

ARTISTIC IMPRESSION

188 Domain Road

188 Domain Road Queenstown 9371

RC01 5/05/2026

ALL DIMENSIONS TO BE CONFIRMED ON SITE
ALL DIMENSIONS ARE TO FRAMING
NO DRAWINGS TO BE SCALE

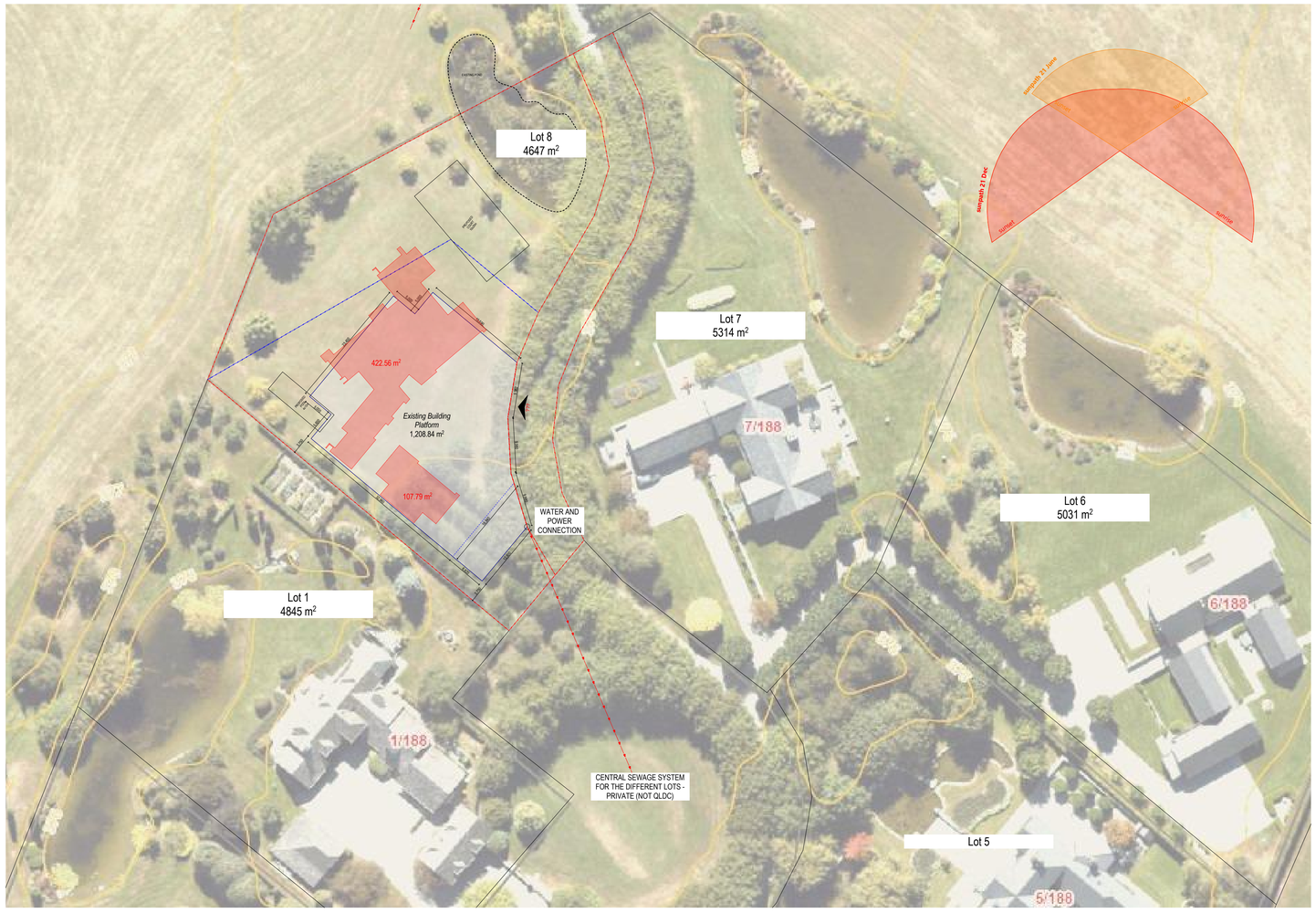
MINIMAL DESIGN
PH 022 077 4024
EM HELLO@MINIMALDESIGN.NZ
WWW.MINIMALDESIGN.NZ
58 MCDOUGALL STREET, WANAKA

PROJECT: 188 Domain Road	DRAWING: TITLE SHEET	DATE: 5/05/2026	
LOCATION: 188 Domain Road Queenstown 9371		SCALE: on A1	
CLIENT: Bradley and Hana Jowitt	Resource Consent	DRAWN: AT / JOB No: P141 / VERSION: RC01	
		CHECKED: MD / SHEET No: C0.00 / REV: 01	





