DRAWING LIST

Sheet	Sheet Title	Rev	Issued
RC0-01	TITLE PAGE	-	27/08/2026
RC0-10	SITE PLANS	-	27/08/2026
RC0-12	PLANNING ASSESSMENT	-	27/08/2026
RC0-20	EARTHWORKS PLAN	-	27/08/2026
RC0-30	LANDSCAPING PLAN	-	27/08/2026
RC1-01	FLOOR PLANS	-	27/08/2026
RC2-00	ELEVATIONS	-	27/08/2026
RC2-01	ELEVATIONS	-	27/08/2026
RC2-02	MATERIAL REFERENCES	-	27/08/2026



LOCATION PLAN
Scale: 1 : 100 @ A1

2601 BUCKINGHAM STREET

74 Buckingham Street, Arrowtown

RESOURCE CONSENT

REV	DATE	DESCRIPTION
-	27/08/2026	RESOURCE CONSENT

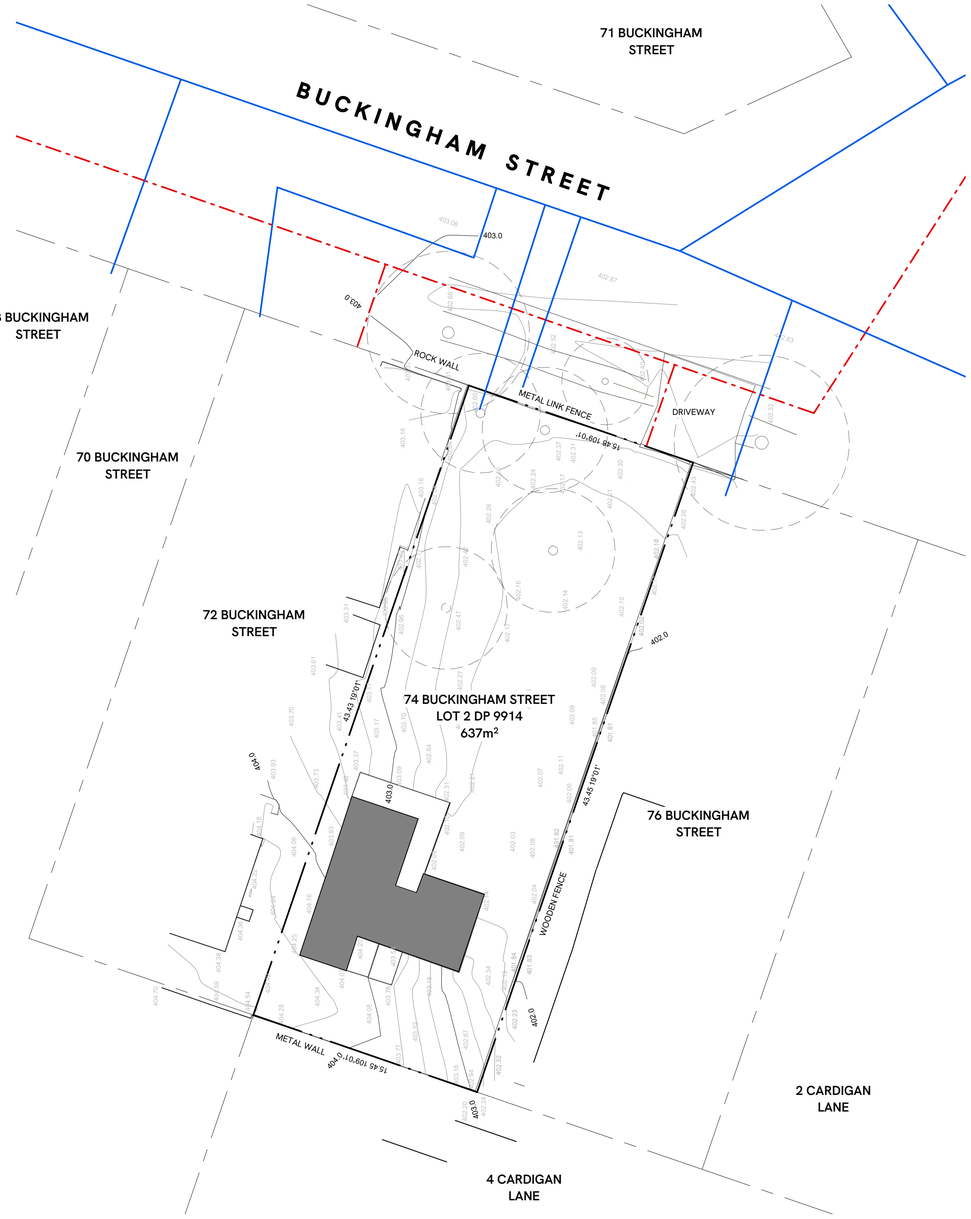
The copyright to these drawings and all parts thereof remain the property of CKA Architects Ltd.

