THORN ALTERATION AND ADDITION

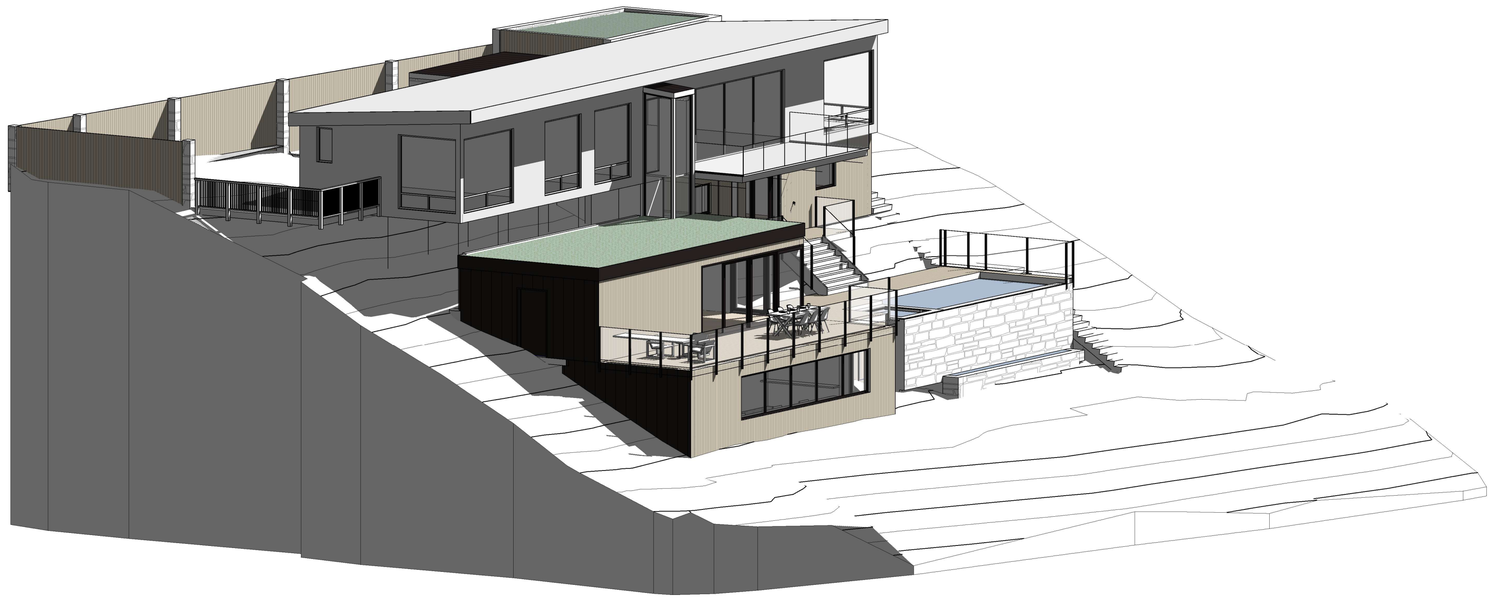
RESOURCE CONSENT

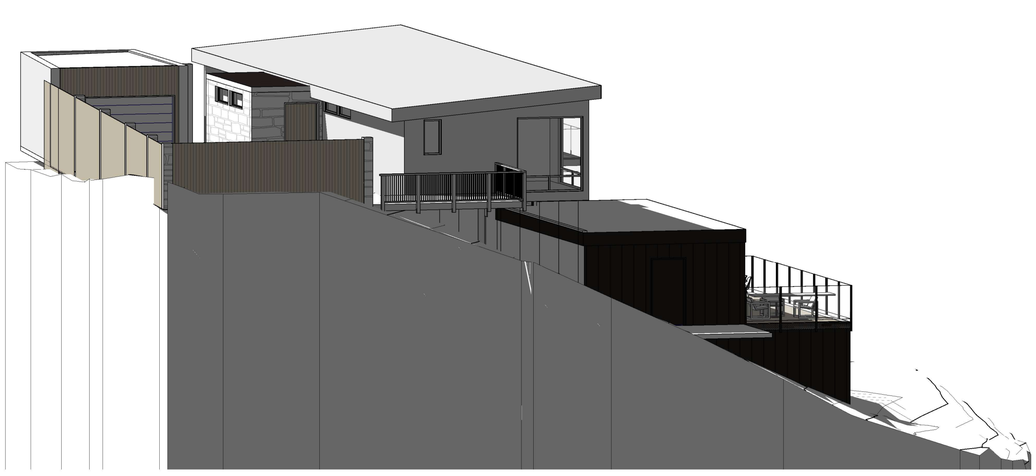
11 Thorn Cresent, Fernhill

SHEET LIST		
NUMBER	**NAME**	**REV**
A0001	COVER	D
A0002	3D VIEWS	A
A0200	EXISTING PHOTOS	B
A1002	SITE PLAN AREAS	E
A1003	PROPOSED SITE PLAN	B
A1004	PROPOSED SITE CUT AND FILL	C
A1101	EXISTING PLAN	B
A1201	GENERAL ARRANGEMENT - GROUND LEVEL	D
A1202	GENERAL ARRANGEMENT - SUB-GROUND LEVEL	D
A1203	GENERAL ARRANGEMENT - BASEMENT LEVEL	D
A1204	GENERAL ARRANGEMENT - LOWER BASEMENT LEVEL	D
A2001	ELEVATIONS	C
A2002	ELEVATIONS	C
A2501	SECTIONS	C
A2502	SECTIONS	B

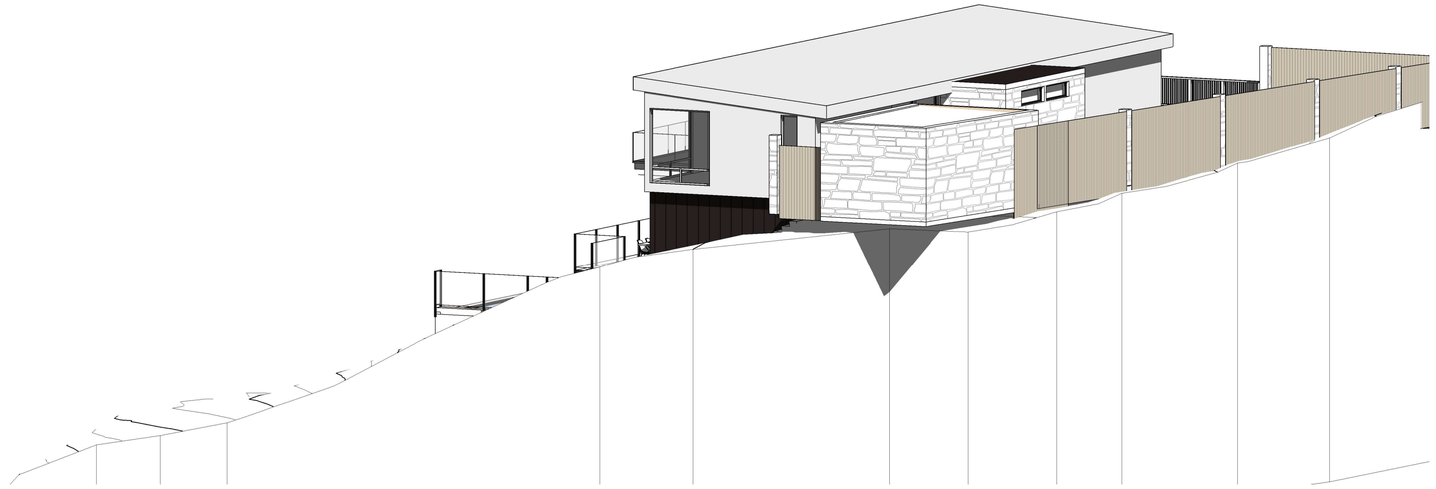
1846-011
28.11.2025

IGNITE





View from North West



View from North East

Mike Lowe / Jayne Stewart

19/12/2025 6:48:35 pm

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Drawing Title
3D VIEWS

PROJECT NAME
THORN ALTERATION AND ADDITION

11 Thorn Cresent, Fernhill

Scale.
@ A1

Project No.
1846-011

Original Size.

