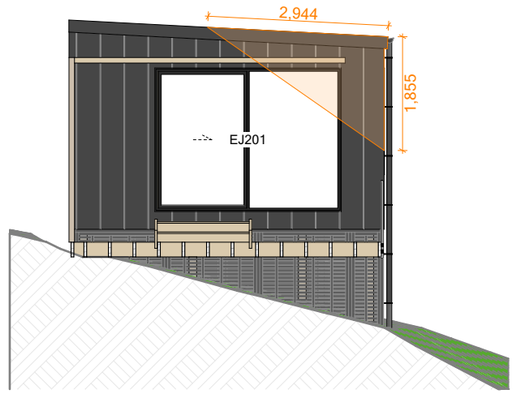
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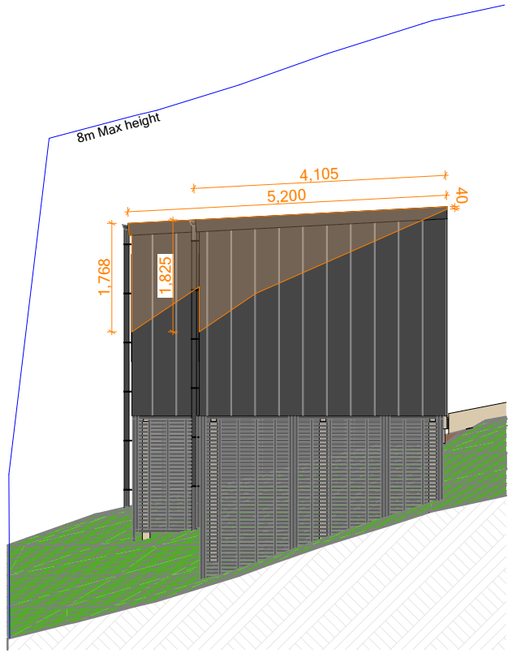
1 North Elevation 1:100



2 West Elevation 1:100



3 South Elevation 1:100



4 East Elevation 1:100

Proposed Development	Client:	Luke Hammington	Print In Color
Lot 61 Middleton Road,	Job No:	20000	
Frankton, Queenstown	Date:	9/07/2026	

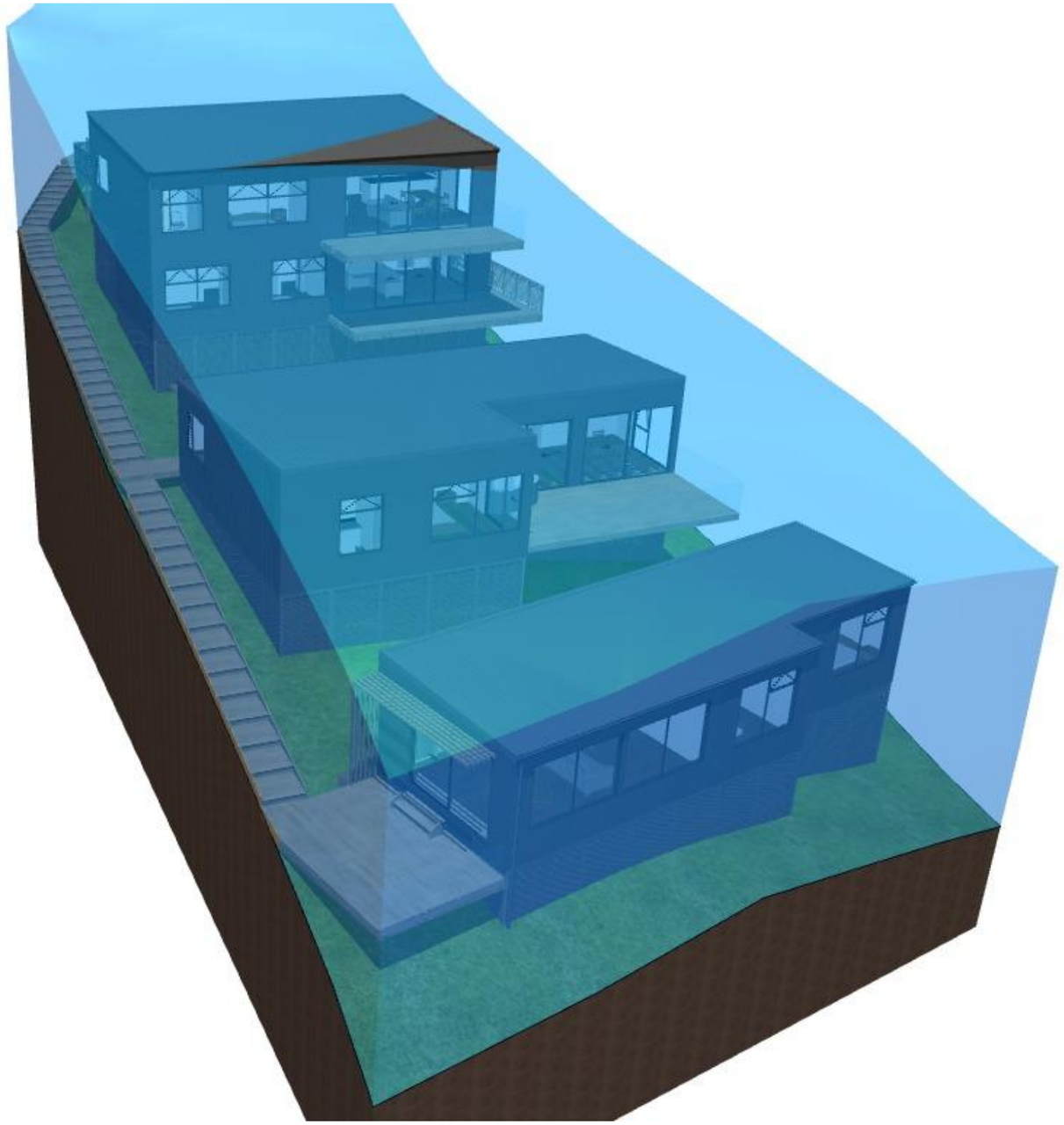
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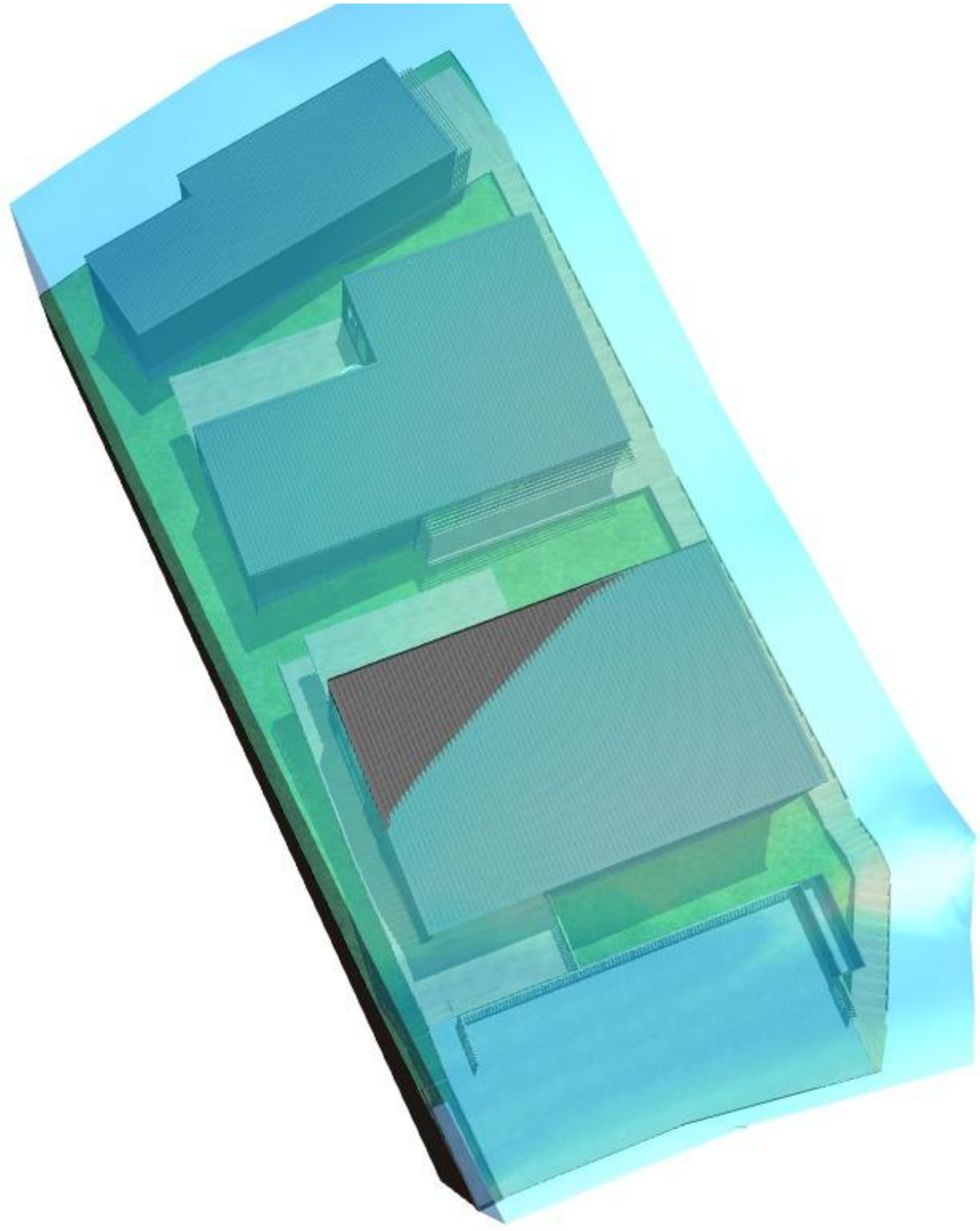
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Drawn By:	K Eyles
Scale:	1:100
Drawing Sheet:	Elevations Lot 2 Flat
Drawing No:	105

