PROJECT: **201_DALEFIELD RD**

CLIENTS: **SOPHIE DU BOIS & ADAM CASTRICUM**
ADDRESS: **201 DALEFIELD RD, QUEENSTOWN**
LEGAL DESCRIPTION: **LOT 1 DP 26285**
STAGE: **RESOURCE CONSENT**



SITE LOCATION
N.T.S



EXISTING HOUSE
VIEW FROM THE WEST LOOKING TOWARDS THE EAST



EXISTING HOUSE
VIEW FROM THE EAST LOOKING TOWARDS THE WEST

SITE INFORMATION

PHYSICAL ADDRESS:	201 DALEFIELD RD, DALEFIELD, QUEENSTOWN 9371
LEGAL DESCRIPTION:	LOT 1 DP 26285
PROPERTY AREA:	8717 m²
CERTIFICATE OF TITLE :	OT18B/495
DISTRICT PLAN ZONING:	ODP: RURAL GENERAL ZONE PDP: WAKATIPU BASIN RURAL AMENITY ZONE (LIFESTYLE PRECINCT) THREATENED ENVIRONMENTS CLASSIFICATION 2012
SEWER:	EXISTING SEPTIC TANK
STORMWATER:	EXISTING SOAK PIT - LOCATION TBC
POTABLE WATER:	SPRING FED - PUMPED TO EXISTING TANK IN N.W CORNER OF SITE
POWER & TELECOM:	AVAILABLE ON SITE
SITE ACCESS:	201 DALEFIELD RD

NOMINAL DESIGN CRITERIA

WIND REGION:	A	FIGURE 5.1 NZS 3604:2011
WIND ZONE:	HIGH	STRUCTURAL ENGINEER ADVISED
EXPOSURE ZONE:	B	FIGURE 4.2 NZS 3604:2011
SNOWLOADING REGION:	N5	REQUIRES SPECIFIC ENGINEERING DESIGN
EARTHQUAKE ZONE:	3	FIGURE 5.1 NZS 3604:2011
ALTITUDE:	417.73m	ABOVE SEA LEVEL
CLIMATE ZONE:	6	TABLE C.1.1.2 / H1/AS1
RAINFALL INTENSITY:	53mm/hr	APPENDIX A / E1/AS1

RC DRAWING SCHEDULE

SHEET NUMBER	SHEET NAME	REVISION	DATE
RC01	COVER PAGE	C	18.12.25
RC02	EXISTING/DEMOLITION SITE PLAN	C	18.12.25
RC03	PROPOSED EARTHWORKS / SITE PLAN	C	18.12.25
RC04	PROPOSED SITE PLAN	C	18.12.25
RC05	EXISTING/DEMO GROUND FLOOR PLAN	C	18.12.25
RC06	PROPOSED GROUND FLOOR PLAN	C	18.12.25
RC07	PROPOSED ROOF PLAN	C	18.12.25
RC08	PROPOSED ELEVATIONS	C	18.12.25
RC09	PROPOSED ELEVATIONS	C	18.12.25
RC10	PROPOSED SECTIONS	C	18.12.25
RC11	MATERIAL PALETTE	C	18.12.25

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Project Name
201 DALEFIELD RD

