

JOHNSON PLACE RESIDENCES

Queenstown

WOLFBROOK RESIDENTIAL LTD.

DEVELOPMENT MANAGER: Olivia Hermansen

Mobile: 027 323 7331
Email: olivia.hermansen@wolfrook.co.nz

REFERENCE DOCUMENTS

SURVEY:
CONTACT: -
LATEST DOCUMENT: -
SURVEYED DATE: 04.06.26
ISSUED DATE: 05.06.26
SURVEYOR: CLARK FORTUNE McDONALD

SUBDIVISION PLAN:
CONTACT: -
LATEST DOCUMENT: -
HAYDEN KNIGHT. CLARK FORTUNE McDONALD
SUBDIVISION SCHEME PLAN. ISSUED DATE: 20.07.26

CIVIL ENGINEERING:
CONTACT: -
LATEST DOCUMENT: -
NATHAN GILBERTSON. HOLMES GROUP
INFRASTRUCTURE DESIGN REPORTISSUED DATE: 05.06.26

STRUCTURAL ENGINEERING:
CONTACT: -
LATEST DOCUMENT: -
N/A
N/A

TRAFFIC ENGINEERING:
CONTACT: -
LATEST DOCUMENT: -
JONAS YANG. NOVO GROUP
TRANSPORT ASSESSMENTISSUED DATE: 16.07.26

LANDSCAPE DESIGN:
CONTACT: -
LATEST DOCUMENT: -
DAVE GREIG. INNATE DESIGN
LANDSCAPE MASTERPLAN ISSUEDDATE: 05.06.26

FIRE ENGINEERING DESIGN:
CONTACT: -
LATEST DOCUMENT: -
N/A
N/A

SITE INFORMATION

ADDRESS:	2 JOHNSON PLACE QUEENSTOWN9300
LEGAL DESCRIPTION:	RECORD OF TITLE 503384
TITLE:	Lot 8 DP 16559
SITE AREA:	502m²
FOOTPRINT:	PROPOSED
TLA:	QUEENSTOWN LAKES
PLANNING ZONE:	QLDC HIGH DENSITY
ALTITUDE:	+337m ASL
FFL RECOMMENDED:	337120 ABOVE SEA LEVEL

CLIMATE ZONE:	6
EARTHQUAKE ZONE:	ZONE 3
EXPOSURE ZONE:	ZONE B
LEE ZONE:	NO
RAINFALL RANGE:	20 - 30
WIND REGION:	A
WIND ZONE:	HIGH

EXISTING SITE KEY LEGEND

- **CONTOUR LINES** 1.0m from GIS download
- **EXISTING BUILDINGS**
- **EXISTING VEGETATION**
- **SITE BOUNDARY**
- 318900 **EXISTING FINISHED GROUND / SURFACE ABOVE SEA LEVEL Refer to Survey for detail.**
- **EXISTING QLDC WASTEWATER**
- **EXISTING QLDC STORMWATER**

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

SITE PLAN KEY LEGEND

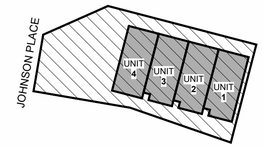
- **SITE BOUNDARY**
- **BOUNDARY SETBACK** as per local District Plan
- **OUTDOOR LIVING SPACE** min. allowances per local District Plan
- **QLDC WASTEWATER LINE**
- **INDICATIVE WASTEWATER PIPE** Refer to Civils for detail
  - **MANHOLE IL** (Invert Level)
- **BUILDING FOOTPRINT**
- **SITE MASONRY WALL WITH BRICK FINISH**
- **FENCING** Refer to Landscape Architects Documentation
- **PERMEABLE PAVERS**
- **TIMBER DECKING**
- **PATHWAYS / HARDSURFACING**
- **LAWN** Refer to Landscape documentation
- **INDICATIVE SPECIES PLANTING** Refer to Landscape documentation
- LB **LETTERBOXES LOCATION**
- RB **RUBBISH BIN STORAGE**

NOTE:
STORMWATER TO SOAKPITS
REFER TO CIVIL DOCUMENTATION

SITE AREA:	**502m²**
PROPOSED COVERAGE:	**232m²** (46.2%)
PLANTED AREA :	**70.7m²** (14.1%)
PERMEABLE COVERAGE: (inclusive of pedestrian paths and outdoor decks)	**152m²** (30%)

SHEET LIST

A-000	TITLE PAGE
A-001	SITE PLAN - EXISTING
A-002	SITE PLAN - PROPOSED
A-005	RENDER 3Ds
A-006	INDICATIVE 3D
A-100	GA FLOOR PLAN - LEVEL 00
A-101	GA FLOOR PLAN - LEVEL 01
A-102	GA FLOOR PLAN - ROOF
A-RC 004	SITE - SEDIMENT CONTROL PLAN
A-RC 105	AREA PLANS
A-RC 200	RC ELEVATIONS - EAST & WEST
A-RC 201	RC ELEVATIONS - NORTH
A-RC 202	RC ELEVATIONS - SOUTH
A-RC 310	HIRB SECTIONS
A-RC 900	SHADING DIAGRAMS
A-RC 901	COMPREHENSIVE SHADING ASSESSMENT - Fall Equinox
A-RC 902	COMPREHENSIVE SHADING ASSESSMENT - Winter Solstice



Rev.	Date	Description	Iss.	Appr.
1	28.07.2026	RESOURCE CONSENT		
2	03.09.2026	RESOURCE CONSENT UPDATE		
3	21.09.2026	RESOURCE CONSENT UPDATE		

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Project
JOHNSON PLACE RESIDENCES
2 JOHNSON PLACE
QUEENSTOWN

Project Number
P26.008

Status

Date Plotted 21/09/2026 4:05:34 pm

Date Issued

Scale As indicated @A1

Drawing Title
TITLE PAGE

Drawing Number
A-RC 000

Revision
3

criterion.



EXISTING SITE KEY LEGEND

- **CONTOUR LINES** 1.0m from GIS download
- **EXISTING BUILDINGS**
- **EXISTING VEGETATION**
- **SITE BOUNDARY**
- 318900 **EXISTING FINISHED GROUND / SURFACE ABOVE SEA LEVEL Refer to Survey for detail.**
- **EXISTING QLDC WASTEWATER**
- **EXISTING QLDC STORMWATER**

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Project
JOHNSON PLACE RESIDENCES
2 JOHNSON PLACE
QUEENSTOWN

Project Number
P26.008

Status

Date Plotted 30/06/2026 9:41:43 am

Date Issued

Scale As indicated @A1

Drawing Title
SITE PLAN - EXISTING

Drawing Number
A-001

Revision

criterion.



1 PROPOSED - SITE PLAN
1 : 200

SITE PLAN KEY LEGEND

- **SITE BOUNDARY**
- **BOUNDARY SETBACK** as per local District Plan
- **OUTDOOR LIVING SPACE** min. allowances per local District Plan
- **QLDC WASTEWATER LINE**
- **INDICATIVE WASTEWATER PIPE** Refer to Civils for detail
  - **MANHOLE IL** (Invert Level)
- **BUILDING FOOTPRINT**
- **SITE MASONRY WALL WITH BRICK FINISH**
- **FENCING** Refer to Landscape Architects Documentation
- **PERMEABLE PAVERS**
- **TIMBER DECKING**
- **PATHWAYS / HARDSURFACING**
- **LAWN** Refer to Landscape documentation
- **INDICATIVE SPECIES PLANTING** Refer to Landscape documentation
- LB **LETTERBOXES LOCATION**

NOTE:
STORMWATER TO SOAKPITS
REFER TO CIVIL DOCUMENTATION

SITE AREA:	**502m²**
PROPOSED COVERAGE:	**239m²** (47.6%)
PLANTED AREA :	**70.7m²** (14.1%)
PERMEABLE COVERAGE: (inclusive of pedestrian paths and outdoor decks)	**152m²** (30%)

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1	28.07.2026	RESOURCE CONSENT		

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2 JOHNSON PLACE
QUEENSTOWN

Project Number
P26.008

Status

Date Plotted 30/07/2026 1:20:58 pm

Date Issued

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Drawing Title
SITE PLAN - PROPOSED

Drawing Number
A-002

Revision
1

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5	03.09.2026	RESOURCE CONSENT UPDATE		

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JOHNSON PLACE RESIDENCES
2 JOHNSON PLACE
QUEENSTOWN

Project Number
P26.008

Status

Date Plotted 3/09/2026 12:20:16 pm

Date Issued

Scale @A1

Drawing Title
RENDER 3Ds

Drawing Number
A-005

Revision
5

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1 3D - AERIAL VIEW

Rev.	Date	Description	Iss.	Appr.
1	28.07.2026	RESOURCE CONSENT		
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2 JOHNSON PLACE
QUEENSTOWN

