

DRAWING REGISTER

NUMBER	REV.	DRAWING TITLE
DA-00-01	A	SITE PLAN & STATISTICS
DA-01-01	A	PERSPECTIVE INTENT
DA-01-02	A	PERSPECTIVE INTENT
DA-01-03	A	PERSPECTIVE INTENT
DA-01-04	A	PERSPECTIVE INTENT
DA-10-01	A	OVERALL FLOOR PLAN
DA-10-02	A	HOUSE FLOOR PLAN
DA-10-03	A	ROOF PLAN
DA-20-01	A	ELEVATIONS & EXTERNAL FINISHES
DA-20-02	A	ELEVATIONS & EXTERNAL FINISHES

RESOURCE CONSENT

NEW RESIDENCE

99 SPEARGRASS FLAT ROAD

SPEARGRASS FLAT 9371 NEW ZEALAND

BGD ARCHITECTS

PROJECT NUMBER: #793

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RESOURCE CONSENT | SITE & STATISTICS

N

SITE ADDRESS & INFO

99 SPEARGRASS FLAT RD, SPEARGRASS FLAT, NEW ZEALAND

LOT 2 ON DP 503601
LOCALITY: QUEENSTOWN
LOCAL GOVERNMENT: QUEENSTOWN LAKES DISTRICT COUNCIL

SITE AREA

89,585 sqm

ZONING

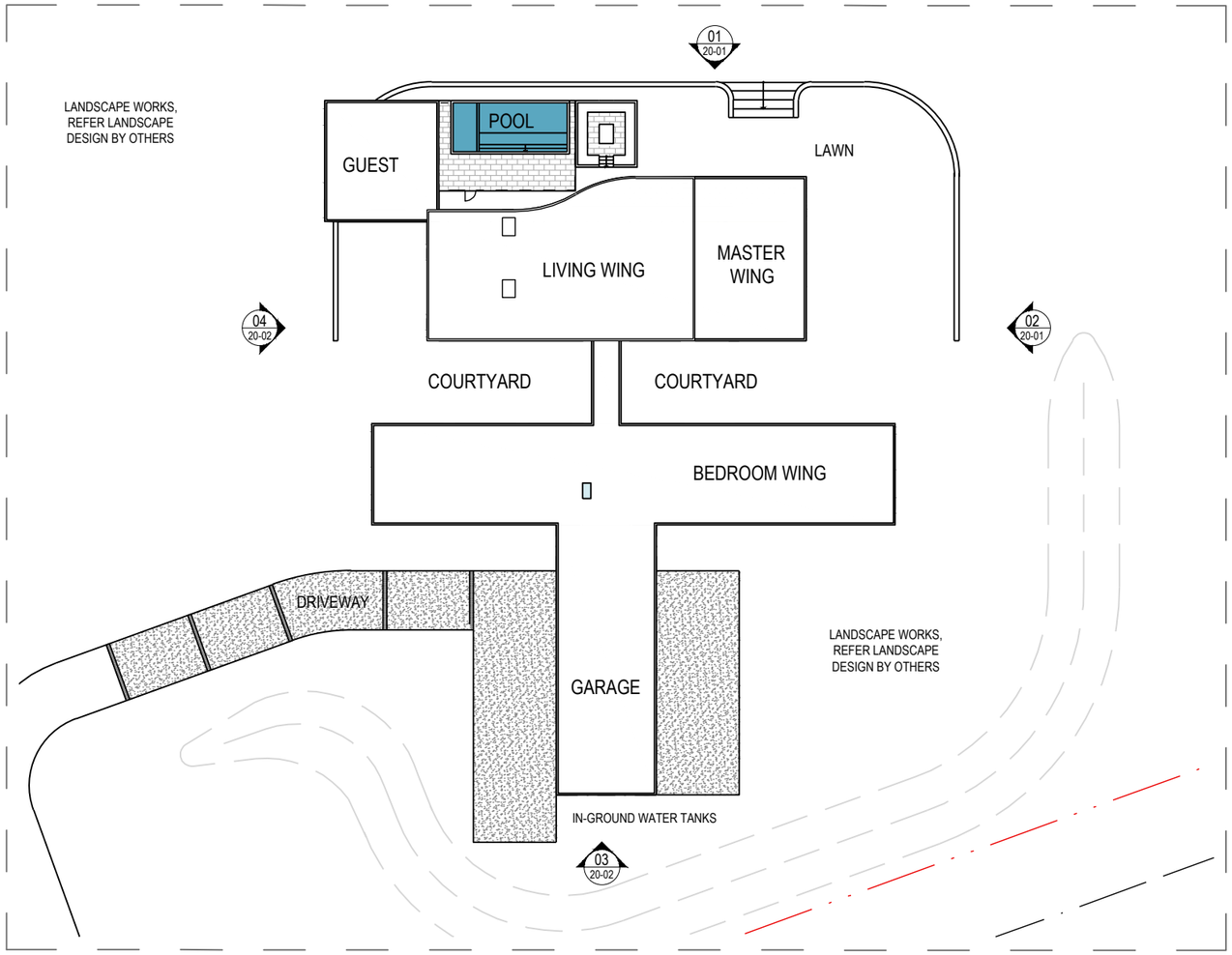
RURAL GENERAL ZONE

AREA SCHEDULE

LEVEL	INTERNAL AREA (SQM)	TERRACE / BALCONY (SQM)
DWELLING	626	271 *(EXCL. 45sqm POOL)*
GUEST	56	N/A
GARAGE	90	N/A
TOTAL	772	271



