PROJECT: **367_PENINSULA_ROAD**

CLIENTS: **QUENTIN & KATE NOLAN**
ADDRESS: **367 PENINSULA ROAD KELVIN HEIGHTS**
QUEENSTOWN 9300
LEGAL DESCRIPTION: **LOT 8 DP 15297**
STAGE: **RESOURCE CONSENT**



AERIAL VIEW - N.T.S



AXONOMETRIC
SCALE: NTS

ARCHITECTURAL DRAWING SCHEDULE

SHEET NUMBER	SHEET NAME	REVISION	DATE
RC00	COVER PAGE	F	25.05.2026
RC01	EXISTING SITE, ANALYSIS & DEMOLITION PLAN	F	25.05.2026
RC02	PROPOSED SITE PLAN	F	25.05.2026
RC03	PROPOSED LOWER LEVEL FLOOR PLAN	F	25.05.2026
RC04	PROPOSED UPPER LEVEL FLOOR PLAN	F	25.05.2026
RC05	PROPOSED ROOF PLAN	F	25.05.2026
RC06	PROPOSED ELEVATIONS	E	13.04.2026
RC07	PROPOSED ELEVATIONS	E	13.04.2026
RC08	PROPOSED SECTIONS	E	13.04.2026
RC09	MATERIAL PALETTE	E	13.04.2026
RC10	3D VIEWS OF HEIGHT PLANE BREACH	E	13.04.2026
RC11	3D VIEWS OF RECESSION PLANE BREACH	E	13.04.2026

SITE INFORMATION

PHYSICAL ADDRESS:	367 PENINSULA ROAD KELVIN HEIGHTS QUEENSTOWN 9300
LEGAL DESCRIPTION:	LOT 8 DP 15297
PROPERTY AREA:	916 m²
CERTIFICATE OF TITLE :	OT5D/1298
RESOURCE CONSENT No. :	
BUILDING CONSENT No. :	
DISTRICT PLAN ZONING:	PDP: LOWER DENSITY SUBURBAN RESIDENTIAL UIV: SUBURBAN RESIDENTIAL
SEWER:	COUNCIL MAINS VIA EASEMENT
STORMWATER:	DISCHARGE VIA EASEMENT
POTABLE WATER:	COUNCIL MAINS AS SHOWN
POWER & TELECOM:	AVAILABLE ON SITE
SITE ACCESS:	FROM PENINSULA RD

NOMINAL DESIGN CRITERIA

WIND REGION:	A	FIGURE 5.1 NZS 3604:2011
WIND ZONE:	HIGH	BRANZ MAPS
EXPOSURE ZONE:	B	FIGURE 4.2 NZS 3604:2011
SNOWLOADING REGION:	N5	2kPa, BELOW 400m. FIGURE 15.1 NZS 3604:2011
EARTHQUAKE ZONE:	3	FIGURE 5.4 NZS 3604:2011
ALTITUDE:	345m	ABOVE SEA LEVEL
CLIMATE ZONE:	6	FIGURE C.1.1.2 / H1/AS1
RAINFALL INTENSITY:	55mm/hr	APPENDIX A / E1/AS1

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General Notes

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PROJECT MANAGER	
?	?

Project Name
367 PENINSULA ROAD

Site Address
367 PENINSULA ROAD

Project Number
#2509

Client
QUENTIN & KATE NOLAN

Status
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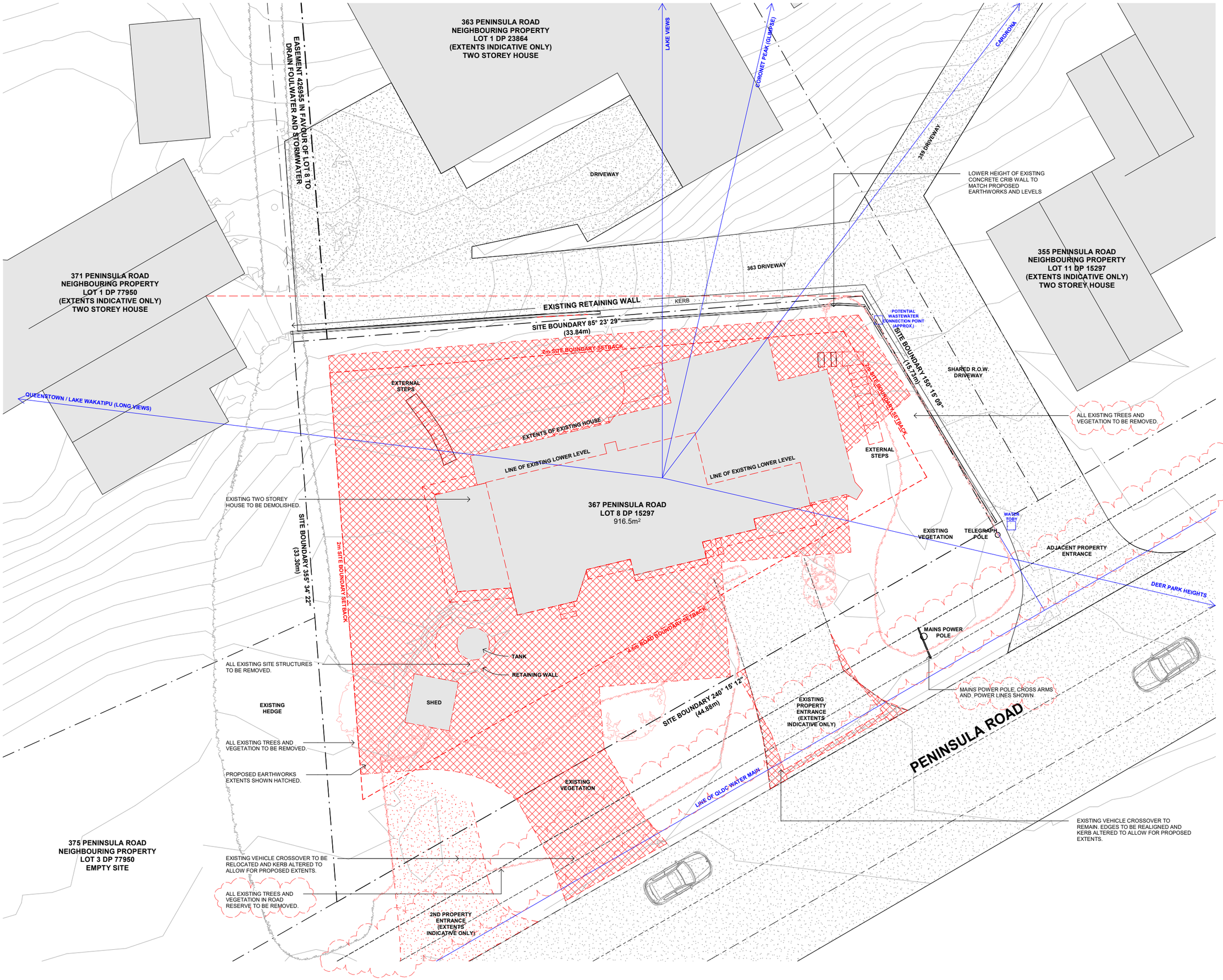
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COVER PAGE