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1 Max height 1



2 Max height 2

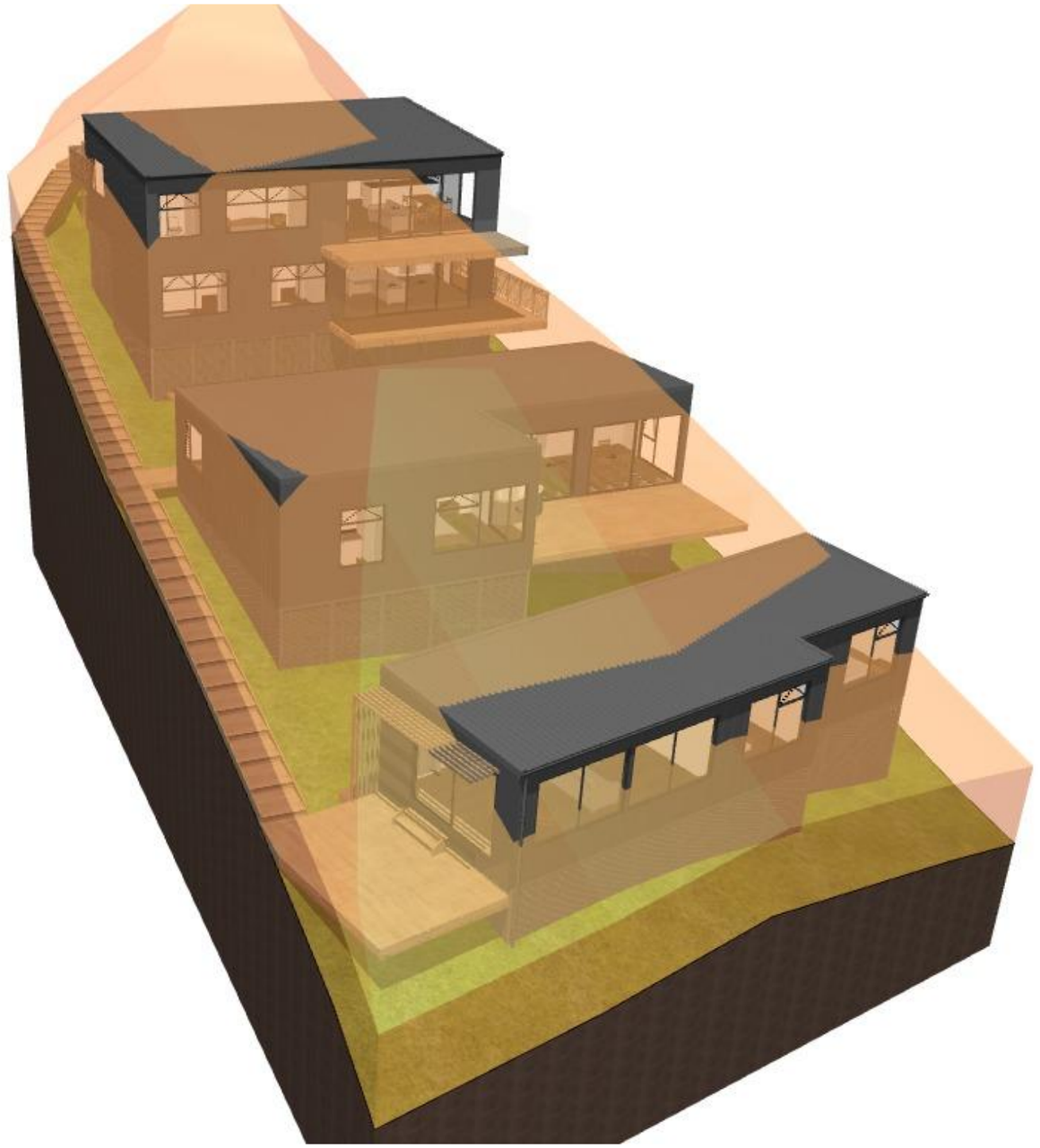
Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Resource Consent
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	K Eyles
Frankton, Queenstown	Date:	9/07/2026		Scale:	
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt		Drawing Sheet:	Max height 3D