SHEET RC0-01

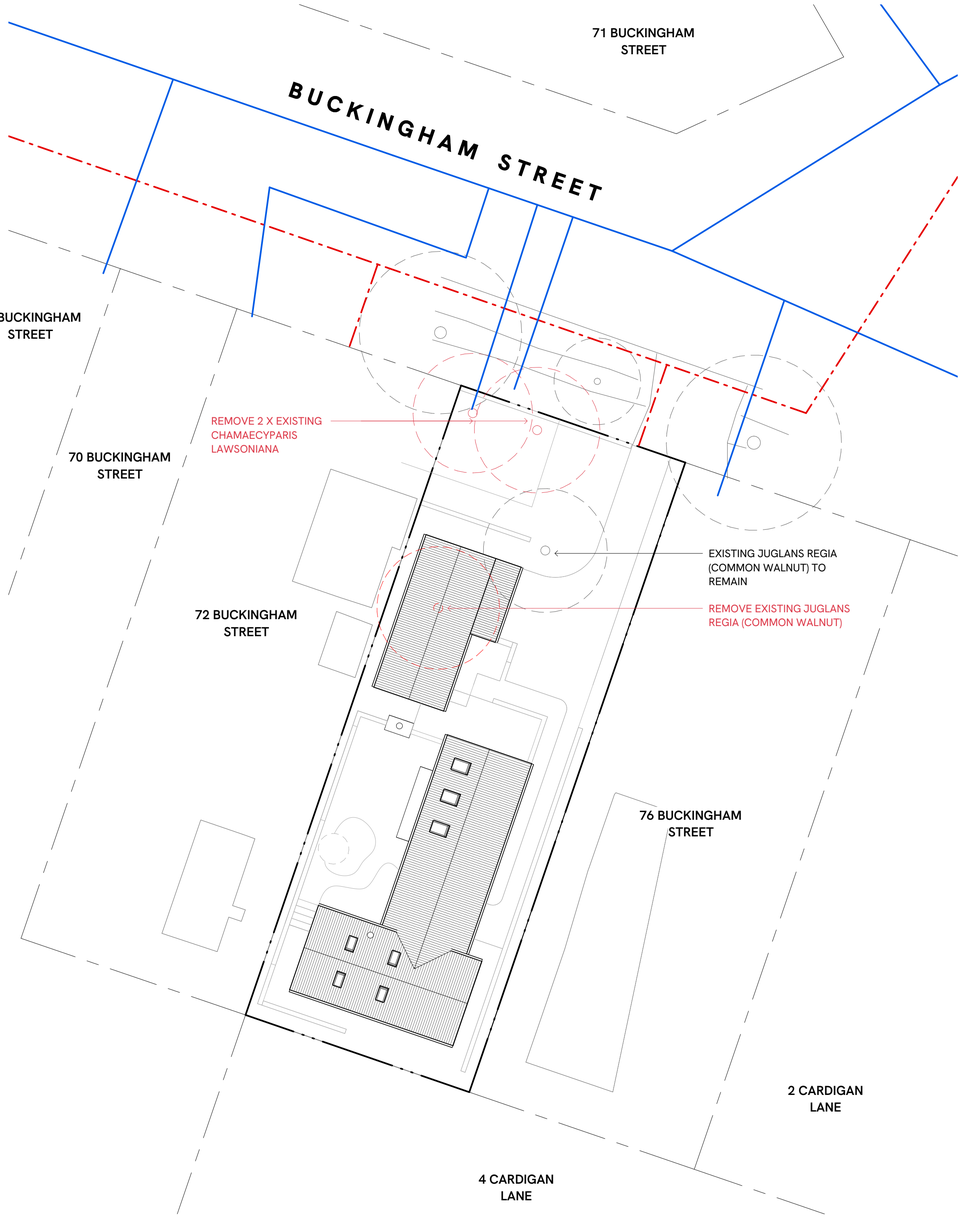
REVISION -

SITE INFORMATION

SITE ADDRESS	74 Buckingham Street, Arrowtown
LEGAL DESCRIPTION	Lot 2 DP 9914
SITE AREA	673m^2
CERTIFICATE OF TITLE	OT6A/132
LOCAL TA	Queenstown-Lakes District
OPERATIVE ZONING	Residential Arrowtown Historic Management Zone
RESOURCE CONSENT	TBC
BUILDING CONSENT	TBC



1 EXISTING SITE PLAN
A3-01 Scale: 1 : 200 @ A1



2 PROPOSED SITE PLAN
A3-01 Scale: 1 : 200 @ A1

GENERAL NOTES

Do not scale off drawings. Confirm original size & scale of drawing. Dimensions shown to framing. Confirm any conflicting information with Architect. All setting out dimensions & levels to be verified on site prior to commencing shop drawings or work. Nog timber framed walls to suit fixing req's of fittings.

All work to be compliant with NZBC & associated documents. All timber treatment to B2/AS1 & NZS 3602:2003. All exposed & sheltered structural fixings to be 304 stainless steel in accordance with NZS3604:2011 unless otherwise noted. All proprietary items to be installed in accordance with manufacturer's requirements.

All drawings to be read in conjunction with the Architectural Specification & all other Consultant documents.

Wind Zone :	High
Earthquake Zone :	3
Exposure Zone :	B
Climate Zone :	6
Rainfall Intensity :	20-30mm
Sea Spray Zone :	No

SURVEY NOTES

Refer survey by Clark Fortune McDonald, dated 11 March 2026.

Height datum is MT NIC 2000 NZVD 2016

cka.

w www.ckaarchitects.nz
e hello@ckaarchitects.co.nz
p +64 27 346 8243

The copyright to these drawings and all parts thereof remain the property of CKA Architects Ltd.

RESOURCE CONSENT

REV	DATE	DESCRIPTION
-	27/08/2026	RESOURCE CONSENT

PROJECT
2601
BUCKINGHAM STREET

CLIENT
Anne-Marie & Clark Abel

PROJECT ADDRESS
74 Buckingham Street
Arrowtown

DRAWING TITLE
SITE PLANS

SHEET
RC0-10

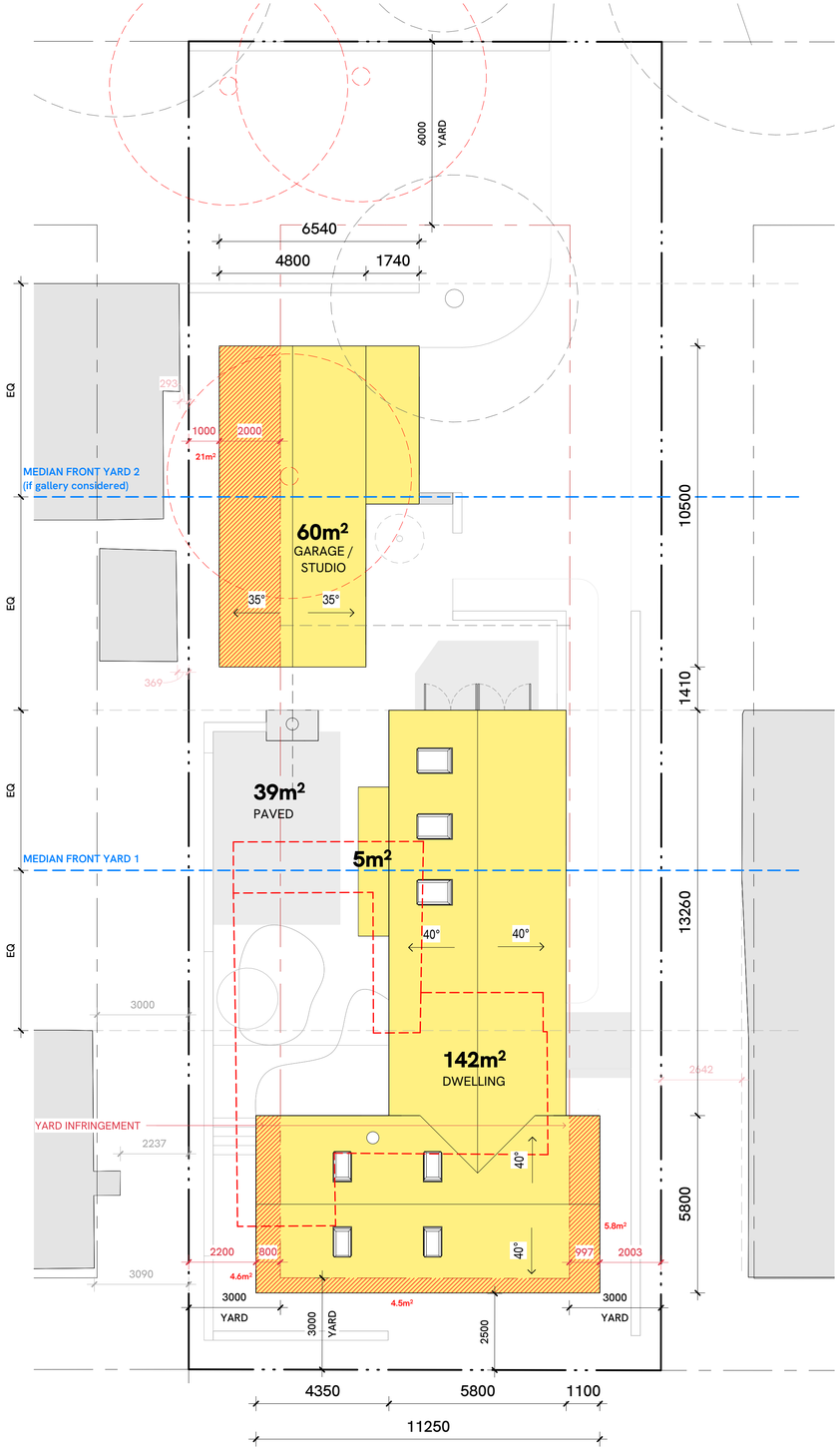
REVISION
-

PLANNING CONTROLS

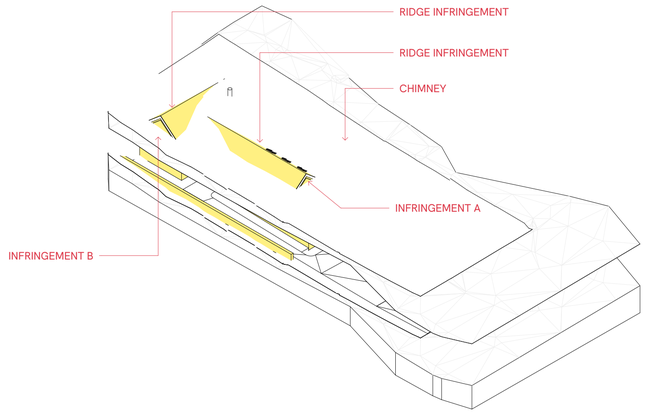
ADDRESS : 74 Buckingham Street, Arrowtown
ZONE: Residential Arrowtown Historic Management Zone
SITE AREA : 673m²
LEGAL: Lot 2 DP 9914

Copyright of these drawings and all parts thereof remain property of CKA Architects Limited.
Note. All information presented on these drawings are preliminary and are for RC purposes only.