P1 - OVERALL SITE PLAN *OVERLAID ON SURVEY*
SCALE -1 : 2500 @ A3



P2 - DWELLING SITE PLAN
SCALE -1 : 500 @ A3

BGD ARCHITECTS

SCALE 0m 2.5 5 10 15 20 25 1:500 @ A3

99 SPEARGRASS FLAT RD, SPEARGRASS FLAT, NEW ZEALAND
DANNY ANDREWS
PROJECT NUMBER: #793 | DRAWING NO: DA-00-01 | FIRST PREPARED: 23.09.2025 | REV: A (23.09.25)

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IMAGE 1

BGD ARCHITECTS

99 SPEARGRASS FLAT RD, SPEARGRASS FLAT, NEW ZEALAND

DANNY ANDREWS

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IMAGE 2

BGD ARCHITECTS

99 SPEARGRASS FLAT RD, SPEARGRASS FLAT, NEW ZEALAND

DANNY ANDREWS

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RESOURCE CONSENT | PERSPECTIVE INTENT



IMAGE 3



IMAGE 4



IMAGE 5



IMAGE 6

BGD ARCHITECTS

99 SPEARGRASS FLAT RD, SPEARGRASS FLAT, NEW ZEALAND

DANNY ANDREWS

PROJECT NUMBER: #793 | DRAWING NO: DA-01-03 | FIRST PREPARED: 23.09.2025 | REV: A (23.09.25)

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RESOURCE CONSENT | PERSPECTIVE INTENT



