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A1.2	Proposed Site Retaining
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DUPLEX EXAMPLE



VILLA EXAMPLE

FOUR WALLS ARCHITECTURE

PENINSULA HOUSES- 50 Peninsula Road, Queenstown

A1 DRAWINGS: RESOURCE CONSENT ISSUE



GENERAL NOTES

1. DO NOT SCALE OFF DRAWING
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B	DRAFT RC ISSUE FOR COMMENT	29.01.26
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RESOURCE CONSENT ISSUE

FOUR WALLS ARCHITECTURE

CLIENT
Kodiak Holdings Ltd

PROJECT
PENINSULA HOUSES

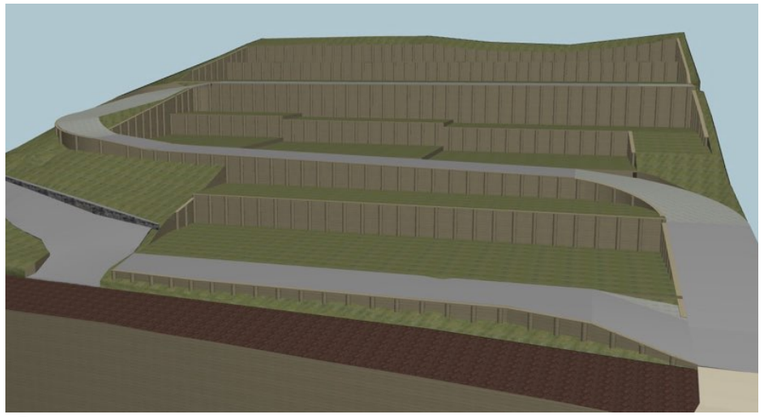
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DRAWING NAME
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Proposed Site Plan

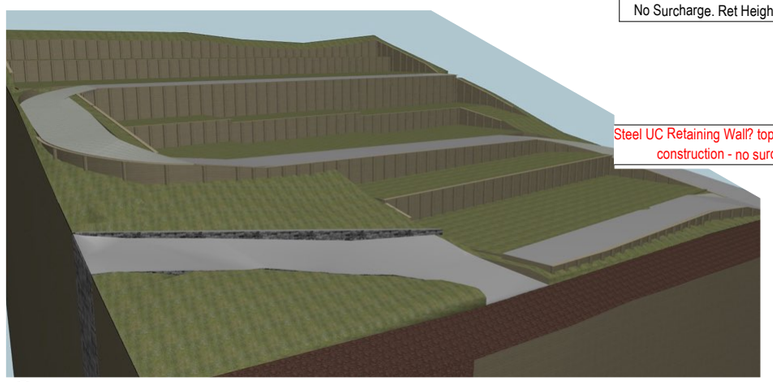
DRAWING CREATION DATE

DRAWING NUMBER
A1.1 F

SCALE
1:150 @A1



2 - Retaining Perspective View



3 - Retaining Perspective View 2

PENINSULA ROAD

SITE BOUNDARY

EASEMENT

4.5m front yard

2m setback

Ret. H: 0m

Ret. H: 1.3m

RW1 - Timber Pole Retaining Wall. Supporting Fill with surcharge of 5kPa.

RW2 - Timber Pole Retaining Wall. Top Down Constructiion supporting foundation of house. No surcharge.

RW3 - Timber Pole Retaining Wall batter soil behind. Lightweight fill behind wall.

RW4 - Timber Pole Retaining Wall supporting fill with surcharge 5.0kPa

RW5 - Timber Pole Retaining Wall supporting fill with surcharge 5.0kPa

RW6 - Timber Pole Retaining Wall top down construction supporting foundation of house - no surcharge

RW7 - Timber Pole Retaining Wall Batter soil behind, lightweight fill behind wall

RW8 - Timber Pole Retaining Wall No Surcharge. Ret Height 0-2.5m

RW9 - Timber Pole Retaining Wall no surcharge. Ret Height 0-2.4m

RW11 - Timber Pole Retaining Wall top down construction supporting foundation of house - no surcharge

RW12 - Steel UC Retaining Wall top down construction - no surcharge

RW13 - Timber Pole Retaining Wall top down construction supporting foundation of house - no surcharge - limit to 2.5m RH

Proposed below ground stormwater attenuation tank

PE 100 Pressure Main

Grinder Pump/ Boundary Kit

TOW: 361.00 **BOW:** 359.64 **Ret. H:** 1.4m

TOW: 362.00 **BOW:** 359.64 **Ret. H:** 2.4m

TOW: 364.00 **BOW:** 359.64 **Ret. H:** 4.4m (1.8m)

TOW: 362.20 **BOW:** 359.64 **Ret. H:** 2.6m

TOW: 366.50 **BOW:** 362.77 **Ret. H:** 2.7m

TOW: 362.77 **BOW:** 360.11 **Ret. H:** 2.5m

TOW: 363.00 **BOW:** 360.56 **Ret. H:** 2.4m

TOW: 363.00 **BOW:** 360.56 **Ret. H:** 2.4m

TOW: 368.50 **BOW:** 366.71 **Ret. H:** 1.8m

TOW: 369.00 **BOW:** 366.71 **Ret. H:** 2.3m

TOW: 369.31 **BOW:** 366.71 **Ret. H:** 2.4m

TOW: 369.11 **BOW:** 366.71 **Ret. H:** 2.4m

TOW: 371.70 **BOW:** 369.31 **Ret. H:** 2.4m

Steel UC Retaining Wall? top down construction - no surcharge

Timber Pole Retaining - 4.3m max retained height

3m High Rockfall barrier all along South Boundary

PART LOT 3
DP 27200
Site Area = 4729m²

1 - Site Retaining Plan 1:150

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RESOURCE CONSENT ISSUE

FOUR WALLS ARCHITECTURE

CLIENT
Kodiak Holdings Ltd

PROJECT
PENINSULA HOUSES

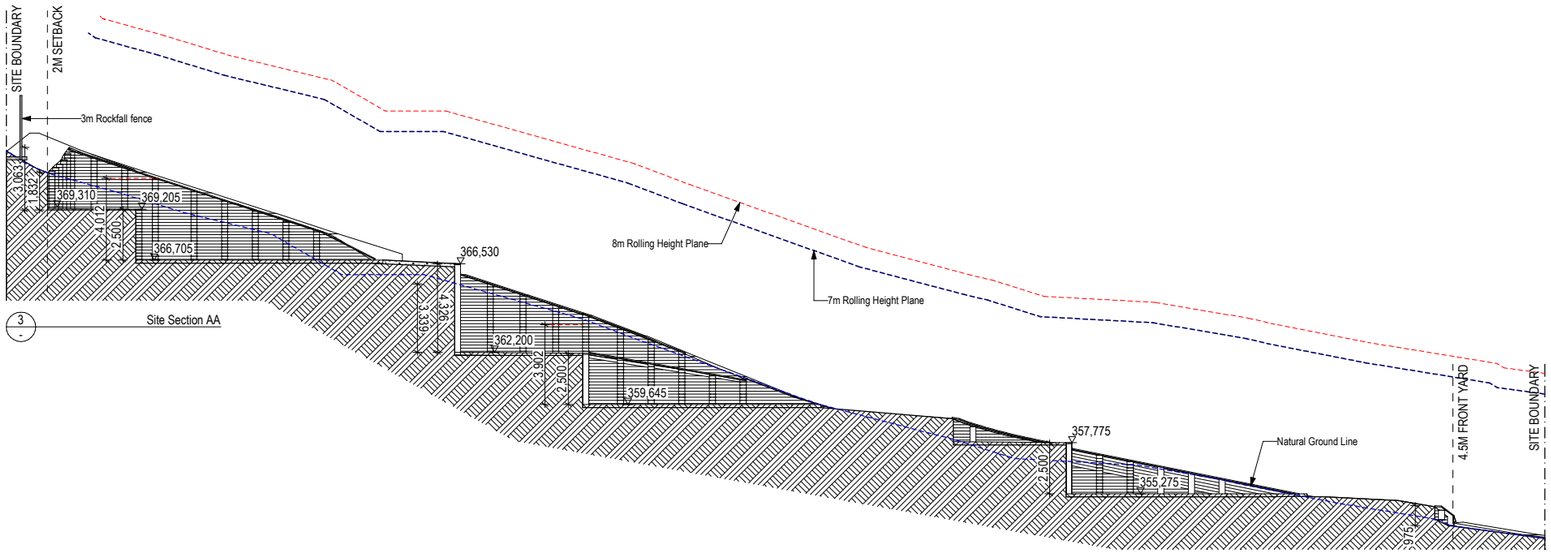
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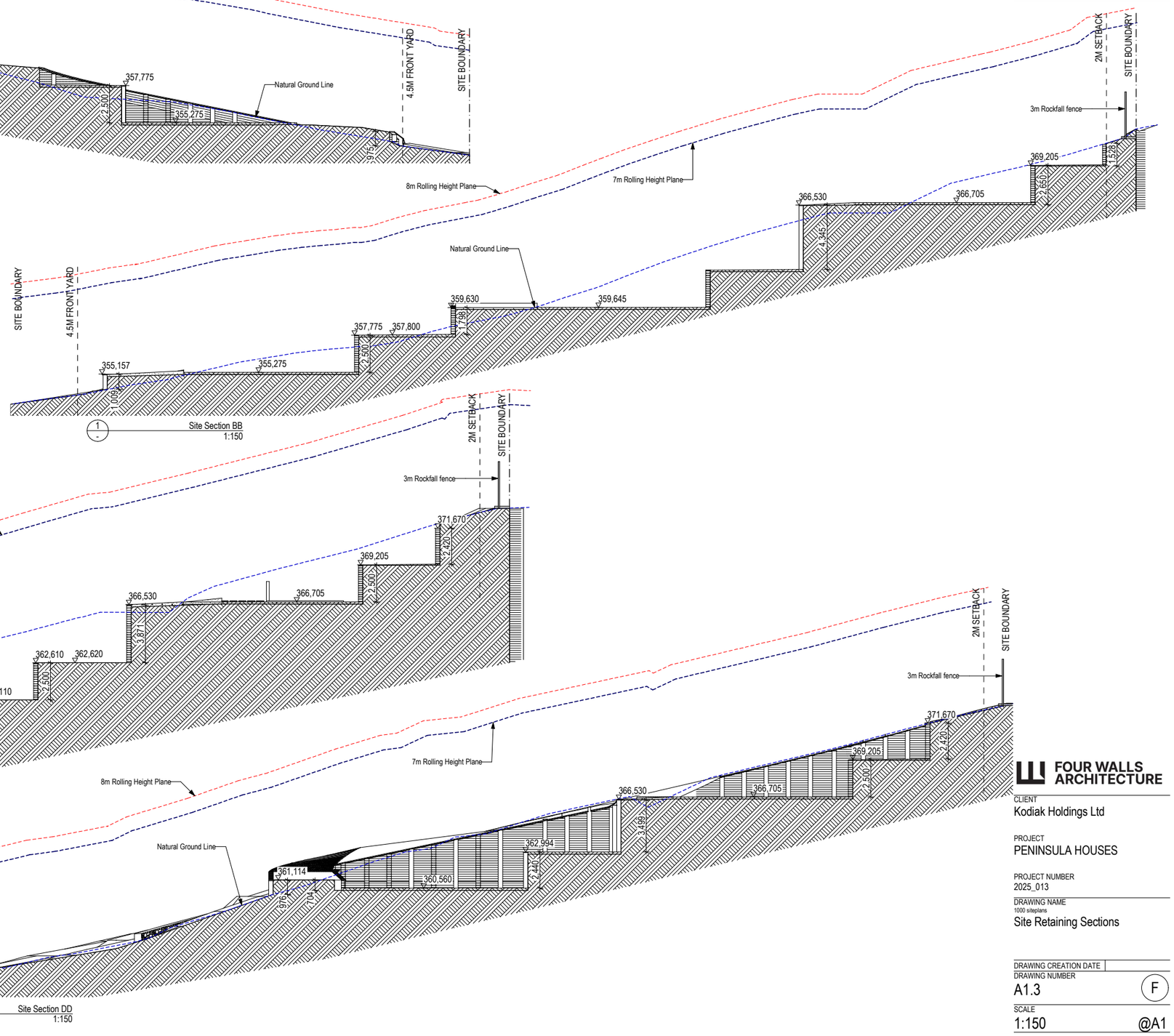
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Proposed Site Retaining