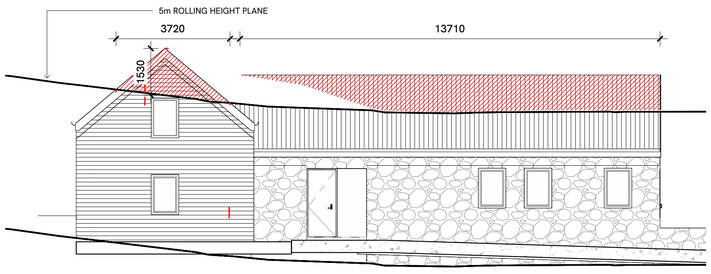
		RAHMZ	EXISTING	PROPOSED
MAX. HEIGHT		5 m	COMPLIES	Refer 3D views for infringements
HIRB		2.5 m + 35 degrees	COMPLIES	COMPLIES
YARD SETBACKS		Front 6m, Side & Rear 3m	NON-COMPLIANT. Refer Plan	Side yard infringements. Refer Plan
BUILDING COVERAGE		30% max (202m²)	11% (74m²)	NON-COMPLIANT - 31% (207m²)
IMPERVIOUS AREA (incl. building)		35% max (235m²)	14% (92m²)	NON-COMPLIANT - 37% (249m² (42m² non-building)
GFA	GROUND/ SHED	209m² (142m² + 60m² + 5m² (canopy)		
	LEVEL 1	47m²		
	TOTAL	254m²		
EARTHWORKS		Refer RC0-20		



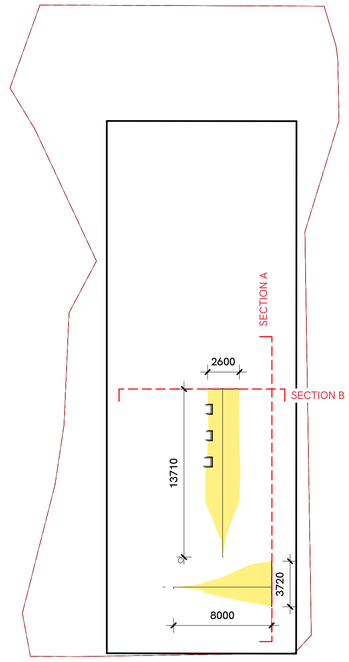
1 A3-01 PLANNING CONTROLS PLAN
Scale: 1 : 100 @ A1



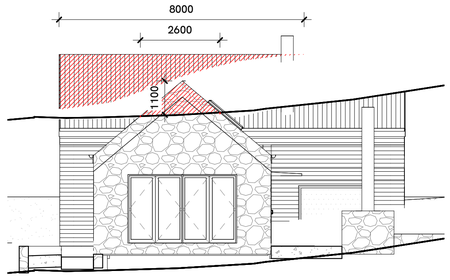
HEIGHT PLANE 3D
Scale: NTS



3 A1-01 INFRINGEMENT SECTION A
Scale: 1 : 100 @ A1



2 A3-01 HEIGHT PLANE INFRINGEMENTS PLAN
Scale: 1 : 250 @ A1



4 A1-01 INFRINGEMENT SECTION B
Scale: 1 : 100 @ A1

GENERAL NOTES

Do not scale off drawings. Confirm original size & scale of drawing. Dimensions shown to framing. Confirm any conflicting information with Architect. All setting out dimensions & levels to be verified on site prior to commencing shop drawings or work. Nog timber framed walls to suit fixing req's of fittings.

All work to be compliant with NZBC & associated documents. All timber treatment to B2/AS1 & NZS 3602:2003. All exposed & sheltered structural fixings to be 304 stainless steel in accordance with NZS3604:2011 unless otherwise noted. All proprietary items to be installed in accordance with manufacturer's requirements.

All drawings to be read in conjunction with the Architectural Specification & all other Consultant documents.

Wind Zone :	High
Earthquake Zone :	3
Exposure Zone :	B
Climate Zone :	6
Rainfall Intensity :	20-30mm
Sea Spray Zone :	No

cka.
w www.ckaarchitects.nz
e hello@ckaarchitects.co.nz
p +64 27 346 8243

The copyright to these drawings and all parts thereof remain the property of CKA Architects Ltd.

