156 DALEFIELD ROAD
RELOCATED HOUSE / RENOVATION

RESOURCE CONSENT

2507

REVISION	DATE	DESCRIPTION
1	07/10/2026	Resource Consent



anna-marie chin architects

8 BERKSHIRE STREET PO BOX 253 ARROWTOWN **P** 03 409 8881 **E** ADMIN@AMCHINARCHITECTS.CO.NZ WWW.AMCHINARCHITECTS.CO.NZ

Figured dimensions are to be taken in preference to scaled dimensions. Verify all dimensions on the job before preparing shop drawings or commencing work. This drawing is COPYRIGHT and is the property of Anna-Marie Chin Architects Ltd ©

SITE INFORMATION:

ADDRESS:	156 DALEFIELD ROAD, DALEFIELD, QUEENSTWON
LEGAL DESCRIPTION:	LOT 2 DP 315607 CT 61291
QLDC VALUATION NUMBER:	2907106201
QLDC PROPERTY ID:	18480
RESOURCE CONSENT No:	RM260231 - FOR RELOCATION OF BUILDINGS TO TEMPORARY LOCATION ON SITE & GARAGE TO PERMANENT LOCATION & EARTHWORKS. RM261070 - FOR FINAL LOCATION OF HOUSE ON SITE
BUILDING CONSENT No:	BC260680 (FOR GARAGE LOFT)
DISTRICT PLAN ZONE:	RURAL LIFESTYLE
CLIMATE ZONE:	6
WIND ZONE:	VERY HIGH (NZS 3604)
WIND LOADING:	SITE SPECIFIC REFER STRUCTURAL
WIND REGION:	A (NZS 3604)
LEE ZONE:	NO
SNOW LOADINGS:	1:50kPa ULS GROUND LOAD
EXPOSURE ZONE:	B
EARTHQUAKE ZONE:	3
SITE AREA:	9,664m²

SITE COVERAGE:

- EXCLUDES: POOL PUMP SHED & OUTDOOR FIRE.	
- INCLUDES: WATER TANKS, POOL & BUILDINGS (INCLUDING EAVES >600mm)	565m2

FLOOR AREA:

GARAGE (EXISTING):	100m²
HOUSE (NEW):	302m²
SLEEP-OUT (NEW):	35m2
POOL AREA:	28m2
TOTAL COVERAGE:	496m2 / 5%

NON-PERMEABLE AREA:

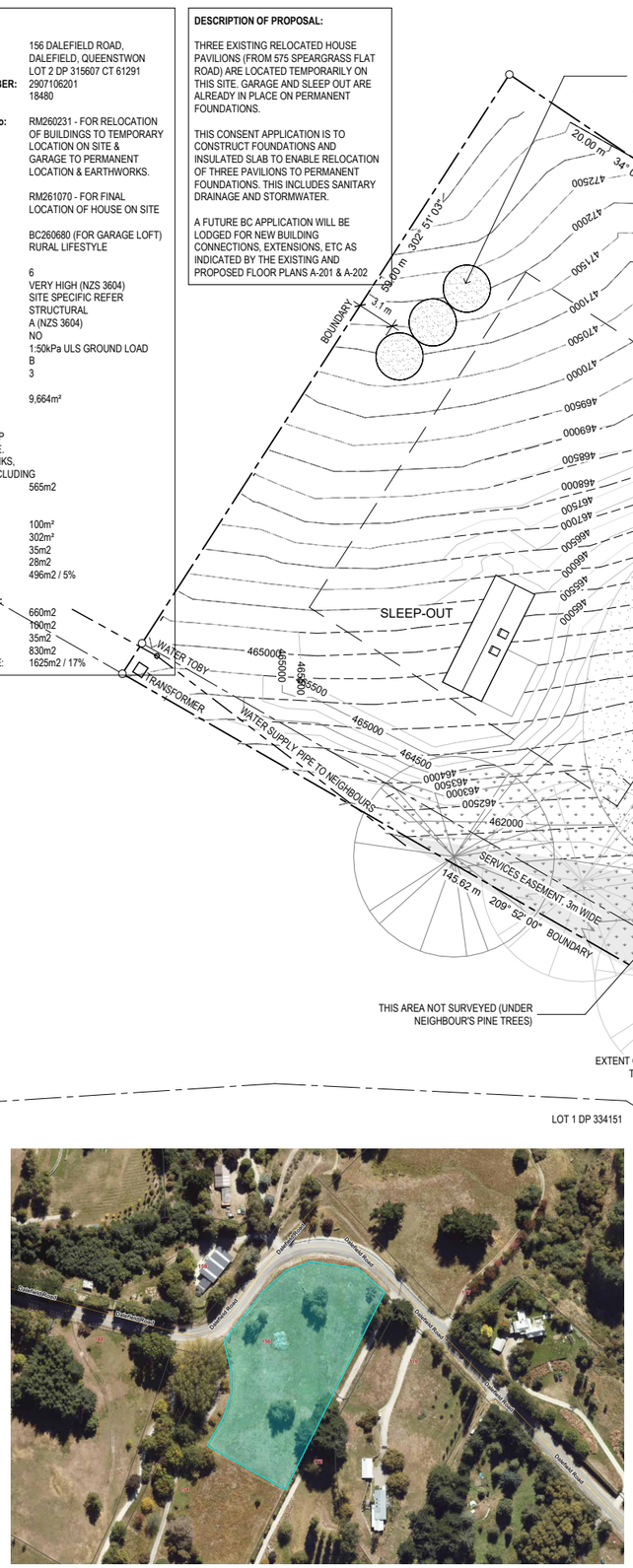
HOUSE:	660m2
GARAGE:	180m2
SLEEP-OUT:	35m2
DRIVE / HARDSTAND:	830m2
TOTAL NON-PERMEABLE:	1625m2 / 17%