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RC00

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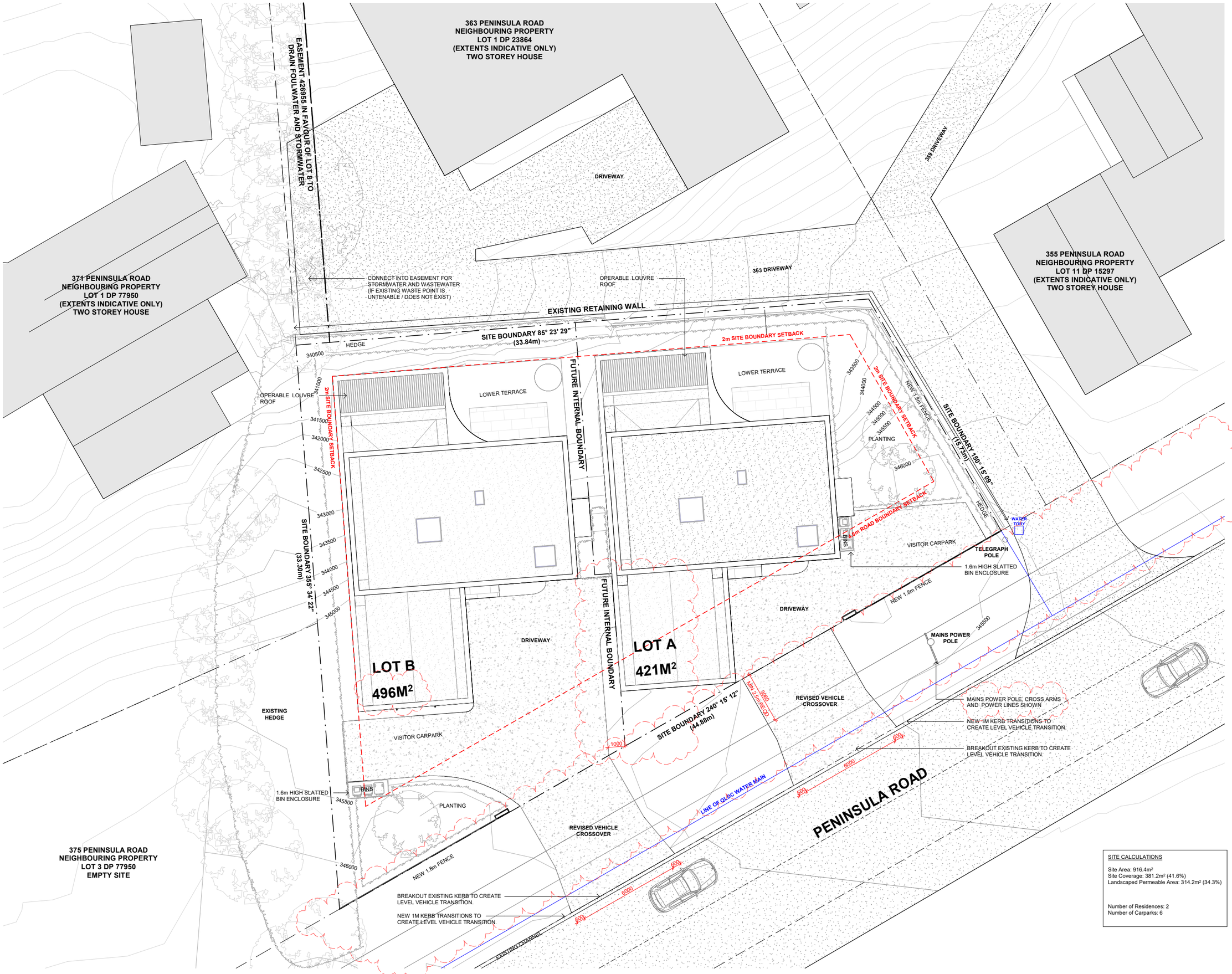
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EXISTING SITE, ANALYSIS & DEMOLITION PLAN

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NORTH

Drawing Number
RC01

Revision
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SITE CALCULATIONS

Site Area: 916.4m²
Site Coverage: 381.2m² (41.6%)
Landscaped Permeable Area: 314.2m² (34.3%)

Number of Residences: 2
Number of Carparks: 6

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Site Address
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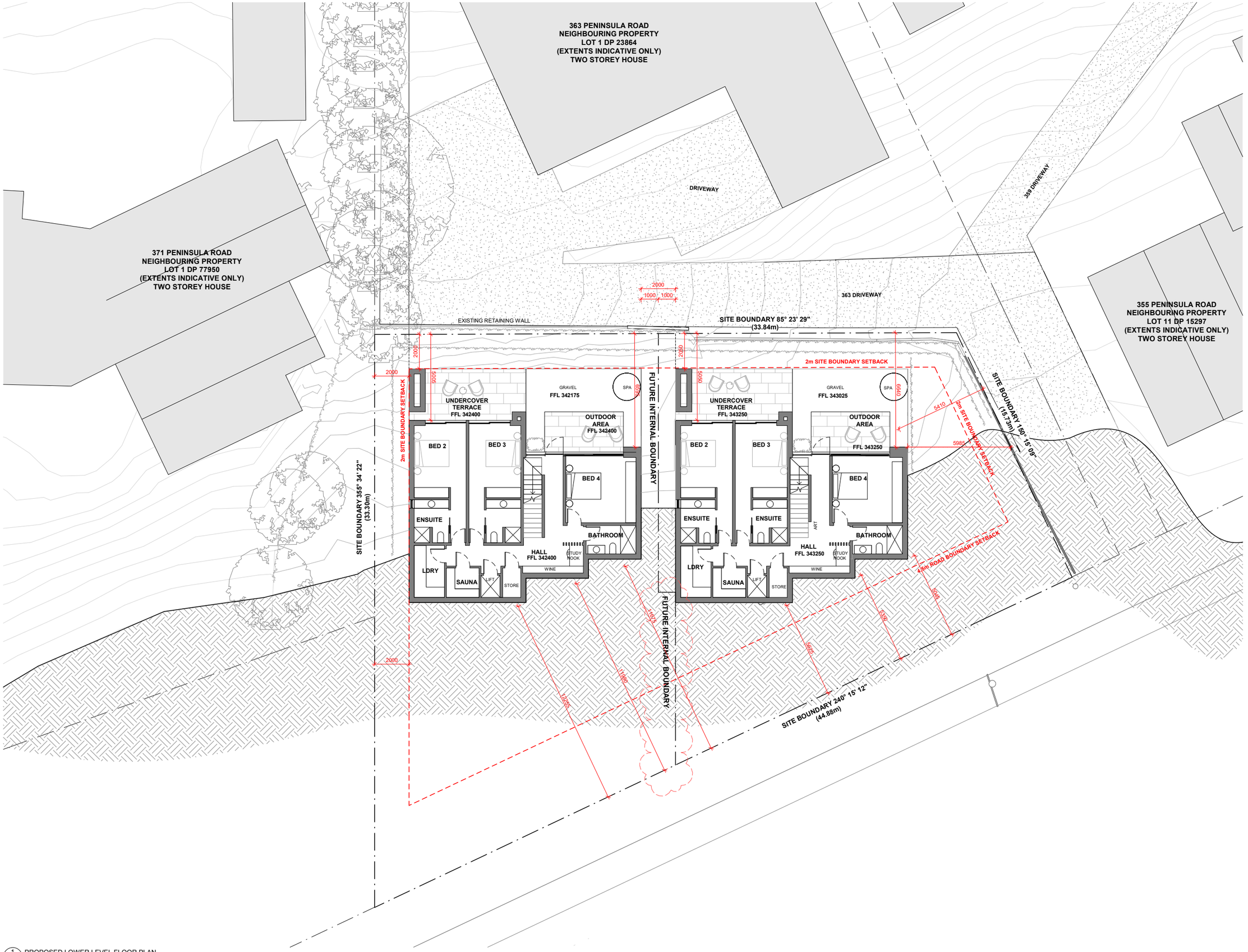
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RC02