RESOURCE CONSENT

REV	DATE	DESCRIPTION
-	27/08/2026	RESOURCE CONSENT

PROJECT
2601
BUCKINGHAM STREET

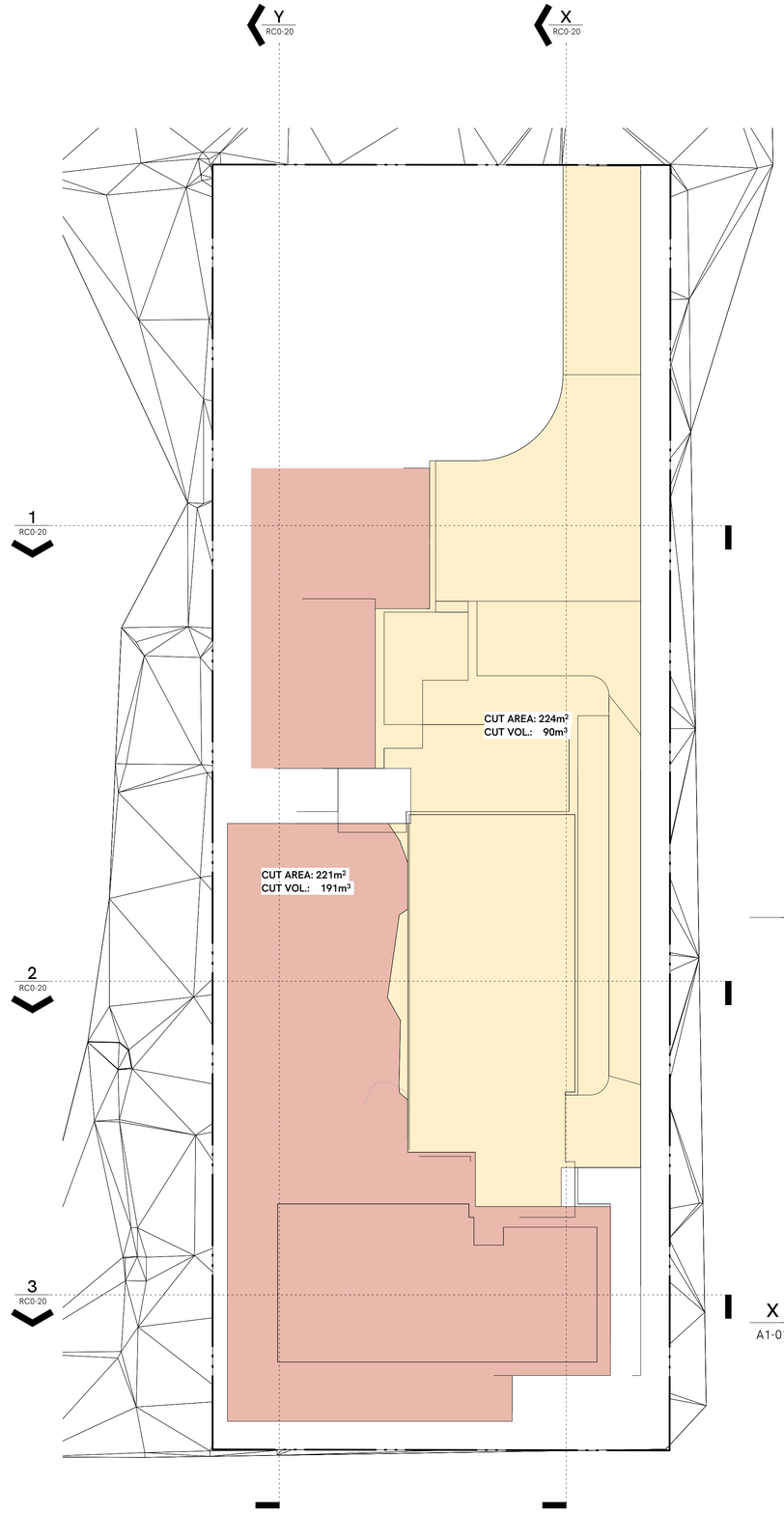
CLIENT
Anne-Marie & Clark Abel

PROJECT ADDRESS
74 Buckingham Street
Arrowtown

DRAWING TITLE
PLANNING ASSESSMENT

SHEET
RC0-12

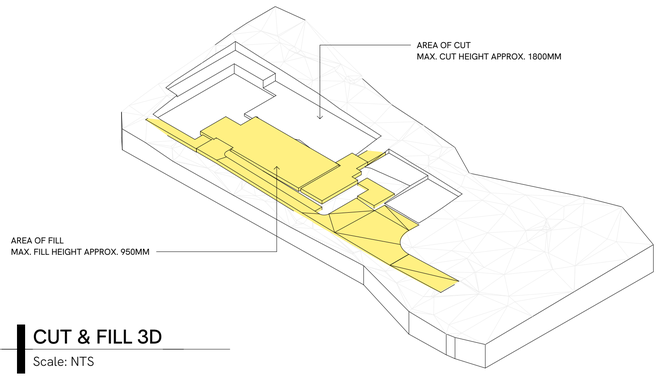
REVISION
-



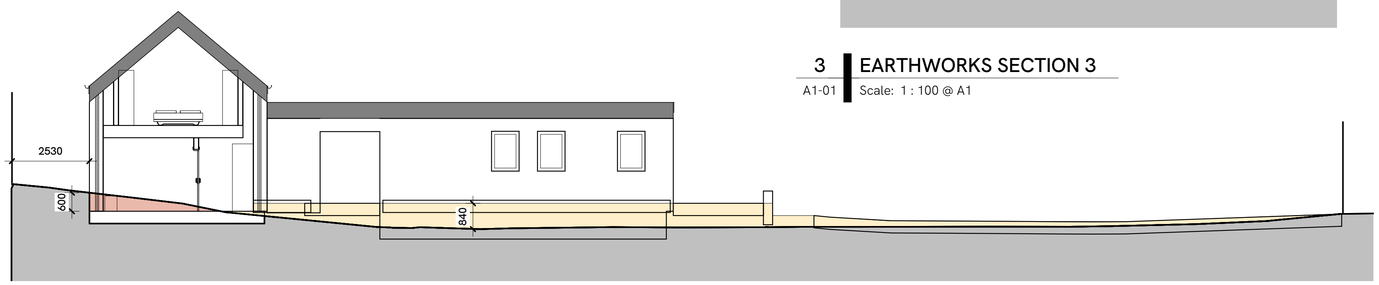
EARTHWORKS PLAN
Scale: 1 : 100 @ A1

EARTHWORKS CONTROLS

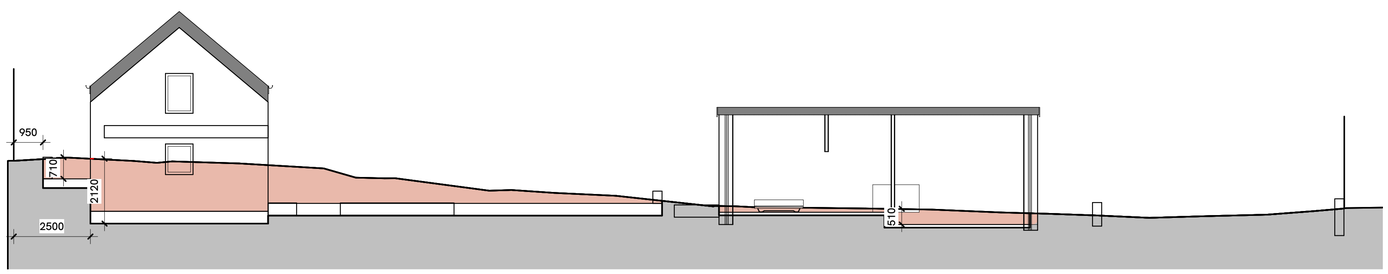
	PERMITTED	PROPOSED
CUT HEIGHT	2.4m max.	COMPLIES - 1.8m max.
FILL HEIGHT	2.0m max.	COMPLIES - 0.9m max.
VOLUME	100m³ (ARHMZ)	NON-COMPLIANT. 281m³
CUT VOLUME		191m³
FILL VOLUME		90m³
BOUNDARY OFFSETS	Earthworks greater than 0.5 metres in height or depth shall be set back from the site boundary:	
	Earthworks not supported by retaining walls: a. a distance at least equal to the maximum height of the fill, as measured from the toe of the fill, with a maximum batter slope angle of 1:3 (vertical: horizontal); or b. 300mm plus a batter slope angle of a maximum of 1:3 (vertical: horizontal), as measured from the crest of the cut.	n/a
	Earthworks supported by retaining walls: a. Cut or fill supported by a retaining wall must be setback a distance at least equal to the height of the retaining wall; b. Cut and fill equal to or less than 0.5m in height is exempt from this rule.	NON-COMPLIANT - Refer elevations. Non-compliant dimensions indicated in red.



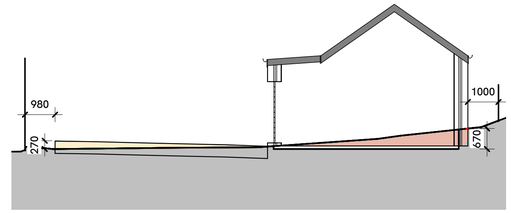
CUT & FILL 3D
Scale: NTS



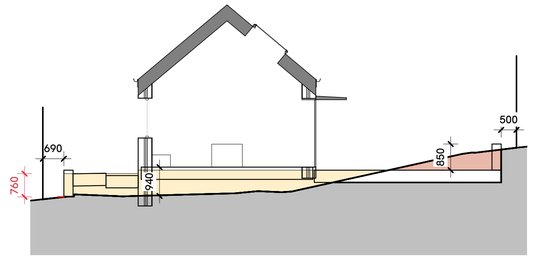
X EARTHWORKS SECTION X
A1-01 Scale: 1 : 100 @ A1



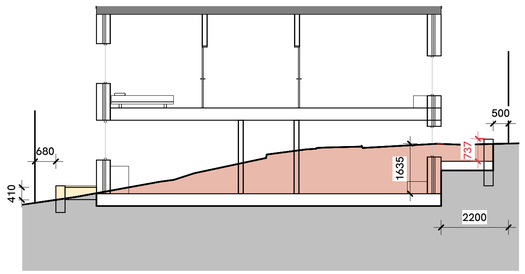
Y EARTHWORKS SECTION Y
A1-01 Scale: 1 : 100 @ A1



1 EARTHWORKS SECTION 1
A1-04 Scale: 1 : 100 @ A1



2 EARTHWORKS SECTION 2
A1-01 Scale: 1 : 100 @ A1



3 EARTHWORKS SECTION 3
A1-01 Scale: 1 : 100 @ A1

GENERAL NOTES

Do not scale off drawings. Confirm original size & scale of drawing. Dimensions shown to framing. Confirm any conflicting information with Architect. All setting out dimensions & levels to be verified on site prior to commencing shop drawings or work. Nog timber framed walls to suit fixing req's of fittings.