00 LOCATION PLAN



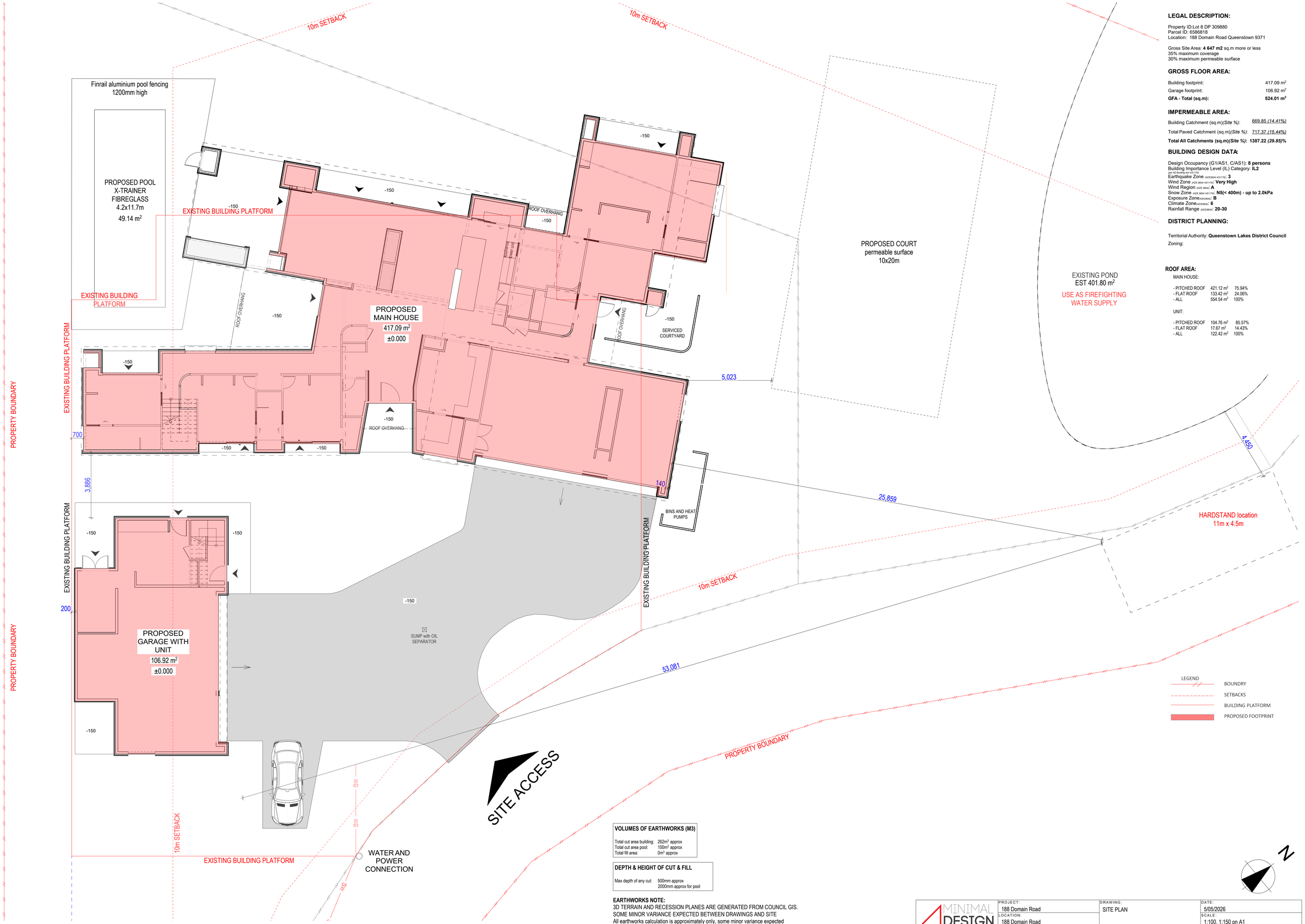
01 SITE PLAN 1:500

N

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58 MCDOUGALL STREET, WANAKA

PROJECT:	188 Domain Road
LOCATION:	188 Domain Road Queenstown 9371
CLIENT:	Bradley and Hana Jowitt
DRAWING:	LOCATION PLAN
	Resource Consent
DATE:	5/05/2026
SCALE:	1:500, 1:200 on A1
DRAWN:	AT
JOB No:	P141
VERSION:	RC01
CHECKED:	MD
SHEET No:	C1.01
REV:	01



LEGAL DESCRIPTION:

Property ID:Lot 8 DP 309880
Parcel ID: 6586818
Location: 188 Domain Road Queenstown 9371

Gross Site Area: **4 647 m2** sq.m more or less
35% maximum coverage
30% maximum permeable surface

GROSS FLOOR AREA:

Building footprint:	417.09 m²
Garage footprint:	106.92 m²
GFA - Total (sq.m):	**524.01 m²**

IMPERMEABLE AREA:

Building Catchment (sq.m)*(Site %)*:	669.85 *(14.41%)*
Total Paved Catchment (sq.m)*(Site %)*:	717.37 *(15.44%)*
Total All Catchments (sq.m)*(Site %)*:	**1387.22 *(29.85)*%**

BUILDING DESIGN DATA:

Design Occupancy (G1/AS1, C/AS1): **8 persons**
Building Importance Level (IL) Category: **IL2**
per NZS4404:2010 AS1170.0
Earthquake Zone (NZS3604/ AS1170): **3**
Wind Zone (NZS 3604/ AS1170): **Very High**
Wind Region (NZS 3604): **A**
Snow Zone (NZS 3604/ AS1170): **N5(< 400m) - up to 2.0kPa**
Exposure Zone(NZS3604): **B**
Climate Zone(NZS3604): **6**
Rainfall Range (NZS3604): **20-30**

DISTRICT PLANNING:

Territorial Authority: **Queenstown Lakes District Council**
Zoning:

ROOF AREA:

MAIN HOUSE:

- PITCHED ROOF	421.12 m²	75.94%
- FLAT ROOF	133.42 m²	24.06%
- ALL	554.54 m²	100%

UNIT:

- PITCHED ROOF	104.76 m²	85.57%
- FLAT ROOF	17.67 m²	14.43%
- ALL	122.42 m²	100%

VOLUMES OF EARTHWORKS (M3)

Total cut area building:	262m³ approx
Total cut area pool:	100m³ approx
Total fill area:	0m³ approx

DEPTH & HEIGHT OF CUT & FILL

Max depth of any cut: 500mm approx
2000mm approx for pool

EARTHWORKS NOTE:
3D TERRAIN AND RECESSION PLANES ARE GENERATED FROM COUNCIL GIS.
SOME MINOR VARIANCE EXPECTED BETWEEN DRAWINGS AND SITE
All earthworks calculation is approximately only, some minor variance expected

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LOCATION:	188 Domain Road Queenstown 9371
CLIENT:	Bradley and Hana Jowitt
DRAWING:	SITE PLAN Resource Consent
DATE:	5/05/2026
SCALE:	1:100, 1:150 on A1
DRAWN:	AT
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VERSION	RC01
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SHEET No:	C1.02
REV:	01

LEGEND:

BOUNDRY

EXISTING BUILDING PLATFORM

BUILDING OUTSIDE THE APPROVED BUILDING PLATFORM

PROPOSED BUILDING

POOL OUTSIDE THE APPROVED BUILDING PLATFORM

The building outside the approved building platform 100.49m^2
NOTE: Buildng footprint exlude the cladding

Pool outside the existing building platform 44.51m^2

PROPERTY BOUNDARY

10m SETBACK

Finrail aluminium pool fencing 1200mm high

PROPOSED POOL X-TRAINER FIBREGLASS 4.2x11.7m 49.14 m^2

44.51 m^2

EXISTING BUILDING PLATFORM

11.83 m^2

2.96 m^2

71.27 m^2

PROPOSED MAIN HOUSE 417.09 m^2 ±0.000

14.43 m^2

Existing Building Platform 1,101.33 m^2

PROPOSED GARAGE WITH UNIT 106.92 m^2 ±0.000

PROPOSED COURT permeable surface 10x20m

EXISTING POND EST 401.80 m^2

USE AS FIREFIGHTING WATER SUPPLY

HARDSTAND location 11m x 4.5m

WATER AND POWER CONNECTION

ROOF OVERHANG

RAINWATER TANKS

SW

WS

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LOCATION: 188 Domain Road Queenstown 9371		SCALE: 1:150 on A1	
		DRAWN: AT / JOB No: P141 / VERSION: RC01	
CLIENT: Bradley and Hana Jowitt	Resource Consent	CHECKED: MD / SHEET No: C1.03 / REV: 01	

PROPERTY BOUNDARY

PROPERTY BOUNDARY

10m SETBACK

10m SETBACK

Finrail aluminium pool fencing
1200mm high

PROPOSED POOL
X-TRAINER
FIBREGLASS
4.2x11.7m
49.14 m²

EXISTING BUILDING PLATFORM

EXISTING BUILDING
PLATFORM

PROPOSED
MAIN HOUSE
417.09 m²
±0.000

PROPOSED COURT
permeable surface
10x20m

EXISTING POND
EST 401.80 m²
USE AS FIREFIGHTING
WATER SUPPLY

EXISTING BUILDING PLATFORM

PROPERTY BOUNDARY

700

FIRE PIT

EXISTING BUILDING PLATFORM

EXISTING BUILDING PLATFORM

HARDSTAND location
11m x 4.5m

200

PROPOSED
GARAGE WITH
UNIT
106.92 m²
±0.000

10m SETBACK

PROPERTY BOUNDARY

PROPERTY BOUNDARY

NG APPLE TREES

10m SETBACK

EXISTING BUILDING PLATFORM

WATER AND
POWER
CONNECTION

10m SETBACK

6.9

6.9

6.9

14.45

6.9

6.9

6.9

LEGEND:

- BOUNDRY
- SETBACKS
- BUILDING PLATFORM
- PROPOSED FOOTPRINT

LEGEND EXISTING TREES:

- PIN OAK TREE
- CONIFER TREE
- CHESTNUT TREE
- APPLE TREE
- CHERRY TREE

NOTE:
In orange are the trees marked for removal. In total 4 trees.

