00 Drawing List		
Sheet Number	Sheet Name	Current Revision
RC-001	COVERSHEET	A
RC-101	PARKING PLAN	A
RC-102	SITE PLAN	A
RC-201	FLOOR PLAN - UPPER LEVEL	A
RC-202	FLOOR PLAN - MID LEVEL	A
RC-203	FLOOR PLAN - LOWER LEVEL	A
RC-205	ROOF PLAN	A
RC-301	ELEVATIONS	A
RC-302	ELEVATIONS - 2	A
RC-303	ELEVATIONS - 3	A
RC-401	7m HEIGHT CONTROL	A
RC-402	8m HEIGHT CONTROL	A
RC-501	HIRB RECESSION PLANE	A
RC-701	3D VIEW - 1	A
RC-702	3D VIEW - 2	A
RC-703	3D VIEW - 3	A

Total Pages: 16

2-4 CLIFF LANE, FRANKTON, QUEENSTOWN

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ARTIST IMPRESSION ONLY

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Consultant Team

Project Number: 20260324

2-4 CLIFF LANE
QUEENSTOWN

Sheet

COVERSHEET

SCALE @ A1= 1 : 100 @ A3=

	FOR DESIGN
DESIGN	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

Milestone Issues	Revision & Date
FIRST ISSUED	-
RESOURCE CONSENT	-
BUILDING CONSENT	-
SCHEDULING	-
TENDER	-

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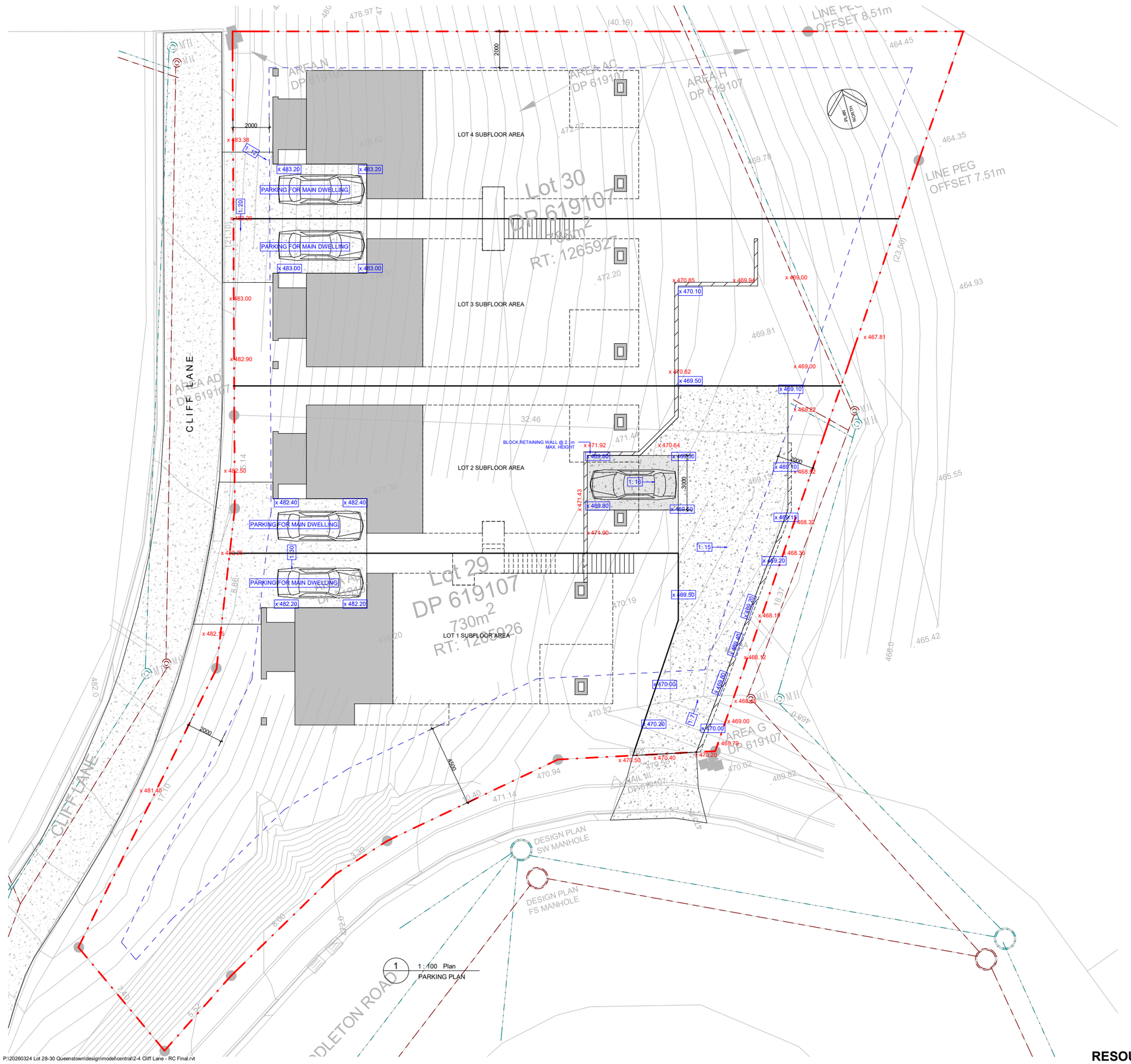
Drawing Number: **RC-001**

Revision: **A**

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2-4 CLIFF LANE
QUEENSTOWN

Sheet

PARKING PLAN

SCALE @ A1= 1 : 100 , @ A3=

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DESIGN	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

Milestone Issues	Revision & Date
FIRST ISSUED	-
RESOURCE CONSENT	-
BUILDING CONSENT	-
SCHEDULING	-
TENDER	-

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Drawing Number: **RC-101** Revision: **A**

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LOT 4

LOT 3

LOT 2

LOT 1

Lot 30 DP 619107 783m² RT: 1265927

Lot 29 DP 619107 730m² RT: 1265926

AREA AC DP 619107

AREA H DP 619107

AREA AD DP 619107

AREA G DP 619107

CLIFF LANE

CLIFF LANE

DESIGN PLAN SW MANHOLE

DESIGN PLAN FS MANHOLE

PARKING FOR MAIN DWELLING

Bin Screen

LINE PEG OFFSET 8.51m

LINE PEG OFFSET 7.51m

NORTH PLAN

1 1 : 100 Plan
SITE PLAN

SITE INFORMATION

2-4 CLIFF LANE
SITE AREA: 1520m²
ZONE: LOW DENSITY RESIDENTIAL ZONE

BUILDING COVERAGE: 539m² (35.5%) / 40% MAX.
LANDSCAPED AREA: 761m² (50.1%) / 30% MIN.

LEGEND

- BUILDING FOOTPRINT
- LANDSCAPED AREA
- SHARED DRIVEWAY (CONCRETE)
- PAVERS

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2-4 CLIFF LANE
QUEENSTOWN

Sheet
SITE PLAN

SCALE @ A1= 1 : 100 , @ A3=

FOR DESIGN	
DESIGN	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

Milestone Issues	Revision & Date
FIRST ISSUED	-
RESOURCE CONSENT	-
BUILDING CONSENT	-
SCHEDULING	-
TENDER	-

