TUSSOCK LANE

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*Indicative rendering image only

LOT 1



*Indicative rendering image only

LOT 1



Drawing Legend

- Lot Boundary
- Building Coverage
- Impervious Area
- Pervious Area
- Retaining Walls
- RH:+940 — Cut/Fill Height



1 **Location Plan**

Site Description

Address
5 Tussock Lane Queenstown 930(

Legal Description
Lot 30 DP 300507

Site Area:	910m²
Zoning:	Low Density Residential
Exposure:	Zone B
Wind Zone:	Medium

Total Planning Controls

Total Site Area:	910m²	
Coverage Area	428m²	47%
Impervious Area	592m²	65%
Landscape Area	293m²	32%

Lot 1 Planning Controls

Lot 1 Site Area:	495m²	
Coverage Area	226m²	45%
Impervious Area	322m²	65%
Landscape Area	159m²	32%

Lot 2 Planning Controls

Lot 2 Site Area:	415m²	
Coverage Area	202m²	49%
Impervious Area	270m²	65%
Landscape Area	134m²	32%

SHAPE ARCHITECTS LTD
021 202 3393
han@shapearchitects.co.nz
www.shapearchitects.co.nz
Suite 105, 100 Parnell Road, Parnell

Project Name
Tussock Lane

Address
5 Tussock Lane, Queenstown

Client
STONEX GROUP

N

Title
Planning Control Plan

Project Number
249

Drawing Number
A 04

Date
7/29/2026

Scale
1:100 AT A1

Drawn By
HC

Issue Status
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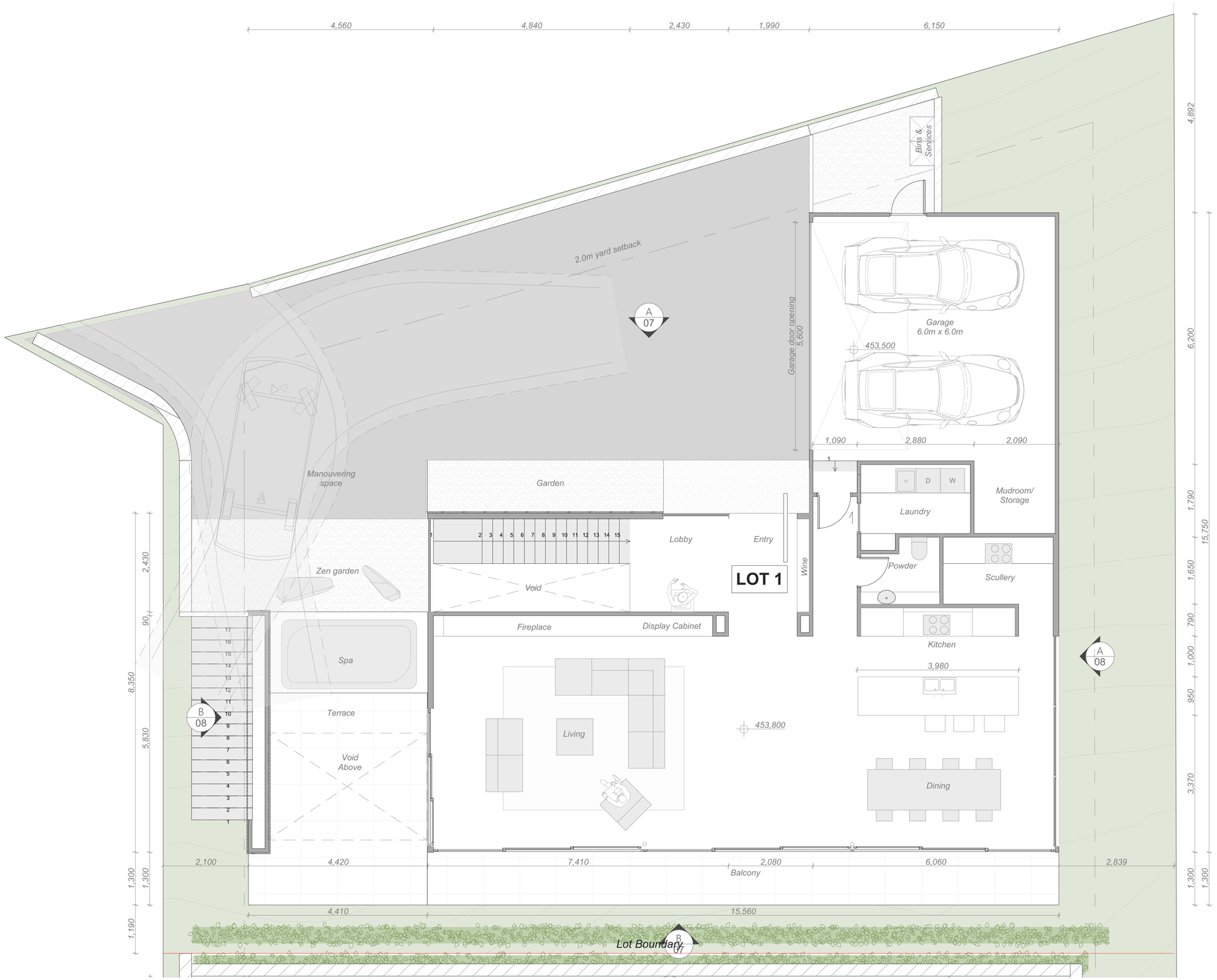
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Lot 1 Floor Area

Ground Floor:	155M²
First Floor:	160M²
Balcony/Terrace:	20M²
Total Floor Area (Excl Balcony):	**315M²**

1 **FIRST FLOOR PLAN** **1:50**

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021 202 3393
han@shapearchitects.co.nz
www.shapearchitects.co.nz
Suite 105, 100 Parnell Road, Parnell