Site Address
201 DALEFIELD RD, QUEENSTOWN

Client
SOPHIE DU BOIS & ADAM CASTRICUM

Project Number
#2504

Status
RESOURCE CONSENT

Date
18.12.25

Sheet Name
COVER PAGE

Scale
1 : 1 @ A1

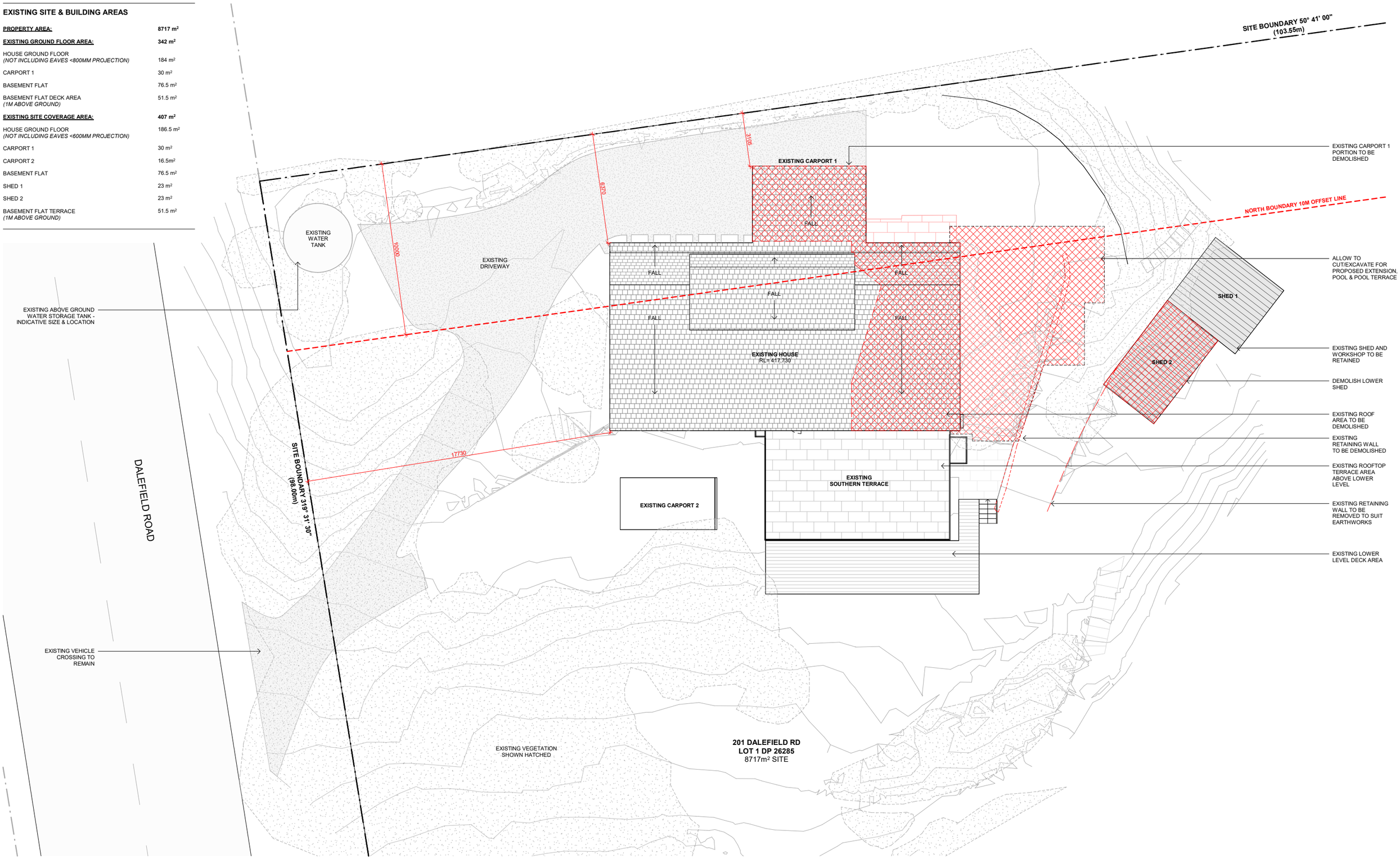
Drawing Number
RC01

Revision
C

North

EXISTING SITE & BUILDING AREAS

PROPERTY AREA:	**8717 m²**
EXISTING GROUND FLOOR AREA:	**342 m²**
HOUSE GROUND FLOOR *(NOT INCLUDING EAVES <800MM PROJECTION)*	184 m²
CARPORT 1	30 m²
BASEMENT FLAT	76.5 m²
BASEMENT FLAT DECK AREA *(1M ABOVE GROUND)*	51.5 m²
EXISTING SITE COVERAGE AREA:	**407 m²**
HOUSE GROUND FLOOR *(NOT INCLUDING EAVES <600MM PROJECTION)*	186.5 m²
CARPORT 1	30 m²
CARPORT 2	16.5m²
BASEMENT FLAT	76.5 m²
SHED 1	23 m²
SHED 2	23 m²
BASEMENT FLAT TERRACE *(1M ABOVE GROUND)*	51.5 m²



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#2504

Status
RESOURCE CONSENT

Date
18.12.25

Sheet Name
EXISTING/DEMOLITION SITE PLAN

Scale
1 : 100 @ A1

Drawing Number
RC02

Revision
C

North

EARTHWORKS CALCULATIONS

PROPERTY AREA:	**8717 m²**
TOTAL EARTHWORKS AREA =	**190 m²**
SCRAPE VOLUME =	27.2 m³
CUT VOLUME =	278.5 m³
FILL VOLUME =	43 m³
TOTAL EARTHWORKS VOLUME =	**348.7 m³**
MAX. CUT DEPTH =	**2 - 2.3 m**
MAX. FILL DEPTH =	**1.6 - 1.9 m**

KEY

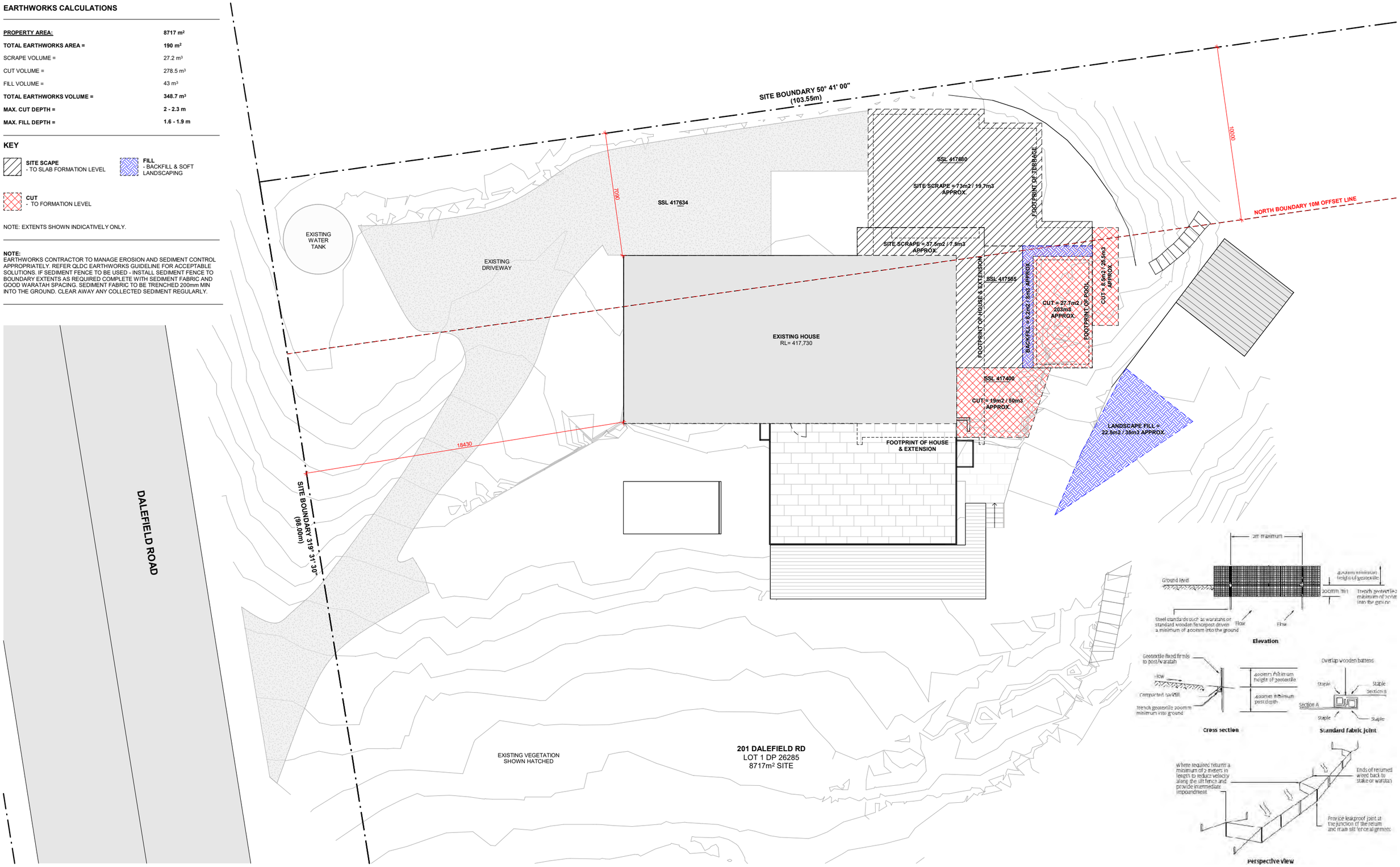
SITE SCAPE
- TO SLAB FORMATION LEVEL

FILL
- BACKFILL & SOFT LANDSCAPING

CUT
- TO FORMATION LEVEL

NOTE: EXTENTS SHOWN INDICATIVELY ONLY.