DRAWING CREATION DATE

DRAWING NUMBER
A1.2 F

SCALE
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RESOURCE CONSENT ISSUE

FOUR WALLS ARCHITECTURE

CLIENT
Kodiak Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

DRAWING NAME
1000 siteplans
Site Retaining Sections

DRAWING CREATION DATE

DRAWING NUMBER
A1.3 (F)

SCALE
1:150 @A1



KEY:

- Built coverage
- Slatted Decks
- Impermeable Driveway Surface
- Landscaping

LOWER DENSITY SUBURBAN RESIDENTIAL

Total Site Area	= **4729m²**
Net Site Area	= **4351m²**
Proposed Building coverage: (net site area)	
Building footprints	=**1407m² = 32.3%**
1st Floor Deck	=**145m² = 3.3%**
Impervious Area: (gross site area)	
Impermeable Area	**=2849m² = 60.2%**
(Building + Driveway +Decks)	
Landscaped Area: (net site area)	
Garden, lawn, permeable paving & vegetated areas	**= 1486m²= 34.2%**
Height to Boundary:	
Maximum building height 8m	
Height to Boundary (North)	**= N/A**
Height to Boundary (East & West)	**= 2.5m+45°**
Height to Boundary (South)	**= 2.5m+35°**

1 / - Site Coverage Plan
1:150

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CLIENT
Kodiak Holdings Ltd

PROJECT
PENINSULA HOUSES

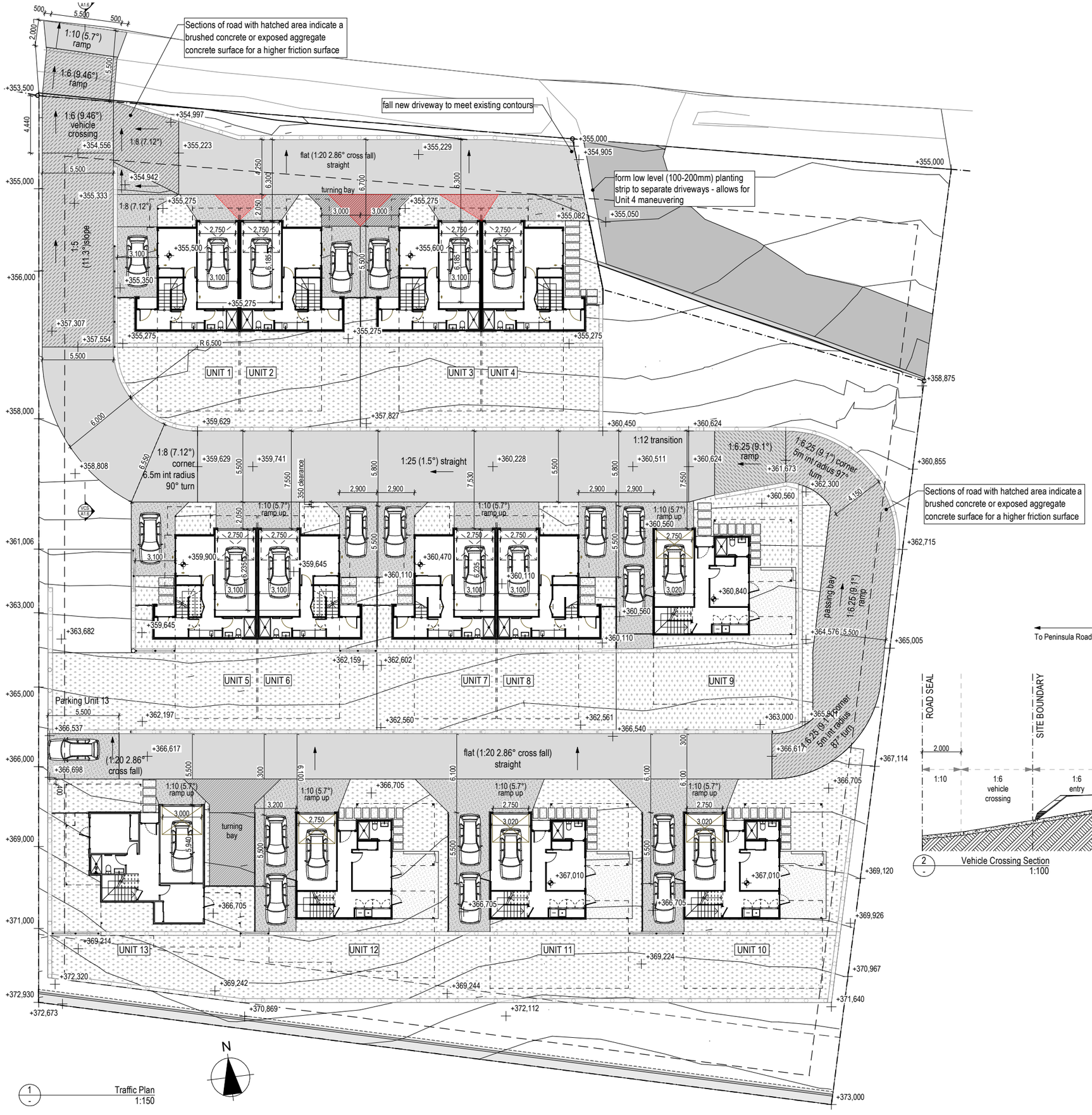
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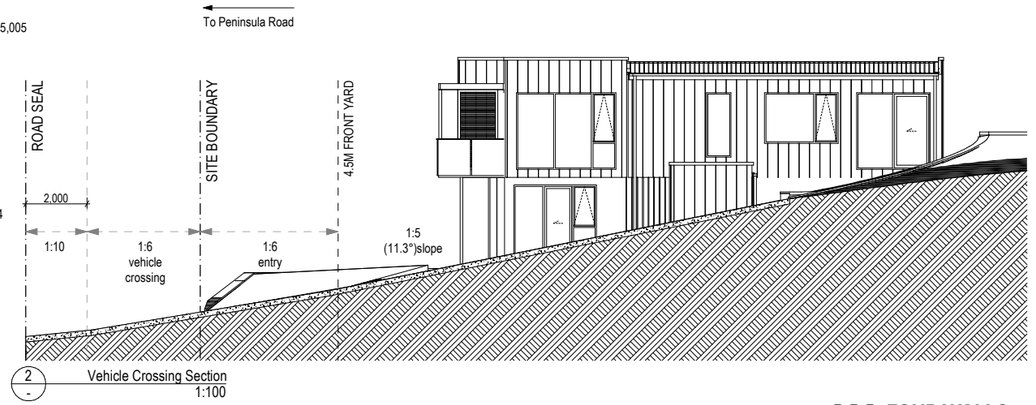
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Site Coverage Plan

DRAWING CREATION DATE

DRAWING NUMBER
A1.4 F

SCALE
1:150 @A1





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BUILDING CONSENT ISSUE

FOUR WALLS ARCHITECTURE

CLIENT
Aleutian Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

DRAWING NAME
1000 siteplans
Traffic Plan

DRAWING CREATION DATE

DRAWING NUMBER
A1.6 (G)

SCALE
1:150, 1:100 @A1

PLANTS & TREES:

T1 - Flowering crab apple
(Malus tschonoskii) - Malus tschonoskii is a beautiful, pyramidal grower with spring leaves that have a silver-white, felted appearance making it an excellent choice as a street tree. Growth - 6m tall & 4m broad.

T2 - Sophora microphylla Kowhai
An attractive large shrub – small tree with small fern like foliage paired up the stem. The Kowhai is covered in spring with beautiful yellow flowers.

S1 - S1 - Monro's daisy
(Brachyglottis monroi) Brachyglottis monroi is a NZ native of compact spreading growth with grey felted leaves and yellow daisy flowers. Will grow in sun or shade and tolerates dry conditions. Grows to 60cm
x 60cm.

S2 - Rosa 'Fru Dagmar Hastrup'
A sturdy rugosa rose, which makes a lovely specimen plant or hedge. Clover-scented, light pink flowers appear throughout summer, followed by bright red hips in autumn.

S3 - Poa cita ' Silver Tussock'
One of the iconic tussocks that is prevelant in high country tussock lands. It is becoming increasingly popular in modern mass plantings, due to its natural rustic beauty, and no fuss ease of care.

H1 - Pittosporum tenuifolium 'Black Matipo'
Versatile large shrub or small tree prized for its dense, attractive foliage and fragrant flowers. Height when mature: 6m

LEGEND

- Grass
- Retaining Walls
- Landscaped Footpaths/ Courtyards
- Brushed concrete or exposed aggregate concrete surface
- Driveway/ Ramp up
- Pebbles

FRONT YARD LANDSCAPING

R1.1 (& R3.7) - At least 50% front yard landscaped
R1.4 - Shrub planting to max. 1.2m to allow passive surveillance
R1.6 - Integrate letterboxes and services into front yard


Pittosporum tenuifolium


'Hebe Odora'


Poa Cita ' Silver Tussock'


Flowering crab apple


Kowhai
'Sophora microphylla'


Rose 'Frau Dagmar Hastrup'



1 / - Landscape Plan
1:150

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RESOURCE CONSENT ISSUE

FOUR WALLS ARCHITECTURE

CLIENT
Kodiak Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

DRAWING NAME
1000 siteplans
Proposed Landscape Plan

DRAWING CREATION DATE

DRAWING NUMBER
A1.6 (F)