All work to be compliant with NZBC & associated documents. All timber treatment to B2/AS1 & NZS 3602:2003. All exposed & sheltered structural fixings to be 304 stainless steel in accordance with NZS3604:2011 unless otherwise noted. All proprietary items to be installed in accordance with manufacturer's requirements.

All drawings to be read in conjunction with the Architectural Specification & all other Consultant documents.

Wind Zone :	High
Earthquake Zone :	3
Exposure Zone :	B
Climate Zone :	6
Rainfall Intensity :	20-30mm
Sea Spray Zone :	No

cka.
w www.ckaarchitects.nz
e hello@ckaarchitects.co.nz
p +64 27 346 8243

The copyright to these drawings and all parts thereof remain the property of CKA Architects Ltd.

RESOURCE CONSENT

REV	DATE	DESCRIPTION
-	27/08/2026	RESOURCE CONSENT

PROJECT
2601
BUCKINGHAM STREET

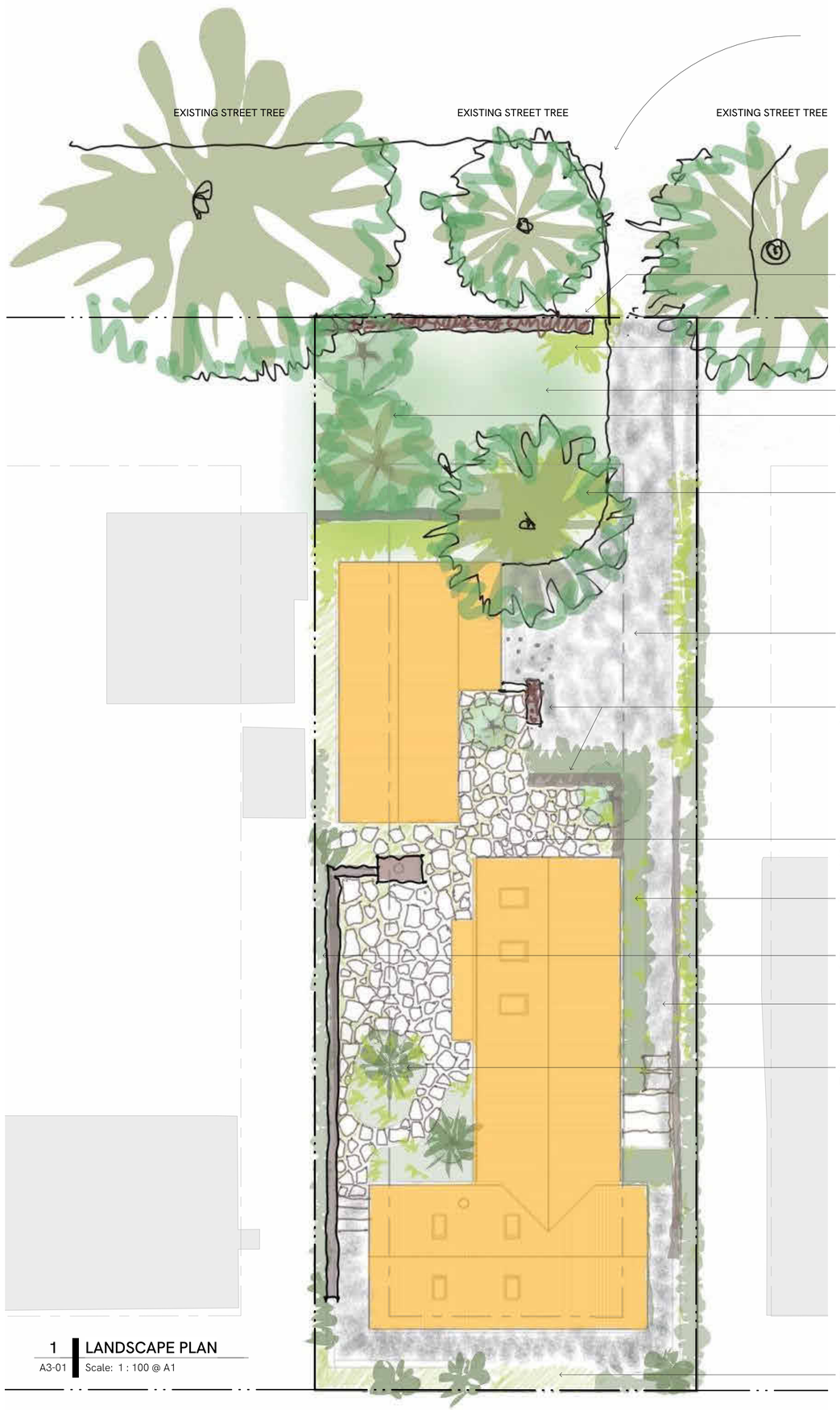
CLIENT
Anne-Marie & Clark Abel

PROJECT ADDRESS
74 Buckingham Street
Arrowtown

DRAWING TITLE
EARTHWORKS PLAN

SHEET
RC0-20

REVISION
-



1 LANDSCAPE PLAN
A3-01 Scale: 1 : 100 @ A1

GENERAL NOTES

Do not scale off drawings. Confirm original size & scale of drawing. Dimensions shown to framing. Confirm any conflicting information with Architect. All setting out dimensions & levels to be verified on site prior to commencing shop drawings or work. Nog timber framed walls to suit fixing req's of fittings.

All work to be compliant with NZBC & associated documents. All timber treatment to B2/AS1 & NZS 3602:2003. All exposed & sheltered structural fixings to be 304 stainless steel in accordance with NZS3604:2011 unless otherwise noted. All proprietary items to be installed in accordance with manufacturer's requirements.

All drawings to be read in conjunction with the Architectural Specification & all other Consultant documents.

Wind Zone :	High
Earthquake Zone :	3
Exposure Zone :	B
Climate Zone :	6
Rainfall Intensity :	20-30mm
Sea Spray Zone :	No

cka.
w www.ckaarchitects.nz
e hello@ckaarchitects.co.nz
p +64 27 346 8243

The copyright to these drawings and all parts thereof remain the property of CKA Architects Ltd.