Drawing No.
A0002

Revision.
A

NORTH FACING FACADE
METAL CLADDING






SOUTH FACING FACADE
TIMBER CLADDING

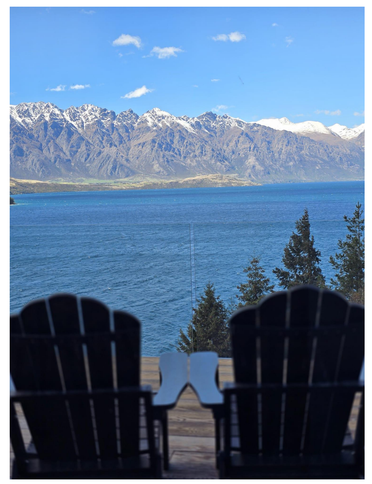





INTERIOR VIEWS







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19/12/2025 6:48:36 pm

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Drawing Title
EXISTING PHOTOS

PROJECT NAME
THORN ALTERATION AND ADDITION

11 Thorn Cresent, Fernhill

Scale.
@ A1

Project No.
1846-011

Original Size.
A1

Drawing No.
A0200

Revision.
B



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Drawing Title
LOCATION PLAN

PROJECT NAME
THORN ALTERATION AND ADDITION

11 Thorn Cresent, Fernhill

Scale.
1 : 500 @ A1

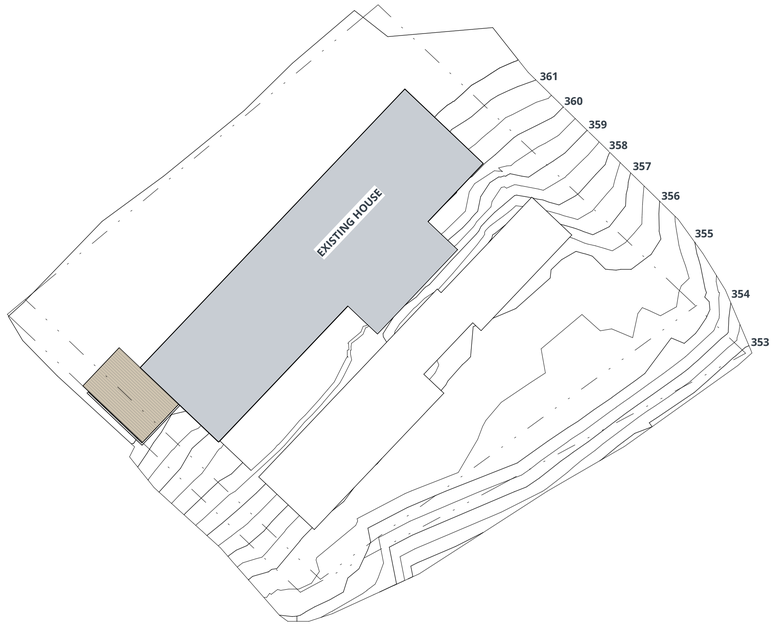
NORTH

Project No.
1846-011

Original Size.
A1

Drawing No.
A1001

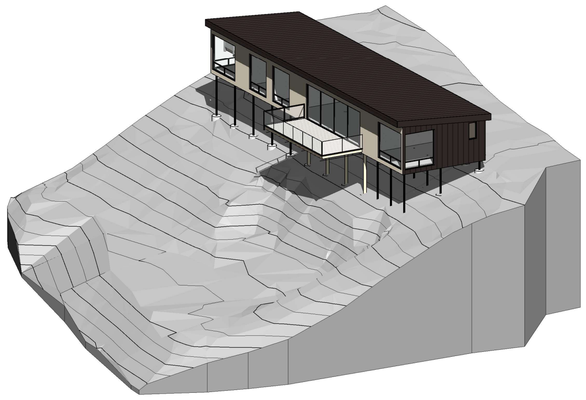
Revision.
A

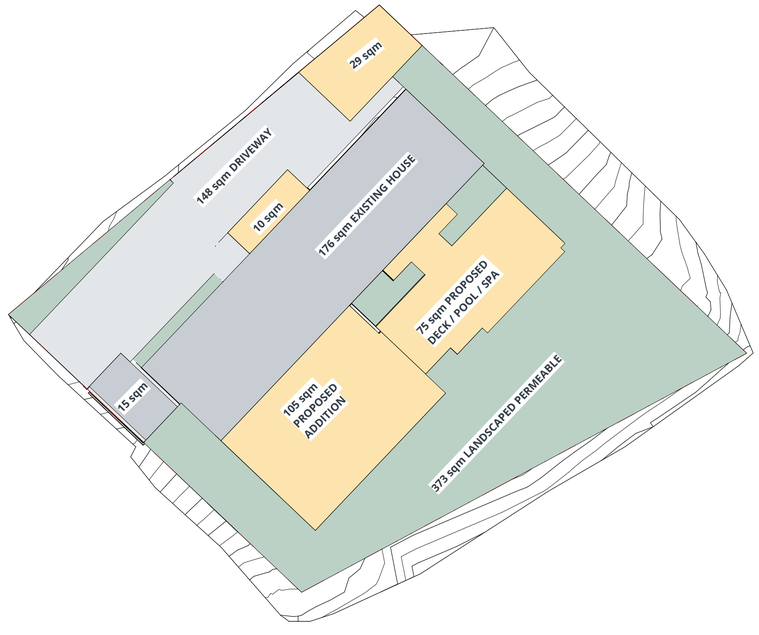


01_SITE PLAN - EXISTING

Existing House : 176 sqm
Carport : 19 sqm

Site Area: 932m² (932 net)
Existing Coverage (21% : 195 sqm)





PROPOSED SITE PLAN_AREAS

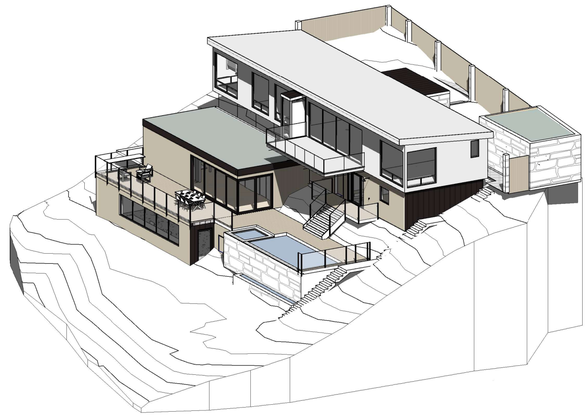
Proposed House Addition: 116 sqm
Proposed Garage: 29 sqm
Proposed Pool and Deck 75 sqm
Total Proposed (220 sqm)

Total Building Coverage: 44% : 415 sqm
(Max Building Coverage 40% = 360 sqm)

Landscaped Permeable Surface Area: 373sqm

Total Permeable Surface Area 40% = 376 sqm
(min required 20% = 186.4 sqm)

Driveway - 143 sqm (15%)



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Drawing Title
SITE PLAN AREAS

PROJECT NAME
THORN ALTERATION AND ADDITION

11 Thorn Cresent, Fernhill

Scale.
1 : 200 @ A1

NORTH

Project No.
1846-011

Original Size.
A1

Drawing No.
A1002

Revision.
E

SITE INFORMATION

SITE ADDRESS:
11 THORNE CRESENT, FERNHILL, QUEENSTOWN, OTAGO

LEGAL DESCRIPTION:
LOT 27 DP 19608
CT: OTT10C/926
VALUATION NUMBER: 2910900900
SITE AREA: 932m^2

ZONES:
COMPLIANCE INFORMATION - SITE DATA
WIND REGION: A HIGH
TOPOGRAPHICAL CLASS: T2
EARTHQUAKE: ZONE 3
EXPOSURE: ZONE B
SNOW LOADING: N4 - 364m ABOVE SEA LEVEL

MAXIMUM HEIGHT

RULE 7.5.2.2 - BUILDING HEIGHT (SLOPING SITE),
MAXIMUM BUILDING HEIGHT OF 7m.

