V220808

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103 MIDDLETON ROAD



Proposal for:

AMAN NAGPAL

260012

103 MIDDLETON ROAD
FRANKTON
QUEENSTOWN 9300

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

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13/10/2026

RESOURCE CONSENT

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THE FINE PRINT

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New Zealand Institute of Architects
Practice 2026

SHEET NAME
COVER

PROJECT STATUS
PRELIMINARY DESIGN

SHEET SCALE
NONE

SHEET SIZE
A3=100%

PRINT IN COLOUR

SHEET NUMBER
A2-00-0000

REVISION
A

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DRAWING INDEX

Sheet Number	Sheet Name	Current Revision	Current Revision Date	Current Revision Description
A2-00-0000	COVER	A	13/10/2026	RESOURCE CONSENT
A2-00-0001	DRAWING INDEX	A	13/10/2026	RESOURCE CONSENT
A2-00-0002	VICINITY & LOCATION & PROJECT INFORMATION	A	13/10/2026	RESOURCE CONSENT
A2-00-2200	SITE PLAN - OVERALL	A	13/10/2026	RESOURCE CONSENT
A2-00-2203	SITE PLAN - ROOF, MAX. HEIGHT & RECESSION PLANE BREACHES	A	13/10/2026	RESOURCE CONSENT
A2-00-2400	SITE SECTIONS	A	13/10/2026	RESOURCE CONSENT
A2-00-2500	SITE DEVELOPMENT CONTROLS PLANS	A	13/10/2026	RESOURCE CONSENT
A2-00-2610	MAX. HEIGHT & RECESSION PLANES 3D DIAGRAMS	A	13/10/2026	RESOURCE CONSENT
A2-00-2800	EARTHWORKS PLAN	A	13/10/2026	RESOURCE CONSENT
A2-00-2801	EARTHWORKS 3D	A	13/10/2026	RESOURCE CONSENT
A2-01-3200	GROUND FLOOR CONTEXT PLAN - UNIT 1	A	13/10/2026	RESOURCE CONSENT
A2-01-3201	FIRST FLOOR PLAN - UNIT 1	A	13/10/2026	RESOURCE CONSENT
A2-01-3202	SECOND FLOOR PLAN - UNIT 1	A	13/10/2026	RESOURCE CONSENT
A2-01-4200	EXTERIOR ELEVATIONS - NORTH & SOUTH - UNIT 1	A	13/10/2026	RESOURCE CONSENT
A2-01-4201	EXTERIOR ELEVATIONS - EAST & WEST - UNIT 1	A	13/10/2026	RESOURCE CONSENT
A2-02-3200	GROUND FLOOR CONTEXT PLAN - UNIT 2	A	13/10/2026	RESOURCE CONSENT
A2-02-3201	FIRST FLOOR PLAN - UNIT 2	A	13/10/2026	RESOURCE CONSENT
A2-02-3202	SECOND FLOOR PLAN - UNIT 2	A	13/10/2026	RESOURCE CONSENT
A2-02-4200	EXTERIOR ELEVATIONS - NORTH & SOUTH - UNIT 2	A	13/10/2026	RESOURCE CONSENT
A2-02-4201	EXTERIOR ELEVATIONS - EAST & WEST - UNIT 2	A	13/10/2026	RESOURCE CONSENT
A2-03-5000	3D VIEWS	A	13/10/2026	RESOURCE CONSENT

Grand total: 21

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DRAWING INDEX

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A2-00-0001

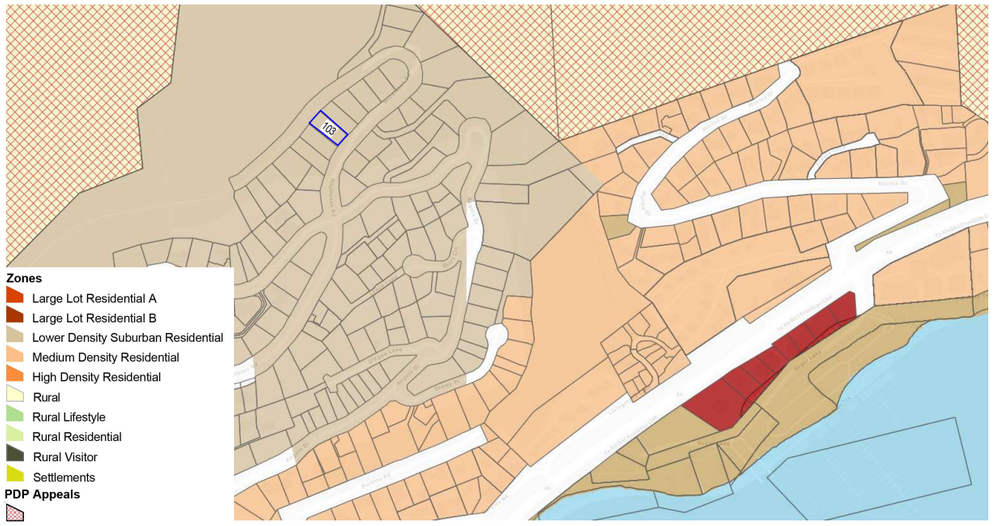
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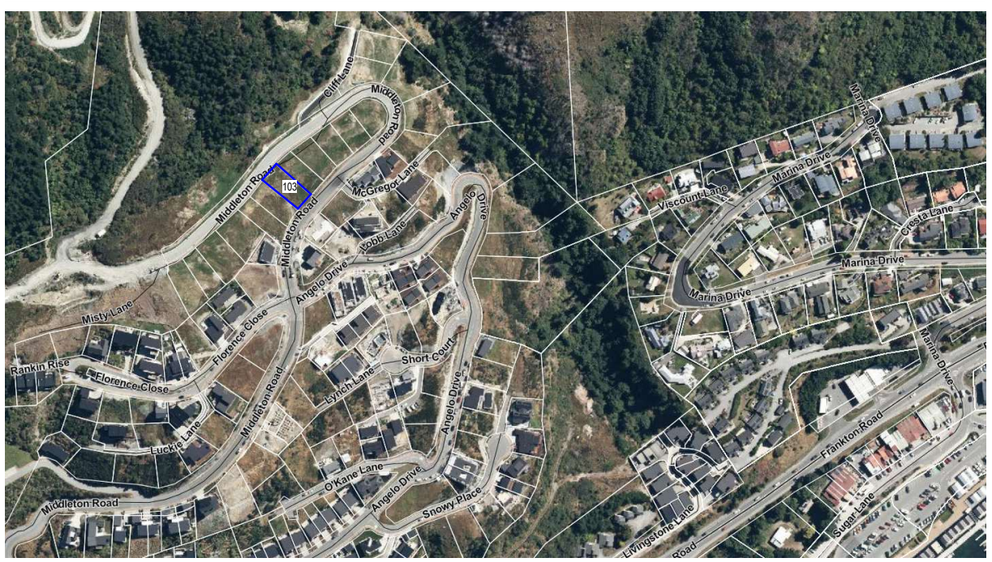
VICINITY MAP



PLANNING ZONE



AERIAL PHOTO



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.

LEGAL DESCRIPTION

CATEGORY	DESCRIPTION	REFERENCE
SITE ADDRESS	103 MIDDLETON ROAD FRANKTON QUEENSTOWN 9300	QLDC - MAPS
TERRITORIAL AUTHORITY	QLDC	QLDC - MAPS
LOT	LOT 54	SURVEY
DEPOSITED PLAN	DP 619107	SURVEY
SITE AREA	648 M²	SURVEY
ZONE	SUBURBAN RESIDENTIAL	QLDC
WIND ZONE	EXTRA HIGH (TBC)	BRANZ MAP
EXPOSURE ZONE	B	BRANZ MAP
EARTHQUAKE ZONE	ZONE 3	BRANZ MAP

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SHEET NAME
VICINITY & LOCATION & PROJECT INFORMATION

PROJECT STATUS
PRELIMINARY DESIGN

SHEET SCALE
NONE

SHEET SIZE
A3=100%

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A2-00-0002

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SHEET NOTES

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

LEGEND

- PROPERTY BOUNDARY
- YARD SETBACK
- PROPOSED PAVED AREAS
- TIMBER DECKING
- PATIO PAVERS
- EXISTING PUBLIC STORMWATER
- EXISTING PUBLIC WASTEWATER
- PROPOSED SCREENING
- RUBBISH BINS
- CL — CLOTHESLINE
- PROPOSED RETAINING. (PRELIMINARY ONLY. TO BE FINALIZED AT DETAILED DESIGN STAGE)
- SPECIMEN TREE

UNIT 1	GROSS FLOOR AREA*
UNIT 1 - GF	47.44 m²
UNIT 1 - FF	102.19 m²
UNIT 1 - SF	112.13 m²
TOTAL	261.76 m²

	GROSS FLOOR AREA*
UNIT 1A	34.83 m²

UNIT 2	GROSS FLOOR AREA*
UNIT 2 - GF	86.16 m²
UNIT 2 - FF	122.33 m²
UNIT 2 - SF	46.81 m²
TOTAL	255.29 m²

	GROSS FLOOR AREA*
UNIT 2A	52.44 m²

* 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.

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SHEET NAME
SITE PLAN - OVERALL

PROJECT STATUS
PRELIMINARY DESIGN

SHEET SCALE **1 : 200**

SHEET SIZE **A3=100%**

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SHEET NUMBER **A2-00-2200**

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LEGEND

- PROPERTY BOUNDARY
- YARD SETBACK
- PROFILED METAL ROOFING
- 8M MAX. HEIGHT BREACH
- 2.5M + 45° RECESSION PLANE BREACH
- DIM — DIMENSION FROM BOUNDARY TO FACE FASCIA / GUTTER
- DIM — MAX. HEIGHT INFRINGEMENT DIMENSION
- DIM — RECESSION PLANE INFRINGEMENT DIMENSION