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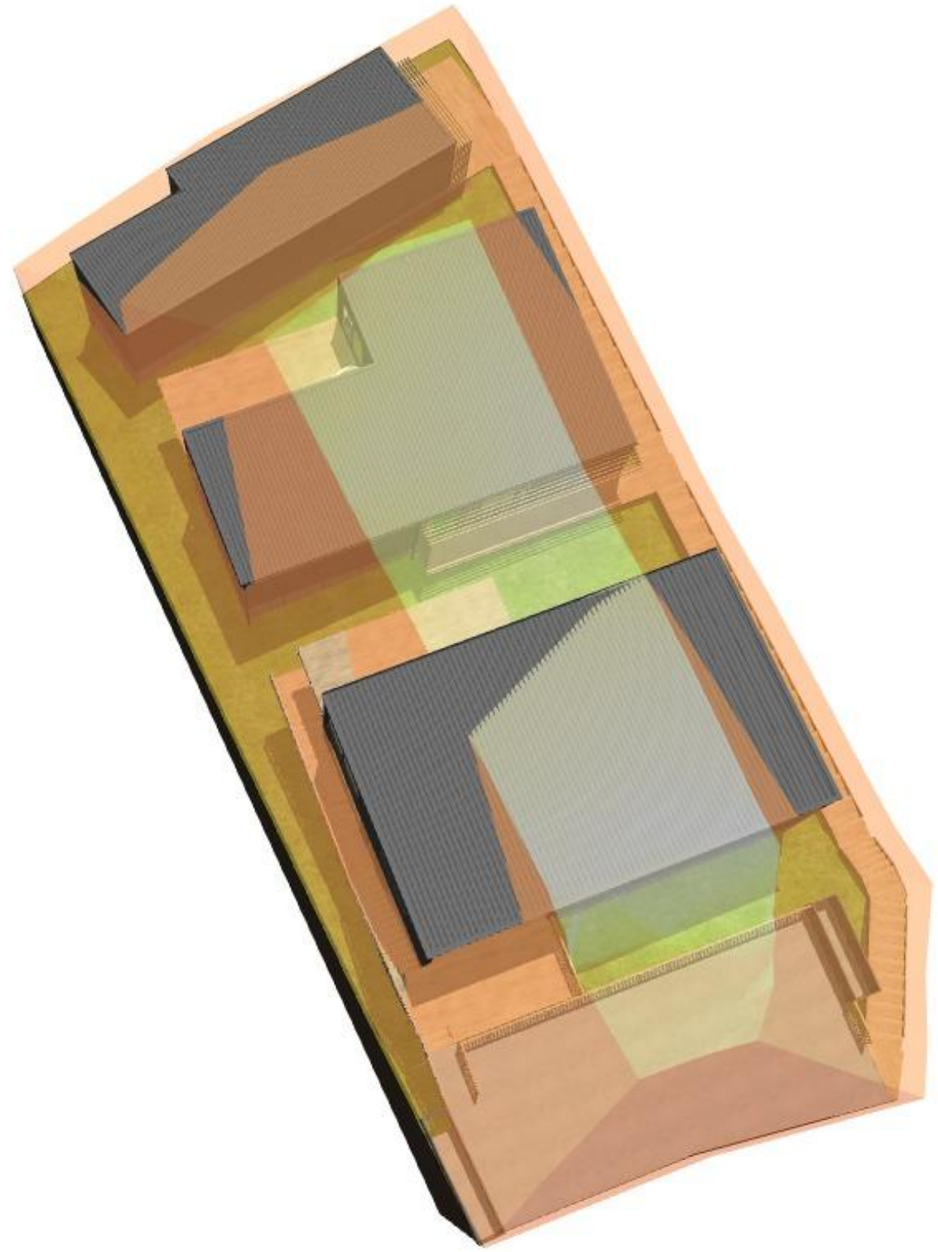
Drawing No: 106

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1 SAP 1



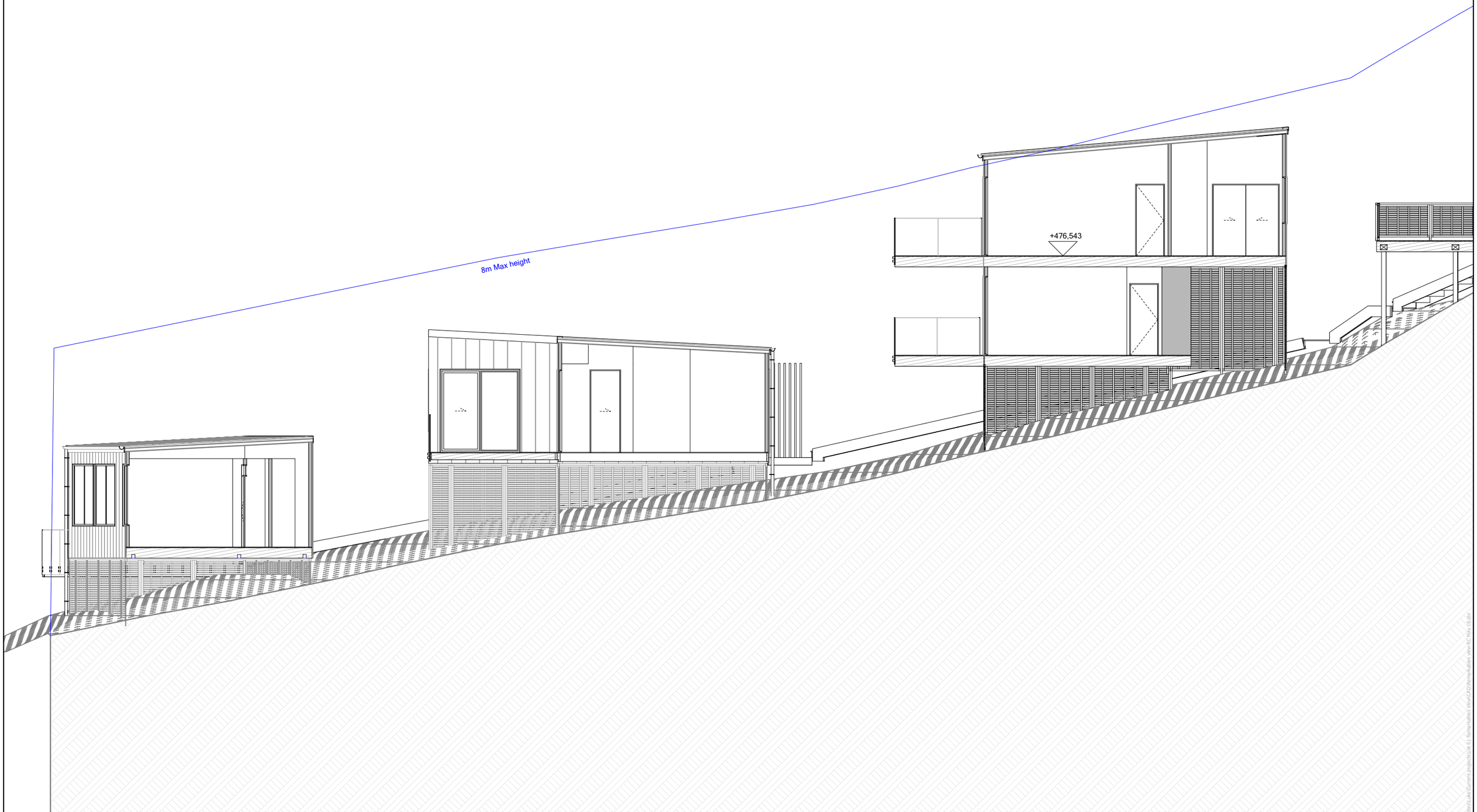
2 SAP 2

Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Resource Consent
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	K Eyles
Frankton, Queenstown	Date:	9/07/2026		Scale:	
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	SAP 3D

