

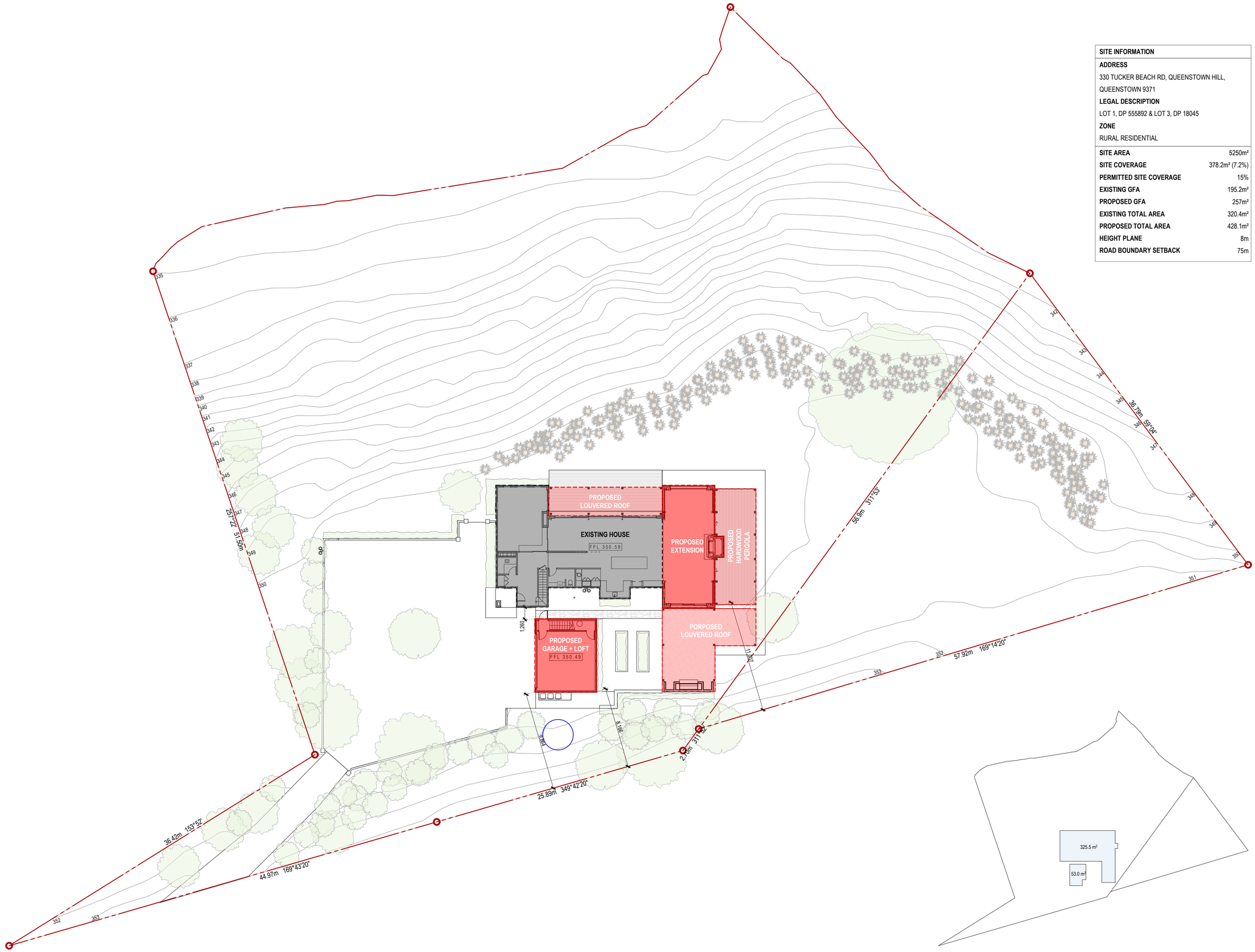
+ MAP

SHEA-SMITH

ALTERATION

TUCKER BEACH RD

SITE INFORMATION	
ADDRESS	
330 TUCKER BEACH RD, QUEENSTOWN HILL, QUEENSTOWN 9371	
LEGAL DESCRIPTION	
LOT 1, DP 555892 & LOT 3, DP 18045	
ZONE	
RURAL RESIDENTIAL	
SITE AREA	5250m²
SITE COVERAGE	378.2m² (7.2%)
PERMITTED SITE COVERAGE	15%
EXISTING GFA	195.2m²
PROPOSED GFA	257m²
EXISTING TOTAL AREA	320.4m²
PROPOSED TOTAL AREA	428.1m²
HEIGHT PLANE	8m
ROAD BOUNDARY SETBACK	75m



