

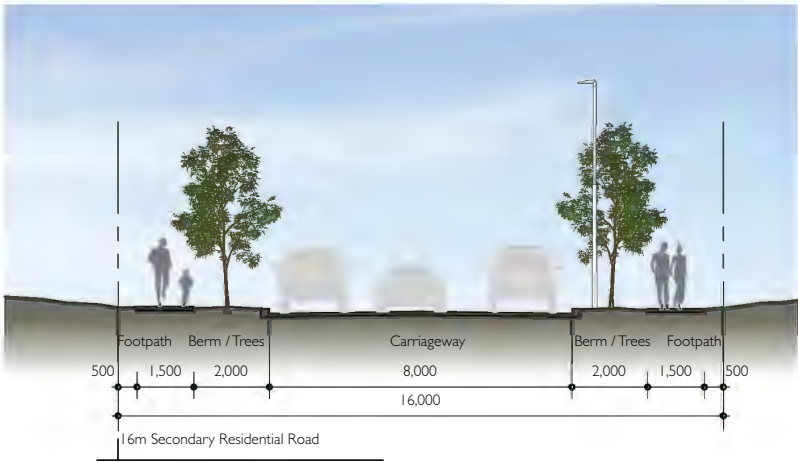
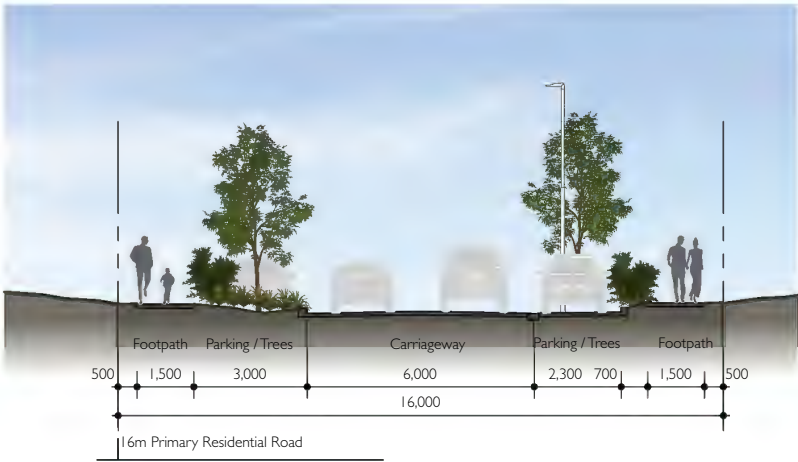
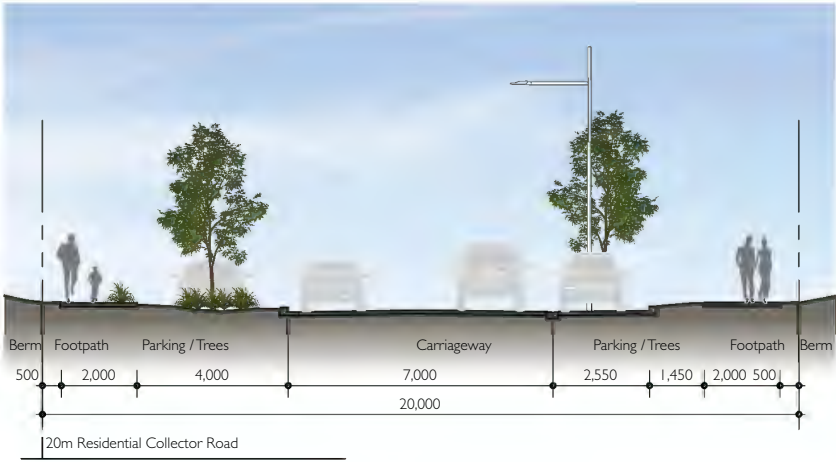
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM200615

Friday, 29 September 2023

Site Area: 145,304 m²

- ROADING SECTIONS
- 20m Residential connector road
 - 16m Primary residential road
 - 16m Secondary residential road
 - Key pedestrian linkages



