From: "Kenny MacDonald" <kenny@vivianespie.co.nz>
Sent: Tue, 4 Aug 2026 16:09:36 +1200
To: "Kate Wasley" <Kate.Wasley@qldc.govt.nz>
Subject: RE: RM260670 - 'Northlake' Condition for acceptance
Attachments: D0826 Lot 26 Landscape Plan.pdf, D0890 - Lot 27 Northlake - V1.0.pdf, D0891 - Lot 28 Northlake - V1.0.pdf

Hi Kate,

Thanks for this. Just a couple of things:

- Are conditions 7 and 8 really necessary? We've submitted an EMP and ESCP and don't see any reason for amendments to be made. We're not too comfortable with the "review and acceptance" part – it could take any amount of time. Can we just have conditions that say the submitted EMP/ESCP shall be adhered to and any necessary amendments need to be sent to the Monitoring team for review?
- Apologies, but there's been tweaks to the landscape plans which I haven't sent to you. See attached. The only change is the removal of the hedging in the rear gardens – the client decided they weren't necessary given the steep topography. Can you reference these plans in Condition 1 please? Sorry, the Lot 26 plan will need to pasted into the plans you've already got for that Lot – I haven't been given a comprehensive set.

Cheers,

Kenny Macdonald | Senior Planner | Vivian + Espie Ltd

vivian+espie
resource management and landscape planning

p: +64 3 **441 4189** m: **021 266 7619** | 1/211B Glenda Drive, Frankton, Queenstown 9300 | PO Box 2514, Wakatipu, Queenstown 9349 | f: +64 3 441 4190 | www.vivianespie.co.nz

***NOW WITH A DEDICATED OFFICE IN ALEXANDRA FOR ALL YOUR CENTRAL OTAGO PLANNING NEEDS,* 59 TARBERT STREET, ALEXANDRA. CONTACT TOM ON 027 369 4422**

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From: Kate Wasley <Kate.Wasley@qldc.govt.nz>
Sent: Tuesday, 4 August 2026 3:51 pm
To: Kenny MacDonald <kenny@vivianespie.co.nz>
Cc: Kate Wasley <Kate.Wasley@qldc.govt.nz>
Subject: RM260670 - 'Northlake' Condition for acceptance

Dear Kenny,

Please find the draft conditions attached/below for the resource consent application RM260670.

Please confirm in writing that the following conditions are agreed to for the purposes of section 108AA of the RMA.

If you have any issues or questions relating to these conditions please contact me. I will place the application on hold under s107G while the conditions are being reviewed.

Happy to discuss.

Kate

APPENDIX 1 – CONSENT CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:

Lot 26

- 'Site Plan' D1.01 by VIP Design dated 2.07.2026
- 'Landscape Plan' D1.02 by VIP Design dated 11.05.2026
- 'Earthworks Plan' D1.03 by VIP Design dated 11.05.2026
- 'Floor Plan - GF' D1.04 by VIP Design dated 11.05.2026
- 'Floor Plan - FF' D1.05 by VIP Design dated 11.05.2026
- 'Elevations' D1.06 by VIP Design dated 11.05.2026
- 'Elevations' D1.07 by VIP Design dated 11.05.2026

Lot 27

- 'Site Plan' D1.01 by VIP Design dated 2.07.2026
- 'Landscape Plan' D1.02 by VIP Design dated 12.05.2026
- 'Earthworks Plan' D1.03 by VIP Design dated 12.05.2026
- 'Floor Plan - GF' D1.04 by VIP Design dated 12.05.2026
- 'Floor Plan - FF' D1.05 by VIP Design dated 12.05.2026
- 'Elevations' D1.06 by VIP Design dated 12.05.2026
- 'Elevations' D1.07 by VIP Design dated 12.05.2026

Lot 28

- 'Site Plan' D1.01 by VIP Design dated 2.07.2026
- 'Landscape Plan' D1.02 by VIP Design dated 12.05.2026
- 'Earthworks Plan' D1.03 by VIP Design dated 12.05.2026
- 'Floor Plan - GF' D1.04 by VIP Design dated 12.05.2026
- 'Floor Plan - FF' D1.05 by VIP Design dated 12.05.2026
- 'Elevations' D1.06 by VIP Design dated 12.05.2026
- 'Elevations' D1.07 by VIP Design dated 12.05.2026

Earthworks

- 'Earthworks Plan' D0894 by VIP Design dated 16.07.2026

stamped as approved on July 2026

EMP

- draft EMP by Enviroscope dated August 2026

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.

3. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991.

Engineering

4. All physical development works including retaining walls, documentation and other consent obligations shall be carried out in accordance with the requirements of the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 17th April 2025 and subsequent amendments to that document up to the date of issue of any resource consent.

Note: The current standards are available on Council's website via the following link: https://www.qldc.govt.nz/

To be completed prior to the commencement of any works on-site

5. The consent holder shall obtain and implement a traffic management plan approved by Council prior to undertaking any works within or adjacent to Council's Road reserve that affects the normal operating conditions of the road reserve through disruption, inconvenience or delay.

The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (TTMP) as validated either by a current CoPTTM certification or a relevant NZQA framework

registered qualification, unit standard or micro credential. All contractors obligated to implement temporary traffic management plans shall employ a qualified Site Traffic Management Supervisor (STMS) to manage the site in accordance with the requirements of the NZTA's "*Traffic Control Devices Manual Part 8: Code of practice for temporary traffic management*". The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Manager of Resource Management Engineering prior to works commencing.

6. At least 7 days prior to commencing excavations, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified geo-professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who is familiar with the TJ Goosey Consulting Limited report *'Geotechnical Interpretive Report (GIR), Lot24-Lo29 Stonehenge Road, Northlake Subdivision, Wanaka'* ref TJG-26-048_Geotech_Rev0, dated 23 May 2026 and who shall supervise the earthworks procedures and ensure compliance with the recommendations of this report. This engineer shall continually assess the condition of the excavation and shall be responsible for ensuring that temporary retaining is installed wherever necessary to avoid any potential erosion or instability.

<u>Environmental Management</u>

7. Prior to commencing ground-disturbing activities on site, Consent Holder shall submit the finalised Environmental Management Plan (EMP) to Council's Monitoring and Enforcement Team for review and acceptance. This document must be prepared by a Suitably Qualified and Experienced Person. The EMP shall be in accordance with the principles and requirements of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans* and specifically shall address the following environmental elements as specified in the guidelines:

a) Administrative Requirements

(i) Weekly site inspections
(ii) Notification and management of environmental incidents
(iii) Records and registers
(iv) Environmental roles and responsibilities of personnel (including nomination of Principal Contractor)
(v) Site induction

b) Operational Requirements

(i) Erosion and sedimentation (including Erosion and Sediment Control Plan) to be prepared by a Suitably Qualified and Experienced Person
(ii) Water quality
(iii) Dust
(iv) Cultural heritage
(v) Noise
(vi) Vibration

The EMP (and any sub-plans e.g. ESCP described below) shall also be consistent with any recommendations outlined in the geotechnical report.

8. Prior to ground-disturbing activities on the initial stage of works or any subsequent new stage of works, the Consent Holder shall engage an Appropriately Qualified Person to prepare and submit an Erosion and Sediment Control Plan (ESCP) to Council's Monitoring and Enforcement Team for review and acceptance. This plan shall be a sub-plan of the overarching EMP and must be prepared in accordance with the requirements outlined on pages 13 – 18 in *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*. These plans must be updated when:

   a) The construction program moves from one Stage to another; or
   b) Any significant changes have been made to the construction methodology since the original plan was accepted for that Stage; or
   c) There has been an Environmental Incident and investigations have found that the management measures are inadequate.

9. Prior to commencing ground-disturbing activities, the Consent Holder shall nominate an Environmental Representative for the works program in accordance with the requirements detailed on pages 9 and 10 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans.*

10. Prior to commencing ground disturbing activities, the Consent Holder shall ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction in accordance with the requirements detailed on page 8 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans.*

To be monitored throughout earthworks

11. All works shall be undertaken in accordance with the most current version of the EMP as accepted as suitable by Council.

12. The EMP shall be accessible on site at all times during work under this consent.

13. The Consent Holder shall establish and implement document version control. Council shall be provided with an electronic copy of the most current and complete version of the EMP at all times.

14. The Consent Holder shall develop and document a process of periodically reviewing the EMP as outlined on page 6 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans.* No ground disturbing activities shall commence in any subsequent stage of development until an EMP has been submitted and deemed suitable by Council's Monitoring and Enforcement Team.

15. The Consent Holder shall undertake and document weekly and Pre and Post-Rain Event site inspections as detailed on pages 10 and 11 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.

16. In accordance with page 9 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans, where any Environmental Incident where the EMP has failed leading to any adverse environmental effects offsite occurs the Consent Holder shall:

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Version: 1, Version Date: 05/08/2026

a) Report to QLDC details of any Environmental Incident within 12 hours of becoming aware of the incident.
b) Provide an Environmental Incident Report to QLDC within 10 working days of the incident occurring as per the requirements outlined on page 9 of *Queenstown Lakes District Council's Guidelines for Environmental Management Plans.*

Environmental records are to be collated onsite and shall be made available to QLDC upon request; immediately if the request is made by a QLDC official onsite and within 24 hours if requested by a QLDC officer offsite. Records and registers to be managed onsite shall be in accordance with the requirements outlined on page 14 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.

17. No permanent batter slope within the site shall be formed at a gradient that exceeds 1(V):2(H).

18. All temporary retention systems shall be installed wherever necessary immediately following excavation to avoid any possible erosion or instability.

19. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.

20. No earthworks that are not authorised by this consent, temporary or permanent, are to breach the boundaries of the site.

On completion of earthworks

21. Prior to the occupation of the residential unit, the consent holder shall complete the following:

a) All earthworked areas shall be top-soiled and revegetated or otherwise permanently stabilised.

b) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

Landscaping

22. The approved landscape plans shall be implemented in the first planting season after completion of construction of the dwelling, and the plants shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced within six months.