DESCRIPTION OF PROPOSAL:

THREE EXISTING RELOCATED HOUSE PAVILIONS (FROM 575 SPEARGRASS FLAT ROAD) ARE LOCATED TEMPORARILY ON THIS SITE. GARAGE AND SLEEP OUT ARE ALREADY IN PLACE ON PERMANENT FOUNDATIONS.

THIS CONSENT APPLICATION IS TO CONSTRUCT FOUNDATIONS AND INSULATED SLAB TO ENABLE RELOCATION OF THREE PAVILIONS TO PERMANENT FOUNDATIONS. THIS INCLUDES SANITARY DRAINAGE AND STORMWATER.

A FUTURE BC APPLICATION WILL BE LODGED FOR NEW BUILDING CONNECTIONS, EXTENSIONS, ETC AS INDICATED BY THE EXISTING AND PROPOSED FLOOR PLANS A-201 & A-202



LOCATION PLAN

SCALE: 1 : 2000@A1 (half-scale @A3)

SITE PLAN

SCALE: 1 : 250@A1 (half-scale @A3)

RESOURCE CONSENT

SCALE	As indicated
SHEET No.	PD-101
REV.	1
DATE:	07/10/2026

This drawing is COPYRIGHT and is the property of Anna-Marie Chin Architects Ltd.



KEY:

- FILL 0m to 0.5m
- FILL 0.5m to 1.0m
- FILL 1.0m to 2.0m
- CUT 0m to 0.5m
- CUT 0.5m to 1m
- CUT 1m to 1.5m
- CUT 1.5m to 3.0m

PROPOSED EARTHWORKS QUANTITIES:

EARTHWORKS

CUT : 565m3 (site contours) + 420m3 (building platform)	
24m3+22m3+25m3 (services):	1087m3
FILL: 515m3 (site) + 16m3 (building platform):	531m3
IMPORTED FILL UNDER SLAB: 302m2 (house) + 200m2 (pool/courtyard) x150mm hardfill:	75m3
TOTAL FILL:	606m
NET CUT/FILL:	481m3

AREA AFFECTED BY EARTHWORKS:

1350m2 (house) + 150m2 (bunding):	1500m2
DEEPEST CUT:	2.7m
DEEPEST FILL:	2.2m

NOTE:
REFER SEPARATE RESOURCE CONSENT FOR EARTHWORKS COMPLETED AROUND DRIVEWAY, GARAGE, HARDSTAND AREA & BUNDING ALONG NORTH-EASTERN BOUNDARY