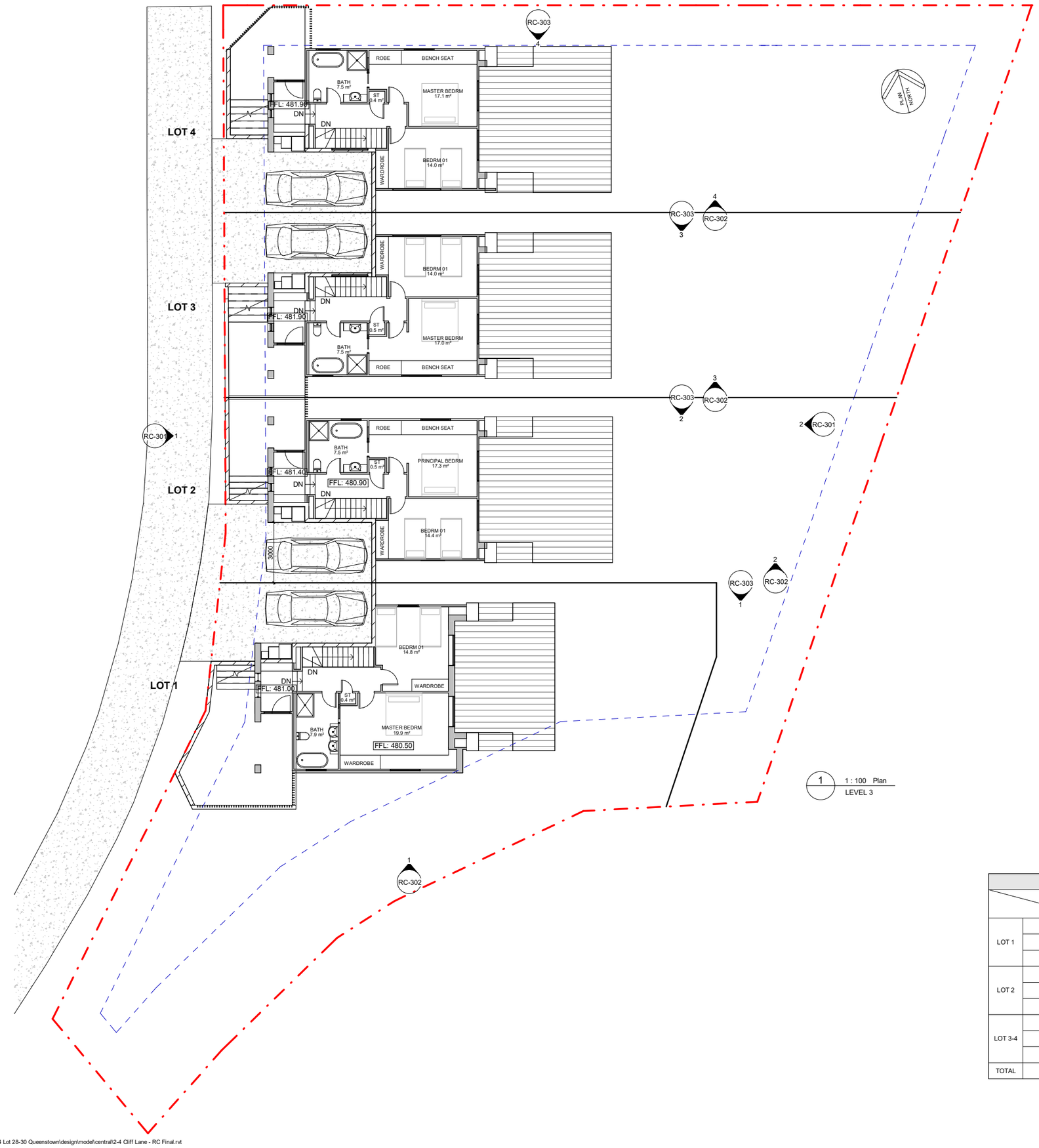
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Drawing Number: RC-102
Revision: A

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FLOOR AREA / DETAIL				
		DETAIL	TOTAL	
			AREA (m²)	BEDRM
LOT 1	Upper Level	2 Bedrooms + 1 Bath	146 + 39 BAL.	3
	Mid Level	KDL + 1 Bedroom + 1 Bath		
	Granny Flat	2 Bedrooms + 2 Baths + KDL	70 + 12 BAL.	2
LOT 2	Upper Level	2 Bedrooms + 1 Bath	146 + 34 BAL.	3
	Mid Level	KDL + 1 Bedroom + 1 Bath		
	Granny Flat	2 Bedrooms + 2 Baths + KDL	70 + 11 BAL.	2
LOT 3-4	Upper Level	2 Bedrooms + 1 Bath	145 + 35 BAL.	3
	Mid Level	KDL + 1 Bedroom + 1 Bath		
	Granny Flat	2 Bedrooms + 2 Baths + KDL	70 + 11 BAL.	2
TOTAL		862 + 188 BAL.		

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Project Number: 20260324
2-4 CLIFF LANE
QUEENSTOWN

Sheet
FLOOR PLAN - UPPER LEVEL

SCALE @ A1= 1 : 100 , @ A3=

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DESIGN	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

Milestone Issues	Revision & Date
FIRST ISSUED	-
RESOURCE CONSENT	-
BUILDING CONSENT	-
SCHEDULING	-
TENDER	-

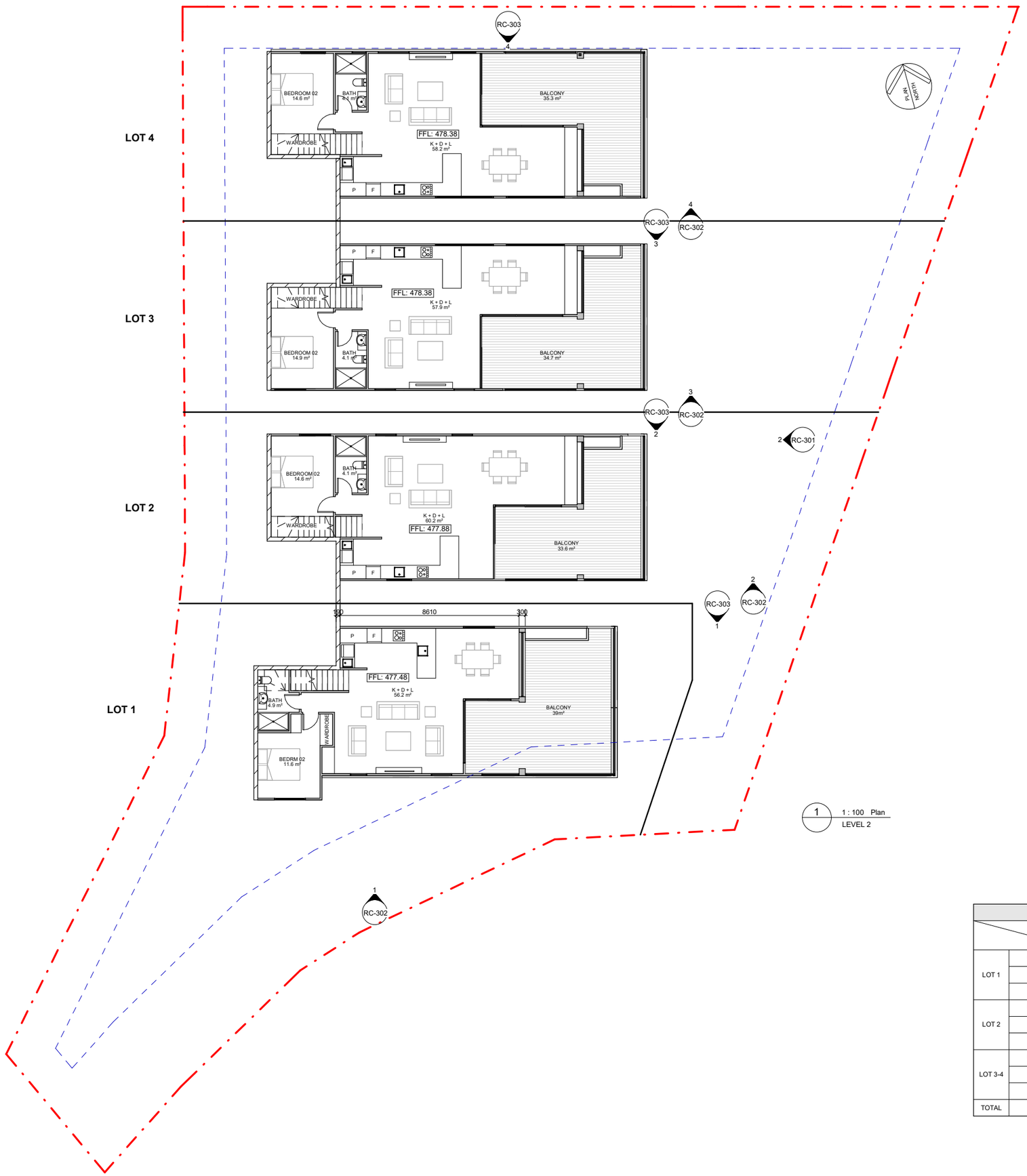
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FLOOR AREA / DETAIL				
		DETAIL	TOTAL	
			AREA (m²)	BEDRM
LOT 1	Upper Level	2 Bedrooms + 1 Bath	146 + 39 BAL.	3
	Mid Level	KDL + 1 Bedroom + 1 Bath		
	Granny Flat	2 Bedrooms + 2 Baths + KDL	70 + 12 BAL.	2
LOT 2	Upper Level	2 Bedrooms + 1 Bath	146 + 34 BAL.	3
	Mid Level	KDL + 1 Bedroom + 1 Bath		
	Granny Flat	2 Bedrooms + 2 Baths + KDL	70 + 11 BAL.	2
LOT 3-4	Upper Level	2 Bedrooms + 1 Bath	145 + 35 BAL.	3
	Mid Level	KDL + 1 Bedroom + 1 Bath		
	Granny Flat	2 Bedrooms + 2 Baths + KDL	70 + 11 BAL.	2
TOTAL		862 + 188 BAL.		