Advice Note

1. The consent holder is advised that any retaining walls, including stacked stone and gabion walls, proposed in this development which exceeds 1.5m in height or walls of any height bearing additional

surcharge loads will require Building Consent, as they are not exempt under Schedule 1 of the Building Act 2004.

2. The vehicle crossing into this site requires approval by Council under a 'Connection to Council Service Application'. The approval should be obtained and construction of the crossing approved by a Council Inspector prior to occupation of the residential units.

Ngā mihi | with kind regards

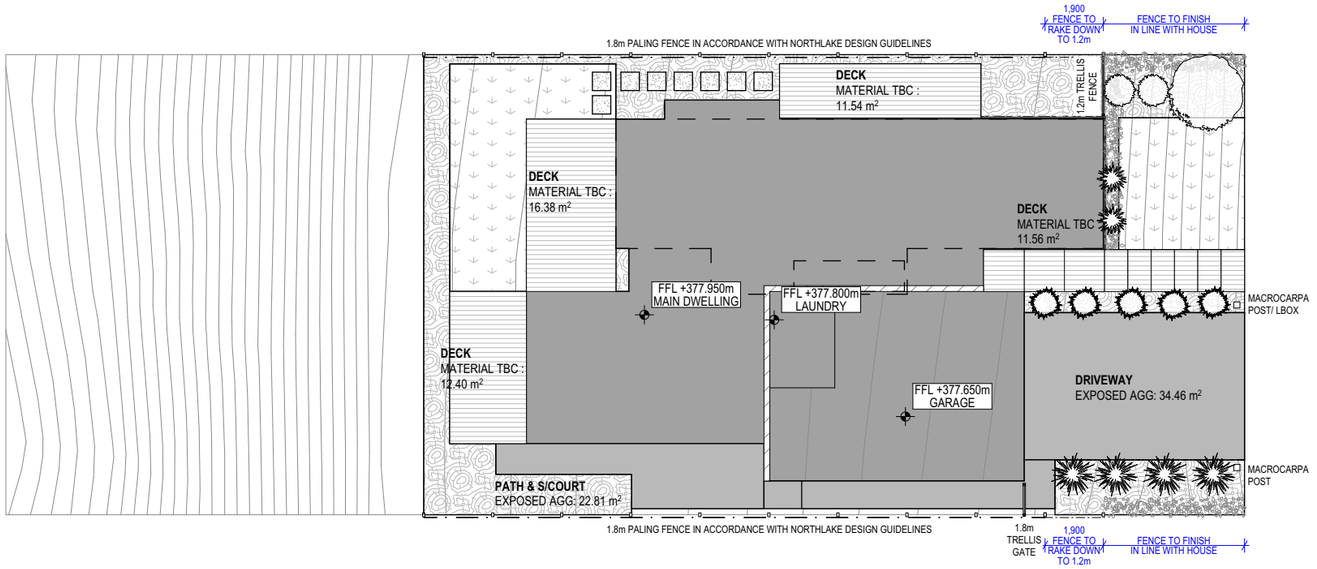
I am currently working reduced hours, but checking my emails daily.

Kate Wasley | BA, PGDip, MPlan | Consultant Planner
Planning and Development
Queenstown Lakes District Council
(03) 441 3675
kate.wasley@qldc.govt.nz



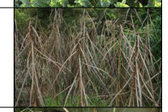
QUEENSTOWN LAKES DISTRICT COUNCIL
www.qldc.govt.nz

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Version: 1, Version Date: 05/08/2026



LANDSCAPING NOTES

PLANNING ZONE	:	NORTHLAKE SPECIAL ZONE (AREA B6)
LANDSCAPING	:	INDICATIVE ONLY

PLANTING KEY	PICTURE
DWARF JAPANESE MAPLE TREE	
HEBE SHRUB - OR SIMILAR	
LANCEWOOD	
ASTELIA - OR SIMILAR	
CAREX - OR SIMILAR	
GRISELINIA HEDGE	

D0826

NORTHLAKE COMMERCIAL PARTNERSHIP

ADDRESS:

LOT: 26 DP: 623502
55 STONEHENGE ROAD
NORTHLAKE, STAGE 18
WANAKA

STAGE:	**VERSION:**
DEVELOPED DESIGN	4.1
DATE:	**SCALE:**
14.05.2026	1:200 @ A3

D1.02

LANDSCAPING PLAN

N

KEY	SYMBOL
GARDEN BED	
LAWN	
STONE CHIP	

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SHEET	DRAWING
D1.01	SITE PLAN
D1.02	LANDSCAPING PLAN
D1.03	EARTHWORKS PLAN
D1.04	FLOOR PLAN: GF
D1.05	FLOOR PLAN : FF
D1.06	ELEVATIONS
D1.07	ELEVATIONS
D1.08	CHANGES REGISTER



ARTIST IMPRESSION ONLY

D0890 NORTHLAKE COMMERCIAL PARTNERSHIP

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57 STONEHENGE ROAD
NORTHLAKE, STAGE 18B
WANAKA

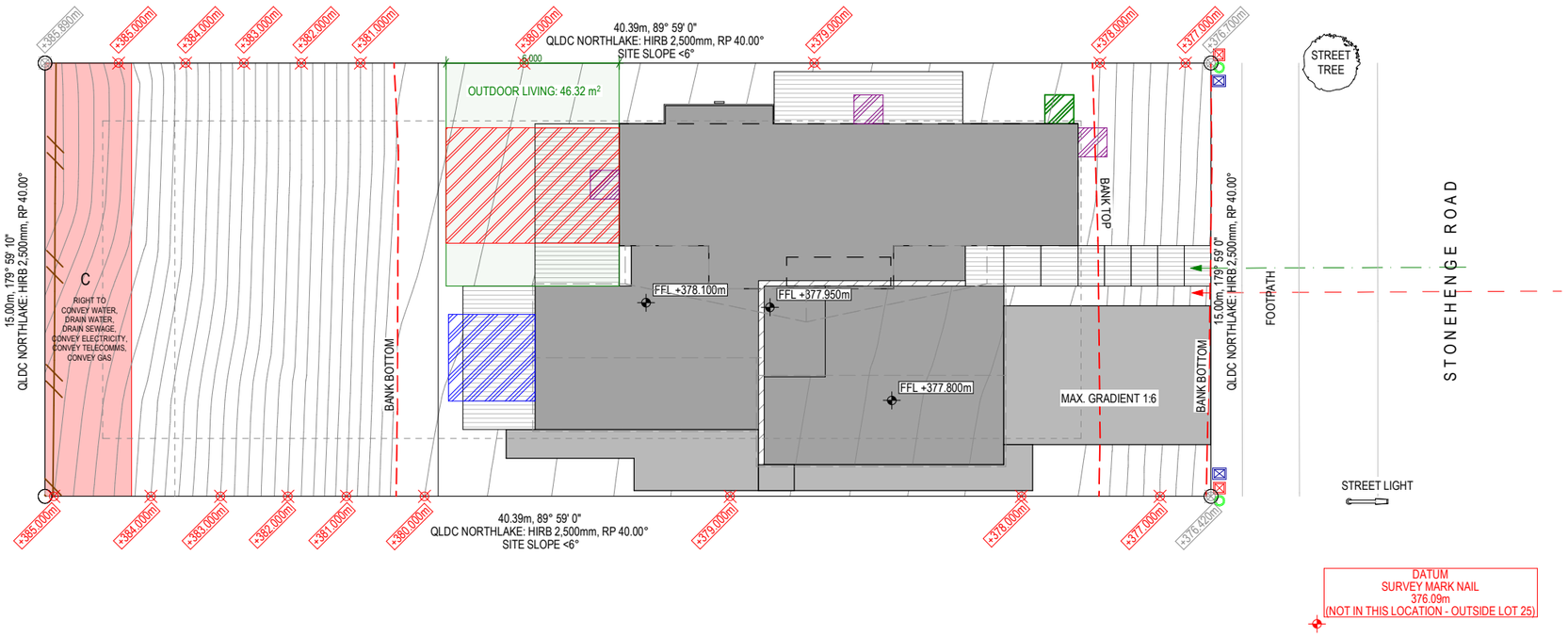
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DEVELOPMENT INFORMATION

OVER FRAMING (GF)	:	176.46 m²
OVER FRAMING (FF)	:	76.61 m²
OVER FRAMING (TOTAL)	:	253.07 m²
OVER FOUNDATION	:	176.60 m²
SITE COVERAGE AREA	:	182.33 m²
SITE AREA	:	605 m²
SITE COVERAGE	:	30.14 % (40% PERMITTED)
IMPERVIOUS SURFACES	:	57.27 m² (9.47% EXCLUDING DWELLING & GARAGE)

TOPOGRAPHICAL INFORMATION

EARTHQUAKE ZONE	:	3
WIND ZONE	:	EXTRA HIGH
SNOW ZONE	:	N5 : 2kPa
EXPOSURE ZONE	:	B
CLIMATE ZONE	:	6

SITE INFORMATION

TERRITORIAL AUTHORITY	:	QUEENSTOWN LAKES DISTRICT COUNCIL
PLANNING ZONE	:	NORTHLAKE SPECIAL ZONE (AREA B6)
NON COMPLIANCES	:	**EARTHWORKS VOLUME EXCEEDED** **MAXIMUM 2.4m CUT HEIGHT EXCEEDED** **HEIGHT OF CUT DOES NOT ACHIEVE SETBACK DISTANCES TO INTERNAL BOUNDARIES** **CHIMNEY WIDTH EXCEEDS 1.2m WITHIN INTERNAL BOUNDARY SETBACK** **ACCESSORY BUILDING LENGTH EXCEEDS 7.5m WITHIN INTERNAL BOUNDARY SETBACK & CONTAINS DOOR RECESSION PLANE INTRUSIONS TO NORTH INTERNAL & EAST STREET BOUNDARIES**
DEVELOPER APPROVAL	:	**REQUIRED** **LINKING & STAIR ROOF PITCH LESS THAN 20°**
HISTORICAL INTEREST	:	TBC
NATURAL HAZARDS	:	TBC
INTERIM FLOOR LEVEL	:	TBC
LLUR	:	TBC
TC CATEGORY	:	N/A
FOUNDATION TYPE	:	SPLIT LEVEL MAXRAFT OR MAXSLAB TBC WITH GEOTECH REPORT & H1
BOUNDARY INFO	:	CONFIRMED WITH CT
SITE INFO	:	LOCATIONS OF ROAD CROSSINGS, SERVICES LOCATIONS, STREET TREES, LAMP POSTS, PARKING BAYS, PEDESTRIAN ISLANDS ETC CONFIRMED
ROAD CLASSIFICATION	:	TBC
DISTANCE TO INTERSECTION	:	N/A
LANDSCAPING	:	INDICATIVE ONLY

