PRIME DESIGNS

CREATIVE | FUNCTIONAL | ARCHITECTURE

Project	Proposed Dwellings
Address	73 Thompson Street, Queenstown
Client	Isis Winter
Job Number	26005
Drawing Set	Resource Consent R2
Drawn By	K Patton
Date Published	7/09/2026
Description Of Work	2 x 3 storey 3 bedroom dwellings, 3 x 3 storey 2 bedroom dwellings with 1 bedroom studio, with Vertical Shiplap, board and batten, Schist Veneer with white-over grout, rockcote and trapezoidal Colorsteel roofing. SED foundations, trusses by truss manufacturer. Services to be connected include foul water, stormwater, water supply, power, phone and gas

Concept Sheet Index

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103	Earthworks Plan
104 R2	Earthworks Section
105	Proposed Floor Plans - Lots 1-2
106	Lot 1-2 Elevations
107	Lot 1-2 Elevations
108	Proposed Floor Plans - Lots 3-5
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111 R1	Carport Floor Plan / Elevations
112	3d Building Envelope
113	Project Specifications

Concept Design Approval

Signature: Date:

Please note that concept design must be approved prior to working drawings being undertaken. Any changes made beyond this point may incur additional charges at our discretion.

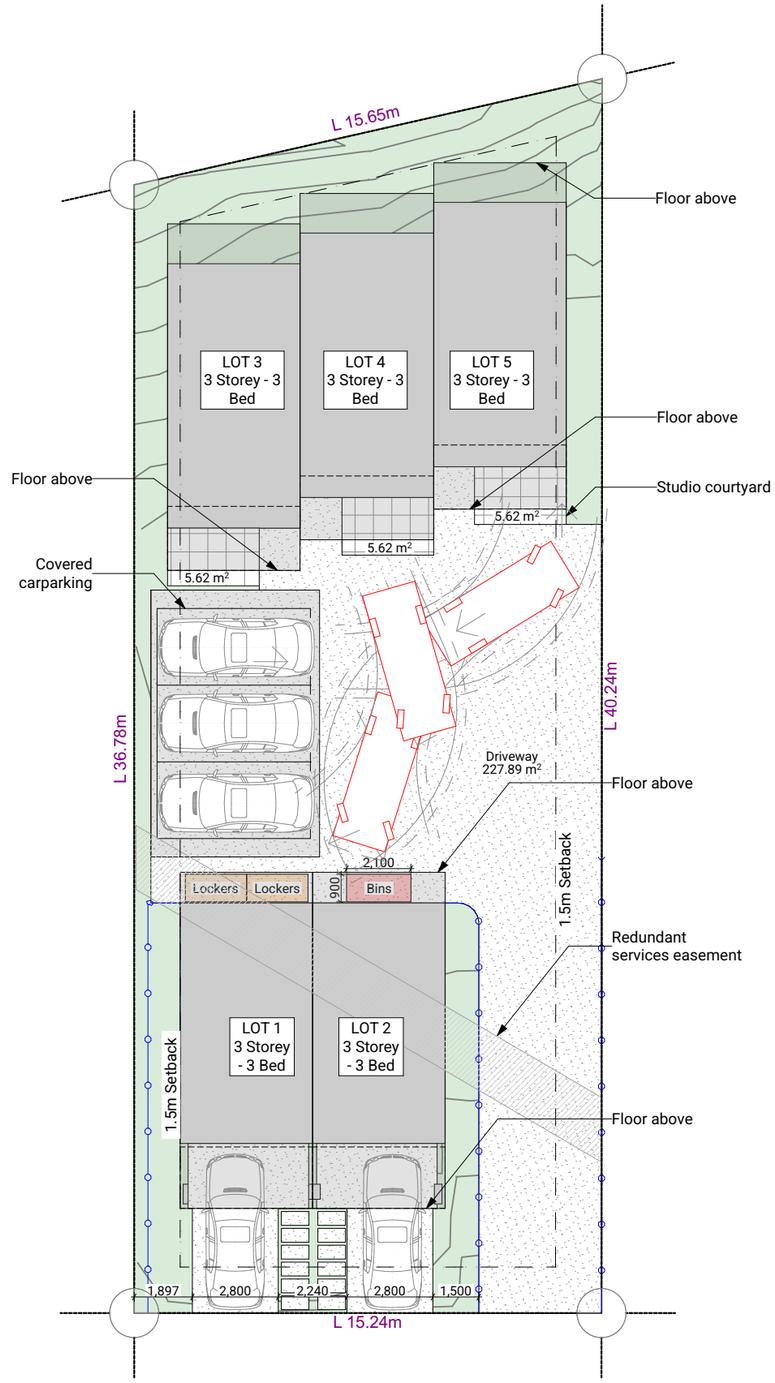
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LICENSED BUILDING PRACTITIONER BUILDING CONFIDENCE

ADNZ Architectural Designers New Zealand Professional Member



1 Site Location Plan 1:500



2 Site Plan 1:200



Legend

- Dwelling
- Block Retaining wall
- Outdoor living - upper level deck

Site Information	
Site Area	587m²
Site Coverage Area	285.71m²
Site Coverage Percent	48%
Minimum FFL (to u/s floor)	Site not prone to flood hazard

Note: All levels shown, including site datum and FFL, are in relation to NZVD2016. If cross referencing any topographical survey information or levels, ensure these are set to NZVD2016.

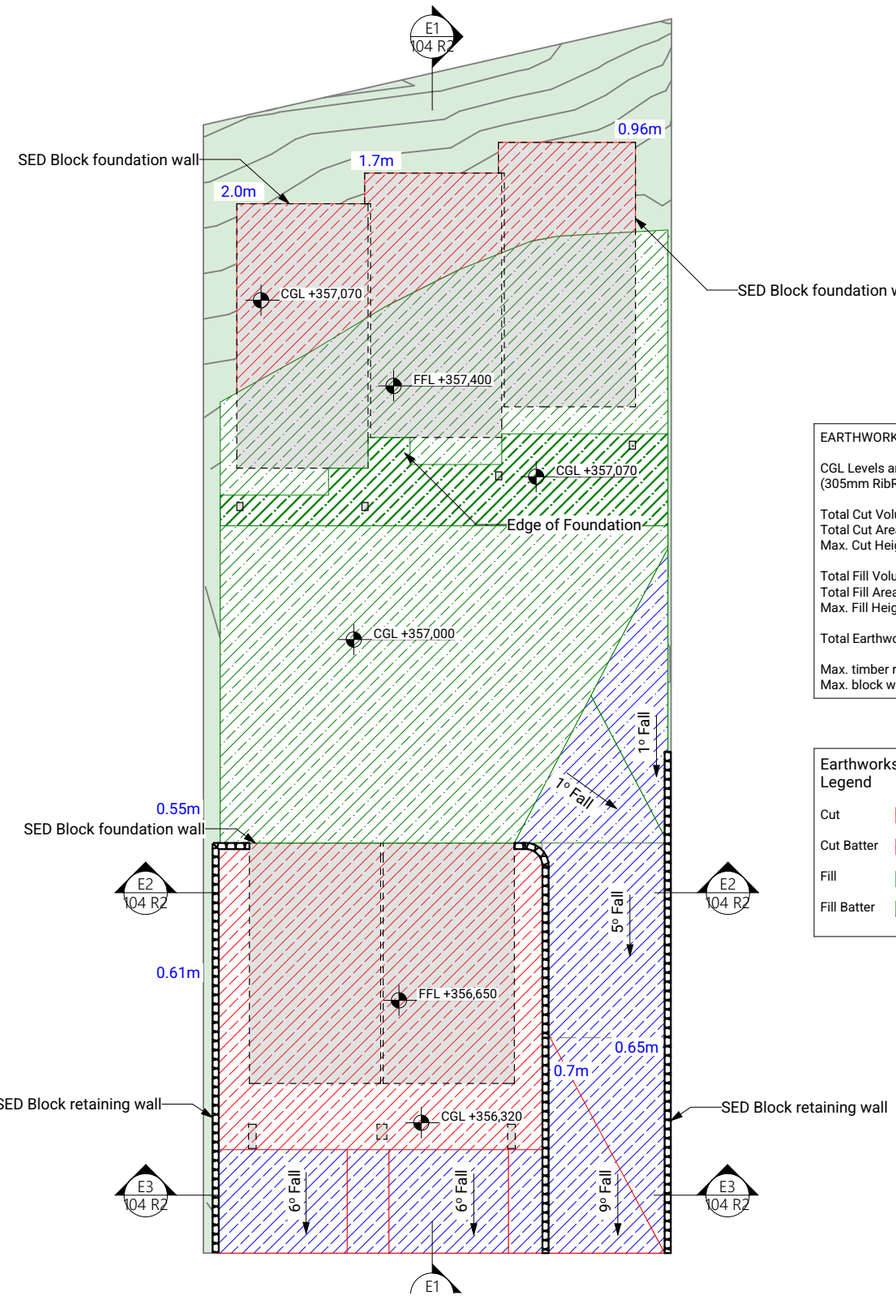
Proposed Dwellings	Client:	Isis Winter	Print In Color
73 Thompson Street,	Job No:	26005	
Queenstown	Date:	7/09/2026	