RESOURCE CONSENT

SCALE	1 : 250
SHEET No.	PD-102
REV.	1
DATE:	07/10/2026

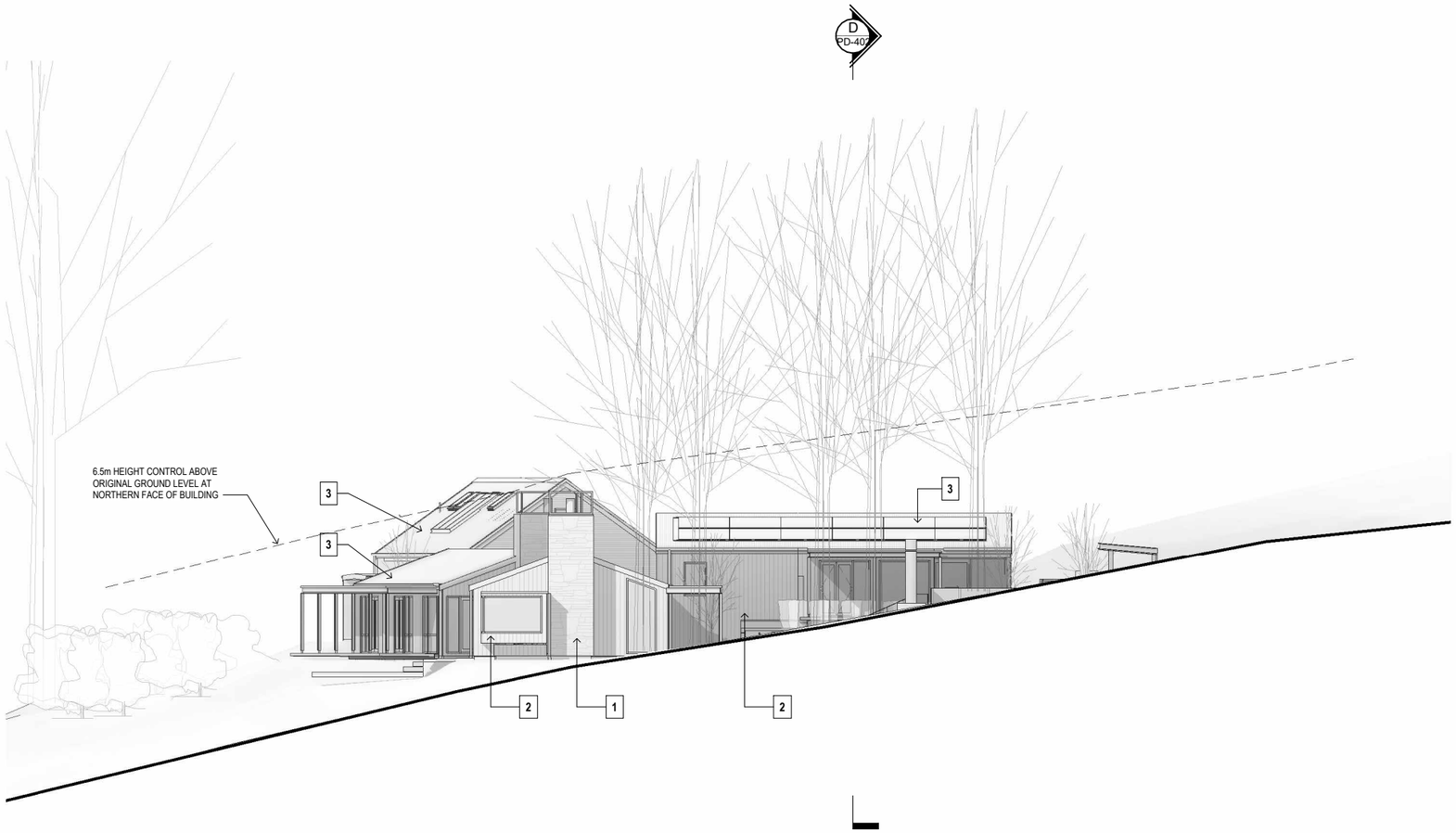
This drawing is COPYRIGHT and is the property of Anna-Marie Chin Architects Ltd.



RESOURCE CONSENT

SCALE	1 : 100
SHEET No.	PD-201
REV.	1
DATE:	07/10/2026

This drawing is COPYRIGHT and is the property of Anna-Marie Chin Architects Ltd.





BLENDED SCHIST VENEER (1)



CEDAR VERTICAL WEATHERBOARDS (2)



COLORSTEEL CORRUGATE ROOFING (3)
COLOUR = FLAXPOD

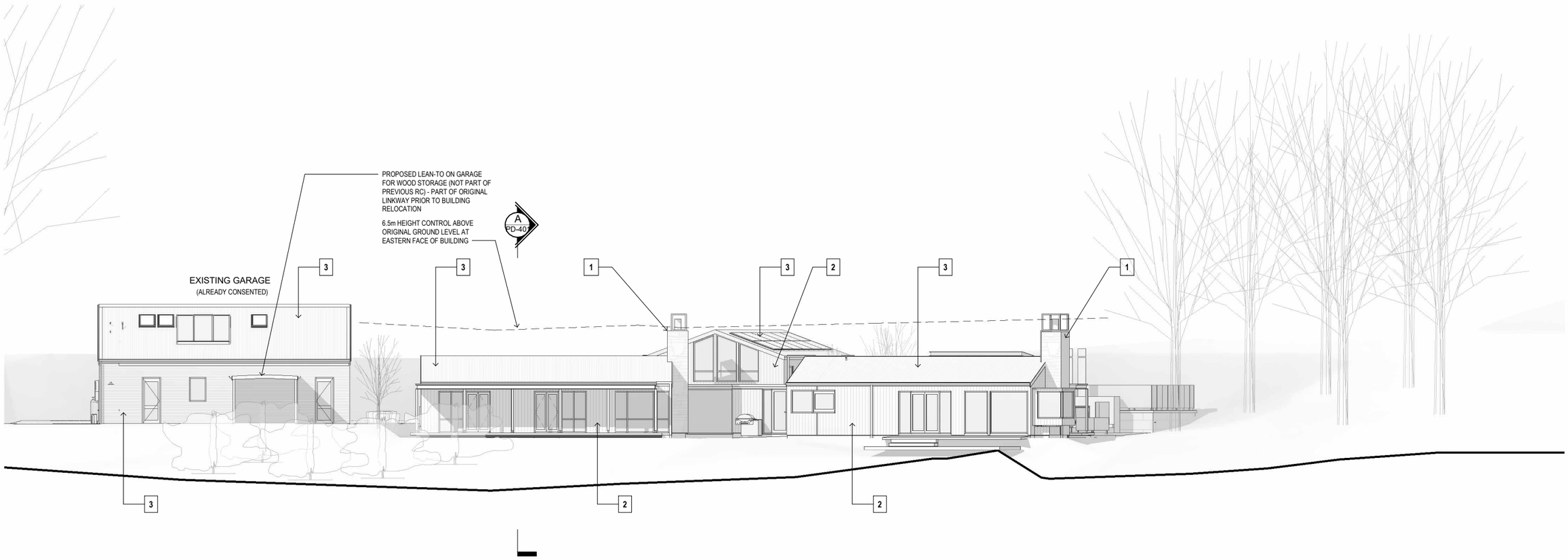
EXTERIOR CLADDING MATERIALS

SCALE: 1 : 1@A1 (half-scale @A3)