SITE LEVEL NOTES

SITE LEVELS	:	OBTAINED - REFER TO SITE SURVEY BY MEASURED LAND SURVEYS
DATUM	:	SURVEY MARK NAIL 376.09m
ORIGIN OF LEVELS	:	NZVD2016

D0890

NORTHLAKE COMMERCIAL PARTNERSHIP

ADDRESS:

LOT: 27 DP: 623502
57 STONEHENGE ROAD
NORTHLAKE, STAGE 18B
WANAKA

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D1.01

SITE PLAN

N

KEY	SYMBOL
COMBINED METER BOARD & DISTRIBUTION BOARD	
COMMS PANEL	
GULLY TRAP	
HOSE TAP	
DOWNPIPE	
INTERNAL HEAT PUMP	
EXTERNAL HEAT PUMP	
SETOUT LINE	
PRINCIPAL LIVING OUTLOOK SPACE 6x4m	
PRINCIPAL BEDROOM OUTLOOK SPACE 3x3m	
GROUND FLOOR OUTLOOK SPACE 1x1m	
FIRST FLOOR OUTLOOK SPACE 1x1m	

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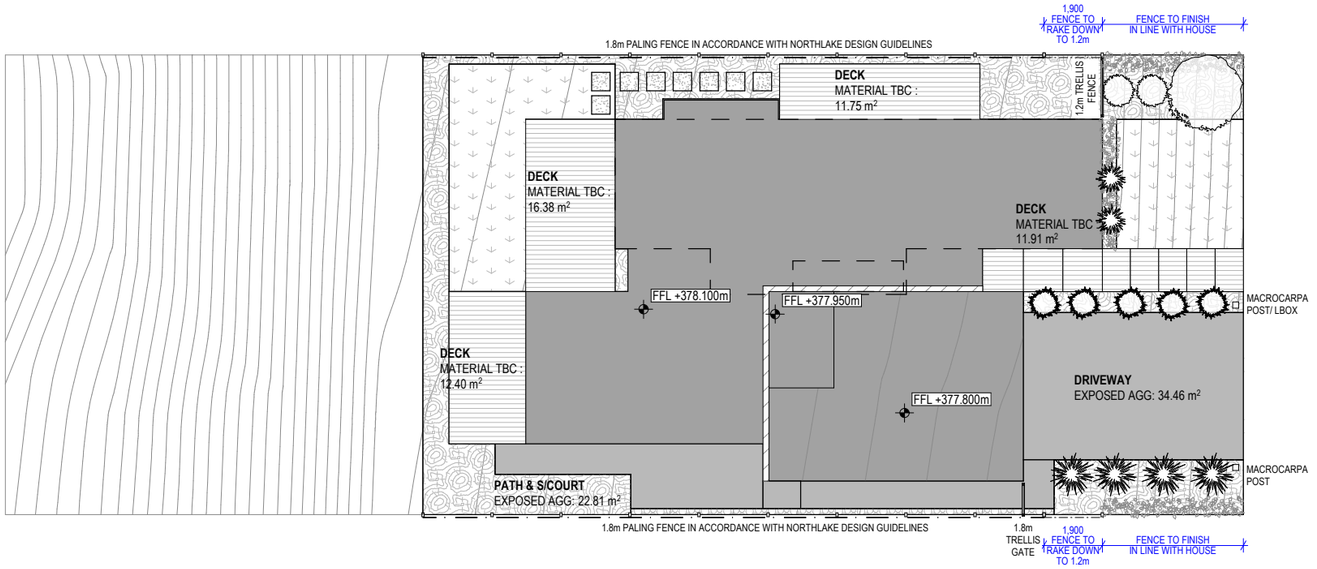
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LANDSCAPING NOTES

PLANNING ZONE : NORTHLAKE SPECIAL ZONE (AREA B6)

LANDSCAPING : INDICATIVE ONLY

PLANTING KEY	PICTURE
DWARF JAPANESE MAPLE TREE	
HEBE SHRUB - OR SIMILAR	
LANCEWOOD	
ASTELIA - OR SIMILAR	
CAREX - OR SIMILAR	
GRISELINIA HEDGE	

D0890

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D1.02

LANDSCAPING PLAN

N

KEY	SYMBOL
GARDEN BED	
LAWN	
STONE CHIP	

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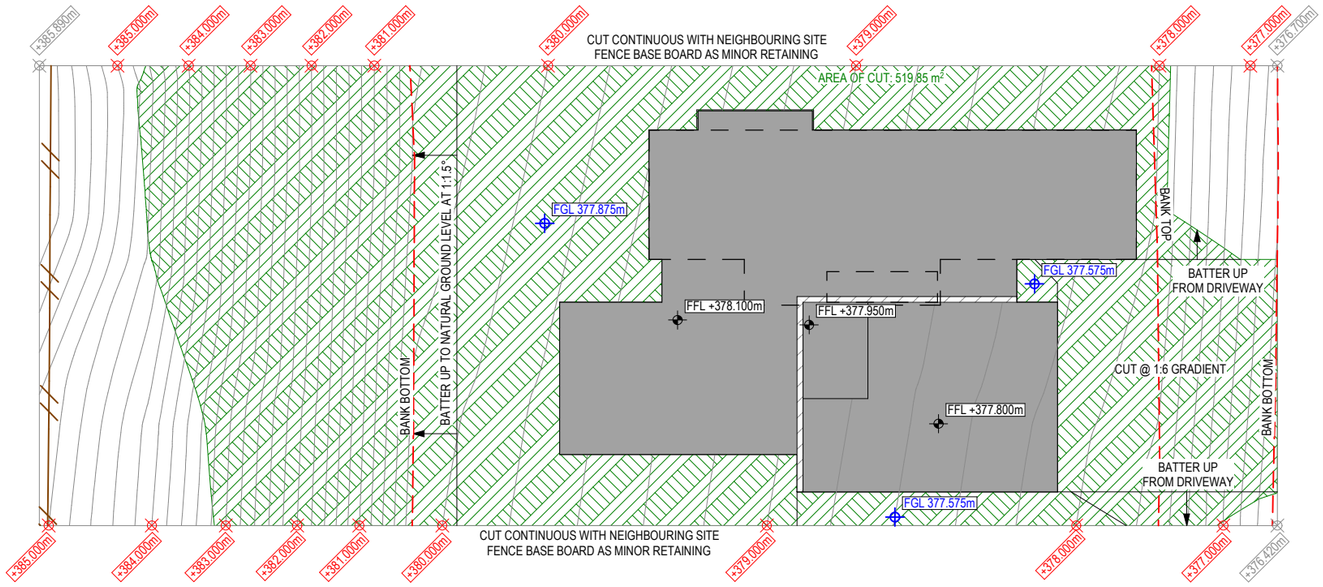
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DATUM
SURVEY MARK NAIL
376.09m
(NOT IN THIS LOCATION - OUTSIDE LOT 25)

EARTHWORKS NOTES

CUT VOLUME	:	564.37m³
FILL VOLUME	:	0m³
TOTAL VOLUME	:	564.37m³ (200m³ PERMITTED)
TOTAL CUT AREA	:	519.85m² (400m² PERMITTED)
TOTAL FILL AREA	:	0m²
GENERAL	:	THE APPLICANT UNDERTAKES THAT NO EARTHWORKS WILL OCCUR ON SITE WITHIN THE BUILDING FOOTPRINT UNTIL THE BUILDING CONSENT HAS BEEN APPROVED
DISCLAIMER	:	EARTHWORKS VOLUMES ARE PROVIDED TO COMMUNICATE THE DIFFERENCE BETWEEN PRE-CONSTRUCTION & POST-COMPLETION GROUND LEVELS FOR PLANNING PURPOSES. CONSEQUENTLY, CUT & FILL VOLUMES ARE NET & DO NOT INCLUDE ANY ALLOWANCE FOR OVERCUT, OR CONSTRUCTION HARDFILL.

PLEASE NOTE ALL VOLUMES ARE APPROXIMATE ONLY & ARE TO BE CONFIRMED BY A SUITABLE QUALIFIED EARTHWORKS CONTRACTOR FOR PRICING PURPOSES.