BUILDING COVERAGE

RULE 7.5.5 - BUILDING COVERAGE, MAXIMUM
OF 40% SITE COVERAGE

RECESSION PLANE

RULE 7.5.7.1 - NORTH BOUNDARY: 2.5m AND 55 Degrees
RULE 7.5.7.2 - WEST AND EAST BOUNDARY: 2.5m AND 45 Degrees
RULE 7.5.7.3 - SOUTH BOUNDARY: 2.5m AND 35 Degrees

PERMEABLE SURFACE COVERAGE

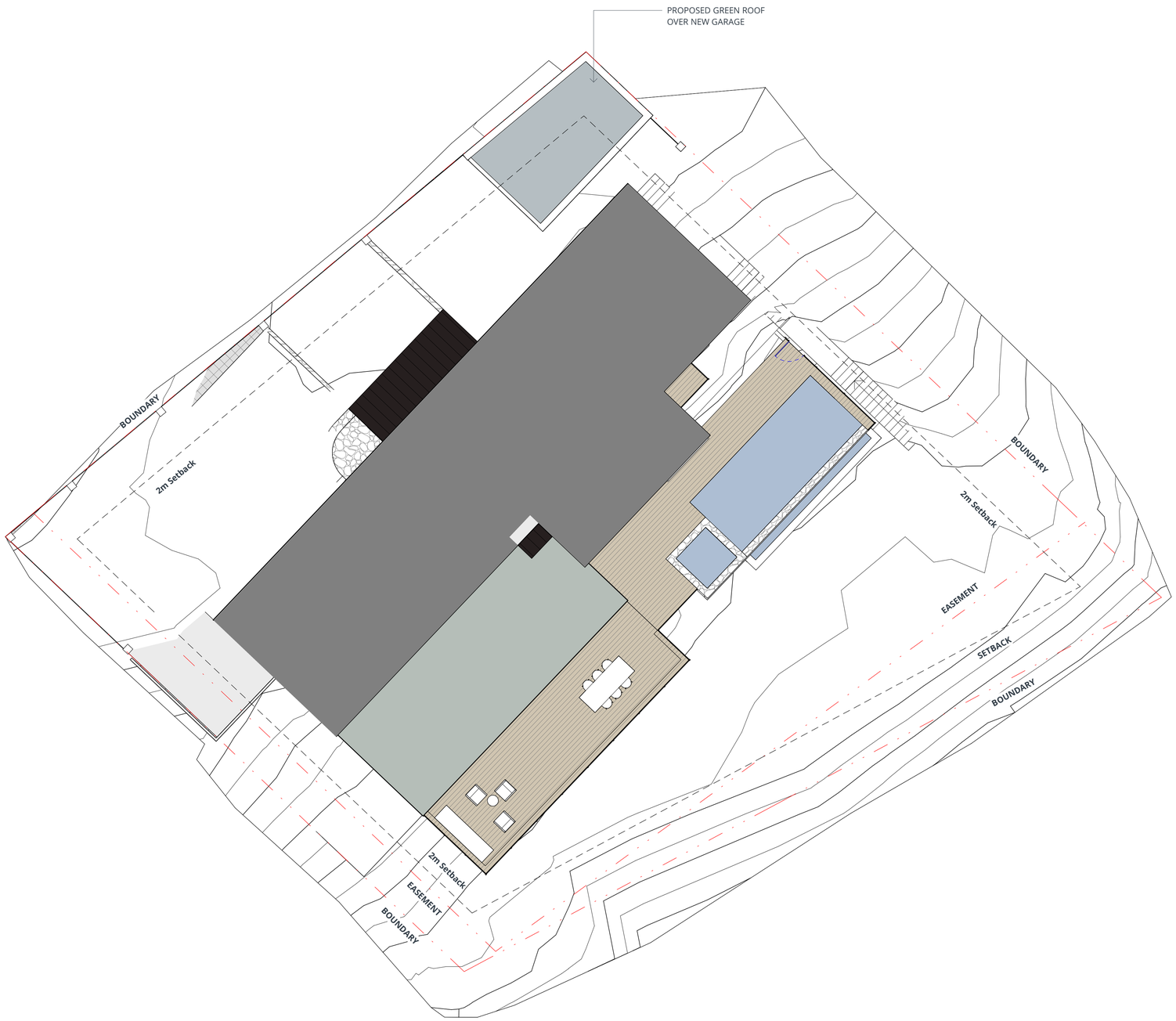
RULE 7.5.6 - LANDSCAPE COVERAGE, MINIMUM PERMEABLE
LANSCAPE COVERAGE OF 30%

BUILDING LENGTH

RULE 7.5.10 - THE LENGTH OF ANY BUILDING FACADE ABOVE
THE GROUND FLOOR LEVEL SHALL NOT EXCEED 16m

BUILDING SET BACKS

RULE 7.5.8 - MINIMUM SETBACK REQUIREMENT OF 2m
FROM ALL BOUNDARIES



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Drawing Title
PROPOSED SITE PLAN

PROJECT NAME
THORN ALTERATION AND ADDITION

11 Thorn Cresent, Fernhill

Scale.
As indicated @ A1

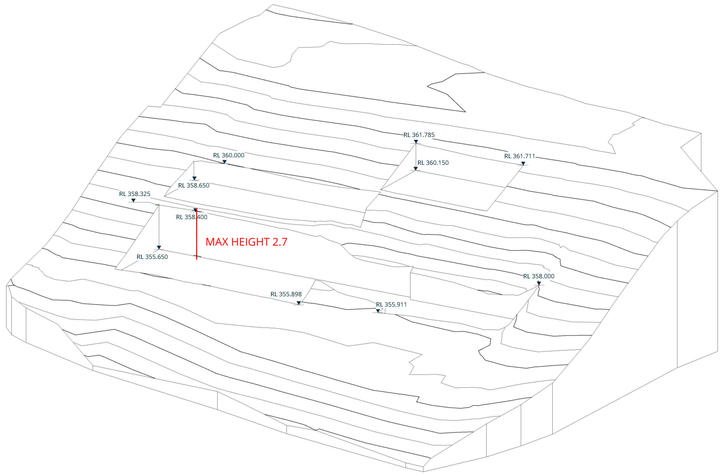
NORTH

Project No.
1846-011

Original Size.
A1

Drawing No.
A1003

Revision.
B



EARTHWORKS

The following limitations will apply to any earthworks undertaken on the subject site:
- Maximum volume of earthworks permitted is 300m3.
- Maximum height of cut shall not exceed 2.4m.
- Maximum height of fill shall not exceed 2m.
- Earthworks greater than 0.5m in height must be set back from site boundaries.
- No more than 300m3 of clean fill is to be transported by road to or from an area subject to earthworks.