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1 PROPOSED LOWER LEVEL FLOOR PLAN
RC07 SCALE 1 : 100

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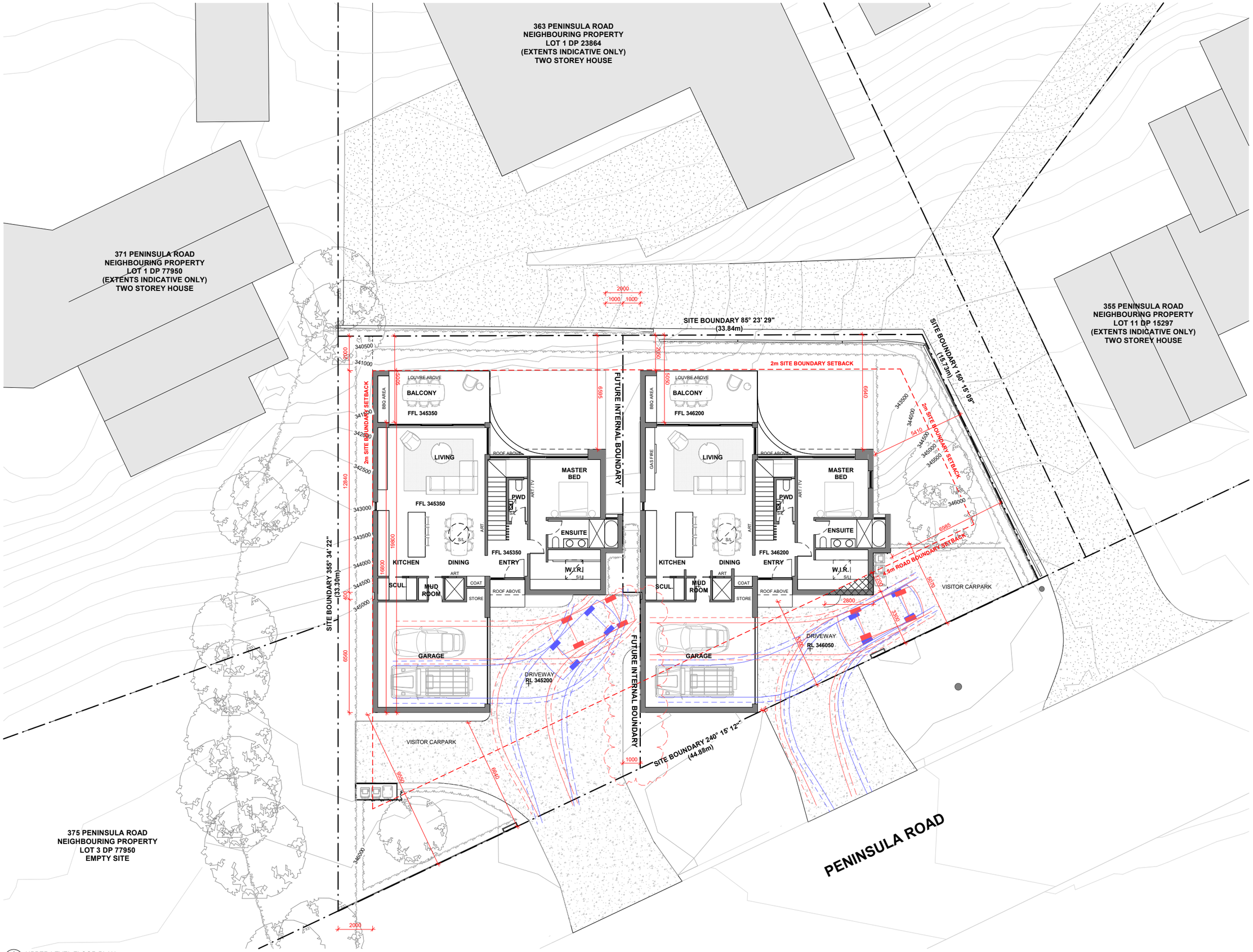
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RC03

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1 UPPER LEVEL FLOOR PLAN
RC06 SCALE 1 : 100