SITE PLAN
SCALE 1:250

SITE COVERAGE
SCALE 1:1000

RESOURCE CONSENT ISSUE

FOR INFORMATION

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

SITE PLAN

SCALE : 1:1000, 1:250 @ A2

DATE : 28/05/2025

RC.01

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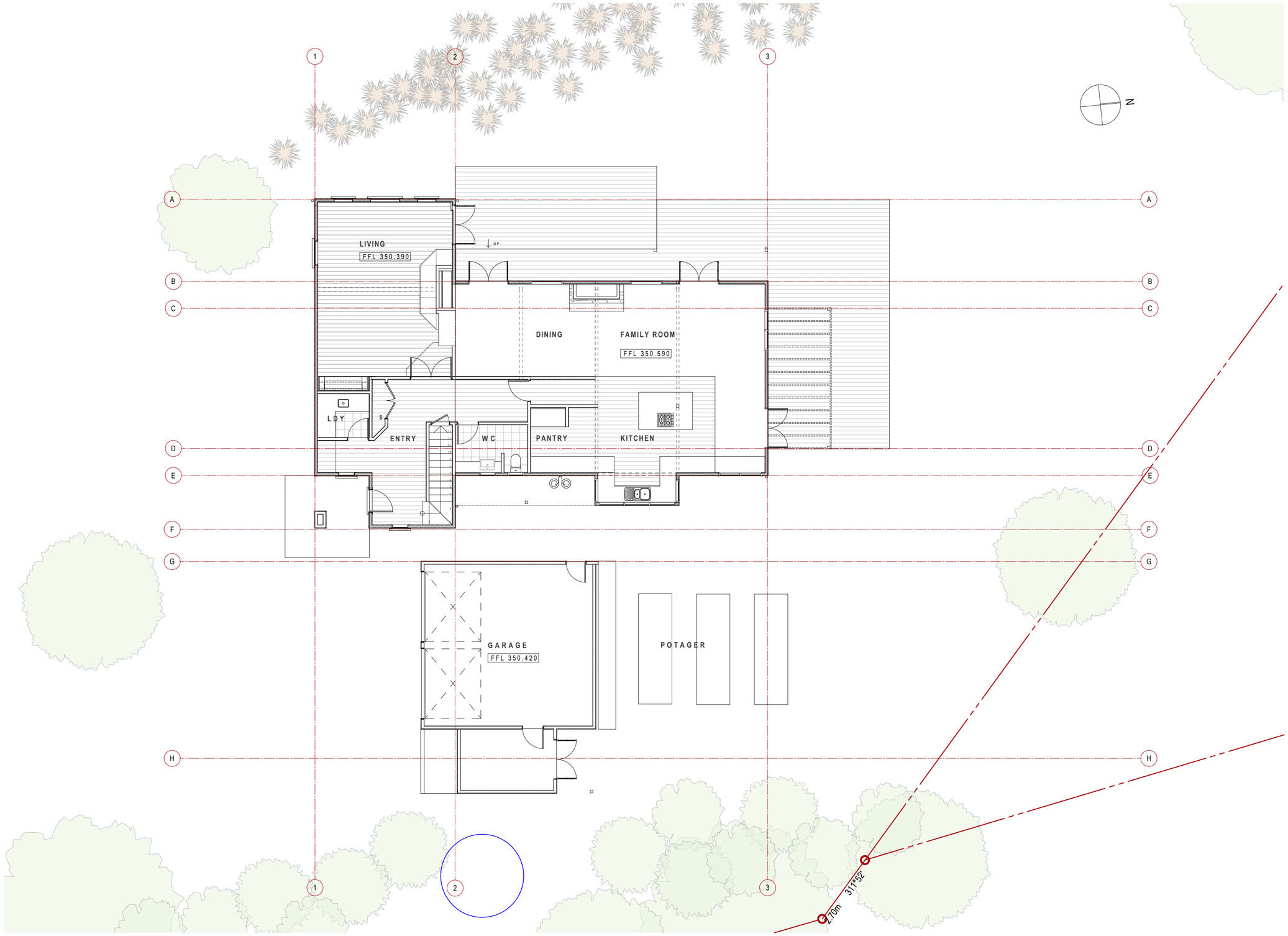
DO NOT SCALE DRAWING. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK

+ MAP

SHEA-SMITH

ALTERATION

TUCKER BEACH RD



EXISTING GROUND FLOOR PLAN

SCALE 1:100

RESOURCE CONSENT ISSUE

FOR INFORMATION

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

EXISTING GROUND FLOOR PLAN

SCALE :	1:100 @ A2
DATE :	28/05/2025

RC.02

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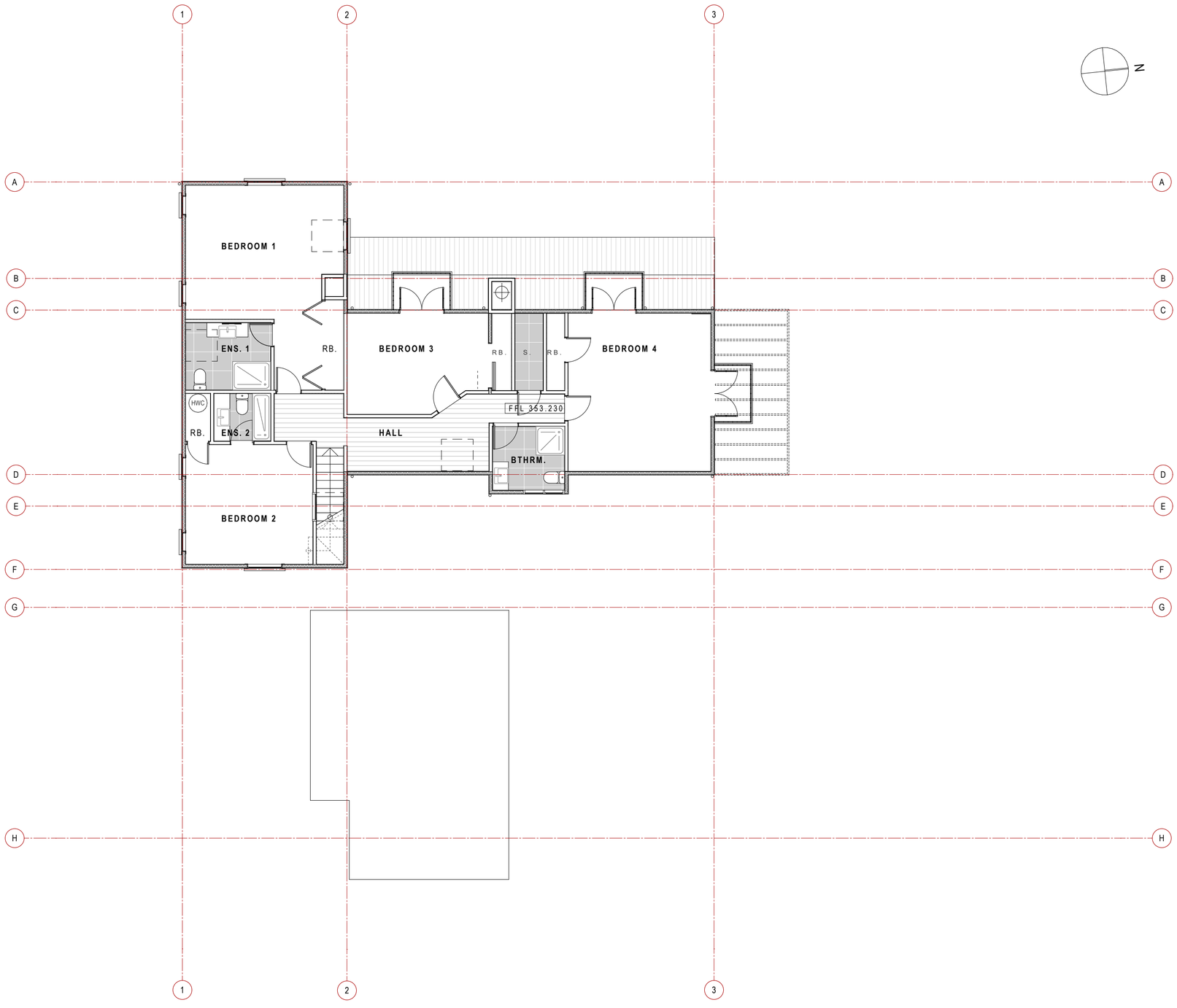
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SHEA-SMITH