PROPOSED VOLUME TOTAL : 183.60m3
CUT 1: 22.6
CUT 2: 26
CUT 3: 135

PROPOSED MAX HEIGHT : 2.7m



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Drawing Title
PROPOSED SITE CUT AND FILL

PROJECT NAME
THORN ALTERATION AND ADDITION

11 Thorn Cresent, Fernhill

Scale.
As indicated @ A1

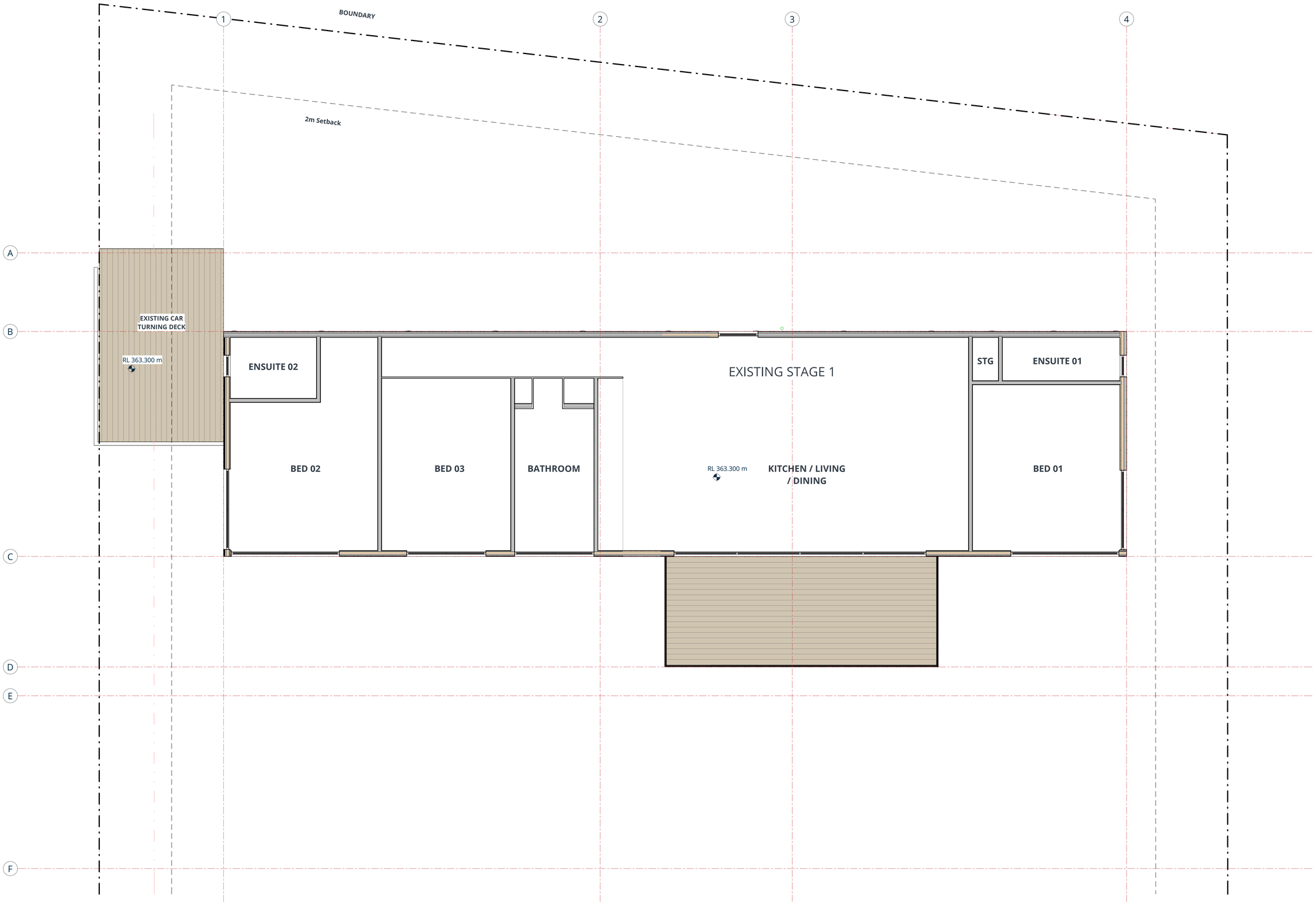
NORTH

Project No.
1846-011

Original Size.
A1

Drawing No.
A1004

Revision.
C



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Drawing Title
EXISTING PLAN

PROJECT NAME
THORN ALTERATION AND ADDITION

11 Thorn Cresent, Fernhill

Scale.
1 : 50 @ A1

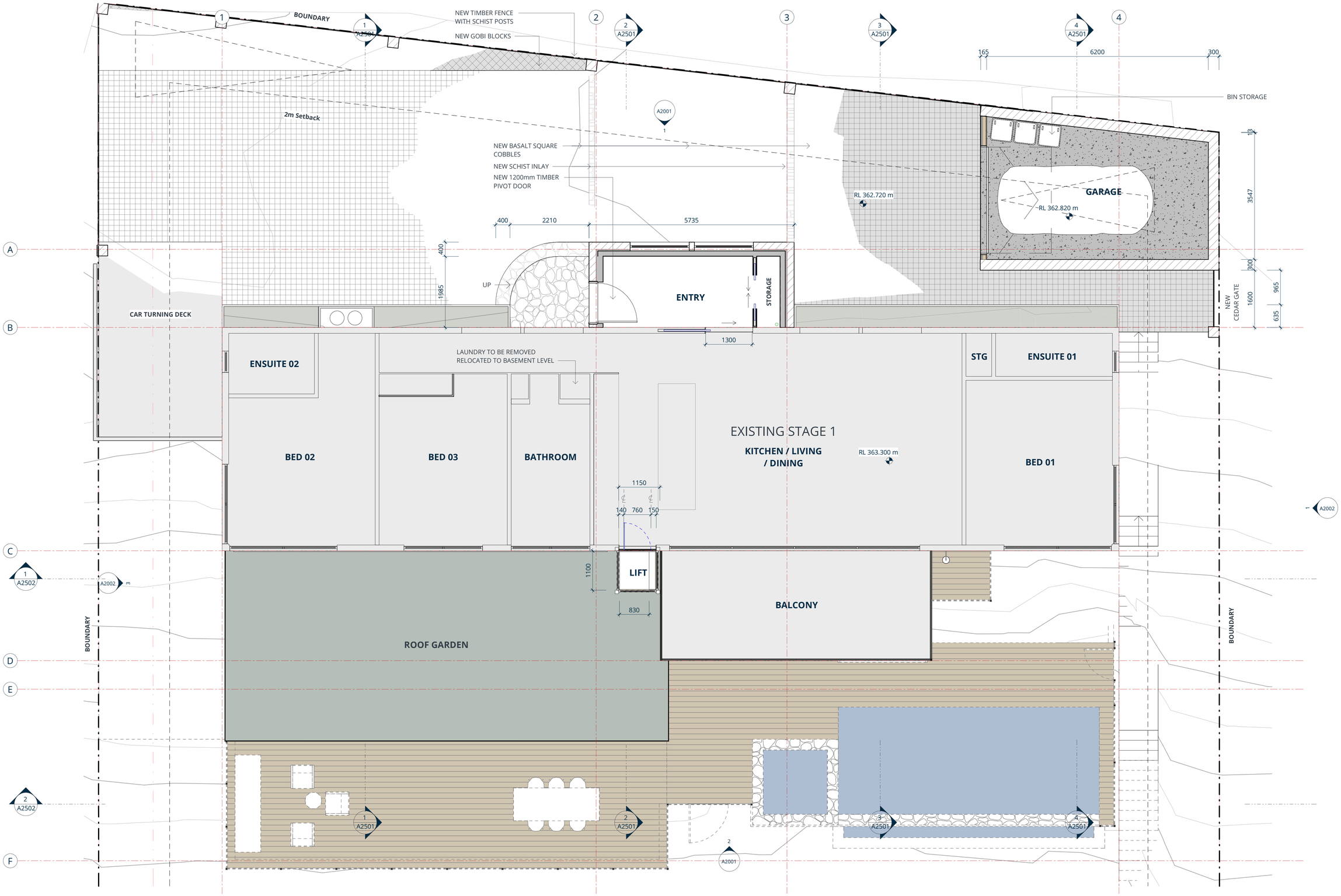
NORTH

Project No.
1846-011

Original Size.
A1

Drawing No.
A1101

Revision.
B



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Drawing Title
GENERAL ARRANGEMENT - GROUND LEVEL