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2-4 CLIFF LANE
QUEENSTOWN

Sheet
FLOOR PLAN - MID LEVEL

SCALE @ A1= 1 : 100 , @ A3=

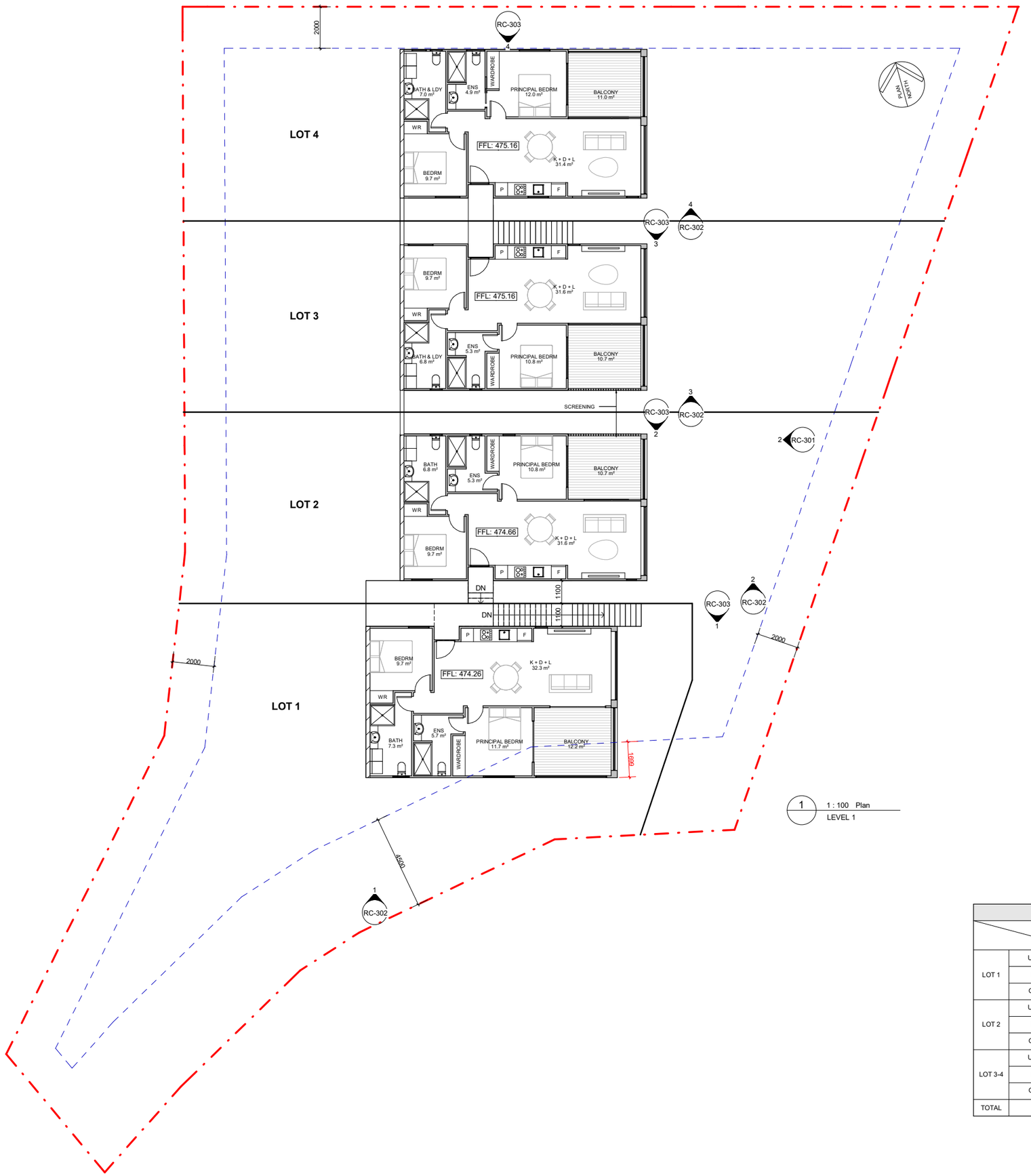
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APPROVED	Approver

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BUILDING CONSENT	-
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FLOOR AREA / DETAIL				
		DETAIL	TOTAL	
			AREA (m²)	BEDRM
LOT 1	Upper Level	2 Bedrooms + 1 Bath	146 + 39 BAL.	3
	Mid Level	KDL + 1 Bedroom + 1 Bath		
	Granny Flat	2 Bedrooms + 2 Baths + KDL	70 + 12 BAL.	2
LOT 2	Upper Level	2 Bedrooms + 1 Bath	146 + 34 BAL.	3
	Mid Level	KDL + 1 Bedroom + 1 Bath		
	Granny Flat	2 Bedrooms + 2 Baths + KDL	70 + 11 BAL.	2
LOT 3-4	Upper Level	2 Bedrooms + 1 Bath	145 + 35 BAL.	3
	Mid Level	KDL + 1 Bedroom + 1 Bath		
	Granny Flat	2 Bedrooms + 2 Baths + KDL	70 + 11 BAL.	2
TOTAL		862 + 188 BAL.		

RESOURCE CONSENT

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Project Number: 20260324
2-4 CLIFF LANE
QUEENSTOWN

Sheet
FLOOR PLAN - LOWER LEVEL

SCALE @ A1= 1 : 100 , @ A3=

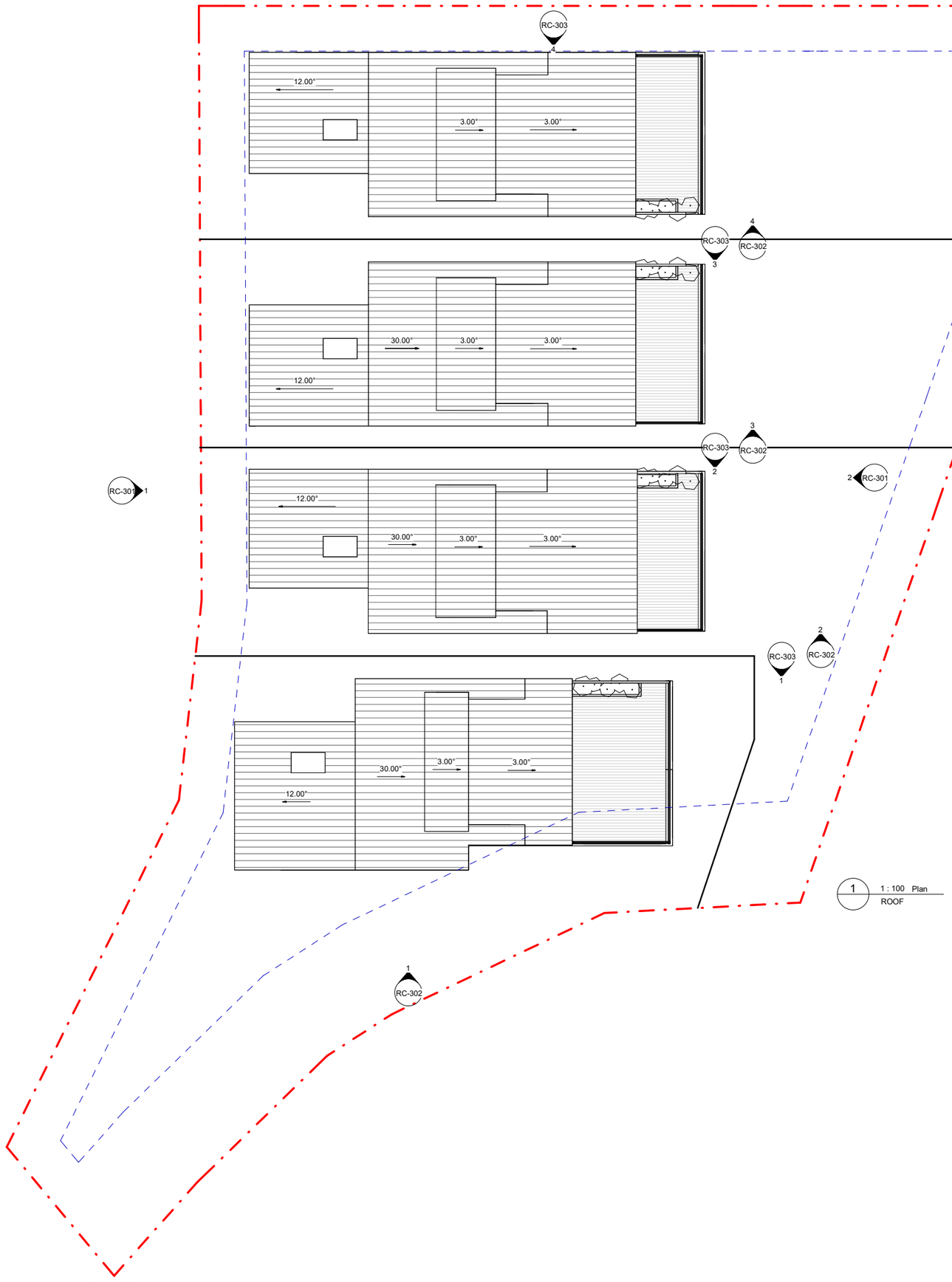
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DESIGN	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

