WOLFBROOK
PROPERTY GROUP

criterion.

25-29 Robins Road
Queenstown



Rev.	Date	Description	Iss.	Appr.

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Project
ROBINS ROAD

Project Number
C-25-019

Date Plotted 10/06/2026 10:47:23 am

Date Issued

Scale @A1

Drawing Title
STREETVIEW 01

Drawing Number
RC001

Revision

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Project
ROBINS ROAD

Project Number
C-25-019

Date Plotted 10/06/2026 10:47:24 am

Date Issued

Scale @A1

Drawing Title
STREETVIEW 02

Drawing Number
RC002

Revision

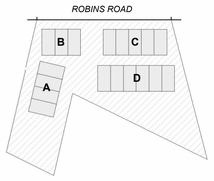
criterion.



ROBINS ROAD

Queenstown

WOLFBROOK RESIDENTIAL LTD.



DEVELOPMENT MANAGER: Will Todd

Mobile: 027 824 0711
Email: will@wolfrook.co.nz

SITE INFORMATION

ADDRESS: 25 & 29 ROBINS ROAD
QUEENSTOWN
9300

LEGAL DESCRIPTION: LOTS 1 AND 2 DP 535870

TITLE: RT 888242 & RT 888241

SITE AREA: 2000m² (combined)

FOOTPRINT: 750m² (37%) approx.

PLANNING ZONE: QLDC HIGH DENSITY
ZONE A

FFL RECOMMENDED: +320700 ABOVE SEA LEVEL
(ex. BOUNDARY RD DEVELOPMENT)
SITE SPECIFIC ENVIRONMENTAL & STORMWATER DOCUMENTATION TBC

BRANZ INFO:
Climate Zone: 6
Earthquake Zone: Zone 3
Exposure Zone: Zone B
Lee Zone: No
Rainfall Range: 20 - 30
Wind Region: A
Wind Zone: High

REFERENCE DOCUMENTS

SURVEY:
SURVEYED DATE: 17.01.26
ISSUED DATE: 20.01.26
SURVEYOR: CLARK FORTUNE McDONALD

SUBDIVISION PLAN:
CONTACT: **Hayden Knight** CFMA
LATEST DOCUMENT: 17890 04 SUBDIVISION SCHEME PLAN

CIVIL ENGINEERING:
CONTACT: **Andrea Jarvis**, Holmes Group (Civil)
LATEST DOCUMENT: 157497.33 - proposed three waters plan

STRUCTURAL ENGINEERING:
CONTACT: **Alex Loye**, Tetrad Engineering
LATEST DOCUMENT: 26042-23&25Robins Road-STR-DRG-Foundation Concept-D

TRAFFIC ENGINEERING:
CONTACT: **Wayne Gallot**, **Rhys Chesterman**, Novo Group
LATEST DOCUMENT: 0707301_25 Robins_T_L_20260422

LANDSCAPE DESIGN:
CONTACT: **Dave Greig** Innate Design
LATEST DOCUMENT: R1 - Robins Road - Landscape Plan for Consent

FIRE ENGINEERING DESIGN:
CONTACT: **Darin Millar, Jeremy Chang** Holmes Group (Fire)
LATEST DOCUMENT: 157754.00.DA001

EXISTING SITE KEY LEGEND

- **COUNTOUR LINES** 1m from GIS download
- **EXISTING BUILDINGS**
- **EXISTING VEGETATION (CANOPY)**
- **SITE / EASEMENT BOUNDARY**
- 318900 **EXISTING FINISHED GROUND / SURFACE ABOVE SEA LEVEL** Refer to Survey for detail

SITE SECTIONS

- **OPERATIVE DISTRICT PLAN**
- **PROPOSED DISTRICT PLAN** 16.5m HEIGHT PERMITTED S: 8m @ 45deg N, E, W: 8.0m @ 60deg
- **MINIMUM FLOOR HEIGHT** TO BE CONFIRMED

SITE PLAN KEY LEGEND

- **SITE / EASEMENT BOUNDARY**
- **BOUNDARY SETBACK** as per local District Plan
- **OUTLOOK & OUTDOOR SPACE** min. allowances per local District Plan
- **PROPOSED PROPERTY BOUNDARY**
- 318900 **PROPOSED FINISHED GROUND / SURFACE ABOVE SEA LEVEL** Refer to Landscape Plan for detail
- 318900 **EXISTING FINISHED GROUND / SURFACE ABOVE SEA LEVEL** Refer to Survey for detail
- **INDICATIVE WASTEWATER PIPE** Refer to Survey for detail
- **MANHOLE LL** (Lid Level)
- **INDICATIVE NON-BEARING ZONE** Refer to Holmes advice 13/01/2026
- **BUILDING FOOTPRINT**
- **BUILDING FOOTPRINT OVERHEAD**
- **IDENTIFIED STREAM** Refer to Survey for detail
- **INDICATIVE SPECIES PLANTING** Landscape design TBC

FLOOR PLAN KEY LEGEND

- **EXTERIOR WALL** 140x45 timber stud wall, insulation 10mm RAB allowance 50mm cavity with 90mm brick with bagged + painted finish
- **EXTERIOR WALL** 140x45 timber stud wall, insulation 10mm RAB allowance 20mm cavity with vertical corrugated iron, powdercoated
- **EXTERIOR WALL** 140x45 timber stud wall, insulation 10mm RAB allowance 20mm cavity with cedar cladding, oil finished and vertical cedar scriber detail to match
- **INTERIOR WALL** 90x45 timber stud wall, acoustic insulation to be confirmed 13mm GIB to suit environment
- **INTER-TENANCY WALL** KOROK or similar approved Inter-tenancy wall system to be confirmed
- **CARPET**
- **TIMBER OVERLAY FLOORING**
- **INTERIOR TILES**
- **EXTERIOR TIMBER DECKING**

RESOURCE CONSENT (RC) SHEET LIST			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
RC000	COVER PAGE		
RC001	STREETVIEW 01		
RC002	STREETVIEW 02		
RC004	CONTENTS	3	2026-07-29
RC005	EXISTING & SURVEY PLAN	2	2026-06-09
RC010	SITE PLAN	2	2026-06-09
RC100	TYPICAL UNIT FLOOR PLANS	2	2026-06-09
RC131	FRAMING PLAN - L0	1	2026-07-29
RC132	FRAMING PLAN - L1	1	2026-07-29
RC150	PROPOSED BLOCK A - L0	2	2026-06-09
RC151	PROPOSED BLOCK A - L1	2	2026-06-09
RC152	PROPOSED BLOCK A - L2	2	2026-06-09
RC160	PROPOSED BLOCK B - L0	2	2026-06-09
RC161	PROPOSED BLOCK B - L1	2	2026-06-09
RC162	PROPOSED BLOCK B - L2	2	2026-06-09
RC170	PROPOSED BLOCK C - L0	2	2026-06-09
RC171	PROPOSED BLOCK C - L1	2	2026-06-09
RC172	PROPOSED BLOCK C - L2	2	2026-06-09
RC180	PROPOSED BLOCK D - L0	2	2026-06-09
RC181	PROPOSED BLOCK D - L1	2	2026-06-09

RESOURCE CONSENT (RC) SHEET LIST			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
RC182	PROPOSED BLOCK D - L2	2	2026-06-09
RC200	TYPICAL UNIT ELEVATIONS	2	2026-06-09
RC210	SITE ELEVATIONS	2	2026-06-09
RC211	SITE ELEVATIONS	2	2026-06-09
RC212	SITE ELEVATIONS	2	2026-06-09
RC220	SITE INTERNAL ELEVATIONS	2	2026-06-09
RC221	SITE INTERNAL ELEVATIONS	2	2026-06-09
RC300	SITE SECTIONS	2	2026-06-09
RC310	SITE SECTIONS	2	2026-06-09
RC600	SHADING DIAGRAMS - COMPARITIVE MASSES	1	2026-05-07
RC601	SHADING DIAGRAMS - OPERATIVE	1	2026-05-07

Rev.	Date	Description	Iss.	Appr.
1	2026-05-07	RC - CLIENT UPDATE		
2	2026-06-09	RC - UPDATE		
3	2026-07-29	RC UPDATE		

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Project
ROBINS ROAD

Project Number
C-25-019

Date Plotted 29/07/2026 10:58:25 am
Date Issued
Scale As indicated @A1

Drawing Title
CONTENTS

Drawing Number
RC004

Revision
3

criterion.

FOOTPATH

POWER POLE

STEPS

FOOTPATH / RAMP

RET. WALL

322390

322060

321900

STEPS

POWER POLE

322400

322000

321000

320000

CARPORT

FOOTPATH

STORMWATER DRAINAGE EASEMENT GAZ 452879

FOOTPATH

319870

319600

FSMH
LL 319.80m
IL 318.40m

FOOTPATH

LOT 2
DP 535870
1000m²
RT 888242

LOT 7
DP 8355

FOOTPATH

BRIDGE

318190

HORN CREEK

318200

LOT 1
DP 535870
1000m²
RT 888241

LOT 2
DP 1011

CARPARK

318450

318920

1 EXISTING SURVEY PLAN
1 : 100

EXISTING SITE KEY LEGEND

- COUNTOUR LINES
  1m from GIS download
- EXISTING BUILDINGS
- EXISTING VEGETATION (CANOPY)
- SITE / EASEMENT BOUNDARY
- 318900 EXISTING FINISHED GROUND / SURFACE ABOVE SEA LEVEL
  Refer to Survey for detail

NOTE:
ALL WORKS TO CONFORM TO PREPARED SEDIMENT CONTROL PLAN DURING CONSTRUCTION IN ACCORDANCE WITH GEOTECHNICAL AND CIVIL ENGINEERING ADVICE

ROBINS ROAD

Rev.	Date	Description	Iss.	Appr.
1	2026-05-07	RC - CLIENT UPDATE		
2	2026-06-09	RC - UPDATE		

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Project
ROBINS ROAD

Project Number
C-25-019

Date Plotted 10/06/2026 10:47:59 am
Date Issued
Scale As indicated @A1

Drawing Title
EXISTING & SURVEY PLAN

Drawing Number
RC005

Revision
2

criterion.

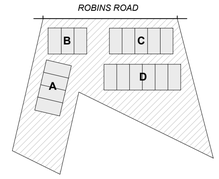


1 SITE PLAN
1 : 100

SITE PLAN KEY LEGEND

- SITE BOUNDARY
- BOUNDARY SETBACK as per local District Plan
- OUTLOOK & OUTDOOR SPACE min. allowances per local District Plan
- PROPOSED PROPERTY BOUNDARY
- 318900 PROPOSED FINISHED GROUND / SURFACE ABOVE SEA LEVEL Refer to Landscape Plan for detail
- 318900 EXISTING FINISHED GROUND / SURFACE ABOVE SEA LEVEL Refer to Survey for detail
- INDICATIVE WASTEWATER PIPE Refer to Survey for detail
- MANHOLE LL (Lid Level)
- INDICATIVE NON-BEARING ZONE Refer to Holmes advice 13/01/2026
- BUILDING FOOTPRINT
- BUILDING FOOTPRINT OVERHEAD
- IDENTIFIED STREAM Refer to Survey for detail
- SITE MASONRY WALL WITH BRICK FINISH
- CONCRETE COLUMN Refer to Structural Eng. documentation
- FENCING Refer to Landscape Architects Documentation
- ASPHALT ROADWAY
- TIMBER DECKING
- SUSPENDED ACCESSWAY FLOOR
- PATHWAYS
- LAWN Refer to Landscape documentation
- INDICATIVE SPECIES PLANTING Refer to Landscape documentation

ROBINS ROAD



Rev.	Date	Description	Iss.	Appr.
1	2026-05-07	RC - CLIENT UPDATE		
2	2026-06-09	RC - UPDATE		

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Project
ROBINS ROAD

Project Number
C-25-019

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Date Issued
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Drawing Title
SITE PLAN

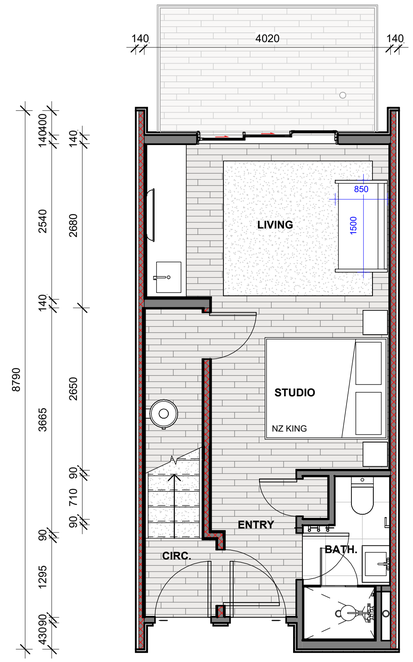
Drawing Number
RC010

Revision
2

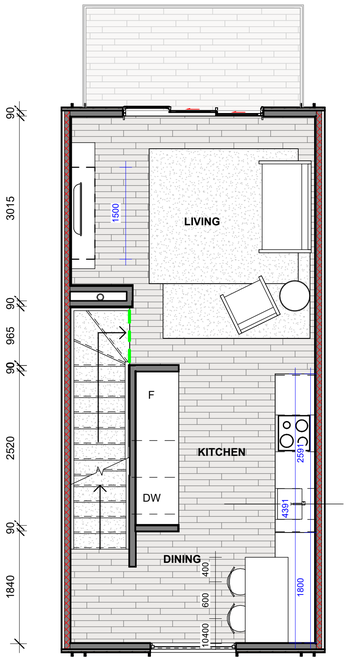
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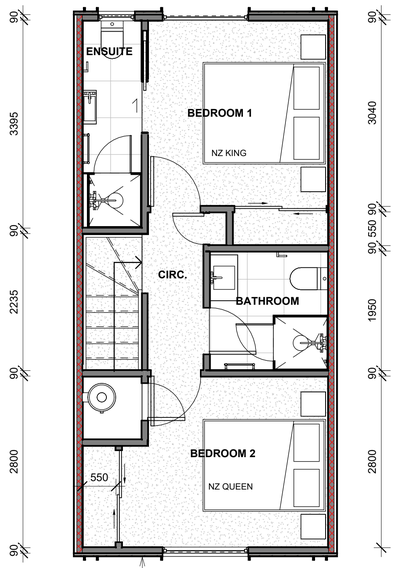
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1 LEVEL 0 - STUDIO
1 : 50