ALTERATION

TUCKER BEACH RD



EXISTING FIRST FLOOR PLAN
SCALE 1:100

RESOURCE CONSENT ISSUE

FOR INFORMATION
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

EXISTING FIRST FLOOR PLAN

SCALE :	1:100 @ A2
DATE :	28/05/2025

RC.03

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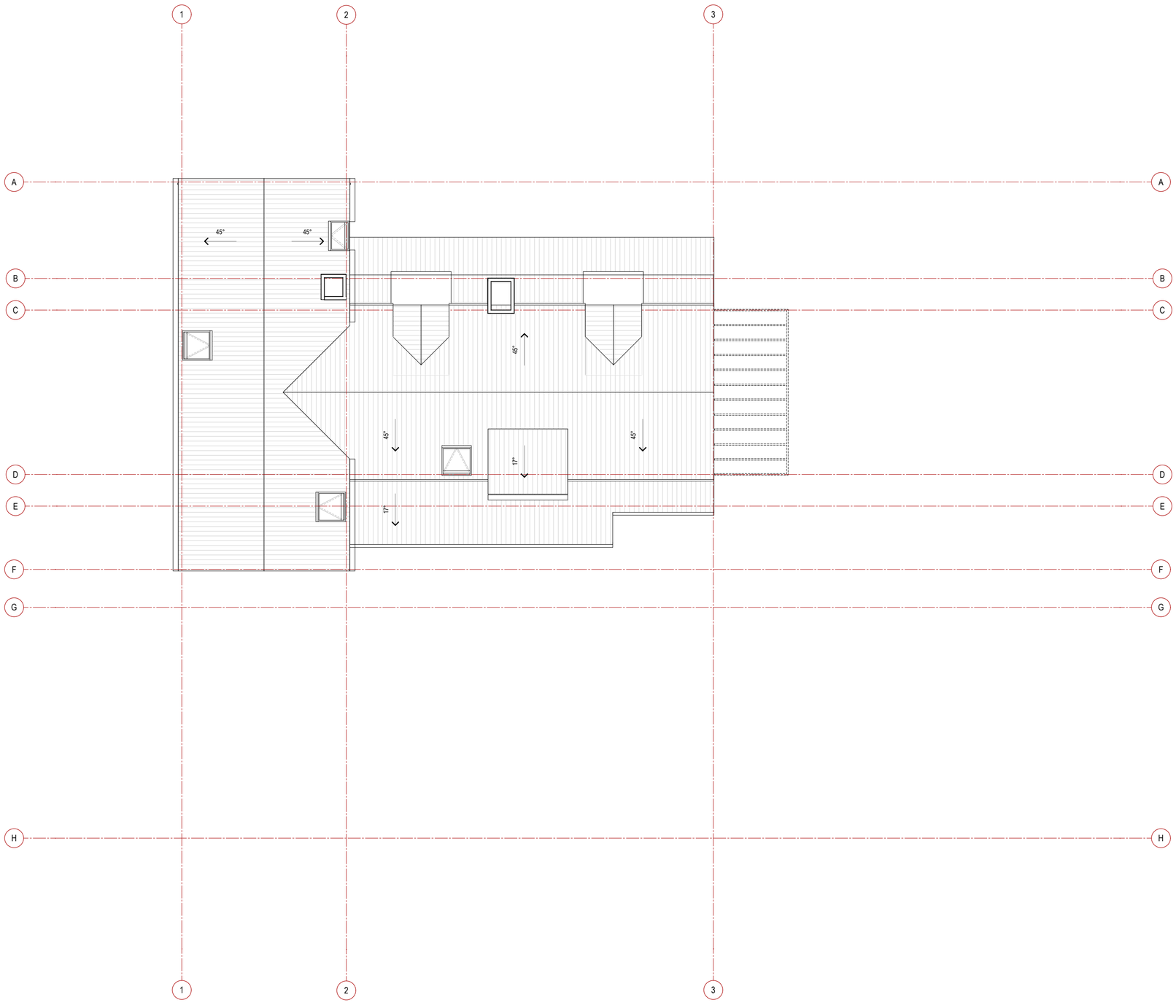
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+ MAP

SHEA-SMITH

ALTERATION

TUCKER BEACH RD



EXISTING ROOF PLAN
SCALE 1:100

RESOURCE CONSENT ISSUE

FOR INFORMATION

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EXISTING ROOF PLAN

SCALE :	1:100 @ A2
DATE :	28/05/2025

RC.04

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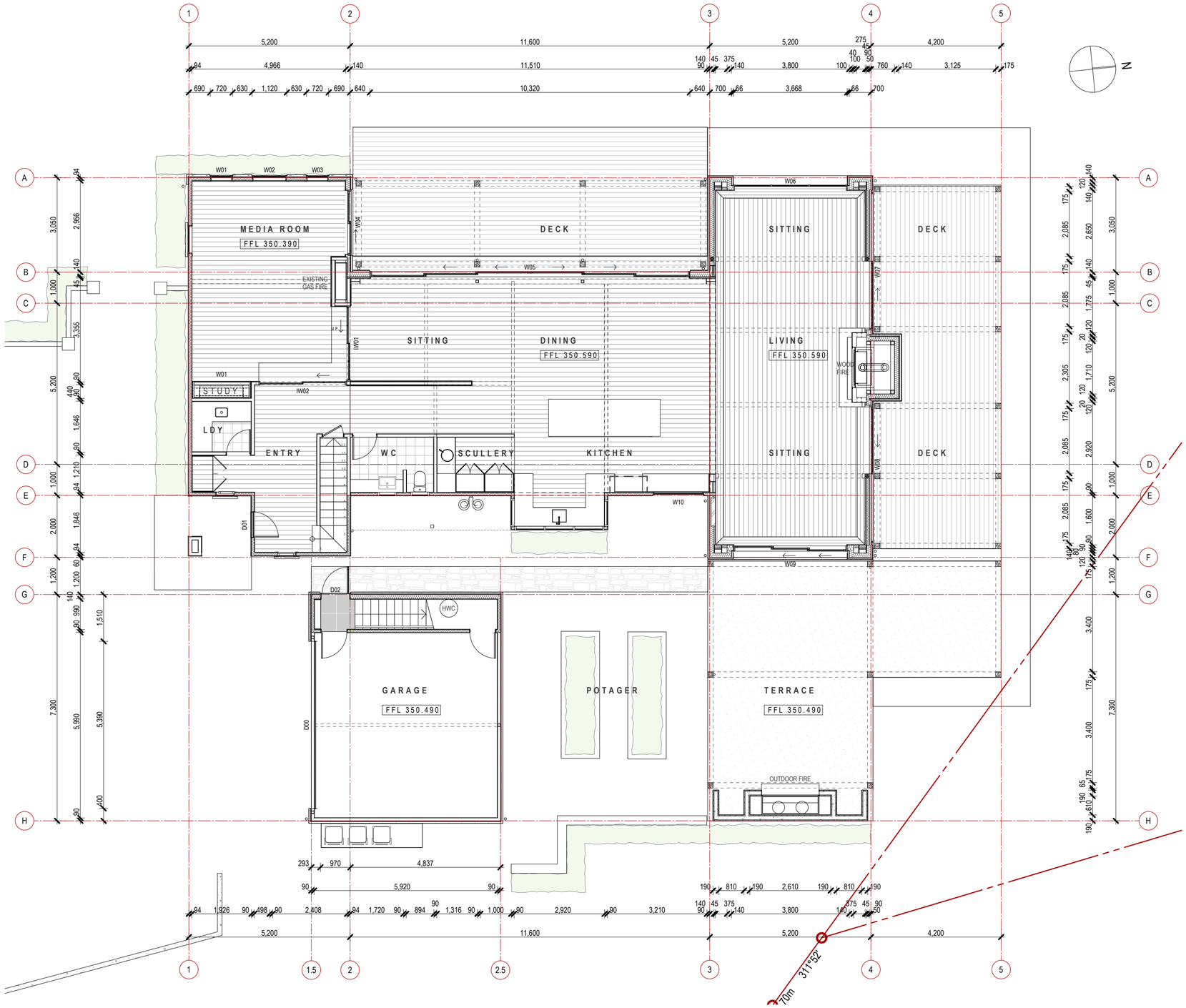
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SHEA-SMITH

