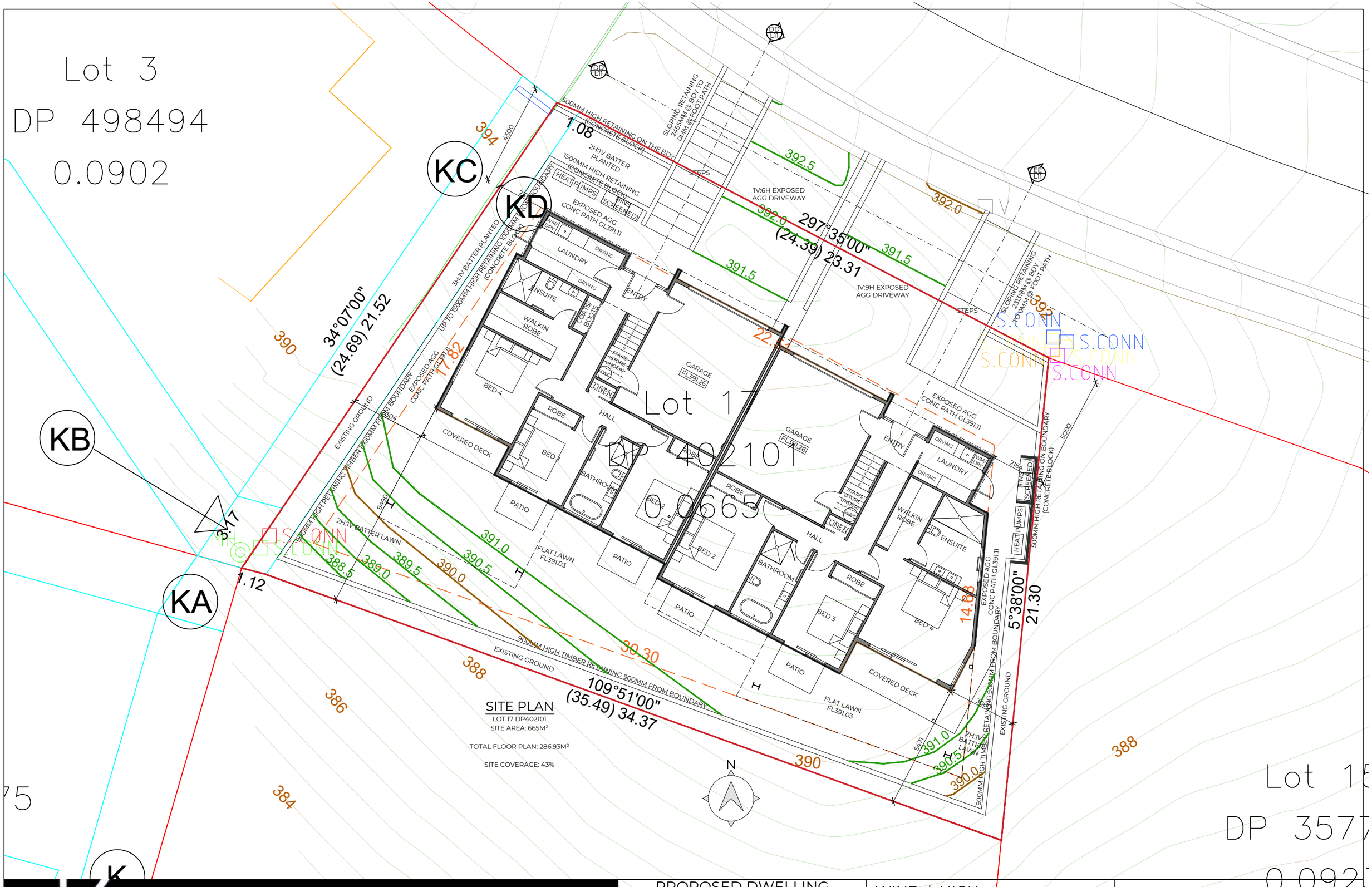


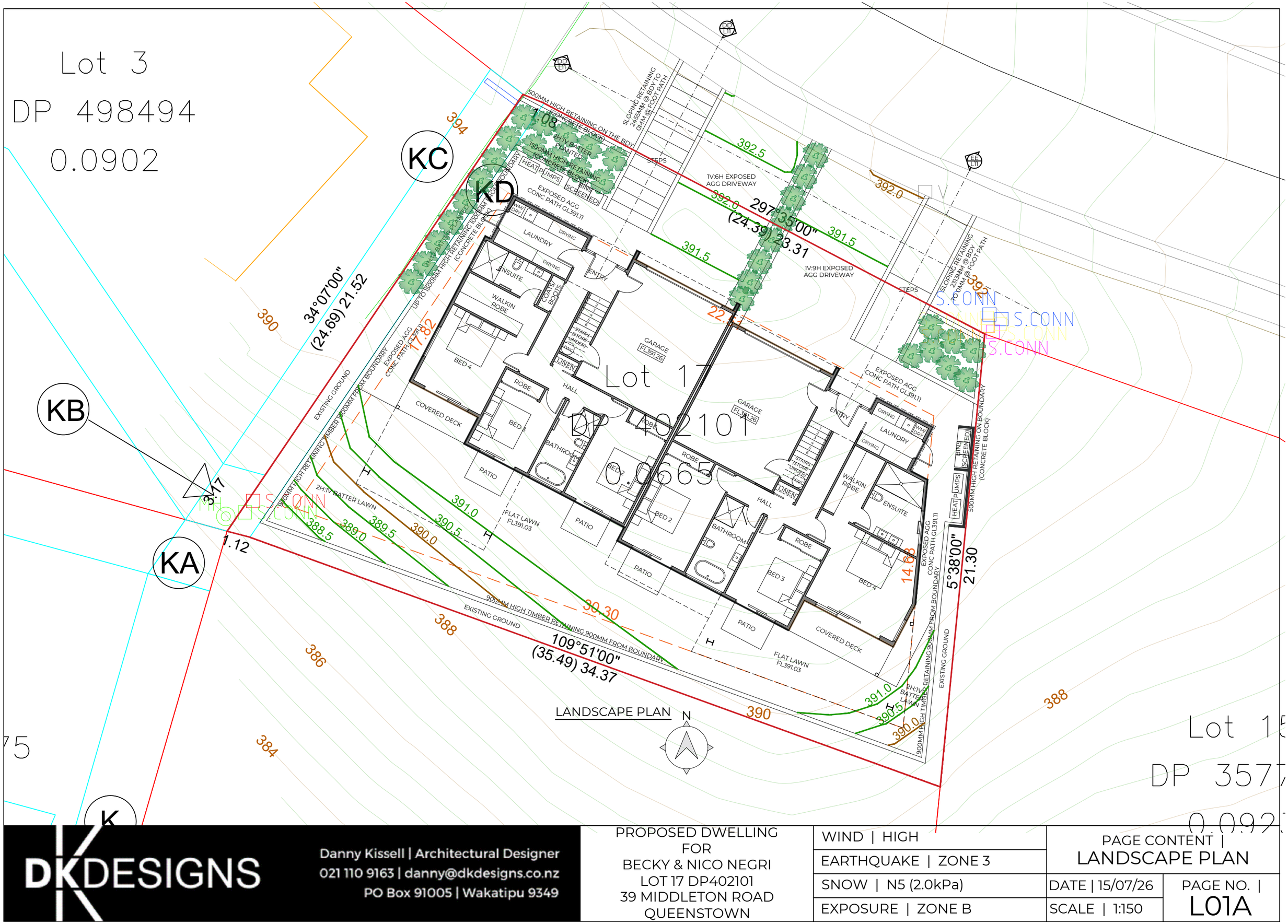
DKDESIGNS
Danny Kissell | Architectural Designer
021 110 9163 | danny@dkdesigns.co.nz
PO Box 91005 | Wakatipu 9349

PROPOSED DWELLING
FOR
BECKY & NICO NEGRI
LOT 17 DP402101
39 MIDDLETON ROAD
QUEENSTOWN

WIND | HIGH	
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 15/07/26
EXPOSURE | ZONE B	SCALE | 1:150

PAGE CONTENT |
SITE PLAN

PAGE NO. |
L01



DKDESIGNS

Danny Kissell | Architectural Designer
021 110 9163 | danny@dkdesigns.co.nz
PO Box 91005 | Wakatipu 9349

PROPOSED DWELLING
FOR
BECKY & NICO NEGRI
LOT 17 DP402101
39 MIDDLETON ROAD
QUEENSTOWN

WIND | HIGH	
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 15/07/26
EXPOSURE | ZONE B	SCALE | 1:150

PAGE CONTENT |
LANDSCAPE PLAN

PAGE NO. |
L01A

Lot 3
DP 498494
0.0902

Lot 17
DP 402101
0.0665

Lot
DP 357

KA
KB
KC
KD

1.08
1.12
3.17
17.82
22.
14.62
21.30
34°07'00"
(24.69) 21.52
297°35'00"
(24.39) 23.31
5°38'00"
109°51'00"
(35.49) 34.37
39.30

390
392
392.5
