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SHEET NO.	REV.	SHEET NAME	REVISION DESCRIPTION	ISSUE DATE
B9.01	**04**	Resource Consent - Location	Resource Consent Issue - V2	17/06/26
B9.02	**06**	Resource Consent- Site	Resource Consent Issue - V2	17/06/26
B9.20	**04**	Resource Consent - Plan Level 0 (Arrow Lane)	Resource Consent Issue - V2	17/06/26
B9.21	**07**	Resource Consent - Plan Level 1	Resource Consent Issue - V2	17/06/26
B9.22	**05**	Resource Consent - Plan Level 2	Resource Consent Issue - V2	17/06/26
B9.23	**05**	Resource Consent - Roof Plan	Resource Consent Issue - V2	17/06/26
B9.30	**07**	Resource Consent - Elevation	Resource Consent Issue - V2	17/06/26
B9.31	**08**	Resource Consent - Elevation	Resource Consent Issue - V2	17/06/26
B9.60	**04**	Resource Consent - Character Trees	Resource Consent Issue - V2	17/06/26
B9.61	**04**	Resource Consent - Landscape Plan	Resource Consent Issue - V2	17/06/26
B9.63	**04**	Site Coverage Calculations	Resource Consent Issue - V2	17/06/26
B9.64	**04**	Site Max Height Visualisation	Resource Consent Issue - V2	17/06/26
B9.70	**05**	Preliminary - Areas	Resource Consent Issue - V2	17/06/26
R01	**02**	Rendering	Resource Consent Issue - V2	17/06/26
R02	**02**	Rendering	Resource Consent Issue - V2	17/06/26
R03	**02**	Rendering	Resource Consent Issue - V2	17/06/26
R04	**02**	Rendering	Resource Consent Issue - V2	17/06/26
R05	**02**	Rendering	Resource Consent Issue - V2	17/06/26
R06	**02**	Rendering	Resource Consent Issue - V2	17/06/26
R07	**02**	Rendering	Resource Consent Issue - V2	17/06/26
R08	**02**	Rendering	Resource Consent Issue - V2	17/06/26
R09	**02**	Rendering	Resource Consent Issue - V2	17/06/26
XB9.62	**04**	Site Overland Flow Path	Resource Consent Issue - V2	17/06/26



Resource Consent Issue - V2
Description

Document Issues

BCA	C = Contractor	E = Engineer	F = Fire Eng	G = Geotech	MEP = Mech Ele Plumb	P = Principal	Q = QS	R = Review In house	S = Surveyor

Num	Date	Description	Issued to
03	**17/03/26**	**RC Consultant Issue**	
04	**07/05/26**	**Resource Consent Issue**	
05	**27/05/26**	**Client Requests**	
06	**08/06/26**	**Client Email 080626**	
07	**17/06/26**	**APAG final**	
08	**07/09/26**	**Resource Consent Issue - V2**	**QLDC**

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7/09/2026 3:28:05 pm

08
Issue Number

07/09/26
Issue Date

2521
File

-	SITE INFORMATION

SITE ADDRESS: 2 Arrow Lane Arrowtown

LEGAL DESCRIPTION:
LOT: Deposited Plan:

Parcels and Property - Prop ID: 9909

Zoom to

2 ARROW LANE ARROWTOWN 9302

Property ID: 9909

Appellation: Lot 2 DP 19690

Assessment Number: 2918227600A

Land Value: 1,500,000.00

Improvements Value: 100,000.00

Capital Value: 1,600,000.00

Titles: OT12B/626, OT12B/627, OT12B/628

Land Area: 921.00

Improvement Description: OI UNIT

Property Status: C

Parcel Status: Current

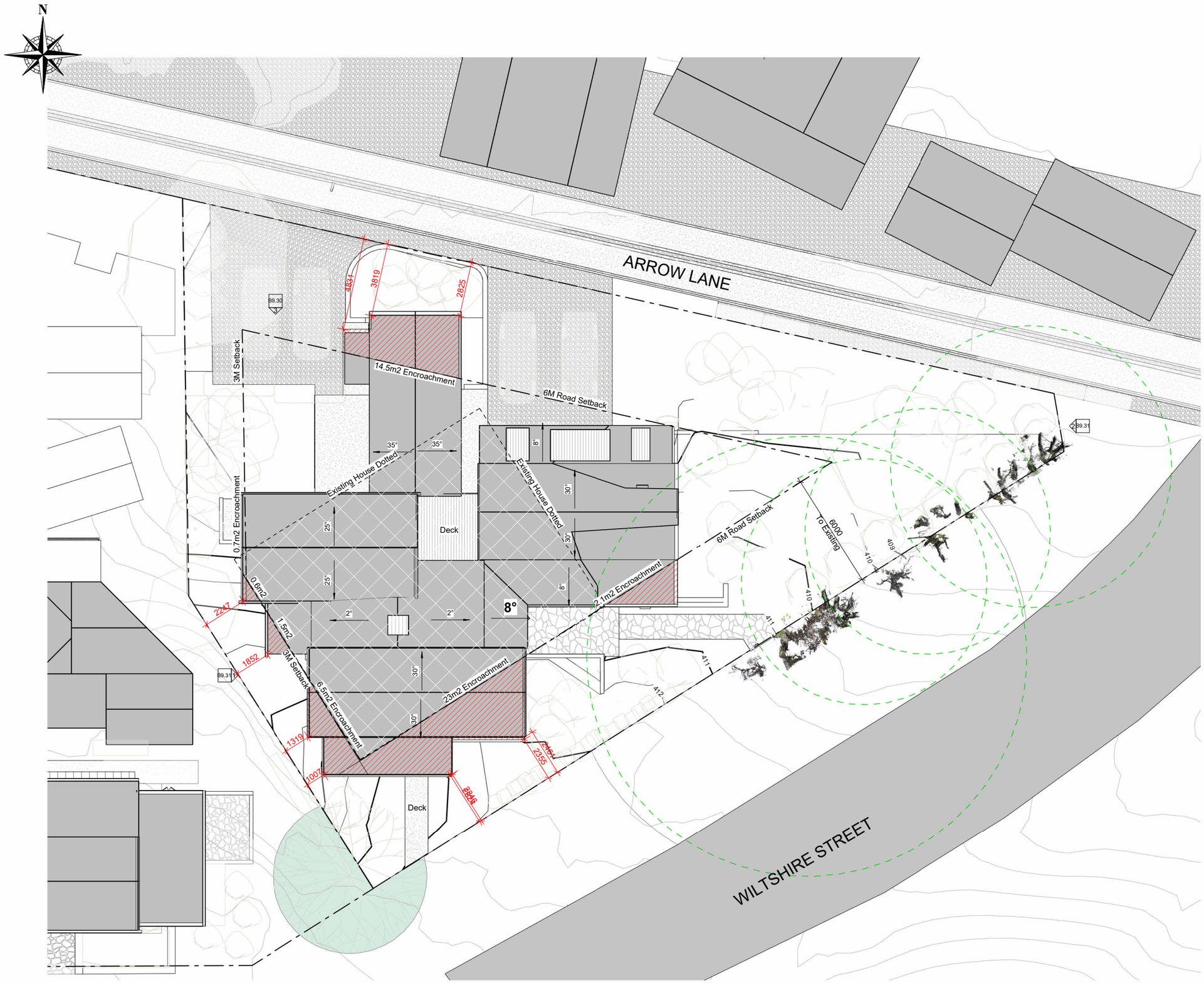
Parcel ID: 3143496

Statutory Actions:

1 of 3



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		NOT FOR CONSTRUCTION	REV DATE NOTE 7/09/2026 3:28:06 pm		C:\Users\Matt\Documents\2521 Project_Option2_matthewE7EB8.rvt	DRAWING NUMBER	REV



1 Plan - Preliminary - Site Copy 1
1 : 100 @ A1

-	**SITE INFORMATION**

SITE ADDRESS: 2 Arrow Lane Arrowtown

LEGAL DESCRIPTION:
LOT: Deposited Plan:

PLANNING ZONE

Arrowtown Residential Historic Management, with Arrowtown Town Centre Transition Overlay

SITE COVERAGE/BUILDING FOOT PRINT

SITE AREA: 917 m²
BUILDING AREA: 302 m²
BUILDING COVERAGE: 33%
BUILDING + IMPERMEABLE AREA COVERAGE:
302 m² + 82 m² = 42%

BUILDING SET BACKS

Road Boundary - 6m
Internal Boundary - 3m

MAXIMUM HEIGHT

5m

RECESSION PLANE

No Recession Planes

Character Trees

Sycamore

Existing Building Footprint

10.5.5 Road Boundary Setbacks

Where existing buildings (other than accessory buildings) are already located on the site - the shortest distance from the road boundary to the building (other than an accessory building) measured at right angles to the front boundary; or

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06	07/09/26	Resource Consent Issue - V2
05	17/06/26	APAG final
04	07/05/26	Resource Consent Issue

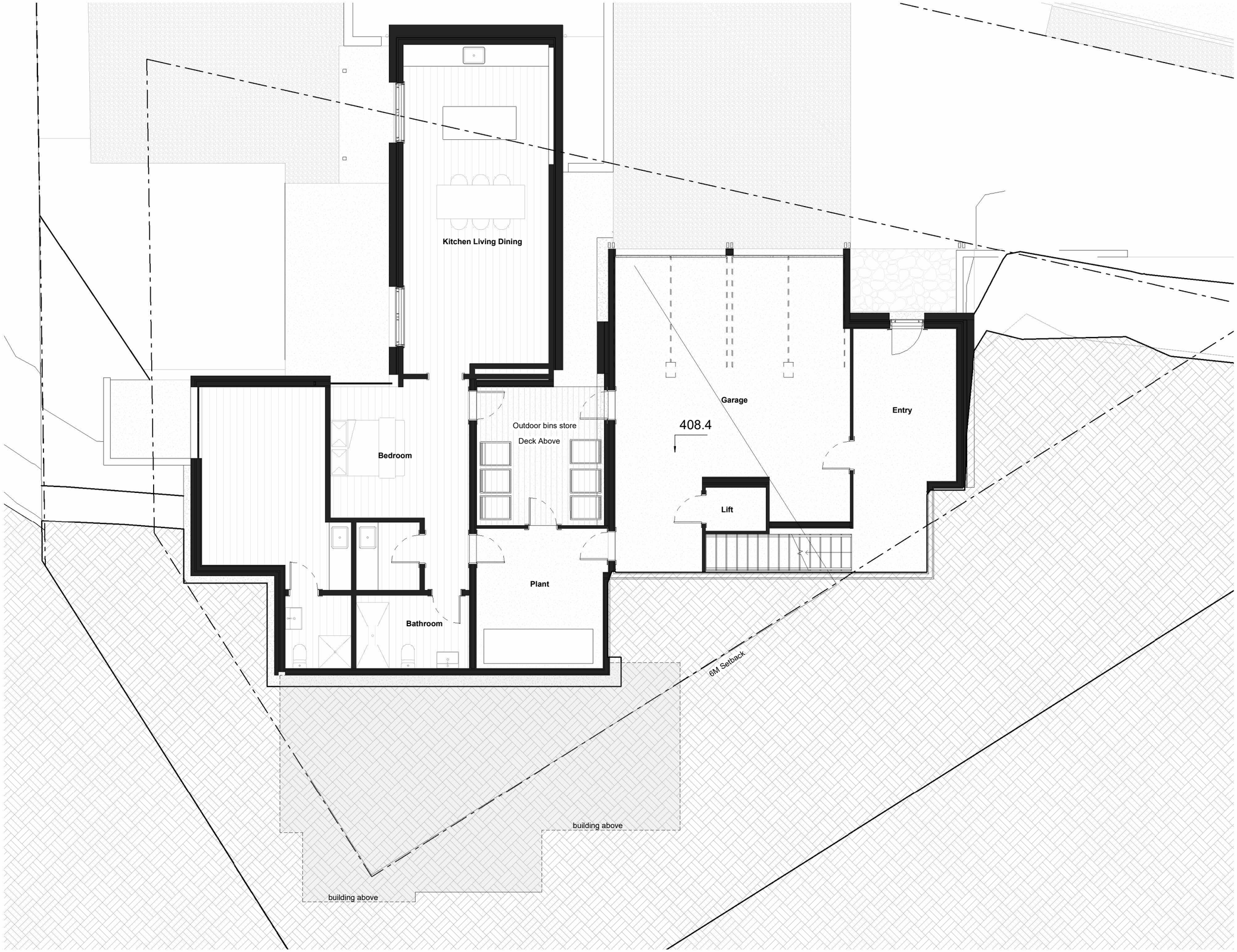
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Resource Consent- Site | B9.02 | 06

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2 Plan - Resource Consent - Level 0
1 : 50 @ A1

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03	17/06/26	APAG final
02	07/05/26	Resource Consent Issue

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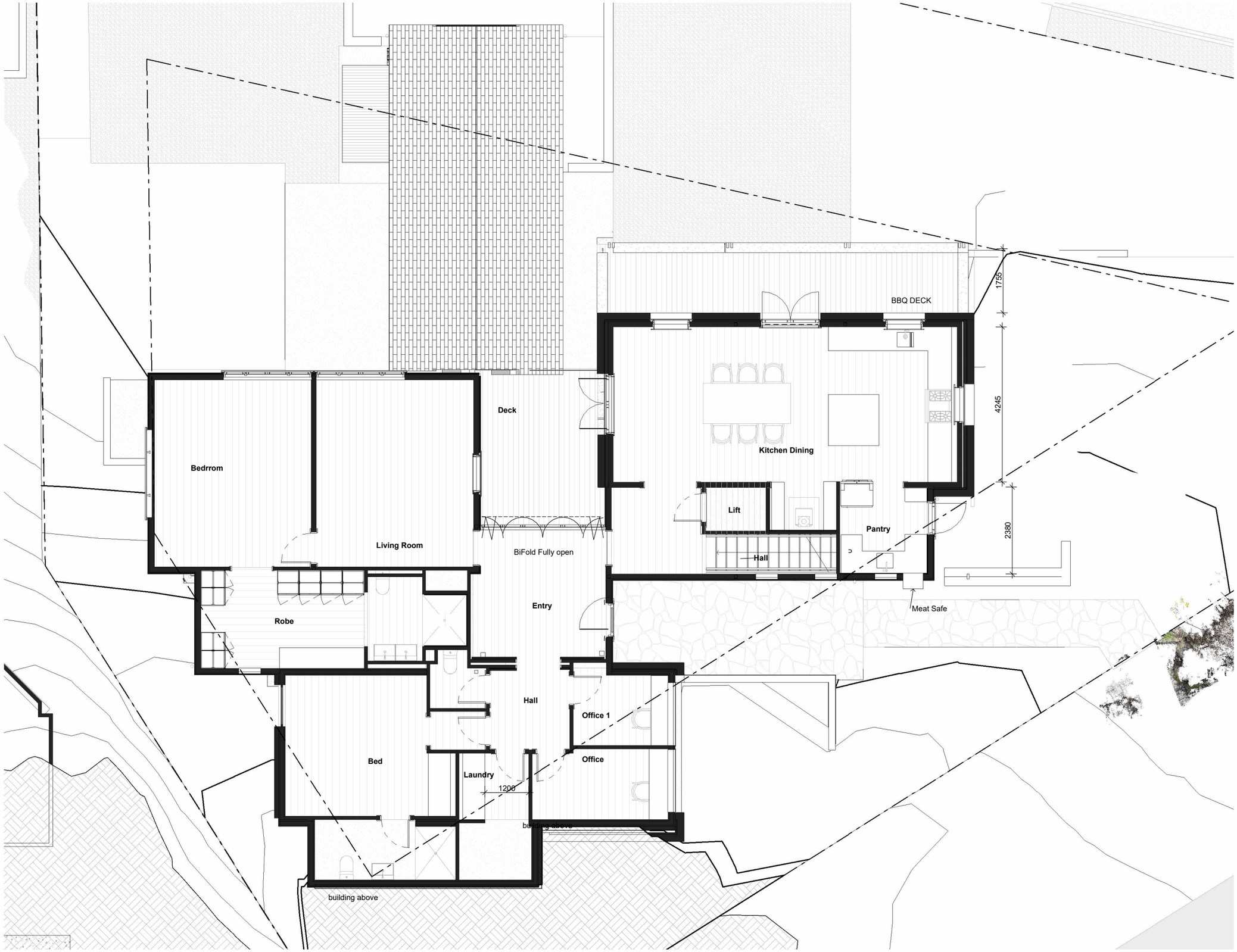
Resource Consent - Plan Level 0 (Arrow Lane)