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Tussock Lane

Address
5 Tussock Lane, Queenstown

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Title
Lot 1 Floor Plans

Project Number
249

Drawing Number
A 05

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7/29/2026

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AT A1

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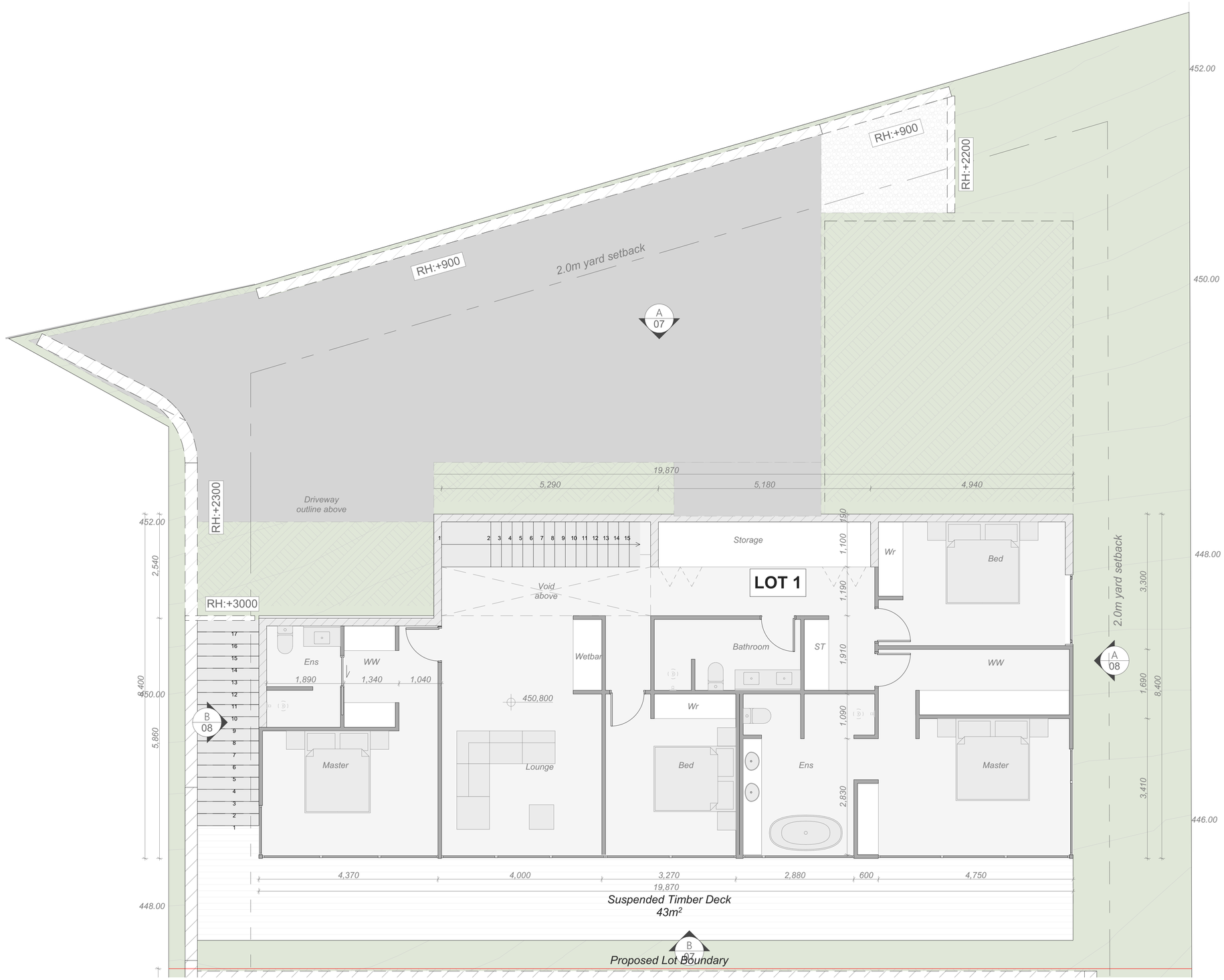
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Lot 1 Floor Area

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Total Floor Area (Excl Balcony):	**315M²**

1 **GROUND FLOOR PLAN** **1:50**

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021 202 3393
han@shapearchitects.co.nz
www.shapearchitects.co.nz
Suite 105, 100 Parnell Road, Parnell

Project Name
Tussock Lane

Address
5 Tussock Lane, Queenstown

Client
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Title
Lot 1 Floor Plans

Project Number
249

Drawing Number
A 06

Date
7/29/2026

Scale
AT A1

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Issue Status
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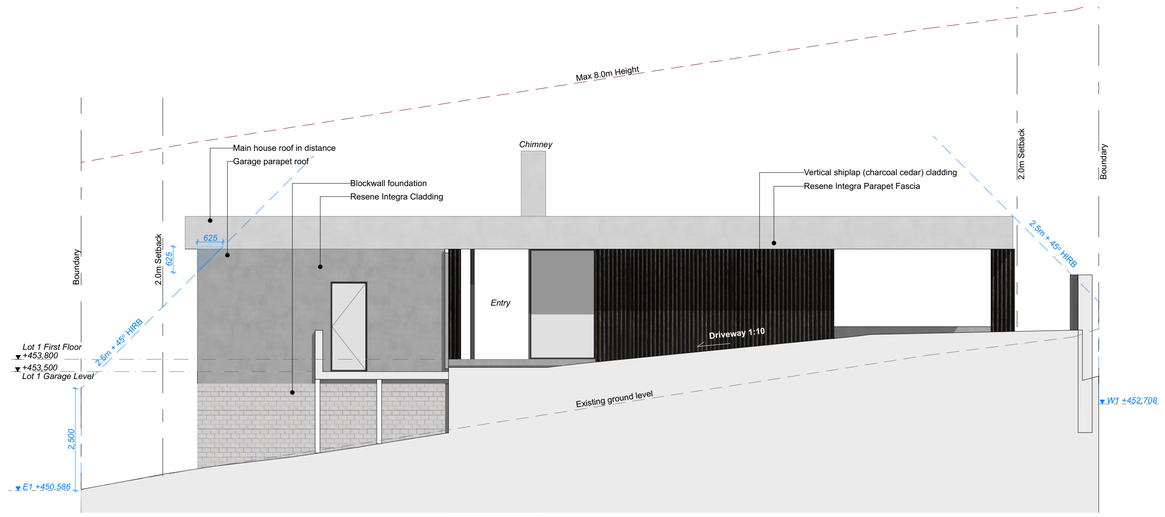
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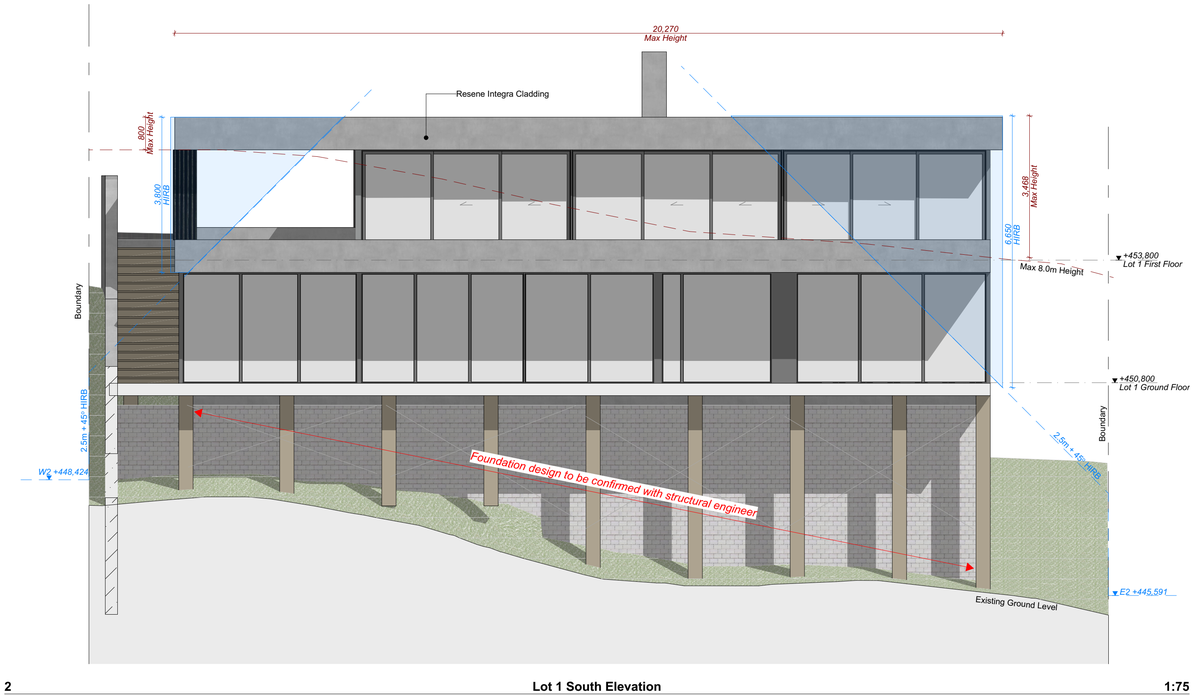
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1 **Lot 1 North Elevation** **1:75**



