V220808

Young+
Richards+

26 ONSLOW ROAD

Proposal for:

BRONTE ADAMS & DYLAN MCKEE

260013

26 ONSLOW ROAD
LAKE HAYES ESTATE
QUEENSTOWN 9304



4d Edwin St Mt Eden Auckland 1024 NZ +64 9 520 6444
120 Tennyson St Napier 4110 NZ +64 6 929 9945
L1 Unit A 179 Glenda Dr Queenstown 9300 NZ +64 3 974 4394
info@youngrichards.com www.youngrichards.com

Plotted: 21/09/2026 4:26:16 pm File: Autodesk Docs://260013 - 26 Onslow Road, Lake Hayes/260013 - 26 Onslow Rd - Site File.rvt

09/09/2026

RESOURCE CONSENT

A

STAMP

THE FINE PRINT

- ALL WORK SHALL COMPLY WITH THE NZ RESOURCE MANAGEMENT ACT, NZ BUILDING ACT, RELEVANT STANDARDS, ORDINANCES, RULES, AND REGULATIONS OF THE TERRITORIAL AUTHORITY GOVERNING THE WORK. REFER TO NZ BUILDING ACT, SECTION 17.
- BUILDINGS NOT TO BE CONSTRUCTED, ALTERED, DEMOLISHED, OR REMOVED WITHOUT AN APPROVED AND VALID BUILDING CONSENT AND AN APPROVED AND VALID RESOURCE CONSENT WHERE APPLICABLE. REFER TO NZ BUILDING ACT, SECTION 40.
- FOR ALL RESTRICTED BUILDING WORK (RBW) THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS STAMPED BY THE RELEVANT BUILDING CONSENT AUTHORITY AS PART OF AN APPROVED AND VALID BUILDING CONSENT. CONSENTED DOCUMENTATION TAKES PRECEDENCE.
- FOR BUILDER'S RESPONSIBILITIES REFER TO NZ BUILDING ACT, SECTION 14E.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATION CLAUSES AND CONSULTANTS' DOCUMENTATION.
- THE BUILDER IS EXPECTED TO VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT THE WORK CAN BE CONSTRUCTED AS DETAILED, REPORT OMISSIONS AND CONFLICTS WITHIN THE DOCUMENTS TO THE DESIGNER PRIOR TO PERFORMING ANY WORK IN QUESTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE DESIGNER.

© Young & Richards Ltd. 2026

Te Kāhui Whaihanga
New Zealand Institute of Architects
Practice 2026

SHEET NAME
COVER

PROJECT STATUS
RESOURCE CONSENT

SHEET SCALE
NONE

SHEET SIZE
A3=100%

PRINT IN COLOUR

SHEET NUMBER
A2-0000

REVISION
A

V220808

DRAWING INDEX				
Sheet Number	Sheet Name	Current Revision	Current Revision Date	Current Revision Description
A2-0000	COVER	A	09/09/2026	RESOURCE CONSENT
A2-00-0001	DRAWING INDEX	A	09/09/2026	RESOURCE CONSENT
A2-00-0002	VICINITY & LOCATION & PROJECT INFORMATION	A	09/09/2026	RESOURCE CONSENT
A2-00-2200	PROPOSED SITE PLAN	A	09/09/2026	RESOURCE CONSENT
A2-00-2201	ROOF AND MAX HEIGHT / HIRB PLAN	A	09/09/2026	RESOURCE CONSENT
A2-00-2202	LANDSCAPE PLAN	A	09/09/2026	RESOURCE CONSENT
A2-00-2203	VEHICLE TRACKING DIAGRAMS	A	09/09/2026	RESOURCE CONSENT
A2-00-2500	SITE DEVELOPMENT CONTROLS PLANS	A	09/09/2026	RESOURCE CONSENT
A2-00-2600	MAX. HEIGHT & RECESSION PLANES 3D DIAGRAMS	A	09/09/2026	RESOURCE CONSENT
A2-01-3200	GROUND FLOOR CONTEXT PLAN - LOT 1	A	09/09/2026	RESOURCE CONSENT
A2-01-4200	BUILDING ELEVATIONS - LOT 1	A	09/09/2026	RESOURCE CONSENT
A2-02-3201	GROUND FLOOR CONTEXT PLAN - LOT 2	A	09/09/2026	RESOURCE CONSENT
A2-02-3202	FIRST FLOOR CONTEXT PLAN - LOT 2	A	09/09/2026	RESOURCE CONSENT
A2-02-4200	BUILDING ELEVATIONS - LOT 2	A	09/09/2026	RESOURCE CONSENT
A2-02-4201	BUILDING ELEVATIONS - LOT 2	A	09/09/2026	RESOURCE CONSENT

Grand total: 15

Plotted: 21/09/2026 4:26:16 pm File: Autodesk Docs://260013 - 26 Onslow Road, Lake Hayes/260013 - 26 Onslow Rd - Site File.rvt

Young+
Richards+

AUCKLAND | HAWKE'S BAY | QUEENSTOWN

info@youngrichards.com www.youngrichards.com

CLIENT
BRONTE ADAMS & DYLAN MCKEE

PROJECT NAME
26 ONSLOW ROAD

PROJECT ADDRESS
26 ONSLOW ROAD
LAKE HAYES ESTATE
QUEENSTOWN 9304

PROJECT NUMBER
260013

KEY PLAN

STAMP

THE FINE PRINT

- ALL WORK SHALL COMPLY WITH THE NZ RESOURCE MANAGEMENT ACT, NZ BUILDING ACT, RELEVANT STANDARDS, ORDINANCES, RULES, AND REGULATIONS OF THE TERRITORIAL AUTHORITY GOVERNING THE WORK. REFER TO NZ BUILDING ACT, SECTION 17.
- BUILDINGS NOT TO BE CONSTRUCTED, ALTERED, DEMOLISHED, OR REMOVED WITHOUT AN APPROVED AND VALID BUILDING CONSENT AND AN APPROVED AND VALID RESOURCE CONSENT WHERE APPLICABLE. REFER TO NZ BUILDING ACT, SECTION 40.
- FOR ALL RESTRICTED BUILDING WORK (RBW) THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS STAMPED BY THE RELEVANT BUILDING CONSENT AUTHORITY AS PART OF AN APPROVED AND VALID BUILDING CONSENT. CONSENTED DOCUMENTATION TAKES PRECEDENCE.
- FOR BUILDERS RESPONSIBILITIES REFER TO NZ BUILDING ACT, SECTION 14E.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATION CLAUSES AND CONSULTANTS' DOCUMENTATION.
- THE BUILDER IS EXPECTED TO VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT THE WORK CAN BE CONSTRUCTED AS DETAILED, REPORT OMISSIONS AND CONFLICTS WITHIN THE DOCUMENTS TO THE DESIGNER PRIOR TO PERFORMING ANY WORK IN QUESTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE DESIGNER.

© Young & Richards Ltd. 2026

Te Kāhui Whaihanga New Zealand Institute of Architects Practice 2026

SHEET NAME
DRAWING INDEX

PROJECT STATUS
RESOURCE CONSENT

SHEET SCALE
NONE

SHEET SIZE
A3=100%

PRINT IN COLOUR

SHEET NUMBER
A2-00-0001

REVISION
A

V220808

PLANNING ZONE



AERIAL IMAGE



LEGAL DESCRIPTION

CATEGORY	DESCRIPTION	REFERENCE
SITE ADDRESS	26 ONSLOW ROAD, LAKE HAYES ESTATE, QUEENSTOWN 9304	QLDC PDP
TERRITORIAL AUTHORITY	QUEENSTOWN LAKES DISTRICT COUNCIL	
LOT	LOT 433	SITE SURVEY
DEPOSITED PLAN	DP 372310	SITE SURVEY
CERTIFICATE OF TITLE	-	QLDC GIS
SITE AREA	836 M²	QLDC GIS
ZONE	SUBURBAN RESIDENTIAL	QLDC PDP
WIND ZONE	HIGH	BRANZ MAP
EXPOSURE ZONE	B	BRANZ MAP
EARTHQUAKE ZONE	ZONE 3	BRANZ MAP
CLIMATE ZONE	ZONE 6	BRANZ MAP

PLANNING CONTROLS (QUEENSTOWN - SUBURBAN RESIDENTIAL: URBAN INTENSIFICATION)

QUEENSTOWN LAKES PROPOSED DISTRICT PLAN - MARCH 2026

7.5.1. BUILDING HEIGHT - FLAT SITES

7.5.1.1. A MAXIMUM HEIGHT OF 8 METRES EXCEPT WHERE SPECIFIED IN RULE 7.5.1.2

7.5.1.2.a. KAWARAU HEIGHTS: MAXIMUM OF 4.5M AND 6M AS IDENTIFIED ON THE STRUCTURE PLAN IN 27.13.15.
7.5.1.2.b. ARROWTOWN: UP TO 6.5M PERMITTED, AND THE RESTRICTED DISCRETIONARY BUILDING HEIGHT SHALL BE BUILDING HEIGHTS EXCEEDING 6.5M TO A MAXIMUM OF 8M.

7.5.3. BUILDING COVERAGE

MAXIMUM OF 40%

7.5.4. LANDSCAPE PERMEABLE SURFACE COVERAGE

AT LEAST 30% OF THE SITE AREA SHALL COMPRISE LANDSCAPED (PERMEABLE) SURFACE

7.5.5. RECESSION PLANE

7.5.5.1 NORTHERN BOUNDARY: 2.5M + 55°
7.5.5.2 WESTERN AND EASTERN BOUNDARIES: 2.5M + 45°
7.5.5.3 SOUTHERN BOUNDARY: 2.5M + 35°

EXEMPTIONS:
A. GABLE END ROOFS MAY PENETRATE THE BUILDING RECESSION PLANE BY NO MORE THAN ONE THIRD OF THE GABLE HEIGHT;
B. RECESSION PLANES DO NOT APPLY TO SITE BOUNDARIES ADJOINING A TOWN CENTRE ZONE, BUSINESS MIXED USE ZONE, LOCAL SHOPPING CENTRE ZONE OR FRONTING A ROAD, OR A PARK OR RESERVE.

7.5.6. BOUNDARY SETBACKS

ROAD BOUNDARY: 4.5M
ALL OTHER BOUNDARIES: 2M

EXCEPTIONS:

A. ACCESSORY BUILDINGS FOR RESIDENTIAL ACTIVITIES MAY BE LOCATED WITHIN THE BOUNDARY SETBACK DISTANCES (OTHER THAN FROM ROAD BOUNDARIES), WHERE THEY DO NOT EXCEED 7.5M IN LENGTH, THERE ARE NO WINDOWS OR OPENINGS (OTHER THAN FOR CARPORTS) ALONG ANY WALLS WITHIN 1.5M OF AN INTERNAL BOUNDARY, AND THEY COMPLY WITH RULES FOR BUILDING HEIGHT AND RECESSION PLANE;

B. ANY BUILDING MAY LOCATE WITHIN A BOUNDARY SETBACK DISTANCE BY UP TO 1M FOR AN AREA NO GREATER THAN 6M2 PROVIDED THE BUILDING WITHIN THE BOUNDARY SETBACK AREA HAS NO WINDOWS OR OPENINGS;

C. EAVES MAY BE LOCATED UP TO 600MM INTO ANY BOUNDARY SETBACK DISTANCE ALONG EASTERN, WESTERN AND SOUTHERN BOUNDARIES;

D. EAVES MAY BE LOCATED UP TO 1M INTO ANY BOUNDARY SETBACK DISTANCE ALONG NORTHERN BOUNDARIES.

7.5.7. BUILDING SEPARATION WITHIN SITES

FOR DETACHED RESIDENTIAL UNITS ON THE SAME SITE: MINIMUM SEPARATION OF 4M

RESIDENTIAL UNITS WITH LESS THAN 450M² NET AREA PER UNIT: MINIMUM SEPARATION OF 2M.

7.5.8. BUILDING LENGTH

THE LENGTH OF ANY BUILDING FACADE ABOVE THE GROUND FLOOR LEVEL SHALL NOT EXCEED 16M.

