

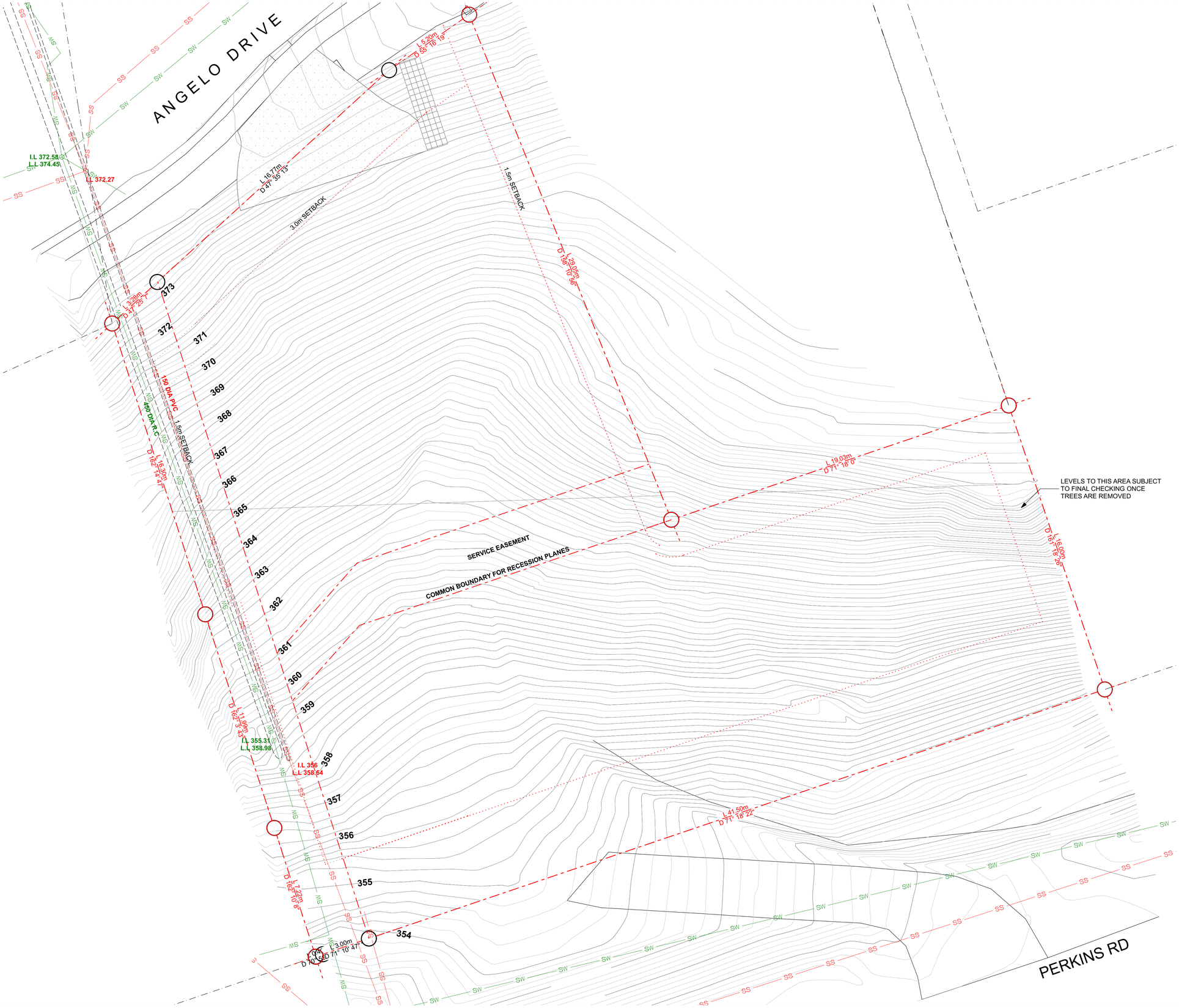
RESOURCE CONSENT	
LAYOUT NUMBER	**LAYOUT NAME**
RC000	COVER PAGE
RC001	EXISTING SITE PLAN
RC002	PROPOSED SITE PLAN
RC003	8.0 METRE HEIGHT PLANE
RC004	RECESSION PLANES
RC005	SITE CUT PLAN
RC100	LEVEL 1 FLOOR PLAN
RC101	LEVEL 2 FLOOR PLAN
RC102	LEVEL 3 FLOOR PLAN
RC200	ELEVATIONS - SHEET 1
RC201	ELEVATIONS - SHEET 2
RC202	ELEVATIONS - SHEET 3
RC300	SECTION A-A
RC301	SECTION B-B
RC302	SECTION C-C
RC303	VEHICLE CROSSINGS
RC304	ZONE OF INFLUENCE SECTIONS

10 ANGELO DRIVE
QUEENSTOWN

NEW DWELLINGS FOR FERGUSON BUILDERS LTD

RESOURCE CONSENT
6/10/2026

RESPOND —— ARCHITECTS



PROJECT INFORMATION

Site address:	10 ANGELO DRIVE, FRANKTON QUEENSTOWN
Legal description:	LOT 309 DP 522931
Overall site area:	1309 m²
Previously Approved RC No.:	N/A
Wind zone:	EXTRA HIGH
Earthquake zone:	ZONE 3
Rainfall intensity:	50mm/HR
Exposure zone:	ZONE B
Climate zone:	ZONE 6

District plan zone:
LOWER DENSITY SUBURBAN RESIDENTIAL (OPERATIVE PLAN)
MEDIUM DENSITY RESIDENTIAL ZONE (PROPOSED PLAN)

Rolling height:	7m (OPERATIVE)	8m (PROPOSED)
Yard setback:	FRONT	4.5M
	SIDE & REAR	2.0M

LEGEND

PROPOSED LOCATION



1 - SITE LOCATION PLAN
N.T.S

NOTE:
LEVELS & SITE INFORMATION TAKEN FROM SURVEY PROVIDED BY ALPINE LAND SURVEYORS Ltd DATED NOVEMBER 2025.

ALL LEVELS IN TERMS OF MEAN SEA LEVEL (DUNEDIN VERTICAL DATUM 1958) CONTOUR INTERVAL IS 0.2M

RESPOND —— ARCHITECTS

NOTES
1. ALL DIMENSIONS TO BE CHECKED ON SITE. WRITTEN DIMENSIONS ONLY TO BE USED. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
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Rev	Issue Name	Date
01	RESOURCE CONSENT	24/04/2026
02	RESOURCE CONSENT	16/06/2026

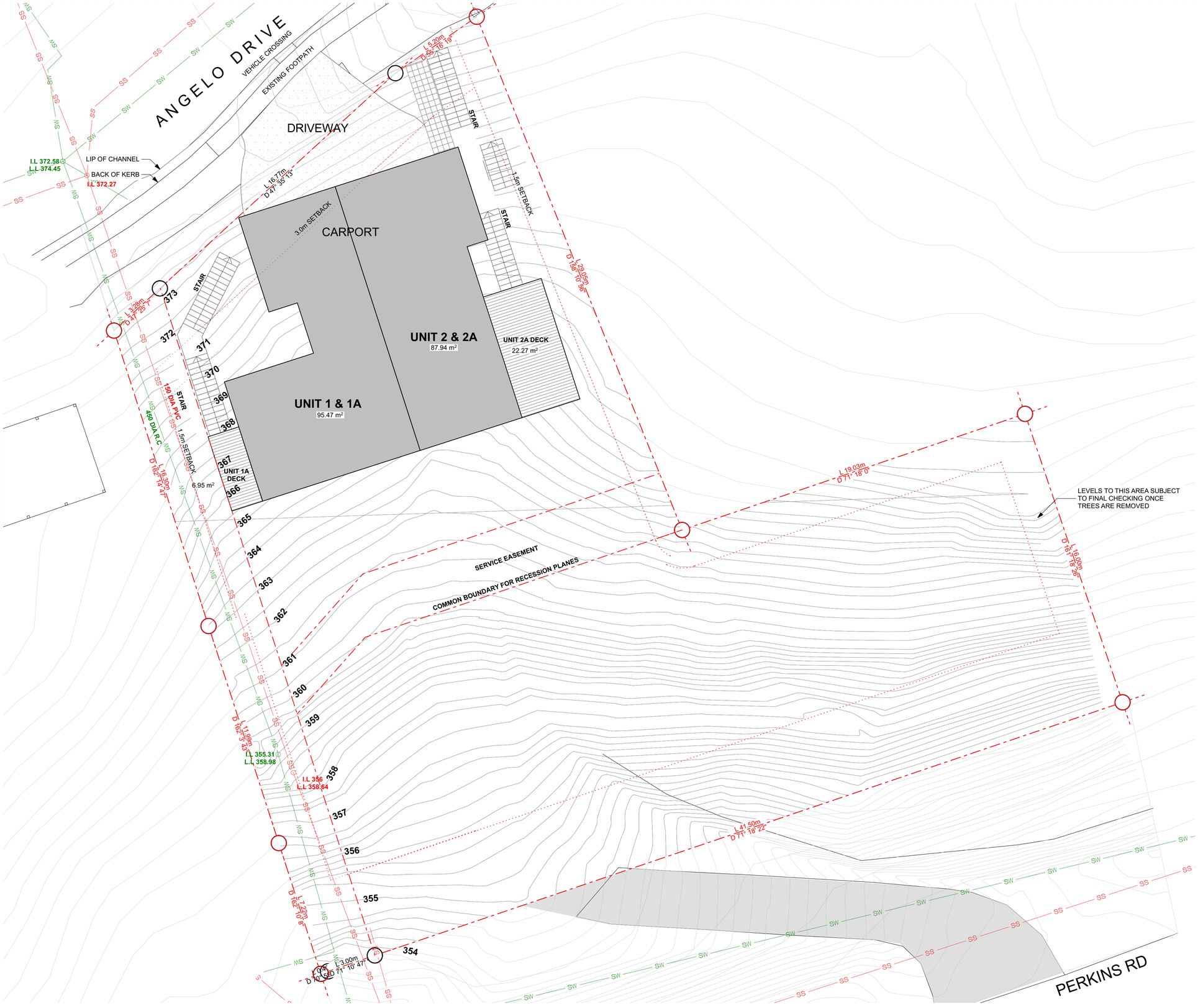
PROJECT
10 ANGELO DRIVE, QUEENSTOWN

CLIENT
FERGUSON BUILDERS LTD

DRAWING TITLE
EXISTING SITE PLAN

N

PURPOSE: RESOURCE CONSENT
DESIGNED: PT
SCALE @ A1 / A3: 1:100/1:200
DATE: 6/10/2026
JOB NO.: 047782002
DWG NO.: RC001
REVISION: 02