392.0
391.5
391.0
390.5
390.0
389.5
389.0
388.5
388
386
384

1500MM HIGH RETAINING ON THE BDY (CONCRETE BLOCK)
SLOPING RETAINING 2465MM @ BDY TO 0MM @ FOOT PATH
2H:1V BATTER PLANTED
1500MM HIGH RETAINING (CONCRETE BLOCK)
OVER BOUNDARY
1V:6H EXPOSED AGG DRIVEWAY
1V:9H EXPOSED AGG DRIVEWAY
EXPOSED AGG CONC PATH GL391.11
STEPS
HEAT PUMPS
BINS SCREENED
3H:1V BATTER PLANTED
UP TO 1500MM HIGH RETAINING 1000MM FROM BOUNDARY (CONCRETE BLOCK)
W/M DRY
LAUNDRY
DRYING
ENSUITE
WALKIN ROBE
COATS BOOTS
ENTRY
GARAGE FL391.26
STAIRS UP 5 RISERS UNDER
LINEN
HALL
BED 4
ROBE
BED 3
BED 2
BATHROOM
PATIO
COVERED DECK
FLAT LAWN FL391.03
900MM HIGH TIMBER RETAINING 900MM FROM BOUNDARY
EXISTING GROUND
2H:1V BATTER LAWN
EXPOSED AGG CONC PATH GL391.11
500MM HIGH RETAINING ON BOUNDARY (CONCRETE BLOCK)

EARTHWORKS
CUT
VOLUME: 1030M³
AREA: 480M²
MAX HEIGHT: 3.8M
FILL
VOLUME: 380M³
AREA: 180M²
MAX HEIGHT: 1.6M

N

S.CONN

DKDESIGNS
Danny Kissell | Architectural Designer
021 110 9163 | danny@dkdesigns.co.nz
PO Box 91005 | Wakatipu 9349

