

MACFIE ARCHITECTURE

ADDITIONS & ALTERATIONS for GARY BOURKE, issued: 24.03.2026



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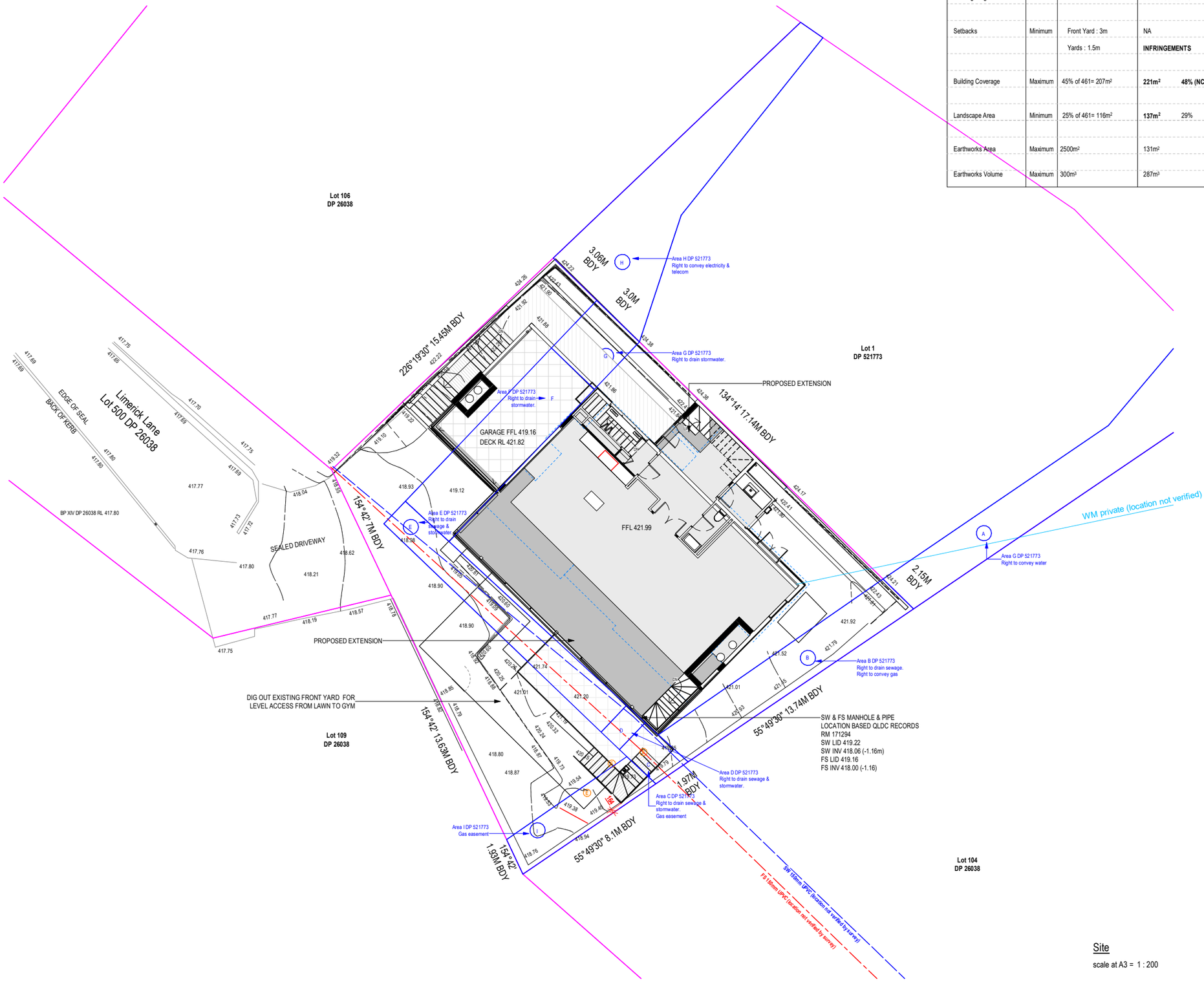
QLDC, DISTRICT PLAN	MEDIUM DENSITY RESIDENTIAL			
Building Height Maximum	Maximum	8m	**INFRINGEMENTS**	
Setbacks	Minimum	Front Yard : 3m	NA	
		Yards : 1.5m	**INFRINGEMENTS**	
Building Coverage	Maximum	45% of 461= 207m²	**221m²**	**48% (NC, 2%)**
Landscape Area	Minimum	25% of 461= 116m²	**137m²**	29%
Earthworks Area	Maximum	2500m²	131m²	
Earthworks Volume	Maximum	300m³	287m³	

GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
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PROJECT INFORMATION:

LOT:	1
CT:	
DP:	521773
TA:	
CORROSION ZONE:	B
EARTHQUAKE ZONE:	3
WIND ZONE:	HIGH- TBC
SITE AREA:	461m²

PLANNING INFORMATION:
RMA ZONE:
CONTROLS:
OVERLAYS & DESIGNATIONS:



Site
scale at A3 = 1 : 200

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

PLANNING CONSULTANT: JOHN EDMONDS & ASSOCIATES

REV.	DATE	DESCRIPTION	BY
A	19.02.2026	RESOURCE CONSENT ISSUE	MM

FOR RESOURCE CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

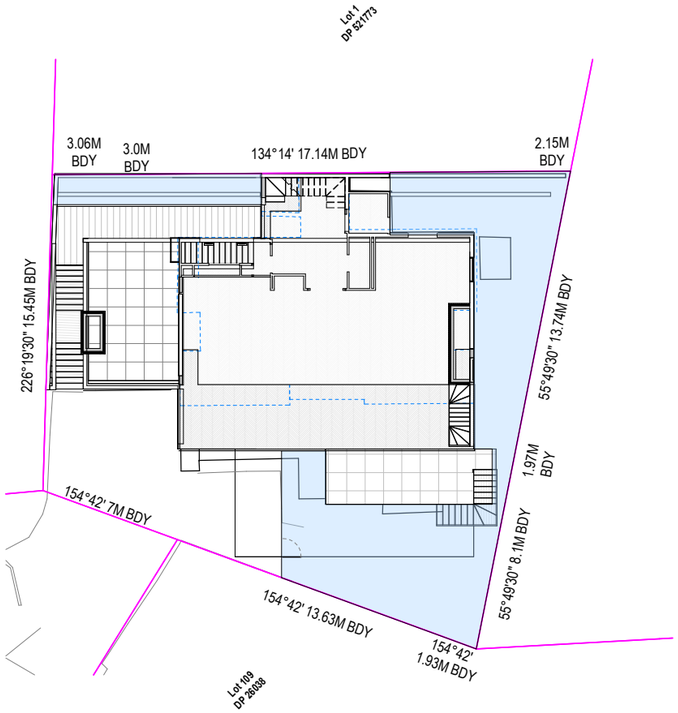
client :
GARY BOURKE
project :
ADDITIONS & ALTERATIONS

address :
20 LIMERICK LANE,
QUEENSTOWN

issue date:
24.03.2026
scale at A3:
1 : 200
sheet name:
SITE PLAN

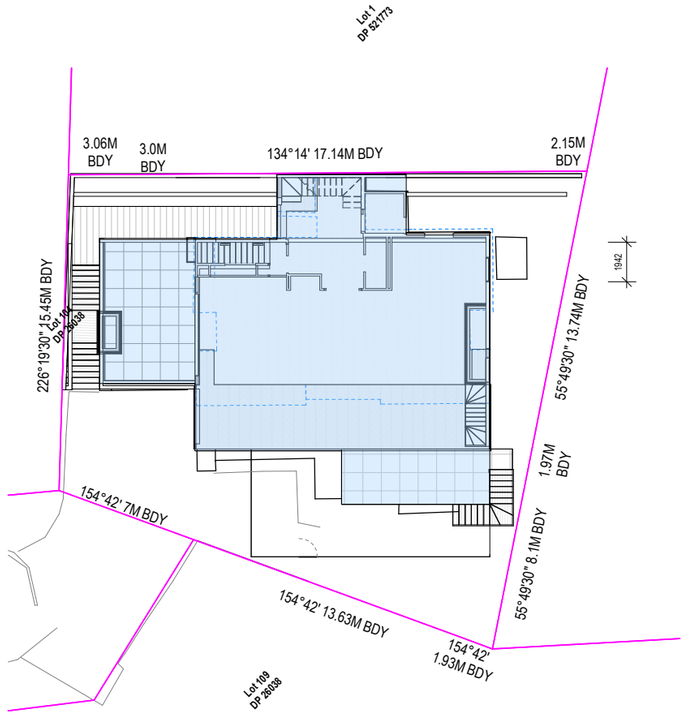
sheet:
A0-11
revision :
A

DR: MS RV: MM ID : MAD25053



LANDSCAPE

scale at A3 = 1 : 300



BUILDING COVERAGE

scale at A3 = 1 : 300

QLDC, DISTRICT PLAN	MEDIUM DENSITY RESIDENTIAL			
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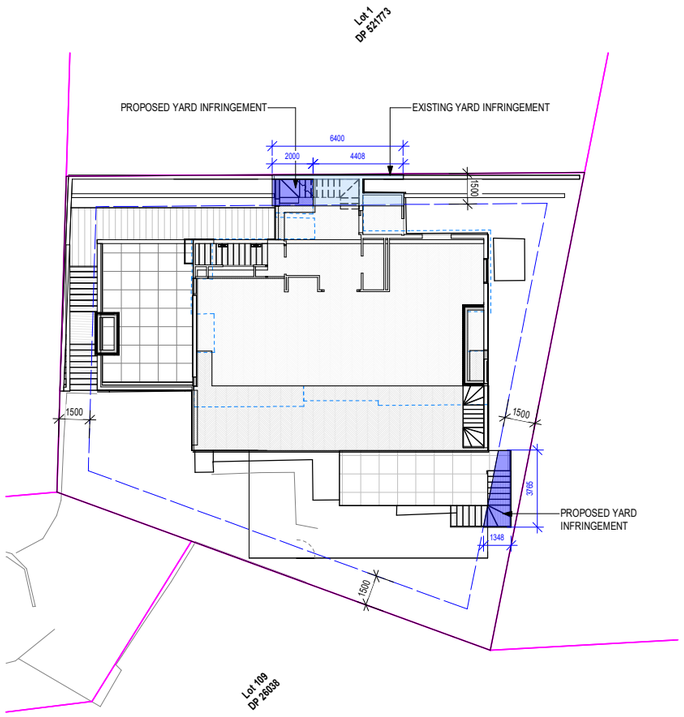
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	REFER TO EXISTING RESOURCE CONSENT
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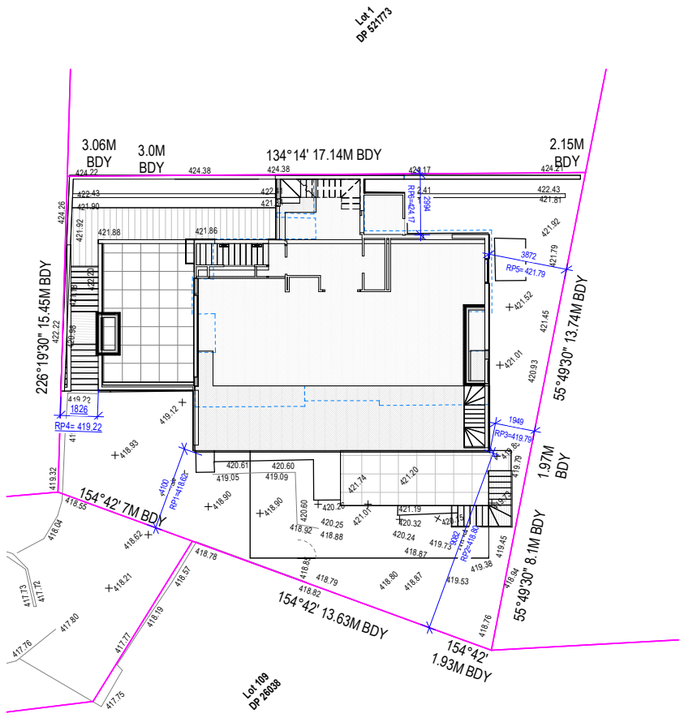
REFER TO SURVEY FOR EASEMENT DESCRIPTION AND LOCATION

PIPES AND MANHOLES TAKEN FROM SURVEY BY AURUM SURVEY



YARDS

scale at A3 = 1 : 300



HIRB PLAN

scale at A3 = 1 : 300

CONSULTANTS:
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MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

client :
GARY BOURKE
project :
ADDITIONS & ALTERATIONS
address :
20 LIMERICK LANE,
QUEENSTOWN