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DRAWING: B9.20

NUMBER: 04

REV



1 Plan - Resource Consent - Level 1
1 : 50 @ A1

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07	07/09/26	Resource Consent Issue - V2
06	17/06/26	APAG final
05	08/06/26	Client Email 080626

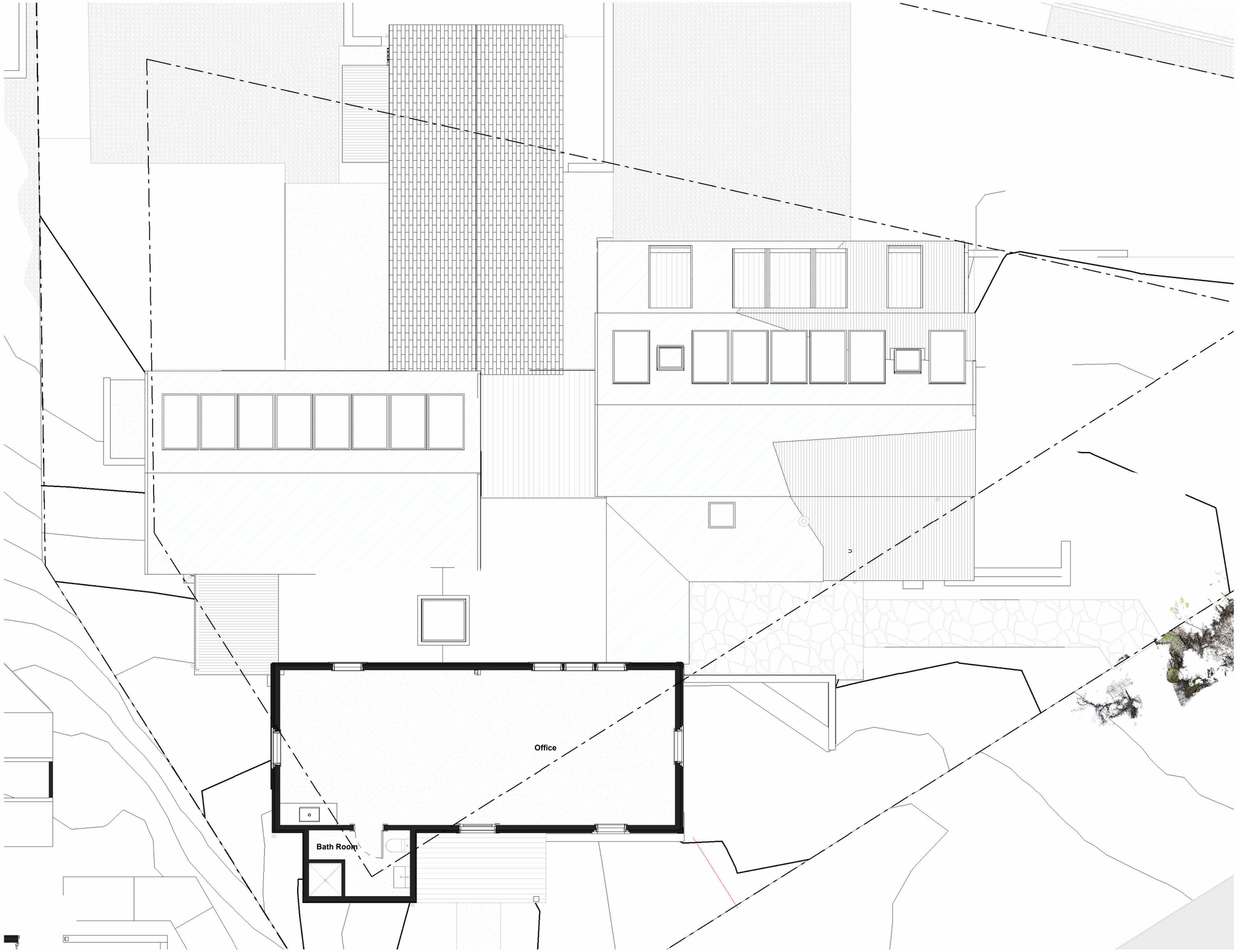
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Resource Consent - Plan Level 1 | **B9.21** | **07**

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1 Plan - Resource Consent - Level 2
1 : 50 @ A1

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REV	DATE	NOTE
05	07/09/26	Resource Consent Issue - V2
04	17/06/26	APAG final
03	07/05/26	Resource Consent Issue