2 **Lot 1 South Elevation** **1:75**

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021 202 3393
han@shapearchitects.co.nz
www.shapearchitects.co.nz
Suite 105, 100 Parnell Road, Parnell

Project Name
Tussock Lane

Address
5 Tussock Lane, Queenstown

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Title
Elevations

Drawing Number
A 07

Scale
AT A1

Project Number
249

Date
7/29/2026

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HC

Issue Status
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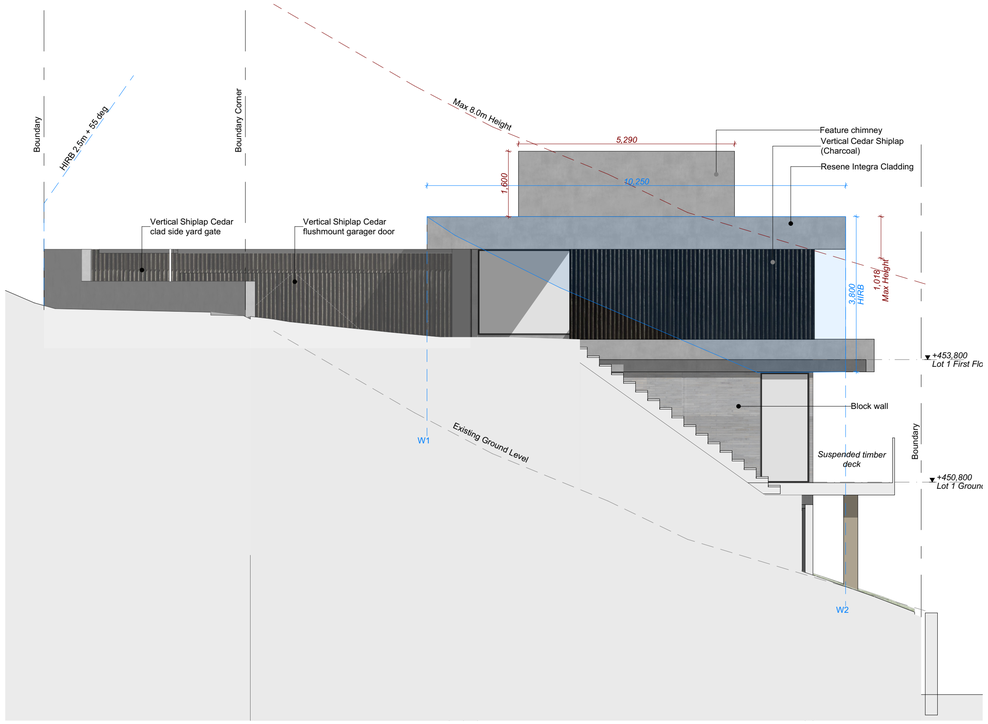
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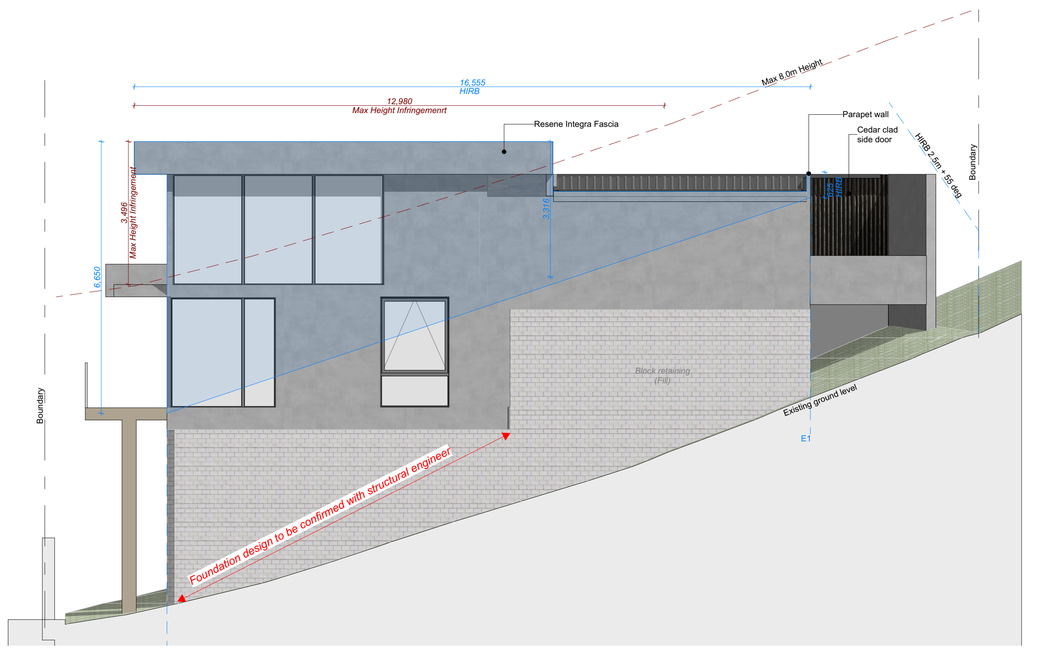
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1 **Lot 1 West Elevation** 1:75



2 **Lot 1 East Elevation** 1:75

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021 202 3393
han@shapearchitects.co.nz
www.shapearchitects.co.nz
Suite 105, 100 Parnell Road, Parnell