SCALE
1:150 @A1



1 / - Site plan - Overall Ground Floor Plan
1:150

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RESOURCE CONSENT ISSUE

FOUR WALLS ARCHITECTURE

CLIENT
Kodiak Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

DRAWING NAME
2000 Floorplans
Overall Ground Floor Plan

DRAWING CREATION DATE

DRAWING NUMBER
A2.1 F

SCALE
1:150 @A1



1 / - Site plan - First floor 1:150

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FOUR WALLS ARCHITECTURE

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Kodiak Holdings Ltd

PROJECT
PENINSULA HOUSES

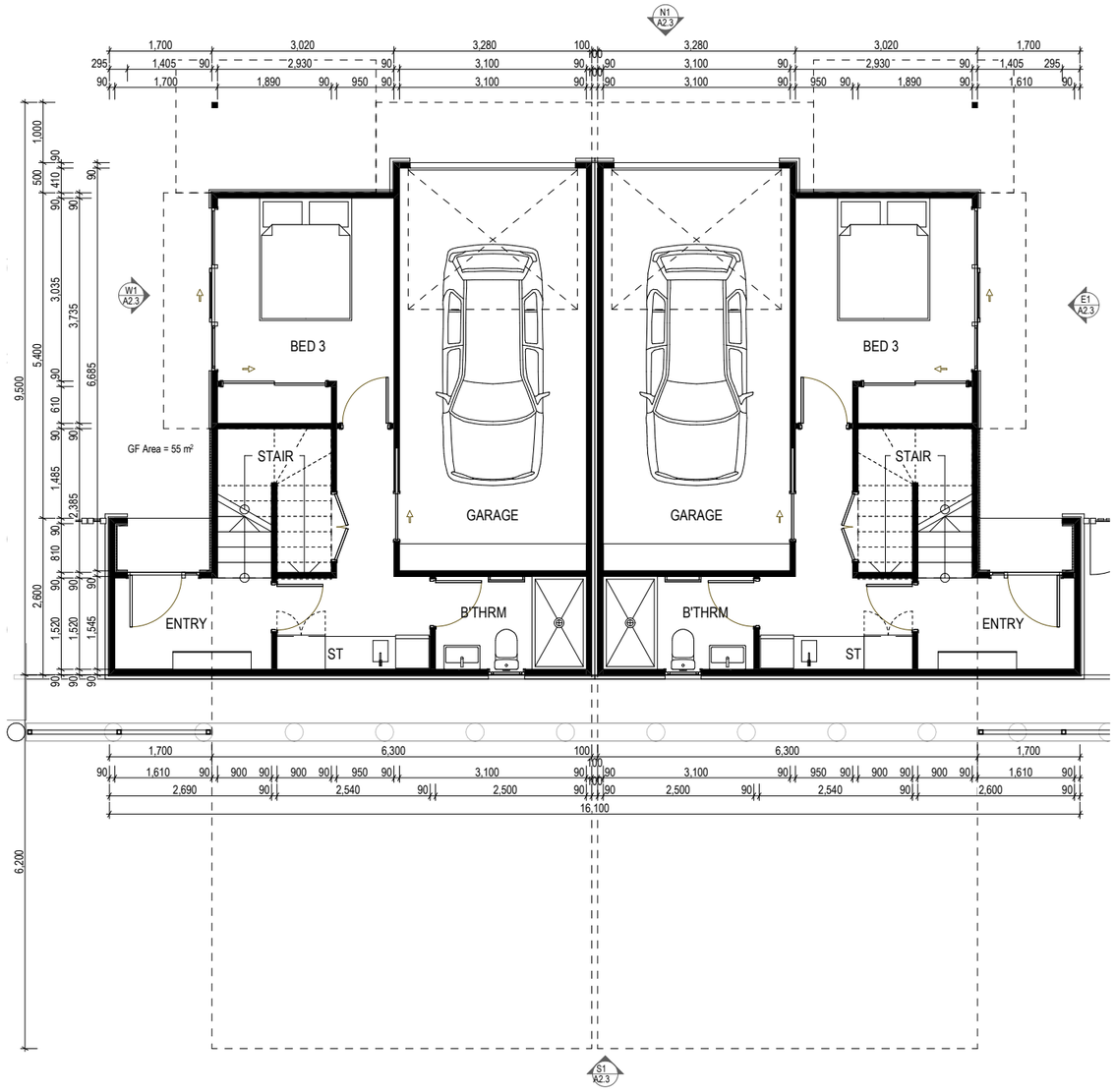
PROJECT NUMBER
2025_013

DRAWING NAME
2000 Floorplans
Overall First Floor Plan

DRAWING CREATION DATE

DRAWING NUMBER
A2.2 (F)

SCALE
1:150 @A1



1 - Floorplan - Level G 1:50



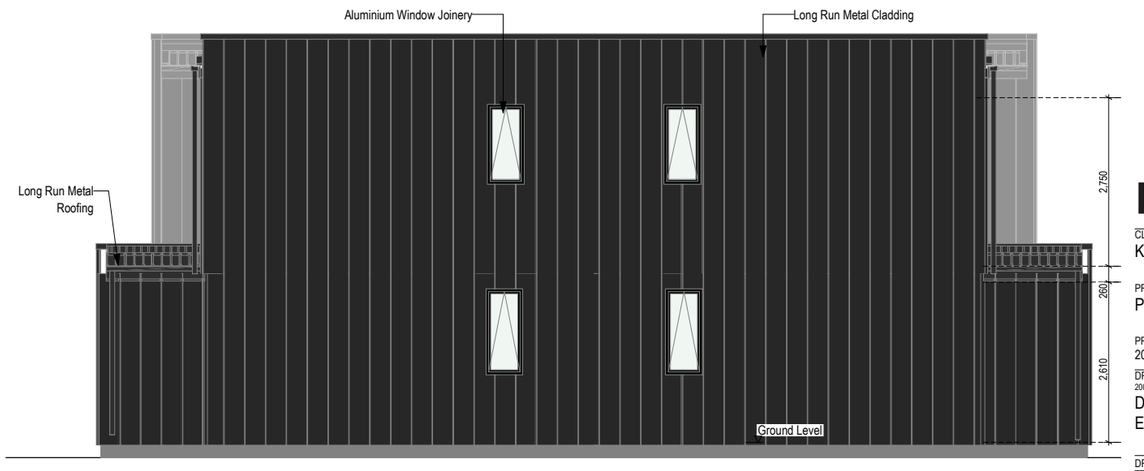
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3 - West Elevation - Duplex 1:50



4 - North Elevation - Duplex 1:50



5 - South Elevation - Duplex 1:50

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PROJECT
PENINSULA HOUSES

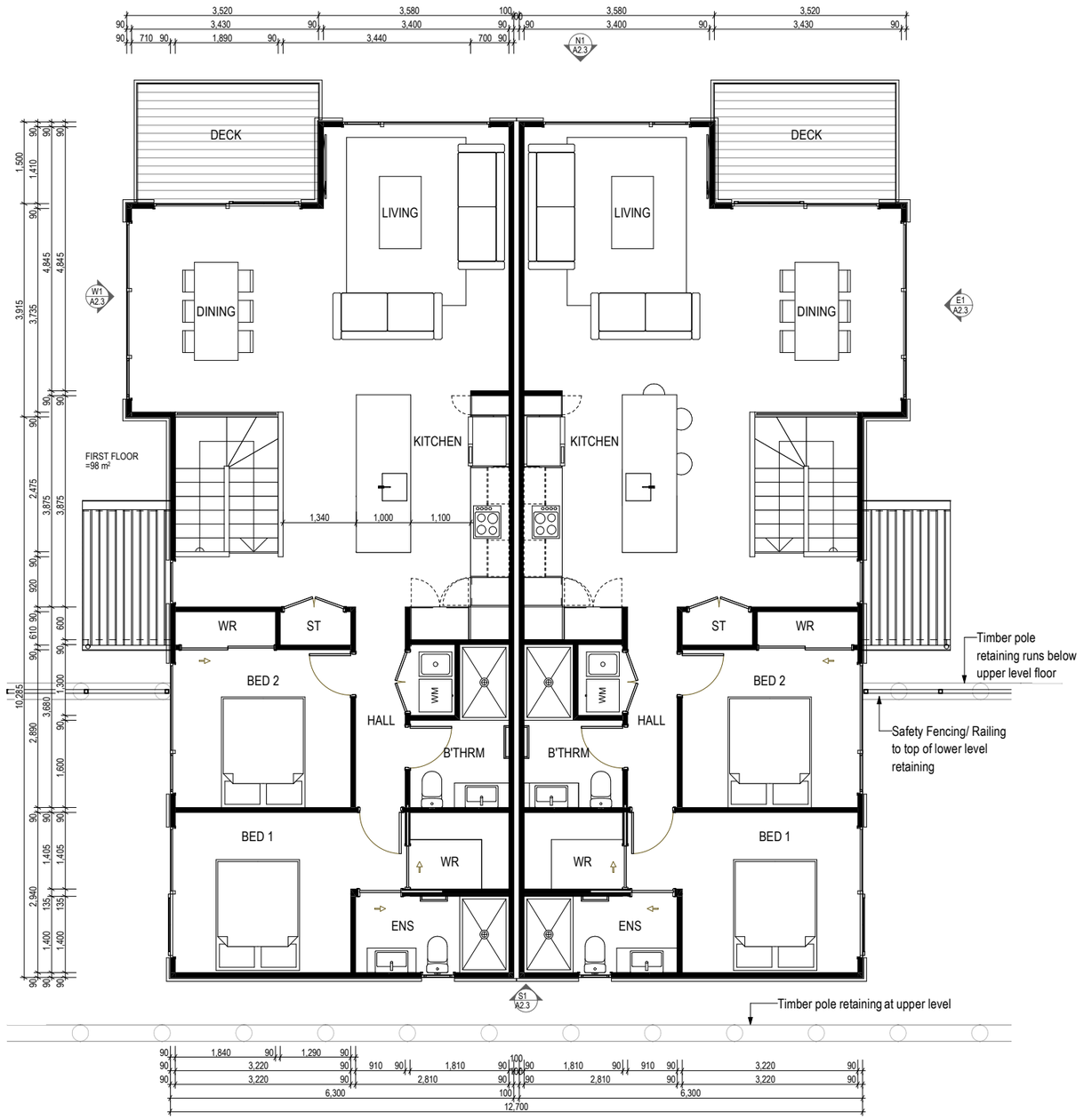
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DRAWING NAME
2000 Floorplans
Detailed Ground Floor Plan & Elevations - Duplex

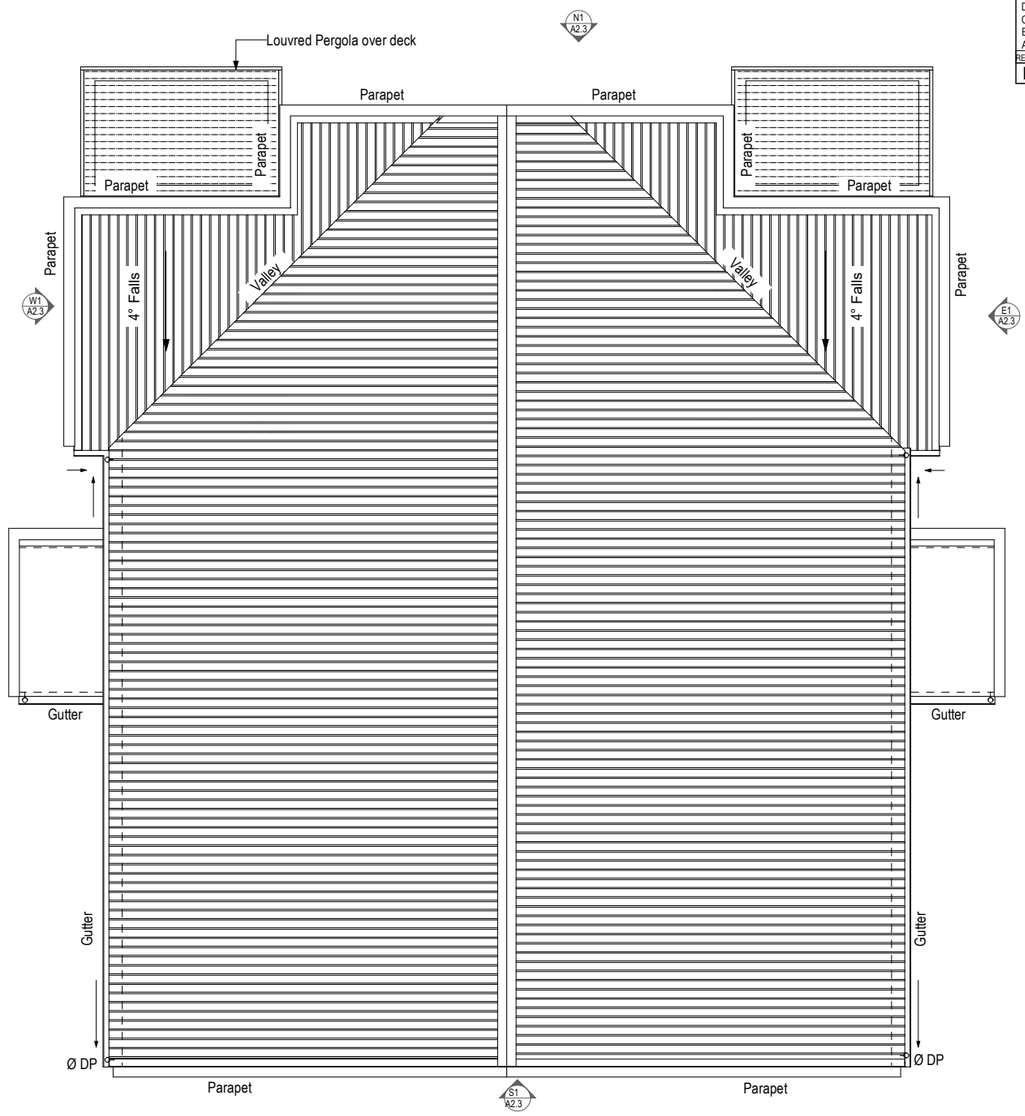
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DRAWING NUMBER
A2.3 F

