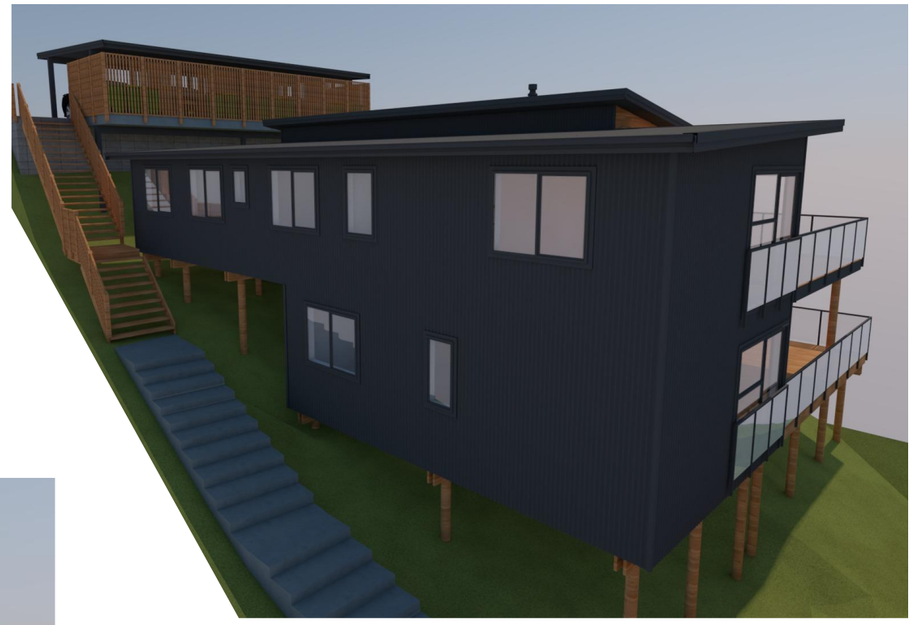
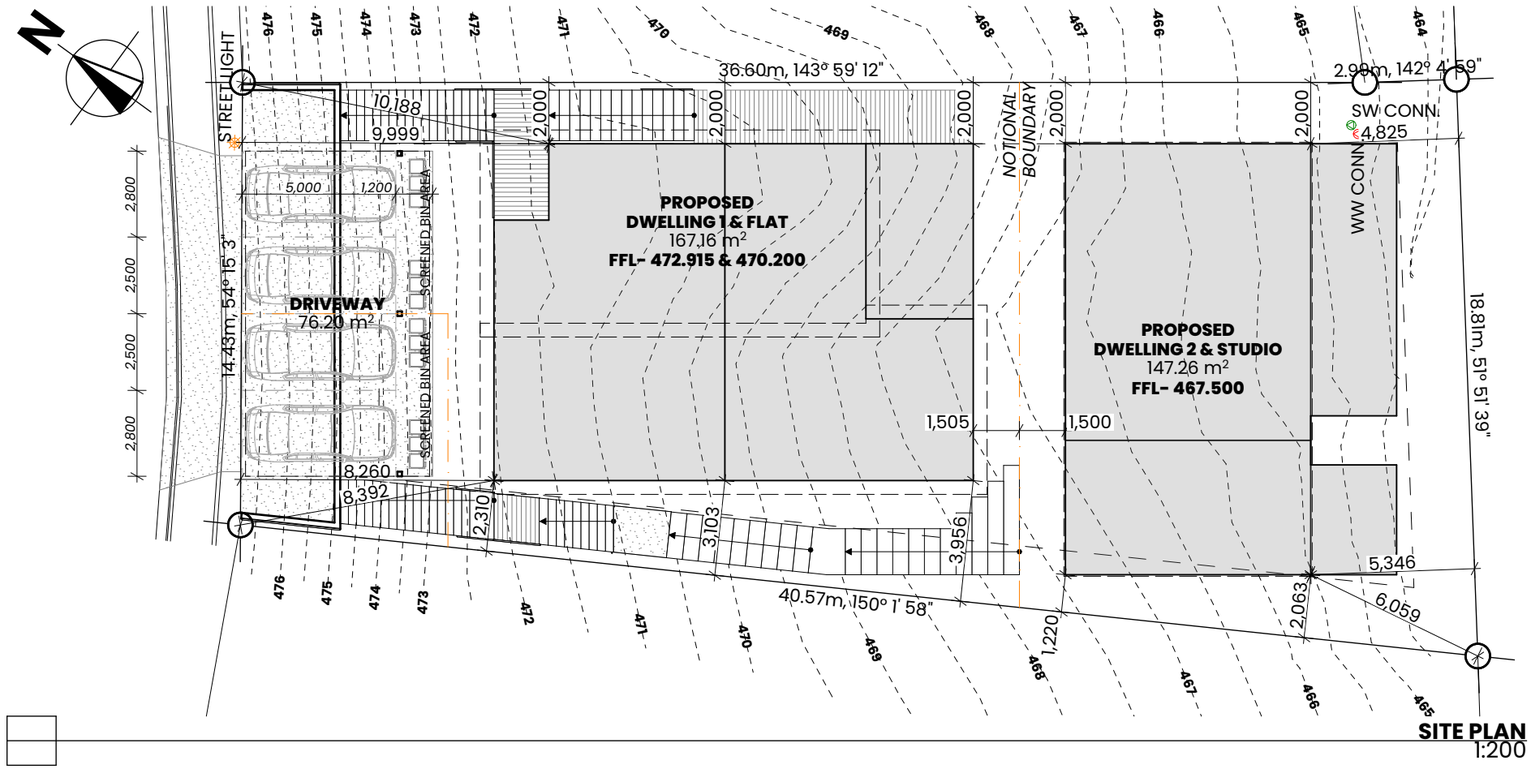




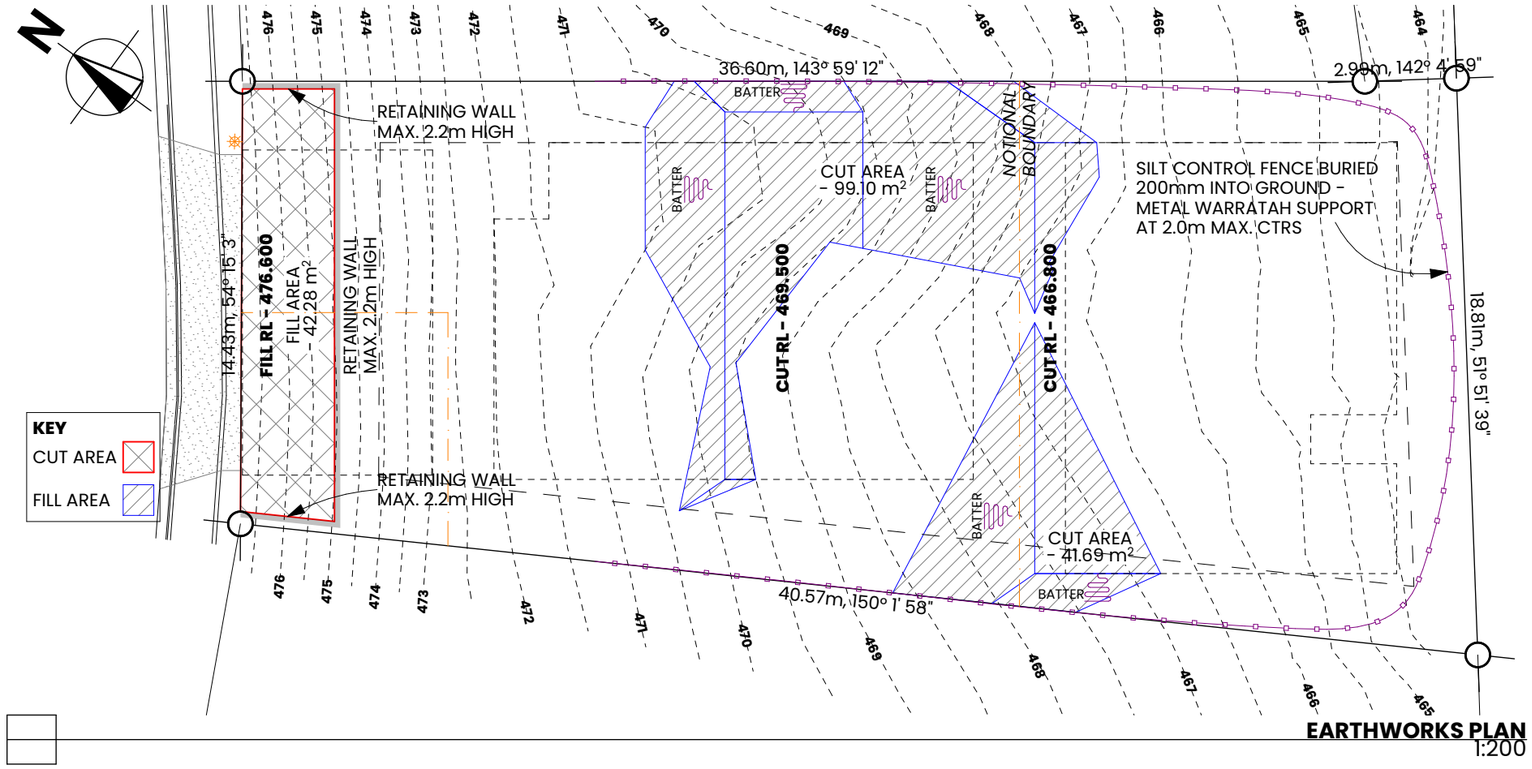


PROPOSED 2x DWELLING DEVELOPMENT
113 MIDDLETON ROAD, QUEENSTOWN
JOSHUA LUCA BENZ & CLAIRE FRANCIS

HAVEN
ARCHITECTURAL



SITE PLAN
1:200



EARTHWORKS PLAN
1:200

SITE DETAILS

ADDRESS:	LOT 60 MIDDLETON ROAD, QUEENSTOWN
DURABILITY ZONE:	ZONE B
EARTHQUAKE ZONE:	ZONE 3
SNOW ZONE:	N5
WINDZONE:	MEDIUM
LEGAL DESCRIPTION:	LOT 60 DP 619107
SITE AREA:	661 m²
ZONING:	LOWER DENSITY SUBURBAN RESIDENTIAL

NOTES

- SHOULD THERE BE ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATION FOUND, OR THE MEANING(S) IS(ARE) UNCLEAR OR IF THERE IS APPARENT CONFLICTING INFORMATION SHOWN DESIGNER SHALL BE CONTACTED IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORKS.