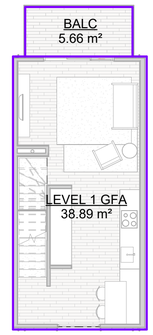
2 LEVEL 1 - 2B2B LOWER
1 : 50



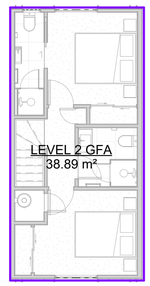
3 LEVEL 2 - 2B2B UPPER
1 : 50



4 GFA GF - T1
1 : 100



5 GFA L1 - T1
1 : 100



6 GFA L2 - T1
1 : 100

Rev.	Date	Description	Iss.	Appr.
1	2026-05-07	RC Client Update		
2	2026-06-09	RC UPDATE		

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Project
WBK - 25 ROBINS ROAD

Project Number
C-25-019

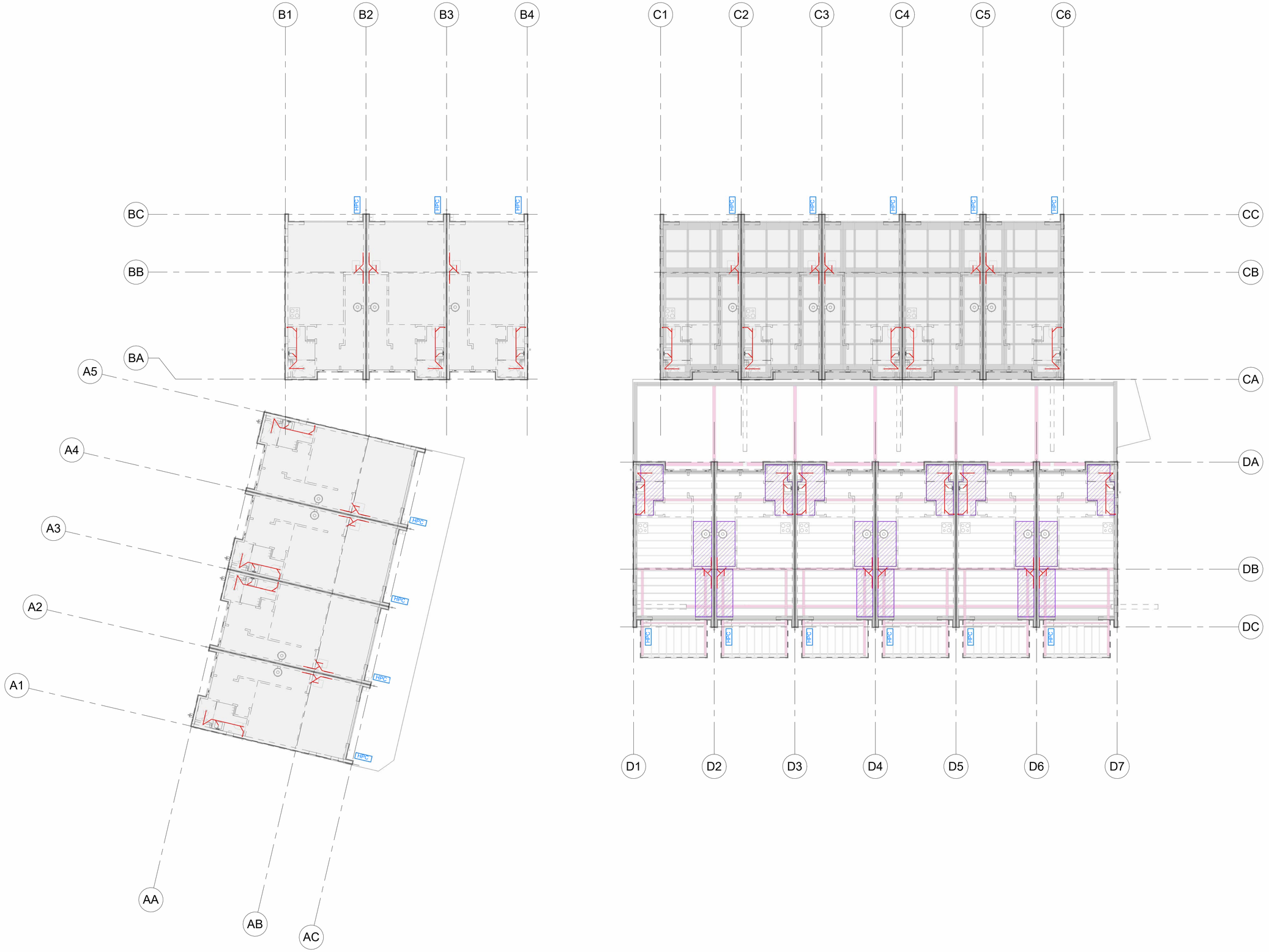
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Date Issued
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Drawing Title
TYPICAL UNIT FLOOR PLANS

Drawing Number
RC100

Revision
2

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FRAMING PLAN KEY LEGEND

H3.2 19mm PLY FLOORING
To wet areas part of typical flooring system

Paint-applied waterproofing to walls to comply with E3AS1

FLOOR SYSTEM EXTENT
Span shown - refer to Structural Engineers documentation

FLOOR PENETRATION
With Fire Collar where indicated

ALL WALL FRAMING & EXTERIOR CLADDING
Positions shown - refer to Structural Engineers documentation

SERVICES KEY LEGEND

ALL WITHIN FLOOR FRAMING, SERVICING SPACES BELOW UNLESS NOTED OTHERWISE

RH CF — RANGE HOOD or CEILING FAN ducted to exterior

E/S — Extracted through soffit

E/W — Extracted through wall

E/R — Extracted through roof

BE E/R — Extract **AB**ove or **BE**low framing

HPC — Selected Heat Pump Condenser unit

CONFIRM EXACT LOCATION ON SITE

REFER TO DETAILS FOR CRITICAL JUNCTION PENETRATIONS

PROVIDE VERMIN PROOFING TO EXTERIOR

EXTRACTIONS HAVE A MIN. FLOW RATE OF:

- K. KITCHEN - 50L/s
- B. BATHROOMS - 25L/s
- L. LAUNDRY- 40L/s

PLUMBING KEY LEGEND

STORMWATER ROUTES
Shown indicatively only
Refer to Civil Engineer documentation

WASTEWATER ROUTES
FIXTURE WASTE SIZE & GRADIENT

WC	100mm	1:60
SHOWER	40mm	1:40
BATH	40mm	1:40
VANITY	40mm	1:40
FWG	65mm	1:40

ALL PLUMBING AS PER AS/NZS3500 BY QUALIFIED INSTALLER

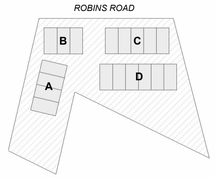
REFER TO CLIENT SUPPLIED DOCUMENTATION INCLUDING BROCHURE & FIXTURE AND FITTINGS SCHEDULES FOR ALL FIXTURES

AIR ADMITTANCE VALVES TO ALL 1ST FLOOR PLUMBING FIXTURES

'THRU-BRACKET' TO BE USED FOR ALL JOISTS CUT FOR SERVICE PIPES

HATCH DENOTES H3.2 TREATED FLOORING TO BATHROOMS. REFER TO TYPICAL PLANS FOR EXTENT OF PAINT-APPLIED WATERPROOFING.

ROBINS ROAD



Rev.	Date	Description	Iss.	Appr.
1	2026-07-29	RC UPDATE		

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Project
ROBINS ROAD

Project Number
C-25-019

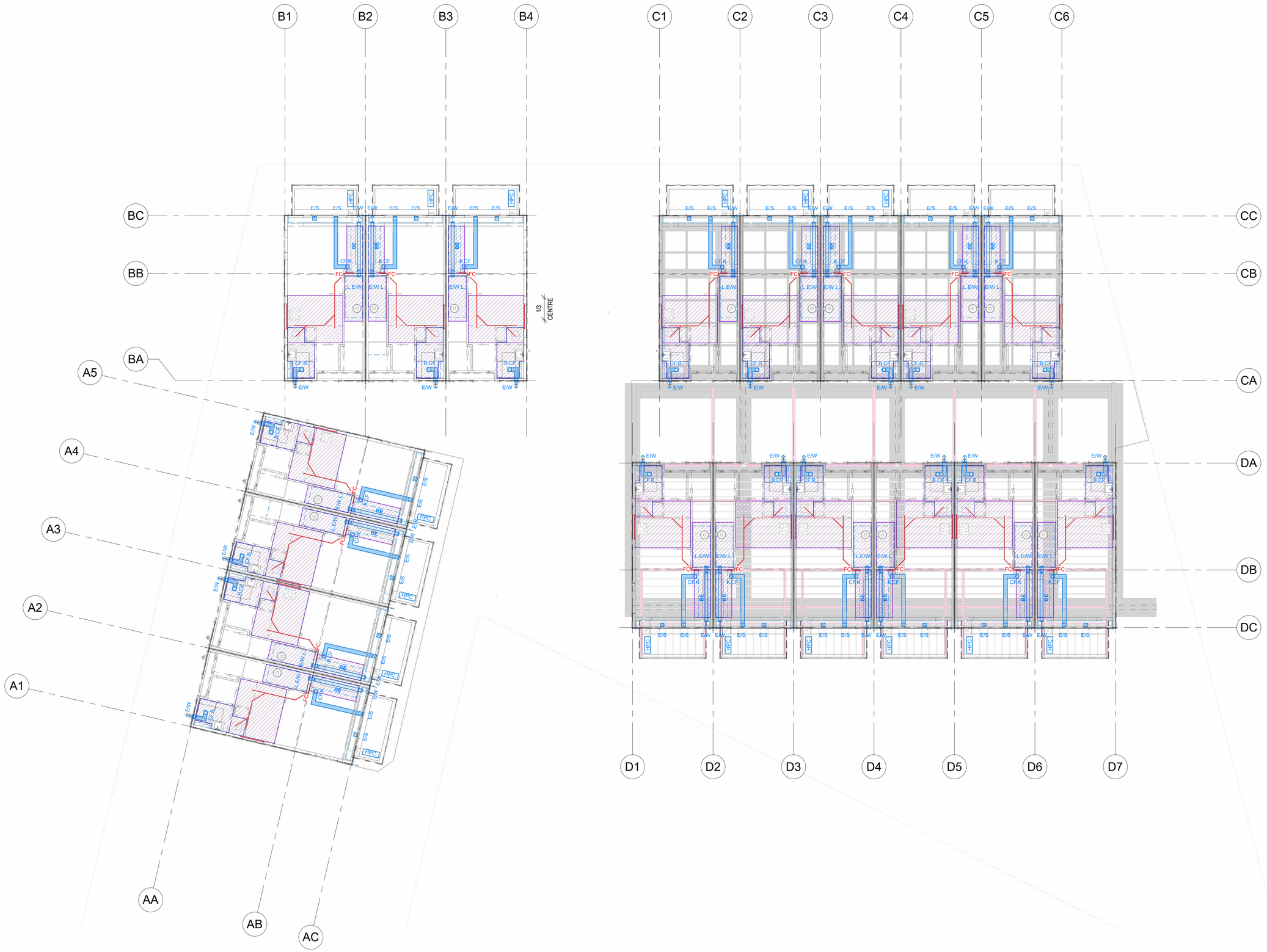
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Date Issued
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Drawing Title
FRAMING PLAN - L0

Drawing Number
RC131

Revision
1

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FRAMING PLAN KEY LEGEND

H3.2 19mm PLY FLOORING
To wet areas part of typical flooring system

Paint-applied waterproofing to walls to comply with E3AS1

FLOOR SYSTEM EXTENT
Span shown - refer to Structural Engineers documentation

FLOOR PENETRATION
With Fire Collar where indicated

ALL WALL FRAMING & EXTERIOR CLADDING
Positions shown - refer to Structural Engineers documentation

SERVICES KEY LEGEND

ALL WITHIN FLOOR FRAMING, SERVICING SPACES BELOW UNLESS NOTED OTHERWISE

RH CF E/S — RANGE HOOD or CEILING FAN ducted to exterior

Extracted through soffit

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E/R — Extracted through roof

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HPC — Selected Heat Pump Condenser unit

CONFIRM EXACT LOCATION ON SITE

REFER TO DETAILS FOR CRITICAL JUNCTION PENETRATIONS

PROVIDE VERMIN PROOFING TO EXTERIOR

EXTRACTIONS HAVE A MIN. FLOW RATE OF:

- K. KITCHEN - 50L/s
- B. BATHROOMS - 25L/s
- L. LAUNDRY- 40L/s

PLUMBING KEY LEGEND

STORMWATER ROUTES
Shown indicatively only
Refer to Civil Engineer documentation

WASTEWATER ROUTES
FIXTURE WASTE SIZE & GRADIENT

WC	100mm	1:60
SHOWER	40mm	1:40
BATH	40mm	1:40
VANITY	40mm	1:40
FWG	65mm	1:40

ALL PLUMBING AS PER AS/NZS3500 BY QUALIFIED INSTALLER

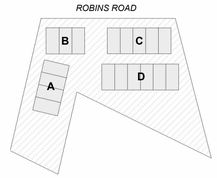
REFER TO CLIENT SUPPLIED DOCUMENTATION INCLUDING BROCHURE & FIXTURE AND FITTINGS SCHEDULES FOR ALL FIXTURES

AIR ADMITTANCE VALVES TO ALL 1ST FLOOR PLUMBING FIXTURES

'THRU-BRACKET' TO BE USED FOR ALL JOISTS CUT FOR SERVICE PIPES

HATCH DENOTES H3.2 TREATED FLOORING TO BATHROOMS. REFER TO TYPICAL PLANS FOR EXTENT OF PAINT-APPLIED WATERPROOFING.