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM200615

Friday, 29 September 2023

TYPOLOGY DESIGNS		
LAYOUT	PUBLISHED	REV
TYPE 2B FLOOR PLAN	☒	C
TYPE 2C FLOOR PLAN	☒	C
TYPE 3A FLOOR PLAN	☒	C
TYPE 3B FLOOR PLAN	☒	B
TYPE 3C FLOOR PLAN	☒	C
TYPE 3D FLOOR PLAN	☒	C
TYPE 3E FLOOR PLAN	☒	A
TYPE 3F FLOOR PLANS	☒	C
TYPE 3F DUPLEX FLOOR PLANS	☒	C
TYPE 3M FLOOR PLAN	☒	A
TYPE 4A FLOOR PLAN	☒	B
TYPE 4C FLOOR PLAN	☒	B
TYPE 4D FLOOR PLAN	☒	C
TYPE 4E FLOOR PLAN	☒	C

Classic Developments - Preliminary Design - 20/09/22

WOOLSHED RD

Woolshed Road, Jacks Point 9371
MASTERPLAN TYPOLOGIES |

WOOLSHED RD

QUEENSTOWN LAKES DISTRICT COUNCIL

TYPE 2B FLOOR PLAN

APPROVED PLAN:
RM200615




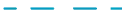

Friday, 29 September 2023

TYPOLOGY SUMMARY	
BEDROOMS	3
BATHROOMS	1.5
GARAGE	1
STOREYS	1



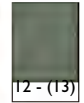
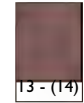

AREAS	
GROUND FLOOR	84
FIRST FLOOR	—
GARAGE	22
AREA TOTAL	106m ²

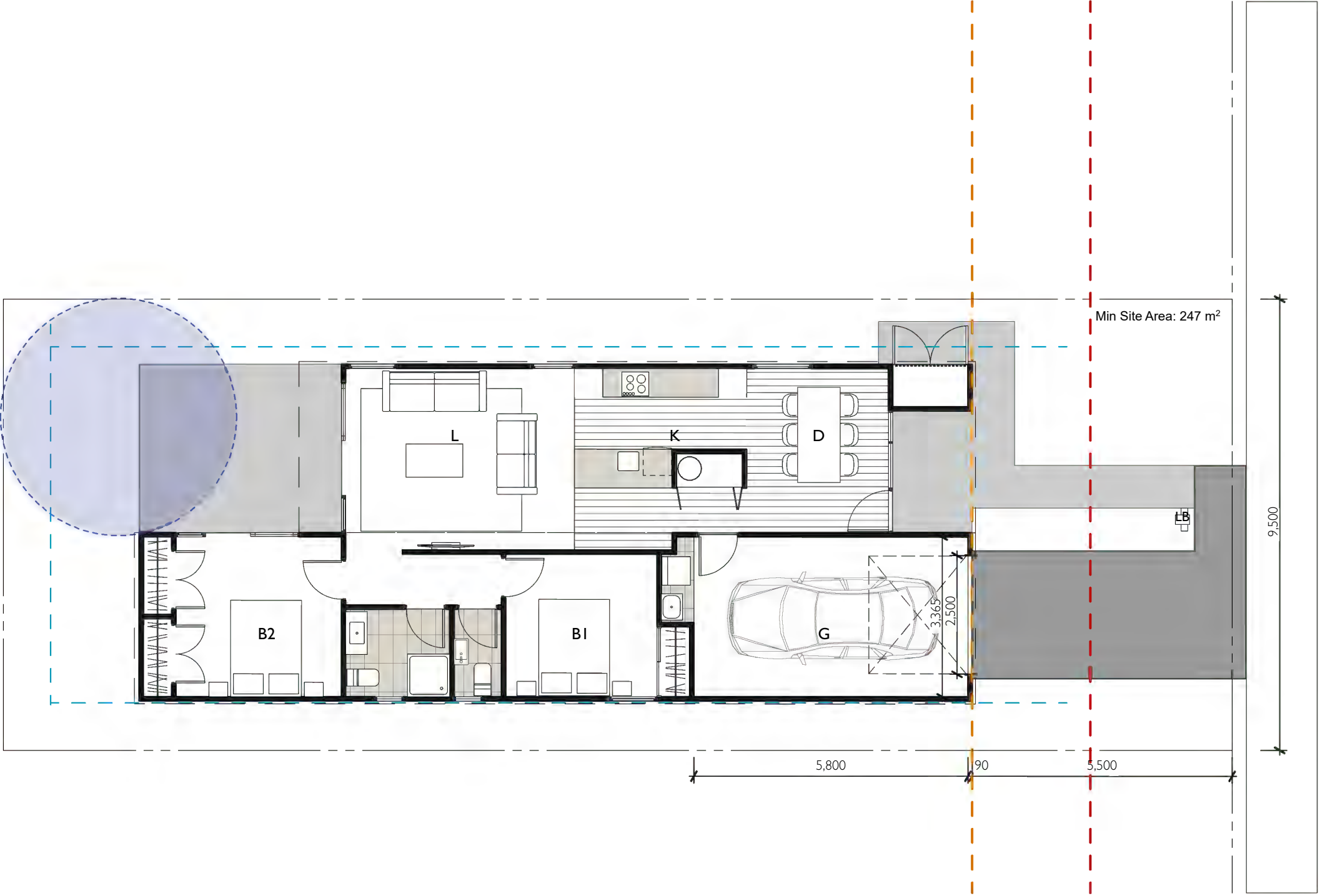
NOTE:
1. Area measured to the outside of brick cladding over both levels