IMAGE 7



IMAGE 8

BGD ARCHITECTS

99 SPEARGRASS FLAT RD, SPEARGRASS FLAT, NEW ZEALAND

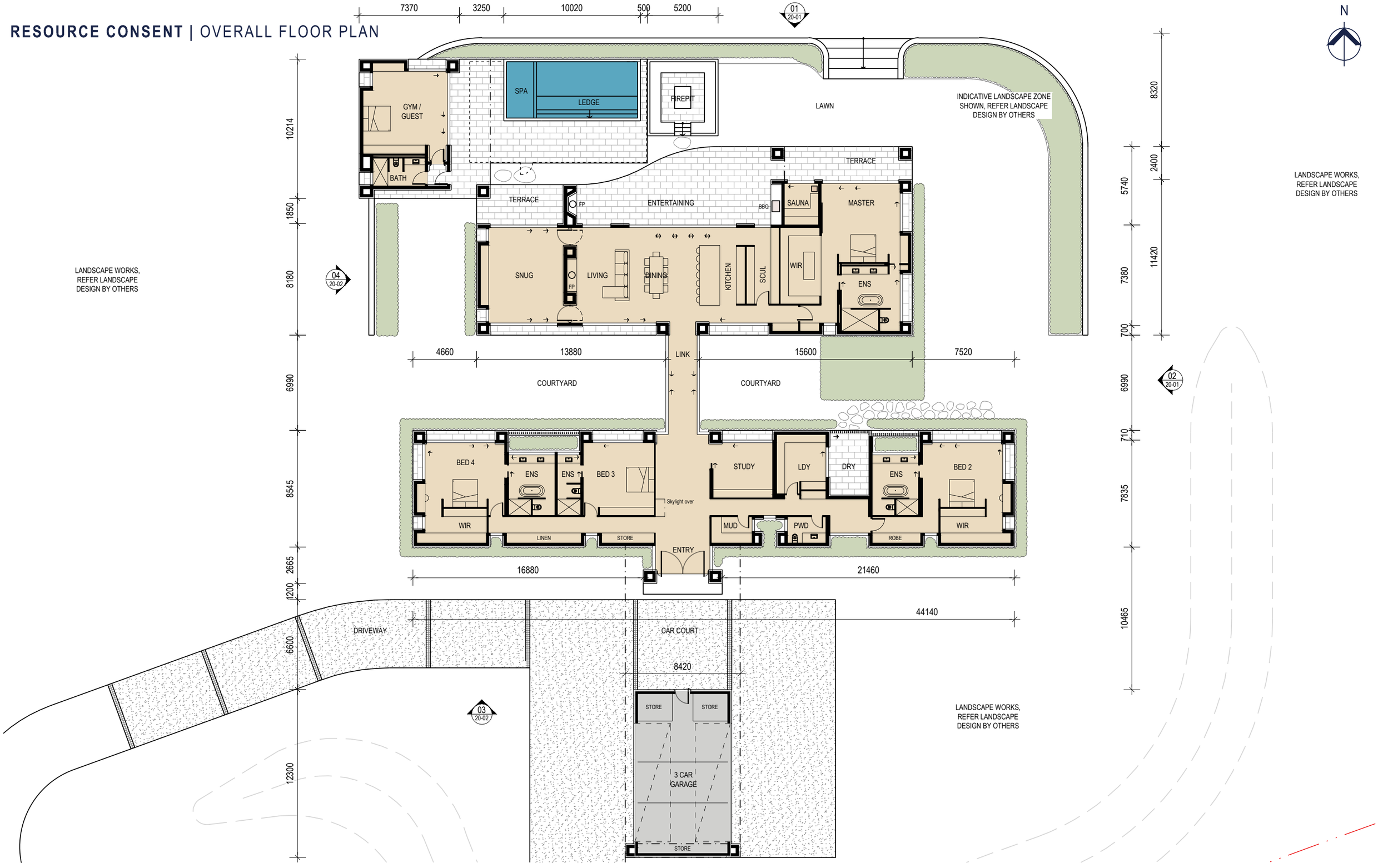
DANNY ANDREWS

PROJECT NUMBER: #793 | DRAWING NO: DA-01-04 | FIRST PREPARED: 23.09.2025 | REV: A (23.09.25)

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RESOURCE CONSENT | OVERALL FLOOR PLAN