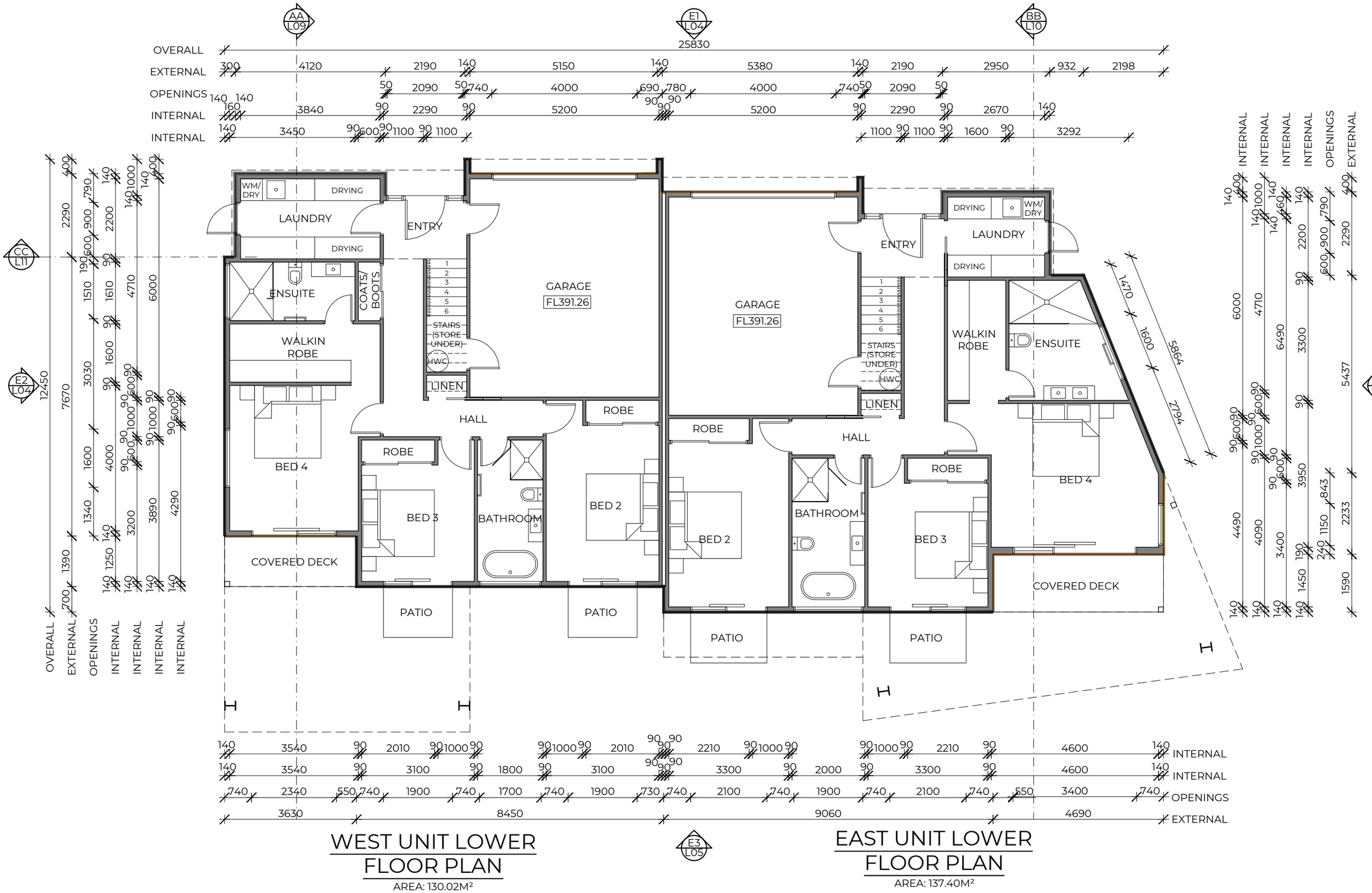
PROPOSED DWELLING
FOR
BECKY & NICO NEGRI
LOT 17 DP402101
39 MIDDLETON ROAD
QUEENSTOWN