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Drawing Set:	Resource Consent R1
Drawn By:	K Patton
Scale:	1:500, 1:200
Drawing Sheet:	Site Plan
Drawing No:	102

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1 Earthworks Plan 1:200

EARTHWORKS

CGL Levels are to 330mm below FSL
(305mm RibRaft + 25mm sand blinding)

Total Cut Volume:	152.23m³
Total Cut Area:	244.18m²
Max. Cut Height:	2.0m
Total Fill Volume:	153.03m³
Total Fill Area:	146.97m²
Max. Fill Height:	1.1m
Total Earthworks Area:	391.15m²
Max. timber retaining height:	N/A
Max. block wall height:	2.0m

Earthworks Legend

- Cut
- Cut Batter
- Fill
- Fill Batter

N

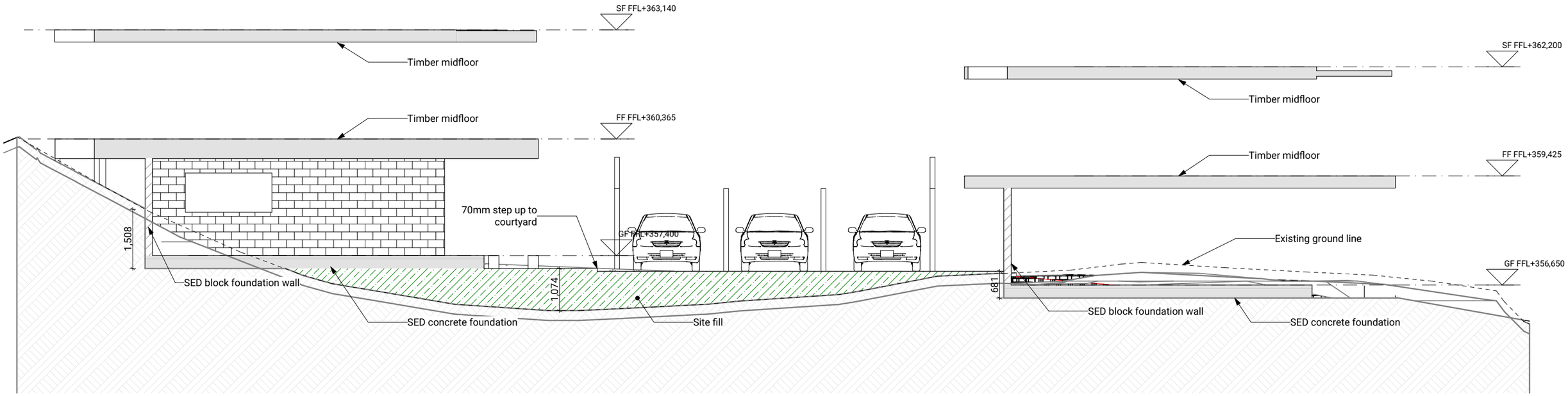
Proposed Dwellings	Client:	Isis Winter	Print In Color	Drawing Set:	Resource Consent R1
73 Thompson Street,	Job No:	26005		Drawn By:	K Patton
Queenstown	Date:	7/09/2026		Scale:	1:200
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt		Drawing Sheet:	Earthworks Plan

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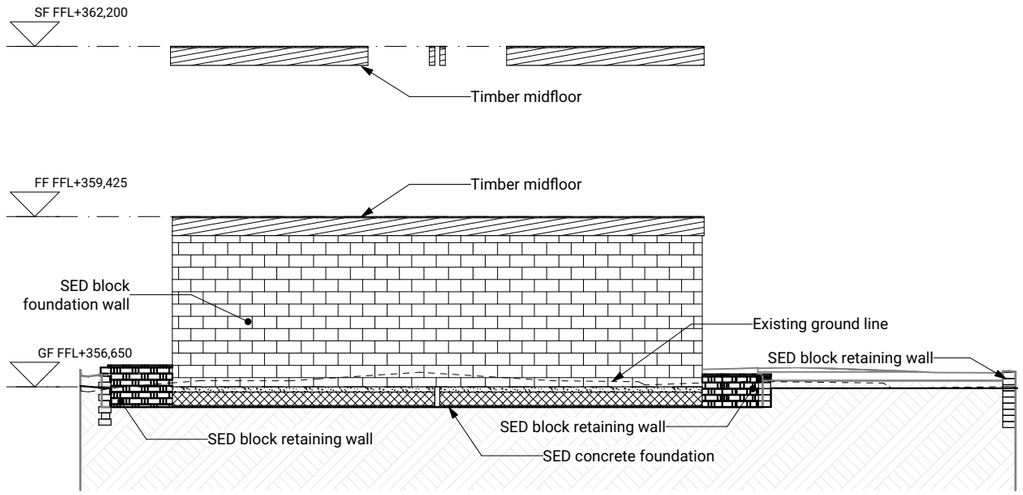
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Drawing No: 103

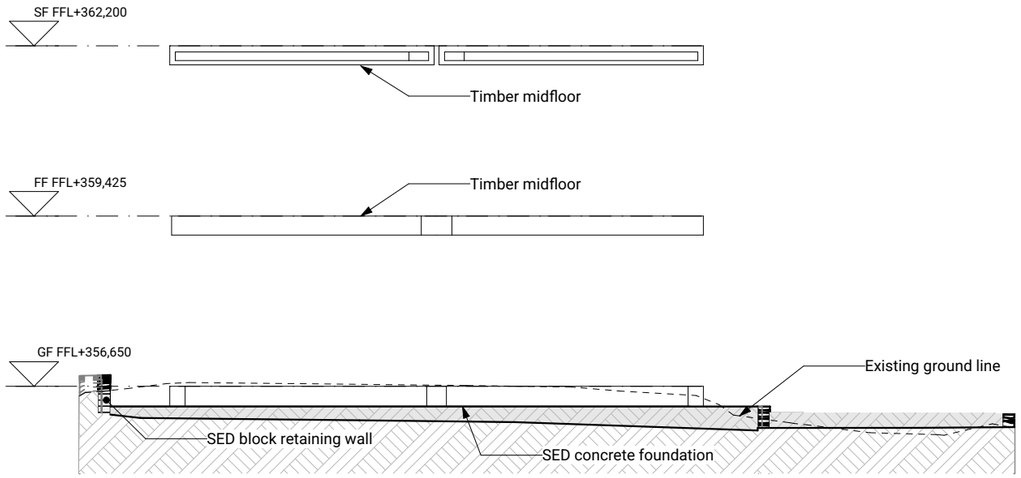
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1 Earthworks Section A 1:100



2 Earthworks Section B 1:100



3 Earthworks Section C 1:100

Proposed Dwellings	Client:	Isis Winter	Print In Color	Drawing Set:	Resource Consent R1
73 Thompson Street,	Job No:	26005		Drawn By:	K Patton
Queenstown	Date:	7/09/2026		Scale:	1:100
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	Earthworks Section
				Drawing No:	104 R2