NOTE:
EARTHWORKS CONTRACTOR TO MANAGE EROSION AND SEDIMENT CONTROL APPROPRIATELY. REFER QLDC EARTHWORKS GUIDELINE FOR ACCEPTABLE SOLUTIONS. IF SEDIMENT FENCE TO BE USED - INSTALL SEDIMENT FENCE TO BOUNDARY EXTENTS AS REQUIRED COMPLETE WITH SEDIMENT FABRIC AND GOOD WARATAH SPACING. SEDIMENT FABRIC TO BE TRENCHED 200mm MIN INTO THE GROUND. CLEAR AWAY ANY COLLECTED SEDIMENT REGULARLY.



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Project Number
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Status
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Date
18.12.25

Sheet Name
PROPOSED EARTHWORKS / SITE PLAN

Scale
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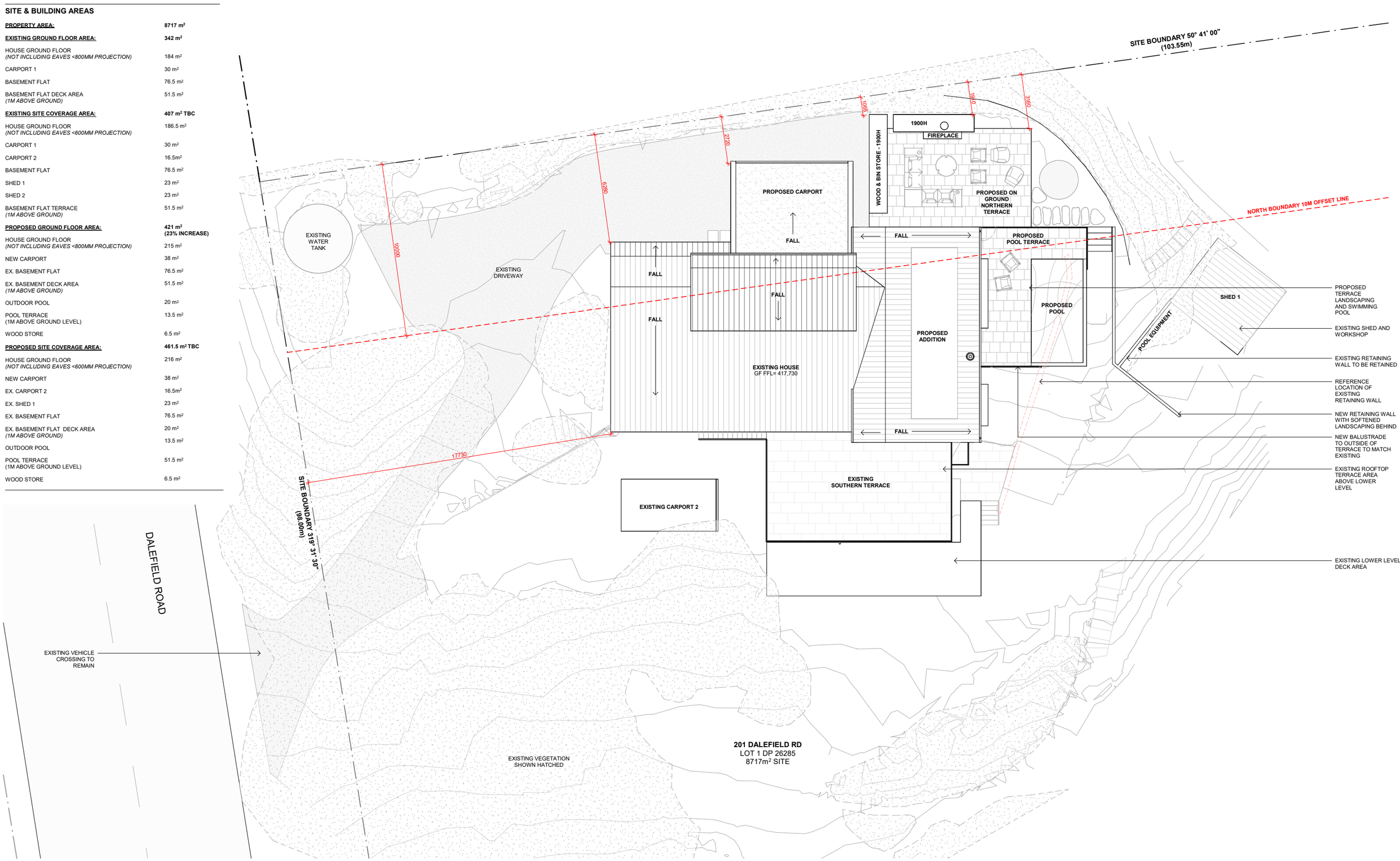
Drawing Number
RC03