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SHEET NAME
SITE PLAN - ROOF, MAX. HEIGHT & RECESSION PLANE BREACHES

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1 : 200

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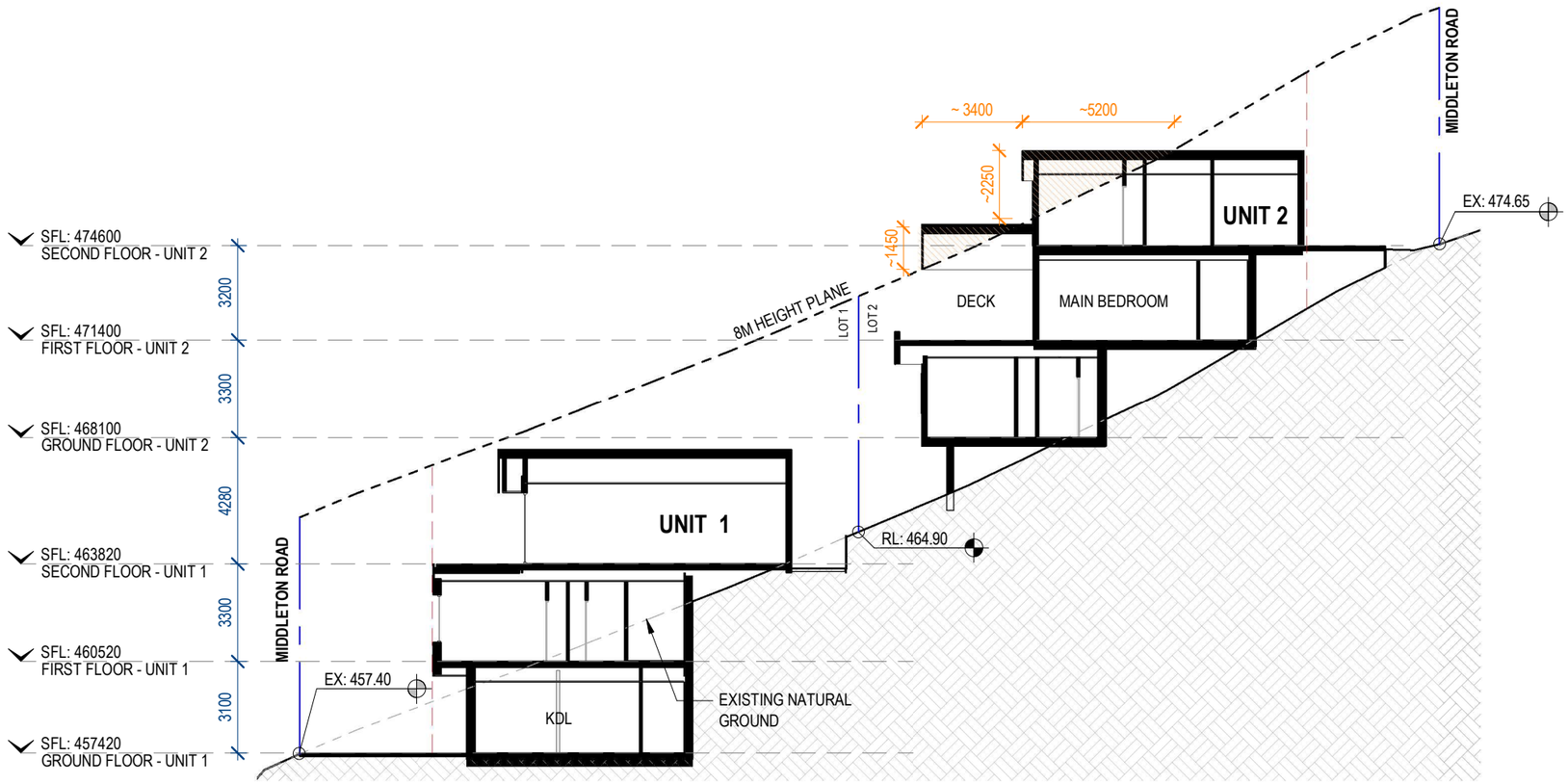
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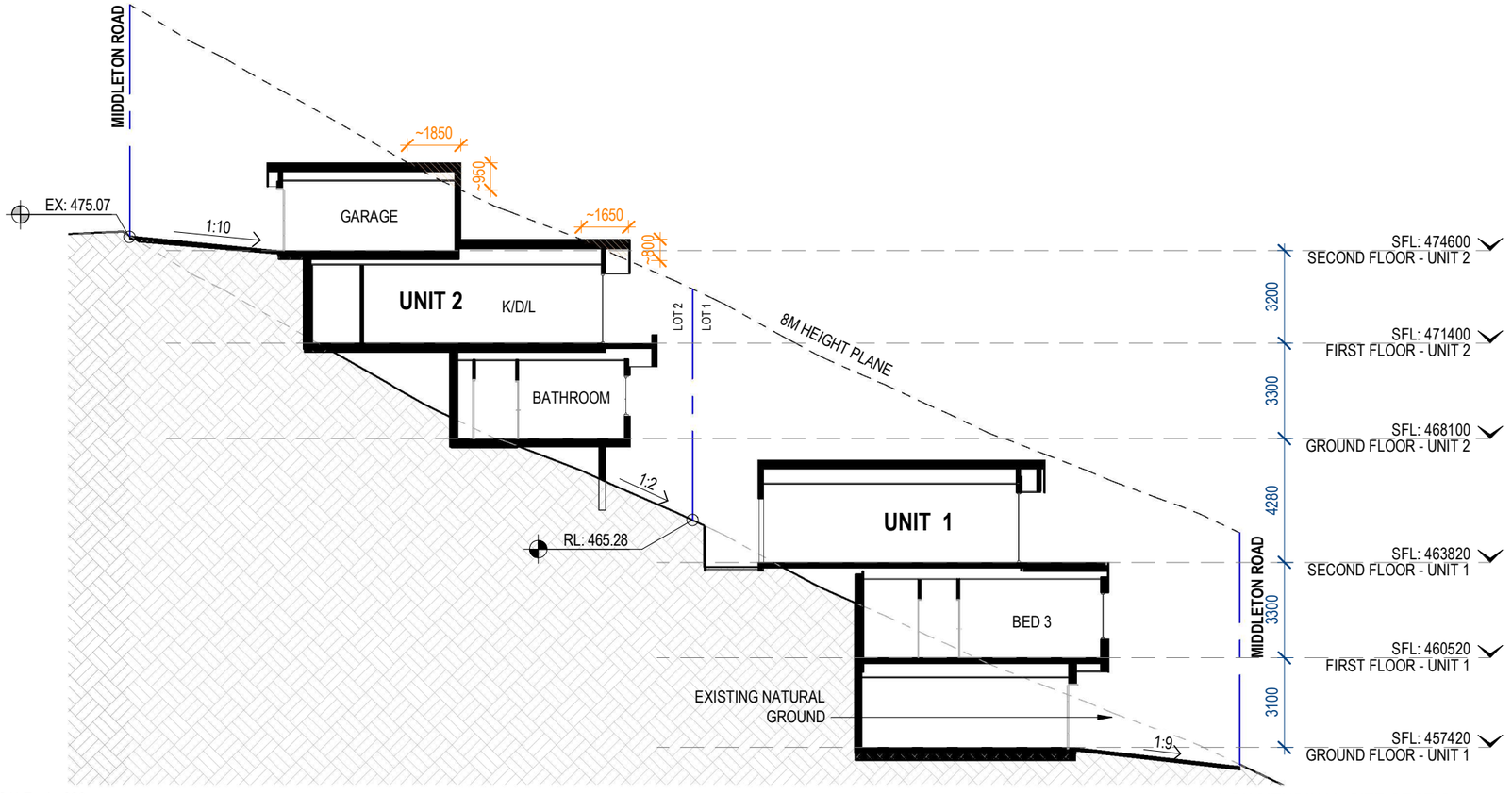
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SCALE: 1 : 200

LONGITUDINAL SITE SECTION 02



SCALE: 1 : 200

LONGITUDINAL SITE SECTION 01

SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY MCKENZIE & CO. (NOVEMBER 2025)
- BOUNDARY FENCING AND PLANTING OMITTED FOR CLARITY`
- PROPERTY BOUNDARIES AT AN ANGLE ARE INDICATIVE ONLY. REFER TO SITE/ROOF PLAN FOR DIMENSIONS

LEGEND

- PROPERTY BOUNDARY
- YARD SETBACK
- MAX. HEIGHT PLANE AT SECTION CUT
- 8M MAX. HEIGHT BREACH AT SECTION CUT

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SHEET NAME
SITE SECTIONS

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SITE DEVELOPMENT CONTROL CALCULATIONS

	Area (m²)	COVERAGE (%)	MAX.	MIN.	COMPLIANCE
TOTAL SITE AREA	648 m²	100.0%	_	_	_
BUILDING COVERAGE	328 m²	50.7%	40%	_	NO
LANDSCAPED AREA	274 m²	42.2%	_	30%	YES

		BUILDING COVERAGE		LANDSCAPED AREA	
	Area (m²)	Area (m²)	COVERAGE (%)	Area (m²)	COVERAGE (%)
LOT 1	311 m²	151.16 m²	48.6	145.46 m²	46.8
LOT 2	337 m²	177.27 m²	52.6	128.39 m²	38.1

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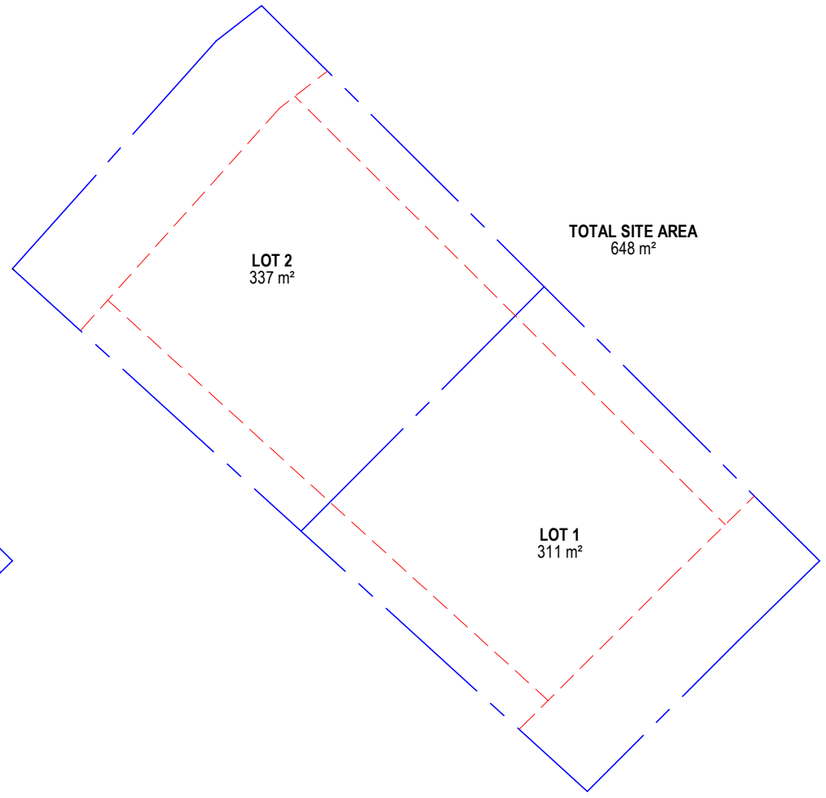
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LANDSCAPED AREA 03



SCALE: 1 : 300

BUILDING COVERAGE 02



SCALE: 1 : 300

PROPOSED SCHEME PLAN 01

LEGEND

- PROPERTY BOUNDARY
- YARD SETBACK
- BUILDING COVERAGE
- LANDSCAPED AREA
- PATIO PAVERS (INCLUDED AS LANDSCAPED AREA)
- TIMBER DECKING

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- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE DESIGNER.

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info@youngrichards.com www.youngrichards.com