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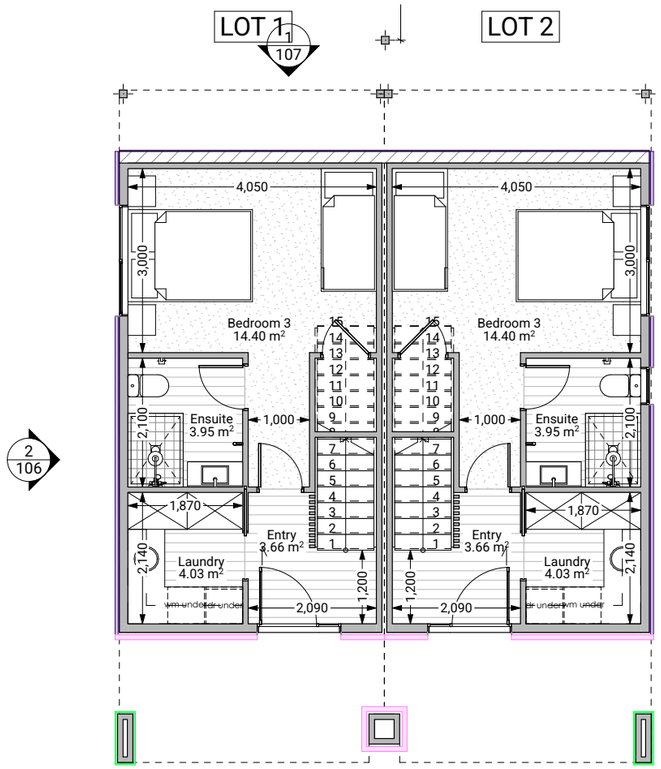
© Prime Designs New Zealand Limited 2026 | 26005 | 73 Thompson Street, Queenstown | 7/09/2026 | 104 R2

Flooring Legend

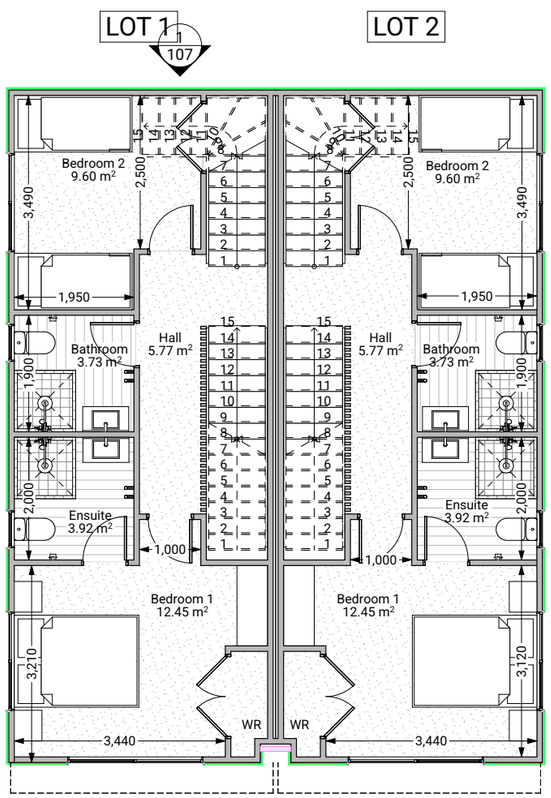
- Carpet
- Vinyl Plank - TBC

Cladding Legend

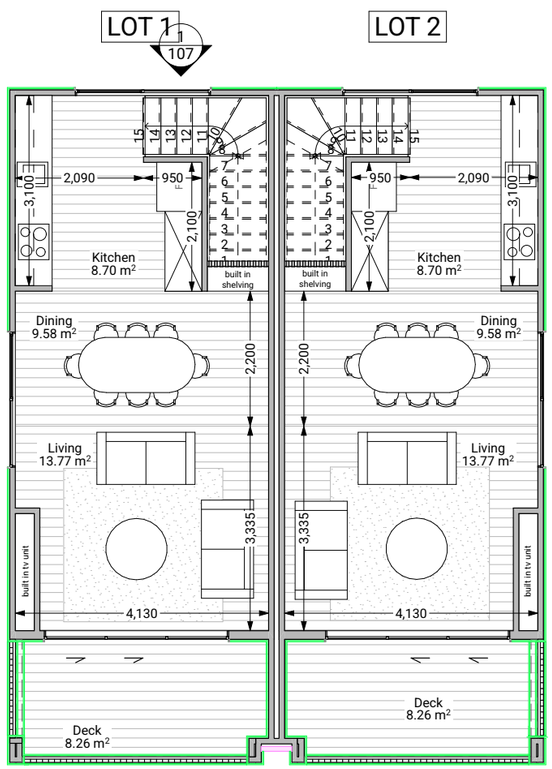
- Schist Veneer with white-over grout
- Timber Shiplap
- Rockcote



1 Ground Floor Plan 1:100



2 First Floor Plan 1:100



3 Second Floor Plan 1:100

Floor Area (per lot)	
Ground Floor Area	33.87m²
First Floor Area	47.60m²
Second Floor Area	38.95m²
Total Floor Area	120.42m²

Proposed Dwellings	Client:	Isis Winter	Print In Color	Drawing Set:	Resource Consent R1
73 Thompson Street,	Job No:	26005		Drawn By:	K Patton
Queenstown	Date:	7/09/2026		Scale:	1:100
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt		Drawing Sheet:	Proposed Floor Plans - Lots 1-2

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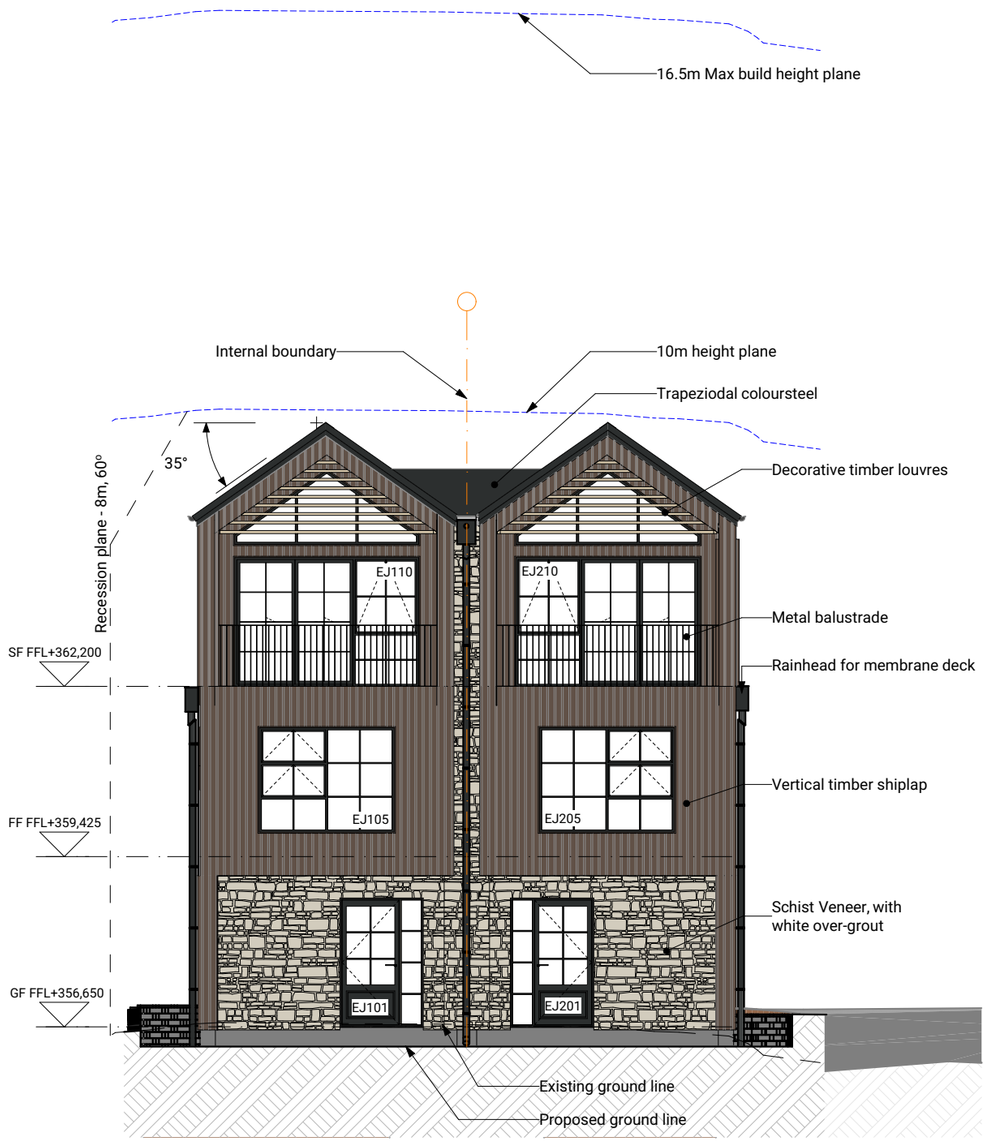
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Plans Drawn Prime Designs\Current Jobs\26005 - 73 Thompson Street, Queenstown\CAD\26005 - 73 Thompson Street, Queenstown.pln, 07/10/2026