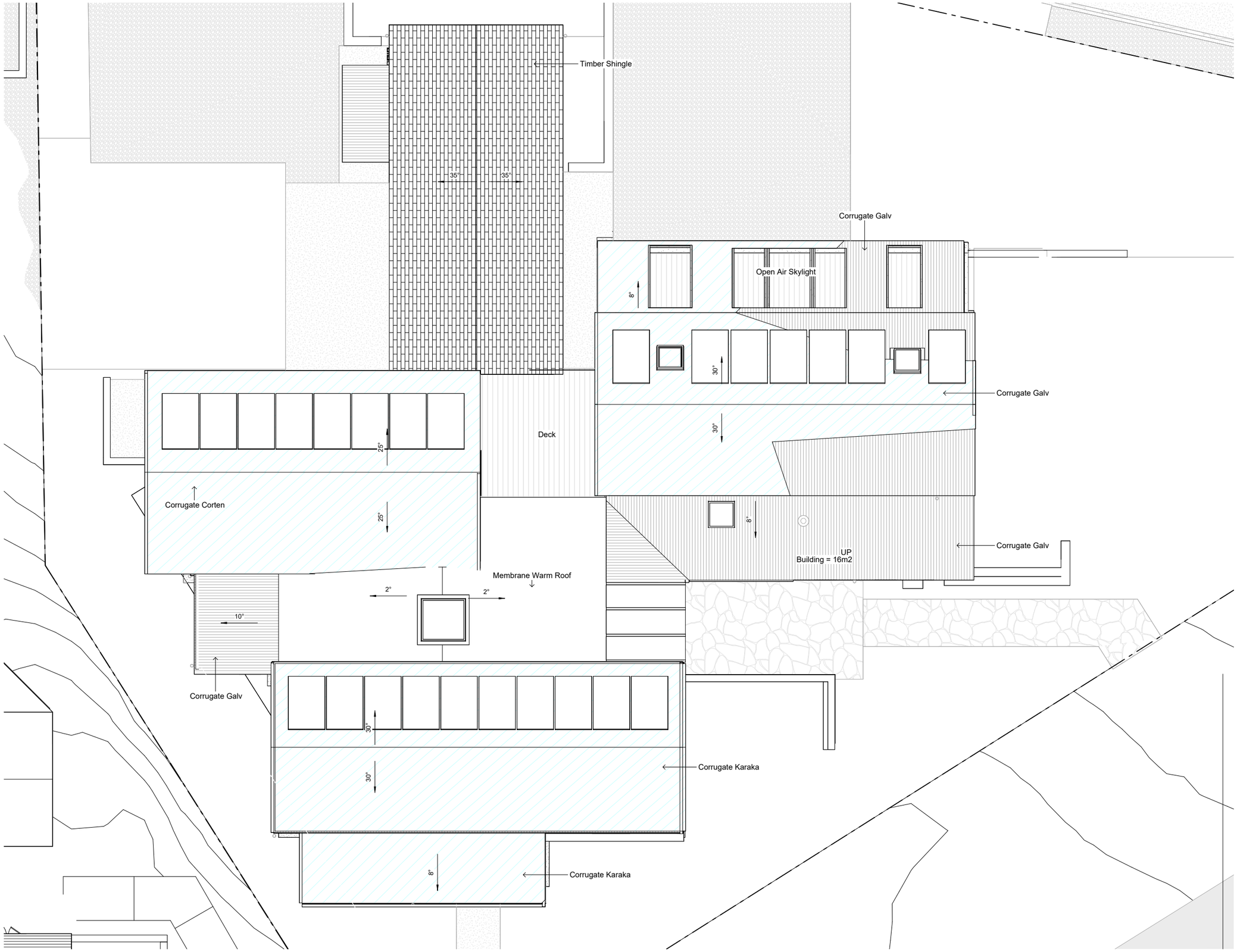
7/09/2026 3:28:10 pm

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Resource Consent - Plan Level 2 | **B9.22** | **05**

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1 Plan - Resource Consent - Roof



Shingle Roof

Abodo Vulcan roofing
Colour: Teak



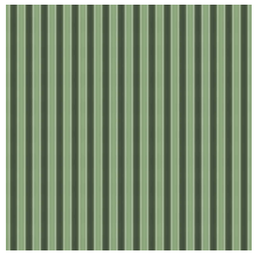
Corrugated Iron Roofing

Corten Steel



Corrugated Iron Roofing

Galvanised Steel



Corrugated Iron Roofing

Colorsteel MAXAM roofing
Colour: Mist Green

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			04	17/06/26	APAG final	
			03	07/05/26	Resource Consent Issue	
		NOT FOR CONSTRUCTION	REV	DATE	NOTE	7/09/2026 3:28:11 pm

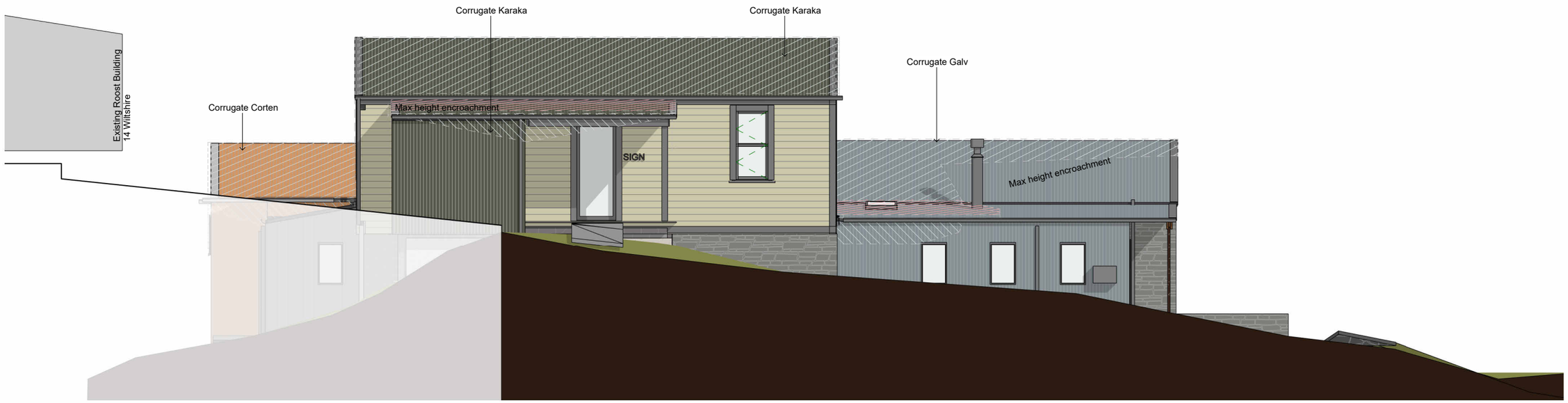
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Resource Consent - Roof Plan	B9.23	05
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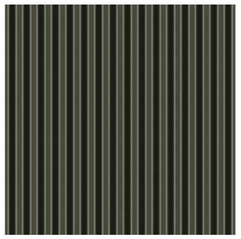
ELEVATION FACING ARROW LANE

3 Elevation North - Resource Consent
1 : 50 @ A1

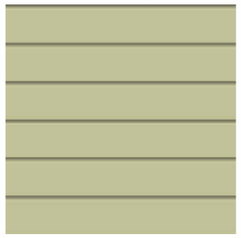


WILTSHIRE STREET ELEVATION

1 Elevation South - Resource Consent
1 : 50 @ A1



Corrugated : Karaka (Resene Olive Green) or Sim to Resene Heritage Colourt



Rusticated Weatherboard
Resene Heritage Colour - Mist Green



Corrugated Corten



Corrugated Galvanised Steel



Stone



Stone

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06	17/06/26	APAG final
05	27/05/26	Client Requests