WIND | HIGH
EARTHQUAKE | ZONE 3
SNOW | N5 (2.0kPa)
EXPOSURE | ZONE B

PAGE CONTENT |
EARTHWORKS PLAN

DATE | 15/07/26
SCALE | 1:150

PAGE NO. |
L01B



WEST UNIT LOWER FLOOR PLAN

AREA: 130.02M²

EAST UNIT LOWER FLOOR PLAN

AREA: 137.40M²

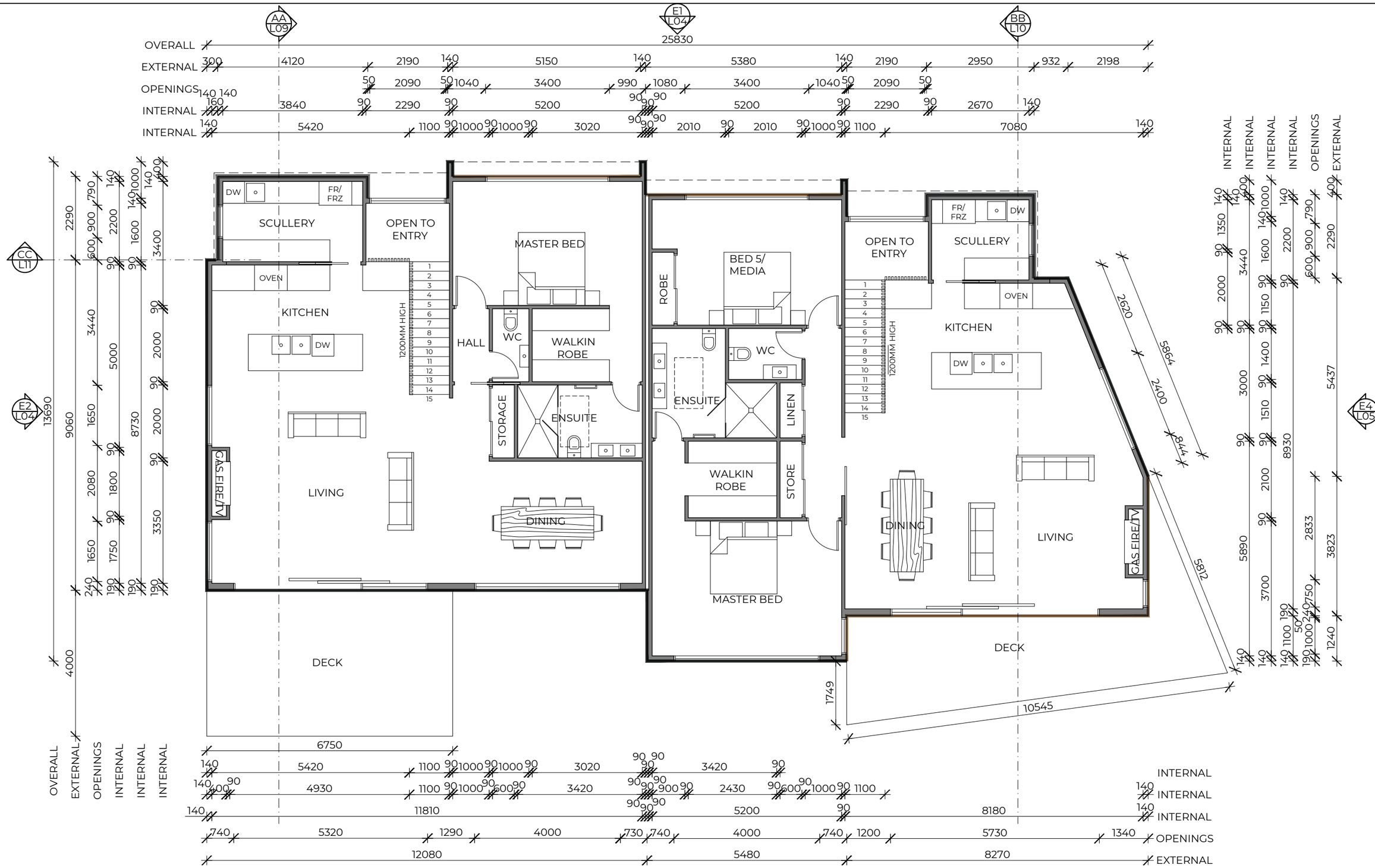
DKDESIGNS

Danny Kissell | Dip Arch Tech
021 110 9163 | danny@dkdesigns.co.nz
2 Terrington Court | Jacks Point 9371
PO Box 91005 | Wakatipu 9349

PROPOSED DWELLING
FOR
BECKY & NICO NEGRI
LOT 17 DP402101
39 MIDDLETON ROAD
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | LOWER FLOOR PLAN
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 15/07/26
EXPOSURE | ZONE B	SCALE | 1:100

PAGE NO. \| L02



WEST UNIT UPPER FLOOR PLAN

AREA: 135.34M²

EAST UNIT UPPER FLOOR PLAN

AREA: 151.59M²

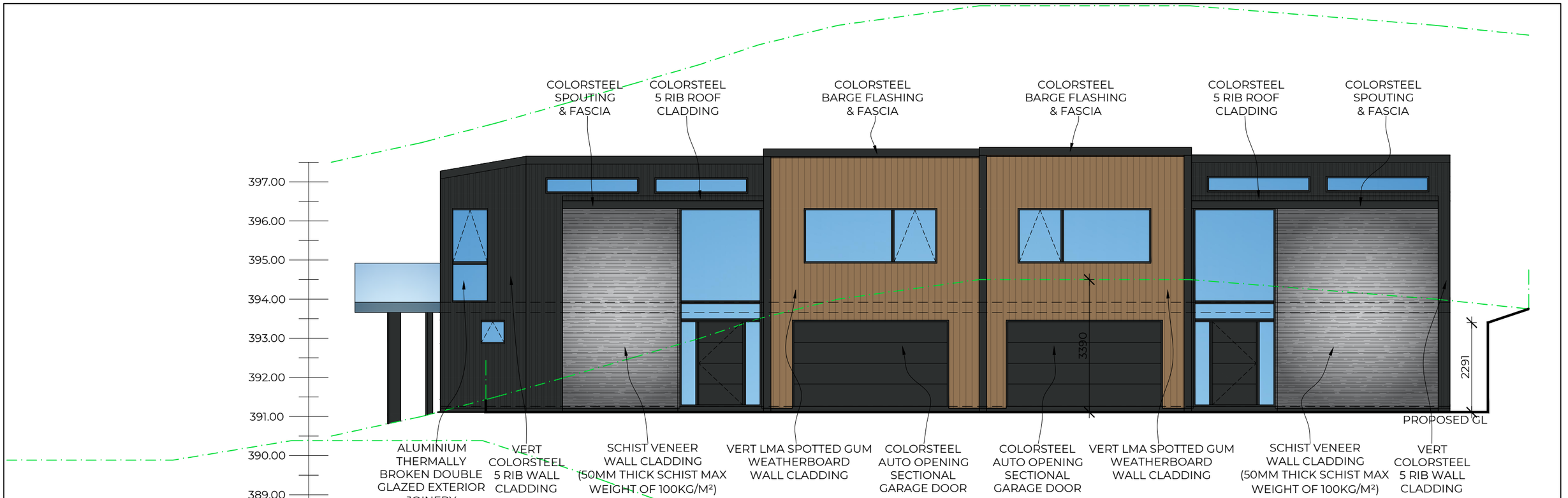
DKDESIGNS

Danny Kissell | Dip Arch Tech
021 110 9163 | danny@dkdesigns.co.nz
2 Terrington Court | Jacks Point 9371
PO Box 91005 | Wakatipu 9349