RESOURCE CONSENT

SCALE	As indicated
SHEET No.	PD-301
REV.	1
DATE:	07/10/2026

This drawing is COPYRIGHT and is the property of Anna-Marie Chin Architects Ltd.





BLENDED SCHIST VENEER (1)



CEDAR VERTICAL WEATHERBOARDS (2)



COLORSTEEL CORRUGATE ROOFING (3)
COLOUR = FLAXPOD

EXTERIOR CLADDING MATERIALS

SCALE: 1 : 1@A1 (half-scale @A3)

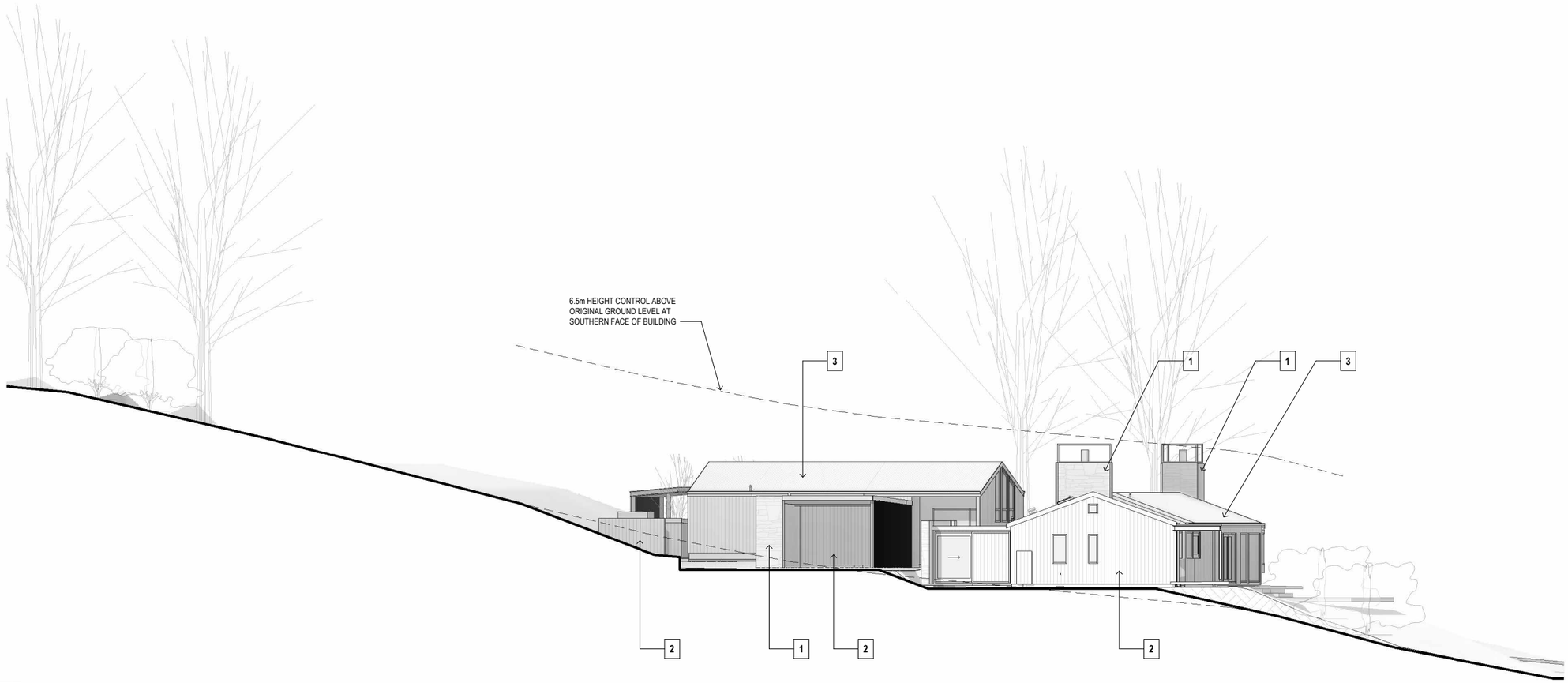


EXISTING LIVING & BEDROOM WINGS

RESOURCE CONSENT

SCALE	As indicated
SHEET No.	PD-302
REV.	1
DATE:	07/10/2026

This drawing is COPYRIGHT and is the property of Anna-Marie Chin Architects Ltd.