D0890

NORTHLAKE COMMERCIAL PARTNERSHIP

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NORTHLAKE, STAGE 18B
WANAKA

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D1.03

EARTHWORKS PLAN

N

KEY	**SYMBOL**
AREA OF CUT	

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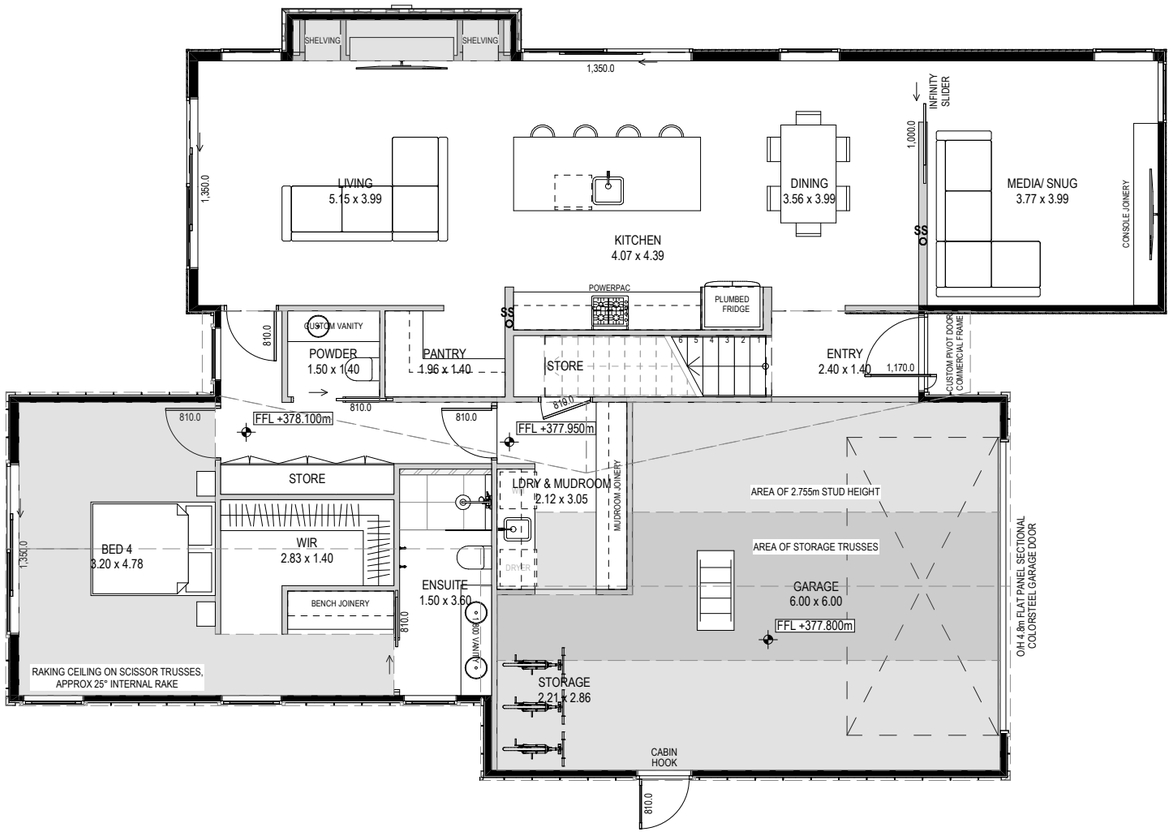
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ENVELOPE NOTES

WALL CLADDING : HERMPAC HP55 (135mm, 110mm COVER, 7mm NEG DETAIL) VERTICAL SHIPLAP WEATHERBOARDS ON 20mm CAVITY, WESTERN RED CEDAR
QUEENSTOWN ALPINE TRAY SS675 VERTICAL COLORSTEEL ON 20mm CAVITY
CLASSIC STONE MOUNTAIN LEDGESTONE ON 7.5mm INNOVA STONESHEET ON 20mm CAVITY, REBATED FOUNDATION & BAGGED FINISH
JAMES HARDIE 9mm AXON PANEL SMOOTH ON 20mm CAVITY W. PLASTER FINISH TO MIDFLOOR BAND
CUSTOM FLASHING ON 12mm PLY ABOVE RAKING WINDOW

BARRIER : 7mm STRUCTURAL PLY & BUILDING WRAP TO EXTERIOR

ROOF CLADDING : QUEENSTOWN ALPINE TRAY SS675

CONSTRUCTION NOTES

ENGINEERING : SPLIT LEVEL MAXRAFT OR MAXSLAB TBC WITH GEOTECH REPORT & H1
BLOCK FOUNDATION RETAINING
EARTHWORKS
PORTAL/ WINDBEAM TO BED 3 GABLE END
MIDFLOOR, INCLUDING LINTELS WITHIN TO LIVING WING @ GF
BRACING
1m HIGH BALUSTRADE WALLS

EXTRAS : ACOUSTIC REPORT MAY BE REQUIRED
DARK RECESSIVE COLOURS IN RANGE OF BROWN, GREY & BLACK
WITH MAXIMUM REFLECTIVITY OF 36% (25% FOR SHEET METAL ROOFING/ CHIMNEYS)
PLUMBING VENTING TO RUN INSIDE WALLS
CEDAR SOFFIT TO ENTRY
INTERNAL SHUTTERS TO BED 3 RAKING WINDOW
CUSTOM GLAZED PIVOT FRONT DOOR IN COMMERCIAL FRAME
FEATURE CEDAR WALL TO ENTRY (CONTINUOUS WITH EXTERIOR)

EXTRAS CONTINUED : MUDROOM JOINERY
JOINERY STORE CUPBOARDS TO HALLWAY @ GF
BENCH JOINERY TO BED 4
GAS HOB & HOT WATER
PLUMBED FRIDGE, INTEGRATED DISHWASHER
CONSOLE JOINERY TO MEDIA
ESCEA DS1400 GAS FIRE, REAR VENTED
FEATURE SHELVING EITHER SIDE OF FIRE
DUCTED HEATPUMP SYSTEM (TBC WITH MIDFLOOR & CEILING LAYOUTS)
CUSTOM VANITIES TO POWDER, BED 1 ENSUITE, BATHROOM
IN WALL CISTERN WCS
LEVEL ENTRY TILED SHOWERS, STRIP DRAINS TO ENSUITES, WET ROOM TO BATHROOM
DUMPERS TO ALL SHOWERS
VERTICAL TOWEL POSTS
1.1m HIGH TILED WALL/ SHELF TO BED 1 & BED 4 ENSUITES, TILED NICHE TO BATHROOM
FULLY TILED WET AREAS, MITRED - NO TRIMS, TANKING TO SPLASH ZONES
FREESTANDING BATH WITH FLOOR MOUNTED FILLER
JOINERY SHELVING TO HALLWAY @ FF
HOLLOWCORE DOORS TO WARDROBES
FLOOR ADAPTOR (NO FLOOR REVEAL) TO FULL HEIGHT WINDOWS & REBATED DOORS
GLASS BALUSTRADE TO BED 1 RANCH SLIDER @ FF
GIB TO RUN DOWN TO COVER FACE OF BLOCK FOR GARAGE/ LAUNDRY WALLS BETWEEN DIFFERENT FLOOR LEVELS

GENERAL NOTES

ROOF PITCH : 40.0°, 10.0°, 3.0°
PITCHING HEIGHT : 2,455mm, 2,755mm to GARAGE, 2,250mm TO FIRE @ GF & STAIR ROOF @ FF

RAISED CEILING : 2,755mm TO GARAGE ONLY
RAKING CEILING : RAKING CEILINGS ON 190x45mm RAFTERS @ 600 CRS TO BED 1 & BED 3
SCISSOR TRUSSES TO BED 4 - INTERNAL RAKE 25° APPROX.

D0890

NORTHLAKE COMMERCIAL PARTNERSHIP

ADDRESS:

LOT: 27 DP: 623502
57 STONEHENGE ROAD
NORTHLAKE, STAGE 18B
WANAKA

STAGE:	VERSION:
PRELIMINARY DESIGN	1.0
DATE:	**SCALE:**
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D1.04

FLOOR PLAN: GF

N

KEY	SYMBOL
COMBINED METER BOARD & DISTRIBUTION BOARD	
COMMS PANEL	
GULLY TRAP	
HOSE TAP	
DOWNPIPE	
INTERNAL HEAT PUMP	
EXTERNAL HEAT PUMP	

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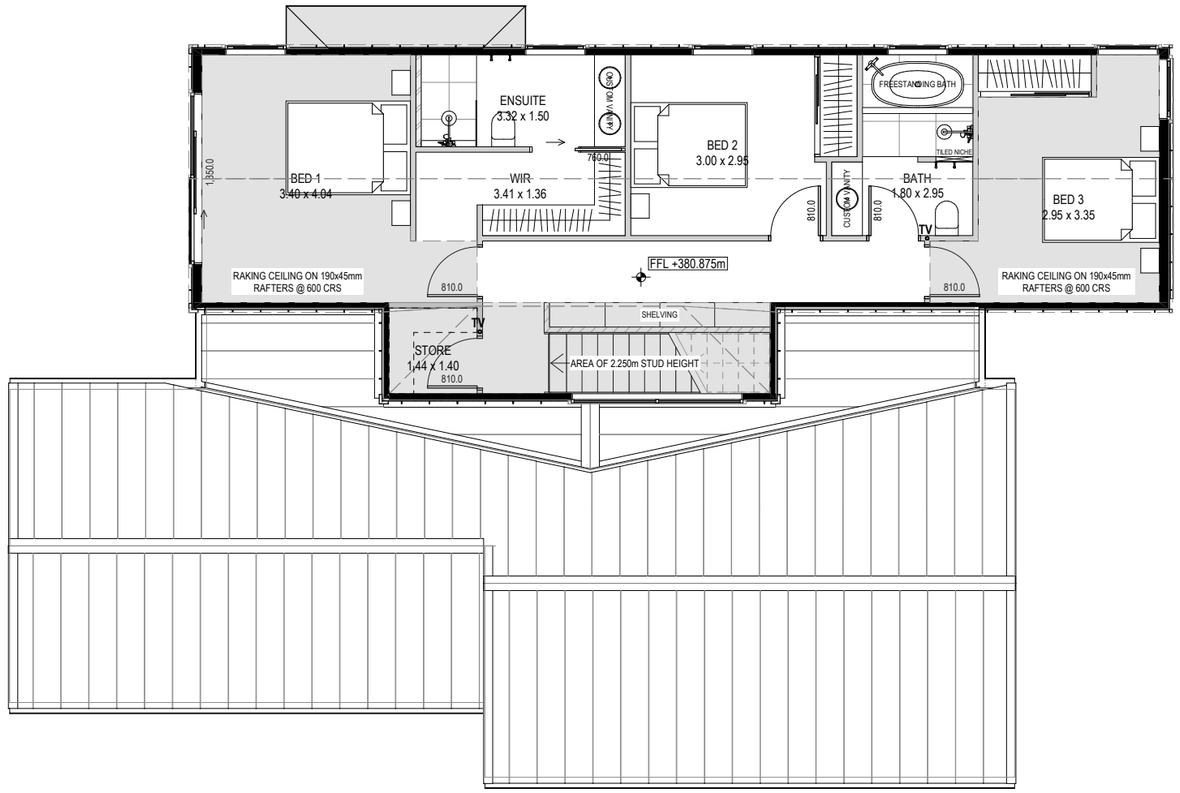
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SAFETY FROM FALLING