N

issue date:
24.03.2026
scale at A3:
1 : 300
sheet name:
SITE ANALYSIS

sheet:
A0-12
revision :
A

DR: MS RV: MM ID : MAD25053

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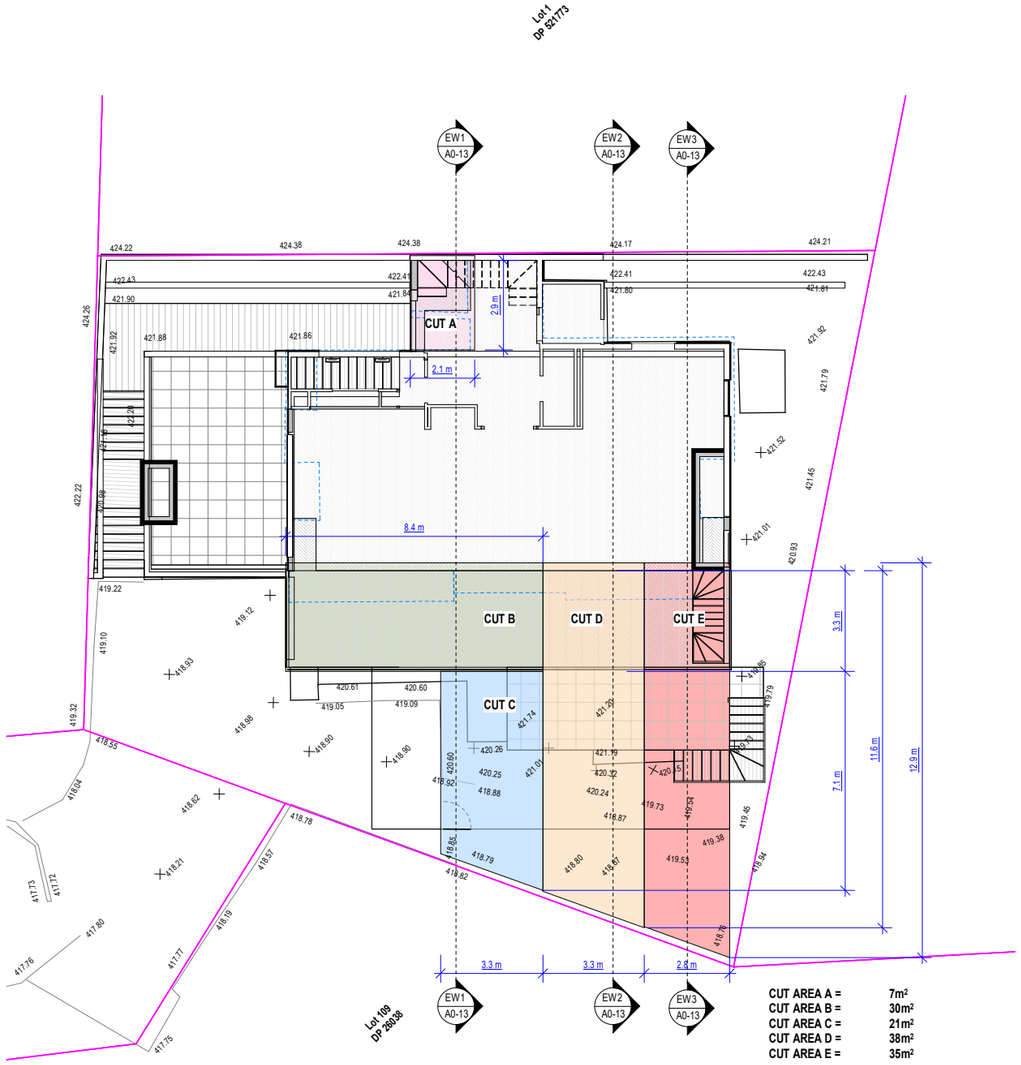
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CONTROLS:
OVERLAYS & DESIGNATIONS:

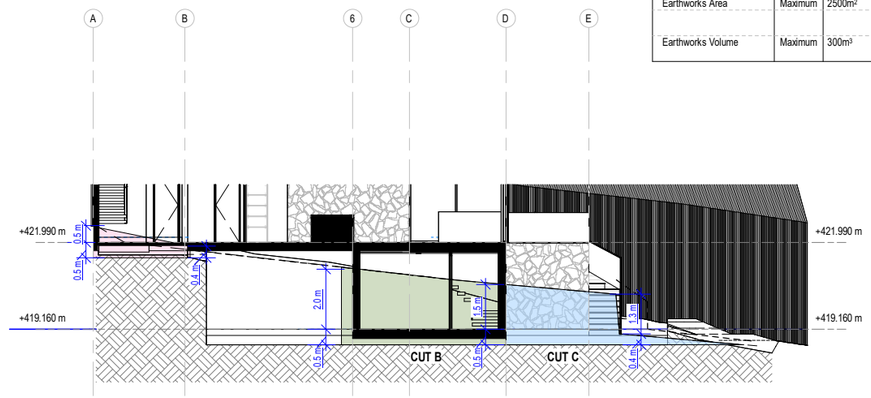
REFER TO SURVEY FOR EASEMENT DESCRIPTION AND LOCATION

PIPES AND MANHOLES TAKEN FROM SURVEY BY AURUM SURVEY



CUT AREA A = 7m²
CUT AREA B = 30m²
CUT AREA C = 21m²
CUT AREA D = 38m²
CUT AREA E = 35m²

EARTHWORKS
scale at A3 = 1 : 200

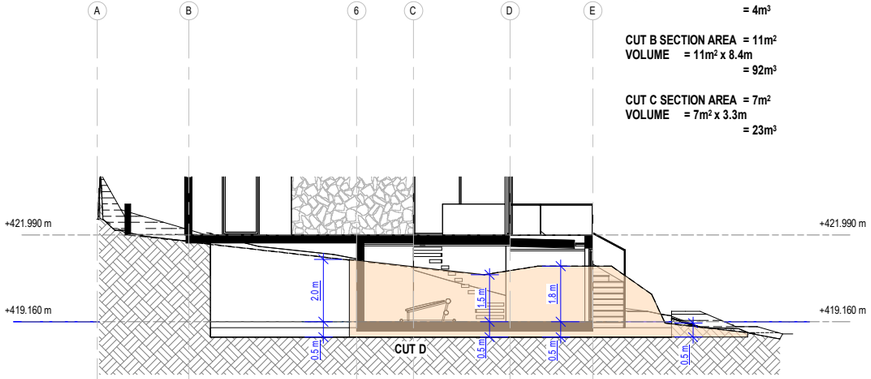


CUT A SECTION AREA = 2m²
VOLUME = 2m² x 2.1m
= 4m³

CUT B SECTION AREA = 11m²
VOLUME = 11m² x 8.4m
= 92m³

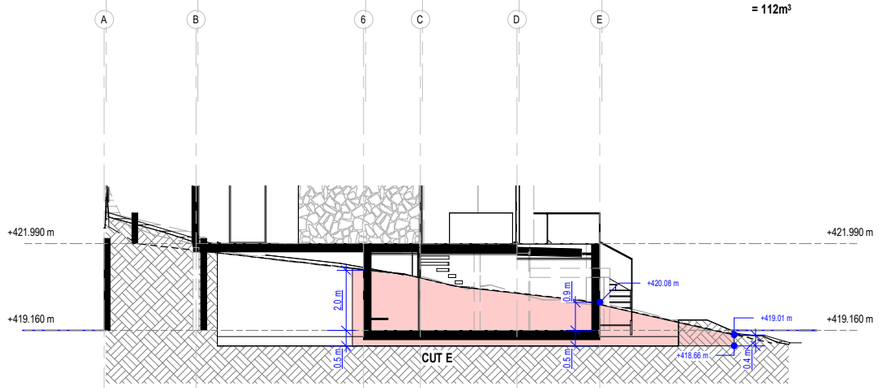
CUT C SECTION AREA = 7m²
VOLUME = 7m² x 3.3m
= 23m³

EW1
scale at A3 = 1 : 200



CUT D SECTION AREA = 34m²
VOLUME = 34m² x 3.3m
= 112m³

EW2
scale at A3 = 1 : 200



CUT D SECTION AREA = 20m²
VOLUME = 20m² x 2.8m
= 56m³

EW3
scale at A3 = 1 : 200

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09 379 6687
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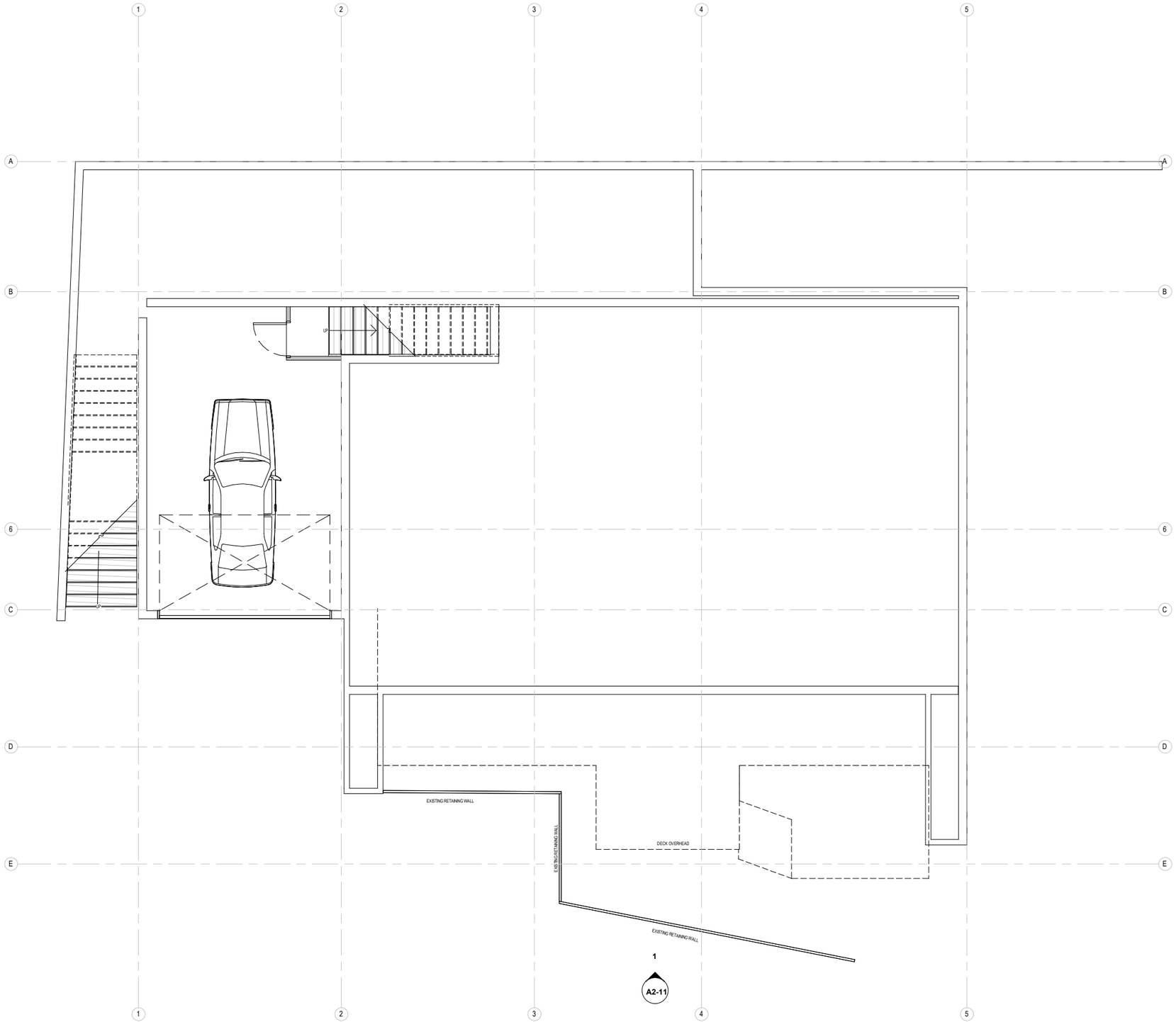
client :
GARY BOURKE
project :
ADDITIONS & ALTERATIONS
address :
20 LIMERICK LANE,
QUEENSTOWN

