


SITE PLAN
SCALE 1:200

RESOURCE CONSENT

LEGAL DESCRIPTION:

| | |
|---|---|
| ADDRESS: | 14 O'KANE LANE<br>QUEENSTOWN |
| LOT: | 133 |
| DP: | 534603 |
| SITE AREA: | 939 |
| ZONE: | LOW DENSITY RESIDENTIAL |
| WIND ZONE: | VERY HIGH |
| EXPOSURE ZONE: | B |
| SNOW ZONE: | N5 (2.0kPa) |
| EARTHQUAKE ZONE: | 3 |
| SITE COVERAGE: | 351m² - 37% |
| IMPERMEABLE AREA: | 485m² - 51% |

FLOOR AREAS:

| | |
|---|---|
| UNIT 1: | |
| LEVEL 1 | = 93m² |
| LEVEL 2 | = 111m² |
| LEVEL 3 | = 77m² |
| TOTAL | = 281m² |
| DECK | = 23m² |
| UNIT 2: | |
| LEVEL 1 | = 68m² |
| LEVEL 2 | = 75m² |
| LEVEL 3 | = 61m² |
| TOTAL | = 204m² |
| DECK | = 12m² |
| UNIT 3: | |
| LEVEL 1 | = 93m² |
| LEVEL 2 | = 109m² |
| LEVEL 3 | = 76m² |
| TOTAL | = 278m² |
| DECK | = 24m² |

| ISSUE | DATE | REVISION |
|---|---|---|
| A | 05.02.26 | FFL REVISED |
| B | 13.04.26 | DRIVEWAY GRADES REVISED TO SUIT NEW FFL, CONCRETE PILE RETAINING SHOWN, BUILDING LOCATION REVISED TO ENSURE PILING DOESNT ENCROACH ON EASEMENT, ROCH ANCHOR INDICATIVE LOCATIONS SHOWN TO ENSURE THESE DO NOT EXCEED PROPERTY BOUNDARIES, CROSSING SECTIONS ADDED |

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS & LEVELS ON SITE, PRIOR TO COMMENCING WORK

DO NOT SCALE OFF DRAWINGS

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DRAWINGS TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND PRODUCT MANUFACTURERS LITERATURE

RESOURCE CONSENT

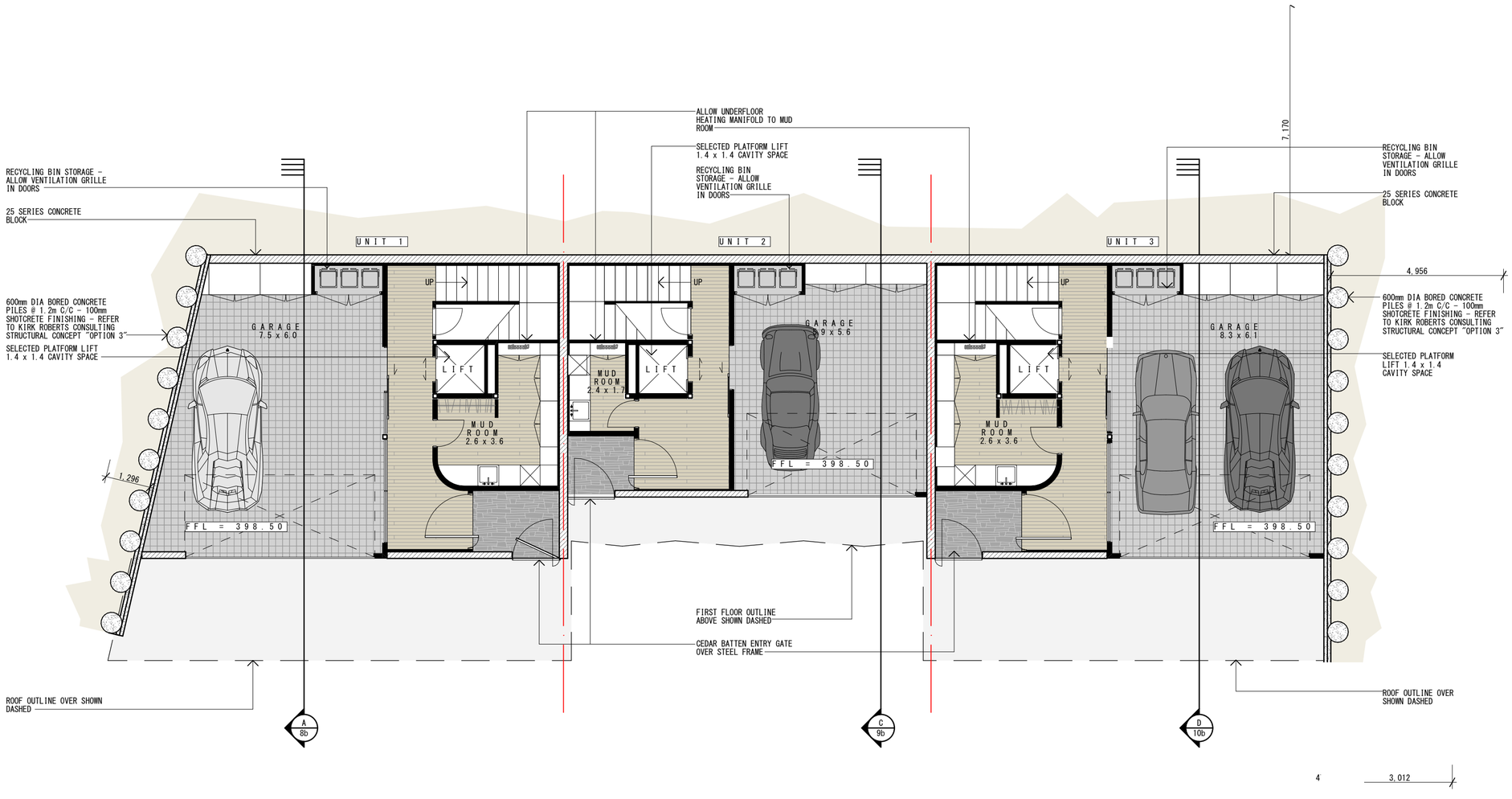
NOEL JESSOP Architecture

job:

**DHILLON**
14 O'KANE LANE QUEENSTOWN

SITE PLAN

| | | | |
|---|---|---|---|
| sk | 01 | date: 13/04/2026 | sheet no: 1 b |
| scale on A2 | 1:200 | | |
| scale on A4 | | | |




FLOOR PLAN - LEVEL 1
SCALE 1:100

PRELIMINARY

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|---|---|---|
| A | 05.02.26 | FFL REVISED |
| B | 13.04.26 | PILED RETAINING/SHOTCRETE WALL ADDED AS PER KIRK ROBERTS STRUCTURAL CONCEPT |