RESOURCE CONSENT

REV	DATE	DESCRIPTION
-	27/08/2026	RESOURCE CONSENT

PROJECT
2601
BUCKINGHAM STREET

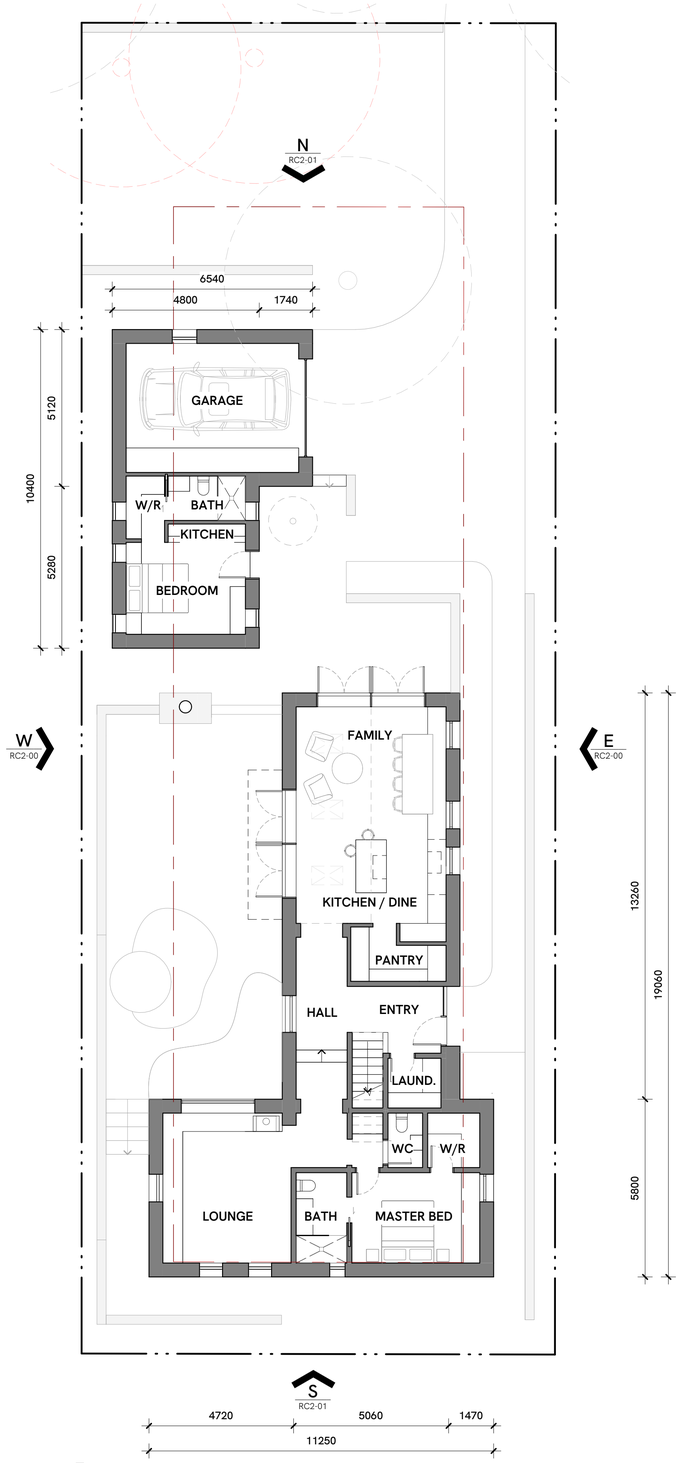
CLIENT
Anne-Marie & Clark Abel

PROJECT ADDRESS
74 Buckingham Street
Arrowtown

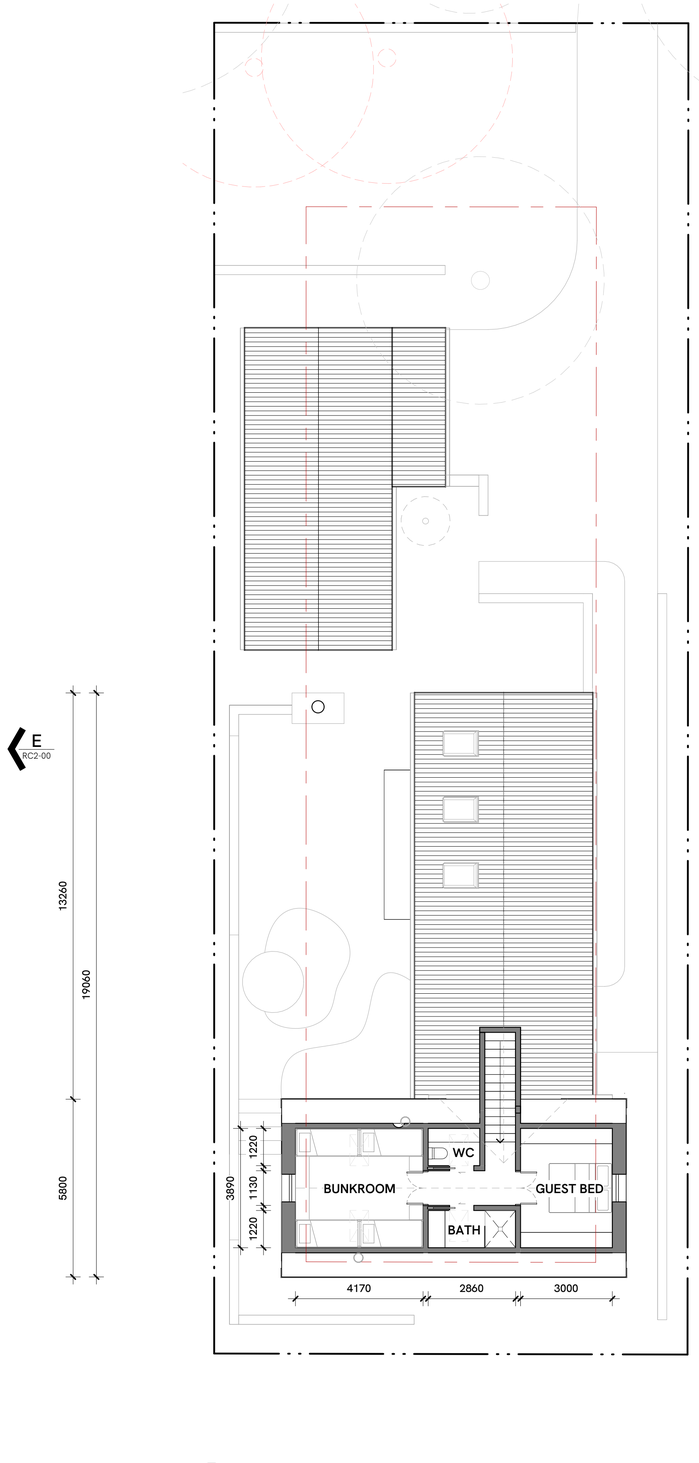
DRAWING TITLE
LANDSCAPING PLAN

SHEET
RC0-30

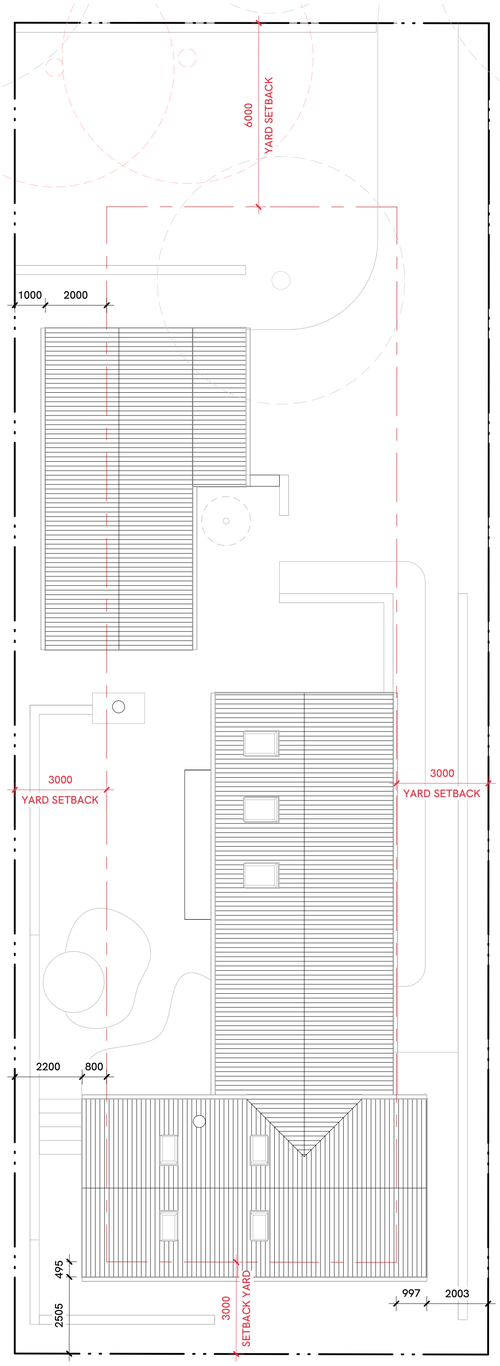
REVISION
-



1 GROUND/ SHED PLAN
A3-01 Scale: 1 : 100 @ A1



2 LEVEL 1 FLOOR PLAN
A3-01 Scale: 1 : 100 @ A1



3 ROOF PLAN
A3-01 Scale: 1 : 100 @ A1

GENERAL NOTES

Do not scale off drawings. Confirm original size & scale of drawing. Dimensions shown to framing. Confirm any conflicting information with Architect. All setting out dimensions & levels to be verified on site prior to commencing shop drawings or work. Nog timber framed walls to suit fixing req's of fittings.