N

issue date:
24.03.2026
scale at A3:
1 : 200
sheet name:
SITE ANALYSIS

sheet:
A0-13
revision :
A

DR: MS RV: MM ID : MAD25053



A2-14 1

1 A2-12

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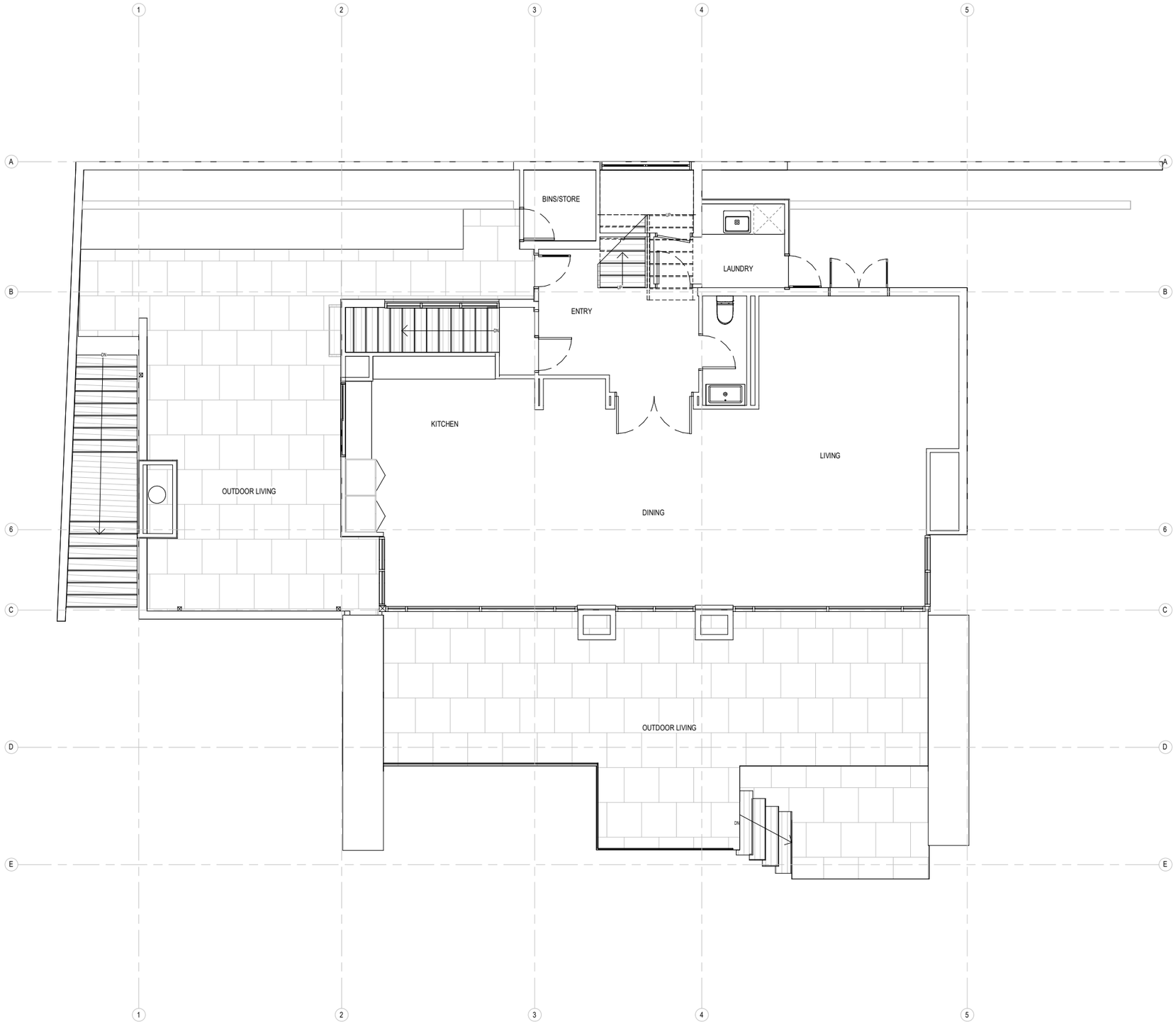
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ADDITIONS & ALTERATIONS
address :
20 LIMERICK LANE,
QUEENSTOWN

N

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scale at A3:
1 : 100
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EXISTING
BASEMENT
sheet:
A1-01
revision :
A

DR: MS RV: MM ID : MAD25053

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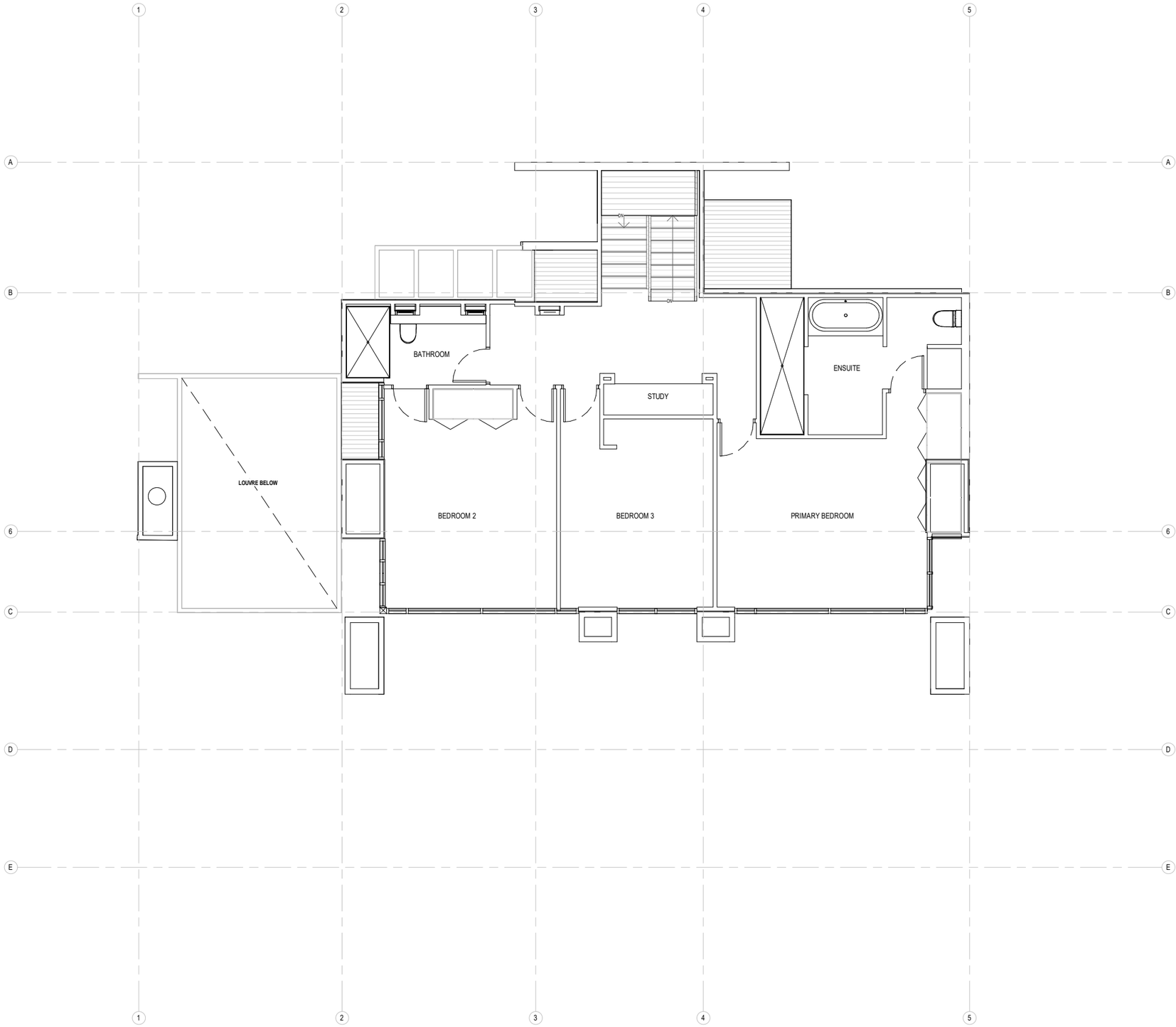
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24.03.2026
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sheet:
A1-02
revision :
A

DR: MS RV: MM ID : MAD25053

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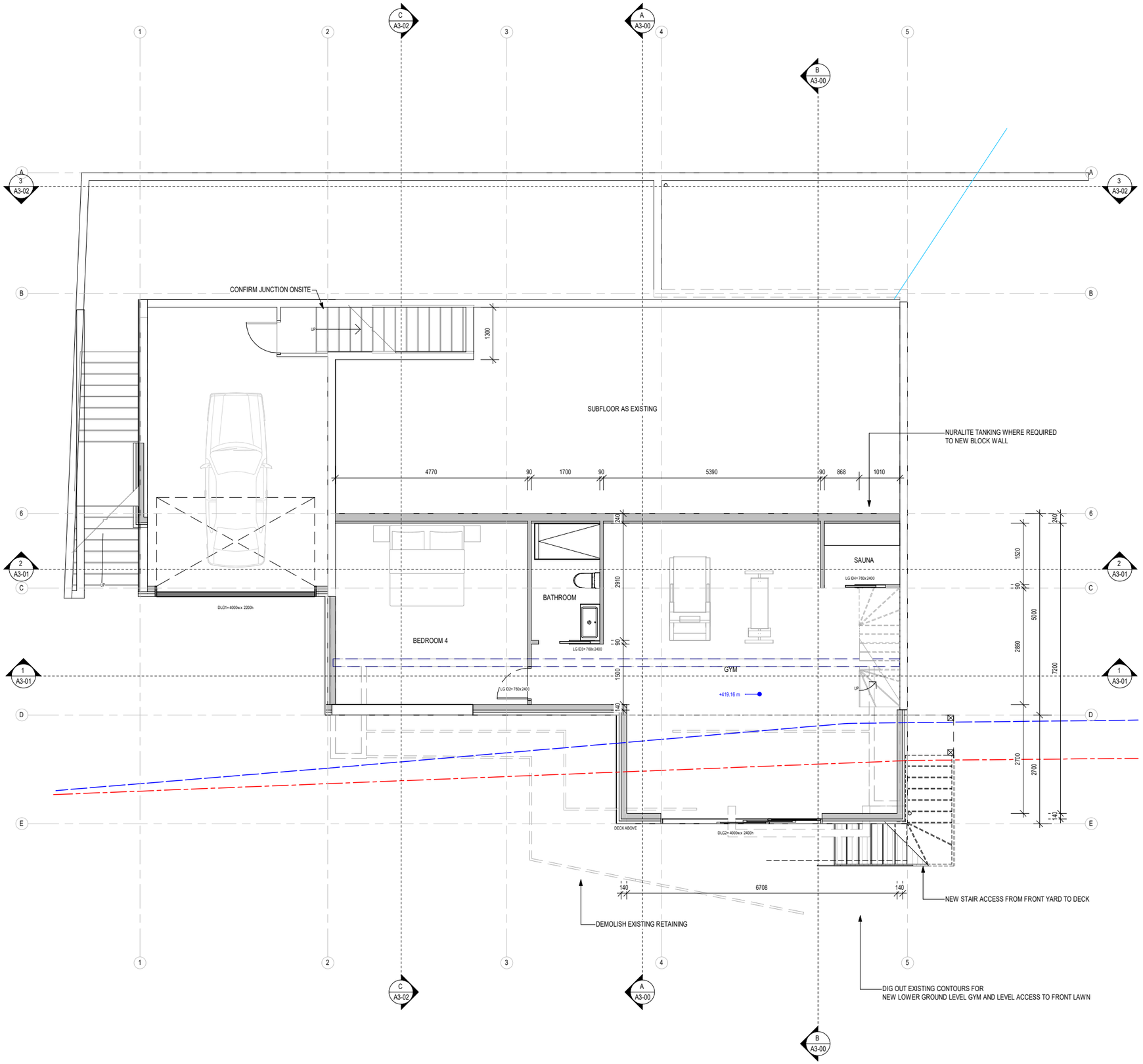
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PROPOSED FLOOR AREA

INTERNAL FLOOR AREA - MEASURED FROM OUTSIDE OF EXTERNAL WALL STUD, UNLESS STATED OTHERWISE...

LOWER GROUND FLOOR	126 m²	**+419.160**
EXISTING GROUND FLOOR	112 m²	**+421.990**
PROPOSED GROUND FLOOR EXTENSION	49 m²	**+421.990**
PROPOSED FIRST FLOOR EXTENSION	3 m²	**+424.690**
EXISTING FIRST FLOOR	100 m²	**+424.690**
MEZZANINE LANDING	2 m²	**+424.690**
	391 m²	

PROPOSED DECK AREA

INTERNAL FLOOR AREA - MEASURED FROM OUTSIDE OF EXTERNAL WALL STUD, UNLESS STATED OTHERWISE...