SCALE
1:50 @A1



1 / - Floorplan - Level 1
1:50



2 / - Roof Plan
1:50

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RESOURCE CONSENT ISSUE

FOUR WALLS ARCHITECTURE

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PROJECT
PENINSULA HOUSES

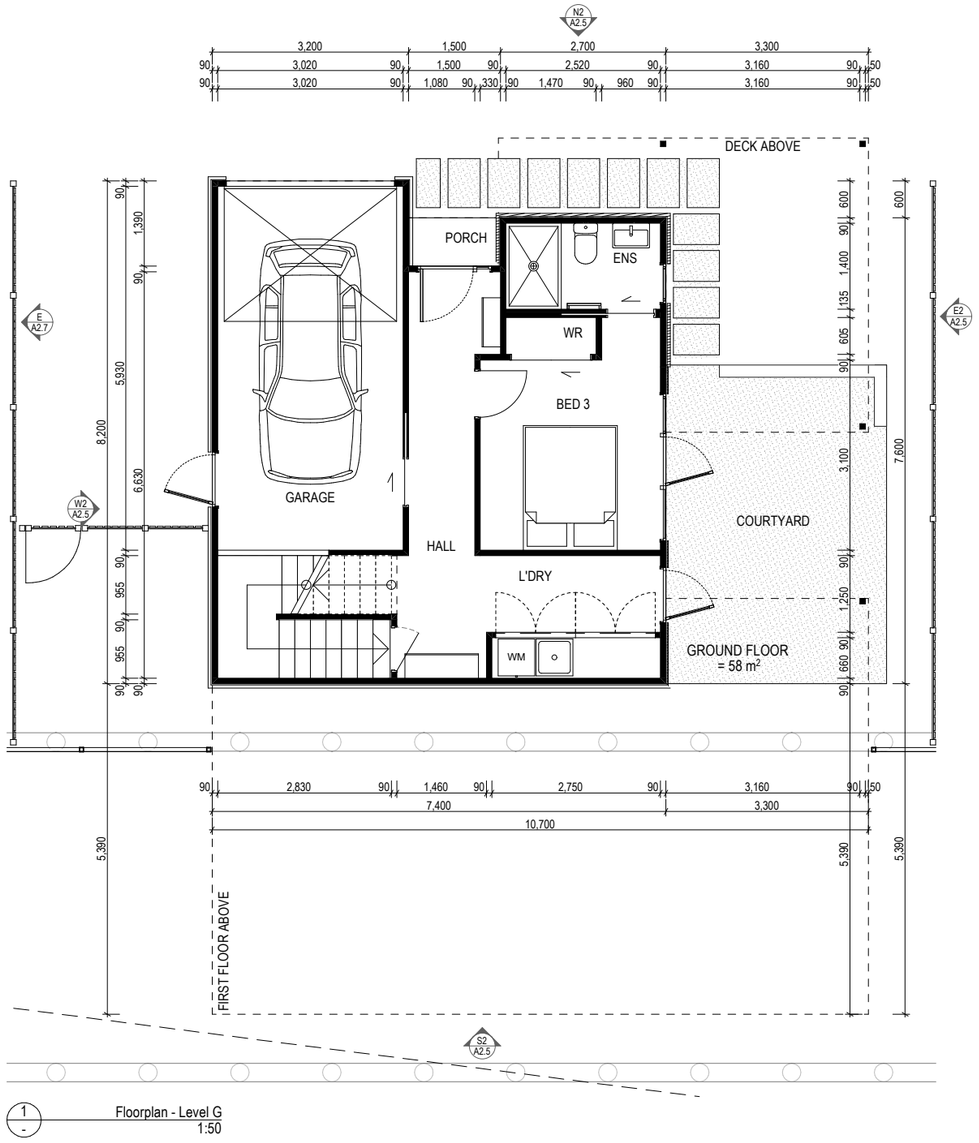
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DRAWING NAME
2000 Floorplans
Detailed 1st Floor & Roof Plan - Duplex

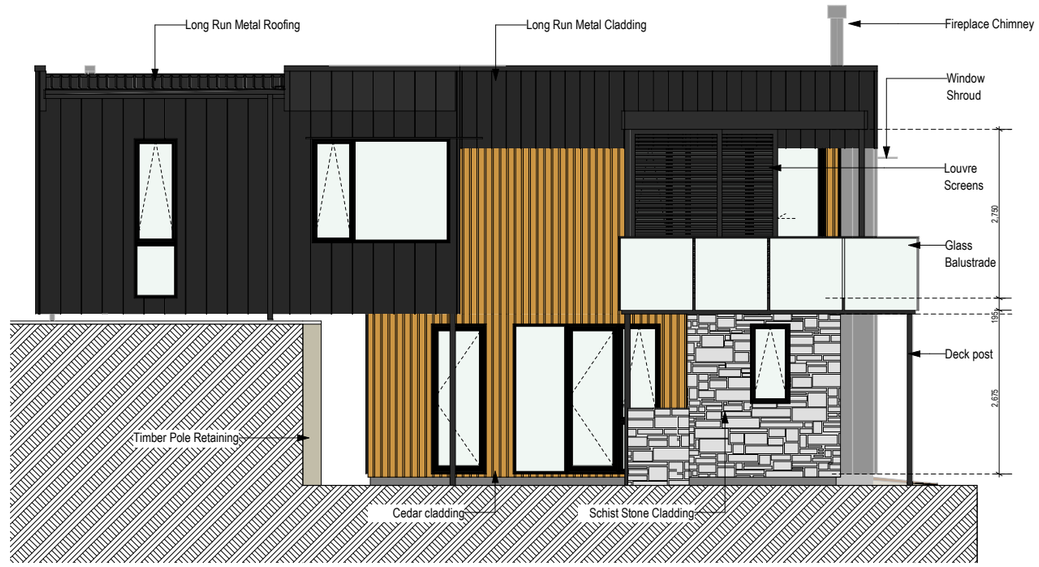
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DRAWING NUMBER
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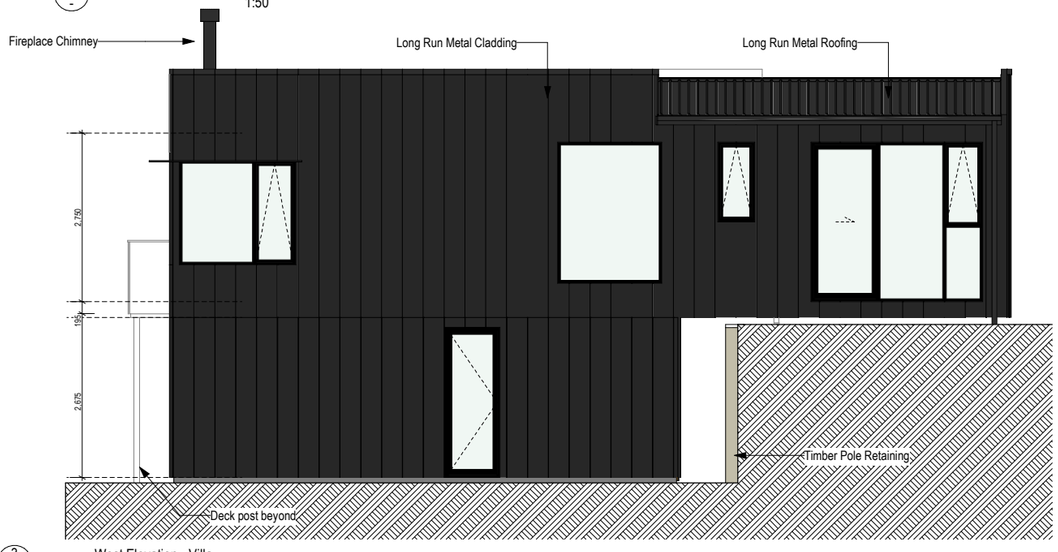
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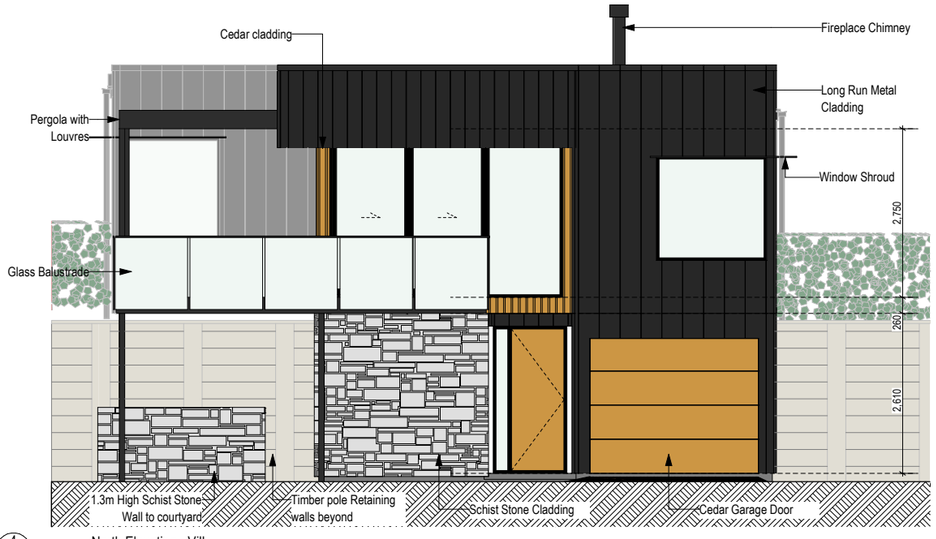
1 - Floorplan - Level G
1:50



2 - East Elevation - Villa
1:50



3 - West Elevation - Villa
1:50



4 - North Elevation - Villa
1:50



5 - South Elevation - Villa
1:50

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PENINSULA HOUSES

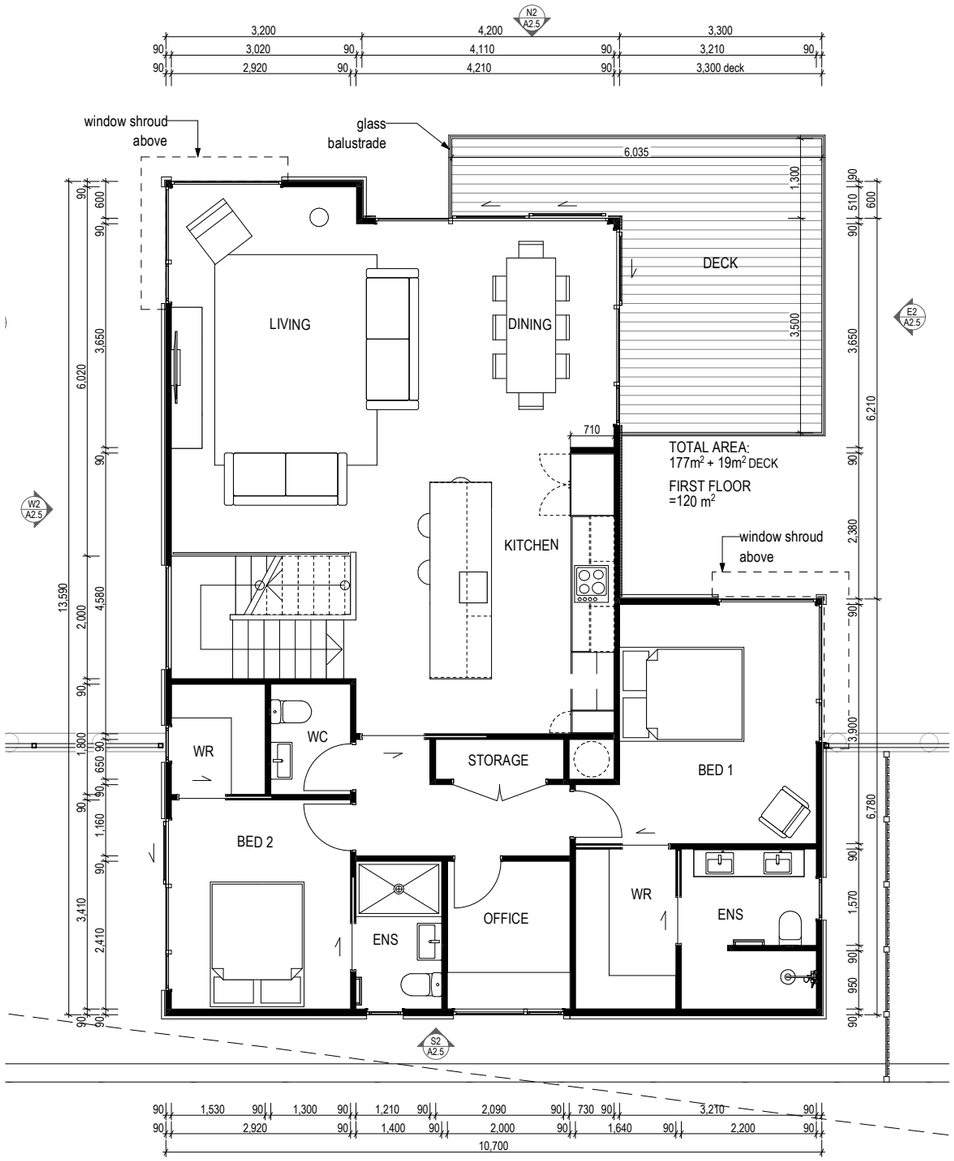
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DRAWING NAME
2000 Floorplans
Detailed Ground Floor Plan & Elevations - Typical Villa

