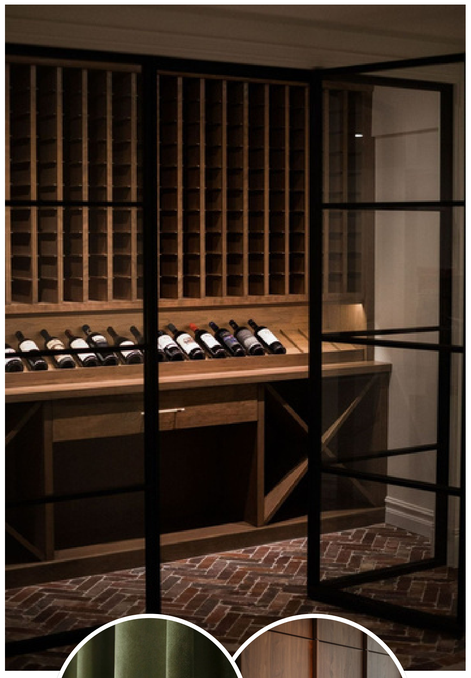
PROPOSED DWELLING
FOR THE FLOWERDAY FAMILY
Lot 14 DP 18611
QUEENSTOWN

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architectural design

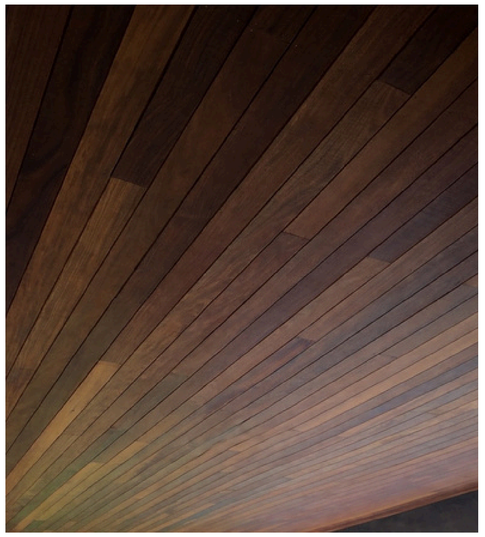
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NOT FOR CONSTRUCTION

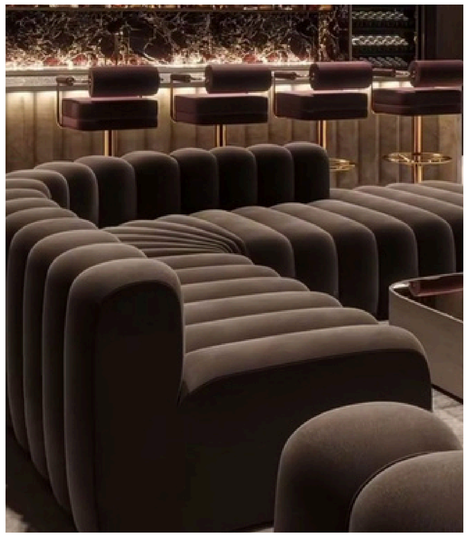






















Wine Cellar

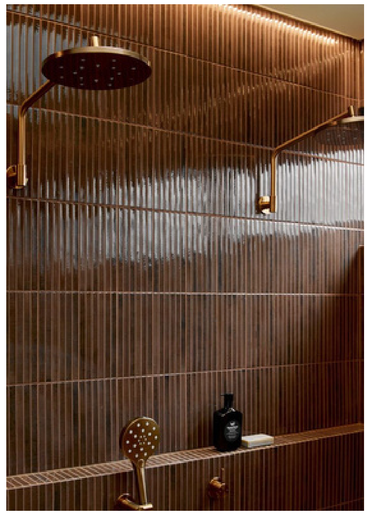
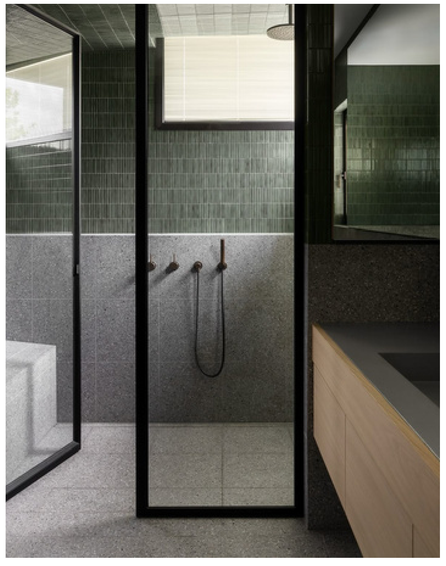
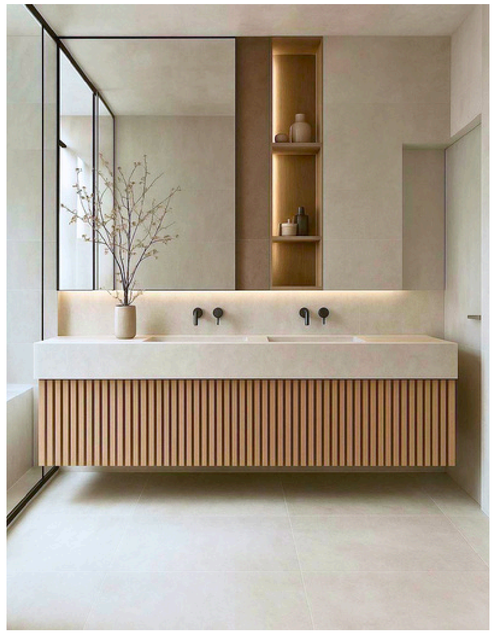
A statement wine lounge that balances drama, warmth, and refined indulgence.

Walnut timber flooring and timber ceiling with recessed warm strip lighting to create subtle shadows and ambience. Glass wine cellar doors with black joinery. Timber wine cellar racks and bar. Electric fireplace with extended hearth bench seating, finished with cozy squabs and sheepskin rugs. Dark feature timber wall panelling or soft velvet feature curtain. Soft and inviting furnishings including lush velvet sofas and chairs.

RESOURCE CONSENT
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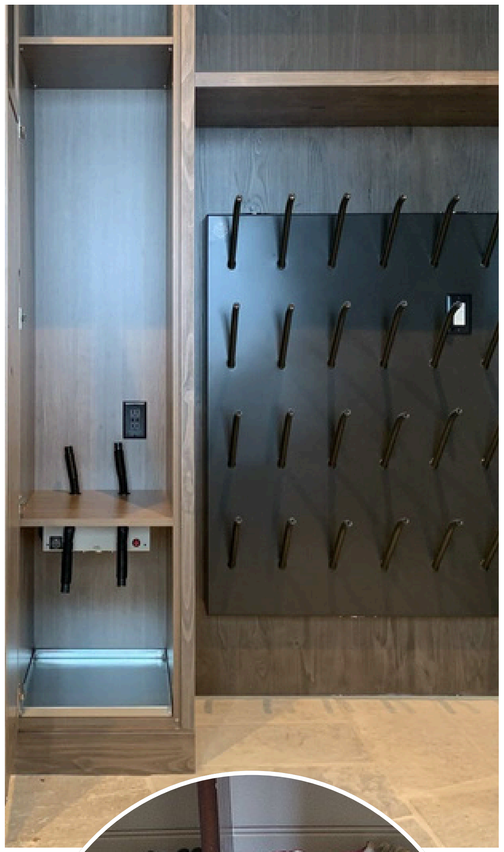





Bathroom

Dark and stormy or light and bright...take your pick

Subtle feature tiled walls and shower cubicle to define spaces and style. Tiled wing walls to seperate toilet and vanity. Option of tiled floors or Microcement floors. Sliding shower doors to maximise space. Full height mirrored walls above vanity with ambient strip lighting. Timber vanities with beautiful feature vanity tops. Sheer curtain option for privacy.

RESOURCE CONSENT
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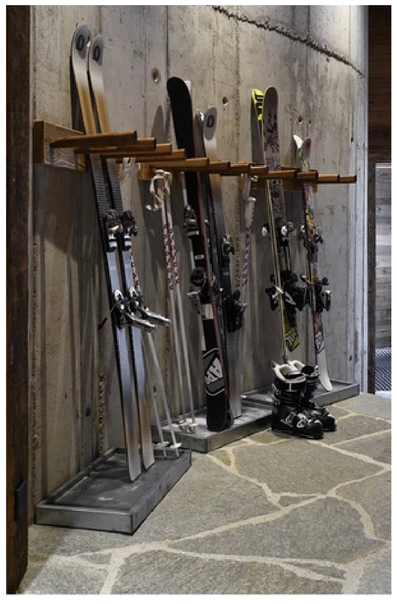














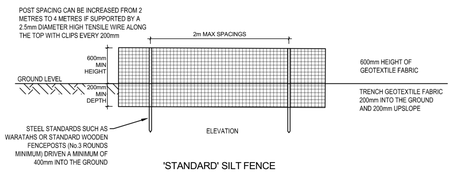


Drying Room

A warm, textural drying room balancing practicality with natural finishes and soft touches.

Good ventialtion and drying ability. Vertical storage for skis and snowboards using timber racking and drip trays. Option for vertical boot and glove drying or under-seat flexible drying pipe. Open cubicles with drying rails for hanging jackets and pants (coat hangers) and shelving for helmets. Additional custom wall fold down hooks for extra items like bags, ski poles, beanies etc. Soft touches like sheepskin covered bench seating.

RESOURCE CONSENT
NOT FOR CONSTRUCTION



'STANDARD' SILT FENCE

Product Specifications - Landscaping
(Refer to full Product Specification & Masterspec Documents)

'D01'	**BOUNDARY FENCE** - Selected modepanel fencing or vertical timber slats to site boundaries where noted.
'D02'	**LANDSCAPING BARRIER** - Selected landscaping screen/fence to act as barrier from falling to top of landscaping retaining wall. Design TBC.
'D03'	**LANDSCAPING PAVERS** - Selected concrete pavers (Ref. Patch Landscape's design).

Project Consultants

Designer - Radley Architectural Design
Scott Radley - 021 623 232

Structural Engineer - K&K Structures Ltd
Karen Pettigrew - 021 890 590

Geotechnical Engineer - INITIA
Andrew Klahn - 022 087 7891

Surveyor - John Edmonds & Associates
Craig Woodcock - 021 982 563

Acceptable Solution F5/AS1 — CONSTRUCTION AND DEMOLITION HAZARDS

Acceptable Solution F5/AS1

1.0 Work-Site Barriers

1.0.1 The necessity for barriers will depend mainly on the site location. The need will be greater in areas with high levels of pedestrian traffic (i.e. in Central Business Districts), than in industrial or rural areas. Barriers are not necessary for domestic dwellings up to 2 storeys above ground level unless specific hazards exist.

COMMENT:
At all work-sites hazard evaluation will take account of:

1. Pedestrian counts adjacent to the site.
2. Car parking adjacent to the site.
3. Location of neighbouring buildings.
4. Presence of neighbouring work-sites or recreation areas.
5. Proximity to schools or early childhood centres.
6. Proximity to housing.
7. The depth of a water hazard.
8. The period of time for which ponded water will be present.
9. The accessibility and 'visibility' of the site.

1.0.2 If a work-site is not completely enclosed, and unauthorised entry by children is likely, it is acceptable for specific hazards to be fenced only when workers are absent from the immediate vicinity.

1.0.3 Where the potential hazard at a work-site makes a safety barrier necessary, a barrier complying with Table 1 is an acceptable solution.

1.1 Site fences and hoardings

1.1.1 Fences and *hoardings* shall extend at least 2.0 m in height from ground level on the side accessible to the public.

1.1.2 An acceptable fence may be constructed with galvanised chainlink netting having a maximum sized grid of 50 mm x 50 mm. Post spacing shall be a maximum of 2.5 m, and the gap between the bottom of the fence and ground no greater than 100 mm.

1.1.3 Any *hoarding* shall have continuous cladding in any of the following materials:

a) Close-butted timber with a thickness of at least 19 mm.

b) 6.0 mm thick exterior grade plywood on studs spaced at no greater than 600 mm centres.

c) 9.5 mm thick exterior grade plywood on studs spaced at no greater than 1000 mm centres.

d) Continuous metal cladding constructed with studs and rails spaced to provide strength and rigidity comparable with the *hoardings* in Paragraphs 1.1.3 a) to c).

Site Notes:

Cautionary Notes:
Building Contractor to assess site to ensure that daylighting and building restrictions are complied with.
No liability for encroachment shall be held by the Designer if site is not surveyed by a registered Surveyor prior to commencement of foundations.

Construction Notes:
Before building is erected on site, all rubbish, noxious matter, and organic matter shall be removed from the area to be covered by the building.
Ensure final building platform and finished ground have an even fall away from building to ensure water is not permitted to accumulate in building's subfloor.

Contractor to:
- Confirm ground has adequate bearing to comply with NZS:3604 (2011)
- Locate all service connection points on site prior to commencement of works. Check invert levels or pipes and manholes.
- Confirm plumbing route and fixture positions on site prior to commencement of works.
- Locate all electrical and water services on site.
- Confirm all boundary bearings, lengths, and peg locations on site prior to the commencement of works, to ensure house position is correct.

Sediment Control:
- No building work shall be started on this project until the construction of an approved stormwater outlet has been completed for this proposed lot.
- All erosion and sediment control structures are to be inspected and maintained daily.
- Prevent any backfill or debris from washing onto council or neighbouring properties.
- All ground cover vegetation outside the immediate building area is to be preserved during the building phase.
- All erosion and sediment control measures are to be installed prior to commencement of earthworks.
- Stockpiles of clay and other materials are to be covered with impervious sheeting.
- Roof water downpipes to be connected to the main stormwater system as soon as roof sheathing and spouting is installed.

Concrete Waste and Washing:
Waste concrete and household paint should not be allowed to wash off of site. No washing out of concrete trucks or concrete pump directly on to build area, site, or grassed areas. All waste concrete is to be contained and disposed of appropriately.

Legal Description

Lot 14 DP 18611
613 m²

BRANZ Map Information:

Climate Zone:	6
Earthquake Zone:	Zone 3
Exposure Zone:	Zone B
Lee Zone:	No
Rainfall Range:	20 - 30
Wind Region:	A
Wind Zone:	High
(BRANZ MAP DATA)	

Site Notes:

- Boundary Data taken from LINZ Title
- Site Datum - LP VIII DP 17795 - 392.39m
- Contours at 0.5m intervals.
- Datum: MT NICK 2000 - NZVD 2016.