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Tussock Lane

Address
5 Tussock Lane, Queenstown

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Drawing Number
A 08

Scale
AT A1

Project Number
249

Date
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Issue Status
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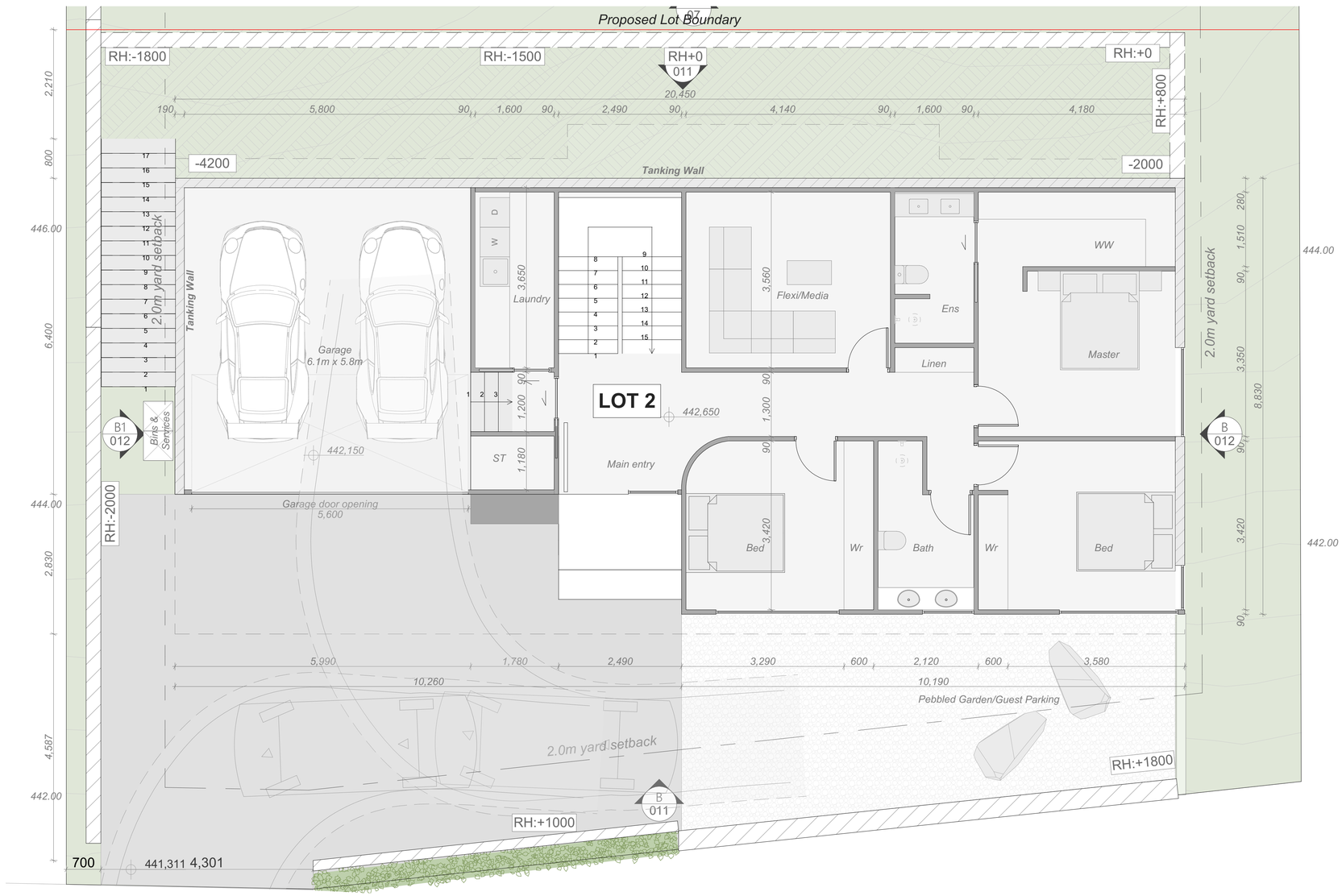
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Lot 2 Floor Area

Ground Floor:	150M²
First Floor:	153M²
Balcony:	21M²
Total Floor Area (Excl Balcony):	**303M²**

1 **GROUND FLOOR PLAN** **1:50**

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021 202 3393
han@shapearchitects.co.nz
www.shapearchitects.co.nz
Suite 105, 100 Parnell Road, Parnell

Project Name
Tussock Lane

Address
5 Tussock Lane, Queenstown

Client
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Title
Lot 2 Floor Plans

Project Number
249

Drawing Number
A 09

Date
7/29/2026

Scale
AT A1

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Issue Status
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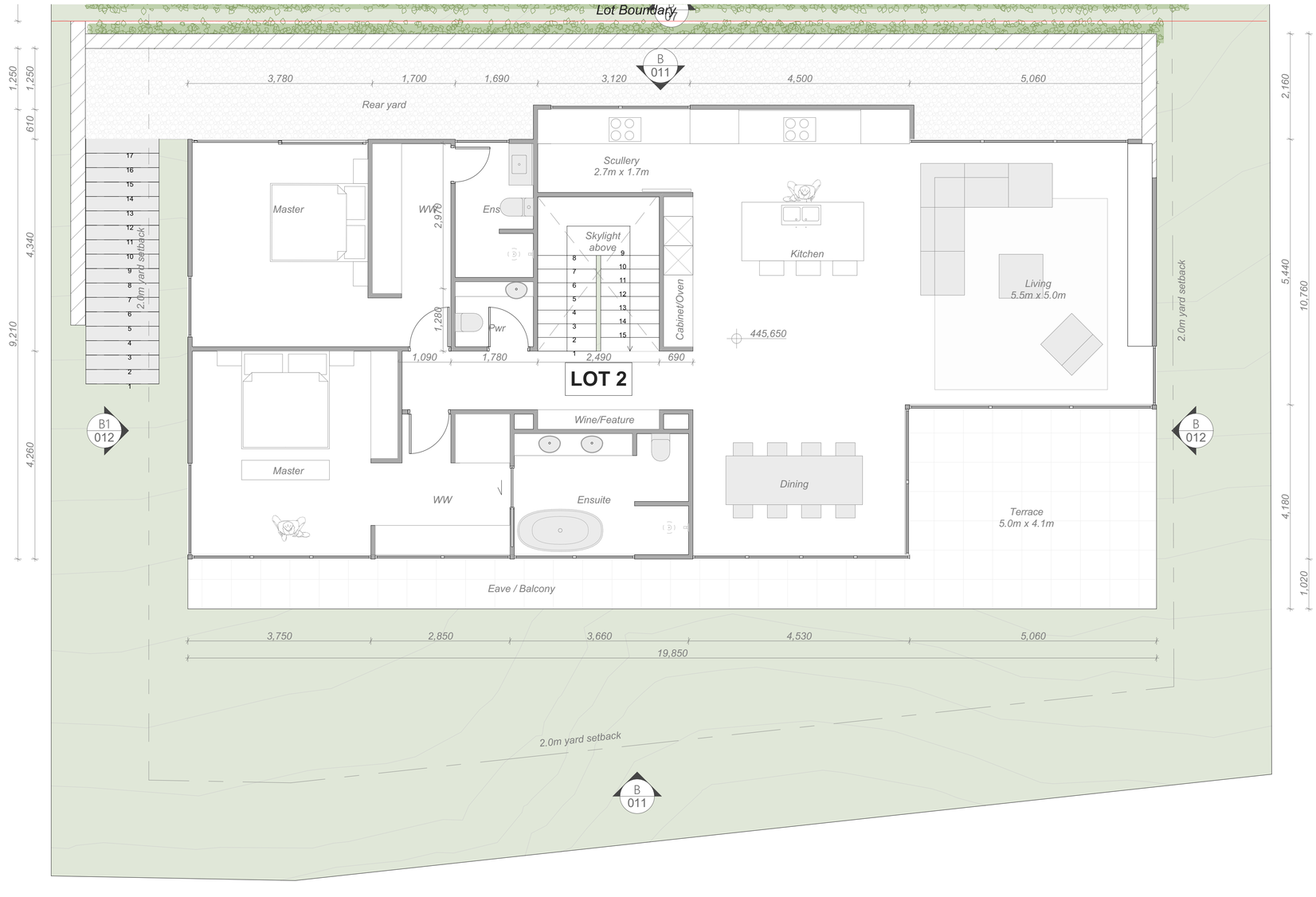
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Balcony:	21M²
Total Floor Area (Excl Balcony):	**303M²**