7.5.11. SETBACK OF BUILDINGS FROM WATER BODIES

THE MINIMUM SETBACK OF ANY BUILDING FROM THE BED OF A RIVER, LAKE OR WETLAND SHALL BE 7M.

Young+ Richards+

AUCKLAND | HAWKE'S BAY | QUEENSTOWN

info@youngrichards.com www.youngrichards.com

CLIENT
BRONTE ADAMS & DYLAN MCKEE

PROJECT NAME
26 ONSLOW ROAD

PROJECT ADDRESS
26 ONSLOW ROAD
LAKE HAYES ESTATE
QUEENSTOWN 9304

PROJECT NUMBER
260013

KEY PLAN

STAMP

THE FINE PRINT

- ALL WORK SHALL COMPLY WITH THE NZ RESOURCE MANAGEMENT ACT, NZ BUILDING ACT, RELEVANT STANDARDS, ORDINANCES, RULES, AND REGULATIONS OF THE TERRITORIAL AUTHORITY GOVERNING THE WORK. REFER TO NZ BUILDING ACT, SECTION 17.
- BUILDINGS NOT TO BE CONSTRUCTED, ALTERED, DEMOLISHED, OR REMOVED WITHOUT AN APPROVED AND VALID BUILDING CONSENT AND AN APPROVED AND VALID RESOURCE CONSENT WHERE APPLICABLE. REFER TO NZ BUILDING ACT, SECTION 40.
- FOR ALL RESTRICTED BUILDING WORK (RBW) THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS STAMPED BY THE RELEVANT BUILDING CONSENT AUTHORITY AS PART OF AN APPROVED AND VALID BUILDING CONSENT. CONSENTED DOCUMENTATION TAKES PRECEDENCE.
- FOR BUILDER'S RESPONSIBILITIES REFER TO NZ BUILDING ACT , SECTION 14E.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATION CLAUSES AND CONSULTANTS' DOCUMENTATION.
- THE BUILDER IS EXPECTED TO VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT THE WORK CAN BE CONSTRUCTED AS DETAILED, REPORT OMISSIONS AND CONFLICTS WITHIN THE DOCUMENTS TO THE DESIGNER PRIOR TO PERFORMING ANY WORK IN QUESTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE DESIGNER.

© Young & Richards Ltd. 2026

N

Te Kāhui Whaihanga New Zealand Institute of Architects Practice 2026

SHEET NAME
VICINITY & LOCATION & PROJECT INFORMATION

PROJECT STATUS
RESOURCE CONSENT

SHEET SCALE
NONE

SHEET SIZE
A3=100%

PRINT IN COLOUR

SHEET NUMBER
A2-00-0002

REVISION
A

File: Autodesk Docs://260013 - 26 Onslow Road, Lake Hayes/260013 - 26 Onslow Rd - Site File.rvt

Plotted: 21/09/2026 4:26:16 pm

V220808



SCALE: 1 : 200

PROPOSED SITE PLAN - GROUND FLOOR **01**

SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY MCKENZIE & CO. (AUGUST 2026)
- SUBDIVISION AS PROVIDED BY MCKENZIE & CO. (SEPTEMBER 2026)

LEGEND

- PROPERTY BOUNDARY
- YARD SETBACK
- PROPOSED PAVED AREAS
- PERMEABLE STONES OR SIMILAR
- FREE-DRAINING TIMBER DECKING
- LANDSCAPED AREA
- OUTLINE OF ROOF ABOVE
- OUTLINE OF BUILDING ABOVE
- EXISTING PUBLIC STORMWATER
- EXISTING PUBLIC WASTEWATER
- PROPOSED STORMWATER LINE
- PROPOSED WASTEWATER LINE
- 1.5m-1.8m VERTICAL TIMBER FENCE
- SMALL SPECIMEN TREE
- SELECTED PRIVACY HEDGING

Young+ Richards+

AUCKLAND | HAWKE'S BAY | QUEENSTOWN

info@youngrichards.com www.youngrichards.com

CLIENT
BRONTE ADAMS & DYLAN MCKEE

PROJECT NAME
26 ONSLOW ROAD

PROJECT ADDRESS
26 ONSLOW ROAD
LAKE HAYES ESTATE
QUEENSTOWN 9304

PROJECT NUMBER
260013

KEY PLAN

STAMP

THE FINE PRINT

- ALL WORK SHALL COMPLY WITH THE NZ RESOURCE MANAGEMENT ACT, NZ BUILDING ACT, RELEVANT STANDARDS, ORDINANCES, RULES, AND REGULATIONS OF THE TERRITORIAL AUTHORITY GOVERNING THE WORK. REFER TO NZ BUILDING ACT, SECTION 17.
- BUILDINGS NOT TO BE CONSTRUCTED, ALTERED, DEMOLISHED, OR REMOVED WITHOUT AN APPROVED AND VALID BUILDING CONSENT AND AN APPROVED AND VALID RESOURCE CONSENT WHERE APPLICABLE. REFER TO NZ BUILDING ACT, SECTION 40.
- FOR ALL RESTRICTED BUILDING WORK (RBW) THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS STAMPED BY THE RELEVANT BUILDING CONSENT AUTHORITY AS PART OF AN APPROVED AND VALID BUILDING CONSENT. CONSENTED DOCUMENTATION TAKES PRECEDENCE.
- FOR BUILDER'S RESPONSIBILITIES REFER TO NZ BUILDING ACT, SECTION 14E.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATION CLAUSES AND CONSULTANTS' DOCUMENTATION.
- THE BUILDER IS EXPECTED TO VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT THE WORK CAN BE CONSTRUCTED AS DETAILED. REPORT OMISSIONS AND CONFLICTS WITHIN THE DOCUMENTS TO THE DESIGNER PRIOR TO PERFORMING ANY WORK IN QUESTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE DESIGNER.

© Young & Richards Ltd. 2026

N

Te Kāhui Whaihanga New Zealand Institute of Architects Practice 2026

SHEET NAME
PROPOSED SITE PLAN

PROJECT STATUS
RESOURCE CONSENT

SHEET SCALE **As indicated**

SHEET SIZE **A3=100%**

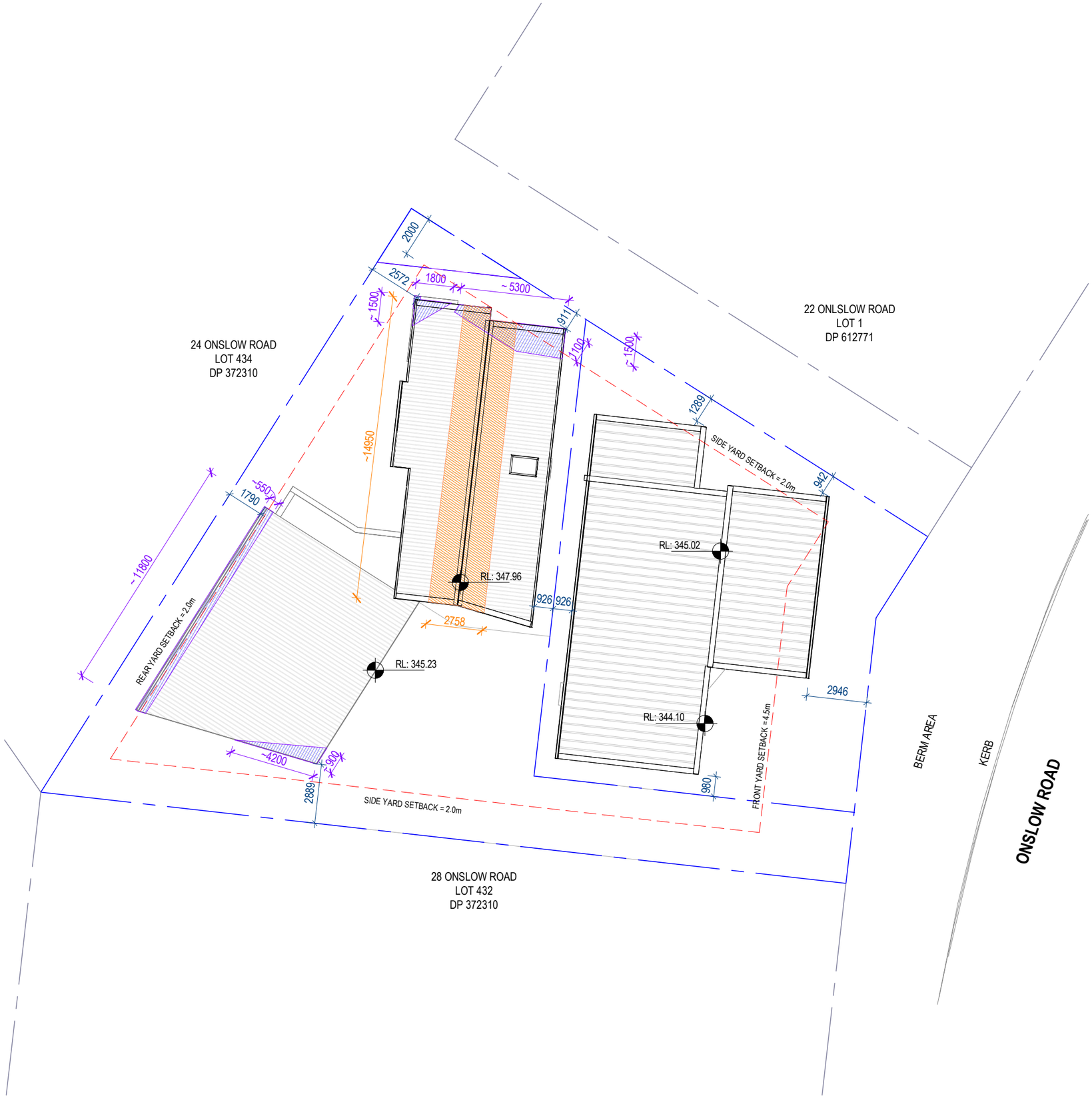
PRINT IN COLOUR

SHEET NUMBER **A2-00-2200**

REVISION **A**

Plotted: 21/09/2026 4:26:17 pm File: Autodesk Docs://260013 - 26 Onslow Road, Lake Hayes/260013 - 26 Onslow Rd - Site File.rvt

V220808



SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY MCKENZIE & CO. (AUGUST 2026)
- SUBDIVISION AS PROVIDED BY MCKENZIE & CO. (SEPTEMBER 2026)

LEGEND

- PROPERTY BOUNDARY
- YARD SETBACK
- 7M MAX. HEIGHT BREACH
- HEIGHT IN RELATION TO BOUNDARY INFRINGEMENT (SUBURBAN RESIDENTIAL)
- DIM — DIMENSION FROM BOUNDARY TO FACE FASCIA / GUTTER
- DIM — MAX. HEIGHT INFRINGEMENT DIMENSION
- DIM — RECESSION PLANE INFRINGEMENT DIMENSION

Young+ Richards+

AUCKLAND | HAWKE'S BAY | QUEENSTOWN

info@youngrichards.com www.youngrichards.com

CLIENT
BRONTE ADAMS & DYLAN MCKEE

PROJECT NAME
26 ONSLOW ROAD

PROJECT ADDRESS
26 ONSLOW ROAD
LAKE HAYES ESTATE
QUEENSTOWN 9304

PROJECT NUMBER
260013

KEY PLAN

STAMP

THE FINE PRINT

- ALL WORK SHALL COMPLY WITH THE NZ RESOURCE MANAGEMENT ACT, NZ BUILDING ACT, RELEVANT STANDARDS, ORDINANCES, RULES, AND REGULATIONS OF THE TERRITORIAL AUTHORITY GOVERNING THE WORK. REFER TO NZ BUILDING ACT, SECTION 17.
- BUILDINGS NOT TO BE CONSTRUCTED, ALTERED, DEMOLISHED, OR REMOVED WITHOUT AN APPROVED AND VALID BUILDING CONSENT AND AN APPROVED AND VALID RESOURCE CONSENT WHERE APPLICABLE. REFER TO NZ BUILDING ACT, SECTION 40.
- FOR ALL RESTRICTED BUILDING WORK (RBW) THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS STAMPED BY THE RELEVANT BUILDING CONSENT AUTHORITY AS PART OF AN APPROVED AND VALID BUILDING CONSENT. CONSENTED DOCUMENTATION TAKES PRECEDENCE.
- FOR BUILDER'S RESPONSIBILITIES REFER TO NZ BUILDING ACT, SECTION 14E.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATION CLAUSES AND CONSULTANTS' DOCUMENTATION.
- THE BUILDER IS EXPECTED TO VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT THE WORK CAN BE CONSTRUCTED AS DETAILED, REPORT OMISSIONS AND CONFLICTS WITHIN THE DOCUMENTS TO THE DESIGNER PRIOR TO PERFORMING ANY WORK IN QUESTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE DESIGNER.