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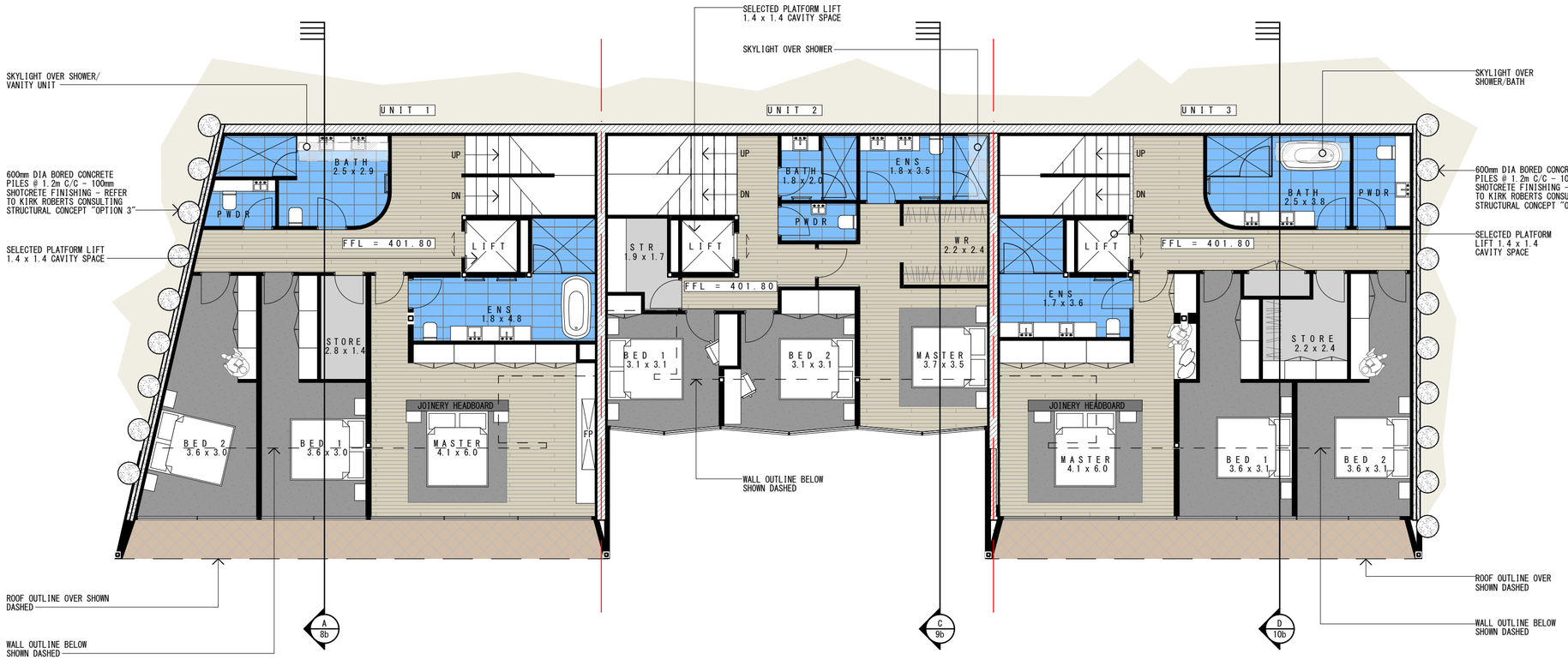
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**FLOOR PLAN - LEVEL 1**

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| sk | 01 | date: 13/04/2026 | sheet no: **2 b** |
| scale on A2 | 1:100 | | |
| scale on A4 | | | |




FLOOR PLAN - LEVEL 2
SCALE 1:100

RESOURCE CONSENT

FLOOR AREAS:

UNIT 1:

| | |
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RESOURCE CONSENT

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**FLOOR PLAN - LEVEL 2**

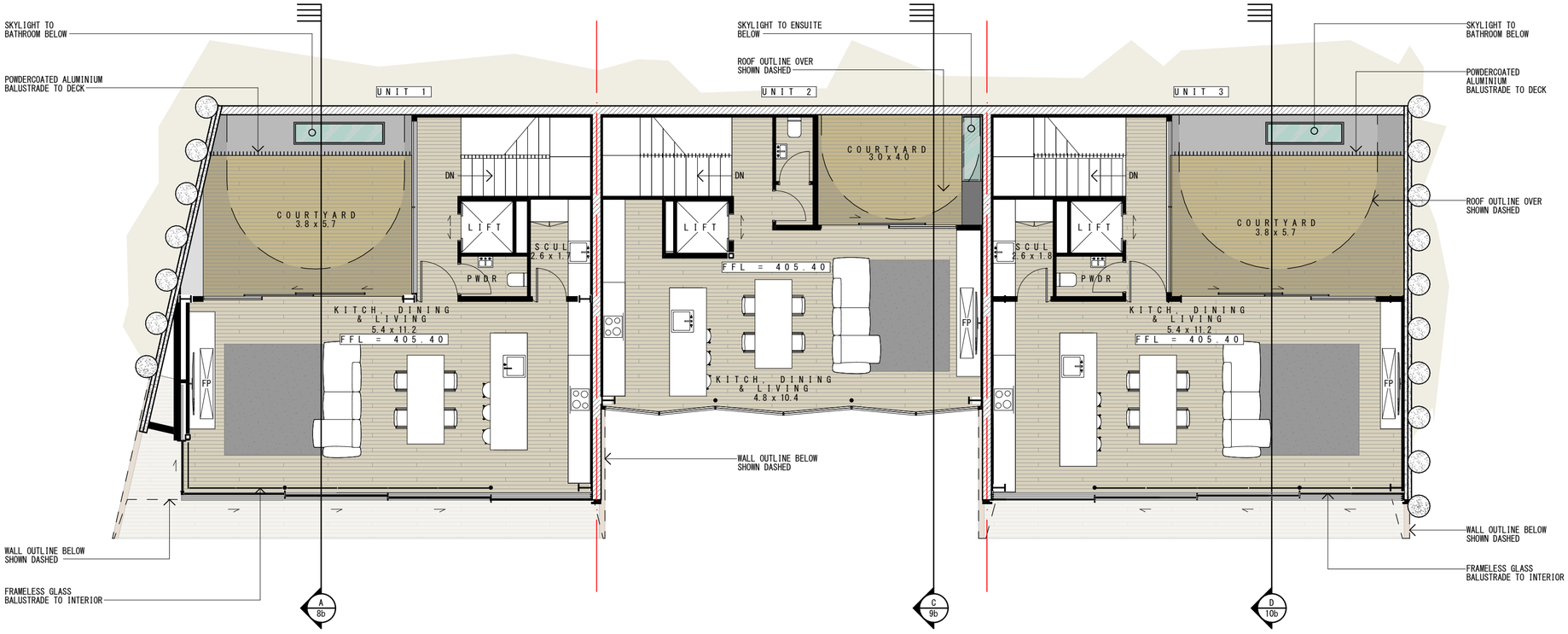
sk 01 | date: 13/04/2026

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**3 b**




FLOOR PLAN - LEVEL 3
SCALE 1:100

RESOURCE CONSENT

FLOOR AREAS:

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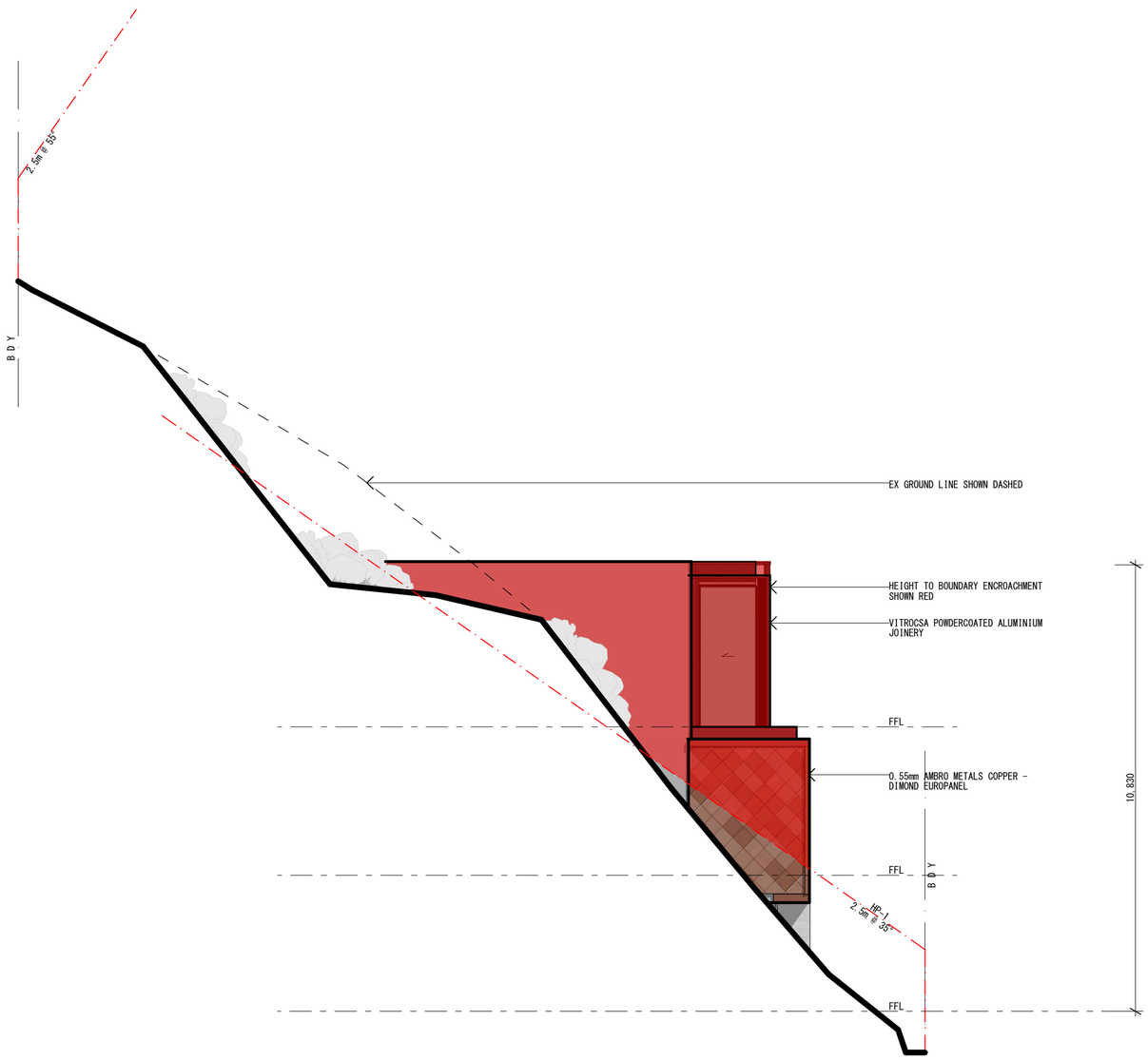
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14 O'KANE LANE QUEENSTOWN