All work to be compliant with NZBC & associated documents. All timber treatment to B2/AS1 & NZS 3602:2003. All exposed & sheltered structural fixings to be 304 stainless steel in accordance with NZS3604:2011 unless otherwise noted. All proprietary items to be installed in accordance with manufacturer's requirements.

All drawings to be read in conjunction with the Architectural Specification & all other Consultant documents.

Wind Zone :	High
Earthquake Zone :	3
Exposure Zone :	B
Climate Zone :	6
Rainfall Intensity :	20-30mm
Sea Spray Zone :	No

cka.

w www.ckaarchitects.nz
e hello@ckaarchitects.co.nz
p +64 27 346 8243

The copyright to these drawings and all parts thereof remain the property of CKA Architects Ltd.

RESOURCE CONSENT

REV	DATE	DESCRIPTION
-	27/08/2026	RESOURCE CONSENT

PROJECT
2601
BUCKINGHAM STREET

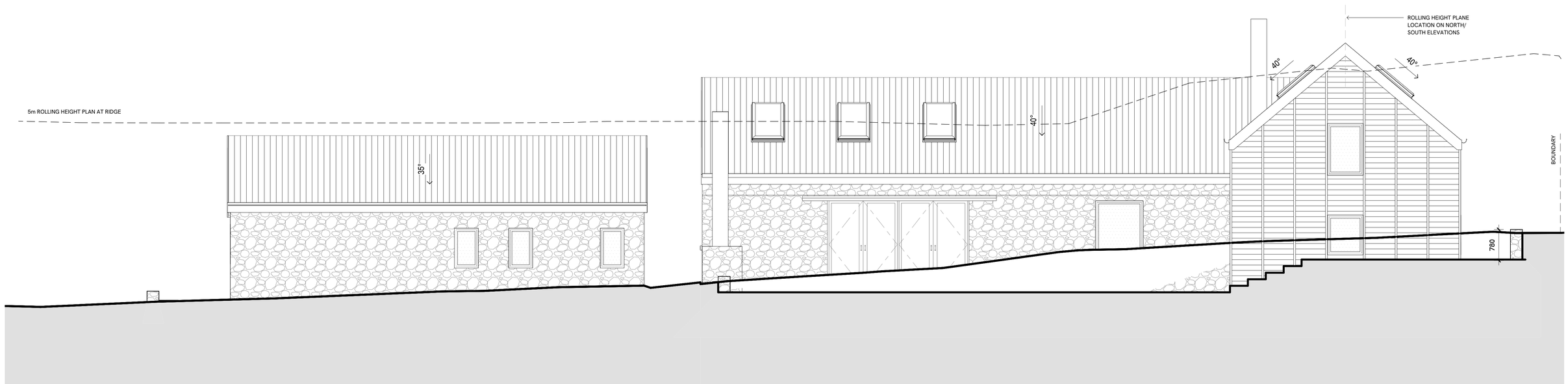
CLIENT
Anne-Marie & Clark Abel

PROJECT ADDRESS
74 Buckingham Street
Arrowtown

DRAWING TITLE
FLOOR PLANS

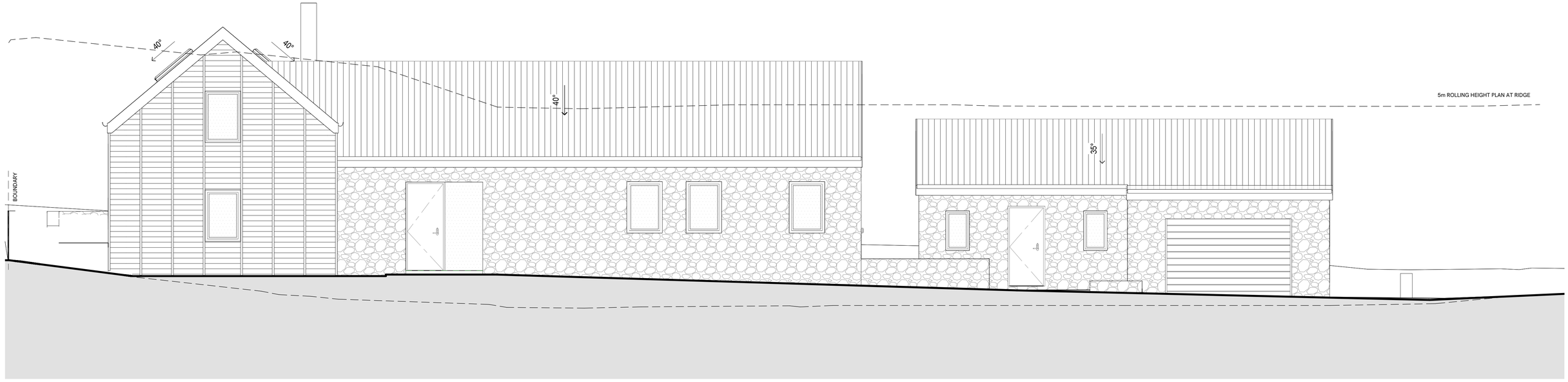
SHEET
RC1-01

REVISION
-



W | WEST ELEVATION

A1-01 | Scale: 1 : 50 @ A1



E | EAST ELEVATION

A1-01 | Scale: 1 : 50 @ A1

cka.

w www.ckaarchitects.nz
e hello@ckaarchitects.co.nz
p +64 27 346 8243

The copyright to these drawings and all parts thereof remain the property of CKA Architects Ltd.

GENERAL NOTES

Do not scale off drawings. Confirm original size & scale of drawing. Dimensions shown to framing. Confirm any conflicting information with Architect. All setting out dimensions & levels to be verified on site prior to commencing shop drawings or work. Nog timber framed walls to suit fixing req's of fittings.

All work to be compliant with NZBC & associated documents. All timber treatment to B2/AS1 & NZS 3602:2003. All exposed & sheltered structural fixings to be 304 stainless steel in accordance with NZS3604:2011 unless otherwise noted. All proprietary items to be installed in accordance with manufacturer's requirements.

All drawings to be read in conjunction with the Architectural Specification & all other Consultant documents.

Wind Zone :	High
Earthquake Zone :	3
Exposure Zone :	B
Climate Zone :	6
Rainfall Intensity :	20-30mm

RESOURCE CONSENT

REV	DATE	DESCRIPTION
-	**27/08/2026**	**RESOURCE CONSENT**

PROJECT
2601
BUCKINGHAM STREET

CLIENT
Anne-Marie & Clark Abel

PROJECT ADDRESS
74 Buckingham Street
Arrowtown

DRAWING TITLE
ELEVATIONS

SHEET
RC2-00

REVISION
-

N NORTH ELEVATION

A1-04 Scale: 1 : 50 @ A1

S SOUTH ELEVATION

A1-01 Scale: 1 : 50 @ A1

cka.

w www.ckaarchitects.nz
e hello@ckaarchitects.co.nz
p +64 27 346 8243

The copyright to these drawings and all parts thereof remain the property of CKA Architects Ltd.

GENERAL NOTES

Do not scale off drawings. Confirm original size & scale of drawing. Dimensions shown to framing. Confirm any conflicting information with Architect. All setting out dimensions & levels to be verified on site prior to commencing shop drawings or work. Nog timber framed walls to suit fixing req's of fittings.

All work to be compliant with NZBC & associated documents. All timber treatment to B2/AS1 & NZS 3602:2003. All exposed & sheltered structural fixings to be 304 stainless steel in accordance with NZS3604:2011 unless otherwise noted. All proprietary items to be installed in accordance with manufacturer's requirements.

