








BUILDING IN QUEENSTOWN LAKES

**A step-by-step guide for
homeowners**

1: DEFINE YOUR GOALS AND BUDGET

Before you speak to a builder or architect, get clear on:


-  What you want to build (new home, bach, extension)
-  Number of bedrooms, bathrooms, living areas
-  Style: modern, alpine, classic, passive solar
-  Budget range: include land (if applicable), build, landscaping, and 10–15% contingency

 Local build costs vary from \$3,000–\$5,000+ per square metre depending on design and finish.

2: SECURE YOUR SITE (IF NEEDED)

If you haven't yet bought land:


- Research zoning rules and covenants
- Consider sun, views, access, slope, and services (power, water, sewer)
- Look out for geotechnical limitations (common in parts of Queenstown Lakes)

 Get legal and builder input before committing to a section.

3: GET CONCEPT PLANS DRAWN

Work with a designer, architect, or builder-led design team to:

- Sketch initial layout and elevations
- Ensure it fits the site, sun, and council rules
- Balance your wants vs budget

 McKay Brothers can work with your architect or designer throughout the process

4: UNDERSTAND COUNCIL REQUIREMENTS

In the Queenstown Lakes District (QLDC), you'll likely need:

- Building Consent (from QLDC Building Services)
- Resource Consent (for zoning, overlays, or height restrictions)

- Geotech and stormwater reports depending on site



Good builders and architects help you navigate the application process.

5: GET QUOTES FROM BUILDERS

Look for builders who:

- Are licensed (LBP) and experienced in the region
- Have good references
- Offer fixed-price or transparent costings
- Communicate clearly and proactively



Ask about timeframes, contract terms, and what's included vs excluded.

6: LOCK IN PLANS AND TIMELINE

Once you've selected your builder:

- Finalise your working drawings
- Apply for council consents
- Confirm start date and build milestones



Typical build time: 6–12 months depending on complexity and weather.

7: START BUILDING!

Expect regular check-ins with your builder during the build.

You'll make decisions on:

- Joinery, cladding, paint colours
- Flooring, kitchen, bathroom fit-out
- Landscaping and fencing (if included)



Your builder should keep you informed at every step — from foundations to handover.



TALK TO MCKAY BROTHERS BUILDING & RENOVATIONS

Building in Queenstown Lakes? We're here to help you do it right.

- ✓ Local knowledge of QLDC and CODC councils
- ✓ Honest advice on what's achievable for your site and budget
- ✓ Smooth, end-to-end building experience



Call us today on 021 614 246



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www.mckaybrothers.co.nz