CLIENT
AMAN NAGPAL

PROJECT NAME
103 MIDDLETON ROAD

PROJECT ADDRESS
103 MIDDLETON ROAD
FRANKTON
QUEENSTOWN 9300

PROJECT NUMBER
260012

KEY PLAN

SHEET NAME
SITE DEVELOPMENT CONTROLS PLANS

PROJECT STATUS
PRELIMINARY DESIGN

SHEET SCALE
As indicated

SHEET SIZE
A3=100%

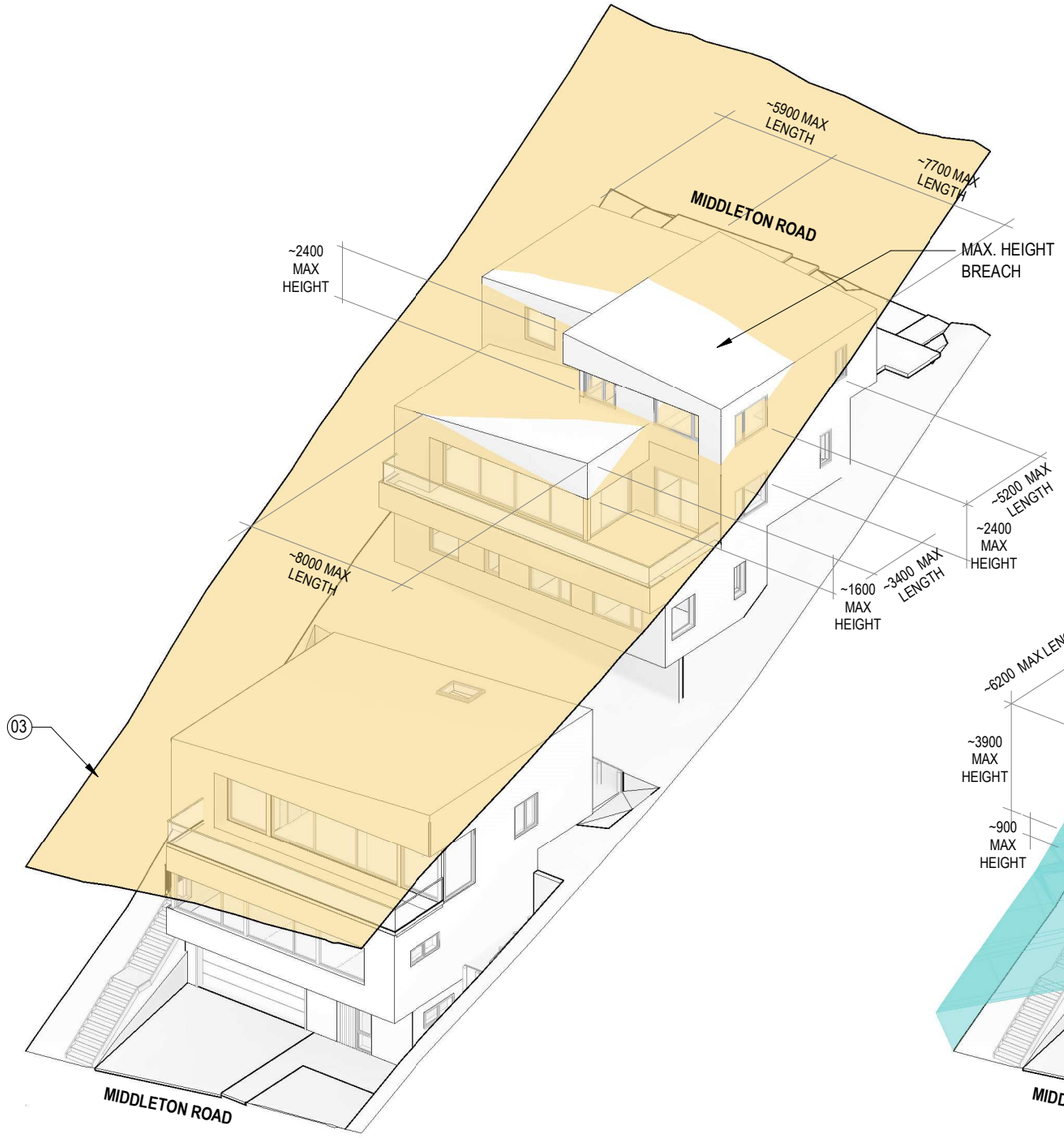
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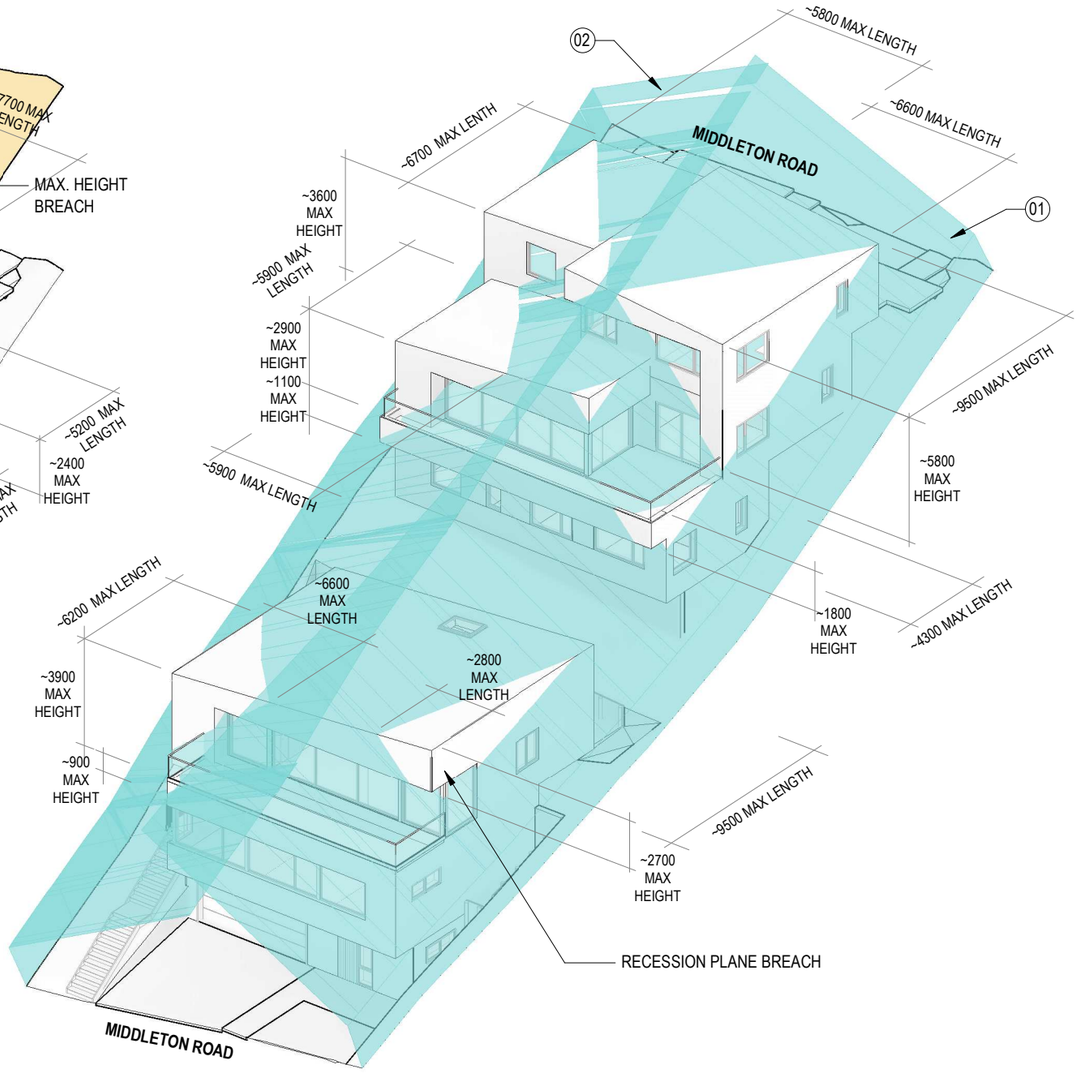
SHEET NUMBER
A2-00-2500

REVISION
A

File: Autodesk Docs://260012 - Lot 54, Middleton Road/260012 - Lot 54 Middleton Road (QT)_Site.rvt
Plotted: 13/10/2026 3:51:29 pm

V220808





KEY NOTES

(01) 2.5M + 45° RECESSION PLANE - EAST BOUNDARY

(02) 2.5M + 35° RECESSION PLANE - SOUTH BOUNDARY

(02) 8M MAX. HEIGHT PLANE

SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY MCKENZIE & CO. (AUGUST 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 AND TO BE READ IN CONJUNCTION WITH ROOF PLAN & ELEVATIONS.

LEGEND

SUBURBAN RESIDENTIAL RECESSION PLANE - EAST & SOUTH BOUNDARIES

SUBURBAN RESIDENTIAL 8M MAX. HEIGHT PLANE

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103 MIDDLETON ROAD

PROJECT ADDRESS
103 MIDDLETON ROAD
FRANKTON
QUEENSTOWN 9300

PROJECT NUMBER
260012

KEY PLAN

STAMP

THE FINE PRINT

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SHEET NAME
MAX. HEIGHT & RECESSION PLANES 3D DIAGRAMS

PROJECT STATUS
PRELIMINARY DESIGN

SHEET SCALE
1 : 150

SHEET SIZE
A3=100%

PRINT IN COLOUR

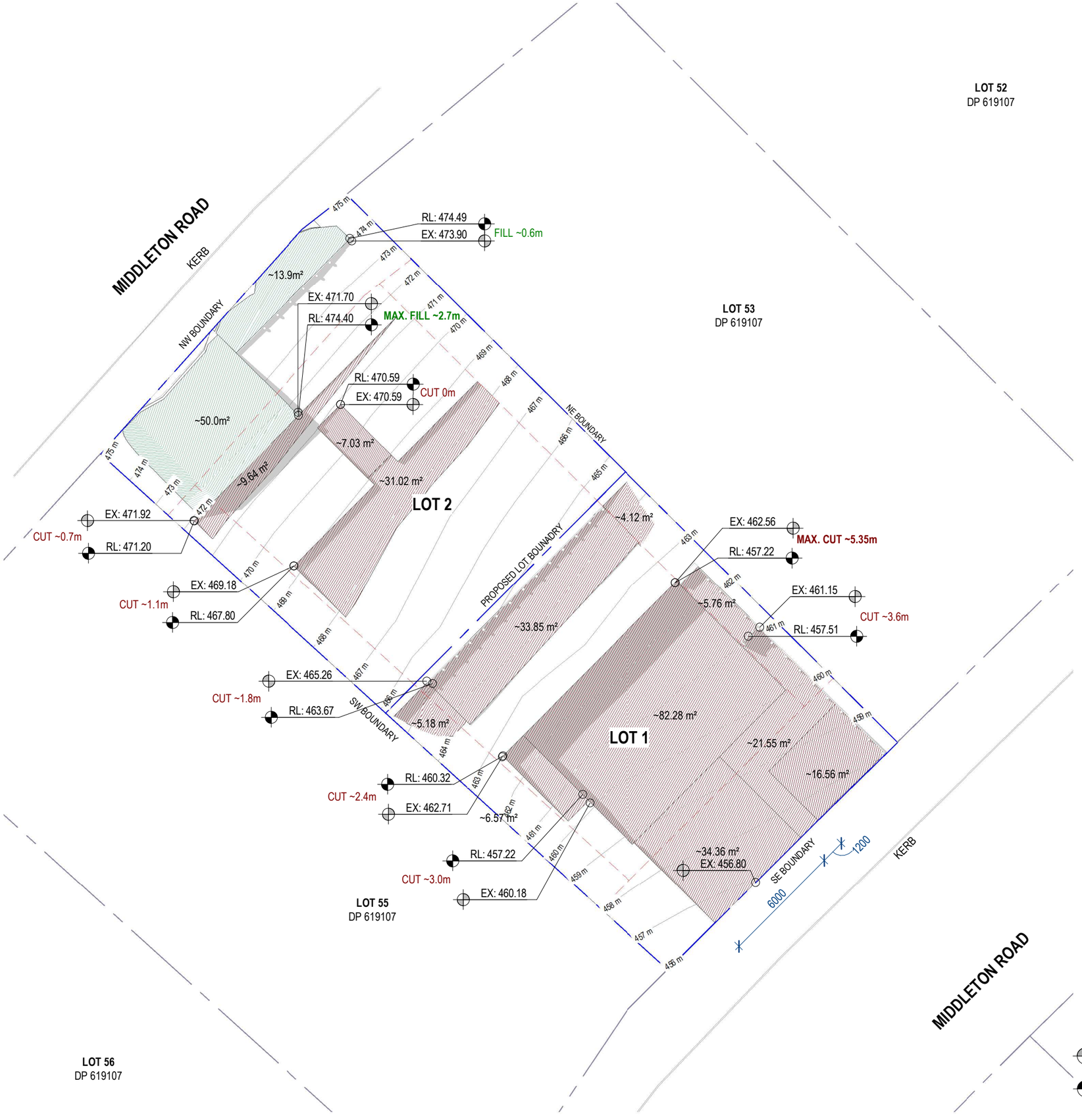
SHEET NUMBER
A2-00-2610

REVISION
A

File: Autodesk Docs://260012 - Lot 54, Middleton Road/260012 - Lot 54 Middleton Road (QT)_Site.rvt

Plotted: 13/10/2026 4:32:09 pm

V220808



CUT VOLUME	FILL VOLUME
462.13 m³	51.74 m³

SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY MCKENZIE & CO. (AUGUST 2026)
- SUBDIVISION AS PROVIDED BY MCKENZIE & CO.
- LEVELS AND CUT/FILL VOLUMES SHOWN ARE PRELIMINARY ESTIMATES ONLY, SUBJECT TO CONFIRMATION AT DETAILED DESIGN STAGE

LEGEND

- PROPERTY BOUNDARY
- YARD SETBACK
- PROPOSED EXCAVATION
- PROPOSED FILL
- NATURAL GROUND (EXISTING) LEVEL
- PROPOSED LEVEL