- NO SUBSTITUTION TO ANY PRODUCTS OR DETAILS WITHOUT THE DESIGNERS APPROVAL IN WRITING.

- ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS BEFORE ANY MANUFACTURE OR CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY.

- ALL WORK TO COMPLY WITH NZBC & RELEVANT CODES & NZS3604:2011 UNLESS SPECIFICALLY DESIGNED.

SILT MANAGEMENT

STORMWATER DRAINS TO BE INSTALLED ON COMPLETION OF FOUNDATIONS TO ENABLE THE DISCHARGE OF CLEAN WATER INTO SW SYSTEM.

TEMPORARY DOWNPIPES TO BE DISCHARGED INTO SW SYSTEM AS SOON AS POSSIBLE.

CONTRACTOR TO MAKE SURE THE SITE IS KEPT TIDY AND CONTROLS ARE KEPT REGULARLY CHECKED AND MODIFIED TO SUIT THE DIFFERENT STAGES OF DEVELOPMENT, CONTROLS SHOULD BE CLEANED OUT REGULARLY TO PREVENT SEDIMENT BUILD UP RESULTING IN THE FAILURE OF THE SYSTEM.

EARTHWORKS

CUT VOLUME	54.38 m³
FILL VOLUME	87.51 m³
MAX. CUT HEIGHT	980 mm
MAX. FILL HEIGHT	1950 mm
EARTHWORKS AREA	183.07 m²

PROJECT NAME
PROPOSED 2x DWELLING DEVELOPMENT
PROJECT ADDRESS
113 MIDDLETON ROAD, QUEENSTOWN
CLIENT NAME
JOSHUA LUCA BENZ & CLAIRE FRANCIS

No.	DATE	ISSUE	BY
1	24.07.2026	CONCEPT DESIGN	WW
2	24.08.2026	PRELIMINARY DESIGN	WW

HAVEN ARCHITECTURAL

PLAN STAGE **RESOURCE CONSENT**
SHEET CONTENTS **SITE PLAN**
SCALE **AS SHOWN (ON A3 SHEET)**

PLOT DATE **15.09.2026**
PROJECT REF **26-036**
DRAWN BY **WW**
DRAWING No. **2 OF 11**
REV. **-**

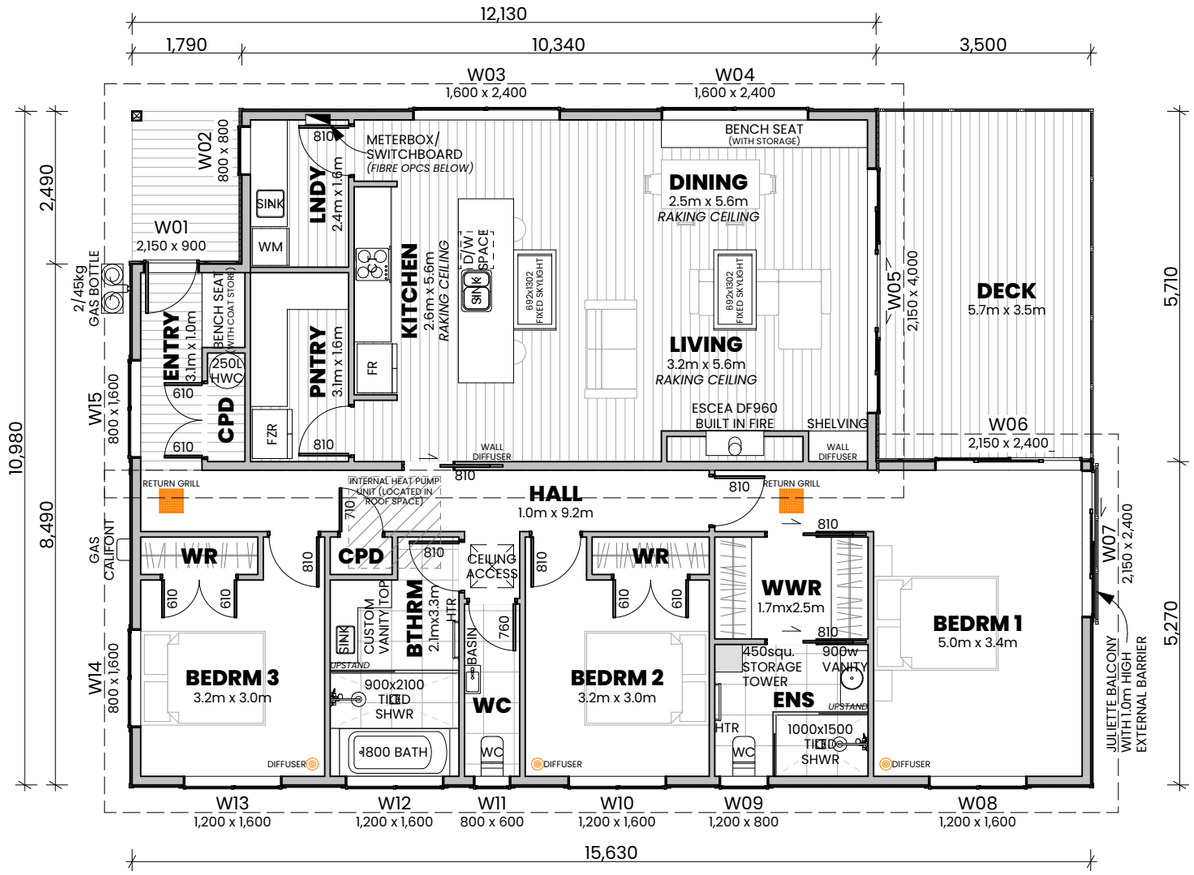
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BUILDING AREAS - DWELLING 1	
DWELLING FLOOR AREA O/A FRAME	= 147.17 m²
FLAT FLOOR AREA O/A FRAME	= 68.95 m²
TOTAL FLOOR AREA O/A FRAME	= 216.12 m²
DWELLING DECK AREA	= 27.61 m²
FLAT DECK AREA	= 35.91 m²
TOTAL ROOF AREA	= 182.52 m²

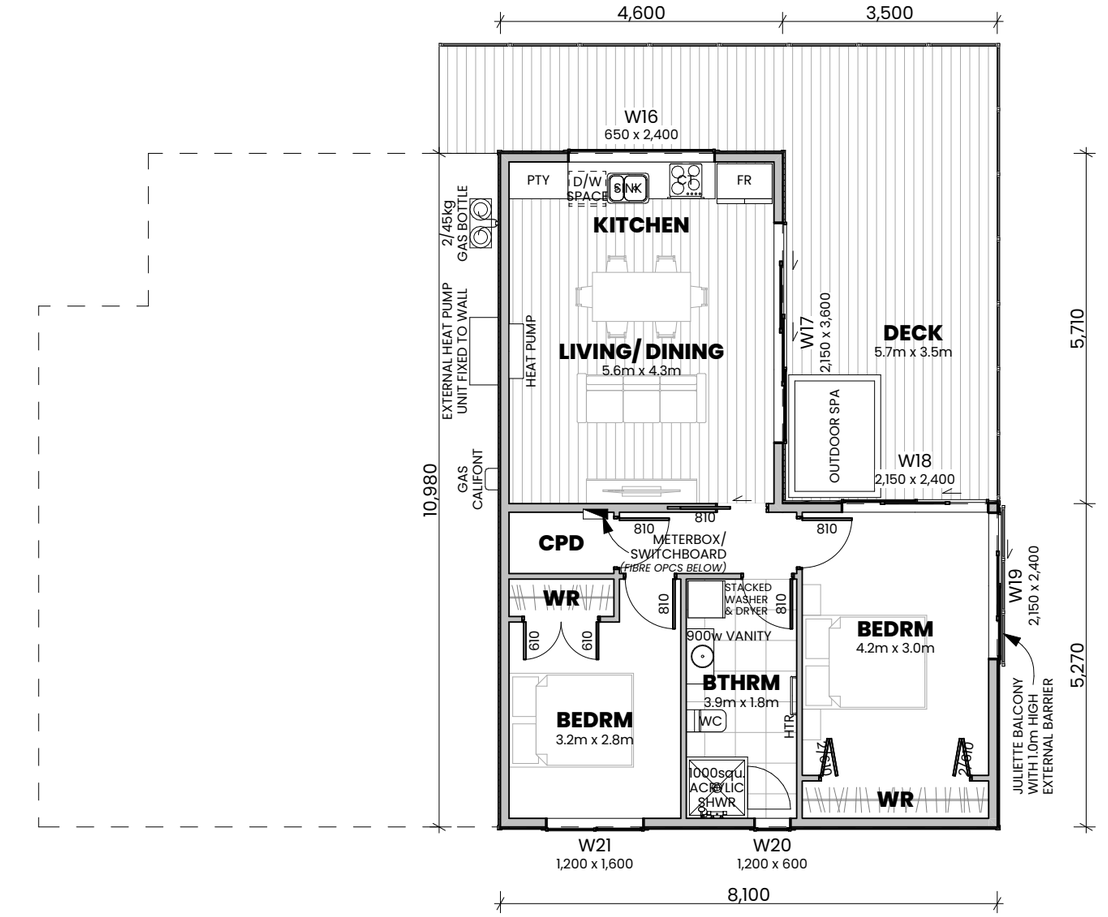
BUILDING AREAS - DWELLING 2	
FLOOR AREA O/A FRAME	= 77.36 m²
STUDIO FLOOR AREA O/A FRAME	= 35.04 m²
TOTAL FLOOR AREA O/A FRAME	= 112.40m²
TOTAL DECK AREA	= 43.50 m²
TOTAL ROOF AREA	= 114.61 m²