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Drawing No: 107

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Version: 1, Version Date: 22/07/2026



1 Site Section 1:100

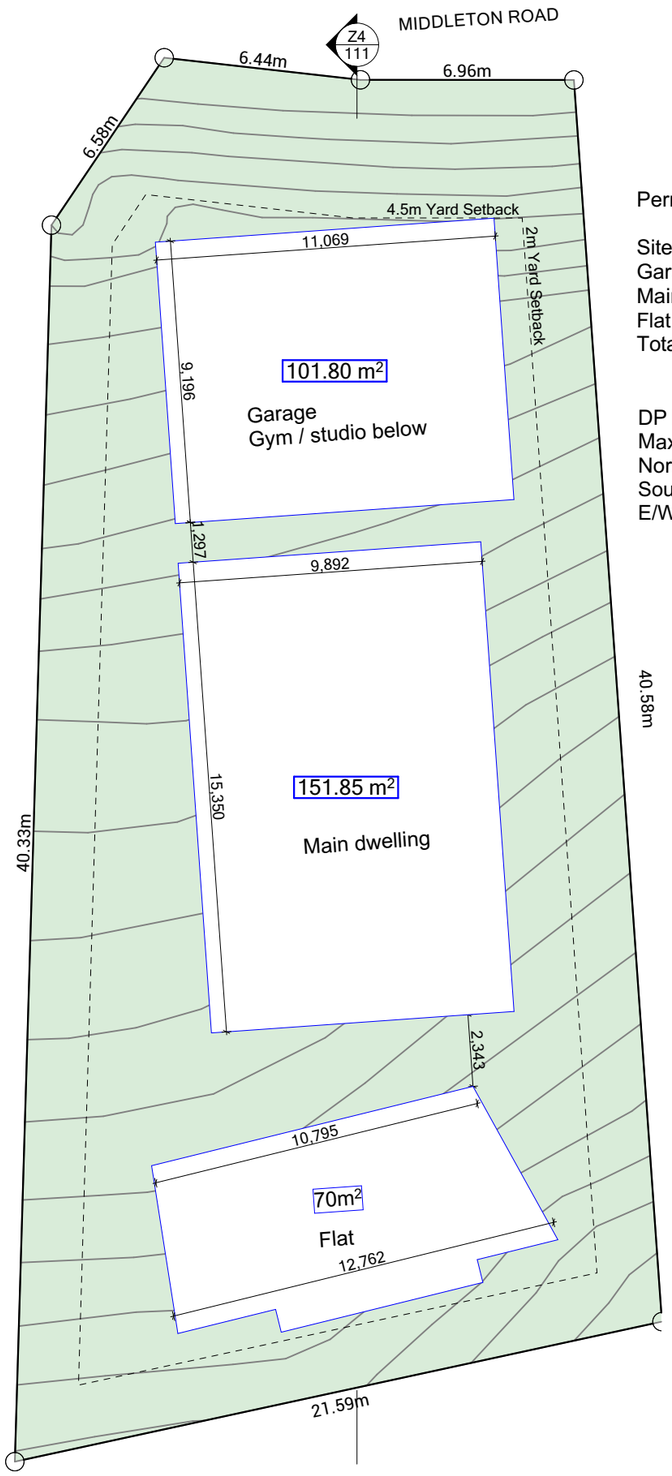
Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Resource Consent
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	K Eyles
Frankton, Queenstown	Date:	9/07/2026		Scale:	1:100
				Drawing Sheet:	Site Section
				Drawing No:	108

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1 Site Plan 1:200

Permitted Baseline Coverages

Site Area	= 809m²
Garage/Gym	= 101.8m²
Main dwelling	= 151.8m²
Flat	= 70m²
Total site coverage	= 323.6m² 40%

DP Height Rules

Max height	8m
North Plane	2.5m & 55°
South Plane	2.5m & 35°
E/W Planes	2.5m & 45°

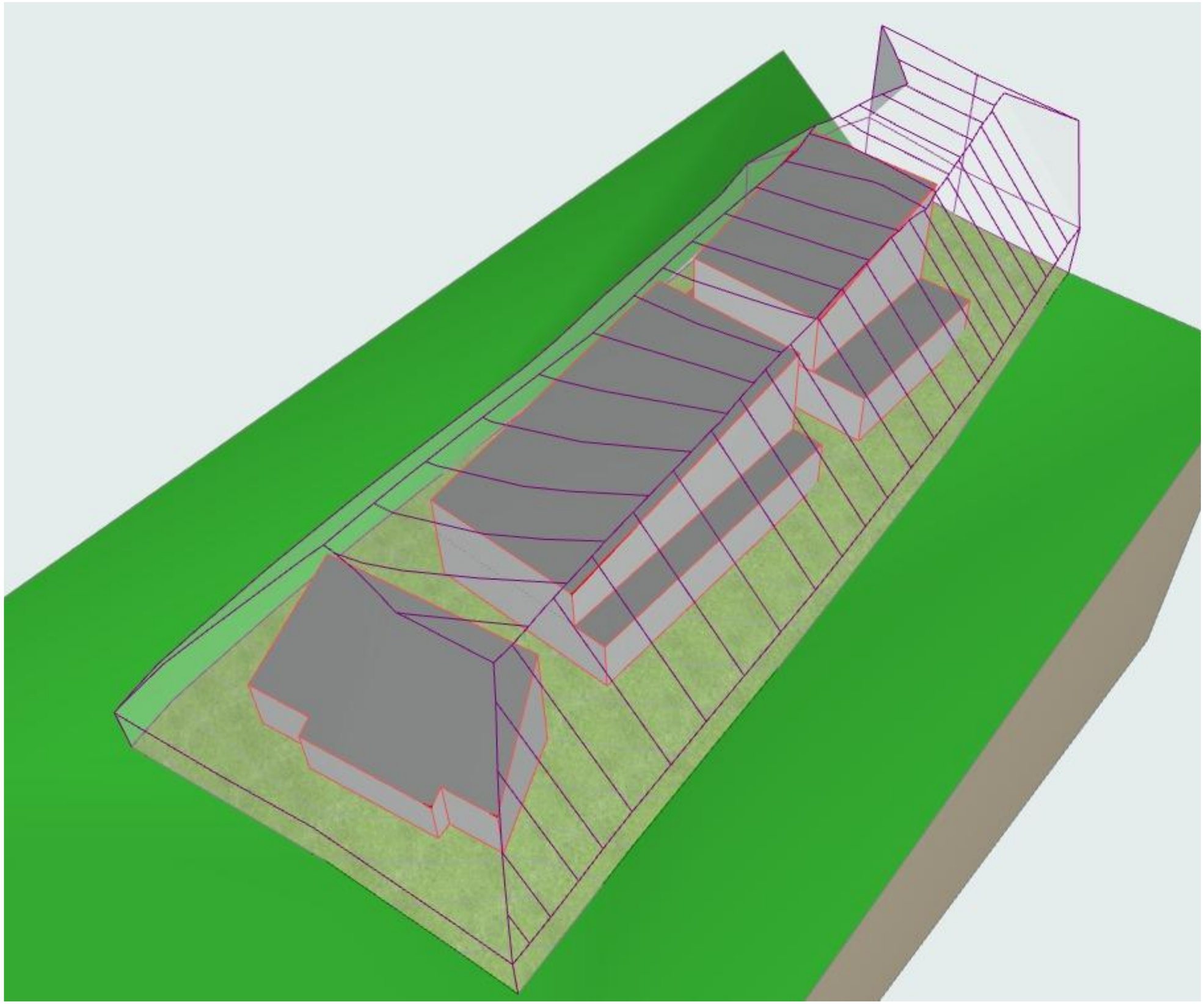
Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Resource Consent
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	K Eyles
Frankton, Queenstown	Date:	9/07/2026		Scale:	1:200
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt		Drawing Sheet:	PB Site Plan