1 **FIRST FLOOR PLAN** **1:50**

SHAPE ARCHITECTS LTD
021 202 3393
han@shapearchitects.co.nz
www.shapearchitects.co.nz
Suite 105, 100 Parnell Road, Parnell

Project Name
Tussock Lane

Address
5 Tussock Lane, Queenstown

Client
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Title
Lot 2 Floor Plans

Drawing Number
A 010

Scale
AT A1

Project Number
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Issue Status
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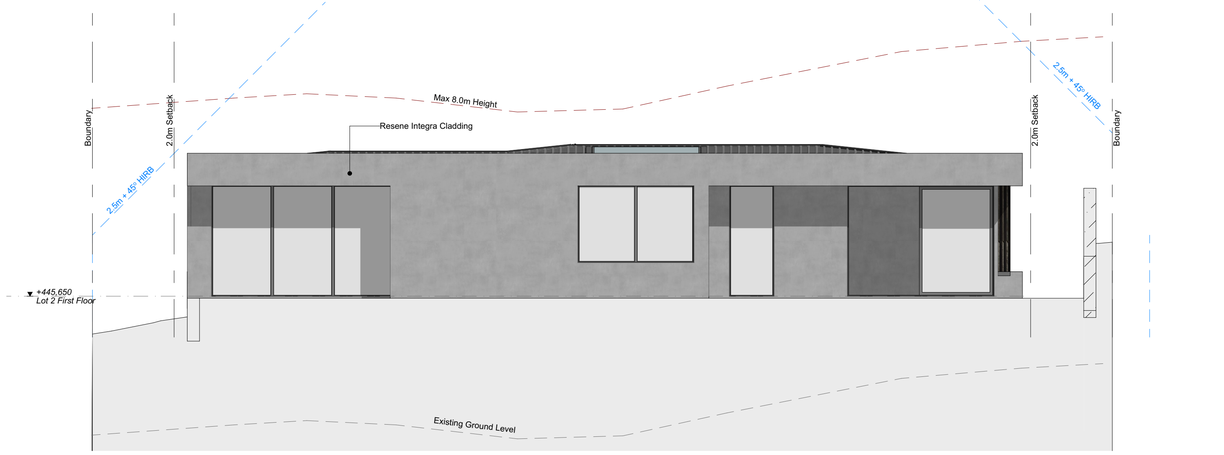
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1 **Lot 2 South Elevation** **1:75**



2 **Lot 2 North Elevation** **1:75**

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han@shapearchitects.co.nz
www.shapearchitects.co.nz
Suite 105, 100 Parnell Road, Parnell

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Tussock Lane

Address
5 Tussock Lane, Queenstown

Client
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Title
Elevations

Drawing Number
A 011

Scale
AT A1

Project Number
249

Date
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Issue Status
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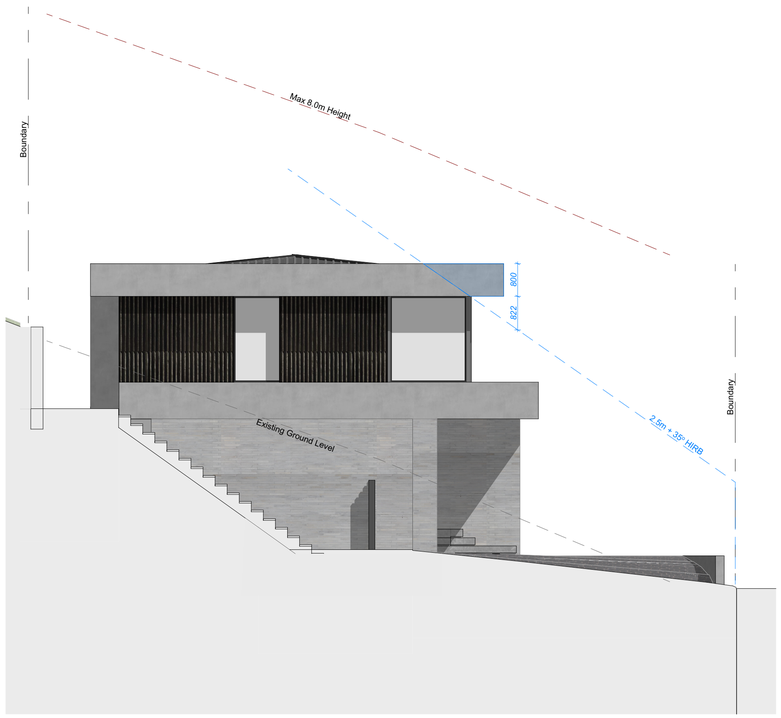
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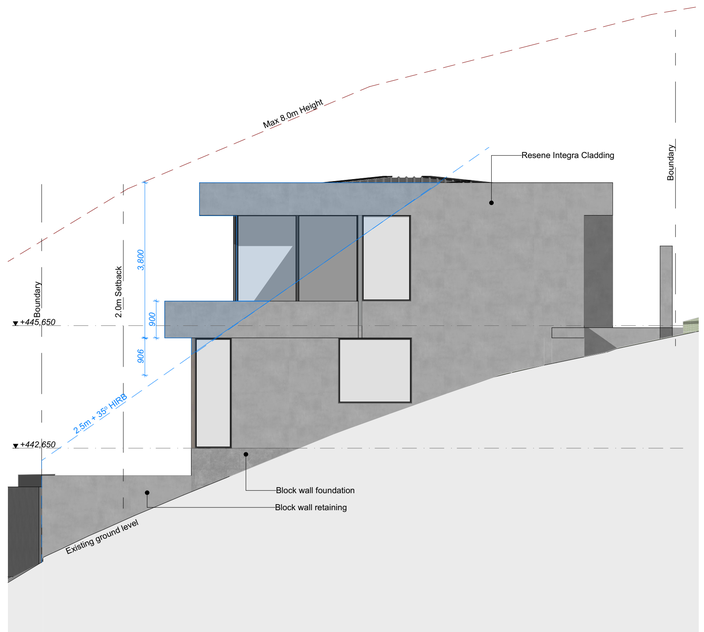
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1 **Lot 2 West Elevation** 1:75