© Young & Richards Ltd. 2026

N

Te Kāhui Whaihanga New Zealand Institute of Architects Practice 2026

SHEET NAME
ROOF AND MAX HEIGHT / HIRB PLAN

PROJECT STATUS
RESOURCE CONSENT

SHEET SCALE **1 : 200**
SHEET SIZE **A3=100%**
PRINT IN COLOUR

SHEET NUMBER **A2-00-2201**
REVISION **A**

SCALE: 1 : 200
01 / A2-00-4202

HIRB PLAN 01

Plotted: 21/09/2026 4:26:18 pm
File: Autodesk Docs://260013 - 26 Onslow Road, Lake Hayes/260013 - 26 Onslow Rd - Site File.rvt

V220808



SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY MCKENZIE & CO. (AUGUST 2026)
- SUBDIVISION AS PROVIDED BY MCKENZIE & CO.
- DIMENSIONS AND LEVELS PROVIDED ARE APPROXIMATE AND ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE.
- PLANTING SPECIES INDICATED FOR REFERENCE ONLY. FINAL MIX TO INCLUDE ADDITIONAL SPECIES TO SUIT. SUBJECT TO AVAILABILITY

LEGEND

- PROPERTY BOUNDARY
- YARD SETBACK
- PROPOSED PAVED AREAS
- PERMEABLE STONES OR SIMILAR
- FREE-DRAINING TIMBER DECKING
- LANDSCAPED AREA
- 1.5m-1.8m VERTICAL TIMBER FENCE
- RUBBISH BINS
- CL CLOTHESLINE
- LB LETTERBOX
- SMALL SPECIMEN TREE
- SELECTED PRIVACY HEDGING

Young+ Richards+

AUCKLAND | HAWKE'S BAY | QUEENSTOWN

info@youngrichards.com www.youngrichards.com

CLIENT
BRONTE ADAMS & DYLAN MCKEE

PROJECT NAME
26 ONSLOW ROAD

PROJECT ADDRESS
26 ONSLOW ROAD
LAKE HAYES ESTATE
QUEENSTOWN 9304

PROJECT NUMBER
260013

KEY PLAN

STAMP

THE FINE PRINT

- ALL WORK SHALL COMPLY WITH THE NZ RESOURCE MANAGEMENT ACT, NZ BUILDING ACT, RELEVANT STANDARDS, ORDINANCES, RULES, AND REGULATIONS OF THE TERRITORIAL AUTHORITY GOVERNING THE WORK. REFER TO NZ BUILDING ACT, SECTION 17.
- BUILDINGS NOT TO BE CONSTRUCTED, ALTERED, DEMOLISHED, OR REMOVED WITHOUT AN APPROVED AND VALID BUILDING CONSENT AND AN APPROVED AND VALID RESOURCE CONSENT WHERE APPLICABLE. REFER TO NZ BUILDING ACT, SECTION 40.
- FOR ALL RESTRICTED BUILDING WORK (RBW) THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS STAMPED BY THE RELEVANT BUILDING CONSENT AUTHORITY AS PART OF AN APPROVED AND VALID BUILDING CONSENT. CONSENTED DOCUMENTATION TAKES PRECEDENCE.
- FOR BUILDER'S RESPONSIBILITIES REFER TO NZ BUILDING ACT, SECTION 14E.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATION CLAUSES AND CONSULTANTS' DOCUMENTATION.
- THE BUILDER IS EXPECTED TO VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT THE WORK CAN BE CONSTRUCTED AS DETAILED, REPORT OMISSIONS AND CONFLICTS WITHIN THE DOCUMENTS TO THE DESIGNER PRIOR TO PERFORMING ANY WORK IN QUESTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE DESIGNER.

© Young & Richards Ltd. 2026

Te Kāhui Whaihanga New Zealand Institute of Architects Practice 2026

SHEET NAME
LANDSCAPE PLAN

PROJECT STATUS
RESOURCE CONSENT

SHEET SCALE **1 : 200**
SHEET SIZE **A3=100%**
PRINT IN COLOUR

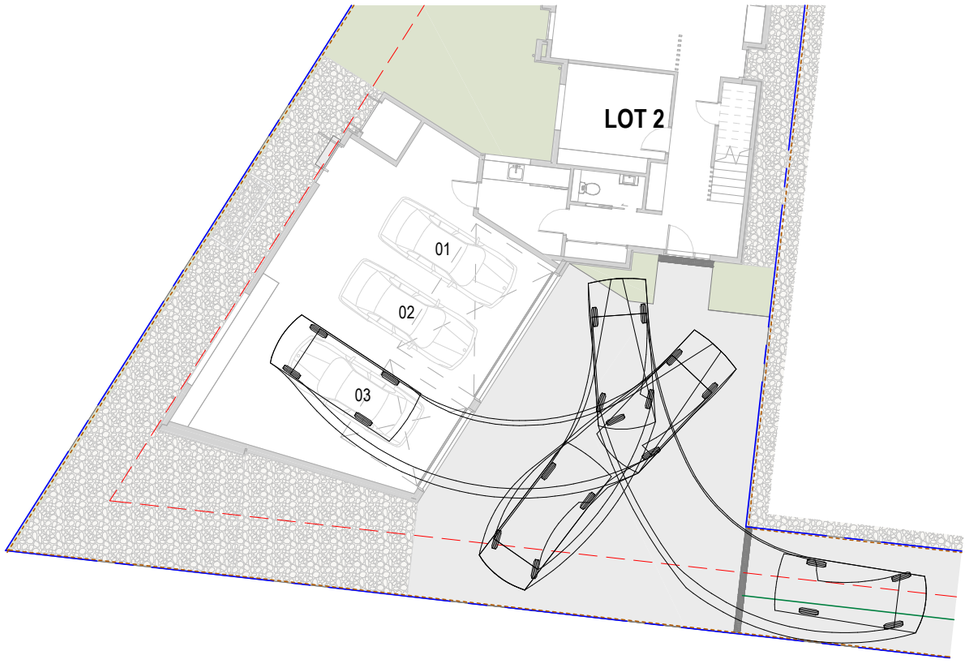
SHEET NUMBER **A2-00-2202**
REVISION **A**

SCALE: 1 : 200

LANDSCAPE PLAN 01

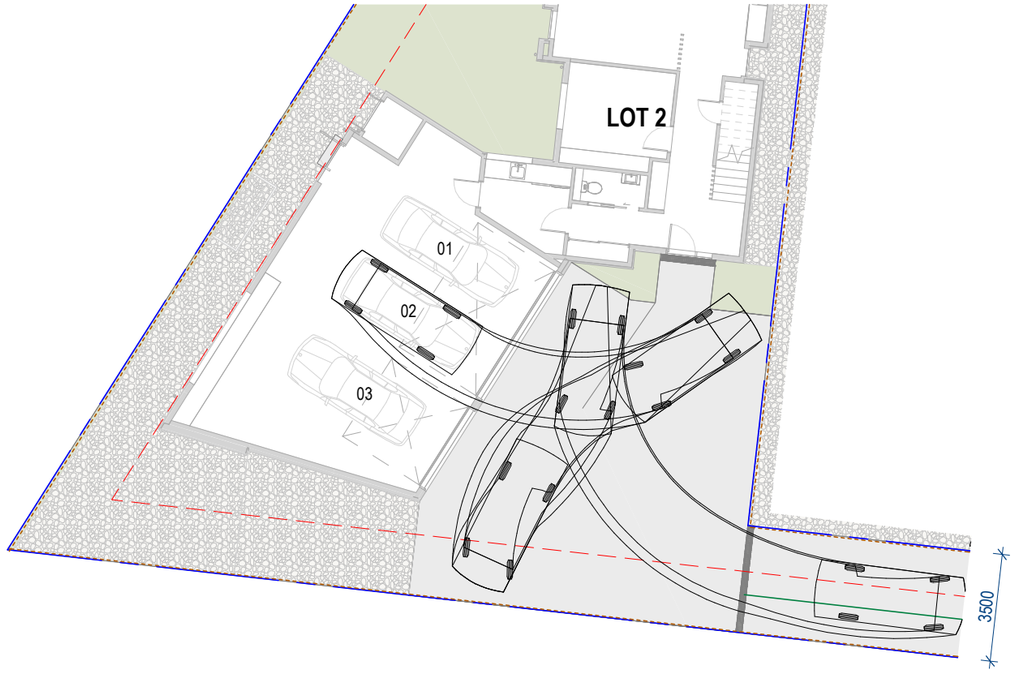
Plotted: 21/09/2026 4:26:19 pm File: Autodesk Docs://260013 - 26 Onslow Road, Lake Hayes/260013 - 26 Onslow Rd - Site File.rvt