WHERE FALL EXCEEDS 1m : MEASURED FROM INSIDE FFL OR FIXED FEATURE WITHIN 500mm OF OPENING

OPENING LESS THAN 1m : WHERE LOWER EDGE OF OPENING IS 760mm MIN ABOVE FFL EITHER:
RESTRICTOR STAY WITH 100mm MAX OPENING
OR 760mm MIN HIGH BARRIER

OPENING MORE THAN 1m : MUST HAVE LOWER EDGE OF OPENING 1,000mm MIN ABOVE FFL

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WANAKA

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FLOOR PLAN : FF

N

KEY	SYMBOL
COMBINED METER BOARD & DISTRIBUTION BOARD	
COMMS PANEL	
GULLY TRAP	
HOSE TAP	
DOWNPIPE	/
INTERNAL HEAT PUMP	
EXTERNAL HEAT PUMP	

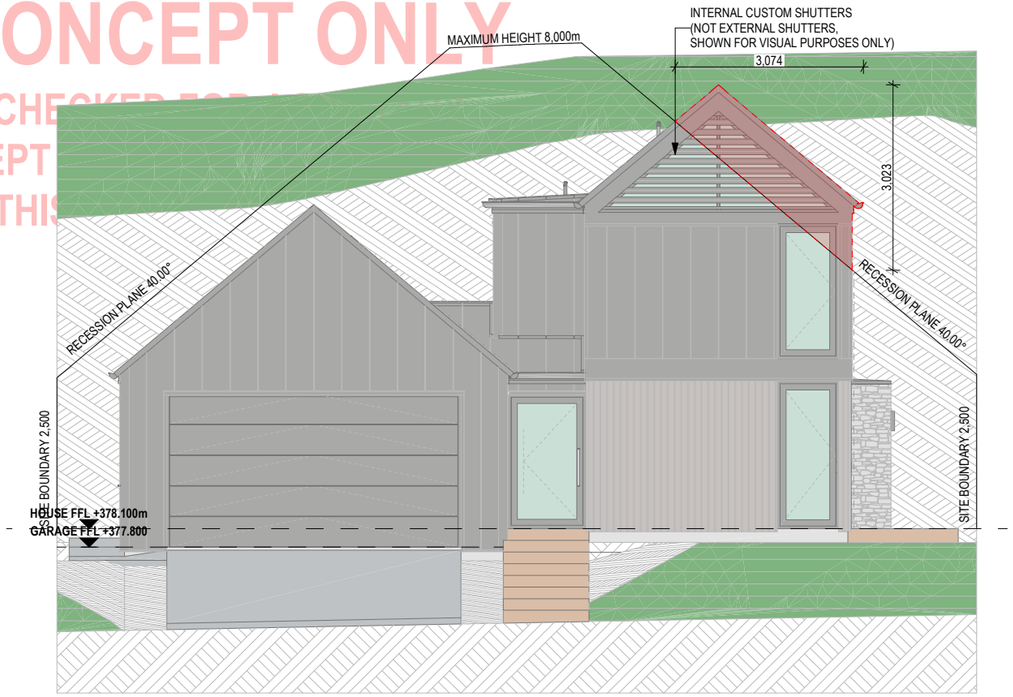
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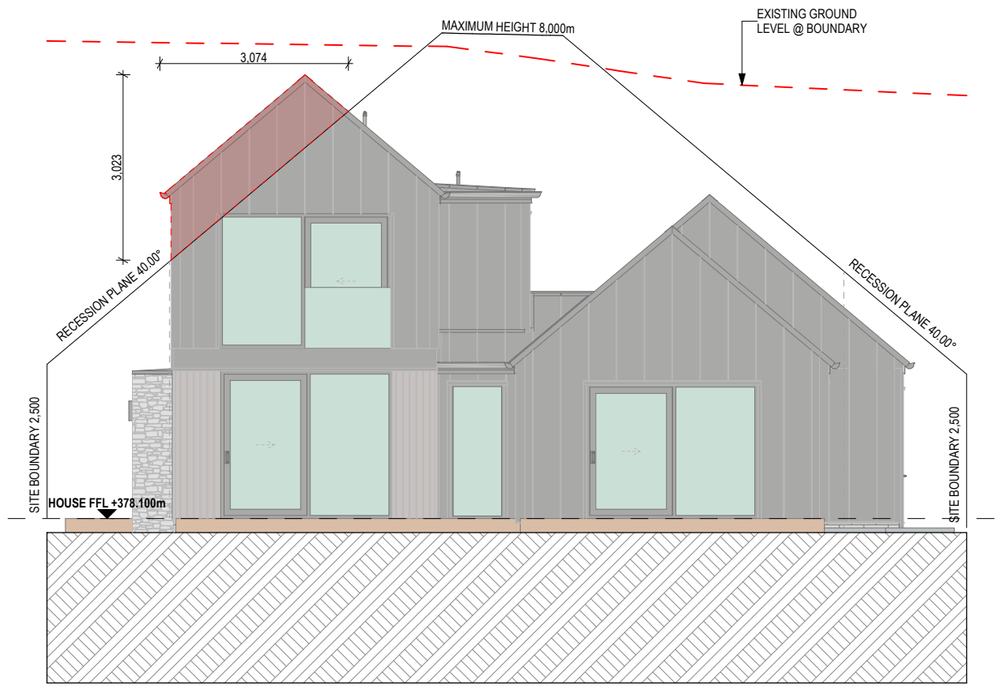
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01 **EAST ELEVATION** 1:100



02 **WEST ELEVATION** 1:100

D0890

NORTHLAKE COMMERCIAL PARTNERSHIP

ADDRESS:

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NORTHLAKE, STAGE 18B
WANAKA

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ELEVATIONS

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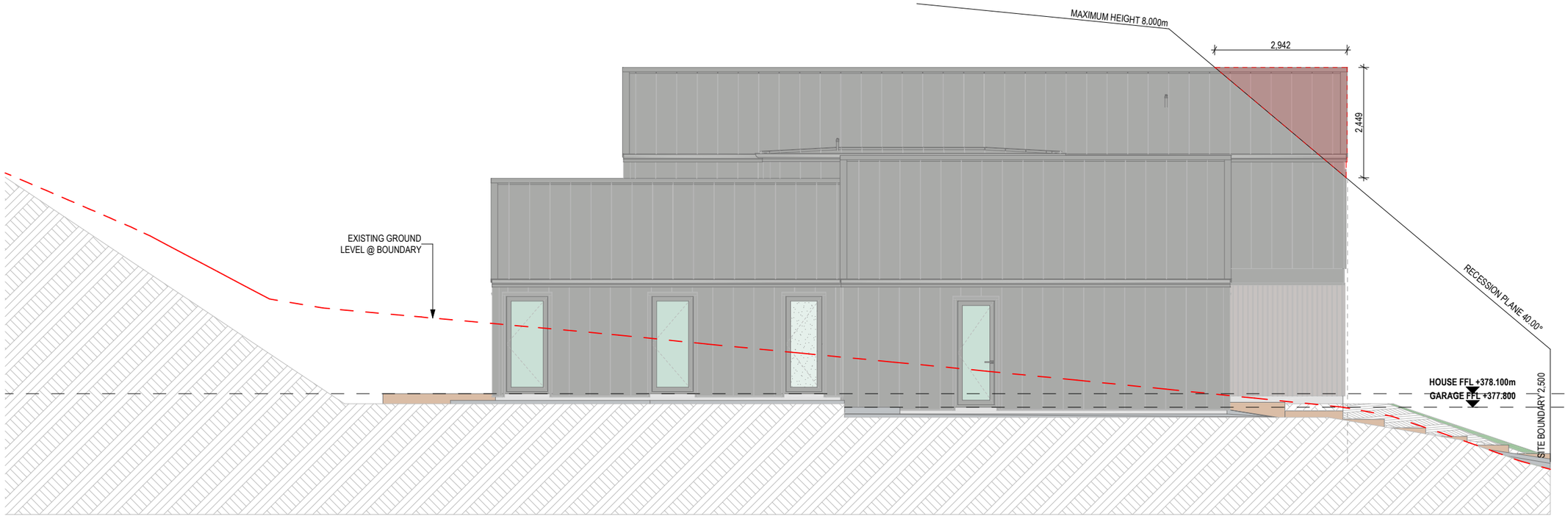
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01 **NORTH ELEVATION** 1:100



02 **SOUTH ELEVATION** 1:100

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NORTHLAKE COMMERCIAL PARTNERSHIP

ADDRESS:

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WANAKA

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ELEVATIONS

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V1.0 : INITIAL CONCEPT

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CHANGES REGISTER

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SHEET	DRAWING
D1.01	SITE PLAN
D1.02	LANDSCAPING PLAN
D1.03	EARTHWORKS PLAN
D1.04	FLOOR PLAN: GF
D1.05	FLOOR PLAN : FF
D1.06	ELEVATIONS
D1.07	ELEVATIONS
D1.08	CHANGES REGISTER



