RESOURCE CONSENT DRAWINGS

	REV		REVISION DESCRIPTION	ISSUED
A01	K	Resource Consent Drawing List	Resource Consent	01/09/26
A10	K	Location Plan & Planning Requirements	Resource Consent	01/09/26
A10.1	K	Histocial Precedents	Resource Consent	01/09/26
A11.1	K	Perpsective - Front	Resource Consent	01/09/26
A11.2	K	Perspective - From Bank	Resource Consent	01/09/26
A11.3	K	Perspective - Rear Context	Resource Consent	01/09/26
A11.4	K	Perspective - Rear	Resource Consent	01/09/26
A13	K	Project Description	Resource Consent	01/09/26
A50	K	Site - Proposed	Resource Consent	01/09/26
A51	K	Town Planning Compliance	Resource Consent	01/09/26
A51 COP	K	Town Planning Compliance - Materials - Roofing - Copper	Resource Consent	01/09/26
A51 SOL	K	Town Planning Compliance - Materials - Roofing - Solar Panels	Resource Consent	01/09/26
B50	K	General Arrangement - Ground Level - Proposed	Resource Consent	01/09/26
B51	K	General Arrangement - Upper Level - Proposed	Resource Consent	01/09/26
B52	K	General Arrangement - Garage	Resource Consent	01/09/26
G60	K	Roof Plan	Resource Consent	01/09/26
I50	K	Elevations - Proposed	Resource Consent	01/09/26
I51	K	Elevations - Proposed	Resource Consent	01/09/26
I52	K	Elevations - Proposed	Resource Consent	01/09/26
J50	K	Section AA Cross - Proposed	Resource Consent	01/09/26
J51	K	Section BB Cross - Proposed	Resource Consent	01/09/26
J52	K	Section CC Cross - Proposed	Resource Consent	01/09/26
J54	K	Section 2-2 - Proposed	Resource Consent	01/09/26
J55	K	Section 1-1 Proposed	Resource Consent	01/09/26

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Resource Consent Drawing List

A01

Project Information

ADDRESS

-

SITE ADDRESS:
371 Gorge Rd, Arthurs Point, Queenstown 9371

LEGAL DESCRIPTION:
Section 31 Block XIX Shotover SD

ASSESSEMENT NUMBER #:
2907151106

PROJECT DESCRIPTION

New dwelling

LOCATION PLAN



QLDC District Plan

PLANNING ZONE

QLDC 21

PROPOSED:
Rural

PERMITTED ACTIVITY - RESIDENTIAL UNIT

QLDC 21.4.5

One residential unit, which includes a single residential flat for each residential unit and any other accessory buildings within any building platform approved by resource consent.

BUILDINGS

QLDC 21.4.6

The construction and exterior alteration of buildings located within a building platform approved by resource consent, or registered on the applicable computer freehold register, subject to compliance with the standards in Table 2 and Table 4.

BOUNDARY SET BACKS - INTERNAL

QLDC 21.5.1

The setback of any building from internal boundaries shall
be 15m.

SETBACK FROM ROADS

QLDC 21.5.2

The setback of any building from a road boundary shall be 20m, except...

SETBACK OF BUILDINGS FROM WATER BODIES

QLDC 21.5.4

The minimum setback of any building from the bed of a wetland, river or lake shall be 20m.

BUILDINGS MATERIALS COLOURS AND LRV

QLDC 21.7.2

Any building,.. new, .. are subject to the following:

All exterior surfaces* must be coloured in the range of browns, greens or greys, including

21.7.2.1 Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and

21.7.2.2 All other surface ** finishes except for schist, must have a light reflectance value of not greater than 30%.

* Excludes soffits, windows and skylights (but not glass balustrades).

** Includes cladding and built landscaping that cannot be measured by way of light reflectance value but is deemed by the Council to be suitably recessive and have the same effect as achieving a light reflectance value of 30%.

BUILDING SIZE

QLDC 21.7.3

The ground floor area of any building must not exceed 500m .

BUILDING HEIGHT

QLDC 21.7.4

The maximum height shall be 8m.

FIREFIGHTING WATER AND ACCESS

QLDC 21.7.5

New buildings for residential activities, where there is no reticulated water supply, or any reticulated water supply is not sufficient for fire-fighting, must have one of the following: either a sprinkler system installed and plumbed with a maintained static water storage supply of at least 7,000 litres available to the system, or water supply and access for firefighting that meets the following requirements:

21.7.5.1 Water storage of at least 45,000 litres shall be maintained (excluding potable water storage for domestic use) with an outlet connection point that can provide 1500L/min (25 L/s) and any necessary couplings.

21.7.5.2 A hardstand area with a minimum width of 4.5m and length of 11m located within 6m of the firefighting water supply connection point and capable of supporting a 20 tonne fire service vehicle.

21.7.5.3 The connection point for the firefighting water supply must be located more than 6m and less than 90m from the building for residential activities and be accessible by emergency service vehicles during fire events.

21.7.5.4 Access from the property road boundary to the hardstand area capable of accommodating a 20 tonne fire service vehicle

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Yes

RESOURCE CONSENT

Location Plan & Planning Requirements

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A10

HISTORICAL PRECEDENTS - WORKING RURAL FARMLAND

The dwelling follows the typology of the working rural woolshed in the Wakatipu Basin and wider region.

They are hardworking large scale buildings of simple forms.

Walls are clad in one material, often schist.

The window openings are small. Doors are sized to suit the work they accommodate.

Roof forms are gabled, or lean to, clad in long run metal, often left to rust.

The buildings are added to organically over time with lean-to's or other simple forms.

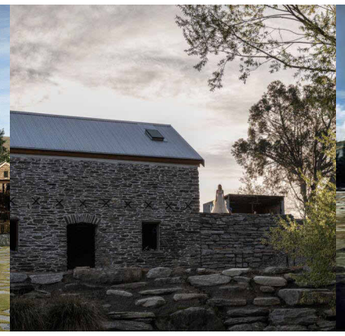
Below are images illustrating these features.

HISTORICAL EXAMPLES

AYRBURN



AYRBURN



MORVEN HILLS



WENTWORTH



SPEARGRASS FLATS



TEVIOT STATION



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A10.1



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Perpsective - Front

A11.1



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Perspective - From Bank

A11.2



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Perspective - Rear Context

A11.3



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Perspective - Rear

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A11.4

BUILDING VOLUMES CONCEPT

The dwelling is made up of five volumes.

The concept is based on organic additions and alterations as described in the historical precedents.

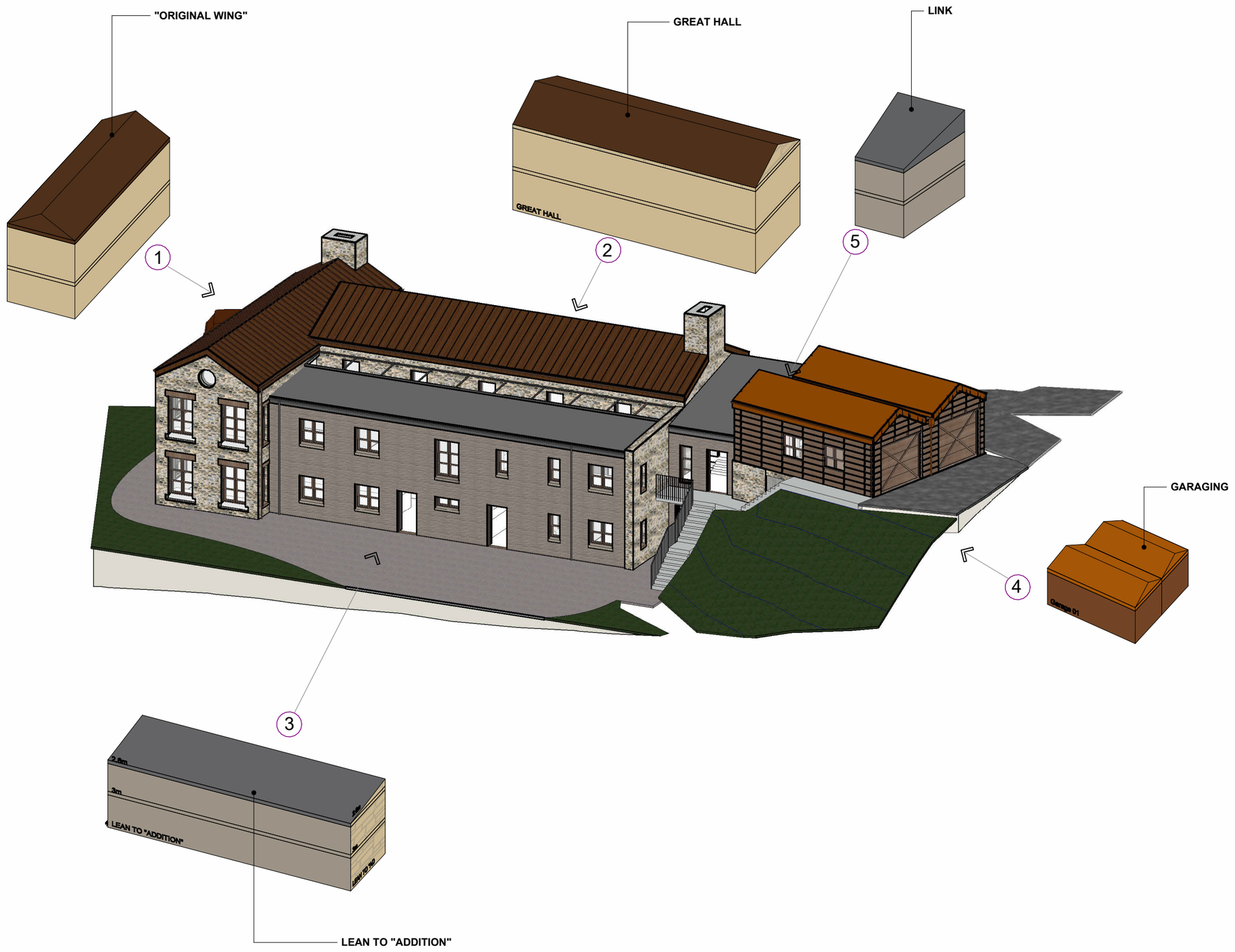
The first volume is the "Original Wing". This is the anchoring simple gable form clad in schist.