Project Number
P26.008

Status

Date Plotted 23/09/2026 9:40:26 am

Date Issued

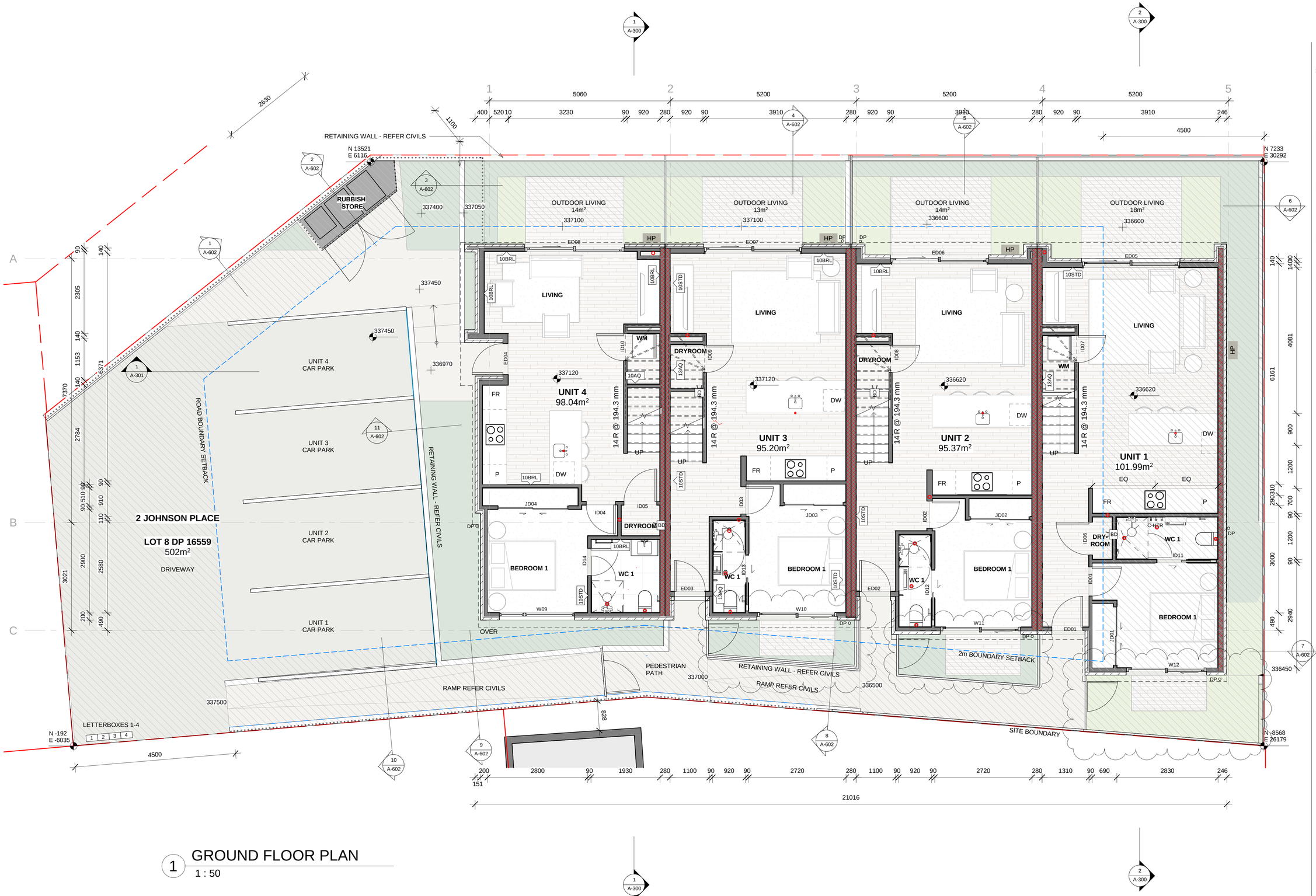
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Drawing Title
INDICATIVE 3D

Drawing Number
A-006

Revision
2

criterion.



1 GROUND FLOOR PLAN

1 : 50

FLOOR PLAN KEY LEGEND

EXT1 EXTERIOR WALL
140 or 90x45 timber stud wall, insulation
13mm GIB Weatherline
40mm cavity with
BRICK VENEER

EXT2a / 2b EXTERIOR WALL
140 or 90x45 timber stud wall SED selected insulation
13mm GIB Weatherline
20mm cavity with
TIMBER WEATHERBOARD OILED

EXT3 EXTERIOR WALL
140x190x390 blockwork wall
ROCKCOTE PLASTER, light paint finish

INTERIOR WALL
90x45 timber stud wall, acoustic insulation to all bathroom walls GIB and other linings to suit environment, bracing requirements. Refer to Framing Plans.

INTER-TENANCY WALL GBTLAB 60b
90 framing each side / GIB Barrierline / 10mm GIB lining- refer to wall lining key for type

ID	INTERNAL DOOR
ED	EXTERNAL DOOR
JD	JOINERY DOOR
W	WINDOW
DP	80ø DOWNPIPE
HP	HEAT PUMP CONDENSER

WALL LININGS KEY LEGEND

10STD	10mm GIB Standard
10FR	10mm GIB Fyreline
10TL 10AQ	10mm Selected Tile with paint-applied waterproofing, on 10mm GIB Aqualine

FLOORING KEY LEGEND

- CARPET
- TIMBER OVERLAY FLOORING
- INTERIOR TILES
- EXTERIOR TIMBER DECKING

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2 JOHNSON PLACE
QUEENSTOWN

Project Number
P26.008

Status

Date Plotted 23/09/2026 9:37:52 am

Date Issued

Scale 1 : 50 @A1

Drawing Title
GA FLOOR PLAN - LEVEL 00

Drawing Number
A-100

Revision
3

criterion.



1 FIRST FLOOR PLAN

1 : 50

FLOOR PLAN KEY LEGEND

EXT1 EXTERIOR WALL
140 or 90x45 timber stud wall, insulation
13mm GIB Weatherline
40mm cavity with
BRICK VENEER

EXT2a / 2b EXTERIOR WALL
140 or 90x45 timber stud wall SED
selected insulation
13mm GIB Weatherline
20mm cavity with
TIMBER WEATHERBOARD OILED

EXT3 EXTERIOR WALL
140x190x390 blockwork wall
ROCKCOTE PLASTER, light paint finish

INTERIOR WALL
90x45 timber stud wall, acoustic insulation to all bathroom walls GIB and other linings to suit environment, bracing requirements. Refer to Framing Plans.

INTER-TENANCY WALL
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JD	JOINERY DOOR
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DP	80Ø DOWNPIPE
HP	HEAT PUMP CONDENSER

WALL LININGS KEY LEGEND

10STD	10mm GIB Standard
10FR	10mm GIB Fyreline
10TL / 10AQ	10mm Selected Tile with paint-applied waterproofing, on 10mm GIB Aqualine