ZONE

WIND ZONE:	EXTRA HIGH
EARTHQUAKE ZONE:	ZONE 3
RAINFALL INTENSITY:	53MM/HR
EXPOSURE ZONE:	ZONE B
CLIMATE ZONE:	ZONE 6

SITE DENSITY

I RESIDENTIAL UNIT PER 300m²
Each unit may contain a single residential flat

SITE COVERAGE

UNIT 1&2	**175.35m² (INCL CARPORT)**
SITE AREA	**1309m²**

SITE COVERAGE 13.39% (40% MAX)

IMPERVIOUS SURFACE

DECKS/PAVING	**44m²**
BUILDINGS	**175.35m²**
	16.75%

LANDSCAPED COVERAGE

NOM	**1170m²**
	89% (30% MIN)

FLOOR AREAS		**DECK AREAS**
UNIT 1	**106.6m²**	**13.1m²**
UNIT 1 A	**63.88m²**	**16.96m²**
UNIT 2	**88.56m²**	**38.5m²**
UNIT 2 A	**51.5m²**	**27.4m²**

NOTE:
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RESPOND — ARCHITECTS

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Rev	Issue Name	Date
01	RESOURCE CONSENT	24/04/2026
02	RESOURCE CONSENT	16/06/2026
03	RC ENGINEERING RFI	18/09/2026

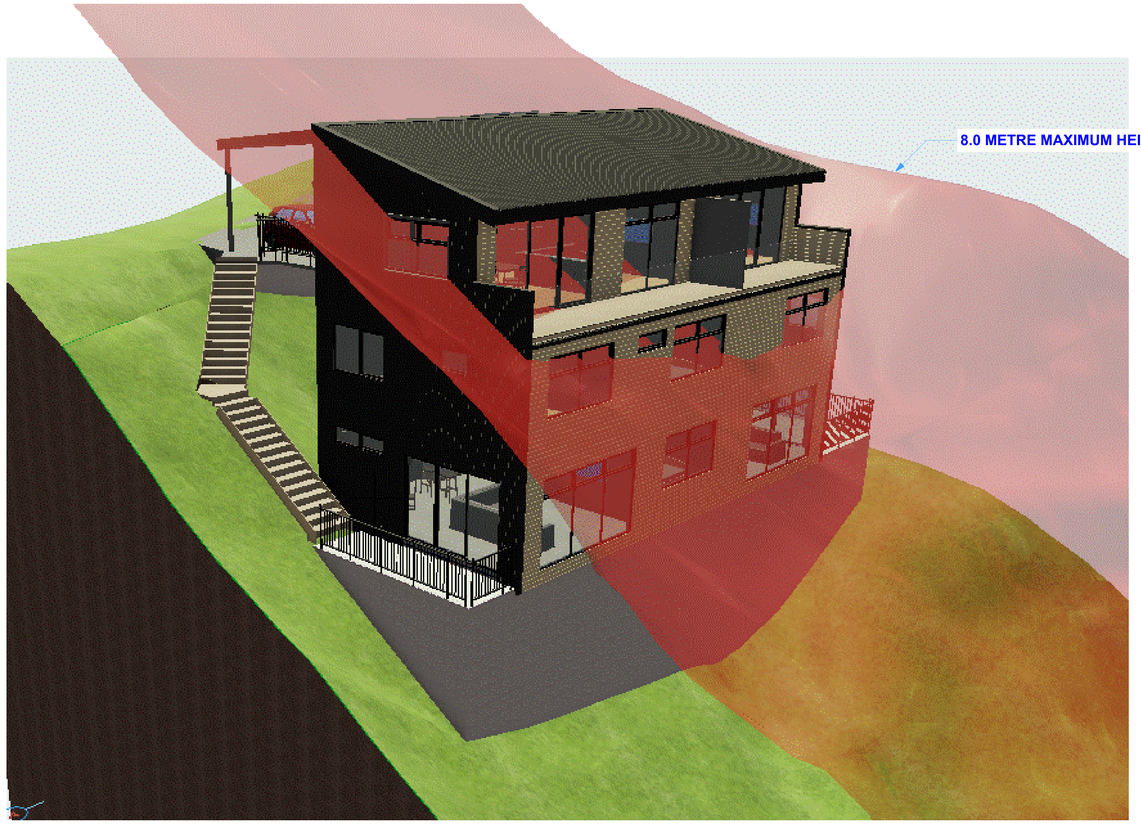
PROJECT
10 ANGELO DRIVE, QUEENSTOWN

CLIENT
FERGUSON BUILDERS LTD

DRAWING TITLE
PROPOSED SITE PLAN

N

PURPOSE: RESOURCE CONSENT
DESIGNED: PT
SCALE @ A1 / A3: 1:100/1:200
DATE: 6/10/2026
JOB NO.: 047782002
DWG NO.: RC002
REVISION: 03





RESPOND —— ARCHITECTS

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Rev	Issue Name	Date
01	RESOURCE CONSENT	24/04/2026
02	RESOURCE CONSENT	16/06/2026

PROJECT
10 ANGELO DRIVE, QUEENSTOWN

CLIENT
FERGUSON BUILDERS LTD

DRAWING TITLE
8.0 METRE HEIGHT PLANE

PURPOSE
RESOURCE CONSENT

DESIGNED
PT

SCALE @ A1 / A3
N.T.S.

DATE
6/10/2026

JOB NO.
047782002

DWG NO.
RC003

REVISION
02



REVISED
RECESSION
PLANE
03



RESPOND —— ARCHITECTS

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Rev	Issue Name	Date
01	RESOURCE CONSENT	16/06/2026
02	RESOURCE CONSENT 2	20/07/2026
03	RC RFI	1/10/2026

PROJECT
10 ANGELO DRIVE, QUEENSTOWN

CLIENT
FERGUSON BUILDERS LTD

DRAWING TITLE
RECESSION PLANES

PURPOSE
RESOURCE CONSENT

DESIGNED
PT

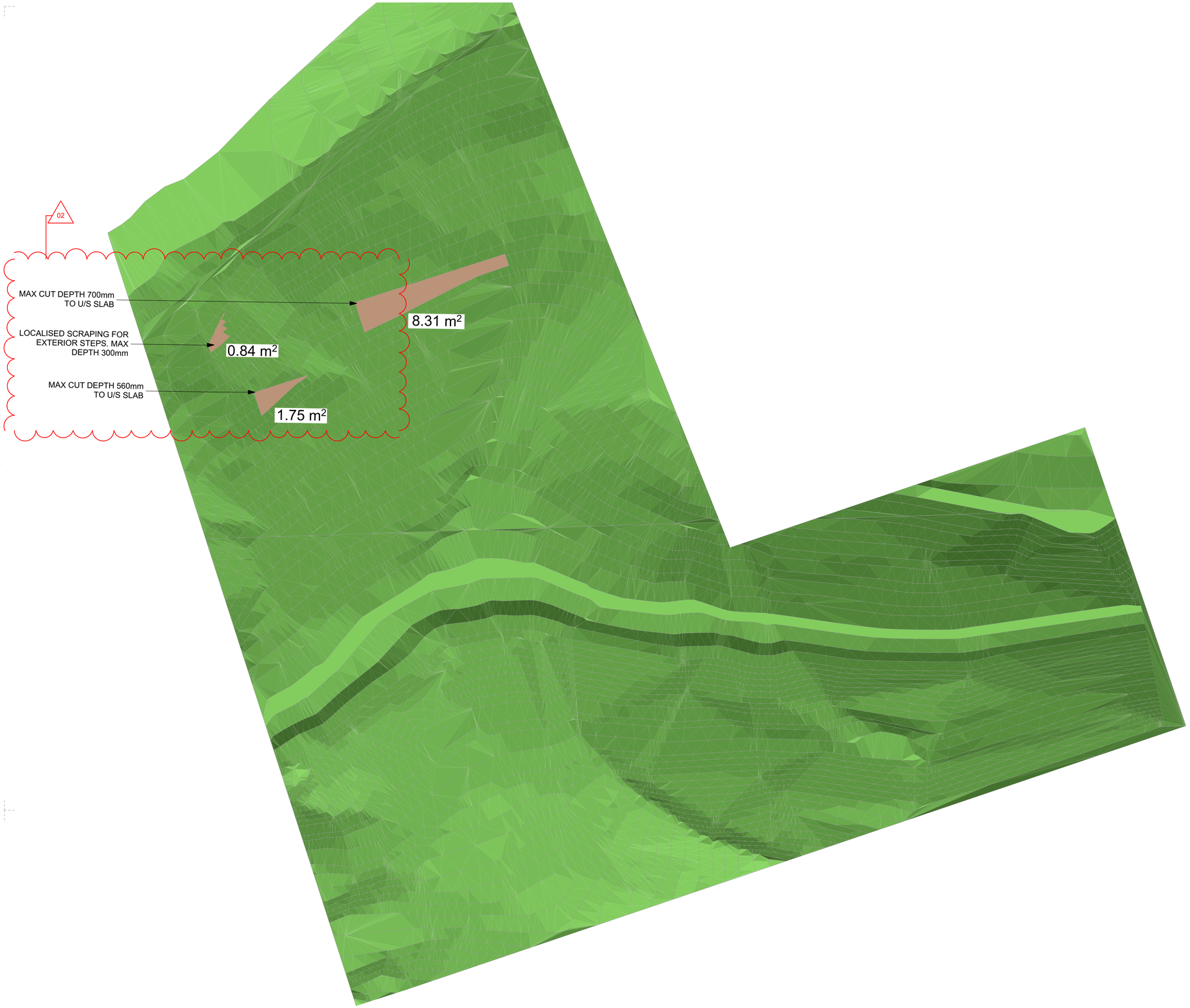
SCALE @ A1 / A3
N.T.S.