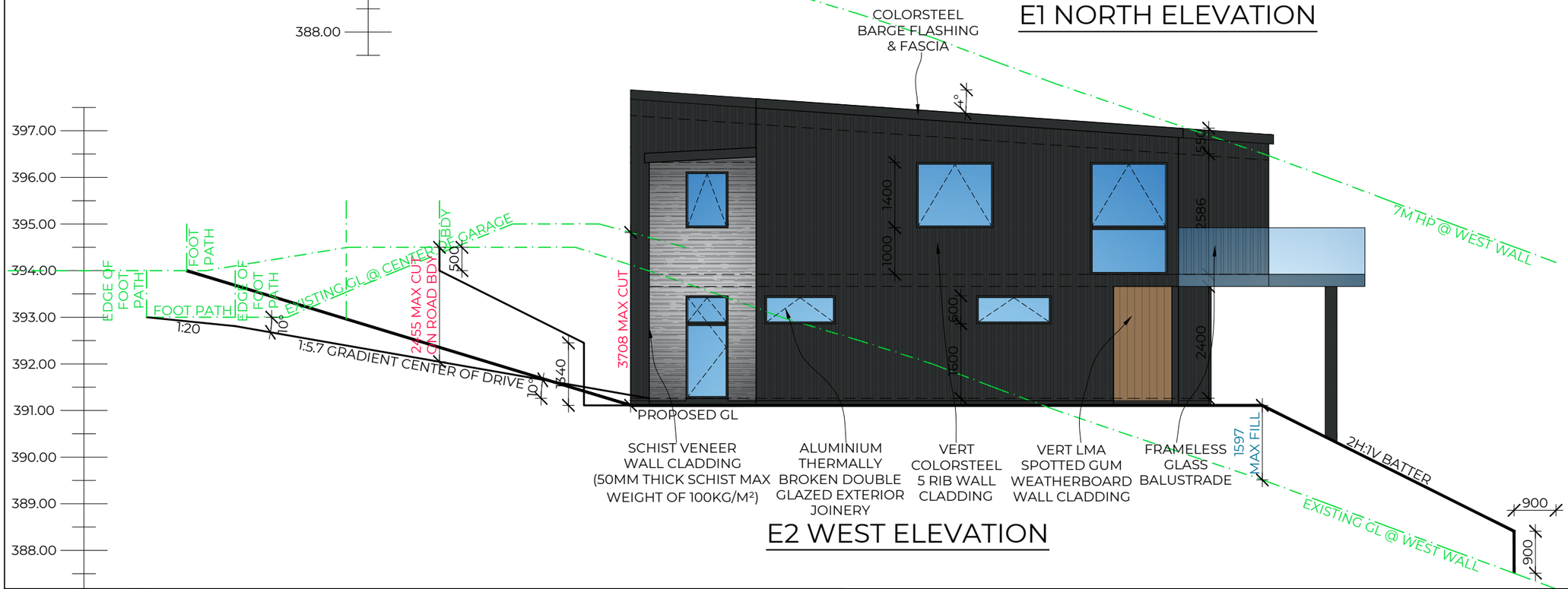
PROPOSED DWELLING
FOR
BECKY & NICO NEGRI
LOT 17 DP402101
39 MIDDLETON ROAD
QUEENSTOWN

WIND | HIGH	
EARTHQUAKE | ZONE 3	PAGE CONTENT | UPPER FLOOR PLAN
SNOW | N5 (2.0kPa)	DATE | 15/07/26
EXPOSURE | ZONE B	SCALE | 1:100

PAGE NO. \| L03



E1 NORTH ELEVATION



E2 WEST ELEVATION

DKDESIGNS
Danny Kissell | Dip Arch Tech
021 110 9163 | danny@dkdesigns.co.nz
2 Terrington Court | Jacks Point 9371
PO Box 91005 | Wakatipu 9349