FLOORING KEY LEGEND

CARPET

TIMBER OVERLAY FLOORING

INTERIOR TILES

EXTERIOR TIMBER DECKING

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QUEENSTOWN

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Status

Date Plotted 23/09/2026 9:39:01 am

Date Issued

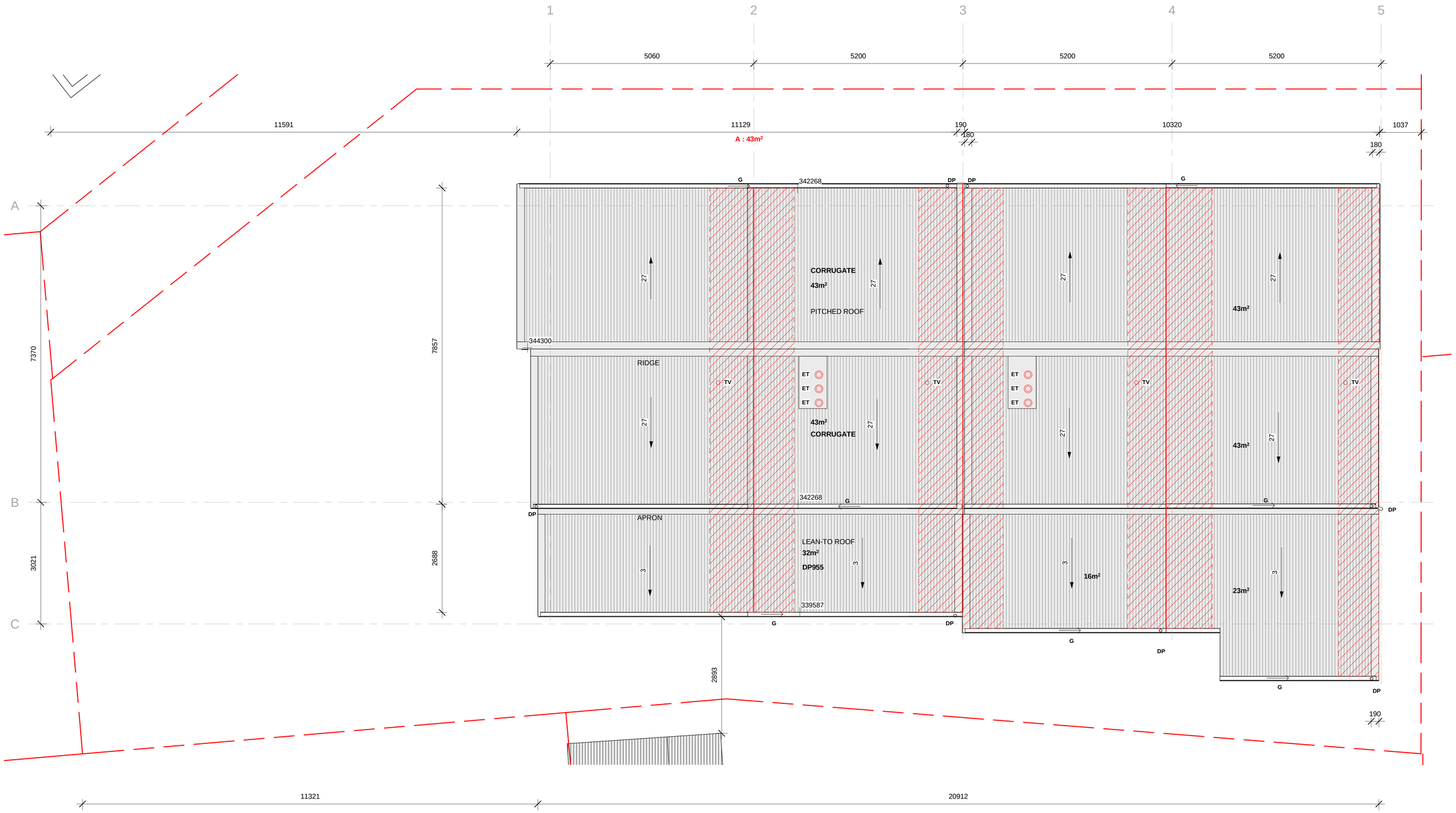
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Drawing Title
GA FLOOR PLAN - LEVEL 01

Drawing Number
A-101

Revision
2

criterion.



1 ROOF PLAN

1 : 50

ROOFING & DRAINAGE LEGEND

RAINFALL INTENSITY:	58mm/hr
MAX. DOWNPIPE CATCHMENT	**A = 43m²**
MAX. GUTTER CATCHMENT	**A = 43m²**

DP **DOWNPIPE**
Ø75mm MIN. Max Catchment per DP 120m²

G **GUTTER**
DIMOND BOX115, 5670mm²
Sectional area. Min 1:500 fall. Internal brackets

22° **ROOF PITCH** / SLOPE ARROW TO FALL

TV **40Ø TERMINAL VENT**

ET **100Ø EXTRACT VENT**

FIRE PROTECTION LEGEND

FIRE PROTECTION LINE
Refer to Fire Plans, Details & GIB installation documentation

FIRE RETARDANT ROOF UNDERLAY
min 1m each side of Fire Cell

REFER TO STRUCTURAL ENGINEER'S DESIGN AND SPECIALIST ROOF TRUSS MANUFACTURER INFORMATION FOR SETOUT, SIZE & FIXINGS

REFER SPECIFICATION FOR POWDERCOATING

TRUSS DESIGN & BRACING

ALL TIMBER TO BE H1.2 TREATED AND SG10 GRADED UNLESS STATED OTHERWISE

REFER ENGINEERING SPECIFICATIONS FOR ADDITIONAL BRACING REQUIREMENTS

ALL TRUSS FIXINGS PER TRUSS MANUFACTURERS DESIGN

FASTENER LAYOUTS PREVENTING UPLIFT AS PER MANUFACTURERS SPECIFICATIONS

TYPICAL TRUSSED AREA TO TRUSS DESIGNER SPECIFICATION

ROOFING NOTES

ALL ROOFING TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS AND IN ACCORDANCE WITH NZBC.

ALL H3.2 TREATED TIMBER PLYWOOD TO HAVE CCA TREATMENT.

SEAL AND FLASH ALL PENETRATIONS. FLASHINGS TO MATCH ROOFING

DIMOND BOX 115 GUTTER WITH INTERNAL BRACKETS ; ALLOW SNOWGAURDS TO GUTTERS TO MANUFACTURER SPECIFICATION

DIMOND CORRUGATE ROOFING TO PRIMARY TRUSSED ROOF. DIMOND DP955 TO LOWER LEAN-TO ROOF

BREATHABLE UNDERLAY 20MM AIRGAP TO INS.

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1	28.07.2026	RESOURCE CONSENT		
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Project
JOHNSON PLACE RESIDENCES
2 JOHNSON PLACE
QUEENSTOWN

Project Number
P26.008

Status

Date Plotted 3/09/2026 12:56:21 pm

Date Issued

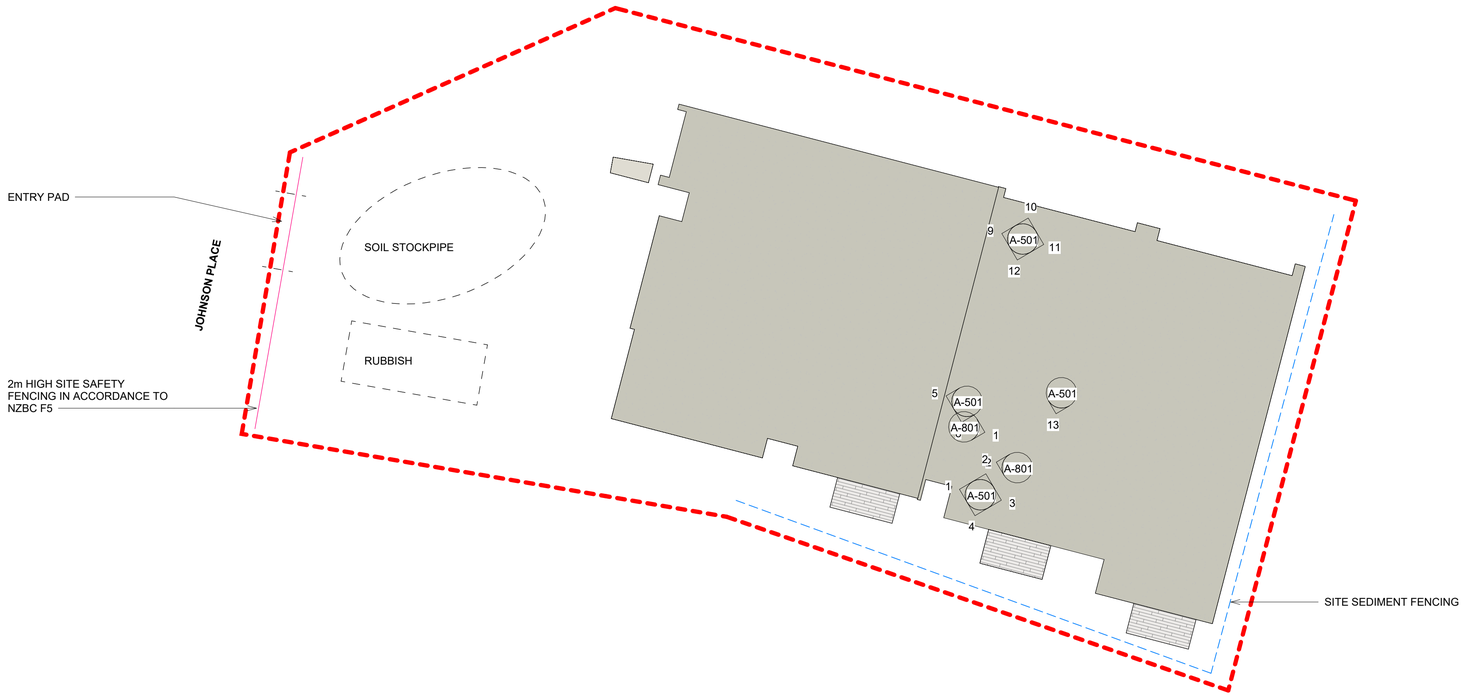
Scale As indicated @A1

Drawing Title
GA FLOOR PLAN - ROOF

Drawing Number
A-102

Revision
5

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SEDIMENT CONTROL NOTES

1. THE IMPLEMENTATION AND MAINTENANCE
OF SEDIMENT MANAGEMENT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR

2. CONTRACTORS SHALL UNLOAD AND LOAD
ALL EXCAVATION MACHINERY ON THE SITE
AND NOT FROM TRUCKS PARKED ON THE ROAD

3. THE CONTRACTOR IS TO MAKE AVAILABLE
A
HOSE FOR WASHING DOWN DELIVERY VEHICLES AND CONCRETE TRUCKS BEFORE
THEY LEAVE THE SITE

