NO.	DRAWING	REV.	REV DATE	ISSUE TO
A RESOURCE CONSENT				
A.1	SHEET TITLE	F	5/06/2026 ...	RESOURCE CONSENT
A.2	SITE PLAN	F	5/06/2026 ...	RESOURCE CONSENT
A.3	EARTHWORKS PLAN	F	5/06/2026 ...	RESOURCE CONSENT
A.4	LANDSCAPING PLAN	F	5/06/2026 ...	RESOURCE CONSENT
A.5	GROUND FLOOR PLAN - EXISTING & DEMO	F	5/06/2026 ...	RESOURCE CONSENT
A.6	ELEVATIONS - EXISTING	F	5/06/2026 ...	RESOURCE CONSENT
A.7	ELEVATIONS - EXISTING	F	5/06/2026 ...	RESOURCE CONSENT
A.8	BASEMENT PLAN - PROPOSED	F	5/06/2026 ...	RESOURCE CONSENT
A.9	GROUND FLOOR PLAN - PROPOSED	F	5/06/2026 ...	RESOURCE CONSENT
A.10	ROOF PLAN - PROPOSED	F	5/06/2026 ...	RESOURCE CONSENT
A.11	PROPOSED ELEVATIONS	F	5/06/2026 ...	RESOURCE CONSENT
A.12	PROPOSED ELEVATIONS	F	5/06/2026 ...	RESOURCE CONSENT
A.13	SECTION BB	F	5/06/2026 ...	RESOURCE CONSENT
A.14	SUN STUDIES	F	5/06/2026 ...	RESOURCE CONSENT
A.15	SUN STUDIES	F	5/06/2026 ...	RESOURCE CONSENT
A.16	SUN STUDIES	F	5/06/2026 ...	RESOURCE CONSENT
A.17	3D VIEWS - ENVELOPE INTRUSIONS	F	5/06/2026 ...	RESOURCE CONSENT



KELVIN HEIGHTS RENOVATION

688 Peninsula Road Kelvin Heights Queenstown

Project Team - S. VIVIAN + M. RILEY

ISSUED FOR **RESOURCE CONSENT** 10/06/2026

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KELVIN HEIGHTS RENOVATION

10/06/2026

688 Peninsula Road Kelvin Heights Queenstown

SHEET TITLE

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

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REVISION

B	12/11/2025
F	5/06/2026

design	S. VIVIAN
drawn	M. RILEY
job no	J24139
scale	1:1@ A3

SHEET NO **A.1**

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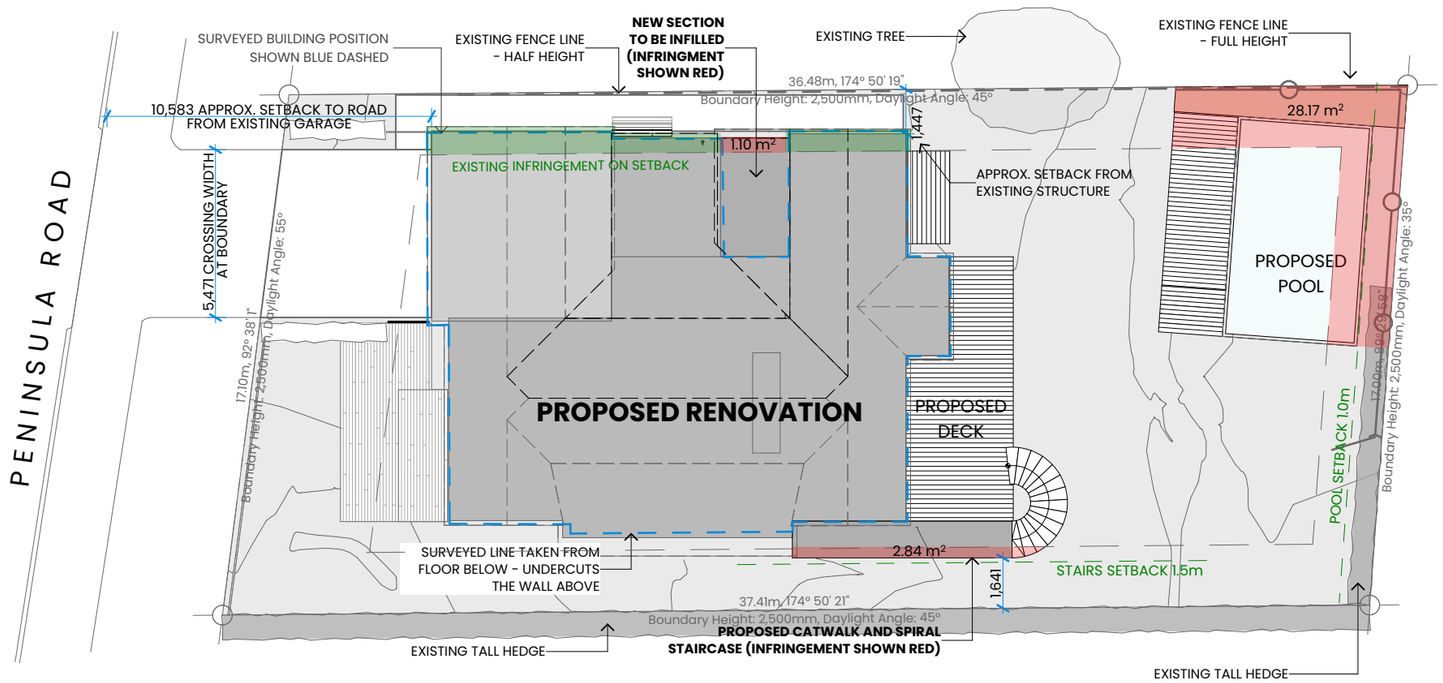
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IMAGE FROM WWW.EXPERIENCE.ARCGIS.COM

LOCATION PLAN

SCALE NTS



SITE DESCRIPTION

LEGAL DESCRIPTION:	LOT 109, DP 11164
TERRITORIAL AUTHORITY:	QLDC
PLANNING ZONE:	Suburban Residential
PLANNING SUB ZONES:	
TECHNICAL CATEGORY:	N/A
WIND ZONE:	HIGH
EQ ZONE:	3
EXPOSURE ZONE:	B
SNOW ZONE:	N5
SNOW LOAD:	1.5kPa
CLIMATE ZONE:	6
SITE AREA (GROSS):	626m² APPROX.
SITE AREA (NETT):	626m² APPROX.

PROPOSED AREAS

BASEMENT FLOOR AREA:	*43.62m²*
GROUND FLOOR AREA:	*199.84m²*
TOTAL:	*246.58m²*
AREA OVER FRAMES:	55.48m²
AREA OVER FOUNDATIONS:	55.48
EXISTING DECK AREA:	30.89m²
PROPOSED DECK AREA:	68.94m²
PROPOSED IMPERMEABLE AREA:	TBCm²

SITE COVERAGE: 40% MAX%

DWELLING:	31.68	5.0607
POOL:	212.61	33.9629
TOTAL:	**244.29 m²**	**39.0236**

ALL PLANS HAVE BEEN DRAWN FROM AN ON SITE MEASURE & HISTORICAL PLANS. WHILE ALL REASONABLE EFFORTS HAVE BEEN MADE TO ACCURATELY REPRESENT THE EXISTING BUILDING, THERE MAY BE DISCREPENCIES. IT SHALL REMAIN THE CONTRACTORS RESPONSIBILTY TO VERIFY ON SITE ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING ANY WORKS.

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KELVIN HEIGHTS RENOVATION

10/06/2026

688 Peninsula Road Kelvin Heights Queenstown

SITE PLAN

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

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REVISION

B	12/11/2025
F	5/06/2026

design	S. VIVIAN
drawn	M. RILEY
job no	J24139
scale	1:1, 1:200@ A3

SHEET NO **A.2**

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EROSION & SEDIMENT MANAGEMENT

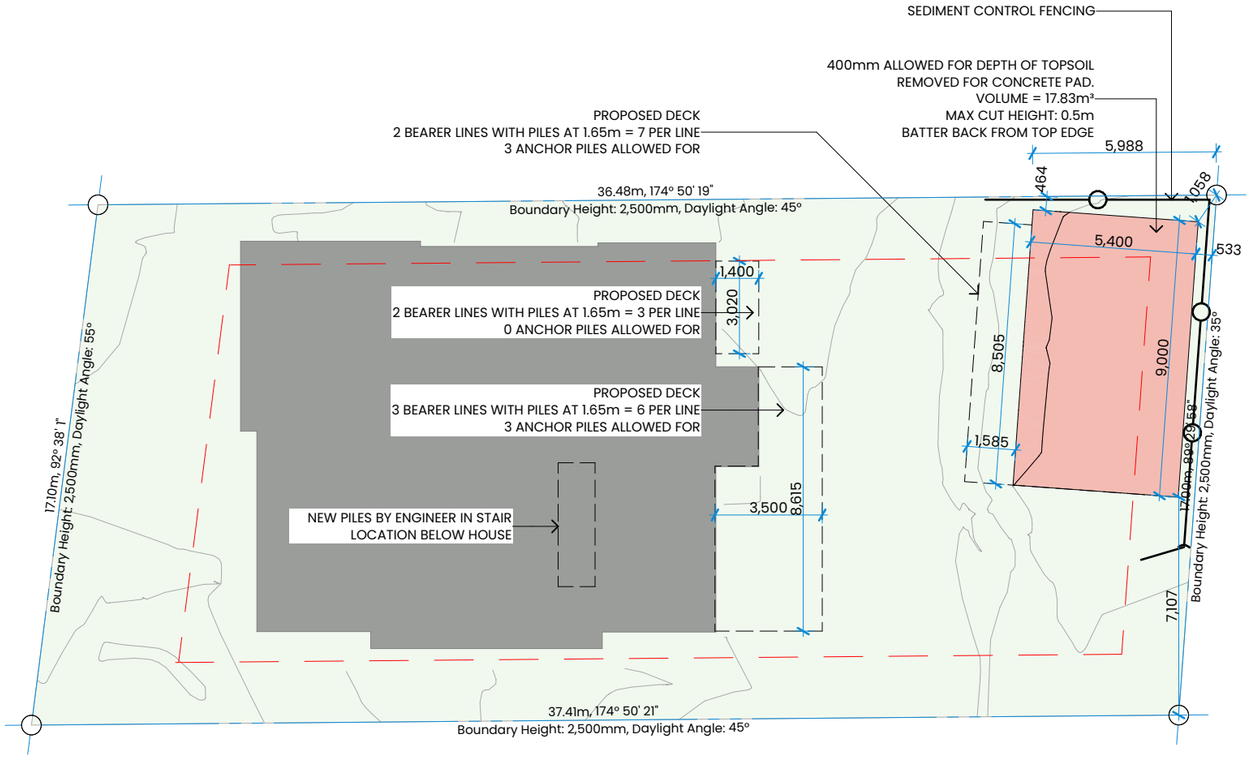
- CONNECT TEMPORARY DOWN PIPES TO SW DRAINS, RENDERING COMPLETE & FUNCTIONAL AS EARLY AS POSSIBLE TO MITIGATE STORMWATER SPILL ONTO SITE
- ANY EXCAVATED FILL CAUSED BY BUILDING WORKS NEEDS TO BE REMOVED FROM SITE IMMEDIATELY TO MITIGATE AGAINST SITE RUN-OFF
- SPRAY DOWN ANY SOIL STOCK PILE OR EXCAVATION REGULARLY TO PREVENT DUST
- INSTALL SEDIMENT FENCE COMPLETE WITH SEDIMENT FABRIC AND GOOD WARATAH SPACING. SEDIMENT FABRIC TO BE TRENCHED 200MM MIN INTO THE GROUND, OR SILT SOCKS CAN BE USED AS AN ALTERNATIVE TO SEDIMENT FENCE. CLEAR AWAY ANY COLLECTED SEDIMENT REGULARLY

SITE HAZARDS

- MAIN CONTRACTOR TO PROVIDE 2M HIGH CHAIN LINK FENCE (min 50 x 50)TO PREVENT UNAUTHORISED ENTRY TO SITE TO COMPLY WITH NZBC/F5 AND MUST BE COMPLETE WITH A LOCKABLE GATE.