DATE
6/10/2026

JOB NO.
047782002

DWG NO.
RC004

REVISION
03



CUT PLAN AREA & VOLUME

TOTAL PLAN AREA OF CUT: 10.06 m^2

TOTAL VOLUME OF CUT: 3.53 m^3

RESPOND —— ARCHITECTS

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Rev	Issue Name	Date
01	RESOURCE CONSENT 2	20/07/2026
02	RC ENGINEERING RFI	18/09/2026

PROJECT
10 ANGELO DRIVE, QUEENSTOWN

CLIENT
FERGUSON BUILDERS LTD

DRAWING TITLE
SITE CUT PLAN

N

PURPOSE
RESOURCE CONSENT

DESIGNED
PT

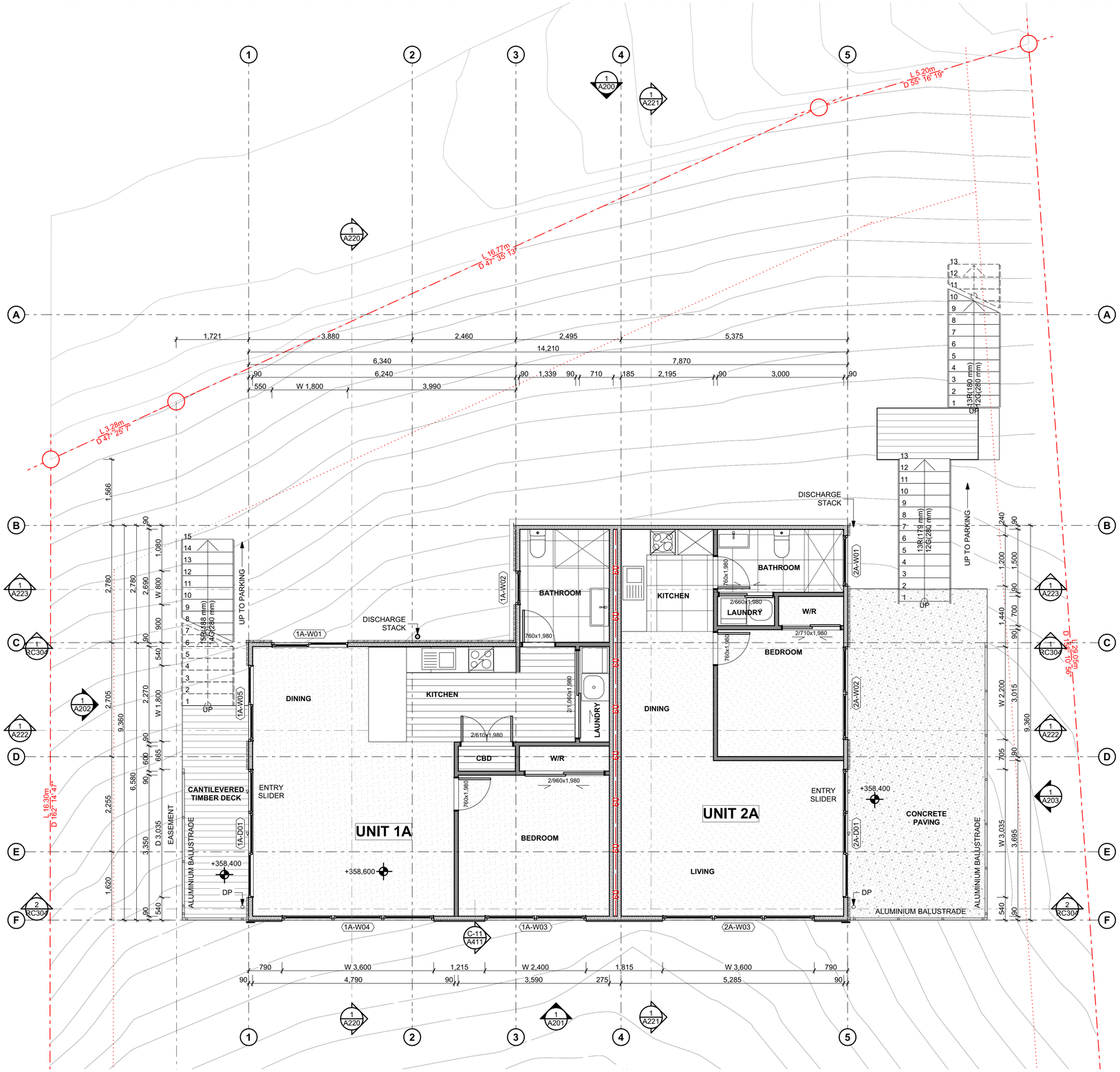
SCALE @ A1 / A3
1:100/1:200

DATE
6/10/2026

JOB NO.
047782002

DWG NO.
RC005

REVISION
02



FLOOR AREA

DECK AREA

LEVEL 1

UNIT 1A	**64.2m²**	**20m²**
UNIT 2A	**51.6m²**	**27m²**

RESPOND — ARCHITECTS

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Rev	Issue Name	Date
01	RESOURCE CONSENT	24/04/2026
02	RESOURCE CONSENT	16/06/2026

PROJECT
10 ANGELO DRIVE, QUEENSTOWN

CLIENT
FERGUSON BUILDERS LTD

DRAWING TITLE
LEVEL 1 FLOOR PLAN

PURPOSE
RESOURCE CONSENT

DESIGNED
PT

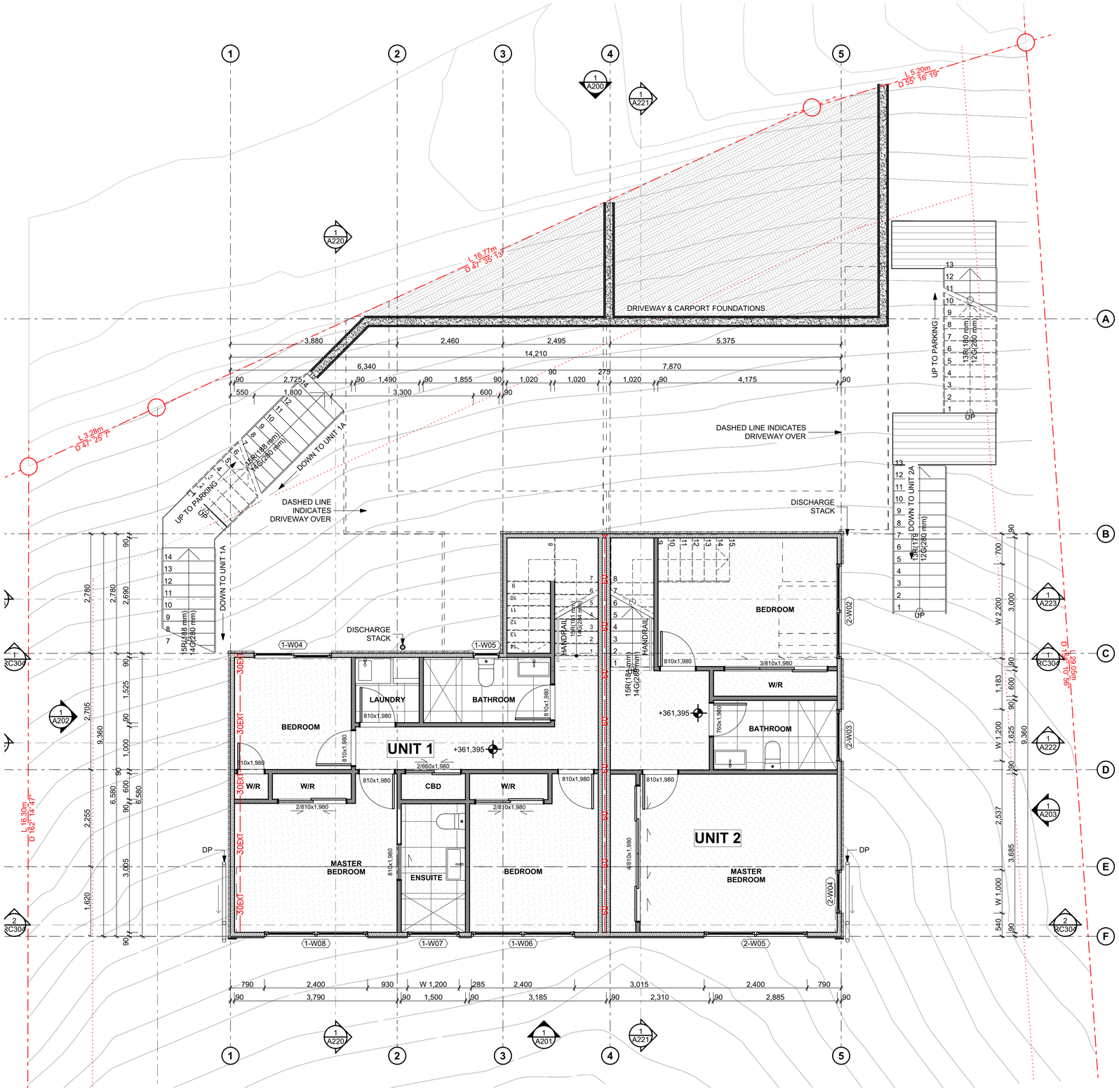
SCALE @ A1 / A3
1:50/1:100

DATE
6/10/2026

JOB NO.
047782002

DWG NO.
RC100

REVISION
02



FLOOR AREA

DECK AREA

LEVEL 2

UNIT 1	**57.3m²**	**0**
UNIT 2	**51.5m²**	**0**

RESPOND —— ARCHITECTS

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Rev	Issue Name	Date
01	RESOURCE CONSENT	24/04/2026
02	RESOURCE CONSENT	16/06/2026