**FLOOR PLAN - LEVEL 3**

sk 01 | date: 13/04/2026 | sheet no: **4 b**

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scale on A4




ELEVATION A
SCALE 1:100

RESOURCE CONSENT

| ISSUE | DATE | REVISION |
|---|---|---|
| A | 05.02.26 | FFL REVISED |
| B | 13.04.26 | HEIGHT TO BOUNDARY LINES ADDED, ADDITIONAL ENCROACHMENTS ADDED |

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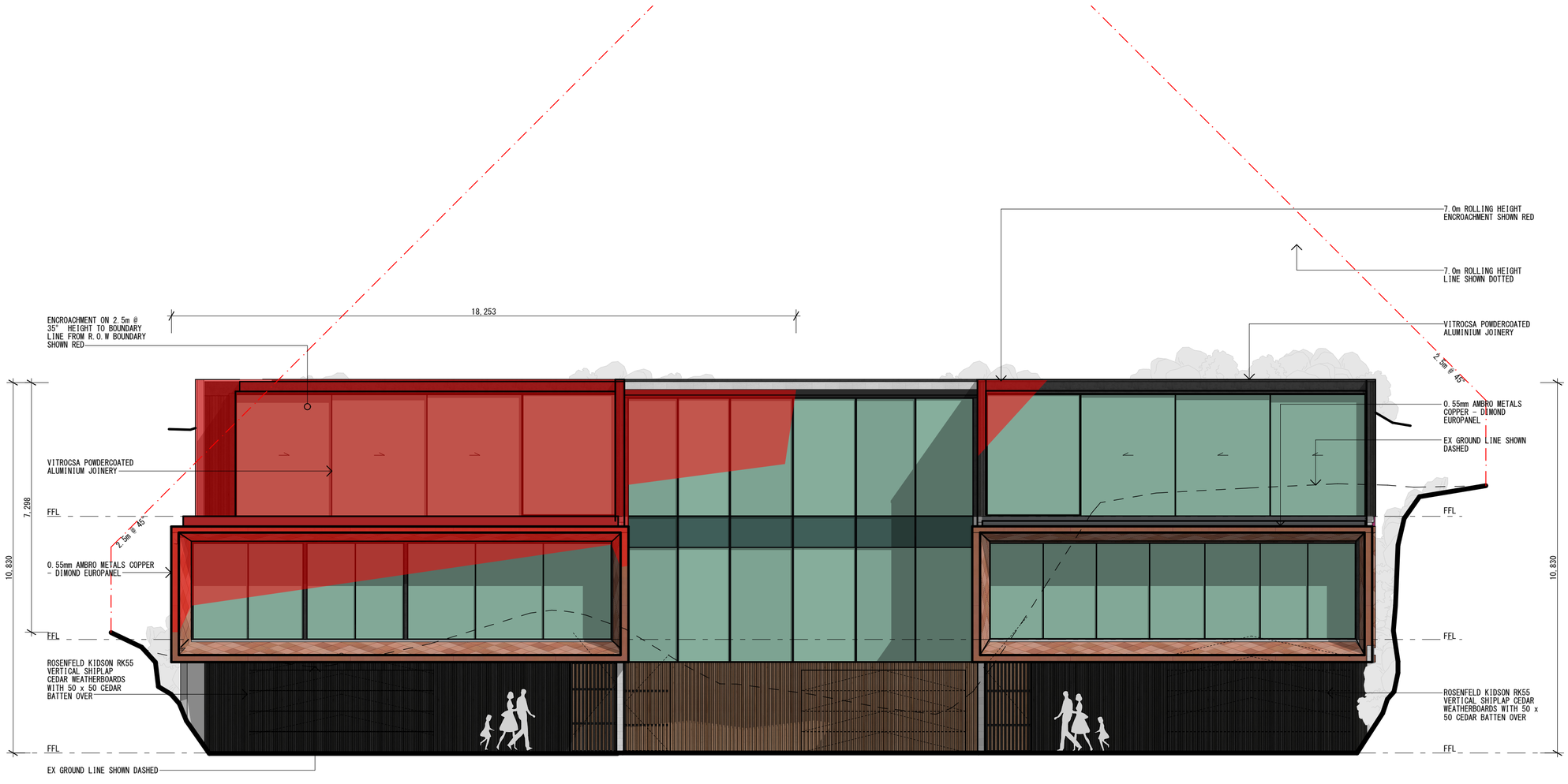
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14 O'KANE LANE QUEENSTOWN

**ELEVATIONS**

sk 01 | date: 13/04/2026 | sheet no: **5 b**

scale on A2 1:100

scale on A4




ELEVATION B
SCALE 1:100

RESOURCE CONSENT

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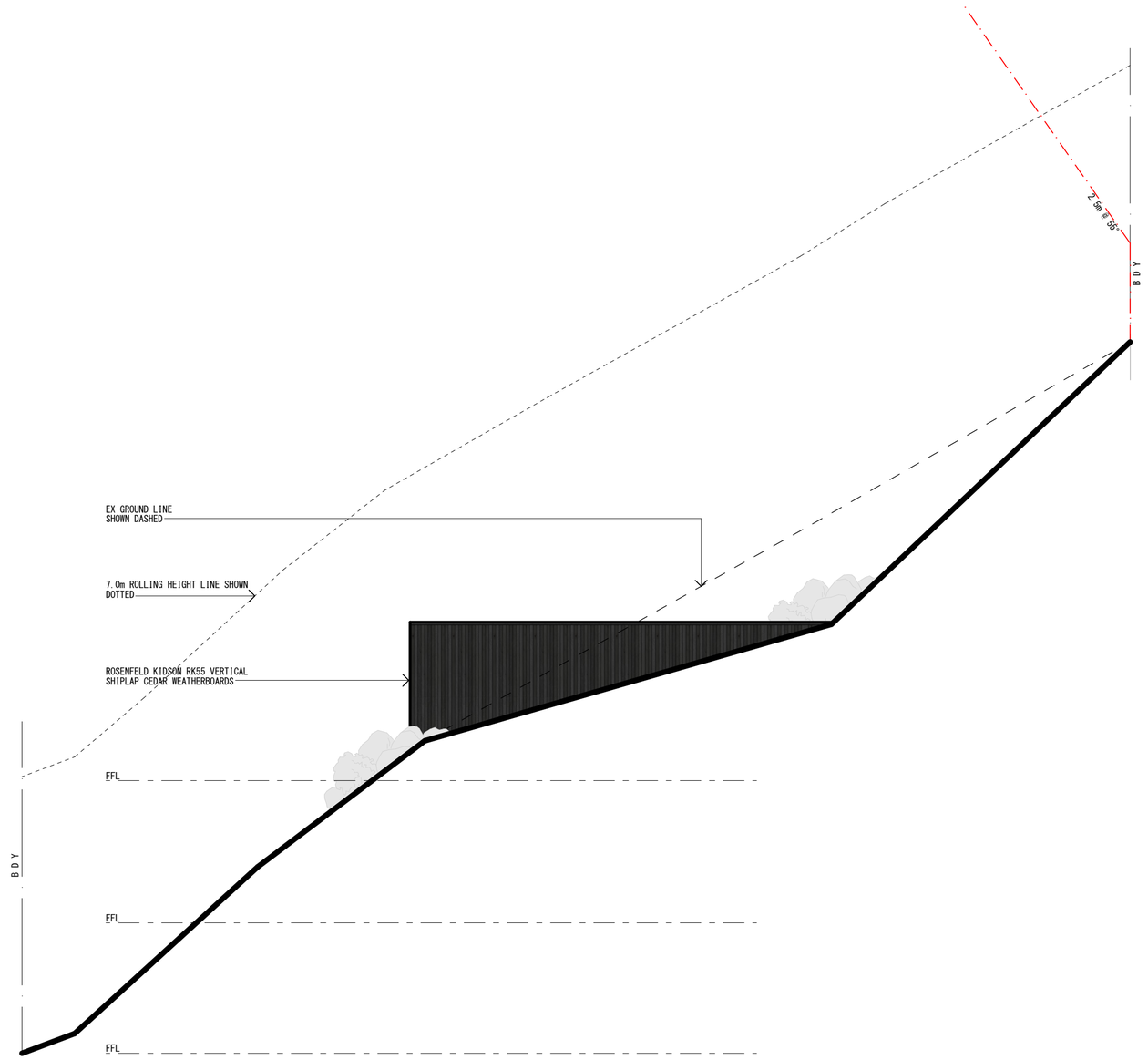
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14 O'KANE LANE QUEENSTOWN