GROUND FLOOR PLAN

BGD ARCHITECTS

SCALE 0m 1.25 2.5 5 7.5 10 12.5 1:250 @ A3

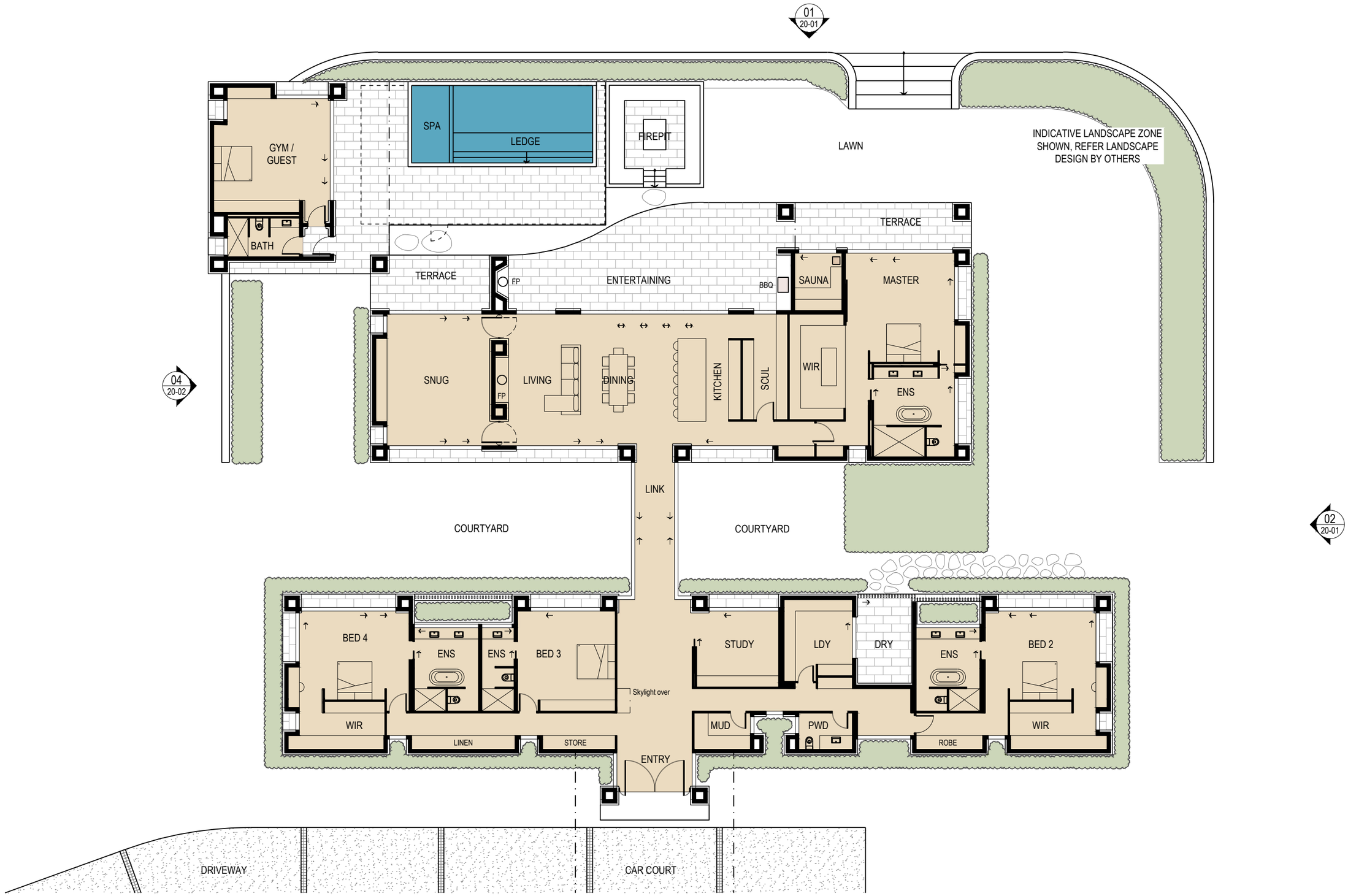
99 SPEARGRASS FLAT RD, SPEARGRASS FLAT, NEW ZEALAND

DANNY ANDREWS

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N



GROUND FLOOR PLAN

99 SPEARGRASS FLAT RD, SPEARGRASS FLAT, NEW ZEALAND

DANNY ANDREWS