BLENDED SCHIST VENEER (1)



CEDAR VERTICAL WEATHERBOARDS (2)



COLORSTEEL CORRUGATE ROOFING (3)
COLOUR = FLAXPOD

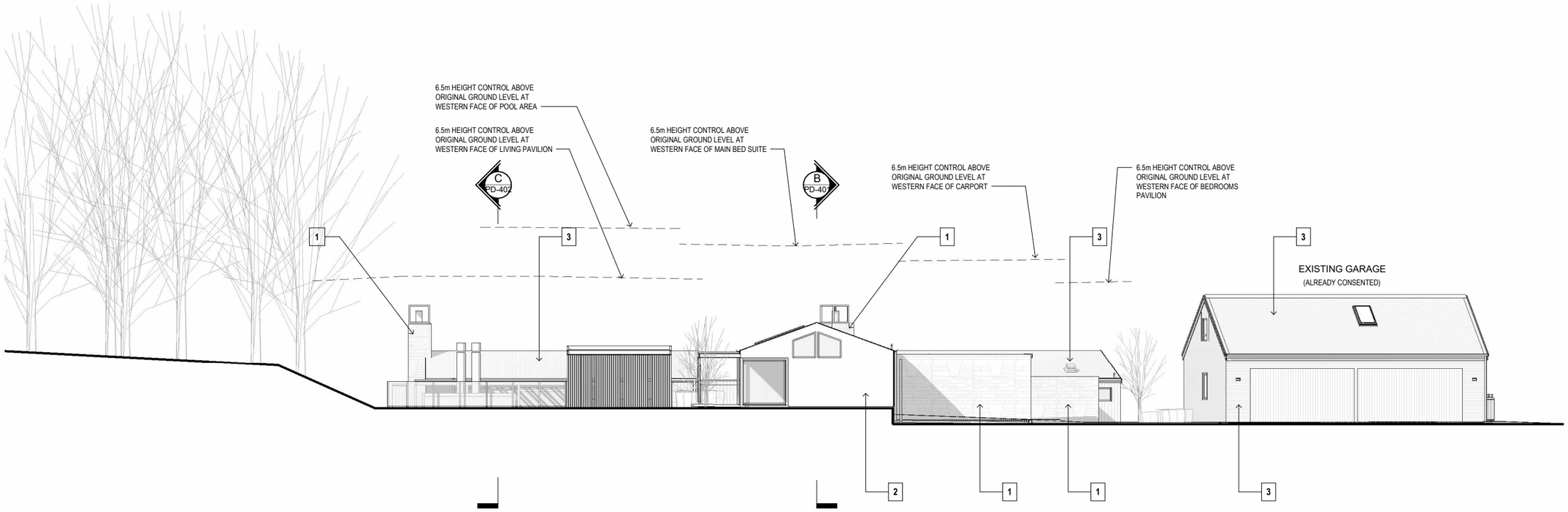
EXTERIOR CLADDING MATERIALS

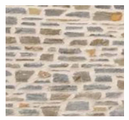
SCALE: 1 : 1@A1 (half-scale @A3)

RESOURCE CONSENT

SCALE	As indicated
SHEET No.	PD-303
REV.	1
DATE:	07/10/2026

This drawing is COPYRIGHT and is the property of Anna-Marie Chin Architects Ltd.





BLENDED SCHIST VENEER (1)



CEDAR VERTICAL WEATHERBOARDS (2)



COLORSTEEL CORRUGATE ROOFING (3)
COLOUR = FLAXPOD

EXTERIOR CLADDING MATERIALS

SCALE: 1 : 1@A1 (half-scale @A3)