PROJECT
10 ANGELO DRIVE, QUEENSTOWN

CLIENT
FERGUSON BUILDERS LTD

DRAWING TITLE
LEVEL 2 FLOOR PLAN

PURPOSE
RESOURCE CONSENT

DESIGNED
PT

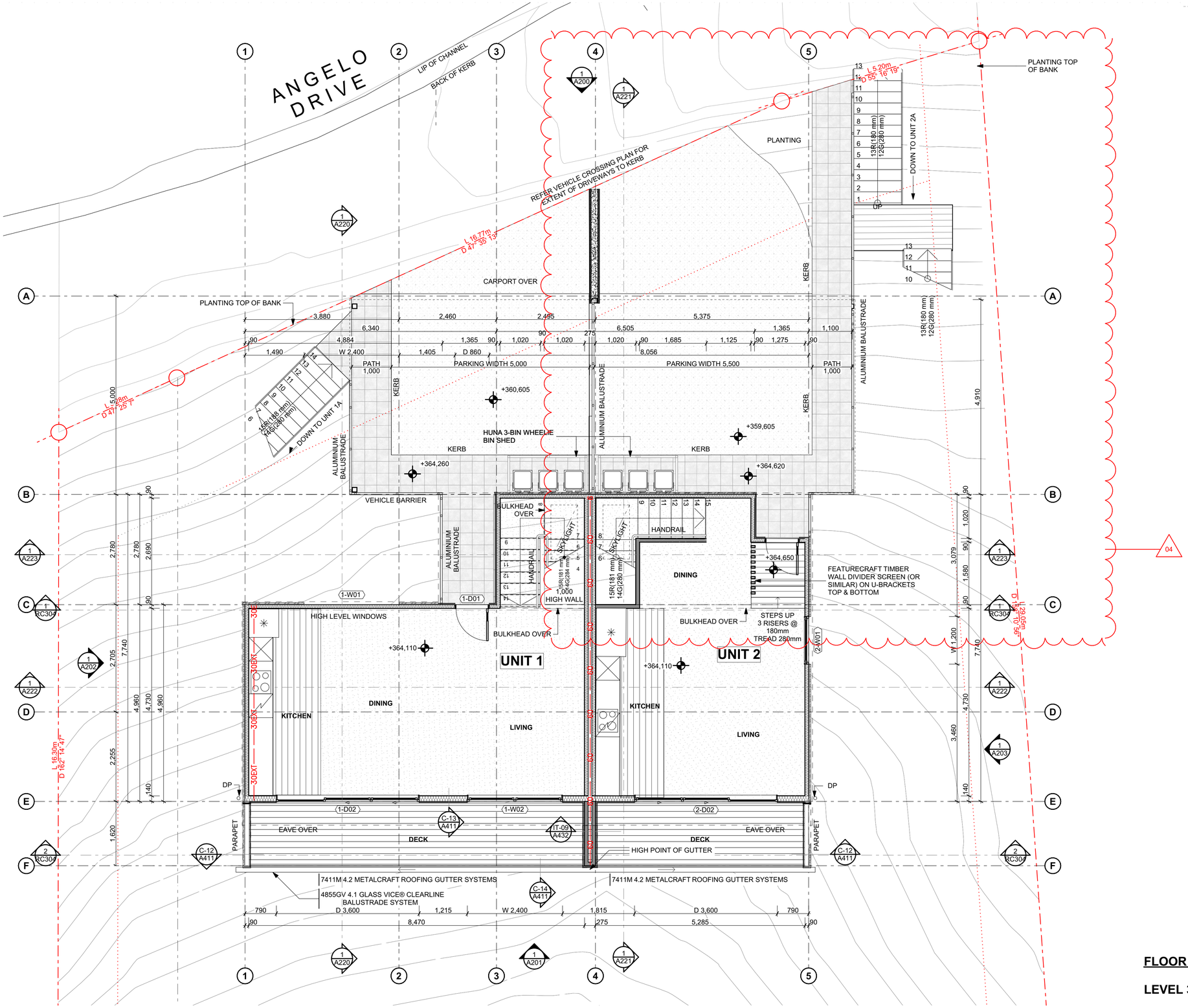
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DATE
6/10/2026

JOB NO.
047782002

DWG NO.
RC101

REVISION
02



FLOOR AREA

DECK AREA

LEVEL 3

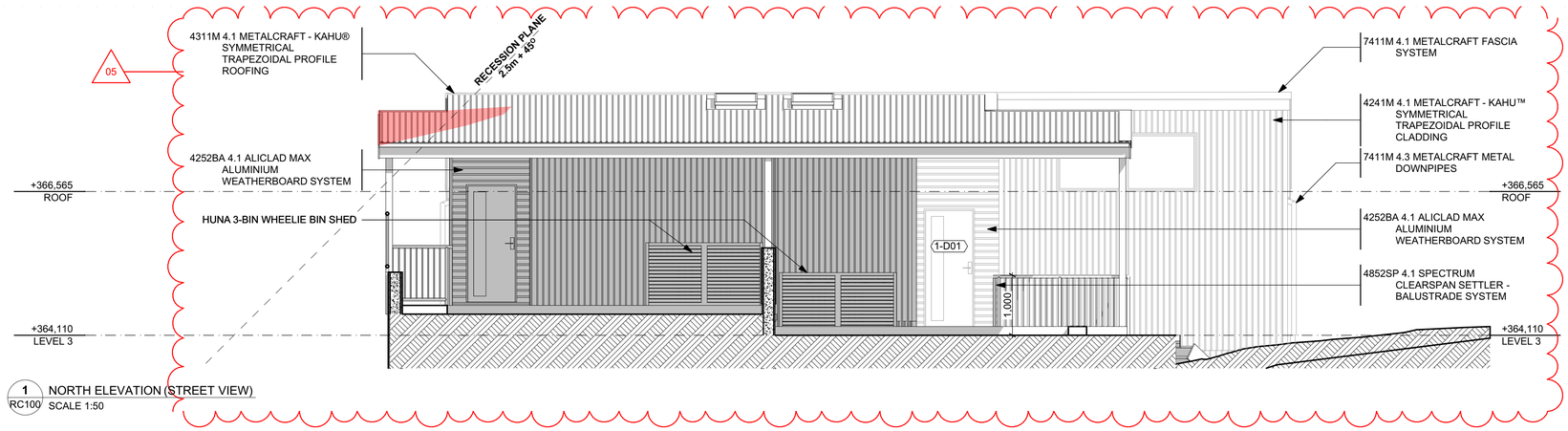
UNIT 1	**43.5m²**	**13.4m²**
UNIT 2	**38.7m²**	**8.6m²**

RESPOND — ARCHITECTS

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Rev	Issue Name	Date
01	RESOURCE CONSENT	24/04/2026
02	RESOURCE CONSENT	16/06/2026
03	RC RFI	1/10/2026
04	REVISED FOR RC	6/10/2026

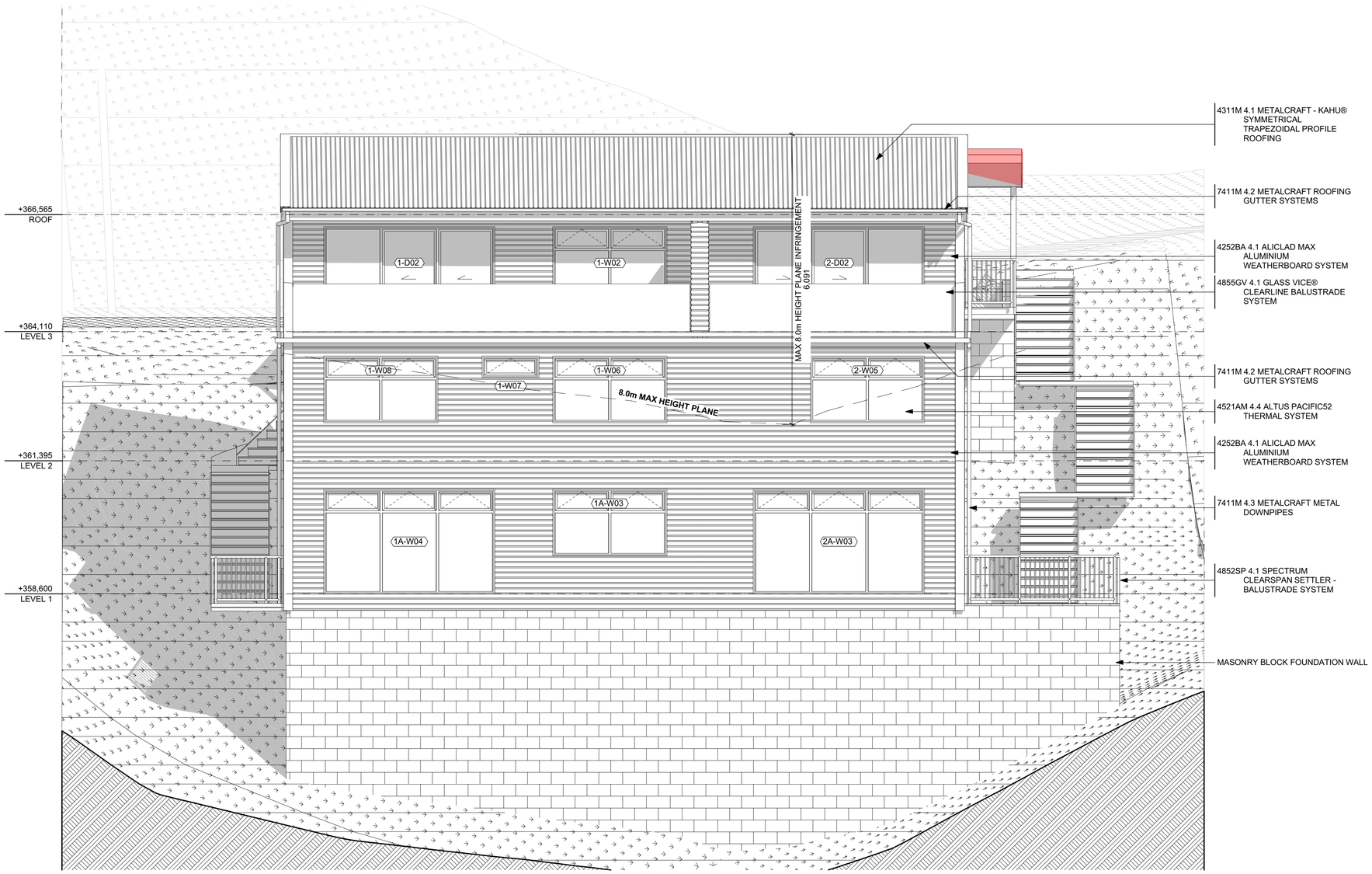
PROJECT: 10 ANGELO DRIVE, QUEENSTOWN
CLIENT: FERGUSON BUILDERS LTD
DRAWING TITLE: LEVEL 3 FLOOR PLAN
PURPOSE: RESOURCE CONSENT
DESIGNED: PT
SCALE @ A1 / A3: 1:50/1:100
DATE: 6/10/2026
JOB NO.: 047782002
DWG NO.: RC102
REVISION: 04



