FLECK HOUSE II - WILLOWBURN DOMAIN

478 SPEARGRASS FLAT ROAD, OTAGO, LAKE HAYES 9371

RESOURCE CONSENT

RICHARD AND CHARLOTTE FLECK

RESOURCE CONSENT		
Sheet #	**Name**	**Rev.**
A-001	COVER SHEET	A
A-101	SITE PLAN 1-200	A
A-102	LANDSCAPE PLAN 1-200	A
A-201	FLOOR PLAN	A
A-202	ROOF PLAN	A
A-301	ELEVATIONS	A
A-401	SECTIONS	A



Author

KATE AITKEN
ARCHITECTURAL DESIGN

Note

Check all dimensions on-site before proceeding.

All Drawings are to be read in conjunction with the Architectural Specification and all Consultant Documentation.

Site Information

North

Wind Zone	HIGH
Exposure Zone	ZONE B
Seismic Zone	ZONE 3
Planning Zone	Wakatipu Basin Lifestyle Precinct

Project Details

FLECK HOUSE II - WILLOWBURN DOMAIN

Project Address: 478 SPEARGRASS FLAT ROAD, OTAGO, LAKE HAYES 9371

Revisions

RevID	Change	Change Name	Transmittal Set Name	Date
A			For Resource Consent	9/22/2026

Status

RESOURCE CONSENT

Drawing

COVER SHEET

Scale: 1:1 @ A1

Drawing ID

A-001

Revision

A

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Site Notes

Property Information

Address
478 SPEARGRASS FLAT ROAD, OTAGO, LAKE HAYES, 9371
Legal Description
LOT 1, DP 17510
Seismic Zone
ZONE 3
Corrosion Zone
ZONE B
Wind Zone
HIGH

Wind Zone

As per NZS 3604:2011.

Region	A
Ground Roughness	Open
Site Exposure	Exposed
Topographic Class	T1
Result	**HIGH Wind Zone**

Planning Notes

All Planning Controls as per Queenstown Lakes District Council, Proposed District Plan.
Planning Zone - Wakatipu Basin Lifestyle Precinct

Site Coverage

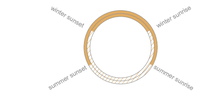
Site Area	4038 m²
Ground Floor Area	438 m²
Proposed Coverage	**Max. Allowed**
value 10.8%	>15 %

Site Infringements

Max. Permitted Height	max b. height 6.5 m

Boundary Setbacks

Front Yard	15m F. yard setback m
Side Yard	10m S. yard setback m
Rear Yard	10m R. yard setback m



2 PD Site Plan 1:200
1:200

Author
KATE AITKEN
ARCHITECTURAL DESIGN

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A			For Resource Consent	9/22/2026

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RESOURCE CONSENT

Drawing
SITE PLAN 1-200

Scale 1:200 @ A1

Drawing ID
A-101

Revision
A

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2 PD Site Plan 1:200 - Site Planting
1:200

Site Notes

Property Information

Address
478 SPEARGRASS FLAT ROAD, OTAGO, LAKE HAYES, 9371
Legal Description
LOT 1, DP 17510
Seismic Zone
ZONE 3
Corrosion Zone
ZONE B
Wind Zone
HIGH

Wind Zone

As per NZS 3604:2011.

Region	A
Ground Roughness	Open
Site Exposure	Exposed
Topographic Class	T1
Result	**HIGH Wind Zone**

Planning Notes

All Planning Controls as per Queenstown Lakes District Council, Proposed District Plan.
Planning Zone - Wakatipu Basin Lifestyle Precinct

Site Coverage

Site Area	4038 m^2
Ground Floor Area	438 m^2
Proposed Coverage	**Max. Allowed**
value 10.8%	>15 %

Site Infringements

Max. Permitted Height	max b. height 6.5 m
Boundary Setbacks	
Front Yard	15m F. yard setback m
Side Yard	10m S. yard setback m
Rear Yard	10m R. yard setback m

Landscaping Legend

- Existing Trees
- Existing Shrubs
- 001
- Proposed Trees as per Baxter Design Group - Concept Masterplan. Refer to RM160238.
- Proposed Courtyard Trees