ROBINS ROAD



Rev.	Date	Description	Iss.	Appr.
1	2026-07-29	RC UPDATE		

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Project
ROBINS ROAD

Project Number
C-25-019

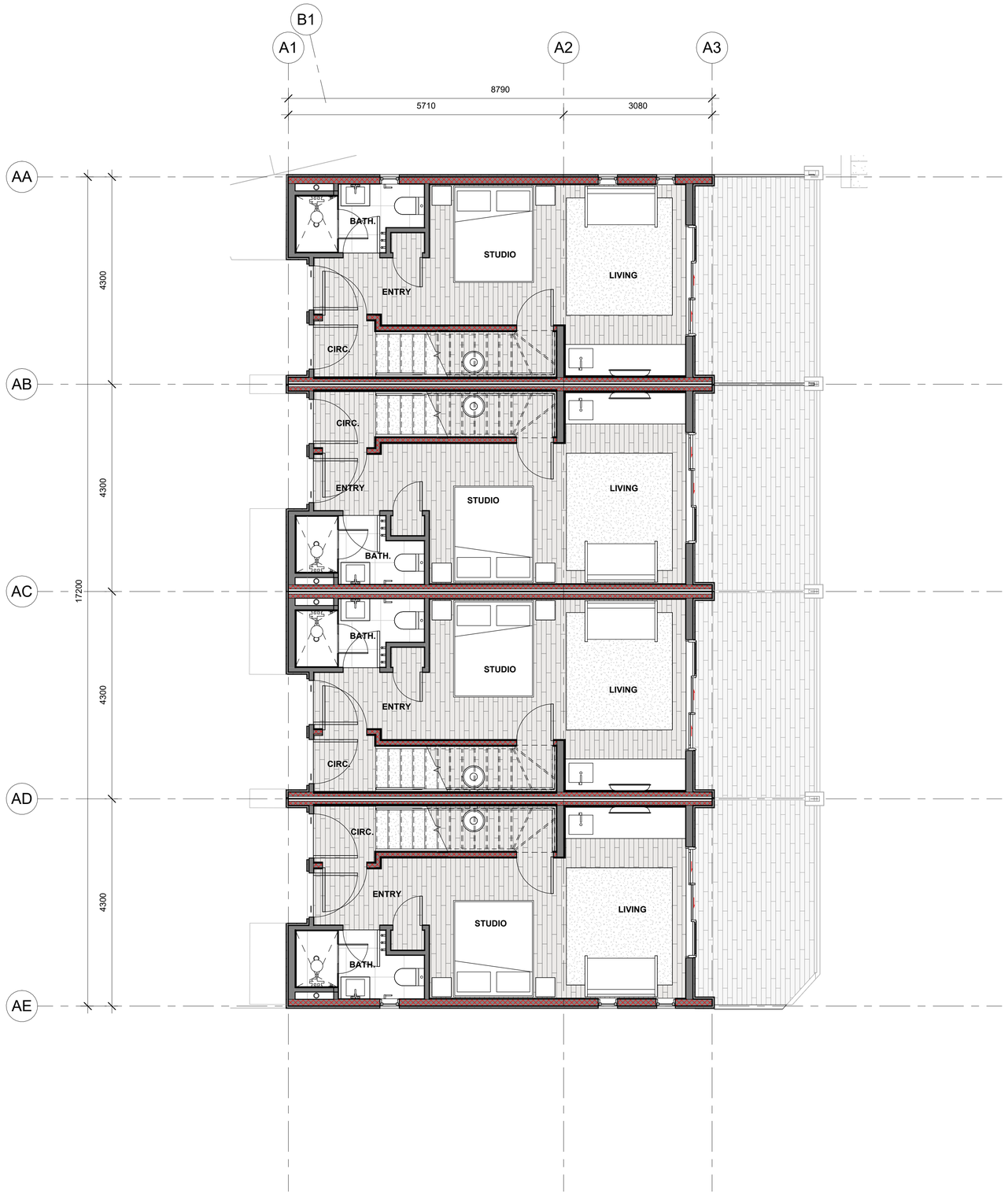
Date Plotted 29/07/2026 11:00:21 am
Date Issued
Scale As indicated @A1

Drawing Title
FRAMING PLAN - L1

Drawing Number
RC132

Revision
1

criterion.



1 BLOCK A - L0

1 : 50

FLOOR PLAN KEY LEGEND

290 — **EXTERIOR WALL**
140x45 timber stud wall, insulation
10mm RAB allowance
50mm cavity with
90mm brick with bagged + painted finish

205 — **EXTERIOR WALL**
140x45 timber stud wall, insulation
10mm RAB allowance
20mm cavity with
vertical corrugated iron, powdercoated

195 — **EXTERIOR WALL**
140x45 timber stud wall, insulation
10mm RAB allowance
20mm cavity with
cedar cladding, oil finished and vertical cedar scriber detail to match

116 — **INTERIOR WALL**
90x45 timber stud wall, acoustic insulation to be confirmed
13mm GIB to suit environment

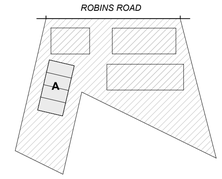
306 — **INTER-TENANCY WALL**
KOROK or similar approved Inter-tenancy wall system to be confirmed

CARPET

TIMBER OVERLAY FLOORING

INTERIOR TILES

EXTERIOR TIMBER DECKING



Rev.	Date	Description	Iss.	Appr.
1	2026-05-07	RC - CLIENT UPDATE		
2	2026-06-09	RC - UPDATE		

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Project
ROBINS ROAD

Project Number
C-25-019

Date Plotted 10/06/2026 10:48:06 am

Date Issued

Scale As indicated @A1

Drawing Title
PROPOSED BLOCK A - L0

Drawing Number
RC150

Revision
2

criterion.



1 BLOCK A - L1

1 : 50

FLOOR PLAN KEY LEGEND

290 — **EXTERIOR WALL**
140x45 timber stud wall, insulation
10mm RAB allowance
50mm cavity with
90mm brick with bagged + painted finish

205 — **EXTERIOR WALL**
140x45 timber stud wall, insulation
10mm RAB allowance
20mm cavity with
vertical corrugated iron, powdercoated

195 — **EXTERIOR WALL**
140x45 timber stud wall, insulation
10mm RAB allowance
20mm cavity with
cedar cladding, oil finished and vertical cedar scriber detail to match

116 — **INTERIOR WALL**
90x45 timber stud wall, acoustic insulation to be confirmed
13mm GIB to suit environment

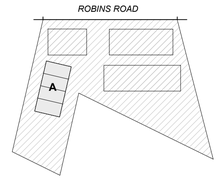
306 — **INTER-TENANCY WALL**
KOROK or similar approved Inter-tenancy wall system to be confirmed

CARPET

TIMBER OVERLAY FLOORING

INTERIOR TILES

EXTERIOR TIMBER DECKING



Rev.	Date	Description	Iss.	Appr.
1	2026-05-07	RC - CLIENT UPDATE		
2	2026-06-09	RC - UPDATE		

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Project
ROBINS ROAD

Project Number
C-25-019

Date Plotted 10/06/2026 10:48:07 am

Date Issued

Scale As indicated @A1

Drawing Title
PROPOSED BLOCK A - L1

Drawing Number
RC151

Revision
2

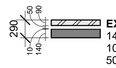
criterion.



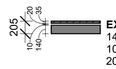
1 BLOCK A - L2

1 : 50

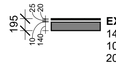
FLOOR PLAN KEY LEGEND



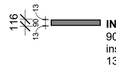
EXTERIOR WALL
140x45 timber stud wall, insulation
10mm RAB allowance
50mm cavity with
90mm brick with bagged + painted finish



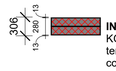
EXTERIOR WALL
140x45 timber stud wall, insulation
10mm RAB allowance
20mm cavity with
vertical corrugated iron, powdercoated



EXTERIOR WALL
140x45 timber stud wall, insulation
10mm RAB allowance
20mm cavity with
cedar cladding, oil finished and vertical cedar scriber detail to match



INTERIOR WALL
90x45 timber stud wall, acoustic insulation to be confirmed
13mm GIB to suit environment



INTER-TENANCY WALL
KOROK or similar approved Inter-tenancy wall system to be confirmed



CARPET



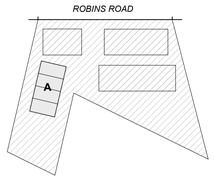
TIMBER OVERLAY FLOORING



INTERIOR TILES



EXTERIOR TIMBER DECKING



Rev.	Date	Description	Iss.	Appr.
1	2026-05-07	RC - CLIENT UPDATE		
2	2026-06-09	RC - UPDATE		

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Project
ROBINS ROAD

Project Number
C-25-019

Date Plotted 10/06/2026 10:48:09 am

Date Issued

Scale As indicated @A1

Drawing Title
PROPOSED BLOCK A - L2

Drawing Number
RC152

Revision
2

criterion.



1 BLOCK B - L0
1 : 50

FLOOR PLAN KEY LEGEND

290 — **EXTERIOR WALL**
140x45 timber stud wall, insulation
10mm RAB allowance
50mm cavity with
90mm brick with bagged + painted finish

205 — **EXTERIOR WALL**
140x45 timber stud wall, insulation
10mm RAB allowance
20mm cavity with
vertical corrugated iron, powdercoated

195 — **EXTERIOR WALL**
140x45 timber stud wall, insulation
10mm RAB allowance
20mm cavity with
cedar cladding, oil finished and vertical cedar scriber detail to match

116 — **INTERIOR WALL**
90x45 timber stud wall, acoustic insulation to be confirmed
13mm GIB to suit environment

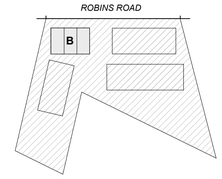
306 — **INTER-TENANCY WALL**
KOROK or similar approved Inter-tenancy wall system to be confirmed

CARPET

TIMBER OVERLAY FLOORING

INTERIOR TILES

EXTERIOR TIMBER DECKING



Rev.	Date	Description	Iss.	Appr.
1	2026-05-07	RC - CLIENT UPDATE		
2	2026-06-09	RC - UPDATE		

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Project
ROBINS ROAD

Project Number
C-25-019

Date Plotted 10/06/2026 10:48:10 am
Date Issued
Scale As indicated @A1

Drawing Title
PROPOSED BLOCK B - L0

Drawing Number
RC160

Revision
2

criterion.



1 BLOCK B - L1

1 : 50

FLOOR PLAN KEY LEGEND

EXTERIOR WALL
140x45 timber stud wall, insulation
10mm RAB allowance
50mm cavity with
90mm brick with bagged + painted finish

EXTERIOR WALL
140x45 timber stud wall, insulation
10mm RAB allowance
20mm cavity with
vertical corrugated iron, powdercoated

EXTERIOR WALL
140x45 timber stud wall, insulation
10mm RAB allowance
20mm cavity with
cedar cladding, oil finished and vertical cedar scriber detail to match

INTERIOR WALL
90x45 timber stud wall, acoustic insulation to be confirmed
13mm GIB to suit environment

INTER-TENANCY WALL
KOROK or similar approved Inter-tenancy wall system to be confirmed

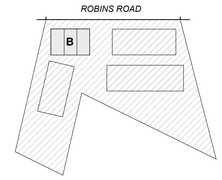
CARPET

TIMBER OVERLAY FLOORING

INTERIOR TILES

EXTERIOR TIMBER DECKING

ROBINS ROAD



Rev.	Date	Description	Iss.	Appr.
1	2026-05-07	RC - CLIENT UPDATE		
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Project
ROBINS ROAD

Project Number
C-25-019

Date Plotted 10/06/2026 10:48:11 am

Date Issued

Scale As indicated @A1

Drawing Title
PROPOSED BLOCK B - L1

Drawing Number
RC161

Revision
2

criterion.