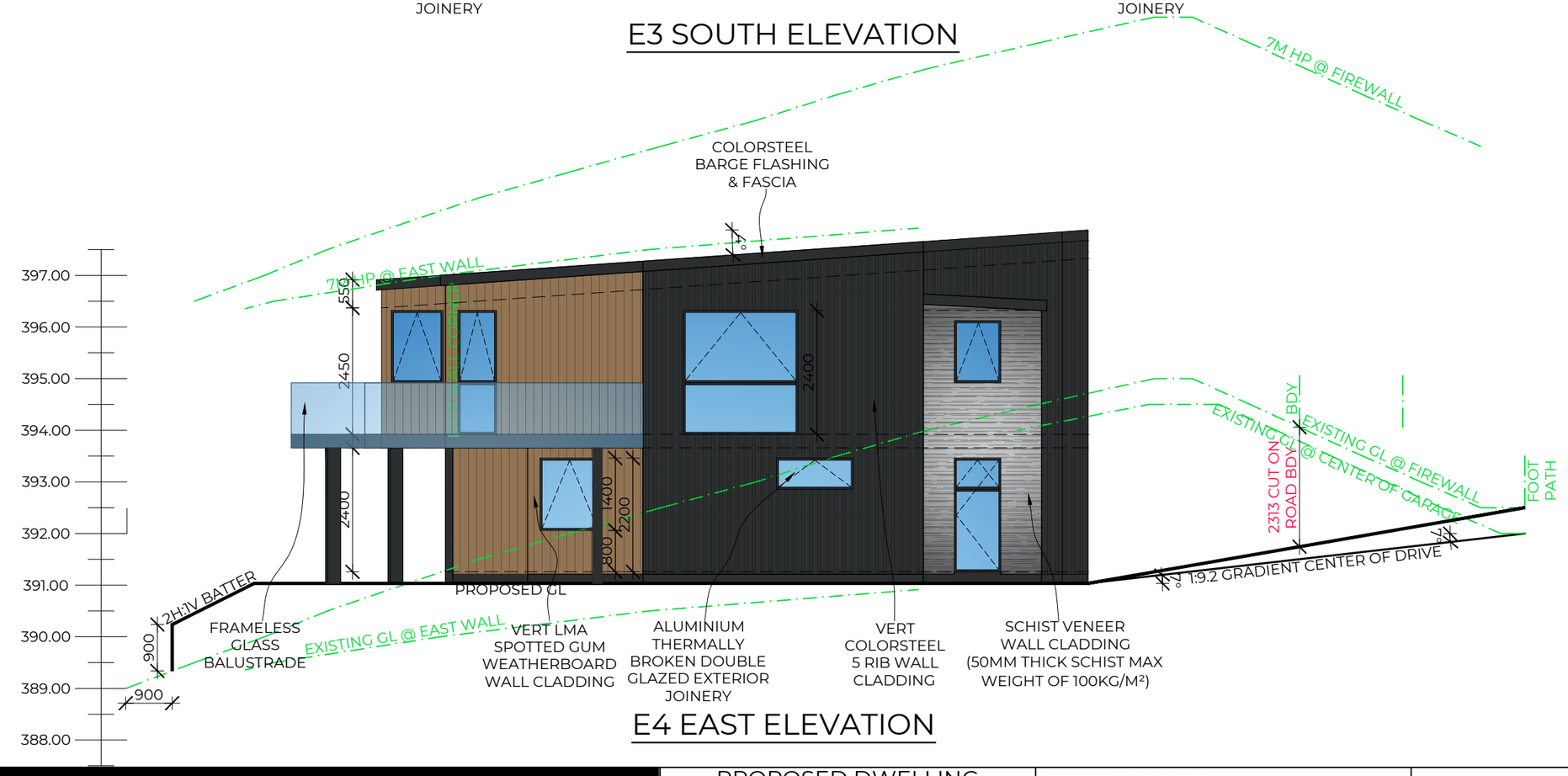
PROPOSED DWELLING
FOR
BECKY & NICO NEGRI
LOT 17 DP402101
39 MIDDLETON ROAD
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | ELEVATIONS
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 15/07/26
EXPOSURE | ZONE B	SCALE | 1:100