PROJECT NAME
THORN ALTERATION AND ADDITION

11 Thorn Cresent, Fernhill

Scale.
1 : 50 @ A1

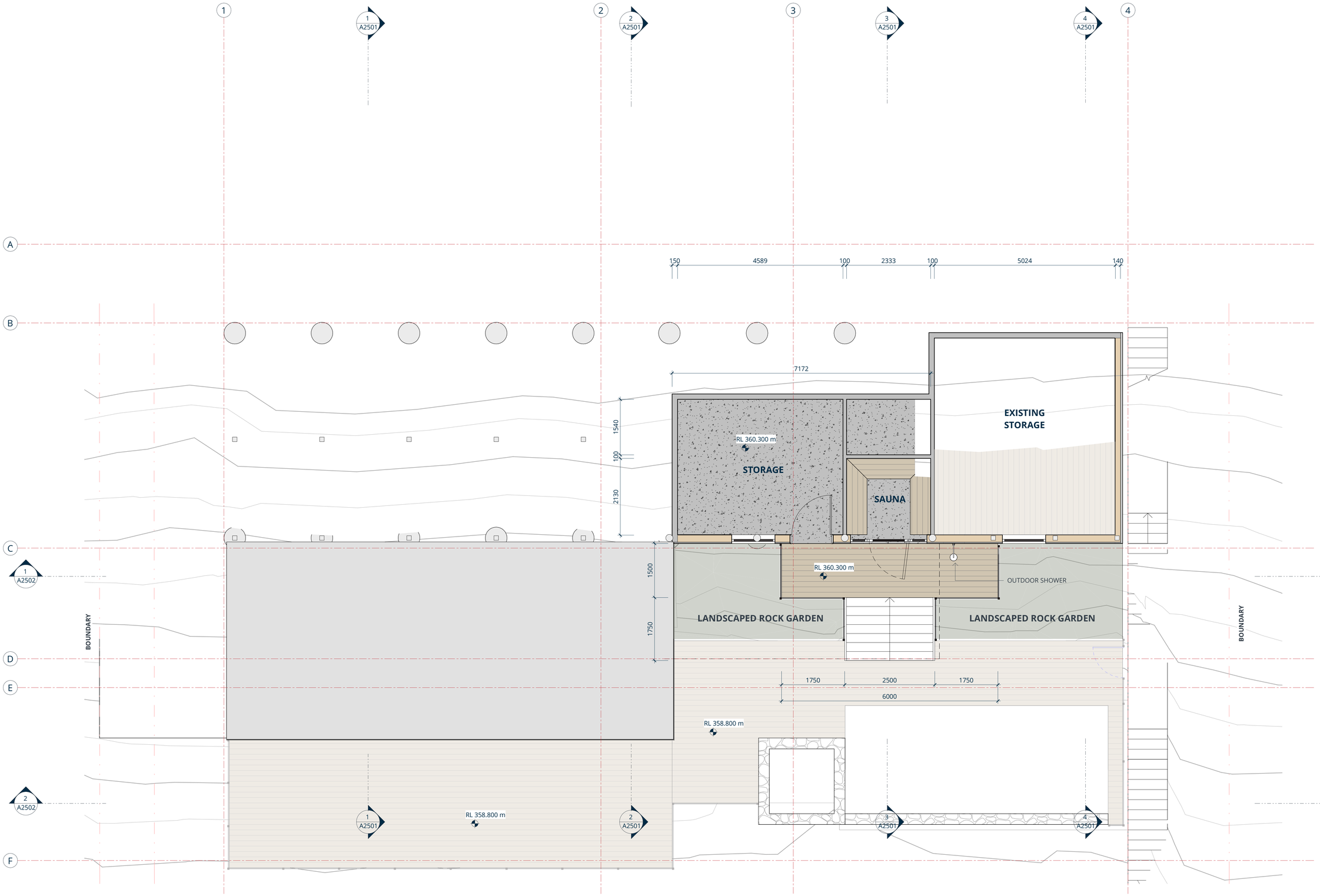
NORTH

Project No.
1846-011

Original Size.
A1

Drawing No.
A1201

Revision.
D



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IGNITE

Drawing Title
GENERAL ARRANGEMENT - SUB-GROUND LEVEL

PROJECT NAME
THORN ALTERATION AND ADDITION

11 Thorn Cresent, Fernhill

Scale.
1 : 50 @ A1

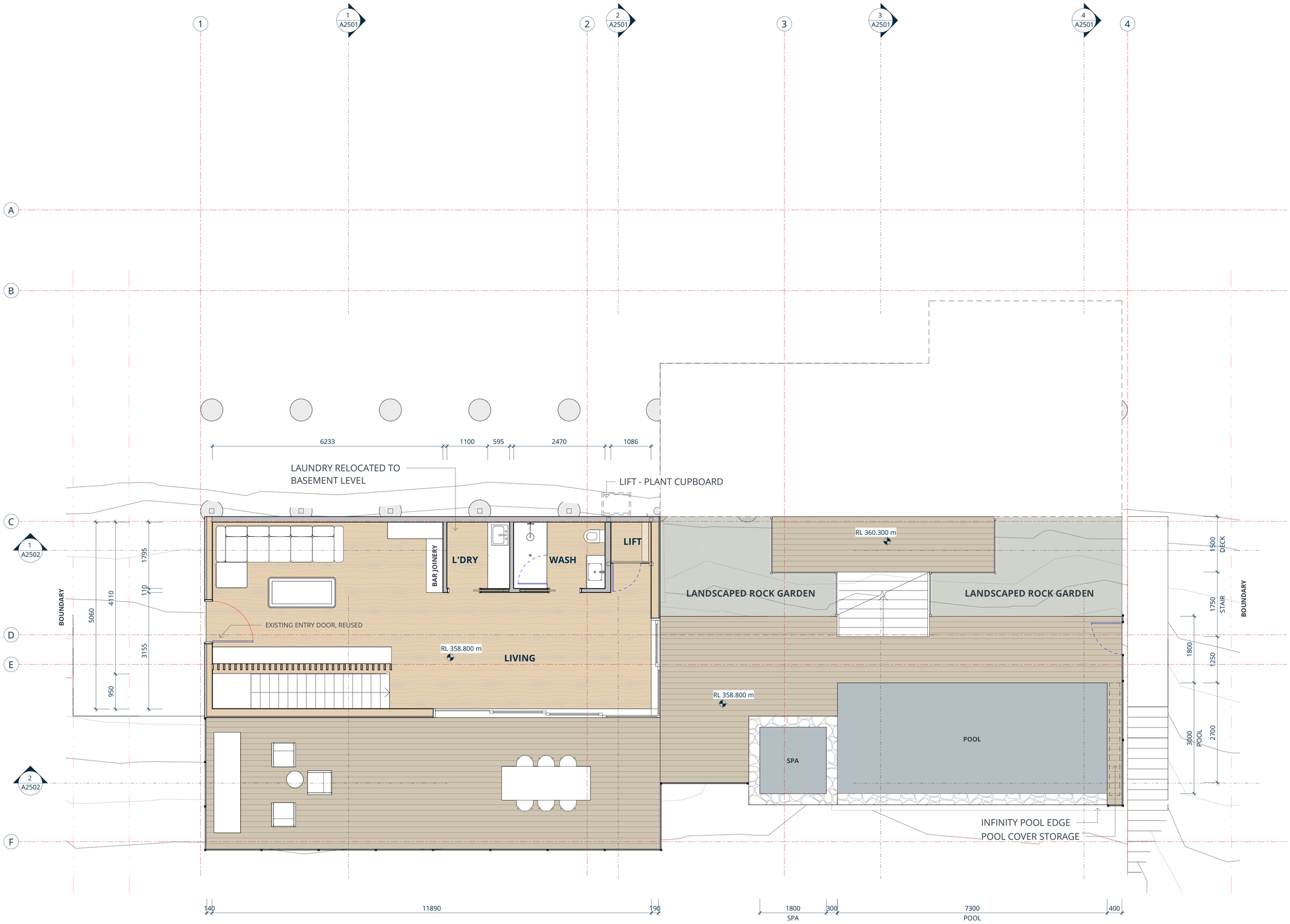
NORTH

Project No.
1846-011

Original Size.
A1

Drawing No.
A1202

Revision.
D



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19/12/2025 6:48:48 pm

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IGNITE

Drawing Title
GENERAL ARRANGEMENT - BASEMENT LEVEL