Planning:	Queenstown Lakes District Council
Zone:	Medium Density Residential A
Site Area:	613 m²
Max Building Height:	11 metres plus an additional 1m for pitched roof forms only
Road Frontage:	3m yard minimum
Side and Rear:	1.5m yard minimum

Building Coverage

Maximum coverage:	45% (275.85m²)
Proposed coverage area:	299.63m² (48.87%) - Non compliant

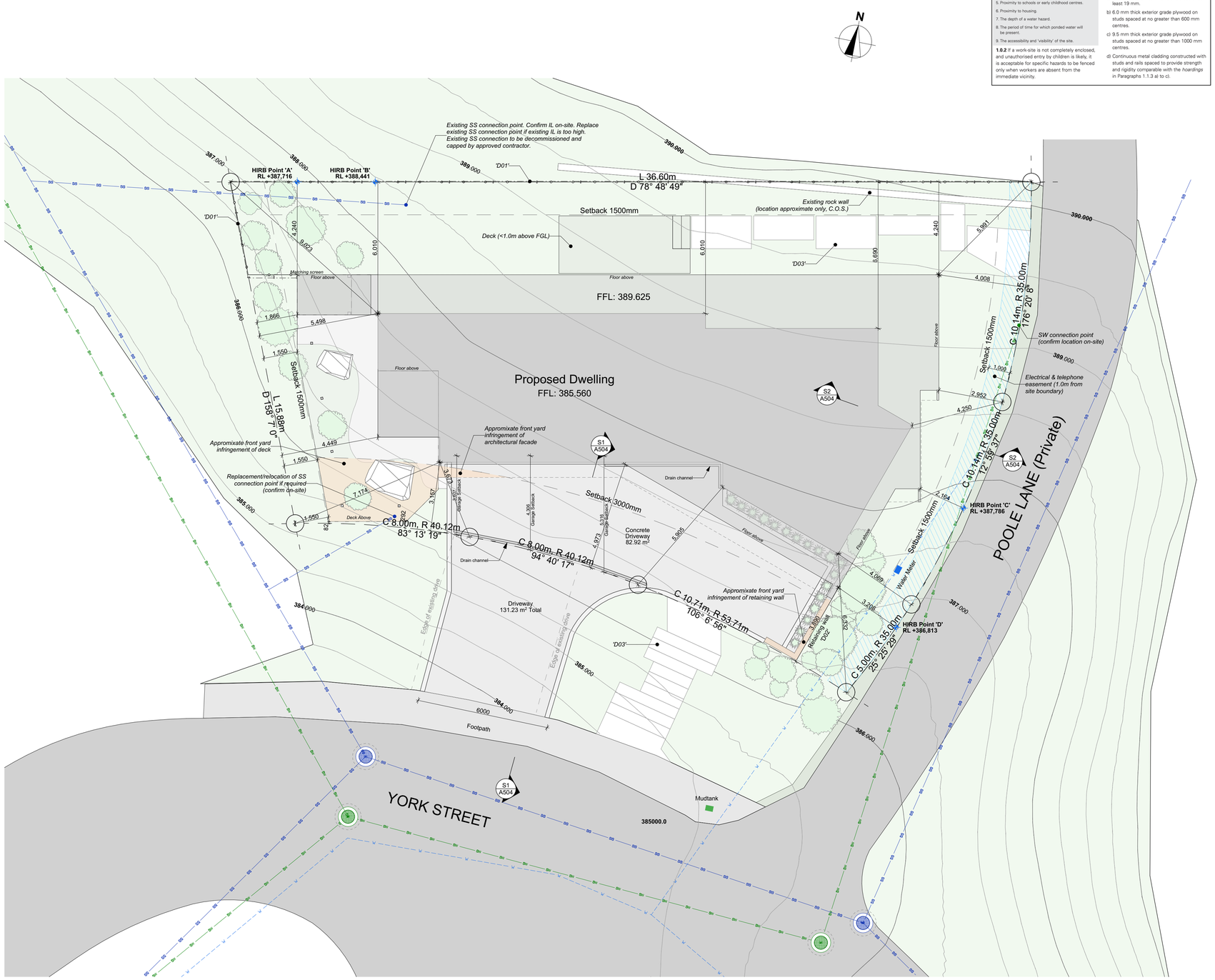
Permeable Surface Area

Minimum requirement:	25% (153.25m²)
Proposed area:	206.95m² (33.76%) - Complies

Landscaped Area

Minimum requirement:	25% (153.25m²)
Proposed area:	228.33m² (>25.0%) - Complies

Refer Patch Landscape's plans for full landscape design



Site Plan
1:100

ISSUE	DATE	REVISION
18	25/08/26	Issued for Resource Consent
17	11/08/26	WIP - Issued to Client
16	31/07/26	WIP - Issued to Client

NOTES:

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ENGINEER SHALL INSPECT ALL FOUNDATIONS, CONCRETE WORK, AND BLOCK WORK PRIOR TO CONCRETING AND ALL SPECIFICALLY DESIGNED STRUCTURES PRIOR TO ENCLOSURE. 48 HOURS NOTICE OF INSPECTION IS REQUIRED BY ENGINEER.

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Site Address:
16 York Street, Queenstown

Project:
Proposed Dwelling

Client:
Nathan & Amanda Flowerday

Drawing:
Site Plan

Project Number: 25415

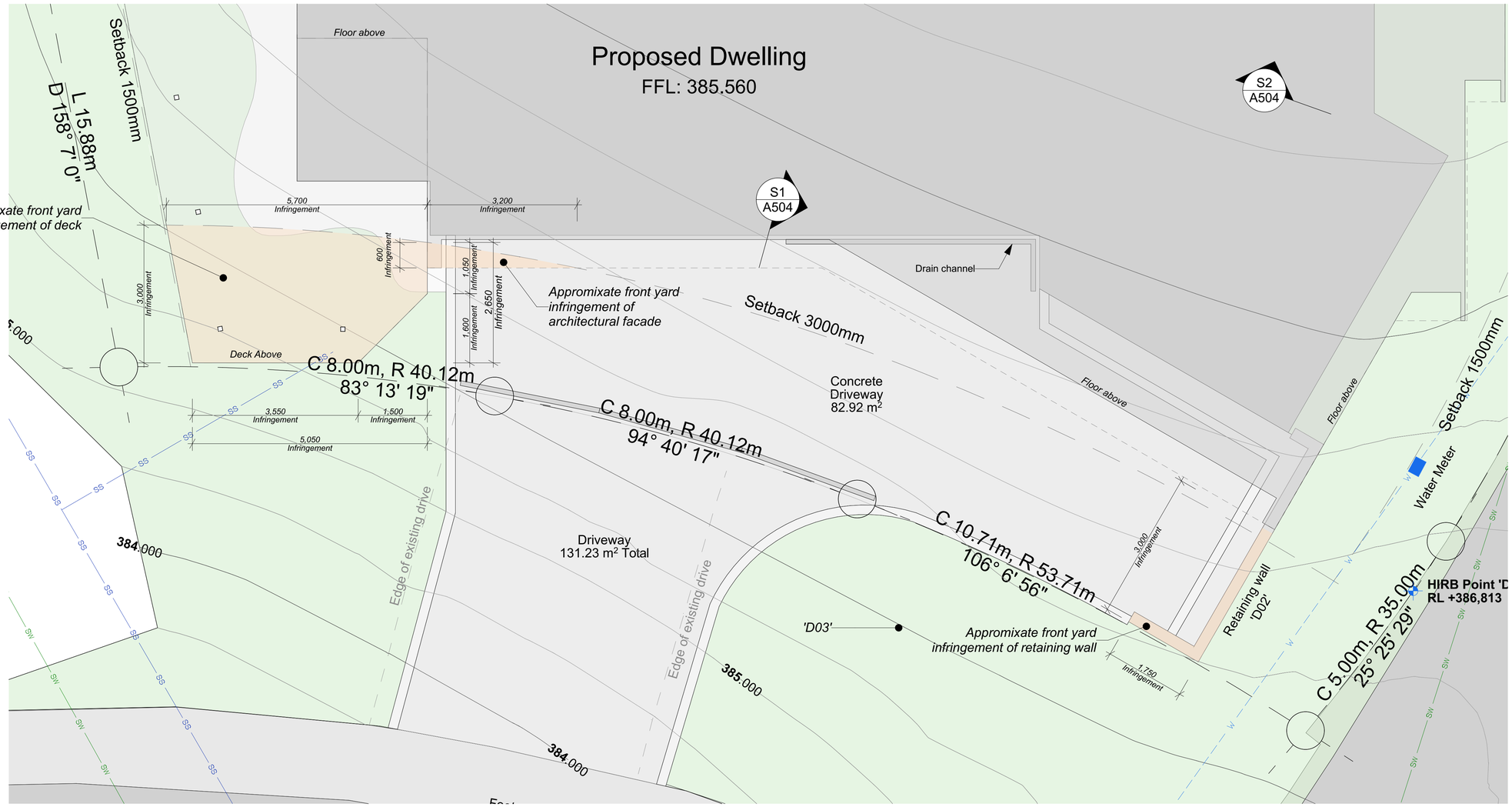
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1:100 @A1	A100

radley architectural design
Radley Design Ltd
374 Crawford Road, Wairoa, Tauranga
Phone: 021 623 232, scott@radley.co.nz

Wednesday, 26 August 2026

RESOURCE CONSENT
NOT FOR CONSTRUCTION

26/08/2026



Site Plan (Infringements)
1:50

26/08/2026

RESOURCE CONSENT
NOT FOR CONSTRUCTION

18	25/08/26	Issued for Resource Consent
17	11/08/26	WIP - Issued to Client
16	31/07/26	WIP - Issued to Client

ISSUE	DATE	REVISION

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Site Address:
16 York Street, Queenstown

Project:
Proposed Dwelling

Client:
Nathan & Amanda Flowerday

Drawing:
Yard Infringements Plan

Project Number: 25415

Drawn: JM	Checked: SR
1:50 @A1	A101

radley
architectural design

Radley Design Ltd
374 Crawford Road, Wairoa, Tauranga
Phone: 021 623 232, scott@radley.co.nz

Wednesday, 26 August 2026

Electrical Notes:

General:
- Positioning of all electrical fittings are indicative only. Contractor to confirm exact position with owner on site, prior to installation. Electrical contractor is to ensure fuse box / distribution board is not located in a braced wall. Check bracing plan for wall bracing.

Lighting:
- All lighting to be "ic rated" type luminaires in accordance with AS/NZS 60598.2.2 To comply with NZBC H1/AS1 energy efficiency.
  Lighting to be provided to access routes to comply with D1/AS1 & G8/AS1.
  Electrical contractor to ensure spaces within the building have adequate artificial lighting (illuminance of no less than 20 LUX at floor level, total wattage/m2 of floor area as per table 1) to comply with NZBC G8/AS1.

Fire Safety - NZBC:C1/AS1, C/AS2:
- Approved interconnected smoke alarms with 10 year long-life battery (non-removable/sealed) or 240v mains power are required within all sleeping spaces, living spaces, hallways and landings. Where a kitchen or scullery is separated from the living spaces and hallways by doors that can be closed, an alarm specified by its manufacturer as suitable for a kitchen shall be located in the kitchen. This may be a heat alarm to avoid nuisance activations. Smoke alarms shall be located on or near the ceiling. Smoke alarms to be located 5m maximum from an internal wall and 10m maximum apart.
  In a multi-level household, there shall be at least one smoke alarm on each level. Smoke alarms must have a test and hush button to comply with NZS 4514:2021
  All smoke alarms must meet compliance standards BS EN 14604, AS3786, UL 217, CAN/ULC S531 or ISO 12239.

Note to Electrical Contractor:
- Contractor to cross check bracing plan to ensure electrical mains cable does not penetrate through bottom plate in location of an external or internal wall brace.

General Notes:
- All dimensions, levels, falls, heights & structure etc. are to be checked and confirmed on site before commencements of works.
- All proprietary materials are to be installed in strict accordance with manufacturer's specifications and any associated appraisals.
- All construction is to comply with current edition of NZS: 3604 and NZBC.
- All drawings and specifications are to be read through entirely and read in conjunction with the structural drawings and specifications prior to starting work.
- Contractor to verify all dimensions on site when setting out to determine relationship and position of each level.
- Any discrepancies are to be discussed with Radley Design to eliminate any follow on effects that may result. Any changes or modifications on site that differ from what is drawn or specified are to be discussed with Radley Design & written authorisation issued by Radley Design before undertaking of any change(s).
- Do not scale from the drawings. If additional dimensions are required, consult Radley Design.
- Building Contractor to assess site to ensure Daylighting & Building Restrictions are complied with. No liability for encroachment shall be held by the Designer if the site is not surveyed by a registered Surveyor prior to the commencement of foundation construction.
- Refer to NZS: 3604 (2011) for Structural Fixing and Bracket Materials & E2/AS1: Table 20 for Fixing Materials.
- All Electrical works are to comply with NZBC: G9, F7, and comply with the Electrical Safety Regulations 2011, AS/NZS: 3000, AS/NZS: 3006 1.2, and the New Zealand Codes of Practice.

NZBC D1/AS1 Access Routes:

Concrete or H5 timber step to all access points (owners care)
- Min 150mm below FFL

Acceptable Slip Resistance for Walking Surfaces:

- Portland Cement Concrete
- Broomed (Class 5 or 6) or Wood Float Finish (Class U2)
  (Concrete surface finishes complying with NZS 3114)
- Coated and sand/grit impregnated
  (The sand/grit, which is sprinkled over the complete surface of the final paint coating, should be a hard angular material such as silica sand or calcined bauxite. The particle size should not be less than 0.2 mm so that it is not submerged by the coating and not greater than about 2–3 mm so that it remains tightly bound to the surface.)
- Exposed Aggregate Finish
- Crushed Aggregate
- Asphaltic Concrete
- Concrete Pavers
- Dry press concrete
- Interlocking Concrete Block Paving to NZS 3116.
- Anti-Slip Tapes (Will normally require regular replacement to remain effective. To ensure foot contact, tapes should be placed at right angles to the line of travel and be spaced at no more than 150 mm centres)

Venting:
- Extractor fans: ducted through wall vent (minimum flow rate: 25L per second)

All electrical works are to comply with NZBC G9, NZBC F7, Electrical Safety Regulations 2011, AS/NZS: 3000, AS/NZS: 3008.1.2, and New Zealand Codes of Practice.

Stair Design
(Common/main private as per D1/AS1, NZBC)

Tread: 282mm (280mm min.)
Riser: 184.8mm (190mm max.)

Building Areas

Ground Floor	168.49m²
First Floor Powder Room	244.89m² 4.54 m²
Total:	**417.92m²**
Main Deck	47.29m²

Key:
Koolfoam 'KF22-50' (insulated plasterboard)

Product Specifications - Exterior
(Refer to full Product Specification & Masterspec Documents)

'A01' **ROOF** - Dimond 'Heritage Tray' Colorsteel roofing. 3° pitch. (Colour: Dulux Colorsteel matt black - TBC by client). On Covertek 405 self-supporting flexible underlay.

'A02' **GUTTERS & DOWNPIPES** - Selected powdercoated Flashclad box gutters on selected powdercoated Flashclad aluminium fascias. 100x55mm min. rectangular downpipes. (Colour: Dulux 'Electro - Dark Bronze Kinetic' - TBC by client.)

'A03' **SOFFIT LINING** - 7.5mm painted 'Hardigroove' or feature timber soffits (TBC).

'A04' **JOINERY** - APL 'Architectural Series ThermalHeart+' aluminium joinery (double glazed & thermally broken). (Colour: Duratec matt black - TBC by client).

'A05' **CLADDING** - Nu Wall 'E Series' random vertical powdercoated aluminium cladding (Colour: Dulux 'Electro - Dark Bronze Kinetic' - TBC by client). On 20mm vented cavity. On Covertek 405 self-supporting flexible underlay.

'A06' **CLADDING** - Craftstone veneer on James Hardie 9mm 'Easylap Panel' on structurally-fixed vented cavity. (Colour: Cape Brown - TBC by client).

'A07' **CLADDING** - Solid plaster system on block walls. (Product TBC).

'A08' **DECORATIVE SCREENING EXTERIOR BATTENS** - Feature 140x45mm aluminium battens. (Colour: to match cladding).

'A09' **SECTIONAL GARAGE DOOR** - Selected aluminium insulated sectional garage door.

'A10' **TIMBER DECK** - 19mm x 140mm 'purple heart' decking on timber joists.

'A11' **GLASS BALUSTRADE** - Juralco 'Edgetec Infinity' glass balustrade. (Colour: matt black - TBC by client).

'A12' **DECK STRUCTURE** - Structural SHS braced deck posts (SED)

'A13' **RETAINING WALLS** - 20-series masonry retaining walls, w/ plaster finish (to be reviewed).

'A14' **SPA POOL** - Sundance 'Chelsee 780 Series' spa pool. Spa pool to be located 1.0m min. from glass barrier from falling.

Product Specifications - Interior
(Refer to full Product Specification & Masterspec Documents)

'B10' **CEILINGS** - 13mm GIB (TBC)

'B11' **FEATURE CEILINGS** - TBC

'B12' **WALLS** - 10mm GIB, Level 5 finish on H1.2 SG8 timber framing.

'B13' **TIMBER FLOORS** - Selected engineered timber flooring w/ underfloor heating.

'B14' **CARPET** - Selected carpet.

'B15' **WET AREA FLOORS** - Selected tiles on selected waterproof membrane system.

'B16' **WET AREA SHOWER FLOOR** - Selected tiles on selected waterproof membrane system 1:50 min. fall into Allproof 'tile insert' drain channel or similar.

'B17a' **WET AREA/SHOWER WALLS** - Selected tiles on selected waterproof membrane system. On GIB Aqualine on timber wall framing (as noted on floor plans).

'B17b' **POWDER ROOM TILED WALLS** - Selected tiles on Koolfoam insulated plasterboard on masonry walls OR 10mm GIB Aqualine on timber wall framing (as noted on floor plans).

'B17c' **POWDER ROOM WALLS** - Selected paint finish (level 5) on Koolfoam insulated plasterboard on masonry walls OR on 10mm GIB Aqualine on timber wall framing (as noted on floor plans). Colour: TBC.

'B18' **SHOWER SHELF/NICHE** - Full-length tiled shelf/niche.

'B19' **BATHROOM MIRROR** - Selected demister mirror.