LEGEND PROPOSED PLANTS:

- HORNBEAM TREE
- PORTUGUESE LAUREL (Prunus Lusitanica)
- GRASS AREA
- LAWN AREA
- PAWING/CONCRETE
- CONCRETE


PORTUGUESE LAUREL
(Prunus Lusitanica)


HORNBEAM
(Carpinus Betulus)


CHERRY TREE


CHESTNUT TREE


CONIFER TREE


PIN OAK TREE


APPLE TREES

N

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PROJECT: 188 Domain Road	DRAWING: LANDSCAPE PLAN	DATE: 5/05/2026	
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		CHECKED: MD / SHEET No: C1.04 / REV: 01	

POTENTIAL POOL
4x12m

HEAT PUMP

ROOF OVERHANG

BRK

OUTDOOR LIVING / BBQ
CA: 32.69 m²

BBQ AREA

OUTDOOR SINK

LIVING
CA: 36.31 m²

CHEMINEE PHILIPPE
RADIANTE 692 FIREPLACE

DAY BED

DINING
CA: 18.70 m²

KITCHEN
CA: 23.34 m²

ISLAND

Reference Sound Unit

OFFICE
CA: 12.30 m²

SCULLERY
CA: 2.50 m²

BUILT-IN SEATING

MUDROOM / LAUNDRY
CA: 6.12 m²

SEAT

BEDROOM 1
CA: 32.45 m²

ENSUITE 1
CA: 13.28 m²

BOX WINDOW

GYM
CA: 11.46 m²

EXTERIOR STORAGE

SERVICED COURTYARD

1.8m high concrete block walls

OUTDOOR LIVING
CA: 22.16 m²

WINE STORAGE

SEAT

COATS
CA: 2.80 m²

POOL PUMP

BEDROOM 2
CA: 13.04 m²

ENSUITE 2
CA: 6.22 m²

ACCESS TO ATTIC

BEDROOM 3
CA: 15.42 m²

BATHROOM
CA: 5.09 m²

BEDROOM 4
CA: 15.64 m²

WC
CA: 3.29 m²

MAIN ENTRY

ROOF OVERHANG

SKYLIGHT

COFFEE STATION

BARN DOOR

READING / MEDIA ROOM
CA: 25.69 m²

BUILT-IN SEATING

GARAGE
CA: 69.28 m²

BOX WINDOW

ACCESS TO ATTIC FOR STORAGE

BINS AND HEAT PUMPS

1.8m high concrete block walls

5,450 1,500 22,000 9,290 3,260 2,500 5,764 5,750 8,500 750 2,000 1,300 5,764 140 6,500 8,410 5,070 13,516 4,530 8,986 1,300 6,000 4,200 500 4,530 2,280 3,320 1,760 3,350 4,336 19,576 14,968 7,195 21,380 6,590 350

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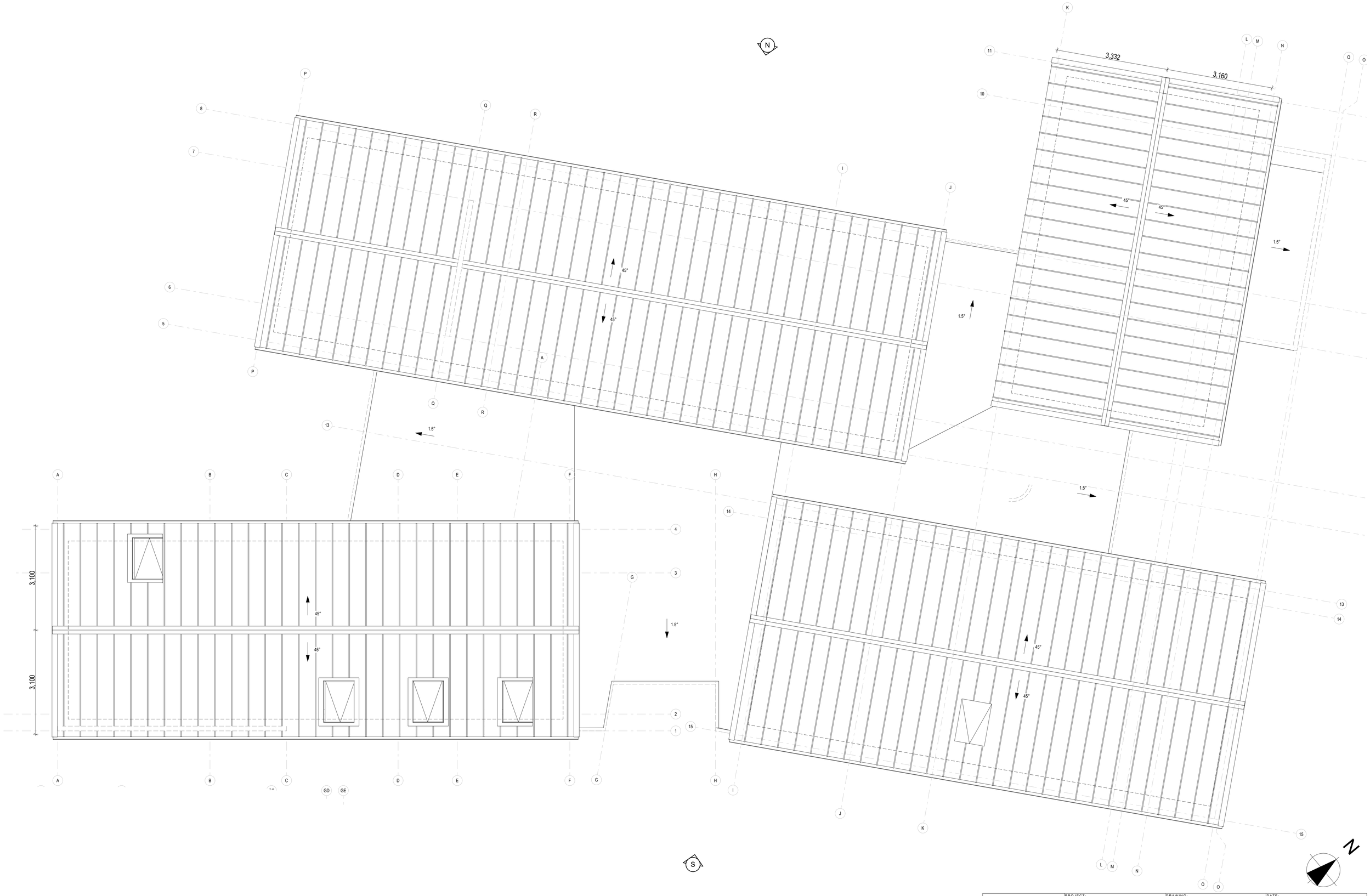
PROJECT:	188 Domain Road
LOCATION:	188 Domain Road Queenstown 9371
CLIENT:	Bradley and Hana Jowitt
DRAWING:	HOUSE - PROPOSED FLOOR PLAN
	Resource Consent
DATE:	5/05/2026
SCALE:	on A1
DRAWN:	AT
JOB No:	P141
VERSION:	RC01
CHECKED:	MD
SHEET No:	C2.01
REV:	01