ALTERATION

TUCKER BEACH RD



PROPOSED GROUND FLOOR PLAN
SCALE 1:100

RESOURCE CONSENT ISSUE

FOR INFORMATION

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

PROPOSED GROUND FLOOR PLAN

SCALE : 1:100 @ A2

DATE : 28/05/2025

RC.05

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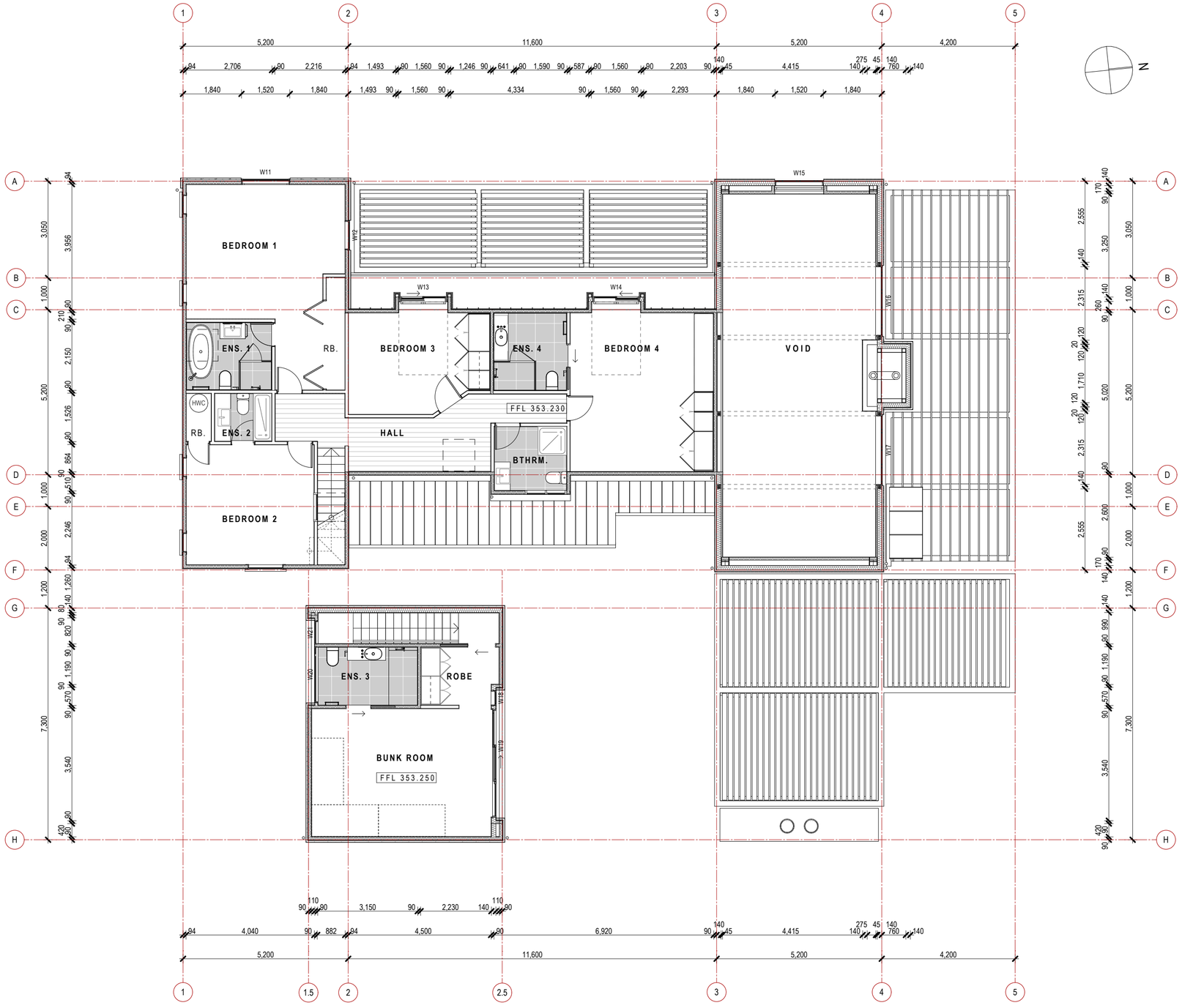
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PROPOSED FIRST FLOOR PLAN