'B20' **VANITIES** - Selected wall-hung vanities (sizes as noted on plans).

'B21' **TOWEL RAILS/TOWERS** - Selected heated towel rails/towers as noted.

'B22' **GARAGE CARPET** - To Garage & Bike Storage room.

'B23' **FIRE** - Onyx 'Avanti 150RW' multi-sided fireplace.

'B24' **WARDROBE DOORS** - Mirrored wardrobe doors.

'B25' **SHOWER DOORS** - Crest Showers 'Sereno' shower doors. Glass treated with 'Diamond Fusion Glass Defender'. Height: TBC.

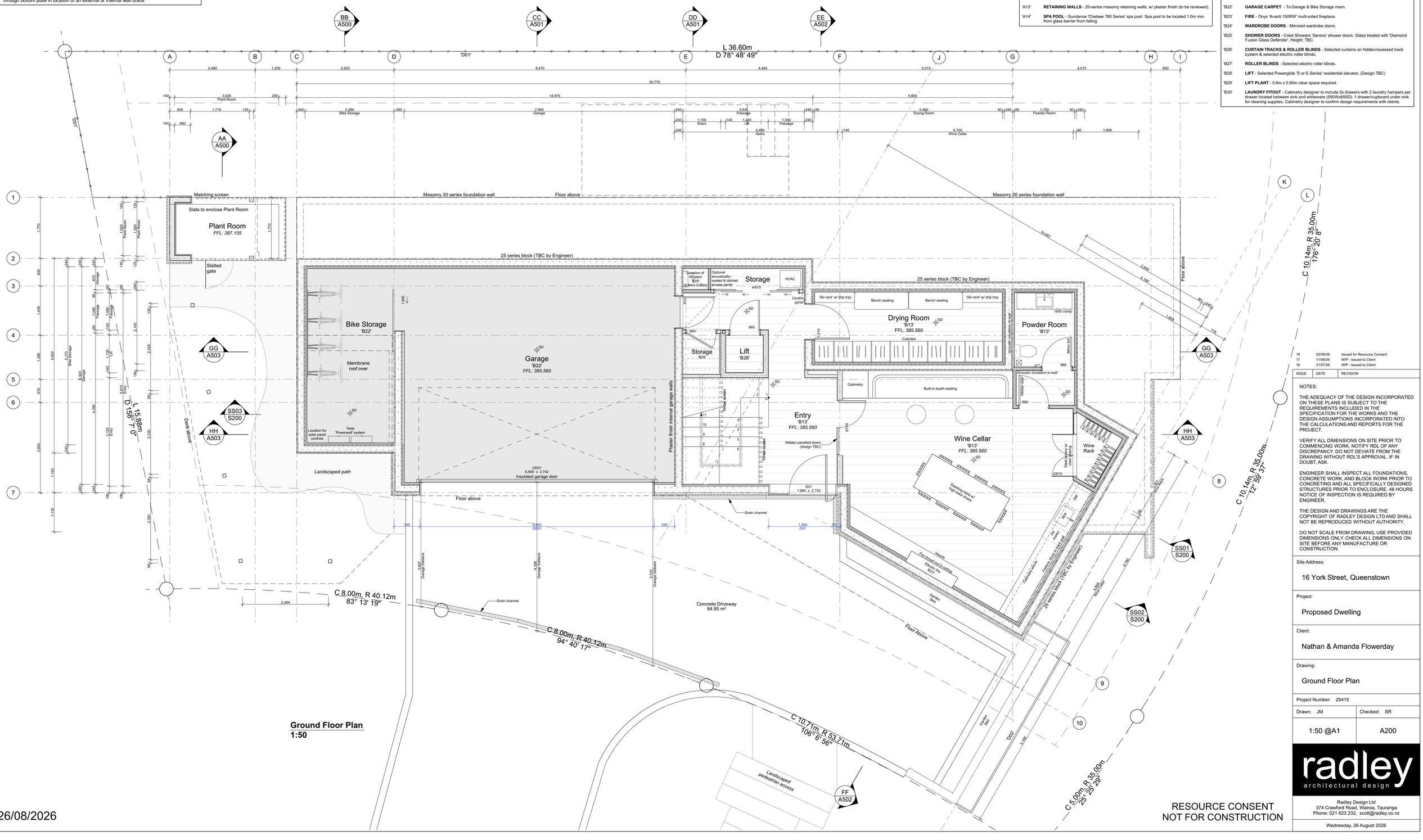
'B26' **CURTAIN TRACKS & ROLLER BLINDS** - Selected curtains on hidden/recessed track system & selected electric roller blinds.

'B27' **ROLLER BLINDS** - Selected electric roller blinds.

'B28' **LIFT** - Selected Powerglide 'S or E-Series' residential elevator. (Design TBC)

'B29' **LIFT PLANT** - 0.6m x 0.85m clear space required.

'B30' **LAUNDRY FITOUT** - Cabinetry designer to include 2x drawers with 2 laundry hampers per drawer located between sink and whiteware (590Wx650D). 1 drawer/cupboard under sink for cleaning supplies. Cabinetry designer to confirm design requirements with clients.



Ground Floor Plan
1:50

26/08/2026

RESOURCE CONSENT
NOT FOR CONSTRUCTION

ISSUE	DATE	REVISION
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Site Address:
16 York Street, Queenstown

Project:
Proposed Dwelling

Client:
Nathan & Amanda Flowerday

Drawing:
Ground Floor Plan

Project Number: 25415

Drawn: JM	Checked: SR
1:50 @A1	A200

radley architectural design
Radley Design Ltd
374 Crawford Road, Wairoa, Tauranga
Phone: 021 623 232, scott@radley.co.nz

Wednesday, 26 August 2026

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  Electrical contractor to ensure spaces within the building have adequate artificial lighting (illuminance of no less than 20 LUX at floor level, total wattage/m2 of floor area as per table 1) to comply with NZBC G8/AS1.

Fire Safety - NZBC:C1/AS1, C/AS2:
- Approved interconnected smoke alarms with 10 year long-life battery (non-removable/sealed) or 240v mains power are required within all sleeping spaces, living spaces, hallways and landings. Where a kitchen or scullery is separated from the living spaces and hallways by doors that can be closed, an alarm specified by its manufacturer as suitable for a kitchen shall be located in the kitchen. This may be a heat alarm to avoid nuisance activations. Smoke alarms shall be located on or near the ceiling. Smoke alarms to be located 5m maximum from an internal wall and 10m maximum apart.
  In a multi-level household, there shall be at least one smoke alarm on each level. Smoke alarms must have a test and hush button to comply with NZS 4514:2021
  All smoke alarms must meet compliance standards BS EN 14604, AS3786, UL 217, CAN/ULC S531 or ISO 12239.

Note to Electrical Contractor:
- Contractor to cross check bracing plan to ensure electrical mains cable does not penetrate through bottom plate in location of an external or internal wall brace.

General Notes:
- All dimensions, levels, falls, heights & structure etc. are to be checked and confirmed on site before commencements of works.
- All proprietary materials are to be installed in strict accordance with manufacturer's specifications and any associated appraisals.
- All construction is to comply with current edition of NZS: 3604 and NZBC.
- All drawings and specifications are to be read through entirely and read in conjunction with the structural drawings and specifications prior to starting work.
- Contractor to verify all dimensions on site when setting out to determine relationship and position of each level.
- Any discrepancies are to be discussed with Radley Design to eliminate any follow on effects that may result. Any changes or modifications on site that differ from what is drawn or specified are to be discussed with Radley Design & written authorisation issued by Radley Design before undertaking of any change(s).
- Do not scale from the drawings. If additional dimensions are required, consult Radley Design.
- Building Contractor to assess site to ensure Daylighting & Building Restrictions are complied with. No liability for encroachment shall be held by the Designer if the site is not surveyed by a registered Surveyor prior to the commencement of foundation construction.
- Refer to NZS: 3604 (2011) for Structural Fixing and Bracket Materials & E2/AS1: Table 20 for Fixing Materials.
- All Electrical works are to comply with NZBC: G9, F7, and comply with the Electrical Safety Regulations 2011, AS/NZS: 3000, AS/NZS: 3006 1.2, and the New Zealand Codes of Practice.

NZBC D1/AS1 Access Routes:

Concrete or H5 timber step to all access points (owners care)
- Min 150mm below FFL

Acceptable Slip Resistance for Walking Surfaces:

- Portland Cement Concrete
- Broomed (Class 5 or 6) or Wood Float Finish (Class U2)
  (Concrete surface finishes complying with NZS 3114)
- Coated and sand/grit impregnated
  (The sand/grit, which is sprinkled over the complete surface of the final paint coating, should be a hard angular material such as silica sand or calcined bauxite. The particle size should not be less than 0.2 mm so that it is not submerged by the coating and not greater than about 2–3 mm so that it remains tightly bound to the surface.)
- Exposed Aggregate Finish
- Crushed Aggregate
- Asphaltic Concrete
- Concrete Pavers
- Dry press concrete
- Interlocking Concrete Block Paving to NZS 3116.
- Anti-Slip Tapes (Will normally require regular replacement to remain effective. To ensure foot contact, tapes should be placed at right angles to the line of travel and be spaced at no more than 150 mm centres)

Venting:
- Extractor fans: ducted through wall vent (minimum flow rate: 25L per second)

All electrical works are to comply with NZBC G9, NZBC F7, Electrical Safety Regulations 2011, AS/NZS: 3000, AS/NZS: 3008.1.2, and New Zealand Codes of Practice.

Stair Design
(Common/main private as per D1/AS1, NZBC)

Tread: 282mm (280mm min.)
Riser: 184.8mm (190mm max.)

Building Areas

Ground Floor	168.49m²
First Floor Powder Room	244.89m² 4.54 m²
Total:	**417.92m²**
Main Deck	47.29m²

Product Specifications - Exterior
(Refer to full Product Specification & Masterspec Documents)

'A01' **ROOF** - Dimond 'Heritage Tray' Colorsteel roofing. 3° pitch. (Colour: Dulux Colorsteel matt black - TBC by client). On Covertek 405 self-supporting flexible underlay.

'A02' **GUTTERS & DOWNPIPES** - Selected powdercoated Flashclad box gutters on selected powdercoated Flashclad aluminium fascias. 100x55mm min. rectangular downpipes. (Colour: Dulux 'Electro - Dark Bronze Kinetic' - TBC by client.)

'A03' **SOFFIT LINING** - 7.5mm painted 'Hardigroove' or feature timber soffits (TBC).

'A04' **JOINERY** - APL 'Architectural Series ThermalHeart+' aluminium joinery (double glazed & thermally broken). (Colour: Duratec matt black - TBC by client).

'A05' **CLADDING** - Nu Wall 'E Series' random vertical powdercoated aluminium cladding (Colour: Dulux 'Electro - Dark Bronze Kinetic' - TBC by client). On 20mm vented cavity. On Covertek 405 self-supporting flexible underlay.

'A06' **CLADDING** - Cranfstone veneer on James Hardie 9mm 'Easylap Panel' on structurally-fixed vented cavity. (Colour: Cape Brown - TBC by client).

'A07' **CLADDING** - Solid plaster system on block walls. (Product TBC).

'A08' **DECORATIVE SCREENING EXTERIOR BATTENS** - Feature 140x45mm aluminium battens. (Colour: to match cladding).

'A09' **SECTIONAL GARAGE DOOR** - Selected aluminium insulated sectional garage door.

'A10' **TIMBER DECK** - 19mm x 140mm 'purple heart' decking on timber joists.

'A11' **GLASS BALUSTRADE** - Juralco 'Edgetec Infinity' glass balustrade. (Colour: matt black - TBC by client).

'A12' **DECK STRUCTURE** - Structural SHS braced deck posts (SED)

'A13' **RETAINING WALLS** - 20-series masonry retaining walls, w/ plaster finish (to be reviewed).

'A14' **SPA POOL** - Sundance 'Chelsee 780 Series' spa pool. Spa pool to be located 1.0m min. from glass barrier from falling.

Product Specifications - Interior
(Refer to full Product Specification & Masterspec Documents)

'B10' **CEILINGS** - 13mm GIB (TBC)

'B11' **FEATURE CEILINGS** - TBC

'B12' **WALLS** - 10mm GIB, Level 5 finish on H1.2 SG8 timber framing.

'B13' **TIMBER FLOORS** - Selected engineered timber flooring w/ underfloor heating.

'B14' **CARPET** - Selected carpet.

'B15' **WET AREA FLOORS** - Selected tiles on selected waterproof membrane system.

'B16' **WET AREA SHOWER FLOOR** - Selected tiles on selected waterproof membrane system 1:50 min. fall into Allproof 'tile insert' drain channel or similar.

'B17a' **WET AREA/SHOWER WALLS** - Selected tiles on selected waterproof membrane system. On GIB Aqualine on timber wall framing (as noted on floor plans).

'B17b' **POWDER ROOM TILED WALLS** - Selected tiles on Koolfoam insulated plasterboard on masonry walls OR 10mm GIB Aqualine on timber wall framing (as noted on floor plans).

'B17c' **POWDER ROOM WALLS** - Selected paint finish (level 5) on Koolfoam insulated plasterboard on masonry walls OR on 10mm GIB Aqualine on timber wall framing (as noted on floor plans). Colour: TBC.

'B18' **SHOWER SHELF/NICHE** - Full-length tiled shelf/niche.

'B19' **BATHROOM MIRROR** - Selected demister mirror.

'B20' **VANITIES** - Selected wall-hung vanities (sizes as noted on plans).

'B21' **TOWEL RAILS/TOWERS** - Selected heated towel rails/towers as noted.

'B22' **GARAGE CARPET** - To Garage & Bike Storage room.

'B23' **FIRE** - Onyx 'Avanti 150RW' multi-sided fireplace.

'B24' **WARDROBE DOORS** - Mirrored wardrobe doors.

'B25' **SHOWER DOORS** - Crest Showers 'Sereno' shower doors. Glass treated with 'Diamond Fusion Glass Defender'. Height: TBC.

'B26' **CURTAIN TRACKS & ROLLER BLINDS** - Selected curtains on hidden/recessed track system & selected electric roller blinds.

'B27' **ROLLER BLINDS** - Selected electric roller blinds.

'B28' **LIFT** - Selected Powerglide 'S or E-Series' residential elevator. (Design TBC)

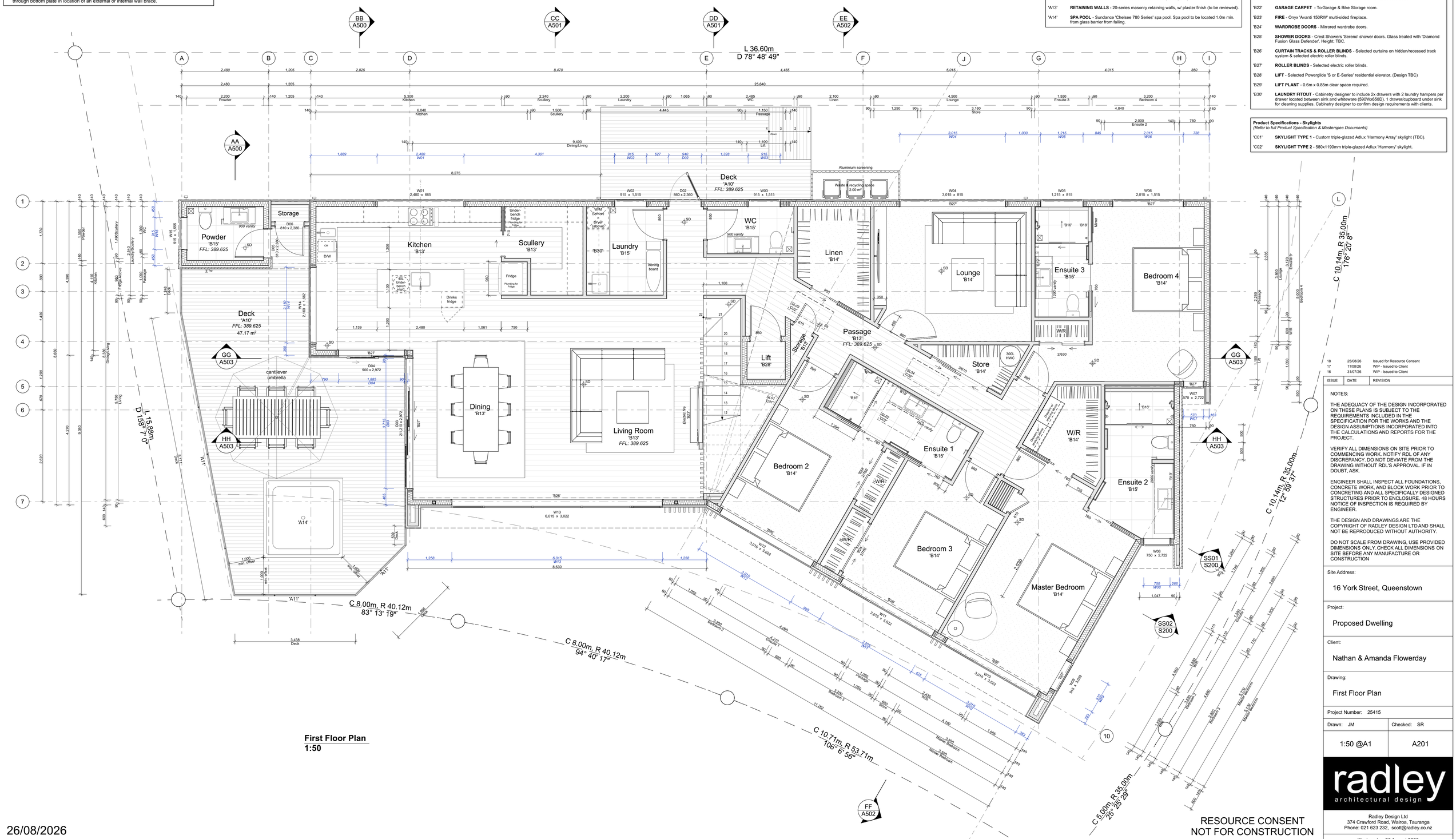
'B29' **LIFT PLANT** - 0.6m x 0.85m clear space required.