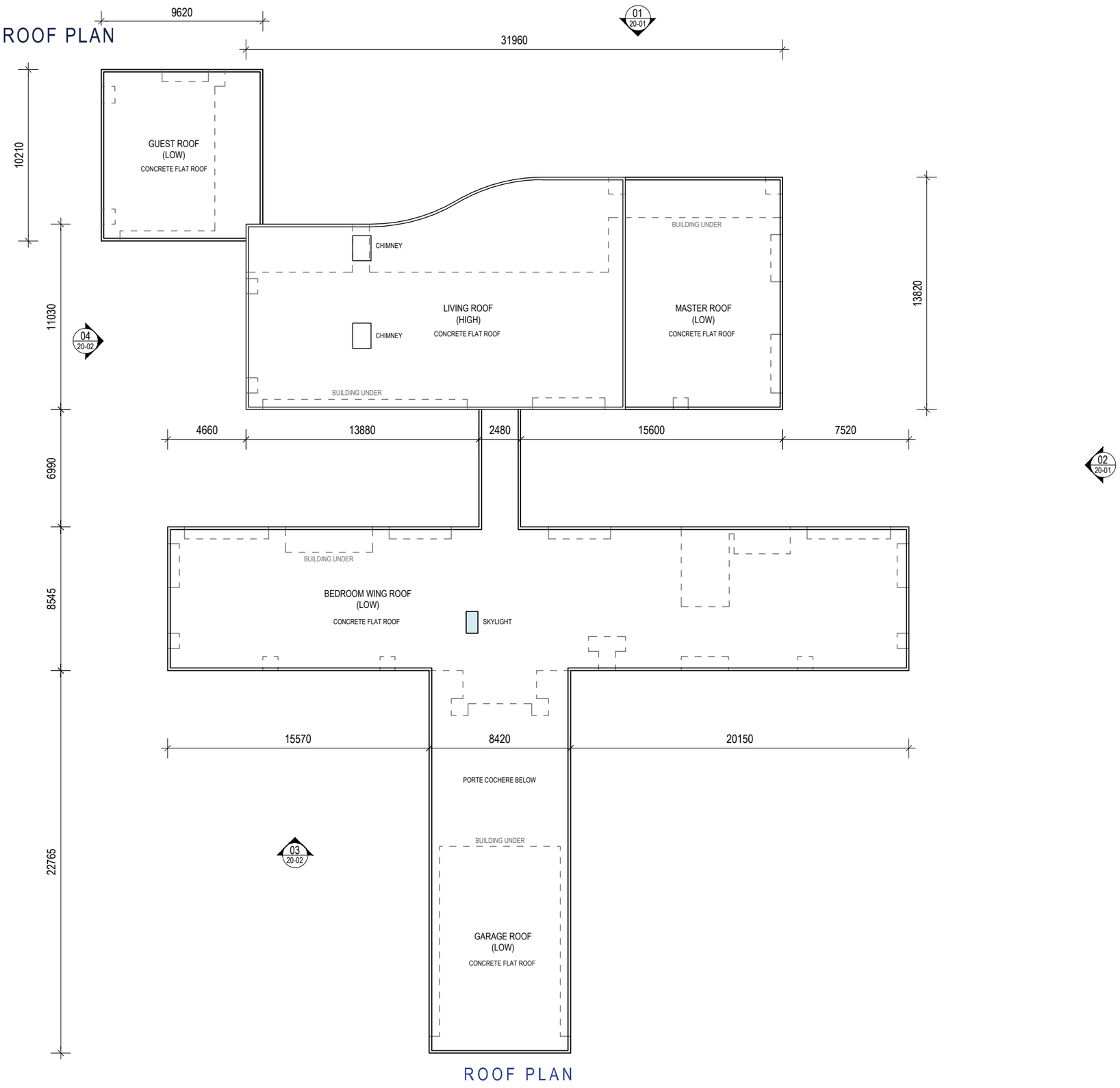
BGD ARCHITECTS

SCALE 0m 1 2 4 6 8 10 1:200 @ A3

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RESOURCE CONSENT | OVERALL ROOF PLAN



ROOF PLAN

N

BGD ARCHITECTS

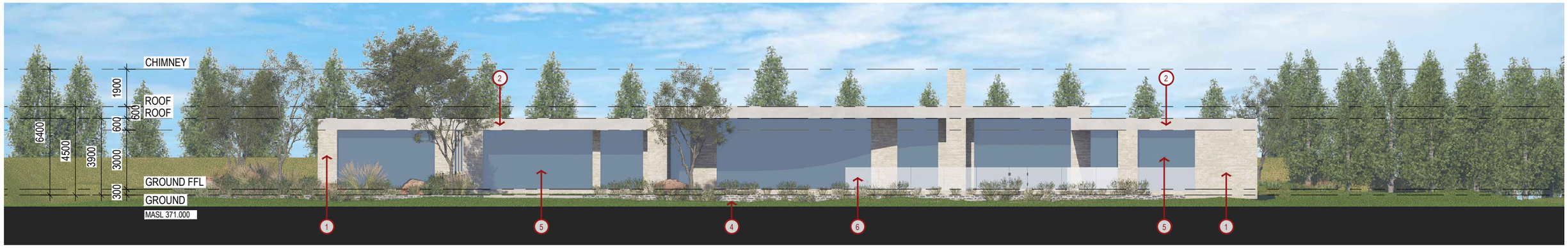
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99 SPEARGRASS FLAT RD, SPEARGRASS FLAT, NEW ZEALAND