1 BLOCK B - L2
1 : 50

FLOOR PLAN KEY LEGEND

290 — **EXTERIOR WALL**
140x45 timber stud wall, insulation
10mm RAB allowance
50mm cavity with
90mm brick with bagged + painted finish

205 — **EXTERIOR WALL**
140x45 timber stud wall, insulation
10mm RAB allowance
20mm cavity with
vertical corrugated iron, powdercoated

195 — **EXTERIOR WALL**
140x45 timber stud wall, insulation
10mm RAB allowance
20mm cavity with
cedar cladding, oil finished and vertical cedar scriber detail to match

116 — **INTERIOR WALL**
90x45 timber stud wall, acoustic insulation to be confirmed
13mm GIB to suit environment

306 — **INTER-TENANCY WALL**
KOROK or similar approved Inter-tenancy wall system to be confirmed

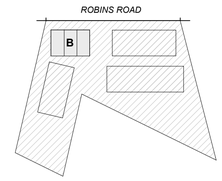
CARPET

TIMBER OVERLAY FLOORING

INTERIOR TILES

EXTERIOR TIMBER DECKING

ROBINS ROAD



Rev.	Date	Description	Iss.	Appr.
1	2026-05-07	RC - CLIENT UPDATE		
2	2026-06-09	RC - UPDATE		

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Project
ROBINS ROAD

Project Number
C-25-019

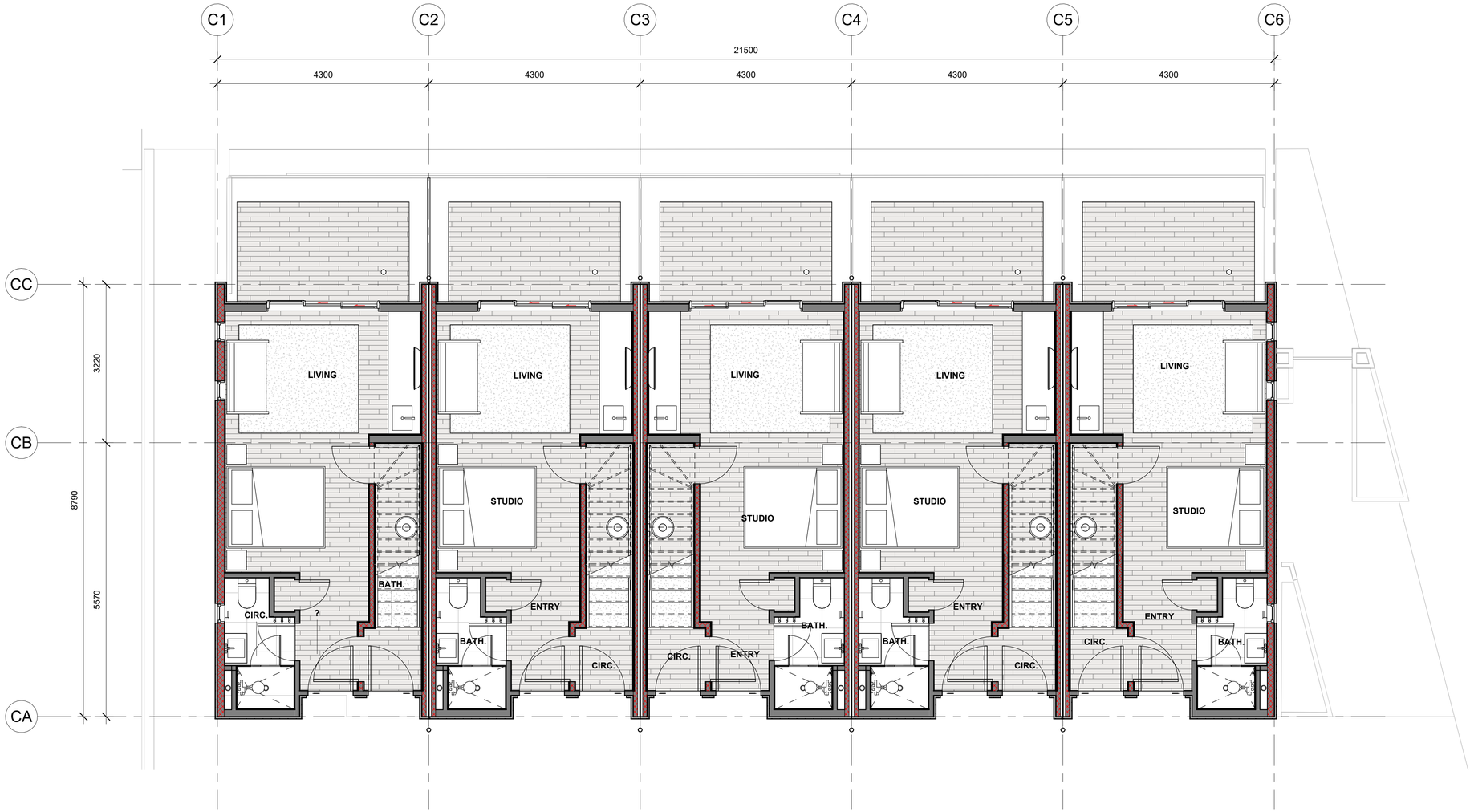
Date Plotted 10/06/2026 10:48:12 am
Date Issued
Scale As indicated @A1

Drawing Title
PROPOSED BLOCK B - L2

Drawing Number
RC162

Revision
2

criterion.



1 BLOCK C - L0

1 : 50

FLOOR PLAN KEY LEGEND

290 — **EXTERIOR WALL**
140x45 timber stud wall, insulation
10mm RAB allowance
50mm cavity with
90mm brick with bagged + painted finish

205 — **EXTERIOR WALL**
140x45 timber stud wall, insulation
10mm RAB allowance
20mm cavity with
vertical corrugated iron, powdercoated

195 — **EXTERIOR WALL**
140x45 timber stud wall, insulation
10mm RAB allowance
20mm cavity with
cedar cladding, oil finished and vertical cedar scriber detail to match

116 — **INTERIOR WALL**
90x45 timber stud wall, acoustic insulation to be confirmed
13mm GIB to suit environment

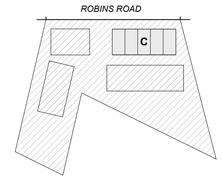
306 — **INTER-TENANCY WALL**
KOROK or similar approved Inter-tenancy wall system to be confirmed

CARPET

TIMBER OVERLAY FLOORING

INTERIOR TILES

EXTERIOR TIMBER DECKING



Rev.	Date	Description	Iss.	Appr.
1	2026-05-07	RC - CLIENT UPDATE		
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Project
ROBINS ROAD

Project Number
C-25-019

Date Plotted 10/06/2026 10:48:13 am

Date Issued

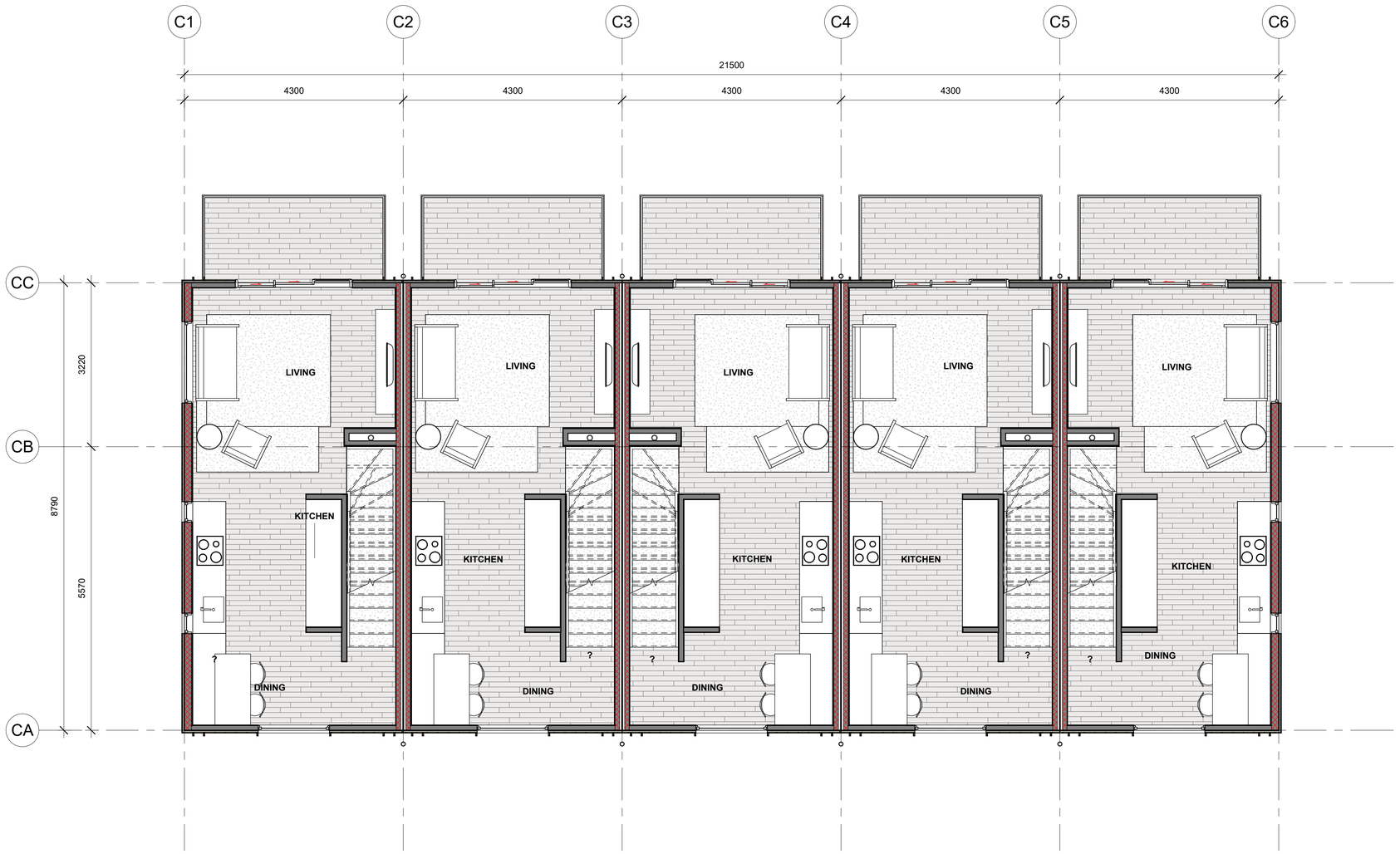
Scale As indicated @A1

Drawing Title
PROPOSED BLOCK C - L0

Drawing Number
RC170

Revision
2

criterion.



1 BLOCK C - L1
1 : 50

FLOOR PLAN KEY LEGEND

290 — **EXTERIOR WALL**
140x45 timber stud wall, insulation
10mm RAB allowance
50mm cavity with
90mm brick with bagged + painted finish

205 — **EXTERIOR WALL**
140x45 timber stud wall, insulation
10mm RAB allowance
20mm cavity with
vertical corrugated iron, powdercoated

195 — **EXTERIOR WALL**
140x45 timber stud wall, insulation
10mm RAB allowance
20mm cavity with
cedar cladding, oil finished and vertical cedar scriber detail to match

116 — **INTERIOR WALL**
90x45 timber stud wall, acoustic insulation to be confirmed
13mm GIB to suit environment

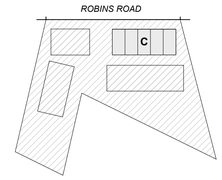
306 — **INTER-TENANCY WALL**
KOROK or similar approved Inter-tenancy wall system to be confirmed

CARPET

TIMBER OVERLAY FLOORING

INTERIOR TILES

EXTERIOR TIMBER DECKING



Rev.	Date	Description	Iss.	Appr.
1	2026-05-07	RC - CLIENT UPDATE		
2	2026-06-09	RC - UPDATE		

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Project
ROBINS ROAD

Project Number
C-25-019

Date Plotted 10/06/2026 10:48:15 am
Date Issued
Scale As indicated @A1

Drawing Title
PROPOSED BLOCK C - L1

Drawing Number
RC171

Revision
2

criterion.



1 BLOCK C - L2

1 : 50

FLOOR PLAN KEY LEGEND

EXTERIOR WALL
140x45 timber stud wall, insulation
10mm RAB allowance
50mm cavity with
90mm brick with bagged + painted finish

EXTERIOR WALL
140x45 timber stud wall, insulation
10mm RAB allowance
20mm cavity with
vertical corrugated iron, powdercoated

EXTERIOR WALL
140x45 timber stud wall, insulation
10mm RAB allowance
20mm cavity with
cedar cladding, oil finished and vertical cedar scriber detail to match

INTERIOR WALL
90x45 timber stud wall, acoustic insulation to be confirmed
13mm GIB to suit environment

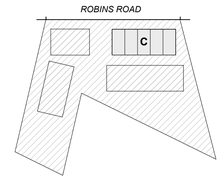
INTER-TENANCY WALL
KOROK or similar approved Inter-tenancy wall system to be confirmed

CARPET

TIMBER OVERLAY FLOORING

INTERIOR TILES

EXTERIOR TIMBER DECKING



Rev.	Date	Description	Iss.	Appr.
1	2026-05-07	RC - CLIENT UPDATE		
2	2026-06-09	RC - UPDATE		

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Project
ROBINS ROAD

Project Number
C-25-019

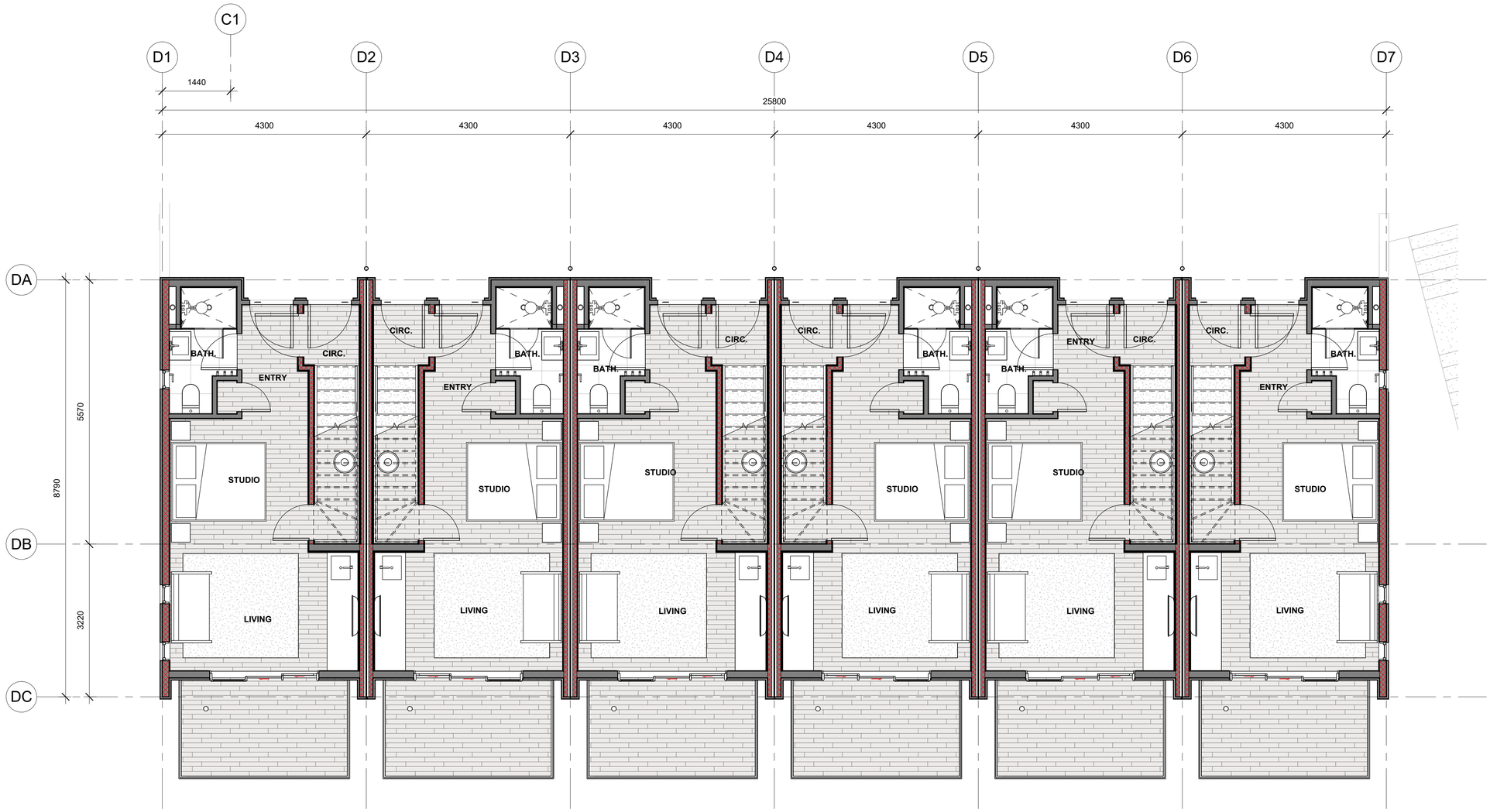
Date Plotted 10/06/2026 10:48:17 am
Date Issued
Scale As indicated @A1

Drawing Title
PROPOSED BLOCK C - L2

Drawing Number
RC172

Revision
2

criterion.