'B30' **LAUNDRY FITOUT** - Cabinetry designer to include 2x drawers with 2 laundry hampers per drawer located between sink and whiteware (590Wx650D). 1 drawer/cupboard under sink for cleaning supplies. Cabinetry designer to confirm design requirements with clients.

Product Specifications - Skylights
(Refer to full Product Specification & Masterspec Documents)

'C01' **SKYLIGHT TYPE 1** - Custom triple-glazed Adlux 'Harmony Array' skylight (TBC).

'C02' **SKYLIGHT TYPE 2** - 580x1190mm triple-glazed Adlux 'Harmony' skylight.



First Floor Plan
1:50

26/08/2026

ISSUE	DATE	REVISION
18	25/08/26	Issued for Resource Consent
17	11/08/26	WIP - Issued to Client
16	31/07/26	WIP - Issued to Client

NOTES:

THE ADEQUACY OF THE DESIGN INCORPORATED ON THESE PLANS IS SUBJECT TO THE REQUIREMENTS INCLUDED IN THE SPECIFICATION FOR THE WORKS AND THE DESIGN ASSUMPTIONS INCORPORATED INTO THE CALCULATIONS AND REPORTS FOR THE PROJECT.

VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. NOTIFY RDL OF ANY DISCREPANCY. DO NOT DEVIATE FROM THE DRAWING WITHOUT RDL'S APPROVAL. IF IN DOUBT, ASK.

ENGINEER SHALL INSPECT ALL FOUNDATIONS, CONCRETE WORK, AND BLOCK WORK PRIOR TO CONCRETING AND ALL SPECIFICALLY DESIGNED STRUCTURES PRIOR TO ENCLOSURE. 48 HOURS NOTICE OF INSPECTION IS REQUIRED BY ENGINEER.

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DO NOT SCALE FROM DRAWING, USE PROVIDED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

Site Address:
16 York Street, Queenstown

Project:
Proposed Dwelling

Client:
Nathan & Amanda Flowerday

Drawing:
First Floor Plan

Project Number: 25415

Drawn: JM	Checked: SR
1:50 @A1	A201

RESOURCE CONSENT
NOT FOR CONSTRUCTION

radley architectural design
Radley Design Ltd
374 Crawford Road, Wairoa, Tauranga
Phone: 021 623 232, scott@radley.co.nz

Wednesday, 26 August 2026

Note:
- Building heights to EGL are noted on Cross Sections
- Building distances to boundaries are noted on Cross Sections



E-01 South Elevation
1:50

South Elevation

Risk Matrix
Edition: Fourth
Wall Type: **Standard**

Risk Factor	*Low*	*Med.*	*High*	*Very High*	*Score*
Wind (NZS3604)	0	0	**1**	2	**1**
Storeys	0	1	**2**	4	**2**
R/W Intersection	0	**1**	3	5	**1**
Eaves Width	0	1	2	**5**	**5**
Complexity	0	**1**	3	6	**1**
Deck Design	0	**2**	4	6	**2**
			Total Risk Score: **high**		**12**

Vertical aluminium weatherboard system & stone veneer system - Acceptable wall cladding as per Table 3.1.3.2, E2/AS1 (Risk Score: <20)

Product Specifications - Exterior
(Refer to full Product Specification & Masterspec Documents)

'A01' **ROOF** - Dimond 'Heritage Tray' Colorsteel roofing. 3° pitch. (Colour: Dulux Colorsteel matt black - TBC by client). On Covertek 405 self-supporting flexible underlay.

'A02' **GUTTERS & DOWNPIPES** - Selected powdercoated Flashclad box gutters on selected powdercoated Flashclad aluminium fascias. 100x55mm min. rectangular downpipes. (Colour: Dulux 'Electro - Dark Bronze Kinetic' - TBC by client.)

'A03' **SOFFIT LINING** - 7.5mm painted 'Hardigroove' or feature timber soffits (TBC).

'A04' **JOINERY** - APL 'Architectural Series ThermalHeart+' aluminium joinery (double glazed & thermally broken). (Colour: Duratec matt black - TBC by client).

'A05' **CLADDING** - Nu Wall 'E Series' random vertical powdercoated aluminium cladding (Colour: Dulux 'Electro - Dark Bronze Kinetic' - TBC by client). On 20mm vented cavity. On Covertek 405 self-supporting flexible underlay.

'A06' **CLADDING** - Craftstone veneer on James Hardie 9mm 'Easylap Panel' on structurally-fixed vented cavity. (Colour: Cape Brown - TBC by client).

'A07' **CLADDING** - Solid plaster system on block walls. (Product TBC).

'A08' **DECORATIVE SCREENING EXTERIOR BATTENS** - Feature 140x45mm aluminium battens. (Colour: to match cladding).

'A09' **SECTIONAL GARAGE DOOR** - Selected aluminium insulated sectional garage door.

'A10' **TIMBER DECK** - 19mm x 140mm 'purple heart' decking on timber joists.

'A11' **GLASS BALUSTRADE** - Juralco 'Edgetec Infinity' glass balustrade. (Colour: matt black - TBC by client).

'A12' **DECK STRUCTURE** - Structural SHS braced deck posts (SED)

'A13' **RETAINING WALLS** - 20-series masonry retaining walls, w/ plaster finish (to be reviewed).

'A14' **SPA POOL** - Sundance 'Chelsee 780 Series' spa pool. Spa pool to be located 1.0m min. from glass barrier from falling.

Product Specifications - Interior
(Refer to full Product Specification & Masterspec Documents)

'B10' **CEILINGS** - 13mm GIB (TBC)

'B11' **FEATURE CEILINGS** - TBC

'B12' **WALLS** - 10mm GIB, Level 5 finish on H1.2 SG8 timber framing.

'B13' **TIMBER FLOORS** - Selected engineered timber flooring w/ underfloor heating.

'B14' **CARPET** - Selected carpet.

'B15' **WET AREA FLOORS** - Selected tiles on selected waterproof membrane system.

'B16' **WET AREA SHOWER FLOOR** - Selected tiles on selected waterproof membrane system 1:50 min. fall into Allproof 'tile insert' drain channel or similar.

'B17a' **WET AREA/SHOWER WALLS** - Selected tiles on selected waterproof membrane system. On GIB Aqualine on timber wall framing (as noted on floor plans).

'B17b' **POWDER ROOM TILED WALLS** - Selected tiles on Koolfoam insulated plasterboard on masonry walls OR 10mm GIB Aqualine on timber wall framing (as noted on floor plans).

'B17c' **POWDER ROOM WALLS** - Selected paint finish (level 5) on Koolfoam insulated plasterboard on masonry walls OR on 10mm GIB Aqualine on timber wall framing (as noted on floor plans). Colour: TBC.

'B18' **SHOWER SHELF/NICHE** - Full-length tiled shelf/niche.

'B19' **BATHROOM MIRROR** - Selected demister mirror.

'B20' **VANITIES** - Selected wall-hung vanities (sizes as noted on plans).

'B21' **TOWEL RAILS/TOWERS** - Selected heated towel rails/towers as noted.

'B22' **GARAGE CARPET** - To Garage & Bike Storage room.

'B23' **FIRE** - Onyx 'Avanti 150RW' multi-sided fireplace.

'B24' **WARDROBE DOORS** - Mirrored wardrobe doors.

'B25' **SHOWER DOORS** - Crest Showers 'Sereno' shower doors. Glass treated with 'Diamond Fusion Glass Defender'. Height: TBC.

'B26' **CURTAIN TRACKS & ROLLER BLINDS** - Selected curtains on hidden/recessed track system & selected electric roller blinds.

'B27' **ROLLER BLINDS** - Selected electric roller blinds.

'B28' **LIFT** - Selected Powerglide 'S or E-Series' residential elevator. (Design TBC)

'B29' **LIFT PLANT** - 0.6m x 0.85m clear space required.

'B30' **LAUNDRY FITOUT** - Cabinetry designer to include 2x drawers with 2 laundry hampers per drawer located between sink and whiteware (590Wx650D). 1 drawer/cupboard under sink for cleaning supplies. Cabinetry designer to confirm design requirements with clients.

Product Specifications - Skylights
(Refer to full Product Specification & Masterspec Documents)

'C01' **SKYLIGHT TYPE 1** - Custom triple-glazed Adlux 'Harmony Array' skylight (TBC).

'C02' **SKYLIGHT TYPE 2** - 580x1190mm triple-glazed Adlux 'Harmony' skylight.

Product Specifications - Landscaping
(Refer to full Product Specification & Masterspec Documents)

'D01' **BOUNDARY FENCE** - Selected modepanel fencing or vertical timber slats to site boundaries where noted.

'D02' **LANDSCAPING BARRIER** - Selected landscaping screen/fence to act as barrier from falling to top of landscaping retaining wall. Design TBC.

'D03' **LANDSCAPING PAVERS** - Selected concrete pavers (Ref. Patch Landscape's design).

26/08/2026



E-02 West Elevation
1:50

West Elevation

Risk Matrix
Edition: Fourth
Wall Type: **Standard**

Risk Factor	*Low*	*Med.*	*High*	*Very High*	*Score*
Wind (NZS3604)	0	0	**1**	2	**1**
Storeys	0	1	**2**	4	**2**
R/W Intersection	0	**1**	3	5	**1**
Eaves Width	0	1	2	**5**	**5**
Complexity	0	1	**3**	6	**3**
Deck Design	0	**2**	4	6	**2**
			Total Risk Score: **high**		**14**

Vertical aluminium weatherboard system & stone veneer system - Acceptable wall cladding as per Table 3.1.3.2, E2/AS1 (Risk Score: <20)

RESOURCE CONSENT
NOT FOR CONSTRUCTION

ISSUE	DATE	REVISION
18	25/08/26	Issued for Resource Consent
17	11/08/26	WIP - Issued to Client
16	31/07/26	WIP - Issued to Client

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Site Address:

16 York Street, Queenstown

Project:

Proposed Dwelling

Client:

Nathan & Amanda Flowerday

Drawing:

Elevations

Project Number: 25415

Drawn: JM | Checked: SR

1:50 @A1 | A400

radley
architectural design

Radley Design Ltd
374 Crawford Road, Wairoa, Tauranga
Phone: 021 623 232, scott@radley.co.nz

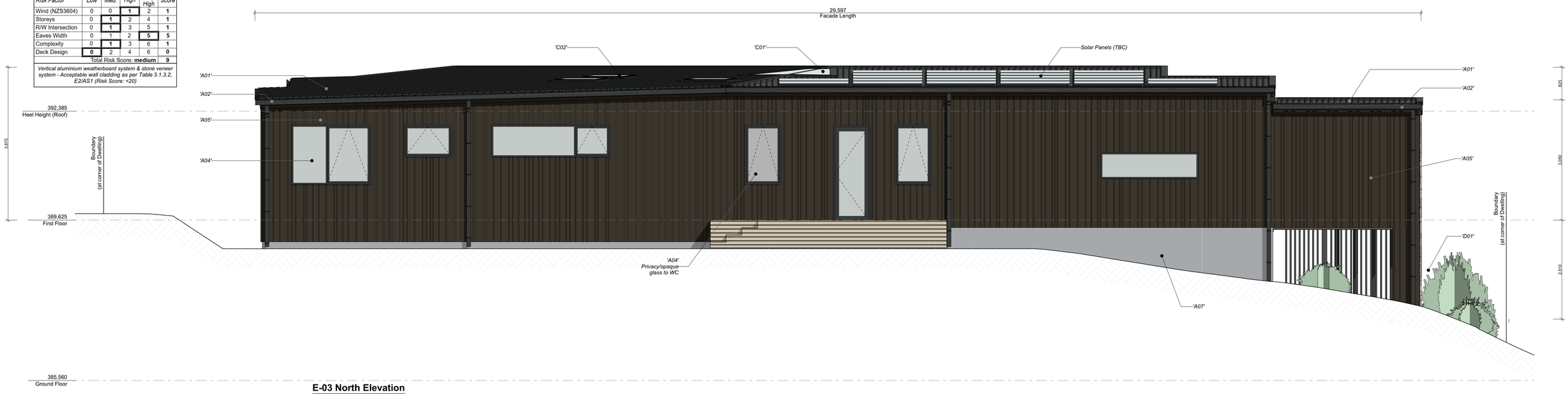
Wednesday, 26 August 2026

North Elevation

Risk Matrix
Edition: Fourth
Wall Type: **Standard**

Risk Factor	*Low*	*Med.*	*High*	*Very High*	*Score*
Wind (NZS3604)	0	0	**1**	2	**1**
Storeys	0	**1**	2	4	**1**
R/W Intersection	0	**1**	3	5	**1**
Eaves Width	0	1	2	**5**	**5**
Complexity	0	**1**	3	6	**1**
Deck Design	**0**	2	4	6	**0**
			Total Risk Score: **medium**		**9**

Vertical aluminium weatherboard system & stone veneer system - Acceptable wall cladding as per Table 3.1.3.2, E2/AS1 (Risk Score: <20)



E-03 North Elevation
1:50

Product Specifications - Exterior
(Refer to full Product Specification & Masterspec Documents)

'A01' **ROOF** - Dimond 'Heritage Tray' Colorsteel roofing. 3° pitch. (Colour: Dulux Colorsteel matt black - TBC by client). On Covertek 405 self-supporting flexible underlay.

'A02' **GUTTERS & DOWNPIPES** - Selected powdercoated Flashclad box gutters on selected powdercoated Flashclad aluminium fascias. 100x55mm min. rectangular downpipes. (Colour: Dulux 'Electro - Dark Bronze Kinetic' - TBC by client.)

'A03' **SOFFIT LINING** - 7.5mm painted 'Hardigroove' or feature timber soffits (TBC).

'A04' **JOINERY** - APL 'Architectural Series ThermalHeart+' aluminium joinery (double glazed & thermally broken). (Colour: Duratec matt black - TBC by client).

'A05' **CLADDING** - Nu Wall 'E Series' random vertical powdercoated aluminium cladding (Colour: Dulux 'Electro - Dark Bronze Kinetic' - TBC by client). On 20mm vented cavity. On Covertek 405 self-supporting flexible underlay.

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'A08' **DECORATIVE SCREENING EXTERIOR BATTENS** - Feature 140x45mm aluminium battens. (Colour: to match cladding).

'A09' **SECTIONAL GARAGE DOOR** - Selected aluminium insulated sectional garage door.

'A10' **TIMBER DECK** - 19mm x 140mm 'purple heart' decking on timber joists.

'A11' **GLASS BALUSTRADE** - Juralco 'Edgetec Infinity' glass balustrade. (Colour: matt black - TBC by client).