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CLIENT
AMAN NAGPAL

PROJECT NAME
103 MIDDLETON ROAD

PROJECT ADDRESS
103 MIDDLETON ROAD
FRANKTON
QUEENSTOWN 9300

PROJECT NUMBER
260012

KEY PLAN

STAMP

THE FINE PRINT

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SHEET NAME
EARTHWORKS PLAN

PROJECT STATUS
PRELIMINARY DESIGN

SHEET SCALE **1 : 200**

SHEET SIZE **A3=100%**

PRINT IN COLOUR

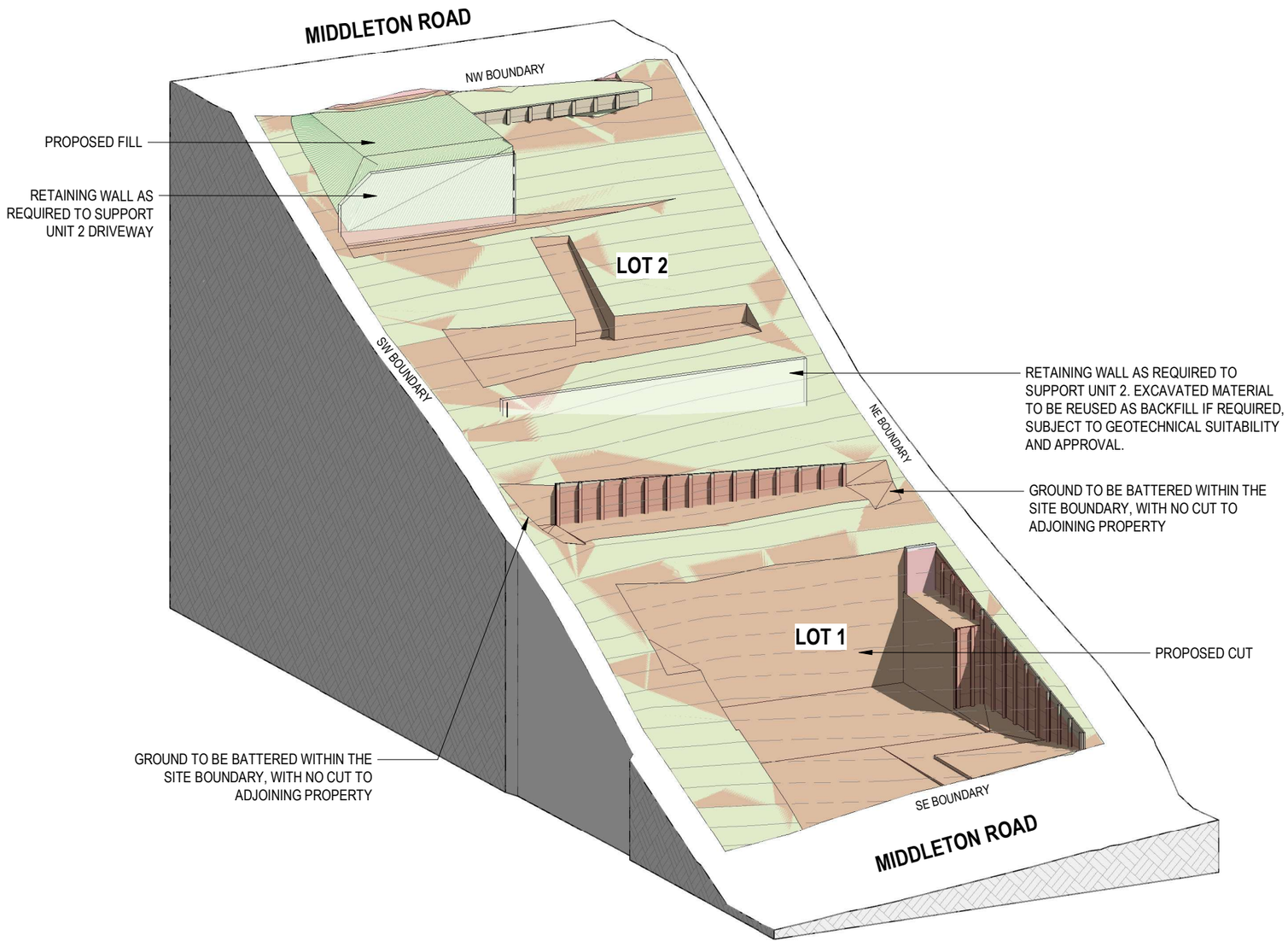
SHEET NUMBER **A2-00-2800**

REVISION **A**

File: Autodesk Docs://260012 - Lot 54, Middleton Road/260012 - Lot 54 Middleton Road (QT)_Site.rvt

Plotted: 13/10/2026 3:51:32 pm

V220808



CUT VOLUME	FILL VOLUME
462.13 m³	51.74 m³

SHEET NOTES

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- SUBDIVISION AS PROVIDED BY MCKENZIE & CO.
- LEVELS AND CUT/FILL VOLUMES SHOWN ARE PRELIMINARY ESTIMATES ONLY, SUBJECT TO CONFIRMATION AT DETAILED DESIGN STAGE

LEGEND

- PROPERTY BOUNDARY
- YARD SETBACK
- PROPOSED EXCAVATION
- PROPOSED FILL
- NATURAL GROUND (EXISTING) LEVEL
- PROPOSED LEVEL

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AMAN NAGPAL

PROJECT NAME
103 MIDDLETON ROAD

PROJECT ADDRESS
103 MIDDLETON ROAD
FRANKTON
QUEENSTOWN 9300

PROJECT NUMBER
260012

KEY PLAN

STAMP

THE FINE PRINT

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SHEET NAME
EARTHWORKS 3D

PROJECT STATUS
PRELIMINARY DESIGN

SHEET SCALE
1 : 200

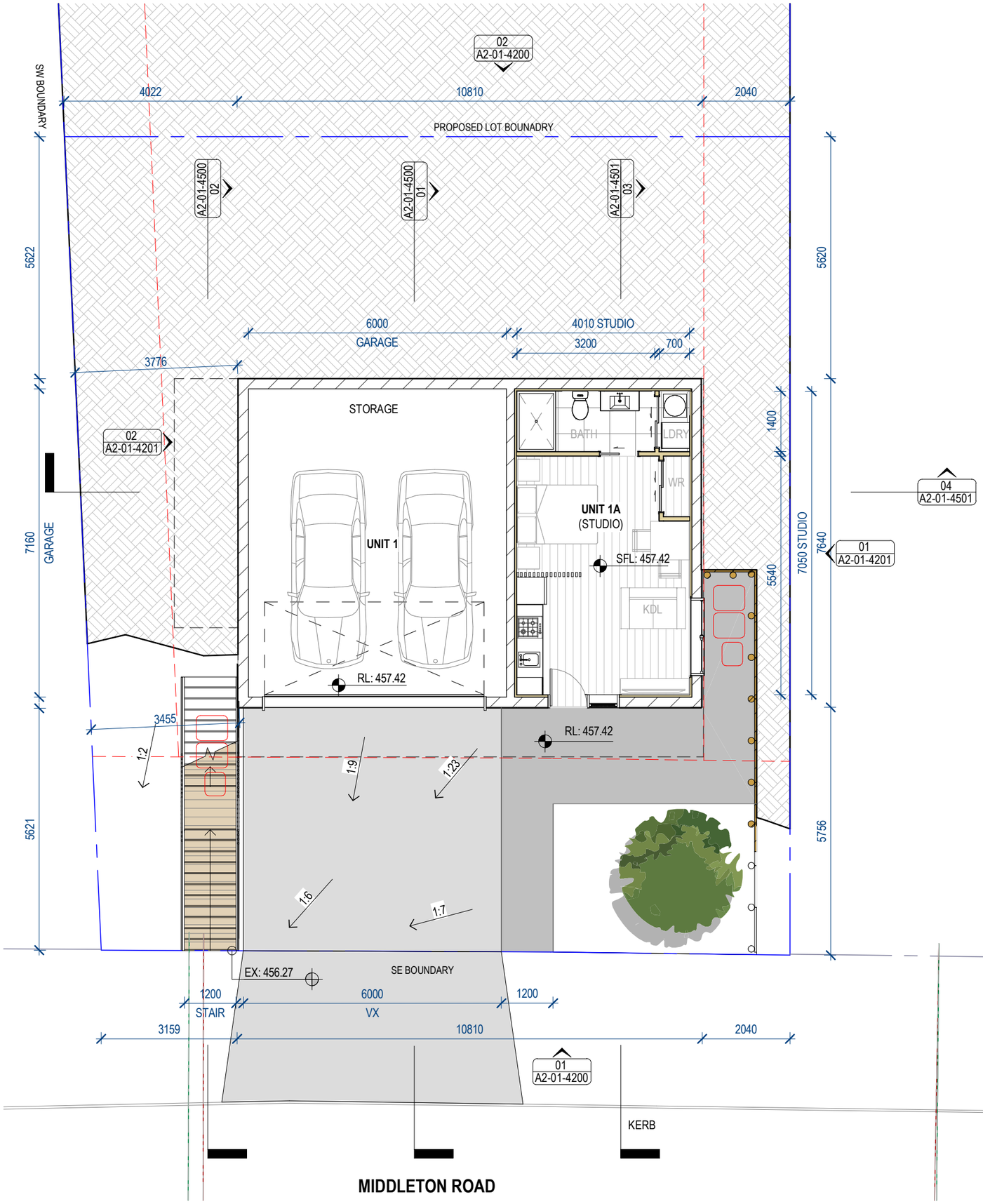
SHEET SIZE
A3=100%

PRINT IN COLOUR

SHEET NUMBER
A2-00-2801

REVISION
A

Plotted: 13/10/2026 4:33:39 pm File: Autodesk Docs://260012 - Lot 54, Middleton Road/260012 - Lot 54 Middleton Road (QT)_Site.rvt



SCALE: 1 : 100

01 / A2-00-2400

GROUND FLOOR PLAN - UNIT 1 **01**

SHEET NOTES

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

LEGEND

- PROPERTY BOUNDARY
- YARD SETBACK
- OUTLINE OF BUILDING / ROOF ABOVE
- PROPOSED PAVED AREAS
- TIMBER DECKING
- PATIO PAVERS
- EXISTING PUBLIC STORMWATER
- EXISTING PUBLIC WASTEWATER
- PROPOSED SCREENING
- RUBBISH BINS
- CL — CLOTHESLINE
- PROPOSED RETAINING. (PRELIMINARY ONLY. TO BE FINALIZED AT DETAILED DESIGN STAGE)

UNIT	GROSS FLOOR AREA*
UNIT 1A	34.83 m²
UNIT 1 - GF	47.44 m²
TOTAL: 2	82.28 m²

* 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.