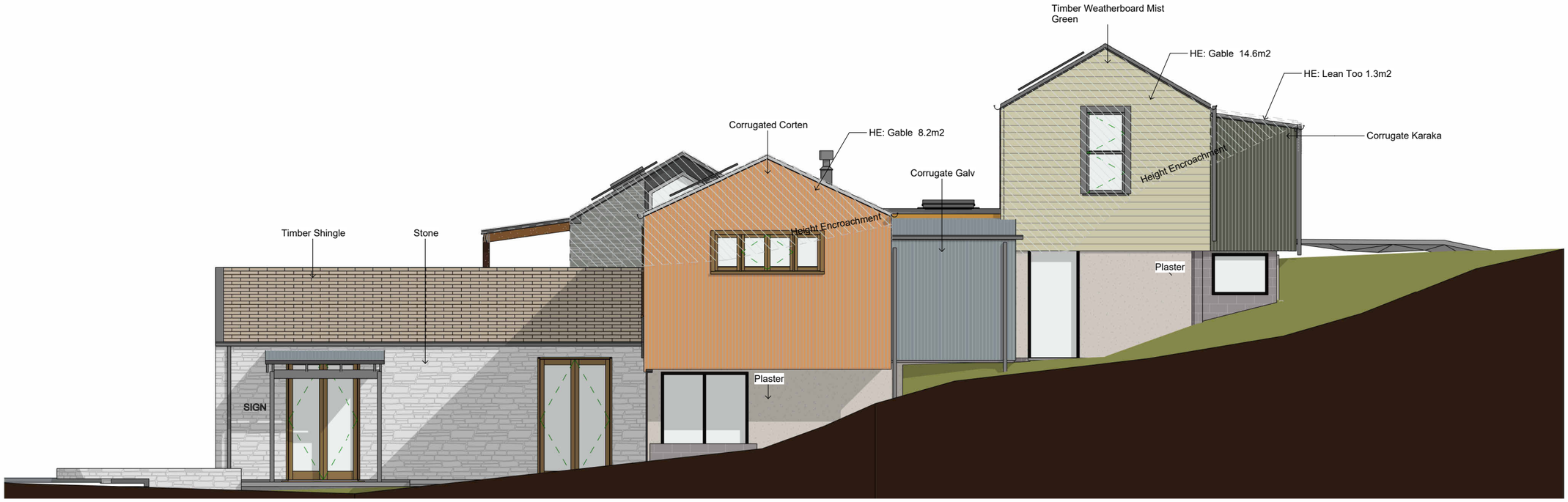
7/09/2026 3:28:13 pm

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Resource Consent - Elevation | **B9.30** | **07**

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DRAWING | NUMBER | REV



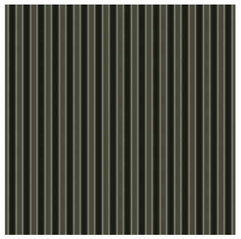
1 Elevation West - Resource Consent
1 : 50 @ A1

ELEVATION FACING 4 ARROW LANE

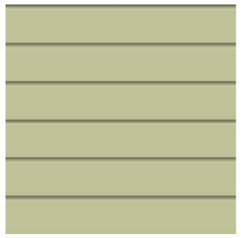


2 Elevation East - Resource Consent
1 : 50 @ A1

ELEVATION FACING WILTSHIRE STREET



Corrugated : Karaka
Sim:Resene Heritigate Olive Green



Rusticated Weatherboard
Resene Heritage Colour - Mist Green



Corrugated Corten



Corrugated Galvanised Steel



Stone



Stone

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07	17/06/26	APAG final
06	08/06/26	Client Email 080626

7/09/2026 3:28:14 pm

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Resource Consent - Elevation | **B9.31** | **08**

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DRAWING | NUMBER | REV

N



2 Plan - Resource Consent- Site_
1 : 100 @ A1

-	**SITE INFORMATION**

SITE ADDRESS: 2 Arrow Lane Arrowtown

LEGAL DESCRIPTION:
LOT: Deposited Plan:

	BUILDING SET BACKS

Road Boundary - 6m
Internal Boundary - 3m

	MAXIMUM HEIGHT

5m

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02	07/05/26	Resource Consent Issue

7/09/2026 3:28:15 pm

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Resource Consent - Character Trees | **B9.60** | **04**

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DRAWING NUMBER REV

N



1 Plan - Resource Consent - Landscape Plan

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02	07/05/26	Resource Consent Issue

7/09/2026 3:28:20 pm

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Resource Consent - Landscape Plan | **B9.61** | **04**

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DRAWING | NUMBER | REV



Site Cover Calculation

Comments B3	Name	Area	Site Coverage
	Deck	36.48 m²	4%
	Grass / Planting	464.77 m²	50.5%
	Gravels	4.17 m²	0.5%
	Pad	113.97 m²	12.4%
		619.40 m²	67.3%
Building			
Building	Deck	9.75 m²	1.1%
Building	Roof	292.04 m²	31.7%
		301.78 m²	32.8%

Permeable Area Calculations

Comments	Name	Area	Site Cover
Impermeable			
Impermeable	Pad	113.97 m²	12.4%
Impermeable	Roof	292.04 m²	31.7%
		406.01 m²	44.1%
Permeable			
Permeable	Deck	46.23 m²	5.0%
Permeable	Grass / Planting	464.77 m²	50.5%
Permeable	Gravels	4.17 m²	0.5%
		515.17 m²	56.0%

SITE COVERAGE/BUILDING FOOT PRINT

SITE AREA: 917 m²
BUILDING AREA: 302 m²
BUILDING COVERAGE: 33%
BUILDING + IMPERMEABLE AREA COVERAGE:
302 m² + 82 m² = 42%

Schema 1 Legend

- Deck
- Grass / Planting
- Gravels
- Pad
- Roof

1 Roof
1 : 100 @ A1

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03	17/06/26	APAG final
02	07/05/26	Resource Consent Issue

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Site Coverage Calculations

B9.63

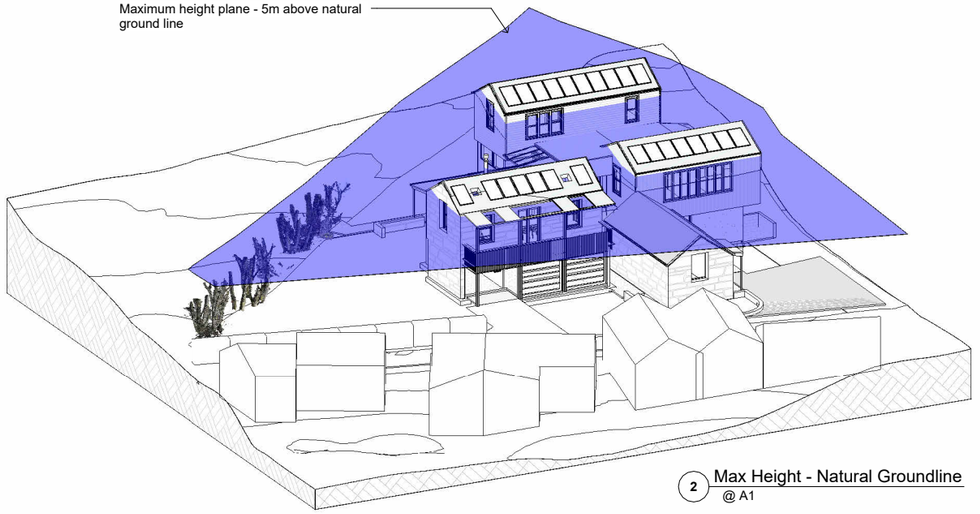
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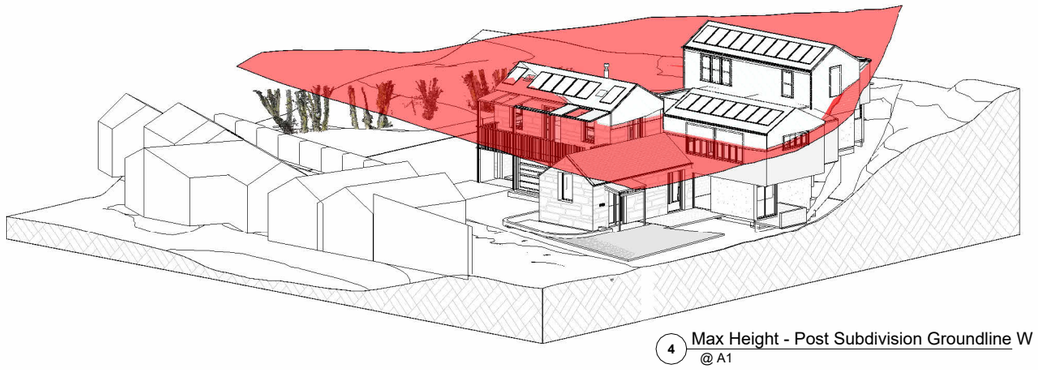
DRAWING NUMBER REV