ELEVATION KEY

N E S W



DWELLING FLOOR PLAN
1:100



FLAT FLOOR PLAN
1:100

PROJECT NAME	**PROPOSED 2x DWELLING DEVELOPMENT**	No.	DATE	ISSUE	BY	PLAN STAGE: **RESOURCE CONSENT**
PROJECT ADDRESS	**113 MIDDLETON ROAD, QUEENSTOWN**	1	24.07.2026	CONCEPT DESIGN	WW	SHEET CONTENTS: **UPPER FLOOR PLANS**
CLIENT NAME	**JOSHUA LUCA BENZ & CLAIRE FRANCIS**	2	24.08.2026	PRELIMINARY DESIGN	WW	SCALE: **AS SHOWN (ON A3 SHEET)**

HAVEN ARCHITECTURAL

PLOT DATE **15.09.2026** | PROJECT REF **26-036**
DRAWN BY **WW** | DRAWING No. **3 OF 11** | REV. **-**

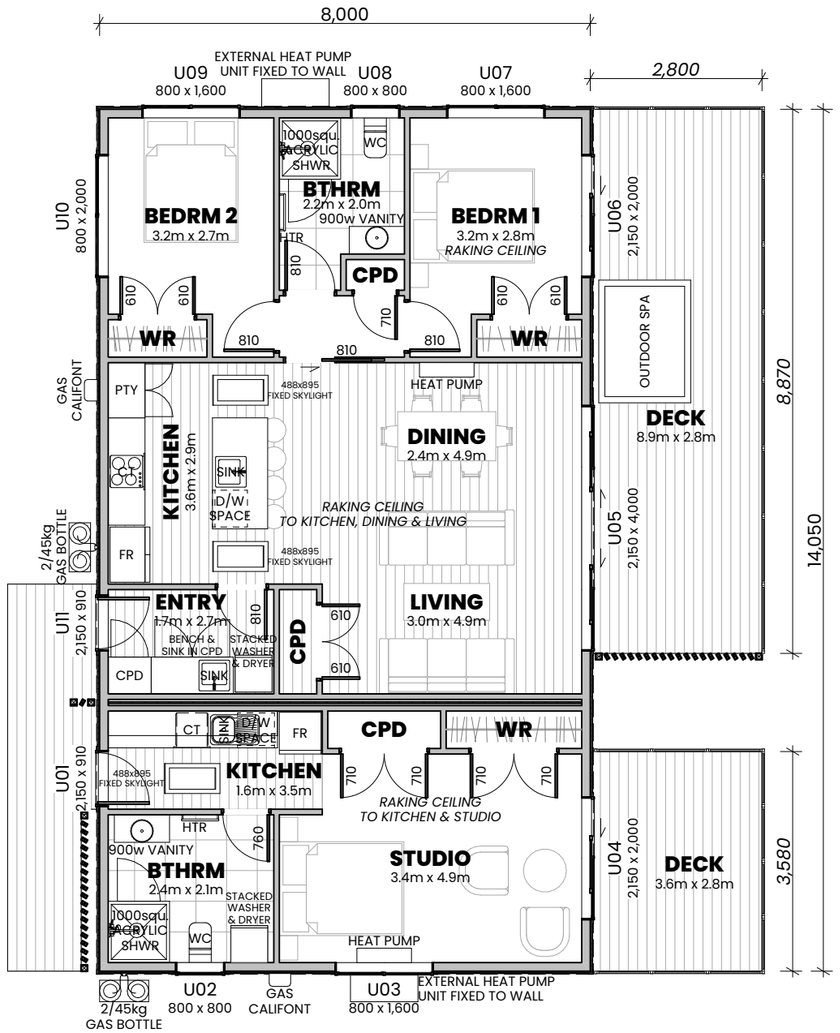
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BUILDING AREAS - DWELLING 1	
DWELLING FLOOR AREA O/A FRAME	= 147.17 m²
FLAT FLOOR AREA O/A FRAME	= 68.95 m²
TOTAL FLOOR AREA O/A FRAME	= 216.12 m²
DWELLING DECK AREA	= 27.61 m²
FLAT DECK AREA	= 35.91 m²
TOTAL ROOF AREA	= 182.52 m²

BUILDING AREAS - DWELLING 2	
FLOOR AREA O/A FRAME	= 77.36 m²
STUDIO FLOOR AREA O/A FRAME	= 35.04 m²
TOTAL FLOOR AREA O/A FRAME	= 112.40m²
TOTAL DECK AREA	= 43.50 m²
TOTAL ROOF AREA	= 114.61 m²

ELEVATION KEY

N E S W



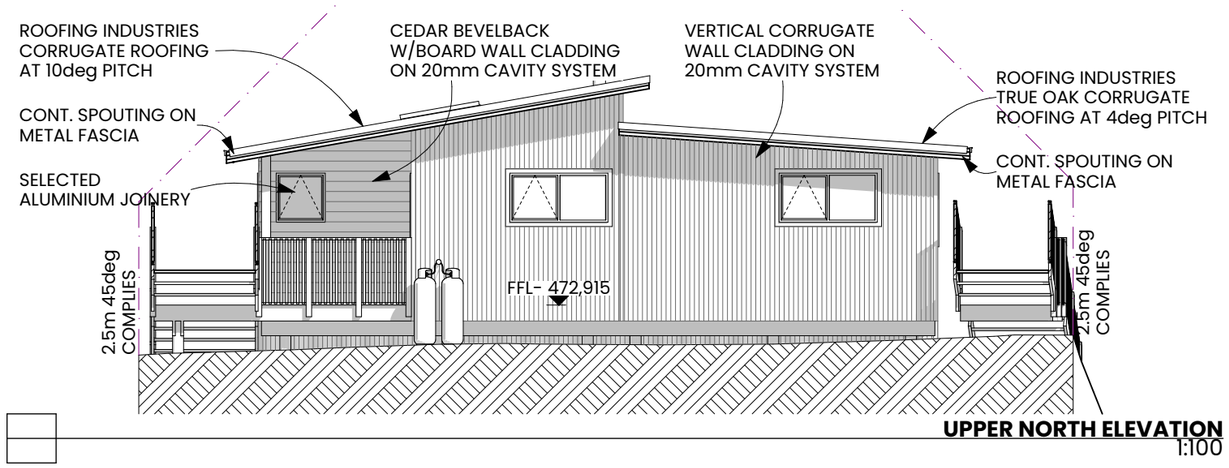
UNIT FLOOR PLAN
1:100

PROJECT NAME	**PROPOSED 2x DWELLING DEVELOPMENT**	No.	DATE	ISSUE	BY	PLAN STAGE	**RESOURCE CONSENT**
PROJECT ADDRESS	**113 MIDDLETON ROAD, QUEENSTOWN**	1	24.07.2026	CONCEPT DESIGN	WW	SHEET CONTENTS	**LOWER FLOOR PLAN**
CLIENT NAME	**JOSHUA LUCA BENZ & CLAIRE FRANCIS**	2	24.08.2026	PRELIMINARY DESIGN	WW	SCALE	**AS SHOWN (ON A3 SHEET)**