Revision
C

North

SITE & BUILDING AREAS

PROPERTY AREA:	**8717 m²**
EXISTING GROUND FLOOR AREA:	**342 m²**
HOUSE GROUND FLOOR *(NOT INCLUDING EAVES <800MM PROJECTION)*	184 m²
CARPORT 1	30 m²
BASEMENT FLAT	76.5 m²
BASEMENT FLAT DECK AREA *(1M ABOVE GROUND)*	51.5 m²
EXISTING SITE COVERAGE AREA:	**407 m² TBC**
HOUSE GROUND FLOOR *(NOT INCLUDING EAVES <600MM PROJECTION)*	186.5 m²
CARPORT 1	30 m²
CARPORT 2	16.5m²
BASEMENT FLAT	76.5 m²
SHED 1	23 m²
SHED 2	23 m²
BASEMENT FLAT TERRACE *(1M ABOVE GROUND)*	51.5 m²
PROPOSED GROUND FLOOR AREA:	**421 m² (23% INCREASE)**
HOUSE GROUND FLOOR *(NOT INCLUDING EAVES <800MM PROJECTION)*	215 m²
NEW CARPORT	38 m²
EX. BASEMENT FLAT	76.5 m²
EX. BASEMENT DECK AREA *(1M ABOVE GROUND)*	51.5 m²
OUTDOOR POOL	20 m²
POOL TERRACE (1M ABOVE GROUND LEVEL)	13.5 m²
WOOD STORE	6.5 m²
PROPOSED SITE COVERAGE AREA:	**461.5 m² TBC**
HOUSE GROUND FLOOR *(NOT INCLUDING EAVES <600MM PROJECTION)*	216 m²
NEW CARPORT	38 m²
EX. CARPORT 2	16.5m²
EX. SHED 1	23 m²
EX. BASEMENT FLAT	76.5 m²
EX. BASEMENT FLAT DECK AREA *(1M ABOVE GROUND)*	20 m²
OUTDOOR POOL	13.5 m²
POOL TERRACE (1M ABOVE GROUND LEVEL)	51.5 m²
WOOD STORE	6.5 m²