1 Max Height - Post Subdivision Groundline
@ A1



2 Max Height - Natural Groundline
@ A1



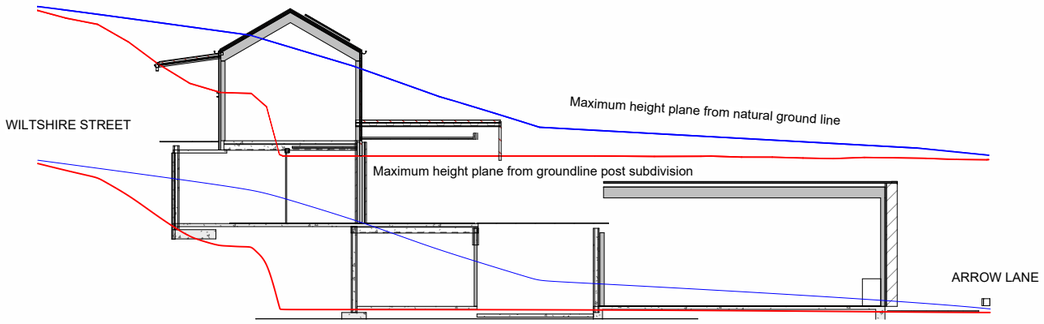
4 Max Height - Post Subdivision Groundline W
@ A1



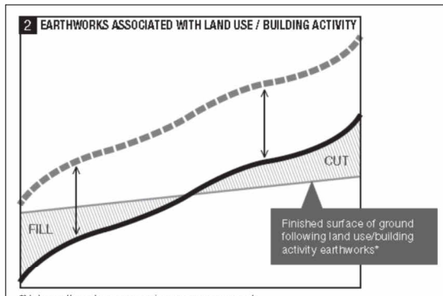
3 Max Height - Natural Groundline W
@ A1

Max Height Plane -
Post Subdivision Groundline

Max Height Plane -
Natural Groundline



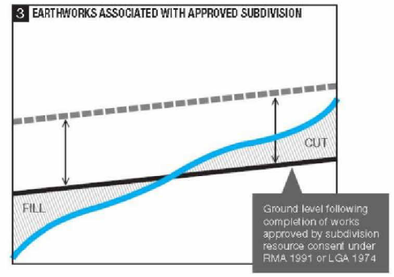
5 Max Heights - Post Subdivision Groundline vs Natural Groundline
1 : 100 @ A1



*Note earthworks may require resource consent

Legend:

- Max height plane
- Ground level (as per definition)
- Fill or cut
- Finished surface of ground
- Max building height (as specified by zone) e.g. 8m
- Surface of ground prior to any earthworks on site



The Plan defines "ground level" as the surface of the ground prior to any earthworks, except where the site has been altered through earthworks carried out as part of a subdivision under the Resource Management Act 1991 or Local Government Act 1974, in which case ground level is the finished surface following completion of the most recently completed subdivision.
The site is held under unit title. Unit title is a form of subdivision under the RMA, and the subdivision included earthworks. Accordingly, "ground level" for this site is the finished surface following completion of the subdivision earthworks (referred to below as the post-subdivision ground line). Had the site instead been held as a single fee simple title with no subdivision earthworks, the default rule would apply and ground level would be the surface of the ground prior to any earthworks (the natural ground line).
The subdivision earthworks created an artificial hollow through the centre of the site relative to the natural ground line. As a consequence, the maximum height plane derived from the post-subdivision ground line sits artificially low above the centre of the site by comparison to a height plane derived from the natural ground line.
The post-subdivision ground line is the binding statutory test under the Plan and forms the basis of the height compliance assessment for this resource consent. For comparison, and to demonstrate the design's response to the underlying landform, an assessment of height against the natural ground line is also provided.

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04	07/09/26	Resource Consent Issue - V2
03	17/06/26	APAG final
02	07/05/26	Resource Consent Issue

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Site Max Height Visualisation

DRAWING: B9.64
REV: 04

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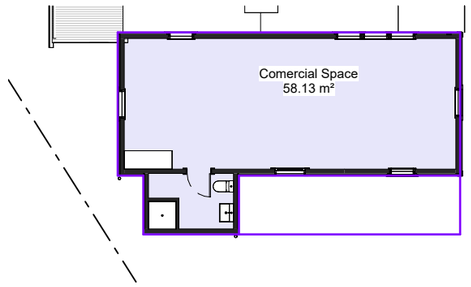
Area Schedule (Gross Building)	
Name	Area
Bin Store	15.59 m²
House	217.78 m²
Comercial Space	58.13 m²
Apartment	73.10 m²
House	82.85 m²
Deck	13.16 m²
Deck	17.14 m²
Plant Room	13.58 m²
Comercial Space	26.00 m²



1 Plan 0 - Areas - Preliminary - Level 0
1 : 100 @ A1



2 Plan 1 - Areas - Preliminary - Level 1
1 : 100 @ A1



3 Plan 2 - Areas - Preliminary - Level 2
1 : 100 @ A1

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03	27/05/26	Client Requests

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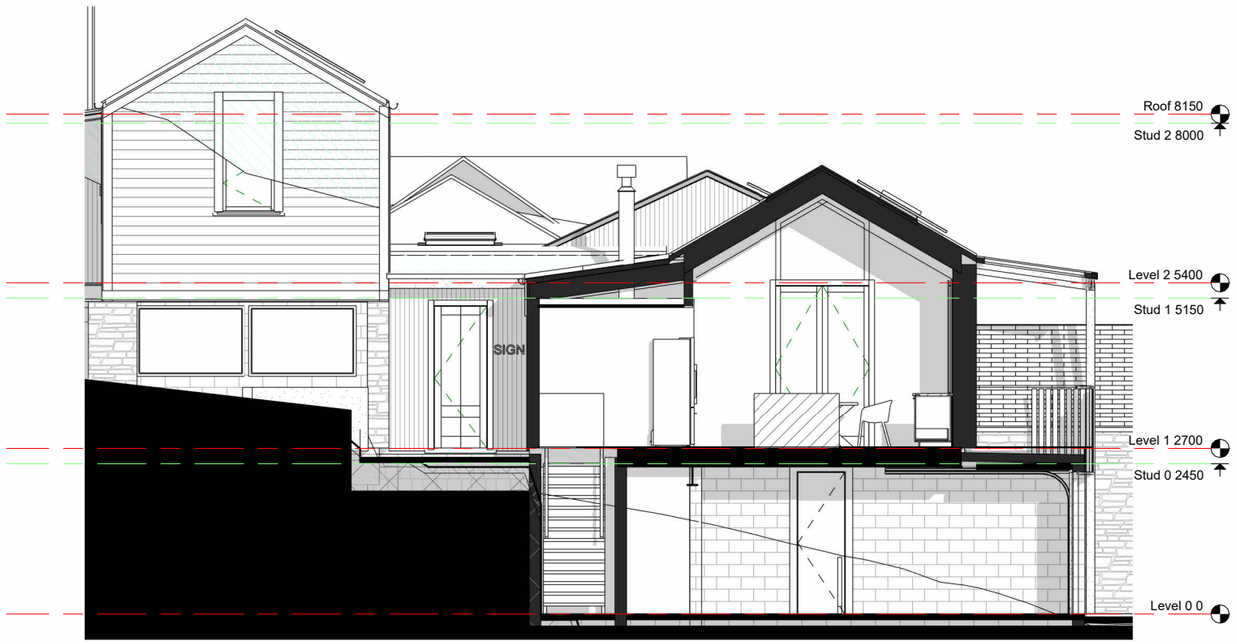
Preliminary - Areas | B9.70 | 05