Milestone Issues	Revision & Date
FIRST ISSUED	-
RESOURCE CONSENT	-
BUILDING CONSENT	-
SCHEDULING	-
TENDER	-

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2-4 CLIFF LANE
QUEENSTOWN

Sheet
ROOF PLAN

SCALE @ A1= 1 : 100 , @ A3=

FOR DESIGN	
DESIGN	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

Milestone Issues	Revision & Date
FIRST ISSUED	-
RESOURCE CONSENT	-
BUILDING CONSENT	-
SCHEDULING	-
TENDER	-

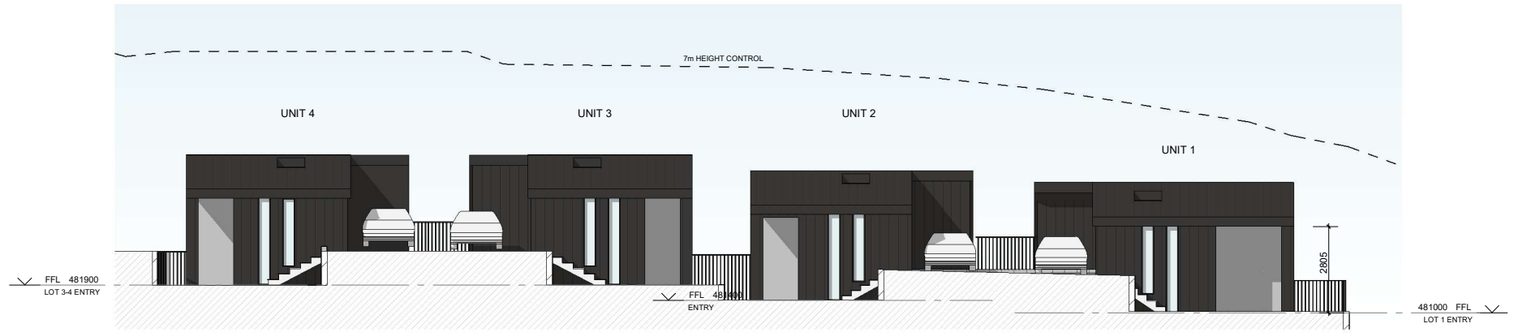
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EXTERIOR FINISHES

VERTICAL WEATHERBOARD	BLOCK WALL	PLASTER OVER FACADE PANEL	STEEL ROOFING	SCREENING
 	 	 		 
C01 - DARK COLOR FIBRE CEMENT / METAL CLADDING	C02 - GREY COLOR	C03 - LIGHT COLOR	R01 - DARK COLOR	DARK COLOR



1 : 100 Elevation
OVERALL WEST ELEVATION



1 : 100 Elevation
OVERALL EAST ELEVATION

REVISIONS

A	RESOURCE CONSENT	16.06.2026

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Project Number: 20260324
2-4 CLIFF LANE
QUEENSTOWN

Sheet
ELEVATIONS

SCALE @ A1= 1 : 100 , @ A3=

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DESIGN	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

Milestone Issues	Revision & Date
FIRST ISSUED	-
RESOURCE CONSENT	-
BUILDING CONSENT	-
SCHEDULING	-
TENDER	-

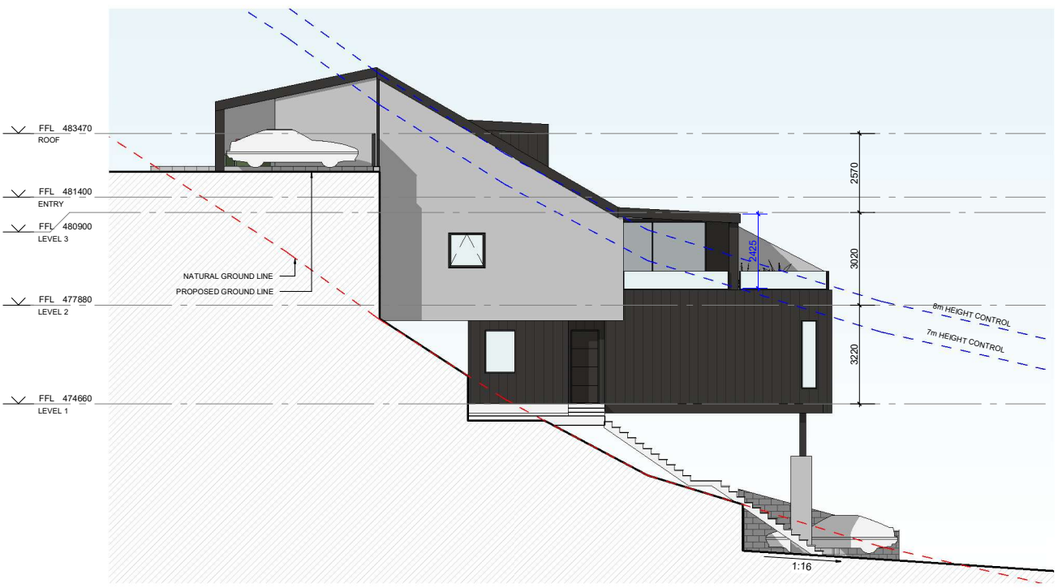
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Drawing Number: RC-301
Revision: A

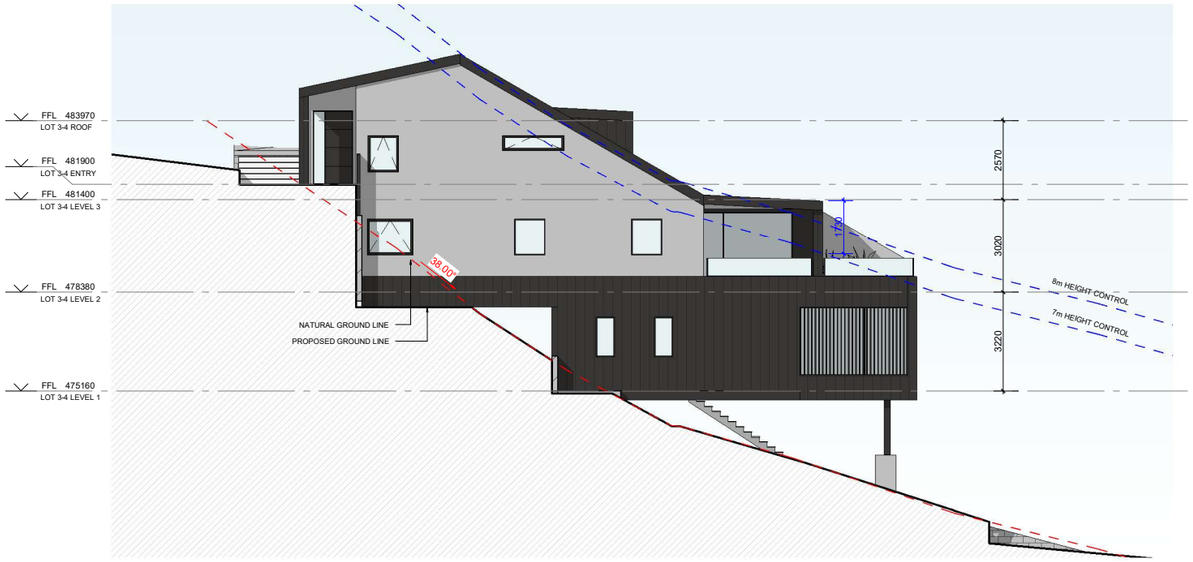
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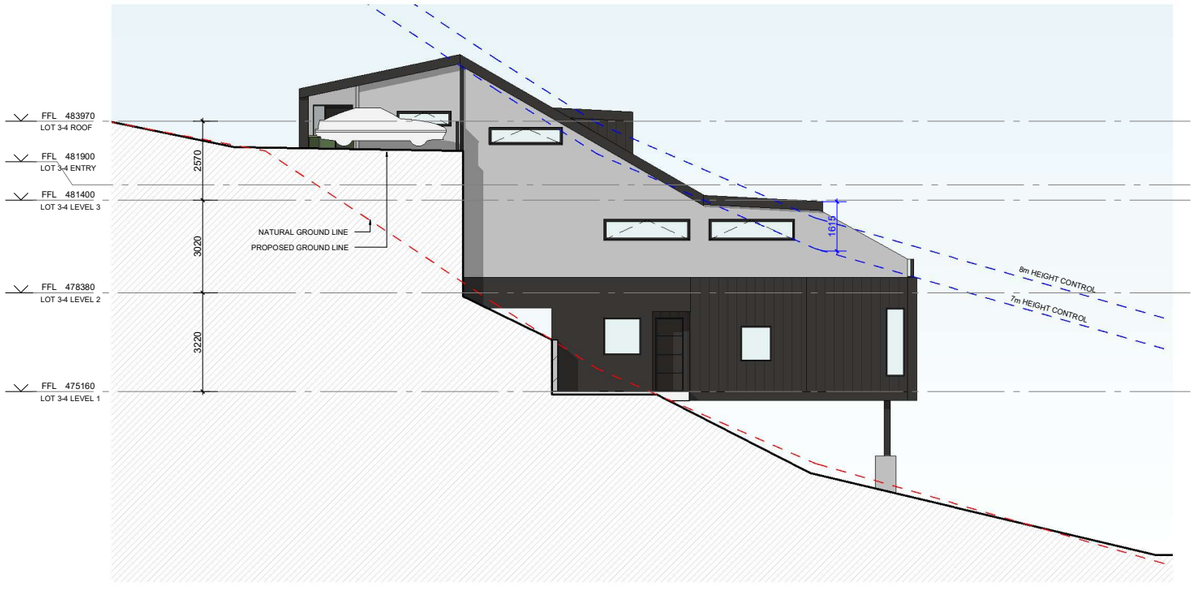
1 : 100 Plan
LOT 1 SOUTH ELEVATION