ARTIST IMPRESSION ONLY

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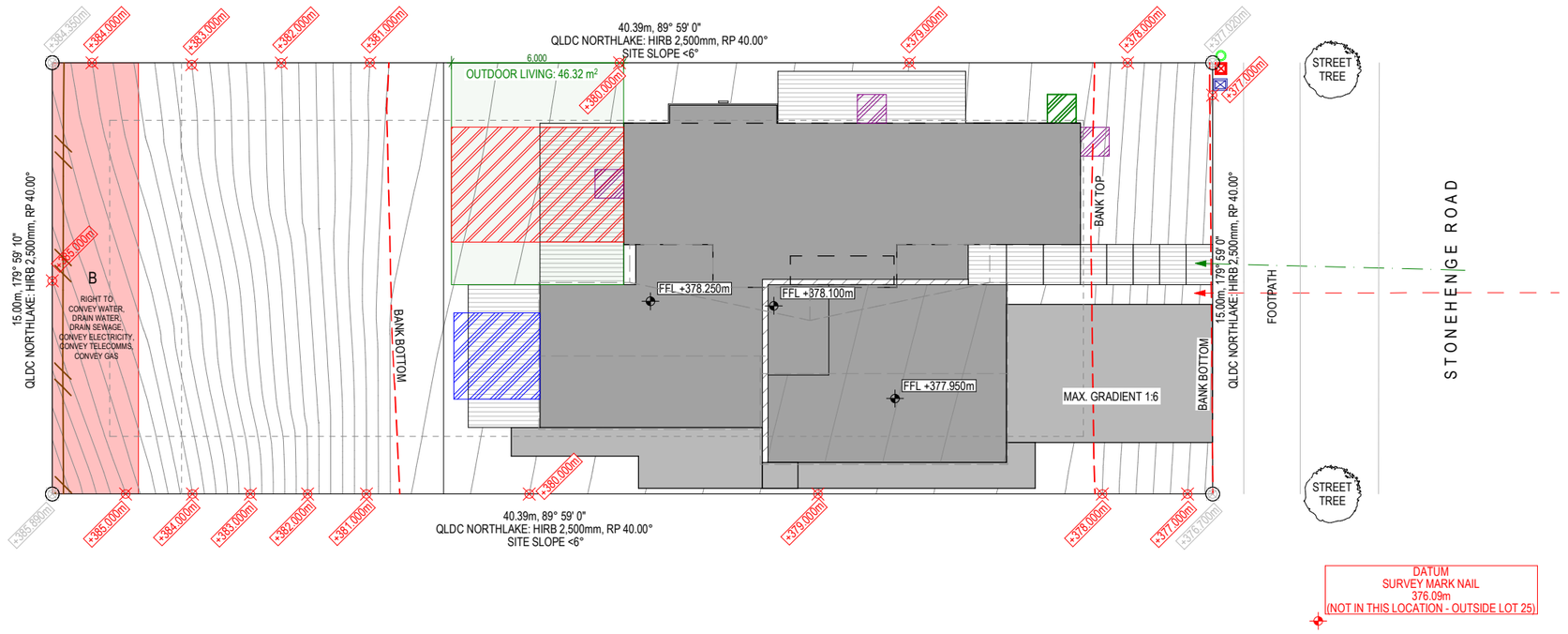
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DEVELOPMENT INFORMATION

OVER FRAMING (GF)	:	176.46 m²
OVER FRAMING (FF)	:	76.61 m²
OVER FRAMING (TOTAL)	:	253.07 m²
OVER FOUNDATION	:	176.60 m²
SITE COVERAGE AREA	:	181.99 m²
SITE AREA	:	605 m²
SITE COVERAGE	:	30.08 % (40% PERMITTED)
IMPERVIOUS SURFACES	:	57.27 m² (9.47% EXCLUDING DWELLING & GARAGE)

TOPOGRAPHICAL INFORMATION

EARTHQUAKE ZONE	:	3
WIND ZONE	:	EXTRA HIGH
SNOW ZONE	:	N5 : 2kPa
EXPOSURE ZONE	:	B
CLIMATE ZONE	:	6

SITE INFORMATION

TERRITORIAL AUTHORITY	:	QUEENSTOWN LAKES DISTRICT COUNCIL
PLANNING ZONE	:	NORTHLAKE SPECIAL ZONE (AREA B6)
NON COMPLIANCES	:	**EARTHWORKS VOLUME EXCEEDED** **MAXIMUM 2.4m CUT HEIGHT EXCEEDED** **HEIGHT OF CUT DOES NOT ACHIEVE SETBACK DISTANCES TO INTERNAL BOUNDARIES** **CHIMNEY WIDTH EXCEEDS 1.2m WITHIN INTERNAL BOUNDARY SETBACK** **ACCESSORY BUILDING LENGTH EXCEEDS 7.5m WITHIN INTERNAL BOUNDARY SETBACK & CONTAINS DOOR RECESSION PLANE INTRUSIONS TO NORTH INTERNAL & EAST STREET BOUNDARIES**
DEVELOPER APPROVAL	:	**REQUIRED** **LINKING & STAIR ROOF PITCH LESS THAN 20°**
HISTORICAL INTEREST	:	TBC
NATURAL HAZARDS	:	TBC
INTERIM FLOOR LEVEL	:	TBC
LLUR	:	TBC
TC CATEGORY	:	N/A
FOUNDATION TYPE	:	SPLIT LEVEL MAXRAFT OR MAXSLAB TBC WITH GEOTECH REPORT & H1
BOUNDARY INFO	:	CONFIRMED WITH CT
SITE INFO	:	LOCATIONS OF ROAD CROSSINGS, SERVICES LOCATIONS, STREET TREES, LAMP POSTS, PARKING BAYS, PEDESTRIAN ISLANDS ETC CONFIRMED
ROAD CLASSIFICATION	:	TBC
DISTANCE TO INTERSECTION	:	N/A
LANDSCAPING	:	INDICATIVE ONLY

SITE LEVEL NOTES

SITE LEVELS	:	OBTAINED - REFER TO SITE SURVEY BY MEASURED LAND SURVEYS
DATUM	:	SURVEY MARK NAIL 376.09m
ORIGIN OF LEVELS	:	NZVD2016

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NORTHLAKE COMMERCIAL PARTNERSHIP

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NORTHLAKE, STAGE 18B
WANAKA

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D1.01

SITE PLAN

N

KEY	SYMBOL
COMBINED METER BOARD & DISTRIBUTION BOARD	
COMMS PANEL	
GULLY TRAP	
HOSE TAP	
DOWNPIPE	
INTERNAL HEAT PUMP	
EXTERNAL HEAT PUMP	
SETOUT LINE	
PRINCIPAL LIVING OUTLOOK SPACE 6x4m	
PRINCIPAL BEDROOM OUTLOOK SPACE 3x3m	
GROUND FLOOR OUTLOOK SPACE 1x1m	
FIRST FLOOR OUTLOOK SPACE 1x1m	

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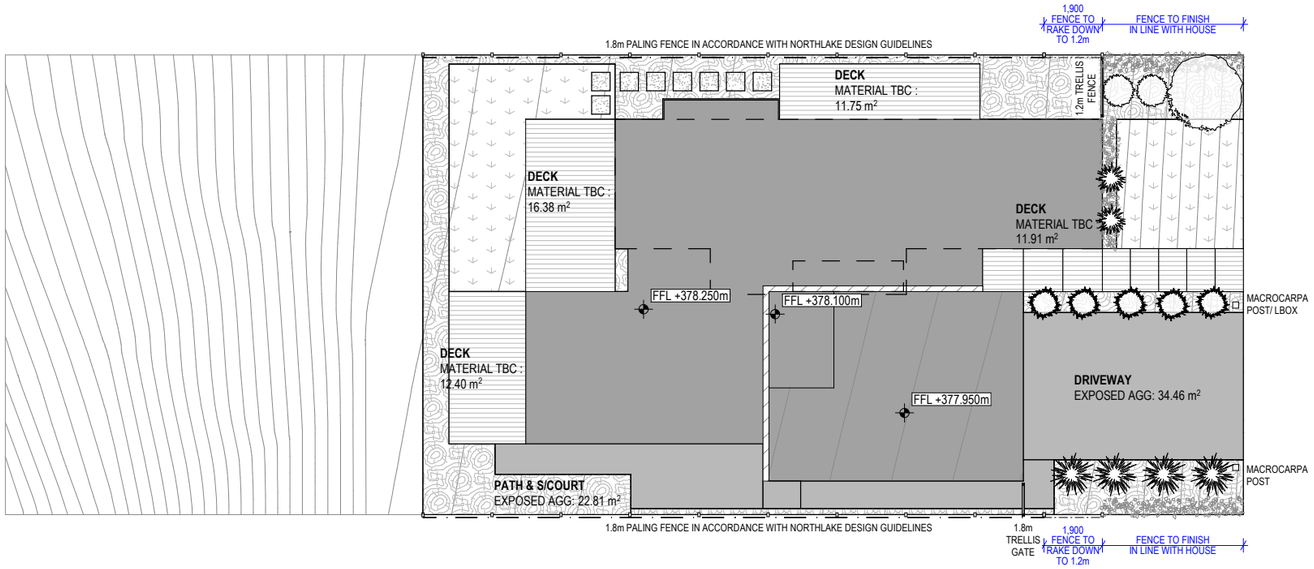
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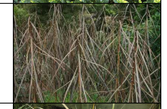
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LANDSCAPING NOTES

PLANNING ZONE : NORTHLAKE SPECIAL ZONE (AREA B6)

LANDSCAPING : INDICATIVE ONLY

PLANTING KEY	PICTURE
DWARF JAPANESE MAPLE TREE	
HEBE SHRUB - OR SIMILAR	
LANCEWOOD	
ASTELIA - OR SIMILAR	
CAREX - OR SIMILAR	
GRISELINIA HEDGE	

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D1.02

LANDSCAPING PLAN

N

KEY	SYMBOL
GARDEN BED	
LAWN	
STONE CHIP	

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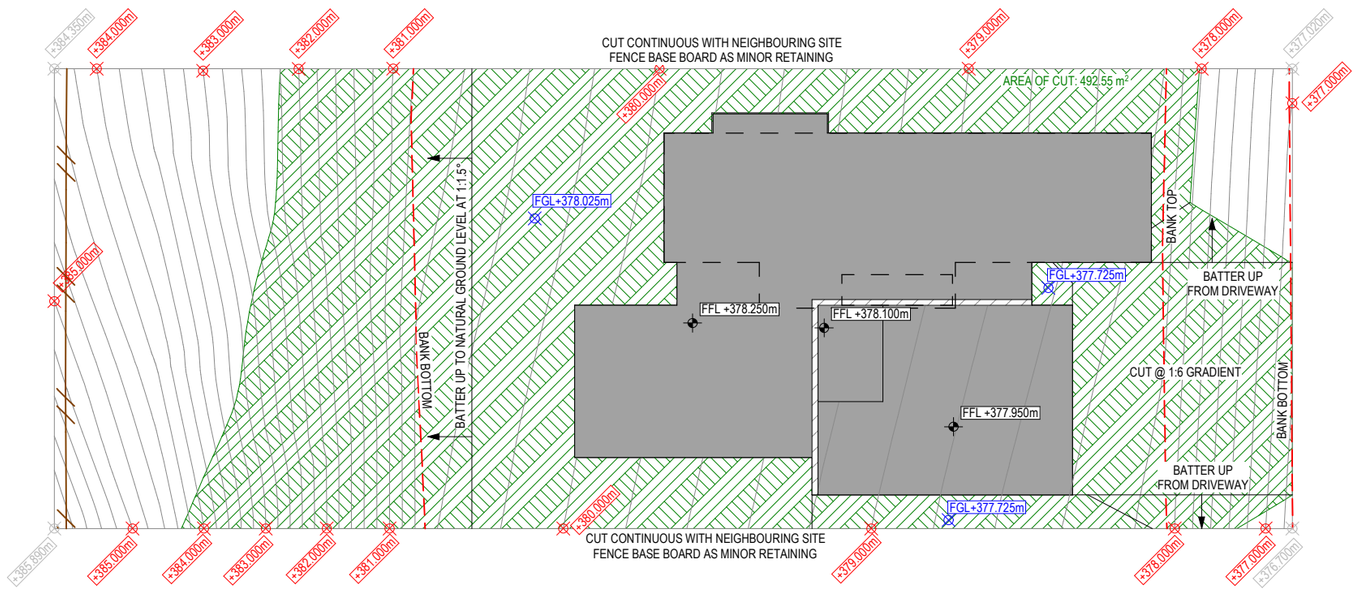
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DATUM
SURVEY MARK NAIL
376.09m
(NOT IN THIS LOCATION - OUTSIDE LOT 25)