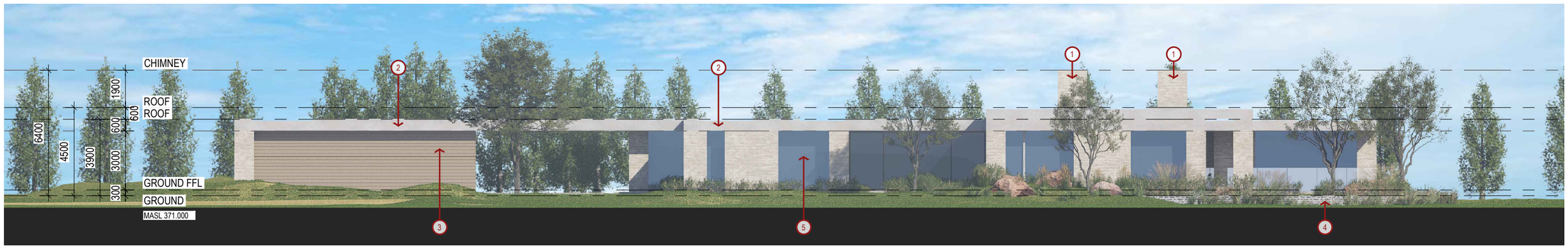
DANNY ANDREWS

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01 / 10-01 ELEVATION - NORTH
SCALE -1 : REFER



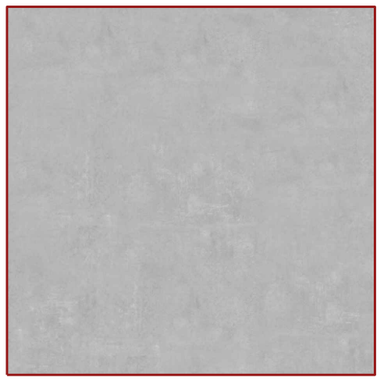
02 / 10-01 ELEVATION - EAST
SCALE -1 : REFER

ALL MATERIALS TO COMPLY WITH LIGHT REFLECTANCE VALUE RANGE, AS SPECIFIED IN LOCAL BUILDING MATERIAL AND COLOURS CODE



1-BRICK

LRV = max 30%
BEIGE / CREAM COLOUR. SIMILAR TO KRAUSE EMPEROR CLAY BRICKS - GHOST.



2-CONCRETE

LRV = approx. 25% (TOP OF ROOF MAX LRV 20%)
GREY OFF-FORM CONCRETE - SLAB EDGES, ROOF, & SOFFITS. CHARCOAL COLOUR MEMBRANE APPLIED TO TOP OF ROOF.



3-TIMBER CLADDING

LRV - max 30%
LIGHT BROWN COLOUR, VJ / SHIPLAP TYPE CLADDING.



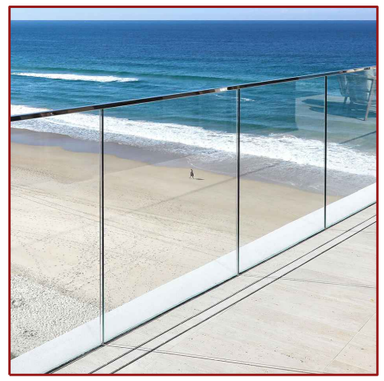
4-FEAT. RETAINING WALL

LRV = N/A
SCHIST TYPE STONE RETAINING WALLS, W/ SPONGED MORTAR FINISH.



5-WINDOWS

LRV = N/A
MINIMAL FRAMES, CLEAR GLASS (UNLESS TINT REQUIRED FOR ENERGY)