2 **Lot 2 East Elevation** 1:75

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han@shapearchitects.co.nz
www.shapearchitects.co.nz
Suite 105, 100 Parnell Road, Parnell

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Tussock Lane

Address
5 Tussock Lane, Queenstown

Client
STONEX GROUP

Title
Elevations

Drawing Number
A 012

Scale
AT A1

Project Number
249

Date
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Drawn By
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Issue Status
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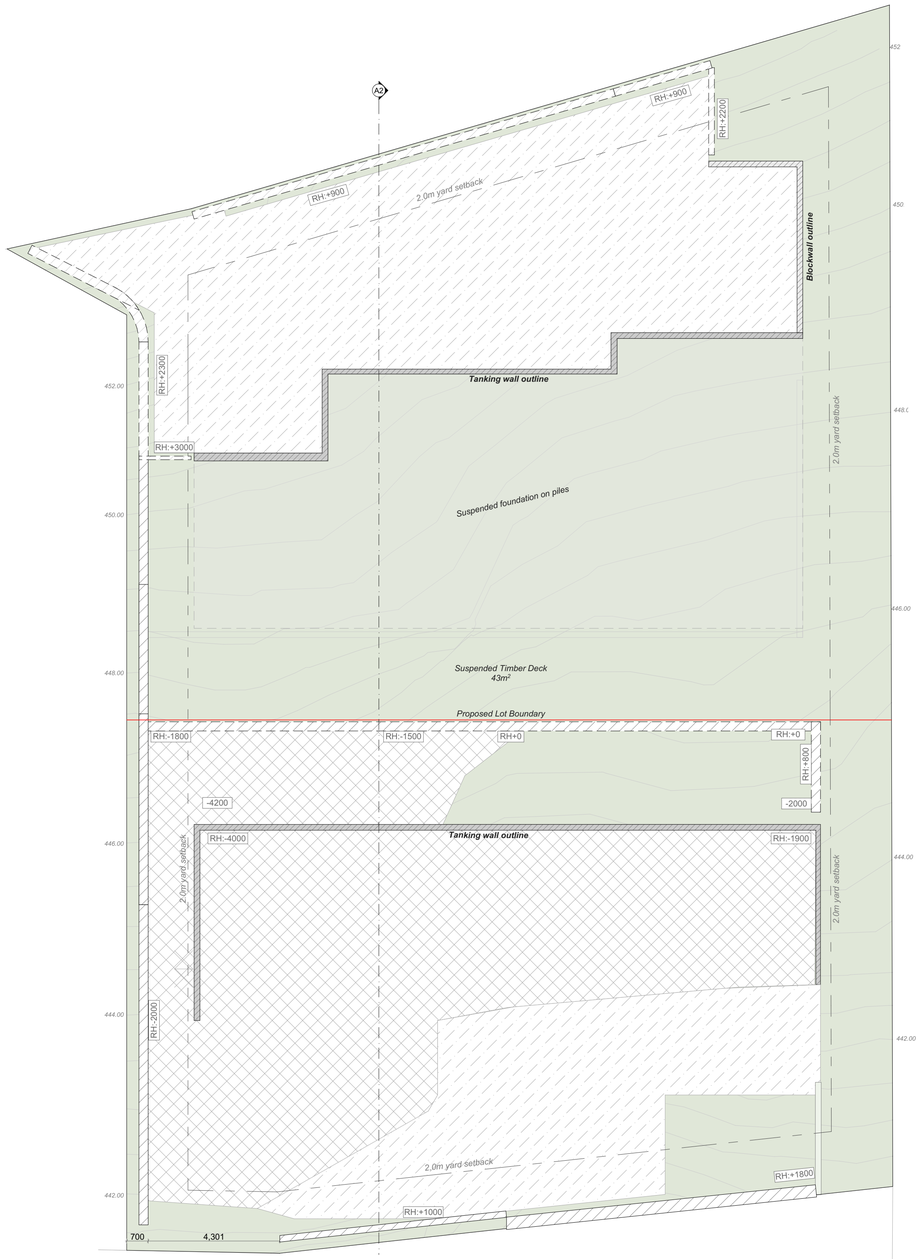
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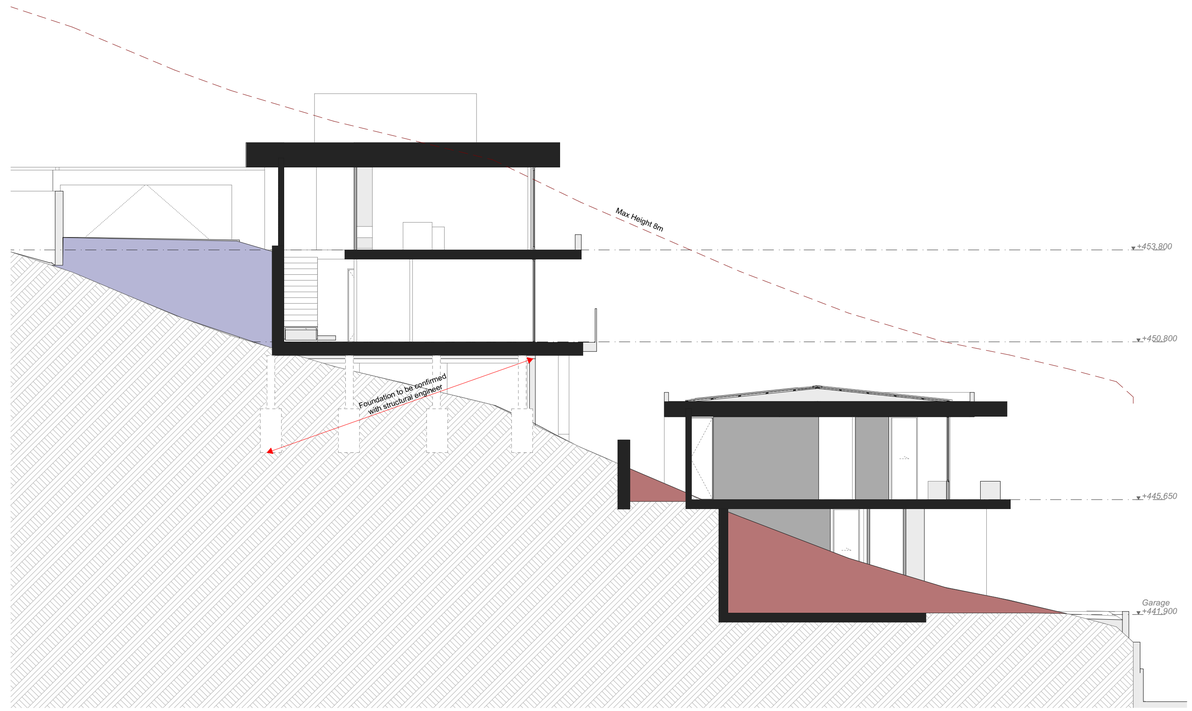
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2 **EARTHWORKS PLAN** 1:100