All drawings to be read in conjunction with the Architectural Specification & all other Consultant documents.

Wind Zone :	High
Earthquake Zone :	3
Exposure Zone :	B
Climate Zone :	6
Rainfall Intensity :	20-30mm

RESOURCE CONSENT

REV	DATE	DESCRIPTION
-	**27/08/2026**	**RESOURCE CONSENT**

PROJECT
2601
BUCKINGHAM STREET

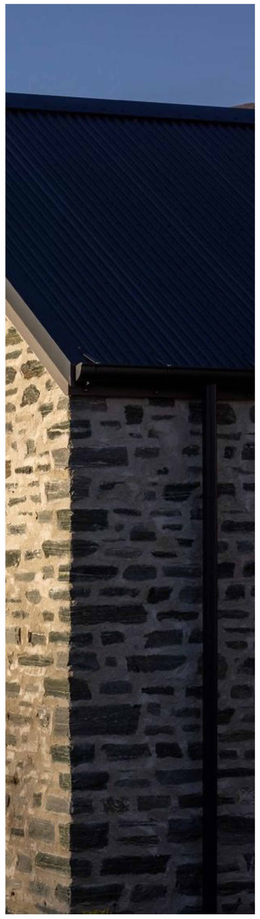
CLIENT
Anne-Marie & Clark Abel

PROJECT ADDRESS
74 Buckingham Street
Arrowtown

DRAWING TITLE
ELEVATIONS

SHEET
RC2-01

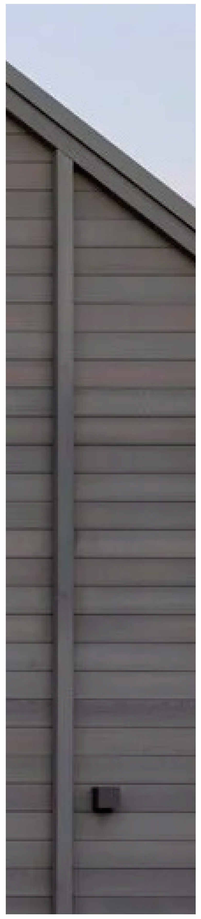
REVISION
-



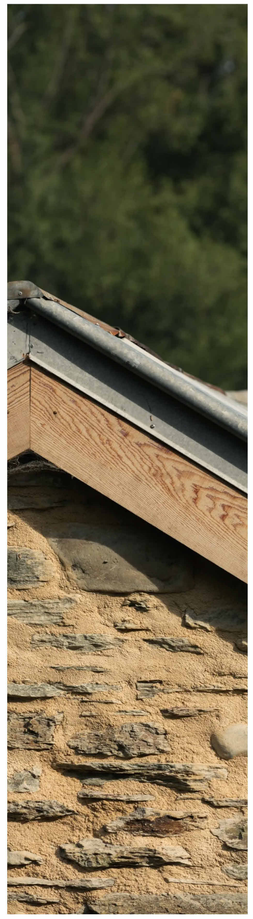
MAIN DWELLING: COLORSTEEL CORRUGATE ROOFING, COLOUR TBC (GREY FRIARS, TIDAL DRIFT, THUNDER GREY), STONE VENEER CLADDING



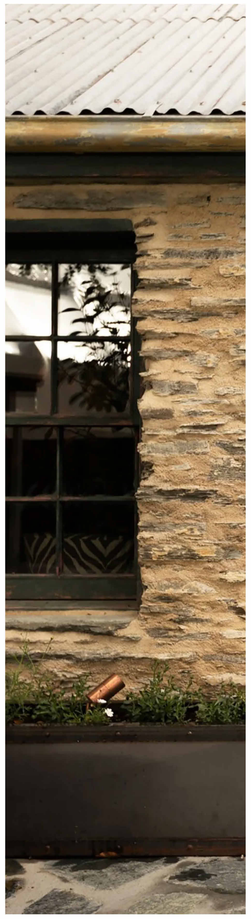
TIMBER FASCIA, TIMBER WINDOW JOINERY



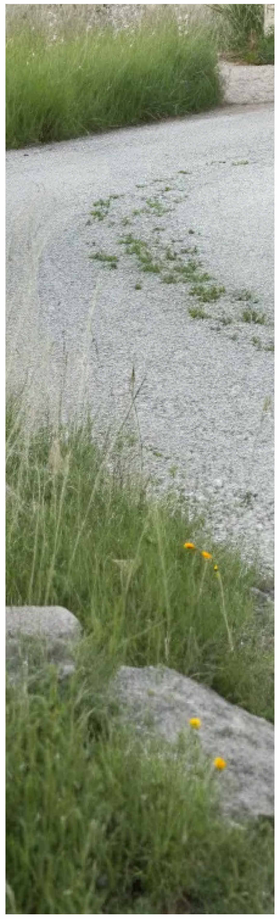
HORIZONTAL TIMBER CLADDING WITH VERTICAL BATTENS. NATURAL STAIN



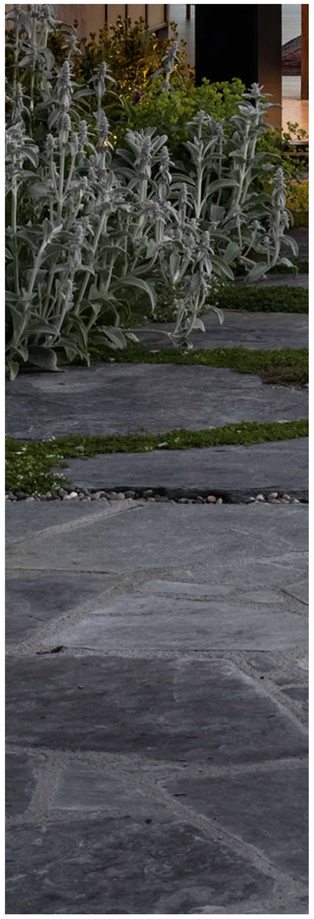
SHED: CORRUGATE ROOFING, ROLLED FLASHING, TIMBER FASCIA



SHED: CORRUGATE ROOFING, MULTI-PANE TIMBER JOINERY



GRAVEL DRIVEWAY/ PATHS



CRAZY PAVING IN MORTAR/ FLAGSTONES IN GRASS

w www.ckaarchitects.nz
e hello@ckaarchitects.co.nz
p +64 27 346 8243

The copyright to these drawings and all parts thereof remain the property of CKA Architects Ltd.

GENERAL NOTES

Do not scale off drawings. Confirm original size & scale of drawing. Dimensions shown to framing. Confirm any conflicting information with Architect. All setting out dimensions & levels to be verified on site prior to commencing shop drawings or work. Nog timber framed walls to suit fixing req's of fittings.

All work to be compliant with NZBC & associated documents. All timber treatment to B2/AS1 & NZS 3602:2003. All exposed & sheltered structural fixings to be 304 stainless steel in accordance with NZS3604:2011 unless otherwise noted. All proprietary items to be installed in accordance with manufacturer's requirements.

All drawings to be read in conjunction with the Architectural Specification & all other Consultant documents.

Wind Zone :	High
Earthquake Zone :	3
Exposure Zone :	B
Climate Zone :	6
Rainfall Intensity :	20-30mm

RESOURCE CONSENT

REV	DATE	DESCRIPTION
-	**27/08/2026**	**RESOURCE CONSENT**
A	**27/08/2026**	**RESOURCE CONSENT**

PROJECT
2601
BUCKINGHAM STREET

CLIENT
Anne-Marie & Clark Abel

PROJECT ADDRESS
74 Buckingham Street
Arrowtown

DRAWING TITLE
MATERIAL REFERENCES

SHEET
RC2-02

REVISION
A