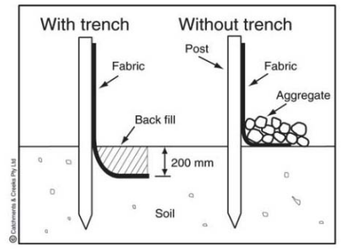
- HAZARD IDENTIFICATION BOARD SHALL BE ADJACENT TO SITE ENTRY AND IDENTIFY ALL RELEVANT ONSITE HAZARDS

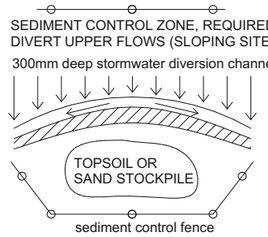
- MAIN CONTRACTOR TO PROVIDE ONSITE A SITE SPECIFIC HEALTH & SAFETY POLICY WHICH IS TO BE VIEWED AND SIGNED BY ALL PERSONS ENTERING THE SITE



SEDIMENT FENCE INSTALLATIONS

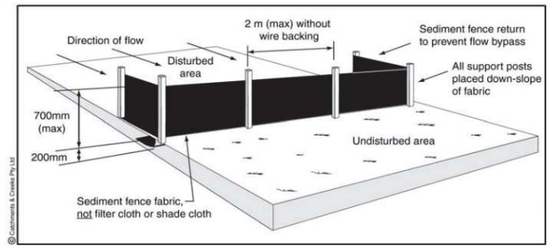
***SILT SOCKS CAN BE USED AS AN ALTERNATIVE**

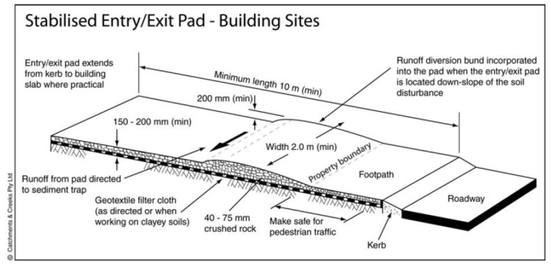




STOCKPILE CONTROL

SEDIMENT BARRIER CONSTRUCTION





EARTHWORKS KEY

SITE CUT

EARTHWORKS PILING CALCULATIONS

DECKS
ANCHOR PILE DIMENSIONS: Ø0.4m x 0.9m = 0.12m³
6 TOTAL ALLOWED FOR = 0.72m³

ORDINARY PILE DIMENSIONS: Ø0.3m x 0.2m = 0.01m³
30 TOTAL ALLOWED FOR = 0.30m³

NEW PILES UNDER HOUSE
REFER TO ENGINEER'S DESIGN
NEW PILE DIMENSIONS: 0.5m SQ. x 0.5mm DEEP = 0.125m³
6 TOTAL ALLOWED FOR = 0.75m³

TOTAL EARTHWORKS CUT VOLUME: 1.77m³
TOTAL EARTHWORKS CUT HEIGHT: 0.6m

NOTE
SITE MAXIMUM SLOPE = 9°

TOTAL EARTHWORKS VOLUME
PILES = 1.77m³
POOL = 17.83m³
TOTAL = **19.60m³**

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KELVIN HEIGHTS RENOVATION

10/06/2026

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EARTHWORKS PLAN

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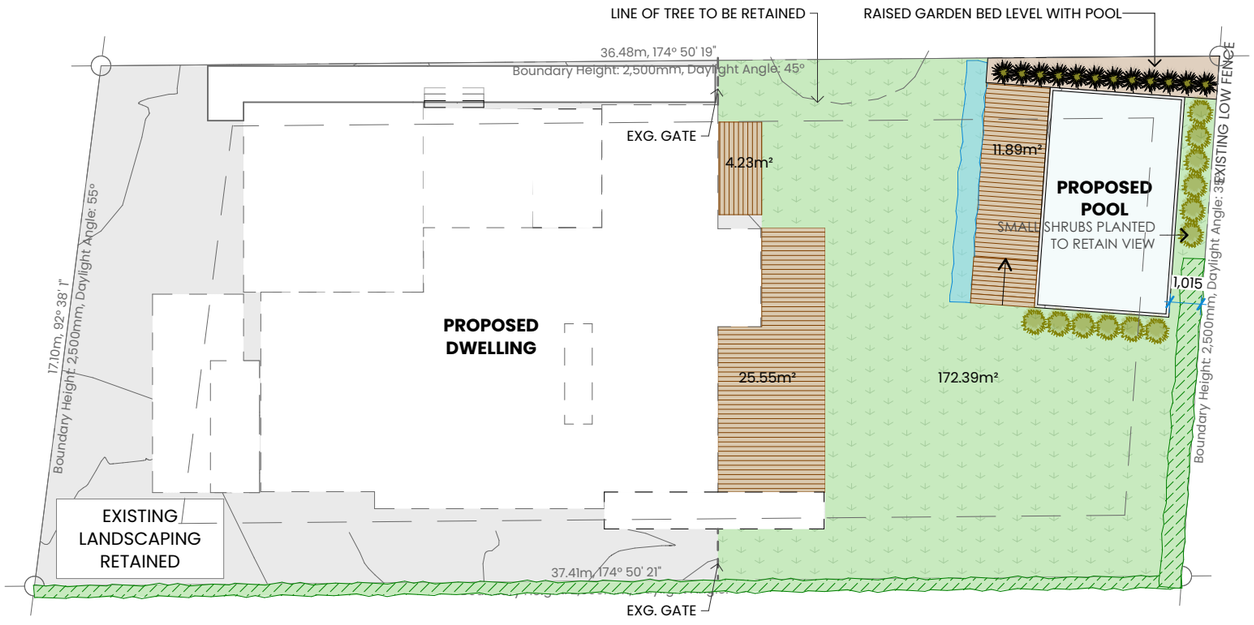
REVISION
B 12/11/2025
F 5/06/2026

design S. VIVIAN
drawn M. RILEY
job no J24139
scale 1:200, 1:1@ A3

SHEET NO A.3

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LANDSCAPE KEY

- HEDGES 2.0M + (EXISTING)
- SHRUBS (<1m)
- GRASSES
- GROUNDCOVER
- LAWN AREA
- HARDWOOD TIMBER DECKING

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KELVIN HEIGHTS RENOVATION

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LANDSCAPING PLAN

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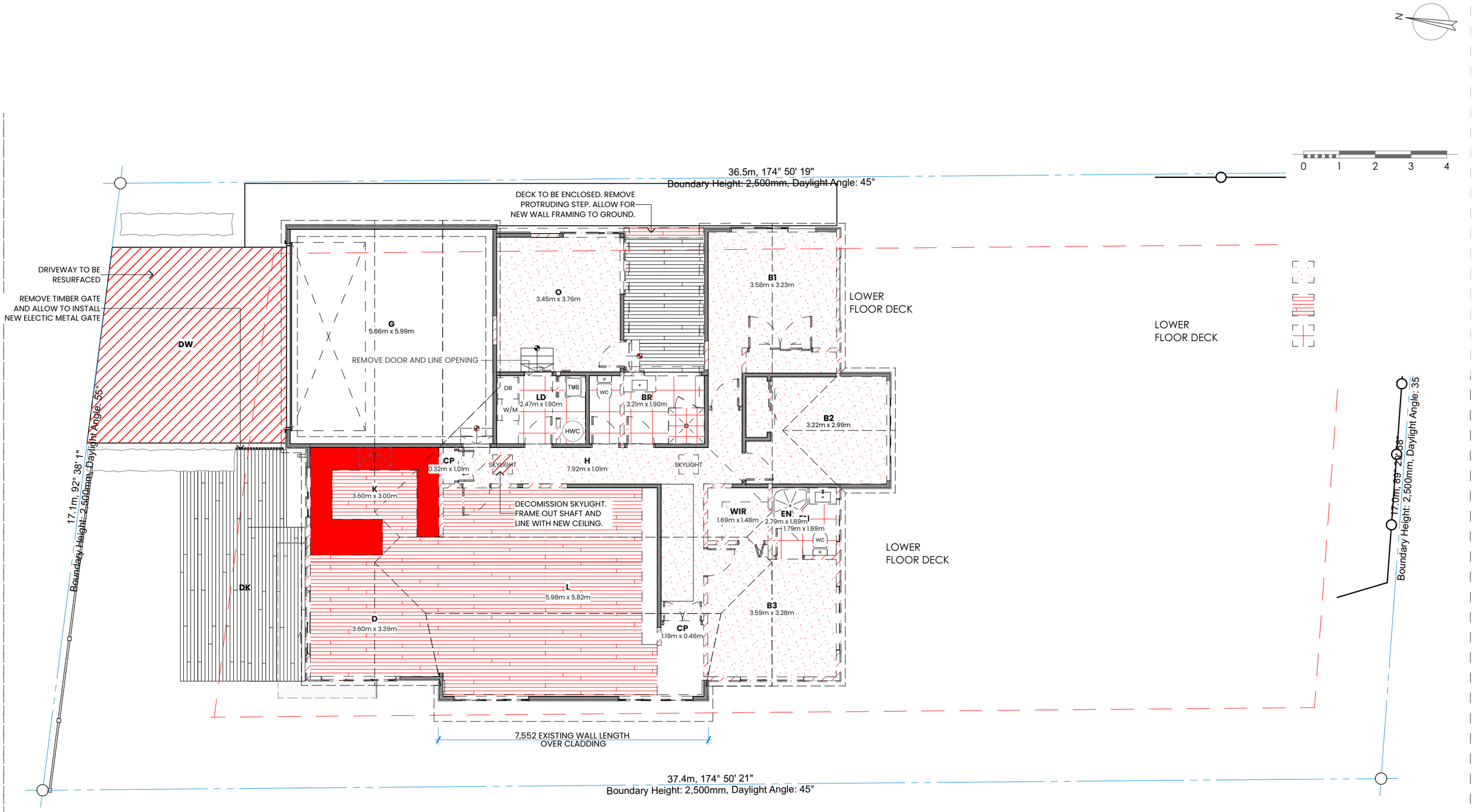
REVISION F 5/06/2026

design S. VIVIAN
drawn M. RILEY
job no J24139
scale 1:200@ A3

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KELVIN HEIGHTS RENOVATION

10/06/2026

GROUND FLOOR PLAN - EXISTING & DEMO

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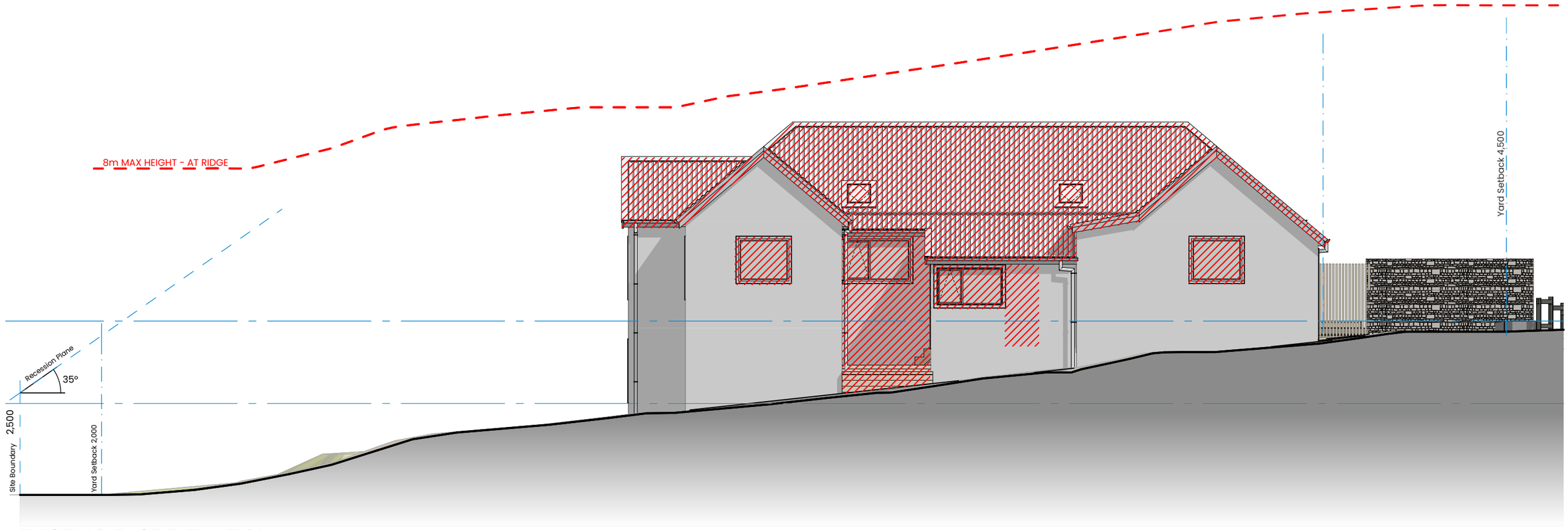
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B	12/11/2025	
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design S. VIVIAN
drawn M. RILEY
job no J24139
scale 1:100@ A3