'A12' **DECK STRUCTURE** - Structural SHS braced deck posts (SED)

'A13' **RETAINING WALLS** - 20-series masonry retaining walls, w/ plaster finish (to be reviewed).

'A14' **SPA POOL** - Sundance 'Chelsea 780 Series' spa pool. Spa pool to be located 1.0m min. from glass barrier from falling.

Product Specifications - Interior
(Refer to full Product Specification & Masterspec Documents)

'B10' **CEILINGS** - 13mm GIB (TBC)

'B11' **FEATURE CEILINGS** - TBC

'B12' **WALLS** - 10mm GIB, Level 5 finish on H1.2 SG8 timber framing.

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'B19' **BATHROOM MIRROR** - Selected demister mirror.

'B20' **VANITIES** - Selected wall-hung vanities (sizes as noted on plans).

'B21' **TOWEL RAILS/TOWERS** - Selected heated towel rails/towers as noted.

'B22' **GARAGE CARPET** - To Garage & Bike Storage room.

'B23' **FIRE** - Onyx 'Avanti 150RW' multi-sided fireplace.

'B24' **WARDROBE DOORS** - Mirrored wardrobe doors.

'B25' **SHOWER DOORS** - Crest Showers 'Sereno' shower doors. Glass treated with 'Diamond Fusion Glass Defender'. Height: TBC.

'B26' **CURTAIN TRACKS & ROLLER BLINDS** - Selected curtains on hidden/recessed track system & selected electric roller blinds.

'B27' **ROLLER BLINDS** - Selected electric roller blinds.

'B28' **LIFT** - Selected Powerglide 'S or E-Series' residential elevator. (Design TBC)

'B29' **LIFT PLANT** - 0.6m x 0.85m clear space required.

'B30' **LAUNDRY FITOUT** - Cabinetry designer to include 2x drawers with 2 laundry hampers per drawer located between sink and whiteware (590Wx650D). 1 drawer/cupboard under sink for cleaning supplies. Cabinetry designer to confirm design requirements with clients.

Product Specifications - Skylights
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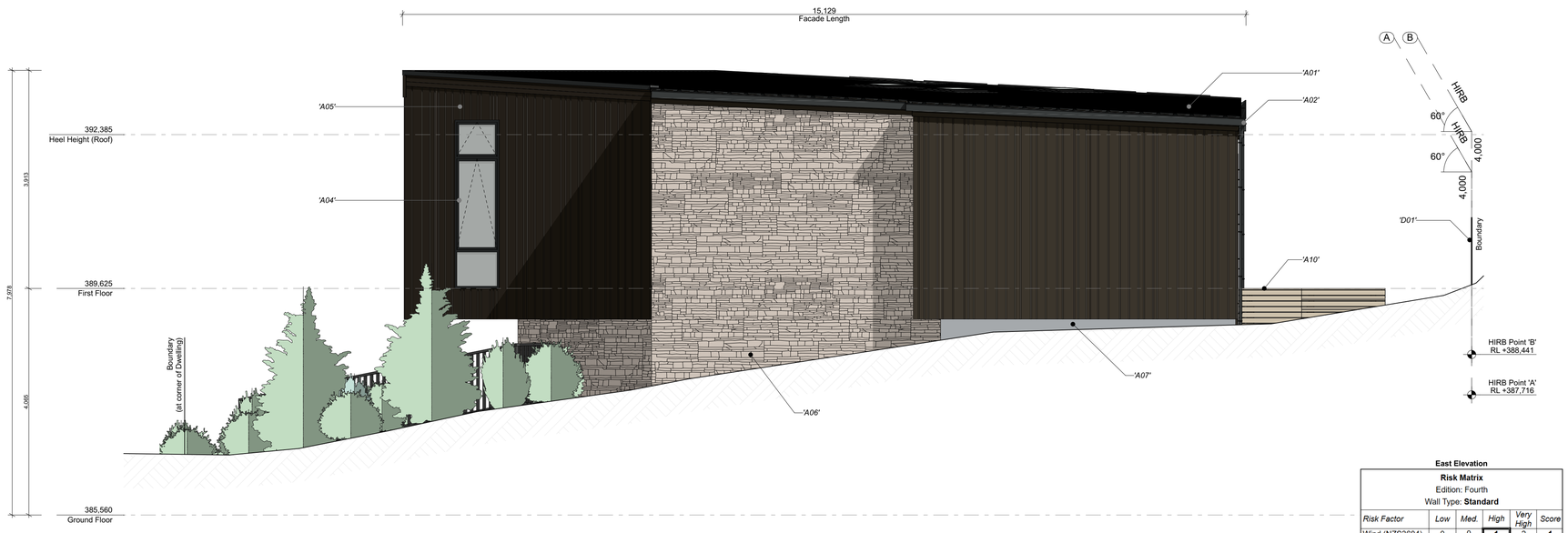
Product Specifications - Landscaping
(Refer to full Product Specification & Masterspec Documents)

'D01' **BOUNDARY FENCE** - Selected modepanel fencing or vertical timber slats to site boundaries where noted.

'D02' **LANDSCAPING BARRIER** - Selected landscaping screen/fence to act as barrier from falling to top of landscaping retaining wall. Design TBC.

'D03' **LANDSCAPING PAVERS** - Selected concrete pavers (Ref. Patch Landscape's design).

26/08/2026



E-04 East Elevation
1:50

East Elevation

Risk Matrix
Edition: Fourth
Wall Type: **Standard**

Risk Factor	*Low*	*Med.*	*High*	*Very High*	*Score*
Wind (NZS3604)	0	0	**1**	2	**1**
Storeys	0	**1**	2	4	**1**
R/W Intersection	0	**1**	3	5	**1**
Eaves Width	0	1	2	**5**	**5**
Complexity	0	1	**3**	6	**3**
Deck Design	**0**	2	4	6	**0**
			Total Risk Score: **medium**		**11**

Vertical aluminium weatherboard system & stone veneer system - Acceptable wall cladding as per Table 3.1.3.2, E2/AS1 (Risk Score: <20)

RESOURCE CONSENT
NOT FOR CONSTRUCTION

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- Building distances to boundaries are noted on Cross Sections

ISSUE	DATE	REVISION
18	25/08/26	Issued for Resource Consent
17	11/08/26	WIP - Issued to Client
16	31/07/26	WIP - Issued to Client

NOTES:

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Site Address:

16 York Street, Queenstown

Project:

Proposed Dwelling

Client:

Nathan & Amanda Flowerday

Drawing:

Elevations

Project Number: 25415

Drawn: JM | Checked: SR

1:50 @A1 | A401

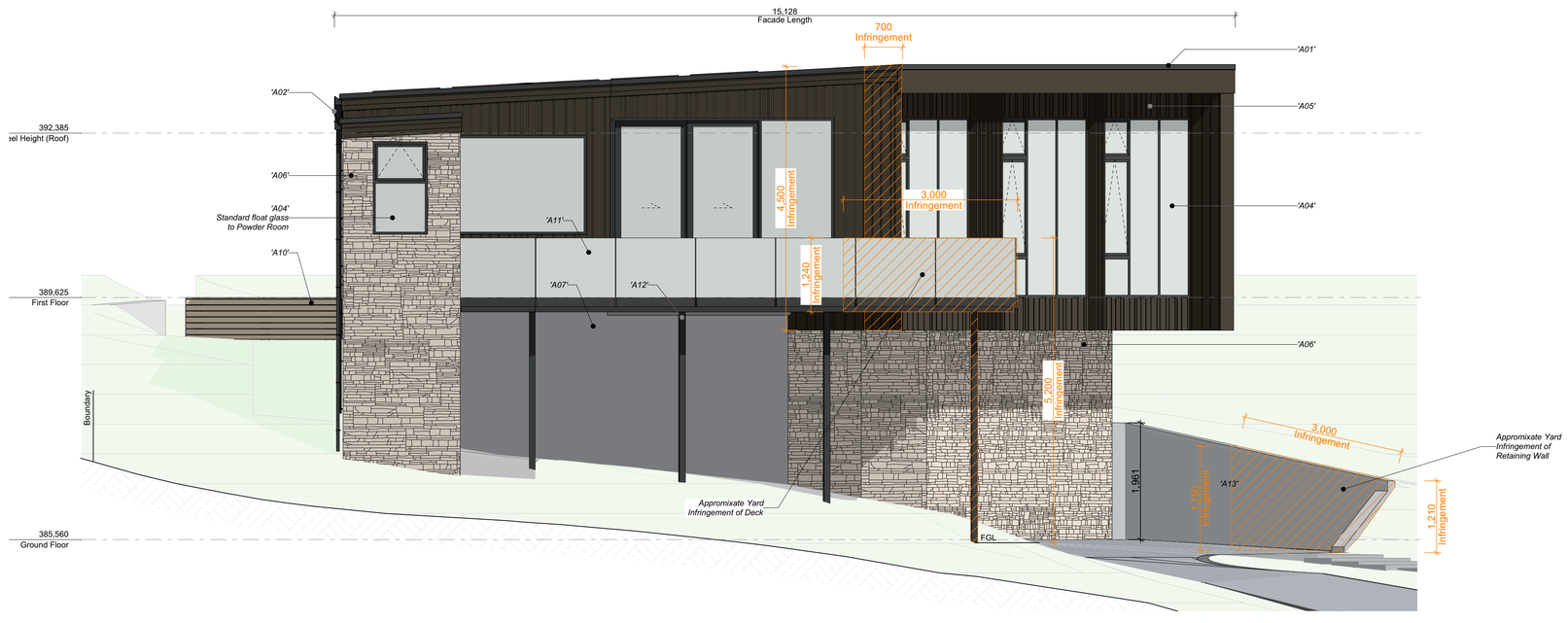
radley
architectural design

Radley Design Ltd
374 Crawford Road, Wairoa, Tauranga
Phone: 021 623 232, scott@radley.co.nz

Wednesday, 26 August 2026



E-01 South Elevation w/ Infringements
1:50



E-02 West Elevation w/ Infringements
1:50

Product Specifications - Exterior
(Refer to full Product Specification & Masterspec Documents)

'A01' **ROOF** - Dimond 'Heritage Tray' Colorsteel roofing. 3° pitch. (Colour: Dulux Colorsteel matt black - TBC by client). On Covertek 405 self-supporting flexible underlay.

'A02' **GUTTERS & DOWNPIPES** - Selected powdercoated Flashclad box gutters on selected powdercoated Flashclad aluminium fascias. 100x55mm min. rectangular downpipes. (Colour: Dulux 'Electro - Dark Bronze Kinetic' - TBC by client.)

'A03' **SOFFIT LINING** - 7.5mm painted 'Hardigroove' or feature timber soffits (TBC).

'A04' **JOINERY** - APL 'Architectural Series ThermalHeart+' aluminium joinery (double glazed & thermally broken). (Colour: Duratec matt black - TBC by client).

'A05' **CLADDING** - Nu Wall 'E Series' random vertical powdercoated aluminium cladding (Colour: Dulux 'Electro - Dark Bronze Kinetic' - TBC by client). On 20mm vented cavity. On Covertek 405 self-supporting flexible underlay.

'A06' **CLADDING** - Craftstone veneer on James Hardie 9mm 'Easylap Panel' on structurally-fixed vented cavity. (Colour: Cape Brown - TBC by client).

'A07' **CLADDING** - Solid plaster system on block walls. (Product TBC).

'A08' **DECORATIVE SCREENING EXTERIOR BATTENS** - Feature 140x45mm aluminium battens. (Colour: to match cladding).

'A09' **SECTIONAL GARAGE DOOR** - Selected aluminium insulated sectional garage door.

'A10' **TIMBER DECK** - 19mm x 140mm 'purple heart' decking on timber joists.

'A11' **GLASS BALUSTRADE** - Juralco 'Edgetec Infinity' glass balustrade. (Colour: matt black - TBC by client).

'A12' **DECK STRUCTURE** - Structural SHS braced deck posts (SED)

'A13' **RETAINING WALLS** - 20-series masonry retaining walls, w/ plaster finish (to be reviewed).

'A14' **SPA POOL** - Sundance 'Chelsee 780 Series' spa pool. Spa pool to be located 1.0m min. from glass barrier from falling.

Product Specifications - Interior
(Refer to full Product Specification & Masterspec Documents)

'B10' **CEILINGS** - 13mm GIB (TBC)

'B11' **FEATURE CEILINGS** - TBC

'B12' **WALLS** - 10mm GIB, Level 5 finish on H1.2 SG8 timber framing.

'B13' **TIMBER FLOORS** - Selected engineered timber flooring w/ underfloor heating.

'B14' **CARPET** - Selected carpet.

'B15' **WET AREA FLOORS** - Selected tiles on selected waterproof membrane system.

'B16' **WET AREA SHOWER FLOOR** - Selected tiles on selected waterproof membrane system 1:50 min. fall into Allproof 'tile insert' drain channel or similar.

'B17a' **WET AREA/SHOWER WALLS** - Selected tiles on selected waterproof membrane system. On GIB Aqualine on timber wall framing (as noted on floor plans).

'B17b' **POWDER ROOM TILED WALLS** - Selected tiles on Koolfoam insulated plasterboard on masonry walls OR 10mm GIB Aqualine on timber wall framing (as noted on floor plans).

'B17c' **POWDER ROOM WALLS** - Selected paint finish (level 5) on Koolfoam insulated plasterboard on masonry walls OR on 10mm GIB Aqualine on timber wall framing (as noted on floor plans). Colour: TBC.

'B18' **SHOWER SHELF/NICHE** - Full-length tiled shelf/niche.

'B19' **BATHROOM MIRROR** - Selected demister mirror.

'B20' **VANITIES** - Selected wall-hung vanities (sizes as noted on plans).

'B21' **TOWEL RAILS/TOWERS** - Selected heated towel rails/towers as noted.

'B22' **GARAGE CARPET** - To Garage & Bike Storage room.

'B23' **FIRE** - Onyx 'Avanti 150RW' multi-sided fireplace.

'B24' **WARDROBE DOORS** - Mirrored wardrobe doors.

'B25' **SHOWER DOORS** - Crest Showers 'Sereno' shower doors. Glass treated with 'Diamond Fusion Glass Defender'. Height: TBC.

'B26' **CURTAIN TRACKS & ROLLER BLINDS** - Selected curtains on hidden/recessed track system & selected electric roller blinds.

'B27' **ROLLER BLINDS** - Selected electric roller blinds.

'B28' **LIFT** - Selected Powerglide 'S or E-Series' residential elevator. (Design TBC)

'B29' **LIFT PLANT** - 0.6m x 0.85m clear space required.

'B30' **LAUNDRY FITOUT** - Cabinetry designer to include 2x drawers with 2 laundry hampers per drawer located between sink and whiteware (590Wx650D). 1 drawer/cupboard under sink for cleaning supplies. Cabinetry designer to confirm design requirements with clients.