SCALE 1:100

RESOURCE CONSENT ISSUE

FOR INFORMATION

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

PROPOSED FIRST FLOOR PLAN

SCALE : 1:100 @ A2

DATE : 28/05/2025

RC.06

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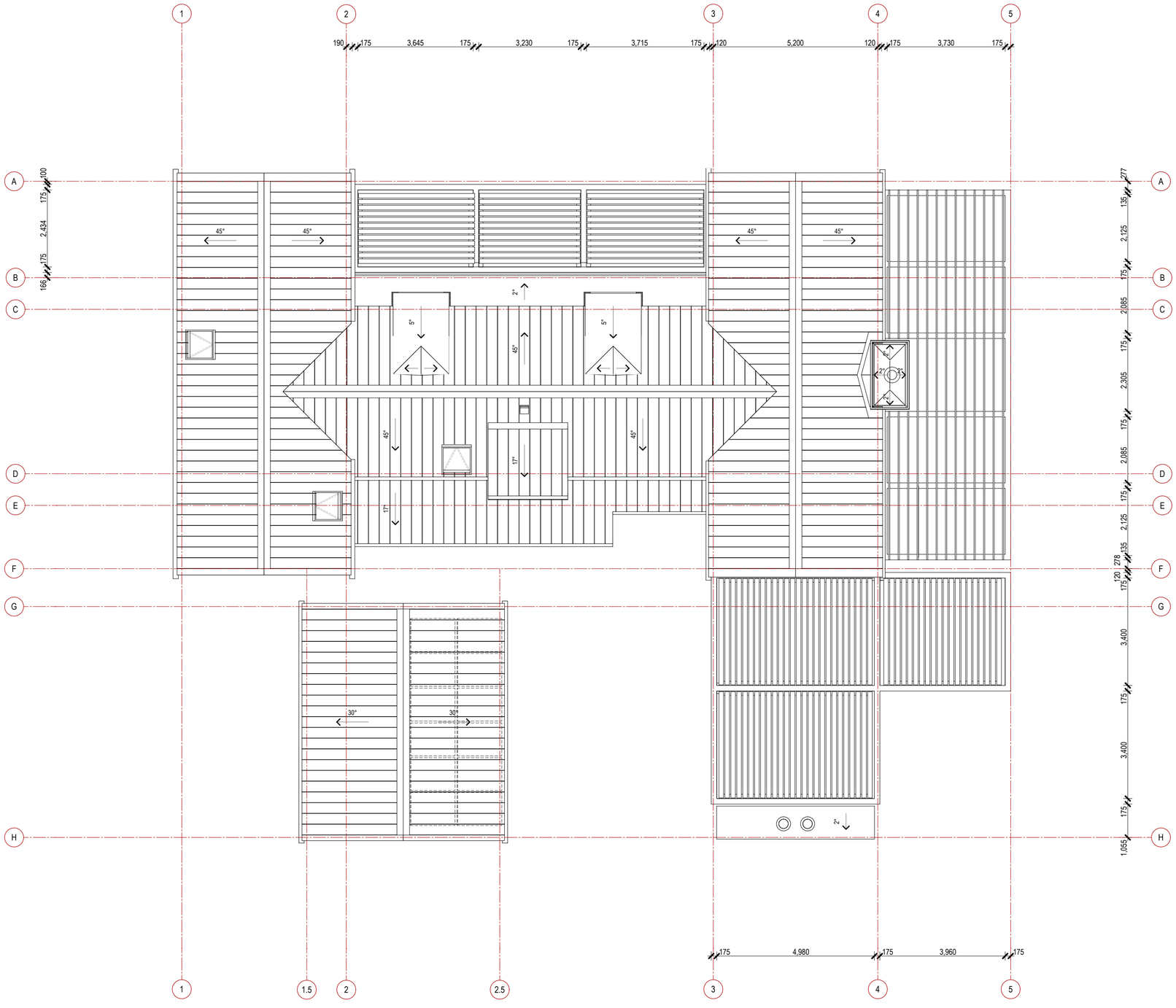
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+ MAP

SHEA-SMITH

ALTERATION

TUCKER BEACH RD



PROPOSED ROOF PLAN

SCALE 1:100

RESOURCE CONSENT ISSUE

FOR INFORMATION

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

PROPOSED ROOF PLAN

SCALE : 1:100 @ A2

DATE : 28/05/2025

RC.07

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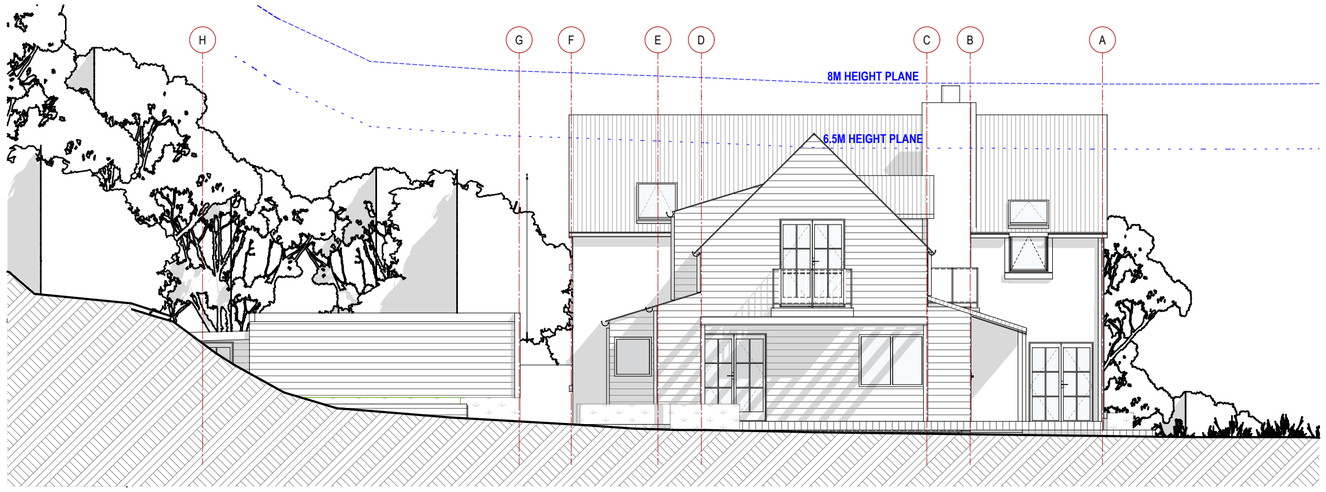
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+ MAP