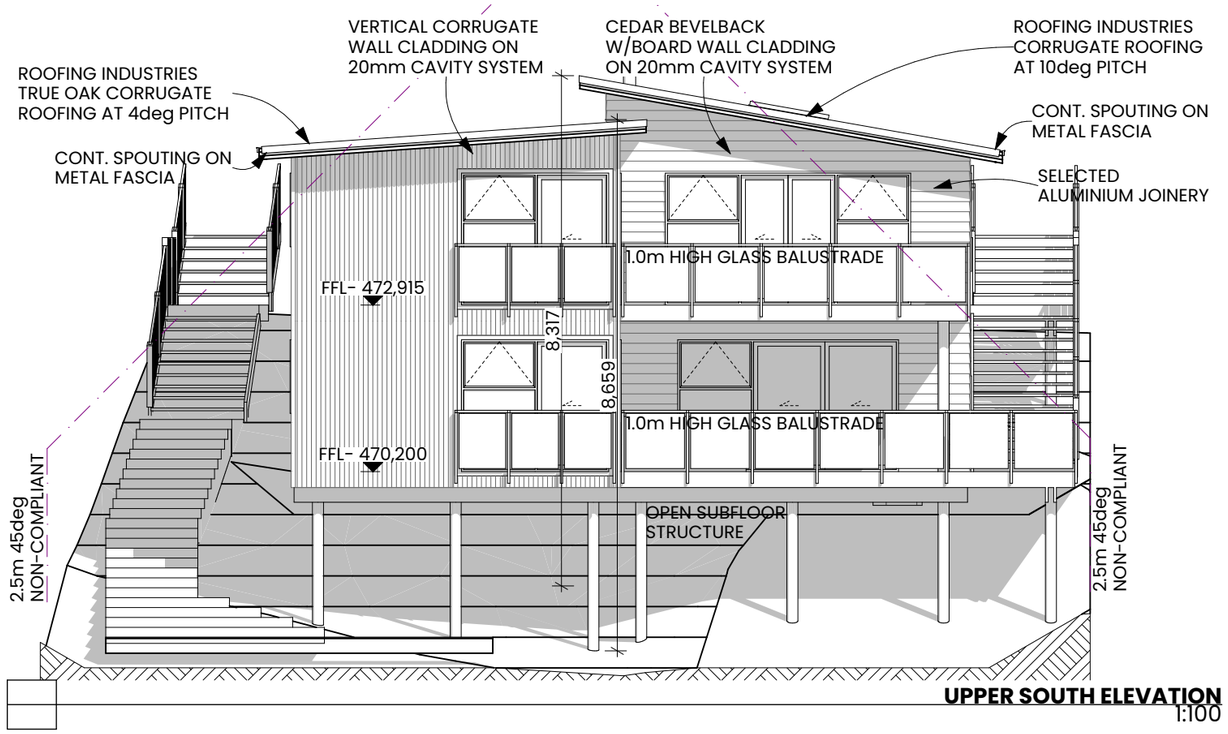
HAVEN ARCHITECTURAL

PLOT DATE	PROJECT REF
15.09.2026	**26-036**
DRAWN BY	DRAWING No. / REV.
WW	**4 OF 11** / **-**

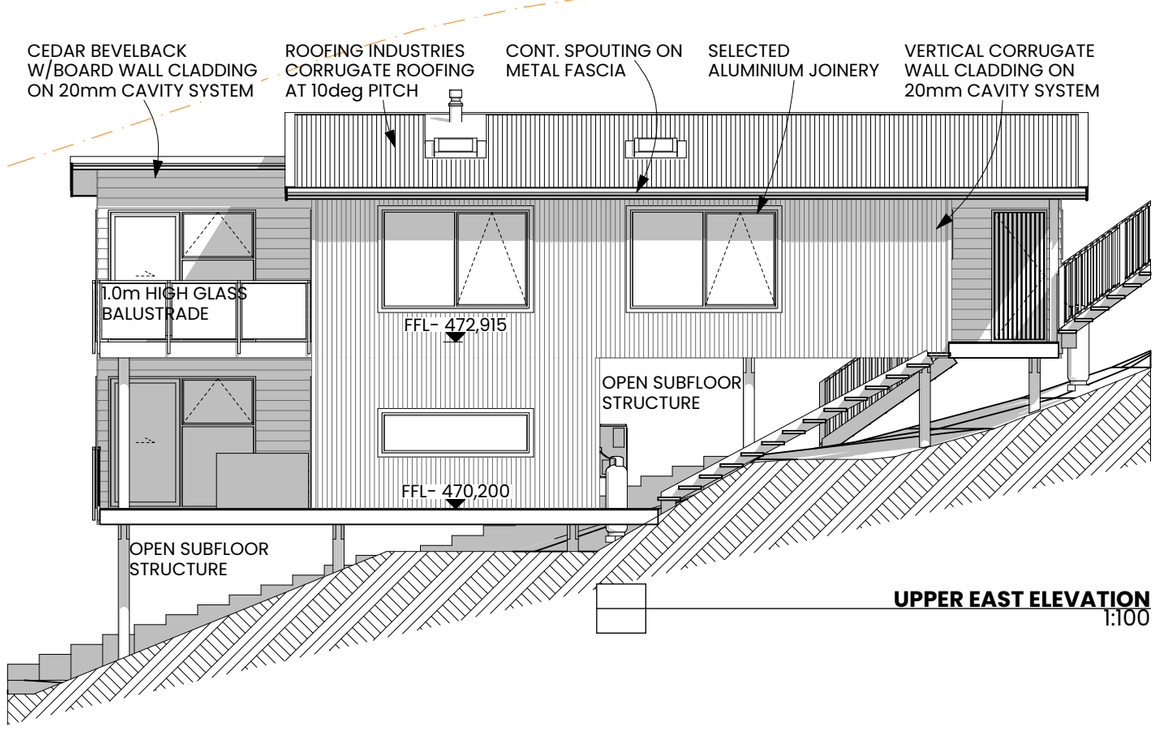
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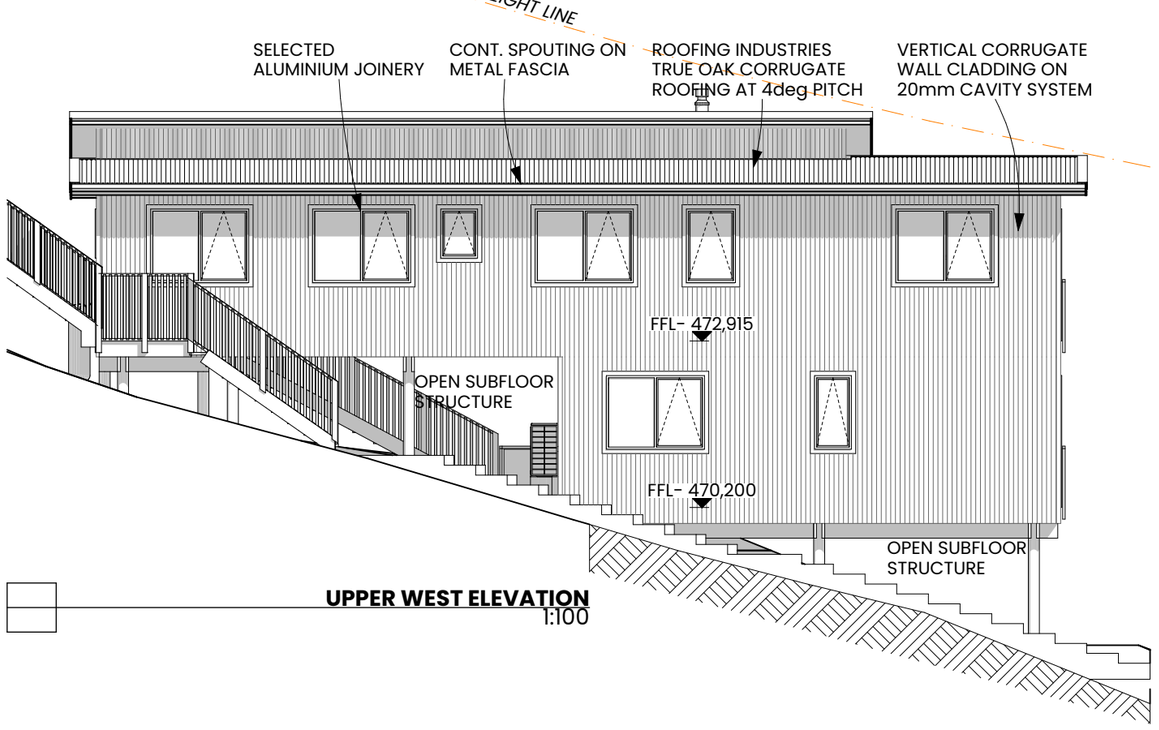
UPPER NORTH ELEVATION
1:100



UPPER SOUTH ELEVATION
1:100



UPPER EAST ELEVATION
1:100



UPPER WEST ELEVATION
1:100

PROJECT NAME
PROPOSED 2x DWELLING DEVELOPMENT
PROJECT ADDRESS
113 MIDDLETON ROAD, QUEENSTOWN
CLIENT NAME
JOSHUA LUCA BENZ & CLAIRE FRANCIS

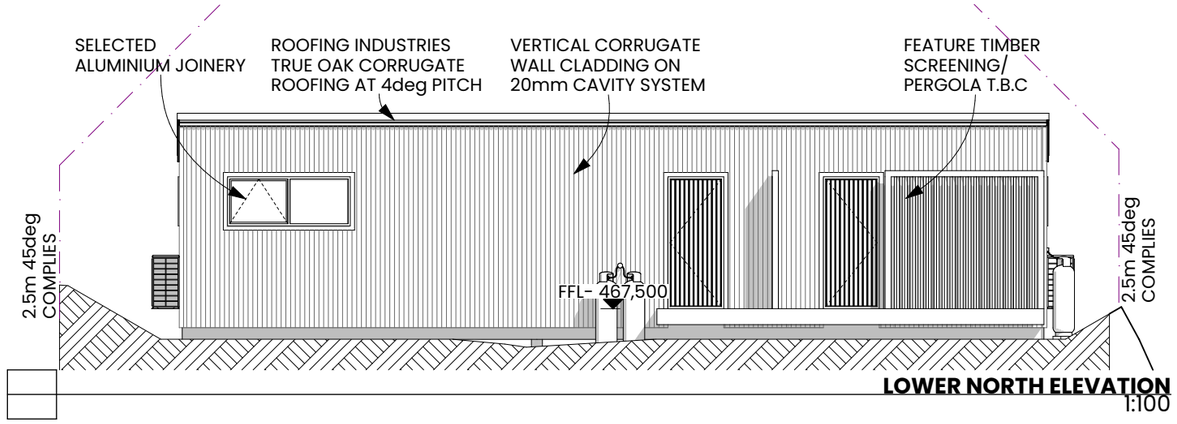
No.	DATE	ISSUE	BY
1	24.07.2026	CONCEPT DESIGN	WW
2	24.08.2026	PRELIMINARY DESIGN	WW