26/08/2026

ISSUE	DATE	REVISION
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Site Address:

16 York Street, Queenstown

Project:

Proposed Dwelling

Client:

Nathan & Amanda Flowerday

Drawing:

Yard Infringements

Project Number: 25415

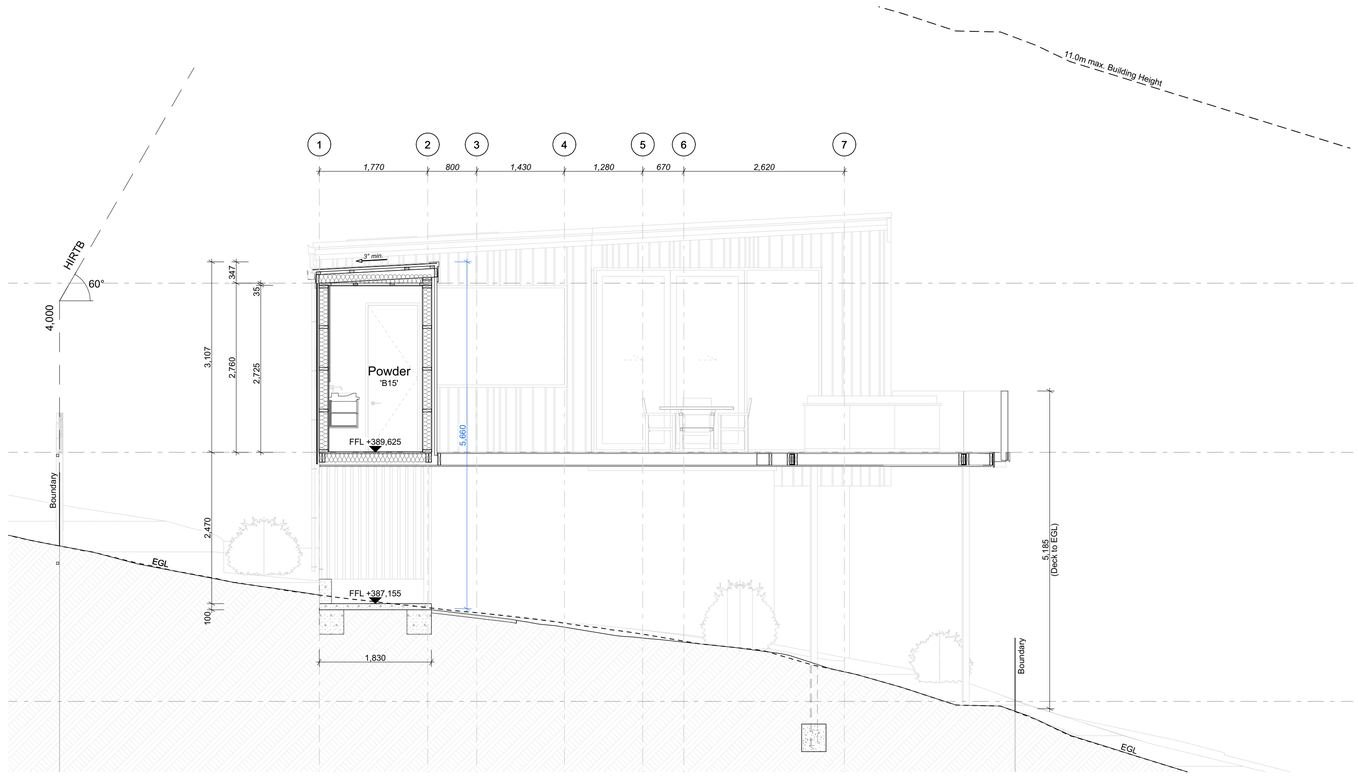
Drawn: JM | Checked: SR

1:50 @A1 | A402

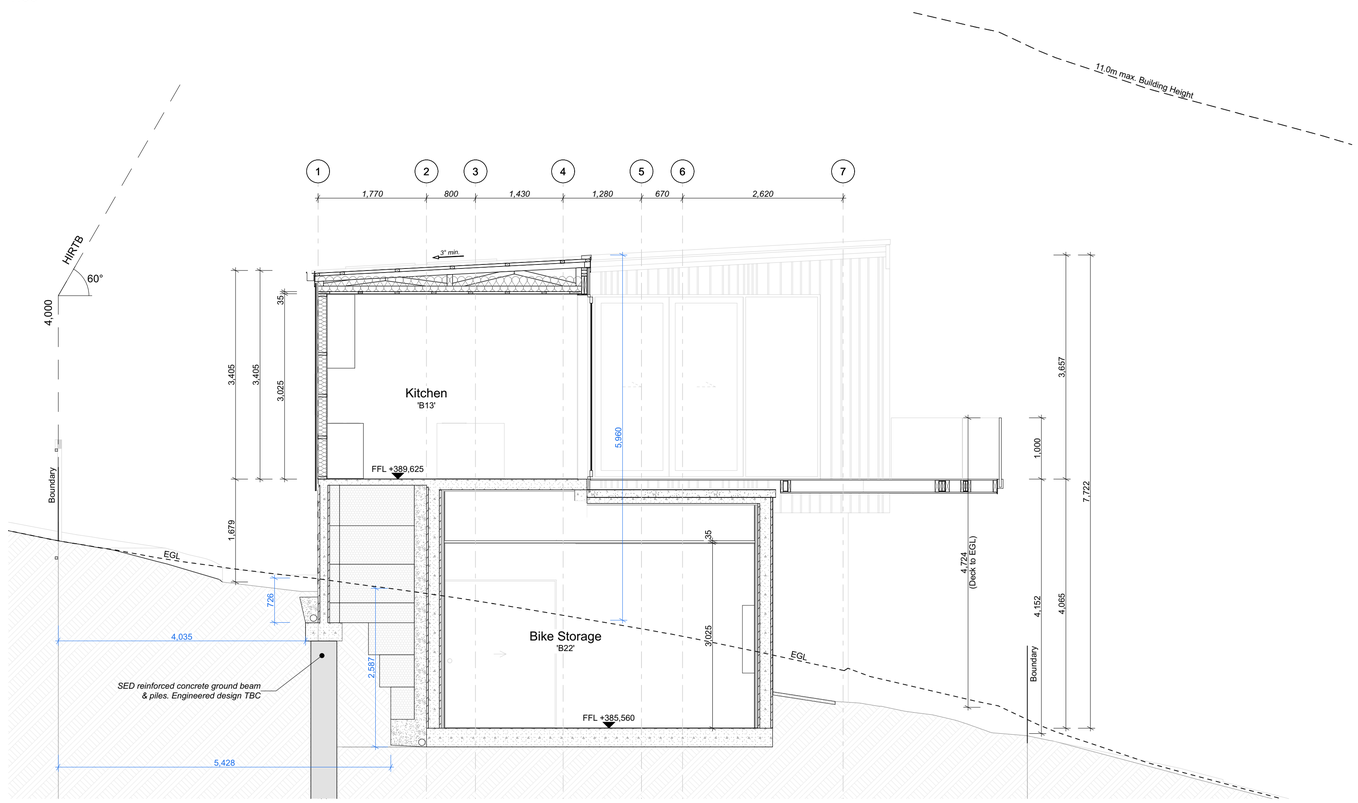
RESOURCE CONSENT
NOT FOR CONSTRUCTION

radley architectural design
Radley Design Ltd
374 Crawford Road, Wairoa, Tauranga
Phone: 021 623 232, scott@radley.co.nz

Wednesday, 26 August 2026



Cross Section AA
1:50



Cross Section BB
1:50

Product Specifications - Exterior
(Refer to full Product Specification & Masterspec Documents)

'A01' **ROOF** - Dimond 'Heritage Tray' Colorsteel roofing. 3° pitch. (Colour: Dulux Colorsteel matt black - TBC by client). On Covertek 405 self-supporting flexible underlay.

'A02' **GUTTERS & DOWNPIPES** - Selected powdercoated Flashclad box gutters on selected powdercoated Flashclad aluminium fascias. 100x55mm min. rectangular downpipes. (Colour: Dulux 'Electro - Dark Bronze Kinetic' - TBC by client.)

'A03' **SOFFIT LINING** - 7.5mm painted 'Hardigroove' or feature timber soffits (TBC).

'A04' **JOINERY** - APL 'Architectural Series ThermalHeart+' aluminium joinery (double glazed & thermally broken). (Colour: Duratec matt black - TBC by client).

'A05' **CLADDING** - Nu Wall 'E Series' random vertical powdercoated aluminium cladding (Colour: Dulux 'Electro - Dark Bronze Kinetic' - TBC by client). On 20mm vented cavity. On Covertek 405 self-supporting flexible underlay.

'A06' **CLADDING** - Craftstone veneer on James Hardie 9mm 'Easylap Panel' on structurally-fixed vented cavity. (Colour: Cape Brown - TBC by client).

'A07' **CLADDING** - Solid plaster system on block walls. (Product TBC).

'A08' **DECORATIVE SCREENING EXTERIOR BATTENS** - Feature 140x45mm aluminium battens. (Colour: to match cladding).

'A09' **SECTIONAL GARAGE DOOR** - Selected aluminium insulated sectional garage door.

'A10' **TIMBER DECK** - 19mm x 140mm 'purple heart' decking on timber joists.

'A11' **GLASS BALUSTRADE** - Juralco 'Edgetec Infinity' glass balustrade. (Colour: matt black - TBC by client).

'A12' **DECK STRUCTURE** - Structural SHS braced deck posts (SED)

'A13' **RETAINING WALLS** - 20-series masonry retaining walls, w/ plaster finish (to be reviewed).

'A14' **SPA POOL** - Sundance 'Chelsee 780 Series' spa pool. Spa pool to be located 1.0m min. from glass barrier from falling.

Product Specifications - Interior
(Refer to full Product Specification & Masterspec Documents)

'B10' **CEILINGS** - 13mm GIB (TBC)

'B11' **FEATURE CEILINGS** - TBC

'B12' **WALLS** - 10mm GIB, Level 5 finish on H1.2 SG8 timber framing.

'B13' **TIMBER FLOORS** - Selected engineered timber flooring w/ underfloor heating.

'B14' **CARPET** - Selected carpet.

'B15' **WET AREA FLOORS** - Selected tiles on selected waterproof membrane system.

'B16' **WET AREA SHOWER FLOOR** - Selected tiles on selected waterproof membrane system 1:50 min. fall into Allproof 'tile insert' drain channel or similar.

'B17a' **WET AREA/SHOWER WALLS** - Selected tiles on selected waterproof membrane system. On GIB Aqualine on timber wall framing (as noted on floor plans).

'B17b' **POWDER ROOM TILED WALLS** - Selected tiles on Koolfoam insulated plasterboard on masonry walls OR 10mm GIB Aqualine on timber wall framing (as noted on floor plans).

'B17c' **POWDER ROOM WALLS** - Selected paint finish (level 5) on Koolfoam insulated plasterboard on masonry walls OR on 10mm GIB Aqualine on timber wall framing (as noted on floor plans). Colour: TBC.

'B18' **SHOWER SHELF/NICHE** - Full-length tiled shelf/niche.

'B19' **BATHROOM MIRROR** - Selected demister mirror.

'B20' **VANITIES** - Selected wall-hung vanities (sizes as noted on plans).

'B21' **TOWEL RAILS/TOWERS** - Selected heated towel rails/towers as noted.

'B22' **GARAGE CARPET** - To Garage & Bike Storage room.

'B23' **FIRE** - Onyx 'Avanti 150RW' multi-sided fireplace.

'B24' **WARDROBE DOORS** - Mirrored wardrobe doors.

'B25' **SHOWER DOORS** - Crest Showers 'Sereno' shower doors. Glass treated with 'Diamond Fusion Glass Defender', Height: TBC.

'B26' **CURTAIN TRACKS & ROLLER BLINDS** - Selected curtains on hidden/recessed track system & selected electric roller blinds.

'B27' **ROLLER BLINDS** - Selected electric roller blinds.

'B28' **LIFT** - Selected Powerglide 'S or E-Series' residential elevator. (Design TBC)

'B29' **LIFT PLANT** - 0.6m x 0.85m clear space required.

'B30' **LAUNDRY FITOUT** - Cabinetry designer to include 2x drawers with 2 laundry hampers per drawer located between sink and whiteware (590Wx650D). 1 drawer/cupboard under sink for cleaning supplies. Cabinetry designer to confirm design requirements with clients.

ISSUE	DATE	REVISION
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Site Address:

16 York Street, Queenstown

Project:

Proposed Dwelling

Client:

Nathan & Amanda Flowerday

Drawing:

Cross Sections

Project Number: 25415

Drawn: JM	Checked: SR
1:50 @A1	A500

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architectural design

Radley Design Ltd
374 Crawford Road, Wairoa, Tauranga
Phone: 021 623 232, scott@radley.co.nz

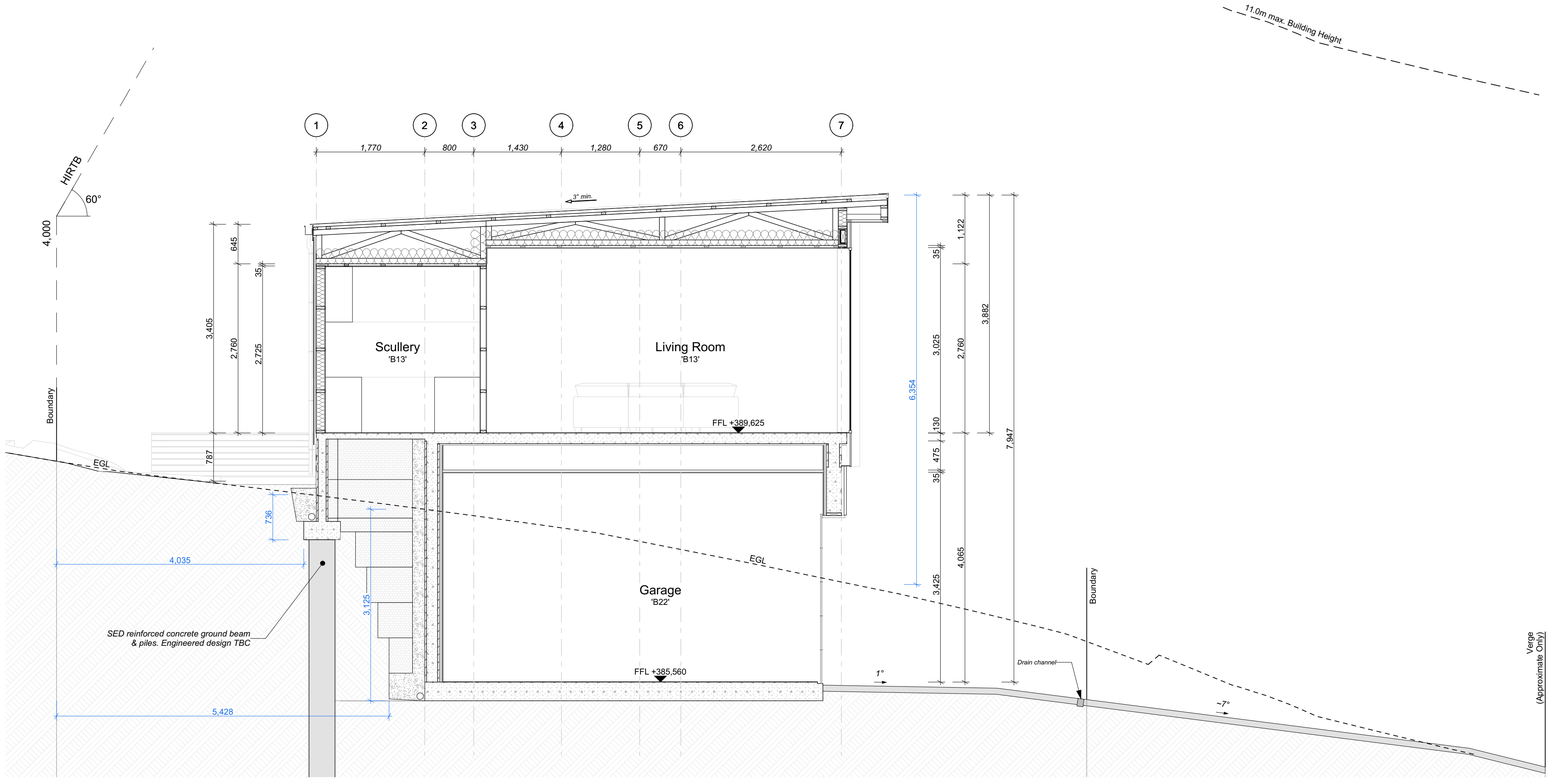
Wednesday, 26 August 2026

26/08/2026

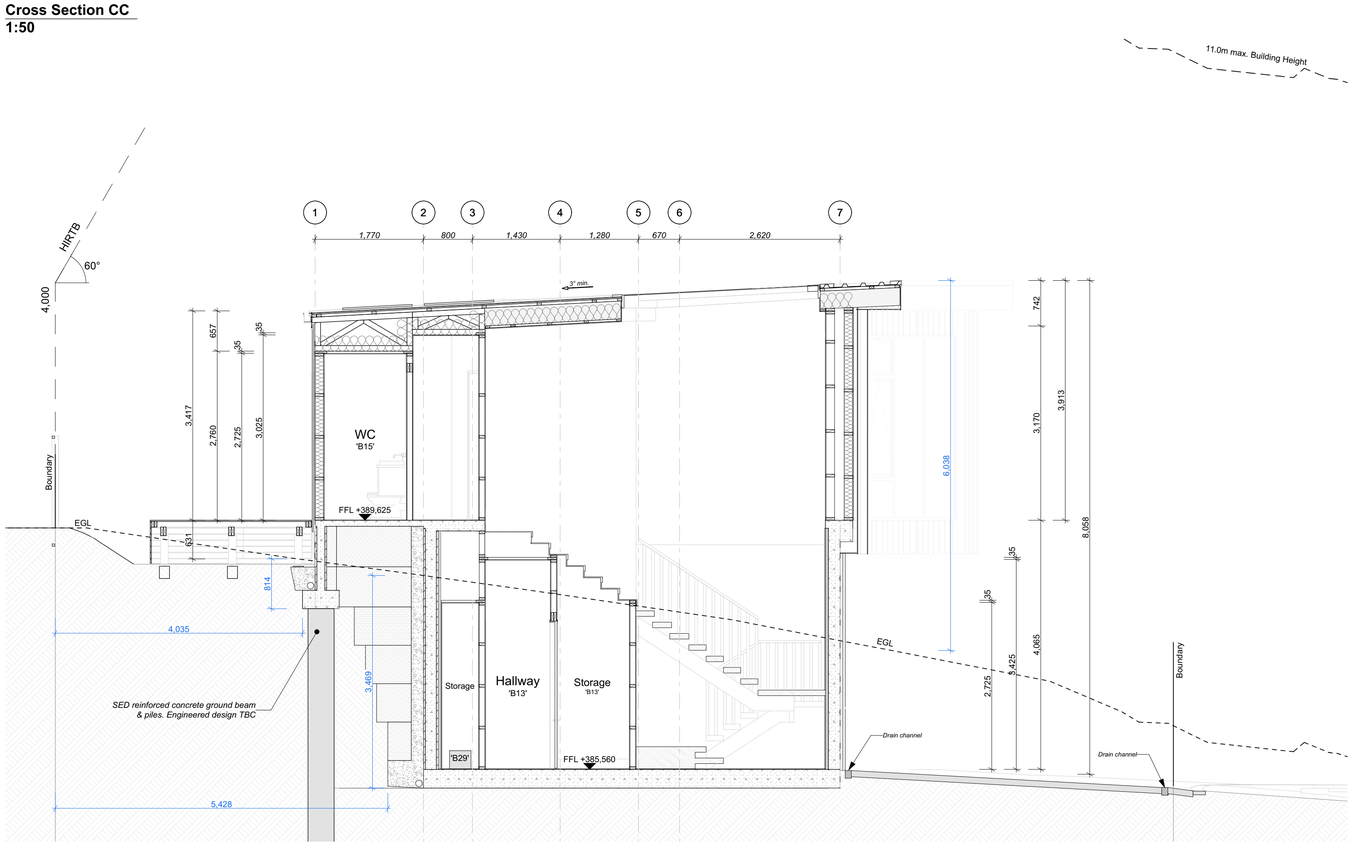
RESOURCE CONSENT
NOT FOR CONSTRUCTION

Stair Design
(Common/main private as per D1/AS1, NZBC)