1 RC100 NORTH ELEVATION (STREET VIEW)
SCALE 1:50

RECESSION PLAN INFRINGEMENT EAST BOUNDARY

REVISED RECESSION PLANE



2 RC100 SOUTH ELEVATION
SCALE 1:50

RESPOND —— ARCHITECTS

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Rev	Issue Name	Date
01	RESOURCE CONSENT	24/04/2026
02	RESOURCE CONSENT	16/06/2026
03	RESOURCE CONSENT 2	20/07/2026
04	RC RFI	1/10/2026
05	REVISED FOR RC	6/10/2026

PROJECT
10 ANGELO DRIVE, QUEENSTOWN

CLIENT
FERGUSON BUILDERS LTD

DRAWING TITLE
ELEVATIONS - SHEET 1

PURPOSE
RESOURCE CONSENT

DESIGNED
PT

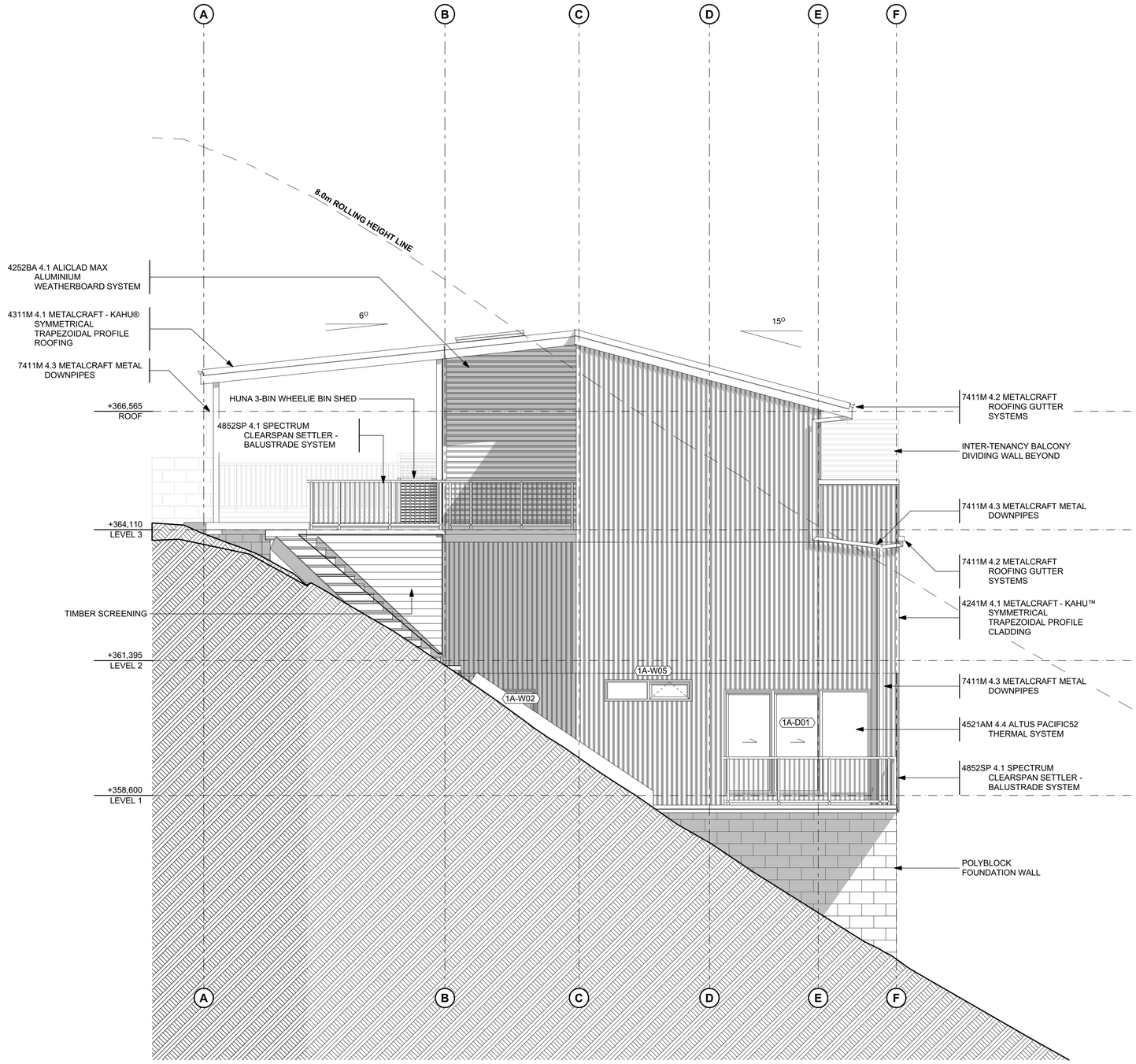
SCALE @ A1 / A3
1:50/1:100

DATE
6/10/2026

JOB NO.
047782002

DWG NO.
RC200

REVISION
05



1 #LayID WEST ELEVATION
Scale 1:50

RESPOND —— ARCHITECTS

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Rev	Issue Name	Date
01	RESOURCE CONSENT	24/04/2026
02	RESOURCE CONSENT	16/06/2026
03	RESOURCE CONSENT 2	20/07/2026