HAVEN ARCHITECTURAL

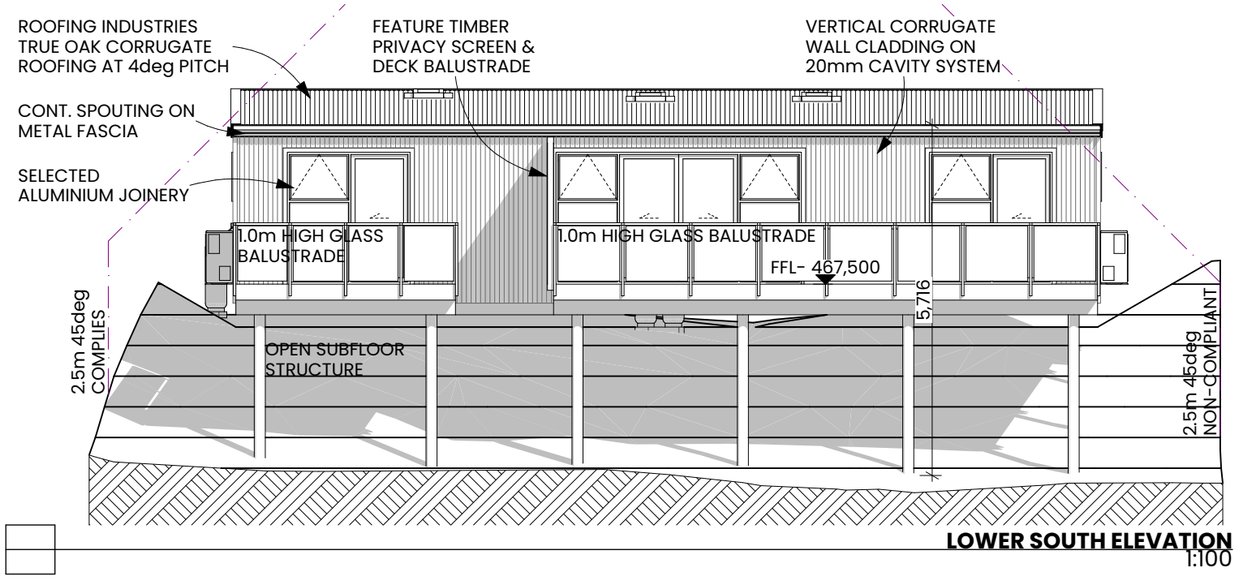
PLAN STAGE **RESOURCE CONSENT**
SHEET CONTENTS **UPPER ELEVATIONS**
SCALE **AS SHOWN** (ON A3 SHEET)

PLOT DATE **15.09.2026**
PROJECT REF **26-036**
DRAWN BY **WW**
DRAWING No. **5 OF 11**
REV. **-**

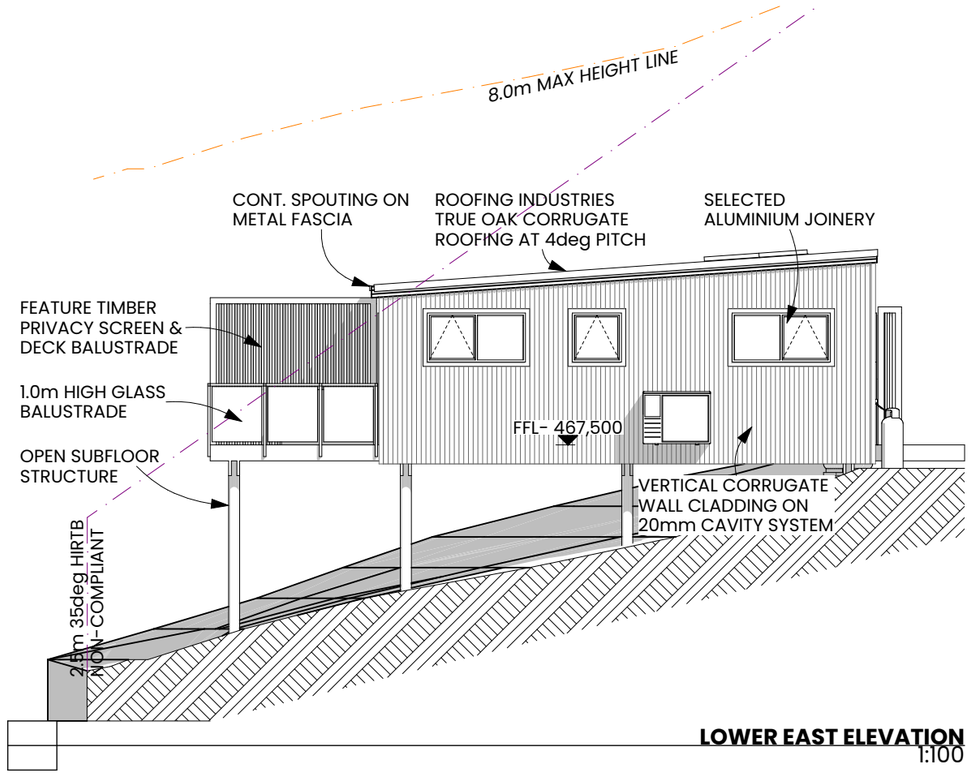
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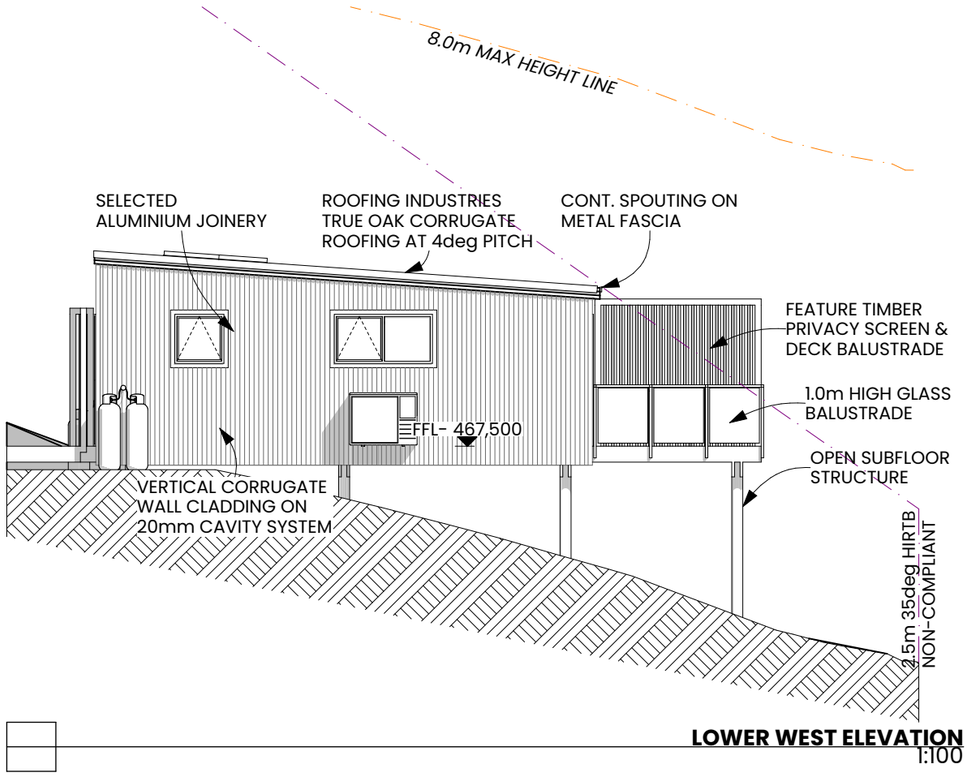
LOWER NORTH ELEVATION
1:100



LOWER SOUTH ELEVATION
1:100



LOWER EAST ELEVATION
1:100



LOWER WEST ELEVATION
1:100

PROJECT NAME
PROPOSED 2x DWELLING DEVELOPMENT
PROJECT ADDRESS
113 MIDDLETON ROAD, QUEENSTOWN
CLIENT NAME
JOSHUA LUCA BENZ & CLAIRE FRANCIS