PROJECT NAME
THORN ALTERATION AND ADDITION

11 Thorn Cresent, Fernhill

Scale.
1 : 50 @ A1

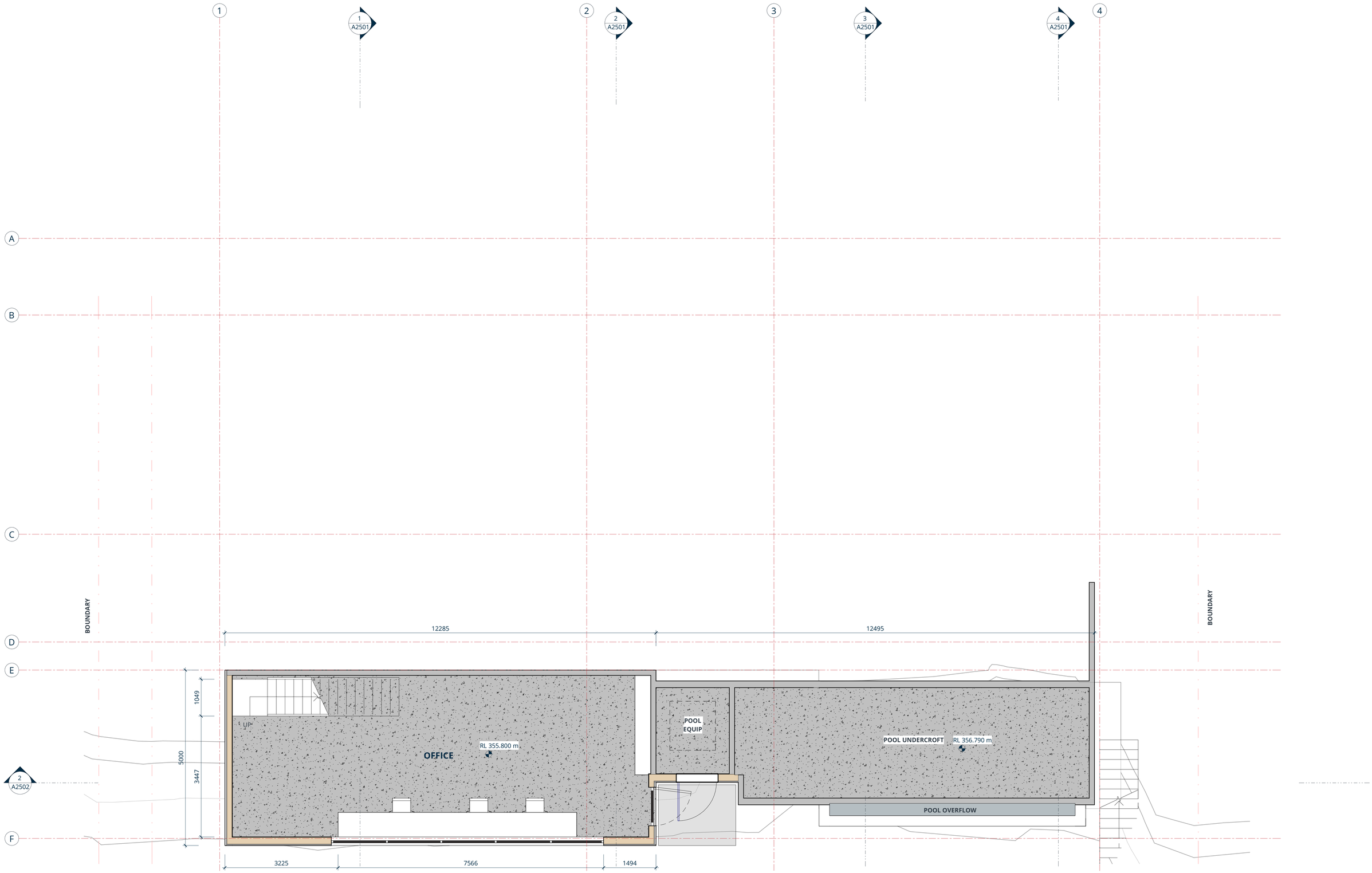
NORTH

Project No.
1846-011

Original Size.
A1

Drawing No.
A1203

Revision.
D



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IGNITE

Drawing Title
GENERAL ARRANGEMENT - LOWER BASEMENT LEVEL

PROJECT NAME
THORN ALTERATION AND ADDITION

11 Thorn Cresent, Fernhill

Scale.
1 : 50 @ A1

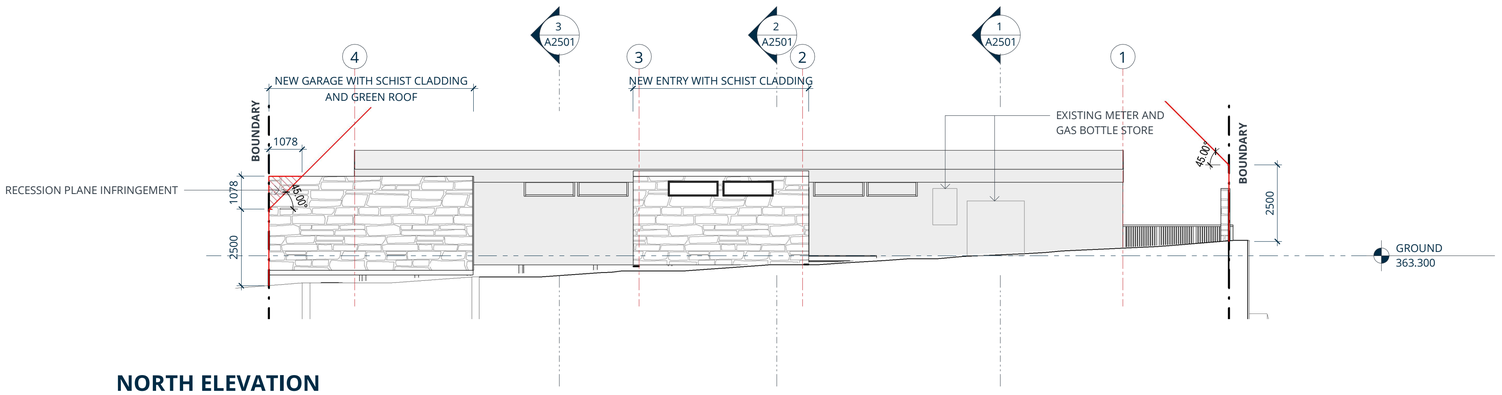
NORTH

Project No.
1846-011

Original Size.
A1

Drawing No.
A1204

Revision.
D



NORTH ELEVATION



SOUTH ELEVATION

MATERIAL PALETTE

01. 

STONE CLADDING
NEW GREY SCHIST (DRY STACK) CLADDING

02. 

TIMBER CLADDING
EXISTING SELECTED RANDOM WIDTH
VERTICAL CEDAR CLADDING

03. 