The second is the "Great Hall". It is also a simple gable form.

The third is the Lean to "Addition". This is a simple mono-pitch roof, tucked under the eave of the Great Hall.

The fourth is the "Garaging". It is a double gable form.

Finally, the wedge shaped mono-pitch "Link" connects the Garage and Great Hall.



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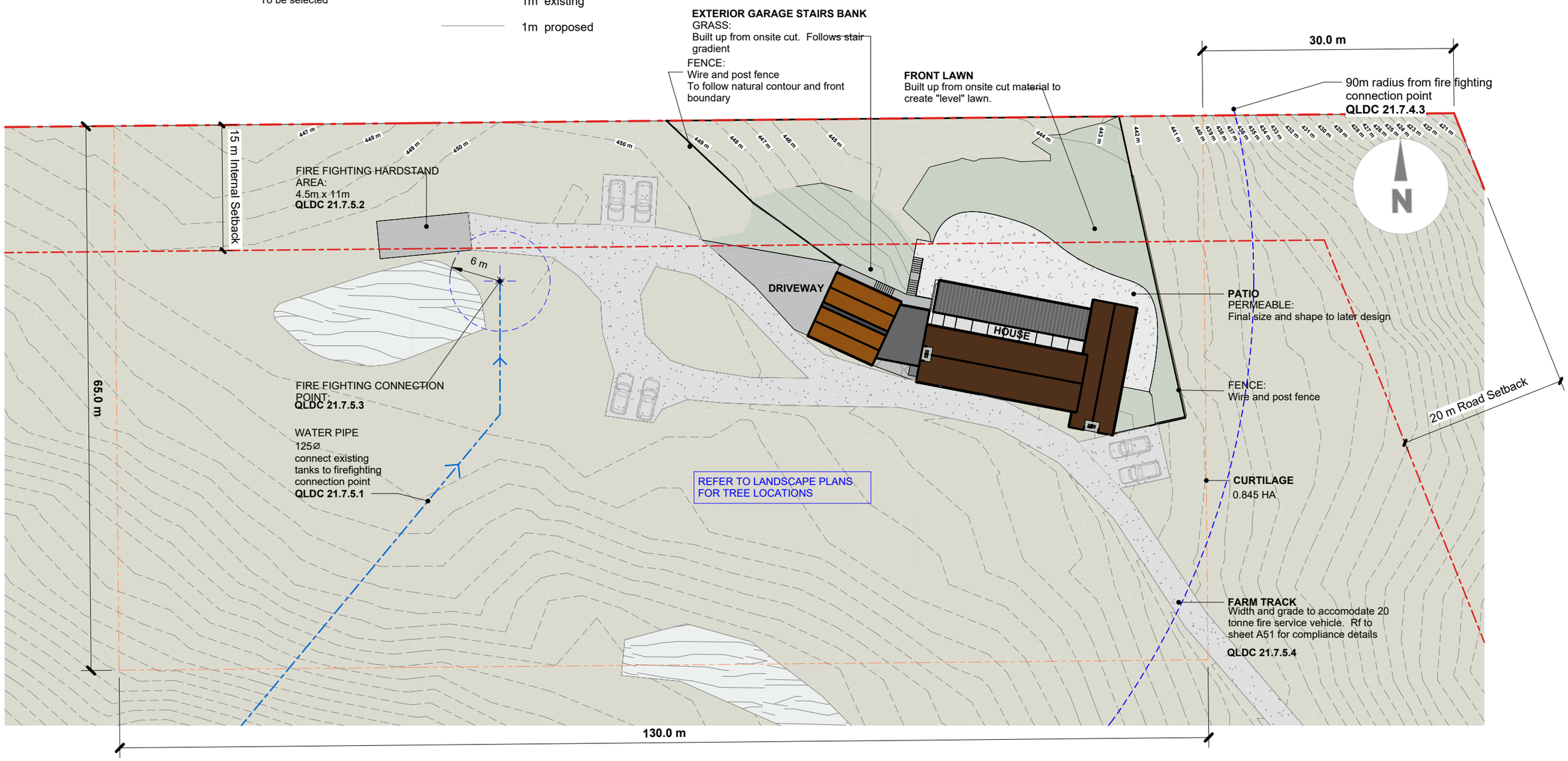
A13

LEGEND :

- TREES
  Indicative only
  Refer to Landscape Plans
- GRASS
- PERMEABLE SURFACE
  to be selected
- EXISTING LANDSCAPE
- DRIVEWAY / PARKING
  Permeable
- DRIVEWAY
  Impermeable
  To be selected
- Property Line
- Setbacks
- Curtilage
- CONTOURS
- 1m existing
- 1m proposed

NOTES :

Refer to A51 for QLDC Planning compliance requirements



1 Site Plan - House

I50 | 1 : 500

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Site - Proposed

PN

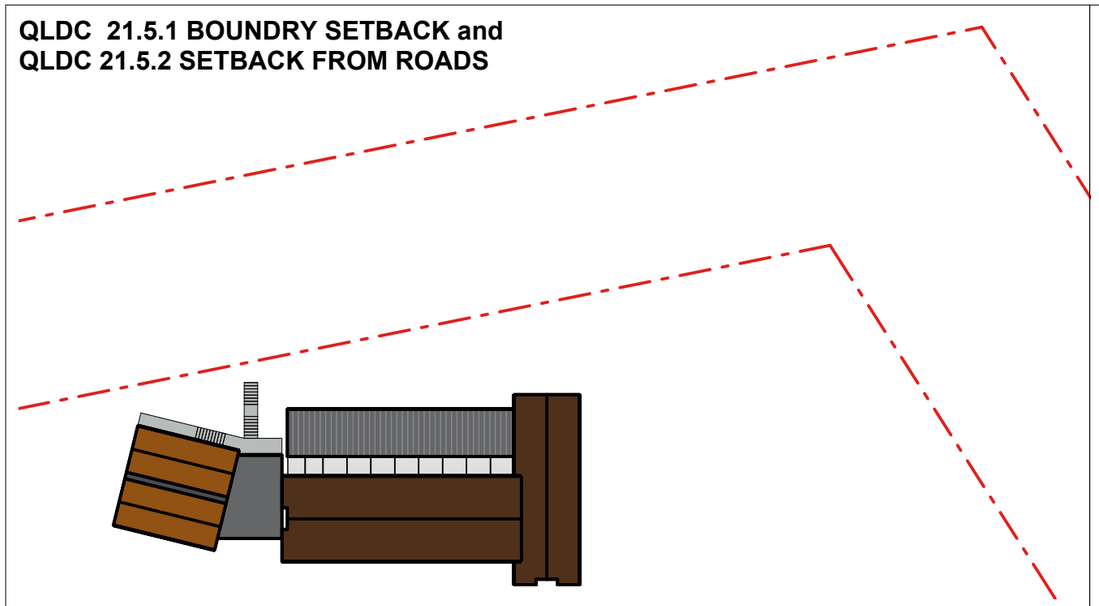
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A50

QLDC 21.5.1 BOUNDRY SETBACK and QLDC 21.5.2 SETBACK FROM ROADS



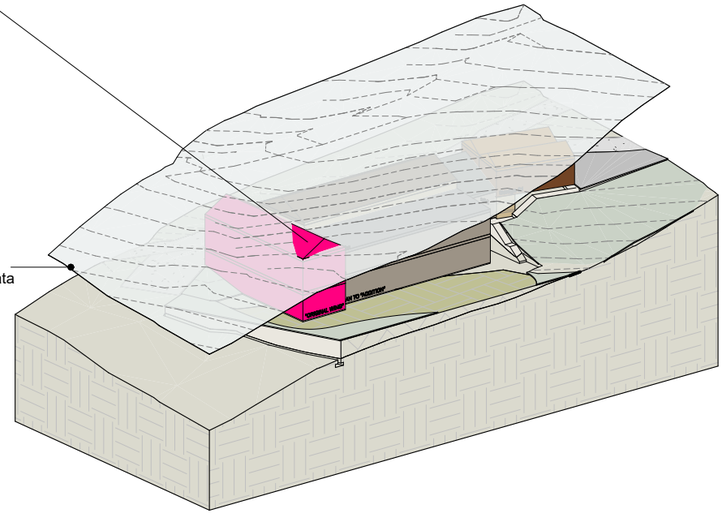
QLDC 21.7.4 MAX HEIGHT

QLDC 21.7.4
BUILDING HEIGHT

DOES NOT COMPLY
Breach of Gable of :
Height : 1.3m
Length : 5.4m

Rf to Sheet J52

8m MAX BUILDING HEIGHT PLANE
Contours from Survey and QLD GIS data



QLDC 21.7.2 BUILDINGS LRV

COMPLIES

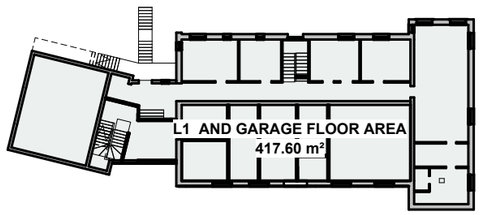
Refer to drawings
- Elevations (I Series)

