From: "Tom McIntyre" <tom@vivianespie.co.nz>
Sent: Mon, 14 Sep 2026 12:04:33 +1200
To: "Courtney Briggs" <Courtney.Briggs@qldc.govt.nz>
Subject: RE: RM260857 - MRC Family Properties Limited
Attachments: Proposed Conditions - RM260857 - new plans.docx, [C] - Plans 14.09.2026.pdf

Hi Courtney,

Thanks for your patience.

We have received amended plans for this one (see attached). The setback infringement of 31A has been reduced by 600 mm (achieved by shirking the length of the house).

This change came as a result of the approval process from the Koko Ridge Design review board. House 31B is unchanged.

Please note that the FGL and FFL remains unchanged, so there is no breach of the consent notice height limit. The only height breach is restricted to the 5.5 m limit imposed under the Koko Ridge private covenant.

I have changed the draft conditions to refer to the new plans. We are happy with all of the other conditions

Thanks

Tom McIntyre
Planner

vivian+espie
resource management and landscape planning

Vivian + Espie Ltd
Queenstown: Unit 1/211B Glenda Drive, Frankton, Queenstown
Alexandra: 59 Tarbert Street, Alexandra
Postal Address: PO Box 2514, Wakatipu, Queenstown 9349
Phone: +64 3 441 4189 | **Mobile: 027 369 4422**
www.vivianespie.co.nz

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Document Set ID: 10291157
Version: 1, Version Date: 14/09/2026

From: Courtney Briggs <Courtney.Briggs@qldc.govt.nz>
Sent: Monday, 31 August 2026 2:13 pm
To: Tom McIntyre <tom@vivianespie.co.nz>
Subject: Re: RM260857 - MRC Family Properties Limited

Hi Tom,

I hope you had a good weekend.

We are ready to issue the decision of RM260857 - MRC Family Properties Limited and the proposed conditions attached are ready for your review.

It is noted that RM250021 has approved the cancellation of consent notice 14288568.1 condition (e) - building platforms, on all sites but this aspect does not appear to be given effect to yet.

For this application, the decision maker has decided that Conditions (e) and (s) of Consent Notice 13209961.10 as they relate to Lot 31 DP 599390 should be changed (rather than deleted) to read as follows (deleted text shown struck through and added text shown **bold and underlined**):

> *(e) Any future buildings (including accessory buildings), as defined under the Proposed District Plan, shall be located within the approved residential building platform shown as Covenant Areas CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ and CK on DP 5993990 (Building Platforms)**, except as approved by RM260857 in relation to Lot 31.***
>
> *(s) Site layout is to provide for on-site manoeuvring to allow exiting vehicles to face the street**, except as approved by RM260857 in relation to Lot 31.***

Ngā mihi nui | Kind regards

Courtney Briggs MSc | Planner
Planning & Development | Queenstown Lakes District Council
DD: +64 3 450 2220 | P: +64 3 441 0499
E: courtney.briggs@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

From: Tom McIntyre <tom@vivianespie.co.nz>
Sent: Thursday, 27 August 2026 10:32 am
To: Courtney Briggs <Courtney.Briggs@qldc.govt.nz>
Subject: RE: RM260857 - MRC Family Properties Limited

Hi Courtney,

I don't think I put this in my AEE, so writing to you now. Could we please review the draft conditions when they're ready? Happy for the application to go on hold once the conditions are ready for our review.

Thanks

Tom McIntyre
Planner

vivian+espie
resource management and landscape planning

Vivian + Espie Ltd
Queenstown: Unit 1/211B Glenda Drive, Frankton, Queenstown
Alexandra: 59 Tarbert Street, Alexandra
Postal Address: PO Box 2514, Wakatipu, Queenstown 9349
Phone: +64 3 441 4189 | **Mobile: 027 369 4422**
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From: Courtney Briggs <Courtney.Briggs@qldc.govt.nz>
Sent: Monday, 10 August 2026 2:07 pm
To: Tom McIntyre <tom@vivianespie.co.nz>
Subject: Re: RM260857 - MRC Family Properties Limited

Hi Tom,

I'm well, thank you.

Thank you for clarifying the proposed changes to the consent notices. I see that figure 8 of the AEE shows the 366masl height plane. I will start processing the application.

Ngā mihi nui | Kind regards

Courtney Briggs MSc | Planner
Planning & Development | Queenstown Lakes District Council
DD: +64 3 450 2220 | P: +64 3 441 0499
E: courtney.briggs@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

From: Tom McIntyre <tom@vivianespie.co.nz>
Sent: Monday, 10 August 2026 12:06 pm
To: Courtney Briggs <Courtney.Briggs@qldc.govt.nz>
Subject: RE: RM260857 - MRC Family Properties Limited

Hi Courtney,

Hope you're well.

Yes please to deleting Condition (s) – I have specified that at section 5.4 of the AEE (along side a deletion of Condition (e)).

RE condition (d), I don't think the building actually protrudes through that plane. The proposed FGL is **359.2** masl. The building would need to be 6.8 m tall to breach the 366 masl height plane specified for Lot 31. (the proposed buildings are well below 6.8 m in height)

Thanks

Tom McIntyre
Planner

vivian+espie
resource management and landscape planning

Vivian + Espie Ltd
Queenstown: Unit 1/211B Glenda Drive, Frankton, Queenstown
Alexandra: 59 Tarbert Street, Alexandra
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From: Courtney Briggs <Courtney.Briggs@qldc.govt.nz>
Sent: Monday, 10 August 2026 11:23 am
To: Tom McIntyre <tom@vivianespie.co.nz>
Subject: RM260857 - MRC Family Properties Limited

Hi Tom,

I hope you had a good weekend.

I am the processing planner of RM260857 - MRC Family Properties Limited and I have completed my initial review of the application.

I would just like to check with you if it is proposed to make the changes below to the consent notice:

Consent is sought under section 221 of the RMA to vary Condition (d) of Consent Notice 13209961.10 as it relates to Lot 31 DP 599390. Condition (d) is amended to read as follows (added text shown in **bold and underlined** deleted text shown struck through):

*(d) No buildings shall protrude through the elevation above mean average sea level (MASL) listed below **(as varied by RM260857)**:*

Lot	*27*	*28*	*29*	*30*	*31*	*32*	*33*	*34*	*35*	*36*	*37*
MASL	*363*	*363*	*363*	*364*	*366*	*366*	*366*	*366*	*366*	*366*	*369*

Consent is sought under section 221 of the RMA to cancel Conditions (e) and (s) of Consent Notice 13209961.10 as they relate to Lot 31 DP 599390 (deleted text shown ~~struck through~~):

(e) Any future buildings (including accessory buildings), as defined under the Proposed District Plan, shall be located within the approved residential building platform shown as Covenant Areas CA, CB, CC, CD, ~~CE~~, CF, CG, CH, CI, CJ and CK on DP 5993990 (Building Platforms).

(s) ~~Site layout is to provide for on-site manoeuvring to allow exiting vehicles to face the street.~~ **Deleted**

Ngā mihi nui | Kind regards

Courtney Briggs MSc | Planner
Planning & Development | Queenstown Lakes District Council
DD: +64 3 450 2220 | P: +64 3 441 0499
E: courtney.briggs@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

Document Set ID: 10291157
Version: 1, Version Date: 14/09/2026

APPENDIX 1 – CONSENT CONDITIONS

For Your Information

Monitoring
The conditions in your decision will advise if monitoring is required. To assist with compliance of your resource consent, and to avoid your monitoring deposit being used before your development starts, please complete the "Notice of Works Starting Form" and submit it to the Monitoring Planners by email at RCMonitoring@qldc.govt.nz or via upload to the Community Portal using this link.

Environmental Management Plan
Please be aware of your requirements to appropriately manage environmental effects associated with your activity. Site management means having adequate controls in place on your site. This will ensure compliance is achieved and harmful by-products of construction activities do not damage the environment or cause nuisance to neighbours. We've provided some advice to help you mitigate any possible adverse effects that may be generated on your site as a result of construction related activities.

Engineering Acceptance
You may also have conditions that require you to apply for Engineering Acceptance. To apply, please complete the Engineering Acceptance Application Form through the Community Portal, using this link. Information to help you upload your forms and documents can be found here. Further information regarding Engineering Acceptance can be found here.

Development Contribution
If this decision requires a development contribution (DC) charge, we will be sending a notice in due course. To answer questions such as what is a DC charge, when a DC charge is triggered and timing of payments, this information is available here. If you wish to make a DC estimate calculation yourself, please use this link. Full details on current and past policies can be found here.