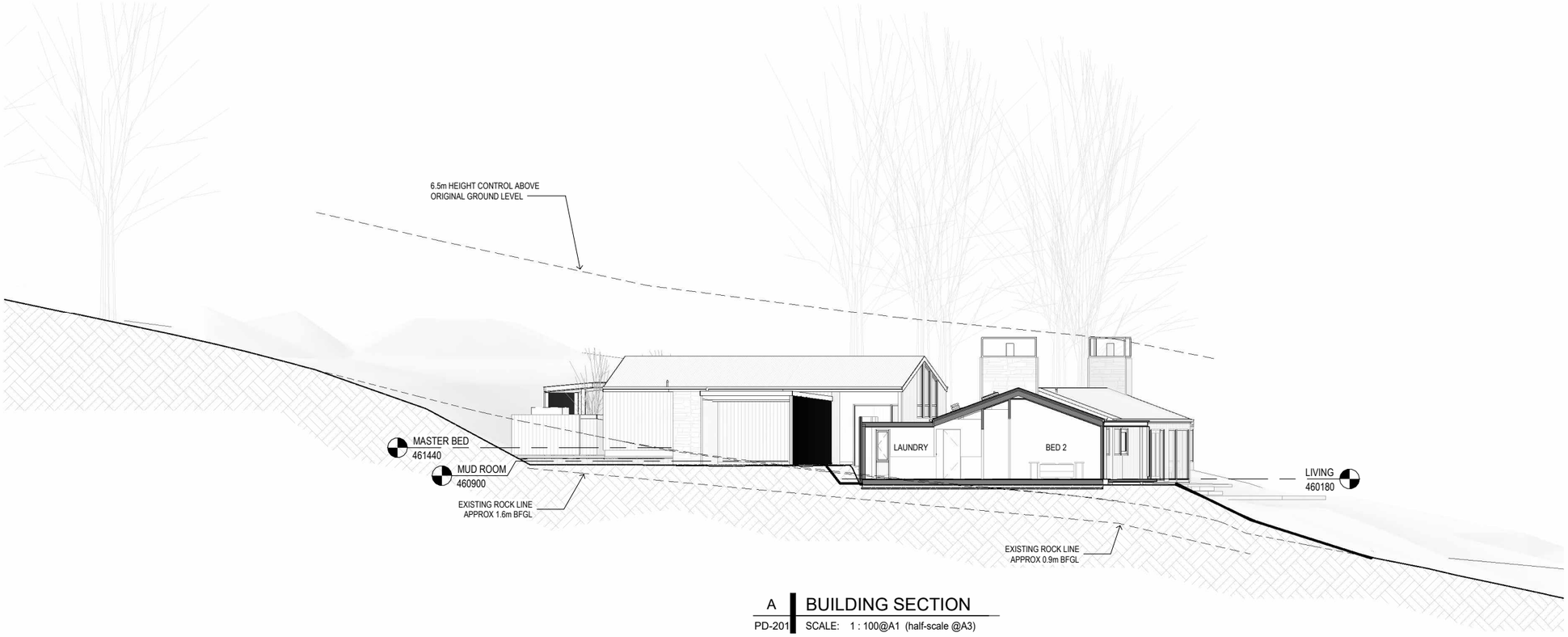


EXISTING GARAGE

RESOURCE CONSENT

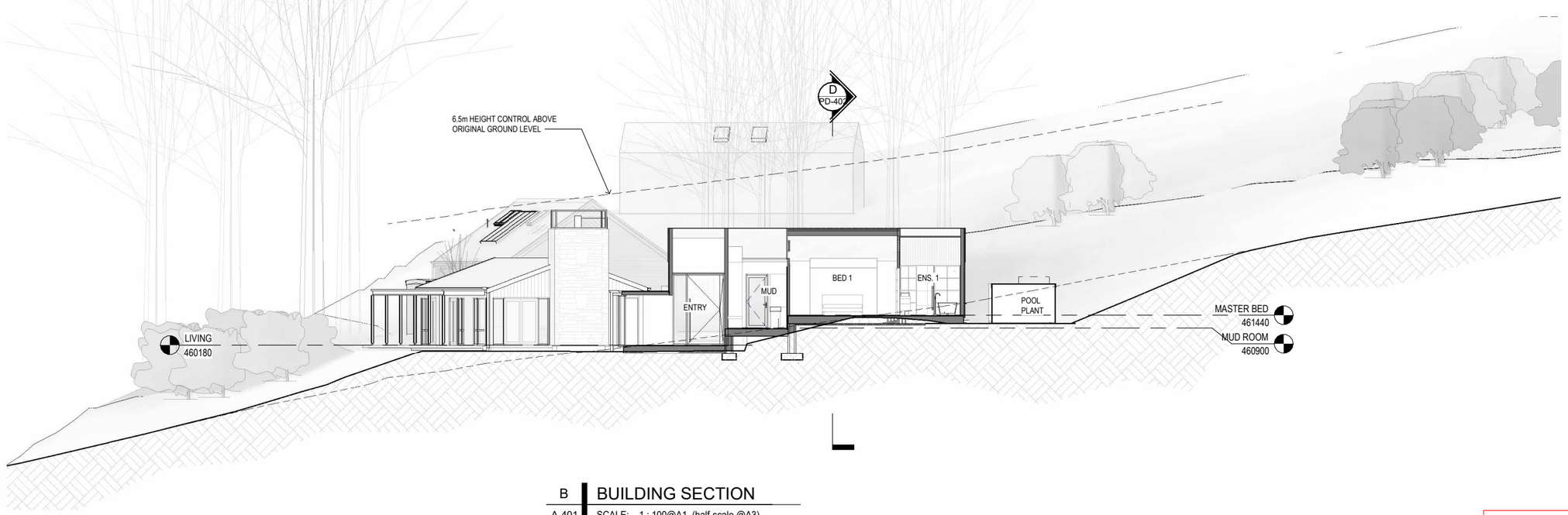
SCALE	As indicated
SHEET No.	PD-304
REV.	1
DATE:	07/10/2026

This drawing is COPYRIGHT and is the property of Anna-Marie Chin Architects Ltd.