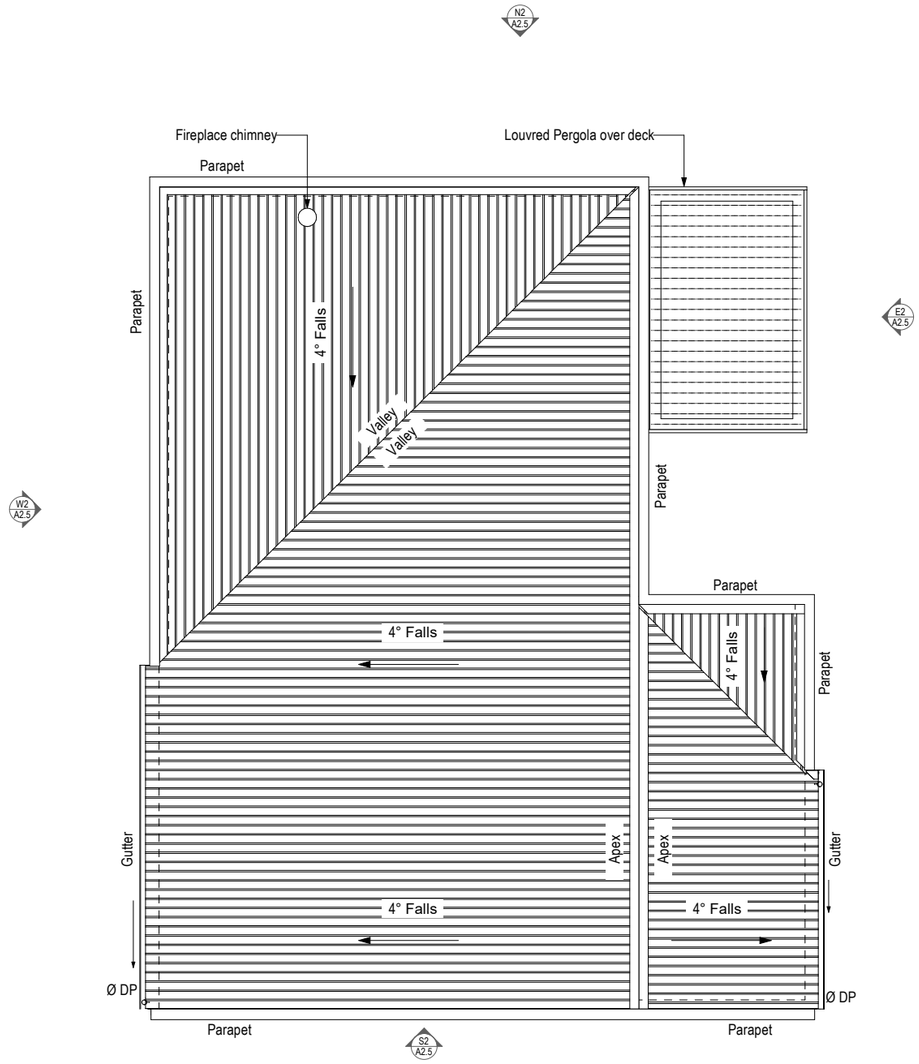
DRAWING CREATION DATE

DRAWING NUMBER
A2.5 (F)

SCALE
1:50 @A1



1 - Floorplan - Level 1 1:50



2 - Roof Plan 1:50

GENERAL NOTES
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REV	DESCRIPTION	DATE
F	RC ISSUE - REV	29.04.26
E	RC ISSUE - REV	16.04.26
D	RC ISSUE	25.02.26
C	RC ISSUE FOR REVIEW	23.02.26
B	DRAFT RC ISSUE FOR COMMENT	29.01.26
A	DRAFT RC ISSUE FOR COMMENT	20.01.26