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Drawing No: 109

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1 Permitted Baseline 3D

Proposed Development

Lot 61 Middleton Road,
Frankton, Queenstown

Client:
Luke Hammington

Job No:
20000

Date:
9/07/2026

Drawing Set:
Resource Consent

Drawn By:
K Eyles

Scale:

Drawing No:
110

Drawing Sheet:
PB Perspective

Print In Color

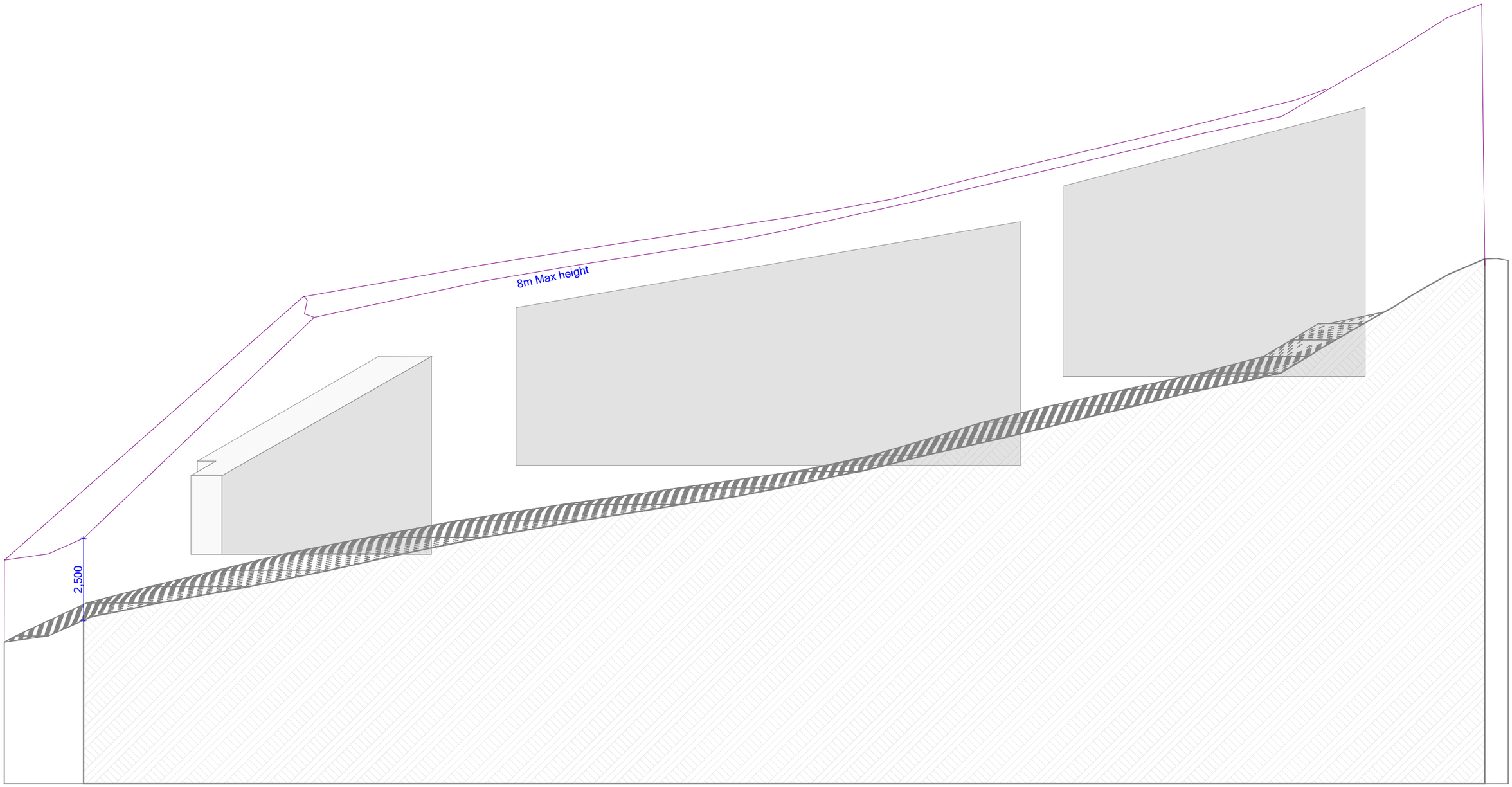
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04 528 8405
3 Jupiter Grove, Upper Hutt

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Document Set ID: 10160316
Version: 1, Version Date: 22/07/2026



1 PB Site Section 1:120

Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Resource Consent
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	K Eyles
Frankton, Queenstown	Date:	9/07/2026		Scale:	1:120
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	Site Section
					Drawing No: 111