General Conditions

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

   Cornerstone Design - MATT & CASEY RAVENWOOD – Lot 31a & 31b, DP 599390 24 Kahiwi Drive, Koko Ridge, Queenstown – job no: 26-148, 26-149:

   - ~~Location Plan – Sheet 3 – 2.07.2026~~
   - ~~Earthworks Calcs – Sheet 5 – 2.07.2026~~
   - ~~Ground Floor Plan Lot 31a – sheet 8 – 2.07.2026~~
   - ~~Elevations 1 Lot31a – Sheet 11 – 2.07.2026~~
   - ~~Elevations 2 Lot 31a – Sheet 12 – 2.07.2026~~
   - ~~Ground Floor Plan Lot 31b – Sheet 20 – 2.07.2026~~
   - ~~Elevations 1 Lot 31b – Sheet 23 – 2.07.2026~~
   - ~~Elevations 2 Lot 31b – Sheet 24 – 2.07.2026~~
   - ~~Site Plan – Sheet 4 – 2.07.2026~~
   - Location Plan – Sheet 4 – 27.08.2026
   - Earthworks Calcs – Sheet 9 – 27.08.2026
   - Ground Floor Plan Lot 31a – Sheet 10 – 27.08.2026
   - Elevations 1 Lot 31a – Sheet 13 – 27.08.2026
   - Elevations 2 Lot 31a – Sheet 13 – 27.08.2026
   - Ground Floor Plan Lot 31b – Sheet 20 – 2.07.2026
   - Elevations 2 Lot 31b – Sheet 24 – 22.07.2026
   - Elevations 2 Lot 31b – Sheet 12 – 22.07.2026

   stamped as approved on date

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.

4. All physical development works, documentation and other consent obligations, including the construction of retaining walls shall be carried out in accordance with 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 for 31A and 31B

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.

To be completed prior to the commencement of any works on-site for 31B

6. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.

To be completed when works finish and before occupation of residential unit and/or flat at 31A:

7. Prior to the occupation of the residential units and/or flat, the consent holder shall complete the following:

   a) Provision of a sealed vehicle crossing to House 31A in accordance with council standards along with provisions for stormwater disposal.

   b) The construction and sealing of all manoeuvring and car parking areas to Council's standards. Provision shall be made for stormwater disposal from all impermeable surfaces.

c) Specific Engineering Design (SED) for foundation solutions in accordance with Section 5.5 of 'Geosolve Geotechnical Completion Report and Schedule 2A Koko Ridge Subdivision, Stage 2 Lower Shotover, Queenstown' December 2023 GeoSolve Ref: 180513.02 shall be undertaken.

d) A minimum 425 litre header tank and local pressure booster pump shall be installed on the internal allotment water supply to ensure that sufficient potable water flow and pressure can be provided to the habitable building(s) on the site. For clarity, this condition will not apply when water pressure meets 300 kPa at hydrant ID375069.

e) Connection from all impervious areas associated with House 31A to a localized stormwater collection and disposal system installed at the time of subdivision RM250021 as varied by RM260230, in accordance with Council's standards.

f) All earth worked and/or exposed areas shall be topsoiled and grassed, revegetated, or otherwise permanently stabilized.

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

To be completed when works finish and before occupation of residential unit and/or flat at 31B:

8. Prior to the occupation of the residential units and/or flat, the consent holder shall complete the following:

a) Connection of House 31B to the Council water supply installed at the boundary of the site at the time of the underlying subdivision RM250021 as varied by RM260230 in accordance with council standards.

This shall include:

- A minimum 425 litre header tank and local pressure booster pump shall be installed on the internal allotment water supply to ensure that sufficient potable water flow and pressure can be provided to the habitable building(s) on the site. For clarity, this condition will not apply when water pressure meets 300 kPa at hydrant ID375069.

b) Connection from all impervious areas associated with House 31B to a localized stormwater collection and disposal system installed at the time of subdivision RM250021 as varied by RM260230, in accordance with Council's standards.

c) Connection of House 31B to the Council foul sewer reticulation network installed at the boundary of the site at the time of the underlying subdivision RM250021 as varied by RM260230 in accordance with council standards.

d) Connection of House 31B to power and telecommunications installed at the boundary of the site at the time of the underlying subdivision RM250021 as varied by RM260230, any power supply and/or telecommunications connections to the residential unit shall be underground from existing reticulation and in accordance with any requirements/standards of the network provider's requirements.

e) An Elster PSM V100 or Sensus 620 water meter shall be installed on to the Acuflo manifold.

f) Provision of a sealed vehicle crossing/access to the site in accordance with council standards. Provision shall be made for stormwater disposal from all impermeable surfaces.

g) The construction and sealing of all manoeuvring and car parking areas to Council's standards. Provision shall be made for stormwater disposal from all impermeable surfaces.

h) Specific Engineering Design (SED) for foundation solutions in accordance with Section 5.5 of 'Geosolve Geotechnical Completion Report and Schedule 2A Koko Ridge Subdivision, Stage 2 Lower Shotover, Queenstown' December 2023 GeoSolve Ref: 180513.02 shall be undertaken.

i) All earth worked and/or exposed areas shall be topsoiled and grassed, revegetated, or otherwise permanently stabilized.

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

Landscaping

10. The approved landscaping plan shall be implemented within the first planting season of approval, 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 the next available planting season.

Advice Notes

1. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information, please contact the DCN Officer at QLDC.

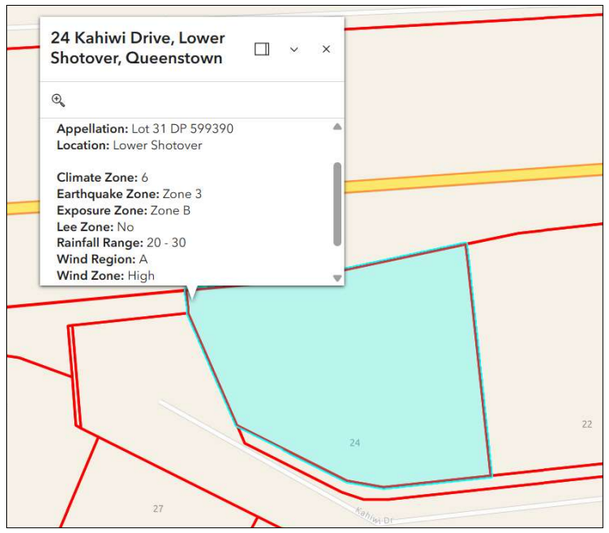
2. The consent holder is advised that Building Consent may be required for changes to the drainage within the site. Please contact Building Enquiries buildingenquiries@qldc.govt.nz for further information.

G.J. Gardner. HOMES
ph: 03 442 8840
e: queenstown@gjgardner.co.nz

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client:
MATT & CASEY RAVENWOOD