RESOURCE CONSENT ISSUE

FOUR WALLS ARCHITECTURE

CLIENT
Kodiak Holdings Ltd

PROJECT
PENINSULA HOUSES

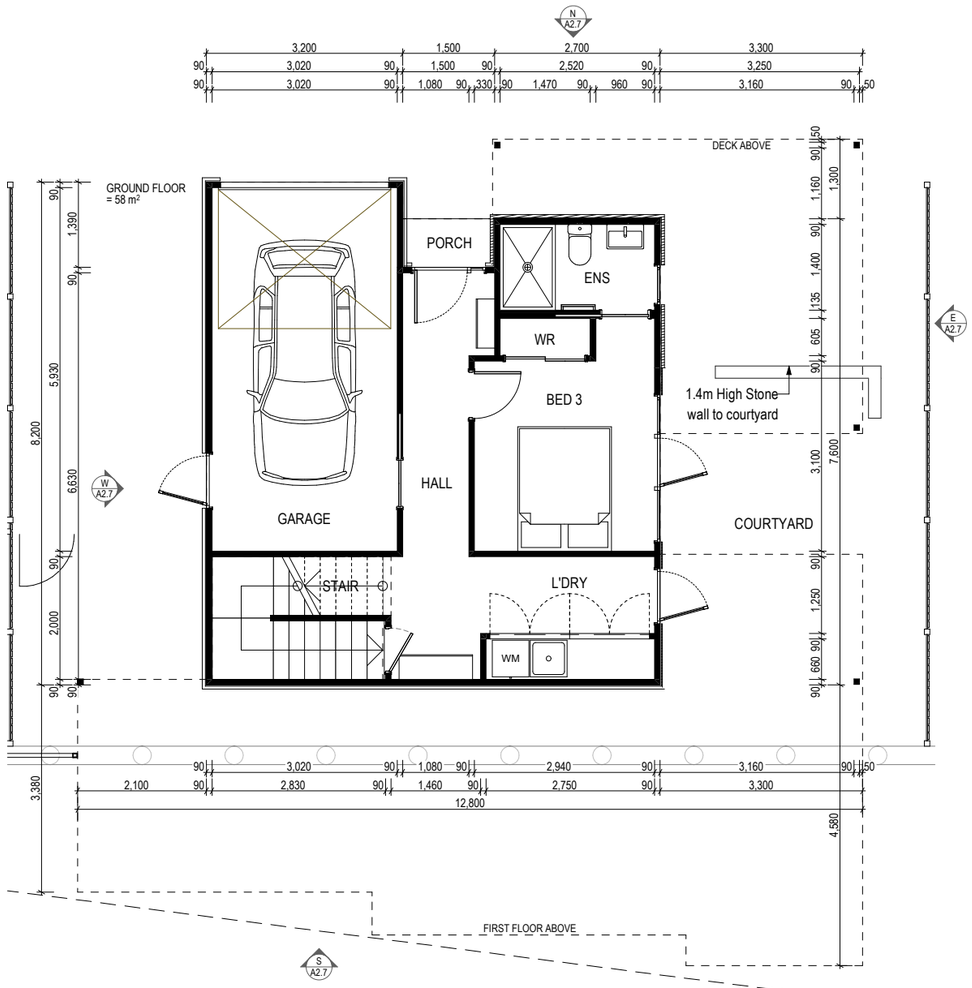
PROJECT NUMBER
2025_013

DRAWING NAME
2000 Floorplans
Detailed 1st Floor & Roof Plan - Typical Villa

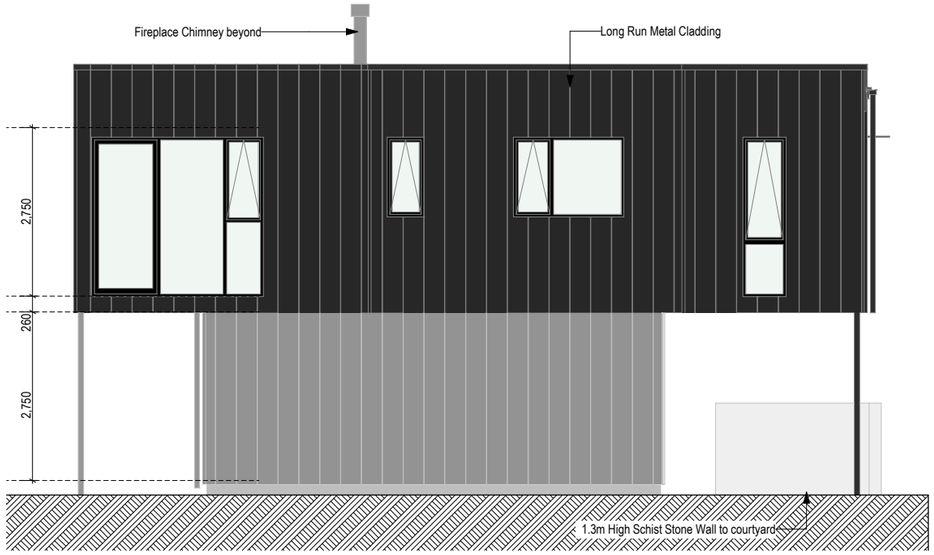
DRAWING CREATION DATE

DRAWING NUMBER
A2.6 F

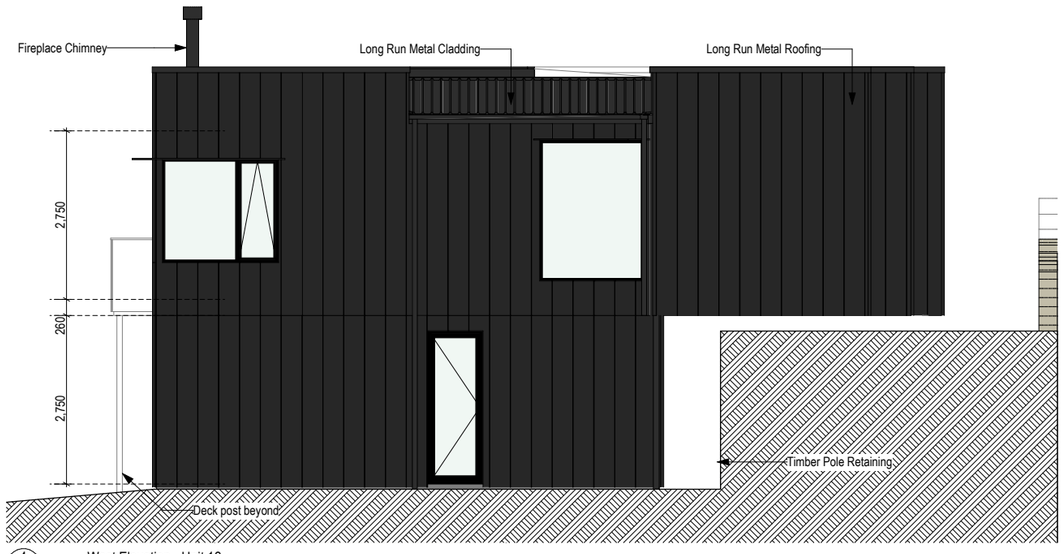
SCALE
1:50 @A1



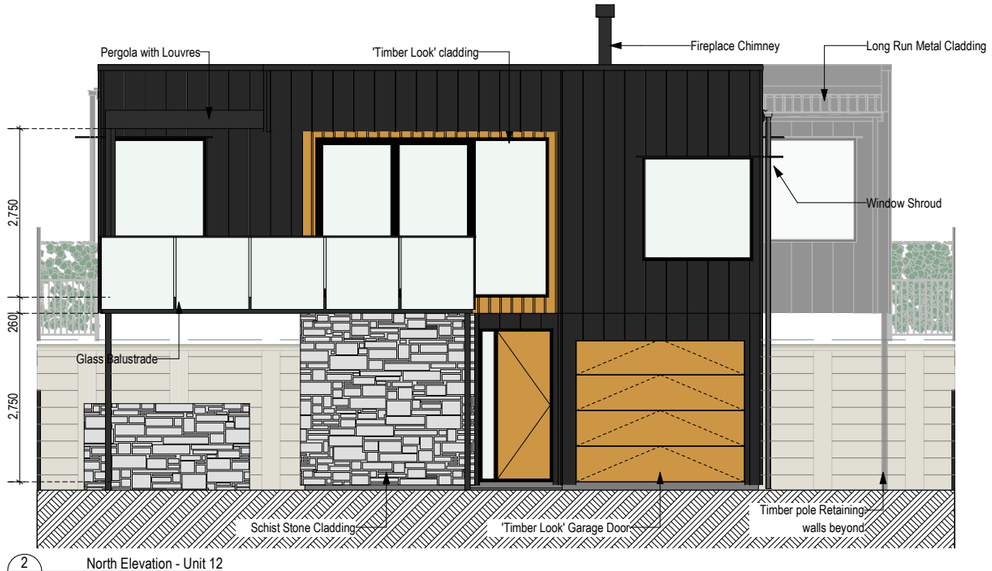
1 - Floorplan - Level G
1:50



3 - South Elevation - Unit 12
1:50



4 - West Elevation - Unit 12
1:50



2 - North Elevation - Unit 12
1:50



5 - East Elevation - Unit 12
1:50

GENERAL NOTES

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RESOURCE CONSENT ISSUE

FOUR WALLS ARCHITECTURE

CLIENT
Kodiak Holdings Ltd

PROJECT
PENINSULA HOUSES

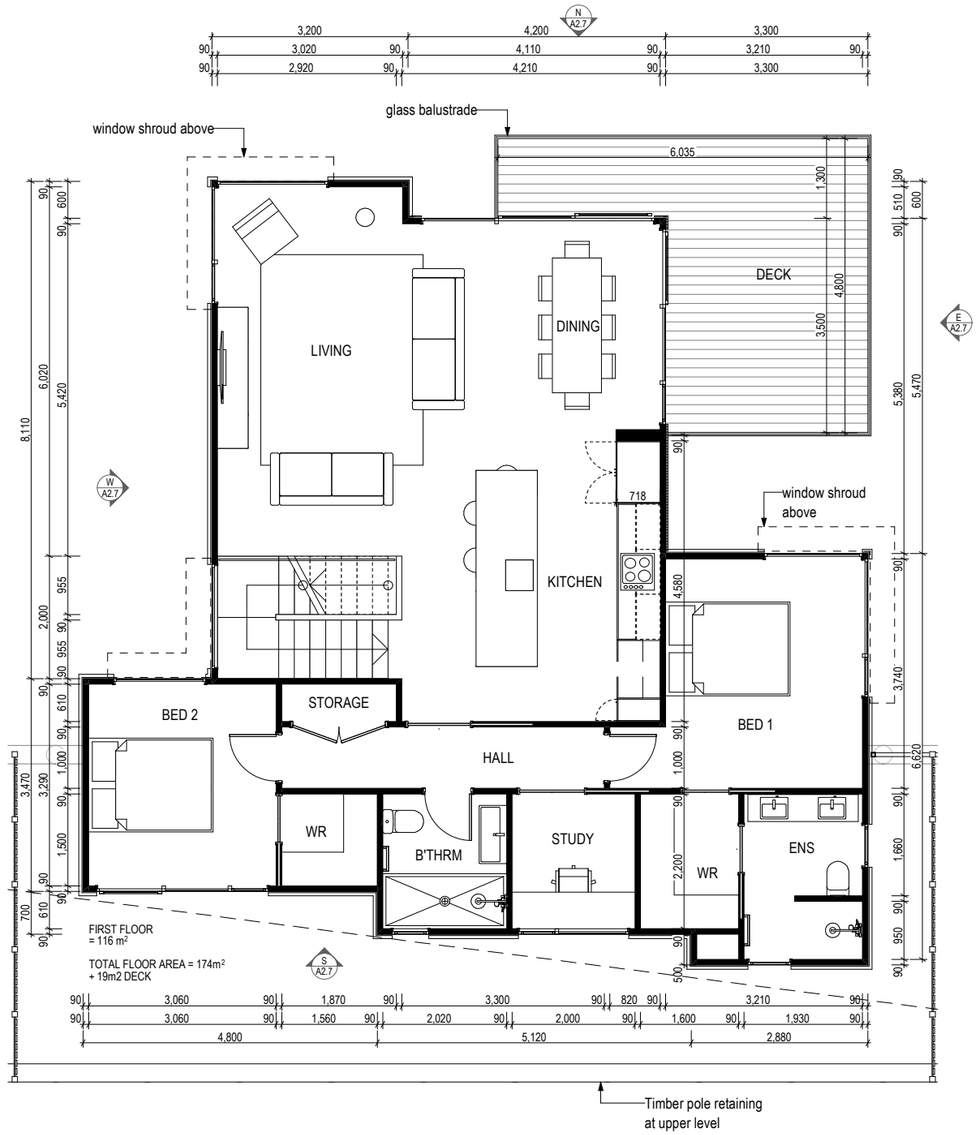
PROJECT NUMBER
2025_013

DRAWING NAME
2000 Floorplans
Detailed Ground Floor Plan & Elevations - Unit 12

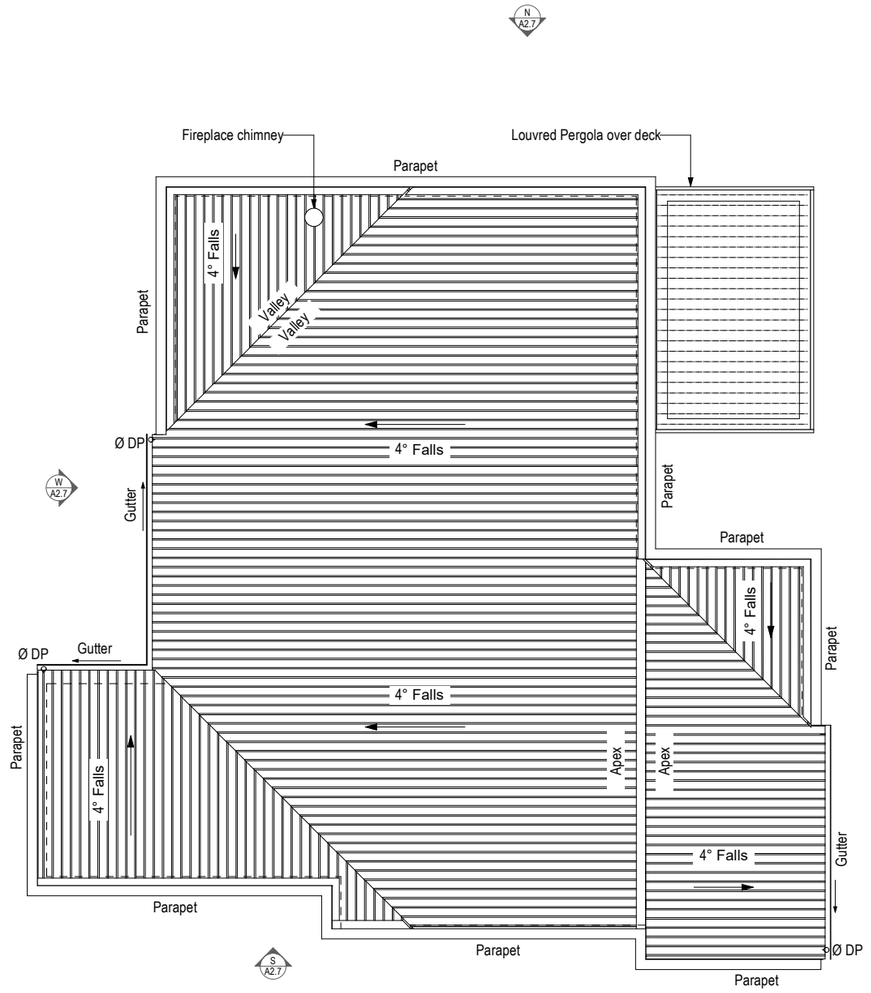
DRAWING CREATION DATE

DRAWING NUMBER
A2.7 F

SCALE
1:50 @A1



1 Floorplan - Level 1
- 1:50