SHEET NO **A.5**

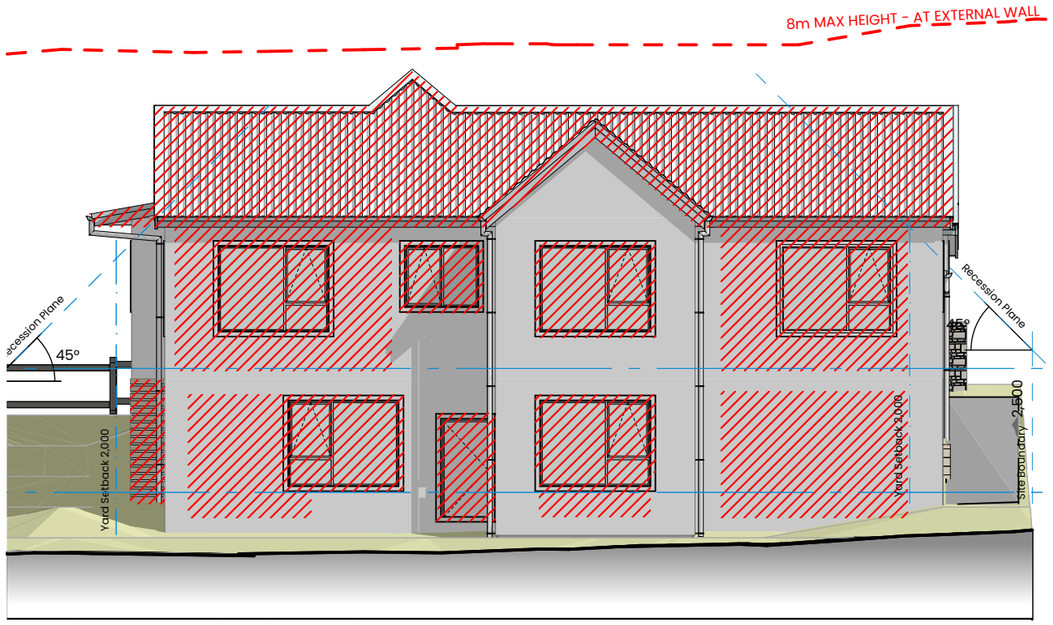
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EXISTING EAST ELEVATION

SCALE 1:100 (A3)



EXISTING SOUTH ELEVATION

SCALE 1:100 (A3)

TO BE DEMOLISHED/REMOVED

NOTE: ALL WINDOWS AND EXTERNAL DOORS TO BE REPLACED. ALLOW TO MAKE CLADDING GOOD.

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KELVIN HEIGHTS RENOVATION

10/06/2026

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ELEVATIONS - EXISTING

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

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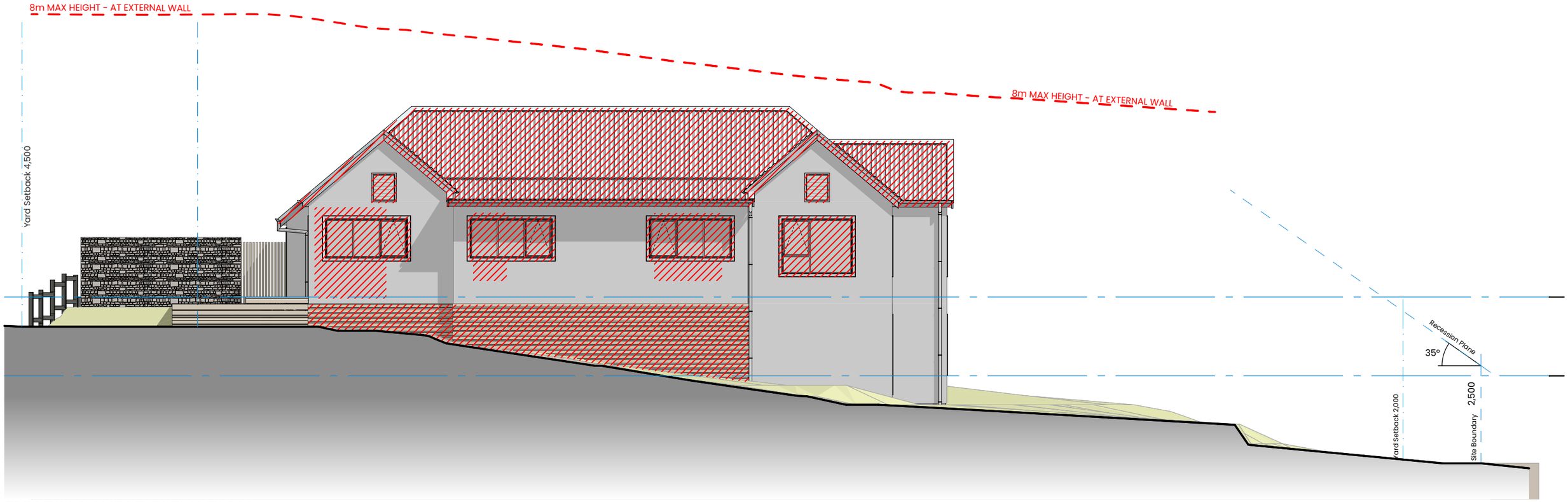
B	12/11/2025
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design	S. VIVIAN
drawn	M. RILEY
job no	J24139
scale	1:100@ A3

SHEET NO **A.6**

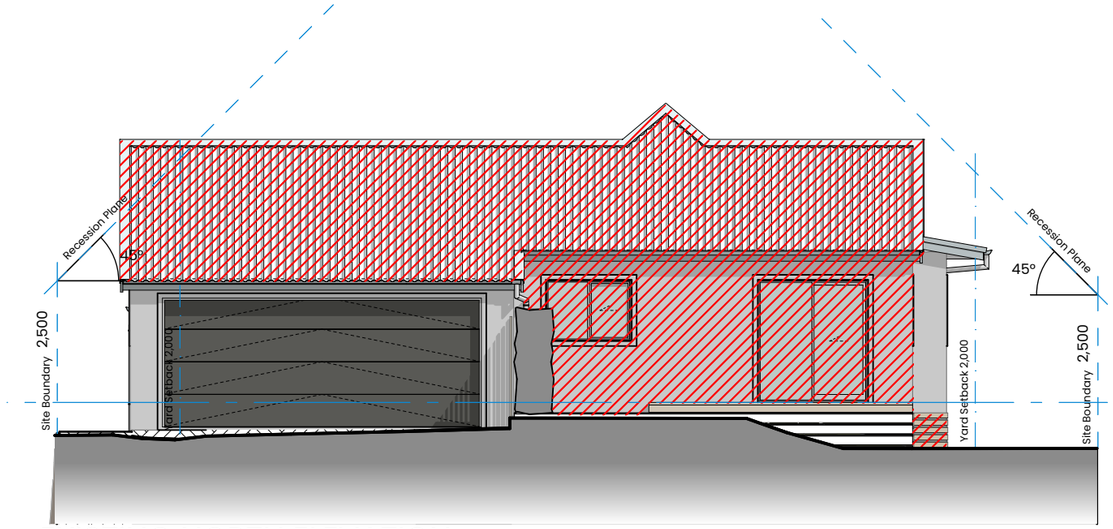
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EXISTING WEST ELEVATION

SCALE 1:100 (A3)



EXISTING NORTH ELEVATION

SCALE 1:100 (A3)

TO BE DEMOLISHED/REMOVED

NOTE: ALL WINDOWS AND EXTERNAL DOORS TO BE REPLACED. ALLOW TO MAKE CLADDING GOOD.

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KELVIN HEIGHTS RENOVATION

10/06/2026

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ELEVATIONS - EXISTING

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REVISION

B	12/11/2025
F	5/06/2026

design	S. VIVIAN
drawn	M. RILEY
job no	J24139
scale	1:100@ A3

SHEET NO A.7

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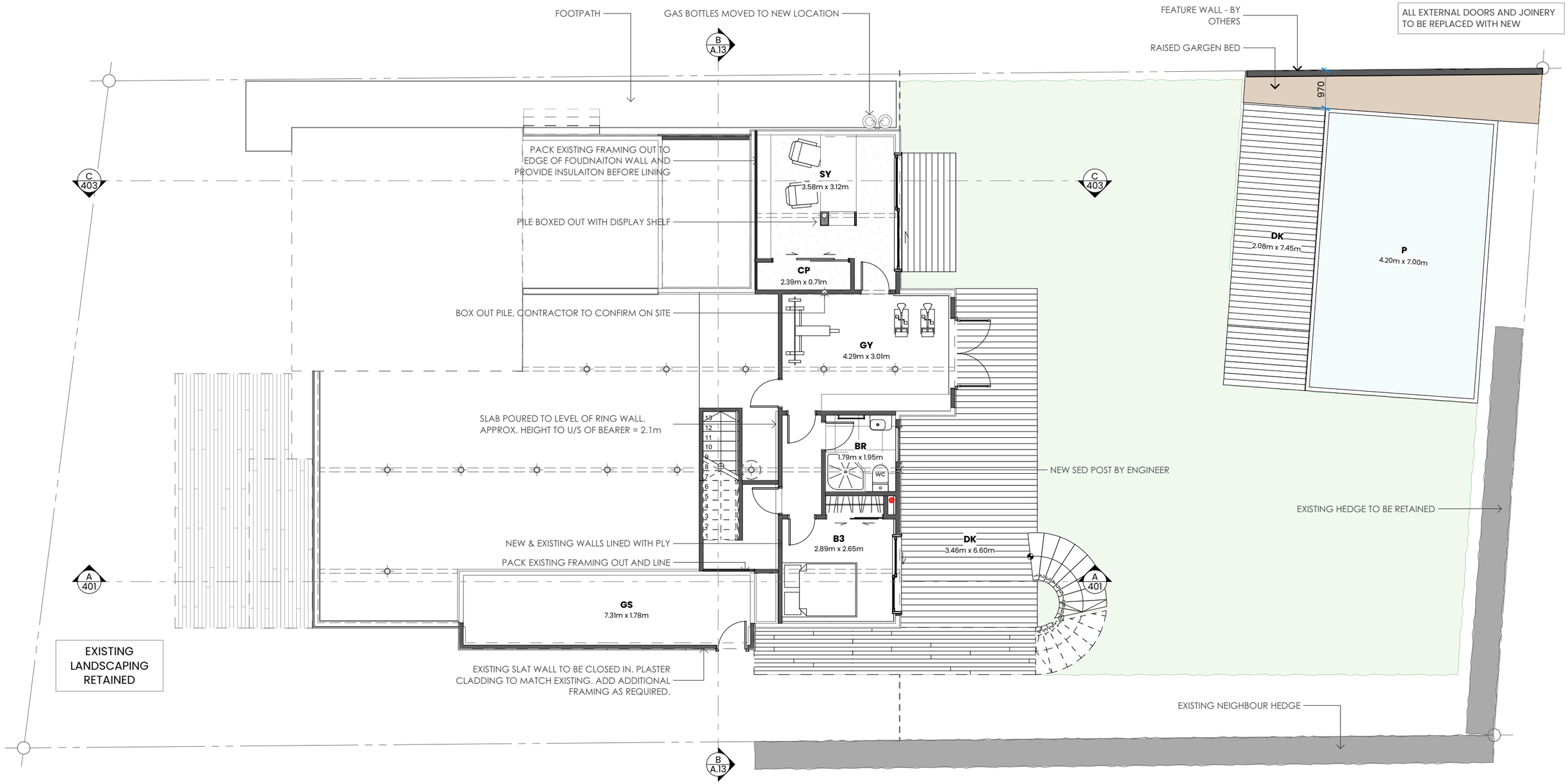
DK DECK
GS GARDEN SHED
GY GYM
P POOL
SY STUDY
EXISTING WALL
NEW WALL

N

0 1 2 3 4

PROPSOED BASEMENT AREA: 49.01m²

ALL EXTERNAL DOORS AND JOINERY TO BE REPLACED WITH NEW



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KELVIN HEIGHTS RENOVATION

10/06/2026

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BASEMENT PLAN - PROPOSED

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design S. VIVIAN
drawn M. RILEY
job no J24139
scale 1:100@ A3

SHEET NO **A.8**

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BATHROOM & LAUNDRY NOTES:
-TILED TO CEILING IN BATHROOMS
-70mm TILED SKIRTING ELSEWHERE
-ALLOW FOR FLOOR WASTE TO ALL BATHROOMS AND LAUNDRY