site address:
Lot 31a, DP 599390
24 KAHIWI DRIVE
KOKO RIDGE
QUEENSTOWN

job no:
26-148



LICENSED BUILDING PRACTITIONER www.dbh.govt.nz BUILDING CONFIDENCE

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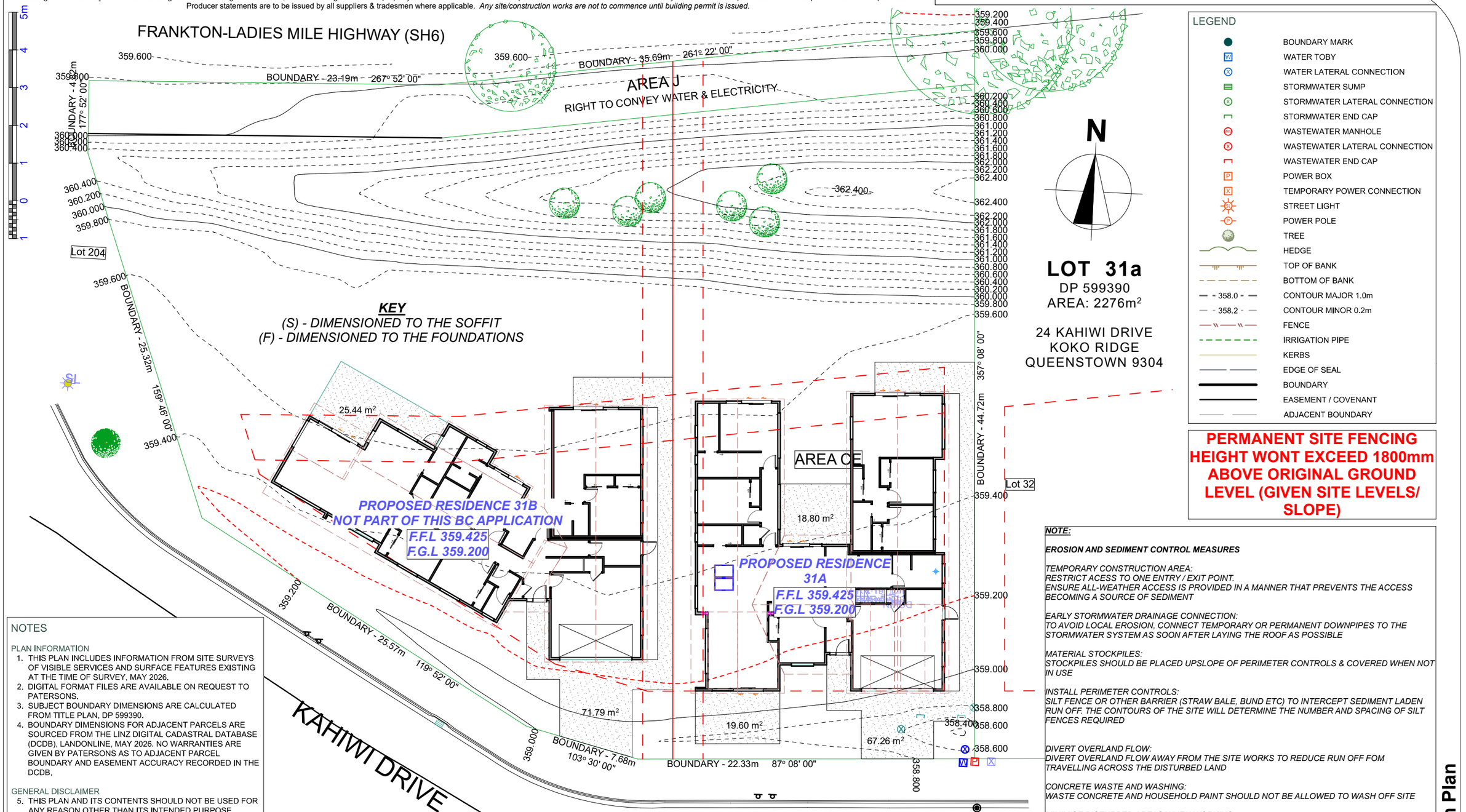
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CORNERSTONE DESIGN
ph: 07 578 1611
e: info@cornerstonedesign.co.nz

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Version: 1, Version Date: 14/09/2026

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Notes:



PERMANENT SITE FENCING HEIGHT WONT EXCEED 1800mm ABOVE ORIGINAL GROUND LEVEL (GIVEN SITE LEVELS/ SLOPE)

NOTE:

EROSION AND SEDIMENT CONTROL MEASURES

TEMPORARY CONSTRUCTION AREA:
RESTRICT ACESS TO ONE ENTRY / EXIT POINT.
ENSURE ALL-WEATHER ACCESS IS PROVIDED IN A MANNER THAT PREVENTS THE ACCESS BECOMING A SOURCE OF SEDIMENT

EARLY STORMWATER DRAINAGE CONNECTION:
TO AVOID LOCAL EROSION, CONNECT TEMPORARY OR PERMANENT DOWNPIPES TO THE STORMWATER SYSTEM AS SOON AFTER LAYING THE ROOF AS POSSIBLE

MATERIAL STOCKPILES:
STOCKPILES SHOULD BE PLACED UPSLOPE OF PERIMETER CONTROLS & COVERED WHEN NOT IN USE

INSTALL PERIMETER CONTROLS:
SILT FENCE OR OTHER BARRIER (STRAW BALE, BUND ETC) TO INTERCEPT SEDIMENT LADEN RUN OFF. THE CONTOURS OF THE SITE WILL DETERMINE THE NUMBER AND SPACING OF SILT FENCES REQUIRED

DIVERT OVERLAND FLOW:
DIVERT OVERLAND FLOW AWAY FROM THE SITE WORKS TO REDUCE RUN OFF FOM TRAVELLING ACROSS THE DISTURBED LAND

CONCRETE WASTE AND WASHING:
WASTE CONCRETE AND HOUSEHOLD PAINT SHOULD NOT BE ALLOWED TO WASH OFF SITE

MINIMISE DISTURBED AREAS WHEN WORKING:
PRESERVE AS MUCH GRASSED AREA AS POSSIBLE TO REDUCE SEDIMENT DISCHARGE AND FILTER SEDIMENT FROM OTHER AREAS.
ONCE GRADING IS COMPLETE , STABILISE BARE SOIL AS SOON AS POSSIBLE

NOTES

PLAN INFORMATION

1. THIS PLAN INCLUDES INFORMATION FROM SITE SURVEYS OF VISIBLE SERVICES AND SURFACE FEATURES EXISTING AT THE TIME OF SURVEY, MAY 2026.
2. DIGITAL FORMAT FILES ARE AVAILABLE ON REQUEST TO PATERSONS.
3. SUBJECT BOUNDARY DIMENSIONS ARE CALCULATED FROM TITLE PLAN, DP 599390.
4. BOUNDARY DIMENSIONS FOR ADJACENT PARCELS ARE SOURCED FROM THE LINZ DIGITAL CADASTRAL DATABASE (DCDB), LANDONLINE, MAY 2026. NO WARRANTIES ARE GIVEN BY PATERSONS AS TO ADJACENT PARCEL BOUNDARY AND EASEMENT ACCURACY RECORDED IN THE DCDB.

GENERAL DISCLAIMER

5. THIS PLAN AND ITS CONTENTS SHOULD NOT BE USED FOR ANY REASON OTHER THAN ITS INTENDED PURPOSE.
6. THE USER OF THIS SURVEY INFORMATION SHOULD CONFIRM THE CORRECTNESS OF ANY UTILITY SERVICES INDICATED ON THE PLAN WITH THE UTILITY PROVIDERS. UTILITY PROVIDERS SHOULD BE CONSULTED TO MARK OUT UNDERGROUND SERVICES ON THE GROUND PRIOR TO ANY CONSTRUCTION ON OR NEAR THE SITE. LEVELS OF UTILITIES FROM OTHER SOURCES MAY NOT BE EXPRESSED IN THE SAME TERMS AS THIS PLAN AND SURVEY INFORMATION.
7. REFER TO THE RECORD OF TITLE (RT) AND TITLE PLAN(S) FOR ANY REGISTERED EASEMENT(S), COVENANT(S), AND/OR INTEREST(S).

1800mm HIGH RING FENCE TO BUILDING SITE DURING CONSTRUCTION

ALL CONSTRUCTION TRADES TO COMPLY WITH GJ GARDNER HOMES QUEENSTOWN HAZARDCO POLICY IN ACCORDANCE WITH F5/AS1

DATUM INFORMATION

CO-ORDINATE DATUM	NZGD2000
MERIDIONAL CIRCUIT	New Zealand Transverse Mercator
ORIGIN POINT	NAIL V DP 568849
ORIGIN OF COORDINATES	428985.940mE, 814555.880mN
VERTICAL DATUM	NZVD2016
ORIGIN OF LEVELS	NAIL IV DP 463420
REDUCED LEVEL	340.82

1 0 1 2 3 4 5m

LICENSED BUILDING PRACTITIONER · BUILDING CONFIDENCE · www.dbh.govt.nz

ADNZ Professional Member

Owner's signature _____

Date _____

GJ Gardner Homes' signature _____

Date _____

* ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING *

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G.J. Gardner. HOMES

ph: 03 442 8840
e: queenstown@gjgardner.co.nz

* ALL CONSTRUCTION MUST BE BUILT IN COMPLIANCE WITH CURRENT NEW ZEALAND BUILDING CODE *

client: MATT & CASEY RAVENWOOD
Wind Zone: HIGH AS PER BRANZ WEBSITE

site address: 24 KAHIWI DRIVE, KOKO RIDGE, QUEENSTOWN
Lot 31a, DP 599390

job no:	scale:	sheet:
26-148	1:250, 1:1	4

drawn: AKC
checked: AKC
date: 27/08/2026

Location Plan

CORNERSTONE DESIGN
ph: 07 578 1611
e: info@cornerstonedesign.co.nz

Plan drawings prepared on the understanding that the Building Contractor has a firm undestanding of the NZ Building Code and NZS 3604:2011. All contractors or Authorised parties of the Owner or Builder shall ensure that all works complies with the requirements of the Territorial Authority & NZ Building Code and NZS 3604:2011. Any work undertaken outside these requirements without the prior written approval of the Designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer against any claims in respect of the said work.