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CLIENT
AMAN NAGPAL

PROJECT NAME
103 MIDDLETON ROAD

PROJECT ADDRESS
103 MIDDLETON ROAD
FRANKTON
QUEENSTOWN 9300

PROJECT NUMBER
260012

KEY PLAN

STAMP

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SHEET NAME
GROUND FLOOR CONTEXT PLAN - UNIT 1

PROJECT STATUS
PRELIMINARY DESIGN

SHEET SCALE **1 : 100**

SHEET SIZE **A3=100%**

PRINT IN COLOUR

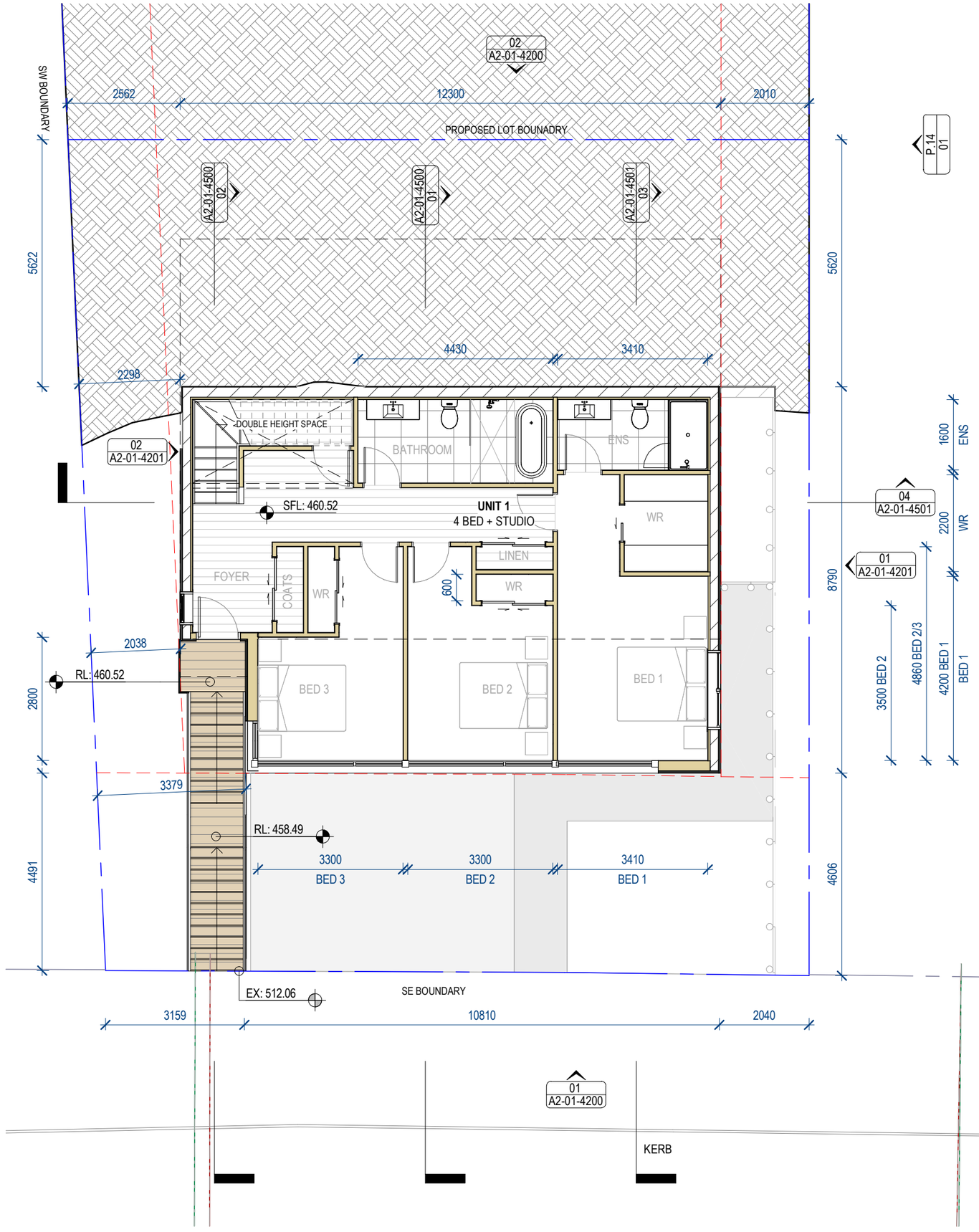
SHEET NUMBER **A2-01-3200**

REVISION **A**

V220808

File: Autodesk Docs://260012 - Lot 54, Middleton Road/260012 - Lot 54 Middleton Road (QT)_Site.rvt

Plotted: 13/10/2026 3:51:34 pm



SCALE: 1 : 100

01 / A2-00-2400

FIRST FLOOR PLAN - UNIT 1 **01**

SHEET NOTES

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

LEGEND

- PROPERTY BOUNDARY
- YARD SETBACK
- OUTLINE OF BUILDING / ROOF ABOVE
- PROPOSED PAVED AREAS
- TIMBER DECKING
- PATIO PAVERS
- EXISTING PUBLIC STORMWATER
- EXISTING PUBLIC WASTEWATER
- PROPOSED SCREENING
- RUBBISH BINS
- CL CLOTHESLINE
- PROPOSED RETAINING. (PRELIMINARY ONLY. TO BE FINALIZED AT DETAILED DESIGN STAGE)

UNIT	GROSS FLOOR AREA*
UNIT 1 - FF	102.19 m²

* 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.

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CLIENT
AMAN NAGPAL

PROJECT NAME
103 MIDDLETON ROAD

PROJECT ADDRESS
103 MIDDLETON ROAD
FRANKTON
QUEENSTOWN 9300

PROJECT NUMBER
260012

KEY PLAN

STAMP

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SHEET NAME
FIRST FLOOR PLAN - UNIT 1

PROJECT STATUS
PRELIMINARY DESIGN

SHEET SCALE **1 : 100**

SHEET SIZE **A3=100%**

PRINT IN COLOUR

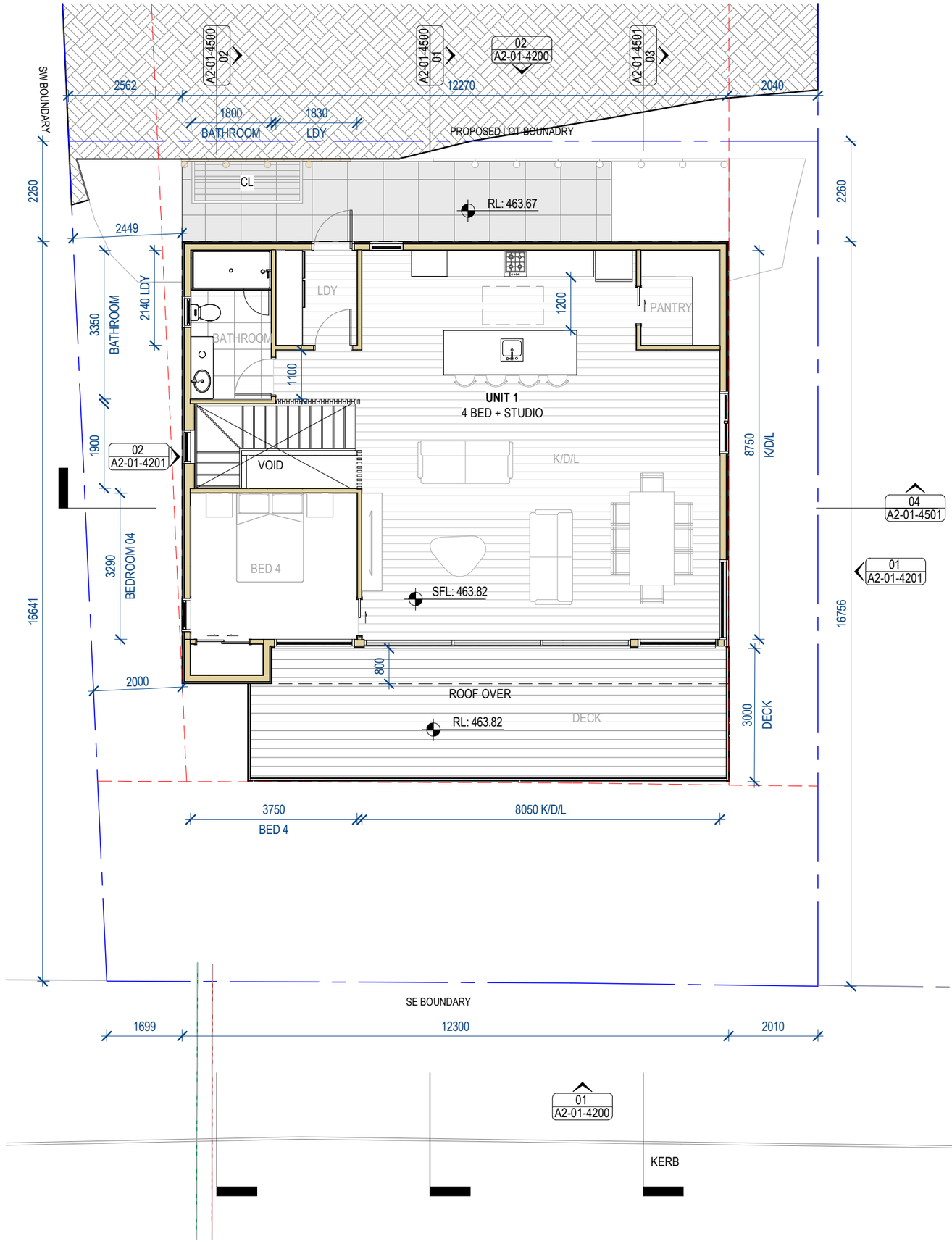
SHEET NUMBER **A2-01-3201**

REVISION **A**

V220808

File: Autodesk Docs://260012 - Lot 54, Middleton Road/260012 - Lot 54 Middleton Road (QT)_Site.rvt

Plotted: 13/10/2026 3:51:34 pm



SHEET NOTES

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

LEGEND

- PROPERTY BOUNDARY
- YARD SETBACK
- OUTLINE OF BUILDING / ROOF ABOVE
- PROPOSED PAVED AREAS
- TIMBER DECKING
- PATIO PAVERS
- EXISTING PUBLIC STORMWATER
- EXISTING PUBLIC WASTEWATER
- PROPOSED SCREENING
- RUBBISH BINS
- CL — CLOTHESLINE
- PROPOSED RETAINING. (PRELIMINARY ONLY. TO BE FINALIZED AT DETAILED DESIGN STAGE)

UNIT	GROSS FLOOR AREA*
UNIT 1 - SF	112.13 m²

* 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.

SCALE: 1 : 100

01 / A2-00-2400

SECOND FLOOR PLAN - UNIT 1 **01**

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CLIENT
AMAN NAGPAL

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103 MIDDLETON ROAD

PROJECT ADDRESS
103 MIDDLETON ROAD
FRANKTON
QUEENSTOWN 9300

PROJECT NUMBER
260012

KEY PLAN

STAMP

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SHEET NAME
SECOND FLOOR PLAN - UNIT 1

PROJECT STATUS
PRELIMINARY DESIGN

SHEET SCALE **1 : 100**

SHEET SIZE **A3=100%**

PRINT IN COLOUR

SHEET NUMBER **A2-01-3202**

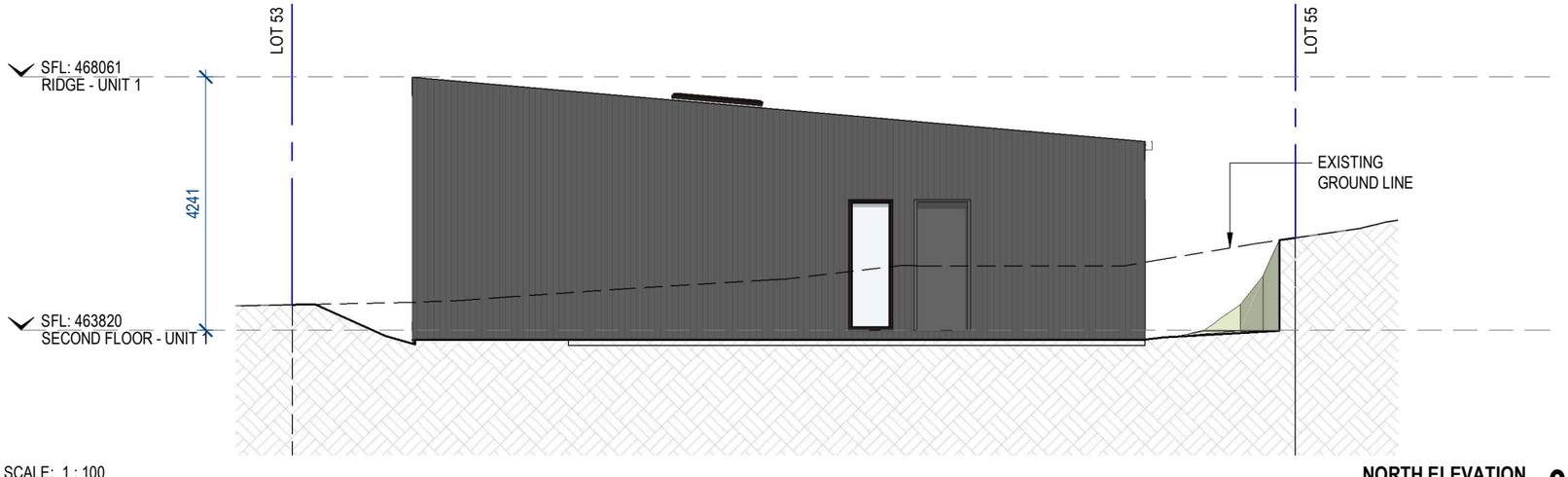
REVISION **A**

V220808

File: Autodesk Docs://260012 - Lot 54, Middleton Road/260012 - Lot 54 Middleton Road (QT)_Site.rvt