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Project Number
#2504

Status
RESOURCE CONSENT

Date
18.12.25

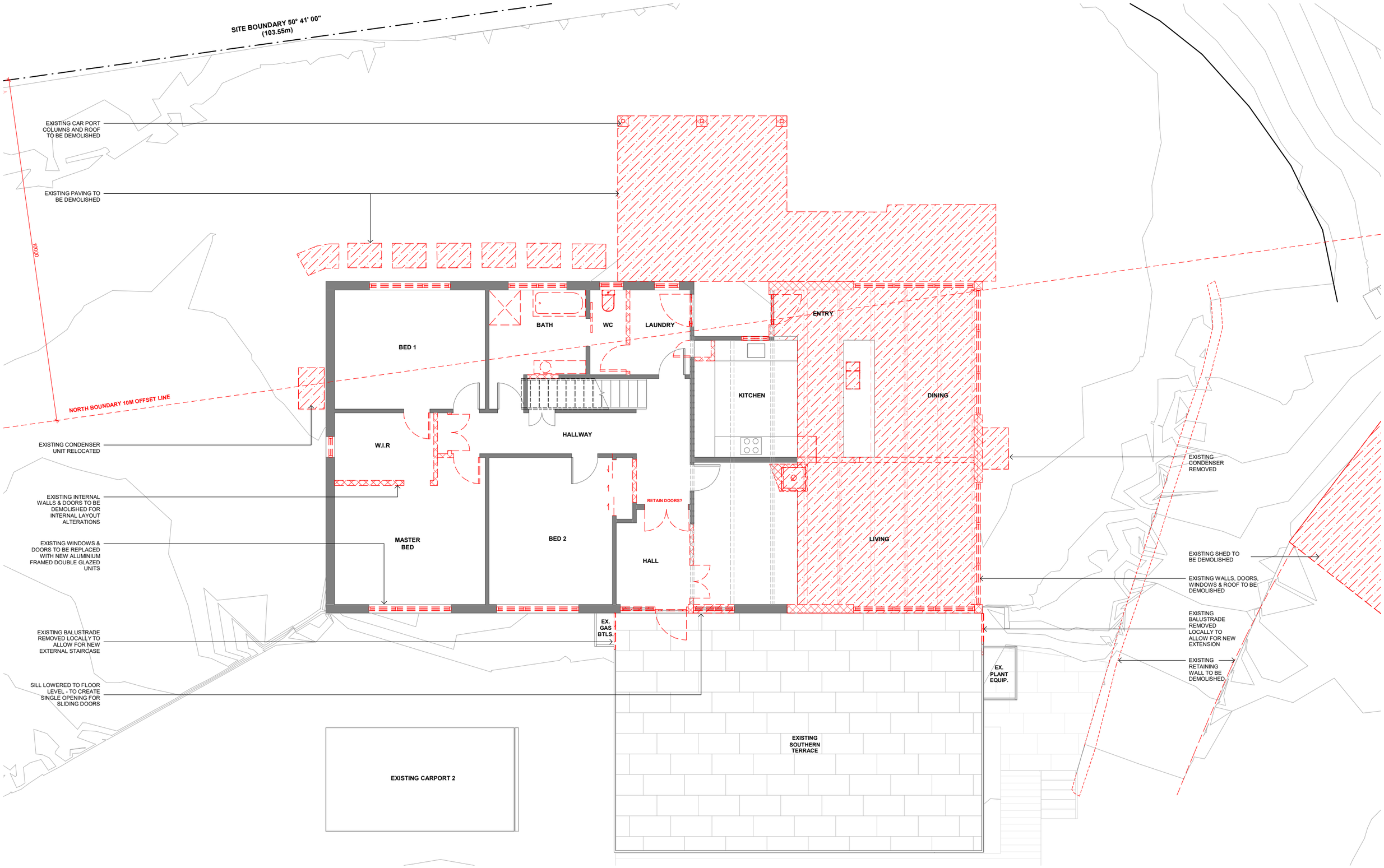
Sheet Name
PROPOSED SITE PLAN

Scale
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Drawing Number
RC04

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C

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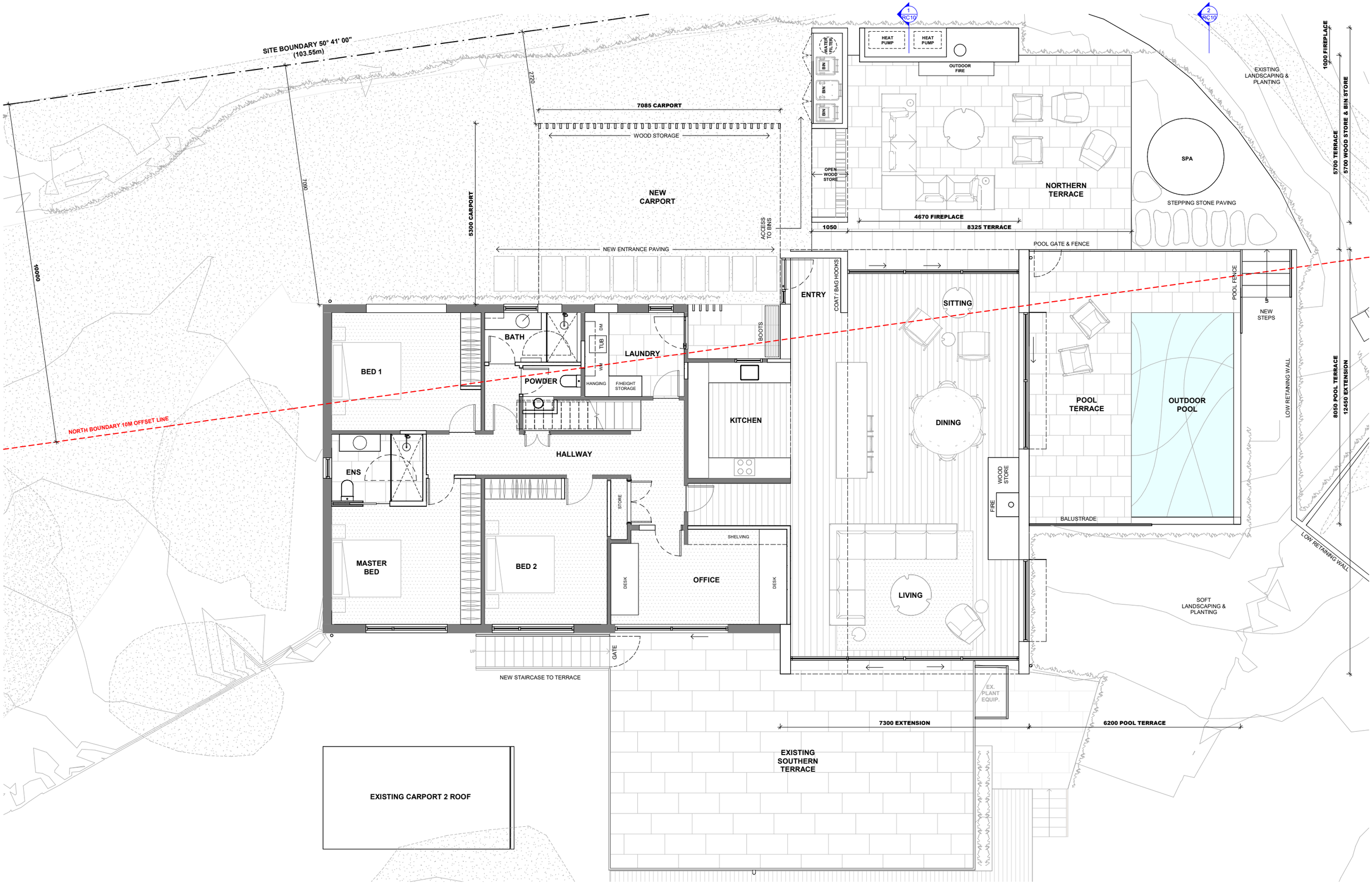
Sheet Name
EXISTING/DEMO GROUND FLOOR PLAN

Scale
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Drawing Number
RC05

Revision
C

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RESOURCE CONSENT

Date
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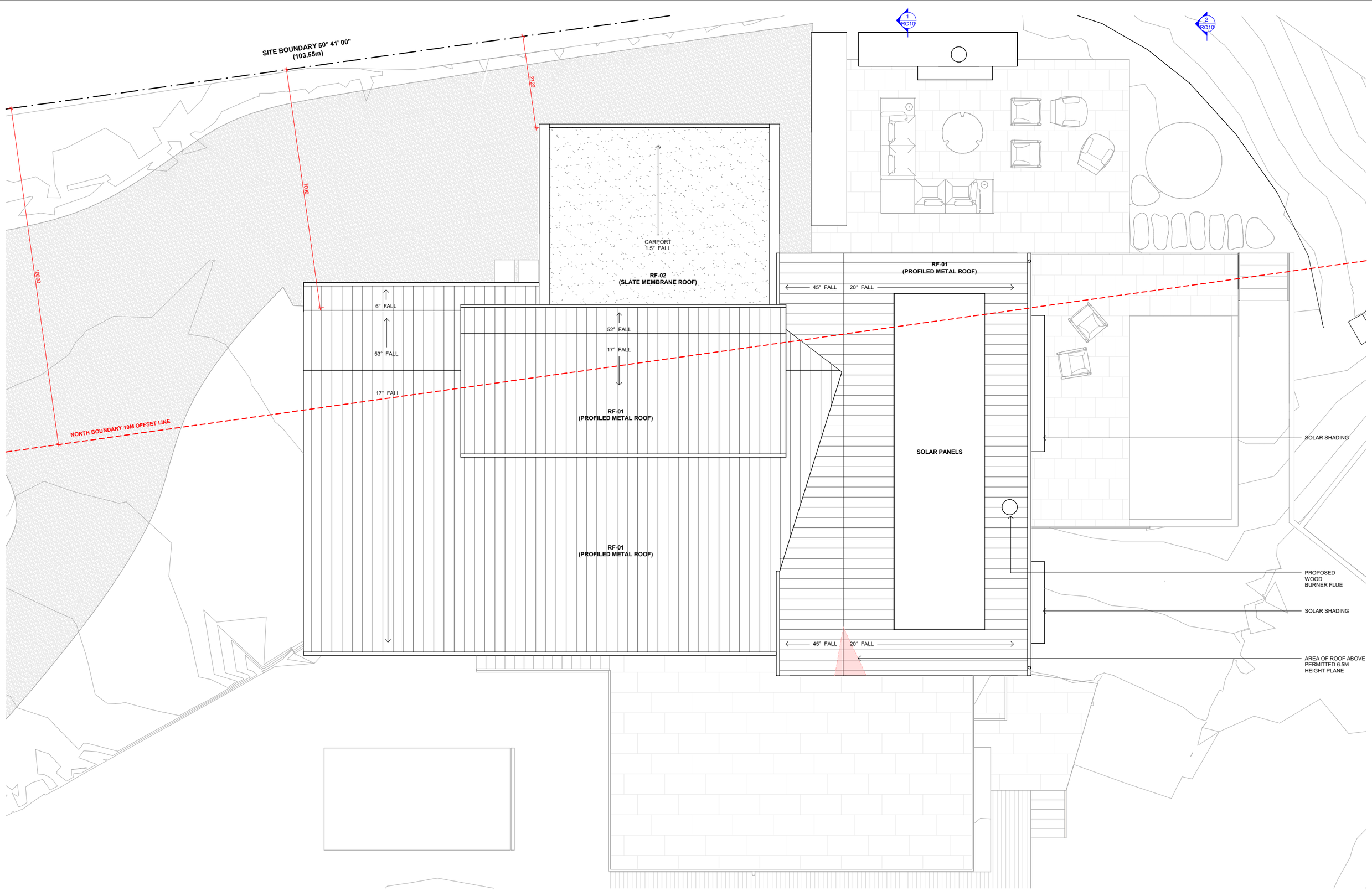
Sheet Name
PROPOSED GROUND FLOOR PLAN