PROJECT
10 ANGELO DRIVE, QUEENSTOWN

CLIENT
FERGUSON BUILDERS LTD

DRAWING TITLE
ELEVATIONS - SHEET 2

PURPOSE
RESOURCE CONSENT

DESIGNED
PT

SCALE @ A1 / A3
1:50/1:100

DATE
6/10/2026

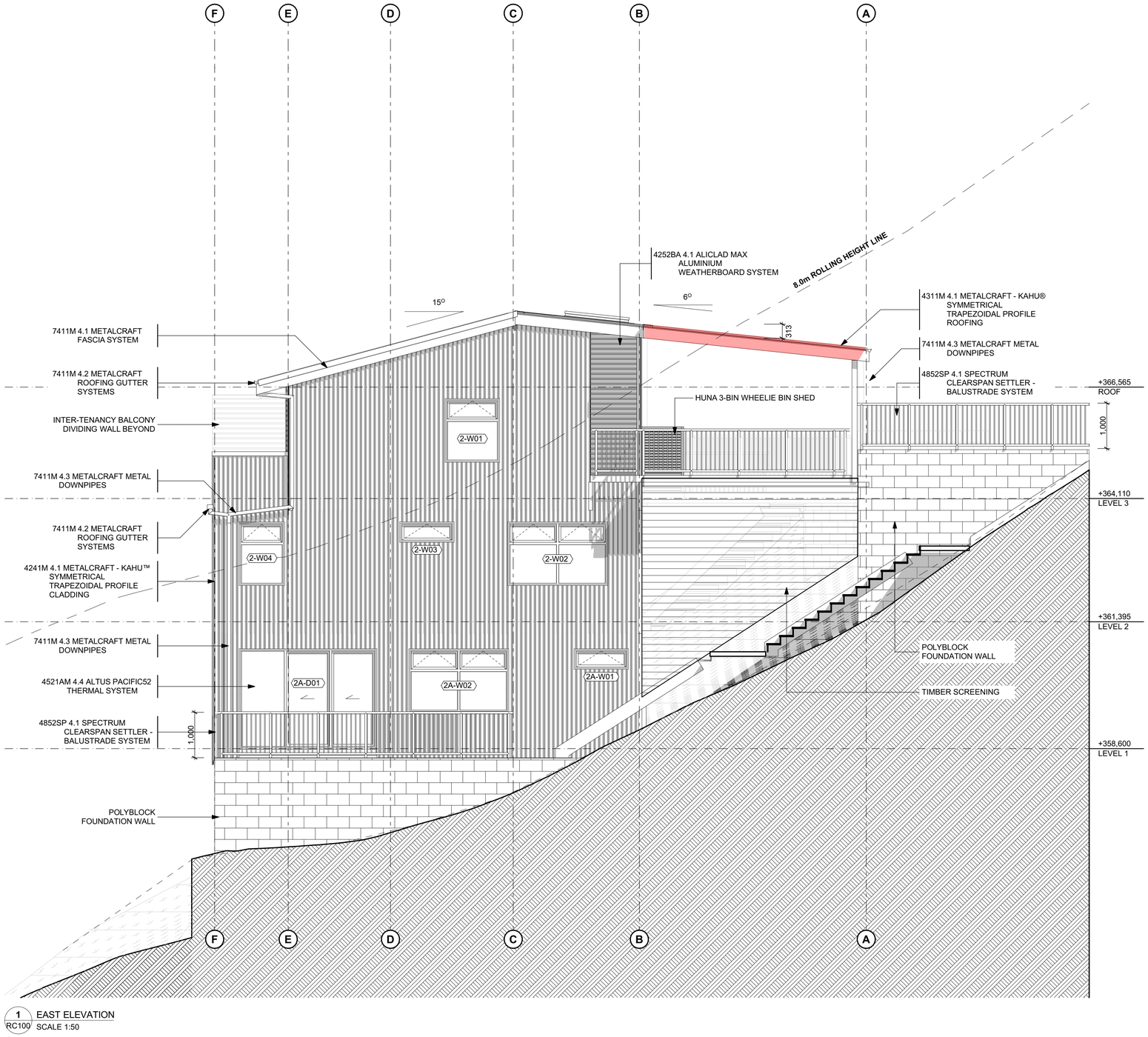
JOB NO.
047782002

DWG NO.
RC201

REVISION
03

RECESSION PLAN INFRINGEMENT
EAST BOUNDARY

04
REVISED RECESSION PLANE



1 RC100 EAST ELEVATION
SCALE 1:50

RESPOND —— ARCHITECTS

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Rev	Issue Name	Date
01	RESOURCE CONSENT	24/04/2026
02	RESOURCE CONSENT	16/06/2026
03	RESOURCE CONSENT 2	20/07/2026
04	RC RFI 1	1/10/2026

PROJECT
10 ANGELO DRIVE, QUEENSTOWN

CLIENT
FERGUSON BUILDERS LTD

DRAWING TITLE
ELEVATIONS - SHEET 3

PURPOSE
RESOURCE CONSENT

DESIGNED
PT

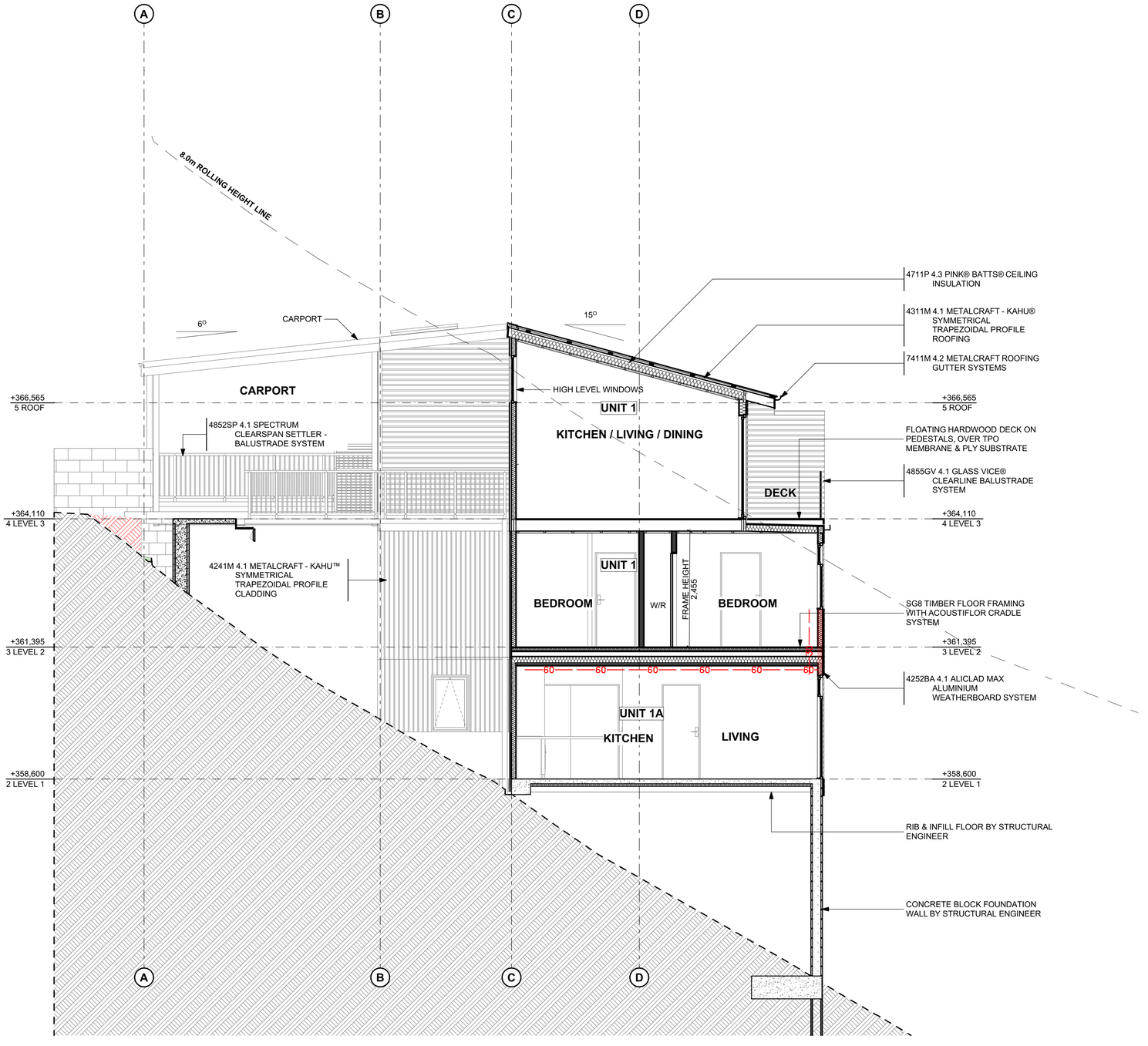
SCALE @ A1 / A3
1:50/1:100

DATE
6/10/2026

JOB NO.
047782002

DWG NO.
RC202

REVISION
04



RESPOND —— ARCHITECTS

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Rev	Issue Name	Date
01	RESOURCE CONSENT	24/04/2026
02	RESOURCE CONSENT	16/06/2026

PROJECT
10 ANGELO DRIVE, QUEENSTOWN

CLIENT
FERGUSON BUILDERS LTD

DRAWING TITLE
SECTION A-A

PURPOSE
RESOURCE CONSENT

DESIGNED
PT

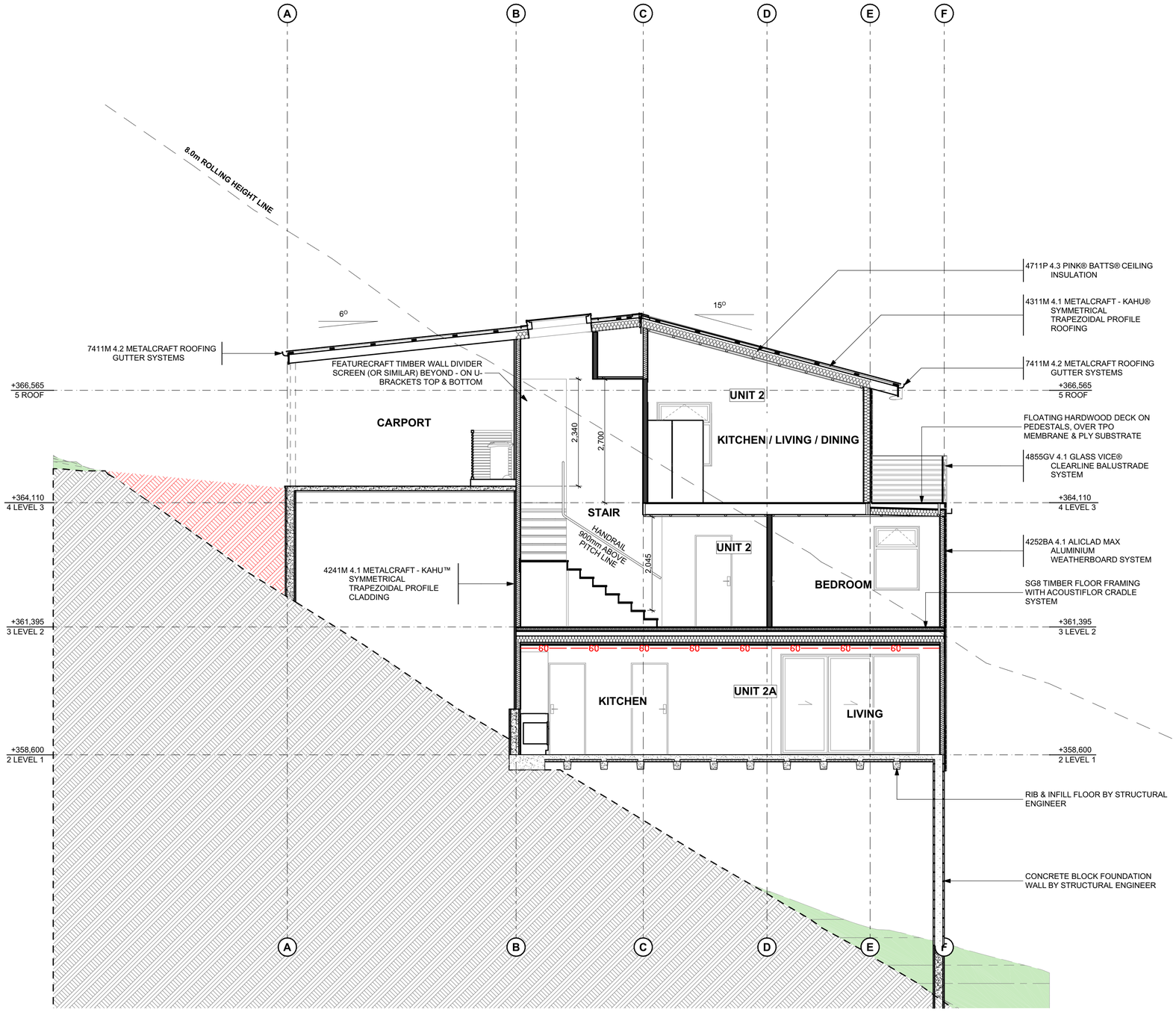
SCALE @ A1 / A3
1:50/1:100

DATE
6/10/2026

JOB NO.
047782002

DWG NO.
RC300

REVISION
02



RESPOND —— ARCHITECTS

NOTES

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Rev	Issue Name	Date
01	RESOURCE CONSENT	24/04/2026
02	RESOURCE CONSENT	15/06/2026