ASSESSED AS COMPLIANT

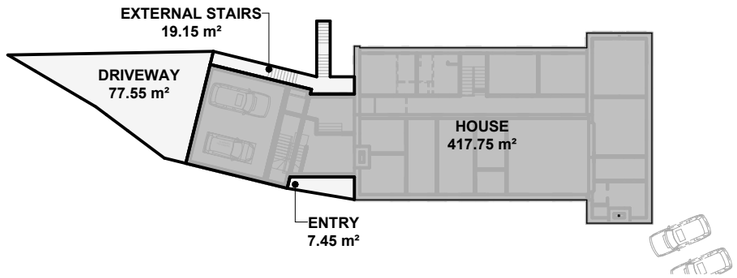
Refer to drawings
- A51 COP - for copper roofing
- A51 SOL - for solar panels

QLDC 21.7.3 BUILDING SIZE

COMPLIES
Floor area does not exceed 500m²



PERMEABLITY



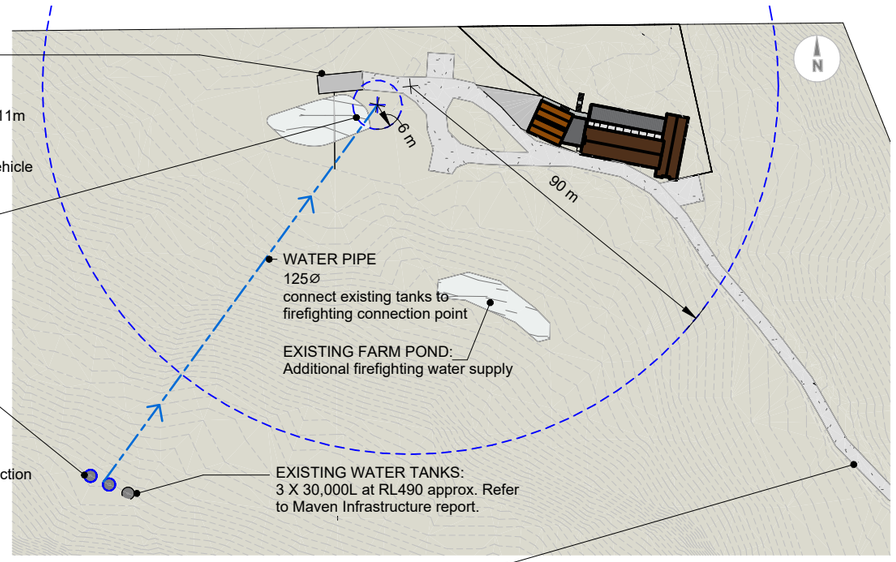
LEGEND :

IMPERMEABLE

HOUSE
417.75 m²

HARD SURFACES
104.15 m²

QLDC 21.7.5 FIREFIGHTING WATER AND ACCESS



QLDC 21.7.5.2
HARDSTAND

Complies as
Hardstand min size : 4.5m x 11m
Hardstand distance to
connection point : max 6m
Able to support a 20 tonne vehicle

QLDC 21.7.5.3
CONNECTION POINT

Complies as
Distance from House is :
More than 6m
Less than 90m
And there is clear access

QLDC 21.7.5.1
WATER STORAGE

Complies as
Min 45,000L
Outlet 1500L/min
Coupling : 100mm female suction

QLDC 21.7.5.4
FIRE FIGHTING ACCESS

COMPLIES
Vehicle size : 20 tonne fire service vehicle
Start : boundary
Finish : hardstand area
Refer to separate ROW application

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Town Planning Compliance

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A51

ASSESSMENT OF COPPER ROOF COMPLIANCE

RELEVANT CLAUSE(S)

QLDC 21.7.2.1

Any building,.. new, .. are subject to the following:

All exterior surfaces* must be coloured in the range of browns, greens or greys, including ;

21.7.2.1 Pre-painted steel and all roofs must have a light reflectance value not greater than 20%, ...

WEATHERING OF COPPER CLADDING

Copper cladding colour changes over time.

To assess if it complies with the district plan clause above, refer to this sheet.

Copper's reflectance value, is dependent on many environmental factors.

A general chart showing typical changes, estimated light reflectance value, and its compliance with the required values is shown below.

The case studies provide examples of actual copper weathering within the Wakatipu basin.

It can be concluded it takes 100 years or so for copper patinas to reach the black or dark bronze stage in the Wakatipu and climate with no sign of the blue green verdigris due to low pollution, inland location, low humidity and rainfall. [1]

References and notes:

[1] The chemistry of copper patination https://www.sciencedirect.com/science/article/abs/pii/S0010938X98000936#preview-section-references

[2] Due to camera and screen setting variations, the copper stages from the chart below are used as reference.

CASE STUDY 01

WAKATIPU BASIN
Location : -44.9712, 168.8229
2006 : Existing dwelling
2025 : Additions and alterations



DARK BRONZE AGING [2]
94 YEARS

BLACK STAGE [2]
20 YEARS

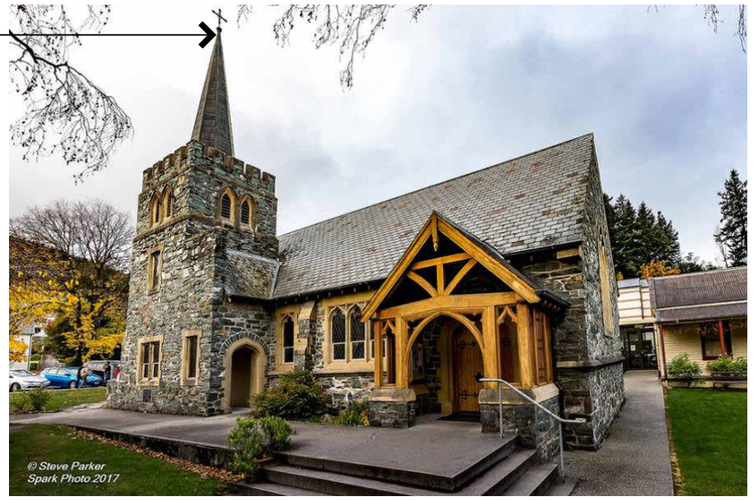
BROWN OXIDATION [2]
2-4 WEEKS

NEW BRIGHT [2]
LESS THAN 2 WEEKS WITH RAINFALL

Existing 20 year old dwelling with a copper roof with new addition and roofing completed in 2025

CASE STUDY 02

ST PETERS CHURCH
QUEENSTOWN
1932



It is assumed the spire cladding has not been replaced and its age suggests it would not have been subject to modern coatings to halt the patina process.

TYPICAL APPEARANCE OF COPPER CLADDING OVER TIME[3]



[3] **Source of LVR values :**
Online total daylight reflectance calculator
Optical & Thermal Testing Laboratory (SAC-SINGLAS accredited)
https://www.otm.sg/daylight-reflectance-calculator

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A51 COP

ASSESSMENT OF SOLAR PANEL COMPLIANCE

RELEVANT CLAUSE(S)

QLDC 21.7.2

Any building,.. new, .. are subject to the following:
All exterior surfaces* must be coloured in the range of browns, greens or greys, including ;

21.7.2.2 All other surface ** finishes except for schist, must have a light reflectance value of not greater than 30%.

* Excludes soffits, windows and skylights (but not glass balustrades).

** Includes cladding and built landscaping that cannot be measured by way of light reflectance value but is deemed by the Council to be suitably recessive and have the same effect as achieving a light reflectance value of 30%.

LOCATION OF SOLAR PANELS

The solar panels are located on the "New Addition" roof. The roof pitch is 4°. Refer to axonometric fig 1 below.

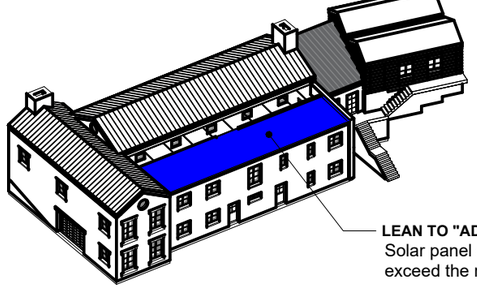


Fig 01 Solar panel location

LRV OF SOLAR PANELS

LRV values of solar panels are not readily available.

The proposed solar panel types are typically made with black coloured cells below a clear top sheet.

The black cells would indicate a low reflectance value that would not be greater than 30%, as required by 21.7.2.

Sunlight reflection data has been obtained from It has come from ITP Renewables (who are Australia 's longest running, independent, renewable energy consultancy). They prepare glint and glare assessments for solar projects. Rf to Figure 02.

The value of reflected sunlight compared to other materials can also give guidance on the effect the top sheets could have on LVR.

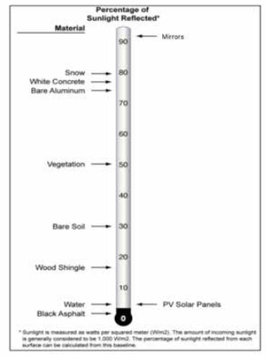


Figure 3: Typical percentage of sunlight reflected from different surfaces[2]

Fig 02 Solar panel reflected sunlight

COLOUR OF SOLAR PANELS

The overall colour of solar panels are very dark and can be hard to see on a dark roof.

The Department of Conservation has used photo-voltaic laminate on Dumpling Hut on the Milford Sound track, and blends in with the dark roof.
Rf to Figure 03.

SOLAR PANEL TYPE AND INSTALLATION

The type of solar panel and installation will follow the slope of the roof. Two options are given below. The final selection will depend on availability and compatibility with the roofing.

LAMINATE SOLAR PANELS

Option one are solar panels known as laminate panels. They are thin and installed between the ribs of corrugated roofing.

This also contributes to the low visibility of the solar panels. Rf to Figure 03



Fig 03 - Dumpling Hut

BRACKET AND CLIP SOLAR PANELS

Option two are solar panels mounted to clips and rails that attach to the roofing. Rf to fig 04

Clips and brackets are generally hidden. Colour of brackets to match the roofing as closely as possible and have a LRV < 20%.