Plotted: 13/10/2026 3:51:34 pm

V220808



SCALE: 1 : 100

01 / A1-0009

NORTH ELEVATION
UNIT 1

02



SCALE: 1 : 100

01 / A1-0009

SOUTH ELEVATION
UNIT 1

01

SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY MCKENZIE & CO.
- FENCES OMITTED FOR CLARITY.
- PROPERTY BOUNDARIES AT AN ANGLE ARE INDICATIVE ONLY. REFER TO SITE/ROOF PLAN FOR DIMENSIONS
- MAX HEIGHT PLANE SHOWN AT SECTION CUT - TO BE READ IN CONJUNCTION WITH 3D HIRB AND MAX HEIGHT DRAWINGS A2-00-2610

LEGEND

- PROPERTY BOUNDARY
- MAX. HEIGHT PLANE AT SECTION CUT
- 8M MAX. HEIGHT BREACH
- 2.5M + 45° RECESSION PLANE BREACH
- DIM — MAX. HEIGHT INFRINGEMENT DIMENSION
- DIM — RECESSION PLANE INFRINGEMENT DIMENSION

(01) FRAMELESS GLASS BALUSTRADE

(02) TIMBER SUBFLOOR SCREENING (TBC)

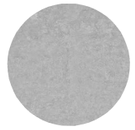
(03) EXTERNAL DECORATIVE TIMBER BATTENS

(04) RETAINING / LANDSCAPE WALL

EXTERIOR FINISHES



VERTICAL SHIPLAP TIMBER WEATHERBOARD



RENDERED BLOCKWORK



SHEET CLADDING OR SIMILAR



VERTICAL METAL WEATHERBOARD CLADDING



COLORSTEEL METAL ROOFING

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CLIENT
AMAN NAGPAL

PROJECT NAME
103 MIDDLETON ROAD

PROJECT ADDRESS
103 MIDDLETON ROAD
FRANKTON
QUEENSTOWN 9300

PROJECT NUMBER
260012

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.
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Te Kāhui Whaihanga New Zealand Institute of Architects Practice 2026

SHEET NAME
EXTERIOR ELEVATIONS - NORTH & SOUTH - UNIT 1

PROJECT STATUS
PRELIMINARY DESIGN

SHEET SCALE **1 : 100**

SHEET SIZE **A3=100%**

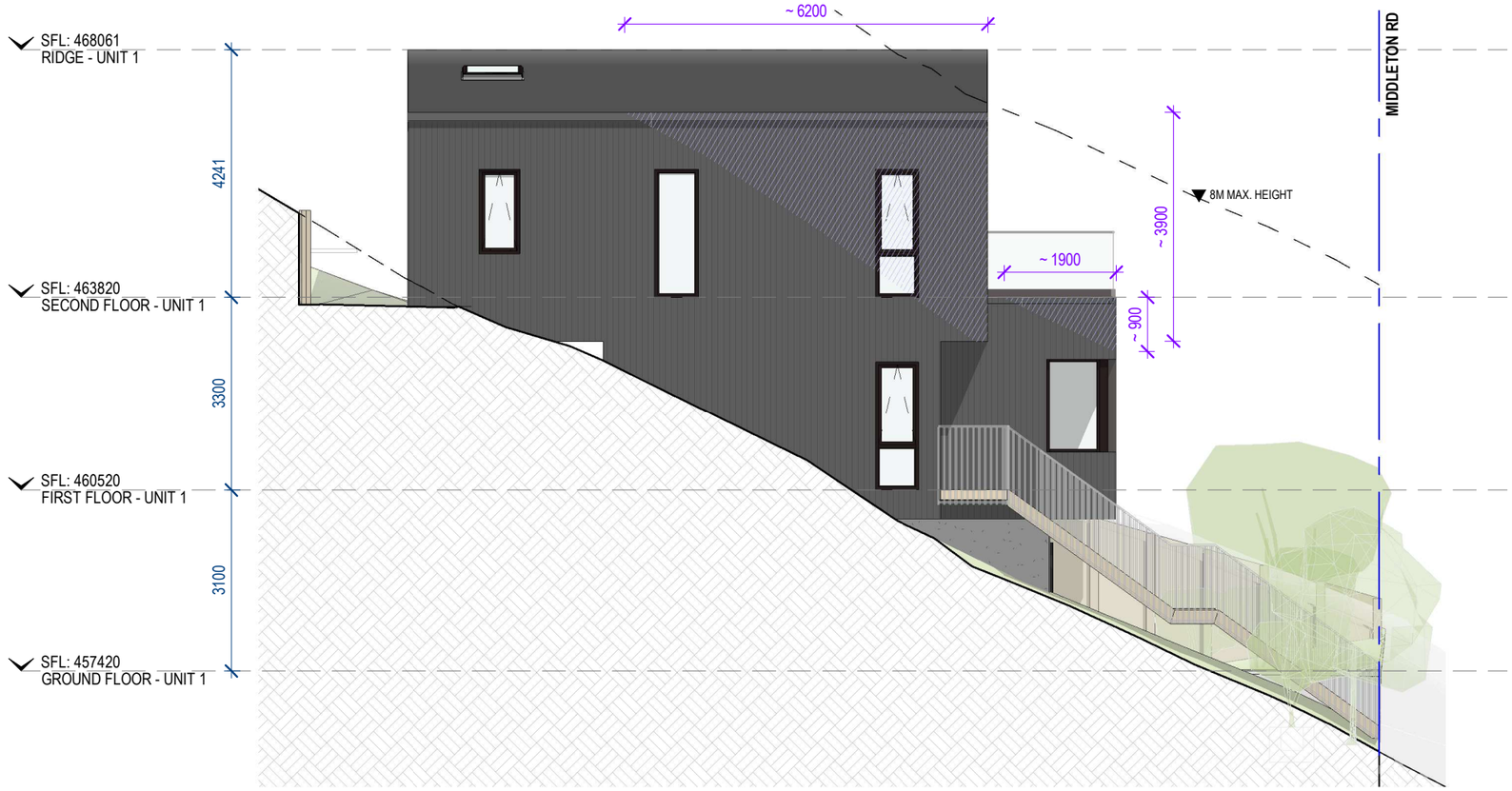
PRINT IN COLOUR

SHEET NUMBER **A2-01-4200**

REVISION **A**

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V220808



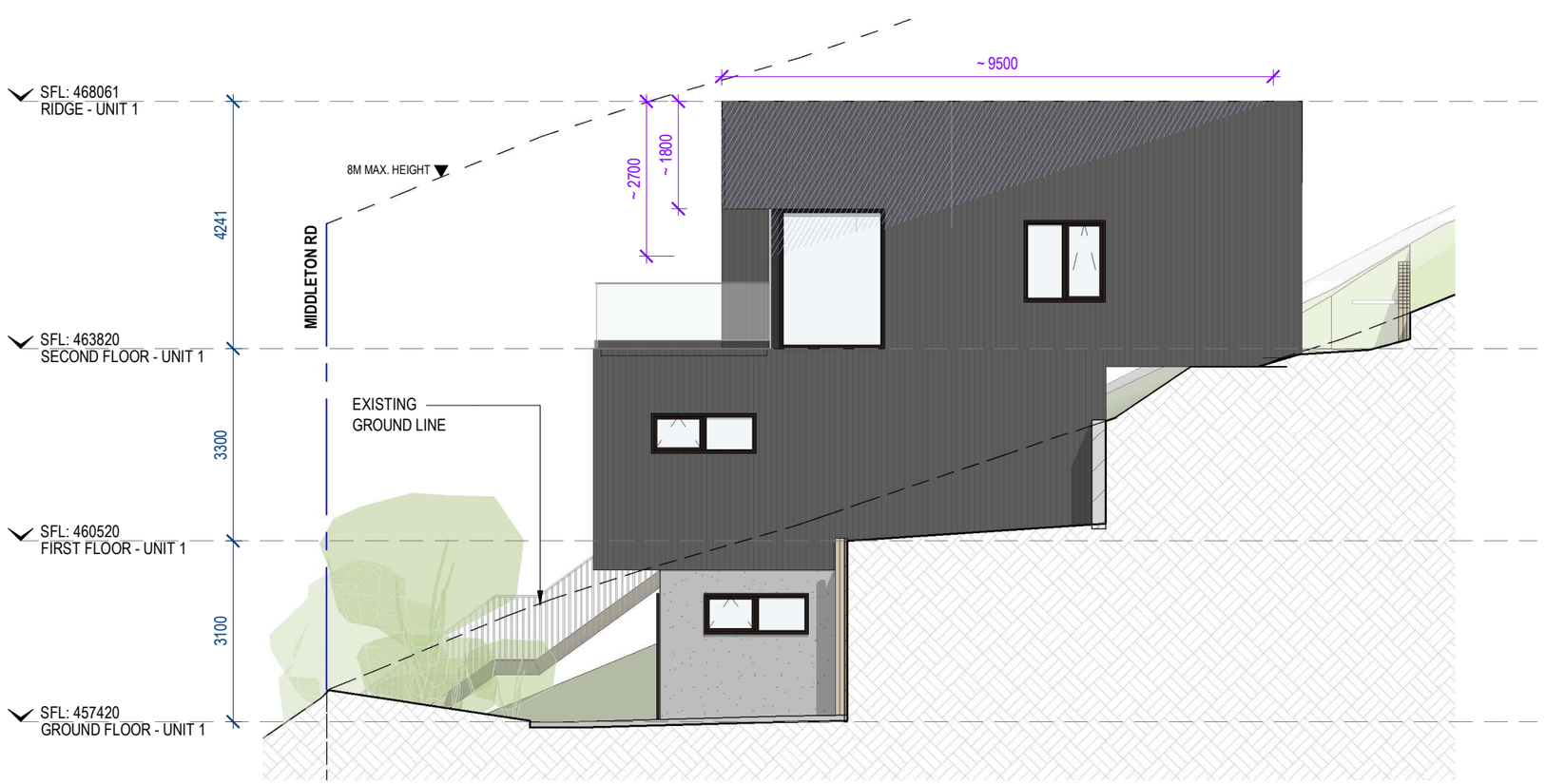
SCALE: 1 : 100

01 / A1-0009

WEST ELEVATION

UNIT 1

02



SCALE: 1 : 100

01 / A1-0009

EAST ELEVATION

UNIT 1

01

SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY MCKENZIE & CO.
- FENCES OMITTED FOR CLARITY.
- PROPERTY BOUNDARIES AT AN ANGLE ARE INDICATIVE ONLY. REFER TO SITE/ROOF PLAN FOR DIMENSIONS
- MAX HEIGHT PLANE SHOWN AT SECTION CUT - TO BE READ IN CONJUNCTION WITH 3D HIRB AND MAX HEIGHT DRAWINGS A2-00-2610

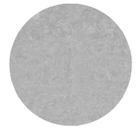
LEGEND

- PROPERTY BOUNDARY
- MAX. HEIGHT PLANE AT SECTION CUT
- 8M MAX. HEIGHT BREACH
- 2.5M + 45° RECESSION PLANE BREACH
- DIM — MAX. HEIGHT INFRINGEMENT DIMENSION
- DIM — RECESSION PLANE INFRINGEMENT DIMENSION
- (01) FRAMELESS GLASS BALUSTRADE
- (02) TIMBER SUBFLOOR SCREENING (TBC)
- (03) EXTERNAL DECORATIVE TIMBER BATTENS
- (04) RETAINING / LANDSCAPE WALL