PROJECT
10 ANGELO DRIVE, QUEENSTOWN

CLIENT
FERGUSON BUILDERS LTD

DRAWING TITLE
SECTION B-B

PURPOSE
RESOURCE CONSENT

DESIGNED
PT

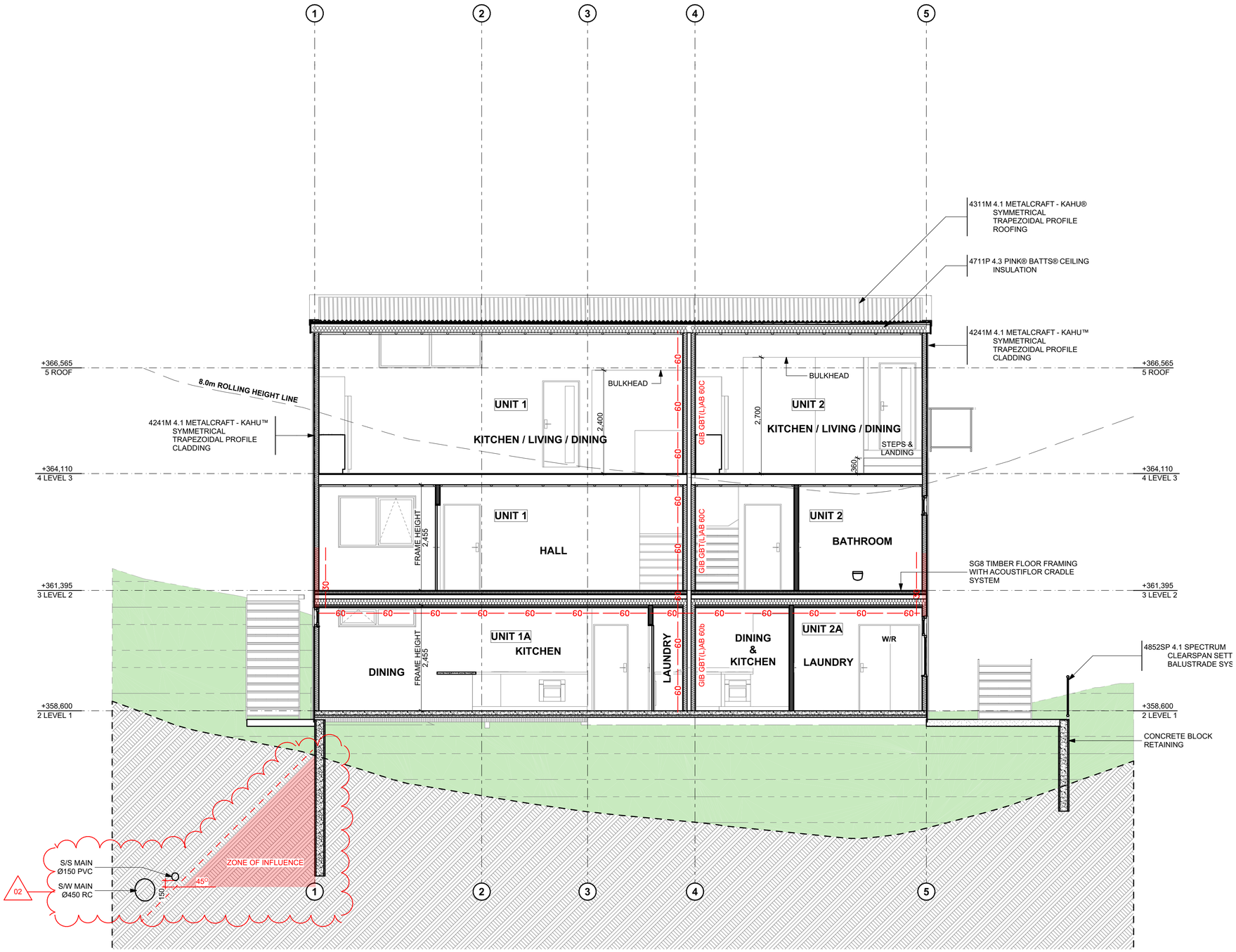
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DATE
6/10/2026

JOB NO.
047782002

DWG NO.
RC301

REVISION
02



RESPOND —— ARCHITECTS

NOTES

1. ALL DIMENSIONS TO BE CHECKED ON SITE. WRITTEN DIMENSIONS ONLY TO BE USED. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
2. REFER TO ALL DETAIL DWGS, STRUCTURAL, MECHANICAL & SERVICE DWGS BEFORE COMMENCING WORK. REFER ANY DISCREPANCIES TO THE ENGINEER TO THE CONTRACT.
3. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH SCOPE OF WORKS.
4. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE COPYRIGHT PROPERTY OF "PRENDOS NEW ZEALAND LIMITED TRADING AS RESPOND ARCHITECTS" AND SHALL BE CONFIDENTIAL UNDER SECTION 27(3) OF THE BUILDING ACT AND SECTION 42 OF THE RESOURCE MANAGEMENT ACT.

Rev	Issue Name	Date
01	RESOURCE CONSENT	16/06/2026
02	RC ENGINEERING RFI	18/09/2026

PROJECT
10 ANGELO DRIVE, QUEENSTOWN

CLIENT
FERGUSON BUILDERS LTD

DRAWING TITLE
SECTION C-C

PURPOSE
RESOURCE CONSENT

DESIGNED
PT

SCALE @ A1 / A3
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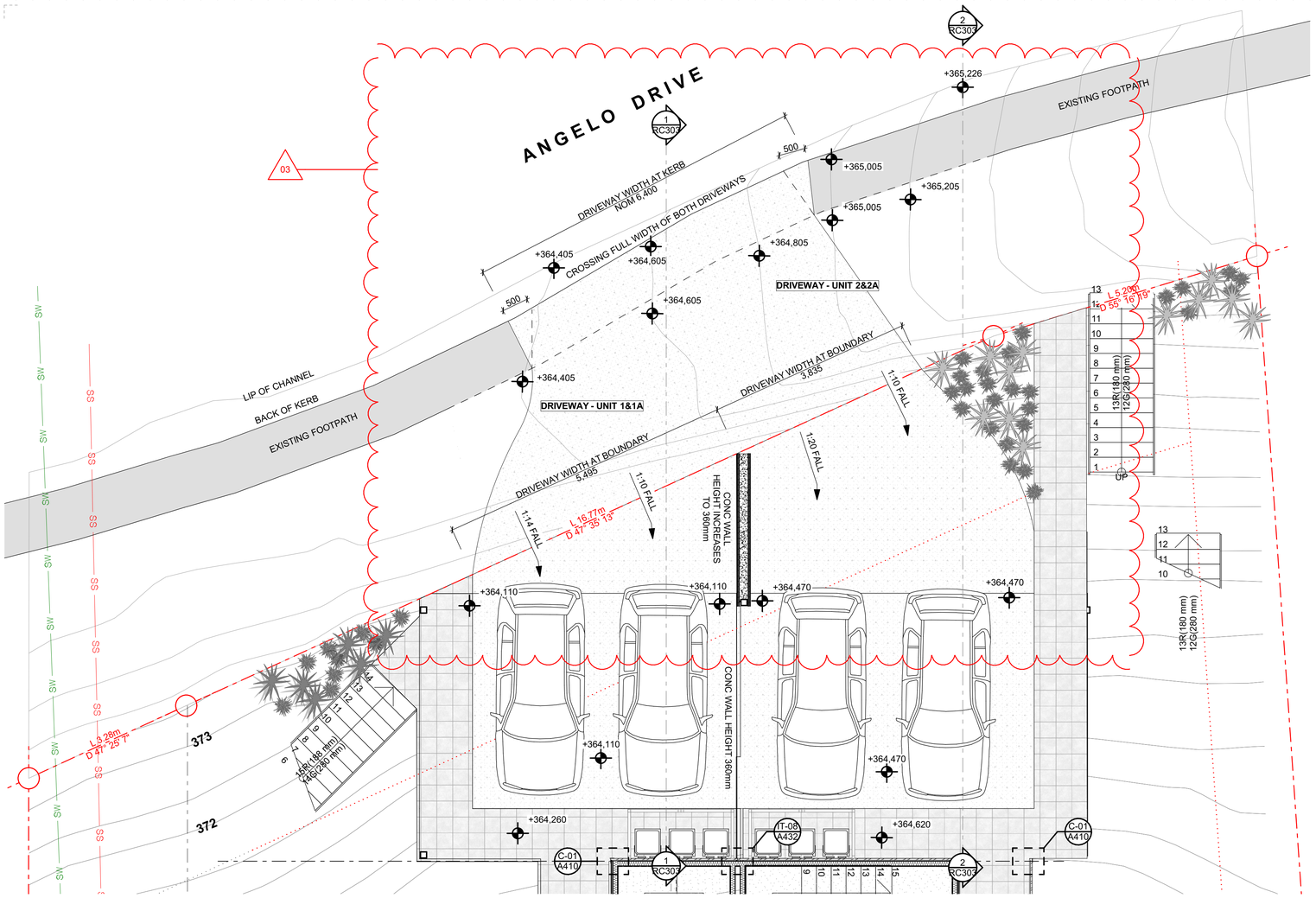
DATE
6/10/2026