Scale
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Drawing Number
RC06

Revision
C

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Status
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Date
18.12.25

Sheet Name
PROPOSED ROOF PLAN

Scale
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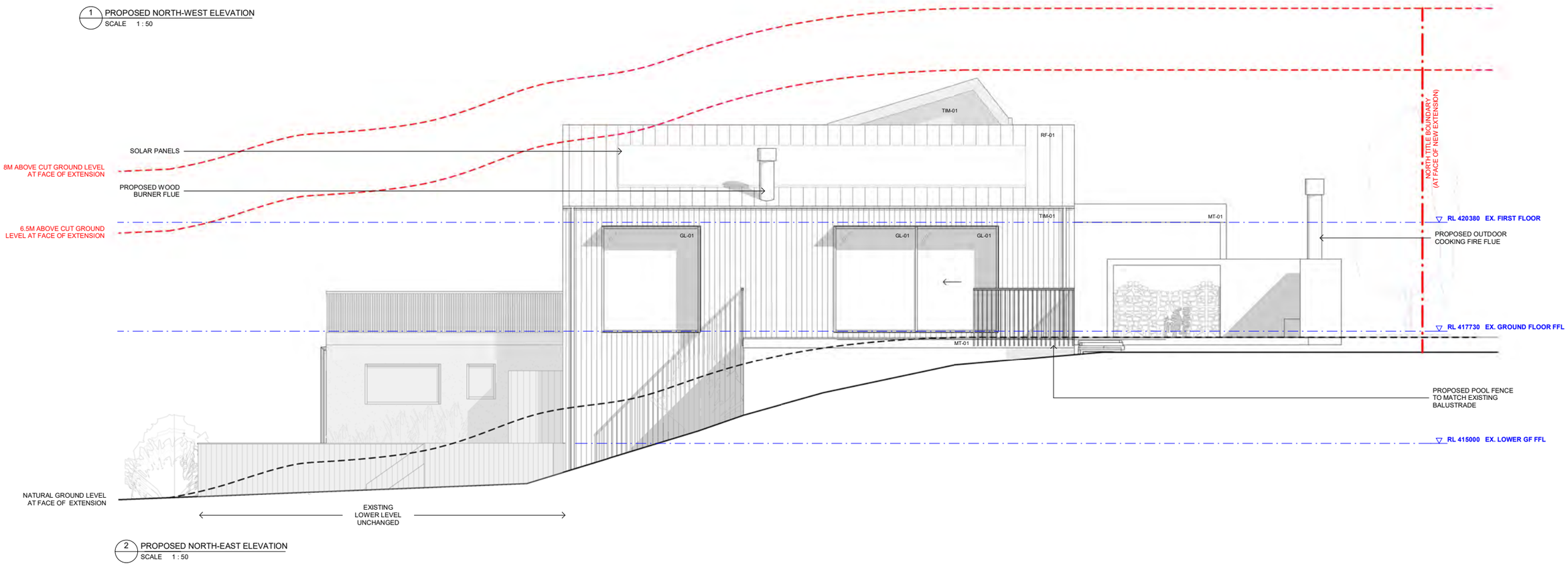
Drawing Number
RC07