ROOF AND WALL CLADDING
0.55 ALPINE TRAY COLORSTEEL CLADDING
FLAXPOD

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19/12/2025 6:48:51 pm

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IGNITE

Drawing Title
ELEVATIONS

PROJECT NAME
THORN ALTERATION AND ADDITION

11 Thorn Cresent, Fernhill

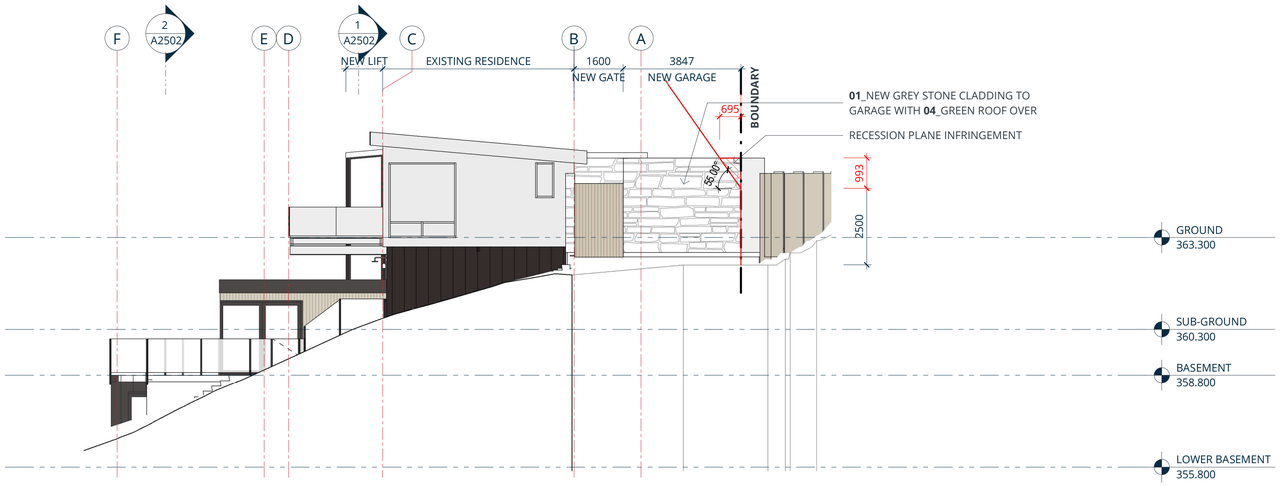
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1 : 100 @ A1

Project No.
1846-011

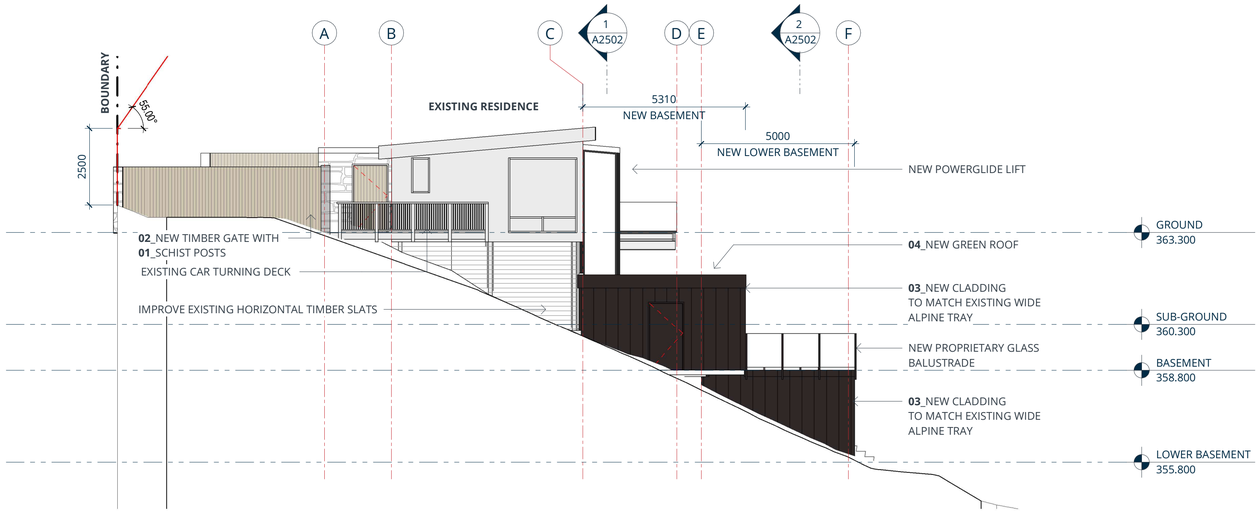
Original Size.
A1

Drawing No.
A2001

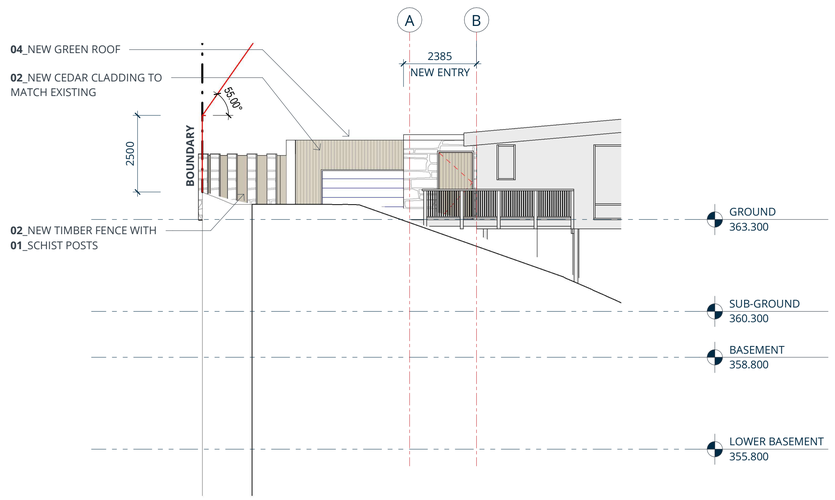
Revision.
C



EAST ELEVATION



WEST ELEVATION

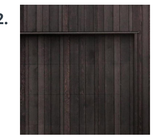


WEST ELEVATION - NO GATE

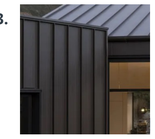
MATERIAL PALETTE

01. 

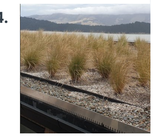
STONE CLADDING
NEW GREY SCHIST (DRY STACK) CLADDING

02. 

TIMBER CLADDING
EXISTING SELECTED RANDOM WIDTH VERTICAL CEDAR CLADDING
DRYDEN MIDNIGHT WOOD OIL
ALL NEW TIMBER CLADDING TO MATCH EXISTING

03. 

ROOF AND WALL CLADDING
0.55 ALPINE TRAY COLORSTEEL CLADDING
FLAXPOD

04. 