PAGE NO. | L04



E3 SOUTH ELEVATION

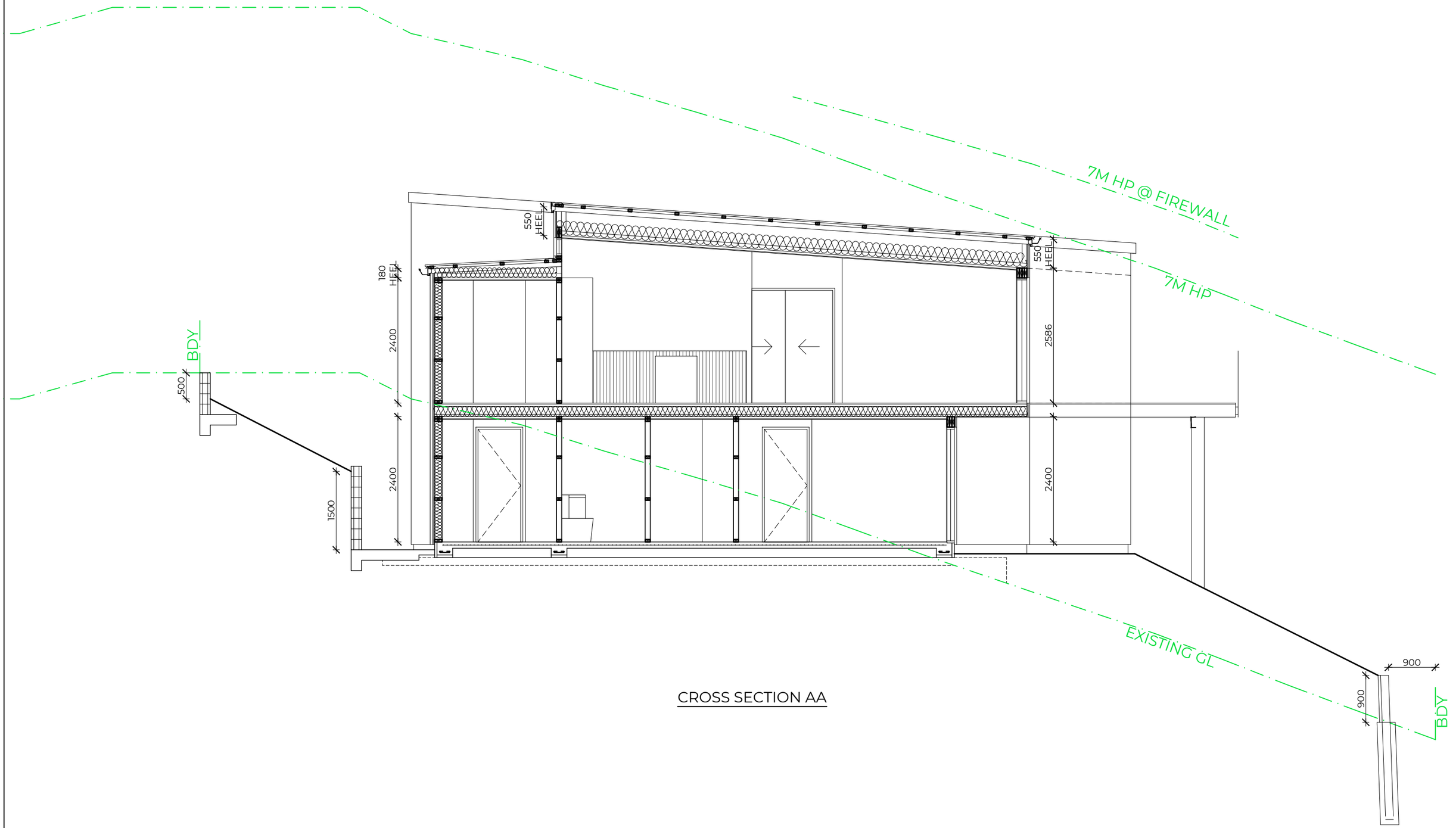


E4 EAST ELEVATION

DKDESIGNS
Danny Kissell | Dip Arch Tech
021 110 9163 | danny@dkdesigns.co.nz
2 Terrington Court | Jacks Point 9371
PO Box 91005 | Wakatipu 9349

PROPOSED DWELLING FOR
BECKY & NICO NEGRI
LOT 17 DP402101
39 MIDDLETON ROAD
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | ELEVATIONS	
EARTHQUAKE | ZONE 3		
SNOW | N5 (2.0kPa)	DATE | 15/07/26	PAGE NO. | L05
EXPOSURE | ZONE B	SCALE | 1:100	

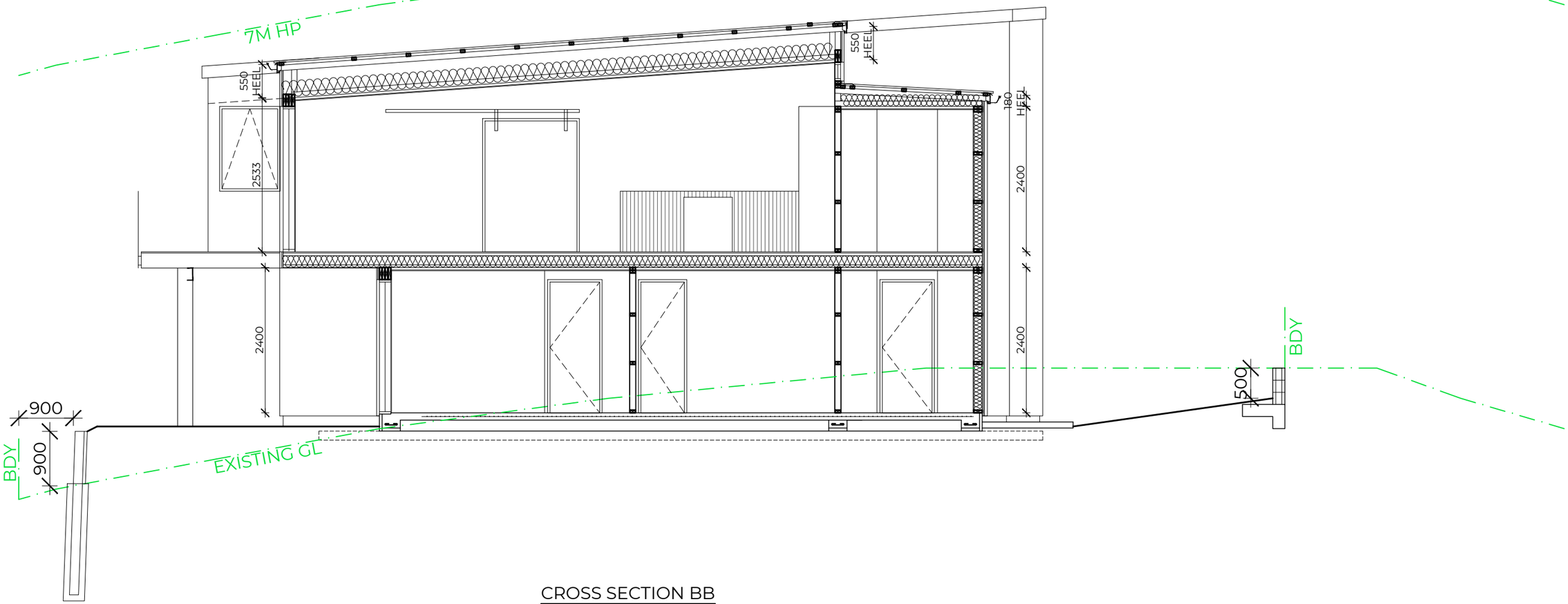


CROSS SECTION AA

DKDESIGNS
Danny Kissell | Dip Arch Tech
021 110 9163 | danny@dkdesigns.co.nz
2 Terrington Court | Jacks Point 9371
PO Box 91005 | Wakatipu 9349