2 Roof Plan
- 1:50

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RESOURCE CONSENT ISSUE

FOUR WALLS ARCHITECTURE

CLIENT
Kodiak Holdings Ltd

PROJECT
PENINSULA HOUSES

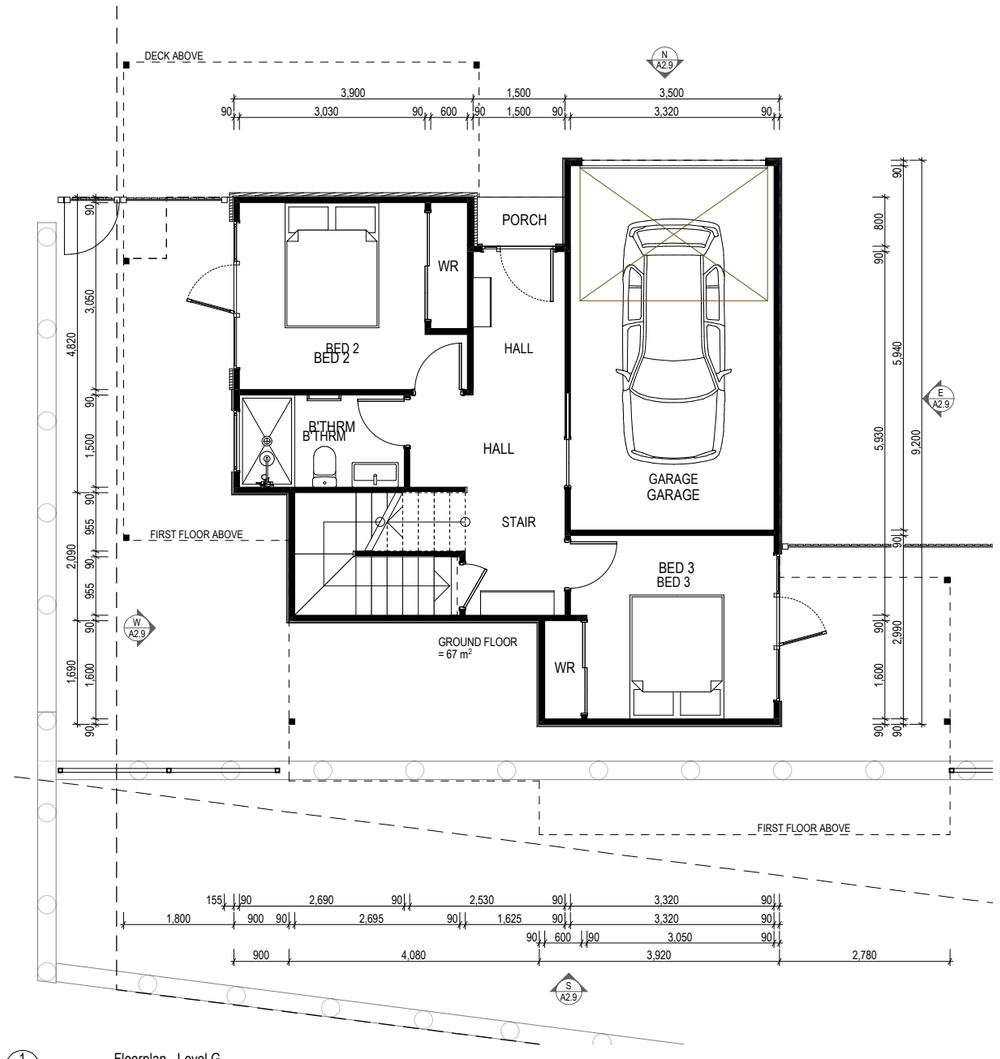
PROJECT NUMBER
2025_013

DRAWING NAME
2000 Floorplans
Detailed 1st Floor & Roof Plan - Unit 12

DRAWING CREATION DATE

DRAWING NUMBER
A2.8 F

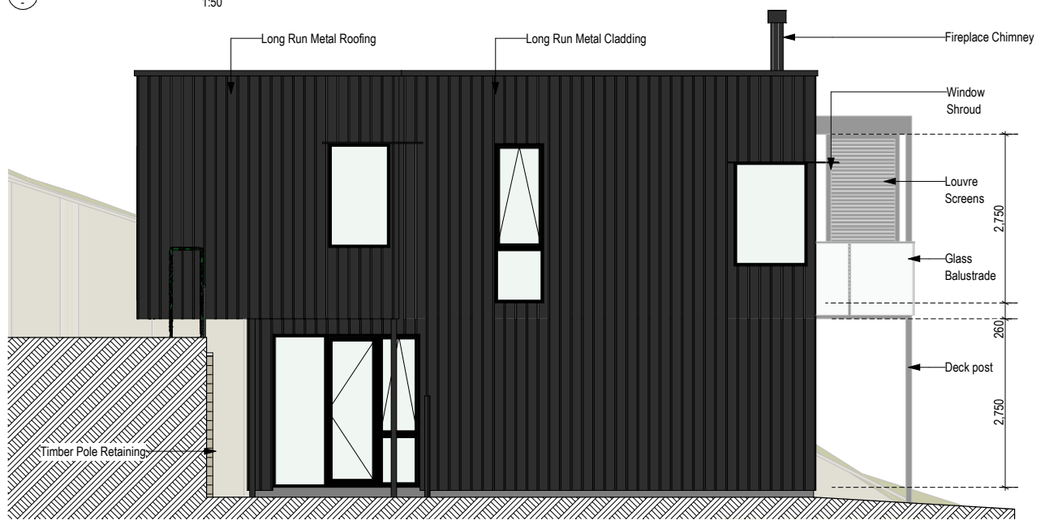
SCALE
1:50 @A1



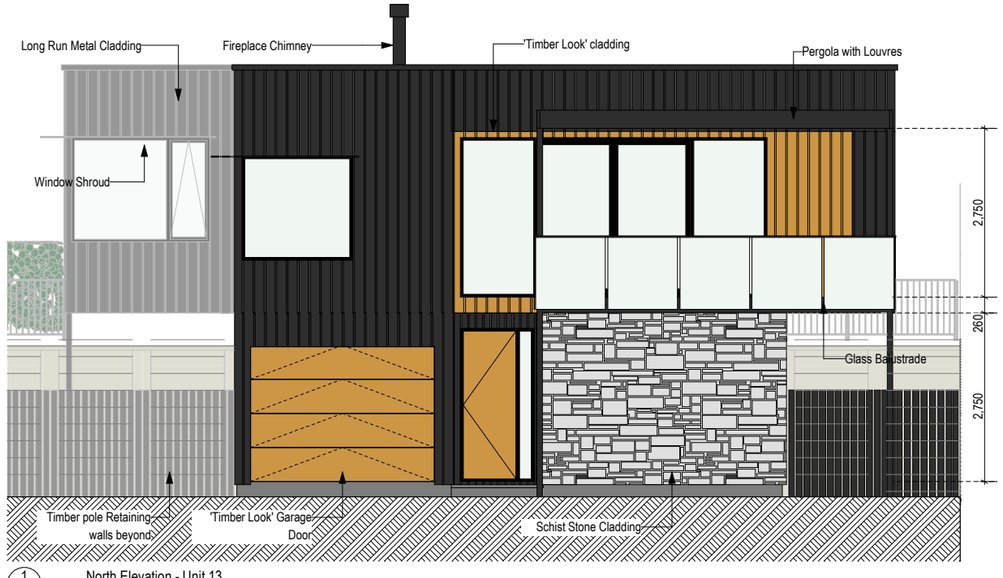
1 - Floorplan - Level G
1:50



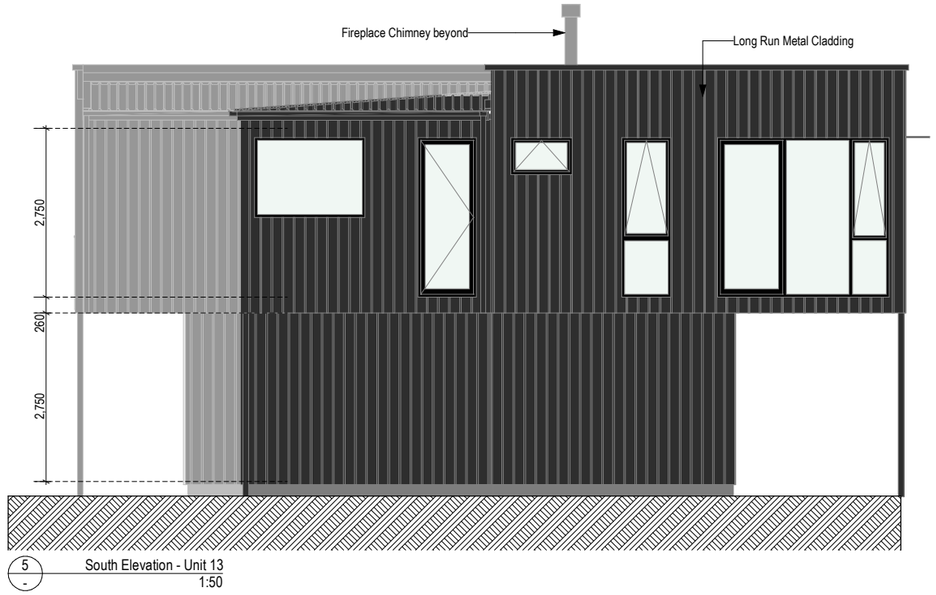
3 - West Elevation - Unit 13
1:50



4 - East Elevation - Unit 13
1:50



1 - North Elevation - Unit 13
1:50



5 - South Elevation - Unit 13
1:50

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RESOURCE CONSENT ISSUE

FOUR WALLS ARCHITECTURE

CLIENT
Kodiak Holdings Ltd

PROJECT
PENINSULA HOUSES

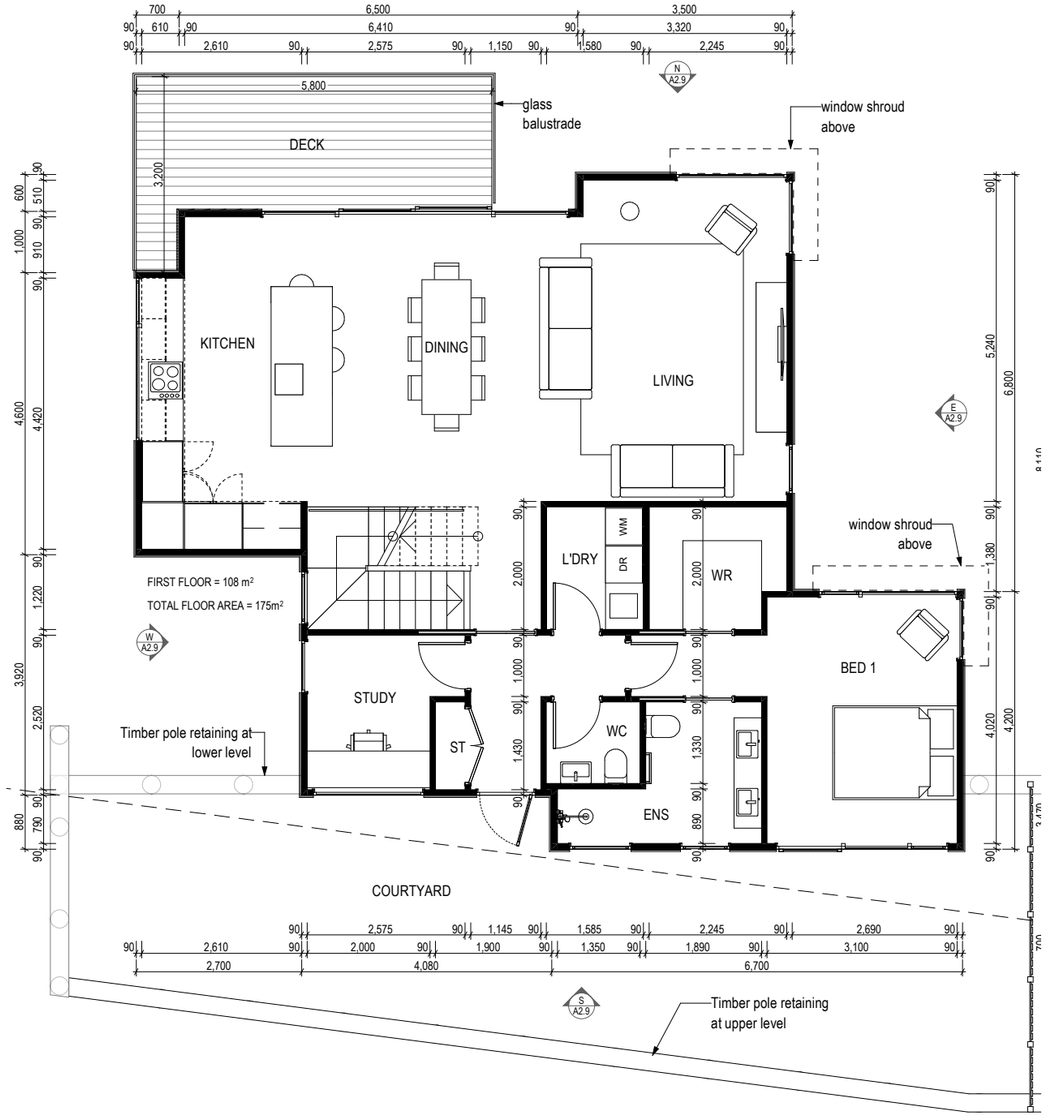
PROJECT NUMBER
2025_013

DRAWING NAME
2000 Floorplans
Detailed Ground Floor Plan & Elevations - Unit 13

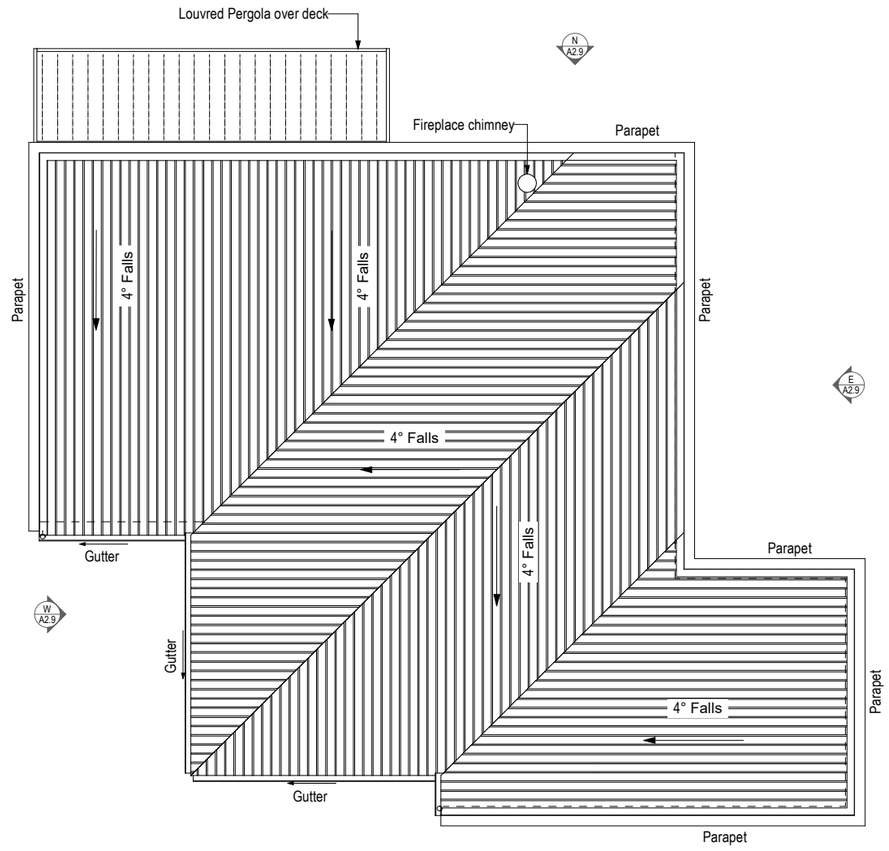
DRAWING CREATION DATE

DRAWING NUMBER
A2.9 (F)