4. DEMOLITION AND SITE CLEARANCE ACTIVITIES SHALL IDEALLY COMMENCE DURING A PERIOD OF FINE WEATHER TO REDUCE THE RISK OF SEDIMENT ESCAPING
FROM THE SITE

5. EXISTING SUMPS SHALL BE PROTECTED
WITH HAY BALES OR FILTER FABRIC

6. SOIL STOCKPILES SHALL BE COVERED WITH
POLYTHENE SHEET AND HELD IN PLACE WITH LARGE ROCKS

7. ENSURE THAT ALL EXCAVATIONS FOR SERVICES ARE BACKFILLED AS SOON AS POSSIBLE

8. DOWNPIPES
(TEMPORARY) IF NECESSARY
ARE TO BE INSTALLED AND CONNECTED TO
THE STORMWATER SYSTEM AS EARLY AS
POSSIBLE ONCE THE ROOFING MATERIAL HAS BEEN INSTALLED

9. A HEALTHY VEGETATION BUFFER SHALL BE
LEFT OVER AS MUCH OF THE SITE AS POSSIBLE

10. THE SITE IS TO BE KEPT CLEAN AND TIDY AT
ALL TIMES

THE SEDIMENT CONTROL PLAN IS SCHEMATIC
ONLY AND IF DEEMED NECESSARY WILL BE CONFIRMED ON SITE
.

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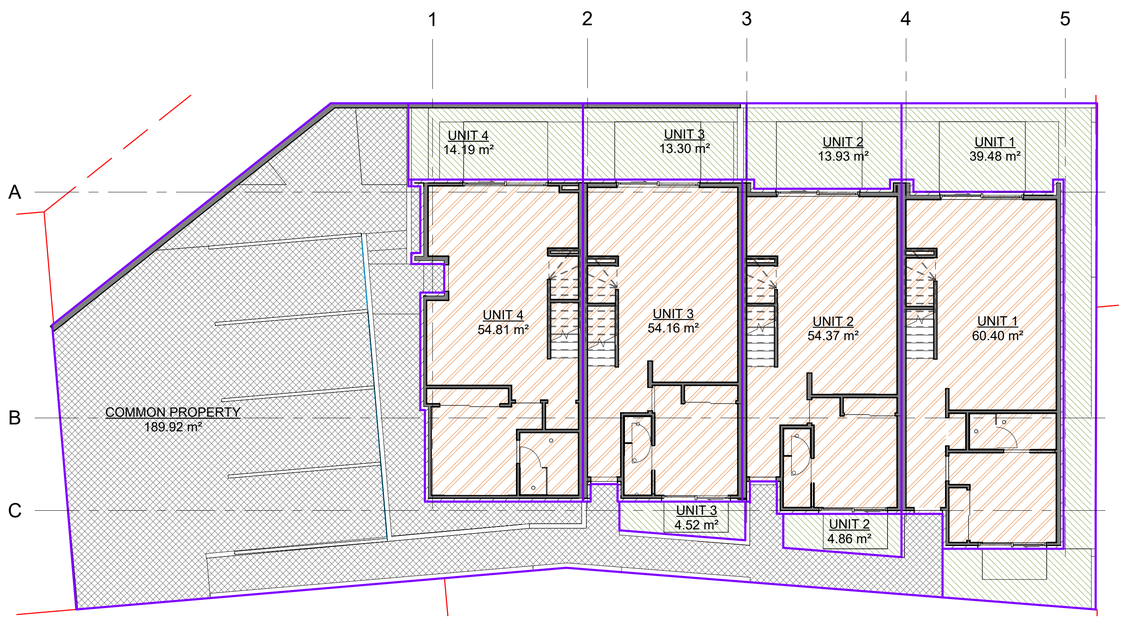
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Drawing Title
SITE - SEDIMENT CONTROL PLAN

Drawing Number
A-RC 004

Revision
1

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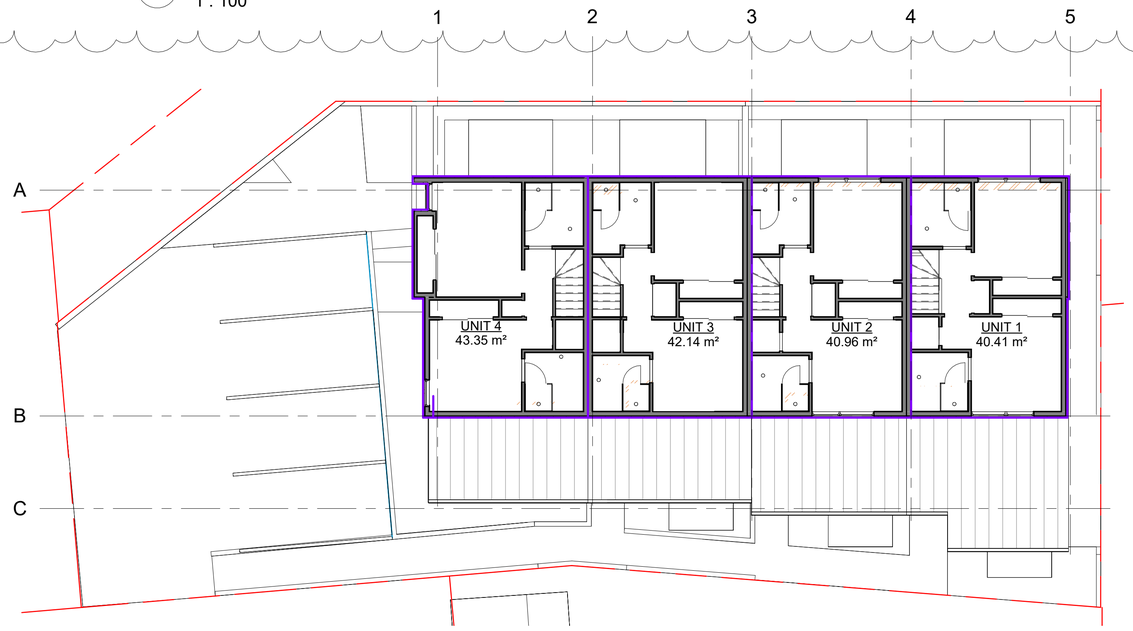


AREA SCHEDULE

- Building Common Area
- Exterior Area
- Floor Area

1 AREA PLAN GROUND FLOOR

1 : 100



AREA SCHEDULE

- Floor Area

2 AREA PLAN FIRST FLOOR

1 : 100

AREA SCHEDULE

Level	Area Type	Area
COMMON PROPERTY		
GA Level 00	Building Common Area	189.92 m²
		189.92 m²
UNIT 1		
GA Level 00	Exterior Area	39.48 m²
GA Level 00	Floor Area	60.40 m²
GA Level 01	Floor Area	40.41 m²
		140.28 m²
UNIT 2		
GA Level 00	Exterior Area	13.93 m²
GA Level 00	Exterior Area	4.86 m²
GA Level 00	Floor Area	54.37 m²
GA Level 01	Floor Area	40.96 m²
		114.12 m²
UNIT 3		
GA Level 00	Exterior Area	13.30 m²
GA Level 00	Exterior Area	4.52 m²
GA Level 00	Floor Area	54.16 m²
GA Level 01	Floor Area	42.14 m²
		114.11 m²
UNIT 4		
GA Level 00	Exterior Area	14.19 m²
GA Level 00	Floor Area	54.81 m²
GA Level 01	Floor Area	43.35 m²
		112.36 m²

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QUEENSTOWN

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P26.008

Status

Date Plotted 21/09/2026 4:05:35 pm

Date Issued

Scale 1 : 100 @A1

Drawing Title
AREA PLANS

Drawing Number
A-RC 105

Revision
3

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Site, Planting and Pathways
Aluminium or Timber fencing
Rockcote plaster retaining walls,
Tasman Mineral Plaster finish



Upper Facades
Thermally Modified Timber
Vertical Shiplapped
Oiled finish - Drydens Platinum



Upper Facades
Thermally Modified Timber
Vertical Shiplapped
Oiled finish - Drydens Elm



Roofing
Corrugated Iron Colorsteel
'SandScape' or similar downpipes
and flashings to match



Window Joinery
Colorsteel 'SandScape' or similar



Ground Floor
Firth Strata Brick. Premium White
with Dricon Premium White Mortar



1 RC ELEVATION - NORTH
1 : 50

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3	21.09.2026	RESOURCE CONSENT UPDATE		

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Project
JOHNSON PLACE RESIDENCES
2 JOHNSON PLACE
QUEENSTOWN

Project Number
P26.008

Status

Date Plotted 21/09/2026 4:02:33 pm

Date Issued

Scale 1 : 50 @A1

Drawing Title
RC ELEVATIONS - NORTH

Drawing Number
A-RC 201

Revision
3

criterion.