2 1 : 100 Plan
LOT 2 SOUTH ELEVATION



3 1 : 100 Plan
LOT 3 SOUTH ELEVATION



4 1 : 100 Plan
LOT 4 SOUTH ELEVATION

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Project Number: 20260324
2-4 CLIFF LANE
QUEENSTOWN

Sheet
ELEVATIONS - 2

SCALE @ A1= 1 : 100 @ A3=

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DESIGN	Designer
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CHECKED	Checker
APPROVED	Approver

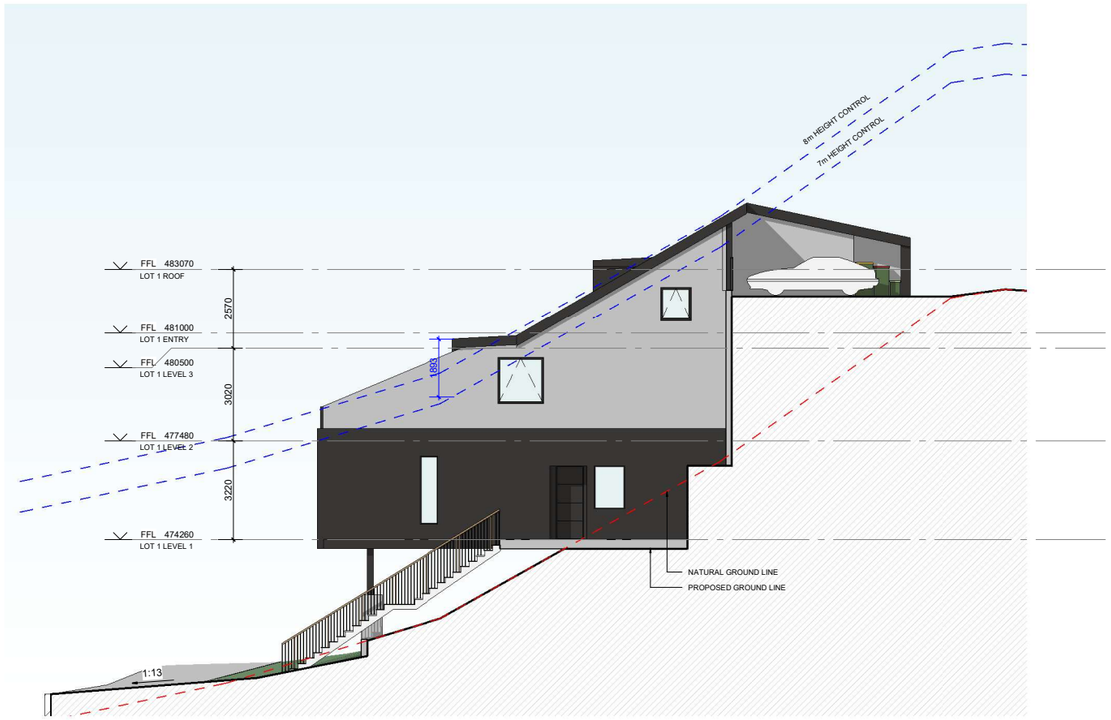
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FIRST ISSUED	-
RESOURCE CONSENT	-
BUILDING CONSENT	-
SCHEDULING	-
TENDER	-

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Drawing Number: **RC-302**
Revision: **A**