ALFRESCO DECK	31 m²	**+421.990**
OUTDOOR LIVING	21 m²	**+421.990**
	52 m²	

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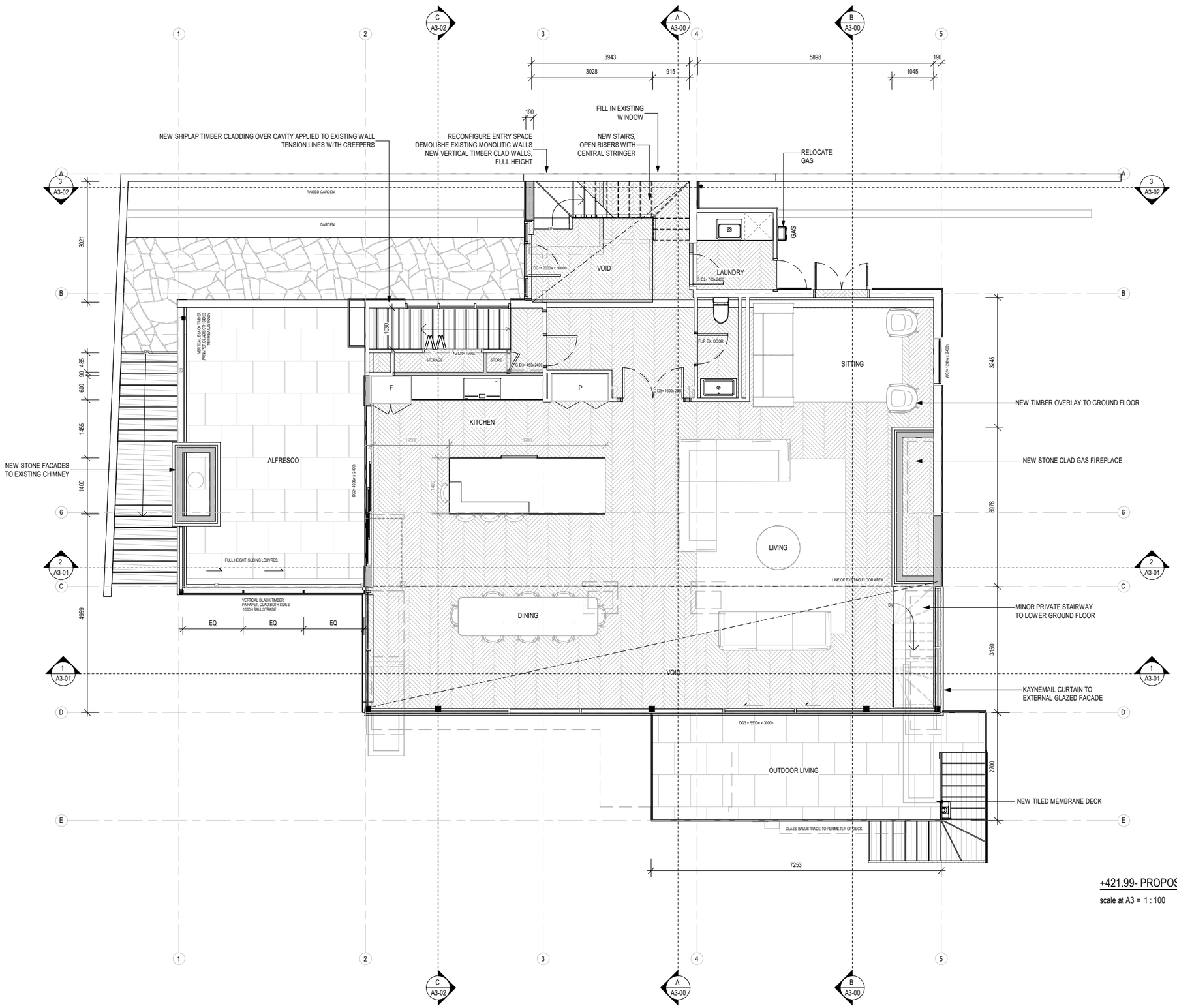
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N

issue date:
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scale at A3:
1 : 100
sheet name:
PROPOSED LOWER GROUND
sheet:
A1-11
revision :
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DR: MS RV: MM ID : MAD25053



+421.99- PROPOSED GROUND

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ALFRESCO DECK	31 m²	**+421.990**
OUTDOOR LIVING	21 m²	**+421.990**
	52 m²	

CONSULTANTS:

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

PLANNING CONSULTANT: JOHN EDMONDS & ASSOCIATES

REV.	DATE	DESCRIPTION	BY
A	19.02.2026	RESOURCE CONSENT ISSUE	MM

FOR RESOURCE CONSENT

MACFIE ARCHITECTURE
09 379 6687
info@macfiearchitecture.co.nz

client :
GARY BOURKE

project :
ADDITIONS & ALTERATIONS

address :
20 LIMERICK LANE,
QUEENSTOWN

N

issue date:
24.03.2026

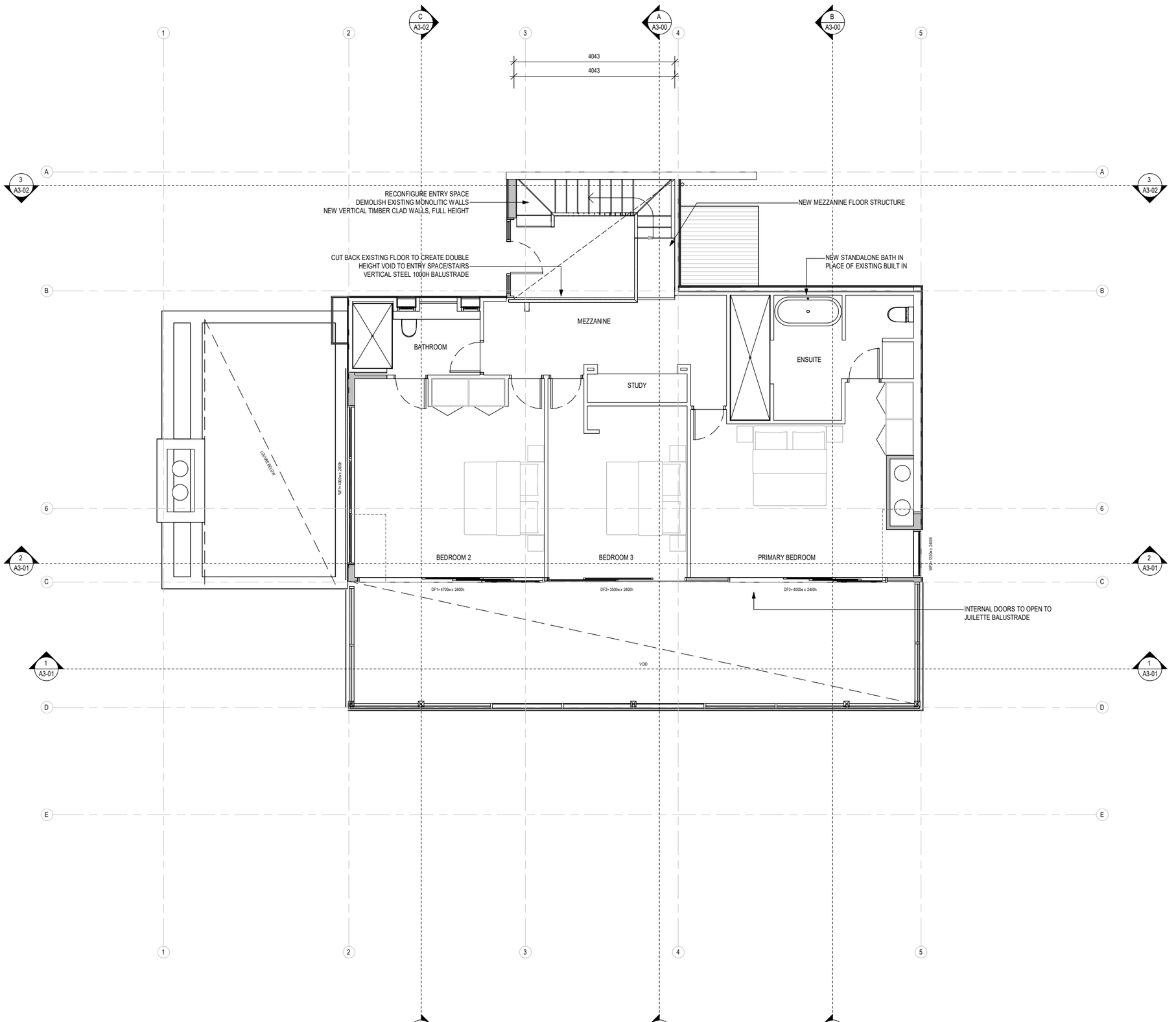
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PROPOSED GF

sheet:
A1-12

revision :
A

DR: MS RV: MM ID : MAD25053



GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
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PROPOSED FLOOR AREA

INTERNAL FLOOR AREA - MEASURED FROM OUTSIDE OF EXTERNAL WALL STUD, UNLESS STATED OTHERWISE...

LOWER GROUND FLOOR	126 m²	**+419.160**
EXISTING GROUND FLOOR	112 m²	**+421.990**
PROPOSED GROUND FLOOR EXTENSION	49 m²	**+421.990**
PROPOSED FIRST FLOOR EXTENSION	3 m²	**+424.690**
EXISTING FIRST FLOOR	100 m²	**+424.690**
MEZZANINE LANDING	2 m²	**+424.690**
	391 m²	

PROPOSED DECK AREA

INTERNAL FLOOR AREA - MEASURED FROM OUTSIDE OF EXTERNAL WALL STUD, UNLESS STATED OTHERWISE...

ALFRESCO DECK	31 m²	**+421.990**
OUTDOOR LIVING	21 m²	**+421.990**
	52 m²	

CONSULTANTS:
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PLANNING CONSULTANT: JOHN EDMONDS & ASSOCIATES

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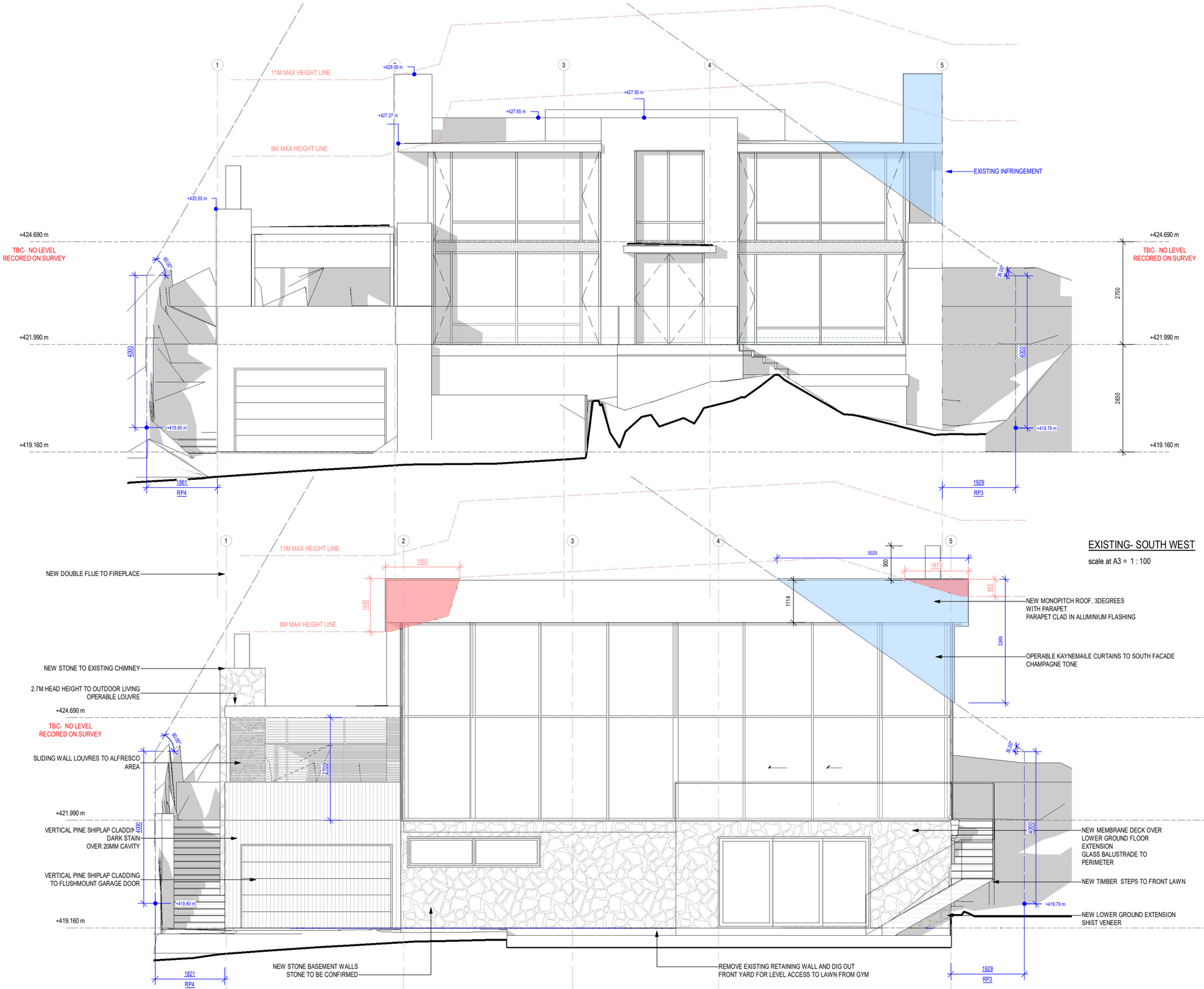
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ADDITIONS & ALTERATIONS
address :
20 LIMERICK LANE,
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24.03.2026
scale at A3:
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sheet name:
PROPOSED FF

sheet:
A1-13
revision :
A

DR: MS RV: MM ID : MAD25053



EXISTING- SOUTH WEST

scale at A3 = 1 : 100

PROPOSED- SOUTH WEST

scale at A3 = 1 : 100

GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
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PROJECT INFORMATION:

LOT:	1
CT:	
DP:	521773
TA:	
CORROSION ZONE:	B
EARTHQUAKE ZONE:	3
WIND ZONE:	HIGH- TBC
SITE AREA:	461m²

PLANNING INFORMATION:
RMA ZONE:

CONTROLS:

OVERLAYS & DESIGNATIONS:

CONSULTANTS:
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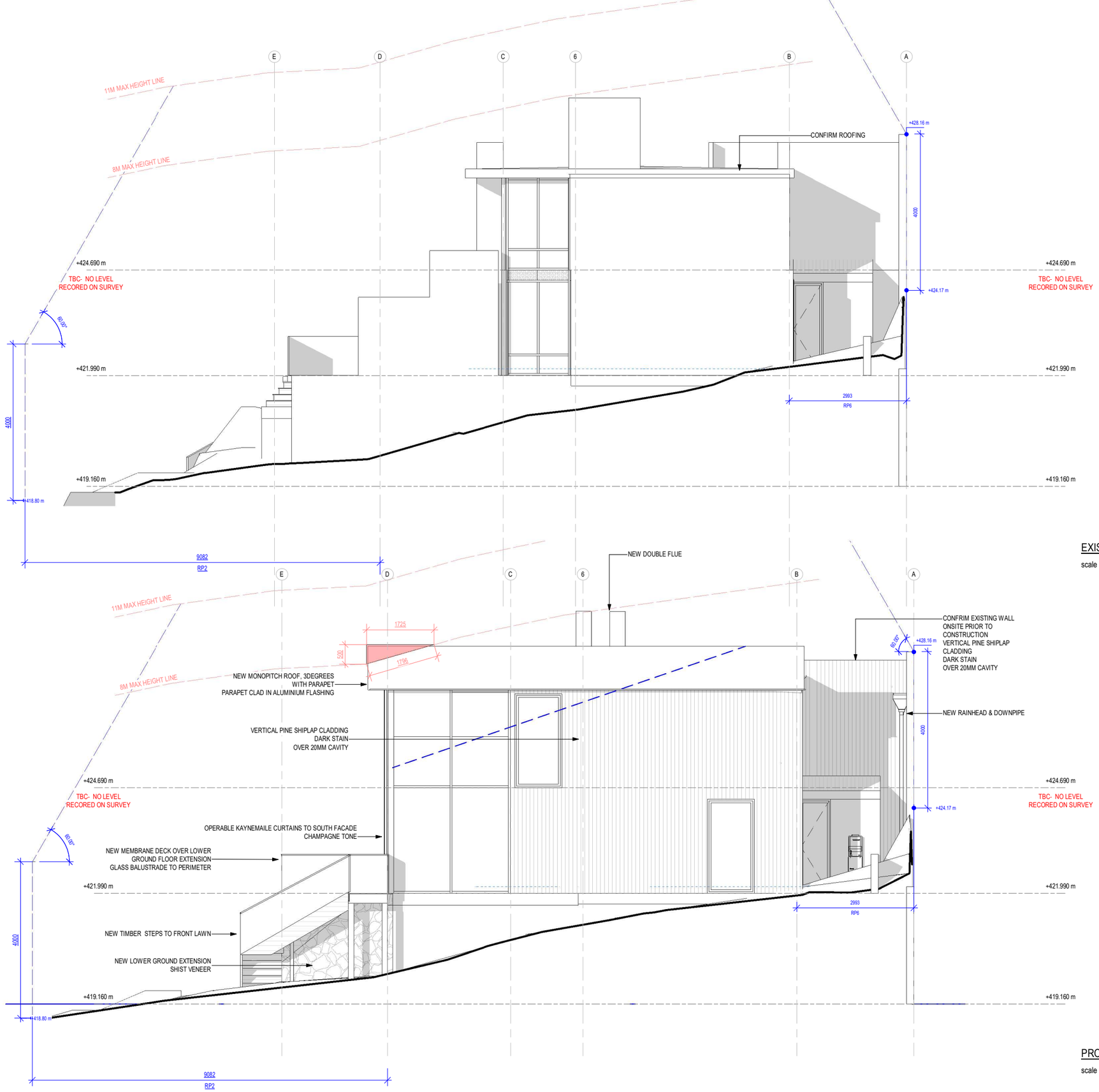
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ELEVATIONS

sheet:
A2-11
revision :
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EXISTING- SOUTH EAST

scale at A3 = 1 : 100

PROPOSED- SOUTH EAST

scale at A3 = 1 : 100

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SITE AREA:	461m²

PLANNING INFORMATION:

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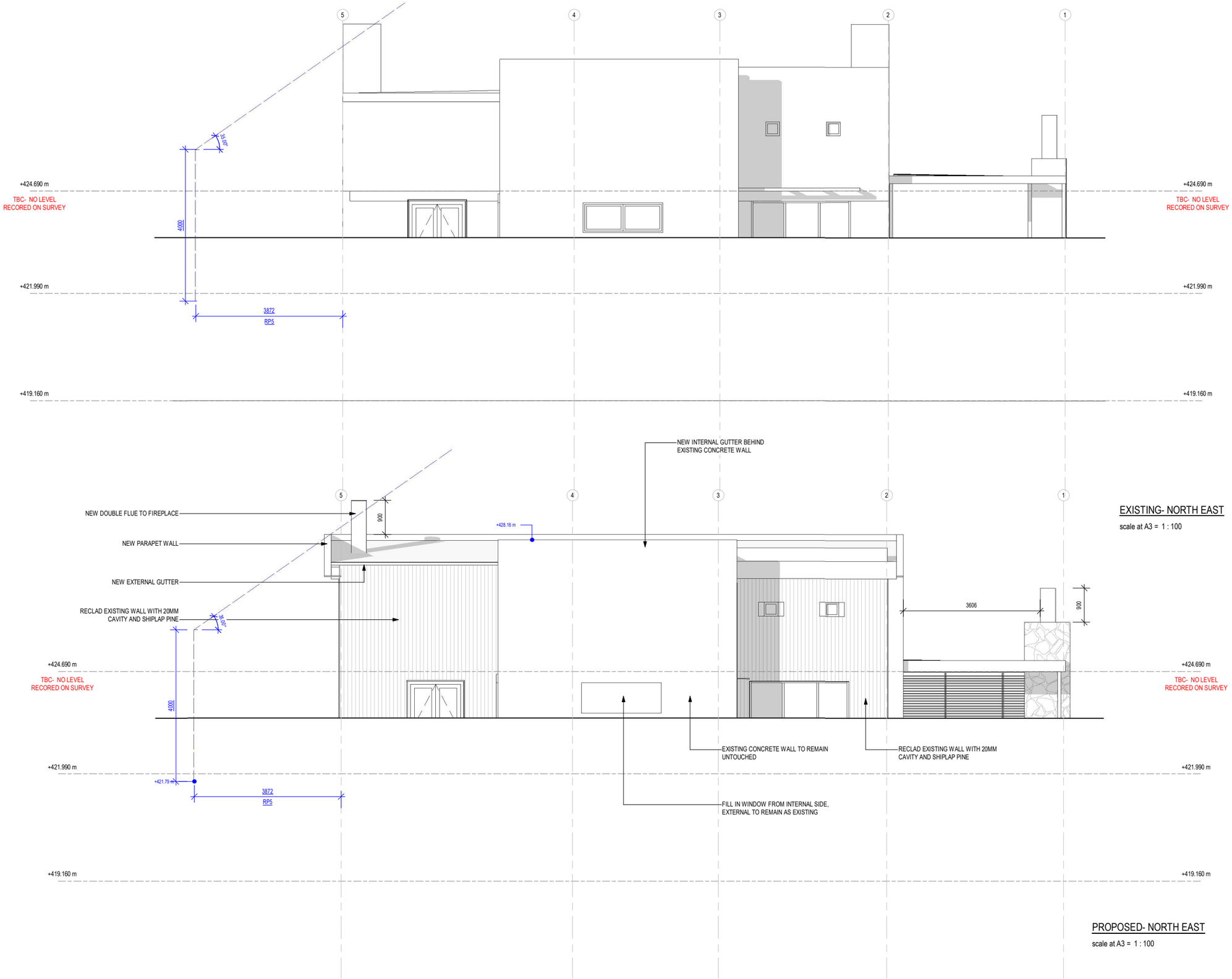
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revision :
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EXISTING- NORTH EAST

scale at A3 = 1 : 100

PROPOSED- NORTH EAST

scale at A3 = 1 : 100

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DP:	521773
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CORROSION ZONE:	B
EARTHQUAKE ZONE:	3
WIND ZONE:	HIGH- TBC
SITE AREA:	461m²

PLANNING INFORMATION:

RMA ZONE:

CONTROLS:

OVERLAYS & DESIGNATIONS:

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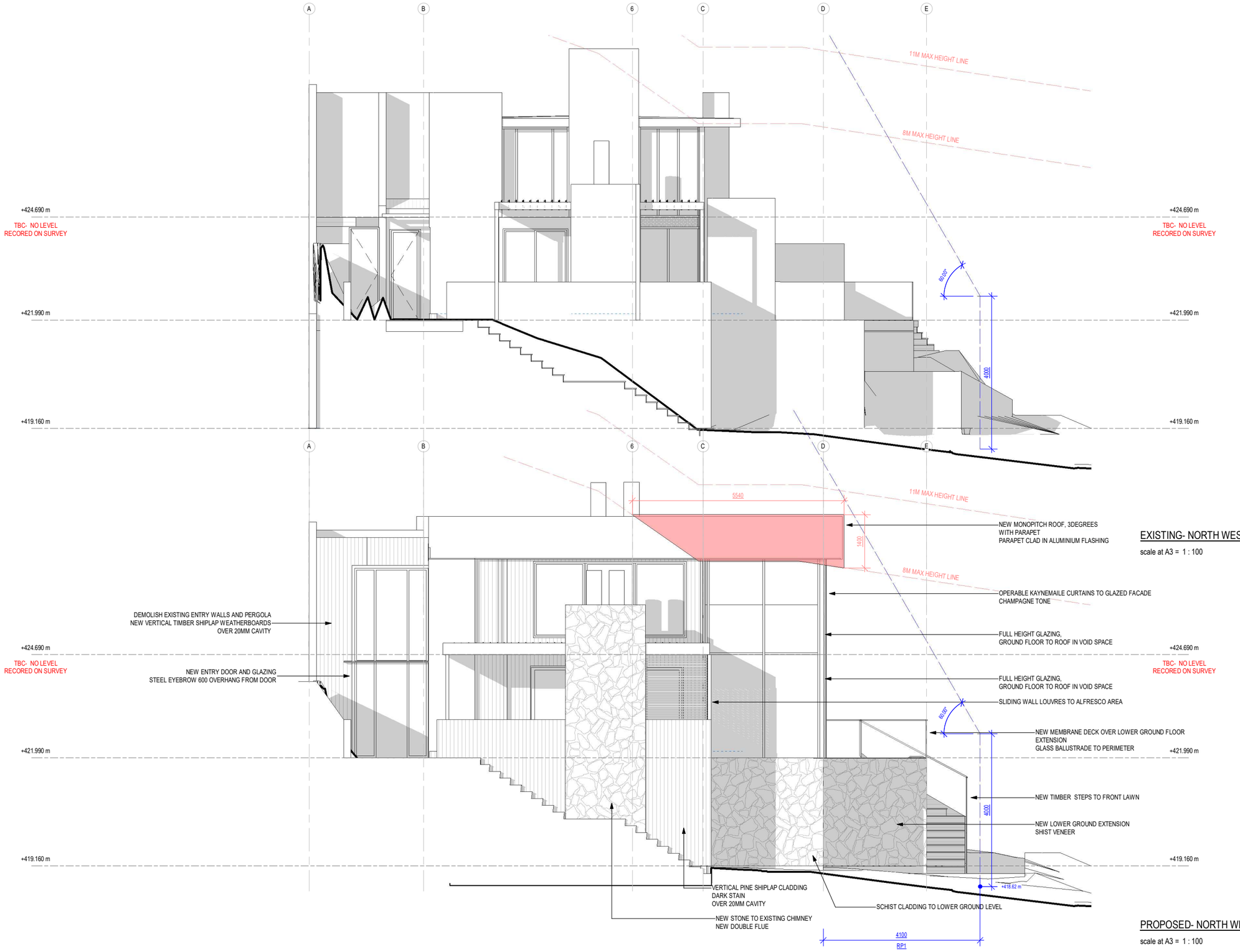
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revision :
A