1 BLOCK D - L0
1 : 50

FLOOR PLAN KEY LEGEND

EXTERIOR WALL
140x45 timber stud wall, insulation
10mm RAB allowance
50mm cavity with
90mm brick with bagged + painted finish

EXTERIOR WALL
140x45 timber stud wall, insulation
10mm RAB allowance
20mm cavity with
vertical corrugated iron, powdercoated

EXTERIOR WALL
140x45 timber stud wall, insulation
10mm RAB allowance
20mm cavity with
cedar cladding, oil finished and vertical cedar scriber detail to match

INTERIOR WALL
90x45 timber stud wall, acoustic insulation to be confirmed
13mm GIB to suit environment

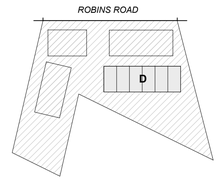
INTER-TENANCY WALL
KOROK or similar approved Inter-tenancy wall system to be confirmed

CARPET

TIMBER OVERLAY FLOORING

INTERIOR TILES

EXTERIOR TIMBER DECKING



Rev.	Date	Description	Iss.	Appr.
1	2026-05-07	RC - CLIENT UPDATE		
2	2026-06-09	RC - UPDATE		

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Project
ROBINS ROAD

Project Number
C-25-019

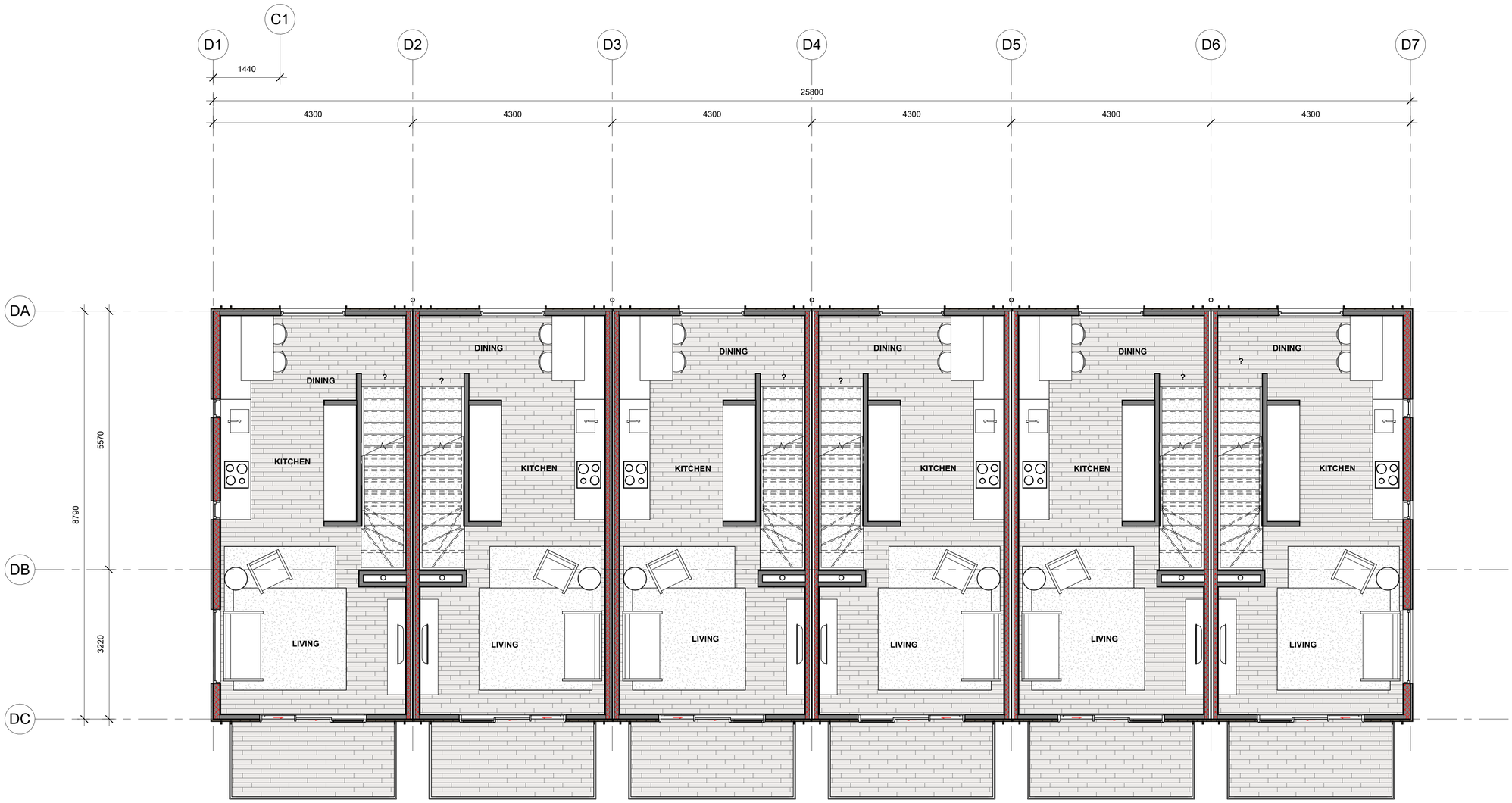
Date Plotted 10/06/2026 10:48:19 am
Date Issued
Scale As indicated @A1

Drawing Title
PROPOSED BLOCK D - L0

Drawing Number
RC180

Revision
2

criterion.



1 BLOCK D - L1

1 : 50

FLOOR PLAN KEY LEGEND

EXTERIOR WALL
140x45 timber stud wall, insulation
10mm RAB allowance
50mm cavity with
90mm brick with bagged + painted finish

EXTERIOR WALL
140x45 timber stud wall, insulation
10mm RAB allowance
20mm cavity with
vertical corrugated iron, powdercoated

EXTERIOR WALL
140x45 timber stud wall, insulation
10mm RAB allowance
20mm cavity with
cedar cladding, oil finished and vertical cedar scriber detail to match

INTERIOR WALL
90x45 timber stud wall, acoustic insulation to be confirmed
13mm GIB to suit environment

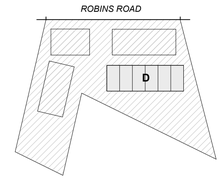
INTER-TENANCY WALL
KOROK or similar approved Inter-tenancy wall system to be confirmed

CARPET

TIMBER OVERLAY FLOORING

INTERIOR TILES

EXTERIOR TIMBER DECKING



Rev.	Date	Description	Iss.	Appr.
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2	2026-06-09	RC - UPDATE		

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Project
ROBINS ROAD

Project Number
C-25-019

Date Plotted 10/06/2026 10:48:20 am

Date Issued

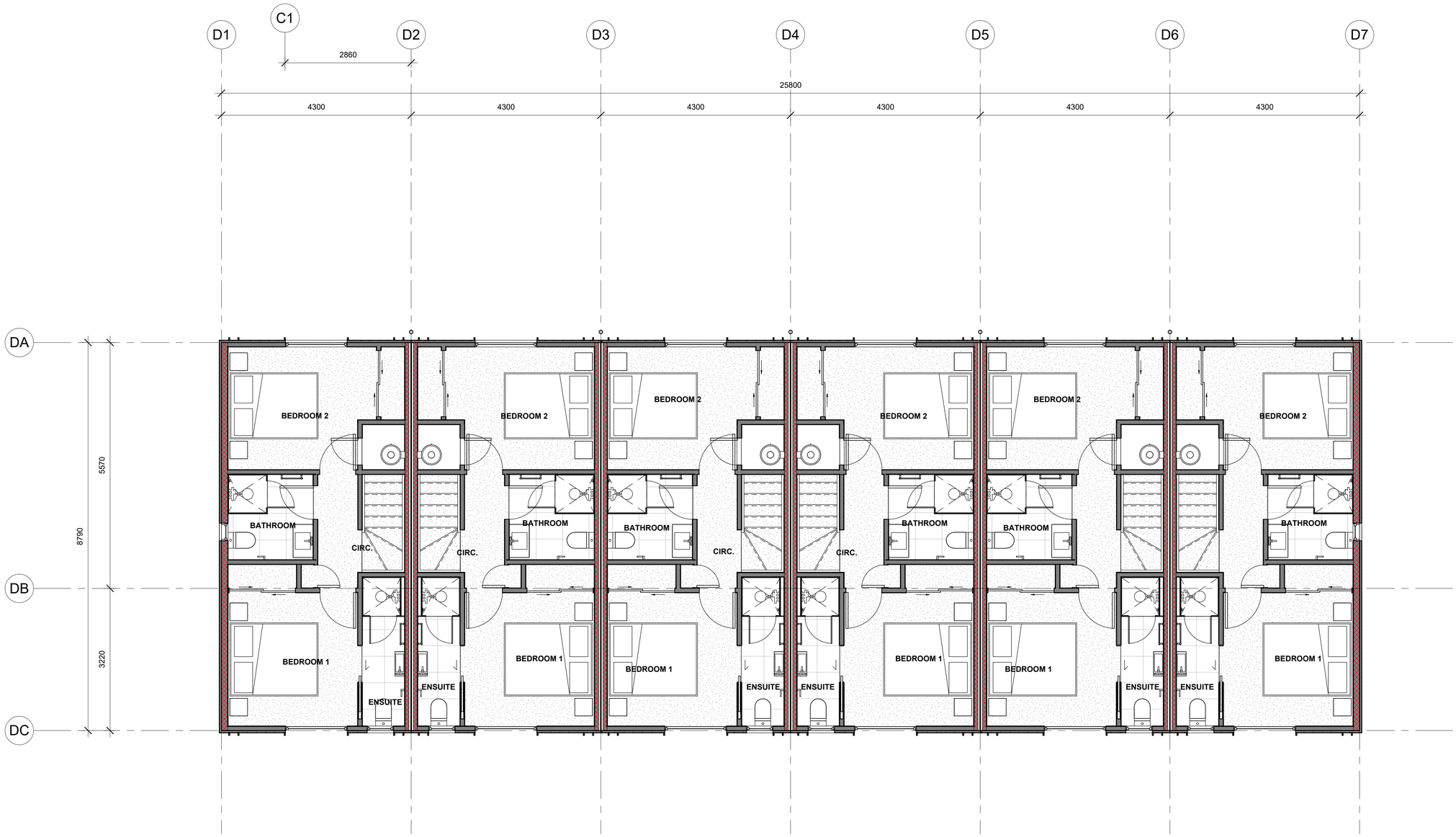
Scale As indicated @A1

Drawing Title
PROPOSED BLOCK D - L1

Drawing Number
RC181

Revision
2

criterion.