**ELEVATIONS**

sk 01 | date: 13/04/2026 | sheet no: **6 b**

scale on A2 1:100

scale on A4




ELEVATION C
SCALE 1:100

RESOURCE CONSENT

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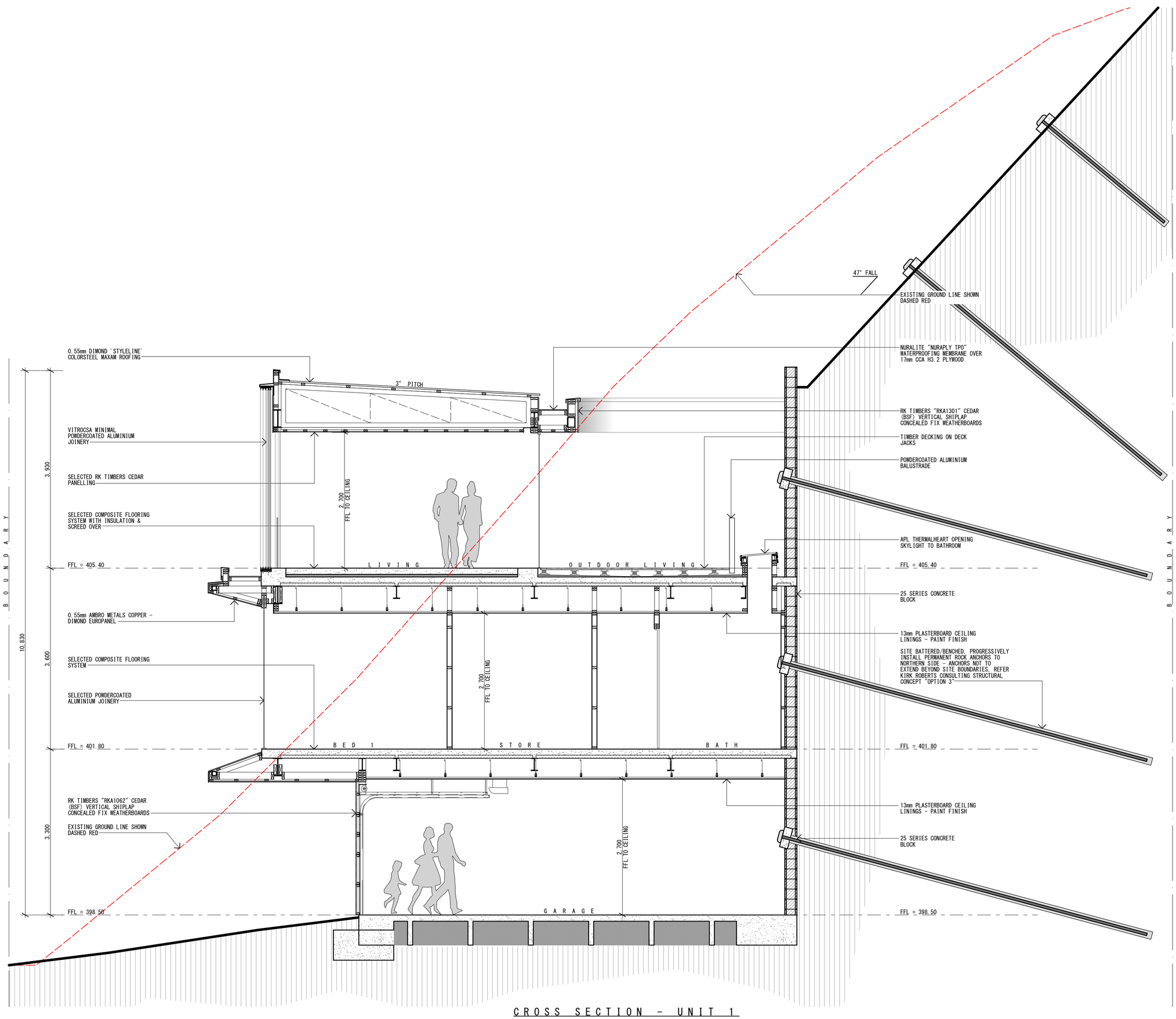
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14 O'KANE LANE QUEENSTOWN

**ELEVATIONS**

sk 01 | date: 13/04/2026 | sheet no: **7 b**

scale on A2 1:100

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C R O S S S E C T I O N - U N I T 1
SCALE 1:50

R E S O U R C E C O N S E N T

| ISSUE | DATE | REVISION |
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| A | 05.02.26 | FFL REVISED |
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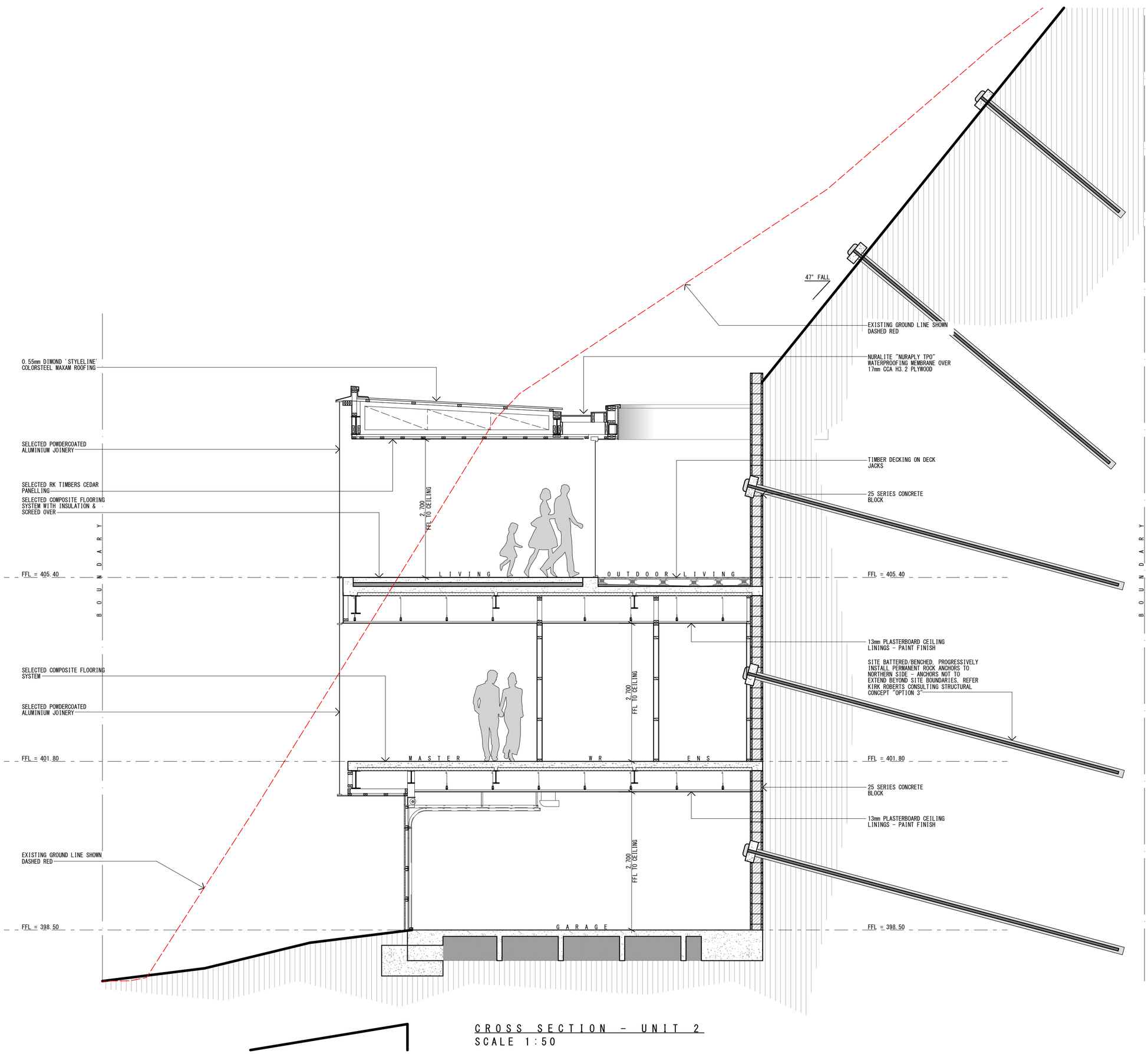
**D H I L L O N**
14 O'KANE LANE QUEENSTOWN