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EXISTING- NORTH WEST

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PROPOSED- NORTH WEST

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GENERAL NOTES:

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PLANNING INFORMATION:

RMA ZONE:

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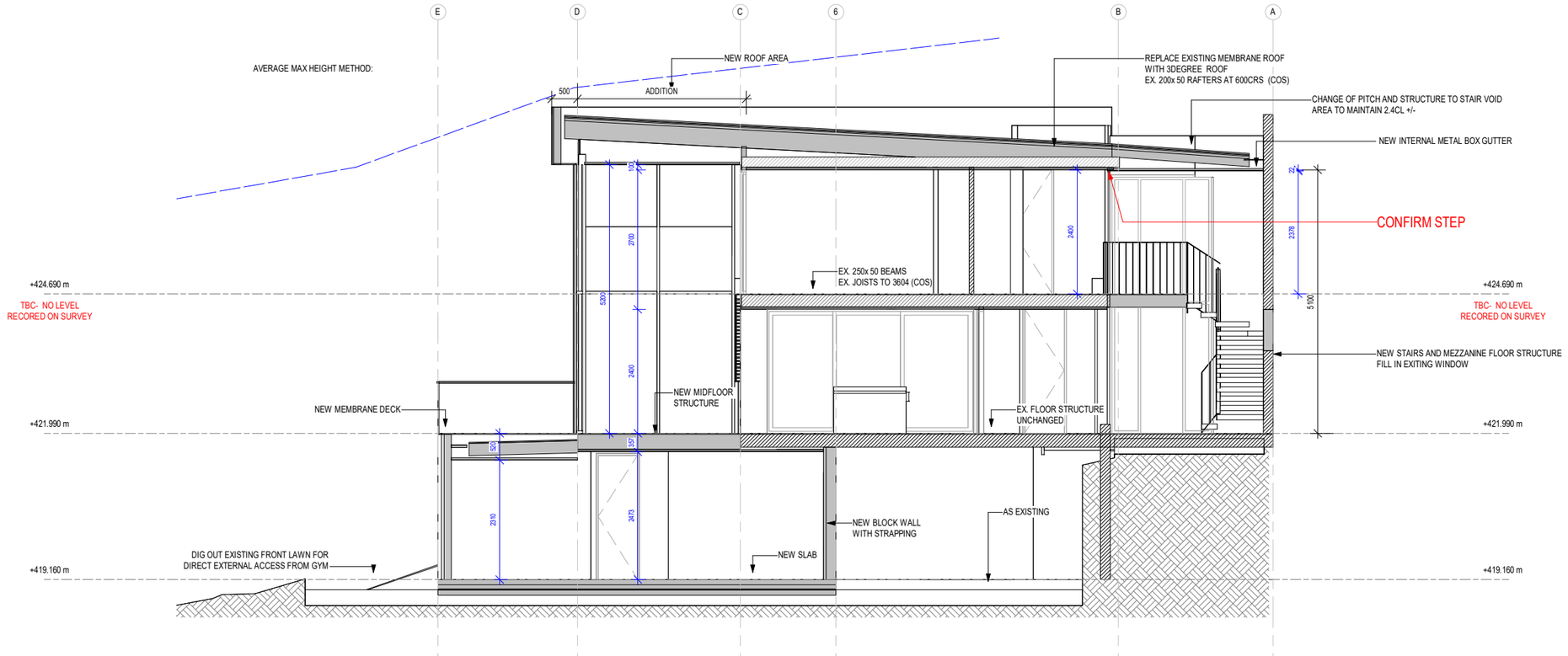
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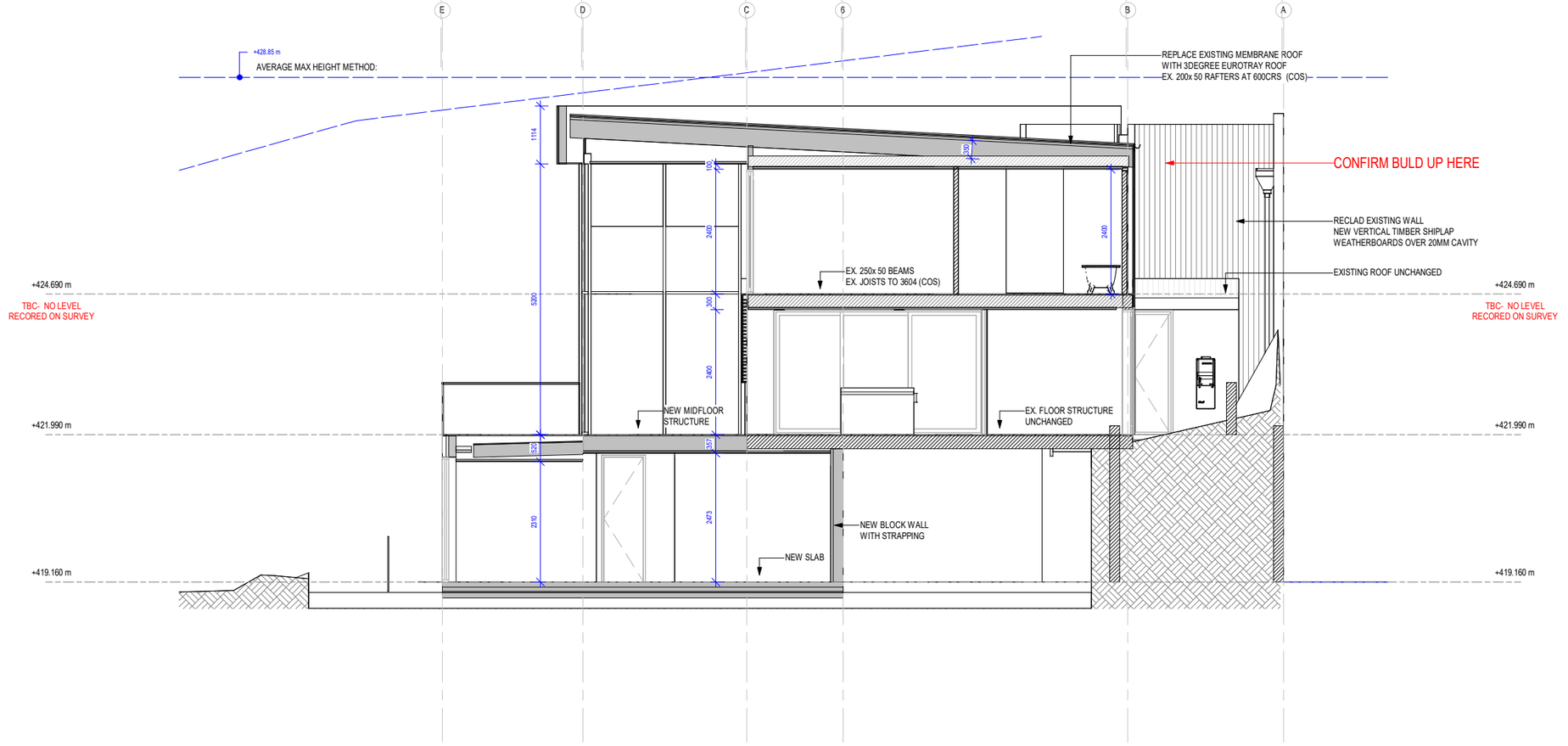
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Section AA

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Section BB

scale at A3 = 1 : 100

GENERAL NOTES:
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PROJECT INFORMATION:

LOT:	1
CT:	
DP:	521773
TA:	
CORROSION ZONE:	B
EARTHQUAKE ZONE:	3
WIND ZONE:	HIGH- TBC
SITE AREA:	461m²

PLANNING INFORMATION:
RMA ZONE:

CONTROLS:

OVERLAYS & DESIGNATIONS:

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

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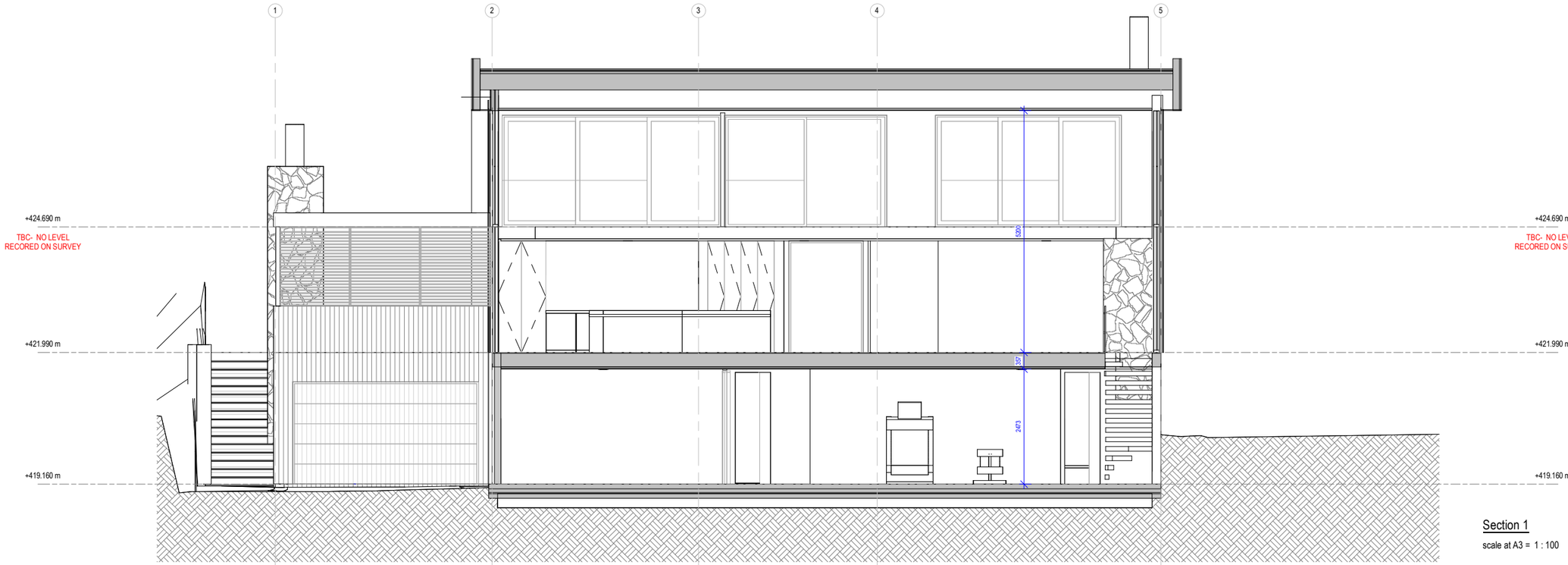
client :
GARY BOURKE
project :
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address :
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QUEENSTOWN

issue date:
24.03.2026
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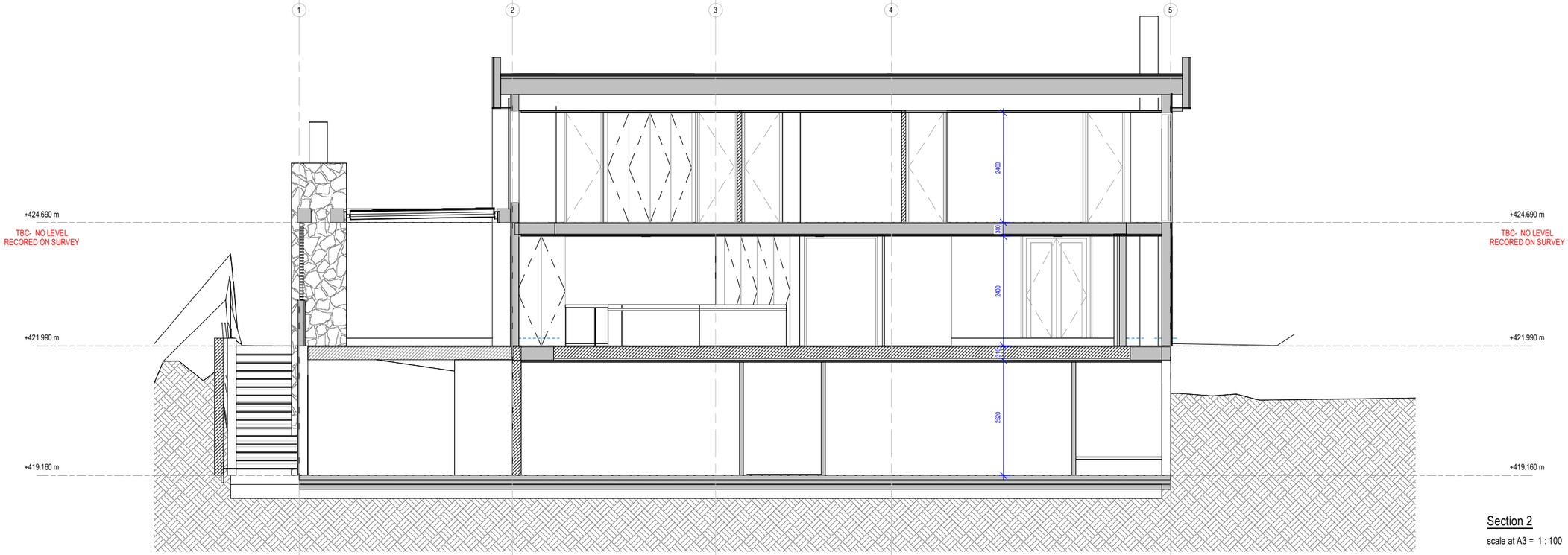
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Section 1