Fig 04 Solar Panels Typical Installation

CONCLUSION

We propose the LRV of solar panels be deemed by the council as suitably recessive, as per QLDC 21.7.2**

We propose the overall colour perception of the laminate solar panel can be compared to a dark grey similar in LVR of the roof surface it is placed on thus satisfying QLDC 21.7.2

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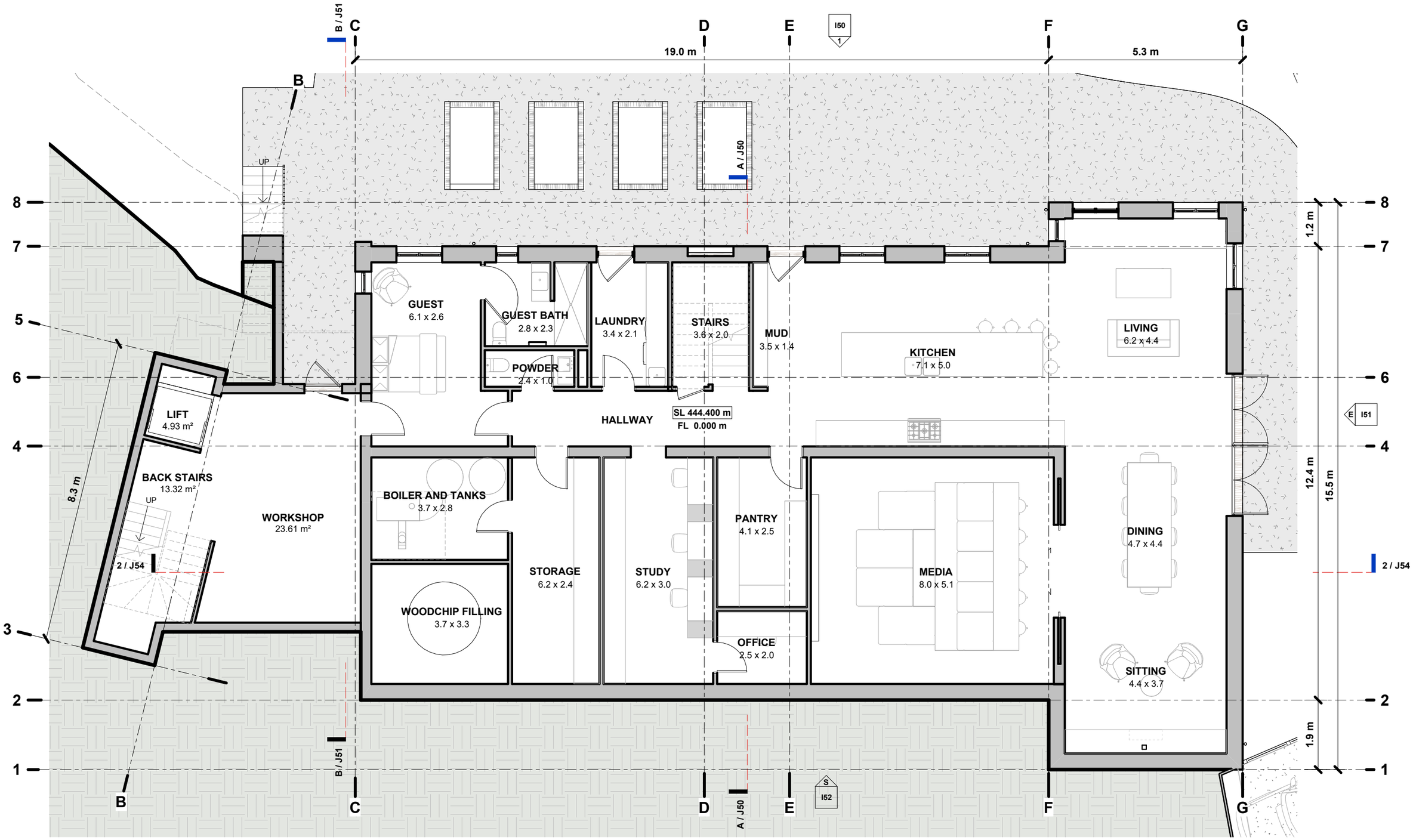
Town Planning Compliance - Materials - Roofing - Solar Panels

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A51 SOL



1 Level 0 Living

I50 | 1 : 100

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RESOURCE CONSENT

General Arrangement - Ground Level - Proposed

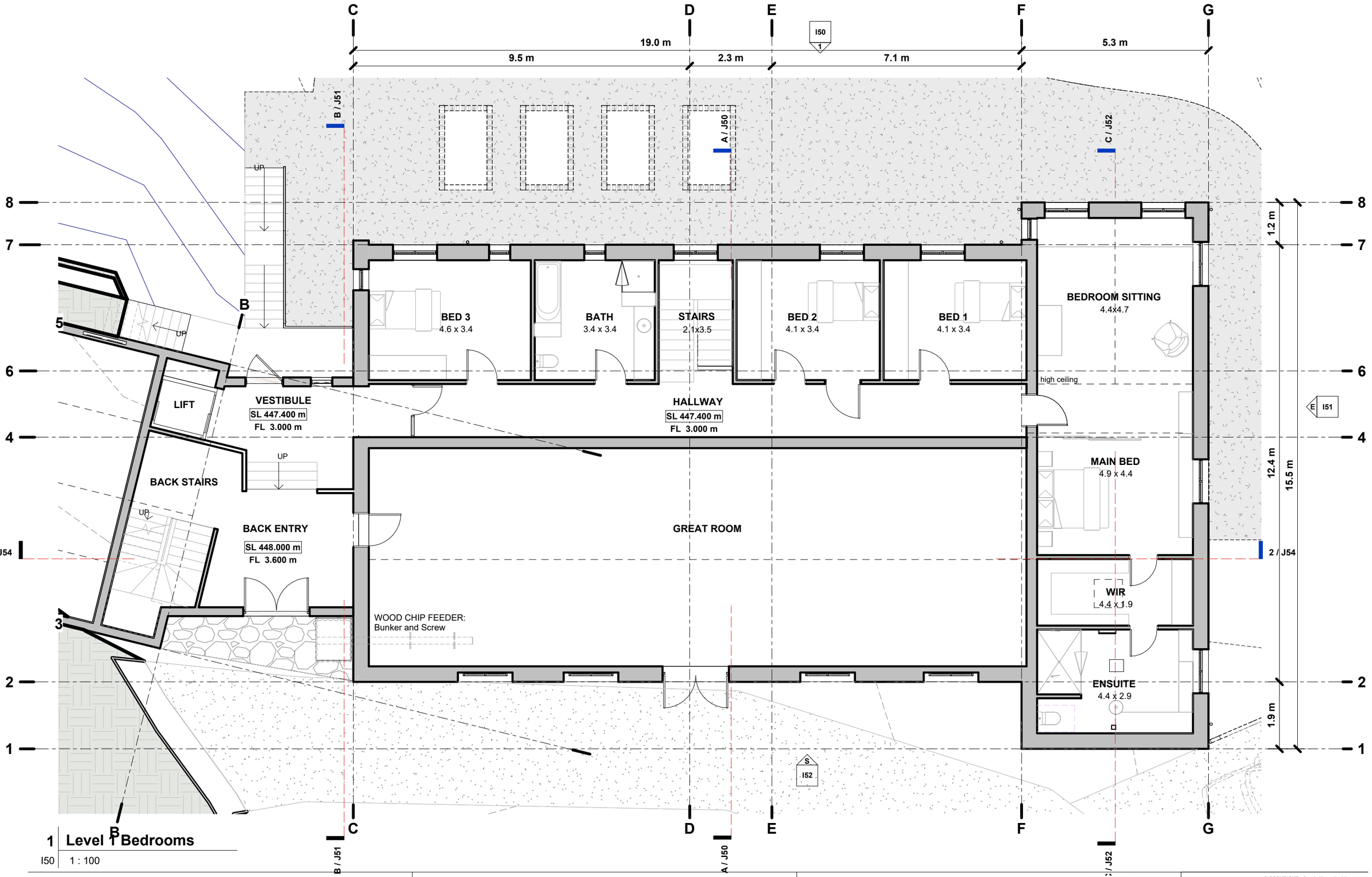
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B50