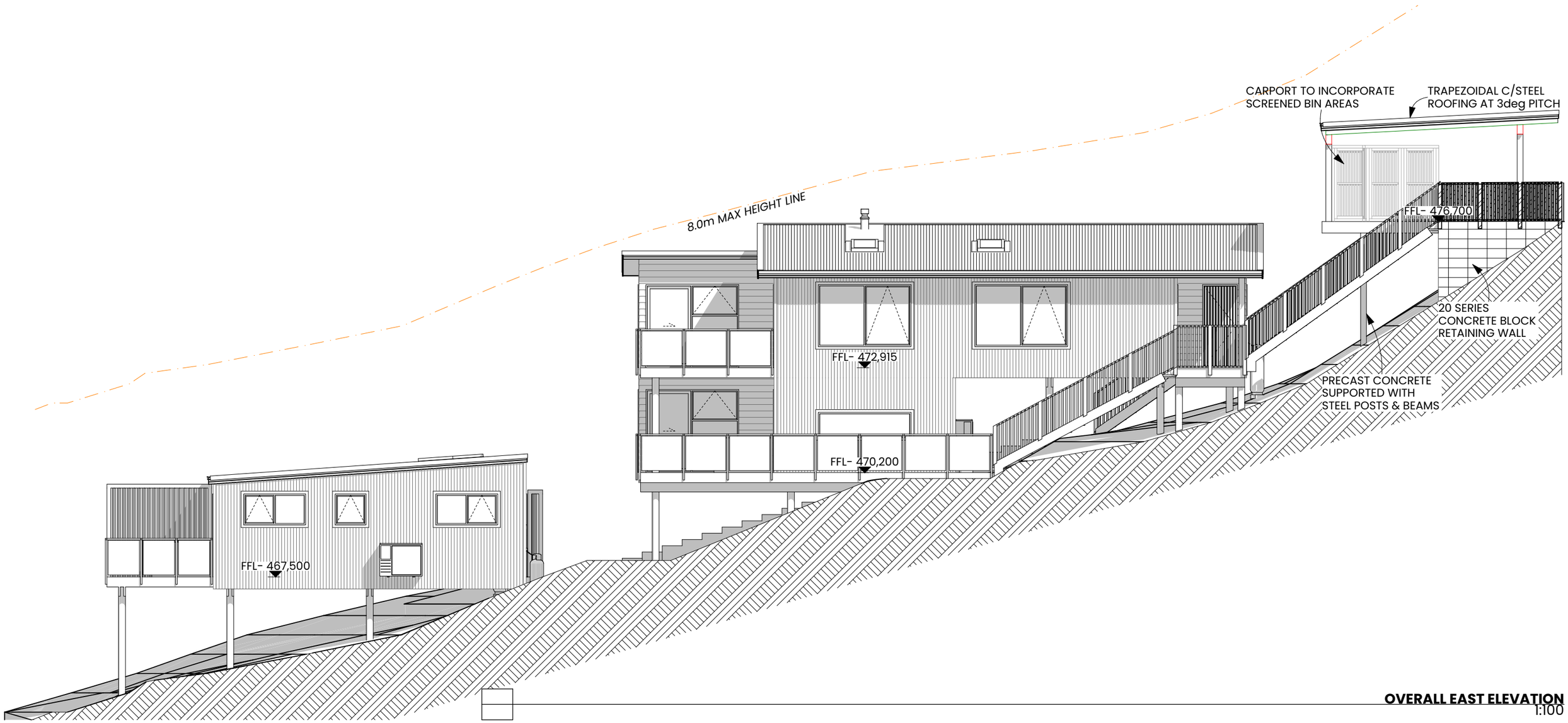
No.	DATE	ISSUE	BY
1	24.07.2026	CONCEPT DESIGN	WW
2	24.08.2026	PRELIMINARY DESIGN	WW

HAVEN ARCHITECTURAL

PLAN STAGE **RESOURCE CONSENT**
SHEET CONTENTS **LOWER ELEVATIONS**
SCALE **AS SHOWN** (ON A3 SHEET)

PLOT DATE **15.09.2026**
PROJECT REF **26-036**
DRAWN BY **WW**
DRAWING No. **6 OF 11**
REV. **-**

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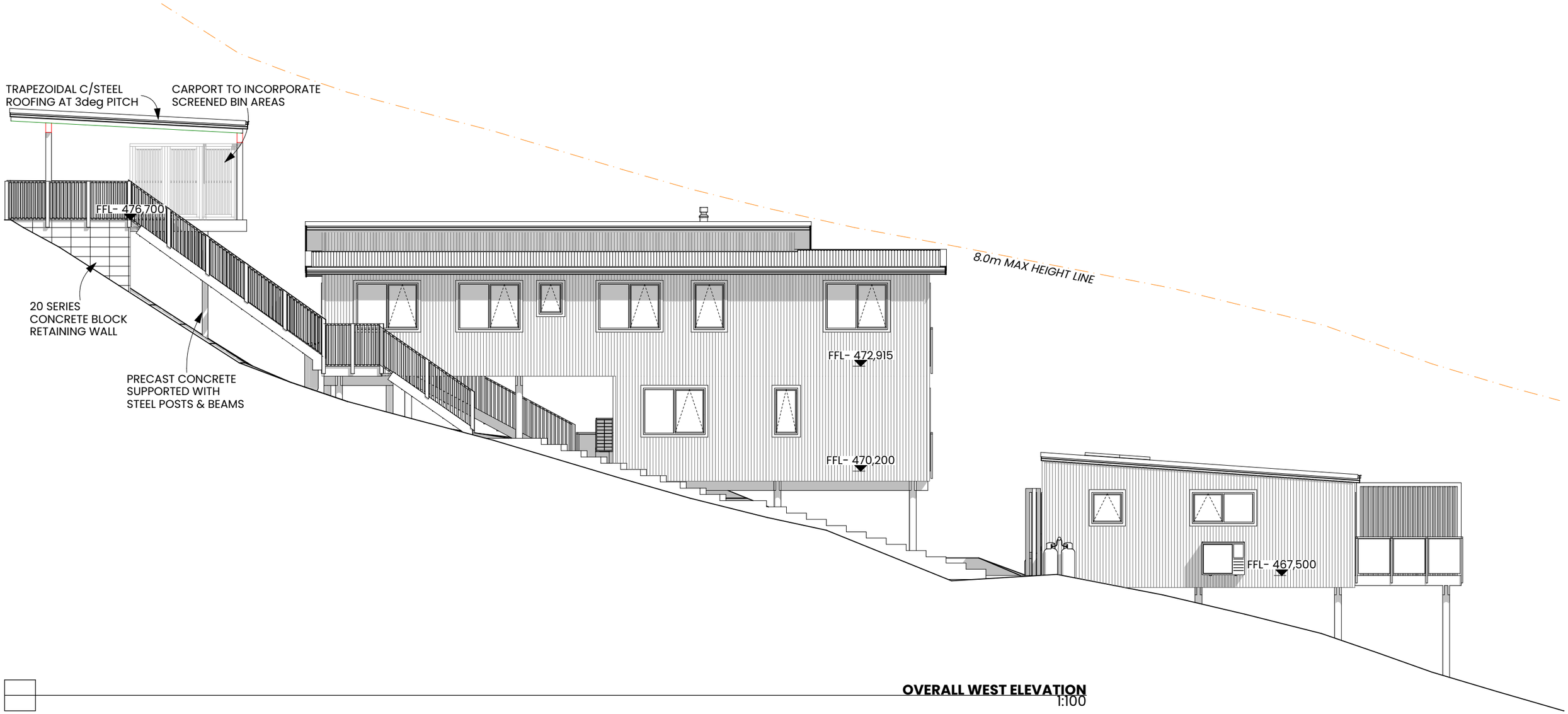
OVERALL EAST ELEVATION
1:100

PROJECT NAME	**PROPOSED 2x DWELLING DEVELOPMENT**	No.	DATE	ISSUE	BY	PLAN STAGE	**RESOURCE CONSENT**	PLOT DATE **15.09.2026** / PROJECT REF **26-036**
PROJECT ADDRESS	**113 MIDDLETON ROAD, QUEENSTOWN**	1	24.07.2026	CONCEPT DESIGN	WW	SHEET CONTENTS	**OVERALL EAST ELEVATION**	
CLIENT NAME	**JOSHUA LUCA BENZ & CLAIRE FRANCIS**	2	24.08.2026	PRELIMINARY DESIGN	WW	SCALE	**AS SHOWN** (ON A3 SHEET)	DRAWN BY **WW** / DRAWING No. **7 OF 11** / REV. **-**

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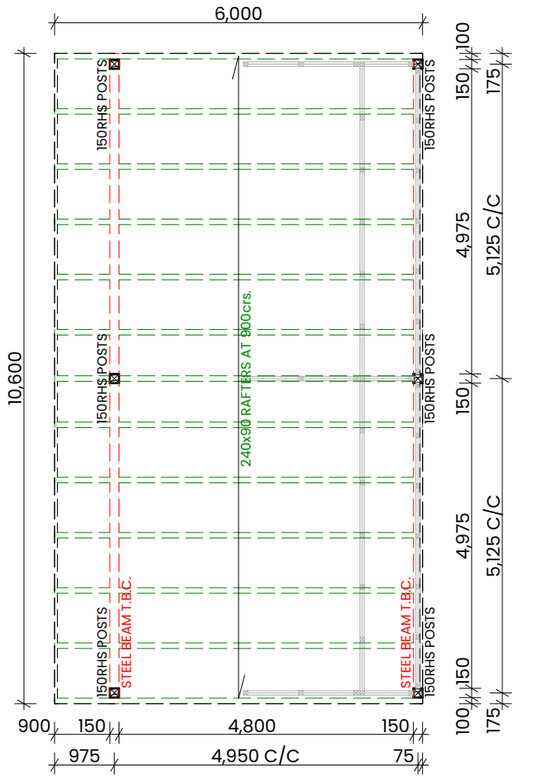
OVERALL WEST ELEVATION
1:100

PROJECT NAME	**PROPOSED 2x DWELLING DEVELOPMENT**	No.	DATE	ISSUE	BY	PLAN STAGE	**RESOURCE CONSENT**	PLOT DATE **15.09.2026** / PROJECT REF **26-036**
PROJECT ADDRESS	**113 MIDDLETON ROAD, QUEENSTOWN**	1	24.07.2026	CONCEPT DESIGN	WW	SHEET CONTENTS	**OVERALL WEST ELEVATION**	
CLIENT NAME	**JOSHUA LUCA BENZ & CLAIRE FRANCIS**	2	24.08.2026	PRELIMINARY DESIGN	WW	SCALE	**AS SHOWN** (ON A3 SHEET)	DRAWN BY **WW** / DRAWING No. **8 OF 11** / REV. **-**