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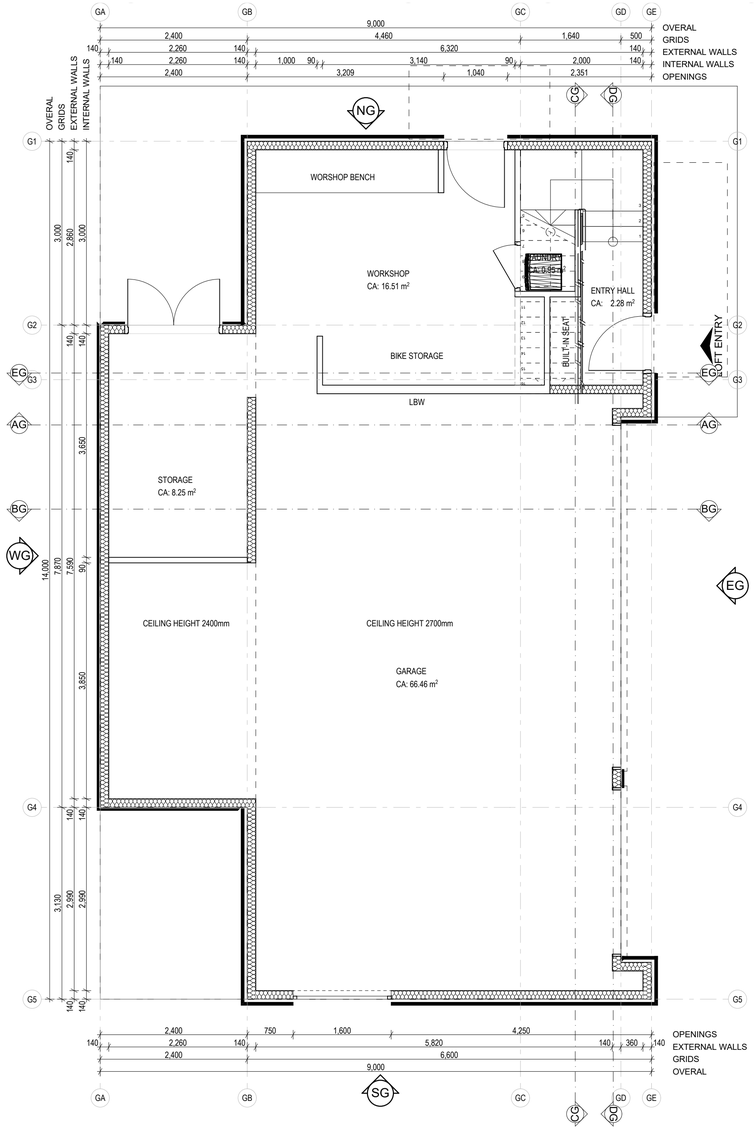
PROJECT: 188 Domain Road	DRAWING: HOUSE - REFLECTED CEILING PLAN	DATE: 5/05/2026	
LOCATION: 188 Domain Road Queenstown 9371		SCALE: on A1	
		DRAWN: AT	JOB No: P141 / VERSION: RC01
CLIENT: Bradley and Hana Jowitt	Resource Consent	CHECKED: MD	SHEET No: C2.02 / REV: 01



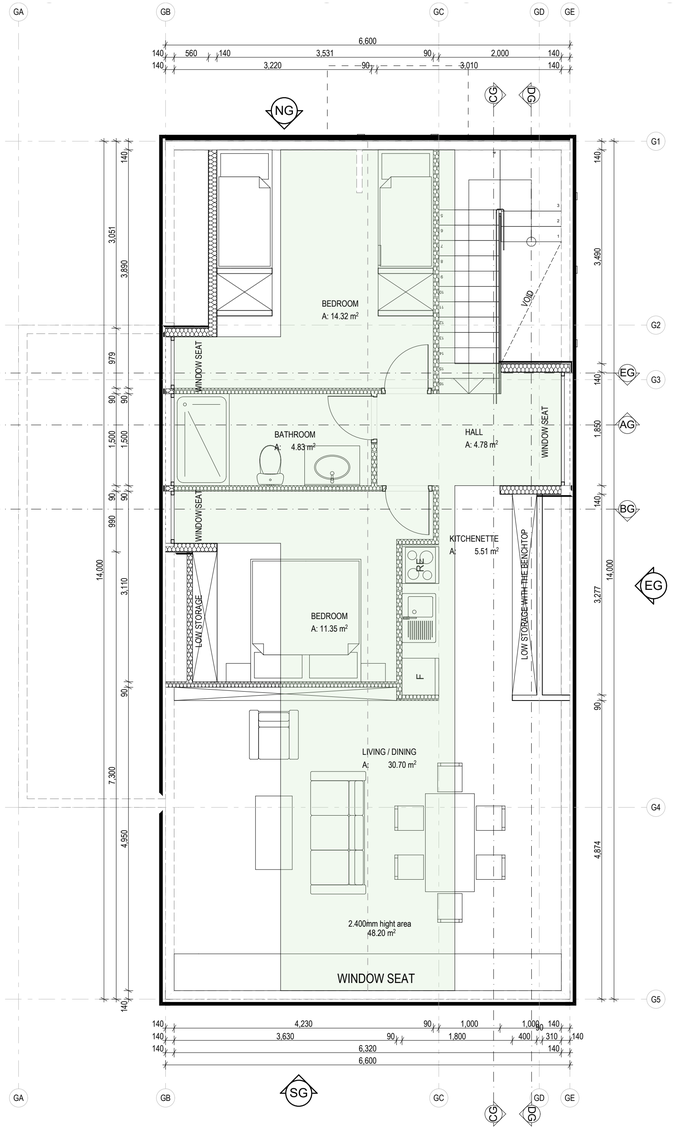
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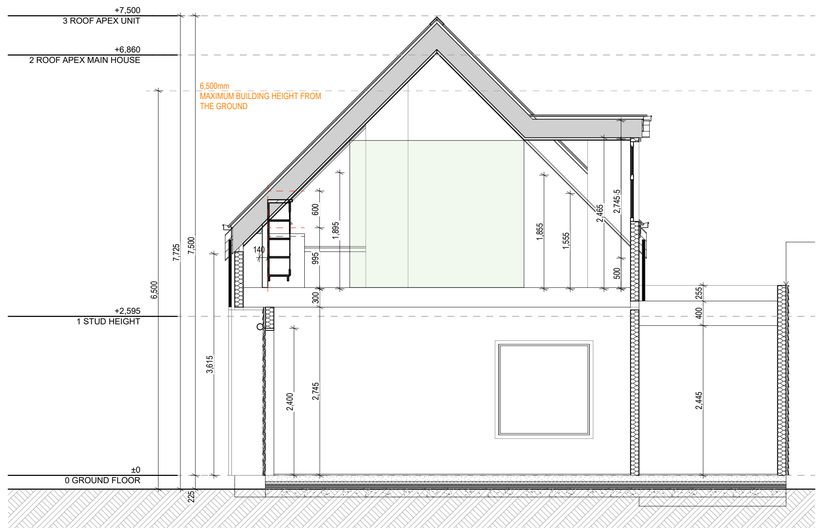
PROJECT:	188 Domain Road
LOCATION:	188 Domain Road Queenstown 9371
CLIENT:	Bradley and Hana Jowitt
DRAWING:	HOUSE - ROOF PLAN
	Resource Consent
DATE:	5/05/2026
SCALE:	on A1
DRAWN: AT	JOB No: P141
CHECKED: MD	SHEET No: C2.03
VERSION: RC01	REV: 01