Document Set ID: 10291157
Version: 1, Version Date: 14/09/2026

All dimensions & underground service locations are to be checked prior to commencement of anyworks. DO NOT scale off drawings. Cross reference all drawings, confirm site levels, floor heights & restrictions prior to any earthworks. If any descrepancies occur, contact the Designer immediately before commencing works or ordering. COPYRIGHT; These drawings remain the property of GJ Gardner Homes and are provided for use as described above and may not be used or re-produced in whole or part without written permission.
Producer statements are to be issued by all suppliers & tradesmen where applicable. *Any site/construction works are not to commence until building permit is issued.*

Notes:

KEY
(S) - DIMENSIONED TO THE SOFFIT
(F) - DIMENSIONED TO THE FOUNDATIONS

5m 4 3 2 1 0 1

359.800
359.600
359.400
359.200
359.000
358.800
358.600
358.400 358.600
358.600
358.800

357° 08' 00"
BOUNDARY - 44.72m

25.44 m²

PROPOSED RESIDENCE 31B
NOT PART OF THIS BC APPLICATION
F.F.L 359.425
F.G.L 359.200

AREA CE
18.80 m²

PROPOSED RESIDENCE 31A
F.F.L 359.425
F.G.L 359.200

71.79 m²
19.60 m²
67.26 m²

359.200
359.000

BOUNDARY - 25.57m 119° 52' 00"
BOUNDARY - 7.68m 103° 30' 00"
BOUNDARY - 22.33m 87° 08' 00"

KAHIWI DRIVE

Earthworks Calcs

APPROXIMATE VOLUME OF EARTH TO BE REMOVED = 271m³
APPROXIMATE VOLUME OF EARTH TO BE FILLED = 31.76m³

APPROXIMATE AREA OF FILL & BATTER <500mm DEEP = 178.96 m²
APPROXIMATE AREA OF FILL & BATTER >500mm DEEP = 14.68 m²
APPROXIMATE AREA OF CUT <500mm DEEP = 897.54 m²
APPROXIMATE AREA OF CUT >500mm DEEP = 0.0m²

N

1 0 1 2 3 4 5m

LOT 31a
DP 599390
AREA: 2276m²

24 KAHIWI DRIVE KOKO RIDGE QUEENSTOWN 9304

LICENSED BUILDING PRACTITIONER www.dbh.govt.nz BUILDING CONFIDENCE

ADNZ Professional Member

Owner's signature _____
Date _____
GJ Gardner Homes' signature _____
Date _____

* ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING *

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job no:	scale:	sheet:
26-148	1:150	9

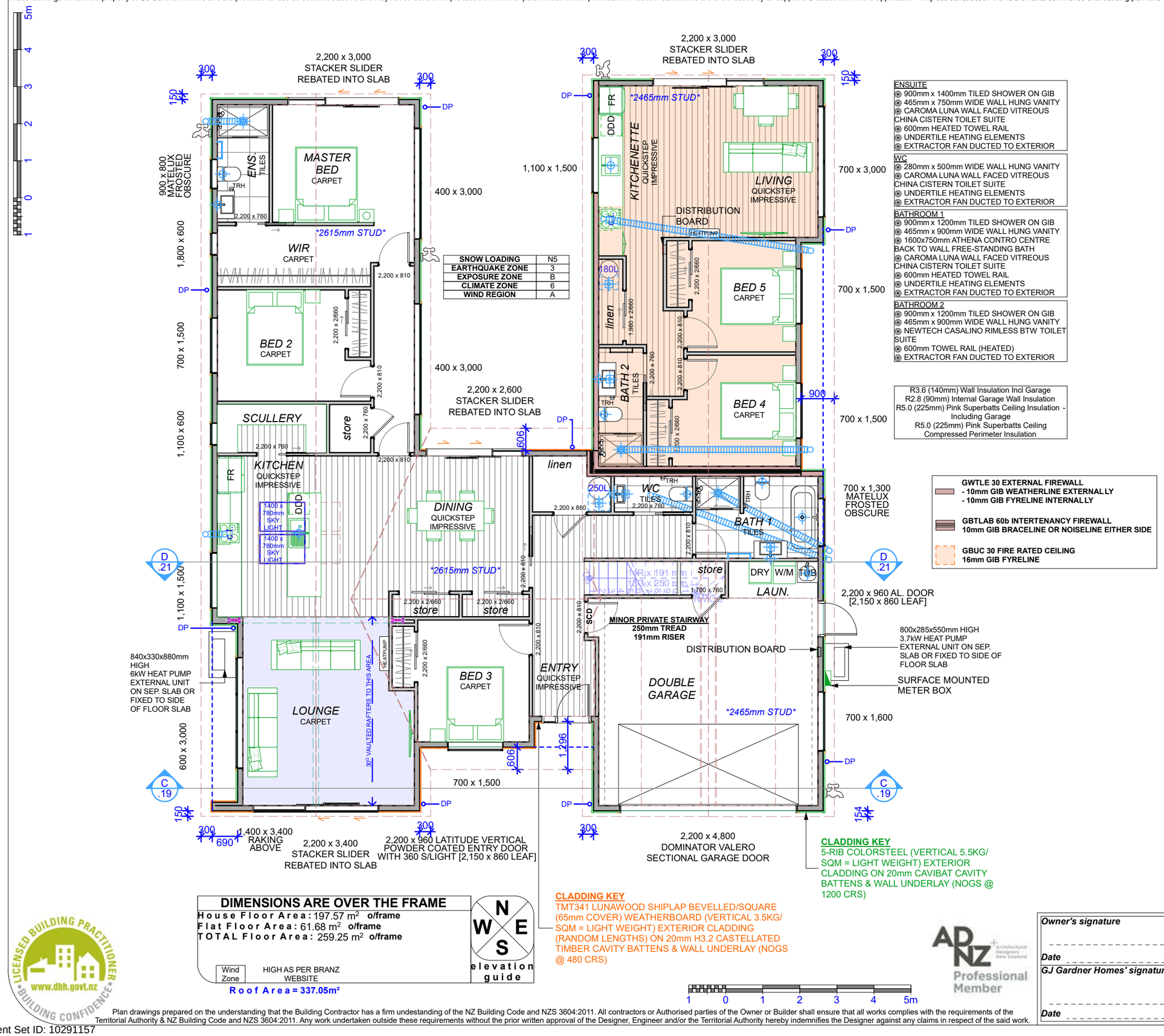
drawn: AKC
checked: AKC
date: 27/08/2026

CORNERSTONE DESIGN
ph: 07 578 1611
e: info@cornerstonedesign.co.nz

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Document Set ID: 10291157
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ENSUITE
- 900mm x 1400mm TILED SHOWER ON GIB
- 465mm x 750mm WIDE WALL HUNG VANITY
- CAROMA LUNA WALL FACED VITREOUS CHINA CISTERN TOILET SUITE
- 600mm HEATED TOWEL RAIL
- UNDERTILE HEATING ELEMENTS
- EXTRACTOR FAN DUCTED TO EXTERIOR

WC
- 280mm x 500mm WIDE WALL HUNG VANITY
- CAROMA LUNA WALL FACED VITREOUS CHINA CISTERN TOILET SUITE
- UNDERTILE HEATING ELEMENTS
- EXTRACTOR FAN DUCTED TO EXTERIOR

BATHROOM 1
- 900mm x 1200mm TILED SHOWER ON GIB
- 465mm x 900mm WIDE WALL HUNG VANITY
- 1600x750mm ATHENA CONTRO CENTRE BACK TO WALL FREE-STANDING BATH
- CAROMA LUNA WALL FACED VITREOUS CHINA CISTERN TOILET SUITE
- 600mm HEATED TOWEL RAIL
- UNDERTILE HEATING ELEMENTS
- EXTRACTOR FAN DUCTED TO EXTERIOR

BATHROOM 2
- 900mm x 1200mm TILED SHOWER ON GIB
- 465mm x 900mm WIDE WALL HUNG VANITY
- NEWTECH CASALINO RIMLESS BTW TOILET SUITE
- 600mm TOWEL RAIL (HEATED)
- EXTRACTOR FAN DUCTED TO EXTERIOR

R3.6 (140mm) Wall Insulation Incl Garage
R2.8 (90mm) Internal Garage Wall Insulation
R5.0 (225mm) Pink Superbatts Ceiling Insulation - Including Garage
R5.0 (225mm) Pink Superbatts Ceiling Compressed Perimeter Insulation