SCALE
1:50 @A1



1 - Floorplan - Level 1 1:50



2 - Roof Plan 1:50

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RESOURCE CONSENT ISSUE

FOUR WALLS ARCHITECTURE

CLIENT
Kodiak Holdings Ltd

PROJECT
PENINSULA HOUSES

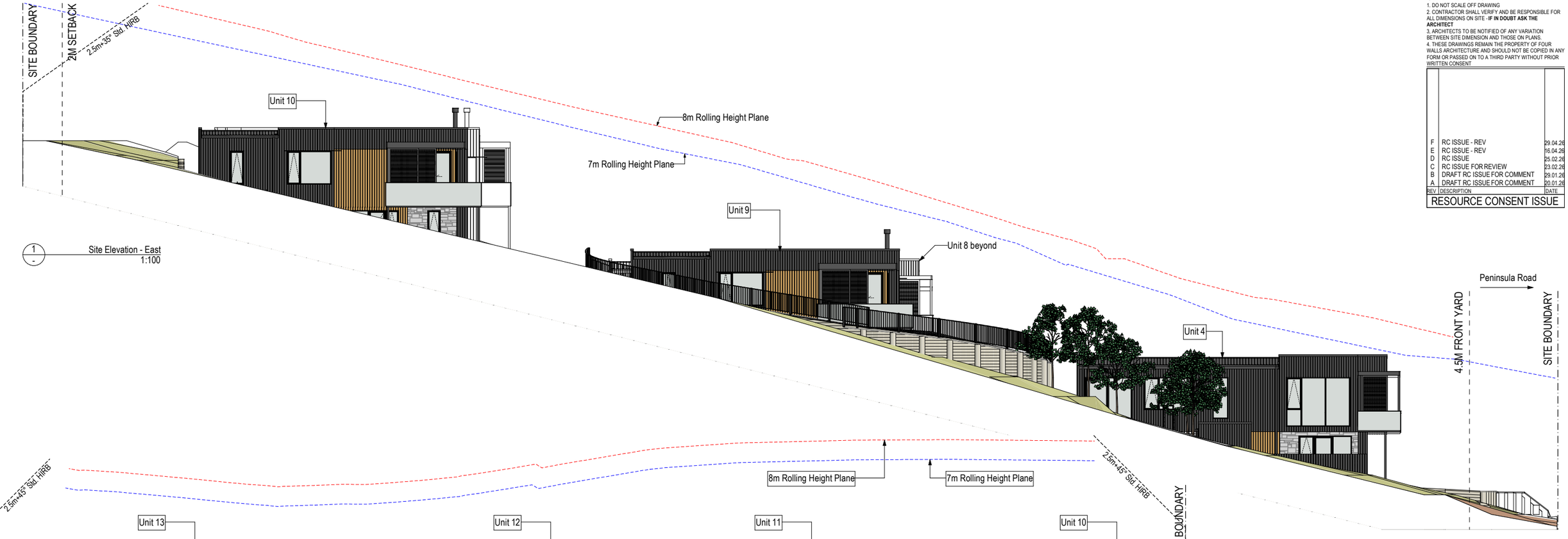
PROJECT NUMBER
2025_013

DRAWING NAME
2000 Floorplans
Detailed 1st Floor & Roof Plan

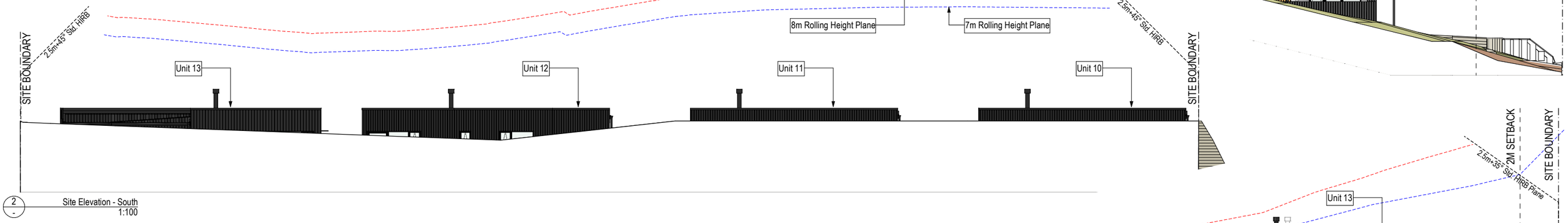
DRAWING CREATION DATE

DRAWING NUMBER
A2.10 (F)

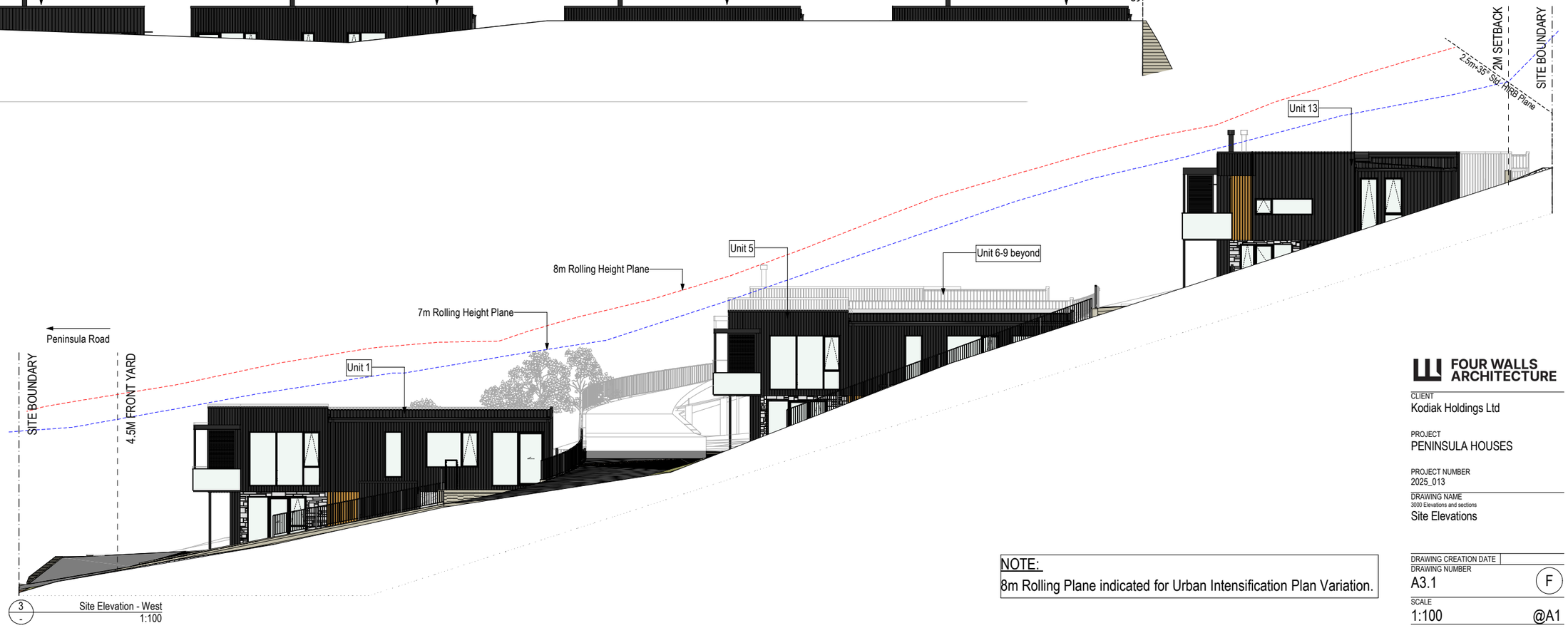
SCALE
1:50 @A1



1 - Site Elevation - East 1:100



2 - Site Elevation - South 1:100



3 - Site Elevation - West 1:100

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RESOURCE CONSENT ISSUE

NOTE:
8m Rolling Plane indicated for Urban Intensification Plan Variation.

FOUR WALLS ARCHITECTURE

CLIENT
Kodiak Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

DRAWING NAME
3000 Elevations and sections
Site Elevations

DRAWING CREATION DATE

DRAWING NUMBER
A3.1 (F)

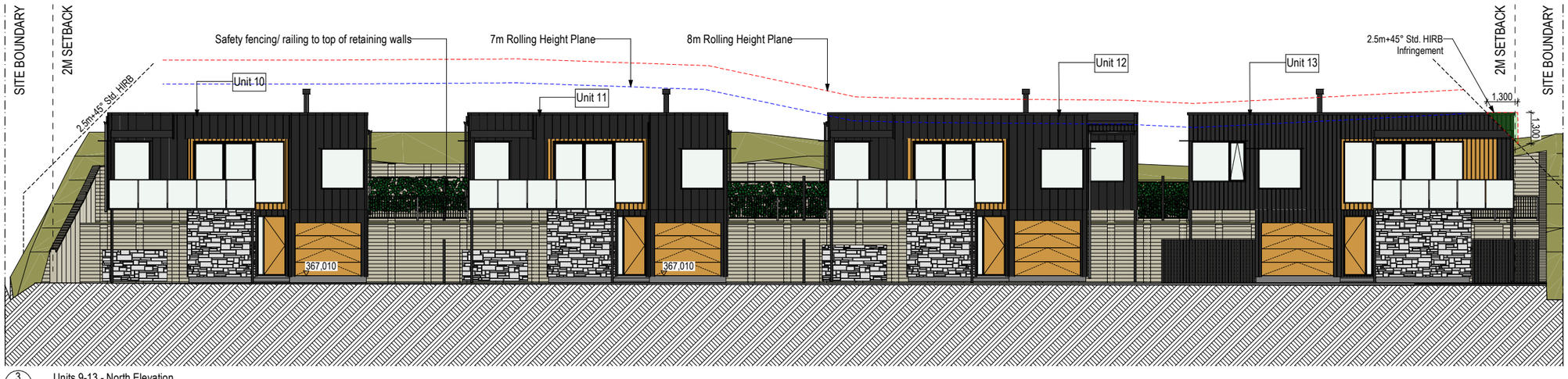
SCALE
1:100 @A1



1 - Units 1-4 - North Elevation
1:100



2 - Units 5-9 - North Elevation
1:100



3 - Units 9-13 - North Elevation
1:100

NOTE:
8m Rolling Plane indicated for Urban Intensification Plan Variation.

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RESOURCE CONSENT ISSUE

FOUR WALLS ARCHITECTURE

CLIENT
Kodiak Holdings Ltd

PROJECT
PENINSULA HOUSES

PROJECT NUMBER
2025_013

DRAWING NAME
3000 Elevations and sections
Site Elevations Contin.

DRAWING CREATION DATE

DRAWING NUMBER
A3.2 (F)

SCALE
1:100 @A1