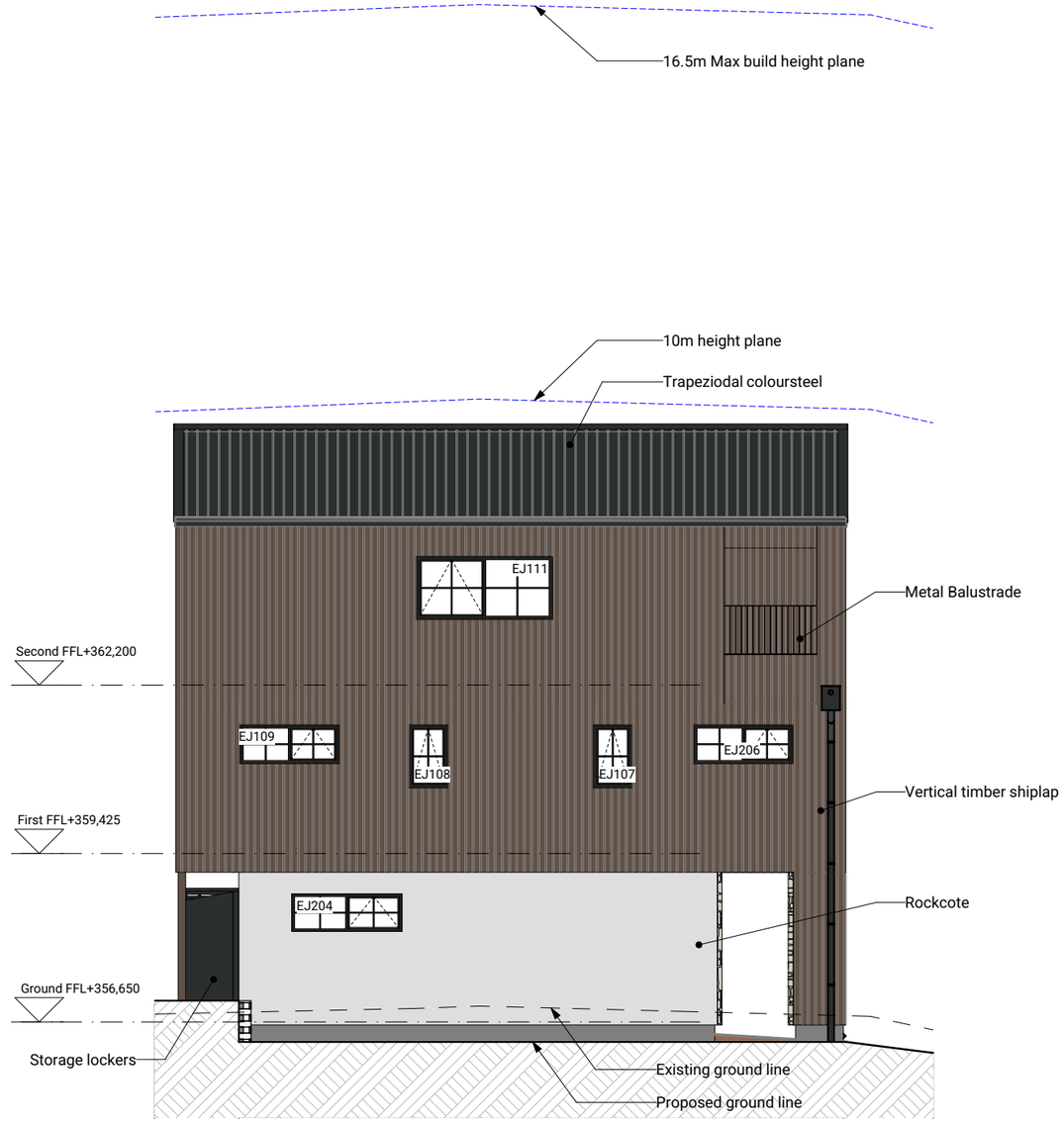
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1 Lot 1-2 South Elevation 1:100



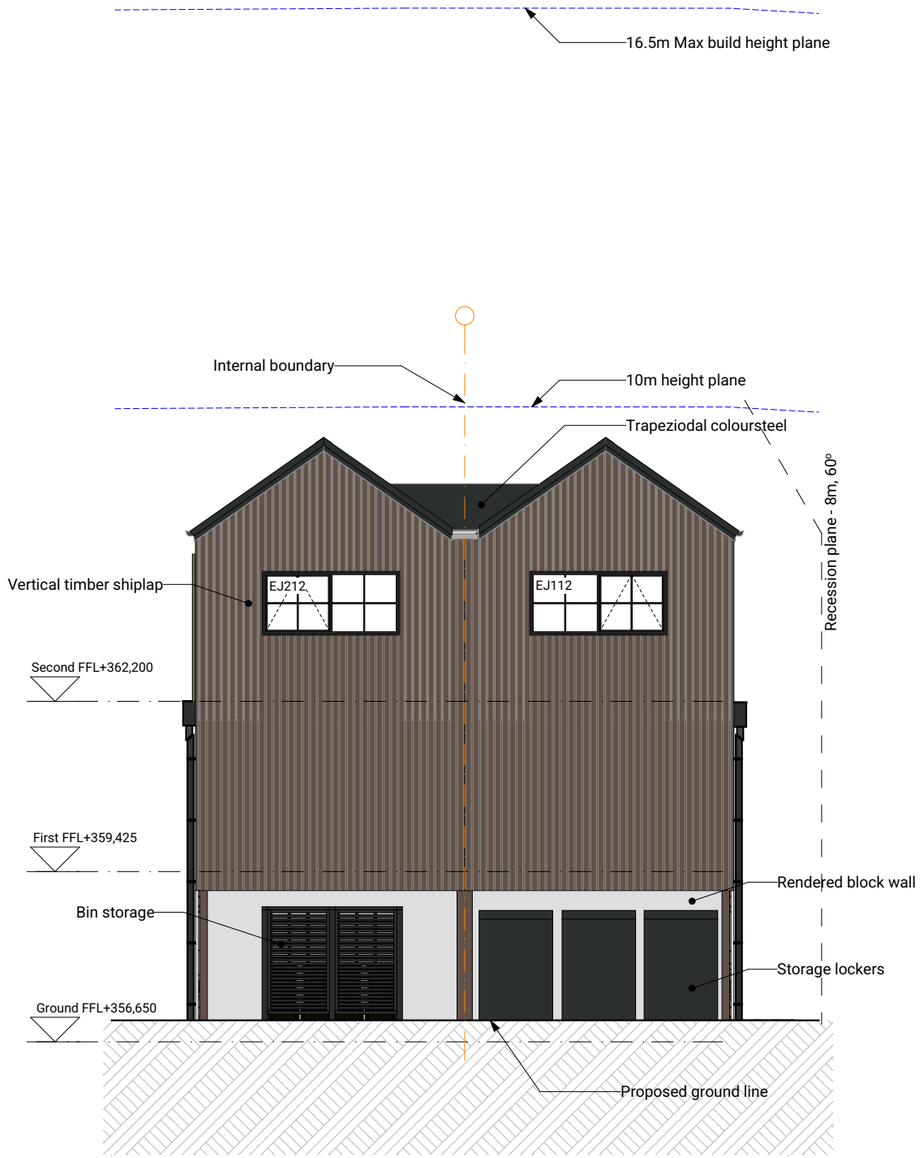
2 Lot 1-2 West Elevation 1:100

Proposed Dwellings	Client:	Isis Winter	Print In Color	Drawing Set:	Resource Consent R1
73 Thompson Street,	Job No:	26005		Drawn By:	K Patton
Queenstown	Date:	7/09/2026		Scale:	1:100
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	Lot 1-2 Elevations