Tread: 282mm (280mm min.)
Riser: 184.8mm (190mm max.)



Cross Section CC
1:50



Cross Section DD
1:50

Product Specifications - Exterior
(Refer to full Product Specification & Masterspec Documents)

'A01'	**ROOF** - Dimond 'Heritage Tray' Colorsteel roofing. 3° pitch. (Colour: Dulux Colorsteel matt black - TBC by client). On Covertek 405 self-supporting flexible underlay.
'A02'	**GUTTERS & DOWNPIPES** - Selected powdercoated Flashclad box gutters on selected powdercoated Flashclad aluminium fascias. 100x55mm min. rectangular downpipes. (Colour: Dulux 'Electro - Dark Bronze Kinetic' - TBC by client.)
'A03'	**SOFFIT LINING** - 7.5mm painted 'Hardigroove' or feature timber soffits (TBC).
'A04'	**JOINERY** - APL 'Architectural Series ThermalHeart+' aluminium joinery (double glazed & thermally broken). (Colour: Duratec matt black - TBC by client).
'A05'	**CLADDING** - Nu Wall 'E Series' random vertical powdercoated aluminium cladding (Colour: Dulux 'Electro - Dark Bronze Kinetic' - TBC by client). On 20mm vented cavity. On Covertek 405 self-supporting flexible underlay.
'A06'	**CLADDING** - Craftstone veneer on James Hardie 9mm 'Easylap Panel' on structurally-fixed vented cavity. (Colour: Cape Brown - TBC by client).
'A07'	**CLADDING** - Solid plaster system on block walls. (Product TBC).
'A08'	**DECORATIVE SCREENING EXTERIOR BATTENS** - Feature 140x45mm aluminium battens. (Colour: to match cladding).
'A09'	**SECTIONAL GARAGE DOOR** - Selected aluminium insulated sectional garage door.
'A10'	**TIMBER DECK** - 19mm x 140mm 'purple heart' decking on timber joists.
'A11'	**GLASS BALUSTRADE** - Juralco 'Edgetec Infinity' glass balustrade. (Colour: matt black - TBC by client).
'A12'	**DECK STRUCTURE** - Structural SHS braced deck posts (SED)
'A13'	**RETAINING WALLS** - 20-series masonry retaining walls, w/ plaster finish (to be reviewed).
'A14'	**SPA POOL** - Sundance 'Chelsee 780 Series' spa pool. Spa pool to be located 1.0m min. from glass barrier from falling.

Product Specifications - Interior
(Refer to full Product Specification & Masterspec Documents)

'B10'	**CEILINGS** - 13mm GIB (TBC)
'B11'	**FEATURE CEILINGS** - TBC
'B12'	**WALLS** - 10mm GIB, Level 5 finish on H1.2 SG8 timber framing.
'B13'	**TIMBER FLOORS** - Selected engineered timber flooring w/ underfloor heating.
'B14'	**CARPET** - Selected carpet.
'B15'	**WET AREA FLOORS** - Selected tiles on selected waterproof membrane system.
'B16'	**WET AREA SHOWER FLOOR** - Selected tiles on selected waterproof membrane system 1:50 min. fall into Allproof 'tile insert' drain channel or similar.
'B17a'	**WET AREA/SHOWER WALLS** - Selected tiles on selected waterproof membrane system. On GIB Aqualine on timber wall framing (as noted on floor plans).
'B17b'	**POWDER ROOM TILED WALLS** - Selected tiles on Koolfoam insulated plasterboard on masonry walls OR 10mm GIB Aqualine on timber wall framing (as noted on floor plans).
'B17c'	**POWDER ROOM WALLS** - Selected paint finish (level 5) on Koolfoam insulated plasterboard on masonry walls OR on 10mm GIB Aqualine on timber wall framing (as noted on floor plans). Colour: TBC.
'B18'	**SHOWER SHELF/NICHE** - Full-length tiled shelf/niche.
'B19'	**BATHROOM MIRROR** - Selected demister mirror.
'B20'	**VANITIES** - Selected wall-hung vanities (sizes as noted on plans).
'B21'	**TOWEL RAILS/TOWERS** - Selected heated towel rails/towers as noted.
'B22'	**GARAGE CARPET** - To Garage & Bike Storage room.
'B23'	**FIRE** - Onyx 'Avanti 150RW' multi-sided fireplace.
'B24'	**WARDROBE DOORS** - Mirrored wardrobe doors.
'B25'	**SHOWER DOORS** - Crest Showers 'Sereno' shower doors. Glass treated with 'Diamond Fusion Glass Defender'. Height: TBC.
'B26'	**CURTAIN TRACKS & ROLLER BLINDS** - Selected curtains on hidden/recessed track system & selected electric roller blinds.
'B27'	**ROLLER BLINDS** - Selected electric roller blinds.
'B28'	**LIFT** - Selected Powerglide 'S or E-Series' residential elevator. (Design TBC)
'B29'	**LIFT PLANT** - 0.6m x 0.85m clear space required.
'B30'	**LAUNDRY FITOUT** - Cabinetry designer to include 2x drawers with 2 laundry hampers per drawer located between sink and whiteware (590Wx650D). 1 drawer/cupboard under sink for cleaning supplies. Cabinetry designer to confirm design requirements with clients.

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Site Address:

16 York Street, Queenstown

Project:

Proposed Dwelling

Client:

Nathan & Amanda Flowerday

Drawing:

Cross Sections

Project Number: 25415

Drawn: JM	Checked: SR
1:50 @A1	A501

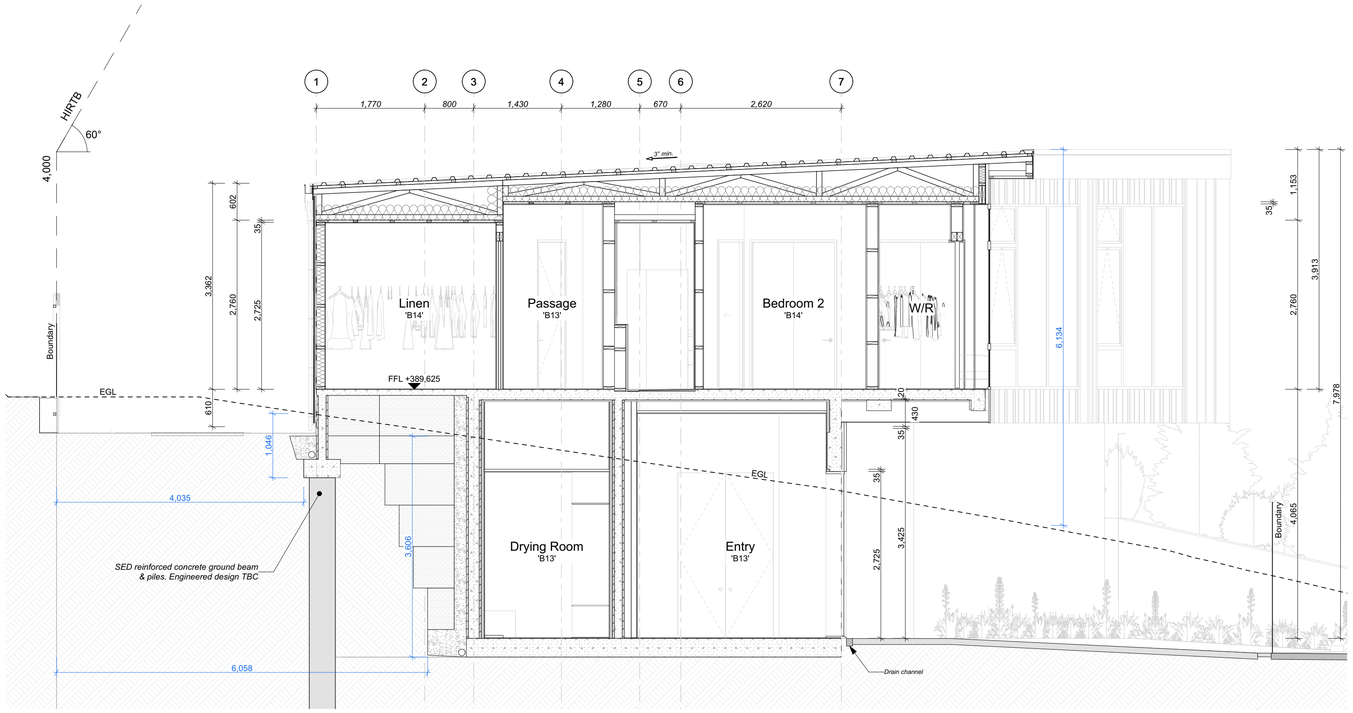
radley architectural design

Radley Design Ltd
374 Crawford Road, Wairoa, Tauranga
Phone: 021 623 232, scott@radley.co.nz

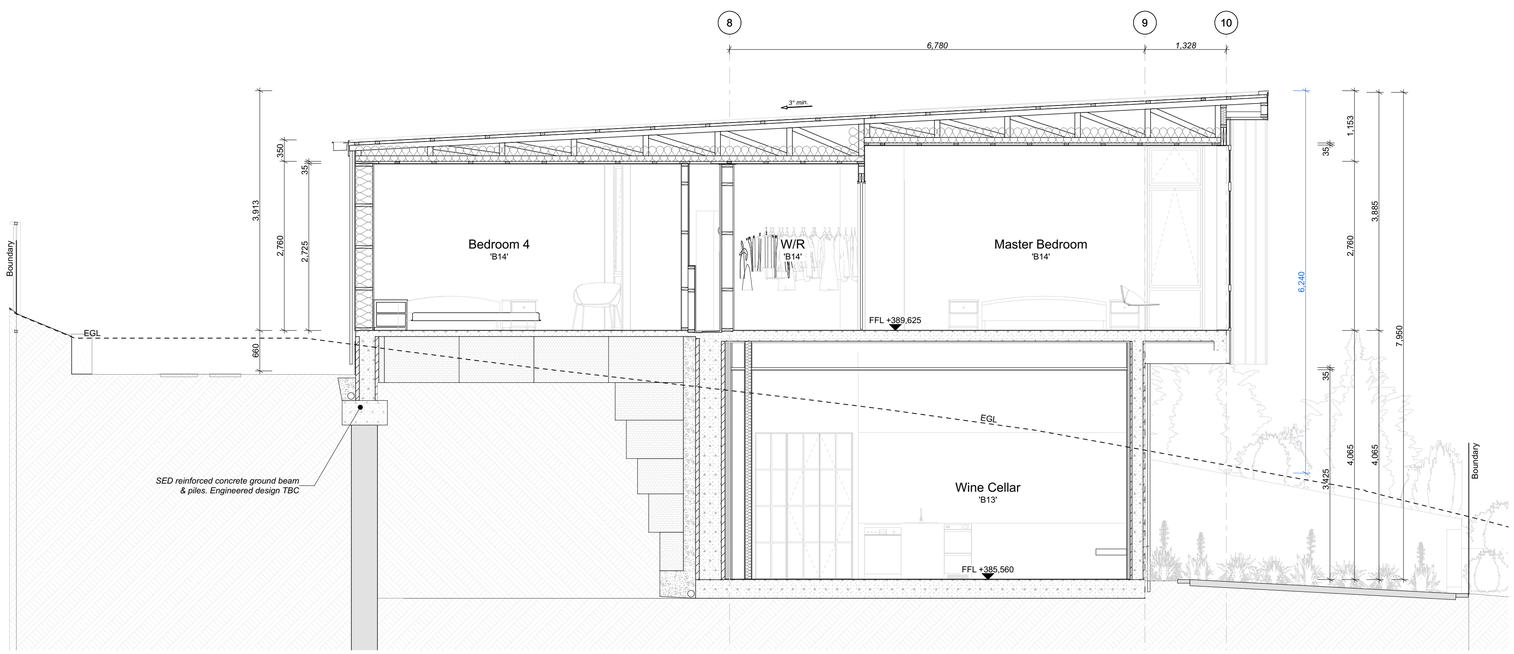
Wednesday, 26 August 2026

RESOURCE CONSENT
NOT FOR CONSTRUCTION

26/08/2026



Cross Section EE
1:50



Cross Section FF
1:50

Product Specifications - Exterior
(Refer to full Product Specification & Masterspec Documents)

'A01' **ROOF** - Dimond 'Heritage Tray' Colorsteel roofing. 3° pitch. (Colour: Dulux Colorsteel matt black - TBC by client). On Covertek 405 self-supporting flexible underlay.

'A02' **GUTTERS & DOWNPIPES** - Selected powdercoated Flashclad box gutters on selected powdercoated Flashclad aluminium fascias. 100x55mm min. rectangular downpipes. (Colour: Dulux 'Electro - Dark Bronze Kinetic' - TBC by client.)

'A03' **SOFFIT LINING** - 7.5mm painted 'Hardigroove' or feature timber soffits (TBC).

'A04' **JOINERY** - APL 'Architectural Series ThermalHeart+' aluminium joinery (double glazed & thermally broken). (Colour: Duratec matt black - TBC by client).

'A05' **CLADDING** - Nu Wall 'E Series' random vertical powdercoated aluminium cladding (Colour: Dulux 'Electro - Dark Bronze Kinetic' - TBC by client). On 20mm vented cavity. On Covertek 405 self-supporting flexible underlay.

'A06' **CLADDING** - Craftstone veneer on James Hardie 9mm 'Easylap Panel' on structurally-fixed vented cavity. (Colour: Cape Brown - TBC by client).

'A07' **CLADDING** - Solid plaster system on block walls. (Product TBC).

'A08' **DECORATIVE SCREENING EXTERIOR BATTENS** - Feature 140x45mm aluminium battens. (Colour: to match cladding).

'A09' **SECTIONAL GARAGE DOOR** - Selected aluminium insulated sectional garage door.

'A10' **TIMBER DECK** - 19mm x 140mm 'purple heart' decking on timber joists.

'A11' **GLASS BALUSTRADE** - Juralco 'Edgetec Infinity' glass balustrade. (Colour: matt black - TBC by client).