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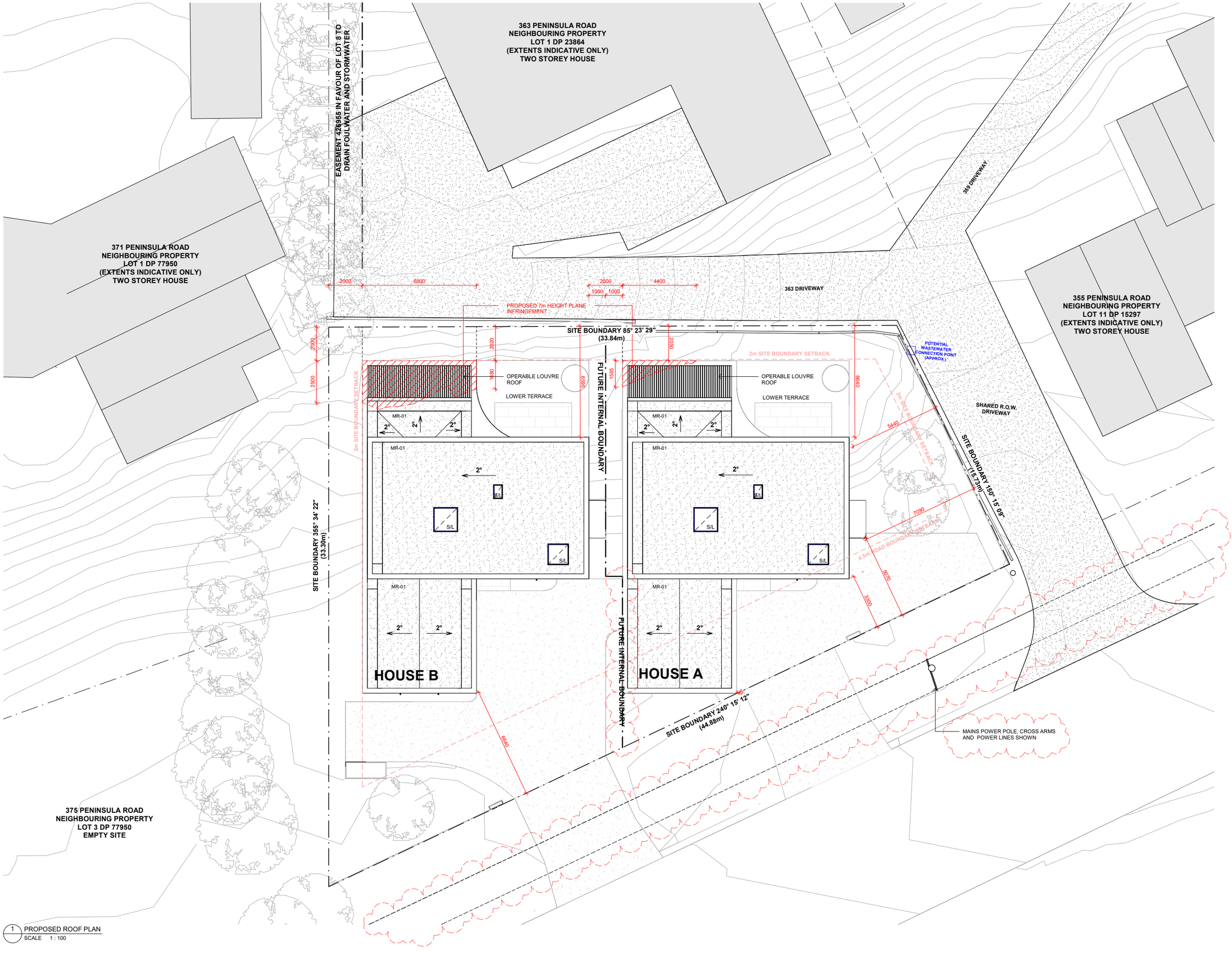
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50% AT A3

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RC04

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1 PROPOSED ROOF PLAN
SCALE 1 : 100

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367 PENINSULA ROAD

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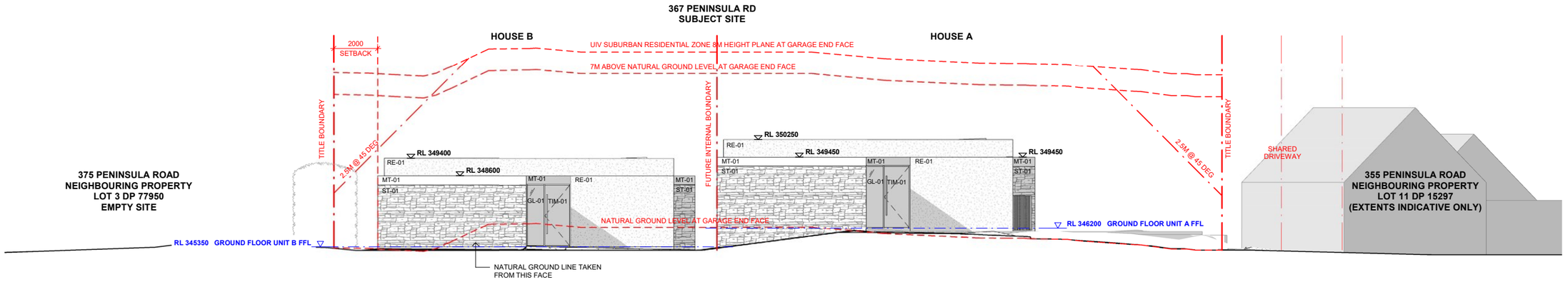
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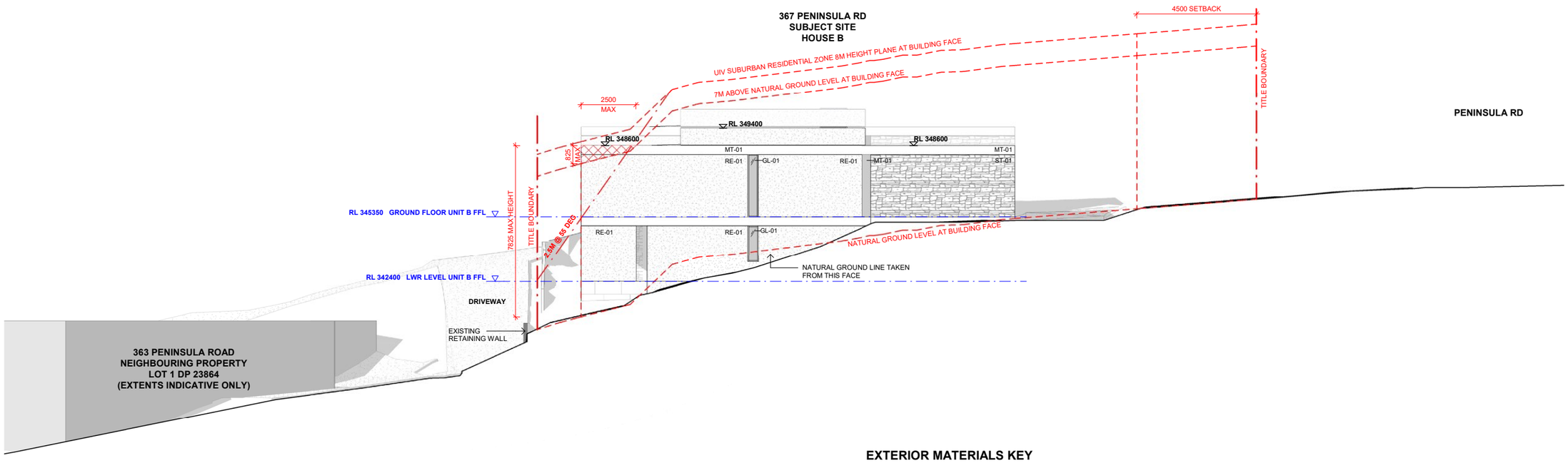
NORTH