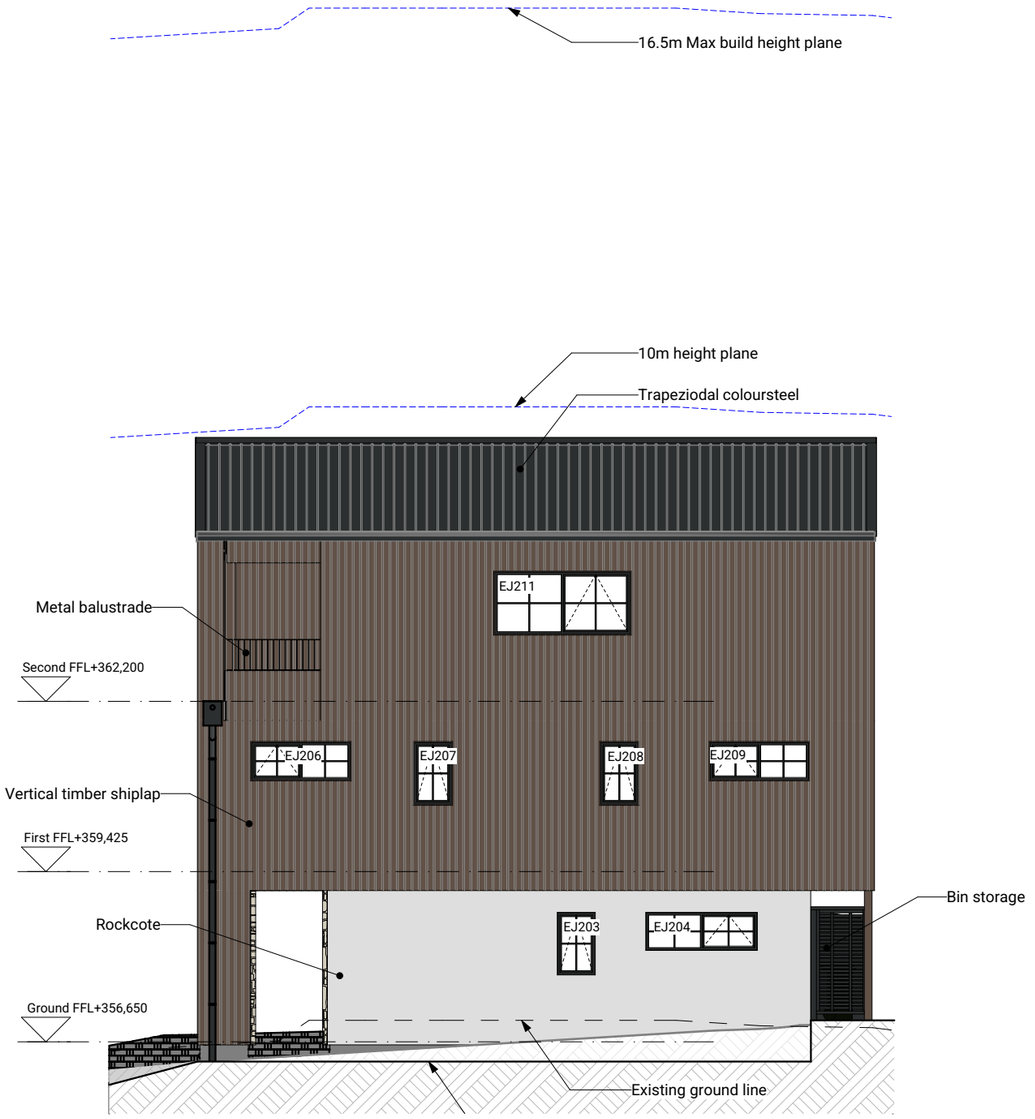
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Drawing No: 106

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1 Lot 1-2 North Elevation 1:100



2 Lot 1-2 East Elevation 1:100

Proposed Dwellings	Client:	Isis Winter	Print In Color	Drawing Set:	Resource Consent R1
73 Thompson Street,	Job No:	26005		Drawn By:	K Patton
Queenstown	Date:	7/09/2026		Scale:	1:100
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt		Drawing Sheet:	Lot 1-2 Elevations

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Drawing No: 107

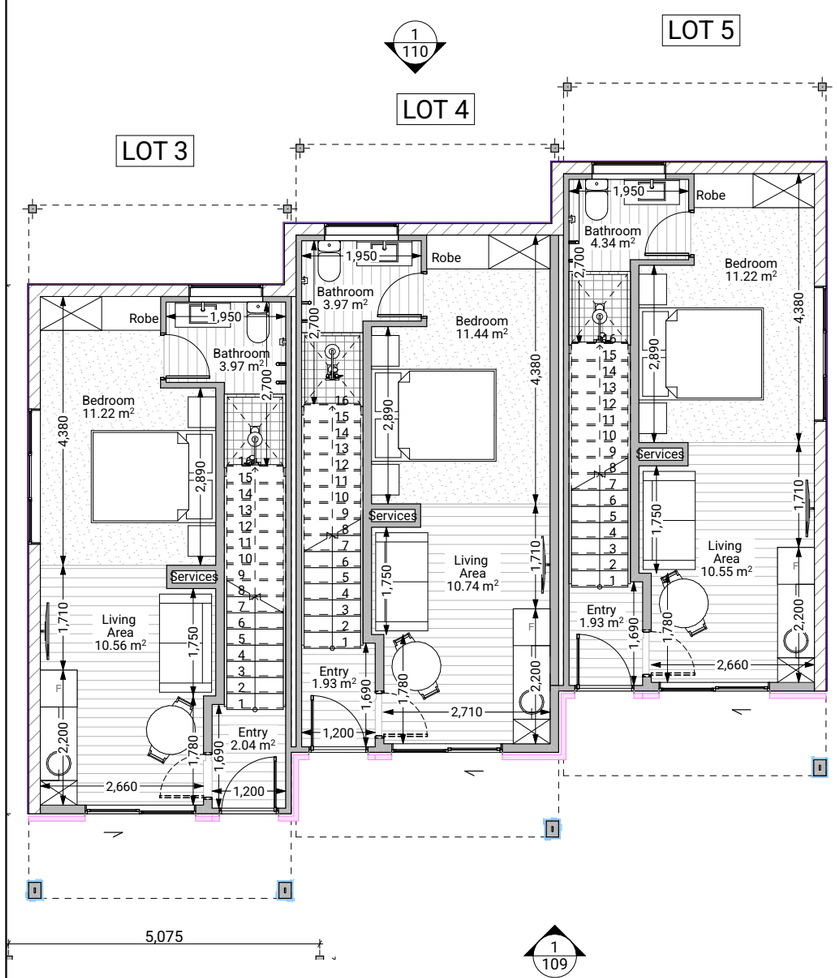
© Copyright Prime Designs (Current) 2026 | 26005 | 73 Thompson Street, Queenstown | 7/09/2026, 2:15:10 p.m.