1 FLOOR PLAN 1:50



2 FIRST FLOOR PLAN 1:50

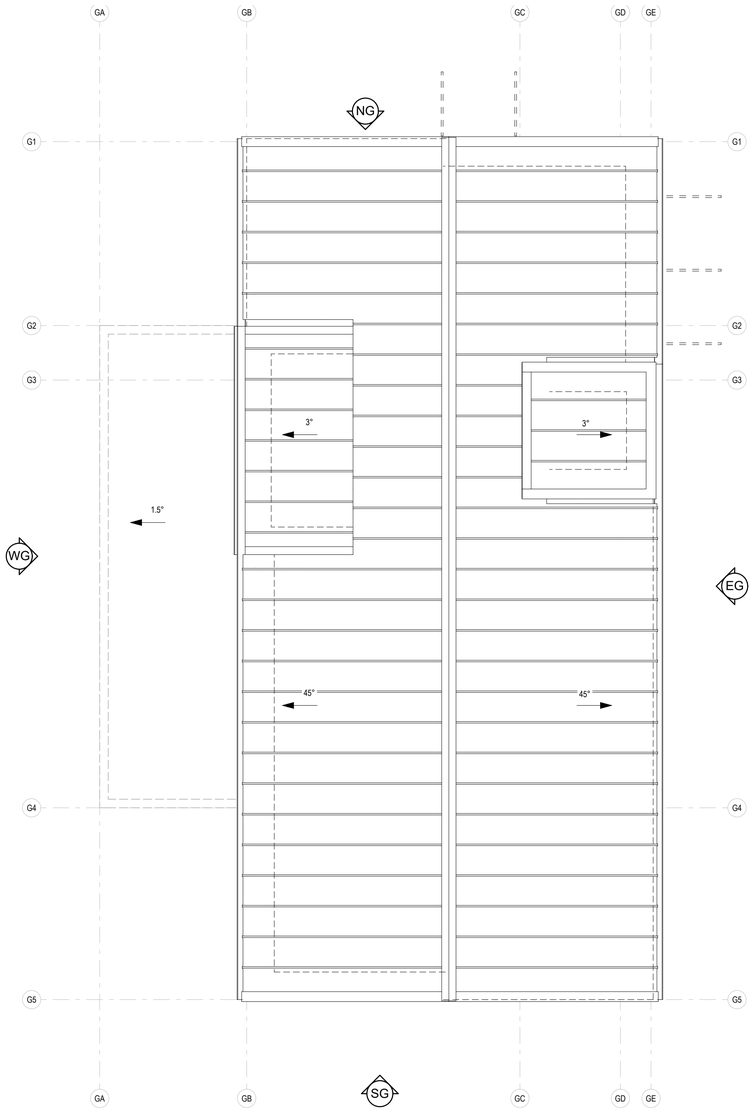


BG SECTION BB 1:50

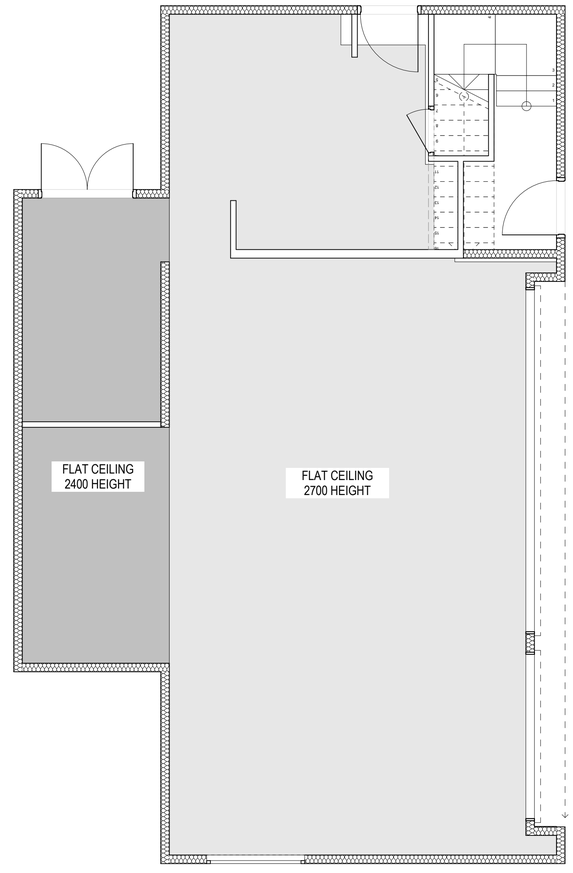
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PROJECT:	188 Domain Road
LOCATION:	188 Domain Road Queenstown 9371
CLIENT:	Bradley and Hana Jowitt
DRAWING:	GARAGE / LOFT - PROPOSED FLOOR PLAN
	Resource Consent
DATE:	5/05/2026
SCALE:	on A1
DRAWN:	AT
JOB No:	P141
VERSION:	RC01
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SHEET No:	C2.04
REV:	01