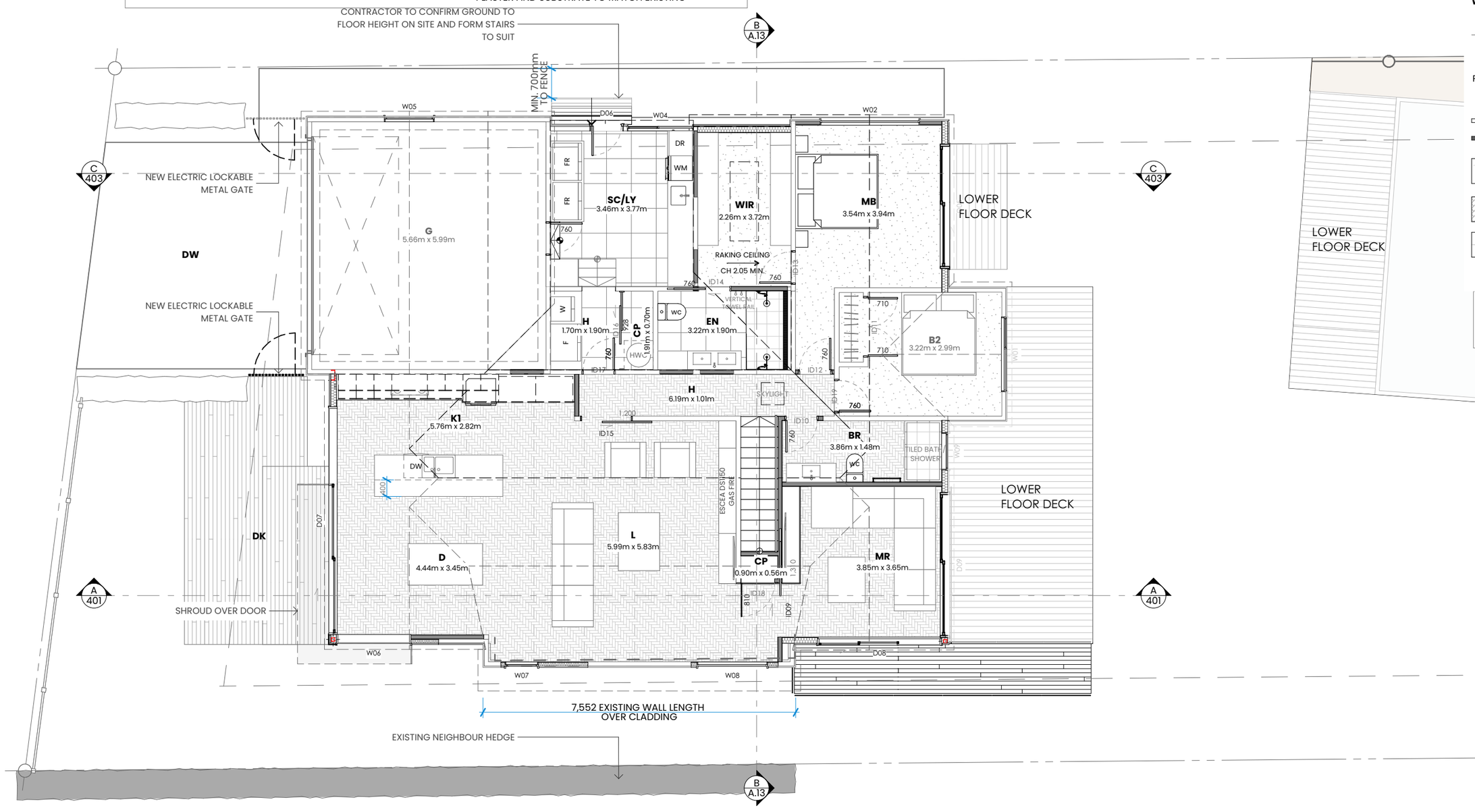
JOINERY AND FINISHES NOTES:
-16MM MELAMINE WHITE JOINERY CARCUSES
-GLASS SPLASHBACK
-CEASAR STONE BENCHTOPS
-ALLOW FOR TIMBER VENEERED CUSTOM JOINERY FRONTS TO KITCHEN AN JOINERY IN STAIR VOID AND MEDIA ROOM
-16MM MELAMINE WARDROBE JOINERY
-SQUARE STOPPED WINDOW REVEALS

FIREPLACE NOTES:
-STOKE FIRES CORNER FIREPLACE LEFT VARIA 2L80h-P7 AND DOUBLE - WALLED FLUE
-NEW ESCEA POWERFLUE FOR EXISTING GAS FIRE PLACE

CATWALK AND SPIRAL STAIRCASE:
-TO BE CONFIRMED. STEEL PREFRABRICATED SPIRAL STAIRCASE. CATWALK ON CANTILEVERED DESIGN.

GLASS BALUSTRADES
- FRAMELESS DOUBLE BUTTON SYSTEM

CLADDING NOTES:
-GRC CONCRETE PANELS ON CLIP SYSTEM
-VERTICAL TIMBER SHIPLAP
-PLASTER AND SUBSTRATE TO MATCH EXISTING



LEGEND OF ABBREVIATIONS

BR BATHROOM
B BEDROOM
CP CUPBOARD
DK DECK
D DINING
DW DRIVEWAY
EN ENSUITE
E ENTRY
G GARAGE
K KITCHEN
L LIVING
LY LAUNDRY
MB MEDIA ROOM
SC SCULLERY
WC TOILET
WR WARDROBE
WIR WALK IN ROBE

N

0 1 2 3 4

PROPOSED NEW AREA: 8.82 m²

EXISTING WALL
NEW WALL
EXISTING CARPET
NEW VINYL FLOORING
NEW TILES

NOTE: ALL EXTERNAL DOORS AND JOINERY TO BE REPLACED WITH NEW.
ALL INTERNAL DOORS EXCEPT TO GARAGE TO BE REPLACED WITH NEW.

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bespoke ARCHITECTURE

KELVIN HEIGHTS RENOVATION

10/06/2026

GROUND FLOOR PLAN - PROPOSED

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REVISION	
B	12/11/2025
F	5/06/2026

design S. VIVIAN
drawn M. RILEY
job no J24139
scale 1:100@ A3

SHEET NO A.9

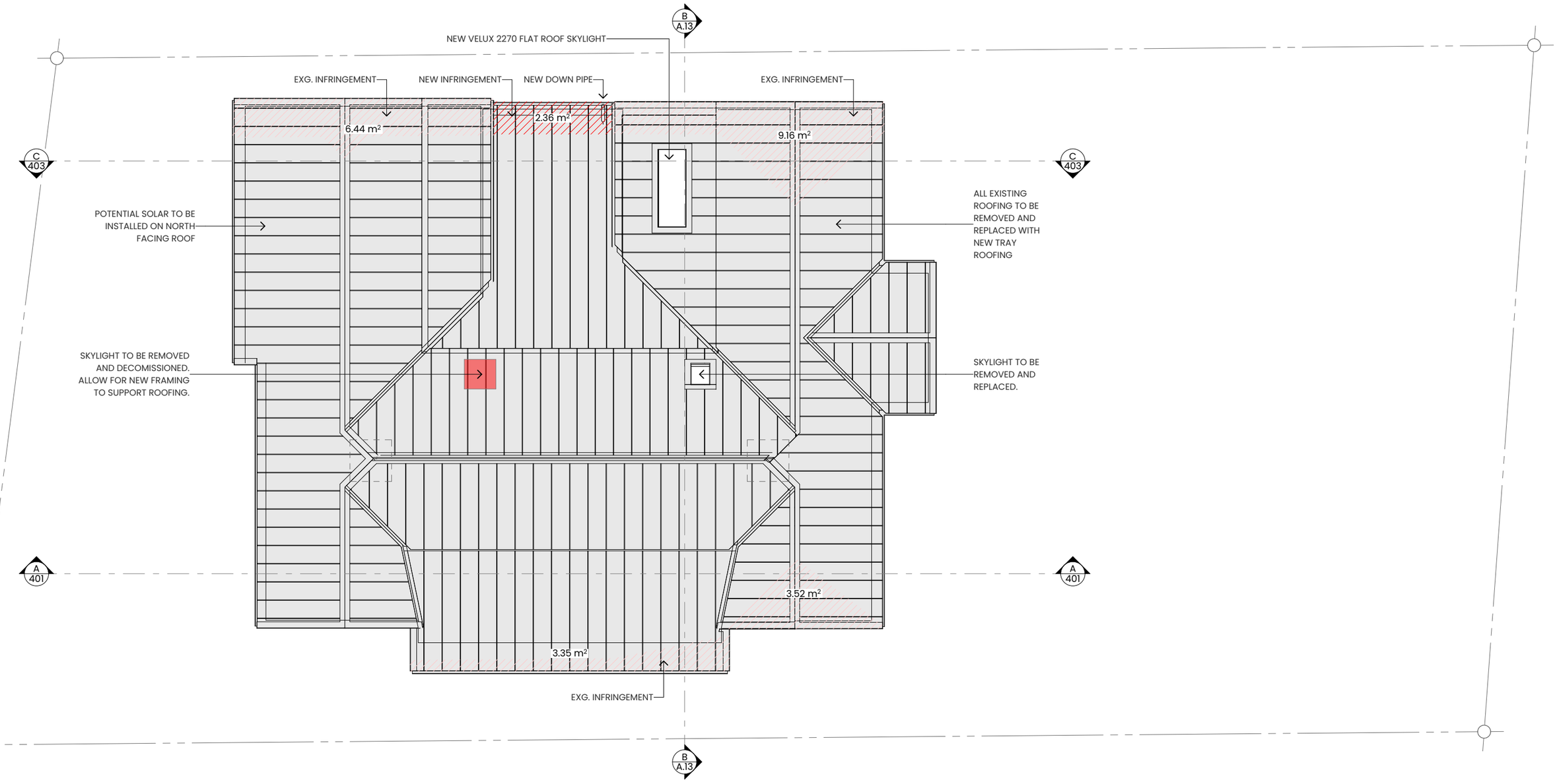
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SOLAR:
-SOLAR PVC TO ROOF TBD.
- SOLAR WATER HEATING TBD.

N

0 1 2 3 4



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ROOF PLAN - PROPOSED

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REVISION

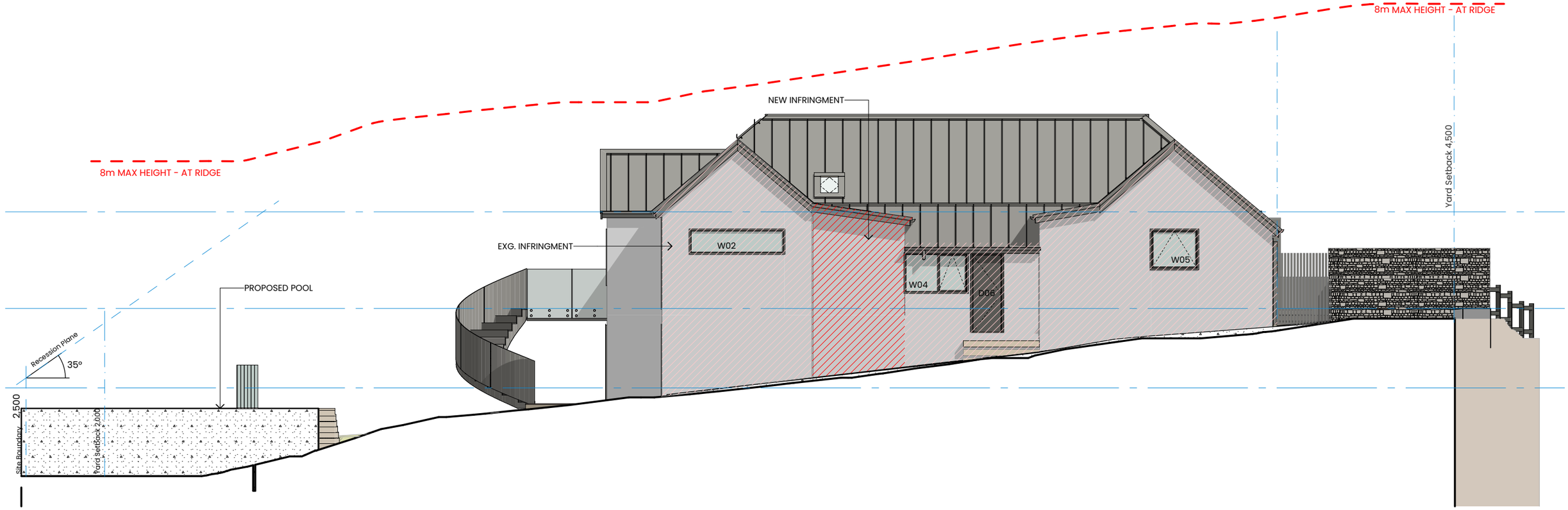
B	12/11/2025
F	5/06/2026

design S. VIVIAN
drawn M. RILEY
job no J24139
scale 1:100@ A3

SHEET NO A.10

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PROPOSED EAST ELEVATION

SCALE 1:100 (A3)