1 | Level 1 Bedrooms

I50 | 1 : 100

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RESOURCE CONSENT

General Arrangement - Upper Level - Proposed

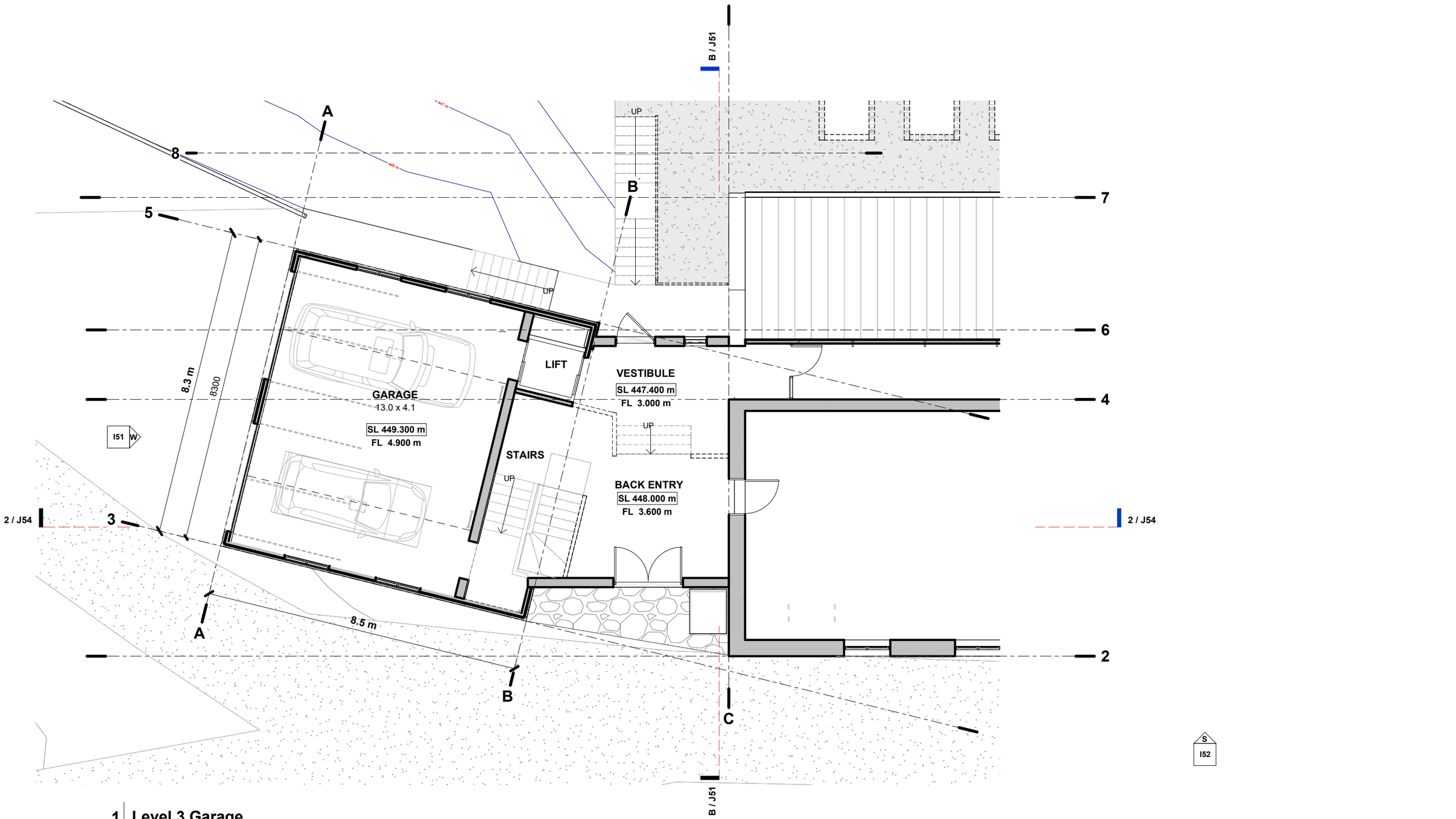
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1 Level 3 Garage

I51 1 : 100

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WIP Client		21/12/24

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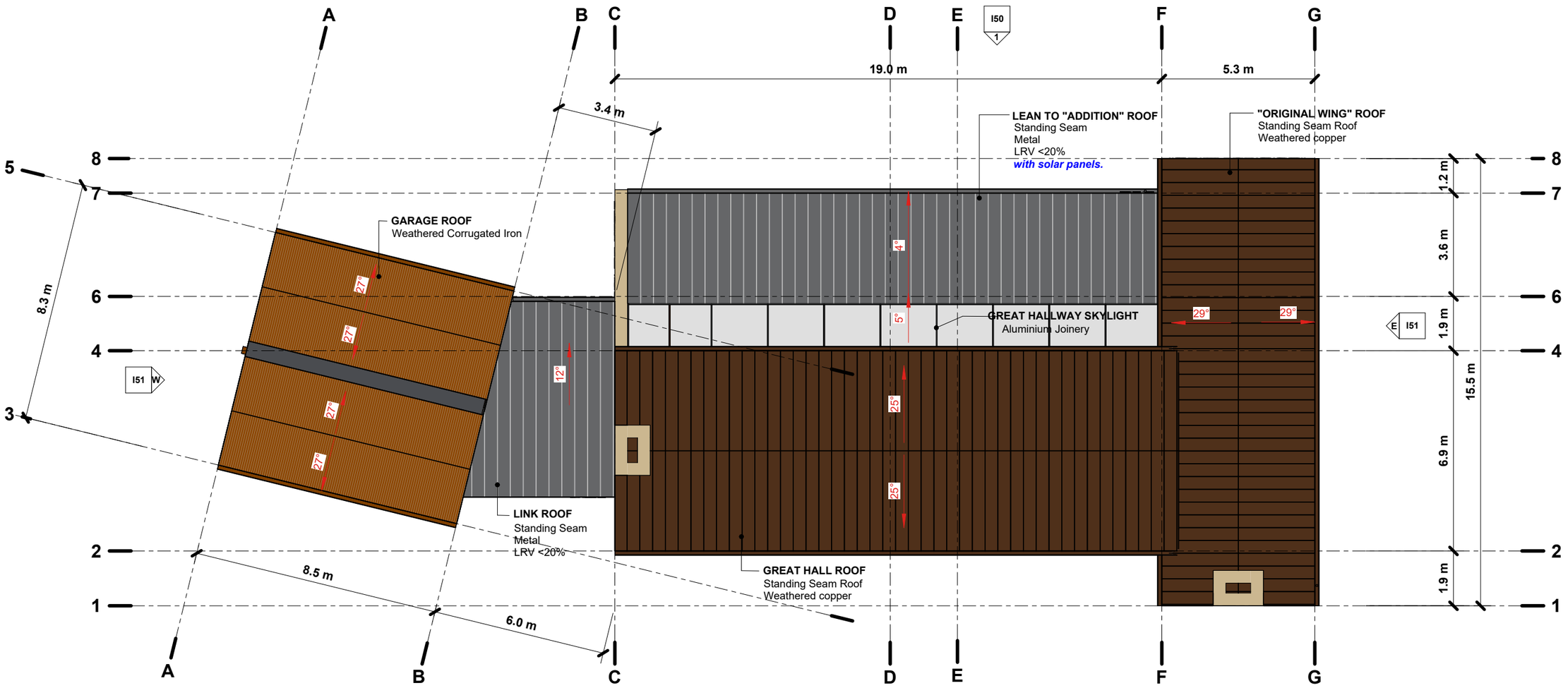
General Arrangement - Garage

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B52



1 Roof Plan

1 : 150

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RESOURCE CONSENT

Roof Plan

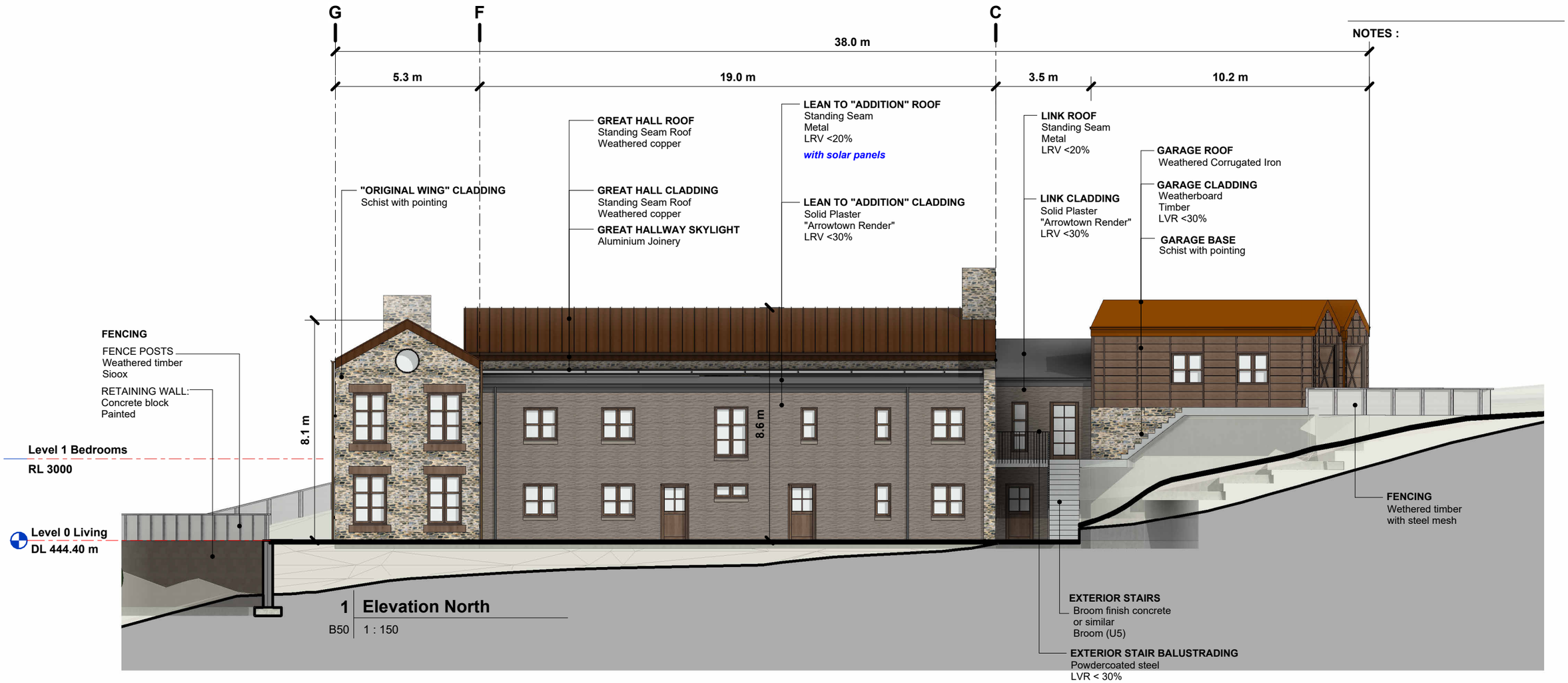
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PN

G60



1 **Elevation North**

B50 1 : 150

NOTES :

LEGEND



RETAINING WALL
Concrete Block
Finish : Painted
Colour : LRV <30%.
as required by QLDC 21.7.2



STANDING SEAM ROOF
Weathered Copper.
Rf to Sheet A51 COP for reflectance values



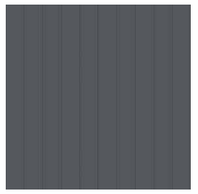
SCHIST WITH POINTING
LVR: N/A
Rf QLDC 21.7.2.2