Author
KATE AITKEN ARCHITECTURAL DESIGN

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478 SPEARGRASS FLAT ROAD, OTAGO, LAKE HAYES 9371

Revisions

RevID	Change	Change Name	Transmittal Set Name	Date
A	001	RFI 1 - Hedge Removed	For Resource Consent	9/22/2026

Status
RESOURCE CONSENT

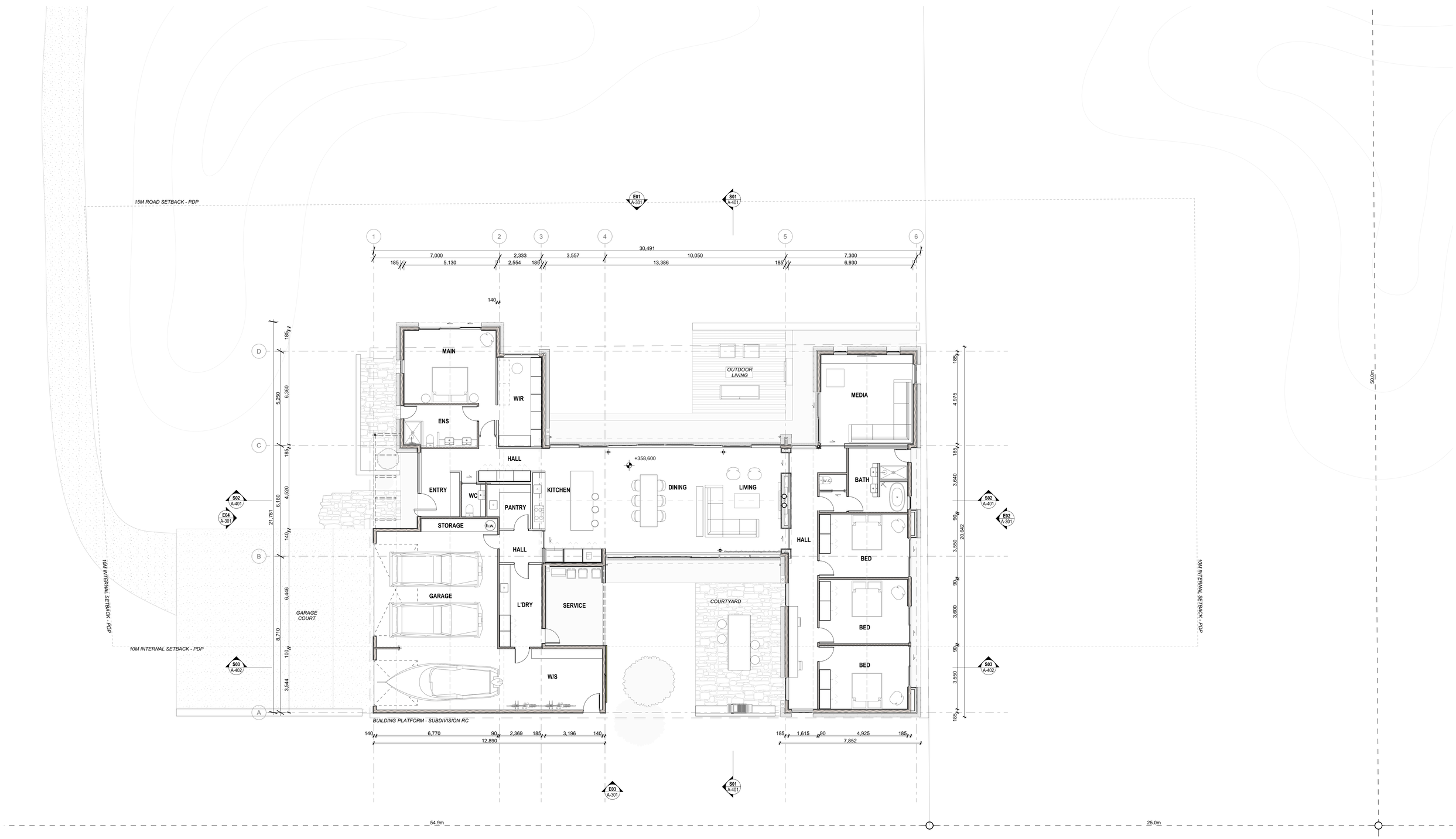
Drawing
LANDSCAPE PLAN 1-200

Scale 1:200 @ A1

Drawing ID
A-102

Revision
A

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2 PD Ground Floor Plan 1:100