1 **CROSS SECTION** 1:100

Drawing Legend

- Retaining Walls
- 73,240 — Proposed Ground Level
- Earthworks Fill
- Earthworks Cut
- Silt fences constructed with geotextile fabric and posts spaced 2.0m apart.

Earthworks Calculations

Proposed Total Earthworks Area:	453 m2
Proposed Total Cut Volume:	452 m3
Proposed Total Fill Volume:	461 m3
Max Cut Height:	4m

Allow for tolerances to above figures around ±10m² and/or ±20m³

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021 202 3393
han@shapearchitects.co.nz
www.shapearchitects.co.nz
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Address
5 Tussock Lane, Queenstown
Client
STONEX GROUP

Title
Earthworks Plan

Drawing Number
A 013

Scale
1:100 AT A1

Project Number
249

Date
7/29/2026

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Issue Status
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9AM



10AM



11AM



12PM



1PM



2PM



3PM



4PM

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- LOT BOUNDARY

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021 202 3393
han@shapearchitects.co.nz
www.shapearchitects.co.nz
Suite 105, 100 Parnell Road, Parnell

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Tussock Lane

Address
5 Tussock Lane, Queenstown

Client
STONEX GROUP

N

Title
SPRING SUNSTUDY

Project Number
249

Drawing Number
A 025

Date
15/10/2026

Scale
AT A1

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Issue Status
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9AM



10AM



11AM



12PM



1PM



2PM



3PM



4PM

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021 202 3393
han@shapearchitects.co.nz
www.shapearchitects.co.nz
Suite 105, 100 Parnell Road, Parnell

Project Name
Tussock Lane

Address
5 Tussock Lane, Queenstown

Client
STONEX GROUP

N

Title
SUMMER SUNSTUDY

Project Number
249

Drawing Number
A 026

Date
15/10/2026

Scale
AT A1

Drawn By
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9AM



10AM



11AM



12PM



1PM



2PM



3PM



4PM

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- ADDITIONAL SHADING DUE TO STANDARD HIRB INFRINGEMENT
- LOT BOUNDARY

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021 202 3393
han@shapearchitects.co.nz
www.shapearchitects.co.nz
Suite 105, 100 Parnell Road, Parnell

Project Name
Tussock Lane
Address
5 Tussock Lane, Queenstown
Client
STONEX GROUP

Title
AUTUMN SUNSTUDY
Drawing Number
A 027
Scale
AT A1

Project Number
249
Date
15/10/2026
Drawn By
HC

Issue Status
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9AM



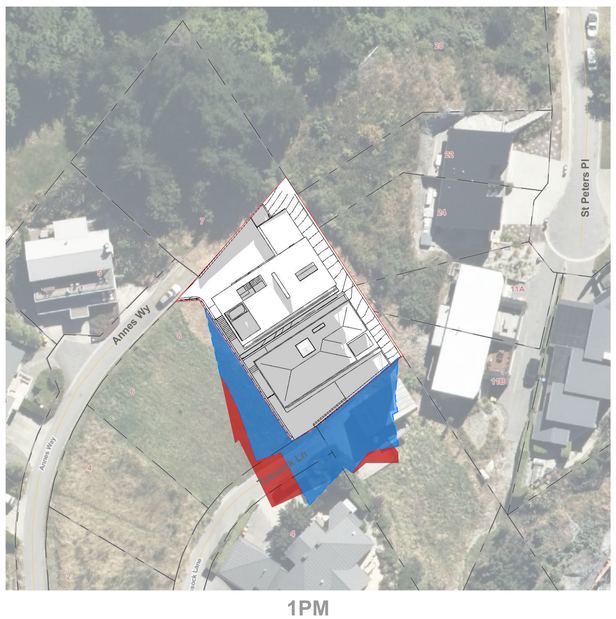
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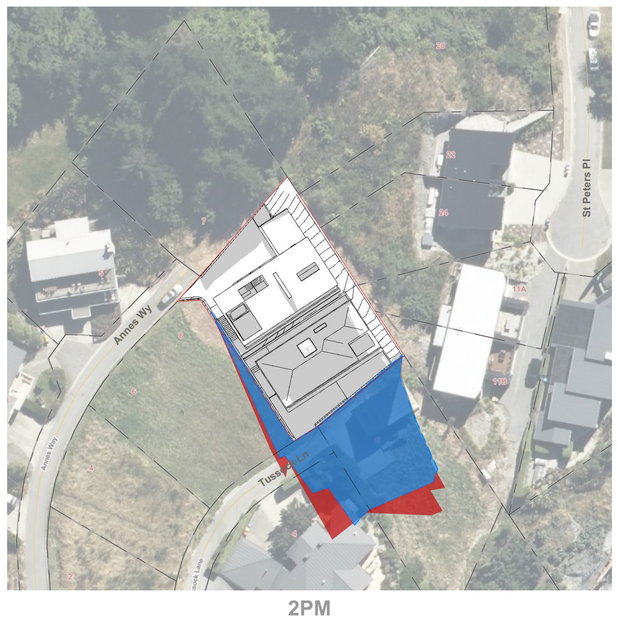
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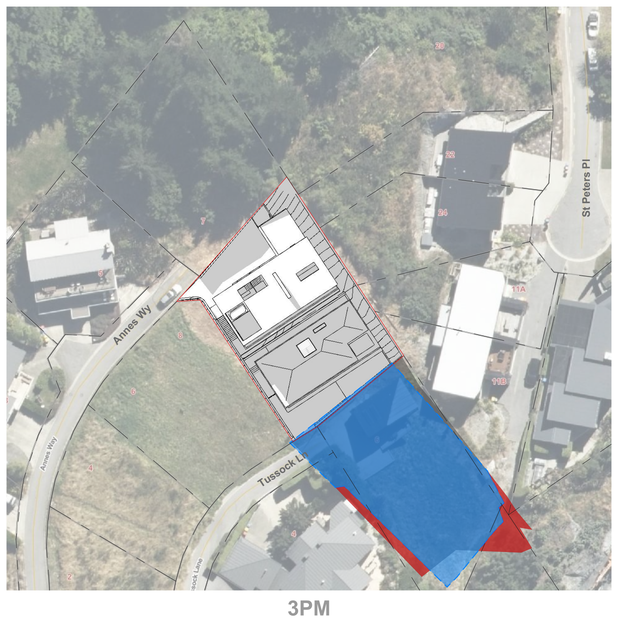
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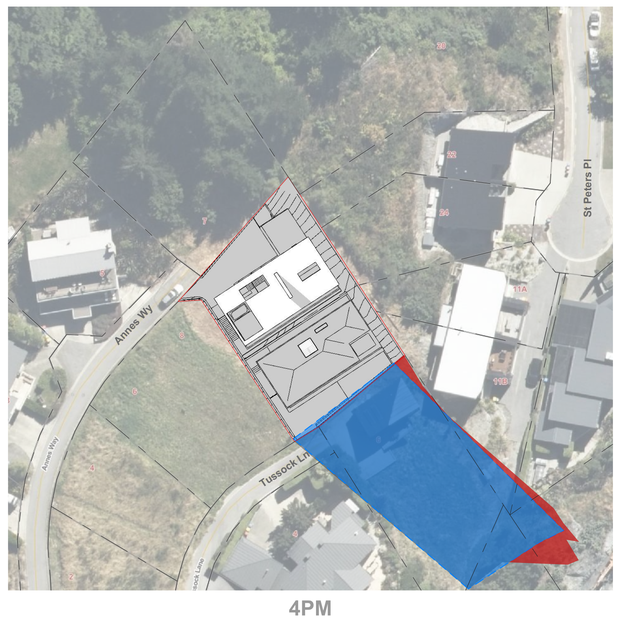
1PM