A PD-201 **BUILDING SECTION**

SCALE: 1 : 100@A1 (half-scale @A3)



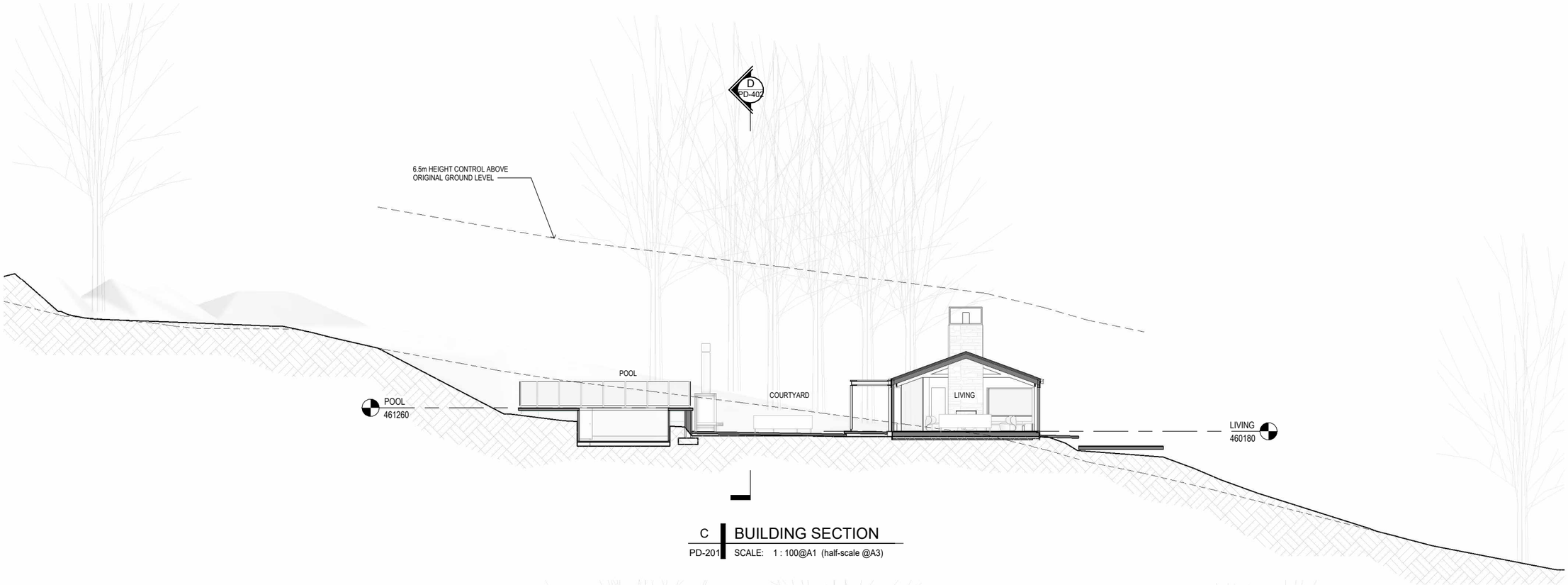
B A-401 **BUILDING SECTION**

SCALE: 1 : 100@A1 (half-scale @A3)

RESOURCE CONSENT

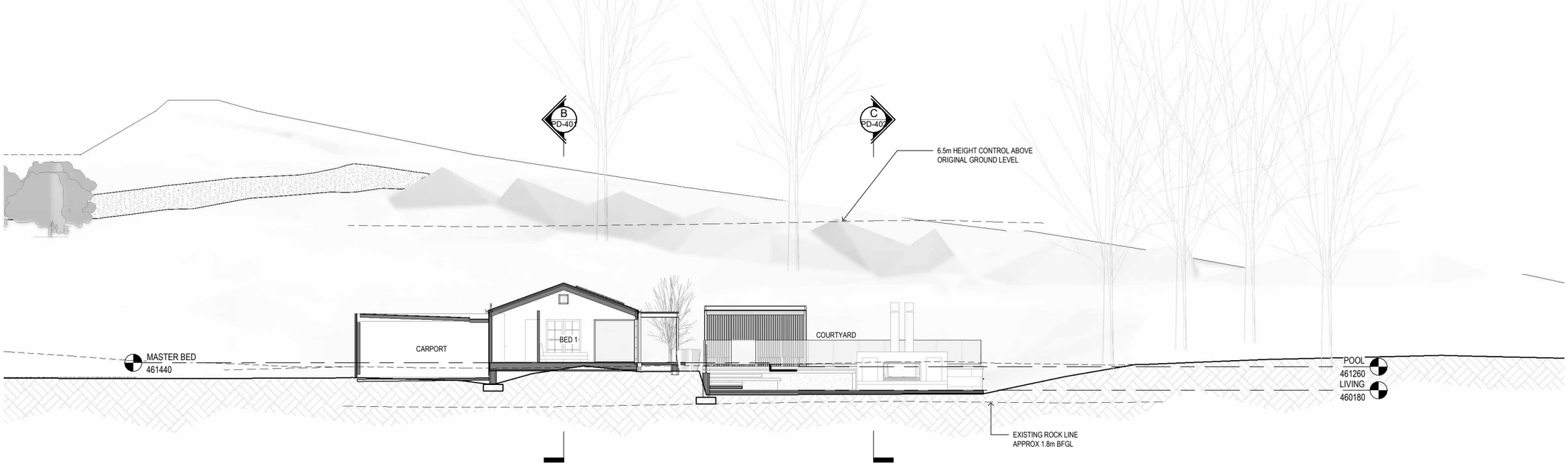
SCALE	1 : 100
SHEET No.	PD-401
REV.	1
DATE:	07/10/2026

This drawing is COPYRIGHT and is the property of Anna-Marie Chin Architects Ltd.