CROSS SECTION - UNIT 1

sk 01 | date: 13/04/2026 | sheet no: **8 b**

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CROSS SECTION - UNIT 2
SCALE 1:50

RESOURCE CONSENT

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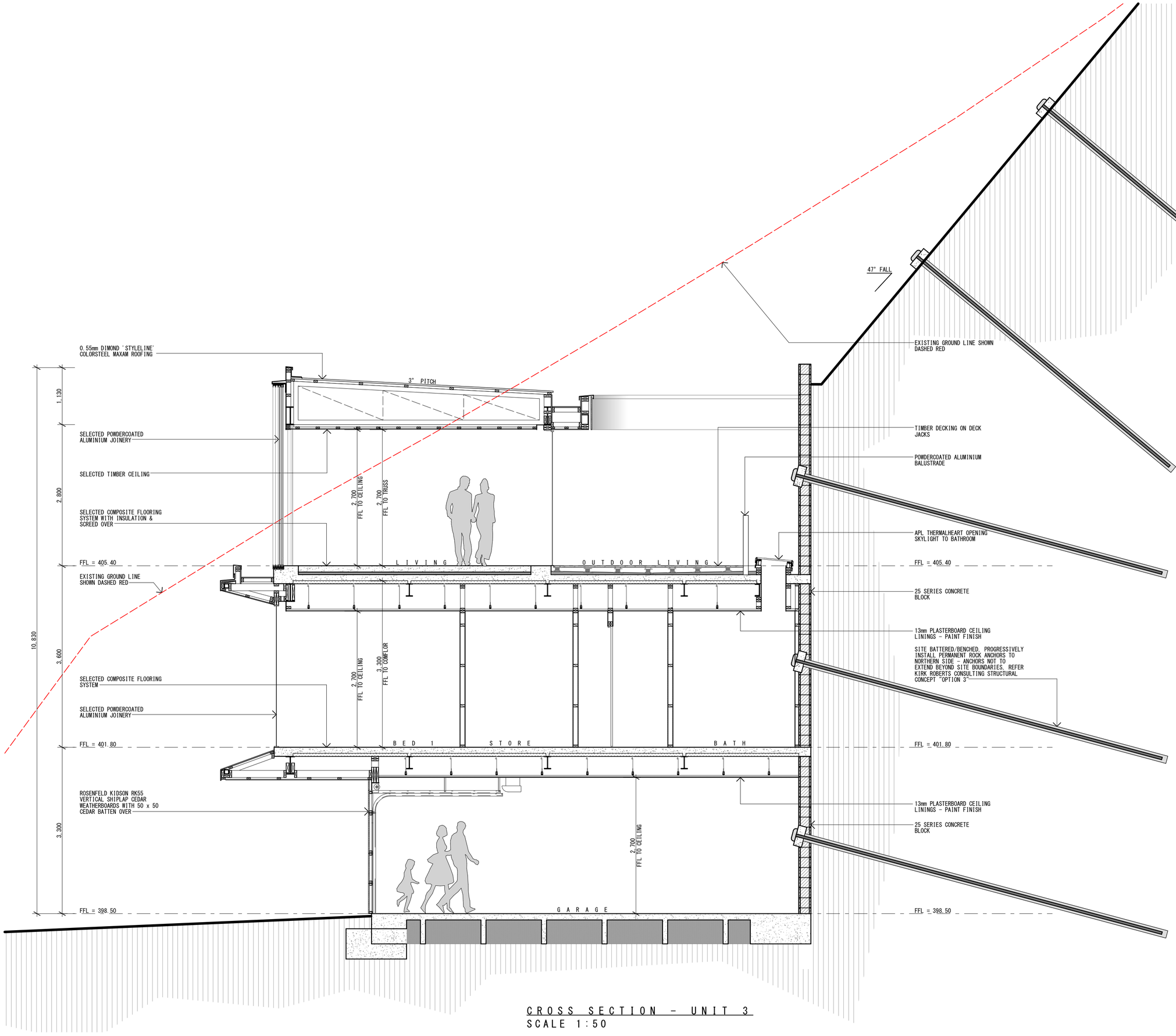
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CROSS SECTION - UNIT 2

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|---|---|---|---|
| sk | 01 | date: 13/04/2026 | sheet no: 9 b |
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| scale on A4 | | | |




CROSS SECTION - UNIT 3
SCALE 1:50

R E S O U R C E C O N S E N T

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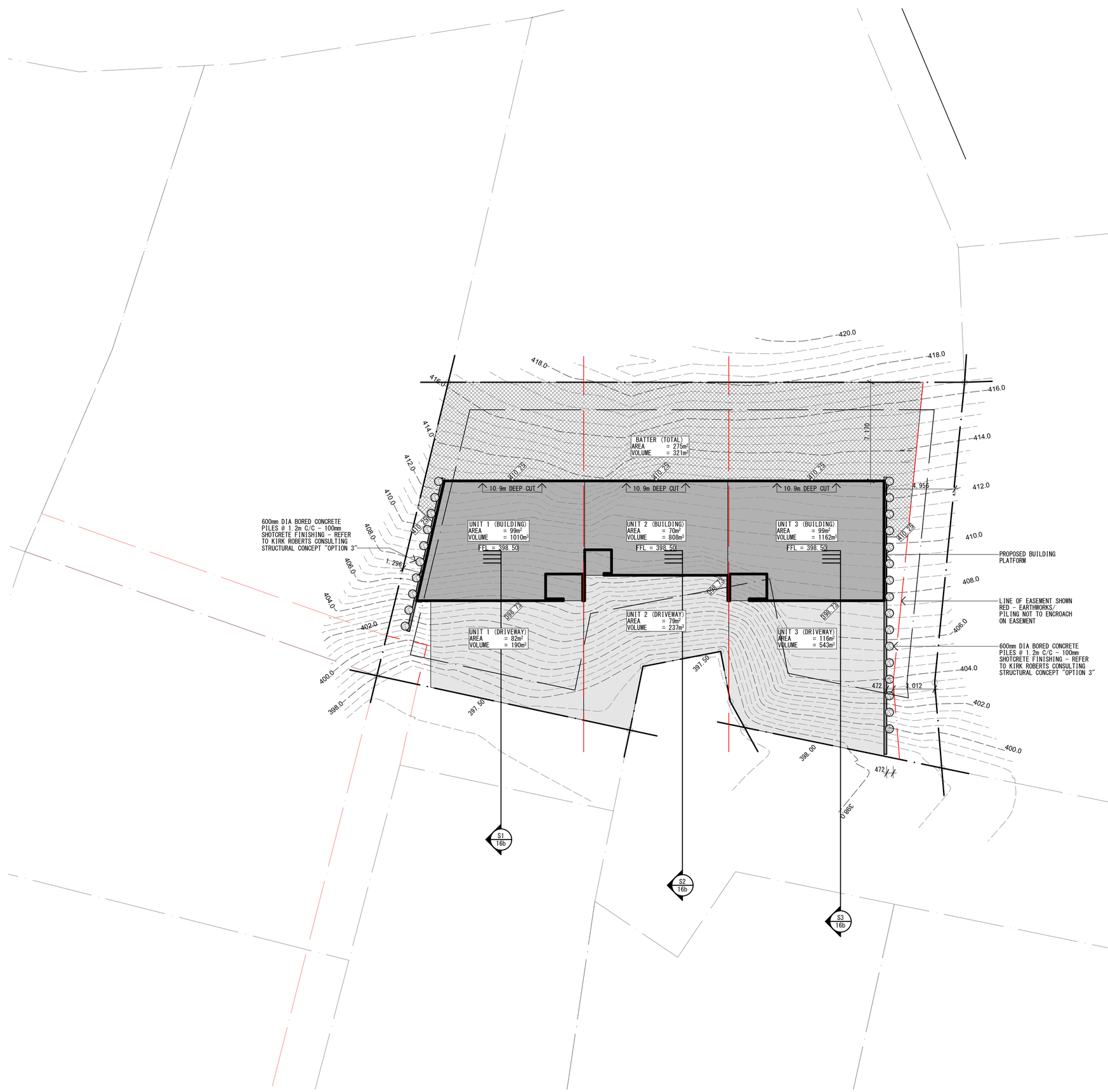
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14 O'KANE LANE QUEENSTOWN