PROPOSED SOUTH ELEVATION

SCALE 1:100 (A3)

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KELVIN HEIGHTS RENOVATION

10/06/2026

688 Peninsula Road Kelvin Heights Queenstown

PROPOSED ELEVATIONS

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

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REVISION

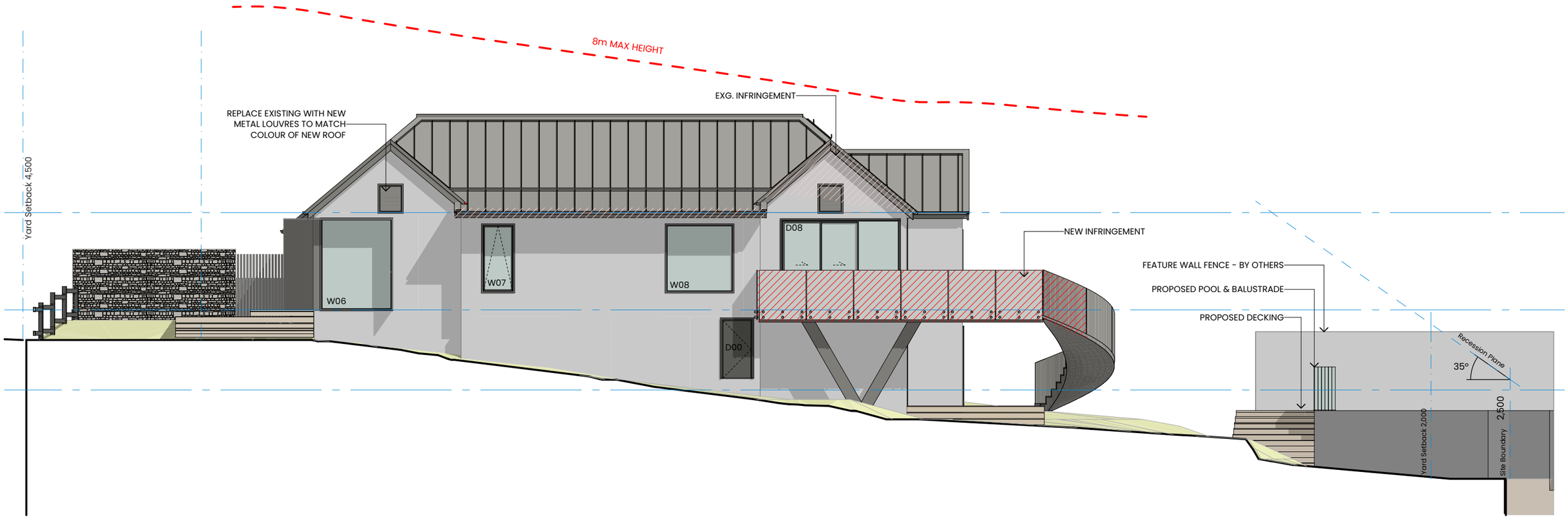
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F	5/06/2026

design S. VIVIAN
drawn M. RILEY
job no J24139
scale 1:100@ A3

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PROPOSED WEST ELEVATION

SCALE 1:100 (A3)



PROPOSED NORTH ELEVATION

SCALE 1:100 (A3)

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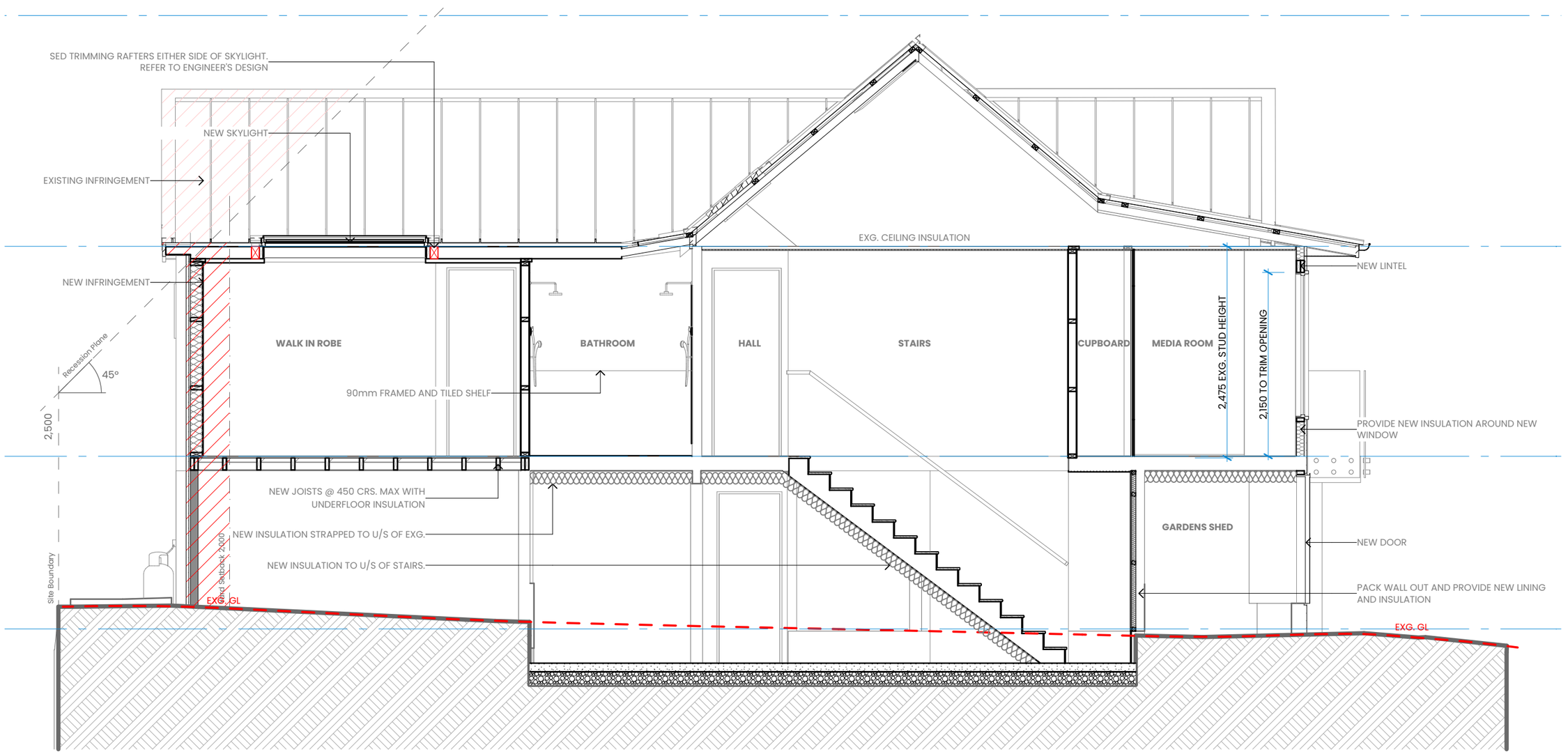
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design	S. VIVIAN
drawn	M. RILEY
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SECTION BB

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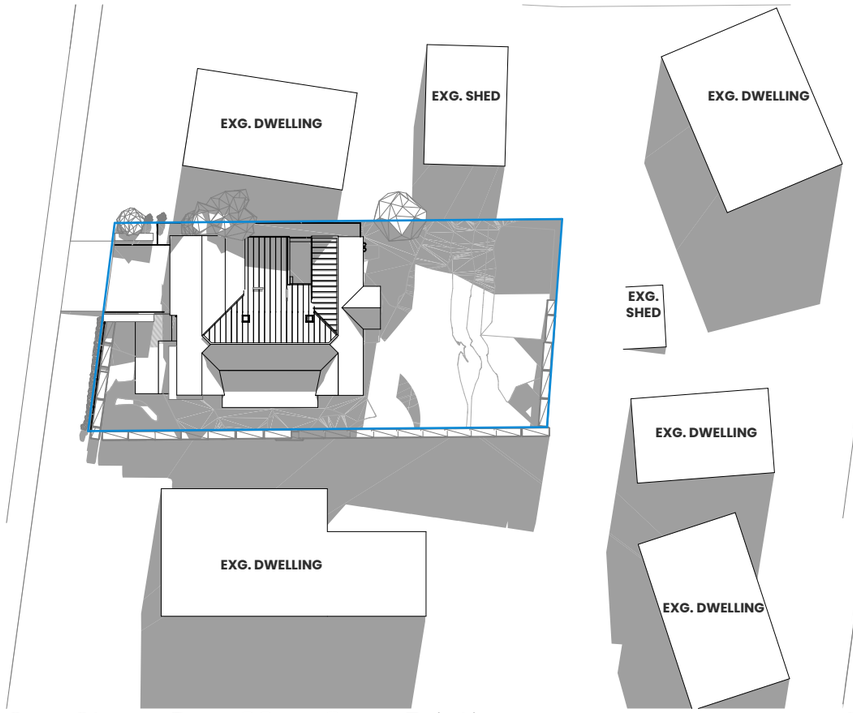
REVISION F 5/06/2026

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drawn M. RILEY
job no J24139
scale 1:50@ A3