EXTERIOR FINISHES



VERTICAL SHIPLAP TIMBER WEATHERBOARD



RENDERED BLOCKWORK



SHEET CLADDING OR SIMILAR



VERTICAL METAL WEATHERBOARD CLADDING



COLORSTEEL METAL ROOFING

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QUEENSTOWN 9300

PROJECT NUMBER
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KEY PLAN

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Te Kāhui Whaihanga New Zealand Institute of Architects Practice 2026

SHEET NAME
EXTERIOR ELEVATIONS - EAST & WEST - UNIT 1

PROJECT STATUS
PRELIMINARY DESIGN

SHEET SCALE **1 : 100**

SHEET SIZE **A3=100%**

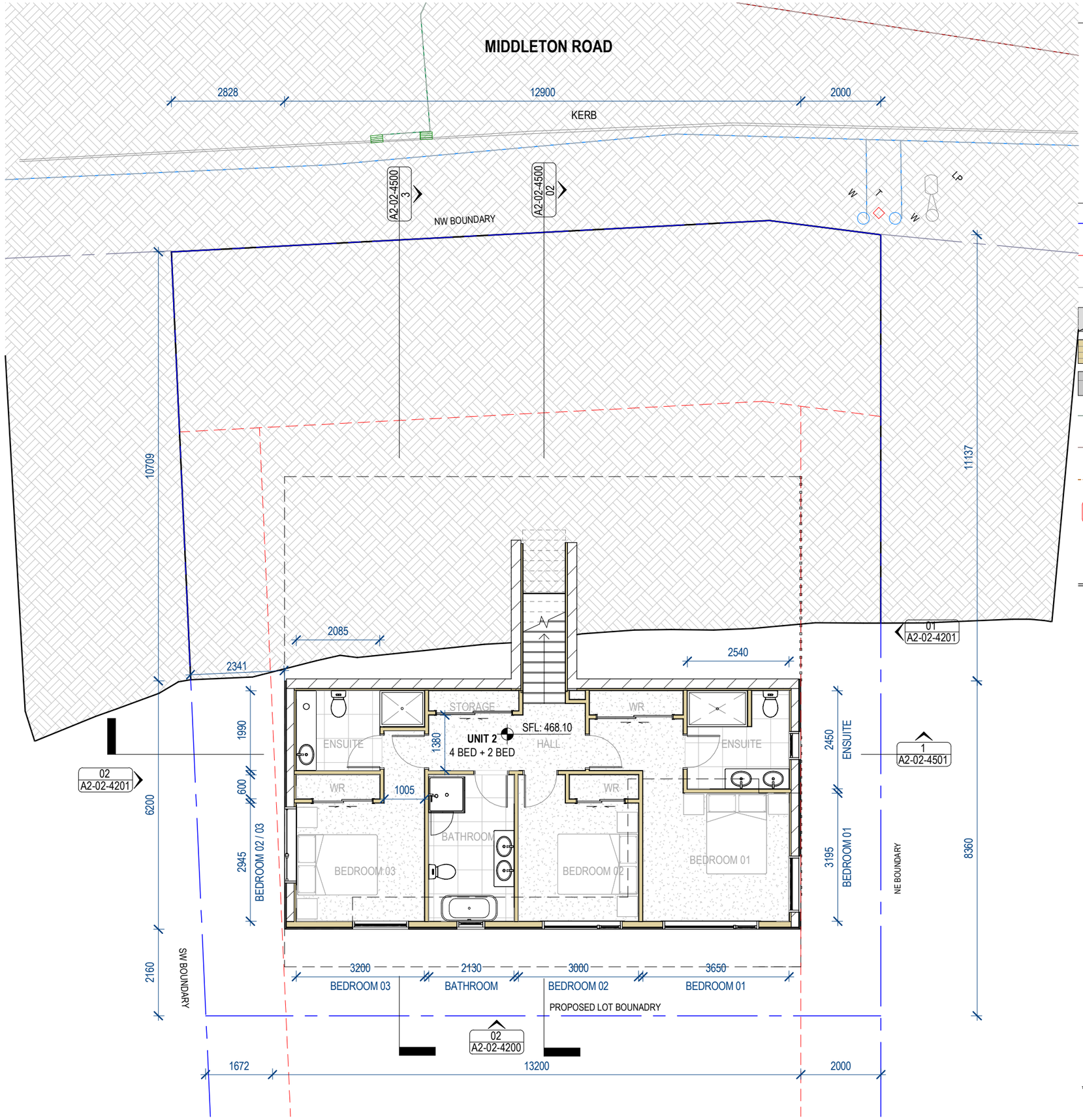
PRINT IN COLOUR

SHEET NUMBER **A2-01-4201**

REVISION **A**

File: Autodesk Docs://260012 - Lot 54, Middleton Road/260012 - Lot 54 Middleton Road (QT)_Site.rvt
Plotted: 13/10/2026 3:51:37 pm

V220808



SHEET NOTES

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

LEGEND

- PROPERTY BOUNDARY
- YARD SETBACK
- OUTLINE OF BUILDING / ROOF ABOVE
- PROPOSED PAVED AREAS
- TIMBER DECKING
- PATIO PAVERS
- EXISTING PUBLIC STORMWATER
- EXISTING PUBLIC WASTEWATER
- PROPOSED SCREENING
- RUBBISH BINS
- CL — CLOTHESLINE
- PROPOSED RETAINING. (PRELIMINARY ONLY. TO BE FINALIZED AT DETAILED DESIGN STAGE)

UNIT	GROSS FLOOR AREA*
UNIT 1A	34.83 m²
UNIT 1 - GF	47.44 m²

* 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.

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FRANKTON
QUEENSTOWN 9300

PROJECT NUMBER
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KEY PLAN

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SHEET NAME
GROUND FLOOR CONTEXT PLAN - UNIT 2

PROJECT STATUS
PRELIMINARY DESIGN

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

SHEET NUMBER **A2-02-3200**
REVISION **A**

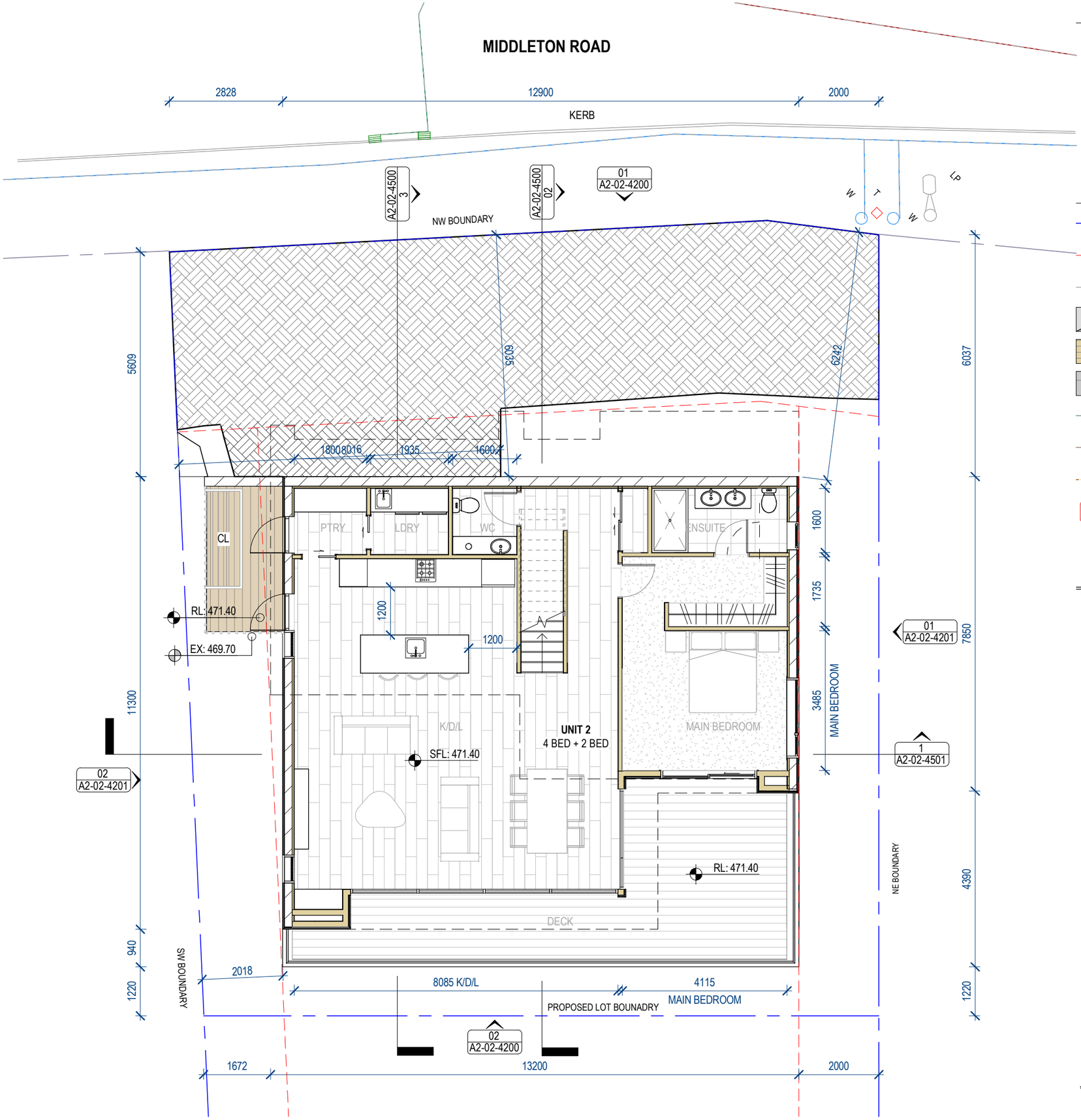
SCALE: 1 : 100
01 / A2-00-2400

GROUND FLOOR PLAN - UNIT 2 **01**

File: Autodesk Docs://260012 - Lot 54, Middleton Road/260012 - Lot 54 Middleton Road (QT)_Site.rvt

Plotted: 13/10/2026 3:51:37 pm

V220808



SCALE: 1 : 100

01 / A2-00-2400

FIRST FLOOR PLAN - UNIT 2 **01**

SHEET NOTES

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

LEGEND

- PROPERTY BOUNDARY
- YARD SETBACK
- OUTLINE OF BUILDING / ROOF ABOVE
- PROPOSED PAVED AREAS
- TIMBER DECKING
- PATIO PAVERS
- EXISTING PUBLIC STORMWATER
- EXISTING PUBLIC WASTEWATER
- PROPOSED SCREENING
- RUBBISH BINS
- CL — CLOTHESLINE
- PROPOSED RETAINING. (PRELIMINARY ONLY. TO BE FINALIZED AT DETAILED DESIGN STAGE)

UNIT	GROSS FLOOR AREA*
UNIT 2 - FF	122.33 m²

* 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.