01 ROOF PLAN 1:50

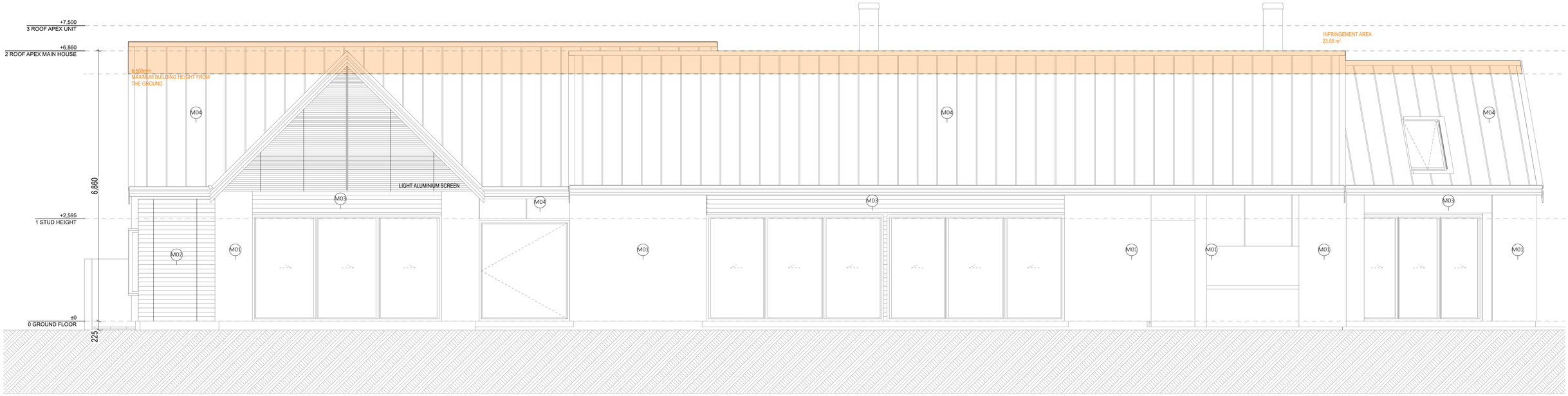


07 REFLECTED CEILING PLAN 1:50

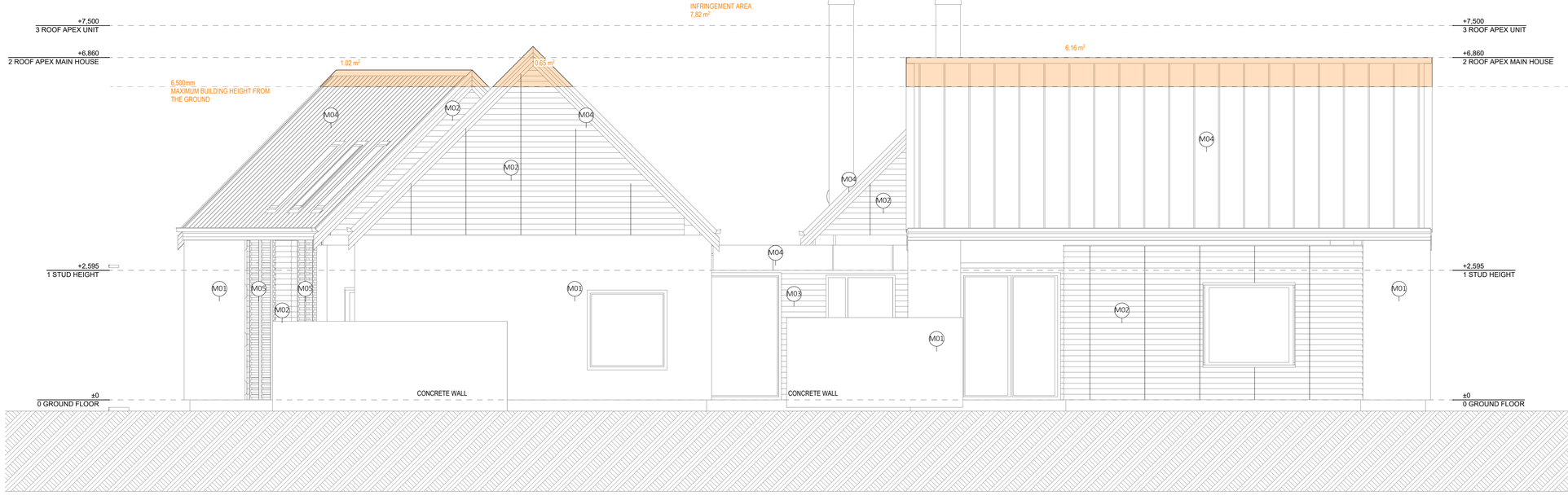
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PROJECT:	188 Domain Road
LOCATION:	188 Domain Road Queenstown 9371
CLIENT:	Bradley and Hana Jowitt
DRAWING:	GARAGE-ROOF PLAN/ REFLECTED CEILING
	Resource Consent
DATE:	5/05/2026
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DRAWN:	AT
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N NORTH ELEVATION 1:50



E EAST ELEVATION 1:50

M01 BAGGED SCHIST

M02 TIMBER WALL PANELING

M03 HORIZONTAL CEDAR CLADDING

M04 HERITAGE TRAY ROOFING
Ironsand Colour

M05 HORIZONTAL CEDAR/TIMBER SCREENS
Drydens Platinum Stain

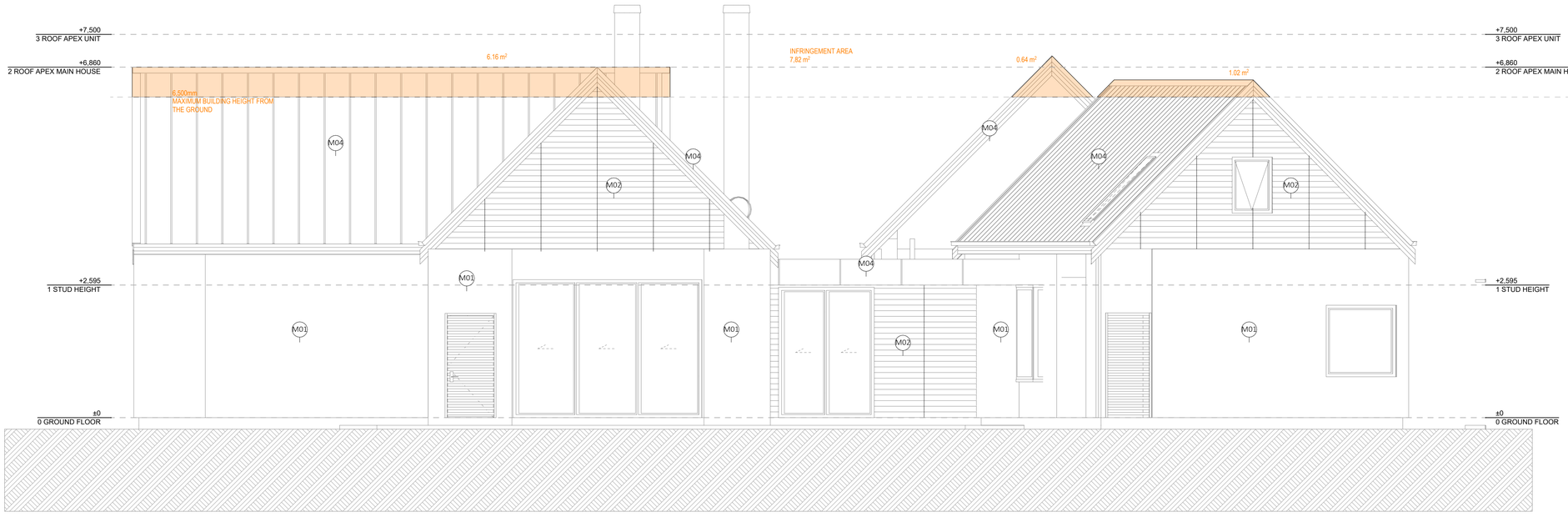
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LOCATION: 188 Domain Road Queenstown 9371		SCALE: on A1	
CLIENT: Bradley and Hana Jowitt	Resource Consent	DRAWN: AT / JOB No: P141 / VERSION: RC01	
		CHECKED: MD / SHEET No: C4.01 / REV: 01	



S SOUTH ELEVATION 1:50



W WEST ELEVATION 1:50

M01 BAGGED SCHIST

M02 TIMBER WALL PANELING

M03 HORIZONTAL CEDAR CLADDING

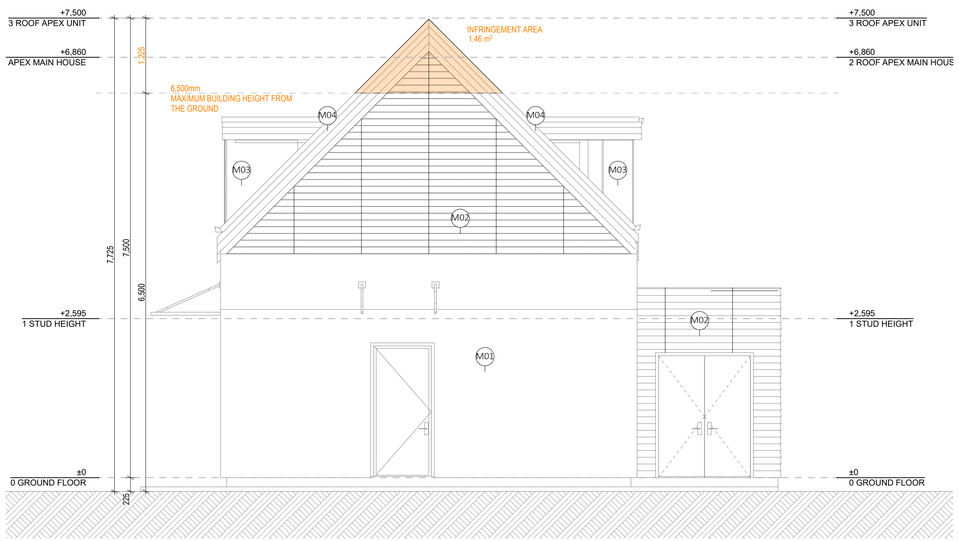
M04 HERITAGE TRAY ROOFING
Ironsand Colour