Drawing Number
RC05

Revision
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SCALE 1 : 100



2 PROPOSED WEST ELEVATION
SCALE 1 : 100

EXTERIOR MATERIALS KEY

- DARK COLOURED MEMBRANE ROOF
- NATURAL LOCAL STONE, BAGGED FINISH
- DARK COLOURED TIMBER CLADDING
- RENDER CLADDING
- SELECTED GLAZING SUITE WITH ALUMINIUM FRAME
- DARK METAL BANDING

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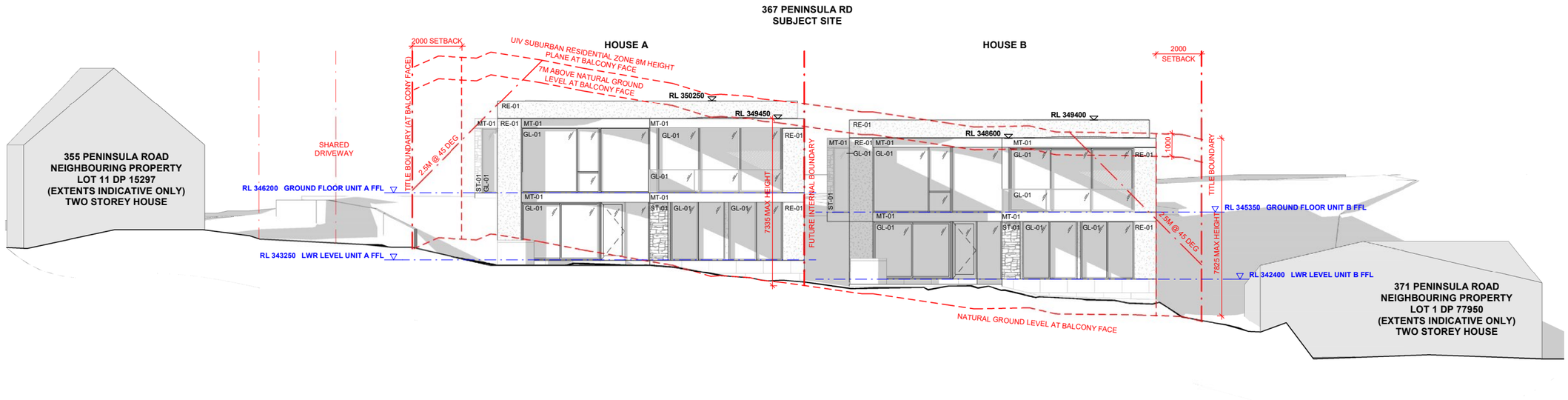
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Sheet Name
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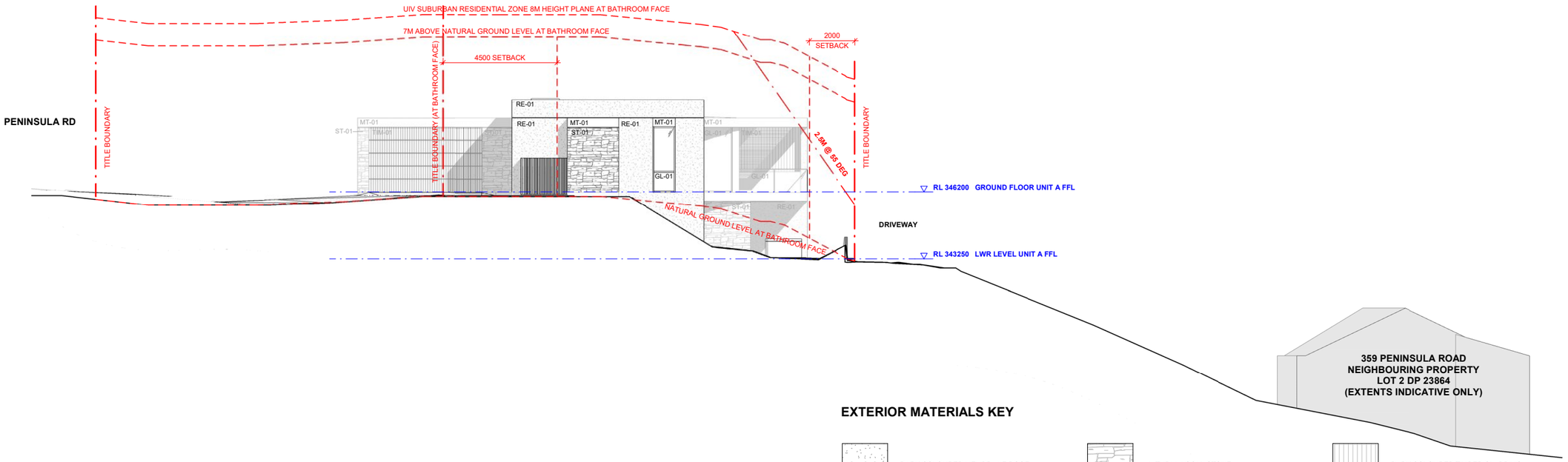
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50% AT A3

Drawing Number
RC06

Revision
E



1 PROPOSED NORTH ELEVATION
SCALE 1 : 100



2 PROPOSED EAST ELEVATION
SCALE 1 : 100

EXTERIOR MATERIALS KEY

- DARK COLOURED MEMBRANE ROOF
- NATURAL LOCAL STONE, BAGGED FINISH
- DARK COLOURED TIMBER CLADDING
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- SELECTED GLAZING SUITE WITH ALUMINIUM FRAME
- DARK METAL BANDING

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Consultants	Contact
STRUCTURAL AND CIVIL ENGINEER	
?	?
PROJECT MANAGER	
?	?