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1 Proposed Dec 9am



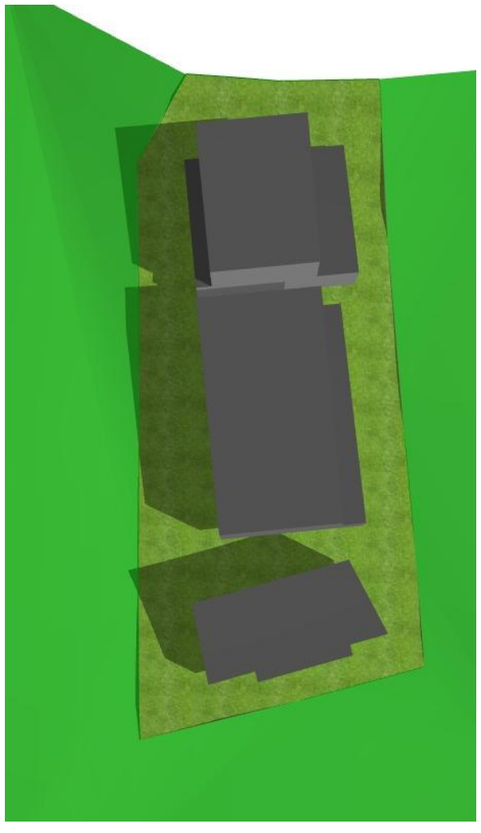
2 Proposed Dec 12pm



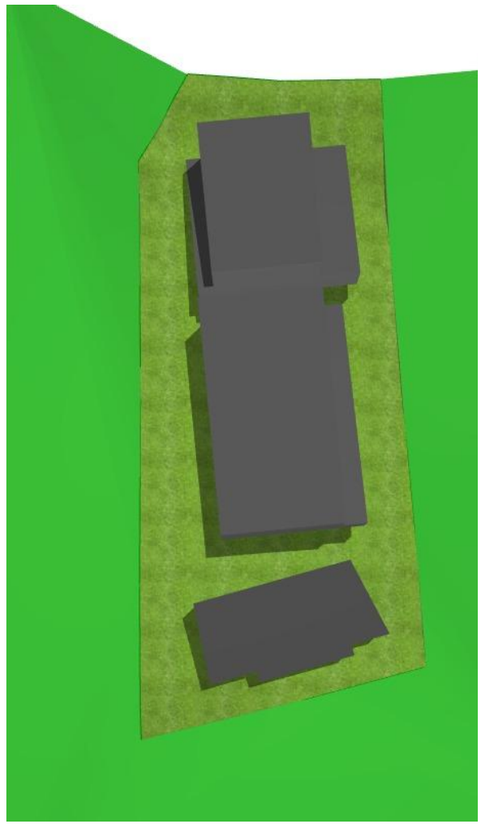
3 Proposed Dec 3pm



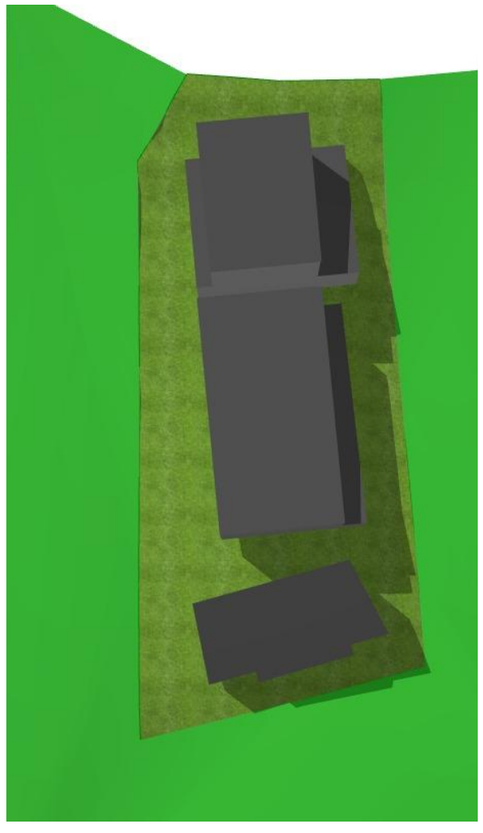
4 Proposed Dec 6pm



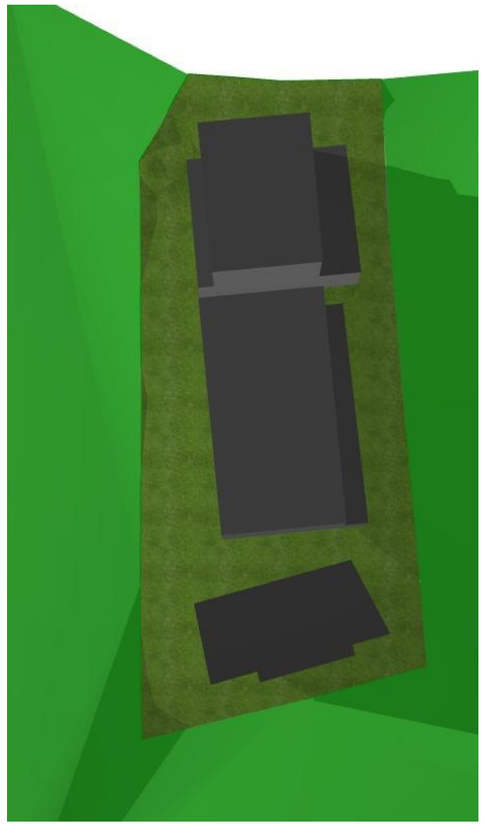
5 PB Dec 9am



6 PB Dec 12pm



7 PB Dec 3pm



8 PB Dec 6pm

Subject Site

Neighbouring site

Proposed Development

Lot 61 Middleton Road,
Frankton, Queenstown

Client:
Luke Hammington

Job No:
20000

Date:
9/07/2026

Drawing Set:
Resource Consent

Drawn By:
K Eyles

Scale:

Drawing No:
112

Drawing Sheet:
Sun Study Dec 21

Print In Color

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CREATIVE | FUNCTIONAL | ARCHITECTURE

admin@primedesigns.co.nz
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3 Jupiter Grove, Upper Hutt

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Document Set ID: 10160316
Version: 1, Version Date: 22/07/2026