GWTLE 30 EXTERNAL FIREWALL
- 10mm GIB WEATHERLINE EXTERNALLY
- 10mm GIB FYRELINE INTERNALLY

GBTLAB 60b INTERTENANCY FIREWALL
10mm GIB BRACELINE OR NOISELINE EITHER SIDE

GBUC 30 FIRE RATED CEILING
16mm GIB FYRELINE

CLADDING KEY
5-RIB COLORSTEEL (VERTICAL 5.5KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING ON 20mm CAVIBAT CAVITY BATTENS & WALL UNDERLAY (NOGS @ 1200 CRS)

CLADDING KEY
TMT341 LUNAWOOD SHIPLAP BEVELLED/SQUARE (65mm COVER) WEATHERBOARD (VERTICAL 3.5KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING (RANDOM LENGTHS) ON 20mm H3.2 CASTELLATED TIMBER CAVITY BATTENS & WALL UNDERLAY (NOGS @ 480 CRS)

DIMENSIONS ARE OVER THE FRAME
House Floor Area: 197.57 m² o/frame
Flat Floor Area: 61.68 m² o/frame
TOTAL Floor Area: 259.25 m² o/frame
Wind Zone: HIGH AS PER BRANZ WEBSITE
Roof Area = 337.05m²

elevation guide: N E S W

Notes:

TECHNICAL
- WHERE STUD SPACINGS ARE GREATER THAN 450mm AN INTERMEDIATE MEANS OF RESTRAINING THE BUILDING WRAP AND INSULATION FROM BULGING INTO THE DRAINED CAVITY SHALL BE INSTALLED USING:
  a) 75mm GALVANIZED MESH
  b) POLYPROPYLENE TAPE AT 300mm CRS
  c) GALVANIZED WIRE AT 300mm CRS FIXED TO DWANGS OVER THE BUILDING WRAP
  d) VERTICAL CAVITY BATTENS AT FACING TO MATCH ALL STUDS
  e) HORIZONTAL CAVITY BATTENS TO BE FIXED OVER NOGS
- WIRE OR MESH SHALL BE GALVANIZED IN ACCORDANCE WITH AS/NZS 4534
- PINK BATTS ARE FRICTION FITTED WHEN USING STUDS UP TO 600mm CRS. SOUND BATTS TO INTERNAL WALLS AS NOTED ON PLAN
- KITCHEN BENCH TOPS TO BE 38mm LAMINATE, CABINETRY TO BE 18mm MELAMINE & SPLASH BACKS TO BE TILED UNLESS OTHEWISE NOTED
- FLOOR SURFACES OF ANY SPACE CONTAINING SANITARY FIXTURES OR APPLIANCES MUST BE IMPERVIOUS AS PER E3/AS2 E3.3.3
- WALL SURFACES OF ANY SPACE CONTAINING SANITARY FIXTURES OR APPLIANCES MUST BE IMPERVIOUS AS PER E3/AS2 E3.3.4

FOUNDATIONS
- **MAXSLAB 300 FLOOR SYSTEM TBC**

WALL FRAMING
- BOTTOM PLATE ANCHORS MUST BE WITHIN 150mm OF EACH END OF THE PLATE & @ NO MORE THAN 900mm CRS IN ACCORDANCE WITH NZS 3604:2011 TABLE 8.19
- 2465mm FROM FFL TO U/SIDE OF TRUSSES BOTTOM CHORD TO BOTH GARAGES
- 2765mm FROM FFL TO U/SIDE OF TRUSSES BOTTOM CHORD TO BOTH HOUSES
- 10mm GIB LINING TO ALL INTERNAL WALLS
- 10mm GIB AQUALINE TO ALL WET AREA INTERNAL WALLS

ROOF FRAMING
- 13mm GIB LINING TO ALL CEILINGS
- 13mm GIB AQUALINE TO ALL WET AREA CEILINGS

UNDERLAYS
- ROOF - DRISTUD FRU36 ROOF UNDERLAY
- WALL - MASONS UNI WRAP PLUS WALL UNDERLAY

JOINERY
- 2200mm HEAD HEIGHT TO ALL JOINERY
- POWDER COATED DOUBLE GLAZED ALUMINIUM JOINERY WITH AGP SOLUX-E & THERMAL HEART
- ALL GLAZING TO COMPLY WITH NZS 4223:2016
- ALL JOINERY TO COMPLY WITH NZS 4211:2008

WARNING SYSTEMS
- INTERCONNECTED SMOKE ALARMS MUST BE INSTALLED & MAINTAINED IN ACCORDANCE WITH NZS 4514:2021

STORMWATER & WASTEWATER DISPOSAL
- STORMWATER DISPOSAL TO ON SITE CONNECTION
- WASTEWATER DISPOSAL TO ON SITE CONNECTION

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* ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING *

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e: queenstown@gjgardner.co.nz

client:
MATT & CASEY RAVENWOOD
Wind Zone: HIGH AS PER BRANZ WEBSITE

site address:
24 KAHIWI DRIVE
KOKO RIDGE
QUEENSTOWN
Lot 31a, DP 599390

Ground Floor Plan Lot 31a

job no:	scale:	sheet:
26-148	1:100	10

drawn: TBC
checked: AKC
date: 27/08/2026

Owner's signature
Date
GJ Gardner Homes' signature
Date

CORNERSTONE DESIGN
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Professional Member

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Notes:

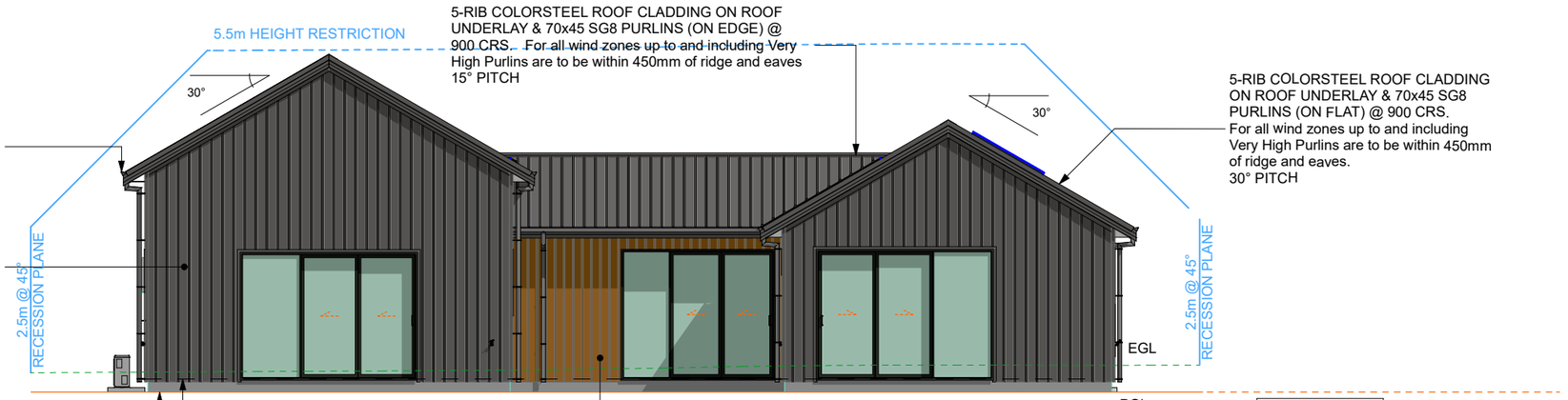
PGL - PROPOSED GROUND LINE
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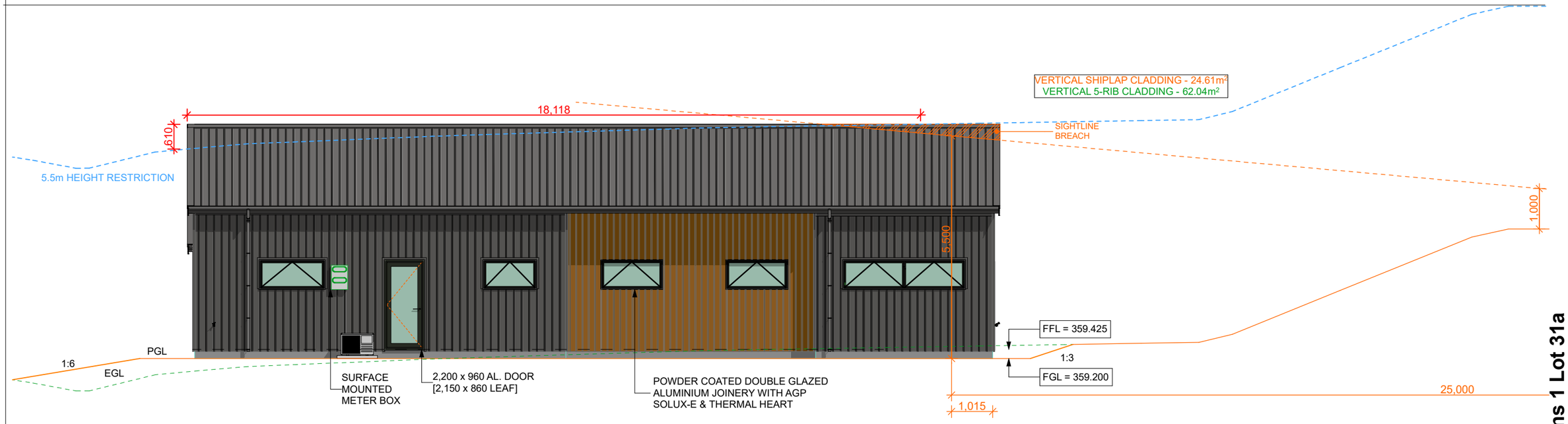
SAFETY GLASS INDICATED BY ASTERISK
*