Project Name
367 PENINSULA ROAD

Site Address
367 PENINSULA ROAD

Project Number
#2509

Client
QUENTIN & KATE NOLAN

Status
RESOURCE CONSENT

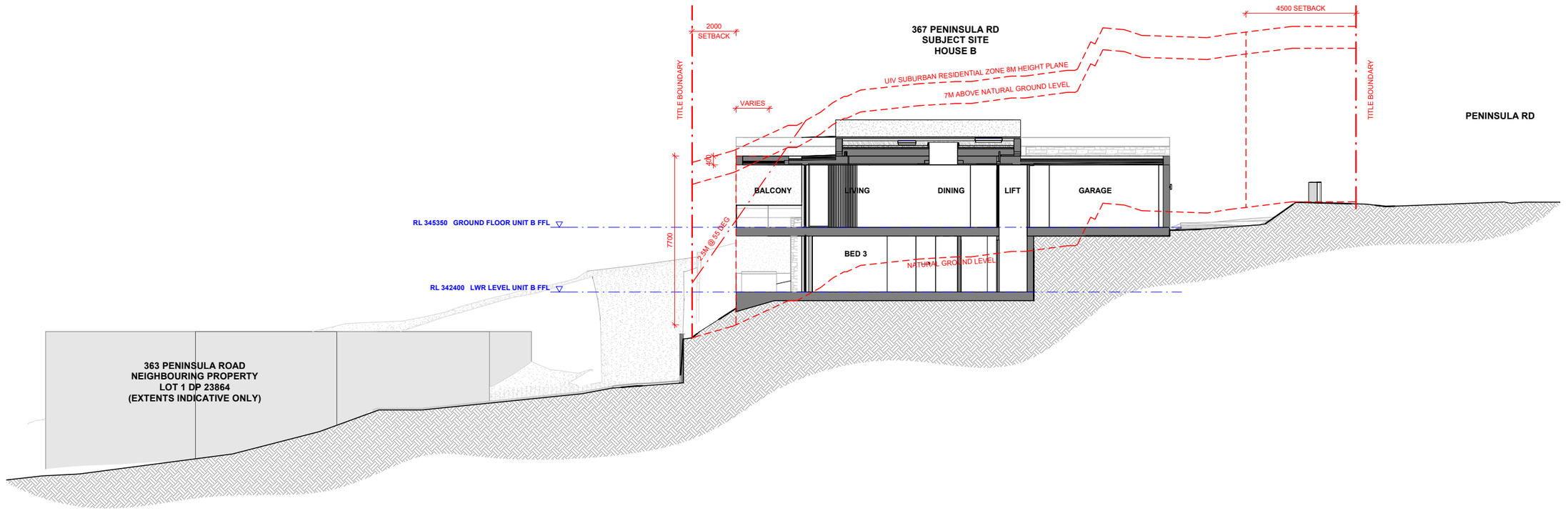
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13.04.2026

Sheet Name
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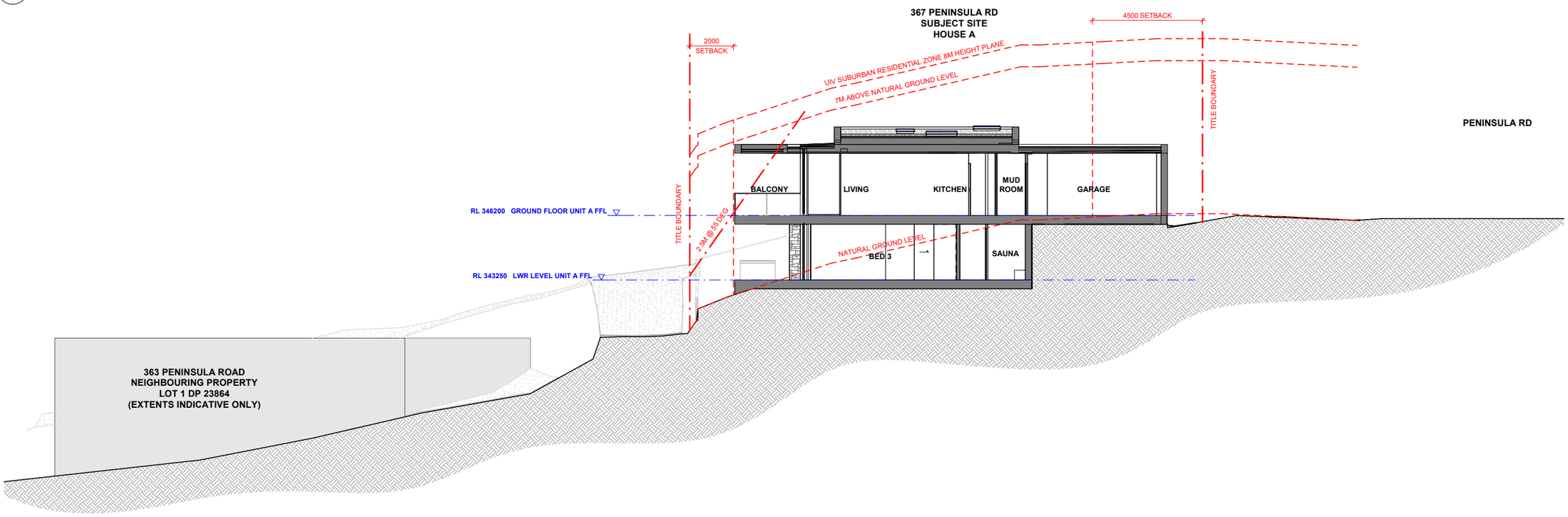
Scale
As indicated @ A1
50% AT A3