SOLID PLASTER
Texture : "Arrowtown Render"
Colour : LRV < 30%
as required by QLDC 21.7.2



SOLAR PANELS
Rf to Sheet A51 SOL for details



STANDING SEAM METAL
Colour : LVR <20%
as required by QLDC 21.7.2



WEATHERED CORRUGATED IRON
LRV: 3-18 APPROX*



WEATHERBOARD
Bevelback
Natural finish
Assume LVR <30%

*** Source of LVR values :**
Online total daylight reflectance calculator
Optical & Thermal Testing Laboratory (SAC-SINGLAS accredited)
https://www.otm.sg/daylight-reflectance-calculator

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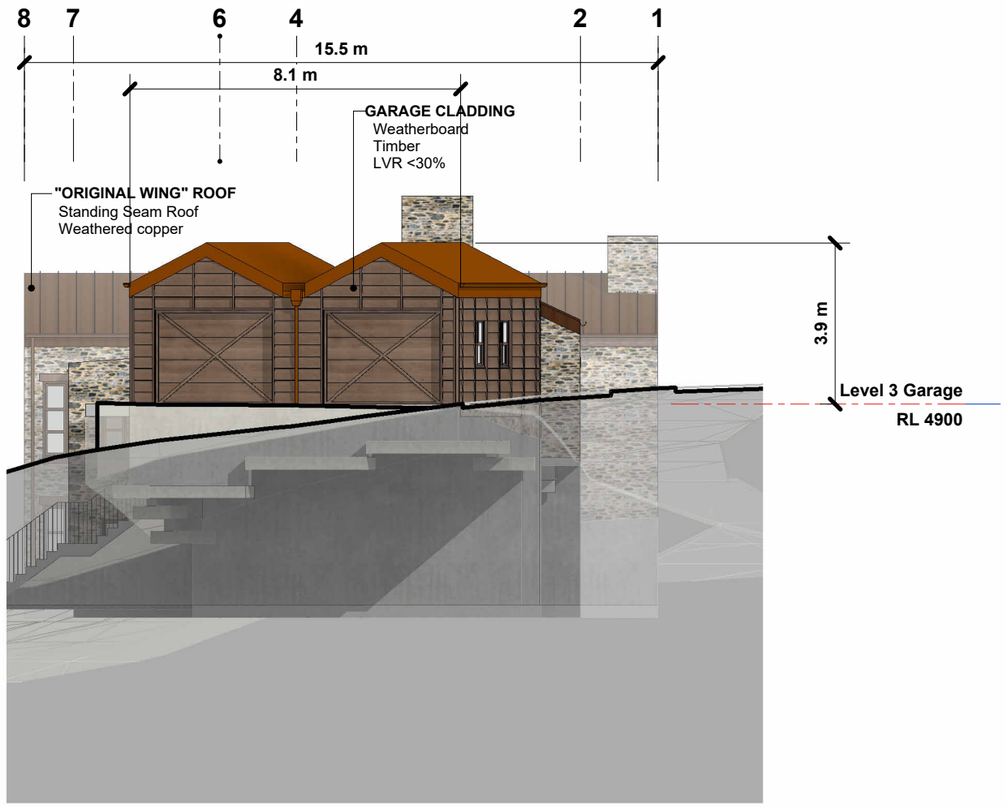
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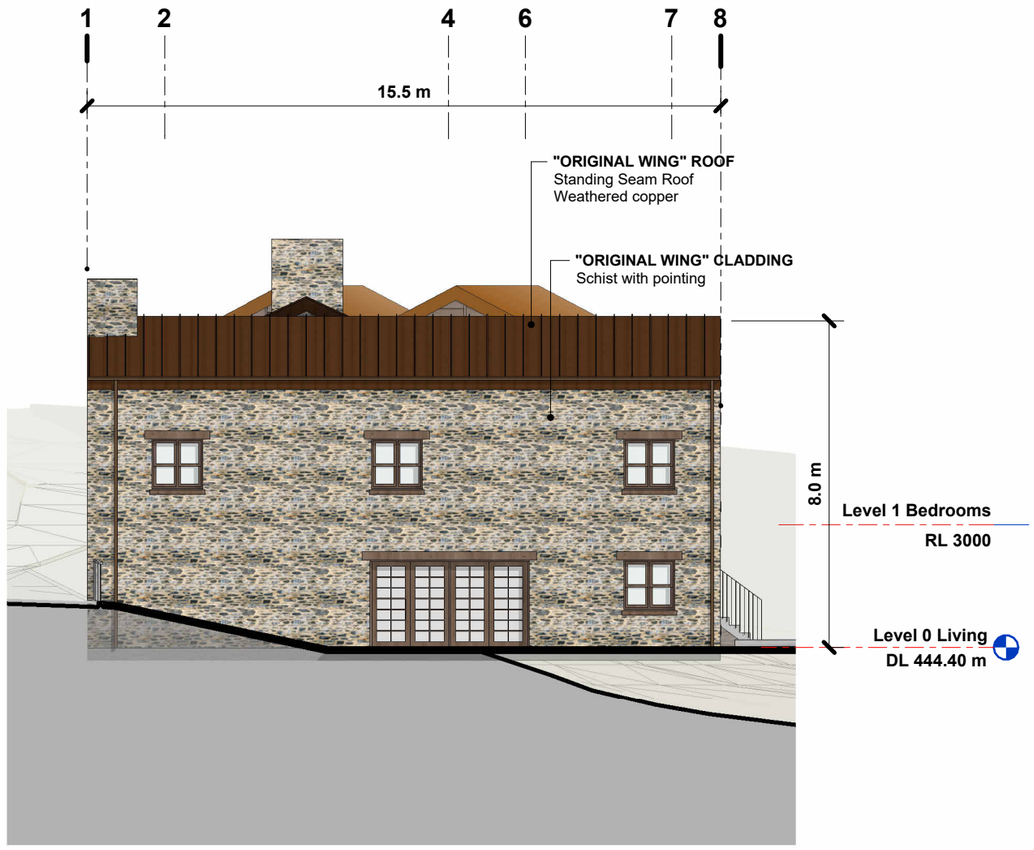
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I50



W Elevation West

B52 | 1 : 150



E Elevation East

B50 | 1 : 150

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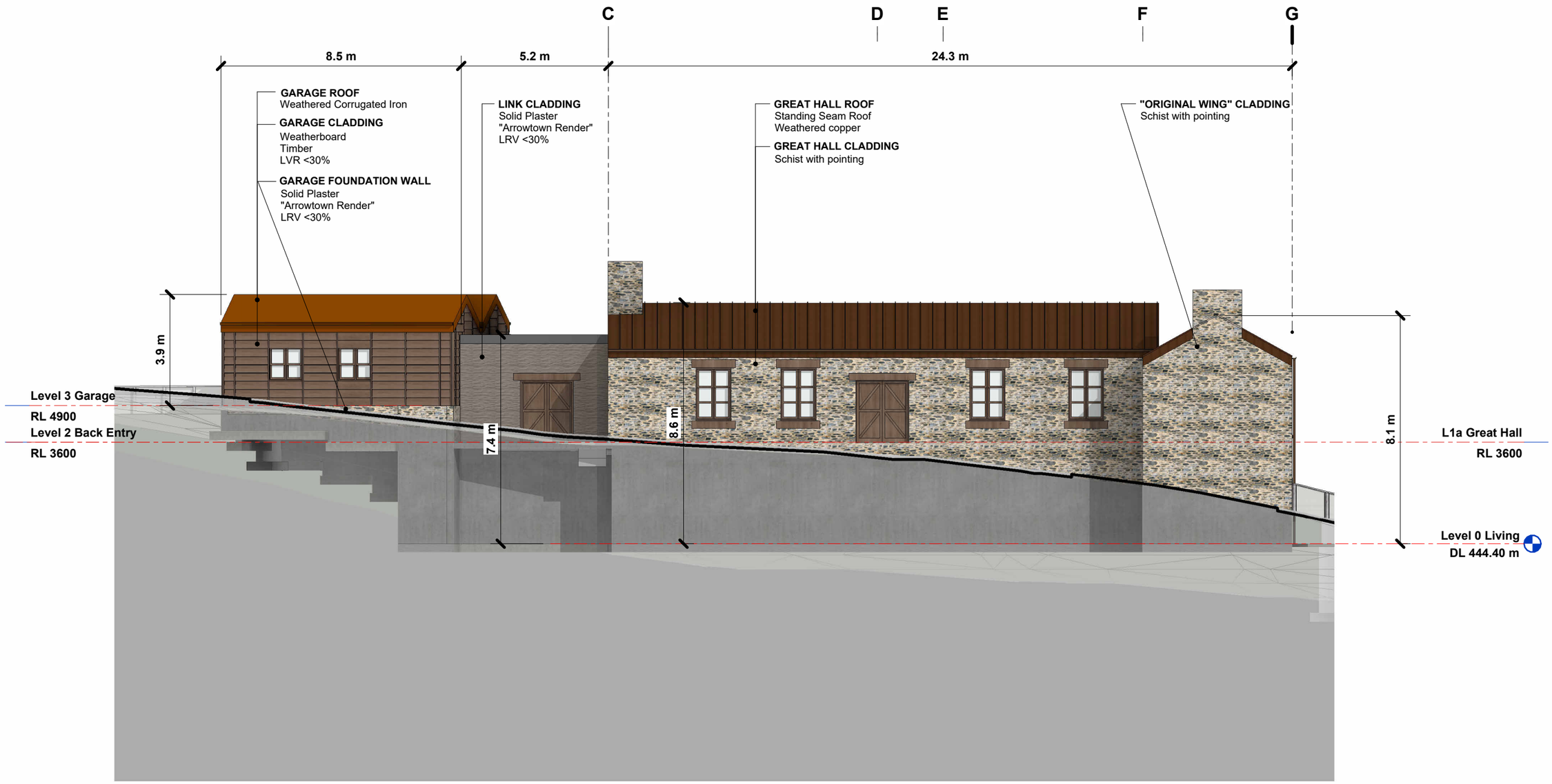
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S | Elevation South