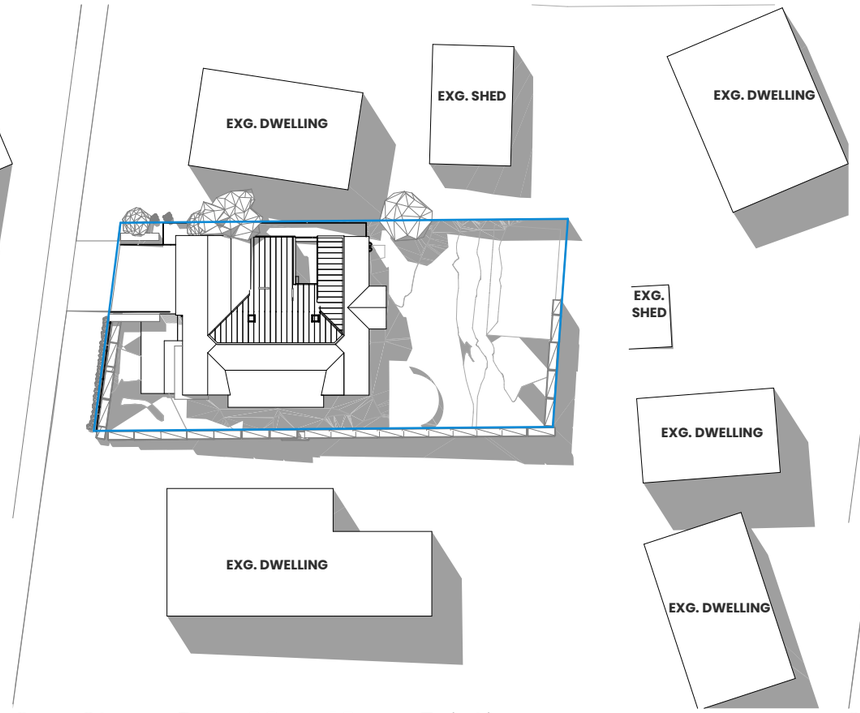
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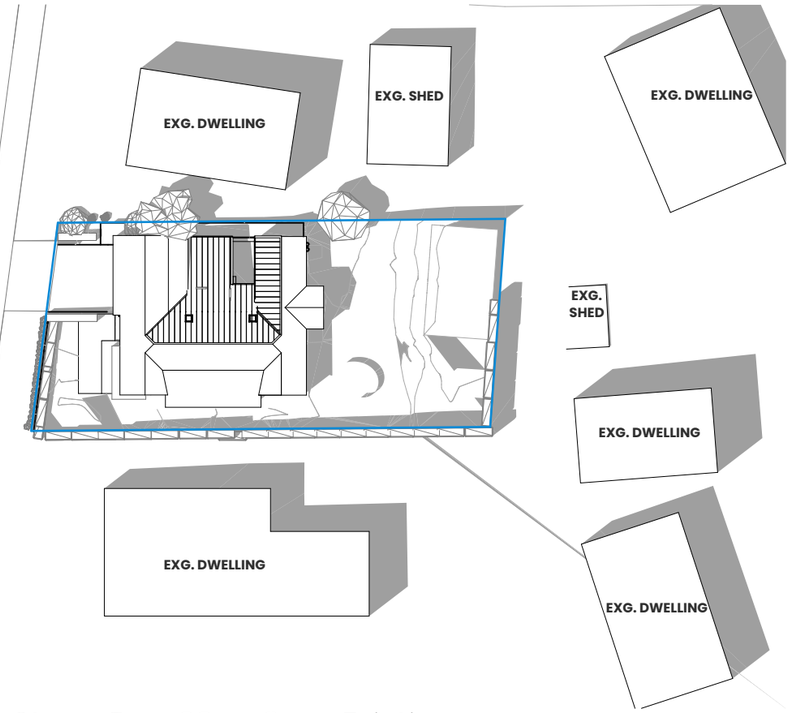
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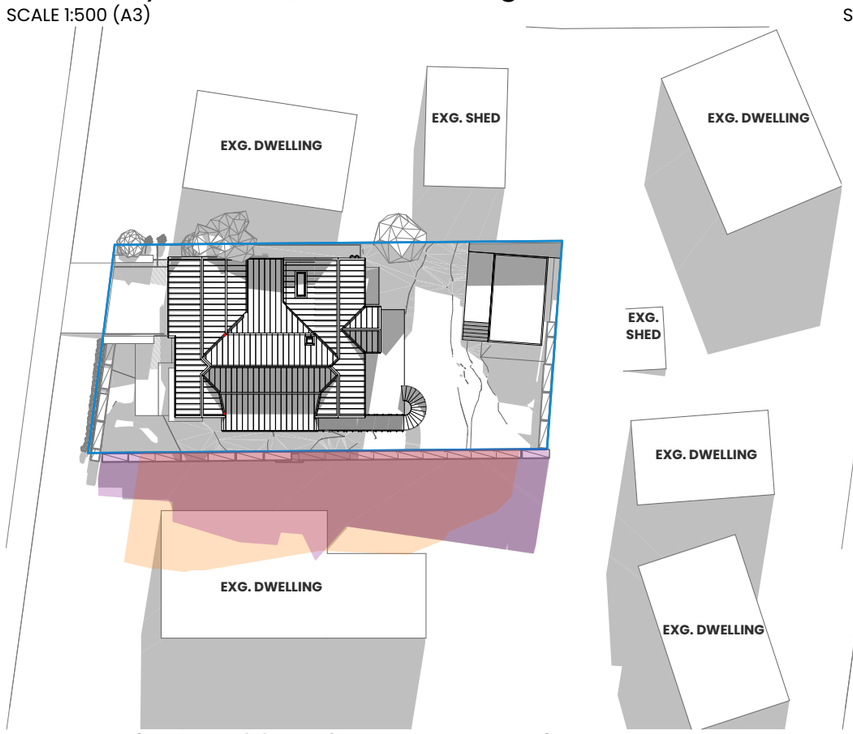
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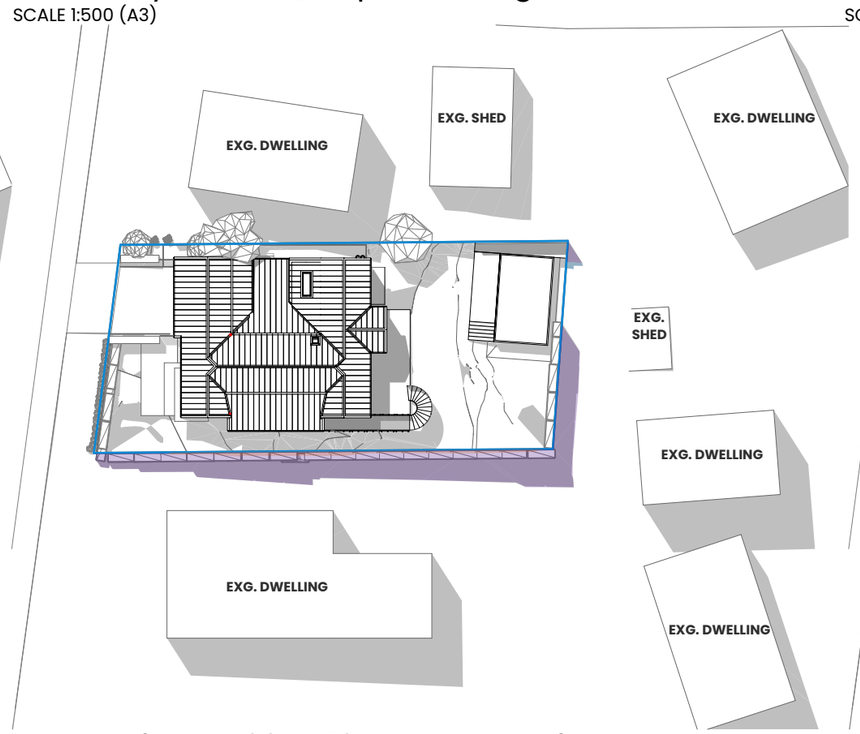
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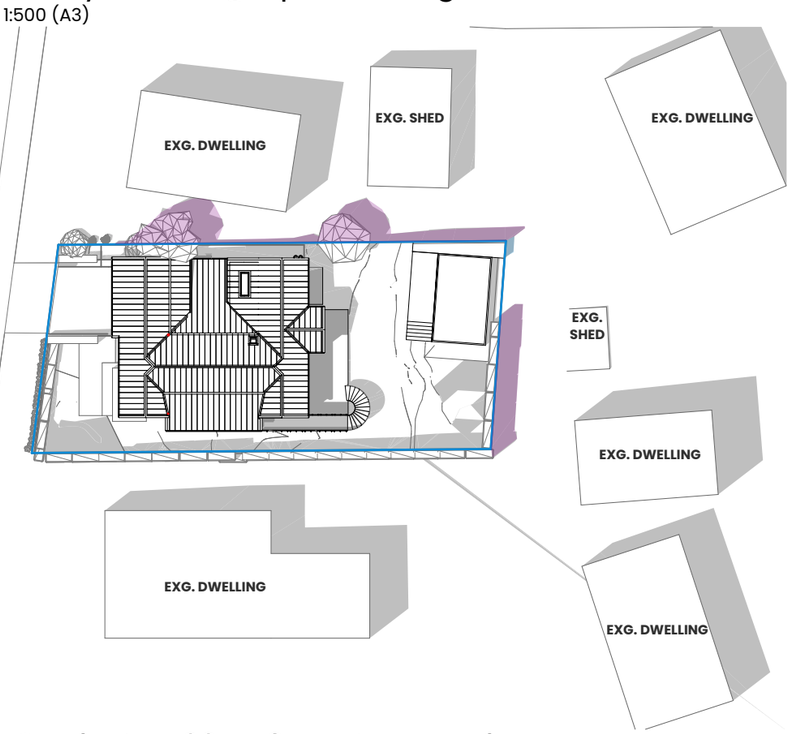
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Sun Study Dec 22 @ 9am Proposed
SCALE 1:500 (A3)



Sun Study Dec 22 @ 12pm Proposed
SCALE 1:500 (A3)



Sun Study Dec 22 @ 3pm Proposed
SCALE 1:500 (A3)