SELECTED COLORSTEEL 180mm FASCIA AND 135mm GUTTER SYSTEM WITH SNOW STRAPS @ 600 CRS DISCHARGING TO 80mm ROUND COLORSTEEL DOWN PIPES

CLADDING KEY
5-RIB COLORSTEEL (VERTICAL 5.5KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING ON 20mm CAVIBAT CAVITY BATTENS & WALL UNDERLAY (NOGS @ 1200 CRS)



North Elevation 1:100



East Elevation 1:100

Elevations 1 Lot 31a

* ALL CONSTRUCTION MUST BE BUILT IN COMPLIANCE WITH CURRENT NEW ZEALAND BUILDING CODE *

Owner's signature

Date

GJ Gardner Homes' signature

Date

* ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING *

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G.J. Gardner. HOMES

ph: 03 442 8840
e: queenstown@gjgardner.co.nz

client: MATT & CASEY RAVENWOOD
Wind Zone: HIGH AS PER BRANZ WEBSITE
site address: 24 KAHIWI DRIVE KOKO RIDGE QUEENSTOWN
Lot 31a, DP 599390

job no:	scale:	sheet:
26-148	1:100	13

drawn: AKC
checked: AKC
date: 27/08/2026

CORNERSTONE DESIGN
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e: info@cornerstonedesign.co.nz

LICENSED BUILDING PRACTITIONER www.dbh.govt.nz BUILDING CONFIDENCE

ADNZ Professional Member

1 0 1 2 3 4 5m

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Notes:

1 0 1 2 3 4 5m

PGL - PROPOSED GROUND LINE
EGL - EXISTING GROUND LINE

COLOURS ARE INDICATIVE ONLY

SAFETY GLASS INDICATED BY ASTERISK
*

5-RIB COLORSTEEL ROOF CLADDING ON ROOF UNDERLAY & 70x45 SG8 PURLINS (ON EDGE) @ 900 CRS. For all wind zones up to and including Very High Purlins are to be within 450mm of ridge and eaves
15° PITCH

VERTICAL SHIPLAP CLADDING - 17.87m²
VERTICAL 5-RIB CLADDING - 18.62m²

5-RIB COLORSTEEL ROOF CLADDING ON ROOF UNDERLAY & 70x45 SG8 PURLINS (ON FLAT) @ 900 CRS.
For all wind zones up to and including Very High Purlins are to be within 450mm of ridge and eaves.
30° PITCH

5.5m HEIGHT RESTRICTION

30°

30°

SELECTED COLORSTEEL 180mm FASCIA AND 135mm GUTTER SYSTEM WITH SNOW STRAPS @ 600 CRS DISCHARGING TO 80mm ROUND COLORSTEEL DOWN PIPES

CLADDING KEY
TMT341 LUNAWOOD SHIPLAP BEVELLED/SQUARE (65mm COVER) WEATHERBOARD (VERTICAL 3.5KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING (RANDOM LENGTHS) ON 20mm H3.2 CASTELLATED TIMBER CAVITY BATTENS & WALL UNDERLAY (NOGS @ 480 CRS)

CLADDING KEY
5-RIB COLORSTEEL (VERTICAL 5.5KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING ON 20mm CAVIBAT CAVITY BATTENS & WALL UNDERLAY (NOGS @ 1200 CRS)

2.5m @ 45° RECESSION PLANE

2.5m @ 45° RECESSION PLANE

PGL

EGL

31B
F.F.L 359.425
F.G.L 359.200

2,200 x 960 LATITUDE VERTICAL POWDER COATED ENTRY DOOR WITH 360 S/LIGHT [2,150 x 860 LEAF]

4800 DOMINATOR VALERO SECTIONAL GARAGE DOOR

FGL = 359.200

FFL = 359.425

South Elevation 1:100

SIGHTLINE BREACH

347

5.5m HEIGHT RESTRICTION

1,000

VERTICAL SHIPLAP CLADDING - 0.75m²
VERTICAL 5-RIB CLADDING - 81.29m²

5,500

EGL

1:3

PGL

25,000

2,876

FFL = 359.425

1:6

FGL = 359.200

POWDER COATED DOUBLE GLAZED ALUMINIUM JOINERY WITH AGP SOLUX-E & THERMAL HEART

West Elevation 1:100

Elevations 2 Lot 31a

CLADDING TOTALS
VERTICAL SHIPLAP CLADDING - 50.53m² = 20.27%
VERTICAL 5-RIB CLADDING - 198.71m² = 79.73%

1 0 1 2 3 4 5m

Owner's signature

Date

GJ Gardner Homes' signature

Date

* ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING *

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G.J. Gardner. HOMES

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e: queenstown@gjgardner.co.nz

* ALL CONSTRUCTION MUST BE BUILT IN COMPLIANCE WITH CURRENT NEW ZEALAND BUILDING CODE *

client: MATT & CASEY RAVENWOOD
Wind Zone: HIGH AS PER BRANZ WEBSITE

site address: 24 KAHIWI DRIVE, KOKO RIDGE, QUEENSTOWN
Lot 31a, DP 599390

job no: 26-148 | **scale:** 1:100 | **sheet:** 14

drawn: AKC | **checked:** AKC | **date:** 27/08/2026

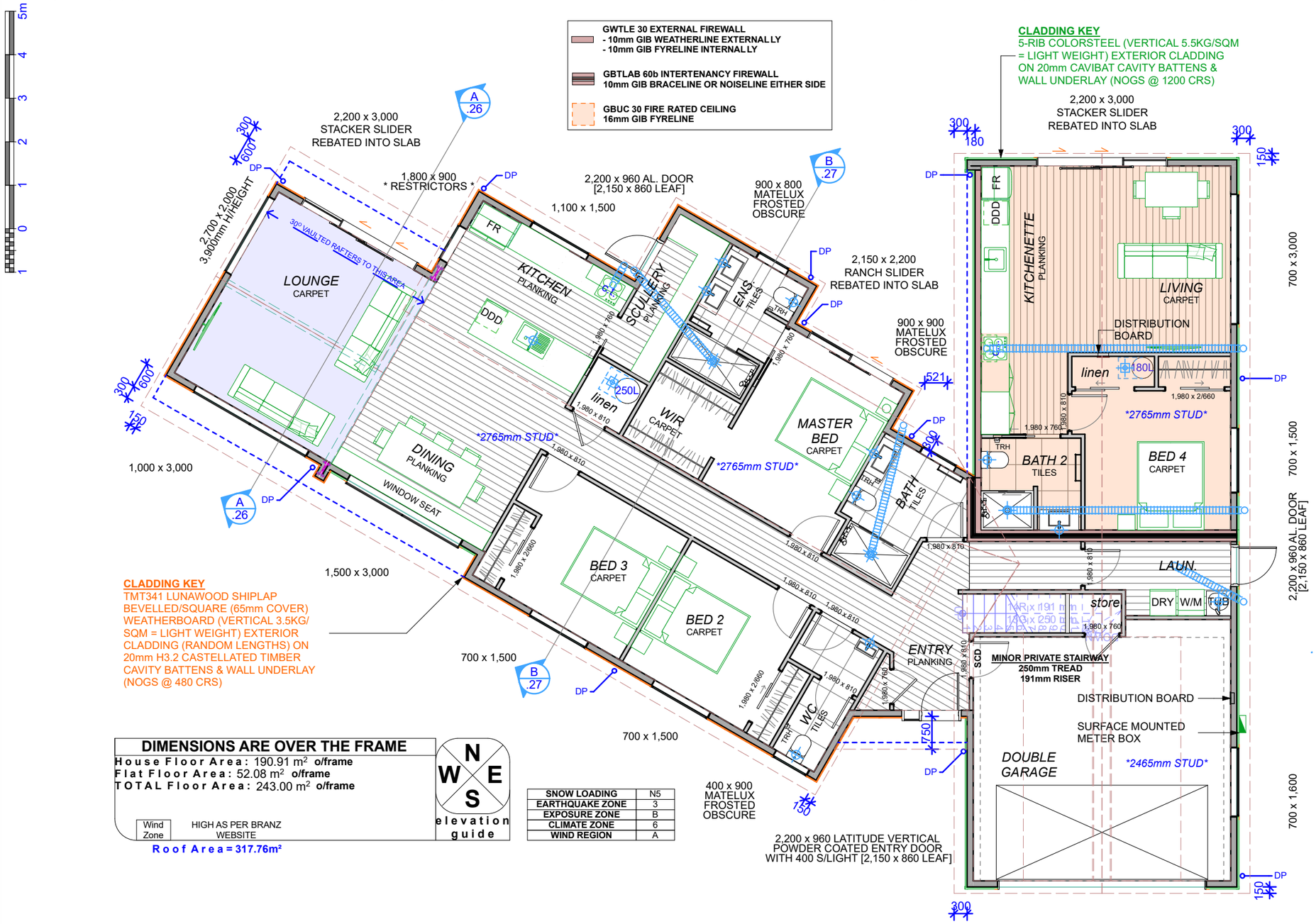
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ADNZ Architectural Designers New Zealand Professional Member