Site, Planting and Pathways
Aluminium or Timber fencing
Rockcote plaster retaining walls,
Tasman Mineral Plaster finish



Upper Facades
Thermally Modified Timber
Vertical Shiplapped
Oiled finish - Drydens Platinum



Upper Facades
Thermally Modified Timber
Vertical Shiplapped
Oiled finish - Drydens Elm



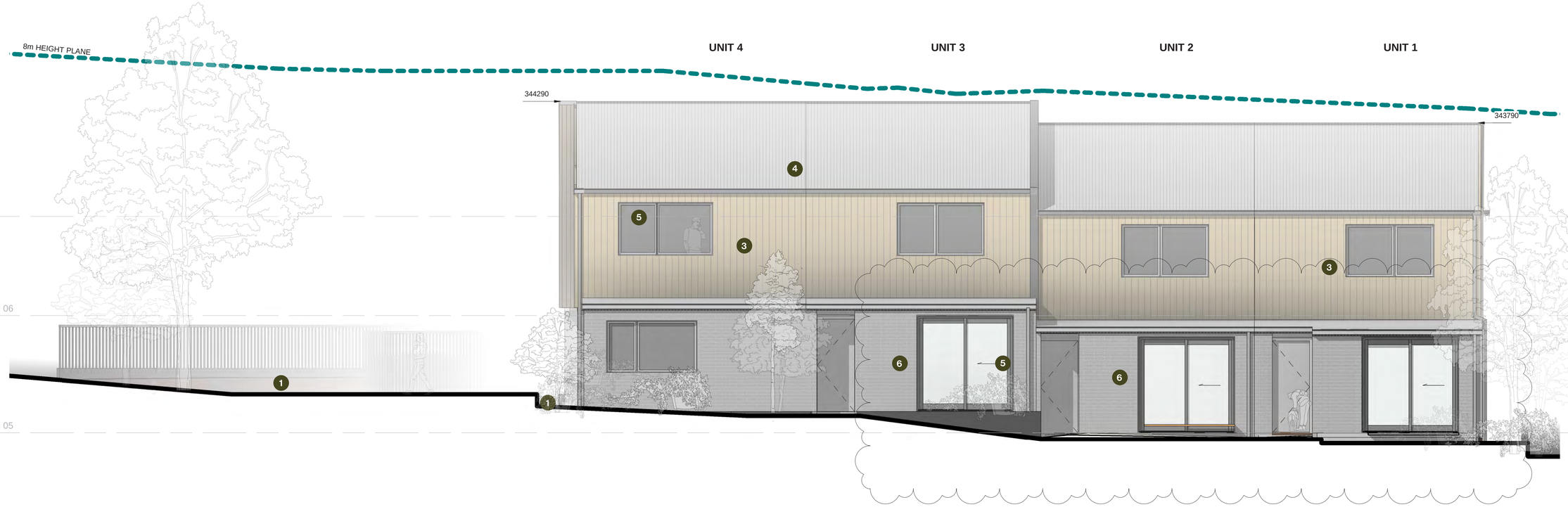
Roofing
Corrugated Iron Colorsteel
'SandScape' or similar downpipes
and flashings to match



Window Joinery
Colorsteel 'SandScape' or similar



Ground Floor
Firth Strata Brick. Premium White
with Dricon Premium White Mortar



1 RC ELEVATION - SOUTH
1 : 50

Rev.	Date	Description	Iss.	Appr.
1	28.07.2026	RESOURCE CONSENT		
2	03.09.2026	RESOURCE CONSENT UPDATE		
3	21.09.2026	RESOURCE CONSENT UPDATE		

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Project
JOHNSON PLACE RESIDENCES
2 JOHNSON PLACE
QUEENSTOWN

Project Number
P26.008

Status

Date Plotted 21/09/2026 4:03:24 pm

Date Issued

Scale 1 : 50 @A1

Drawing Title
RC ELEVATIONS - SOUTH

Drawing Number
A-RC 202

Revision
3

criterion.



Site, Planting and Pathways
Aluminium or Timber fencing
Rockcote plaster retaining walls,
Tasman Mineral Plaster finish



Upper Facades
Thermally Modified Timber
Vertical Shiplapped
Oiled finish - Drydens Platinum



Upper Facades
Thermally Modified Timber
Vertical Shiplapped
Oiled finish - Drydens Elm



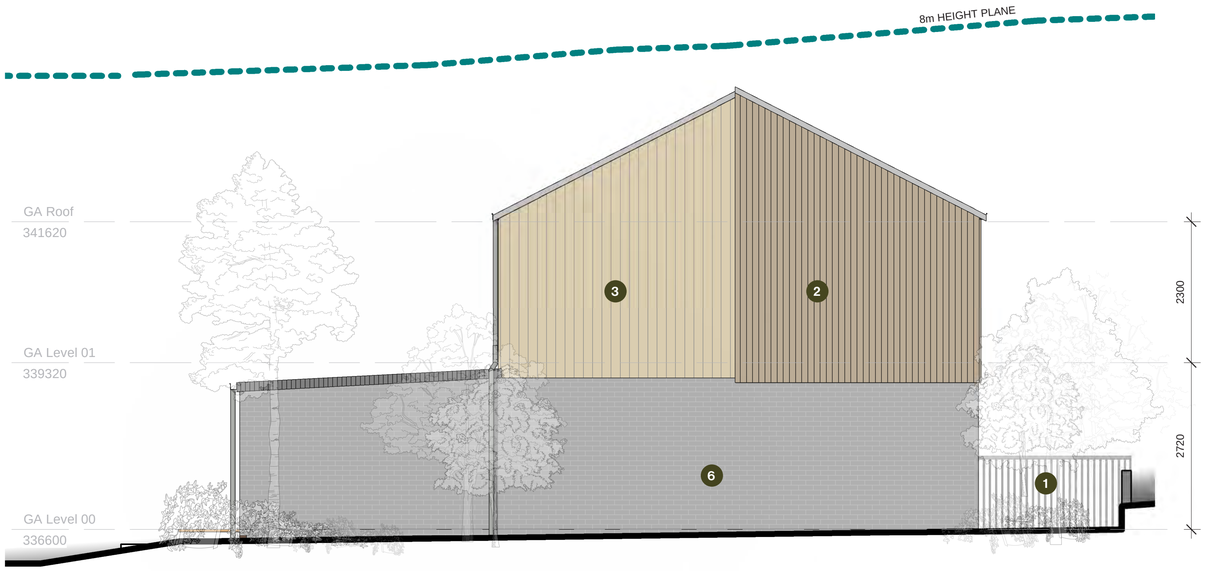
Roofing
Corrugated Iron Colorsteel
‘SandScape’ or similar downpipes
and flashings to match



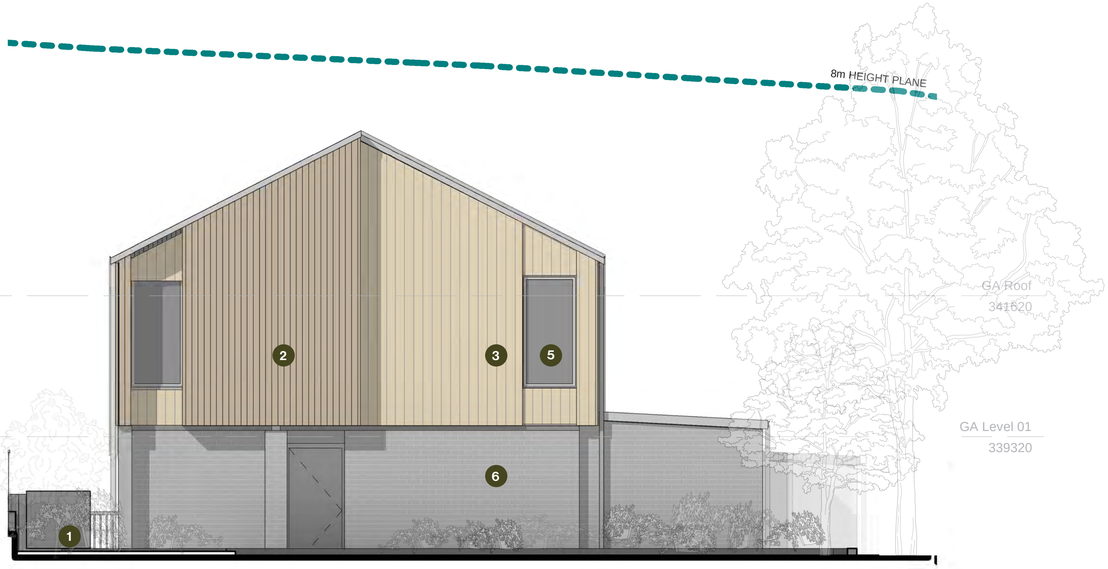
Window Joinery
Colorsteel ‘SandScape’ or similar