Author
KATE AITKEN
ARCHITECTURAL DESIGN

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RevID	Change	Change Name	Transmittal Set Name	Date
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RESOURCE CONSENT

Drawing
FLOOR PLAN

Scale 1:100 @ A1

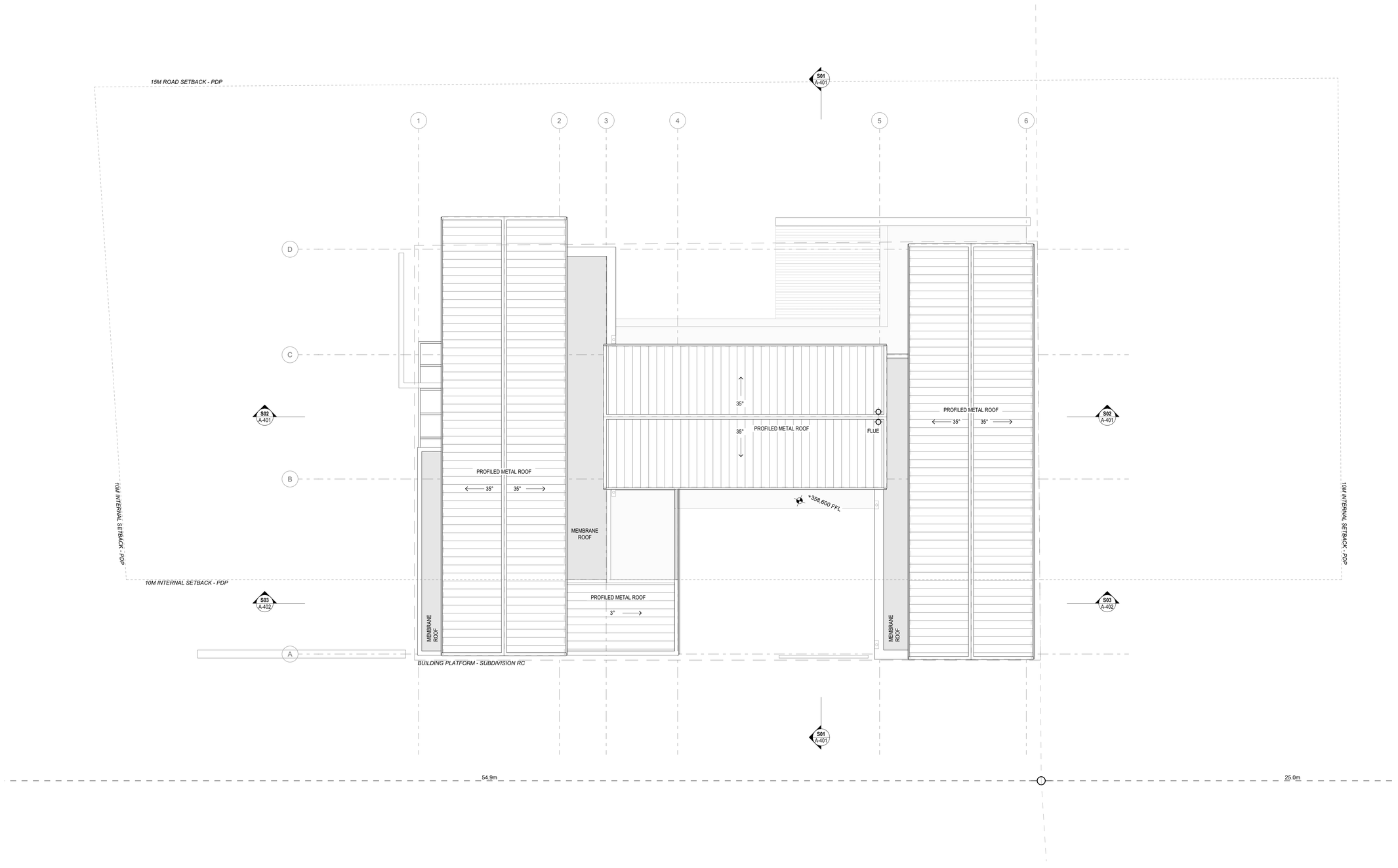
Drawing ID
A-201

Revision
A

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Roof Key

- Profiled Metal Roofing
- Membrane Roofing, over 21mm H3.1 Plywood



2 PD Roof Plan 1:100

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Status
RESOURCE CONSENT

Drawing
ROOF PLAN

Scale 1:100 @ A1

Drawing ID
A-202

Revision
A

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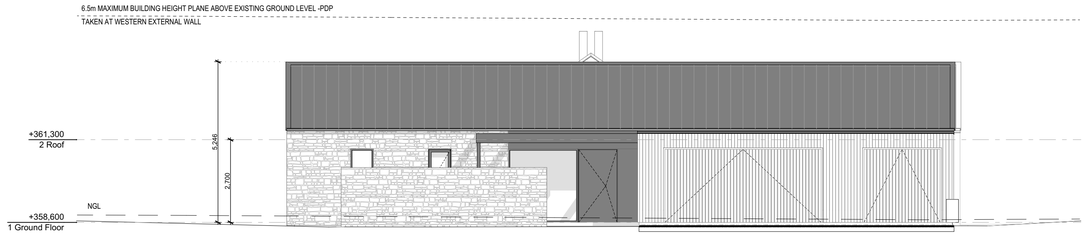


1 E01 North Elevation
A-201 1:100



3 E02 East Elevation
01, A-201 1:100

2 E03 South Elevation
A-201 1:100



4 E04 West Elevation
A-201 1:100

Elevation Materials and Finishes

Schist Veneer Wall Cladding
Proposed - Cluden Quarry Schist

Timber Wall Cladding
Thermally Modified Vertical Shiplap Timber Cladding

Proposed - JSC TMT Amba or Taxon

Metal Wall Cladding Elements
Prepainted or powder coated metal with selected finish. Light reflectance value (LRV) not greater than 30%.