1 BLOCK D - L2

1 : 50

FLOOR PLAN KEY LEGEND

290 — **EXTERIOR WALL**
140x45 timber stud wall, insulation
10mm RAB allowance
50mm cavity with
90mm brick with bagged + painted finish

205 — **EXTERIOR WALL**
140x45 timber stud wall, insulation
10mm RAB allowance
20mm cavity with
vertical corrugated iron, powdercoated

195 — **EXTERIOR WALL**
140x45 timber stud wall, insulation
10mm RAB allowance
20mm cavity with
cedar cladding, oil finished and vertical cedar scriber detail to match

116 — **INTERIOR WALL**
90x45 timber stud wall, acoustic insulation to be confirmed
13mm GIB to suit environment

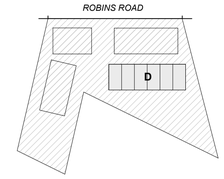
306 — **INTER-TENANCY WALL**
KOROK or similar approved Inter-tenancy wall system to be confirmed

CARPET

TIMBER OVERLAY FLOORING

INTERIOR TILES

EXTERIOR TIMBER DECKING



Rev.	Date	Description	Iss.	Appr.
1	2026-05-07	RC - CLIENT UPDATE		
2	2026-06-09	RC - UPDATE		

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Project
ROBINS ROAD

Project Number
C-25-019

Date Plotted 10/06/2026 10:48:22 am

Date Issued

Scale As indicated @A1

Drawing Title
PROPOSED BLOCK D - L2

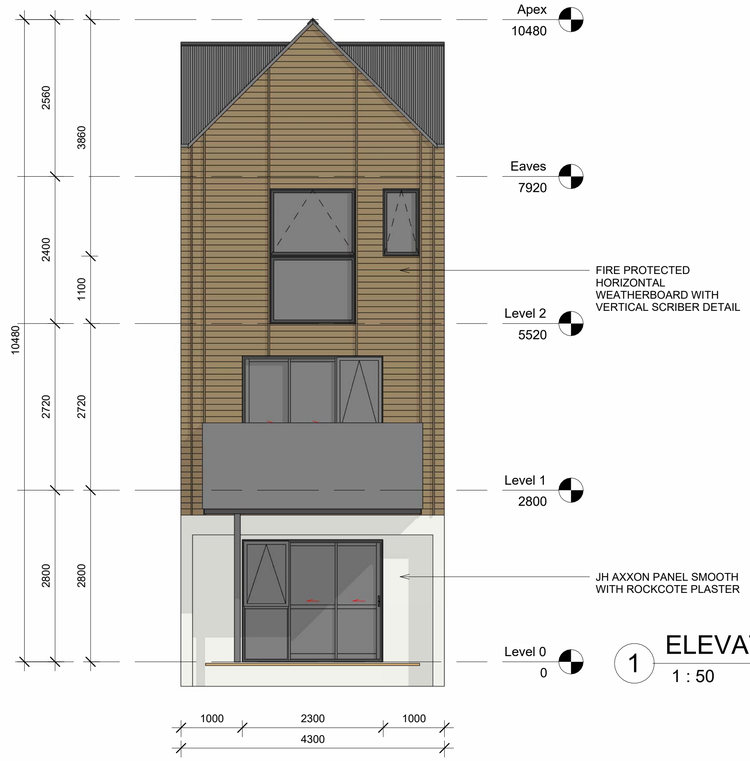
Drawing Number
RC182

Revision
2

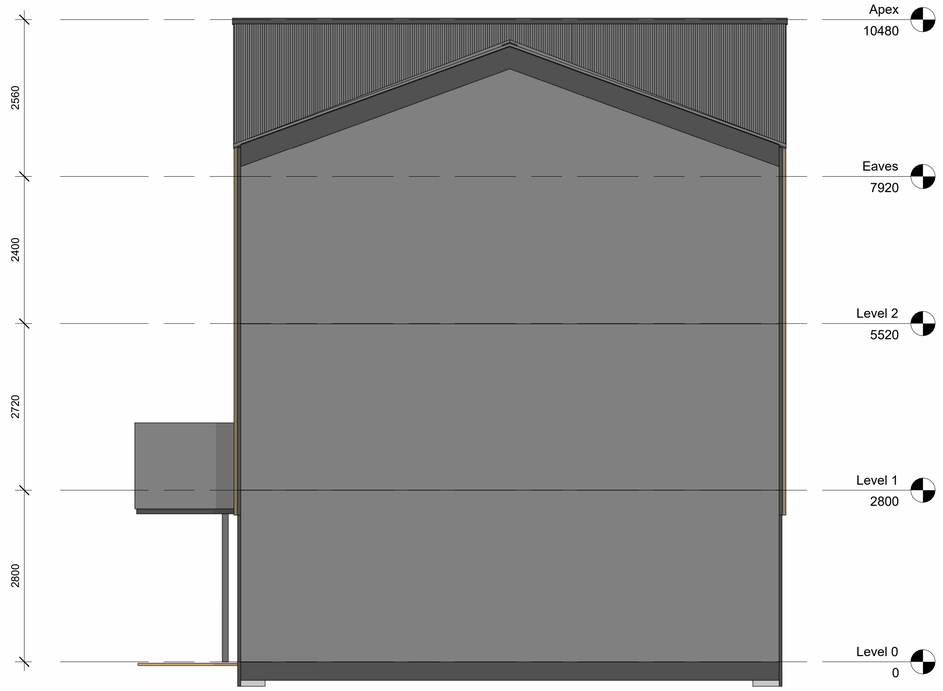
criterion.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NZBC, NZS3604, OTHER RELEVANT NZ STANDARDS, LOCAL AUTHORITY BYLAWS AND MANUFACTURERS DETAILS AND INSTRUCTIONS.

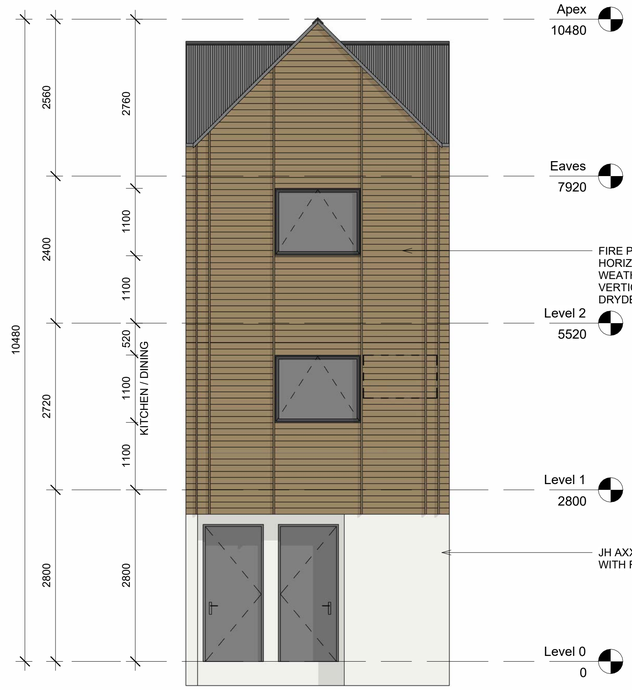
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION AND OTHER CONSULTANTS DOCUMENTATION, INCLUDING SPECIALIST ENGINEERING ADVICE FOR 25-29 ROBINS ROAD.



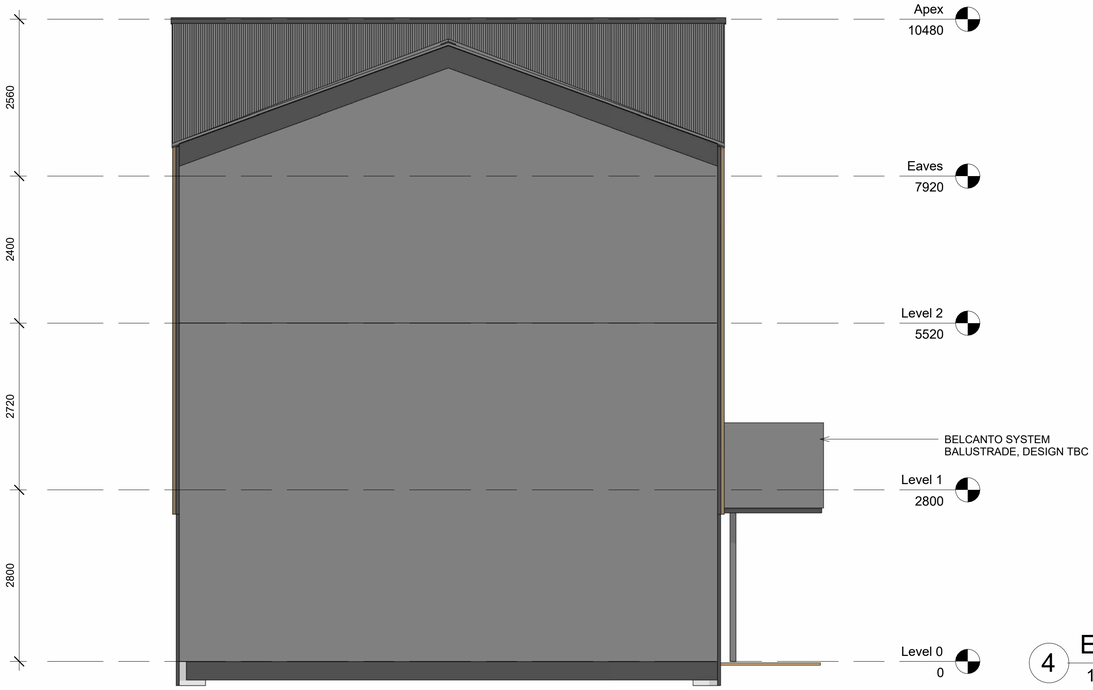
1 ELEVATION 01
1 : 50



2 ELEVATION 02
1 : 50



3 ELEVATION 03
1 : 50



4 ELEVATION 04
1 : 50

Rev.	Date	Description	Iss.	Appr.
1	2026-06-09	RC UPDATE		

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File
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Project
WBK - 25 ROBINS ROAD

Project Number
C-25-019

Date Plotted 9/06/2026 1:40:24 pm
Date Issued
Scale 1 : 50 @A1

Drawing Title
TYPICAL UNIT ELEVATIONS

Drawing Number
RC200

Revision
1

criterion.



Site, Planting and Pathways
Steel fencing
Viblock concrete blocks, bris where necessary for open foundations



Ground Floor
Lightweight Rockcote plaster system, Tasman Mineral Plaster finish



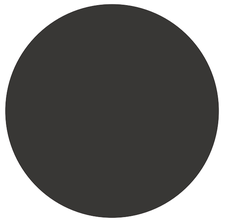
Principal Facades
Cedar horizontal weatherboard
Vertical timber scribers
Oiled finish - Drydens midnight



Corrugated Iron
Dark powdercoated for roof, end walls with windows to match



Dark Window Joinery
Ironsand or similar for principal facades and Accessway facades



Upper floor relief
Lightweight Rockcote plaster system, smooth finish in dark colour



1 ROBINS ROAD - WEST ELEVATION

1 : 75

Rev.	Date	Description	Iss.	Appr.
1	2026-05-07	RC - CLIENT UPDATE		
2	2026-06-09	RC - UPDATE		

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Project
ROBINS ROAD

Project Number
C-25-019

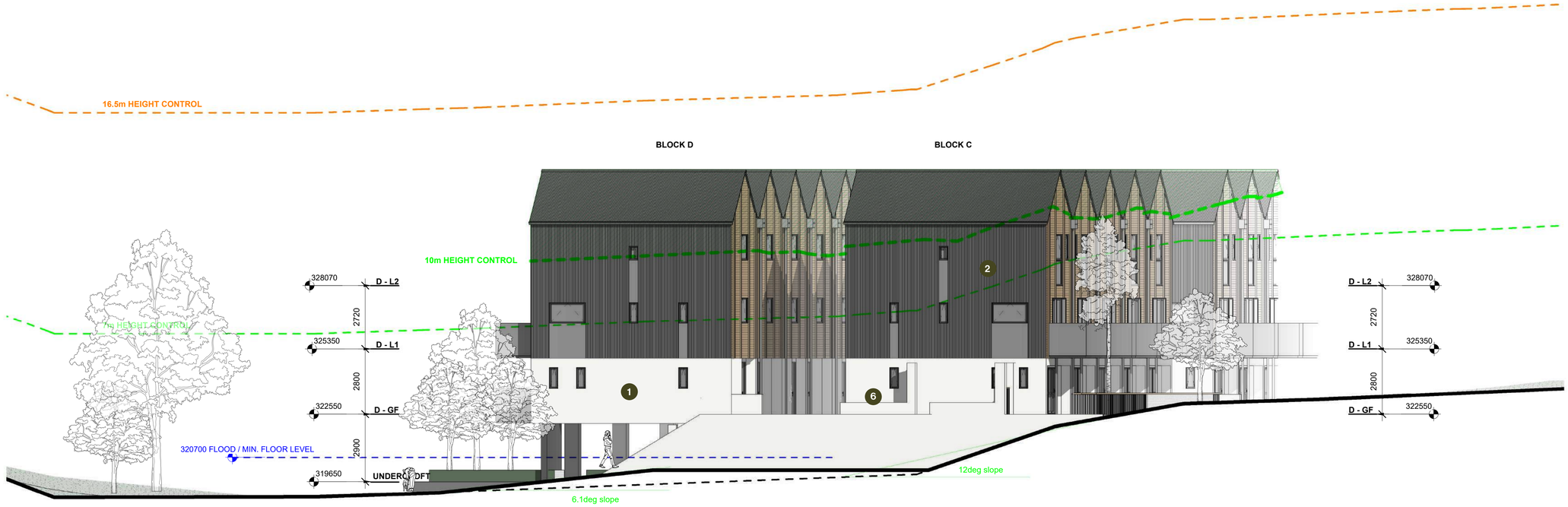
Date Plotted 10/06/2026 11:05:23 am
Date Issued
Scale 1 : 75 @A1

Drawing Title
SITE ELEVATIONS

Drawing Number
RC210

Revision
2

criterion.