Ground Floor
Firth Strata Brick. Premium White
with Dricon Premium White Mortar



1 RC ELEVATION - EAST
1 : 50



2 RC ELEVATION - WEST
1 : 50

Rev.	Date	Description	Iss.	Appr.
1	28.07.2026	RESOURCE CONSENT		
2	05.08.2026	FOR COORDINATION ISSUE		
3	13.08.2026	80% BC ISSSUE		

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Project
JOHNSON PLACE RESIDENCES
2 JOHNSON PLACE
QUEENSTOWN

Project Number
P26.008

Status

Date Plotted 21/09/2026 4:06:33 pm

Date Issued

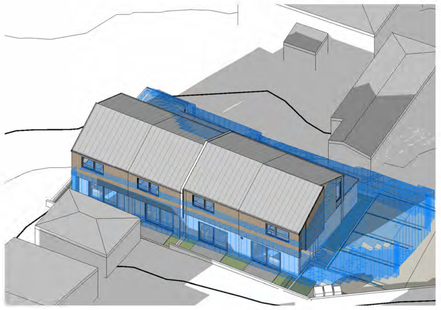
Scale 1 : 50 @A1

Drawing Title
RC ELEVATIONS - EAST & WEST

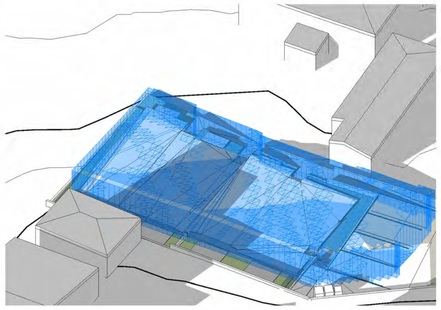
Drawing Number
A-RC 200

Revision
3

criterion.



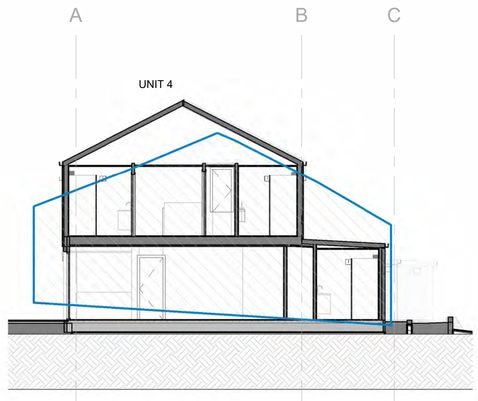
1 HIRB MASSING COMPARISON



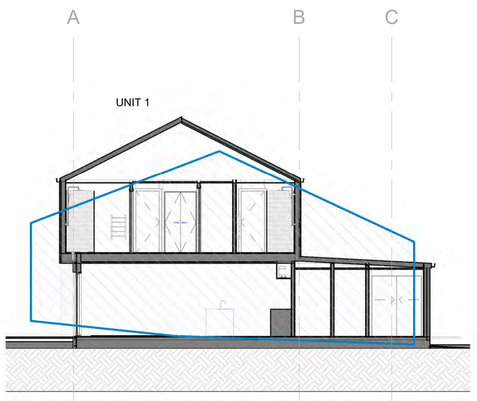
2 ALLOWABLE MASSING 3D



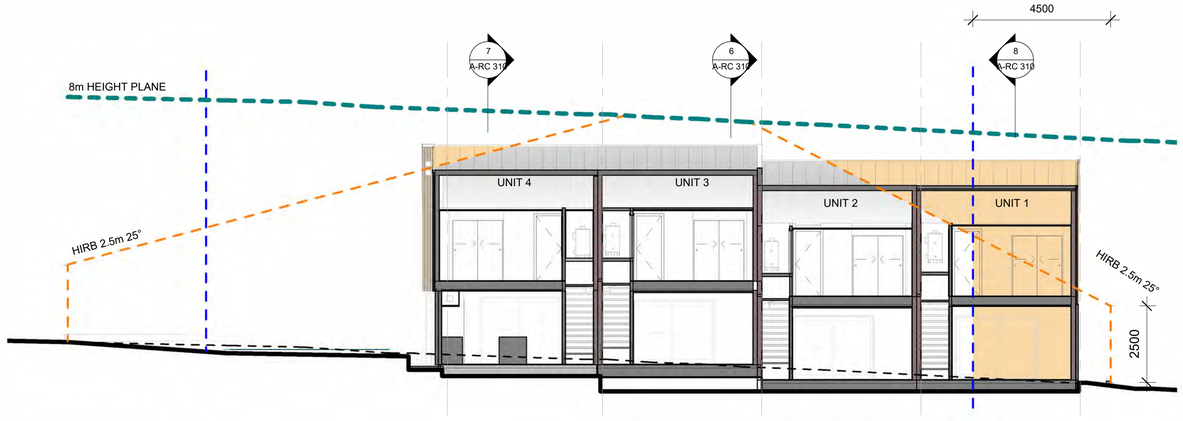
3 PROJECT MASSING 3D



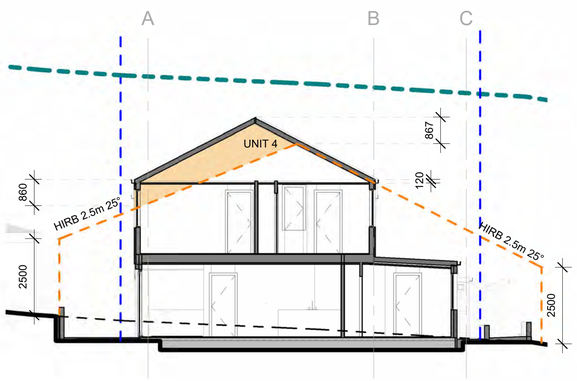
4 BULK ALLOWANCE OVERLAY 1
1 : 100



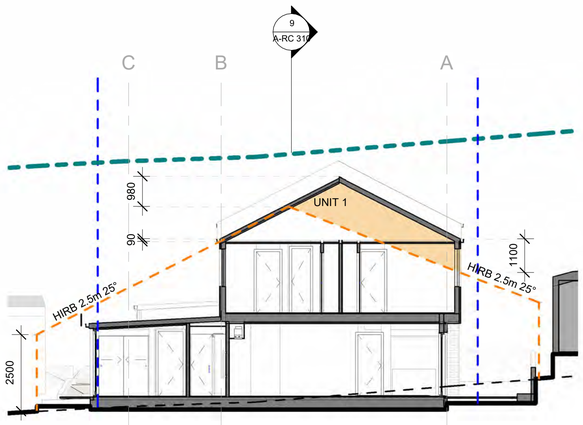
5 BULK ALLOWANCE OVERLAY 2
1 : 100



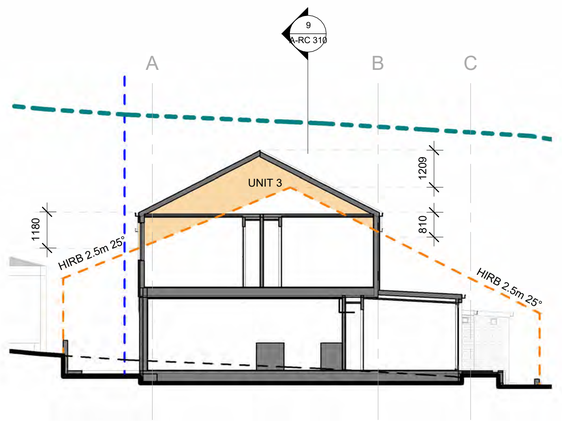
9 LONG SITE SECTION
1 : 100



7 CROSS SITE SECTION 1
1 : 100



8 CROSS SITE SECTION 2
1 : 100



6 CROSS SITE SECTION 3
1 : 100

SITE SECTIONS KEY

- HEIGHT IN RELATION TO BOUNDARY
- PROPOSED DISTRICT PLAN HEIGHT
  - 8m HEIGHT PERMITTED
  - S, N, E, W: 2.5m @ 25deg
- BUILDING SETBACK FROM BOUNDARY
- NATURAL GROUND LEVEL
- BUILDING ENCROACHMENT AREA