Flooring Legend

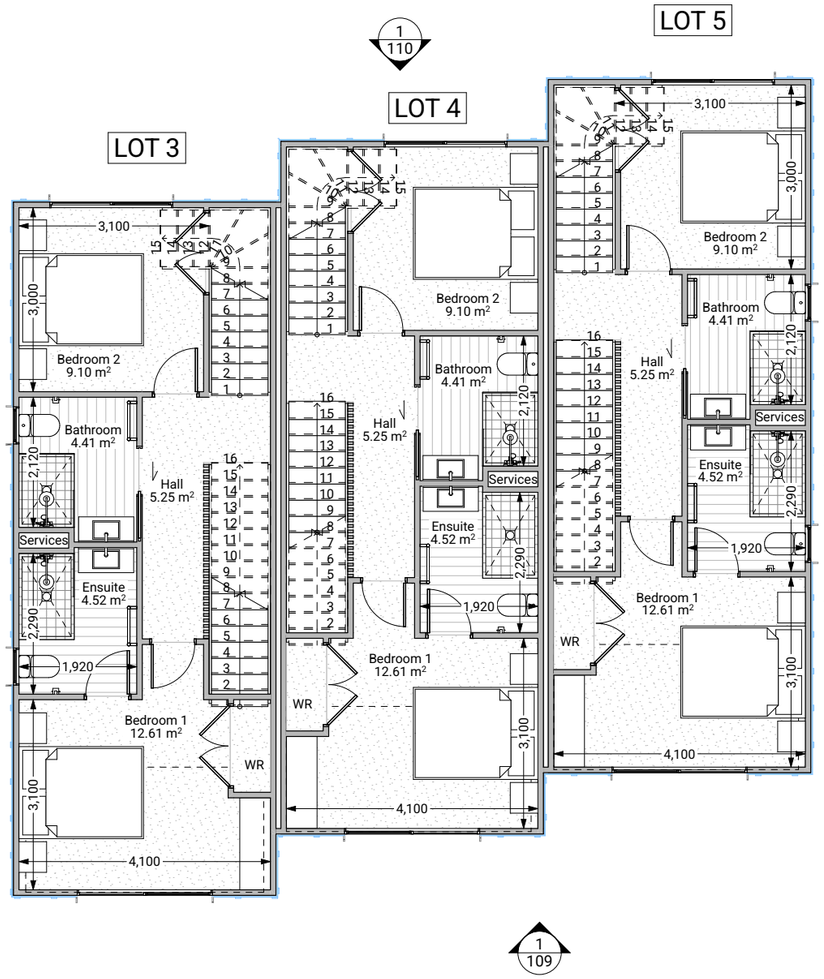
- Carpet
- Vinyl Plank - TBC

Cladding Legend

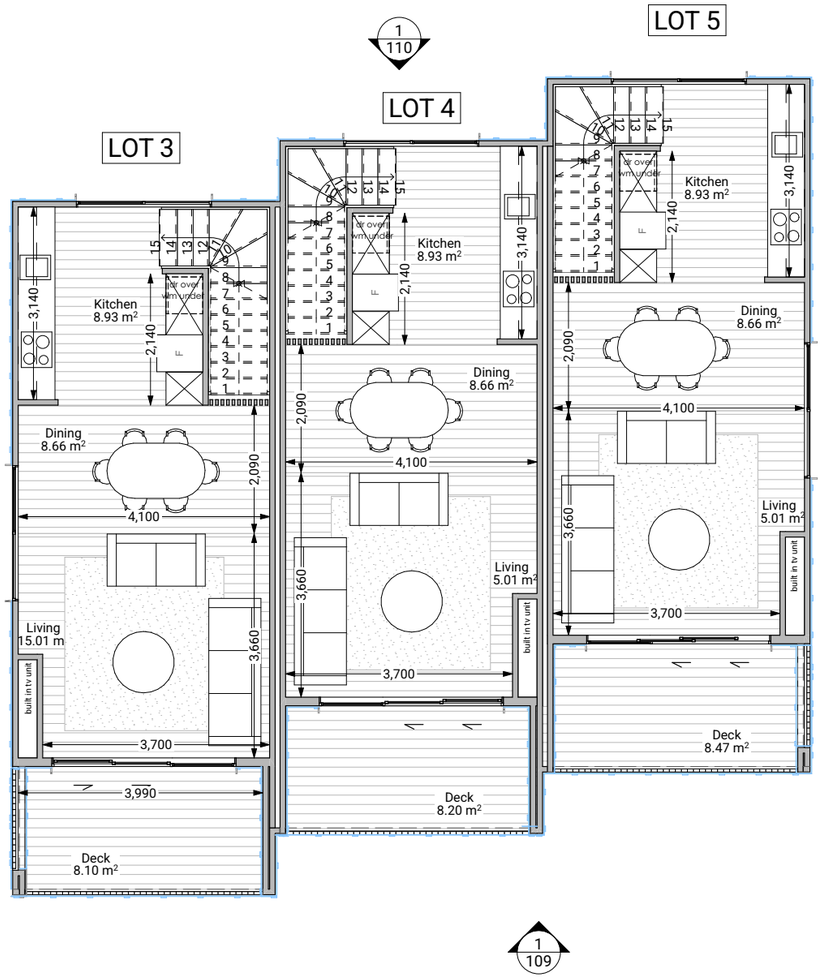
- Schist Veneer with white-over grout
- Board and Batten
- Rockcote



1 Ground Floor Plan 1:100



2 First Floor Plan 1:100



3 Second Floor Plan 1:100

Floor Area (per lot)	
Ground Floor Area	36.89m²
First Floor Area	48.36m²
Second Floor Area	39.42m²
Total Floor Area	124.67m²

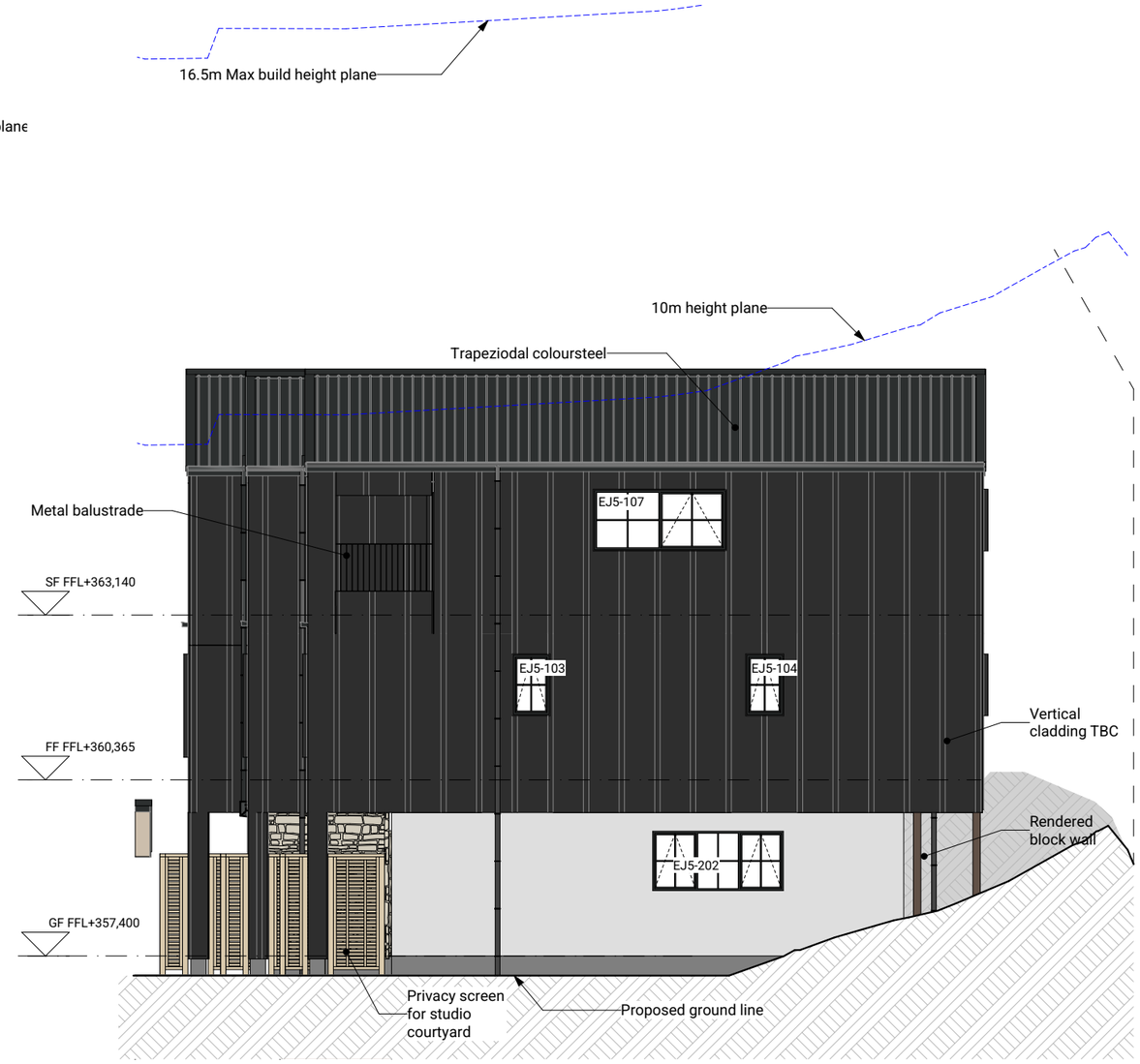
Proposed Dwellings	Client:	Isis Winter	Print In Color	Drawing Set:	Resource Consent R1
73 Thompson Street,	Job No:	26005		Drawn By:	K Patton
Queenstown	Date:	7/09/2026		Scale:	1:100
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	Proposed Floor Plans - Lots 3-5

Drawing No: 108

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1 Lot 3-5 South Elevation 1:100