Revision
C

North



1 PROPOSED NORTH-WEST ELEVATION
SCALE 1 : 50



2 PROPOSED NORTH-EAST ELEVATION
SCALE 1 : 50

EXTERIOR MATERIALS KEY

RF-01
METAL PROFILED ROOF

MT-01
METAL BANDING / FLASHING

RE-01
OFF WHITE PAINTED RENDER

TIM-01
VERTICAL TIMBER CLADDING

VERTICAL TIMBER FINS

SELECTED GLAZING SUITE WITH ALUMINIUM FRAME

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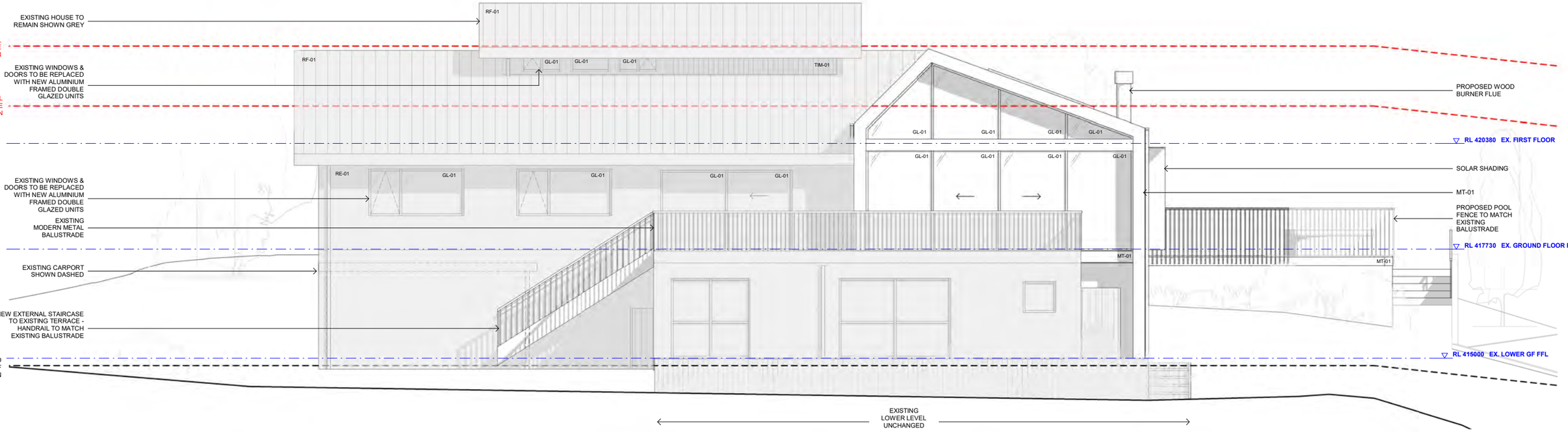
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PROPOSED ELEVATIONS

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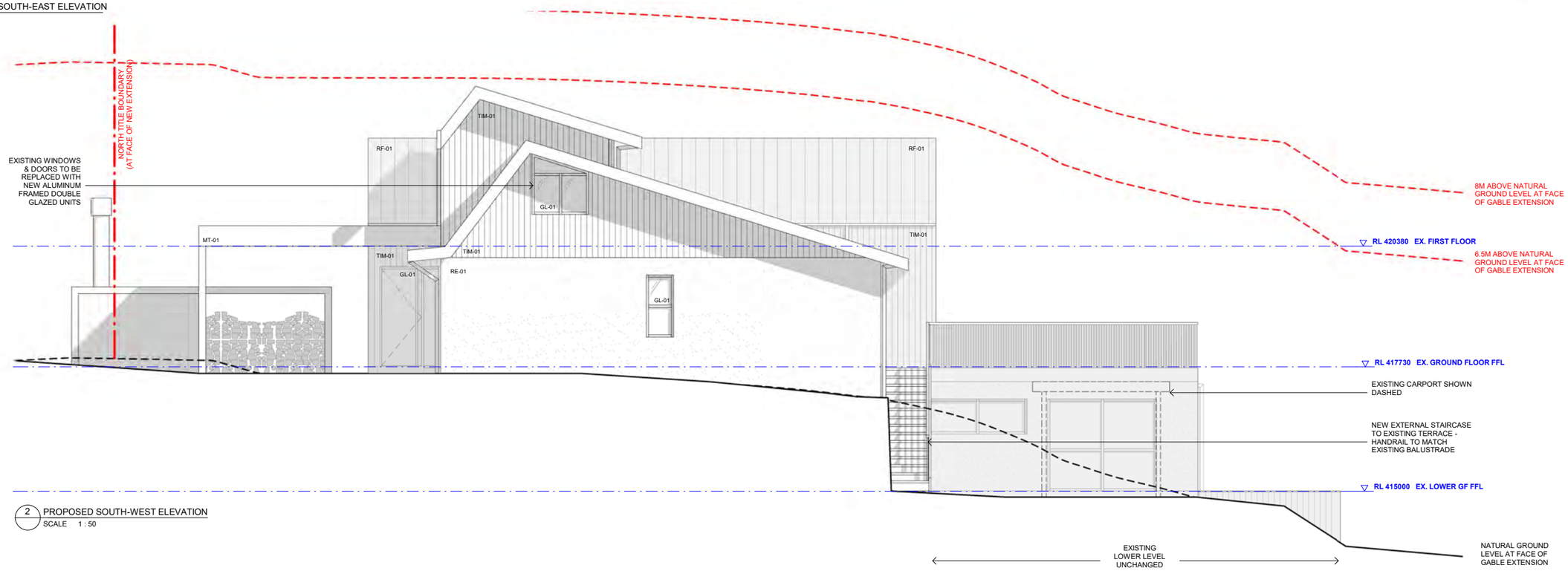
Drawing Number
RC08

Revision
C

North



1 PROPOSED SOUTH-EAST ELEVATION
SCALE 1 : 50



2 PROPOSED SOUTH-WEST ELEVATION
SCALE 1 : 50

EXTERIOR MATERIALS KEY

- RF-01 METAL PROFILED ROOF
- MT-01 METAL BANDING / FLASHING
- RE-01 OFF WHITE PAINTED RENDER
- TIM-01 VERTICAL TIMBER CLADDING
- VERTICAL TIMBER FINS
- SELECTED GLAZING SUITE WITH ALUMINIUM FRAME