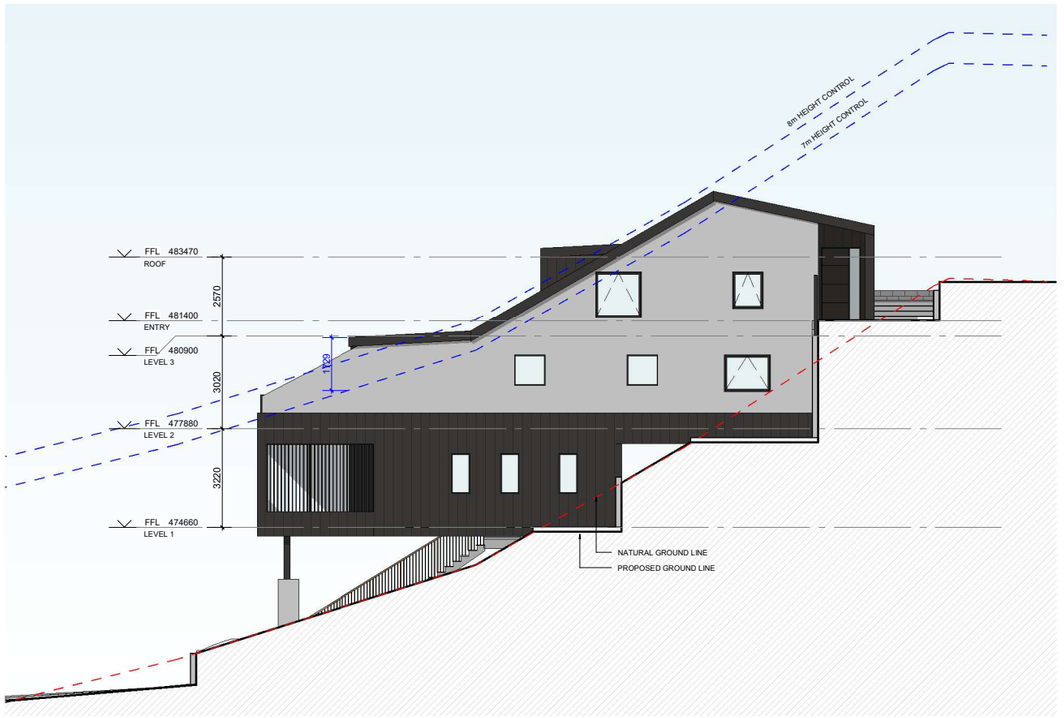
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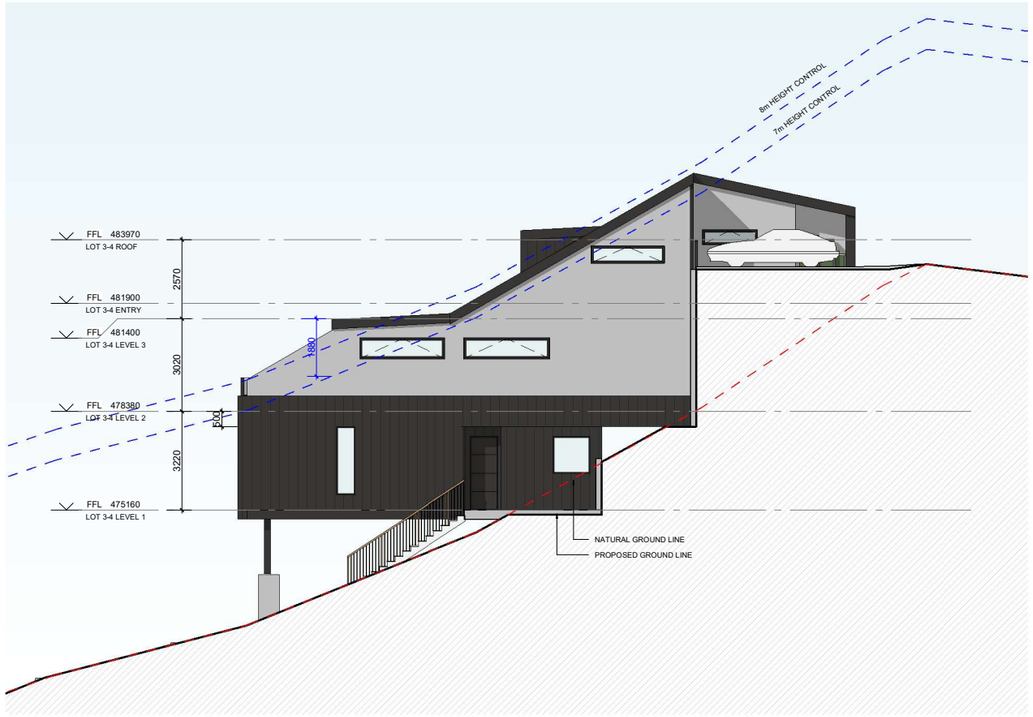
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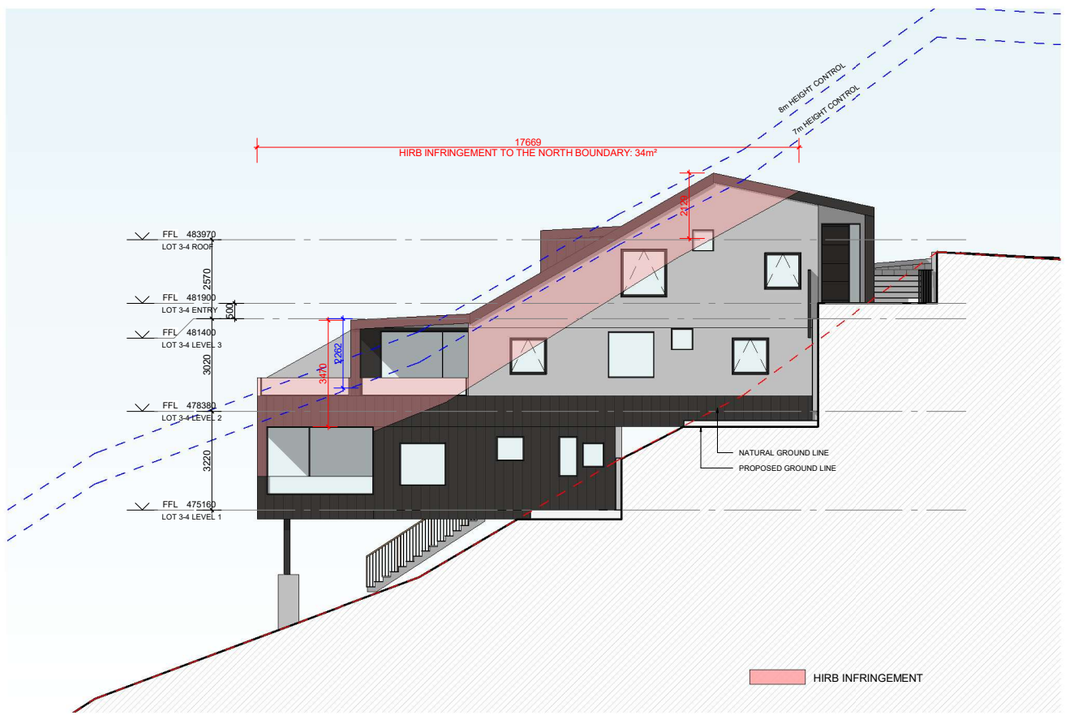
1 1 : 100 Elevation
LOT 1 NORTH ELEVATION



2 1 : 100 Elevation
LOT 2 NORTH ELEVATION



3 1 : 100 Elevation
LOT 3 NORTH ELEVATION



4 1 : 100 Elevation
LOT 4 NORTH ELEVATION

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Project Number: 20260324
2-4 CLIFF LANE
QUEENSTOWN

Sheet
ELEVATIONS - 3

SCALE @ A1= 1 : 100 , @ A3=

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DESIGN	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

Milestone Issues	Revision & Date
FIRST ISSUED	-
RESOURCE CONSENT	-
BUILDING CONSENT	-
SCHEDULING	-
TENDER	-

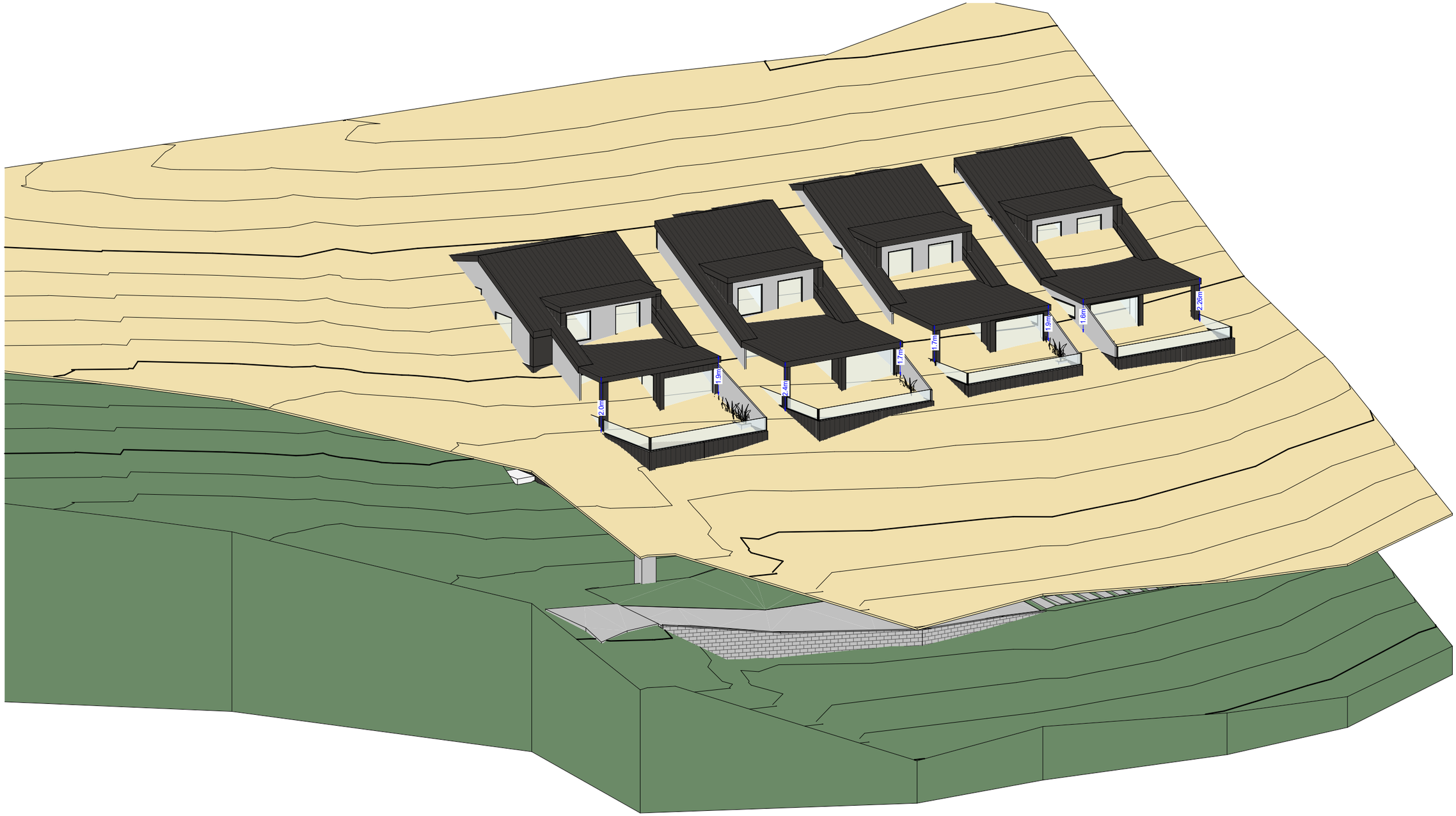
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Drawing Number: RC-303
Revision: A