C BUILDING SECTION

PD-201 SCALE: 1 : 100@A1 (half-scale @A3)



D BUILDING SECTION

A-506 SCALE: 1 : 100@A1 (half-scale @A3)

RESOURCE CONSENT

SCALE	1 : 100
SHEET No.	PD-402
REV.	1
DATE:	07/10/2026

This drawing is COPYRIGHT and is the property of Anna-Marie Chin Architects Ltd.



EXTERIOR - PERSPECTIVE ELEVATION - NORTH

SCALE: @A1 (half-scale @A3)

RESOURCE CONSENT

SCALE	
SHEET No.	PD-901
REV.	1
DATE:	07/10/2026

This drawing is COPYRIGHT and is the property of Anna-Marie Chin Architects Ltd.



EXTERIOR - PERSPECTIVE ELEVATION - EAST

SCALE: @A1 (half-scale @A3)

RESOURCE CONSENT

SCALE

SHEET No. PD-902

REV. 1

DATE: 07/10/2026

This drawing is COPYRIGHT and is the property of Anna-Marie Chin Architects Ltd.



EXTERIOR - PERSPECTIVE ELEVATION - WEST

SCALE: @A1 (half-scale @A3)

RESOURCE CONSENT

SCALE	
SHEET No.	PD-903
REV.	1
DATE:	07/10/2026

This drawing is COPYRIGHT and is the property of Anna-Marie Chin Architects Ltd.



1 CAMERA VIEW

SCALE: @A1 (half-scale @A3)

RESOURCE CONSENT

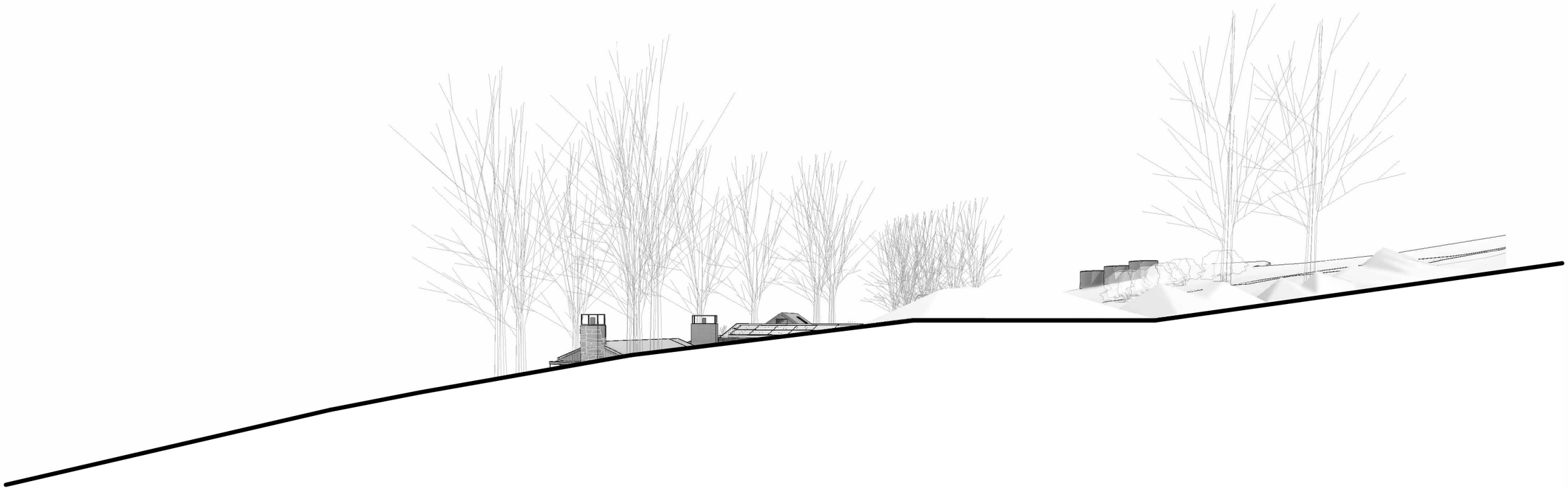
SCALE

SHEET No. PD-904

REV. 1

DATE: 07/10/2026

This drawing is COPYRIGHT and is the property of Anna-Marie Chin Architects Ltd.



2 CAMERA VIEW

SCALE: @A1 (half-scale @A3)

RESOURCE CONSENT

SCALE	1 : 1
SHEET No.	PD-905
REV.	1
DATE:	07/10/2026

This drawing is COPYRIGHT and is the property of Anna-Marie Chin Architects Ltd.



3 CAMERA VIEW

SCALE: @A1 (half-scale @A3)

RESOURCE CONSENT

SCALE	1 : 1
SHEET No.	PD-906
REV.	1
DATE:	07/10/2026

This drawing is COPYRIGHT and is the property of Anna-Marie Chin Architects Ltd.