PROPOSED DWELLING
FOR
BECKY & NICO NEGRI
LOT 17 DP402101
39 MIDDLETON ROAD
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | CROSS SECTION AA	
EARTHQUAKE | ZONE 3		
SNOW | N5 (2.0kPa)	DATE | 15/07/26	PAGE NO. | L09
EXPOSURE | ZONE B	SCALE | 1:70	

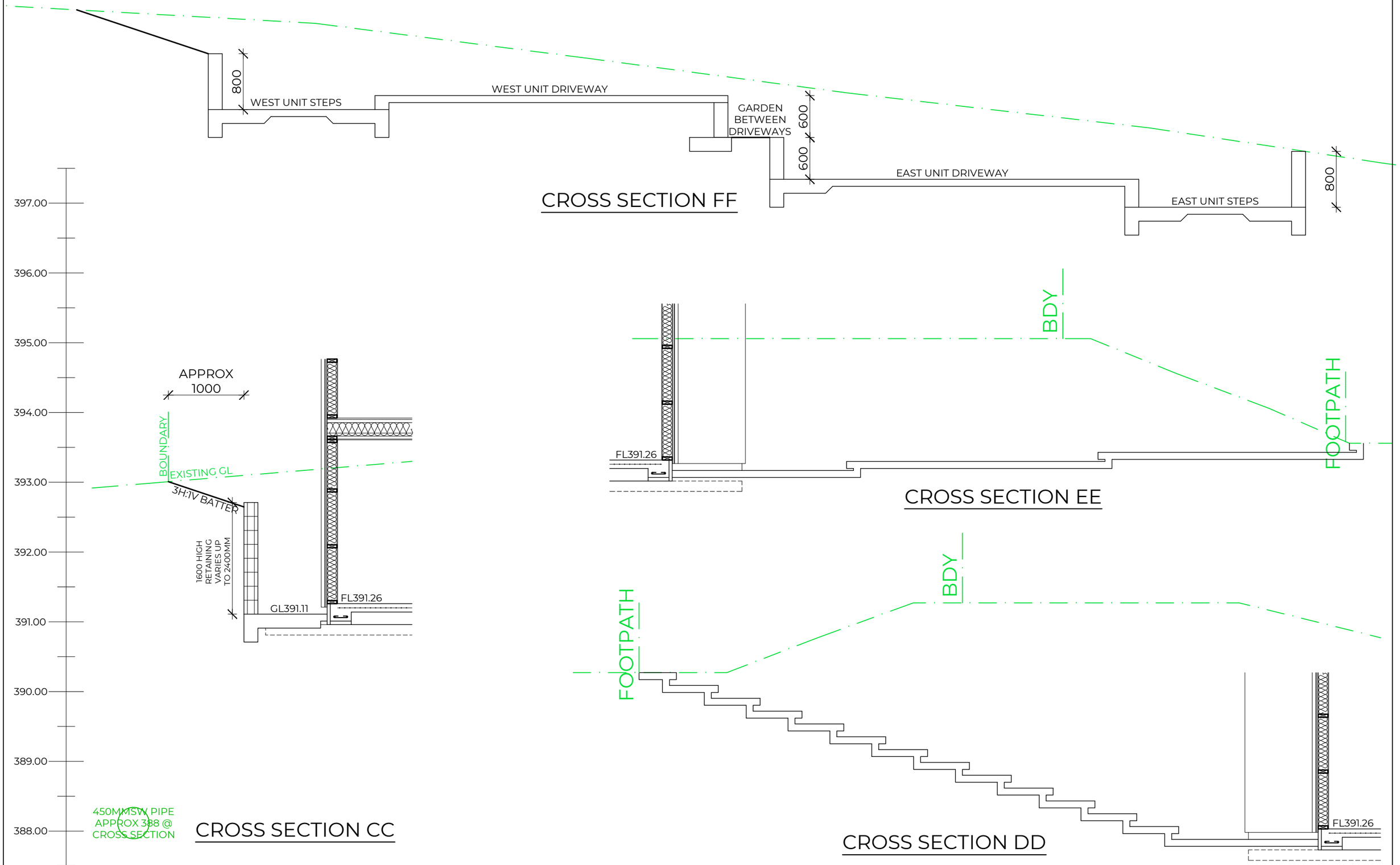


CROSS SECTION BB

DKDESIGNS
Danny Kissell | Dip Arch Tech
021 110 9163 | danny@dkdesigns.co.nz
2 Terrington Court | Jacks Point 9371
PO Box 91005 | Wakatipu 9349

PROPOSED DWELLING
FOR
BECKY & NICO NEGRI
LOT 17 DP402101
39 MIDDLETON ROAD
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | CROSS SECTION BB	
EARTHQUAKE | ZONE 3		
SNOW | N5 (2.0kPa)	DATE | 15/07/26	PAGE NO. | L10
EXPOSURE | ZONE B	SCALE | 1:70	



CROSS SECTION FF

CROSS SECTION EE

CROSS SECTION CC

CROSS SECTION DD

DKDESIGNS
Danny Kissell | Dip Arch Tech
021 110 9163 | danny@dkdesigns.co.nz
2 Terrington Court | Jacks Point 9371
PO Box 91005 | Wakatipu 9349

PROPOSED DWELLING
FOR
BECKY & NICO NEGRI
LOT 17 DP402101
39 MIDDLETON ROAD
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | CROSS SECTION CC	
EARTHQUAKE | ZONE 3		
SNOW | N5 (2.0kPa)	DATE | 15/07/26	PAGE NO. | L11
EXPOSURE | ZONE B	SCALE | 1:50	