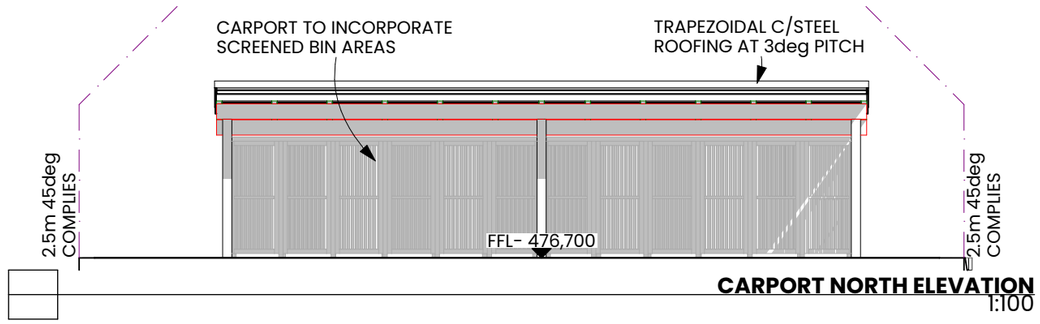
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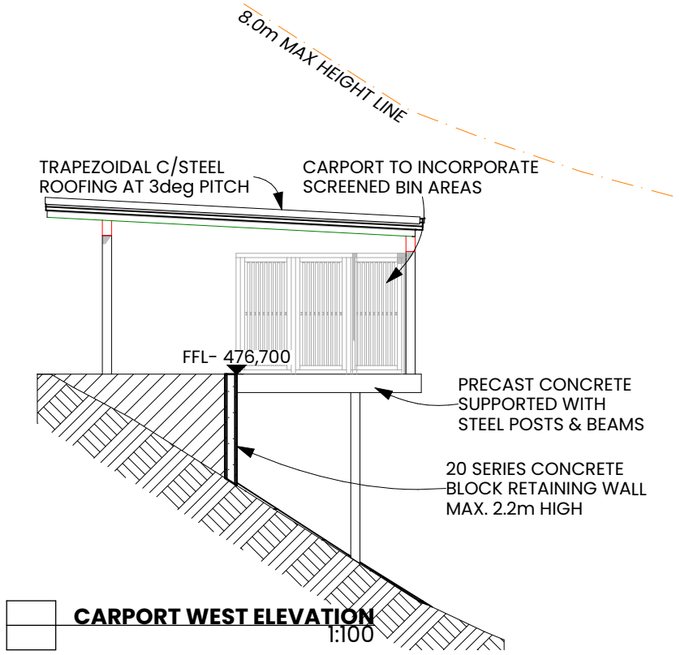
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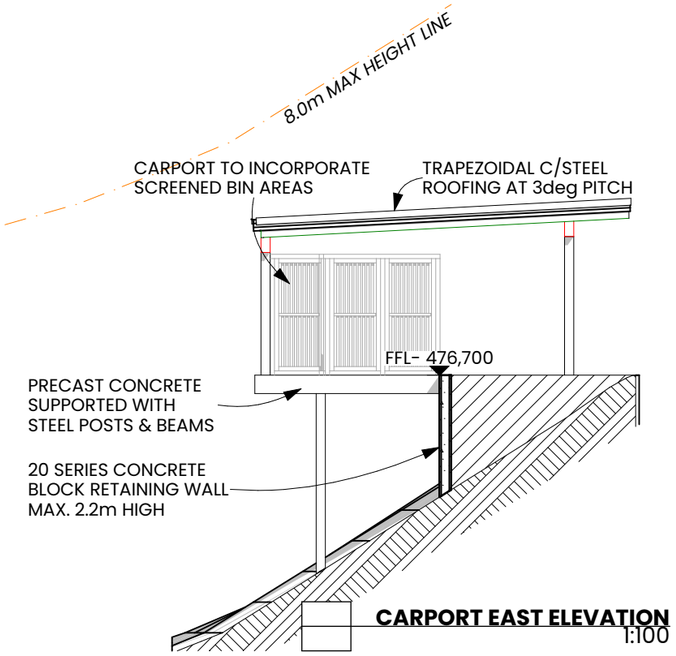
CARPORT PLAN
1:100



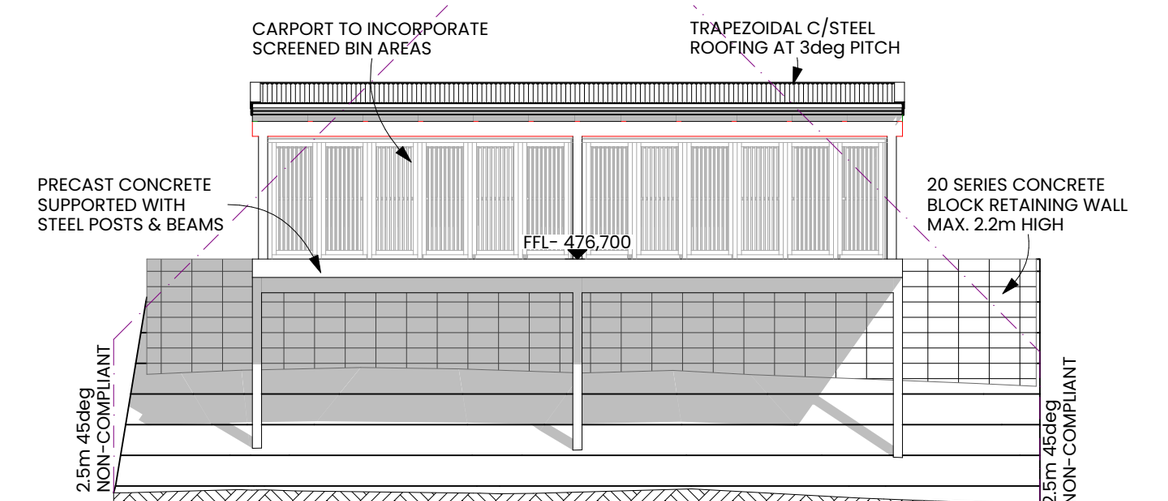
CARPORT NORTH ELEVATION
1:100



CARPORT WEST ELEVATION
1:100



CARPORT EAST ELEVATION
1:100



CARPORT SOUTH ELEVATION
1:100

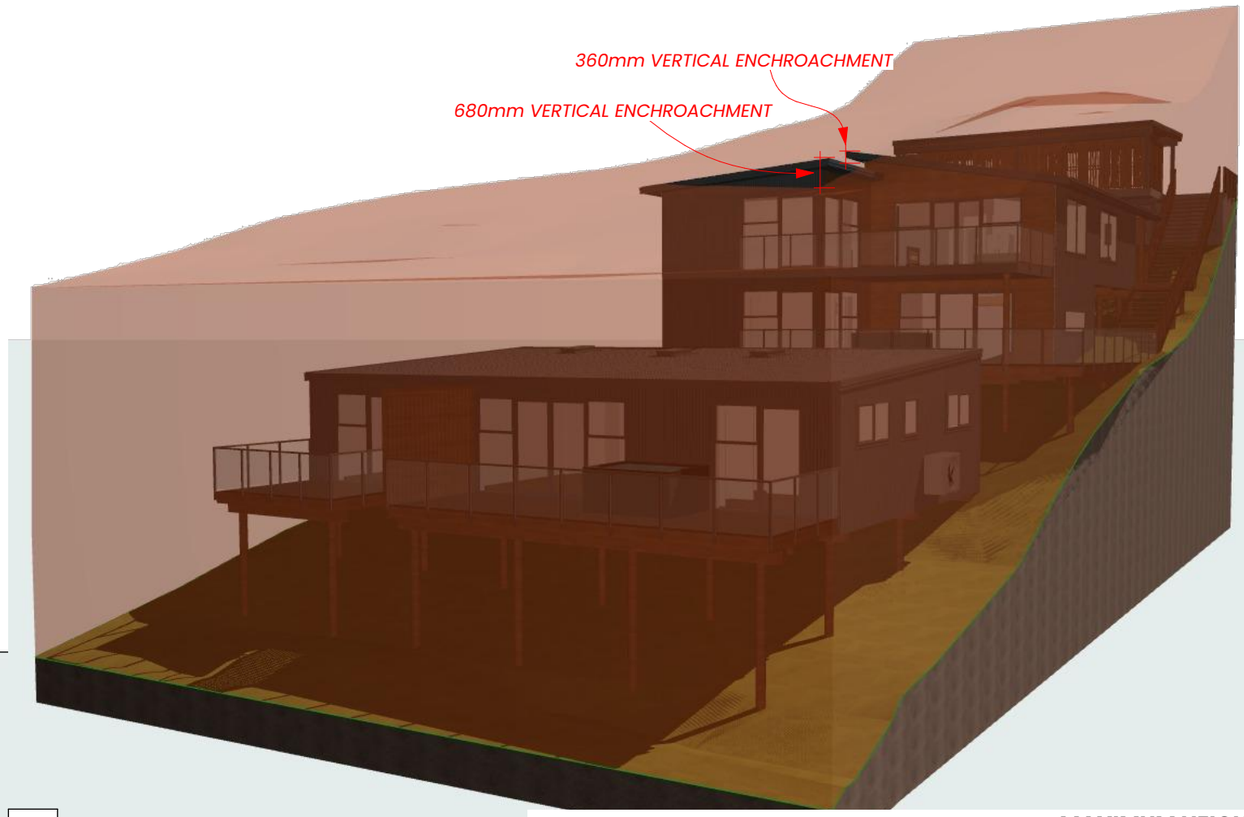
PROJECT NAME	**PROPOSED 2x DWELLING DEVELOPMENT**	No.	DATE	ISSUE	BY	PLAN STAGE	**RESOURCE CONSENT**
PROJECT ADDRESS	**113 MIDDLETON ROAD, QUEENSTOWN**	1	24.07.2026	CONCEPT DESIGN	WW	SHEET CONTENTS	**CARPORT PLANS**
CLIENT NAME	**JOSHUA LUCA BENZ & CLAIRE FRANCIS**	2	24.08.2026	PRELIMINARY DESIGN	WW	SCALE	**AS SHOWN** (ON A3 SHEET)