EARTHWORKS NOTES

CUT VOLUME	:	604.12m³
FILL VOLUME	:	0m³
TOTAL VOLUME	:	604.12m³ (200m³ PERMITTED)
TOTAL CUT AREA	:	492.55m² (400m² PERMITTED)
TOTAL FILL AREA	:	0m²
GENERAL	:	THE APPLICANT UNDERTAKES THAT NO EARTHWORKS WILL OCCUR ON SITE WITHIN THE BUILDING FOOTPRINT UNTIL THE BUILDING CONSENT HAS BEEN APPROVED
DISCLAIMER	:	EARTHWORKS VOLUMES ARE PROVIDED TO COMMUNICATE THE DIFFERENCE BETWEEN PRE-CONSTRUCTION & POST-COMPLETION GROUND LEVELS FOR PLANNING PURPOSES. CONSEQUENTLY, CUT & FILL VOLUMES ARE NET & DO NOT INCLUDE ANY ALLOWANCE FOR OVERCUT, OR CONSTRUCTION HARDFILL.

PLEASE NOTE ALL VOLUMES ARE APPROXIMATE ONLY & ARE TO BE CONFIRMED BY A SUITABLE QUALIFIED EARTHWORKS CONTRACTOR FOR PRICING PURPOSES.

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EARTHWORKS PLAN

N

KEY	SYMBOL
AREA OF CUT	

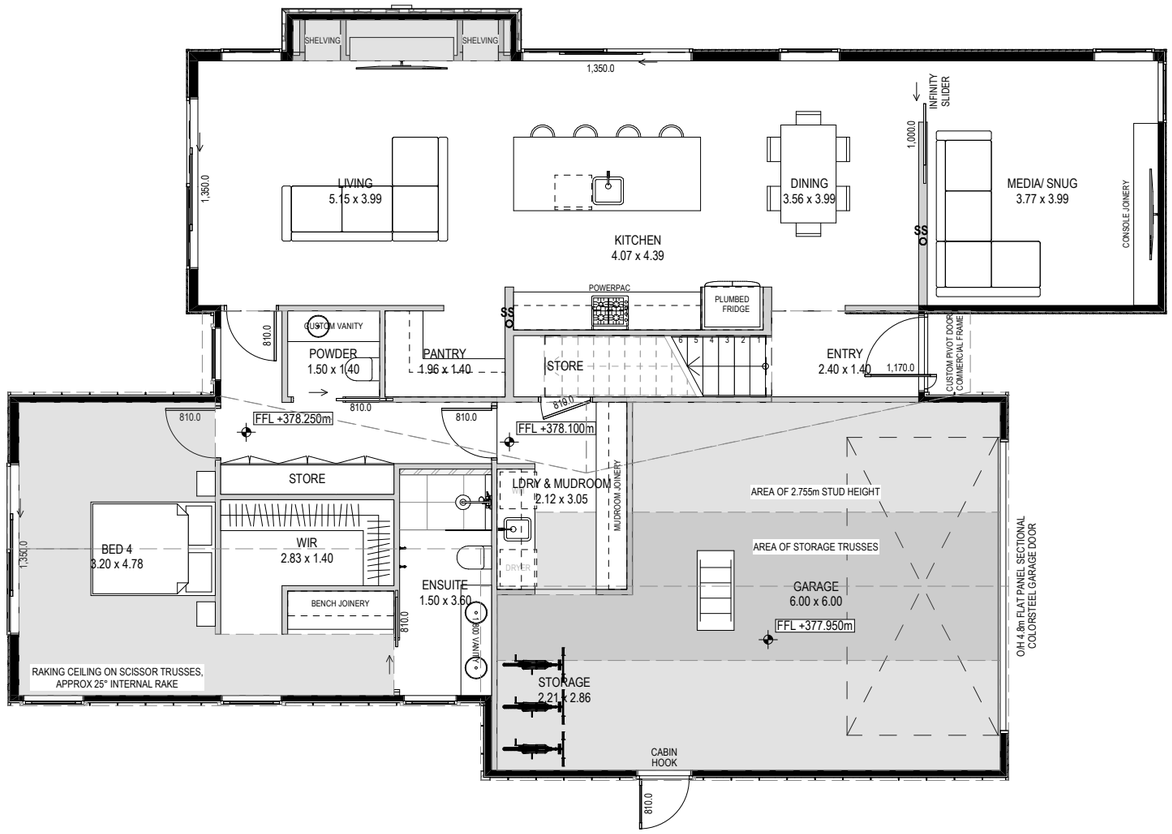
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ENVELOPE NOTES

WALL CLADDING : HERMPAC HP55 (135mm, 110mm COVER, 7mm NEG DETAIL) VERTICAL SHIPLAP WEATHERBOARDS ON 20mm CAVITY, WESTERN RED CEDAR
QUEENSTOWN ALPINE TRAY SS675 VERTICAL COLORSTEEL ON 20mm CAVITY
CLASSIC STONE MOUNTAIN LEDGESTONE ON 7.5mm INNOVA STONESHEET ON 20mm CAVITY, REBATED FOUNDATION & BAGGED FINISH
JAMES HARDIE 9mm AXON PANEL SMOOTH ON 20mm CAVITY W. PLASTER FINISH TO MIDFLOOR BAND
CUSTOM FLASHING ON 12mm PLY ABOVE RAKING WINDOW

BARRIER : 7mm STRUCTURAL PLY & BUILDING WRAP TO EXTERIOR

ROOF CLADDING : QUEENSTOWN ALPINE TRAY SS675

CONSTRUCTION NOTES

ENGINEERING : SPLIT LEVEL MAXRAFT OR MAXSLAB TBC WITH GEOTECH REPORT & H1
BLOCK FOUNDATION RETAINING
EARTHWORKS
PORTAL/ WINDBEAM TO BED 3 GABLE END
MIDFLOOR, INCLUDING LINTELS WITHIN TO LIVING WING @ GF
BRACING
1m HIGH BALUSTRADE WALLS

EXTRAS : ACOUSTIC REPORT MAY BE REQUIRED
DARK RECESSIVE COLOURS IN RANGE OF BROWN, GREY & BLACK
WITH MAXIMUM REFLECTIVITY OF 36% (25% FOR SHEET METAL ROOFING/ CHIMNEYS)
PLUMBING VENTING TO RUN INSIDE WALLS
CEDAR SOFFIT TO ENTRY
INTERNAL SHUTTERS TO BED 3 RAKING WINDOW
CUSTOM GLAZED PIVOT FRONT DOOR IN COMMERCIAL FRAME
FEATURE CEDAR WALL TO ENTRY (CONTINUOUS WITH EXTERIOR)

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FEATURE SHELVING EITHER SIDE OF FIRE
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CUSTOM VANITIES TO POWDER, BED 1 ENSUITE, BATHROOM
IN WALL CISTERN WCS
LEVEL ENTRY TILED SHOWERS, STRIP DRAINS TO ENSUITES, WET ROOM TO BATHROOM
DUMPERS TO ALL SHOWERS
VERTICAL TOWEL POSTS
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FLOOR PLAN: GF

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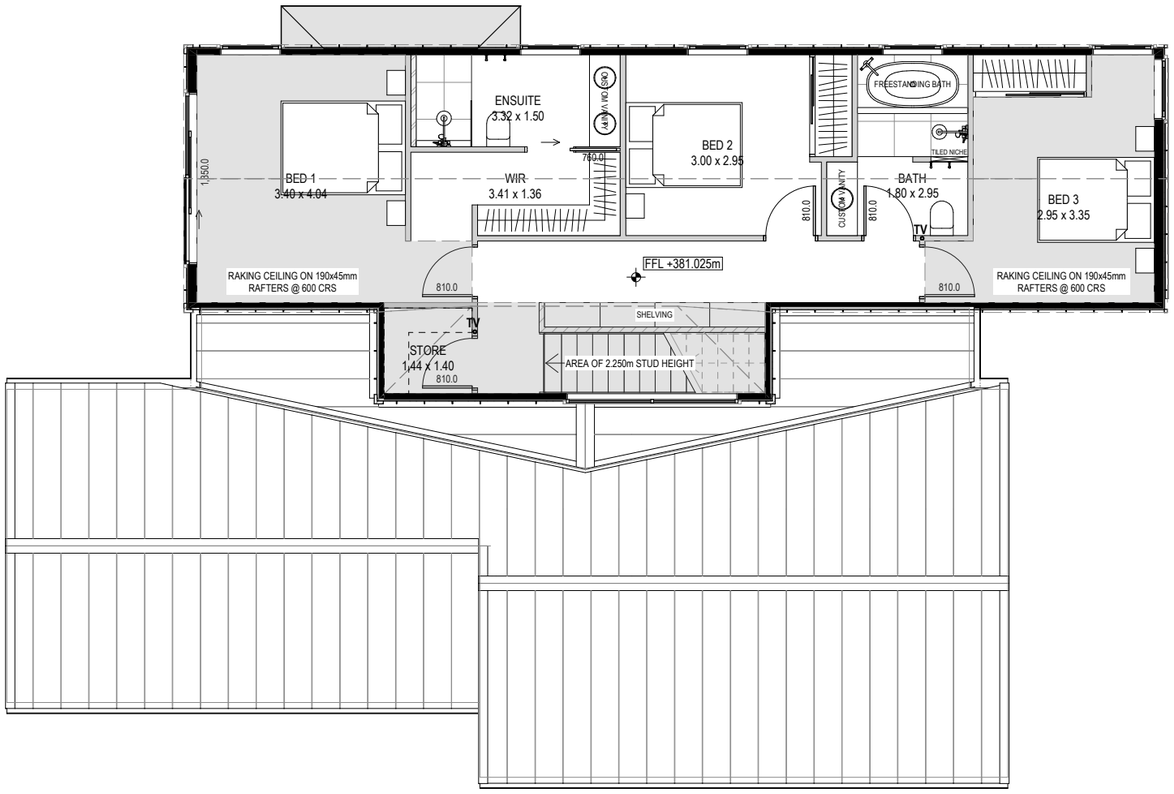
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SAFETY FROM FALLING