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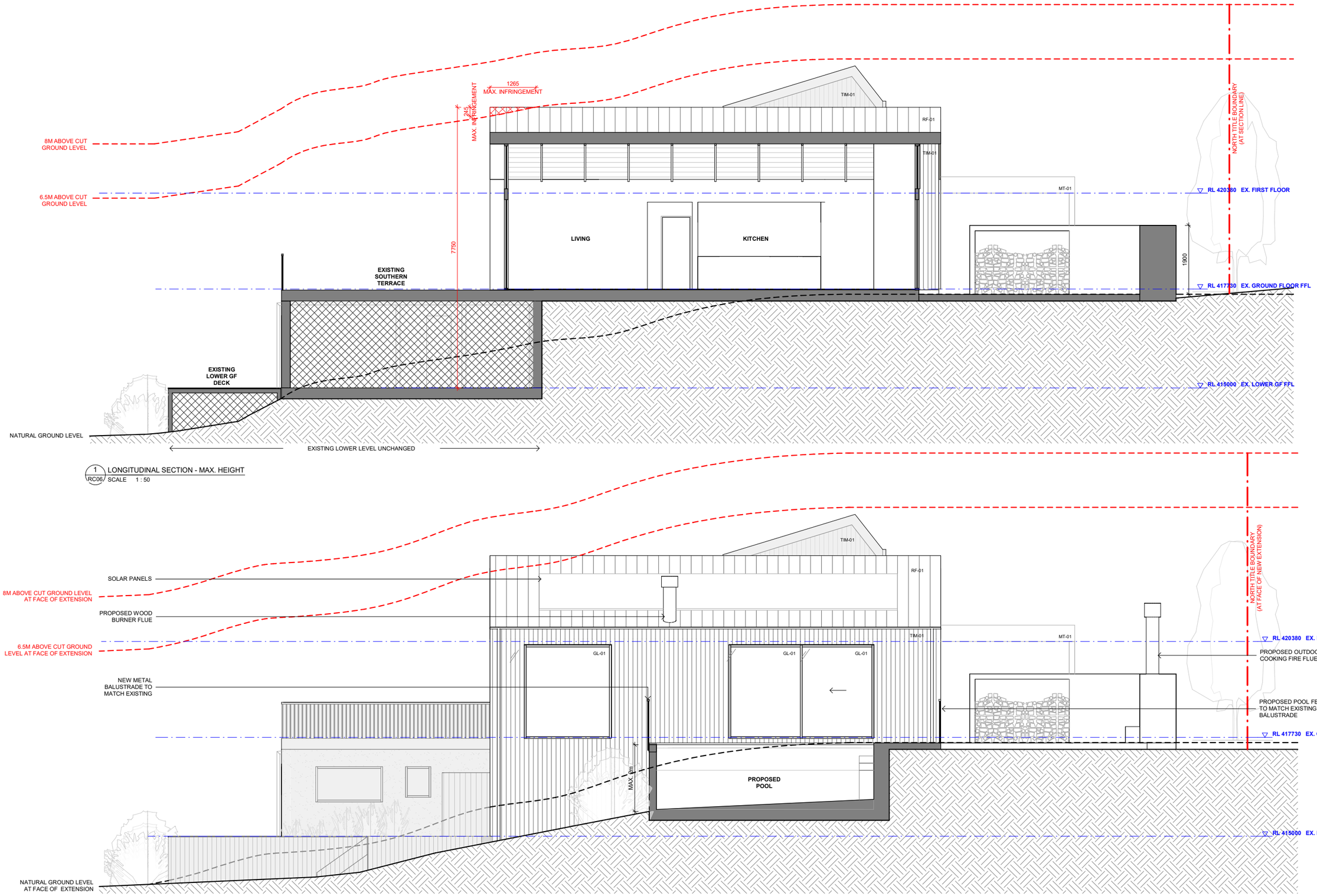
Sheet Name
PROPOSED ELEVATIONS

Scale
1 : 50 @ A1

Drawing Number
RC09

Revision
C

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1 RC06 LONGITUDINAL SECTION - MAX. HEIGHT
SCALE 1 : 50

2 RC06 LONGITUDINAL SECTION - POOL
SCALE 1 : 50

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Project Name
201 DALEFIELD RD

Site Address
201 DALEFIELD RD, QUEENSTOWN

Client
SOPHIE DU BOIS & ADAM CASTRICUM

Project Number
#2504

Status
RESOURCE CONSENT

Date
18.12.25

Sheet Name
PROPOSED SECTIONS

Scale
1 : 50 @ A1

Drawing Number
RC10

Revision
C

North

MATERIAL PALETTE



GRAVEL

DRIVEWAY PEBBLES

NATURAL LIGHT - DARK GREY TONES



LIMESTONE PAVING

ENTRY PAVING & TERRACES

LIMESTONE PAVING OR SIMILAR

NATURAL LIGHT TONE



TIM-01 LIGHT COLOURED TIMBER

WALL CLADDING

TIMBER CLADDING WITH NATURAL FINISH OR LIGHT STAIN TO SURFACE



RE-01 TEXTURED RENDER

WALL CLADDING (EXISTING MASONRY)

NATURAL LIGHT GREY WITH TEXTURE TO BALANCE TONALITY

SOFT NATURAL TONE AND TEXTURE

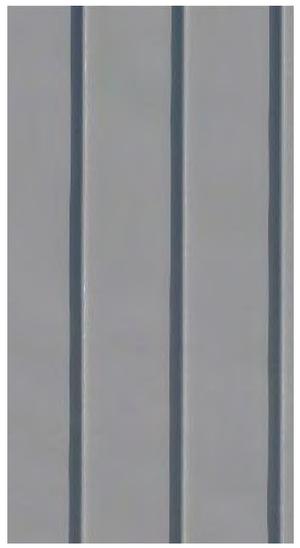


CEMENT RENDER

FOUNDATION EDGES
WALL CLADDING

NATURAL LIGHT GREY WITH TEXTURE TO BALANCE TONALITY

SOFT NATURAL TONE AND TEXTURE

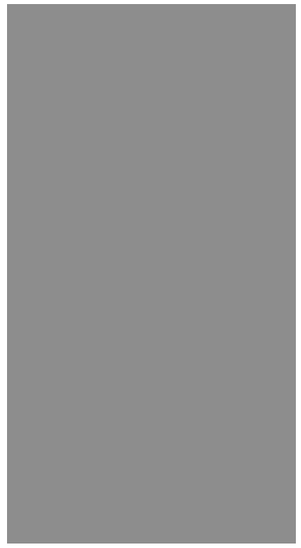


MR-01 METAL ROOFING

MAIN ROOFING

SANDSTONE GREY METAL ROOFING FINISH OR SIMILAR

LIGHT TONE TO LET LANDSCAPE REMAIN PROMINENT ELEMENT



MT-01 METAL FLASHING

METAL FLASHING AND PROFILES

SANDSTONE GREY FLASHINGS OR SIMILAR

COLOUR TO MATCH METAL ROOFING



MR-02 MEMBRANE ROOFING

CARPORT ROOF

SLATE MINERAL CHIP MEMBRANE ROOFING

GREY AND RECESSIVE IN COLOUR

YOKE
architecture / interiors / design
Level 1, 44 Beach Street
Queenstown, NZ
studio@yoke.net.nz

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RC11

Revision
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