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7m HEIGHT CONTROL

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Project Number: 20260324
2-4 CLIFF LANE
QUEENSTOWN

Sheet
7m HEIGHT CONTROL

SCALE @ A1= , @ A3=

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DESIGN	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

Milestone Issues	Revision & Date
FIRST ISSUED	-
RESOURCE CONSENT	-
BUILDING CONSENT	-
SCHEDULING	-
TENDER	-

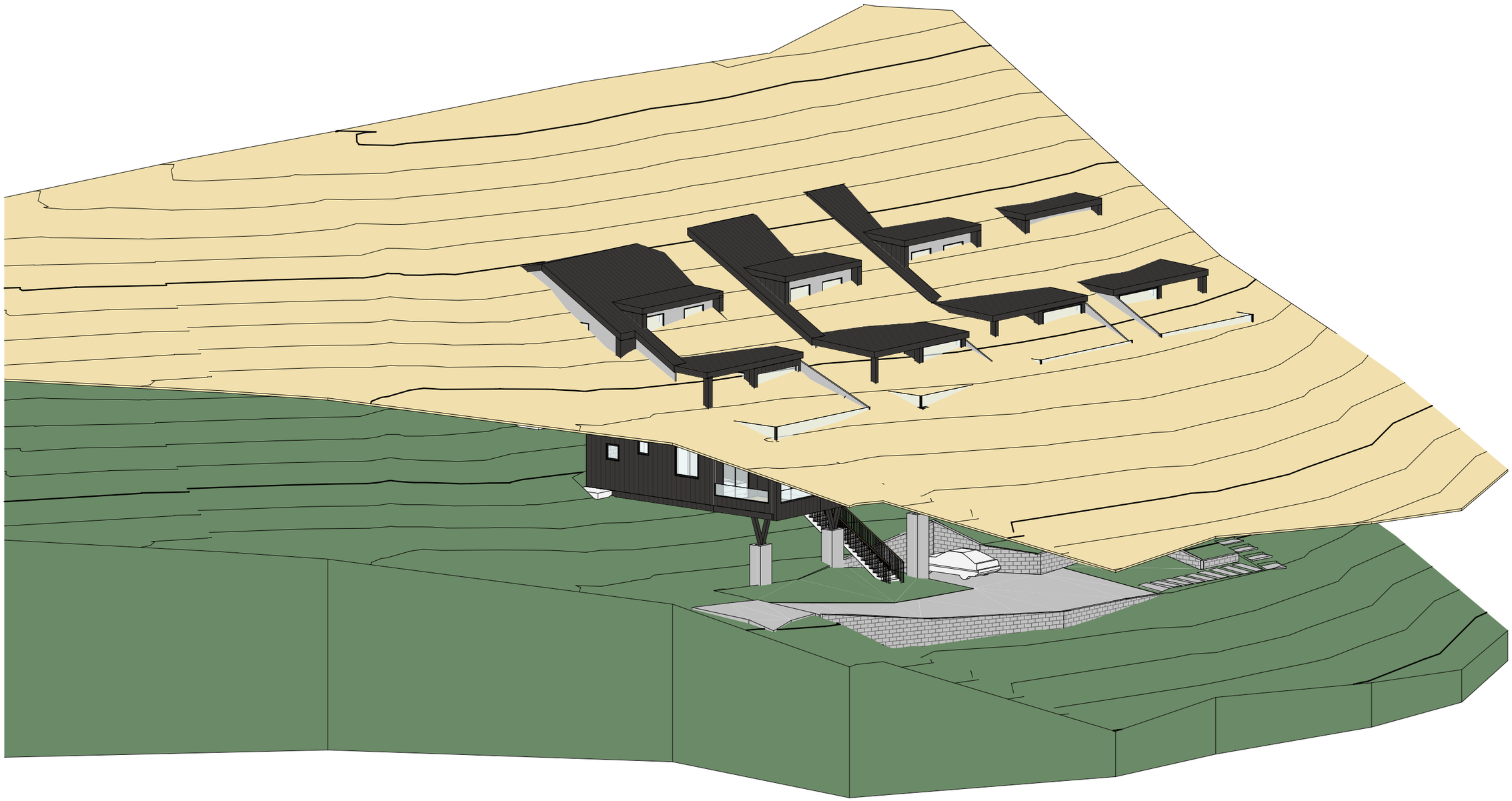
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8m HEIGHT CONTROL

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Project Number: 20260324
2-4 CLIFF LANE
QUEENSTOWN

Sheet
8m HEIGHT CONTROL

SCALE @ A1= , @ A3=

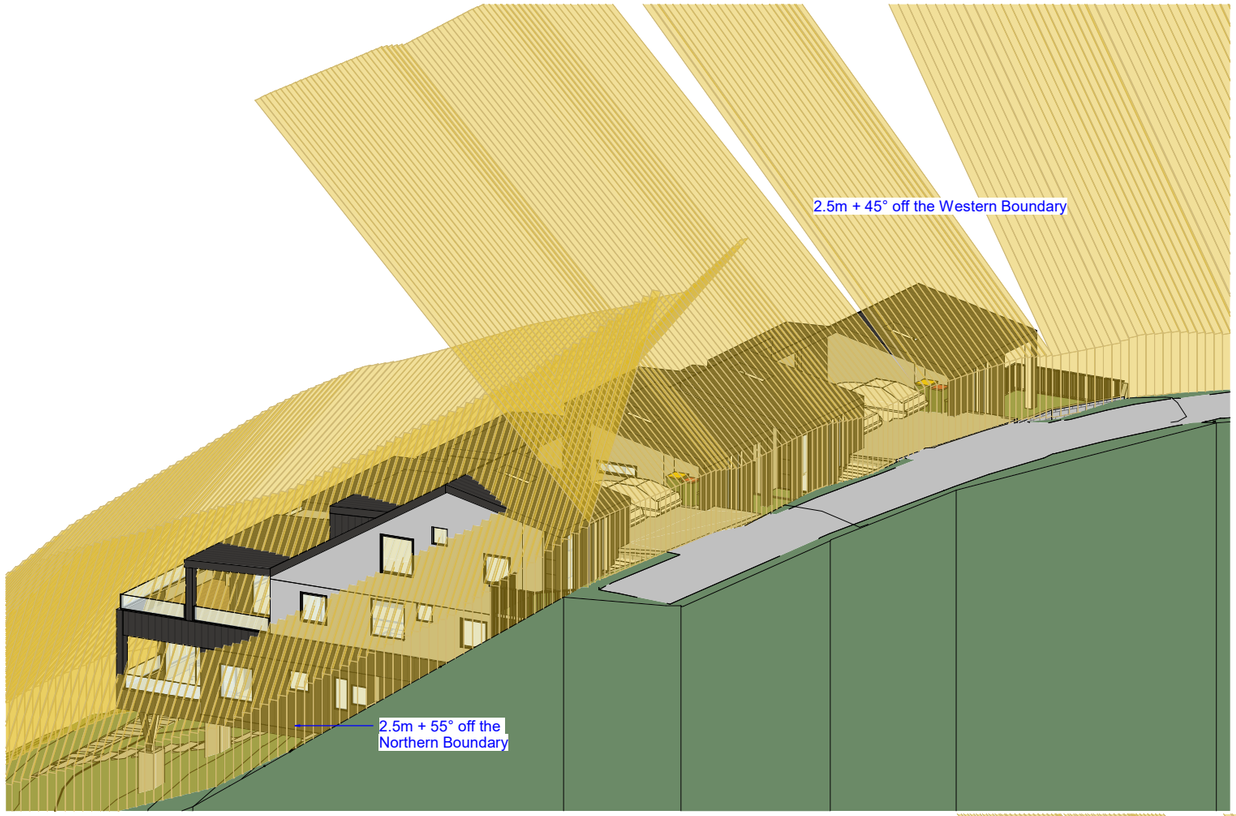
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DESIGN	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

Milestone Issues	Revision & Date
FIRST ISSUED	-
RESOURCE CONSENT	-
BUILDING CONSENT	-
SCHEDULING	-
TENDER	-