SHEA-SMITH

ALTERATION

TUCKER BEACH RD



N NORTH ELEVATION EXISTING
SCALE 1:100



W WEST ELEVATION EXISTING
SCALE 1:100

RESOURCE CONSENT ISSUE

FOR INFORMATION

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

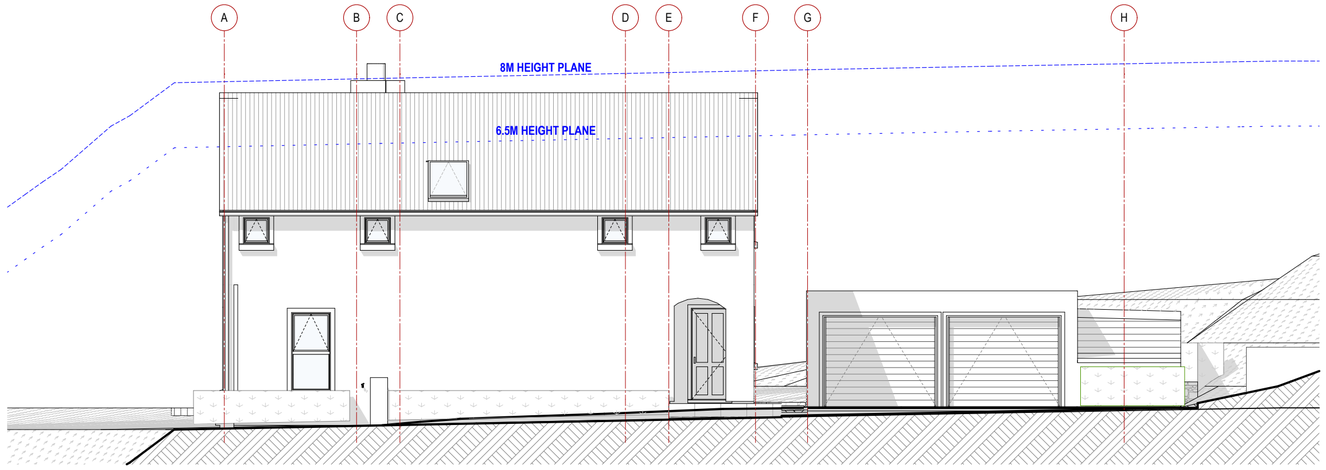
ELEVATIONS EXISTING

SCALE :	1:100 @ A2
DATE :	28/05/2025

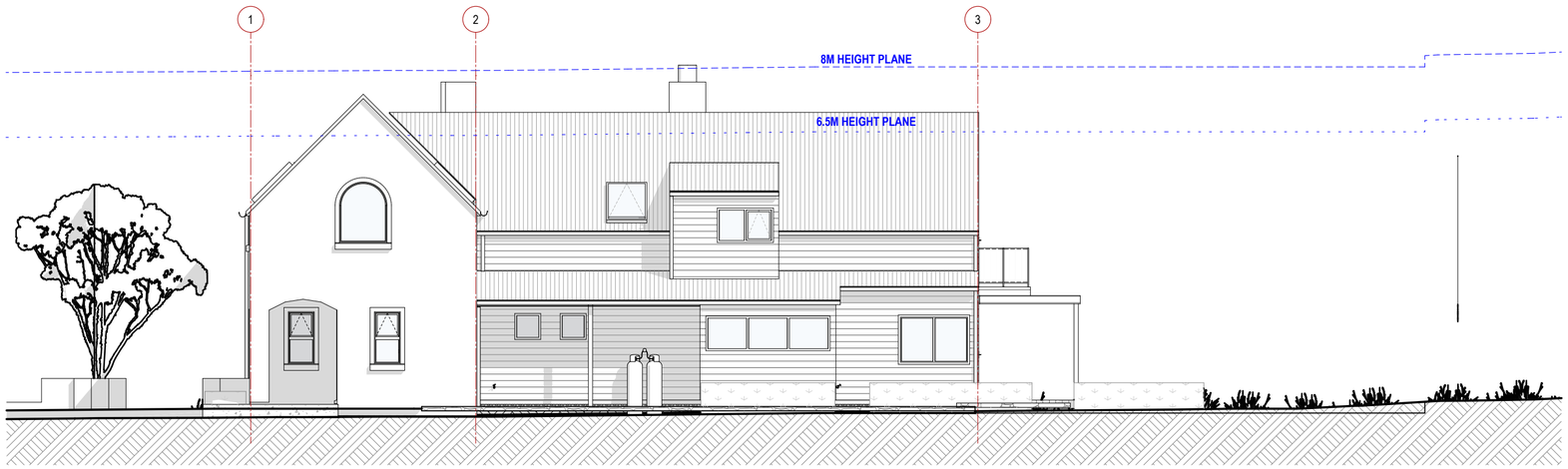
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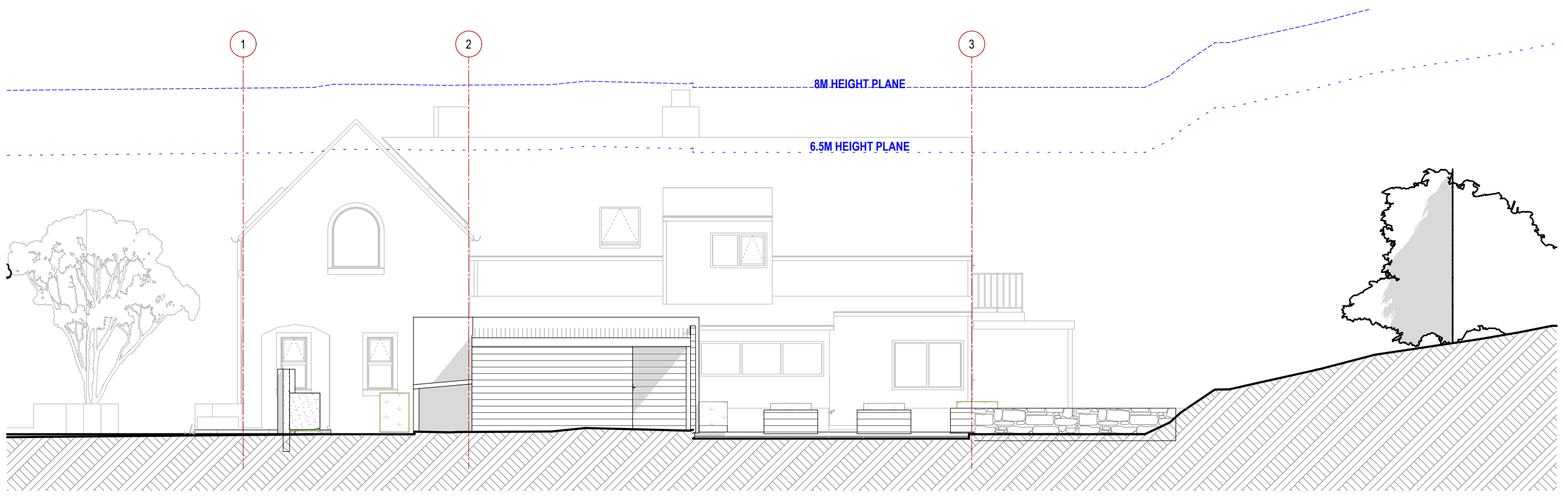
DO NOT SCALE DRAWING. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK



S SOUTH ELEVATION EXISTING
SCALE 1:100



E EAST ELEVATION EXISTING
SCALE 1:100



E-G EAST GARAGE ELEVATION EXISTING
SCALE 1:100

RESOURCE
CONSENT ISSUE

FOR INFORMATION
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ELEVATIONS EXISITING