WHERE FALL EXCEEDS 1m : MEASURED FROM INSIDE FFL OR FIXED FEATURE WITHIN 500mm OF OPENING

OPENING LESS THAN 1m : WHERE LOWER EDGE OF OPENING IS 760mm MIN ABOVE FFL EITHER:
RESTRICTOR STAY WITH 100mm MAX OPENING
OR 760mm MIN HIGH BARRIER

OPENING MORE THAN 1m : MUST HAVE LOWER EDGE OF OPENING 1,000mm MIN ABOVE FFL

D0891

NORTHLAKE COMMERCIAL PARTNERSHIP

ADDRESS:

LOT: 28 DP: 623502
59 STONEHENGE ROAD
NORTHLAKE, STAGE 18B
WANAKA

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D1.05

FLOOR PLAN : FF

N

KEY	**SYMBOL**
COMBINED METER BOARD & DISTRIBUTION BOARD	
COMMS PANEL	
GULLY TRAP	
HOSE TAP	
DOWNPIPE	
INTERNAL HEAT PUMP	
EXTERNAL HEAT PUMP	

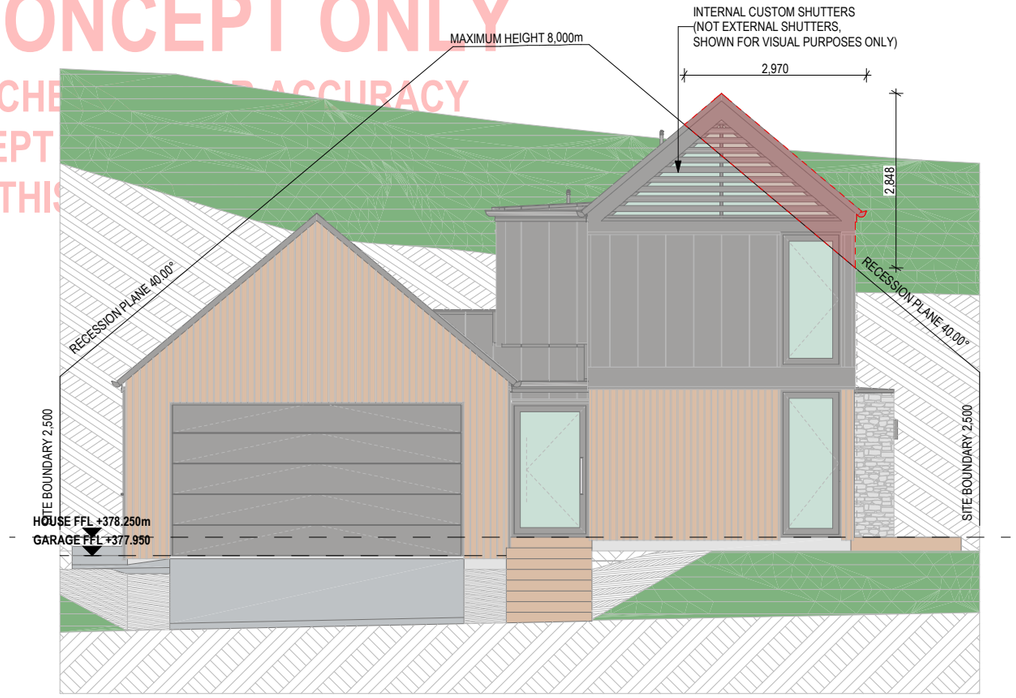
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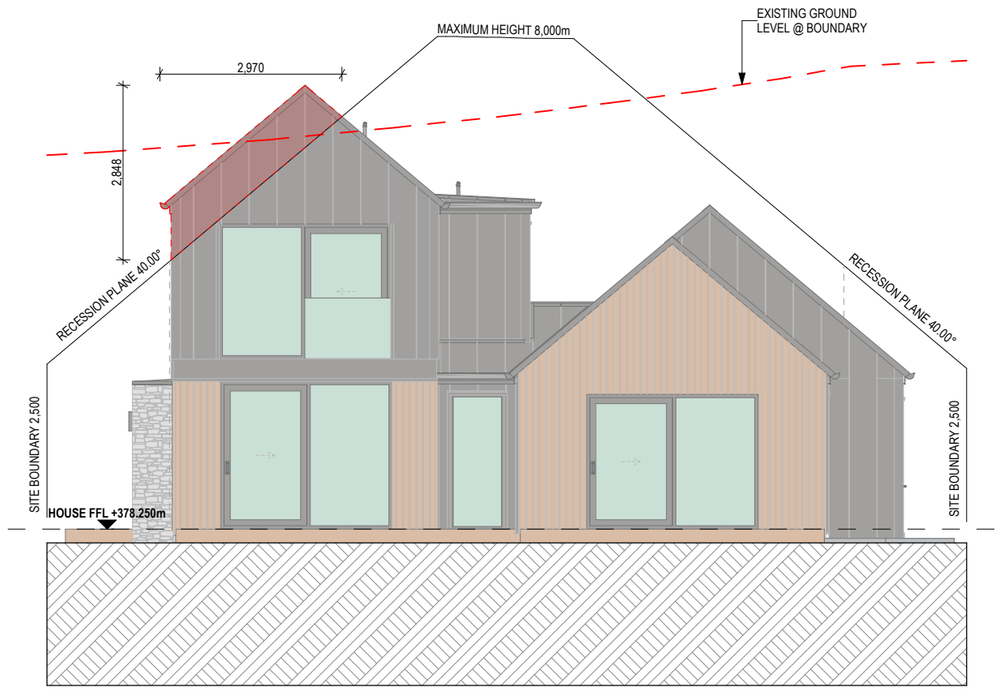
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01 **EAST ELEVATION** 1:100



02 **WEST ELEVATION** 1:100

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NORTHLAKE COMMERCIAL PARTNERSHIP

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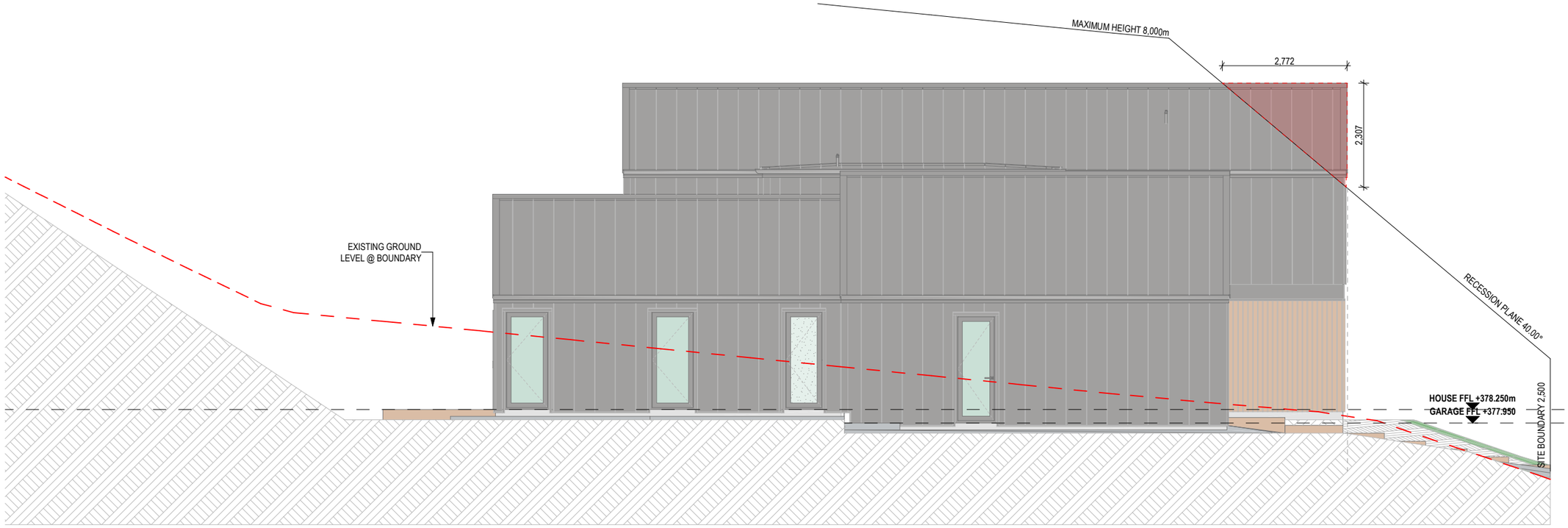
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01 **NORTH ELEVATION** 1:100



02 **SOUTH ELEVATION** 1:100

D0891

NORTHLAKE COMMERCIAL PARTNERSHIP

ADDRESS:

LOT: 28 DP: 623502
59 STONEHENGE ROAD
NORTHLAKE, STAGE 18B
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ELEVATIONS

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NORTHLAKE COMMERCIAL PARTNERSHIP

ADDRESS:

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CHANGES REGISTER

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