BUILDING COVERAGE	
SITE WIDTH :	9.50m
SITE AREA :	247m ²
BC PROVIDED :	106m ² (43%)
SITE WIDTH :	10.00m
SITE AREA :	260m ²
BC PROVIDED :	106m ² (40%)

LEGEND	
	5mØ OUTDOOR LIVING
	3.0m FRONT YARD SETBACK
	5.5m FRONT GARAGE SETBACK
	1.0m SIDE/REAR YARD SETBACK
	LETTERBOX

SITE WIDTH
Typology designed to comply with the following site widths. Refer to masterplan for site locations

				
10 - (11)	11 - (12)	12 - (13)	13 - (14)	14 +



WOOLSHED RD

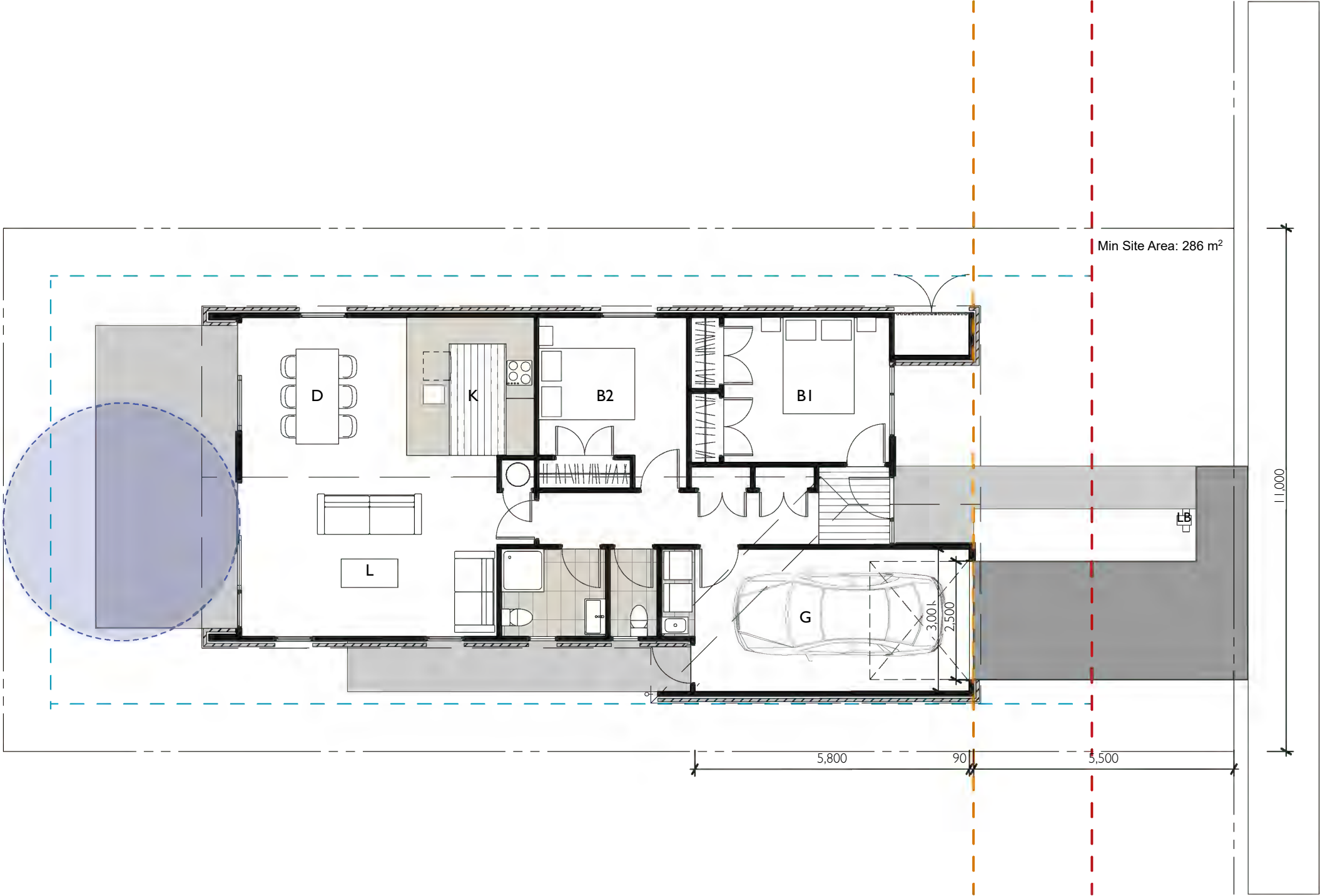
QUEENSTOWN LAKES DISTRICT COUNCIL

TYPE 2C FLOOR PLAN

APPROVED PLAN:
RM200615

Friday, 29 September 2023

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TYPOLOGY SUMMARY	
BEDROOMS	2
BATHROOMS	1.5
GARAGE	1
STOREYS	1

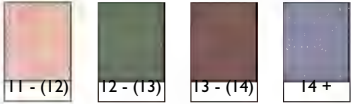
AREAS	
GROUND FLOOR	88
FIRST FLOOR	—
GARAGE	21
AREA TOTAL	109m ²

NOTE:
1. Area measured to the outside of brick cladding over both levels