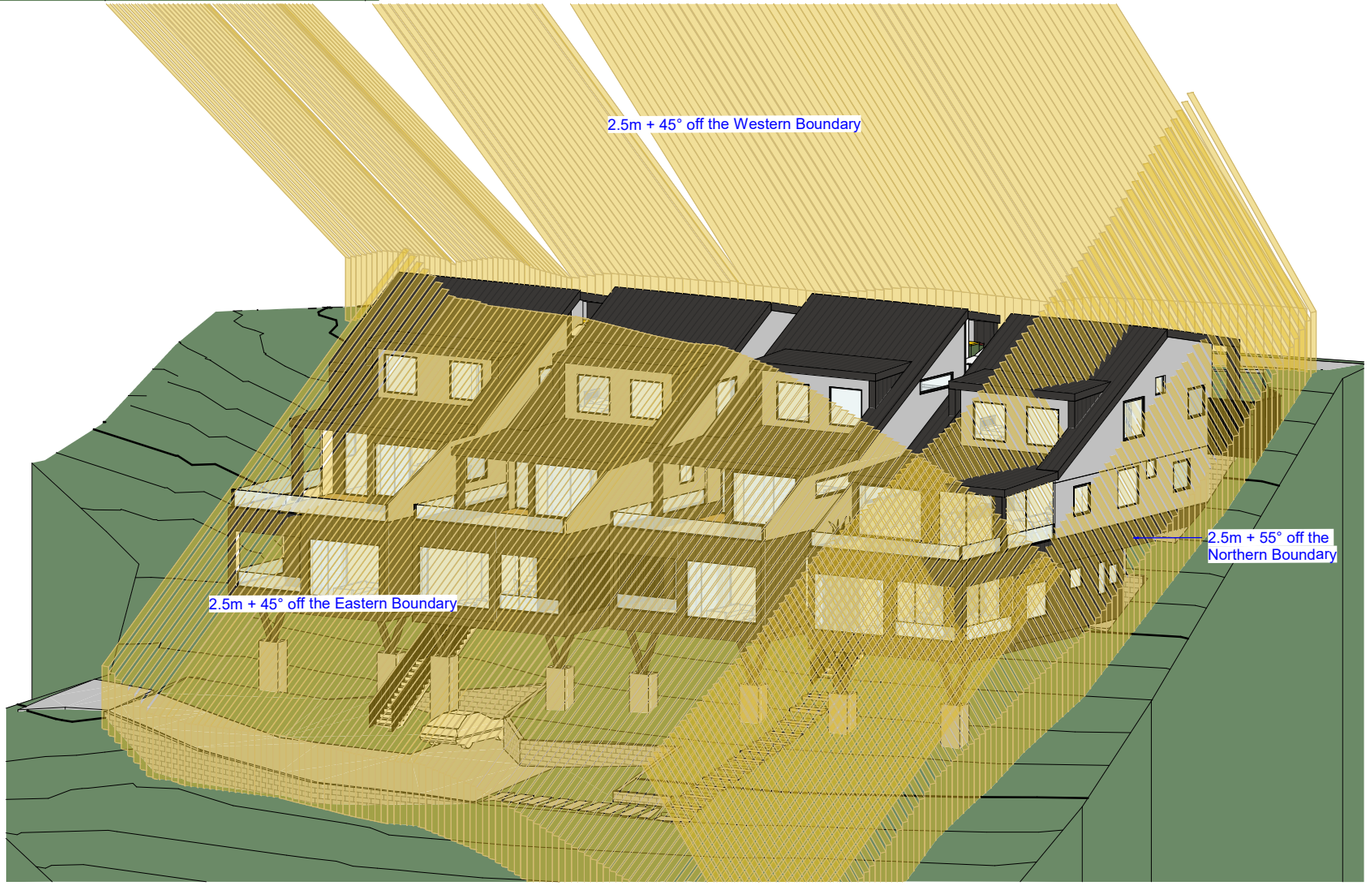
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HIRB RECESSION PLANE - 1



HIRB RECESSION PLANE - 2

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Unit L, 383 Khyber Pass Road
Newmarket, Auckland

Consultant Team

Project Number: 20260324
2-4 CLIFF LANE
QUEENSTOWN

Sheet
HIRB RECESSION PLANE

SCALE @ A1= @ A3=

FOR DESIGN	
DESIGN	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

Milestone Issues	Revision & Date
FIRST ISSUED	-
RESOURCE CONSENT	-
BUILDING CONSENT	-
SCHEDULING	-
TENDER	-

ARCHITECTURAL

Drawing Number: RC-501
Revision: A

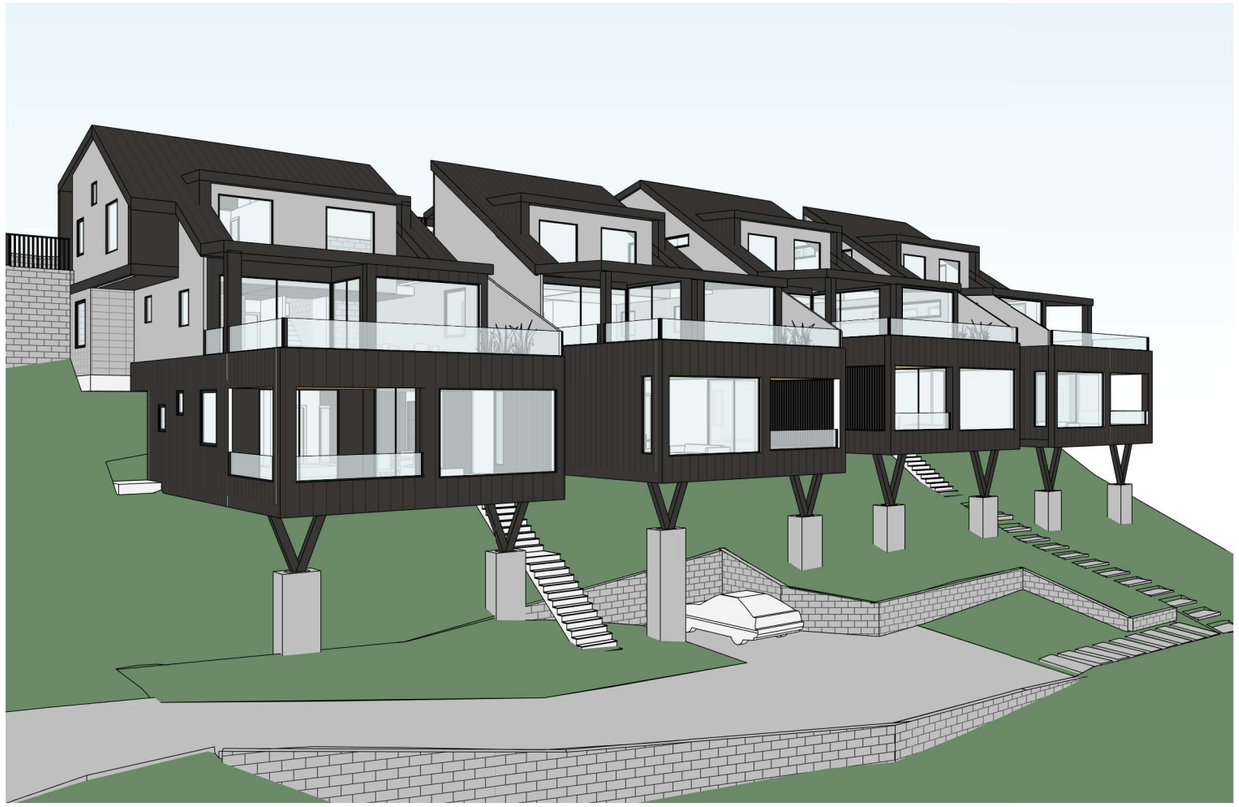
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3D View 2



3D View 3

REVISIONS

A	RESOURCE CONSENT	16.06.2026

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2-4 CLIFF LANE
QUEENSTOWN

Sheet

3D VIEW - 1

SCALE @ A1= , @ A3=

FOR DESIGN	
DESIGN	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

Milestone Issues	Revision & Date
FIRST ISSUED	-
RESOURCE CONSENT	-
BUILDING CONSENT	-
SCHEDULING	-
TENDER	-

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Drawing Number: **RC-701**

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Project Number: 20260324

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QUEENSTOWN

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3D VIEW - 2

SCALE @ A1= , @ A3=

FOR DESIGN	
DESIGN	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

Milestone Issues	Revision & Date
FIRST ISSUED	-
RESOURCE CONSENT	-
BUILDING CONSENT	-
SCHEDULING	-
TENDER	-

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Drawing Number: RC-702
Revision: A

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2-4 CLIFF LANE
QUEENSTOWN

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3D VIEW - 3

SCALE @ A1= , @ A3=

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DESIGN	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

Milestone Issues	Revision & Date
FIRST ISSUED	-
RESOURCE CONSENT	-
BUILDING CONSENT	-
SCHEDULING	-
TENDER	-

ARCHITECTURAL

Drawing Number: RC-703
Revision: A

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