V220808



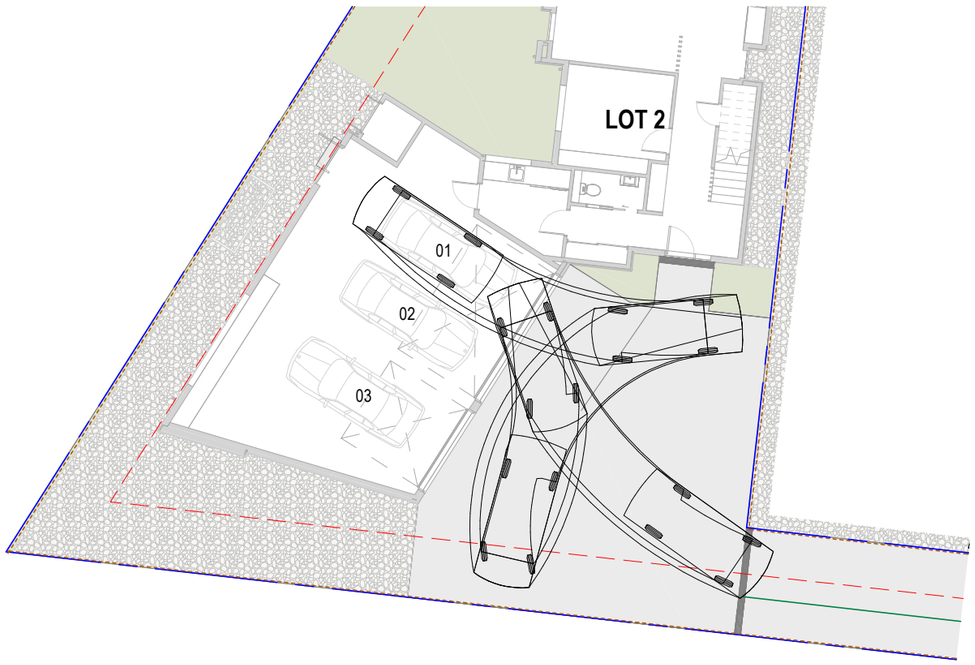
SCALE: 1 : 200

CARPARK 03 TRACKING **03**



SCALE: 1 : 200

CARPARK 02 TRACKING **02**



SCALE: 1 : 200

CARPARK 01 TRACKING **01**

NOTE:
VEHICLE TRACKING USING B85 VEHICLE (8m MIN RADIUS) 2004

Young+ Richards+

AUCKLAND | HAWKE'S BAY | QUEENSTOWN

info@youngrichards.com www.youngrichards.com

CLIENT
BRONTE ADAMS & DYLAN MCKEE

PROJECT NAME
26 ONSLOW ROAD

PROJECT ADDRESS
26 ONSLOW ROAD
LAKE HAYES ESTATE
QUEENSTOWN 9304

PROJECT NUMBER
260013

KEY PLAN

STAMP

THE FINE PRINT

- ALL WORK SHALL COMPLY WITH THE NZ RESOURCE MANAGEMENT ACT, NZ BUILDING ACT, RELEVANT STANDARDS, ORDINANCES, RULES, AND REGULATIONS OF THE TERRITORIAL AUTHORITY GOVERNING THE WORK. REFER TO NZ BUILDING ACT, SECTION 17.
- BUILDINGS NOT TO BE CONSTRUCTED, ALTERED, DEMOLISHED, OR REMOVED WITHOUT AN APPROVED AND VALID BUILDING CONSENT AND AN APPROVED AND VALID RESOURCE CONSENT WHERE APPLICABLE. REFER TO NZ BUILDING ACT, SECTION 40.
- FOR ALL RESTRICTED BUILDING WORK (RBW) THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS STAMPED BY THE RELEVANT BUILDING CONSENT AUTHORITY AS PART OF AN APPROVED AND VALID BUILDING CONSENT. CONSENTED DOCUMENTATION TAKES PRECEDENCE.
- FOR BUILDERS RESPONSIBILITIES REFER TO NZ BUILDING ACT, SECTION 14E.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATION CLAUSES AND CONSULTANTS' DOCUMENTATION.
- THE BUILDER IS EXPECTED TO VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT THE WORK CAN BE CONSTRUCTED AS DETAILED, REPORT OMISSIONS AND CONFLICTS WITHIN THE DOCUMENTS TO THE DESIGNER PRIOR TO PERFORMING ANY WORK IN QUESTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE DESIGNER.

© Young & Richards Ltd. 2026

N

Te Kāhui Whaihanga New Zealand Institute of Architects Practice 2026

SHEET NAME
VEHICLE TRACKING DIAGRAMS

PROJECT STATUS
RESOURCE CONSENT

SHEET SCALE
1 : 200

SHEET SIZE
A3=100%

PRINT IN COLOUR

SHEET NUMBER
A2-00-2203

REVISION
A

File: Autodesk Docs://260013 - 26 Onslow Road, Lake Hayes/260013 - 26 Onslow Rd - Site File.rvt

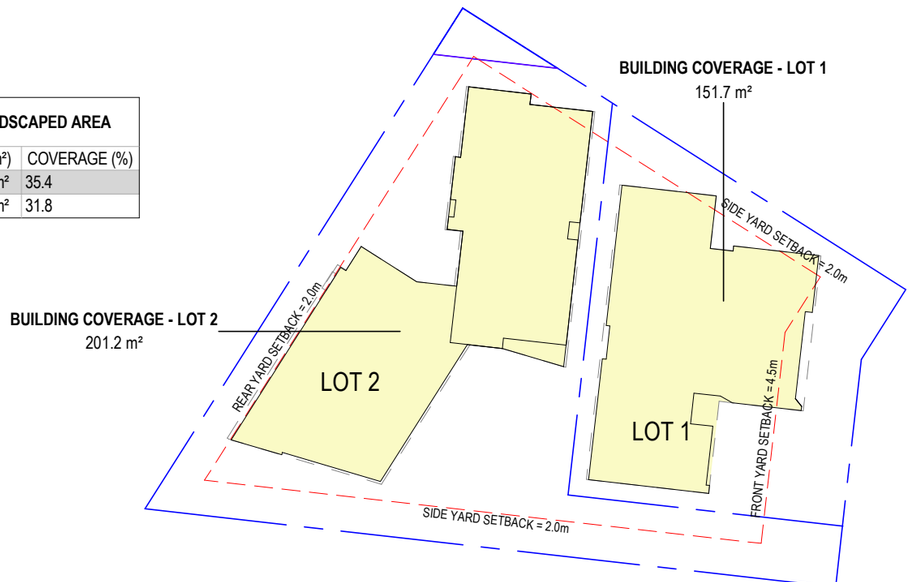
Plotted: 21/09/2026 4:26:20 pm

V220808

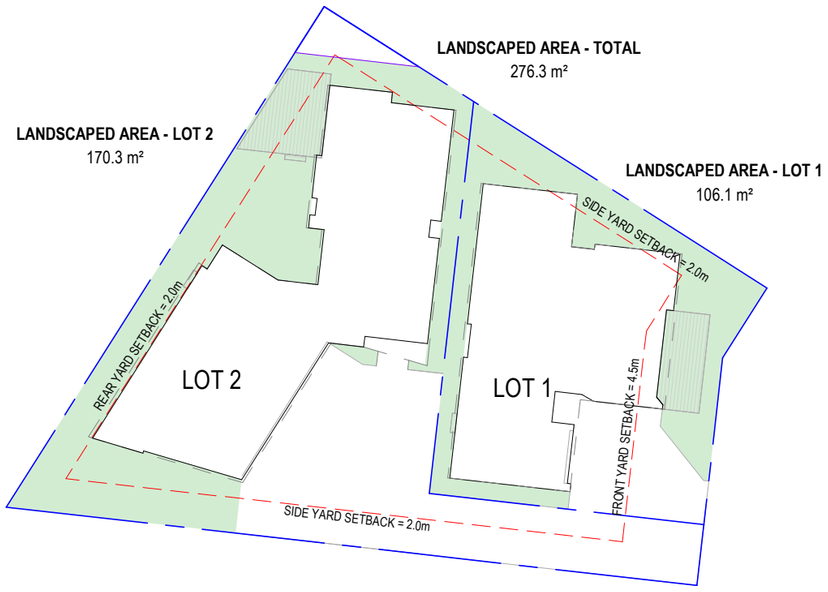
SITE DEVELOPMENT CONTROL CALCULATIONS.

	Area (m²)	COVERAGE (%)	MAX.	MIN.	COMPLIANCE
LANDSCAPED AREA - TOTAL	276 m²	33.1%	_	30%	YES
TOTAL BUILDING COVERAGE	353 m²	42.2%	40%	_	NO

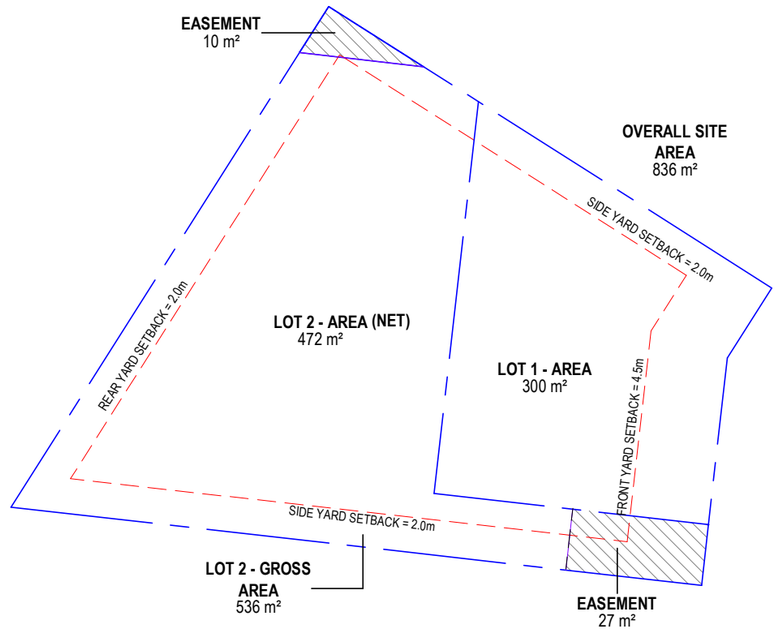
			BUILDING COVERAGE		LANDSCAPED AREA	
	NET AREA (m²)	GROSS AREA (m²)	Area (m²)	COVERAGE (%)	Area (m²)	COVERAGE (%)
LOT 1 - AREA	300 m²	300 m²	151.70 m²	50.6	106.07 m²	35.4
LOT 2 - AREA	472 m²	536 m²	201.23 m²	42.6	170.26 m²	31.8



SCALE: 1 : 350 **BUILDING COVERAGE** **02**



SCALE: 1 : 350 **LANDSCAPED AREA** **03**



SCALE: 1 : 350 **PROPOSED SCHEME PLAN** **01**

SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY MCKENZIE & CO. (AUGUST 2026)
- SUBDIVISION AS PROVIDED BY MCKENZIE & CO. (JUNE 2026)

LEGEND

- PROPERTY BOUNDARY
- YARD SETBACK
- BUILDING COVERAGE
- LANDSCAPED AREA (INCLUDING PERMEABLE STONES/PEBBLES)
- FREE-DRAINING TIMBER DECKING
- PROPOSED EASEMENTS

Young+ Richards+

AUCKLAND | HAWKE'S BAY | QUEENSTOWN

info@youngrichards.com www.youngrichards.com

CLIENT
BRONTE ADAMS & DYLAN MCKEE

PROJECT NAME
26 ONSLOW ROAD

PROJECT ADDRESS
26 ONSLOW ROAD
LAKE HAYES ESTATE
QUEENSTOWN 9304

PROJECT NUMBER
260013

KEY PLAN

STAMP

THE FINE PRINT

- ALL WORK SHALL COMPLY WITH THE NZ RESOURCE MANAGEMENT ACT, NZ BUILDING ACT, RELEVANT STANDARDS, ORDINANCES, RULES, AND REGULATIONS OF THE TERRITORIAL AUTHORITY GOVERNING THE WORK. REFER TO NZ BUILDING ACT, SECTION 17.
- BUILDINGS NOT TO BE CONSTRUCTED, ALTERED, DEMOLISHED, OR REMOVED WITHOUT AN APPROVED AND VALID BUILDING CONSENT AND AN APPROVED AND VALID RESOURCE CONSENT WHERE APPLICABLE. REFER TO NZ BUILDING ACT, SECTION 40.
- FOR ALL RESTRICTED BUILDING WORK (RBW) THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS STAMPED BY THE RELEVANT BUILDING CONSENT AUTHORITY AS PART OF AN APPROVED AND VALID BUILDING CONSENT. CONSENTED DOCUMENTATION TAKES PRECEDENCE.
- FOR BUILDER'S RESPONSIBILITIES REFER TO NZ BUILDING ACT, SECTION 14E.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATION CLAUSES AND CONSULTANTS' DOCUMENTATION.
- THE BUILDER IS EXPECTED TO VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT THE WORK CAN BE CONSTRUCTED AS DETAILED. REPORT OMISSIONS AND CONFLICTS WITHIN THE DOCUMENTS TO THE DESIGNER PRIOR TO PERFORMING ANY WORK IN QUESTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE DESIGNER.