BUILDING COVERAGE	
SITE WIDTH :	11.0m
SITE AREA :	286m ²
BC PROVIDED :	109m ² (37%)
SITE WIDTH :	12.00m
SITE AREA :	312m ²
BC PROVIDED :	109m ² (35%)

LEGEND	
	5mØ OUTDOOR LIVING
	3.0m FRONT YARD SETBACK
	5.5m FRONT GARAGE SETBACK
	1.0m SIDE/REAR YARD SETBACK
	LETTERBOX

SITE WIDTH
Typology designed to comply with the following site widths. Refer to masterplan for site locations



WOOLSHED RD

QUEENSTOWN LAKES DISTRICT COUNCIL

TYPE 3A FLOOR PLAN

APPROVED PLAN:
RM200615

Friday, 29 September 2023



TYPOLOGY SUMMARY	
BEDROOMS	3
BATHROOMS	2
GARAGE	1
STOREYS	1

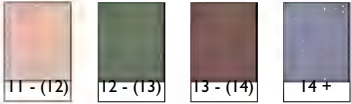
AREAS	
GROUND FLOOR	109
FIRST FLOOR	—
GARAGE	21
AREA TOTAL	130m ²

NOTE:
1. Area measured to the outside of brick cladding over both levels

BUILDING COVERAGE	
SITE WIDTH :	11.0m
SITE AREA :	286m ²
BC PROVIDED :	130m ² (45%)
SITE WIDTH :	12.00m
SITE AREA :	312m ²
BC PROVIDED :	130m ² (41%)