KEY EXISTING SHADING | MAX ENVELOPE SHADING | PROPOSED SHADING

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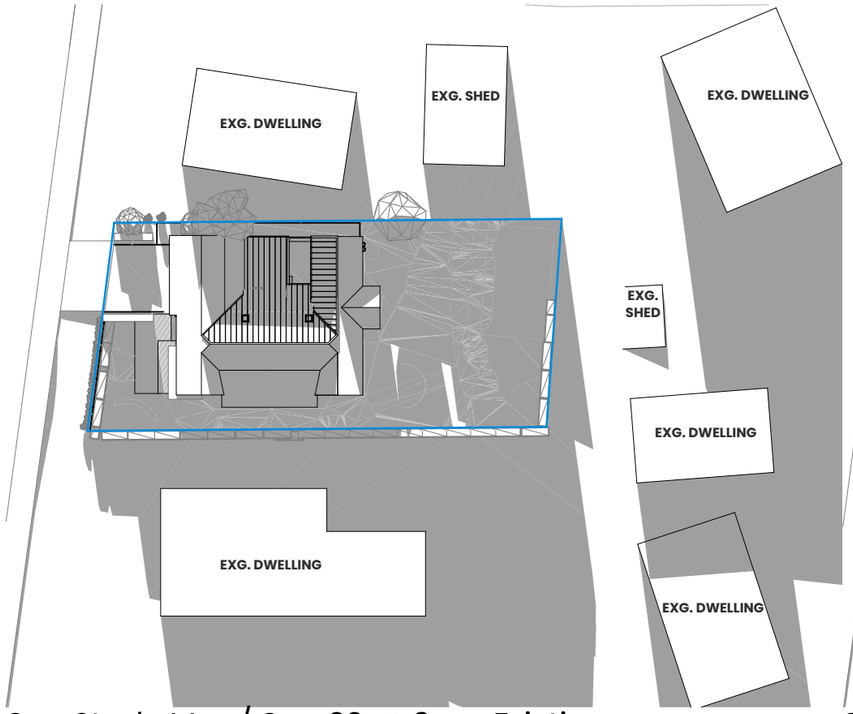
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design S. VIVIAN
drawn M. RILEY
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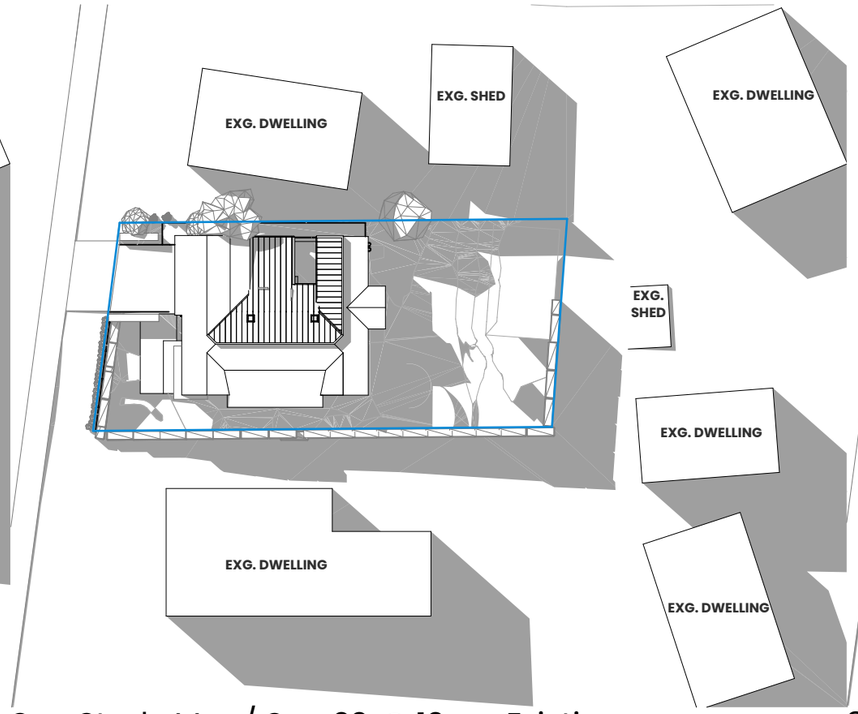
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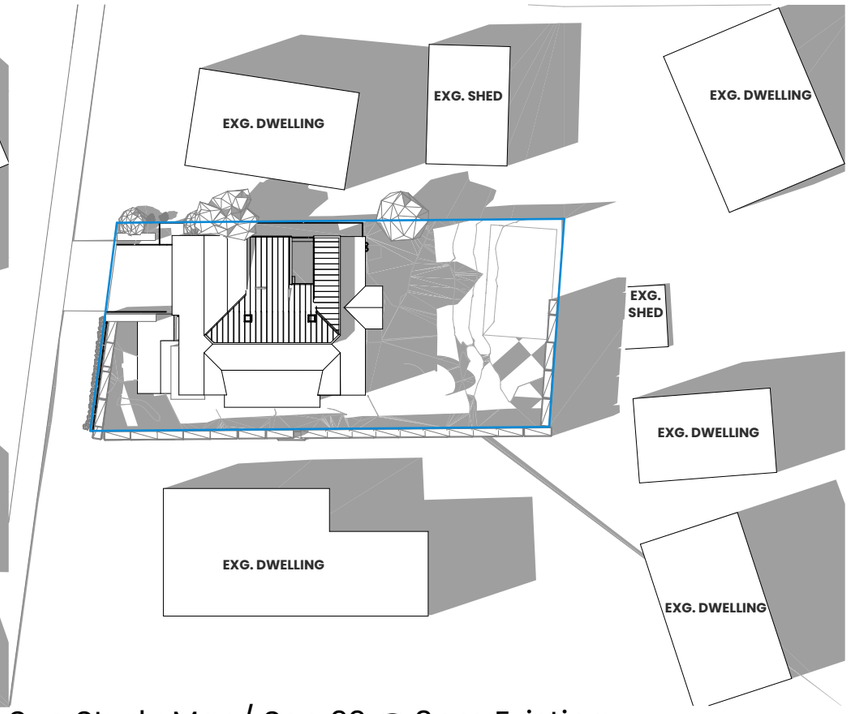
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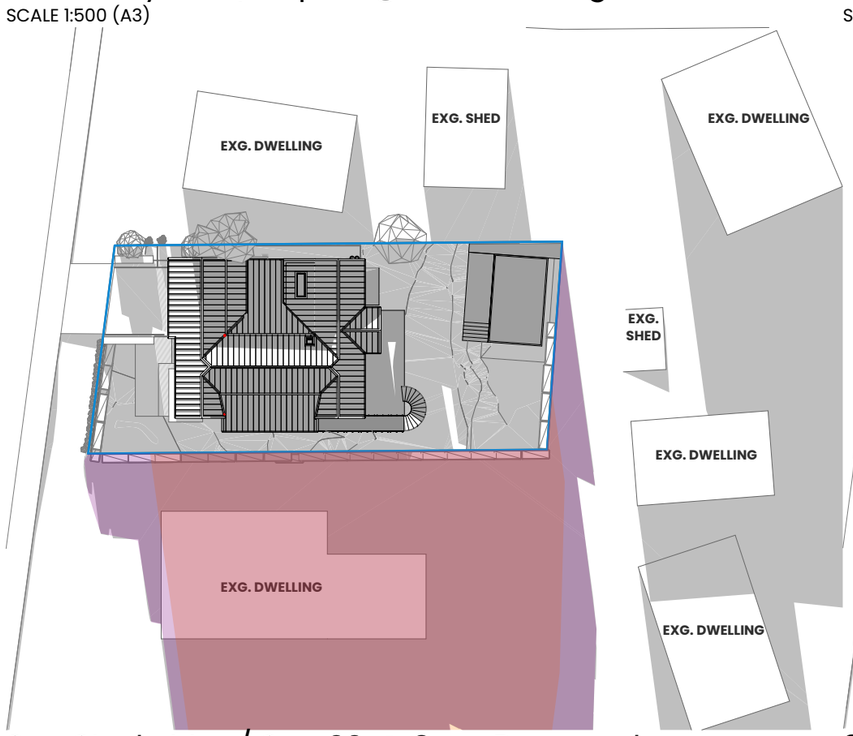
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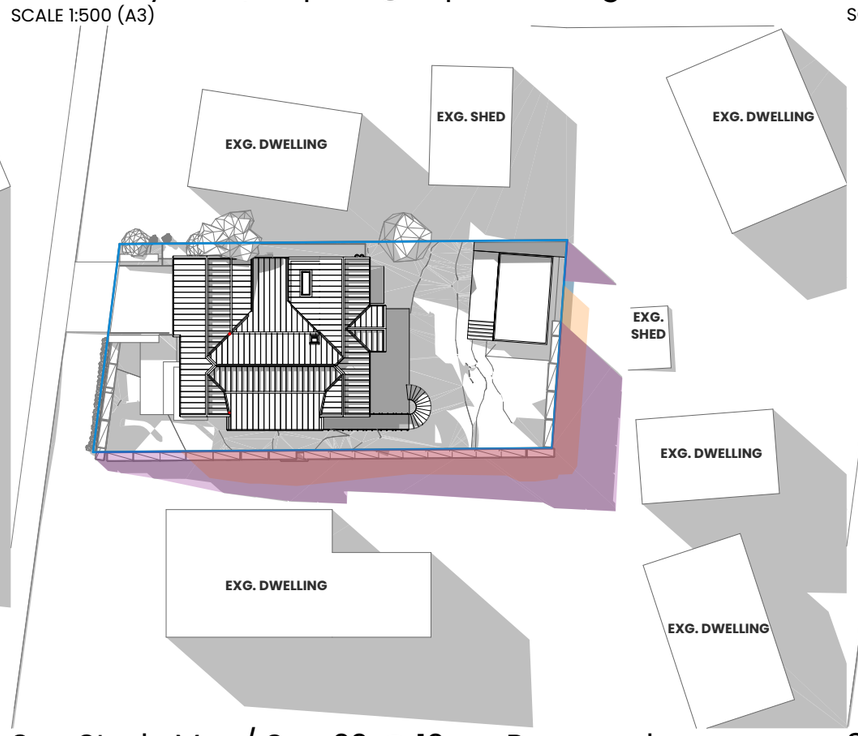
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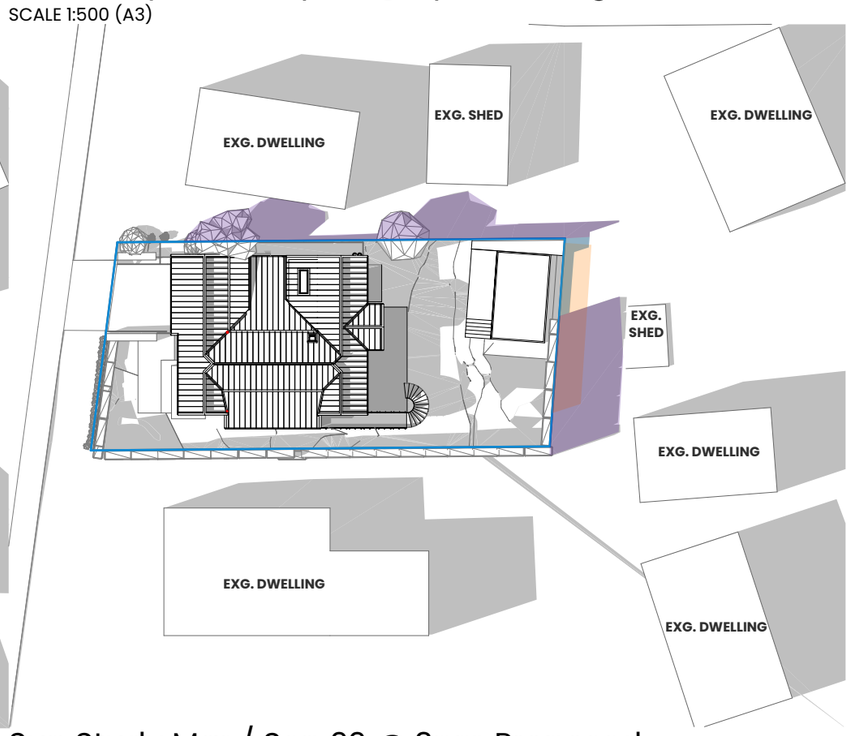
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Sun Study Mar / Sep 22 @ 9am Proposed
SCALE 1:500 (A3)



Sun Study Mar / Sep 22 @ 12pm Proposed
SCALE 1:500 (A3)



Sun Study Mar / Sep 22 @ 3pm Proposed
SCALE 1:500 (A3)

KEY EXISTING SHADING | MAX ENVELOPE SHADING | PROPOSED SHADING

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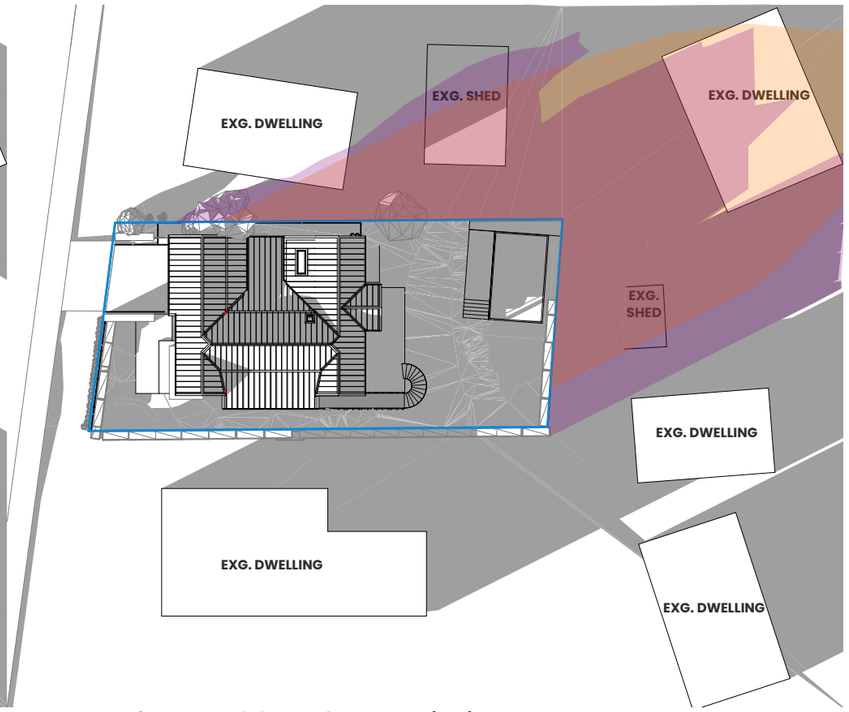
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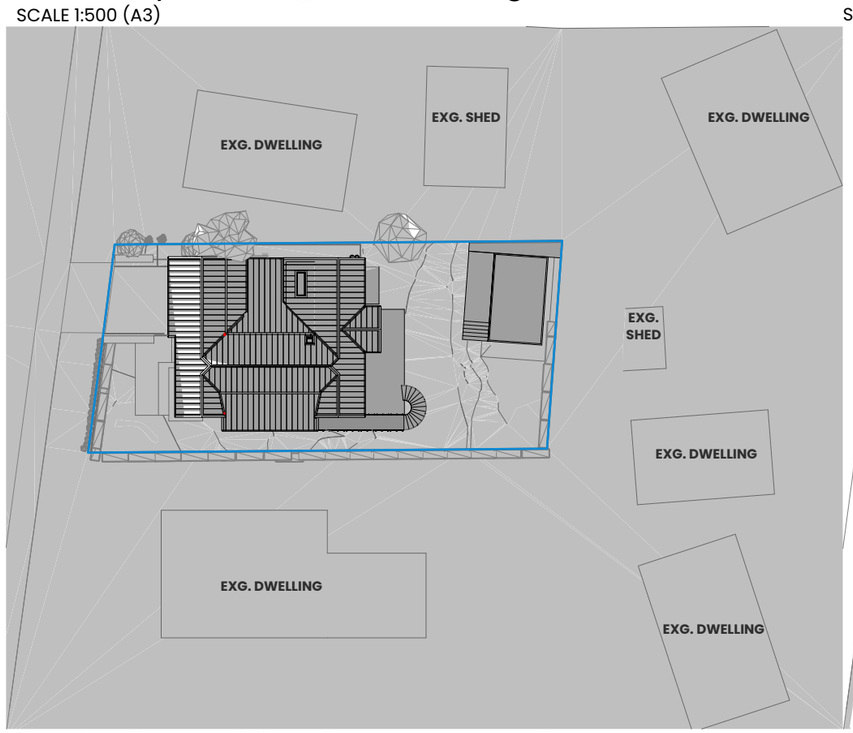
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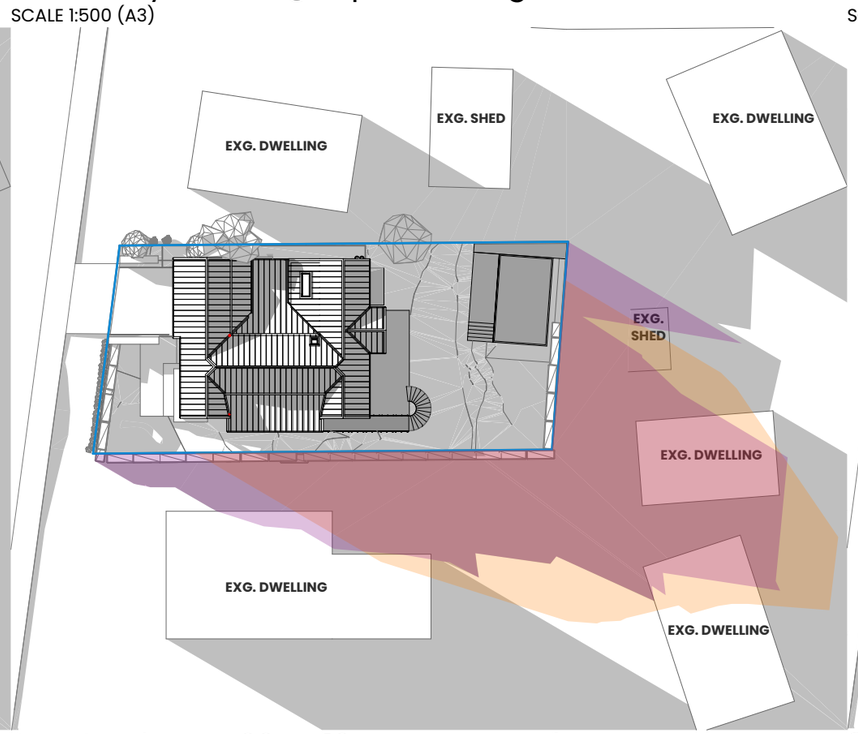
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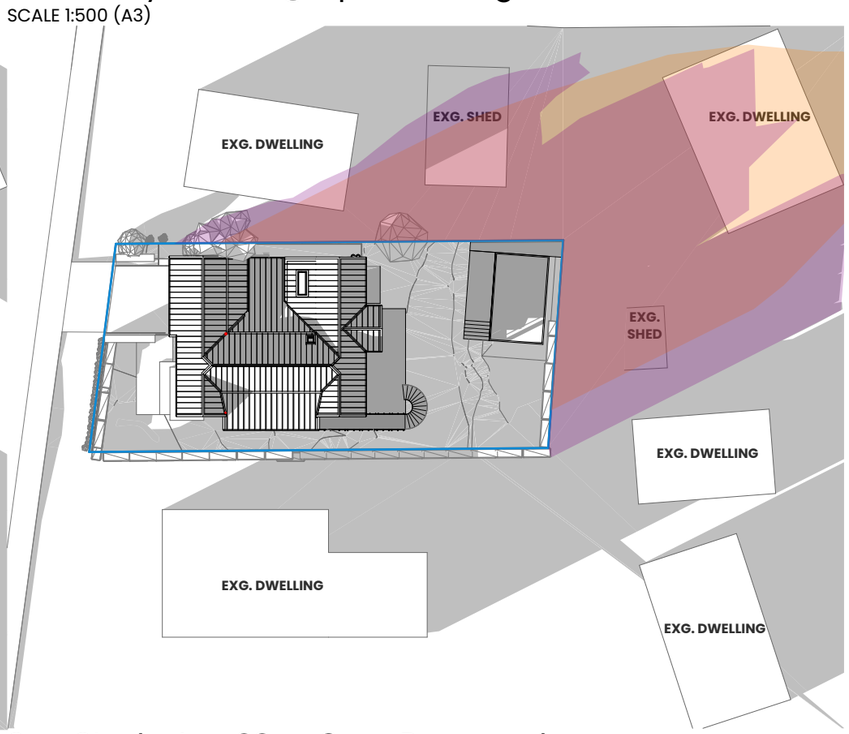
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SCALE 1:500 (A3)