1 NORTH ELEVATION

1 : 100



2 EAST ELEVATION

1 : 100

SITE SECTIONS

OPERATIVE DISTRICT PLAN

PROPOSED DISTRICT PLAN

16.5m HEIGHT PERMITTED
S: 8m @ 45deg
N, E, W: 8.0m @ 60deg

MINIMUM FLOOR HEIGHT
TO BE CONFIRMED



Rev.	Date	Description	Iss.	Appr.
1	2026-05-07	RC - CLIENT UPDATE		
2	2026-06-09	RC - UPDATE		

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Project
ROBINS ROAD

Project Number
C-25-019

Date Plotted 10/06/2026 11:05:46 am

Date Issued

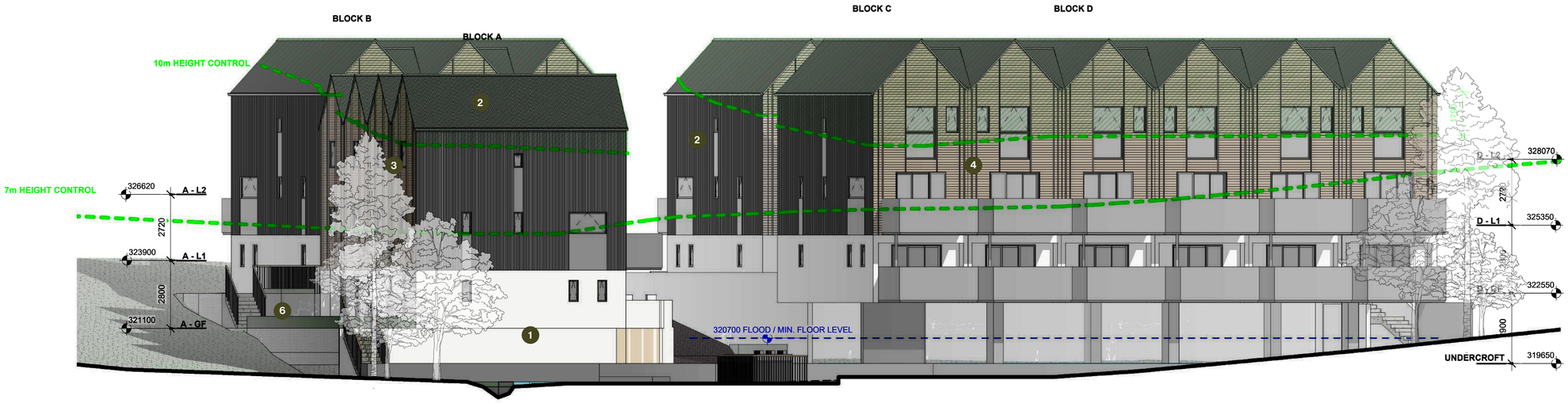
Scale 1 : 100 @A1

Drawing Title
SITE ELEVATIONS

Drawing Number
RC211

Revision
2

criterion.



1 BOUNDARY ROAD - EAST ELEVATION

1 : 100



2 SOUTH ELEVATION

1 : 100

SITE SECTIONS

OPERATIVE DISTRICT PLAN

PROPOSED DISTRICT PLAN

16.5m HEIGHT PERMITTED
S: 8m @ 45deg
N, E, W: 8.0m @ 60deg

MINIMUM FLOOR HEIGHT
TO BE CONFIRMED

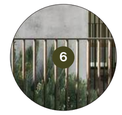












Rev.	Date	Description	Iss.	Appr.
1	2026-05-07	RC - CLIENT UPDATE		
2	2026-06-09	RC - UPDATE		

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Project
ROBINS ROAD

Project Number
C-25-019

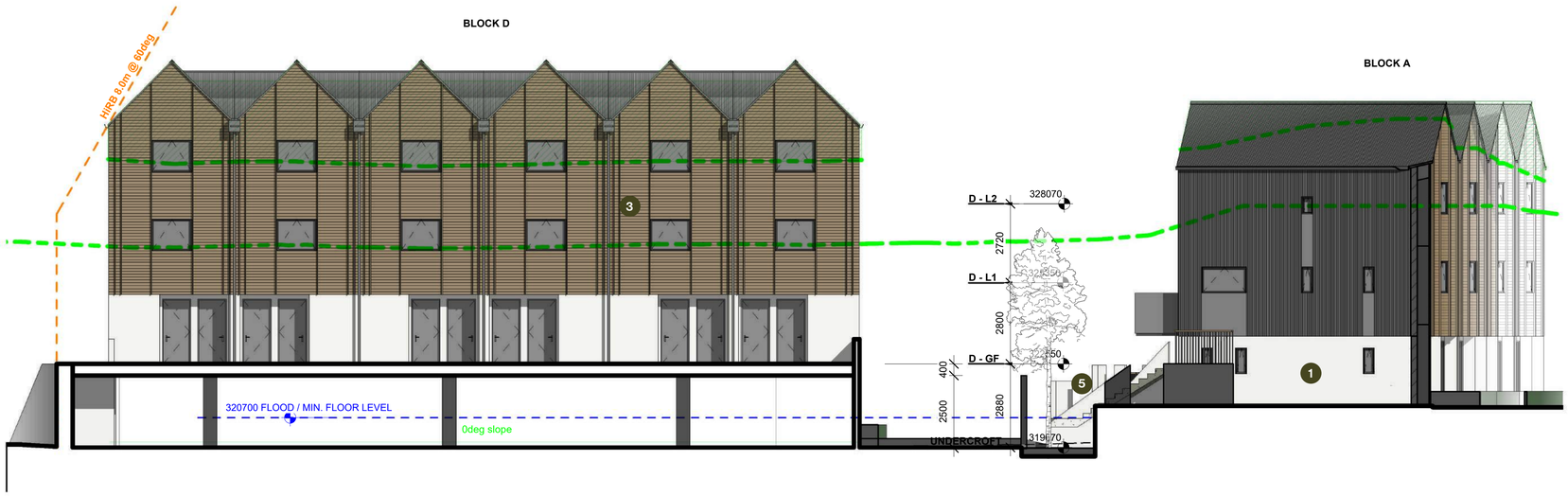
Date Plotted 10/06/2026 11:06:12 am
Date Issued
Scale 1 : 100 @A1

Drawing Title
SITE ELEVATIONS

Drawing Number
RC212

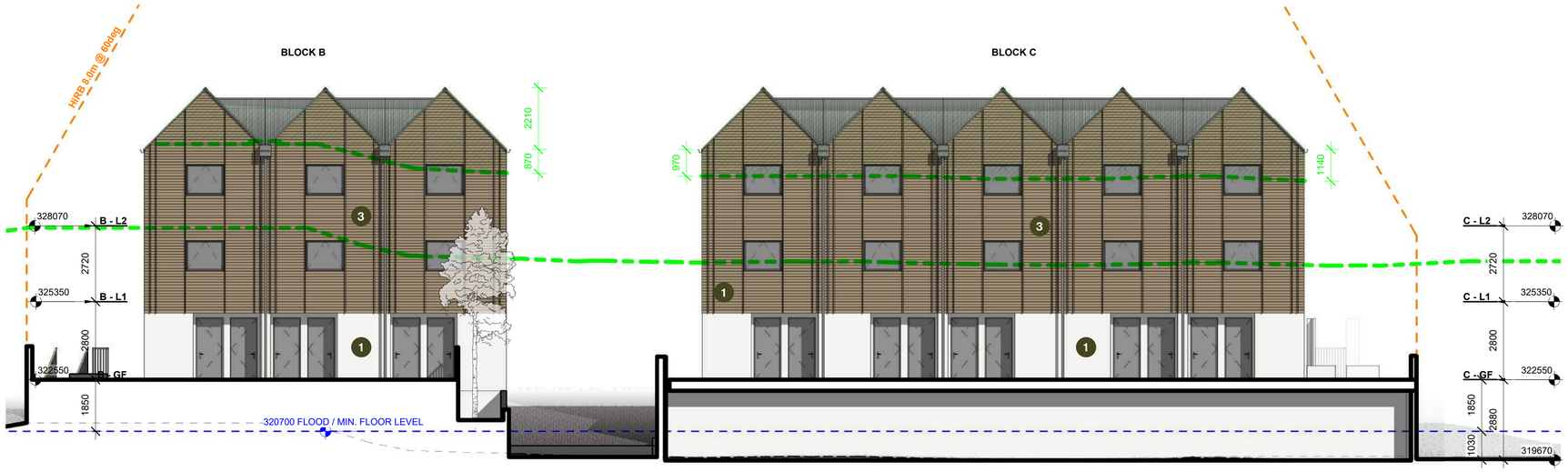
Revision
2

criterion.



1 ACCESSWAY - WEST ELEVATION

1 : 100



2 ACCESSWAY - EAST ELEVATION

1 : 100

SITE SECTIONS

OPERATIVE DISTRICT PLAN

PROPOSED DISTRICT PLAN

16.5m HEIGHT PERMITTED
S: 8m @ 45deg
N, E, W: 8.0m @ 60deg

MINIMUM FLOOR HEIGHT
TO BE CONFIRMED

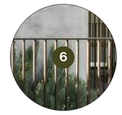












Rev.	Date	Description	Iss.	Appr.
1	2026-05-07	RC - CLIENT UPDATE		
2	2026-06-09	RC - UPDATE		

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Project
ROBINS ROAD

Project Number
C-25-019

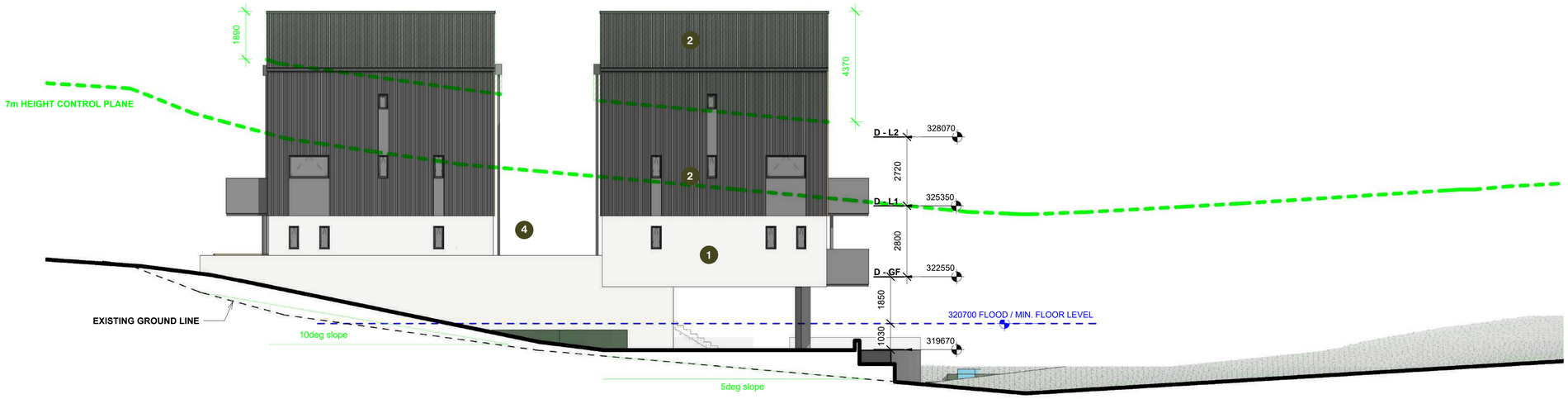
Date Plotted 10/06/2026 11:06:33 am
Date Issued
Scale 1 : 100 @A1

Drawing Title
SITE INTERNAL ELEVATIONS

Drawing Number
RC220

Revision
2

criterion.



1 LANEWAY - SOUTH ELEVATION

1 : 100



2 LANEWAY - NORTH ELEVATION

1 : 100

SITE SECTIONS

OPERATIVE DISTRICT PLAN

PROPOSED DISTRICT PLAN

16.5m HEIGHT PERMITTED
S: 8m @ 45deg
N, E, W: 8.0m @ 60deg

MINIMUM FLOOR HEIGHT
TO BE CONFIRMED



Rev.	Date	Description	Iss.	Appr.
1	2026-05-07	RC - CLIENT UPDATE		
2	2026-06-09	RC - UPDATE		