LEGEND	
	5mØ OUTDOOR LIVING
	3.0m FRONT YARD SETBACK
	5.5m FRONT GARAGE SETBACK
	1.0m SIDE/REAR YARD SETBACK
	LETTERBOX

SITE WIDTH
Typology designed to comply with the following site widths. Refer to masterplan for site locations

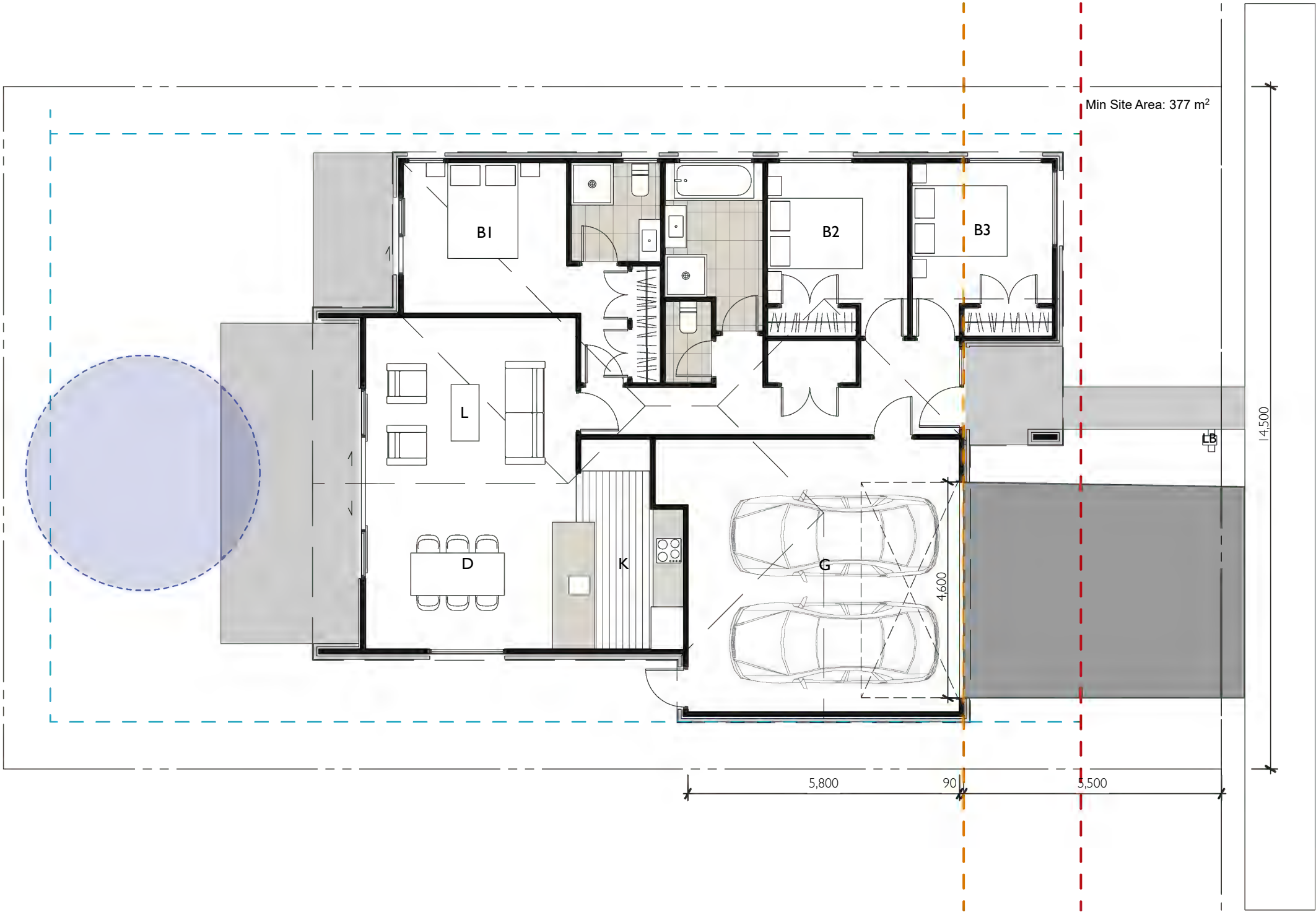


WOOLSHED RD
QUEENSTOWN TAKES DISTRICT COUNCIL

TYPE 3B FLOOR PLAN

APPROVED PLAN:
RM200615

Friday, 29 September 2023



TYPOLOGY SUMMARY	
BEDROOMS	3
BATHROOMS	2.5
GARAGE	2
STOREYS	1

AREAS	
GROUND FLOOR	118
FIRST FLOOR	—
GARAGE	37
AREA TOTAL	155m²

NOTE:
1. Area measured to the outside of brick cladding over both levels

BUILDING COVERAGE	
SITE WIDTH :	14.5m
SITE AREA :	377m²
BC PROVIDED :	130m² (34%)

LEGEND	
	5mØ OUTDOOR LIVING
	3.0m FRONT YARD SETBACK
	5.5m FRONT GARAGE SETBACK
	1.0m SIDE/REAR YARD SETBACK
	LETTERBOX

SITE WIDTH
Typology designed to comply with the following site widths. Refer to masterplan for site locations