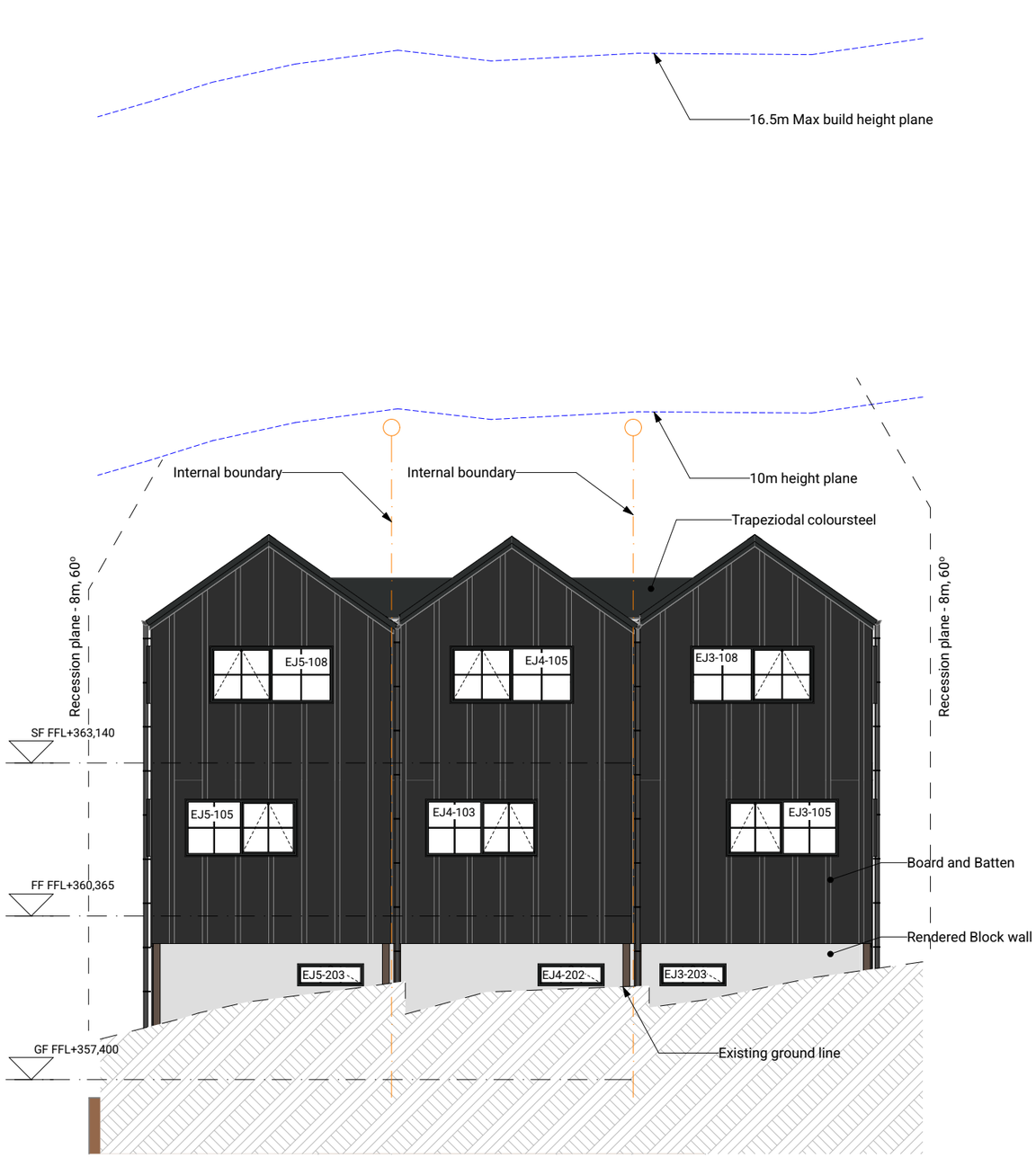
2 Lot 3-5 East Elevation 1:100

Proposed Dwellings	Client:	Isis Winter	Print In Color	Drawing Set:	Resource Consent R1
73 Thompson Street,	Job No:	26005		Drawn By:	K Patton
Queenstown	Date:	7/09/2026		Scale:	1:100
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt		Drawing Sheet:	Lot 3-5 Elevations

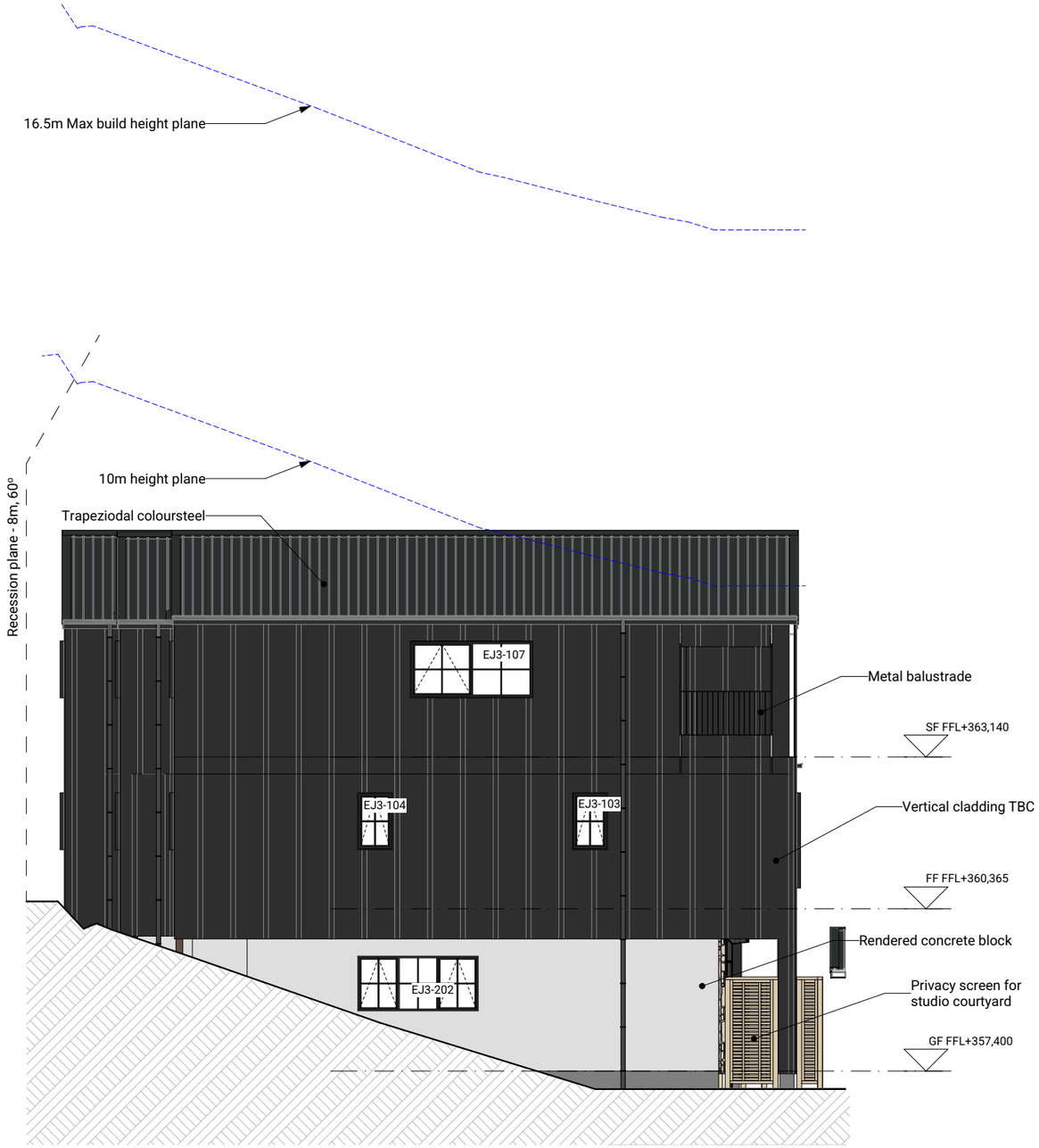
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Drawing No: 109