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1 Section 1 - Resource Consent
1 : 50 @ A1



2 Section 2 - Resourse Consent
1 : 50 @ A1

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03	17/06/26	APAG final
02	07/05/26	Resource Consent Issue
01	17/03/26	RC Consultant Issue

7/09/2026 3:28:25 pm

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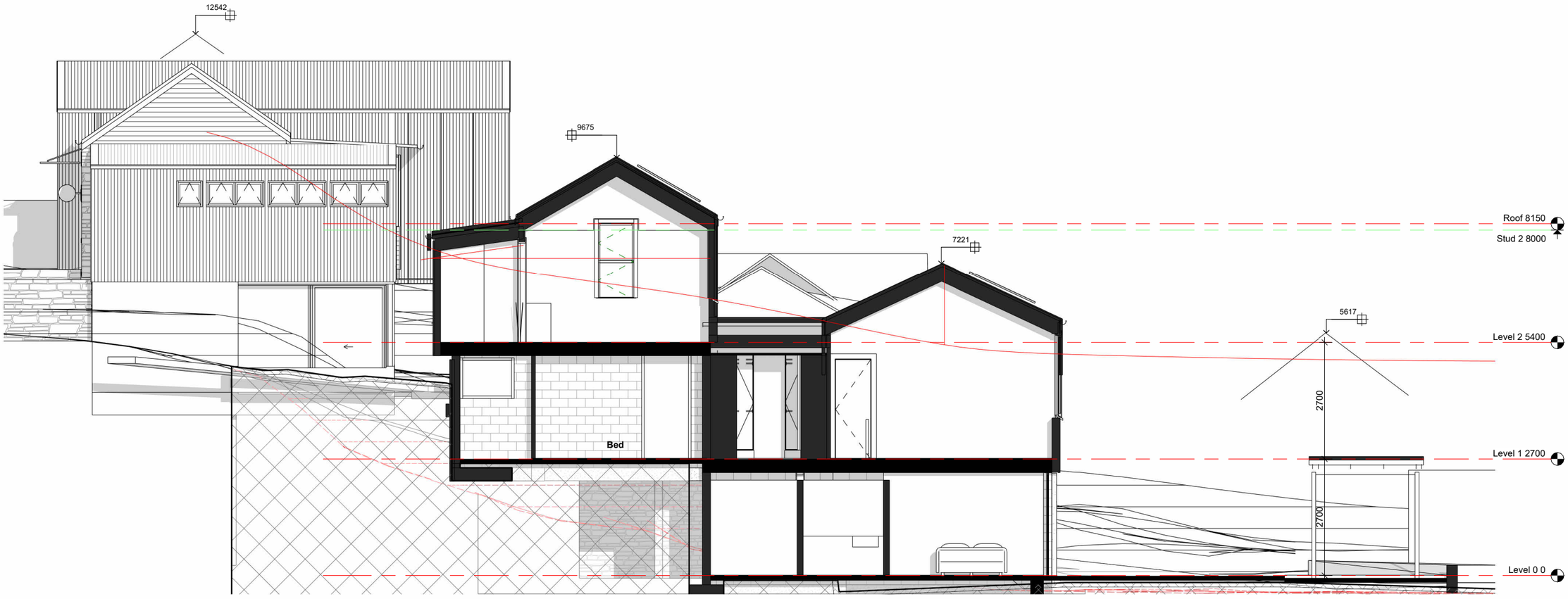
Resource Consent - Section

B9.40

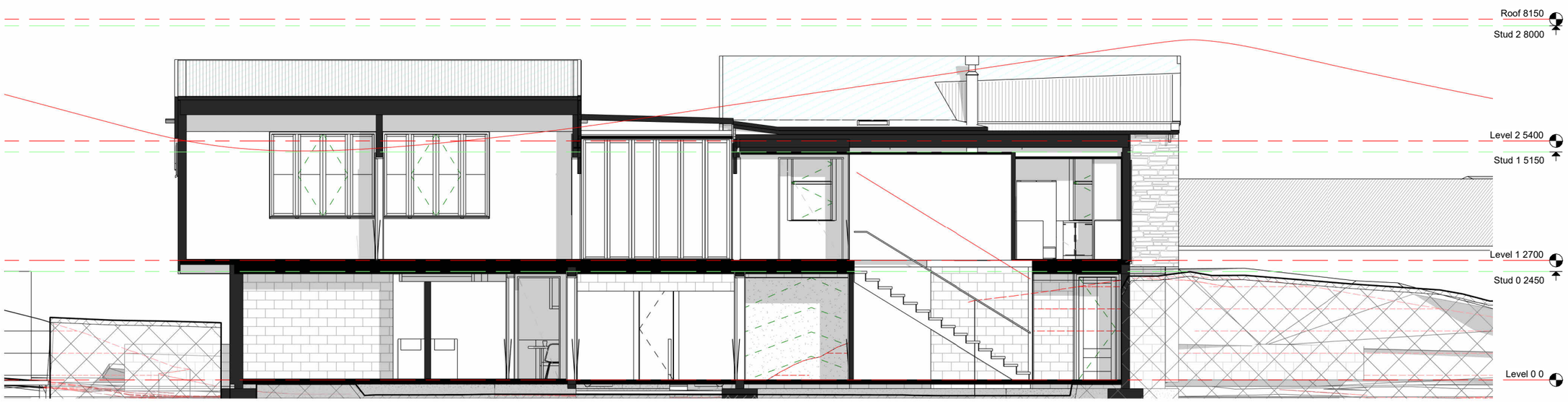
03

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1 Section 3 - Resource Consent
1 : 50 @ A1



A Section 4 - Resourse Consent
1 : 50 @ A1

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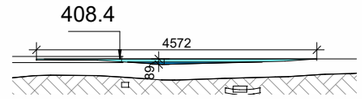
Resource Consent- Section | **B9.41** | **05**

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1 Plan - Preliminary - Flood
1 : 200 @ A1