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DIMENSIONS ARE OVER THE FRAME

House Floor Area: 190.91 m² **o/frame**
Flat Floor Area: 52.08 m² **o/frame**
TOTAL Floor Area: 243.00 m² **o/frame**

Wind Zone: HIGH AS PER BRANZ WEBSITE

Roof Area = 317.76m²

elevation guide

SNOW LOADING	N5
EARTHQUAKE ZONE	3
EXPOSURE ZONE	B
CLIMATE ZONE	6
WIND REGION	A

Notes:

TECHNICAL
- WHERE STUD SPACINGS ARE GREATER THAN 450mm AN INTERMEDIATE MEANS OF RESTRAINING THE BUILDING WRAP AND INSULATION FROM BULGING INTO THE DRAINED CAVITY SHALL BE INSTALLED USING:
  a) 75mm GALVANIZED MESH
  b) POLYPROPYLENE TAPE AT 300mm CRS
  c) GALVANIZED WIRE AT 300mm CRS FIXED TO DWANGS OVER THE BUILDING WRAP
  d) VERTICAL CAVITY BATTENS AT FACING TO MATCH ALL STUDS
  e) HORIZONTAL CAVITY BATTENS TO BE FIXED OVER NOGS
- WIRE OR MESH SHALL BE GALVANIZED IN ACCORDANCE WITH AS/NZS 4534
- PINK BATTS ARE FRICTION FITTED WHEN USING STUDS UP TO 600mm CRS. SOUND BATTS TO INTERNAL WALLS AS NOTED ON PLAN
- KITCHEN BENCH TOPS TO BE 38mm LAMINATE, CABINETRY TO BE 18mm MELAMINE & SPLASH BACKS TO BE TILED UNLESS OTHEWISE NOTED
- FLOOR SURFACES OF ANY SPACE CONTAINING SANITARY FIXTURES OR APPLIANCES MUST BE IMPERVIOUS AS PER E3/AS2 E3.3.3
- WALL SURFACES OF ANY SPACE CONTAINING SANITARY FIXTURES OR APPLIANCES MUST BE IMPERVIOUS AS PER E3/AS2 E3.3.4

FOUNDATIONS
- **MAXSLAB 300 FLOOR SYSTEM TBC**

WALL FRAMING
- BOTTOM PLATE ANCHORS MUST BE WITHIN 150mm OF EACH END OF THE PLATE & @ NO MORE THAN 900mm CRS IN ACCORDANCE WITH NZS 3604:2011 TABLE 8.19
- 2465mm FROM FFL TO U/SIDE OF TRUSSES BOTTOM CHORD TO BOTH GARAGES
- 2765mm FROM FFL TO U/SIDE OF TRUSSES BOTTOM CHORD TO BOTH HOUSES
- 10mm GIB LINING TO ALL INTERNAL WALLS
- 10mm GIB AQUALINE TO ALL WET AREA INTERNAL WALLS

ROOF FRAMING
- 13mm GIB LINING TO ALL CEILINGS
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UNDERLAYS
- ROOF - DRISTUD FRU36 ROOF UNDERLAY
- WALL - MASONS UNI WRAP PLUS WALL UNDERLAY

JOINERY
- 2200mm HEAD HEIGHT TO ALL JOINERY
- POWDER COATED DOUBLE GLAZED ALUMINIUM JOINERY WITH AGP SOLUX-E & THERMAL HEART
- ALL GLAZING TO COMPLY WITH NZS 4223:2016
- ALL JOINERY TO COMPLY WITH NZS 4211:2008

WARNING SYSTEMS
- INTERCONNECTED SMOKE ALARMS MUST BE INSTALLED & MAINTAINED IN ACCORDANCE WITH NZS 4514:2021

STORMWATER & WASTEWATER DISPOSAL
- STORMWATER DISPOSAL TO ON SITE CONNECTION
- WASTEWATER DISPOSAL TO ON SITE CONNECTION

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client:
MATT & CASEY RAVENWOOD

Wind Zone: HIGH AS PER BRANZ WEBSITE

site address:
24 KAHIWI DRIVE
KOKO RIDGE
QUEENSTOWN
Lot 31a & 31b, DP 599390

Ground Floor Plan Lot 31b

job no:	scale:	sheet:
26-148, 26-149	1:100	20

drawn: TBC
checked: AKC
date: 2/07/2026

Owner's signature _____ *Date* _____
GJ Gardner Homes' signature _____ *Date* _____

CORNERSTONE DESIGN
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Professional Member

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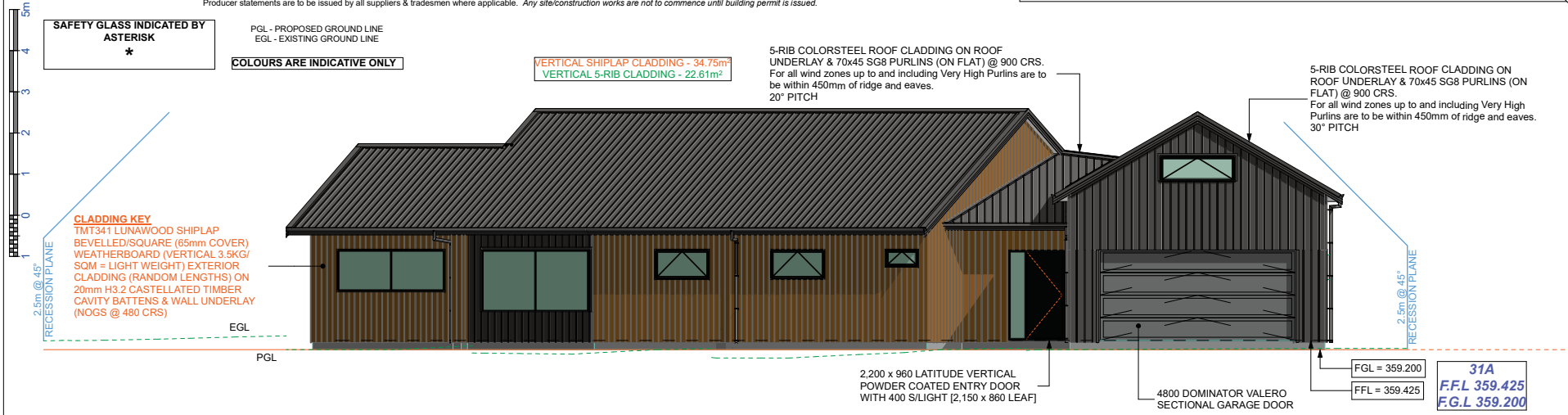
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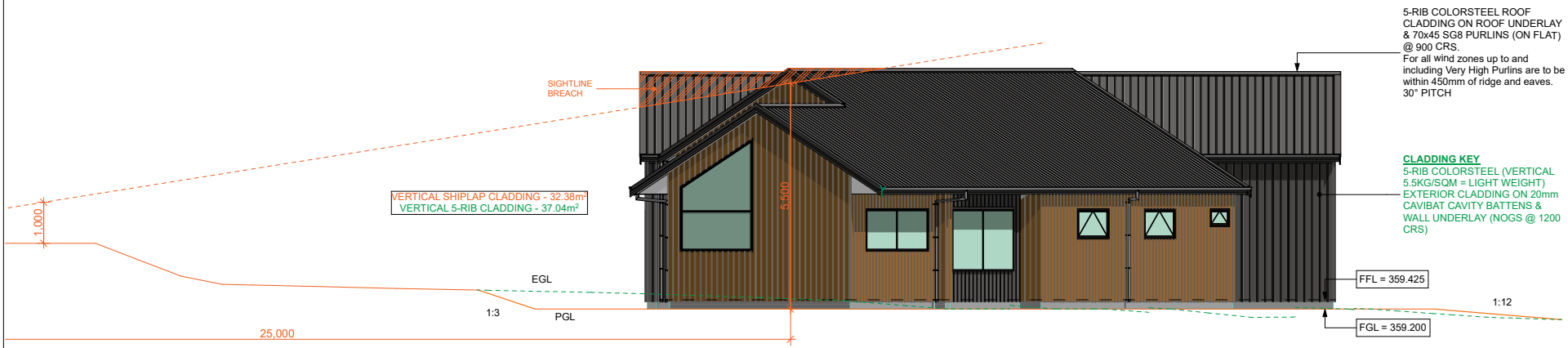
SAFETY GLASS INDICATED BY ASTERISK
*