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Section 2

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GENERAL NOTES:

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PROJECT INFORMATION:

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CT:	
DP:	521773
TA:	
CORROSION ZONE:	B
EARTHQUAKE ZONE:	3
WIND ZONE:	HIGH- TBC
SITE AREA:	461m²

PLANNING INFORMATION:

RMA ZONE:

CONTROLS:

OVERLAYS & DESIGNATIONS:

CONSULTANTS:

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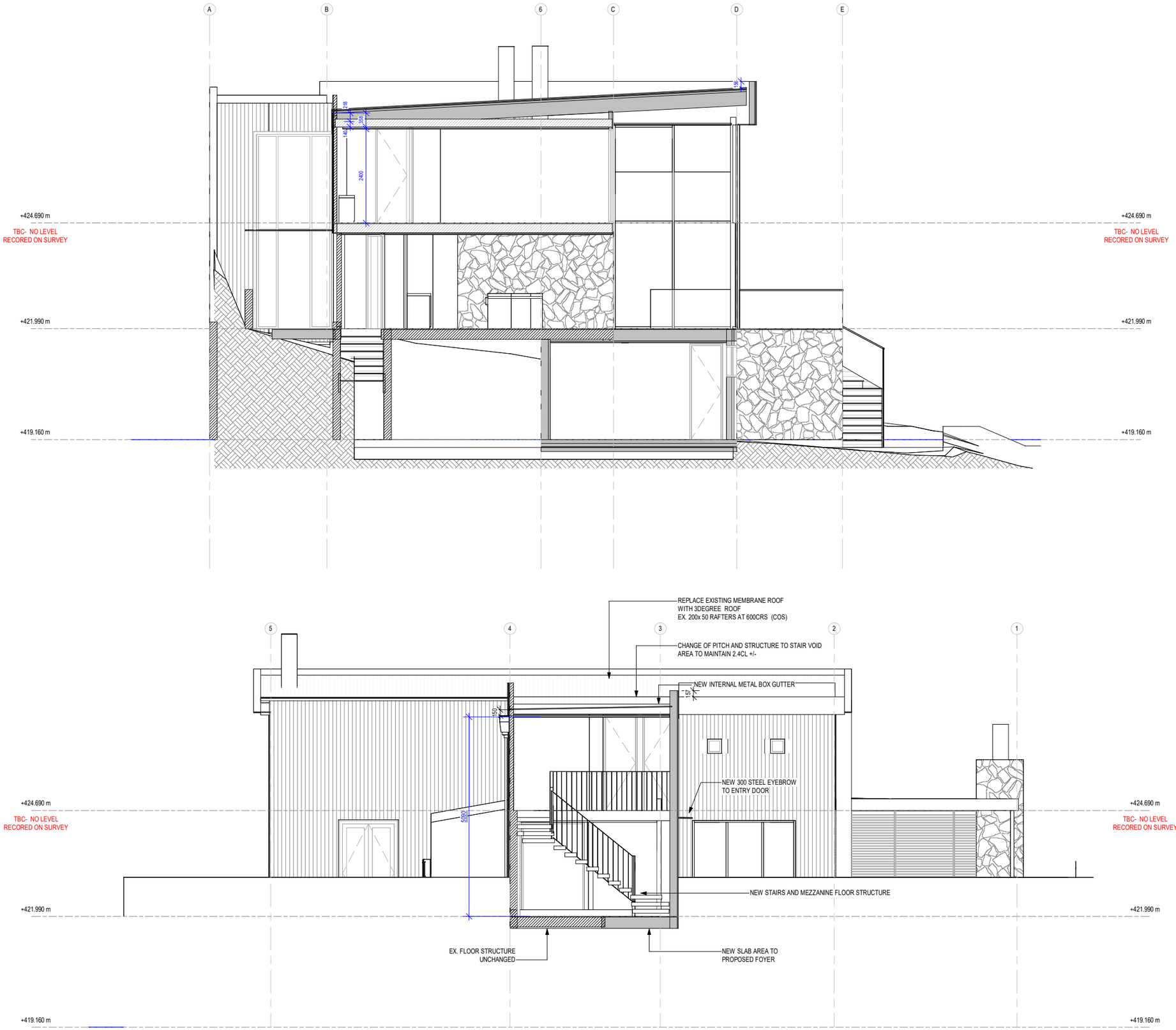
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DR: MS RV: MM ID : MAD25053



Section CC

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Section 3

scale at A3 = 1 : 100

GENERAL NOTES:

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DP:	521773
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CORROSION ZONE:	B
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WIND ZONE:	HIGH- TBC
SITE AREA:	461m²

PLANNING INFORMATION:

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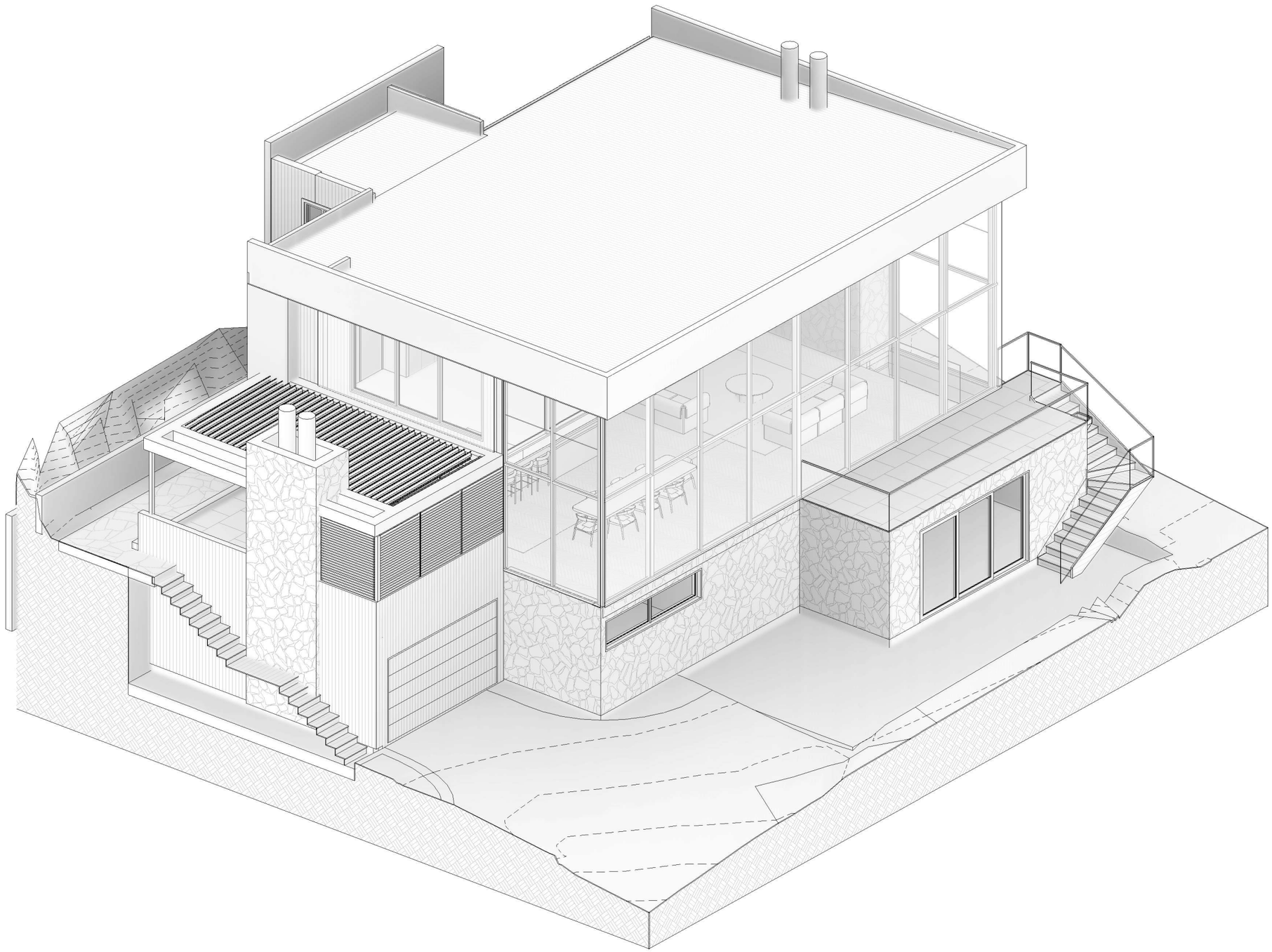
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revision :
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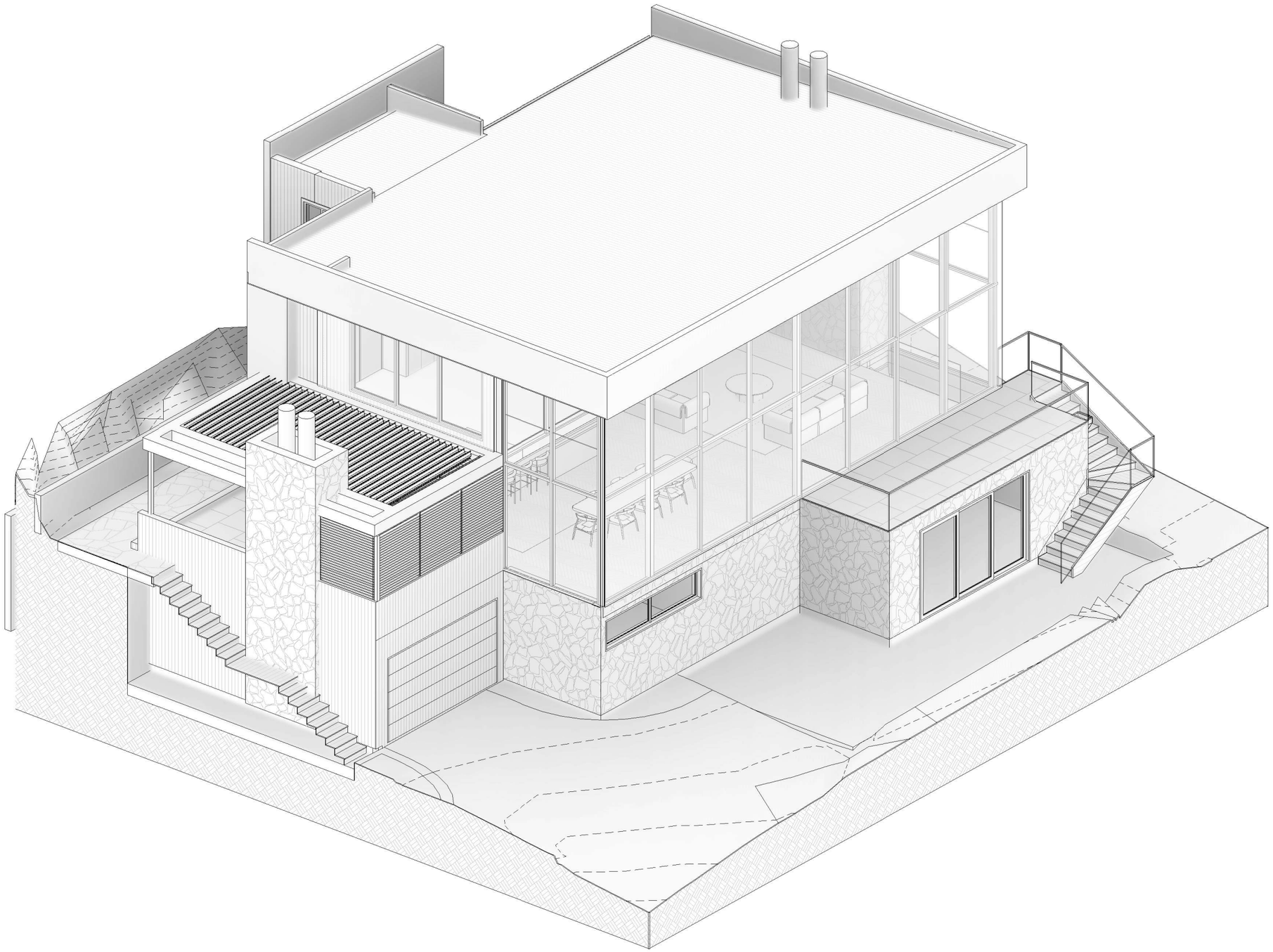
client :
GARY BOURKE
project :
ADDITIONS & ALTERATIONS