1 Proposed Mar 9am



2 Proposed Mar 12pm



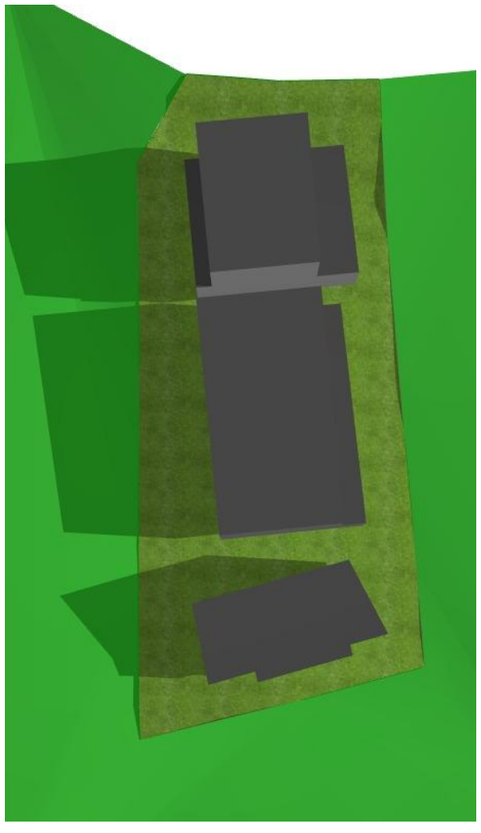
3 Proposed Mar 3pm



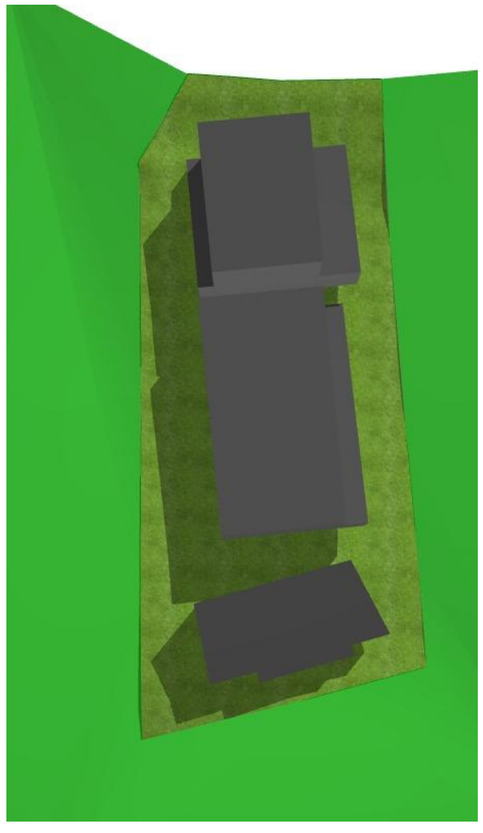
4 Proposed Mar 6pm

Subject Site

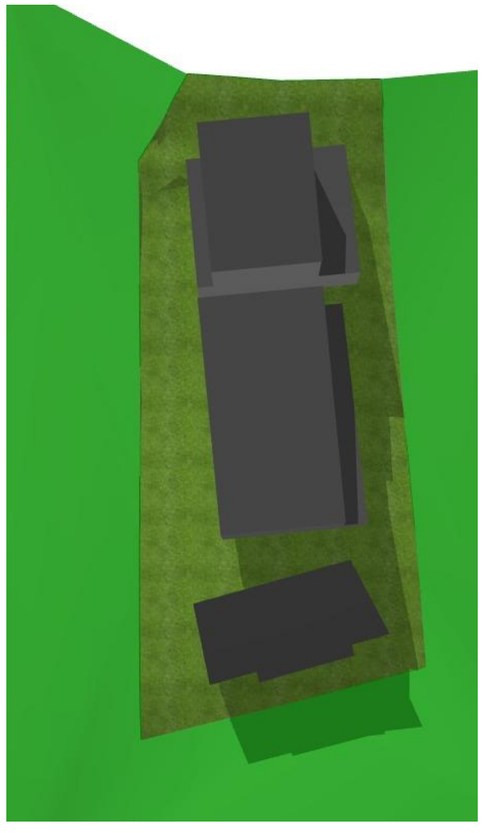
Neighbouring site



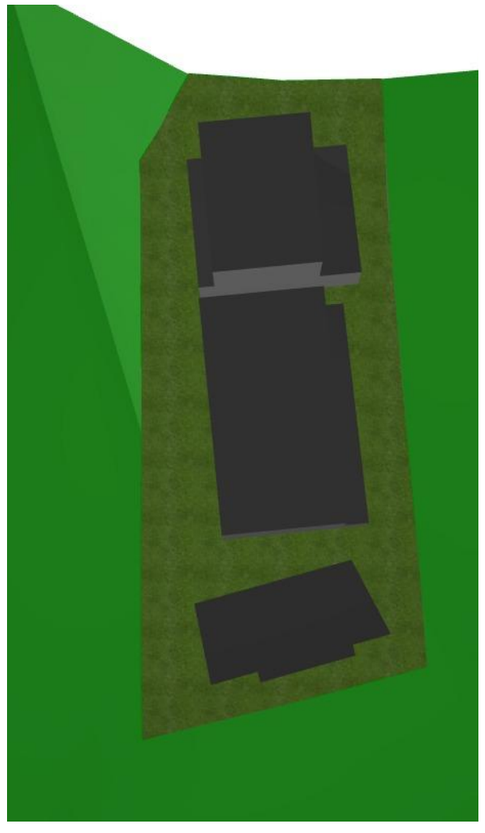
5 PB Mar 9am



6 PB Mar 12pm



7 PB Mar 3pm



8 PB Mar 6pm

Proposed Development

Lot 61 Middleton Road,
Frankton, Queenstown

Client:

Luke Hammington

Job No:

20000

Date:

9/07/2026

Drawing Set:

Resource Consent

Drawn By:

K Eyles

Scale:

Drawing No:

113

Drawing Sheet:

Sun Study March 21

Print In Color

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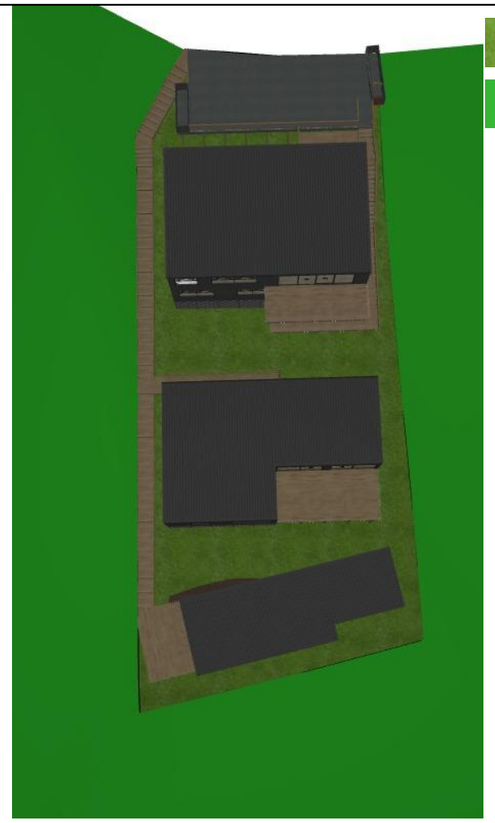
1 Proposed June 9am