B50 | 1 : 150

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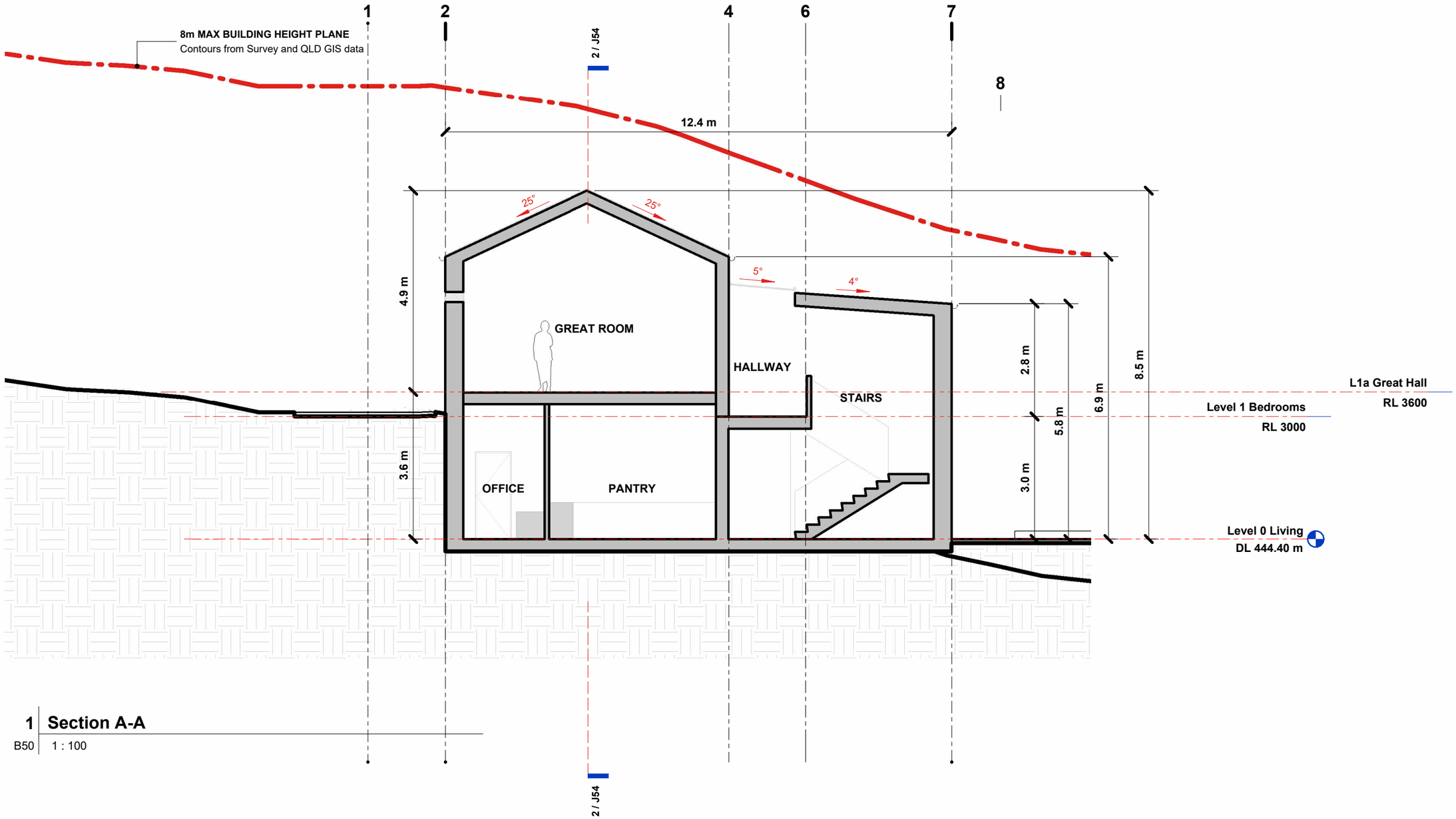
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1 **Section A-A**

B50 1 : 100

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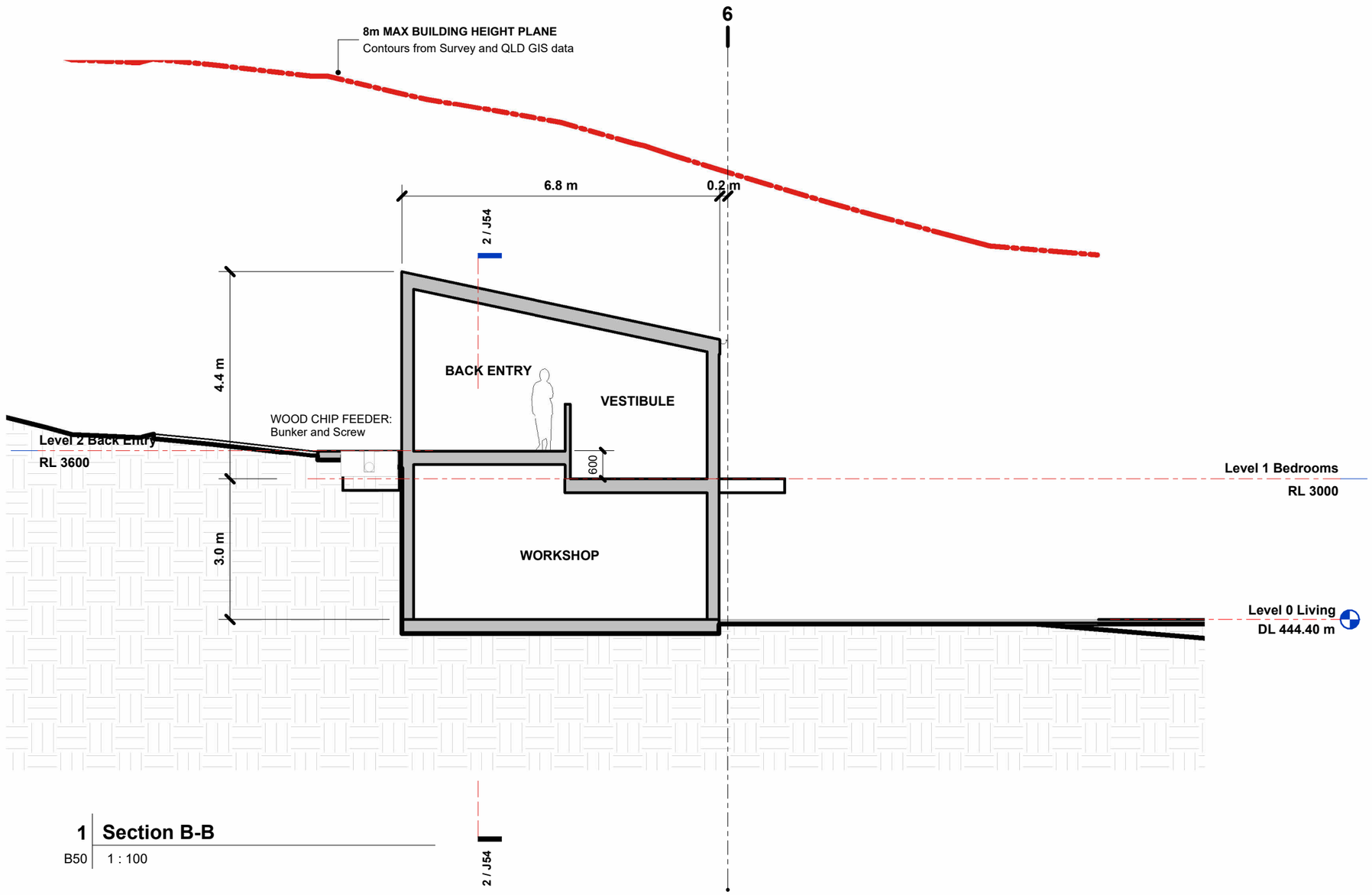
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1 Section B-B