ROOF GARDEN
PLANTED WITH NATIVES

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19/12/2025 6:48:53 pm

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Drawing Title
ELEVATIONS

PROJECT NAME
THORN ALTERATION AND ADDITION

11 Thorn Cresent, Fernhill

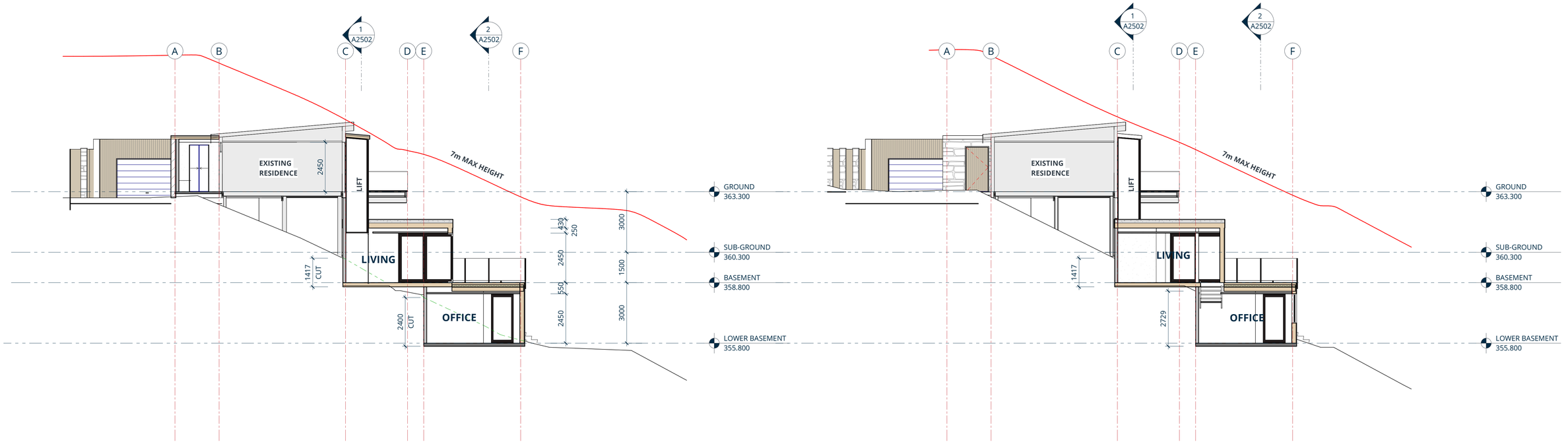
Scale.
1 : 100 @ A1

Project No.
1846-011

Original Size.
A1

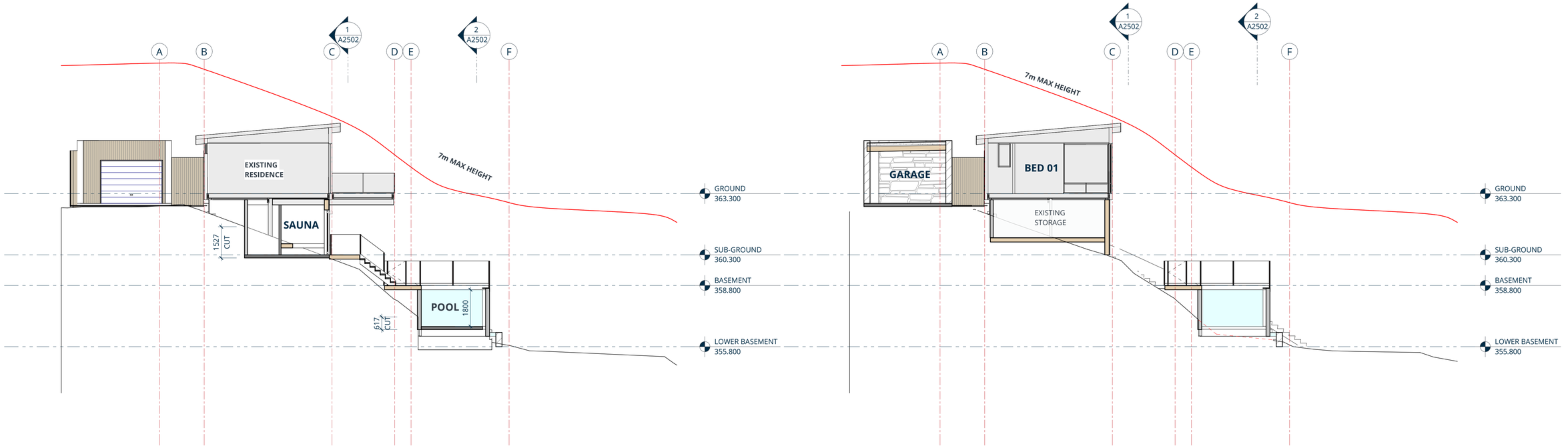
Drawing No.
A2002

Revision.
C



Cross Section 1

Cross Section 2



Cross Section 3

Cross Section 4

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Drawing Title
SECTIONS

PROJECT NAME
THORN ALTERATION AND ADDITION

11 Thorn Cresent, Fernhill

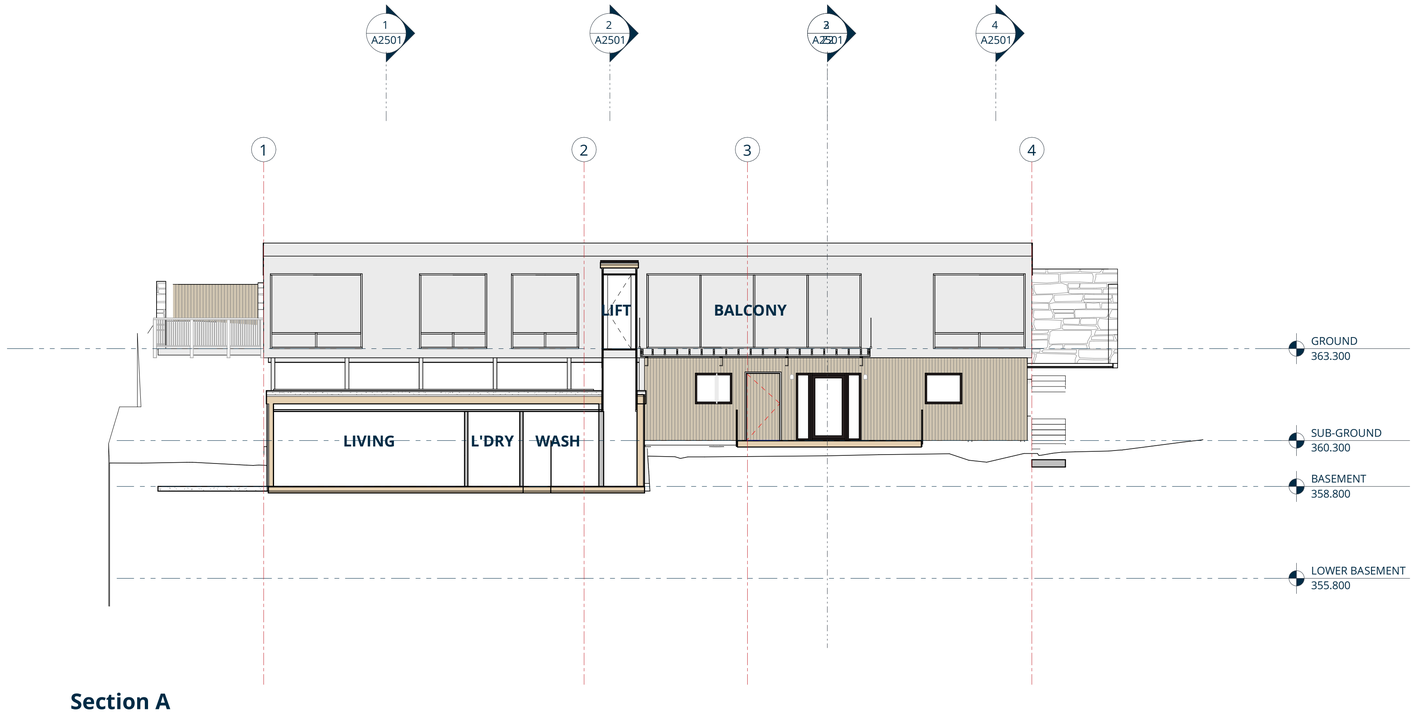
Scale.
1 : 100 @ A1

Project No.
1846-011

Original Size.
A1

Drawing No.
A2501

Revision.
C



Section A



Section B

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19/12/2025 6:48:56 pm

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IGNITE

Drawing Title
SECTIONS

PROJECT NAME
THORN ALTERATION AND ADDITION

11 Thorn Cresent, Fernhill

Scale.
1 : 100 @ A1

Project No.
1846-011

Original Size.
A1

Drawing No.
A2502

Revision.
B