© Young & Richards Ltd. 2026

N

Te Kāhui Whaihanga New Zealand Institute of Architects Practice 2026

SHEET NAME
SITE DEVELOPMENT CONTROLS PLANS

PROJECT STATUS
RESOURCE CONSENT

SHEET SCALE
As indicated

SHEET SIZE
A3=100%

PRINT IN COLOUR

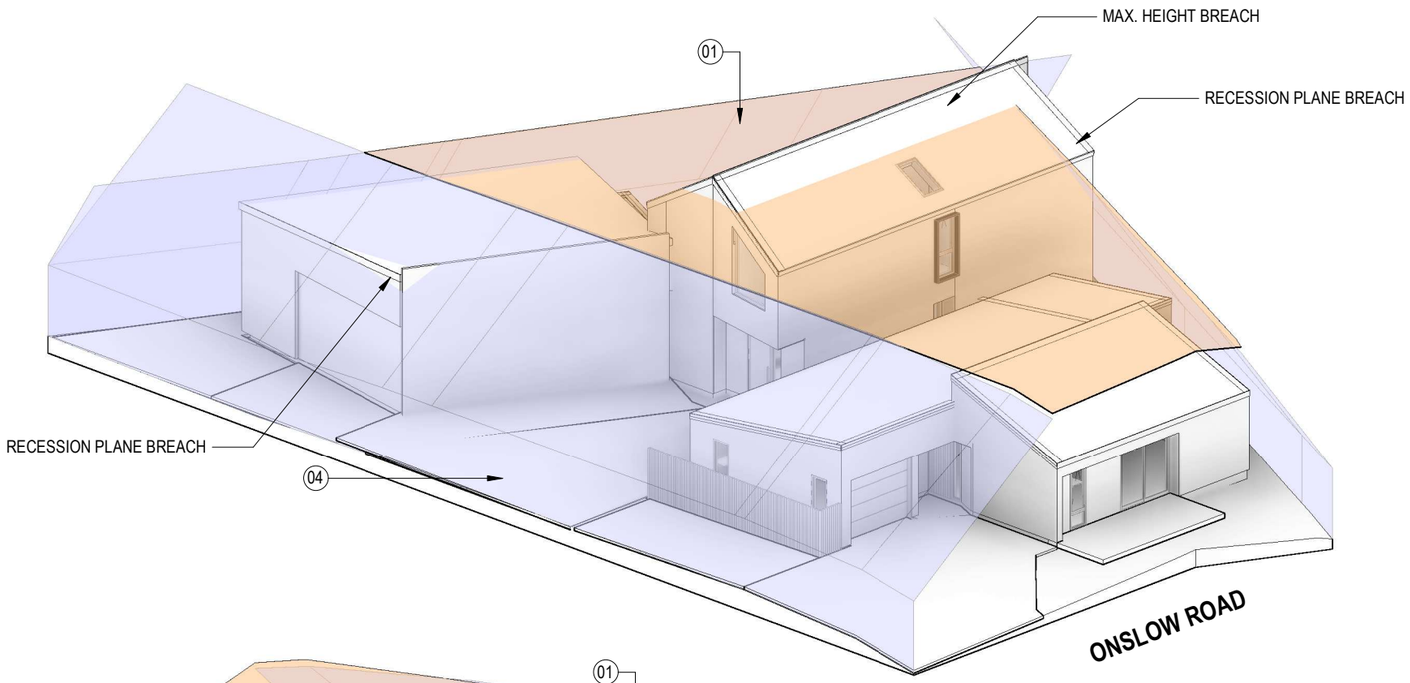
SHEET NUMBER
A2-00-2500

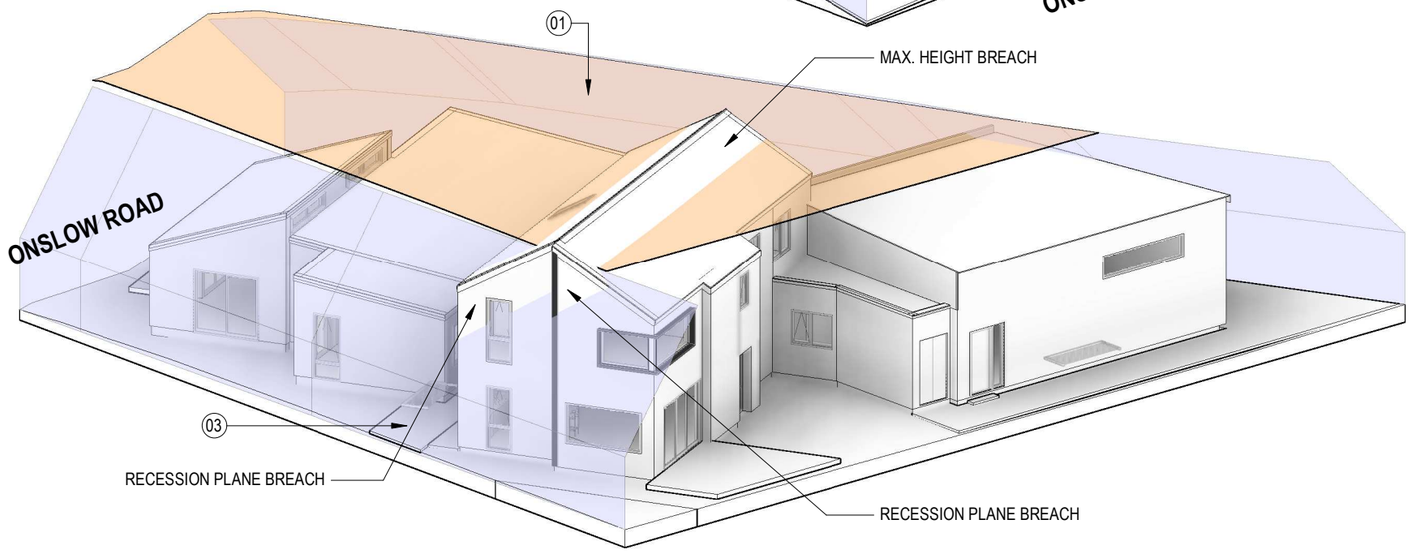
REVISION
A

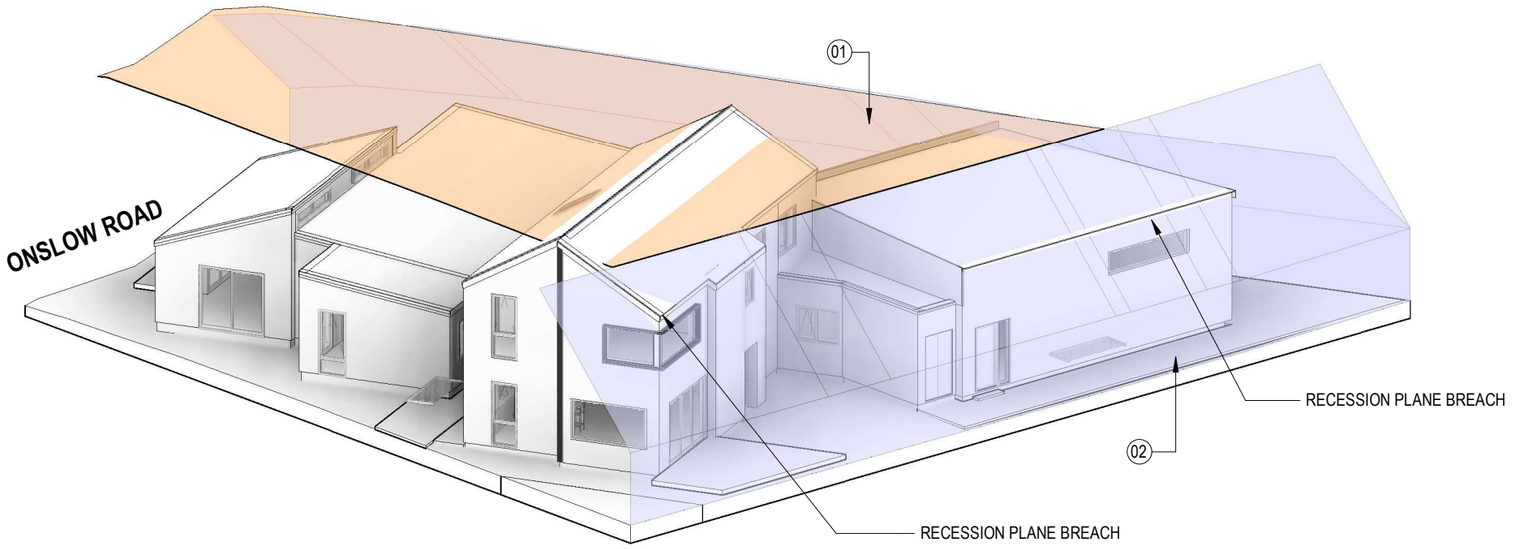
File: Autodesk Docs://260013 - 26 Onslow Road, Lake Hayes/260013 - 26 Onslow Rd - Site File.rvt

Plotted: 21/09/2026 4:26:20 pm

V220808







SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY MCKENZIE & CO. (xxx 2026)
- 3D MODELS INDICATE BUILDING BULK AND LOCATION IN RELATION TO RECESSION PLANES AND MAXIMUM HEIGHT ONLY. REFER TO RELEVANT CONSULTANT DOCUMENTATION FOR SPECIFIC DETAIL, DIMENSIONS, LANDSCAPING, COLOUR AND MATERIALS.
- BREACHES SHOWN ARE INDICATIVE ONLY. REFER TO ROOF PLAN & ELEVATIONS FOR INFRINGEMENTS DIMENSIONS.

KEY NOTES

(01) 7M MAX. HEIGHT PLANE

(02) 2.5M + 45° RECESSION PLANE - WESTERN & EASTERN BOUNDARY

(03) 2.5M + 55° RECESSION PLANE - NORTHERN BOUNDARY

(04) 2M + 35° RECESSION PLANE - SOUTH BOUNDARY

LEGEND

7M MAX. HEIGHT

RECESSION PLANE (SUBURBAN RESIDENTIAL)

Young+ Richards+

AUCKLAND | HAWKE'S BAY | QUEENSTOWN

info@youngrichards.com www.youngrichards.com

CLIENT
BRONTE ADAMS & DYLAN MCKEE

PROJECT NAME
26 ONSLOW ROAD

PROJECT ADDRESS
26 ONSLOW ROAD
LAKE HAYES ESTATE
QUEENSTOWN 9304

PROJECT NUMBER
260013

KEY PLAN

STAMP

THE FINE PRINT

- ALL WORK SHALL COMPLY WITH THE NZ RESOURCE MANAGEMENT ACT, NZ BUILDING ACT, RELEVANT STANDARDS, ORDINANCES, RULES, AND REGULATIONS OF THE TERRITORIAL AUTHORITY GOVERNING THE WORK. REFER TO NZ BUILDING ACT, SECTION 17.
- BUILDINGS NOT TO BE CONSTRUCTED, ALTERED, DEMOLISHED, OR REMOVED WITHOUT AN APPROVED AND VALID BUILDING CONSENT AND AN APPROVED AND VALID RESOURCE CONSENT WHERE APPLICABLE. REFER TO NZ BUILDING ACT, SECTION 40 .
- FOR ALL RESTRICTED BUILDING WORK (RBW) THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS STAMPED BY THE RELEVANT BUILDING CONSENT AUTHORITY AS PART OF AN APPROVED AND VALID BUILDING CONSENT. CONSENTED DOCUMENTATION TAKES PRECEDENCE.
- FOR BUILDER'S RESPONSIBILITIES REFER TO NZ BUILDING ACT, SECTION 14E.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATION CLAUSES AND CONSULTANTS' DOCUMENTATION.
- THE BUILDER IS EXPECTED TO VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT THE WORK CAN BE CONSTRUCTED AS DETAILED; REPORT OMISSIONS AND CONFLICTS WITHIN THE DOCUMENTS TO THE DESIGNER PRIOR TO PERFORMING ANY WORK IN QUESTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE DESIGNER.