Rev.	Date	Description	Iss.	Appr.
1	28.07.2026	RESOURCE CONSENT		
2	03.09.2026	RESOURCE CONSENT UPDATE		

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Project
JOHNSON PLACE RESIDENCES
2 JOHNSON PLACE
QUEENSTOWN

Project Number
P26.008

Status

Date Plotted 21/09/2026 4:06:11 pm

Date Issued

Scale 1 : 100 @A1

Drawing Title
HIRB SECTIONS

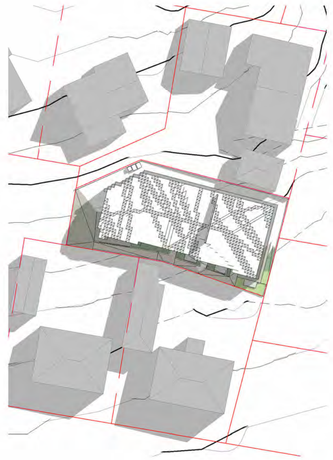
Drawing Number
A-RC 310

Revision
2

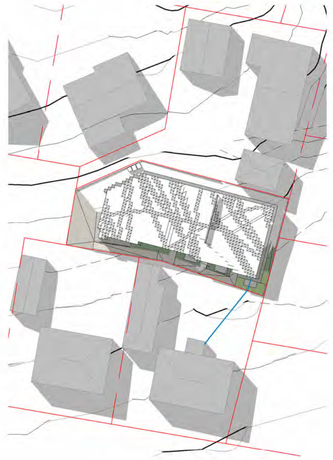
criterion.



4 SHADING STUDY - Winter Solstice 10am BULK
1 : 500



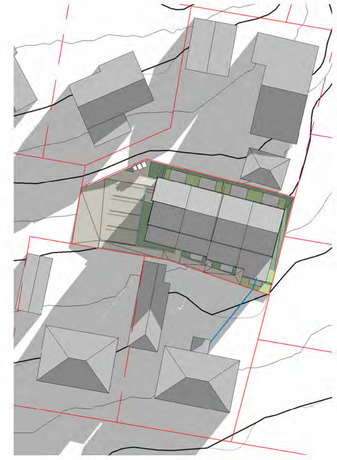
6 SHADING STUDY - Equinox 10am BULK
1 : 500



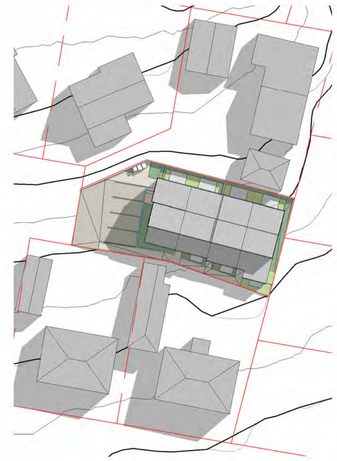
5 SHADING STUDY - Equinox 3pm BULK
1 : 500

ALLOWABLE BULK SHADING

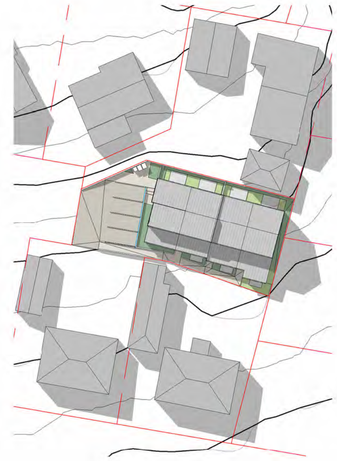
PROPOSED BUILDING SHADING



3 SHADING STUDY - Winter Solstice 10am
1 : 500



2 SHADING STUDY - Equinox 10am
1 : 500



1 SHADING STUDY - Equinox 3pm
1 : 500

Rev.	Date	Description	Iss.	Appr.
1	28.07.2026	RESOURCE CONSENT		
2	03.09.2026	RESOURCE CONSENT UPDATE		

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Project
JOHNSON PLACE RESIDENCES
2 JOHNSON PLACE
QUEENSTOWN

Project Number
P26.008

Status

Date Plotted 21/09/2026 4:06:27 pm

Date Issued

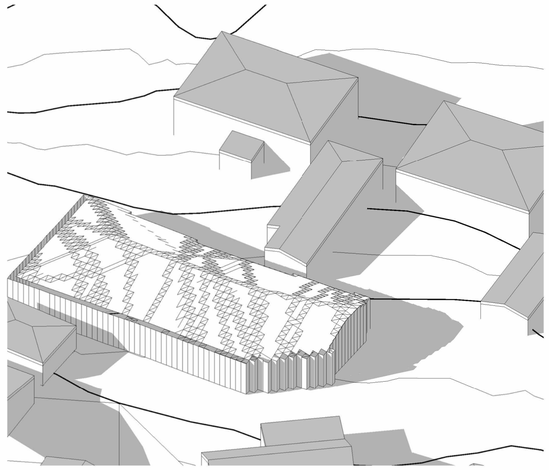
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Drawing Title
SHADING DIAGRAMS

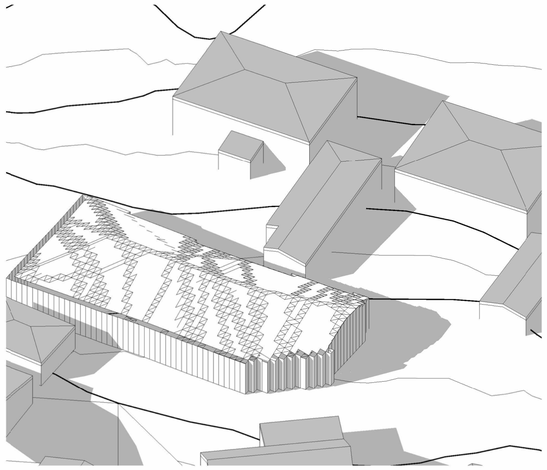
Drawing Number
A-RC 900

Revision
2

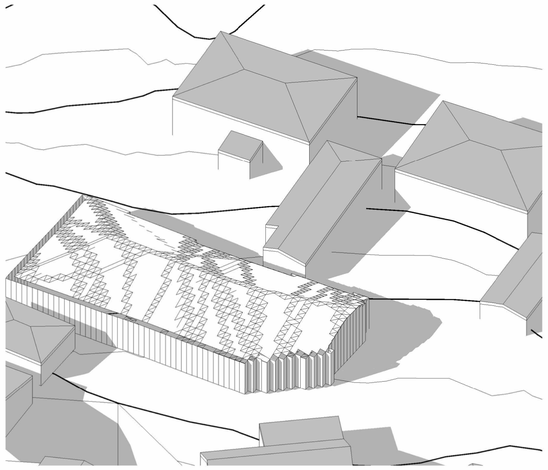
criterion.