'A12' **DECK STRUCTURE** - Structural SHS braced deck posts (SED)

'A13' **RETAINING WALLS** - 20-series masonry retaining walls, w/ plaster finish (to be reviewed).

'A14' **SPA POOL** - Sundance 'Chelsea 780 Series' spa pool. Spa pool to be located 1.0m min. from glass barrier from falling.

Product Specifications - Interior
(Refer to full Product Specification & Masterspec Documents)

'B10' **CEILINGS** - 13mm GIB (TBC)

'B11' **FEATURE CEILINGS** - TBC

'B12' **WALLS** - 10mm GIB, Level 5 finish on H1.2 SG8 timber framing.

'B13' **TIMBER FLOORS** - Selected engineered timber flooring w/ underfloor heating.

'B14' **CARPET** - Selected carpet.

'B15' **WET AREA FLOORS** - Selected tiles on selected waterproof membrane system.

'B16' **WET AREA SHOWER FLOOR** - Selected tiles on selected waterproof membrane system 1:50 min. fall into Allproof 'tile insert' drain channel or similar.

'B17a' **WET AREA/SHOWER WALLS** - Selected tiles on selected waterproof membrane system. On GIB Aqualine on timber wall framing (as noted on floor plans).

'B17b' **POWDER ROOM TILED WALLS** - Selected tiles on Koolfoam insulated plasterboard on masonry walls OR 10mm GIB Aqualine on timber wall framing (as noted on floor plans).

'B17c' **POWDER ROOM WALLS** - Selected paint finish (level 5) on Koolfoam insulated plasterboard on masonry walls OR on 10mm GIB Aqualine on timber wall framing (as noted on floor plans). Colour: TBC.

'B18' **SHOWER SHELF/NICHE** - Full-length tiled shelf/niche.

'B19' **BATHROOM MIRROR** - Selected demister mirror.

'B20' **VANITIES** - Selected wall-hung vanities (sizes as noted on plans).

'B21' **TOWEL RAILS/TOWERS** - Selected heated towel rails/towers as noted.

'B22' **GARAGE CARPET** - To Garage & Bike Storage room.

'B23' **FIRE** - Onyx 'Avanti 150RW' multi-sided fireplace.

'B24' **WARDROBE DOORS** - Mirrored wardrobe doors.

'B25' **SHOWER DOORS** - Crest Showers 'Sereno' shower doors. Glass treated with 'Diamond Fusion Glass Defender'. Height: TBC.

'B26' **CURTAIN TRACKS & ROLLER BLINDS** - Selected curtains on hidden/recessed track system & selected electric roller blinds.

'B27' **ROLLER BLINDS** - Selected electric roller blinds.

'B28' **LIFT** - Selected Powerglide 'S or E-Series' residential elevator. (Design TBC)

'B29' **LIFT PLANT** - 0.6m x 0.85m clear space required.

'B30' **LAUNDRY FITOUT** - Cabinetry designer to include 2x drawers with 2 laundry hampers per drawer located between sink and whiteware (590Wx650D). 1 drawer/cupboard under sink for cleaning supplies. Cabinetry designer to confirm design requirements with clients.

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17	11/08/26	WIP - Issued to Client
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Site Address:
16 York Street, Queenstown

Project:
Proposed Dwelling

Client:
Nathan & Amanda Flowerday

Drawing:
Cross Sections

Project Number: 25415

Drawn: JM | Checked: SR

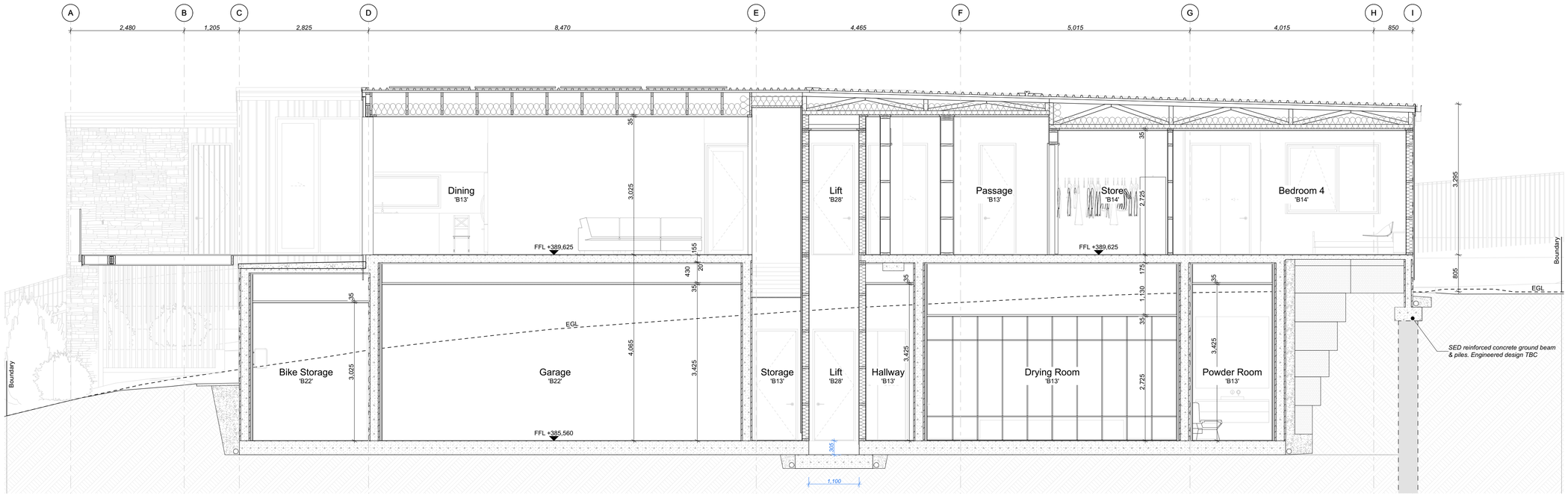
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Phone: 021 623 232, scott@radley.co.nz

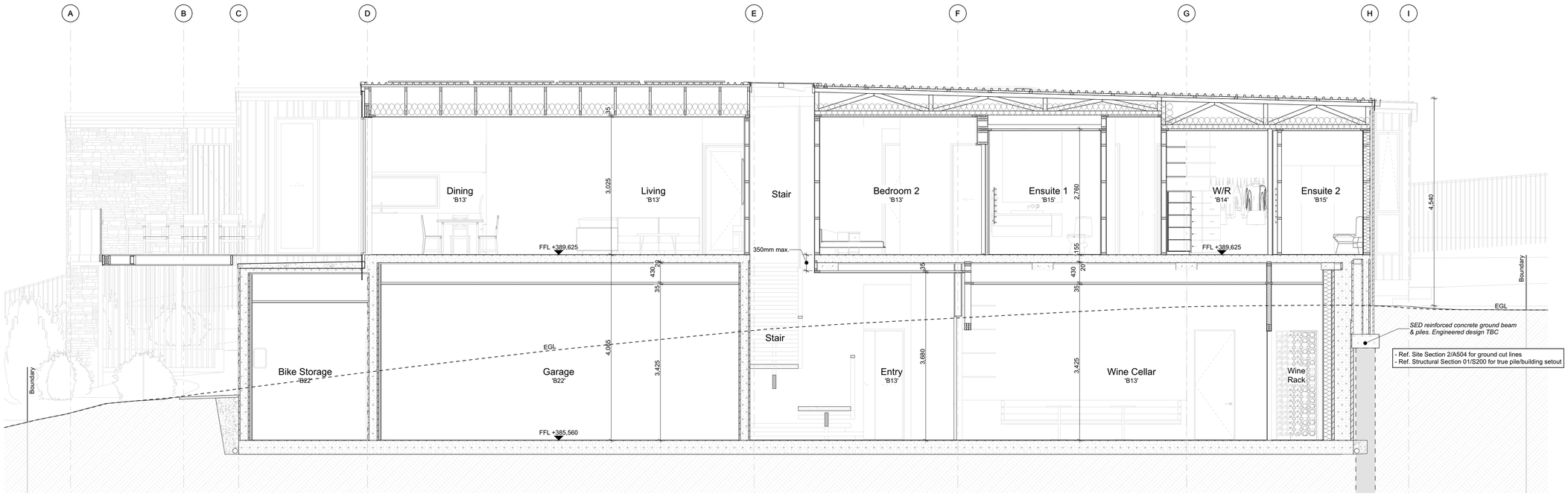
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26/08/2026

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Cross Section GG
1:50



Cross Section HH
1:50

26/08/2026

Product Specifications - Exterior
(Refer to full Product Specification & Masterspec Documents)

'A01' **ROOF** - Dimond 'Heritage Tray' Colorsteel roofing. 3° pitch. (Colour: Dulux Colorsteel matt black - TBC by client). On Covertek 405 self-supporting flexible underlay.

'A02' **GUTTERS & DOWNPIPES** - Selected powdercoated Flashclad box gutters on selected powdercoated Flashclad aluminium fascias. 100x55mm min. rectangular downpipes. (Colour: Dulux 'Electro - Dark Bronze Kinetic' - TBC by client.)

'A03' **SOFFIT LINING** - 7.5mm painted 'Hardigroove' or feature timber soffits (TBC).

'A04' **JOINERY** - APL 'Architectural Series ThermalHeart+' aluminium joinery (double glazed & thermally broken). (Colour: Duratec matt black - TBC by client).

'A05' **CLADDING** - Nu Wall 'E Series' random vertical powdercoated aluminium cladding (Colour: Dulux 'Electro - Dark Bronze Kinetic' - TBC by client). On 20mm vented cavity. On Covertek 405 self-supporting flexible underlay.

'A06' **CLADDING** - Craftstone veneer on James Hardie 9mm 'Easylap Panel' on structurally-fixed vented cavity. (Colour: Cape Brown - TBC by client).

'A07' **CLADDING** - Solid plaster system on block walls. (Product TBC).

'A08' **DECORATIVE SCREENING EXTERIOR BATTENS** - Feature 140x45mm aluminium battens. (Colour: to match cladding).

'A09' **SECTIONAL GARAGE DOOR** - Selected aluminium insulated sectional garage door.

'A10' **TIMBER DECK** - 19mm x 140mm 'purple heart' decking on timber joists.

'A11' **GLASS BALUSTRADE** - Juralco 'Edgetec Infinity' glass balustrade. (Colour: matt black - TBC by client).

'A12' **DECK STRUCTURE** - Structural SHS braced deck posts (SED)

'A13' **RETAINING WALLS** - 20-series masonry retaining walls, w/ plaster finish (to be reviewed).

'A14' **SPA POOL** - Sundance 'Chelsee 780 Series' spa pool. Spa pool to be located 1.0m min. from glass barrier from falling.

Product Specifications - Interior
(Refer to full Product Specification & Masterspec Documents)

'B10' **CEILINGS** - 13mm GIB (TBC)

'B11' **FEATURE CEILINGS** - TBC

'B12' **WALLS** - 10mm GIB, Level 5 finish on H1.2 SG8 timber framing.

'B13' **TIMBER FLOORS** - Selected engineered timber flooring w/ underfloor heating.

'B14' **CARPET** - Selected carpet.

'B15' **WET AREA FLOORS** - Selected tiles on selected waterproof membrane system.

'B16' **WET AREA SHOWER FLOOR** - Selected tiles on selected waterproof membrane system 1:50 min. fall into Allproof 'tile insert' drain channel or similar.

'B17a' **WET AREA/SHOWER WALLS** - Selected tiles on selected waterproof membrane system. On GIB Aqualine on timber wall framing (as noted on floor plans).

'B17b' **POWDER ROOM TILED WALLS** - Selected tiles on Koolfoam insulated plasterboard on masonry walls OR 10mm GIB Aqualine on timber wall framing (as noted on floor plans).

'B17c' **POWDER ROOM WALLS** - Selected paint finish (level 5) on Koolfoam insulated plasterboard on masonry walls OR on 10mm GIB Aqualine on timber wall framing (as noted on floor plans). Colour: TBC.

'B18' **SHOWER SHELF/NICHE** - Full-length tiled shelf/niche.

'B19' **BATHROOM MIRROR** - Selected demister mirror.

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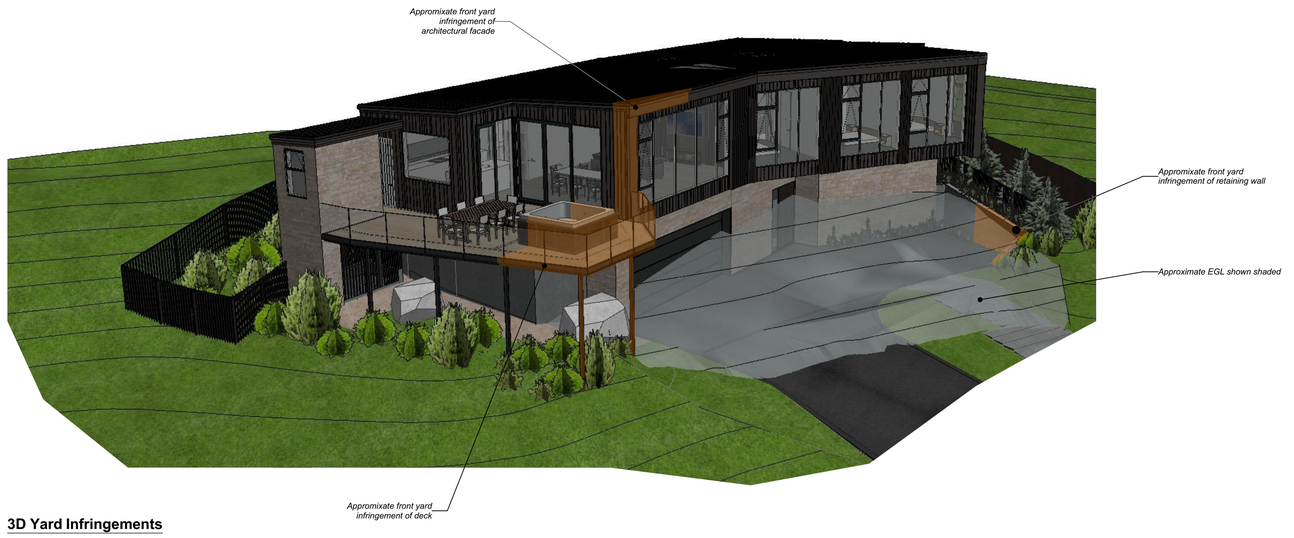
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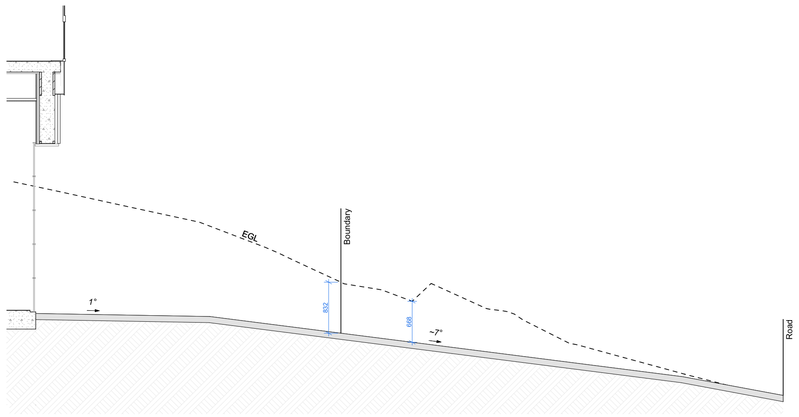
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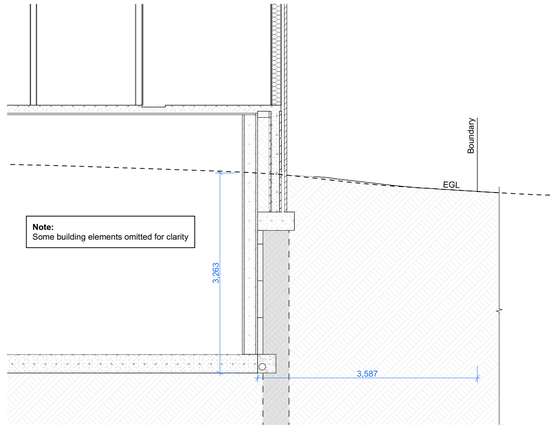
Wednesday, 26 August 2026



3D Yard Infringements



Site Section 1
1:50



Site Section 2
1:50

Note:
Site Section 2 is perpendicular to the site boundary, not the dwelling structure

Cut heights and dimensions are approximate only

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Exterior View #1



Exterior View #2

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