Proposed - Dulux Tidal Drift Flat and Colourssteel Tidal Drift Matt

Window and Door Joinery
Powder coated aluminium metal with selected finish. Light reflectance value (LRV) not greater than 30%.

Proposed - Dulux Tidal Drift Flat

Metal Roofing, Spouting and Flue
Powder coated aluminium metal with selected finish. Light reflectance value (LRV) not greater than 20%.

Proposed - Colourssteel Tidal Drift Matt

NOTE: THE PROPOSED EXTERIOR MATERIALS AND THEIR FINISHES ARE SUBJECT TO FINAL CONFIRMATION BY THE CLIENT PRIOR TO CONSTRUCTION

IF ALTERNATE FINISHES ARE SELECTED, THEY ARE TO MEET THE REQUIREMENTS OF THE QLDC PROPOSED DISTRICT PLAN.

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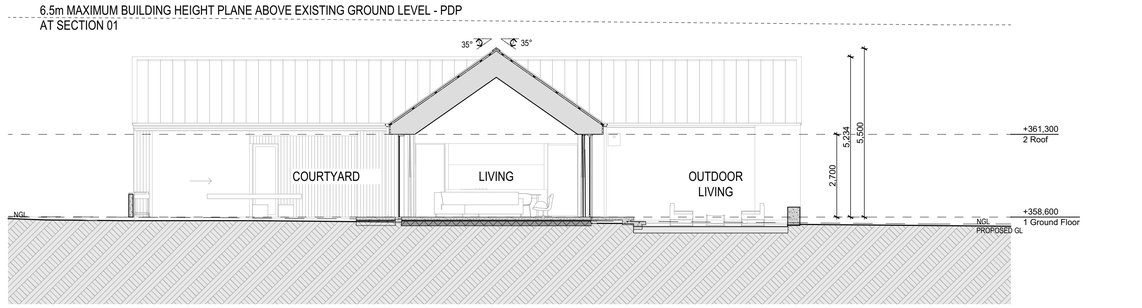
Drawing
ELEVATIONS

Scale 1:100 @ A1

Drawing ID
A-301

Revision
A

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2 S01 Section
A-201 1:100

2 S02 Section
A-201 1:100

Elevation Materials and Finishes

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Timber Wall Cladding
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Drawing
SECTIONS

Scale 1:100 @ A1

Drawing ID
A-401

Revision
A

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