**CROSS SECTION - UNIT 3**

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EARTHWORKS PLAN
SCALE 1:200

EARTHWORKS KEY

PROPOSED CUT (BUILDING)

PROPOSED CUT (DRIVEWAY)

PROPOSED BATTER

EARTHWORKS SCHEDULE:

| ITEM | CUT | FILL | NET CUT/FILL |
|---|---|---|---|
| SITE BATTER | 321m³ | 0m³ | -321m³ |
| UNIT 1: | | | |
| BUILDING | 9010m³ | 0m³ | -1010m³ |
| DRIVEWAY | 190m³ | 0m³ | -190m³ |
| UNIT 2: | | | |
| BUILDING | 808m³ | 0m³ | -808m³ |
| DRIVEWAY | 237m³ | 0m³ | -237m³ |
| UNIT 3: | | | |
| BUILDING | 1162m³ | 0m³ | -1162m³ |
| DRIVEWAY | 543m³ | 0m³ | -543m³ |
| TOTAL NET CUT/FILL | | | -4,271m³ |

| ISSUE | DATE | REVISION |
|---|---|---|
| A | 05.02.26 | FFL REVISED, EARTHWORKS CALCULATIONS REVISED TO SUIT NEW FFL |
| B | 13.04.26 | BORED PILE RETAINING SHOWN, BUILDING LOCATION ADJUSTED |

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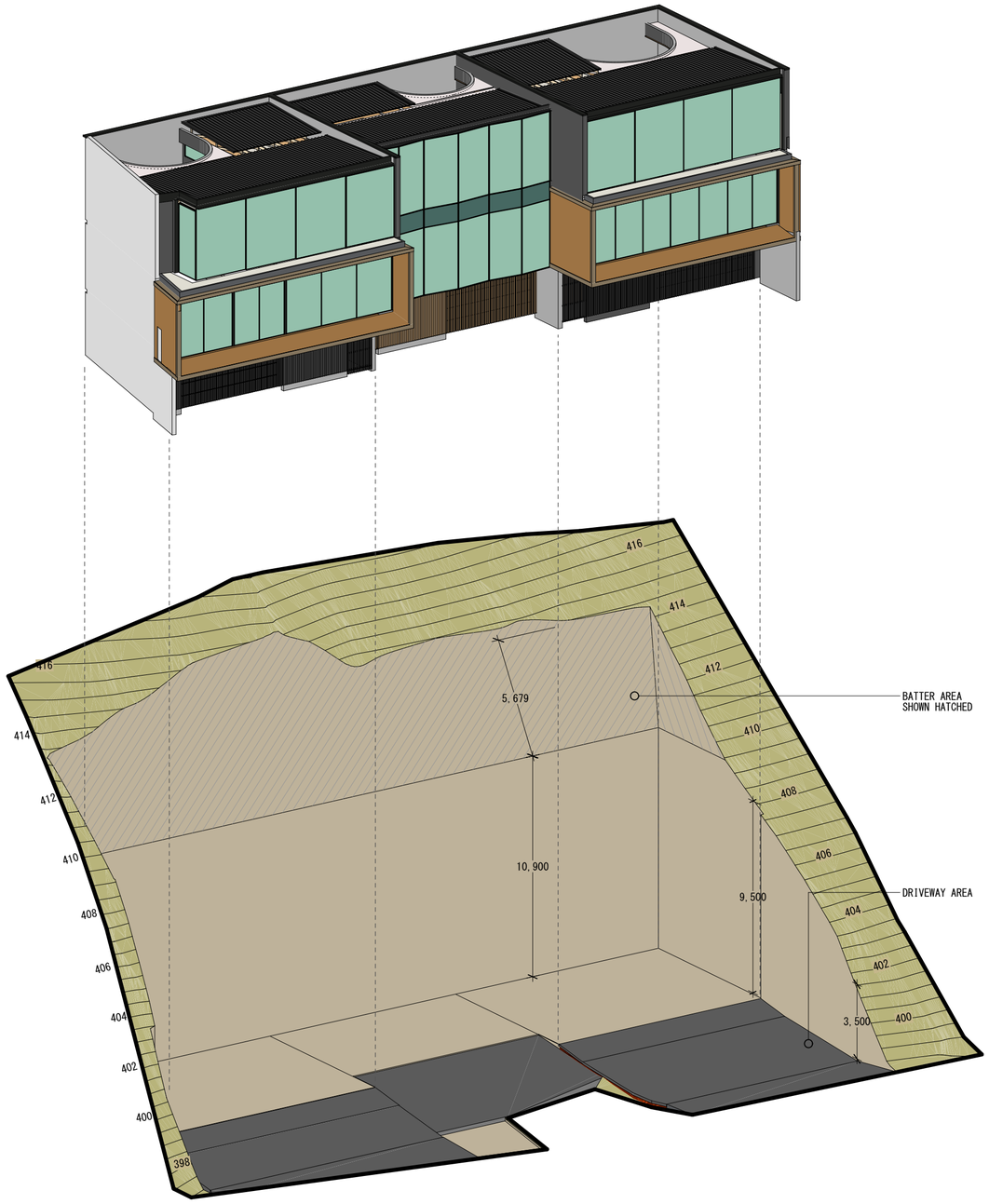
job:

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14 O'KANE LANE QUEENSTOWN

**EARTHWORKS PLAN**

| | | | |
|---|---|---|---|
| sk | 01 | date: 13/04/2026 | sheet no: **11b** |
| scale on A2 | 1:200 | | |
| scale on A4 | | | |

RESOURCE CONSENT




RESOURCE CONSENT

| ISSUE | DATE | REVISION |
|---|---|---|
| A | 05.02.26 | EARTHWORKS ISOMETRIC ADDED |
| B | 13.04.26 | ISOMETRIC REVISED TO SUIT NEW BUILDING LOCATION |