M05 HORIZONTAL CEDAR/TIMBER SCREENS
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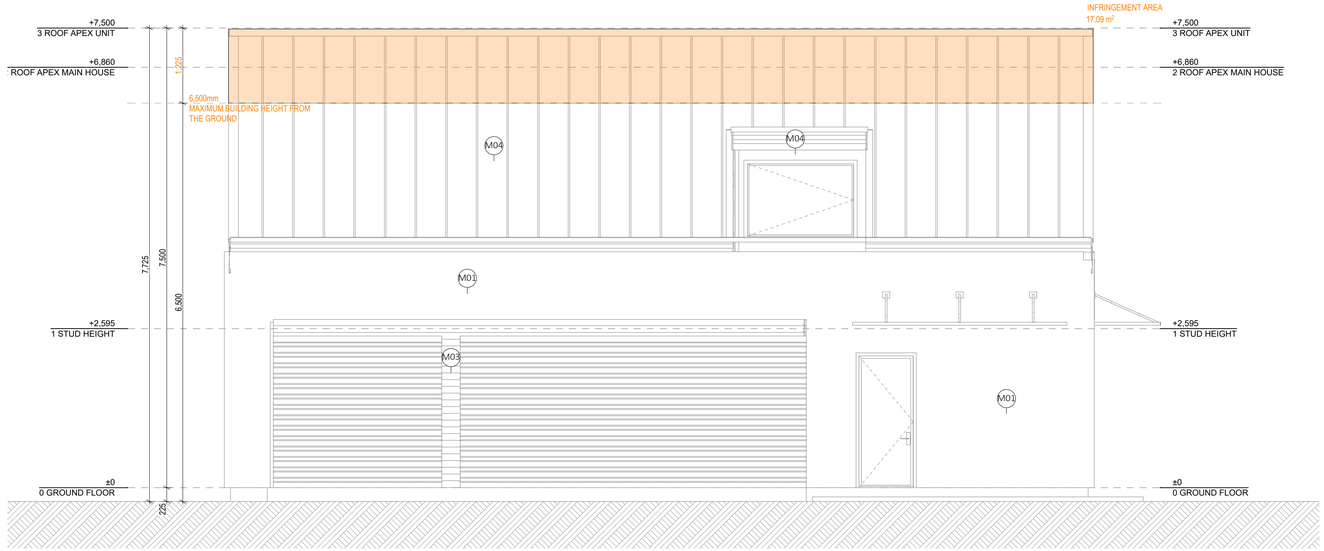
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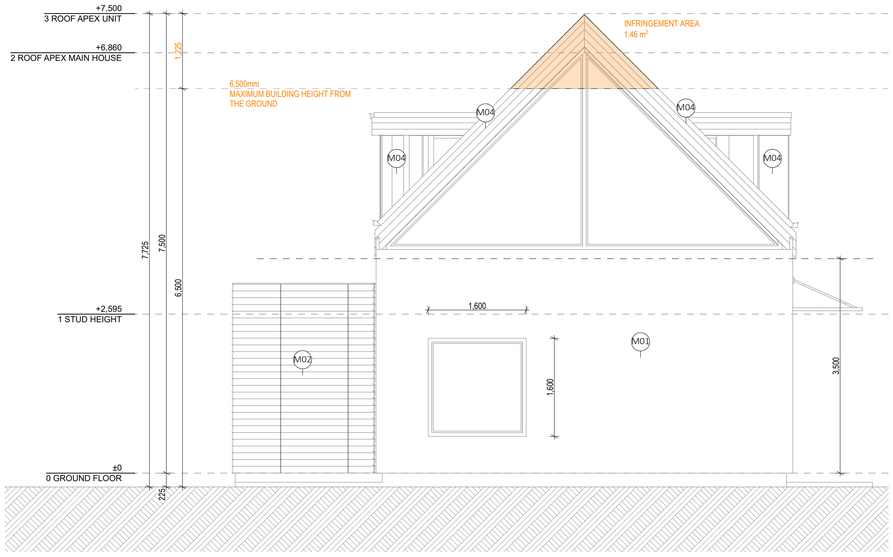
PROJECT: 188 Domain Road	DRAWING: PROPOSED ELEVATIONS S & W	DATE: 5/05/2026	
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NG NORTH ELEVATION - GARAGE 1:50



EG EAST ELEVATION - GARAGE 1:50



SG SOUTH ELEVATION - GARAGE 1:50



WG WEST ELEVATION - GARAGE 1:50

M01 BAGGED SCHIST

M02 TIMBER WALL PANELING

M03 HORIZONTAL CEDAR CLADDING

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M05 HORIZONTAL CEDAR/TIMBER SCREENS
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DRAWING:	RENDER
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PROJECT:	188 Domain Road
LOCATION:	188 Domain Road Queenstown 9371
CLIENT:	Bradley and Hana Jowitt
DRAWING:	RENDER
	Resource Consent
DATE:	5/05/2026
SCALE:	on A1
DRAWN:	AT
JOB No:	P141
VERSION	RC01
CHECKED:	MD
SHEET No:	CS.04
REV:	01



ARTISTIC IMPRESSION

ALL DIMENSIONS TO BE CONFIRMED ON SITE
ALL DIMENSIONS ARE TO FRAMING
NO DRAWINGS TO BE SCALE

MINIMAL DESIGN
PH 022 077 4024
EM HELLO@MINIMALDESIGN.NZ
WWW.MINIMALDESIGN.NZ
58 MCDOUGALL STREET, WANAKA

PROJECT: 188 Domain Road	DRAWING: RENDER	DATE: 5/05/2026	
LOCATION: 188 Domain Road Queenstown 9371		SCALE: on A1	
CLIENT: Bradley and Hana Jowitt	Resource Consent	DRAWN: AT / JOB No: P141 / VERSION: RC01	
		CHECKED: MD / SHEET No: C5.05 / REV: 01	