2PM



3PM



4PM

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- ADDITIONAL SHADING DUE TO STANDARD HIRB INFRINGEMENT
- LOT BOUNDARY

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021 202 3393
han@shapearchitects.co.nz
www.shapearchitects.co.nz
Suite 105, 100 Parnell Road, Parnell

Project Name
Tussock Lane

Address
5 Tussock Lane, Queenstown

Client
STONEX GROUP

N

Title
WINTER SUNSTUDY

Drawing Number
A 028

Scale
AT A1

Project Number
249

Date
15/10/2026

Drawn By
HC

Issue Status
--

Rev ID	Description	Date

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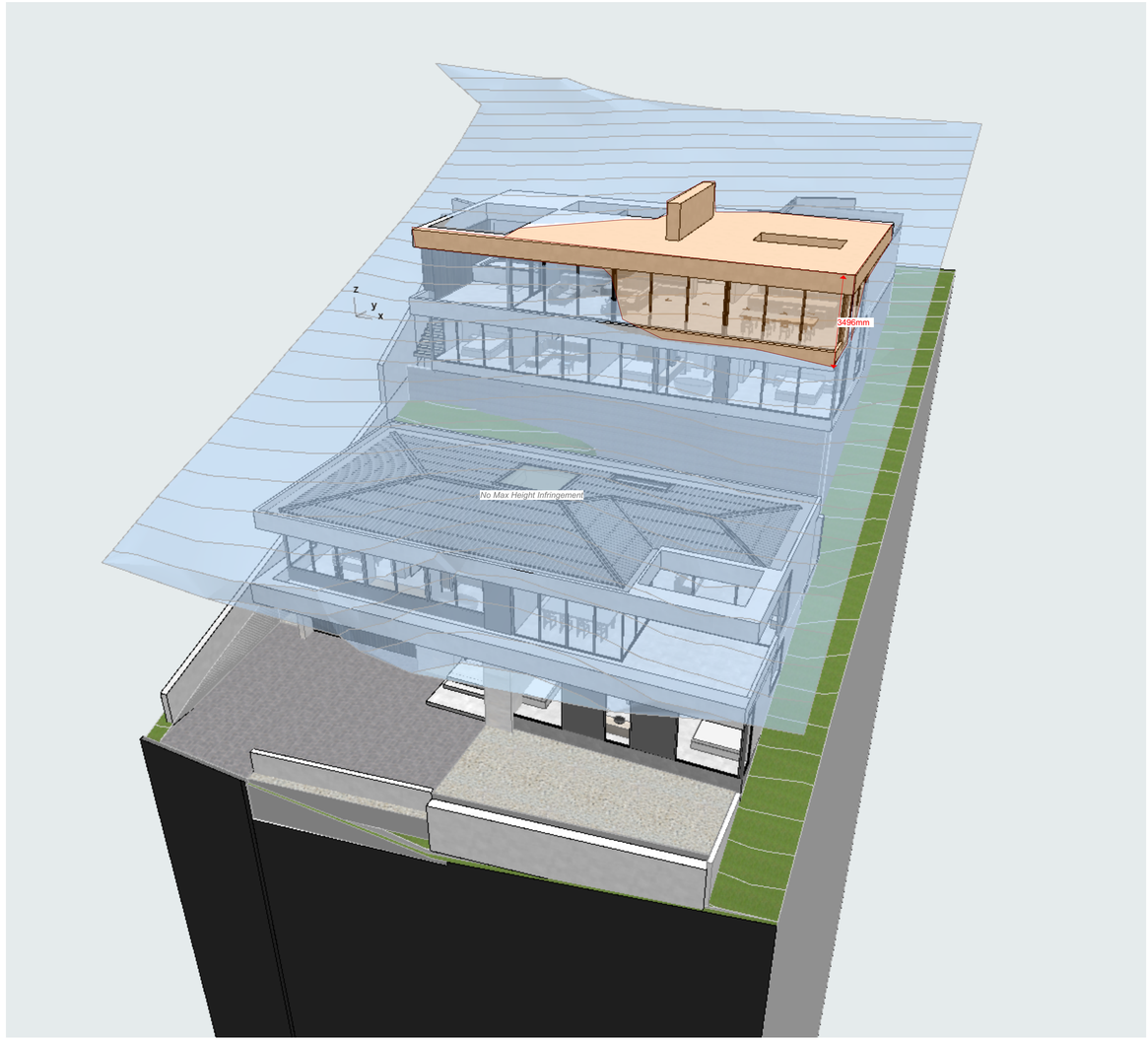
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HIRB Mesh



8.0m Max Height Plane

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021 202 3393
han@shapearchitects.co.nz
www.shapearchitects.co.nz
Suite 105, 100 Parnell Road, Parnell

Project Name
Tussock Lane

Address
5 Tussock Lane, Queenstown

Client
STONEX GROUP

Title
3D Infringements

Drawing Number
A 016

Scale
AT A1

Project Number
249

Date
7/29/2026

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HC

Issue Status
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