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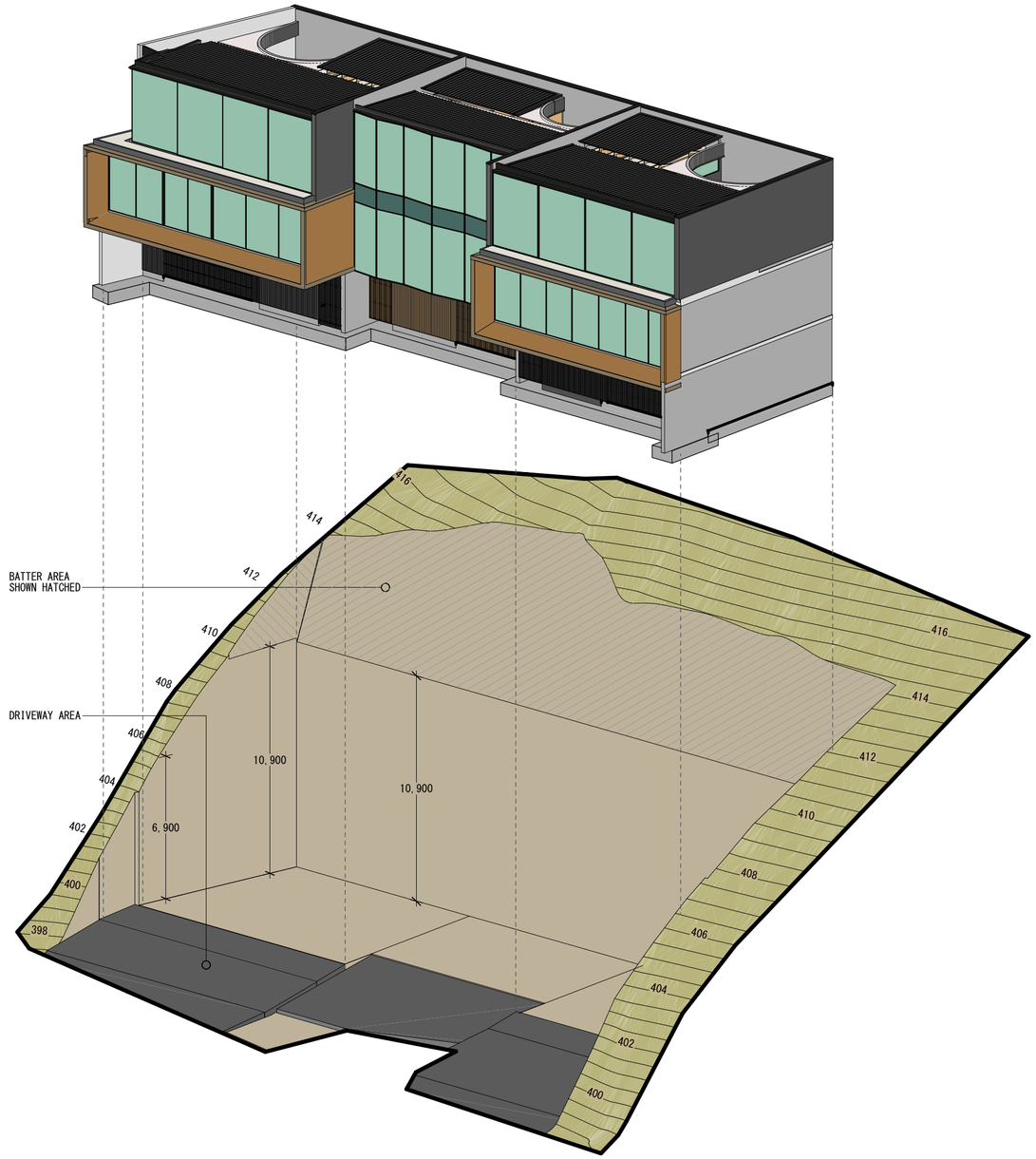
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14 O'KANE LANE QUEENSTOWN

**ISOMETRIC SITE CUT**

| | | | |
|---|---|---|---|
| sk 01 | date: 13/04/2026 | sheet no: | **12b** |
| scale on A2 | 1:200, 1:100 | | |
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RESOURCE CONSENT

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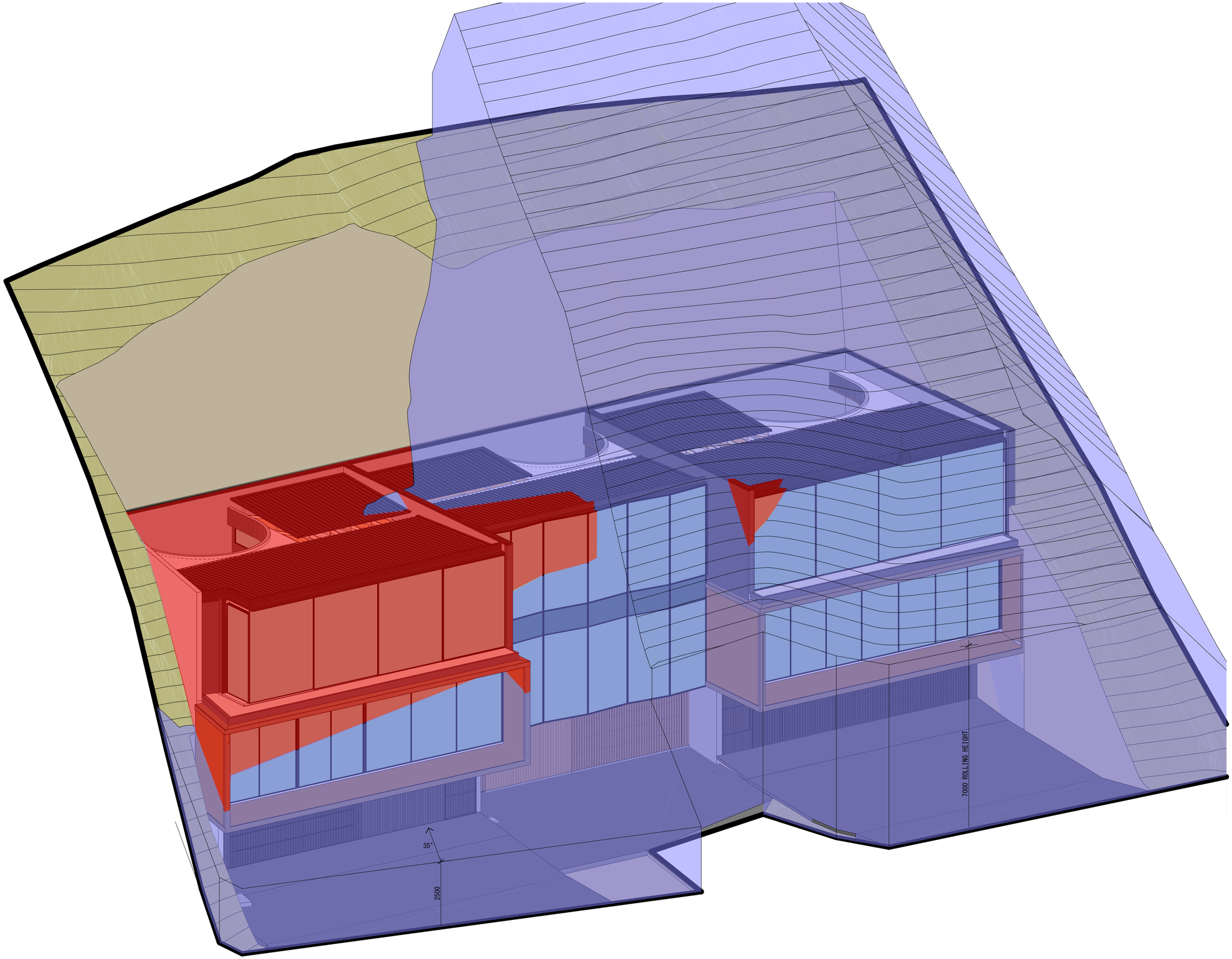
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14 O'KANE LANE QUEENSTOWN

**ISOMETRIC SITE CUT**

| | | | |
|---|---|---|---|
| sk 01 | date: 13/04/2026 | sheet no: | **13b** |
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| scale on A4 | | | |