HAVEN ARCHITECTURAL

PLOT DATE	PROJECT REF
15.09.2026	**26-036**
DRAWN BY	DRAWING No. / REV.
WW	**9 OF 11** / **-**

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MAXIMUM HEIGHT 1



MAXIMUM HEIGHT 2

PROJECT NAME	**PROPOSED 2x DWELLING DEVELOPMENT**	No.	DATE	ISSUE	BY	PLAN STAGE	**RESOURCE CONSENT**	PLOT DATE **15.09.2026** / PROJECT REF **26-036**
PROJECT ADDRESS	**113 MIDDLETON ROAD, QUEENSTOWN**	1	24.07.2026	CONCEPT DESIGN	WW	SHEET CONTENTS	**3D MAXIMUM HEIGHT**	
CLIENT NAME	**JOSHUA LUCA BENZ & CLAIRE FRANCIS**	2	24.08.2026	PRELIMINARY DESIGN	WW	SCALE	**AS SHOWN** (ON A3 SHEET)	DRAWN BY **WW** / DRAWING No. **10 OF 11** / REV. **-**

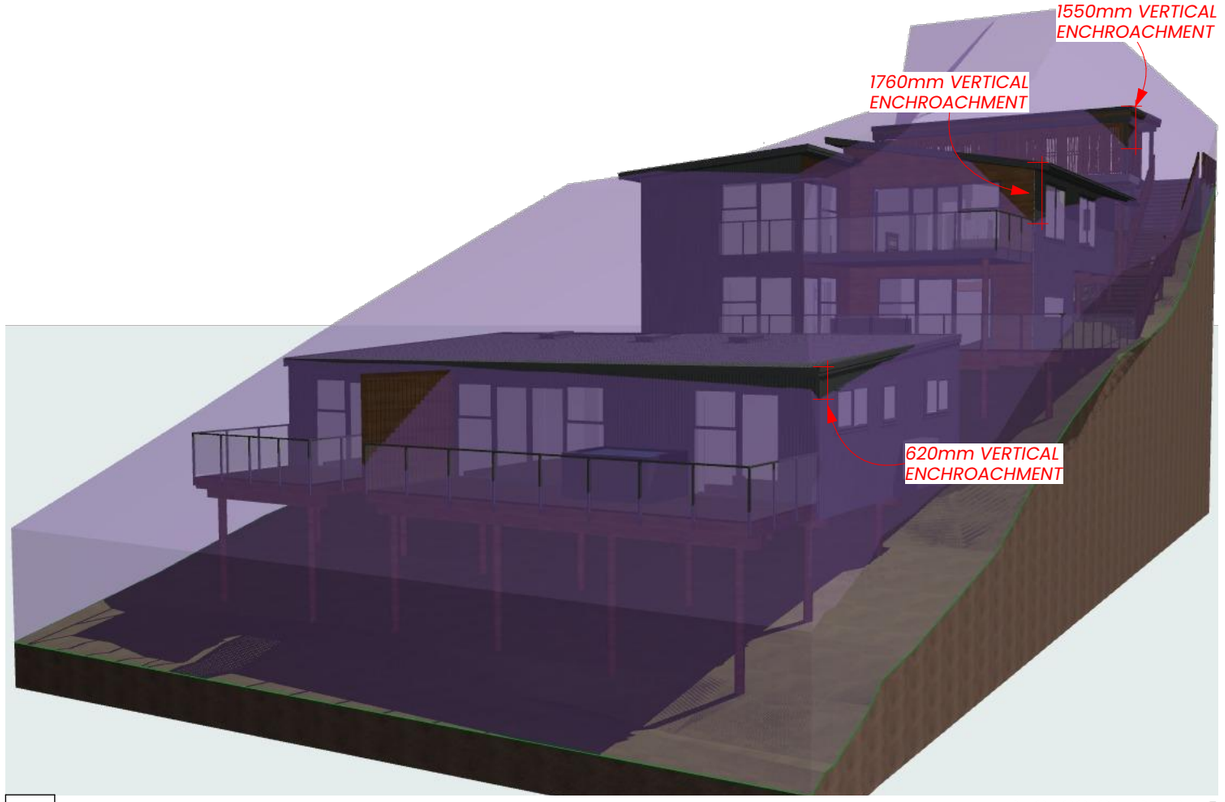
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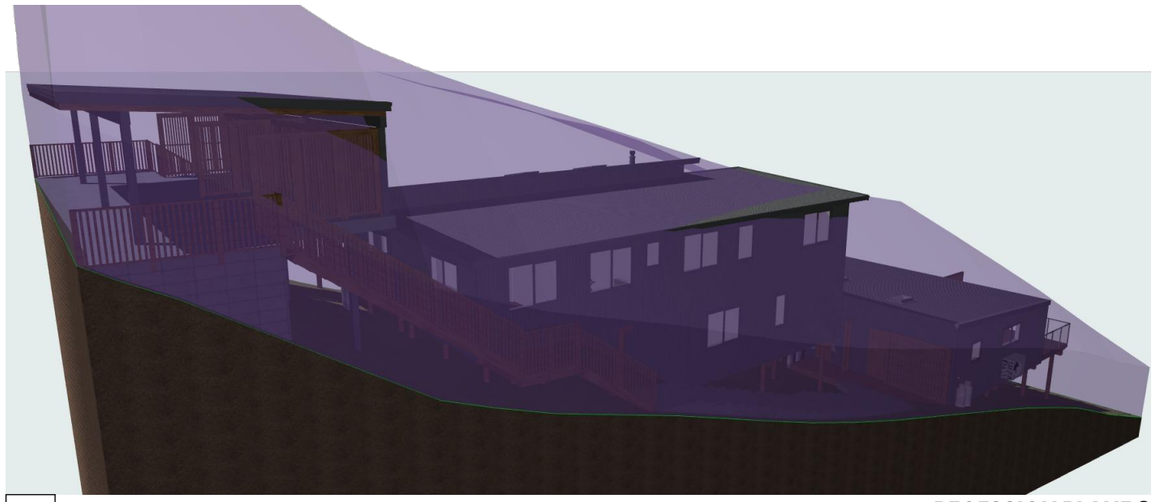
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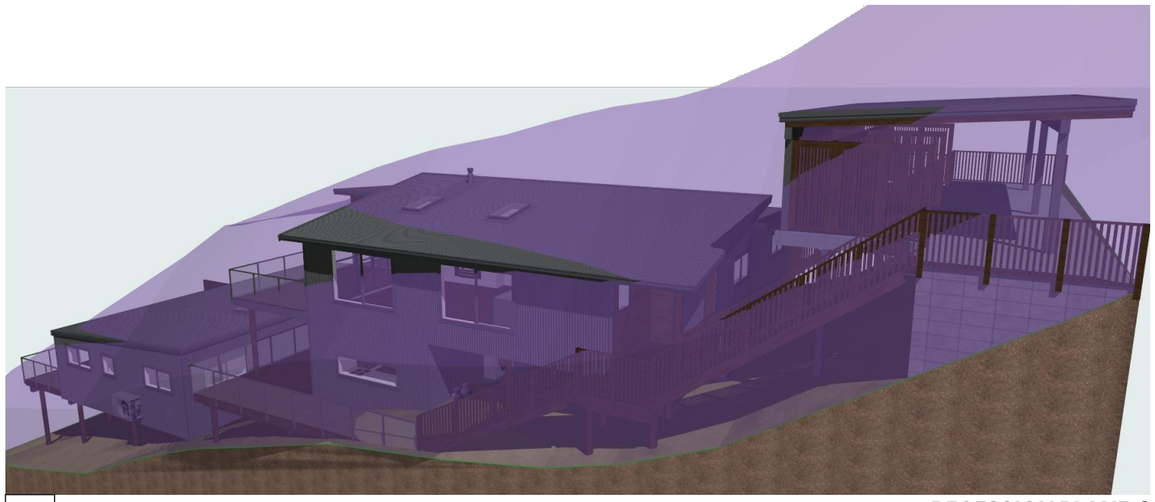
RECESSION PLANE 2



RECESSION PLANE 1



RECESSION PLANE 3



RECESSION PLANE 4

PROJECT NAME
PROPOSED 2x DWELLING DEVELOPMENT
PROJECT ADDRESS
113 MIDDLETON ROAD, QUEENSTOWN
CLIENT NAME
JOSHUA LUCA BENZ & CLAIRE FRANCIS

No.	DATE	ISSUE	BY
1	24.07.2026	CONCEPT DESIGN	WW
2	24.08.2026	PRELIMINARY DESIGN	WW

HAVEN ARCHITECTURAL

PLAN STAGE **RESOURCE CONSENT**
SHEET CONTENTS **3D RECESSION PLANES**
SCALE **AS SHOWN** (ON A3 SHEET)

PLOT DATE **15.09.2026**
PROJECT REF **26-036**
DRAWN BY **WW**
DRAWING No. **11 OF 11**
REV. **-**

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