6-POOL FENCING

LRV = approx. 10%
FRAMELESS / STRUCTURAL CLEAR GLASS

22.09.2005 REV A. FIRST ISSUE

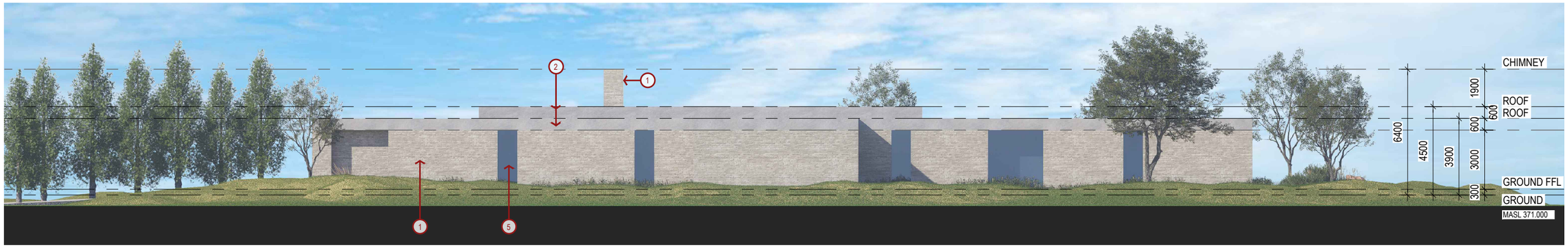
BGD ARCHITECTS

SCALE 0m 1 2 4 6 8 10 1:200 @ A3

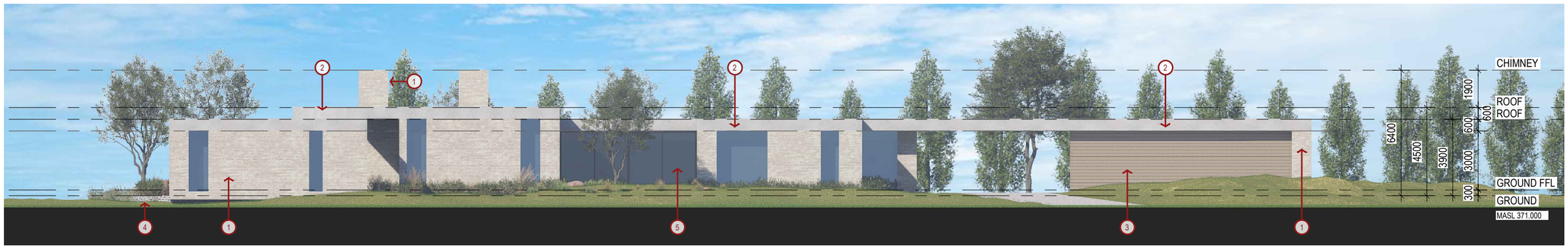
99 SPEARGRASS FLAT RD, SPEARGRASS FLAT, NEW ZEALAND
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03 10-01 ELEVATION - SOUTH
SCALE -1 : REFER



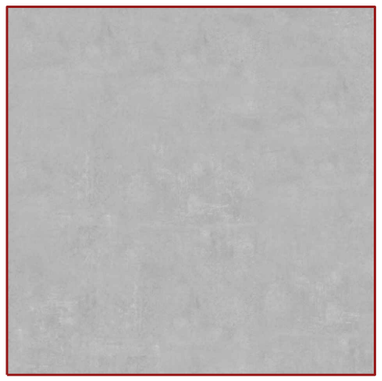
04 10-01 ELEVATION - WEST
SCALE -1 : REFER

ALL MATERIALS TO COMPLY WITH LIGHT REFLECTANCE VALUE RANGE, AS SPECIFIED IN LOCAL BUILDING MATERIAL AND COLOURS CODE



1-BRICK

LRV = max 30%
BEIGE / CREAM COLOUR. SIMILAR TO KRAUSE EMPEROR CLAY BRICKS - GHOST.



2-CONCRETE

LRV = approx. 25% (TOP OF ROOF MAX LRV 20%)
GREY OFF-FORM CONCRETE - SLAB EDGES, ROOF, & SOFFITS. CHARCOAL COLOUR MEMBRANE APPLIED TO TOP OF ROOF.



3-TIMBER CLADDING

LRV - max 30%
LIGHT BROWN COLOUR, VJ / SHIPLAP TYPE CLADDING.



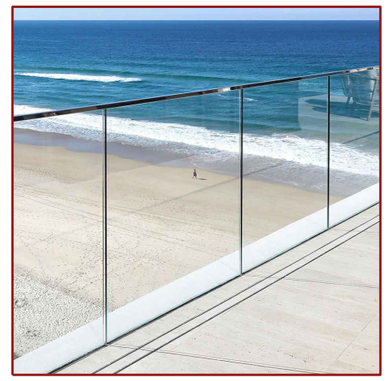
4-FEAT. RETAINING WALL

LRV = N/A
SCHIST TYPE STONE RETAINING WALLS, W/ SPONGED MORTAR FINISH.



5-WINDOWS

LRV = N/A
MINIMAL FRAMES, CLEAR GLASS (UNLESS TINT REQUIRED FOR ENERGY)



6-POOL FENCING

LRV = approx. 10%
FRAMELESS / STRUCTURAL CLEAR GLASS

22.09.2005 REV A. FIRST ISSUE

BGD ARCHITECTS

SCALE 0m 1 2 4 6 8 10 1:200 @ A3

99 SPEARGRASS FLAT RD, SPEARGRASS FLAT, NEW ZEALAND
DANNY ANDREWS

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