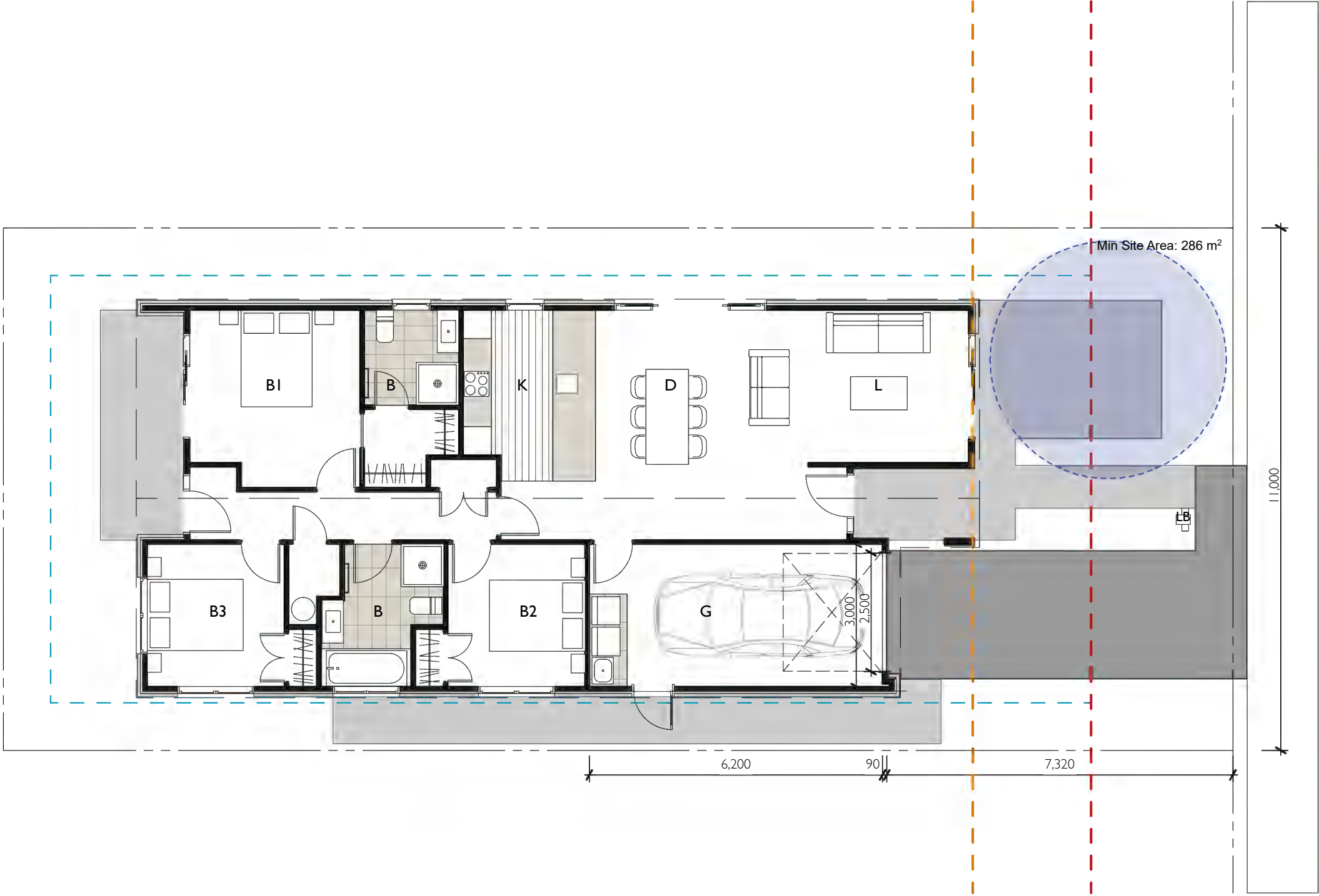
WOOLSHED RD

QUEENSTOWN LAKES DISTRICT COUNCIL

TYPE 3C FLOOR PLAN

APPROVED PLAN:
RM200615

Friday, 29 September 2023



TYPOLOGY SUMMARY	
BEDROOMS	3
BATHROOMS	2
GARAGE	1
STOREYS	1

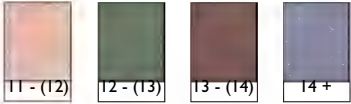
AREAS	
GROUND FLOOR	112
FIRST FLOOR	—
GARAGE	21
AREA TOTAL	133m²

NOTE:
1. Area measured to the outside of brick cladding over both levels

BUILDING COVERAGE	
SITE WIDTH :	11.0m
SITE AREA :	286m²
BC PROVIDED :	133m² (46%)
SITE WIDTH :	12.00m
SITE AREA :	312m²
BC PROVIDED :	133m² (42%)

LEGEND	
	5mØ OUTDOOR LIVING
	3.0m FRONT YARD SETBACK
	5.5m FRONT GARAGE SETBACK
	1.0m SIDE/REAR YARD SETBACK
	LETTERBOX

SITE WIDTH
Typology designed to comply with the following site widths. Refer to masterplan for site locations