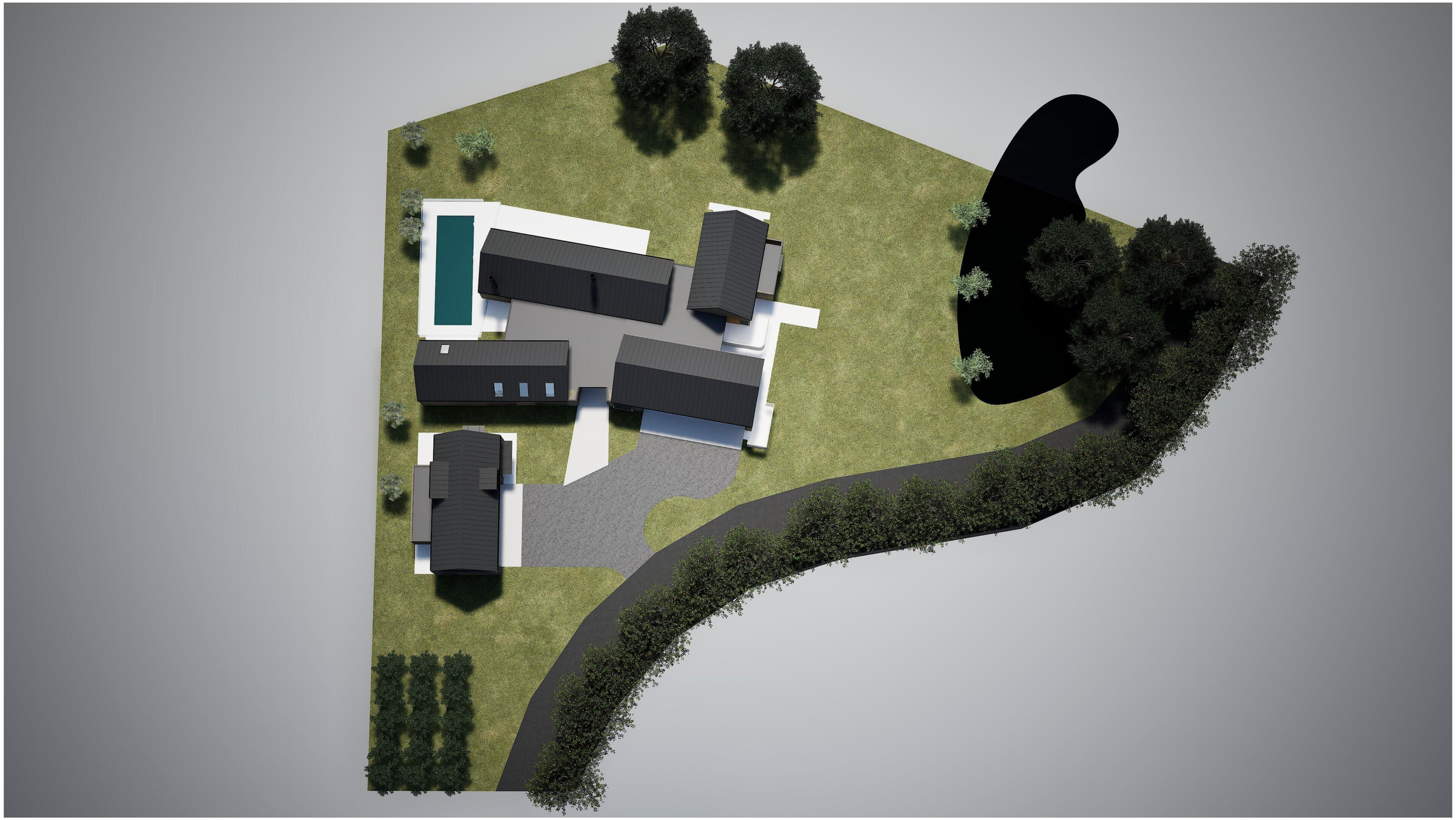


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LOCATION: 188 Domain Road Queenstown 9371		SCALE: on A1	
CLIENT: Bradley and Hana Jowitt	Resource Consent	DRAWN: AT / JOB No: P141 / VERSION: RC01	
		CHECKED: MD / SHEET No: C5.06 / REV: 01	

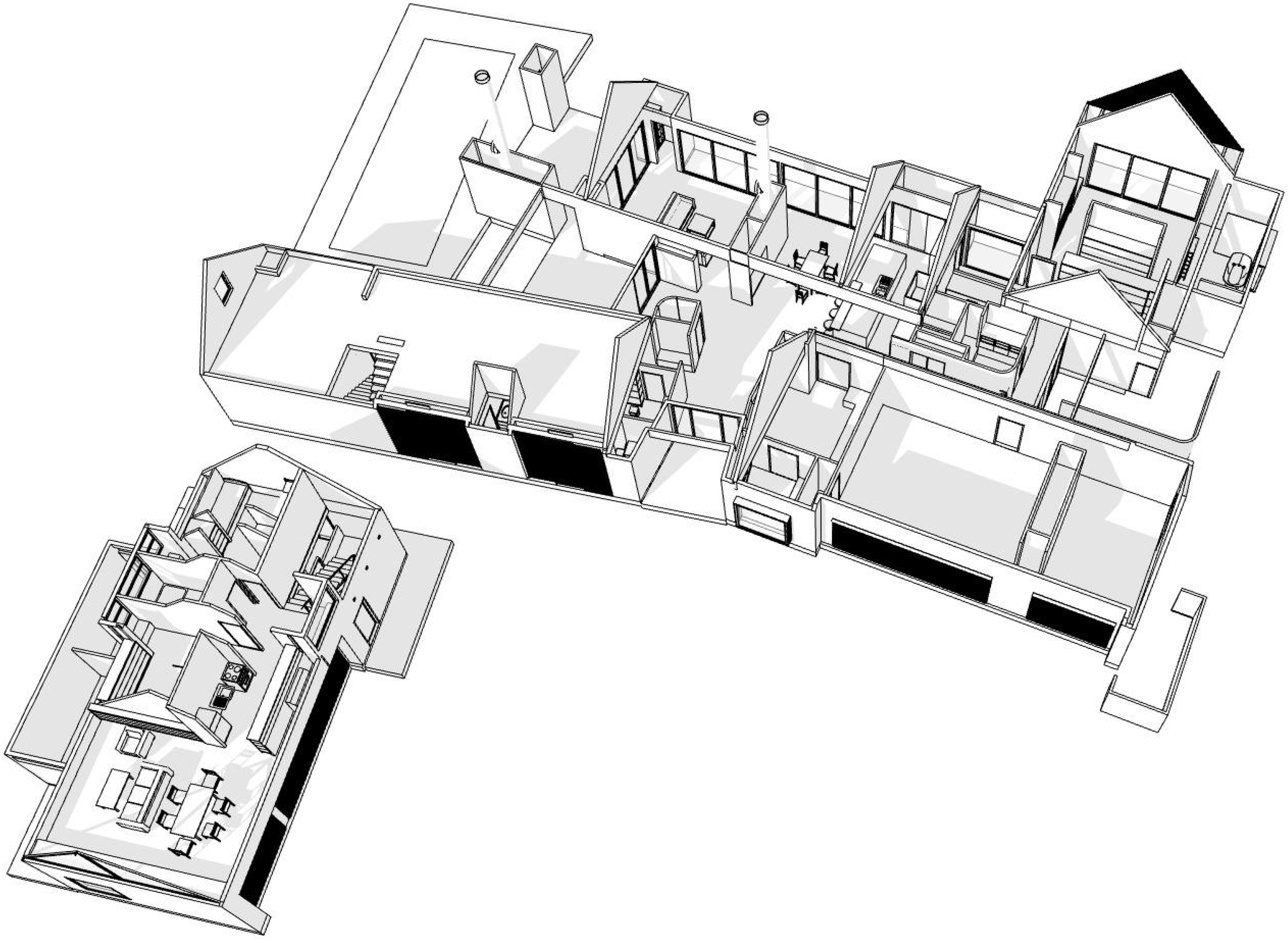


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PROJECT: 188 Domain Road	DRAWING: RENDER	DATE: 5/05/2026	
LOCATION: 188 Domain Road Queenstown 9371		SCALE: on A1	
CLIENT: Bradley and Hana Jowitt	Resource Consent	DRAWN: AT / JOB No: P141 / VERSION: RC01	
		CHECKED: MD / SHEET No: C5.07 / REV: 01	



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PROJECT: 188 Domain Road		DRAWING: RENDER	DATE: 5/05/2026
LOCATION: 188 Domain Road Queenstown 9371			SCALE: on A1
CLIENT: Bradley and Hana Jowitt		Resource Consent	DRAWN: AT / JOB No: P141 / VERSION: RC01
			CHECKED: MD / SHEET No: C5.08 / REV: 01