© Young & Richards Ltd. 2026

Te Kāhui Whaihanga New Zealand Institute of Architects Practice 2026

SHEET NAME
MAX. HEIGHT & RECESSION PLANES 3D DIAGRAMS

PROJECT STATUS
RESOURCE CONSENT

SHEET SCALE
1 : 150

SHEET SIZE
A3=100%

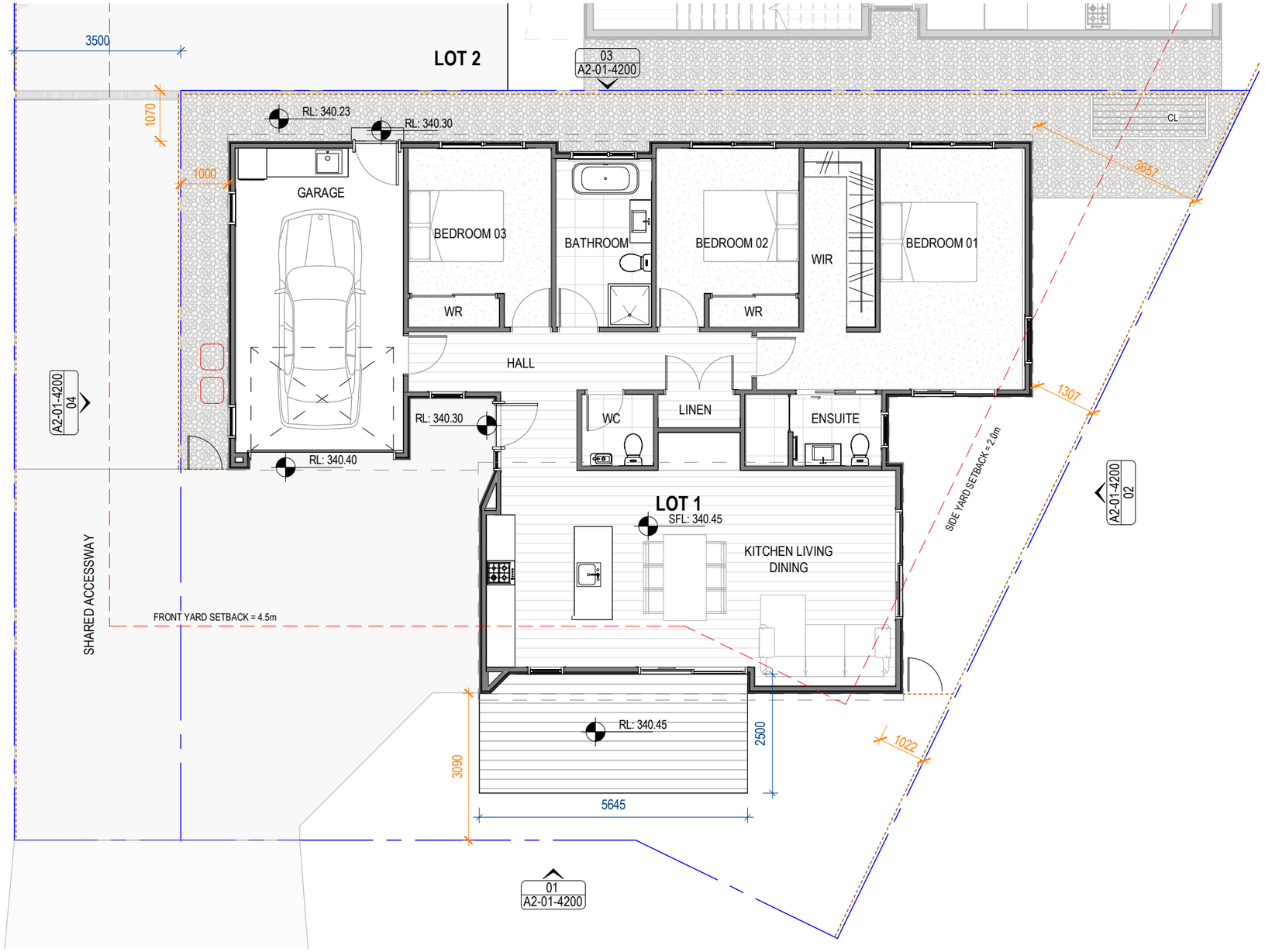
PRINT IN COLOUR

SHEET NUMBER
A2-00-2600

REVISION
A

Plotted: 21/09/2026 4:26:23 pm File: Autodesk Docs://260013 - 26 Onslow Road, Lake Hayes/260013 - 26 Onslow Rd - Site File.rvt

V220808



SCALE: 1 : 100

01 / A2-00-4500

SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY MCKENZIE & CO. (AUGUST 2026)
- GFA MEASURED FROM FACE OF EXTERIOR WALL FRAMING AND/OR TO CENTRELINE ON INTERTENANCY WALLS WHERE APPLICABLE. STAIRS ARE COUNTED WITHIN THE TOTAL FLOOR AREA OF EACH LEVEL.

LEGEND

- PROPERTY BOUNDARY
- YARD SETBACK
- OUTLINE OF ROOF ABOVE
- DIM — DIMENSION FROM BOUNDARY TO FACE OF CLADDING
- PROPOSED PAVED AREAS
- FREE-DRAINING TIMBER DECKING
- PERMEABLE STONES OR SIMILAR
- EXISTING PUBLIC STORMWATER
- EXISTING PUBLIC WASTEWATER
- 1.5m-1.8m VERTICAL TIMBER FENCE
- RUBBISH BINS
- CL — CLOTHESLINE

GROUND FLOOR CONTEXT PLAN - LOT 1 PLAN **01**

Young+ Richards+

AUCKLAND | HAWKE'S BAY | QUEENSTOWN

info@youngrichards.com www.youngrichards.com

CLIENT
BRONTE ADAMS & DYLAN MCKEE

PROJECT NAME
26 ONSLOW ROAD

PROJECT ADDRESS
26 ONSLOW ROAD
LAKE HAYES ESTATE
QUEENSTOWN 9304

PROJECT NUMBER
260013

KEY PLAN

STAMP

THE FINE PRINT

- ALL WORK SHALL COMPLY WITH THE NZ RESOURCE MANAGEMENT ACT, NZ BUILDING ACT, RELEVANT STANDARDS, ORDINANCES, RULES, AND REGULATIONS OF THE TERRITORIAL AUTHORITY GOVERNING THE WORK. REFER TO NZ BUILDING ACT, SECTION 17.
- BUILDINGS NOT TO BE CONSTRUCTED, ALTERED, DEMOLISHED, OR REMOVED WITHOUT AN APPROVED AND VALID BUILDING CONSENT AND AN APPROVED AND VALID RESOURCE CONSENT WHERE APPLICABLE. REFER TO NZ BUILDING ACT, SECTION 40 .
- FOR ALL RESTRICTED BUILDING WORK (RBW) THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS STAMPED BY THE RELEVANT BUILDING CONSENT AUTHORITY AS PART OF AN APPROVED AND VALID BUILDING CONSENT. CONSENTED DOCUMENTATION TAKES PRECEDENCE.
- FOR BUILDER'S RESPONSIBILITIES REFER TO NZ BUILDING ACT, SECTION 14E.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATION CLAUSES AND CONSULTANTS' DOCUMENTATION.
- THE BUILDER IS EXPECTED TO VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT THE WORK CAN BE CONSTRUCTED AS DETAILED; REPORT OMISSIONS AND CONFLICTS WITHIN THE DOCUMENTS TO THE DESIGNER PRIOR TO PERFORMING ANY WORK IN QUESTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE DESIGNER.

© Young & Richards Ltd. 2026

Te Kāhui Whaihanga New Zealand Institute of Architects Practice 2026

SHEET NAME
GROUND FLOOR CONTEXT PLAN - LOT 1

PROJECT STATUS
RESOURCE CONSENT

SHEET SCALE **1 : 100**

SHEET SIZE **A3=100%**

PRINT IN COLOUR

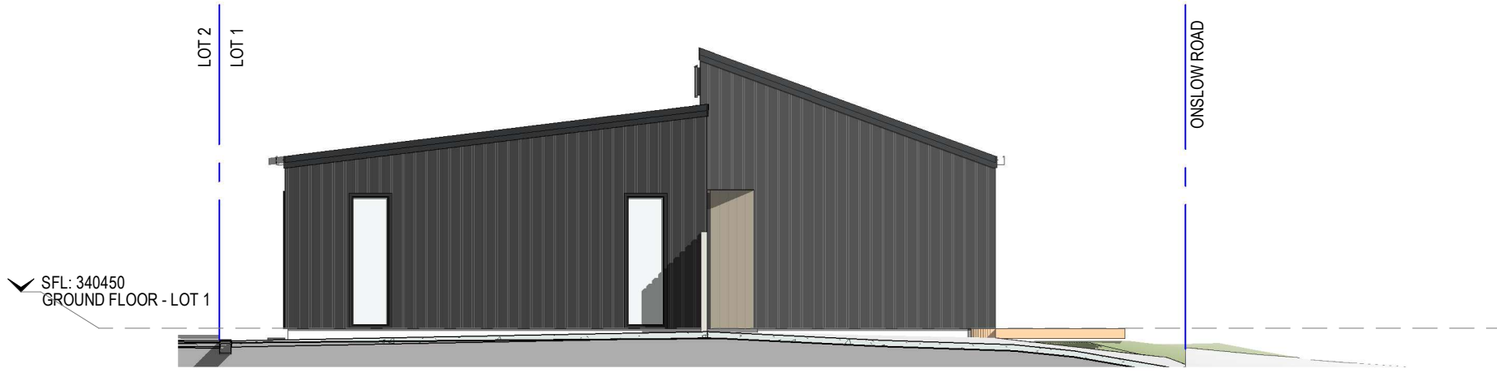
SHEET NUMBER **A2-01-3200**

REVISION **A**

File: Autodesk Docs://260013 - 26 Onslow Road, Lake Hayes/260013 - 26 Onslow Rd - Site File.rvt

Plotted: 21/09/2026 4:26:24 pm

V220808



SCALE: 1 : 100
01 / A2-01-3200

SOUTH ELEVATION 04
LOT 1



SCALE: 1 : 100
01 / A2-01-3200

WEST ELEVATION 03
LOT 1



SCALE: 1 : 100
01 / A2-01-3200

NORTH ELEVATION 02
LOT 1



SCALE: 1 : 100
01 / A2-01-3200

EAST ELEVATION 01
LOT 1

SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY MCKENZIE & CO. (AUGUST 2026)
- BOUNDARY FENCING AND PLANTING OMITTED FOR CLARITY. REFER TO SITE PLAN FOR PROPOSED LANDSCAPING
- PROPERTY BOUNDARIES AT AN ANGLE ARE INDICATIVE ONLY. REFER TO SITE/ROOF PLAN FOR DIMENSIONS

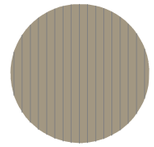
KEY NOTES

(01) RECESSION PLANE ANGLE SHOWN ON ELEVATION NOT TRUE 35, 45, 55DEG, GIVEN BOUNDARY NOT PERPENDICULAR TO ELEVATION VIEW

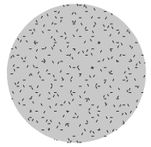
LEGEND

- PROPERTY BOUNDARY
- YARD SETBACK
- MAX. HEIGHT PLANE AT SECTION CUT
- 7M MAX. HEIGHT BREACH
- HEIGHT IN RELATION TO BOUNDARY INFRINGEMENT (SUBURBAN RESIDENTIAL)
- DIM 7M MAX. HEIGHT BREACH

EXTERIOR FINISHES



VERTICAL SHIPLAP TIMBER WEATHERBOARD



ROCKCOTE PLASTER



COLORSTEEL METAL ROOFING



COLORSTEEL VERTICAL METAL CLADDING



ALUMINIUM SHROUDS & CANOPIES

Young+ Richards+

AUCKLAND | HAWKE'S BAY | QUEENSTOWN

info@youngrichards.com www.youngrichards.com

CLIENT
BRONTE ADAMS & DYLAN MCKEE

PROJECT NAME
26 ONSLOW ROAD

PROJECT ADDRESS
26 ONSLOW ROAD
LAKE HAYES ESTATE
QUEENSTOWN 9304

PROJECT NUMBER
260013

KEY PLAN

STAMP

THE FINE PRINT

- ALL WORK SHALL COMPLY WITH THE NZ RESOURCE MANAGEMENT ACT, NZ BUILDING ACT, RELEVANT STANDARDS, ORDINANCES, RULES, AND REGULATIONS OF THE TERRITORIAL AUTHORITY GOVERNING THE WORK. REFER TO NZ BUILDING ACT, SECTION 17.
- BUILDINGS NOT TO BE CONSTRUCTED, ALTERED, DEMOLISHED, OR REMOVED WITHOUT AN APPROVED AND VALID BUILDING CONSENT AND AN APPROVED AND VALID RESOURCE CONSENT WHERE APPLICABLE. REFER TO NZ BUILDING ACT, SECTION 40.
- FOR ALL RESTRICTED BUILDING WORK (RBW) THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS STAMPED BY THE RELEVANT BUILDING CONSENT AUTHORITY AS PART OF AN APPROVED AND VALID BUILDING CONSENT. CONSENTED DOCUMENTATION TAKES PRECEDENCE.
- FOR BUILDER'S RESPONSIBILITIES REFER TO NZ BUILDING ACT, SECTION 14E.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATION CLAUSES AND CONSULTANTS' DOCUMENTATION.
- THE BUILDER IS EXPECTED TO VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT THE WORK CAN BE CONSTRUCTED AS DETAILED, REPORT OMISSIONS AND CONFLICTS WITHIN THE DOCUMENTS TO THE DESIGNER PRIOR TO PERFORMING ANY WORK IN QUESTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE DESIGNER.