Drawing Number
RC07

Revision
E



1 PROPOSED SECTION 1
SCALE 1 : 100



2 PROPOSED SECTION 2
SCALE 1 : 100

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General Notes

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QUENTIN & KATE NOLAN

Status
RESOURCE CONSENT

Date
13.04.2026

Sheet Name
PROPOSED SECTIONS

Scale
1 : 100 @ A1
50% AT A3

Drawing Number
RC08

Revision
E

MATERIAL PALETTE



CON-01 EXPOSED CONCRETE

DRIVEWAY

NATURAL LIGHT - DARK GREY TONES
LOCAL AGGREGATE MIX



TIM-01 DARK COLOURED TIMBER

WALL CLADDING

TIMBER CLADDING WITH DARK FINISH TO SURFACE



ST-01 BAGGED, LOCAL STONE

WALL CLADDING

NATURAL DARK GREY SCHIST BAGGED TO TIE INTO THE LOCAL VERNACULAR



PV-01 LIMESTONE PAVING

ENTRY PAVING & TERRACES

LIMESTONE PAVING OR SIMILAR

NATURAL LIGHT TONE



RE-01 CEMENT RENDER

FOUNDATION EDGES
WALL CLADDING

NATURAL LIGHT GREY WITH TEXTURE TO BALANCE TONALITY

SOFT NATURAL TONE AND TEXTURE



MT-01 DARK METAL CLADDING

DARK METAL BANDING

FLAXPOD METAL PANEL

CREATES CONTRAST TO RENDER



MR-01 MEMBRANE ROOFING

FLAT ROOF MEMBRANE

DARK FINISHED MINERAL CHIP ROOFING

DARK AND RECESSIVE IN COLOUR



MF-01 METAL FLASHING

METAL FLASHING AND PROFILES

FLAXPOD FLASHINGS OR SIMILAR

COLOUR TO MATCH METAL ROOFING

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QUENTIN & KATE NOLAN

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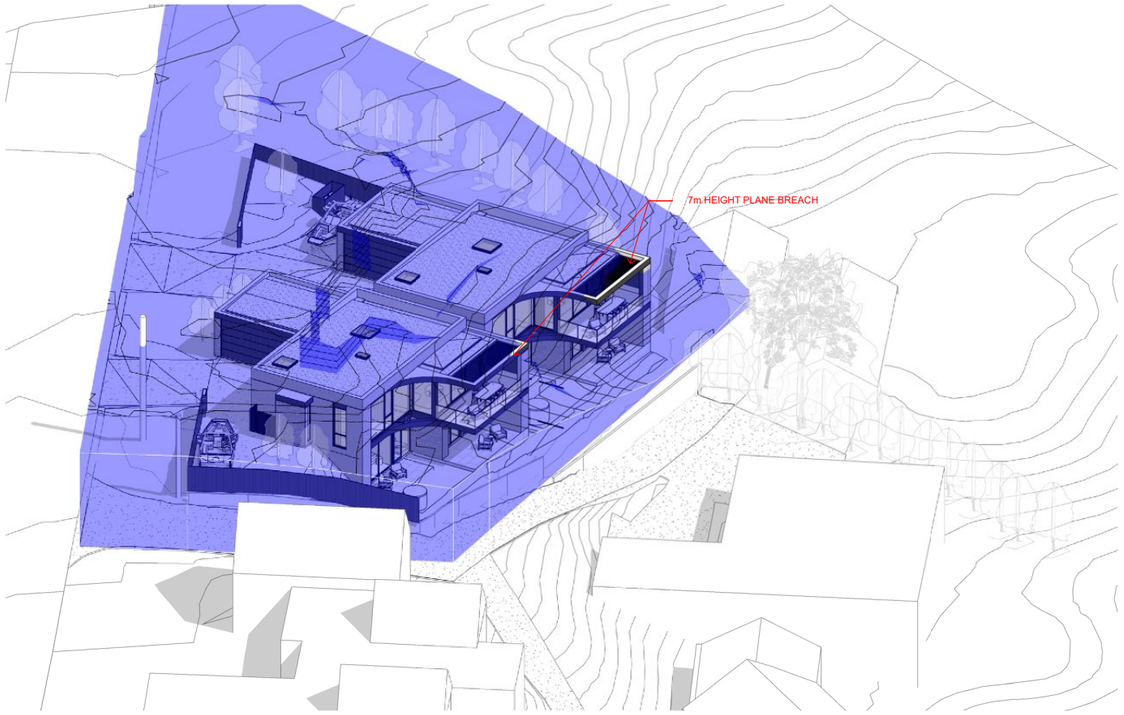
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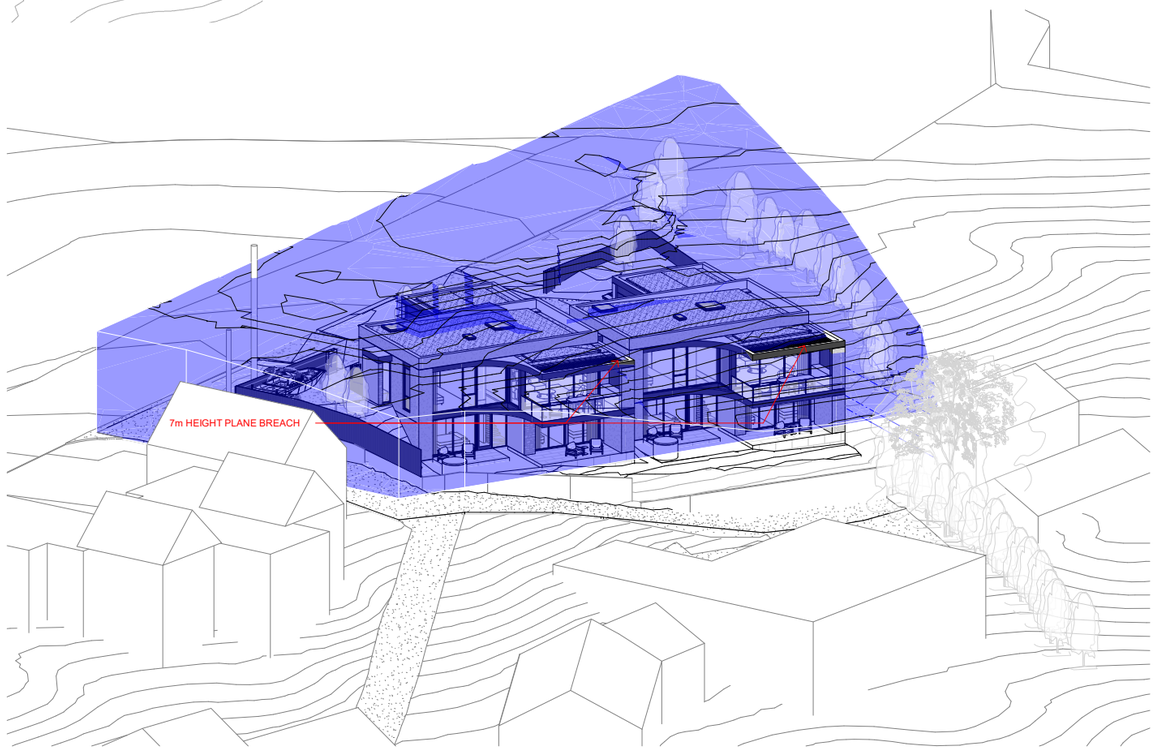
Sheet Name
MATERIAL PALETTE