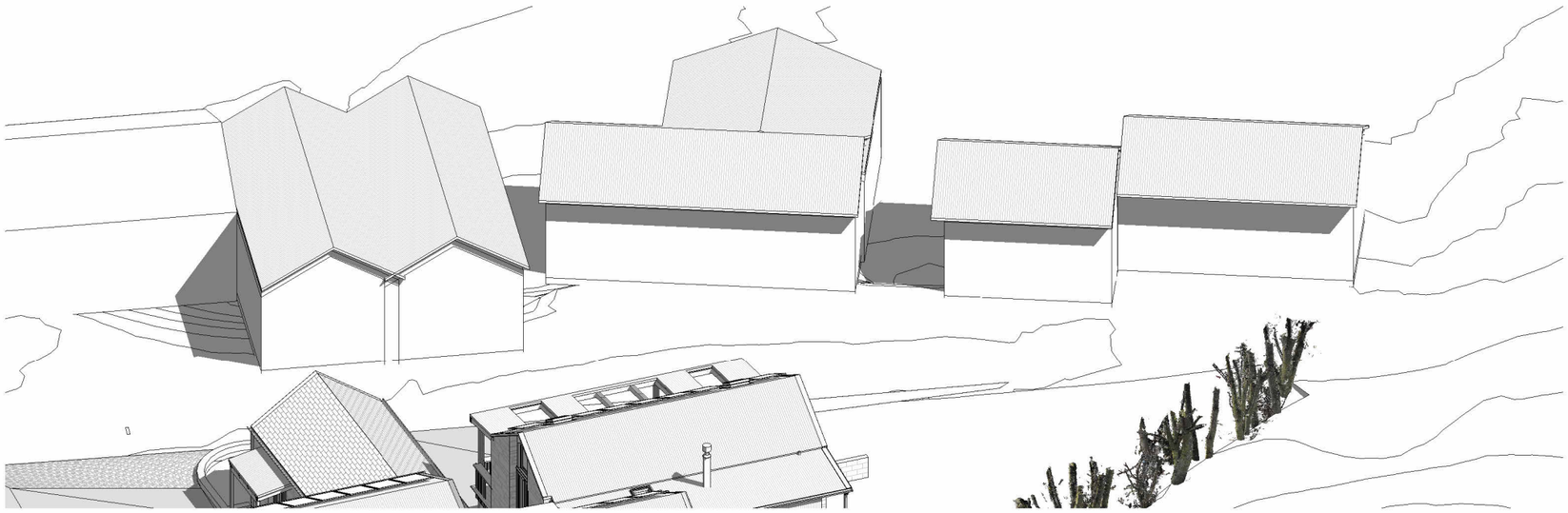


3 Point Cloud Model Analysis of flow path
1 : 50 @ A1



-	COMPLIANCE NOTE

All work to be compliant with clauses as set out in the CC Series Code Compliance drawings. General Arrangement drawings to be read in conjunction with Compliance drawings generally.



2 3D - Overflow Levels
@ A1

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Site Overland Flow Path

XB9.62 | 04

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1 3D - ENSCAPE 2026-06-17-09-48-58 (Enscape)
1 : 1 @ A1

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Rendering | R01 | 02

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DRAWING | NUMBER | REV



1 3D - ENSCAPE 2026-06-17-09-50-32 (Enscape)
1 : 1 @ A1

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Rendering | R02 | 02

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DRAWING | NUMBER | REV



1 3D - ENSCAPE 2026-06-17-09-50-57 (Enscape)
1 : 1 @ A1

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Rendering | R03 | 02

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DRAWING | NUMBER | REV



1 3D - ENSCAPE 2026-06-17-09-51-12 (Enscape)
1 : 1 @ A1

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Rendering | R04 | 02

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1 3D - ENSCAPE 2026-06-17-09-52-25 (Enscape)
1 : 1 @ A1

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Rendering | R05 | 02

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1 3D - ENSCAPE 2026-06-17-09-52-47 (Enscape)
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Rendering | R06 | 02

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DRAWING | NUMBER | REV



1 3D - ENSCAPE 2026-06-17-09-53-02 (Enscape)
1 : 1 @ A1

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REV	DATE	NOTE
02	07/09/26	Resource Consent Issue - V2
01	17/06/26	APAG final

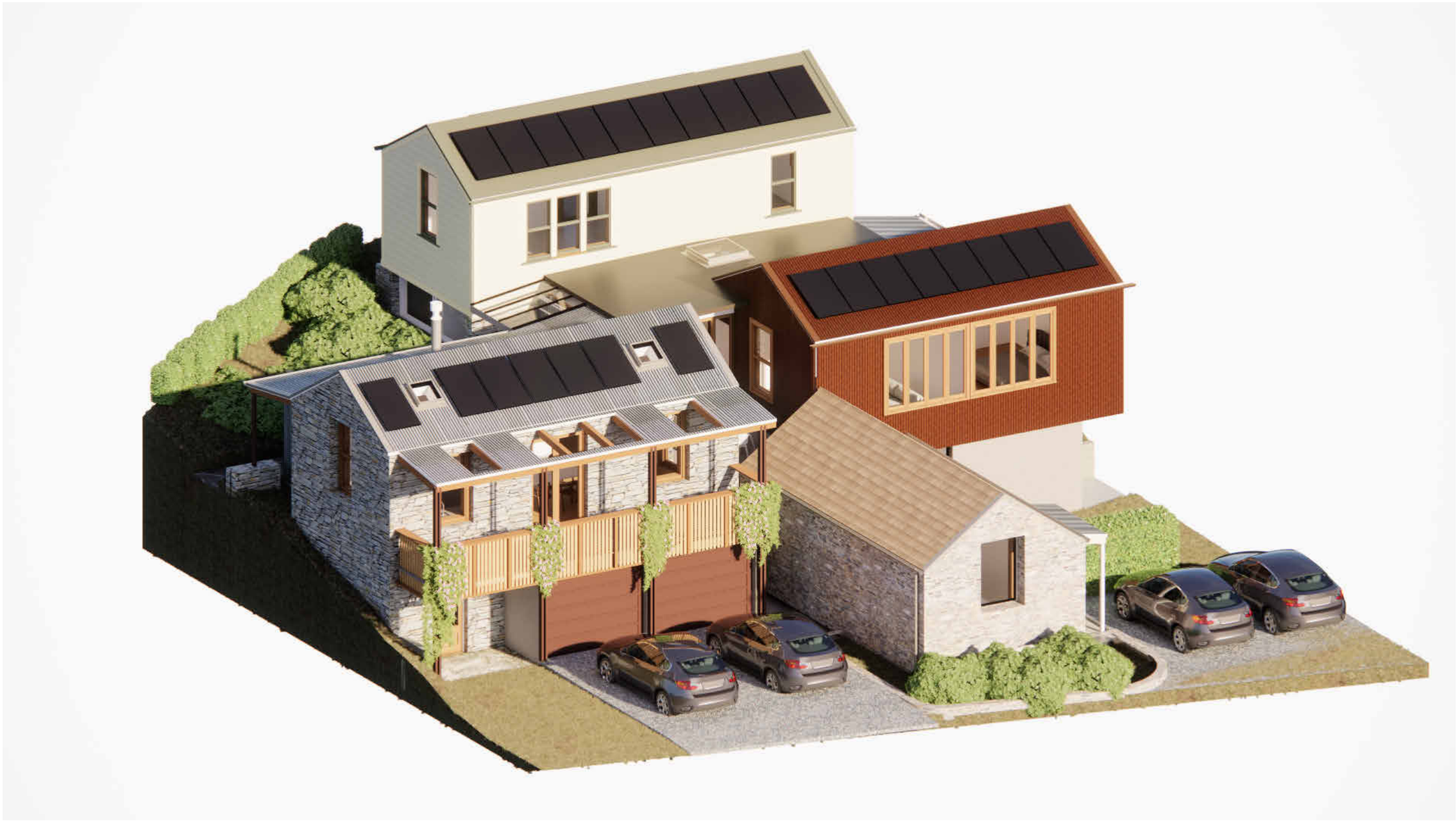
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Rendering | R07 | 02

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DRAWING | NUMBER | REV



1 3D - JustinAssembly 2026-06-17-09-47-35 (Enscape)
1 : 1 @ A1

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Rendering | R08 | 02

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DRAWING | NUMBER | REV



1 3D - JustinAssembly 2026-06-17-09-47-56 (Enscape)
1 : 1 @ A1

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Rendering | R09 | 02

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DRAWING NUMBER REV