© Young & Richards Ltd. 2026

Te Kāhui Whaihanga New Zealand Institute of Architects Practice 2026

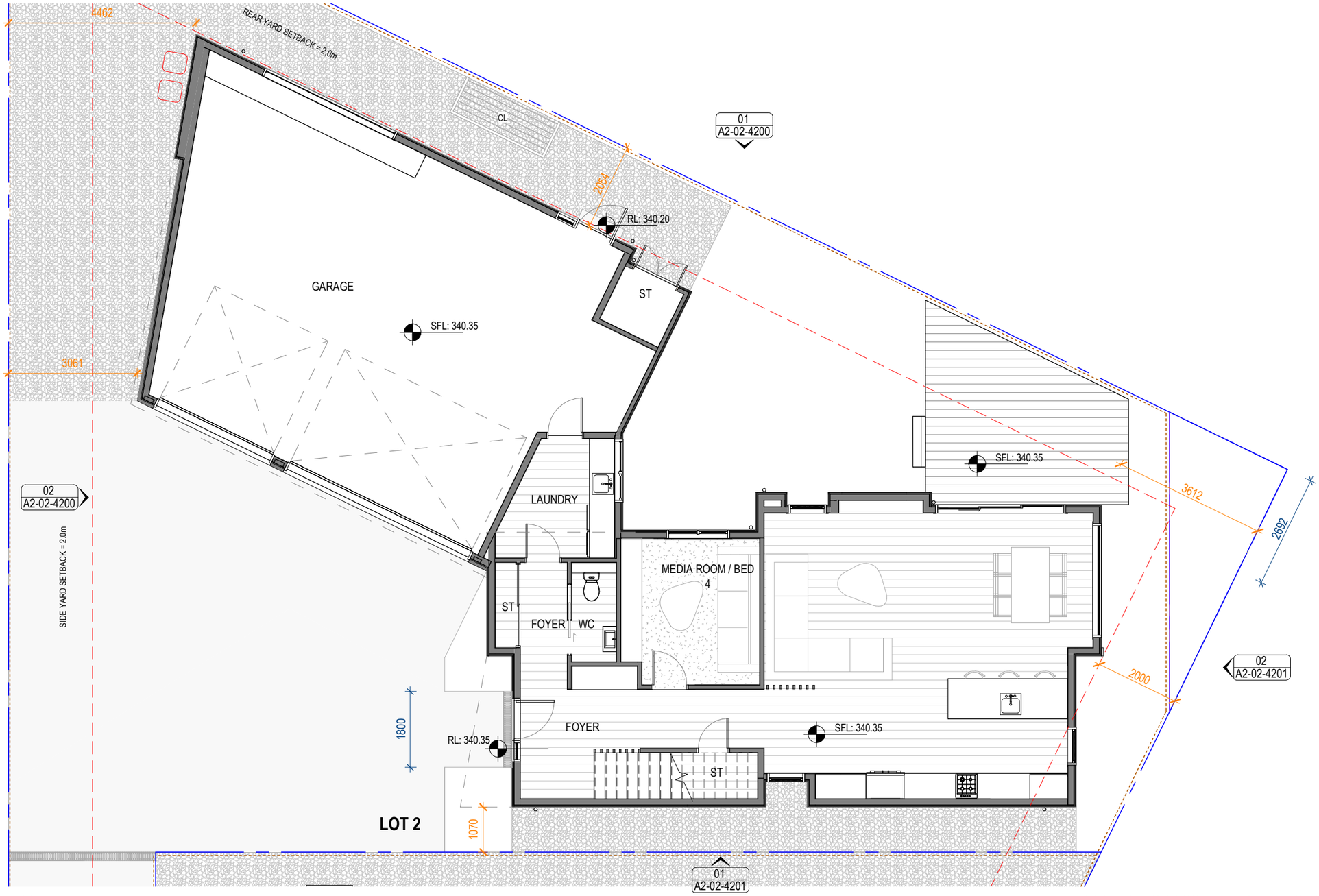
SHEET NAME
BUILDING ELEVATIONS - LOT 1

PROJECT STATUS
RESOURCE CONSENT

SHEET SCALE **As indicated**
SHEET SIZE **A3=100%**
PRINT IN COLOUR

SHEET NUMBER **A2-01-4200**
REVISION **A**

File: Autodesk Docs://260013 - 26 Onslow Road, Lake Hayes/260013 - 26 Onslow Rd - Site File.rvt
Plotted: 21/09/2026 4:26:25 pm



SCALE: 1 : 100

01 / A2-00-4500

SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY MCKENZIE & CO. (AUGUST 2026)
- GFA MEASURED FROM FACE OF EXTERIOR WALL FRAMING AND/OR TO CENTRELINE ON INTERTENANCY WALLS WHERE APPLICABLE. STAIRS ARE COUNTED WITHIN THE TOTAL FLOOR AREA OF EACH LEVEL.

LEGEND

- PROPERTY BOUNDARY
- YARD SETBACK
- OUTLINE OF ROOF ABOVE
- DIM — DIMENSION FROM BOUNDARY TO FACE OF CLADDING
- PROPOSED PAVED AREAS
- FREE-DRAINING TIMBER DECKING
- PERMEABLE STONES OR SIMILAR
- EXISTING PUBLIC STORMWATER
- EXISTING PUBLIC WASTEWATER
- 1.5m-1.8m VERTICAL TIMBER FENCE
- RUBBISH BINS
- CL — CLOTHESLINE

GROUND FLOOR CONTEXT PLAN - LOT 2

01

Young+ Richards+

AUCKLAND | HAWKE'S BAY | QUEENSTOWN

info@youngrichards.com www.youngrichards.com

CLIENT
BRONTE ADAMS & DYLAN MCKEE

PROJECT NAME
26 ONSLOW ROAD

PROJECT ADDRESS
26 ONSLOW ROAD
LAKE HAYES ESTATE
QUEENSTOWN 9304

PROJECT NUMBER
260013

KEY PLAN

STAMP

THE FINE PRINT

- ALL WORK SHALL COMPLY WITH THE NZ RESOURCE MANAGEMENT ACT, NZ BUILDING ACT, RELEVANT STANDARDS, ORDINANCES, RULES, AND REGULATIONS OF THE TERRITORIAL AUTHORITY GOVERNING THE WORK. REFER TO NZ BUILDING ACT, SECTION 17.
- BUILDINGS NOT TO BE CONSTRUCTED, ALTERED, DEMOLISHED, OR REMOVED WITHOUT AN APPROVED AND VALID BUILDING CONSENT AND AN APPROVED AND VALID RESOURCE CONSENT WHERE APPLICABLE. REFER TO NZ BUILDING ACT, SECTION 40.
- FOR ALL RESTRICTED BUILDING WORK (RBW) THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS STAMPED BY THE RELEVANT BUILDING CONSENT AUTHORITY AS PART OF AN APPROVED AND VALID BUILDING CONSENT. CONSENTED DOCUMENTATION TAKES PRECEDENCE.
- FOR BUILDER'S RESPONSIBILITIES REFER TO NZ BUILDING ACT , SECTION 14E.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATION CLAUSES AND CONSULTANTS' DOCUMENTATION.
- THE BUILDER IS EXPECTED TO VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT THE WORK CAN BE CONSTRUCTED AS DETAILED, REPORT OMISSIONS AND CONFLICTS WITHIN THE DOCUMENTS TO THE DESIGNER PRIOR TO PERFORMING ANY WORK IN QUESTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE DESIGNER.

© Young & Richards Ltd. 2026

Te Kāhui Whaihanga New Zealand Institute of Architects Practice 2026

SHEET NAME
GROUND FLOOR CONTEXT PLAN - LOT 2

PROJECT STATUS
RESOURCE CONSENT

SHEET SCALE **1 : 100**

SHEET SIZE **A3=100%**

PRINT IN COLOUR

SHEET NUMBER **A2-02-3201**

REVISION **A**

V220808

File: Autodesk Docs://260013 - 26 Onslow Road, Lake Hayes/260013 - 26 Onslow Rd - Site File.rvt

Plotted: 21/09/2026 4:26:26 pm



SCALE: 1 : 100

01 / A2-00-4500

FIRST FLOOR CONTEXT PLAN - LOT 2

01

SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY MCKENZIE & CO. (AUGUST 2026)
- GFA MEASURED FROM FACE OF EXTERIOR WALL FRAMING AND/OR TO CENTRELINE ON INTERTENANCY WALLS WHERE APPLICABLE. STAIRS ARE COUNTED WITHIN THE TOTAL FLOOR AREA OF EACH LEVEL.

LEGEND

- PROPERTY BOUNDARY
- YARD SETBACK
- OUTLINE OF ROOF ABOVE
- DIM — DIMENSION FROM BOUNDARY TO FACE OF CLADDING

Young+ Richards+

AUCKLAND | HAWKE'S BAY | QUEENSTOWN

info@youngrichards.com www.youngrichards.com

CLIENT
BRONTE ADAMS & DYLAN MCKEE

PROJECT NAME
26 ONSLOW ROAD

PROJECT ADDRESS
26 ONSLOW ROAD
LAKE HAYES ESTATE
QUEENSTOWN 9304

PROJECT NUMBER
260013

KEY PLAN

STAMP

THE FINE PRINT

- ALL WORK SHALL COMPLY WITH THE NZ RESOURCE MANAGEMENT ACT, NZ BUILDING ACT, RELEVANT STANDARDS, ORDINANCES, RULES, AND REGULATIONS OF THE TERRITORIAL AUTHORITY GOVERNING THE WORK. REFER TO NZ BUILDING ACT, SECTION 17.
- BUILDINGS NOT TO BE CONSTRUCTED, ALTERED, DEMOLISHED, OR REMOVED WITHOUT AN APPROVED AND VALID BUILDING CONSENT AND AN APPROVED AND VALID RESOURCE CONSENT WHERE APPLICABLE. REFER TO NZ BUILDING ACT, SECTION 40.
- FOR ALL RESTRICTED BUILDING WORK (RBW) THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS STAMPED BY THE RELEVANT BUILDING CONSENT AUTHORITY AS PART OF AN APPROVED AND VALID BUILDING CONSENT. CONSENTED DOCUMENTATION TAKES PRECEDENCE.
- FOR BUILDERS RESPONSIBILITIES REFER TO NZ BUILDING ACT, SECTION 14E.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATION CLAUSES AND CONSULTANTS' DOCUMENTATION.
- THE BUILDER IS EXPECTED TO VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT THE WORK CAN BE CONSTRUCTED AS DETAILED, REPORT OMISSIONS AND CONFLICTS WITHIN THE DOCUMENTS TO THE DESIGNER PRIOR TO PERFORMING ANY WORK IN QUESTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE DESIGNER.