1 Lot 3-5 North Elevation 1:100

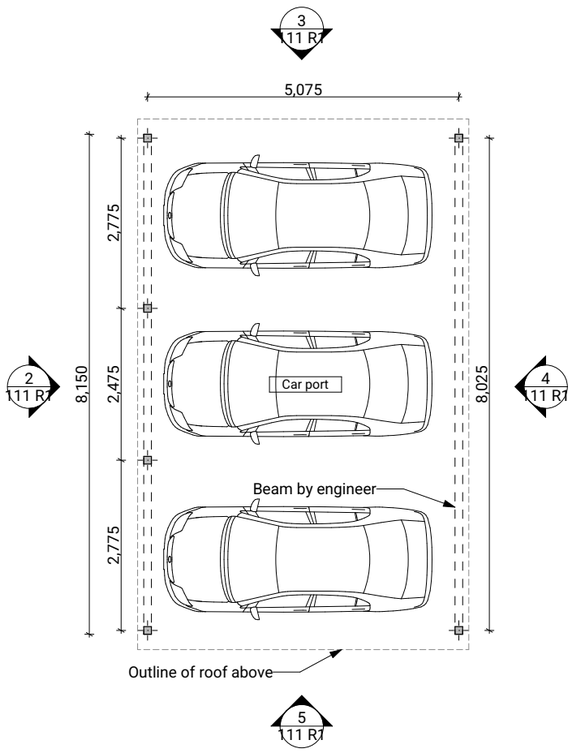


2 Lot 3-5 West Elevation 1:100

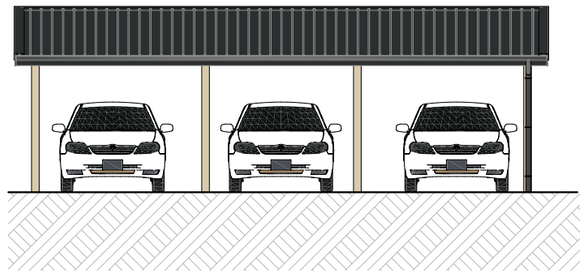
Proposed Dwellings	Client:	Isis Winter	Print In Color	Drawing Set:	Resource Consent R1
73 Thompson Street,	Job No:	26005		Drawn By:	K Patton
Queenstown	Date:	7/09/2026		Scale:	1:100
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	Lot 3-5 Elevations

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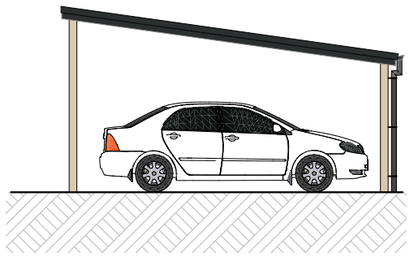
Drawing No: 110



1 Floor Plan 1:100



2 Carport West Elevation 1:100



3 Carport North Elevation 1:100

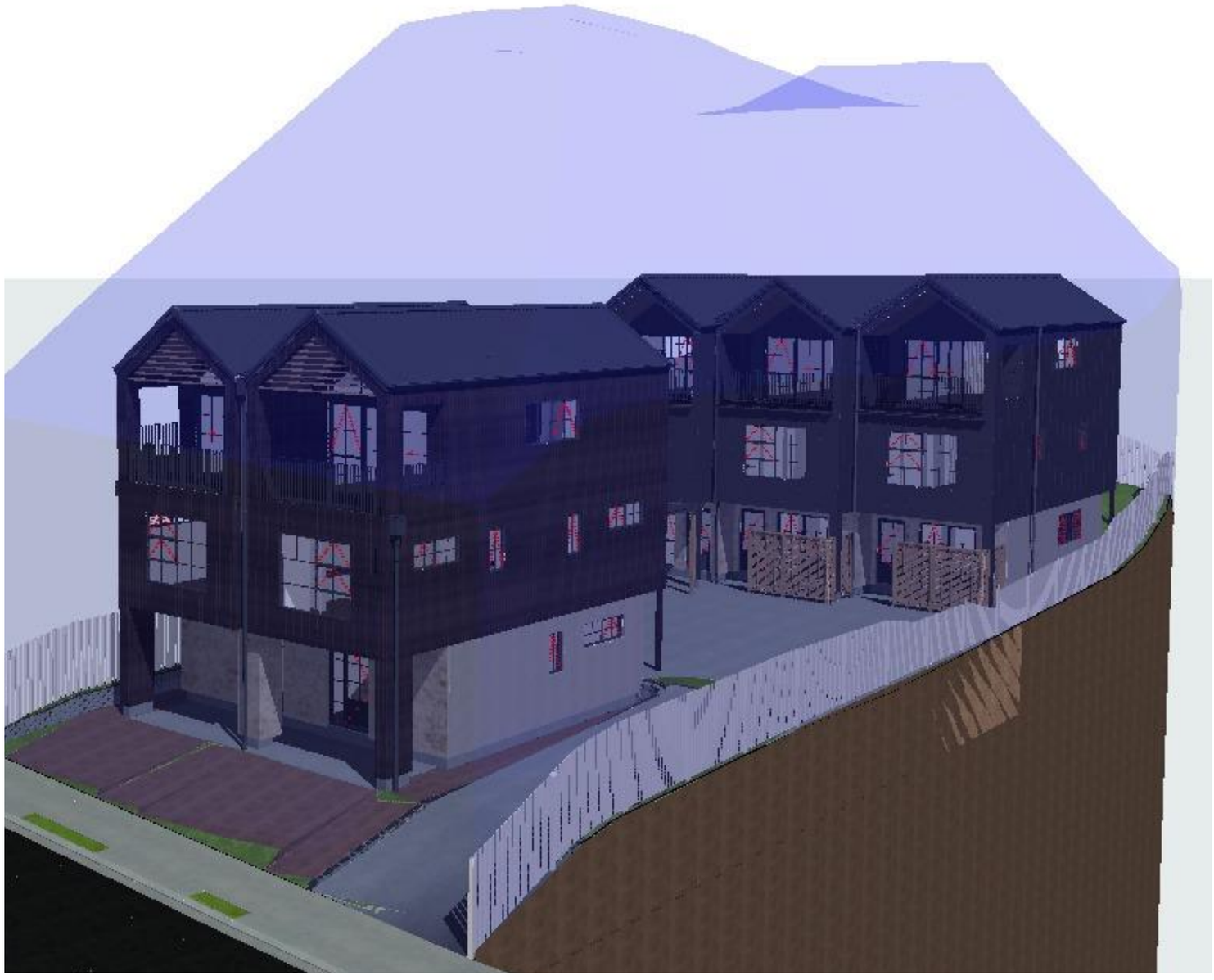
4 Carport East Elevation 1:100

5 Carport South Elevation 1:100

Proposed Dwellings	Client:	Isis Winter	Print In Color	Drawing Set:	Resource Consent R1
73 Thompson Street,	Job No:	26005		Drawn By:	K Patton
Queenstown	Date:	7/09/2026		Scale:	1:100
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	Carport Floor Plan / Elevations
					Drawing No: 111 R1

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Proposed Dwellings	Client:	Isis Winter	Print In Color	Drawing Set:	Resource Consent R1
73 Thompson Street,	Job No:	26005		Drawn By:	K Patton
Queenstown	Date:	7/09/2026		Scale:	1:112.5705, 1:109.9261
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	3d Building Envelope

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Drawing No: 112

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PLANNING & ZONING

Lot / DP Number	Lot 10 DP 79226
Address	73 Thompson Street, Queenstown
Territorial Authority	QLDC
District Plan Zone	High Density
Easements	Redundant Services Easement
Relevant Consent Notices	N/A
Resource Consent #	TBC
Wind Zone	High
Corrosion Zone	Zone B
Earthquake Zone	Zone 3
Liquefaction Zone	TBC

CONSTRUCTION

Foundation Type	SED Rib-Raft Foundation
Stud Height	2.4m
Typical Joinery Height	2m
Typical Internal Door Height	2m
Rebated Joinery	N/A
Wall Underlay	TBC
Roof Underlay	TBC
Wall Insulation	TBC
Ceiling Insulation	TBC
Floor Insulation	TBC
Wet Area Membrane	TBC

CLADDING

Wall Cladding Type 1	Schist Veneer with white-over grout
Wall Cladding Type 2	Timber Shiplap
Wall Cladding Type 3	Board and Batten
Roof Cladding	MC760 Coloursteel
Fascia Type	Metal

CONSULTANTS

Topographical Survey	Clark Fortune McDonald
Structural Engineer	TBC
Geotechnical Engineer	TBC
Truss Manufacturer	TBC

FITOUT

Flooring Types	Carpet, Vinyl Plank TBC
Balustrade Type	Metal
Shower Type	Tile tray
Water Heating	TBC
Space Heating	TBC

SITE/BUILDING INFORMATION

Site Coverage	285.71m²/48%
Floor Area	Refer to floor plan
Minimum Floor Level (to u/s floor)	Site not prone to flood hazard (to NZVD2016)



Proposed Dwellings
73 Thompson Street,
Queenstown

Client: Isis Winter
Job No: 26005
Date: 7/09/2026

Print In Color

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CREATIVE | FUNCTIONAL | ARCHITECTURE

Drawing Set: Resource Consent R1
Drawn By: K Patton
Scale:
Drawing Sheet: Project Specifications
Drawing No: 113

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