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Project
ROBINS ROAD

Project Number
C-25-019

Date Plotted 10/06/2026 11:06:54 am
Date Issued
Scale 1 : 100 @A1

Drawing Title
SITE INTERNAL ELEVATIONS

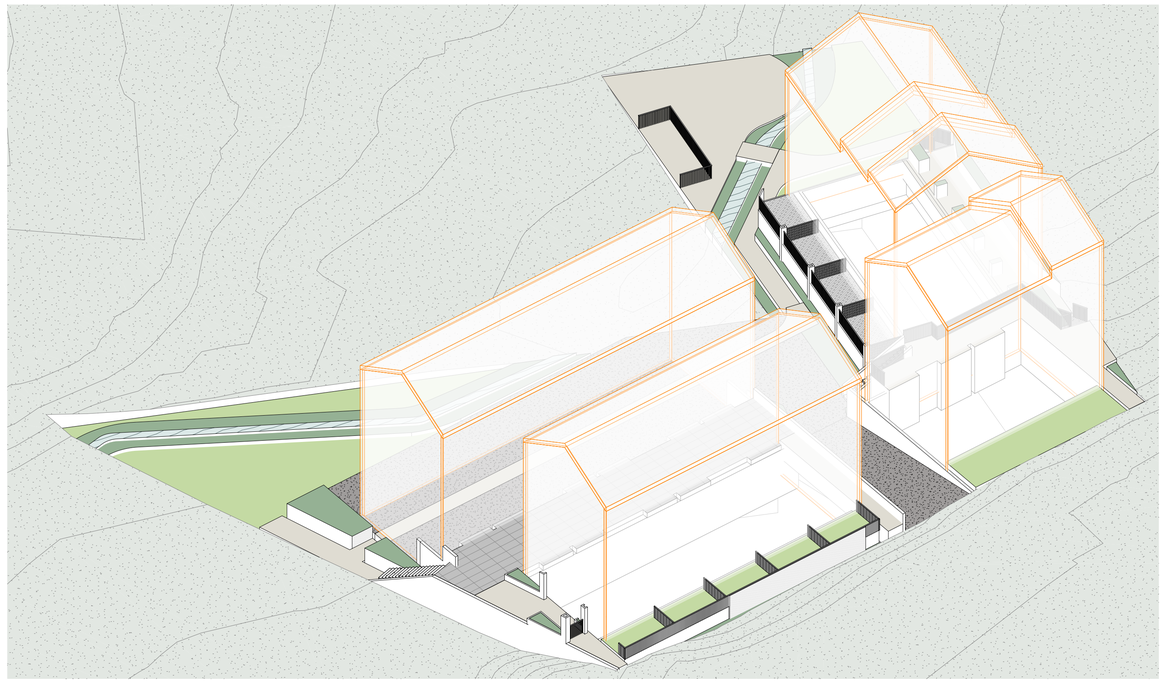
Drawing Number
RC221

Revision
2

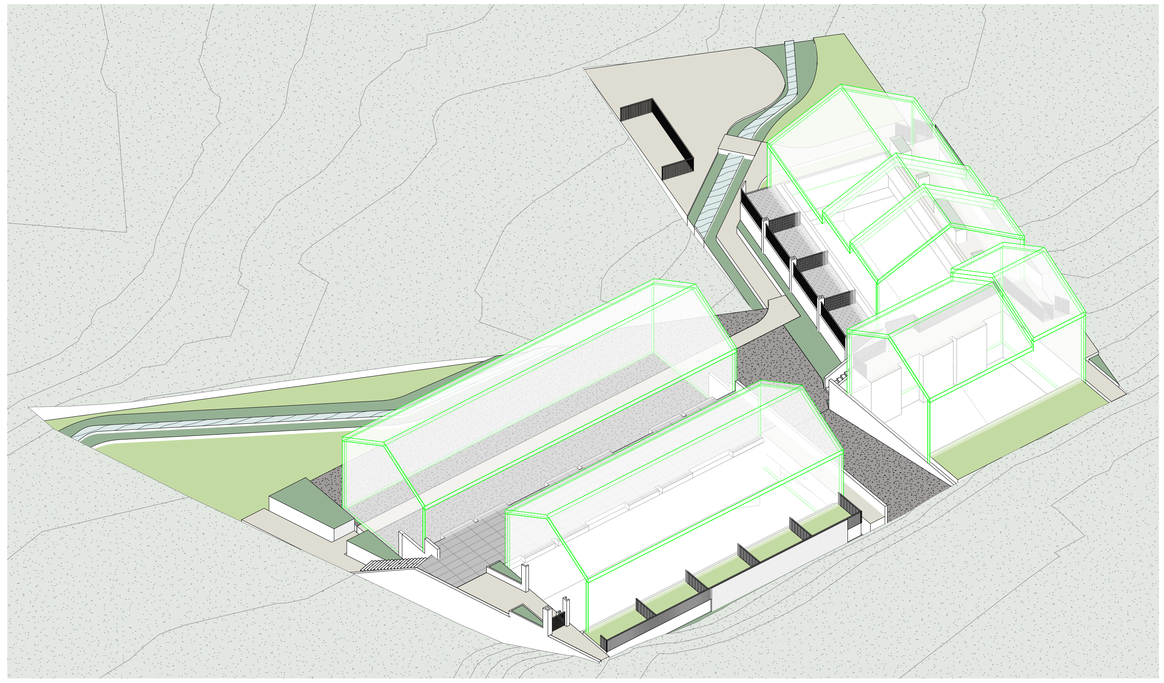
criterion.



1 COMPARITIVE MASS - PROPOSED



2 COMPARITIVE MASS - UIV



3 COMPARITIVE MASS - OPERATIVE 10m

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Project
ROBINS ROAD

Project Number
C-25-019

Date Plotted *23/04/2026 4:46:35 pm*

Date Issued

Scale @A1

Drawing Title
SHADING DIAGRAMS - COMPARITIVE MASS

Drawing Number
RC600

Revision

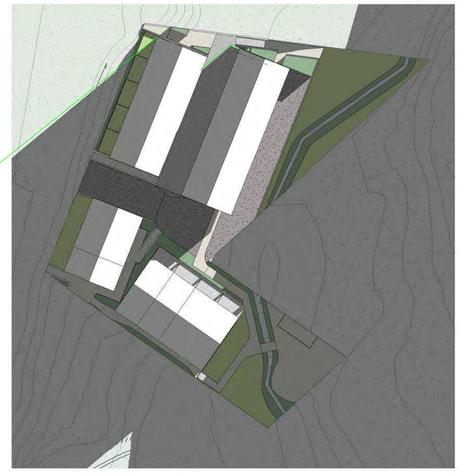
criterion.



01 OPER-10_Summer_Dec21 9am
1 : 500



04 OPER-10_Autumn Eqx_Mar21 9am
1 : 500



07 OPER-10_Winter_Jun21 9am
1 : 500



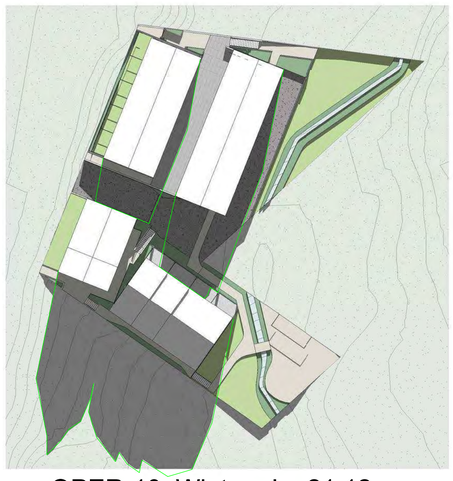
10 OPER-10_Spring Eqx_Sep21 9am
1 : 500



02 OPER-10_Summer_Dec21 12pm
1 : 500



05 OPER-10_Autumn Eqx_Mar21 12pm
1 : 500



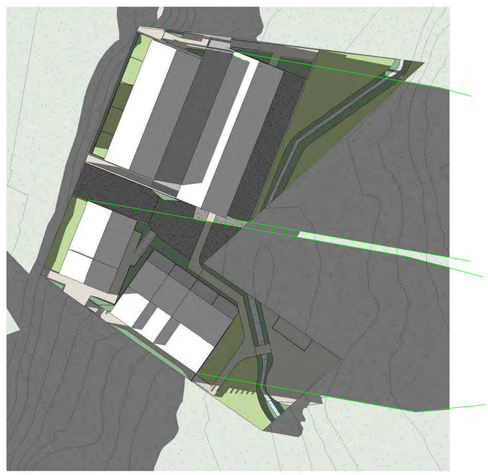
08 OPER-10_Winter_Jun21 12pm
1 : 500



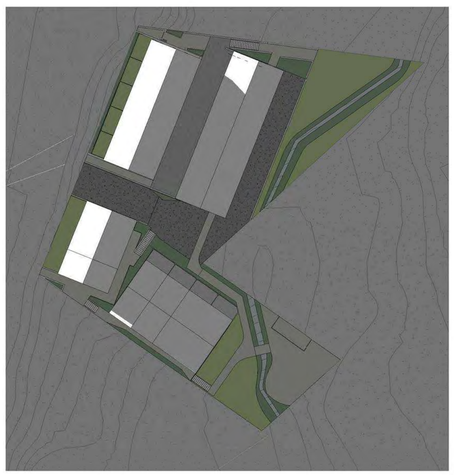
11 OPER-10_Spring Eqx_Sep21 12pm
1 : 500



03 OPER-10_Summer_Dec21 6pm
1 : 500



06 OPER-10_Autumn Eqx_Mar21 6pm
1 : 500



09 OPER-10_Winter_Jun21 6pm
1 : 500



12 OPER-10_Spring Eqx_Sep21 6pm
1 : 500

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Project
ROBINS ROAD

Project Number
C-25-019

Date Plotted *21/04/2026 12:04:07 pm*
Date Issued
Scale 1 : 500 @A1

Drawing Title
SHADING DIAGRAMS - Operative (10m)

Drawing Number
RC601

Revision

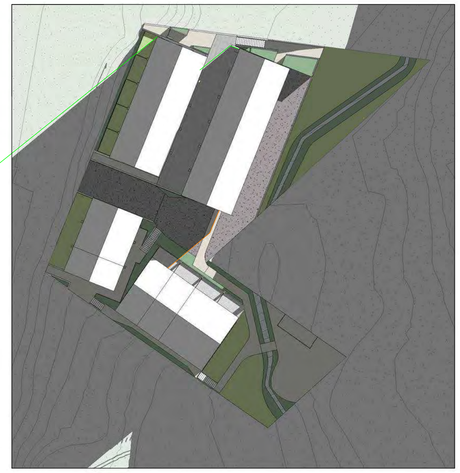
criterion.



01 UIV_Summer_Dec21 9am
1 : 500



04 UIV_Autumn Eqx_Mar21 9am
1 : 500



07 UIV_Winter_Jun21 9am
1 : 500



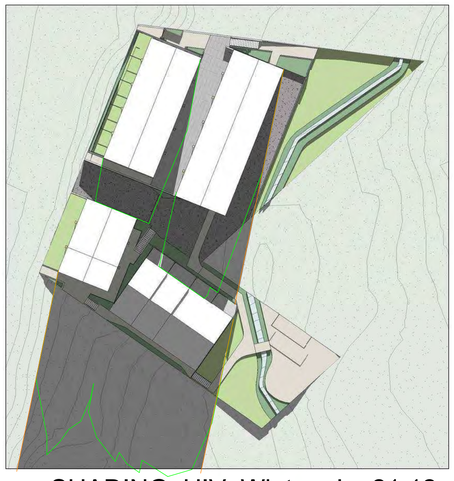
10 UIV_Spring Eqx_Sep21 9am
1 : 500



02 UIV_Summer_Dec21 12pm
1 : 500



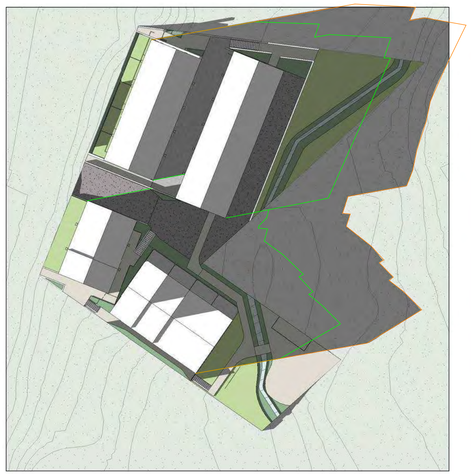
05 UIV_Autumn Eqx_Mar21 12pm
1 : 500



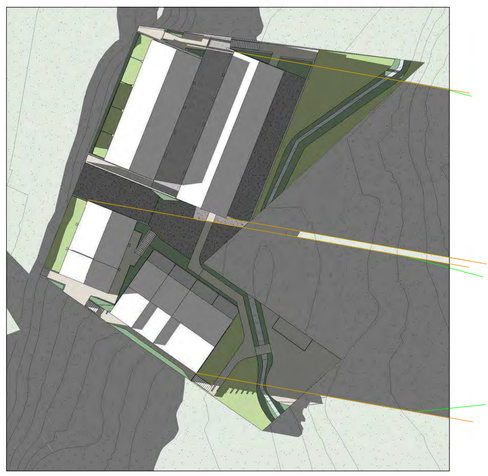
08 SHADING_UIV_Winter_Jun21 12pm
1 : 500



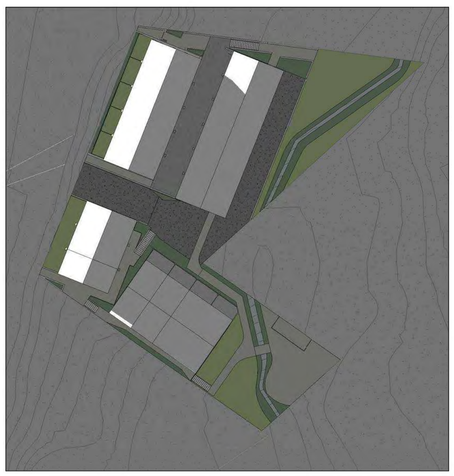
11 UIV_Spring Eqx_Sep21 12pm
1 : 500



03 UIV_Summer_Dec21 6pm
1 : 500



06 UIV_Autumn Eqx_Mar21 6pm
1 : 500



09 SHADING_UIV_Winter_Jun21 6pm
1 : 500



12 UIV_Spring Eqx_Sep21 6pm
1 : 500

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Project
ROBINS ROAD

Project Number
C-25-019

Date Plotted *21/04/2026 12:04:21 pm*
Date Issued
Scale 1 : 500 @A1

Drawing Title
SHADING DIAGRAMS - UIV (16.5m)

Drawing Number
RC602

Revision

criterion.



01 PROPOSED_Summer Solstice_9am
1 : 500



04 PROPOSED_Autumn Eqx_9am
1 : 500



07 PROPOSED_Winter Solstice_9am
1 : 500



10 PROPOSED_Spring Eqx_9am
1 : 500



02 PROPOSED_Summer Solstice_12pm
1 : 500



05 PROPOSED_Autumn Eqx_12pm
1 : 500



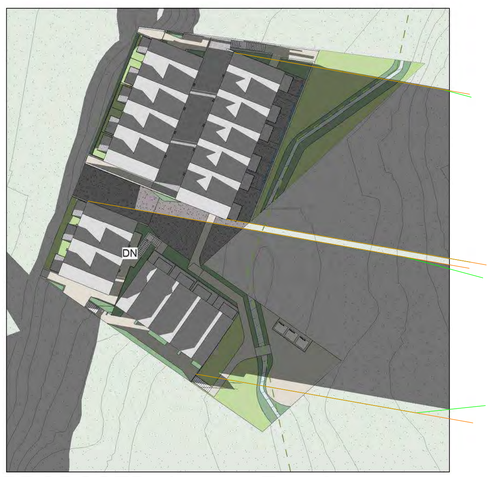
08 PROPOSED_Winter Solstice_12pm
1 : 500



11 PROPOSED_Spring Eqx_12pm
1 : 500



03 PROPOSED_Summer Solstice_6pm
1 : 500



06 PROPOSED_Autumn Eqx_6pm
1 : 500



09 PROPOSED_Winter Solstice_6pm
1 : 500



12 PROPOSED_Spring Eqx_6pm
1 : 500

Rev.	Date	Description	Iss.	Appr.

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Project
ROBINS ROAD

Project Number
C-25-019

Date Plotted *23/04/2026 4:35:01 pm*
Date Issued
Scale 1 : 500 @A1

Drawing Title
SHADING DIAGRAMS - PROPOSED

Drawing Number
RC603

Revision

criterion.