© Young & Richards Ltd. 2026

Te Kāhui Whaihanga New Zealand Institute of Architects Practice 2026

SHEET NAME
FIRST FLOOR CONTEXT PLAN - LOT 2

PROJECT STATUS
RESOURCE CONSENT

SHEET SCALE **1 : 100**

SHEET SIZE **A3=100%**

PRINT IN COLOUR

SHEET NUMBER **A2-02-3202**

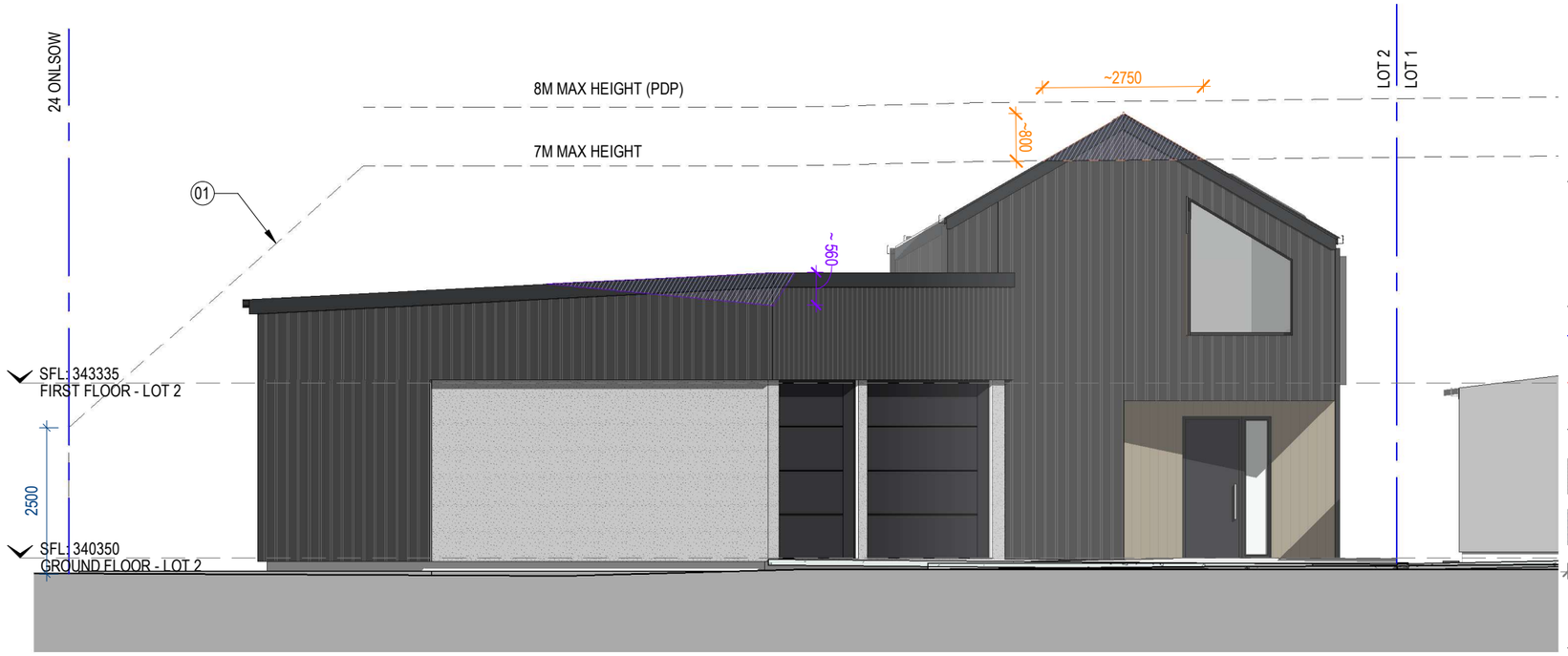
REVISION **A**

V220808

File: Autodesk Docs://260013 - 26 Onslow Road, Lake Hayes/260013 - 26 Onslow Rd - Site File.rvt

Plotted: 21/09/2026 4:26:27 pm

V220808



SCALE: 1 : 100
01 / A2-02-3201

SOUTH ELEVATION
LOT 2

02

SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY MCKENZIE & CO. (AUGUST 2026)
- BOUNDARY FENCING AND PLANTING OMITTED FOR CLARITY. REFER TO SITE PLAN FOR PROPOSED LANDSCAPING
- PROPERTY BOUNDARIES AT AN ANGLE ARE INDICATIVE ONLY. REFER TO SITE/ROOF PLAN FOR DIMENSIONS

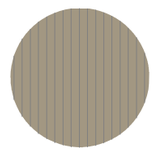
KEY NOTES

(01) RECESSION PLANE ANGLE SHOWN ON ELEVATION NOT TRUE 35, 45, 55DEG, GIVEN BOUNDARY NOT PERPENDICULAR TO ELEVATION VIEW

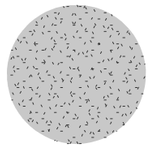
LEGEND

- PROPERTY BOUNDARY
- YARD SETBACK
- MAX. HEIGHT PLANE AT SECTION CUT
- 7M MAX. HEIGHT BREACH
- HEIGHT IN RELATION TO BOUNDARY INFRINGEMENT (SUBURBAN RESIDENTIAL)
- DIM 7M MAX. HEIGHT BREACH

EXTERIOR FINISHES



VERTICAL SHIPLAP TIMBER WEATHERBOARD



ROCKCOTE PLASTER



COLORSTEEL METAL ROOFING



COLORSTEEL VERTICAL METAL CLADDING



ALUMINIUM SHROUDS & CANOPIES



SCALE: 1 : 100
01 / A2-02-3201

WEST ELEVATION
LOT 2

01

Young+ Richards+

AUCKLAND | HAWKE'S BAY | QUEENSTOWN

info@youngrichards.com www.youngrichards.com

CLIENT
BRONTE ADAMS & DYLAN MCKEE

PROJECT NAME
26 ONSLOW ROAD

PROJECT ADDRESS
26 ONSLOW ROAD
LAKE HAYES ESTATE
QUEENSTOWN 9304

PROJECT NUMBER
260013

KEY PLAN

STAMP

THE FINE PRINT

- ALL WORK SHALL COMPLY WITH THE NZ RESOURCE MANAGEMENT ACT, NZ BUILDING ACT, RELEVANT STANDARDS, ORDINANCES, RULES, AND REGULATIONS OF THE TERRITORIAL AUTHORITY GOVERNING THE WORK. REFER TO NZ BUILDING ACT, SECTION 17.
- BUILDINGS NOT TO BE CONSTRUCTED, ALTERED, DEMOLISHED, OR REMOVED WITHOUT AN APPROVED AND VALID BUILDING CONSENT AND AN APPROVED AND VALID RESOURCE CONSENT WHERE APPLICABLE. REFER TO NZ BUILDING ACT, SECTION 40.
- FOR ALL RESTRICTED BUILDING WORK (RBW) THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS STAMPED BY THE RELEVANT BUILDING CONSENT AUTHORITY AS PART OF AN APPROVED AND VALID BUILDING CONSENT. CONSENTED DOCUMENTATION TAKES PRECEDENCE.
- FOR BUILDER'S RESPONSIBILITIES REFER TO NZ BUILDING ACT, SECTION 14E.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATION CLAUSES AND CONSULTANTS' DOCUMENTATION.
- THE BUILDER IS EXPECTED TO VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT THE WORK CAN BE CONSTRUCTED AS DETAILED, REPORT OMISSIONS AND CONFLICTS WITHIN THE DOCUMENTS TO THE DESIGNER PRIOR TO PERFORMING ANY WORK IN QUESTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE DESIGNER.

© Young & Richards Ltd. 2026

Te Kāhui Whaihanga New Zealand Institute of Architects Practice 2026

SHEET NAME
BUILDING ELEVATIONS - LOT 2

PROJECT STATUS
RESOURCE CONSENT

SHEET SCALE
As indicated

SHEET SIZE
A3=100%

PRINT IN COLOUR

SHEET NUMBER
A2-02-4200

REVISION
A

File: Autodesk Docs://260013 - 26 Onslow Road, Lake Hayes/260013 - 26 Onslow Rd - Site File.rvt
Plotted: 21/09/2026 4:26:30 pm

V220808



SCALE: 1 : 100
01 / A2-02-3201

NORTH ELEVATION
LOT 2 **02**



SCALE: 1 : 100
01 / A2-02-3201

EAST ELEVATION
LOT 2 **01**

SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY MCKENZIE & CO. (AUGUST 2026)
- BOUNDARY FENCING AND PLANTING OMITTED FOR CLARITY. REFER TO SITE PLAN FOR PROPOSED LANDSCAPING
- PROPERTY BOUNDARIES AT AN ANGLE ARE INDICATIVE ONLY. REFER TO SITE/ROOF PLAN FOR DIMENSIONS

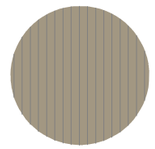
KEY NOTES

(01) RECESSION PLANE ANGLE SHOWN ON ELEVATION NOT TRUE 35, 45, 55DEG, GIVEN BOUNDARY NOT PERPENDICULAR TO ELEVATION VIEW

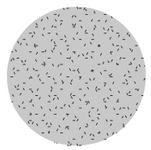
LEGEND

- PROPERTY BOUNDARY
- YARD SETBACK
- MAX. HEIGHT PLANE AT SECTION CUT
- 7M MAX. HEIGHT BREACH
- HEIGHT IN RELATION TO BOUNDARY INFRINGEMENT (SUBURBAN RESIDENTIAL)
- DIM 7M MAX. HEIGHT BREACH

EXTERIOR FINISHES



VERTICAL SHIPLAP TIMBER WEATHERBOARD



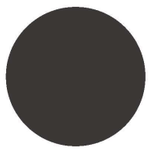
ROCKCOTE PLASTER



COLORSTEEL METAL ROOFING



COLORSTEEL VERTICAL METAL CLADDING



ALUMINIUM SHROUDS & CANOPIES

Young+ Richards+

AUCKLAND | HAWKE'S BAY | QUEENSTOWN
info@youngrichards.com www.youngrichards.com

CLIENT
BRONTE ADAMS & DYLAN MCKEE

PROJECT NAME
26 ONSLOW ROAD

PROJECT ADDRESS
26 ONSLOW ROAD
LAKE HAYES ESTATE
QUEENSTOWN 9304

PROJECT NUMBER
260013

KEY PLAN

STAMP

THE FINE PRINT

- ALL WORK SHALL COMPLY WITH THE NZ RESOURCE MANAGEMENT ACT, NZ BUILDING ACT, RELEVANT STANDARDS, ORDINANCES, RULES, AND REGULATIONS OF THE TERRITORIAL AUTHORITY GOVERNING THE WORK. REFER TO NZ BUILDING ACT, SECTION 17.
- BUILDINGS NOT TO BE CONSTRUCTED, ALTERED, DEMOLISHED, OR REMOVED WITHOUT AN APPROVED AND VALID BUILDING CONSENT AND AN APPROVED AND VALID RESOURCE CONSENT WHERE APPLICABLE. REFER TO NZ BUILDING ACT, SECTION 40.
- FOR ALL RESTRICTED BUILDING WORK (RBW) THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS STAMPED BY THE RELEVANT BUILDING CONSENT AUTHORITY AS PART OF AN APPROVED AND VALID BUILDING CONSENT. CONSENTED DOCUMENTATION TAKES PRECEDENCE.
- FOR BUILDER'S RESPONSIBILITIES REFER TO NZ BUILDING ACT, SECTION 14E.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATION CLAUSES AND CONSULTANTS' DOCUMENTATION.
- THE BUILDER IS EXPECTED TO VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT THE WORK CAN BE CONSTRUCTED AS DETAILED, REPORT OMISSIONS AND CONFLICTS WITHIN THE DOCUMENTS TO THE DESIGNER PRIOR TO PERFORMING ANY WORK IN QUESTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE DESIGNER.

© Young & Richards Ltd. 2026

Te Kāhui Whaihanga New Zealand Institute of Architects Practice 2026

SHEET NAME
BUILDING ELEVATIONS - LOT 2

PROJECT STATUS
RESOURCE CONSENT

SHEET SCALE
As indicated

SHEET SIZE

PRINT IN COLOUR

SHEET NUMBER
A2-02-4201

REVISION
A

File: Autodesk Docs://260013 - 26 Onslow Road, Lake Hayes/260013 - 26 Onslow Rd - Site File.rvt
Plotted: 21/09/2026 4:26:33 pm