PGL - PROPOSED GROUND LINE
EGL - EXISTING GROUND LINE

COLOURS ARE INDICATIVE ONLY



South Elevation 1:100



West Elevation 1:100

CLADDING TOTALS
VERTICAL SHIPLAP CLADDING - 122.44m² = 48.04%
VERTICAL 5-RIB CLADDING - 132.45m² = 51.96%

1 0 1 2 3 4 5m

Professional Member

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Owner's signature
Date
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Date

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site address: 24 KAHIWI DRIVE, KOKO RIDGE, QUEENSTOWN
Lot 31a & 31b, DP 599390

job no:	scale:	sheet:
26-148, 26-149	1:100	24

drawn: AKC
checked: AKC
date: 22/07/2026

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Elevations 2 Lot 31b

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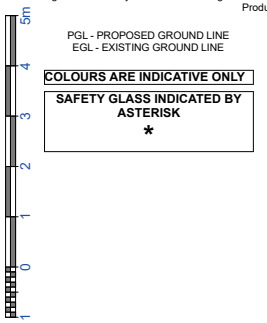
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*



5-RIB COLORSTEEL ROOF CLADDING ON ROOF UNDERLAY & 70x45 SG8 PURLINS (ON EDGE) @ 900 CRS. For all wind zones up to and including Very High Purlins are to be within 450mm of ridge and eaves
15° PITCH

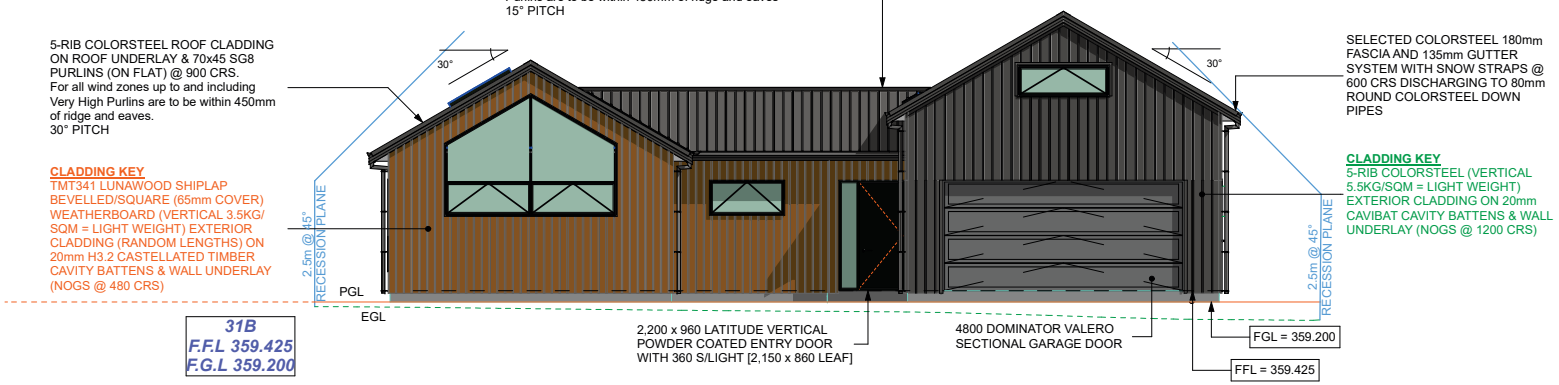
VERTICAL SHIPLAP CLADDING - 23.87m²
VERTICAL 5-RIB CLADDING - 18.62m²

5-RIB COLORSTEEL ROOF CLADDING ON ROOF UNDERLAY & 70x45 SG8 PURLINS (ON FLAT) @ 900 CRS. For all wind zones up to and including Very High Purlins are to be within 450mm of ridge and eaves.
30° PITCH

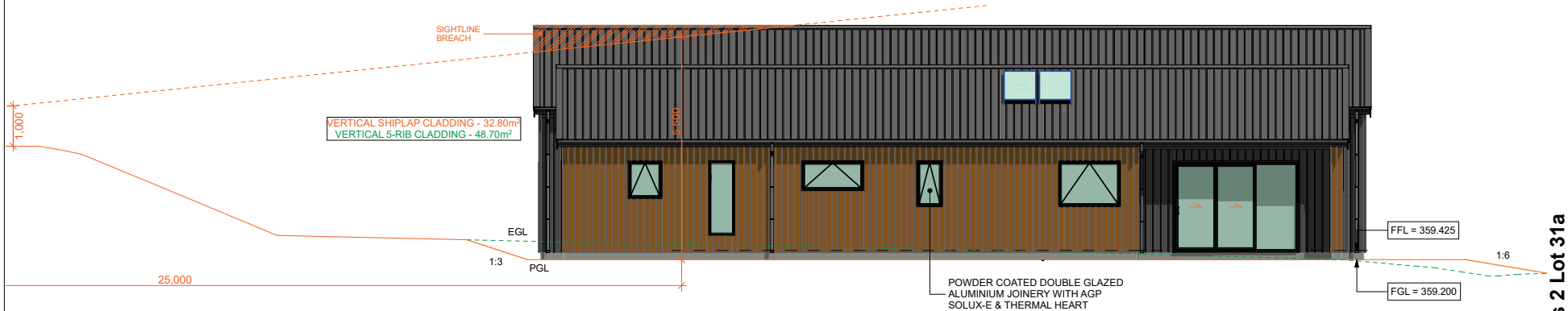
SELECTED COLORSTEEL 180mm FASCIA AND 135mm GUTTER SYSTEM WITH SNOW STRAPS @ 600 CRS DISCHARGING TO 80mm ROUND COLORSTEEL DOWN PIPES

CLADDING KEY
TMT341 LUNAWOOD SHIPLAP BEVELLED/SQUARE (65mm COVER) WEATHERBOARD (VERTICAL 3.5KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING (RANDOM LENGTHS) ON 20mm H3.2 CASTELLATED TIMBER CAVITY BATTENS & WALL UNDERLAY (NOGS @ 480 CRS)

CLADDING KEY
5-RIB COLORSTEEL (VERTICAL 5.5KG/SQM = LIGHT WEIGHT) EXTERIOR CLADDING ON 20mm CAVIBAT CAVITY BATTENS & WALL UNDERLAY (NOGS @ 1200 CRS)



South Elevation 1:100



West Elevation 1:100

CLADDING TOTALS
VERTICAL SHIPLAP CLADDING - 127.38m² = 49.00%
VERTICAL 5-RIB CLADDING - 132.59m² = 51%

1 0 1 2 3 4 5m

Owner's signature
Date
GJ Gardner Homes' signature
Date

* ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION COMMENCING *

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* ALL CONSTRUCTION MUST BE BUILT IN COMPLIANCE WITH CURRENT NEW ZEALAND BUILDING CODE *

client: MATT & CASEY RAVENWOOD
Wind Zone: HIGH AS PER BRANZ WEBSITE
site address: 24 KAHIWI DRIVE KOKO RIDGE QUEENSTOWN
Lot 31a & 31b, DP 599390

job no: 26-148, 26-149
scale: 1:100
sheet: 12

drawn: AKC
checked: AKC
date: 22/07/2026

CORNERSTONE DESIGN
ph: 07 578 1611
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Elevations 2 Lot 31a

LICENSED BUILDING PRACTITIONER www.dbh.govt.nz BUILDING CONFIDENCE

ADNZ Professional Member

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