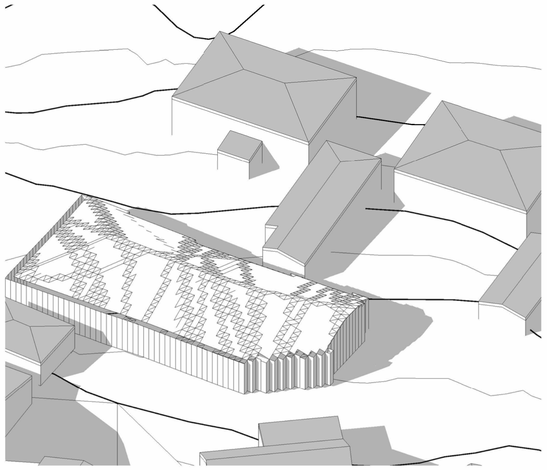
1 Shading - Equinox 0945 HIRB



2 Shading - Equinox 1000 HIRB



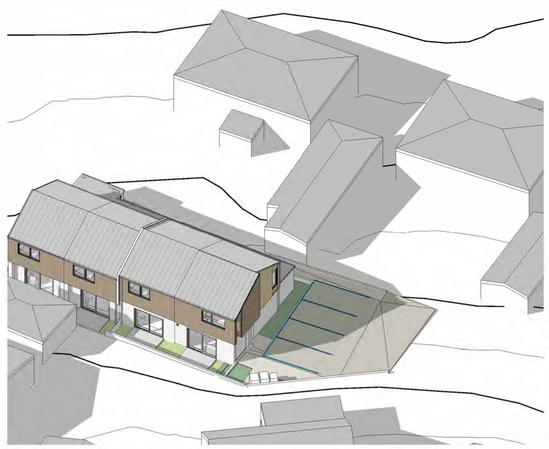
3 Shading - Equinox 1015 HIRB



4 Shading - Equinox 1030 HIRB

ALLOWABLE BULK SHADING

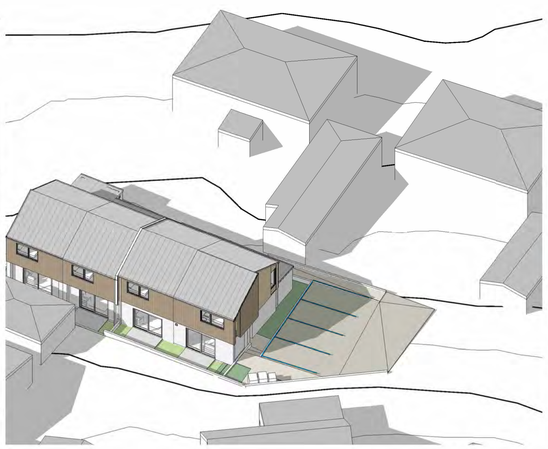
PROPOSED BUILDING SHADING



9 Shading - Equinox 0945 Proposed



6 Shading - Equinox 1000 Proposed



7 Shading - Equinox 1015 Proposed



8 Shading - Equinox 1030 Proposed

Rev.	Date	Description	Iss.	Appr.
1	28.07.2026	RESOURCE CONSENT		
2	03.09.2026	RESOURCE CONSENT UPDATE		

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Project
JOHNSON PLACE RESIDENCES
2 JOHNSON PLACE
QUEENSTOWN

Project Number
P26.008

Status

Date Plotted 21/09/2026 4:06:36 pm

Date Issued

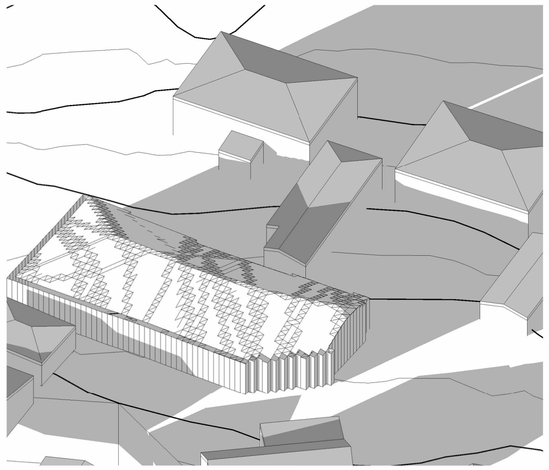
Scale @A1

Drawing Title
COMPREHENSIVE SHADING ASSESSMENT - Fall Equinox

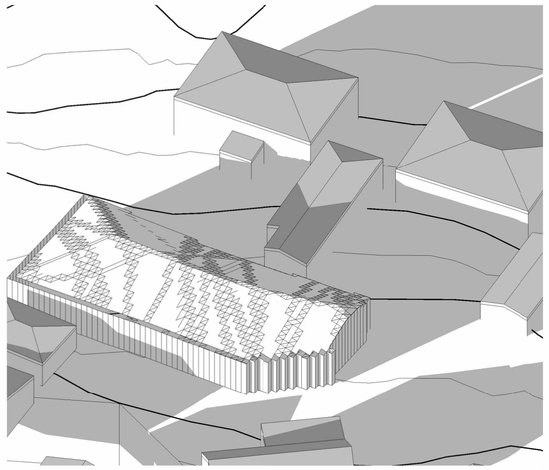
Drawing Number
A-RC 901

Revision
2

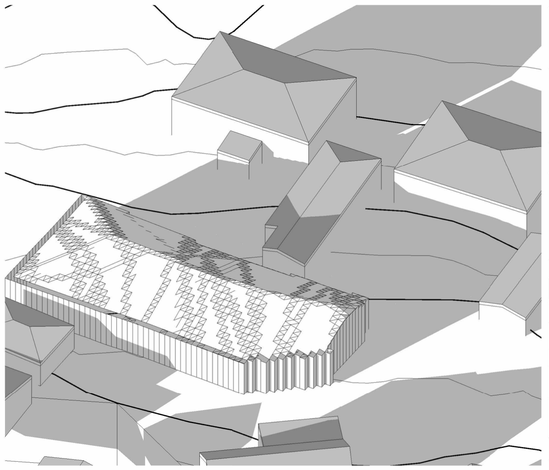
criterion.



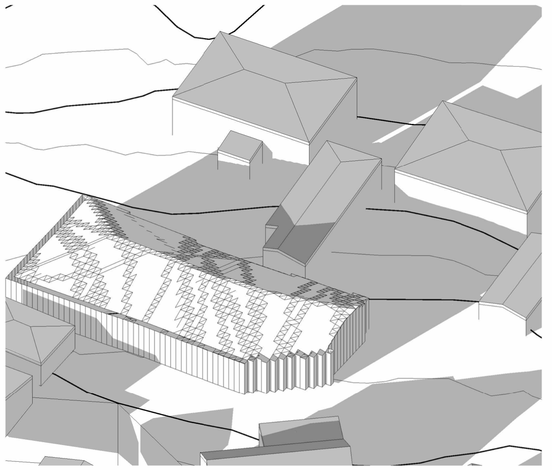
1 Shading - Winter 0945 HIRB



2 Shading - Winter 1000 HIRB



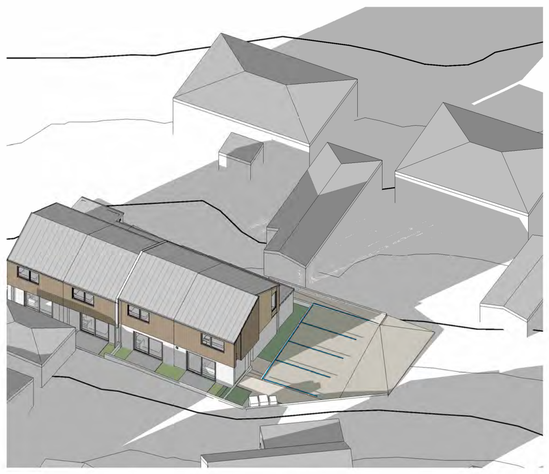
3 Shading - Winter 1015 HIRB



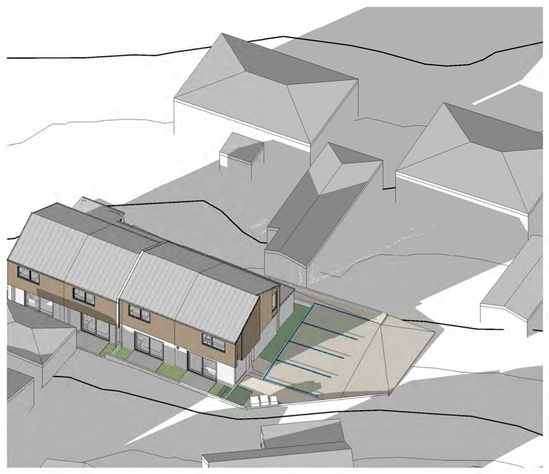
4 Shading - Winter 1030 HIRB

ALLOWABLE BULK SHADING

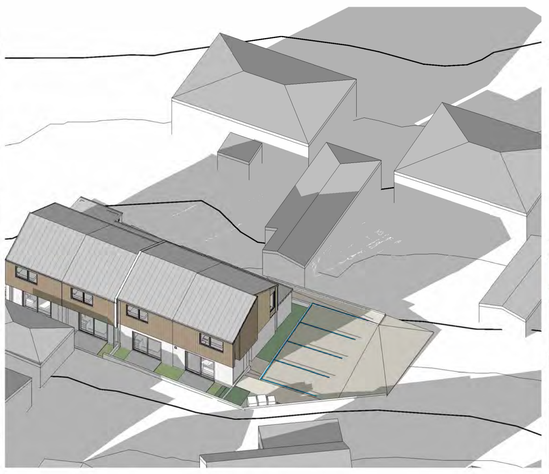
PROPOSED BUILDING SHADING



5 Shading - Winter 0945 Proposed



6 Shading - Winter 1000 Proposed



7 Shading - Winter 1015 Proposed



8 Shading - Winter 1030 Proposed

Rev.	Date	Description	Iss.	Appr.
1	28.07.2026	RESOURCE CONSENT		
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Project
JOHNSON PLACE RESIDENCES
2 JOHNSON PLACE
QUEENSTOWN

Project Number
P26.008

Status

Date Plotted 21/09/2026 4:06:46 pm

Date Issued

Scale @A1

Drawing Title
COMPREHENSIVE SHADING ASSESSMENT - Winter Solstice

Drawing Number
A-RC 902

Revision
2

criterion.