2 Proposed June 12pm



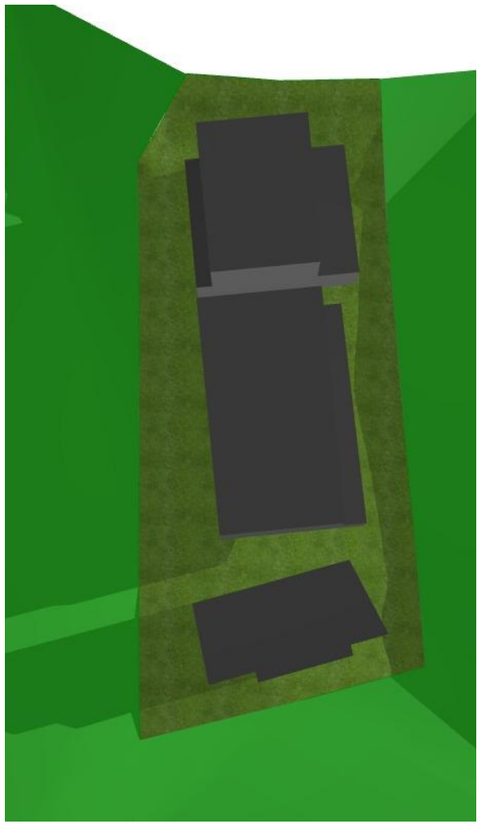
3 Proposed June 3pm



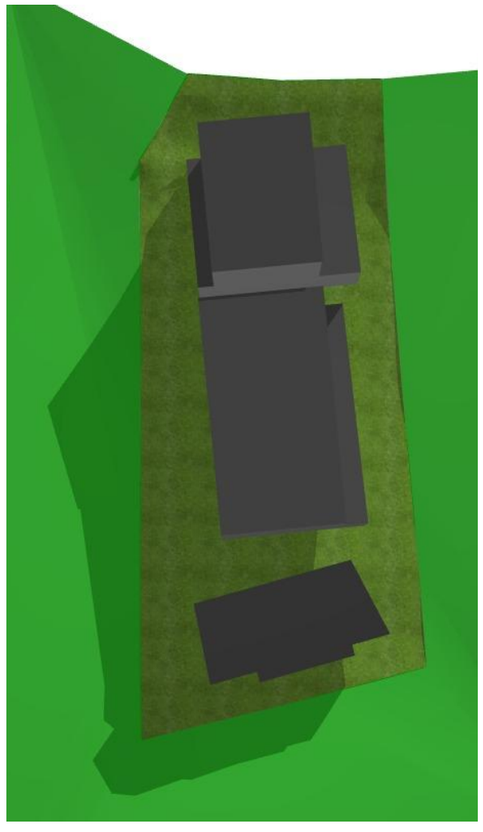
4 Proposed June 6pm

Subject Site

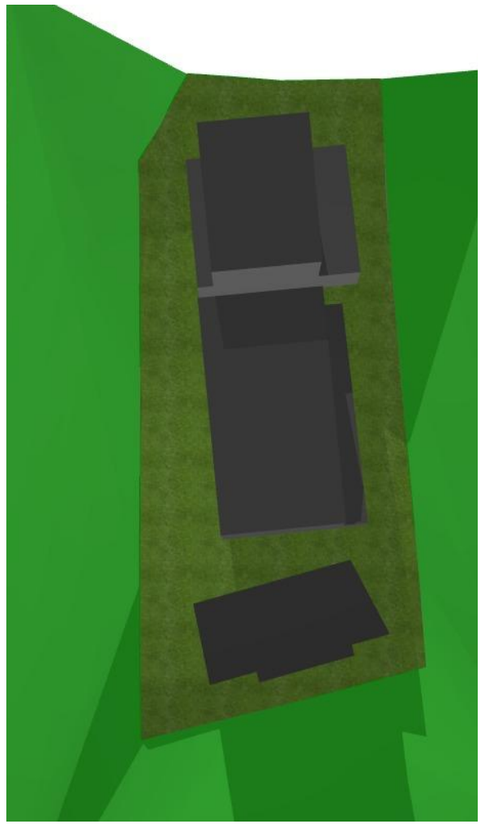
Neighbouring site



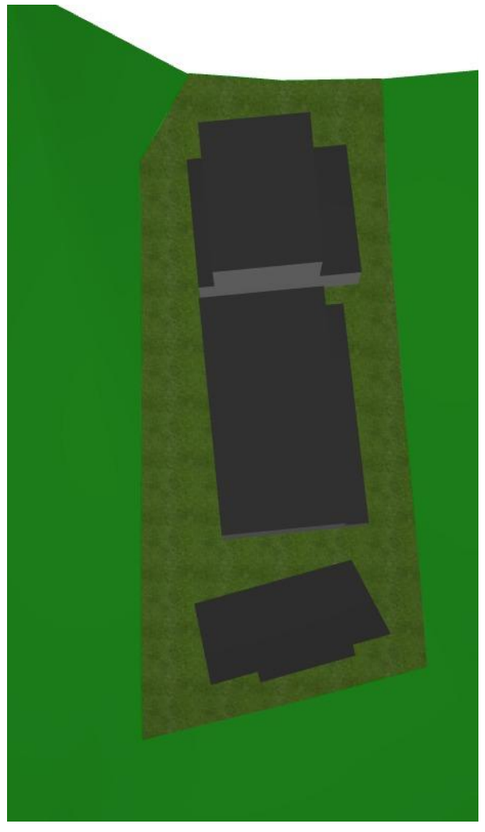
5 PB June 9am



6 PB June 12pm



7 PB June 3pm



8 PB June 6pm

Proposed Development

Lot 61 Middleton Road,
Frankton, Queenstown

Client:

Luke Hammington

Job No:

20000

Date:

9/07/2026

Drawing Set:

Resource Consent

Drawn By:

K Eyles

Scale:

Drawing No:

114

Drawing Sheet:

Sun Study June 21

Print In Color

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2 3D 2



3 3D 3

Proposed Development	Client:	Luke Hammington	Print In Color	Drawing Set:	Resource Consent
Lot 61 Middleton Road,	Job No:	20000		Drawn By:	K Eyles
Frankton, Queenstown	Date:	9/07/2026		Scale:	
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	3D Perspectives

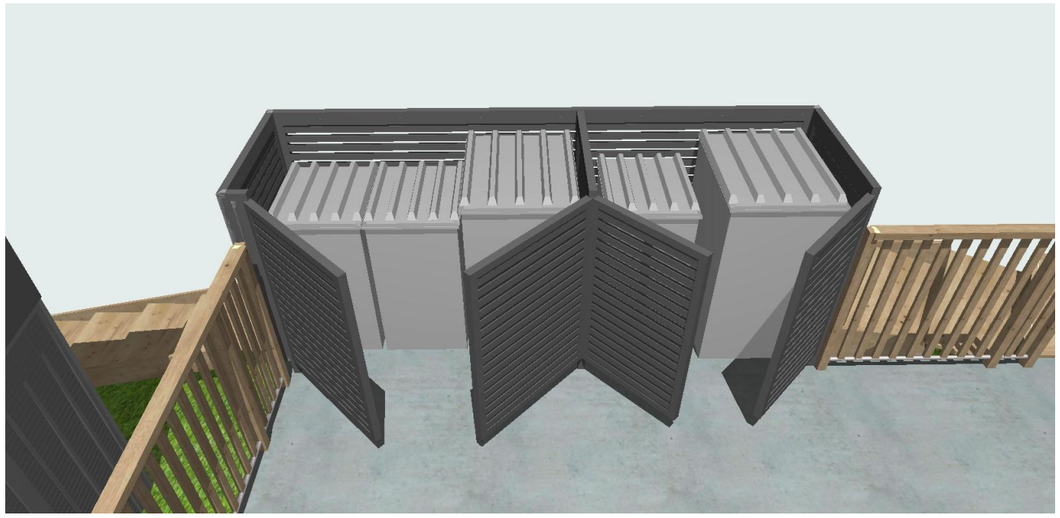
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Drawing No: 115

Document Set ID: 10160316
Version: 1, Version Date: 22/07/2026



1 3D 1



3 Indictive Bin Storage



2 3D 4

Proposed Development	Client:	Luke Hammington	Print In Color	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Set: Resource Consent
Lot 61 Middleton Road,	Job No:	20000			Drawn By: K Eyles
Frankton, Queenstown	Date:	9/07/2026			Scale:
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt			Drawing Sheet: 3D Perspectives

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Drawing No: 116

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