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20 LIMERICK LANE,
QUEENSTOWN

issue date:
24.03.2026
scale at A3:
sheet name:
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sheet:
A5-01
revision :
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DR: MS RV: MM ID : MAD25053



GENERAL NOTES:
TIMBER IDENTIFICATION AND TREATMENT OF ALL TIMBER WORK ASSOCIATED WITH THIS BUILDING CONSENT MUST COMPLY WITH NZB CODE B2/AS1, NZS 3602:2003 AND NZS 3640:2003. ALL SETTING OUT, LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCING WORK. UNLESS REQUIRING SPECIFIC DESIGN BY A REGISTERED ENGINEER, ALL WORK TO COMPLY WITH NZS 3604:2011 AND THE NEW ZEALAND BUILDING CODE DOCUMENTS. ALL MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.
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PROJECT INFORMATION:

LOT:	1
CT:	
DP:	521773
TA:	
CORROSION ZONE:	B
EARTHQUAKE ZONE:	3
WIND ZONE:	HIGH- TBC
SITE AREA:	461m²

PLANNING INFORMATION:
RMA ZONE:

CONTROLS:

OVERLAYS & DESIGNATIONS:

CONSULTANTS:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH MANUFACTURERS SPECIFICATIONS AND TO SPECIFIC REPORTS BY CONSULTANTS :

PLANNING CONSULTANT: JOHN EDMONDS & ASSOCIATES

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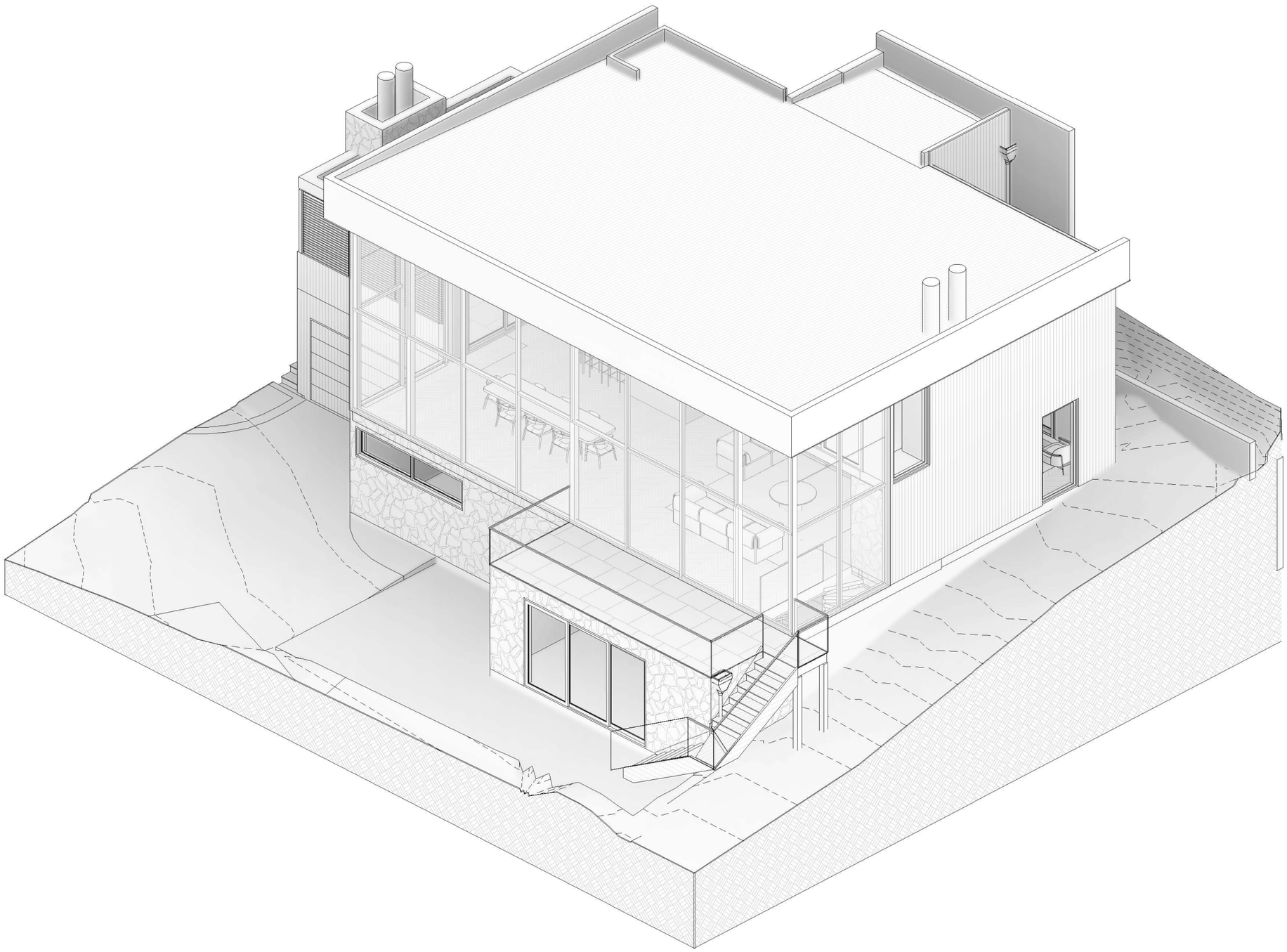
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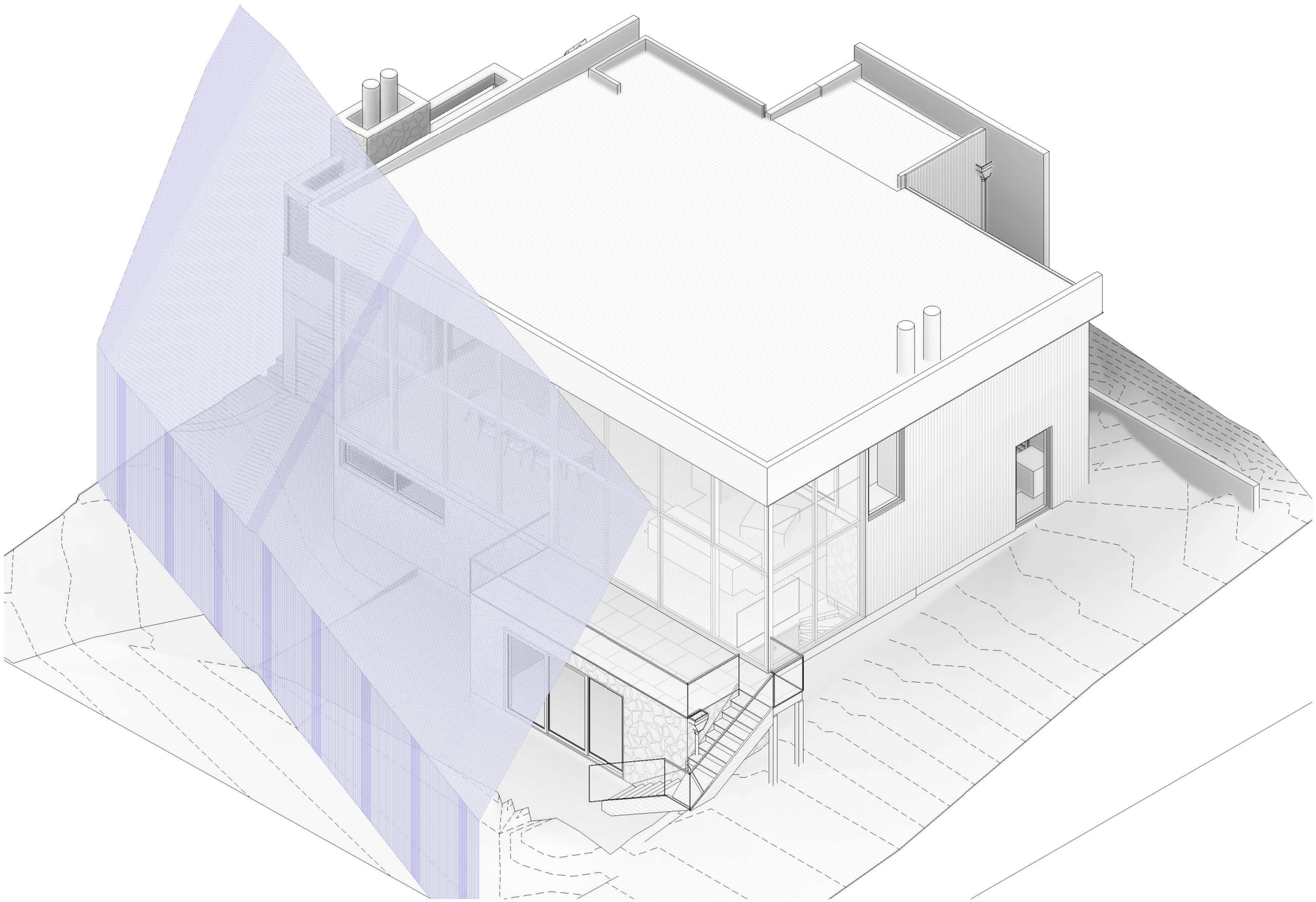
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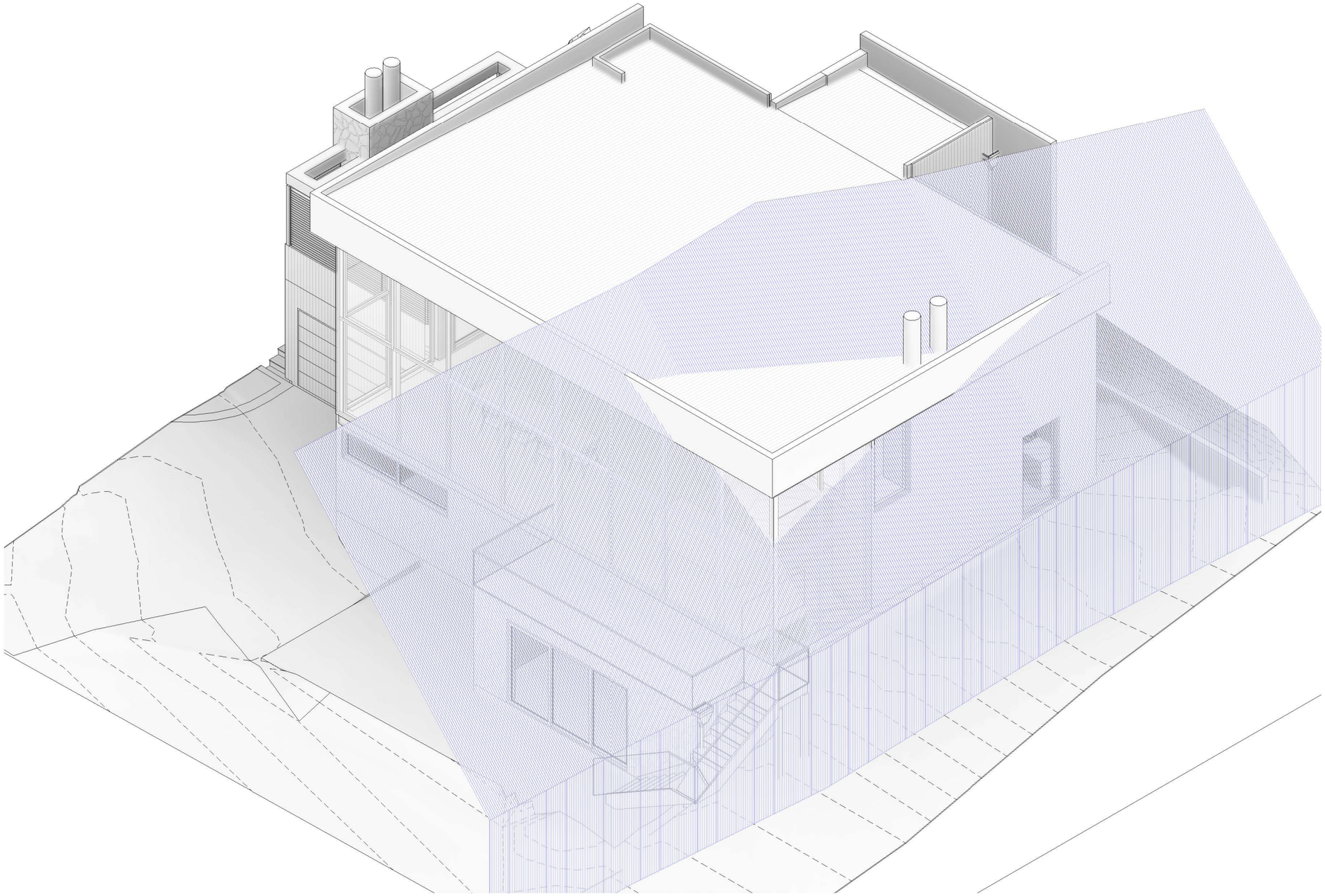
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