Sun Study Jun 22 @ 12pm Proposed

SCALE 1:500 (A3)



Sun Study Jun 22 @ 3pm Proposed

SCALE 1:500 (A3)

KEY EXISTING SHADING | MAX ENVELOPE SHADING | PROPOSED SHADING

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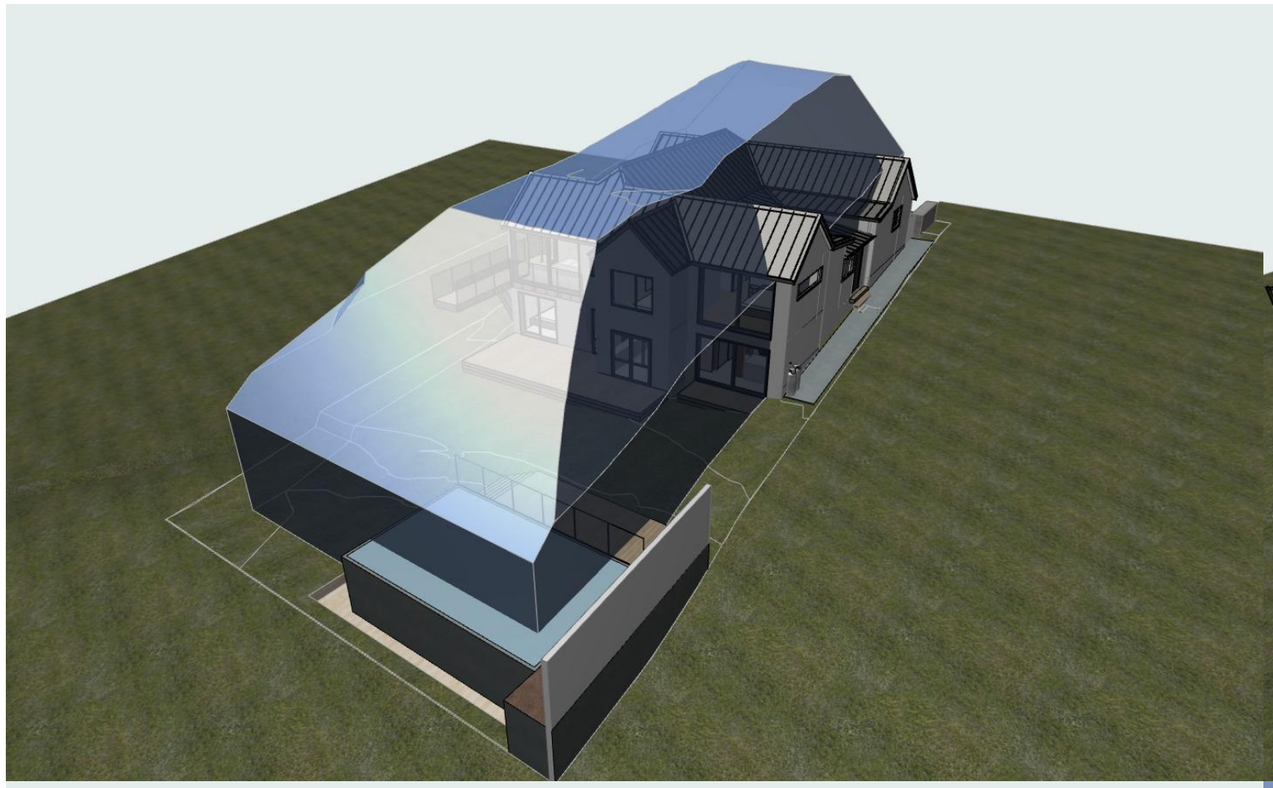
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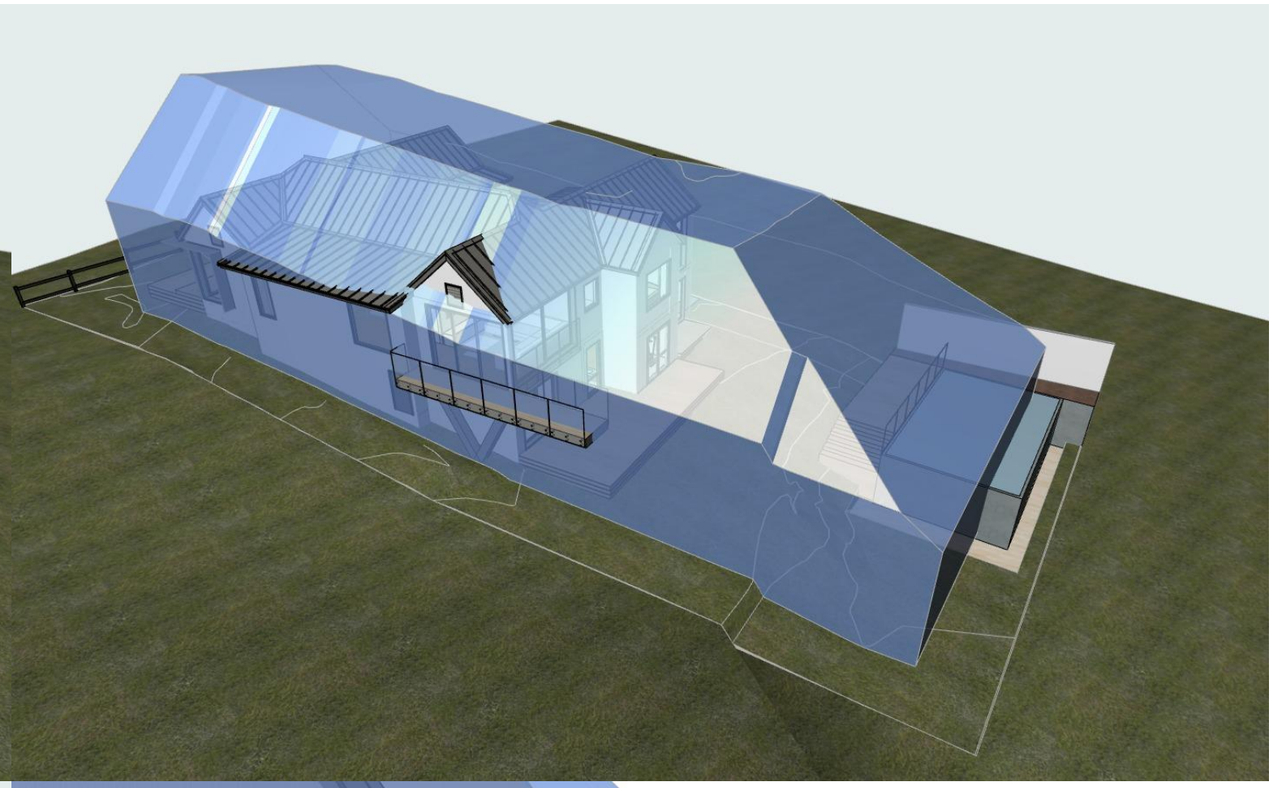
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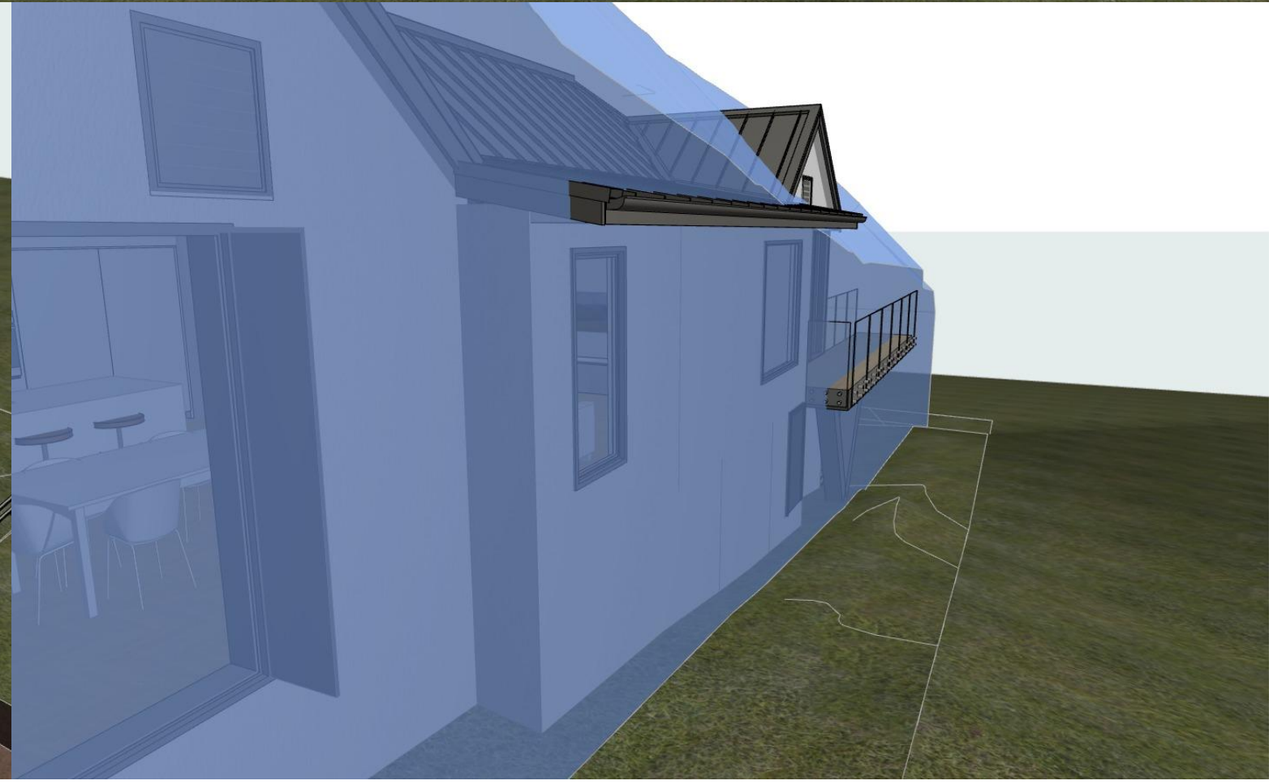
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3D VIEWS - ENVELOPE INTRUSIONS

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