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103 MIDDLETON ROAD

PROJECT ADDRESS
103 MIDDLETON ROAD
FRANKTON
QUEENSTOWN 9300

PROJECT NUMBER
260012

KEY PLAN

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Te Kāhui Whaihanga New Zealand Institute of Architects Practice 2026

SHEET NAME
FIRST FLOOR PLAN - UNIT 2

PROJECT STATUS
PRELIMINARY DESIGN

SHEET SCALE **1 : 100**

SHEET SIZE **A3=100%**

PRINT IN COLOUR

SHEET NUMBER **A2-02-3201**

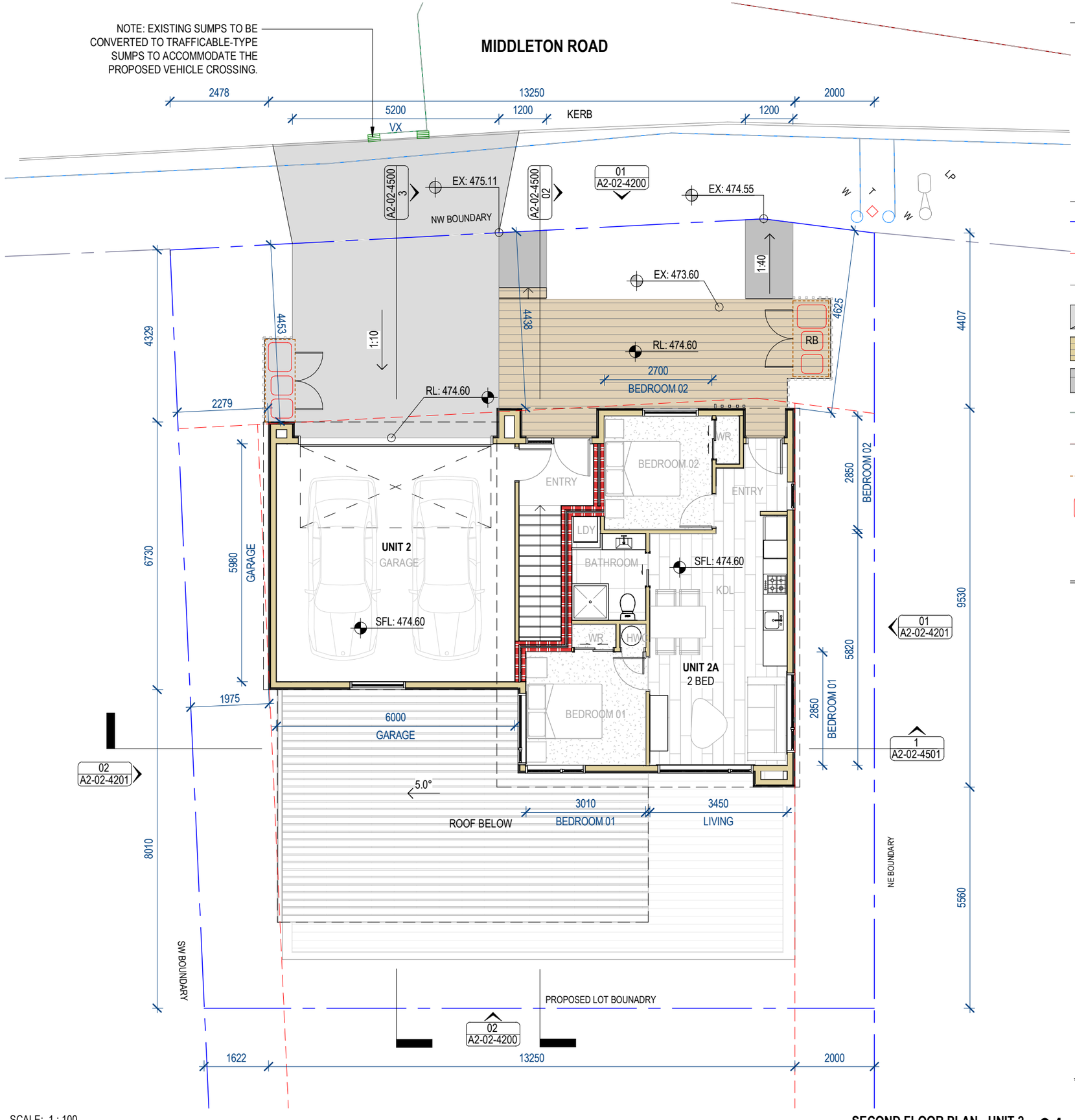
REVISION **A**

File: Autodesk Docs://260012 - Lot 54, Middleton Road/260012 - Lot 54 Middleton Road (QT)_Site.rvt

Plotted: 13/10/2026 3:51:37 pm

V220808

NOTE: EXISTING SUMPS TO BE CONVERTED TO TRAFFICABLE-TYPE SUMPS TO ACCOMMODATE THE PROPOSED VEHICLE CROSSING.



SHEET NOTES

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LEGEND

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- PROPOSED SCREENING
- RUBBISH BINS
- CL CLOTHESLINE
- PROPOSED RETAINING. (PRELIMINARY ONLY. TO BE FINALIZED AT DETAILED DESIGN STAGE)

UNIT	GROSS FLOOR AREA*
UNIT 2 - SF	46.81 m²
UNIT 2A	52.44 m²
TOTAL	99.24 m²

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SCALE: 1 : 100
01 / A2-00-2400

SECOND FLOOR PLAN - UNIT 2 **01**

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103 MIDDLETON ROAD
FRANKTON
QUEENSTOWN 9300

PROJECT NUMBER
260012

KEY PLAN

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SHEET NAME
SECOND FLOOR PLAN - UNIT 2

PROJECT STATUS
PRELIMINARY DESIGN

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

SHEET NUMBER **A2-02-3202**
REVISION **A**

File: Autodesk Docs://260012 - Lot 54, Middleton Road/260012 - Lot 54 Middleton Road (QT)_Site.rvt

Plotted: 13/10/2026 3:51:38 pm

V220808



SCALE: 1 : 100
01 / A1-0009

SOUTH ELEVATION 02
UNIT 2



SCALE: 1 : 100
01 / A1-0009

NORTH ELEVATION 01
UNIT 2

SHEET NOTES

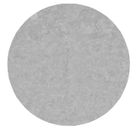
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- MAX HEIGHT PLANE SHOWN AT SECTION CUT - TO BE READ IN CONJUNCTION WITH 3D HIRB AND MAX HEIGHT DRAWINGS A2-00-2610

LEGEND

- PROPERTY BOUNDARY
- MAX. HEIGHT PLANE AT SECTION CUT
- 8M MAX. HEIGHT BREACH
- 2.5M + 45° RECESSION PLANE BREACH
- DIM — MAX. HEIGHT INFRINGEMENT DIMENSION
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EXTERIOR FINISHES


VERTICAL SHIPLAP TIMBER WEATHERBOARD


RENDERED BLOCKWORK


SHEET CLADDING OR SIMILAR


VERTICAL METAL WEATHERBOARD CLADDING


COLORSTEEL METAL ROOFING

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SHEET NAME
EXTERIOR ELEVATIONS - NORTH & SOUTH - UNIT 2

PROJECT STATUS
PRELIMINARY DESIGN

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

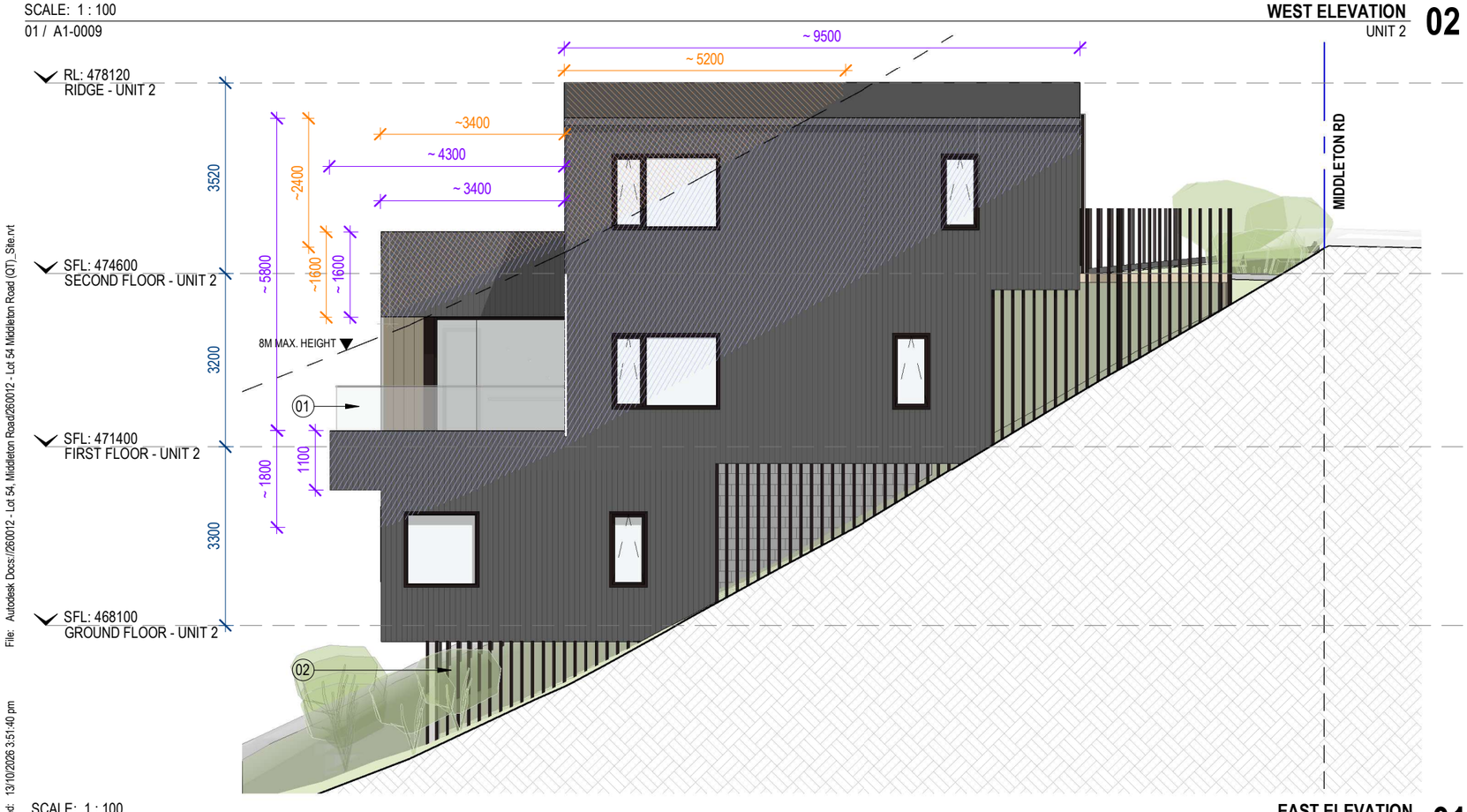
SHEET NUMBER **A2-02-4200**
REVISION **A**

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Plotted: 13/10/2026 3:51:39 pm



SCALE: 1 : 100
01 / A1-0009

WEST ELEVATION 02
UNIT 2



SCALE: 1 : 100
01 / A1-0009

EAST ELEVATION 01
UNIT 2

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- (03) EXTERNAL DECORATIVE TIMBER BATTENS
- (04) RETAINING / LANDSCAPE WALL

EXTERIOR FINISHES

- VERTICAL SHIPLAP TIMBER WEATHERBOARD
- RENDERED BLOCKWORK
- SHEET CLADDING OR SIMILAR
- VERTICAL METAL WEATHERBOARD CLADDING
- COLORSTEEL METAL ROOFING

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Te Kāhui Whaihanga New Zealand Institute of Architects Practice 2026

SHEET NAME
EXTERIOR ELEVATIONS - EAST & WEST - UNIT 2

PROJECT STATUS
PRELIMINARY DESIGN

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

SHEET NUMBER **A2-02-4201**
REVISION **A**

V220808
File: Autodesk Docs://260012 - Lot 54, Middleton Road/260012 - Lot 54 Middleton Road (QT)_Site.rvt
Plotted: 13/10/2026 3:51:40 pm

V220808



UNIT 1



UNIT 2

ARTIST IMPRESSION ONLY - SUBJECT TO DEVELOPED DESIGN. LANDSCAPING, AND SURROUNDING CONTEXT ARE INDICATIVE ONLY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT.

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Richards+

AUCKLAND | HAWKE'S BAY | QUEENSTOWN

info@youngrichards.com www.youngrichards.com

CLIENT
AMAN NAGPAL

PROJECT NAME
103 MIDDLETON ROAD

PROJECT ADDRESS
103 MIDDLETON ROAD
FRANKTON
QUEENSTOWN 9300

PROJECT NUMBER
260012

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.

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Te Kāhui Whaihanga
New Zealand Institute of Architects
Practice 2026

SHEET NAME
3D VIEWS

PROJECT STATUS
PRELIMINARY DESIGN

SHEET SCALE
NONE

SHEET SIZE
A3=100%

PRINT IN COLOUR

SHEET NUMBER
A2-03-5000

REVISION
A

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