B50 | 1 : 100

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Draft Pre App	E	18/03/26

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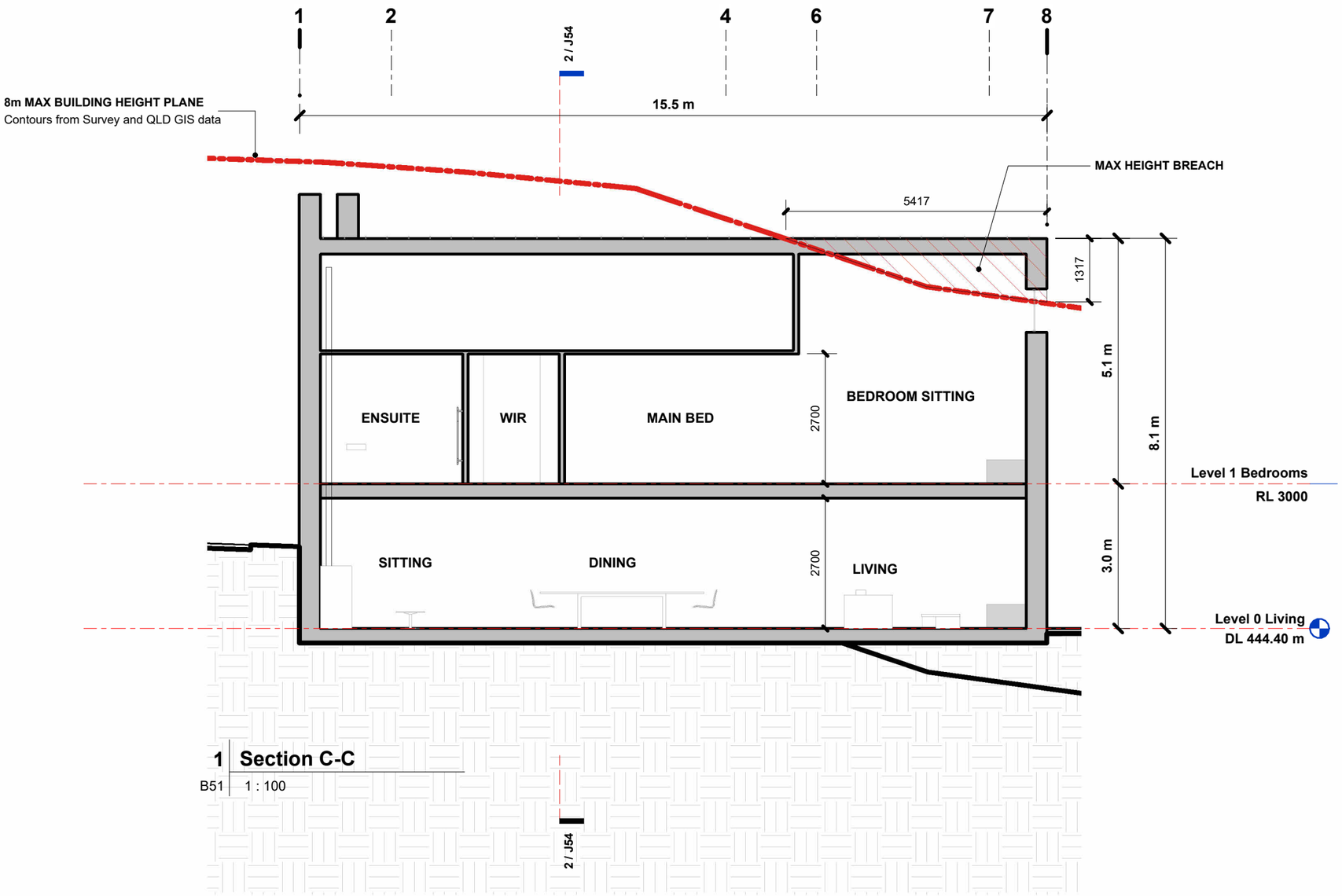
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1 Section C-C

B51 1 : 100

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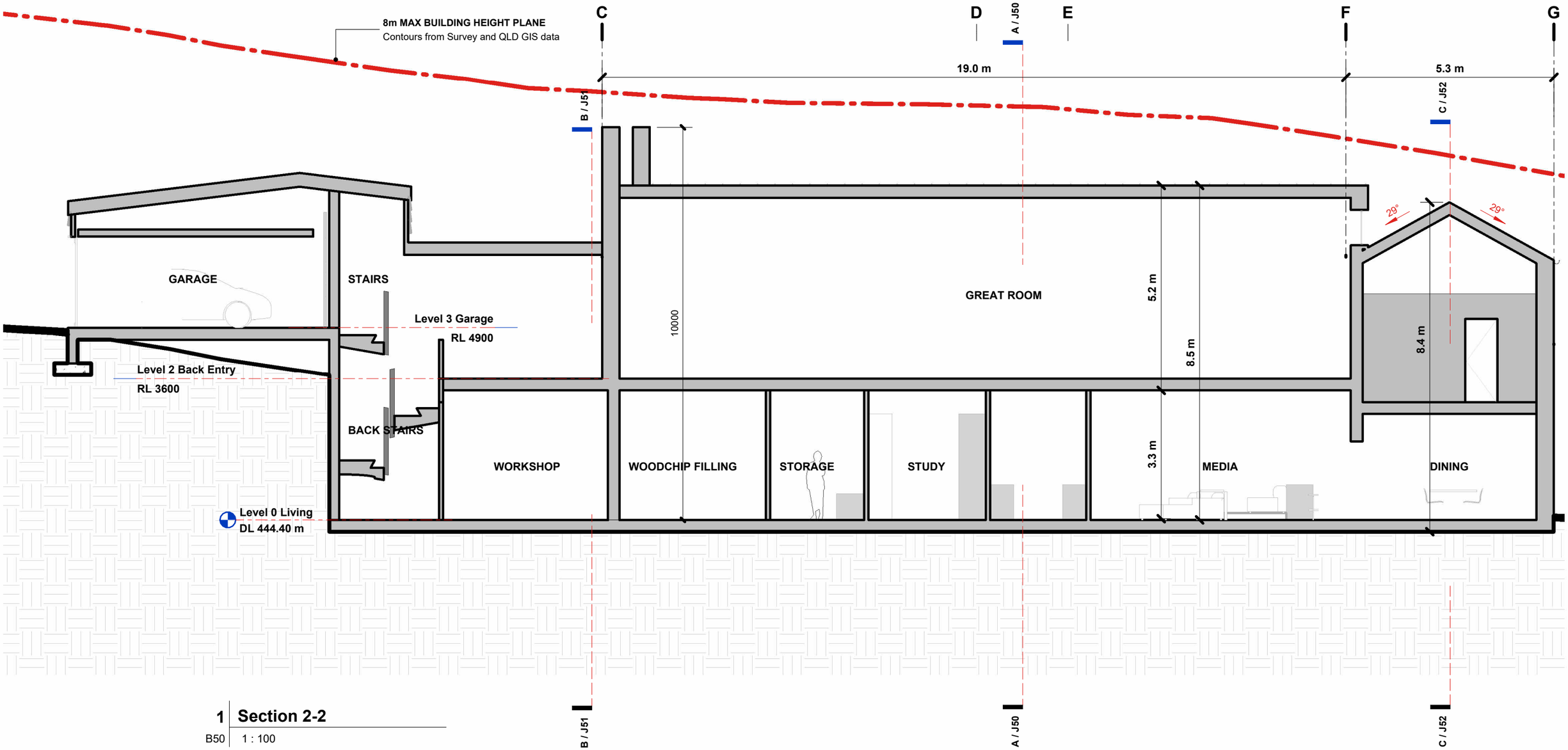
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1 **Section 2-2**
B50 1 : 100

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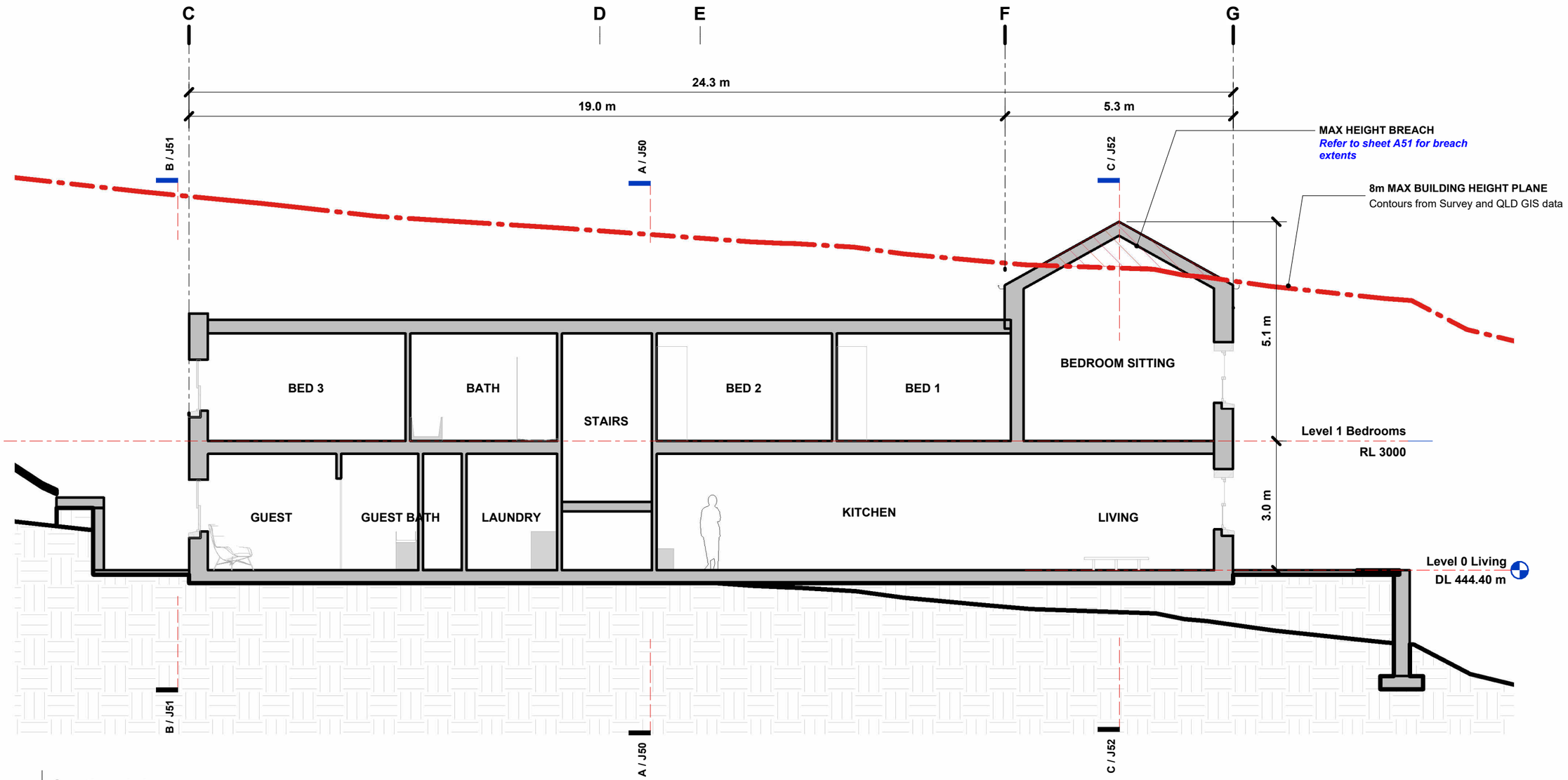
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1 Section 1-1

1 : 100

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