SCALE :	1:100 @ A2
DATE :	28/05/2025

RC.09

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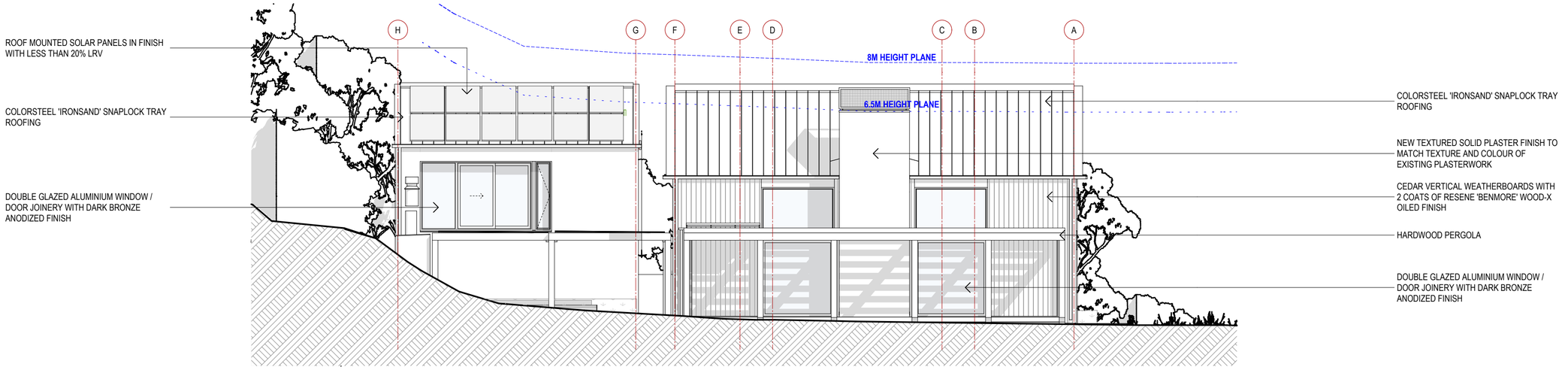
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+ MAP

SHEA-SMITH

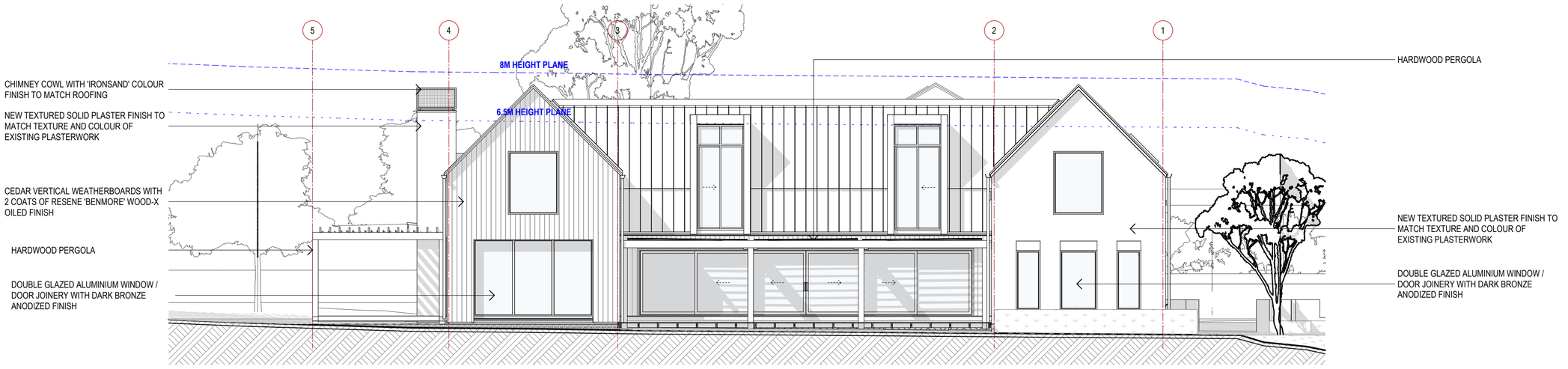
ALTERATION

TUCKER BEACH RD



N NORTH ELEVATION PROPOSED

SCALE 1:100



W WEST ELEVATION PROPOSED

SCALE 1:100

RESOURCE CONSENT ISSUE

FOR INFORMATION

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

ELEVATIONS PROPOSED

SCALE :	1:100 @ A2
DATE :	28/05/2025

RC.10

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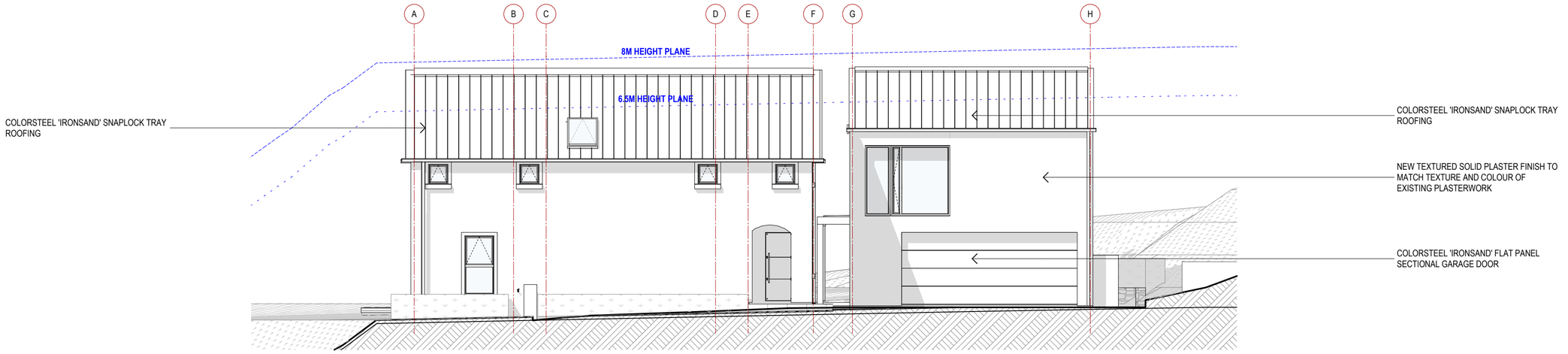
DO NOT SCALE DRAWING. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK

+ MAP

SHEA-SMITH

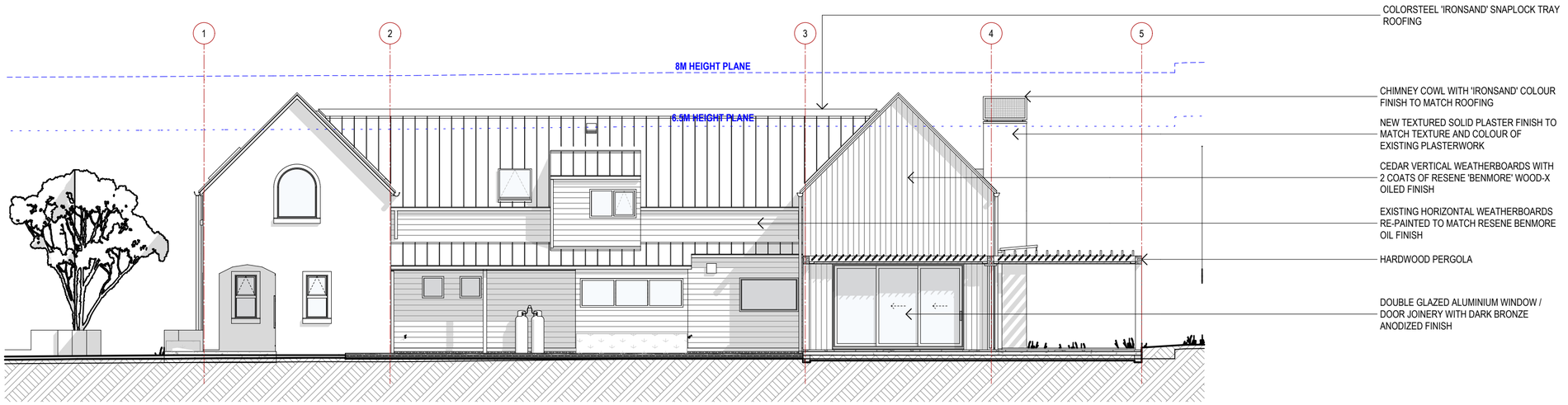
ALTERATION

TUCKER BEACH RD



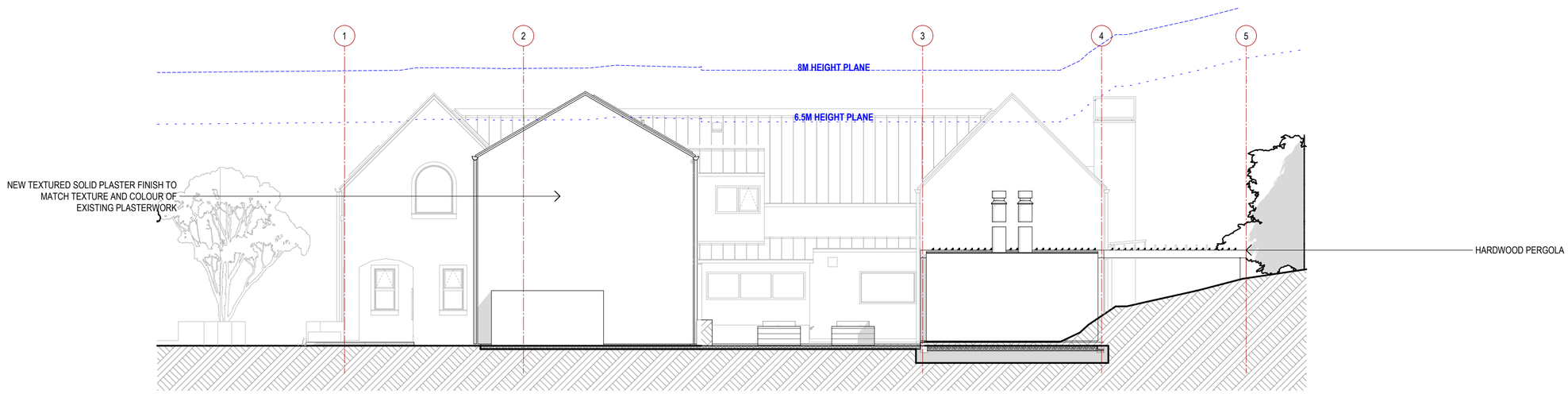
S SOUTH ELEVATION PROPOSED

SCALE 1:100



E EAST ELEVATION PROPOSED

SCALE 1:100



E-G EAST GARAGE ELEVATION PROPOSED

SCALE 1:100

RESOURCE CONSENT ISSUE

FOR INFORMATION

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ELEVATIONS PROPOSED

SCALE :	1:100 @ A2
DATE :	28/05/2025

RC.11

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DO NOT SCALE DRAWING. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK

+ MAP

SHEA-SMITH

ALTERATION

TUCKER BEACH RD

PROPOSED FINISHES



COLORSTEEL IRONSAND

LRV = 8%



CEDAR VERTICAL WEATHERBOARDS WITH 2 COATS OF RESENE 'BENMORE' WOOD-X OILED FINISH
LRV = 20%



DARK BRONZE ANODIZED ALUMINIUM WINDOW JOINERY
LRV = 6%



PLASTER FINISH + COLOUR TO MATCH EXISTING CLOSEST MATCH = RESENE GALLERY
LRV = 76% APPROX



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

RESOURCE CONSENT ISSUE

FOR INFORMATION

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

3D VIEWS + MATERIALITY

SCALE : @ A2

DATE : 28/05/2025

RC.12

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+ MAP

SHEA-SMITH

ALTERATION

TUCKER BEACH RD

PROPOSED FINISHES



COLORSTEEL IRONSAND

LRV = 8%



CEDAR VERTICAL WEATHERBOARDS WITH 2 COATS OF RESENE 'BENMORE' WOOD-X OILED FINISH
LRV = 20%



DARK BRONZE ANODIZED ALUMINIUM WINDOW JOINERY
LRV = 6%



PLASTER FINISH + COLOUR TO MATCH EXISTING CLOSEST MATCH = RESENE GALLERY
LRV = 76% APPROX



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

RESOURCE CONSENT ISSUE

FOR INFORMATION

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

3D VIEWS + MATERIALITY

SCALE : @ A2

DATE : 28/05/2025

RC.13

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PROPOSED FINISHES



COLORSTEEL IRONSAND

LRV = 8%



CEDAR VERTICAL WEATHERBOARDS WITH 2 COATS OF RESENE 'BENMORE' WOOD-X OILED FINISH
LRV = 20%



DARK BRONZE ANODIZED ALUMINIUM WINDOW JOINERY
LRV = 6%



PLASTER FINISH + COLOUR TO MATCH EXISTING CLOSEST MATCH = RESENE GALLERY
LRV = 76% APPROX



EXISTING SOUTH EAST VIEW + GARAGE

NEW PLASTER TO GARAGE/ LOFT TO MATCH EXISTING OFF-WHITE COLOUR FINISH OF HOUSE.

NOTE:
THE NEW LOFT / GARAGE IS NOT VISIBLE FROM ANY NEIGHBOURING PROPERTIES OR TUCKER BEACH ROAD.



PROPOSED SOUTH EAST VIEW + GARAGE

+ MAP

SHEA-SMITH

ALTERATION

TUCKER BEACH RD

RESOURCE CONSENT ISSUE

FOR INFORMATION

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3D VIEWS + MATERIALITY

SCALE : @ A2

DATE : 28/05/2025

RC.14

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