JOB NO.
047782002

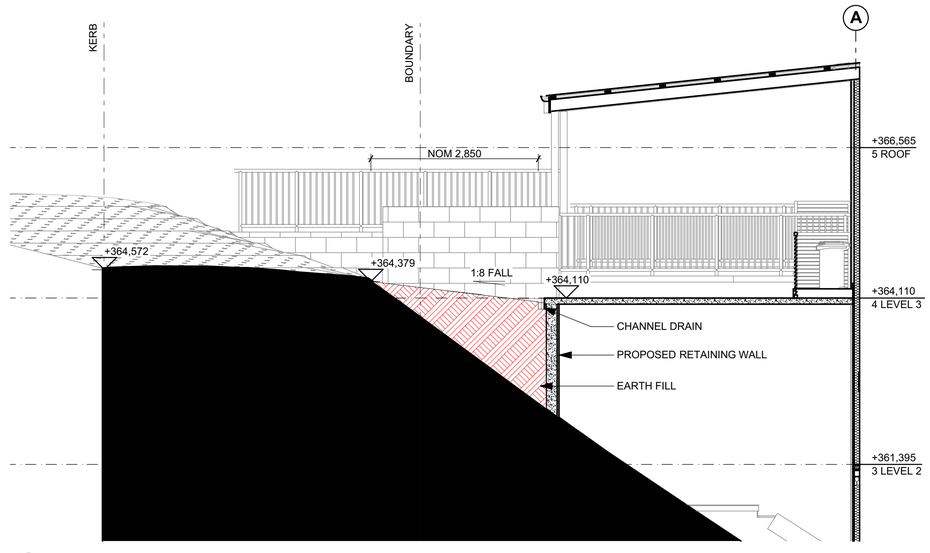
DWG NO.
RC302

REVISION
02

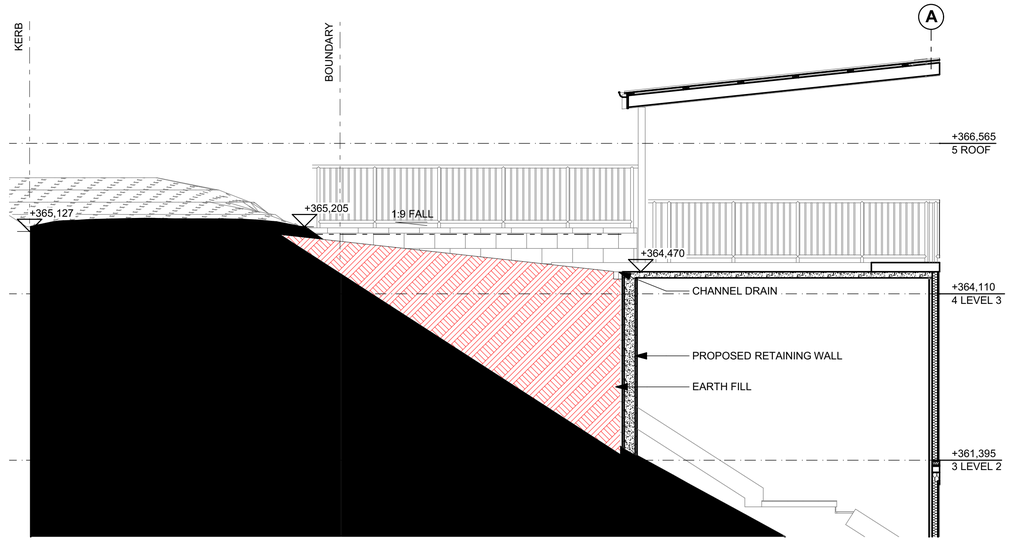
COMPACTED FILL TO FORM DRIVEWAY SLOPE



3 ANGELO DRIVE DRIVEWAYS
SCALE 1:50



1 SECTION - DRIVEWAY UNIT 1
SCALE 1:50



2 SECTION - DRIVEWAY UNIT 2
SCALE 1:50

RESPOND —— ARCHITECTS

NOTES
1. ALL DIMENSIONS TO BE CHECKED ON SITE. WRITTEN DIMENSIONS ONLY TO BE USED. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
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Rev	Issue Name	Date
01	RESOURCE CONSENT	24/04/2026
02	RESOURCE CONSENT	16/06/2026
03	REVISED FOR RC	6/10/2026

PROJECT
10 ANGELO DRIVE, QUEENSTOWN

CLIENT
FERGUSON BUILDERS LTD

DRAWING TITLE
VEHICLE CROSSINGS

PURPOSE
RESOURCE CONSENT

DESIGNED
PT

SCALE @ A1 / A3
1:50/1:100

DATE
6/10/2026

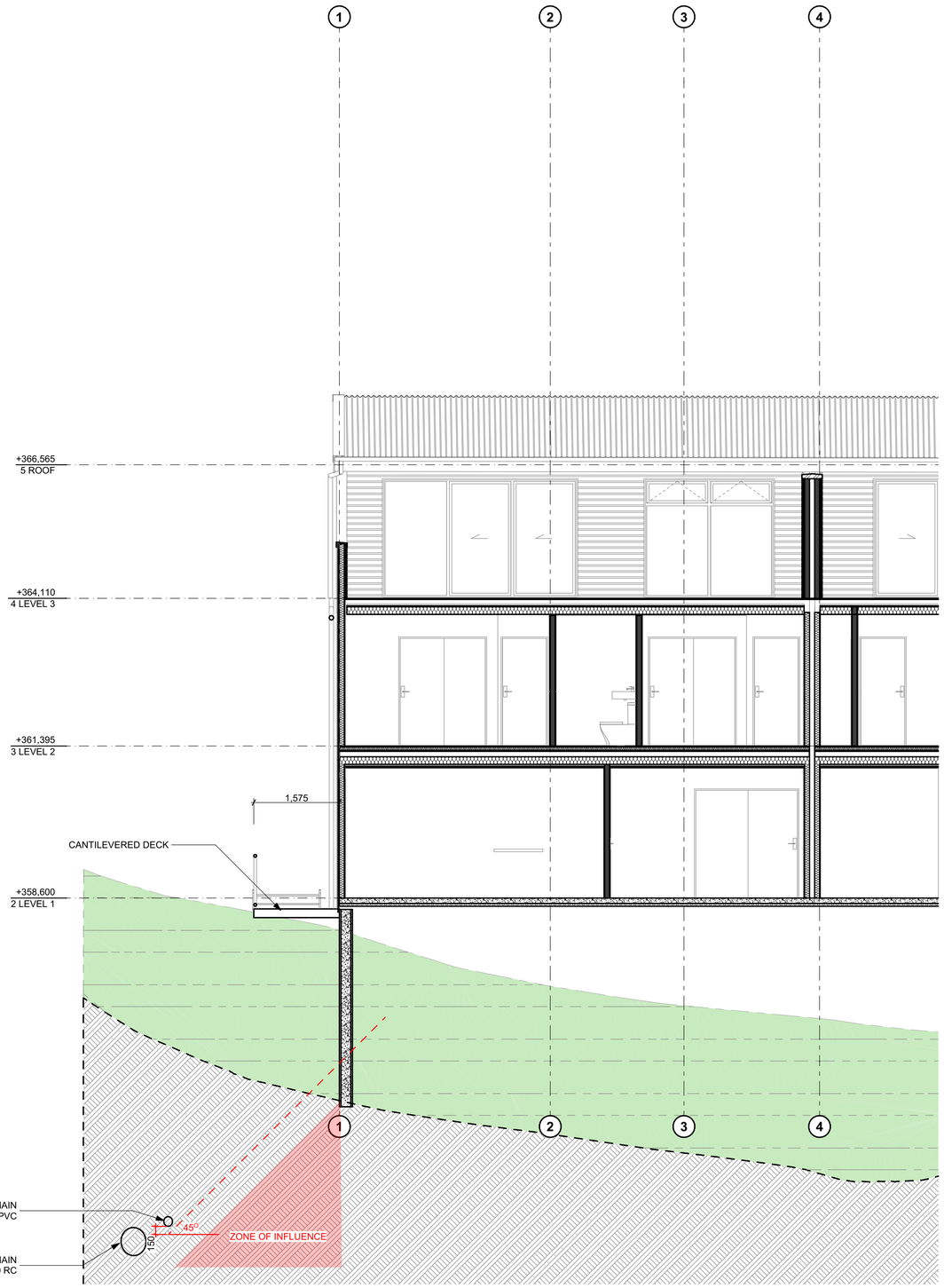
JOB NO.
047782002

DWG NO.
RC303

REVISION
03



1 SECTION 1
RC100 Scale 1:50



2 SECTION 2
RC100 Scale 1:50

RESPOND —— ARCHITECTS

NOTES
1. ALL DIMENSIONS TO BE CHECKED ON SITE. WRITTEN DIMENSIONS ONLY TO BE USED. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
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Rev	Issue Name	Date
01	RC ENGINEERING RFI	18/09/2026

PROJECT
10 ANGELO DRIVE, QUEENSTOWN

CLIENT
FERGUSON BUILDERS LTD

DRAWING TITLE
ZONE OF INFLUENCE SECTIONS

PURPOSE
RESOURCE CONSENT

DESIGNED
PT

SCALE @ A1 / A3
1:50/1:100

DATE
6/10/2026

JOB NO.
047782002

DWG NO.
RC304

REVISION
01