Scale
@ A1
50% AT A3

Drawing Number
RC09

Revision
E





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QUENTIN & KATE NOLAN

Status
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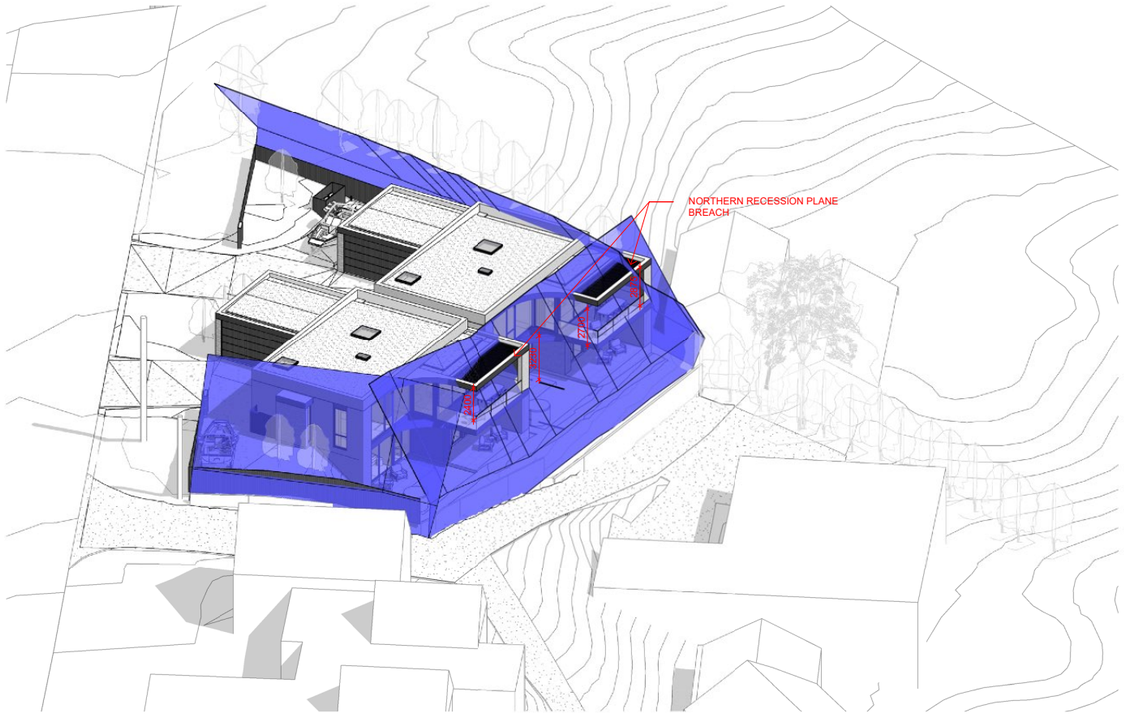
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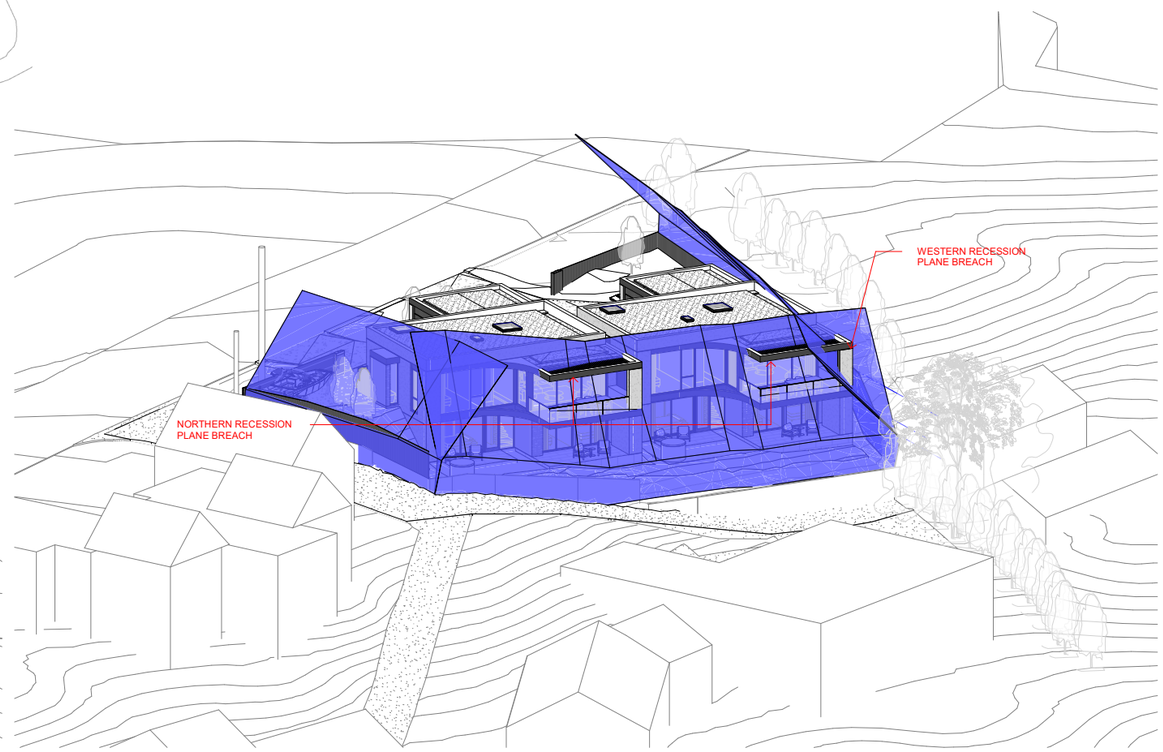
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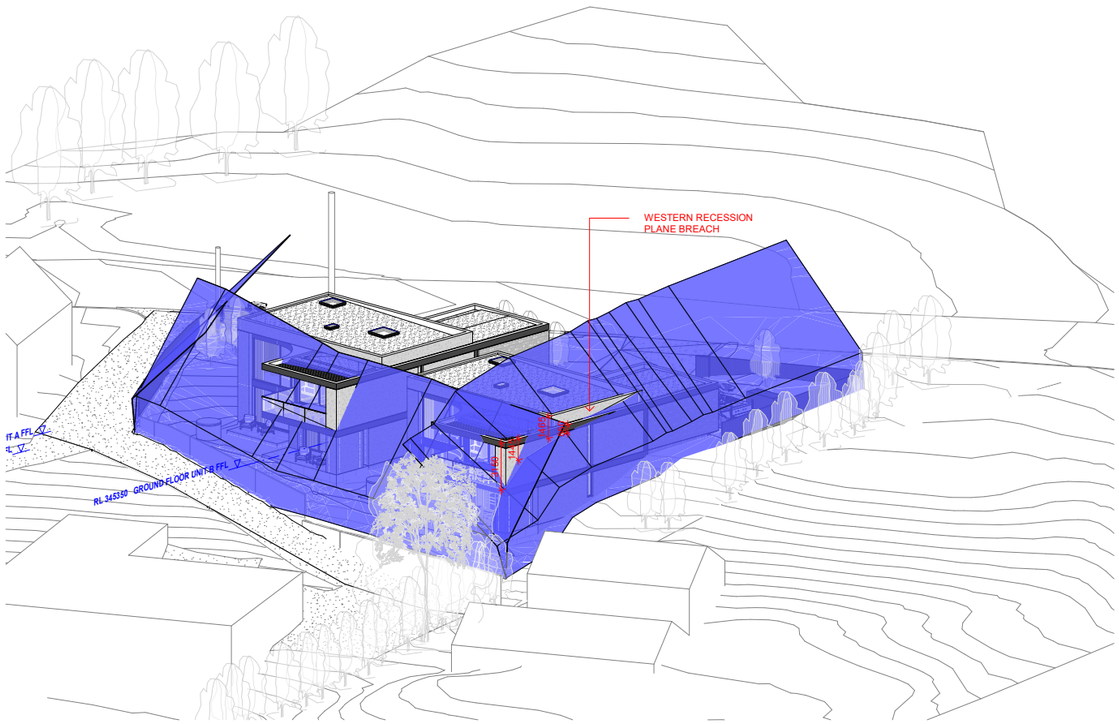
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Status
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Date
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Sheet Name
3D VIEWS OF RECESSION PLANE BREACH

Scale
@ A1
50% AT A3

Drawing Number
RC11

Revision
E