RESOURCE CONSENT

HEIGHT PLANE ENCROACHMENTS SHOWN SHADED RED

| ISSUE | DATE | REVISION |
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**HEIGHT PLANE ENCROACHMENT**

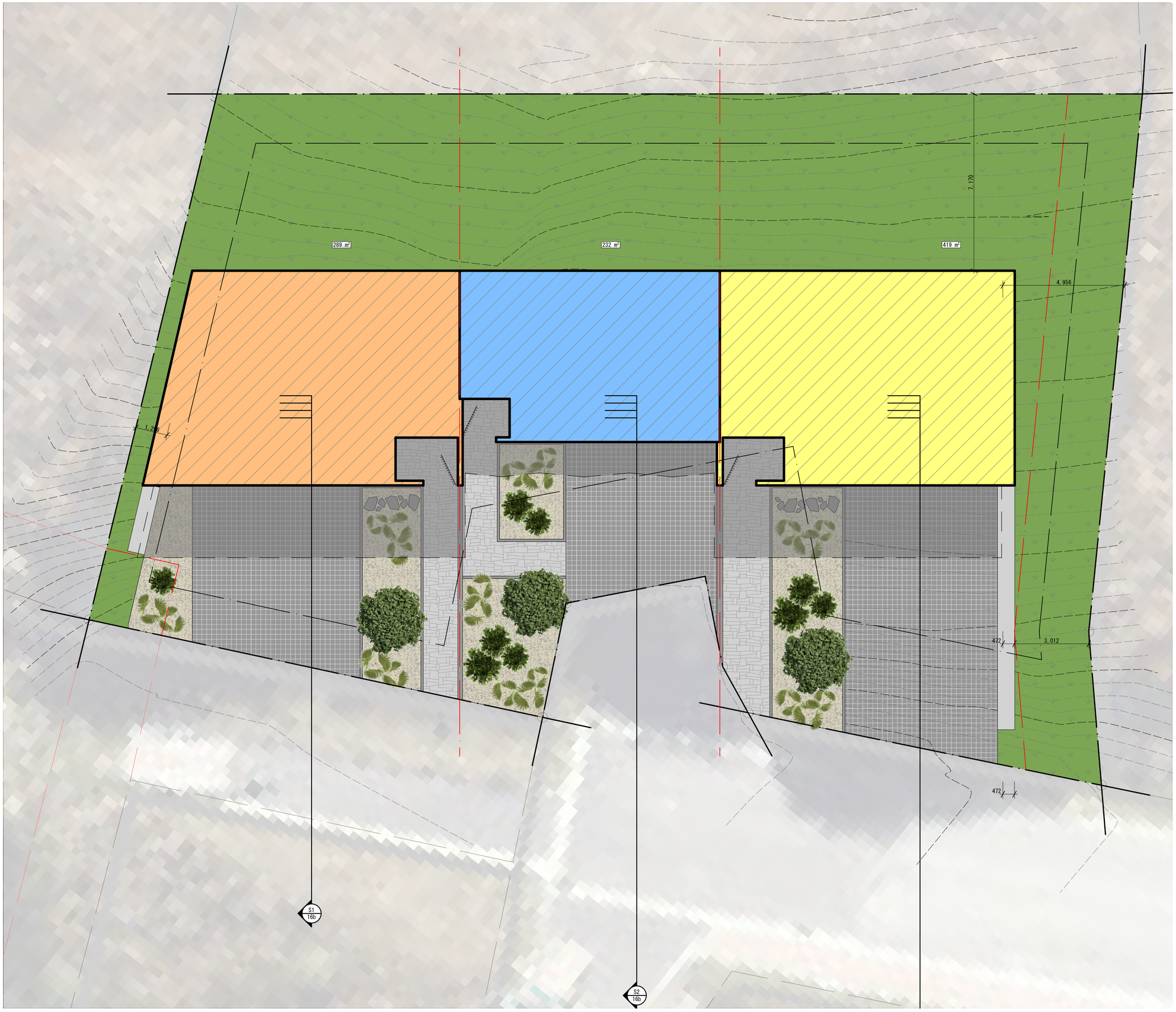
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sheet no:

**14b**




RESOURCE CONSENT

LANDSCAPING KEY:

= LANCEWOOD (PSEUDOPANAX CRASSIFOLIUS)

= MOUNTAIN TOTORA (PODOCARPUS CUNNINGHAMII)

= SILVER TUSSOCK (POA CITA)

= POHUEHUE (MUEHLENBECKIA AXILLARIS)

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| B | 13.04.26 | LANDSCAPE PLAN ADDED |

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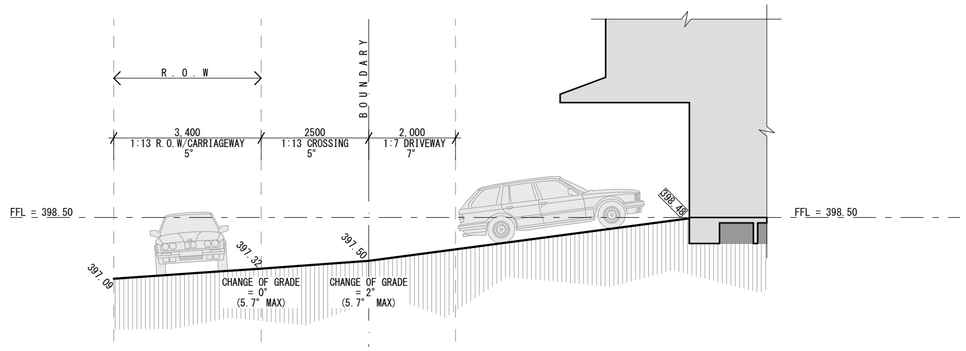
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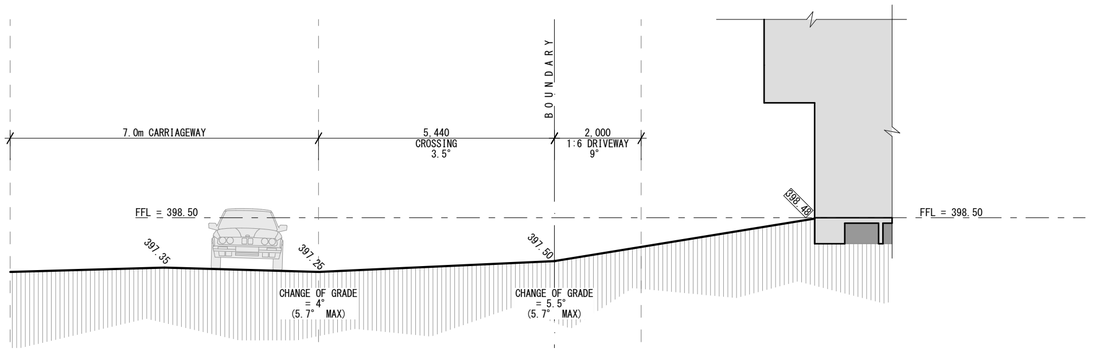
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14 O'KANE LANE QUEENSTOWN

**LANDSCAPE PLAN**

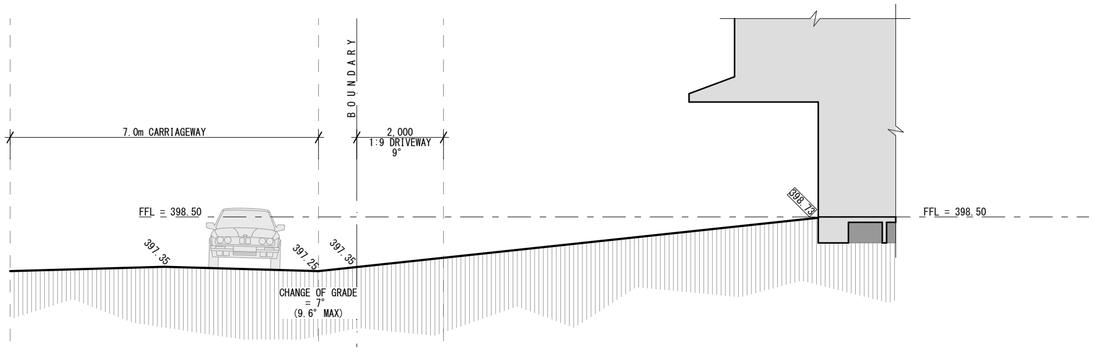
| | | |
|---|---|---|
| sk 01 | date: 13/04/2026 | sheet no: **15b** |
| scale on A2 | 1:200, 1:100 | |
| scale on A4 | | |




## SITE SECTION - S1
SCALE 1:100




## SITE SECTION - S2
SCALE 1:100




## SITE SECTION - S3
SCALE 1:100

RESOURCE CONSENT

NOTE: ALL VEHICLE CROSSINGS TO BE CONSTRUCTED IN ACCORDANCE WITH QLDC CONSTRUCTION DRAWINGS (B5-18)

| ISSUE | DATE | REVISION |
|---|---|---|
| B | 13.04.26 | VEHICLE CROSSING SECTIONS ADDED |

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS & LEVELS ON SITE, PRIOR TO COMMENCING WORK

DO NOT SCALE OFF DRAWINGS

ALL DRAWINGS AND DOCUMENTATION TO REMAIN THE PROPERTY OF NOEL JESSOP ARCHITECTURE. NO DUPLICATION WITHOUT PRIOR WRITTEN CONSENT

DRAWINGS TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND PRODUCT MANUFACTURERS LITERATURE

RESOURCE CONSENT

NOEL JESSOP Architecture

job:

**DHILLON**
14 O'KANE LANE QUEENSTOWN

**VEHICLE CROSSING SECTIONS**

| | | | |
|---|---|---|---|
| sk | 01 | date: 13/04/2026 | sheet no: **16b** |
| scale on A2 | 1:200, 1:100 | | |
| scale on A4 | | | |