WOOLSHED RD
QUEENSTOWN LAKES DISTRICT COUNCIL

TYPE 3D FLOOR PLAN

APPROVED PLAN:
RM200615






Friday, 29 September 2023

TYPOLOGY SUMMARY	
BEDROOMS	3
BATHROOMS	1
GARAGE	1
STOREYS	1



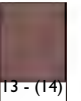

AREAS	
GROUND FLOOR	101
FIRST FLOOR	—
GARAGE	27
AREA TOTAL	128m ²

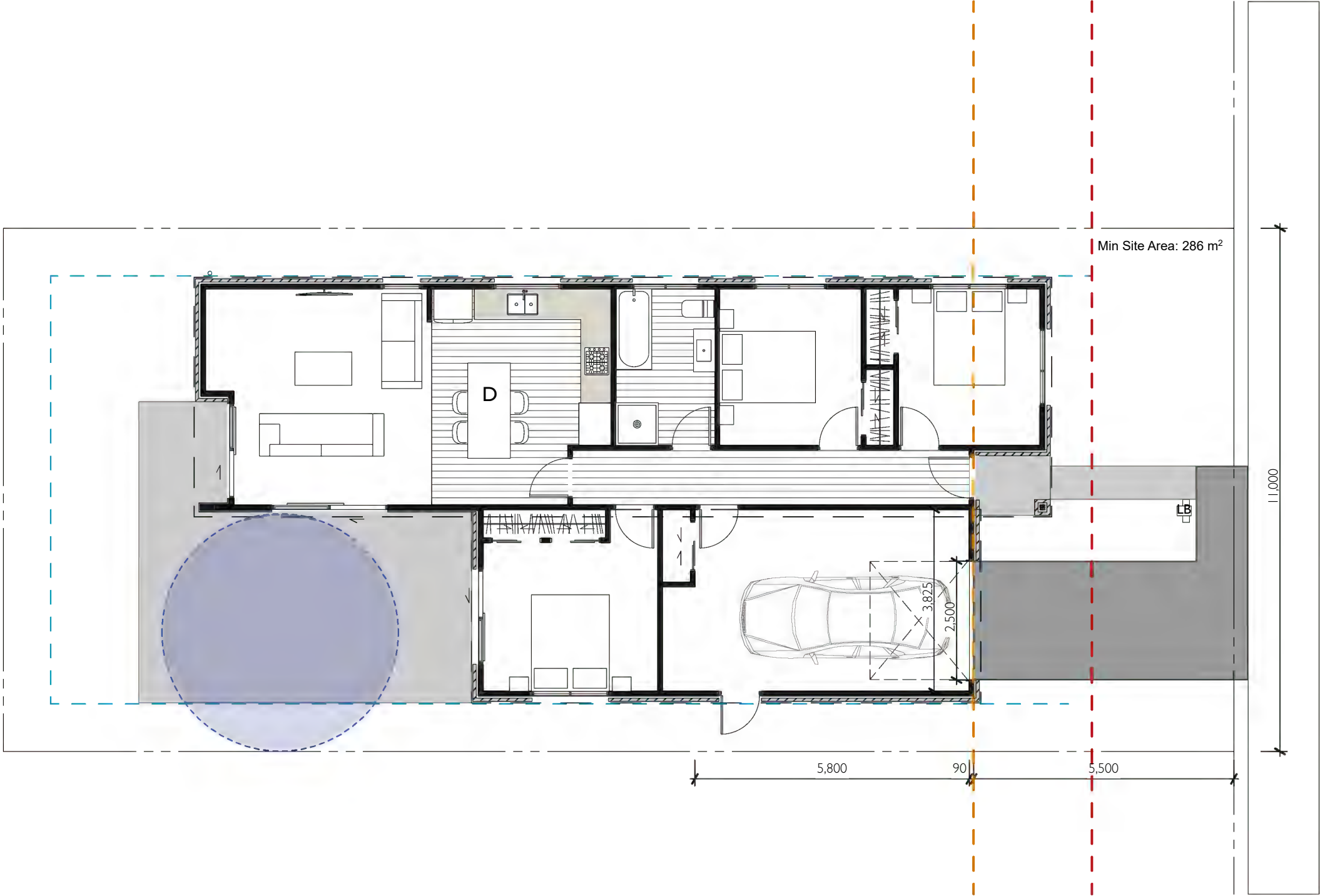
NOTE:
1. Area measured to the outside of brick cladding over both levels

BUILDING COVERAGE	
SITE WIDTH :	11.0m
SITE AREA :	286m ²
BC PROVIDED :	128m ² (44%)
SITE WIDTH :	12.00m
SITE AREA :	312m ²
BC PROVIDED :	128m ² (41%)

LEGEND	
	5mØ OUTDOOR LIVING
	3.0m FRONT YARD SETBACK
	5.5m FRONT GARAGE SETBACK
	1.0m SIDE/REAR YARD SETBACK
	LETTERBOX

SITE WIDTH
Typology designed to comply with the following site widths. Refer to masterplan for site locations

			
11 - (12)	12 - (13)	13 - (14)	14 +



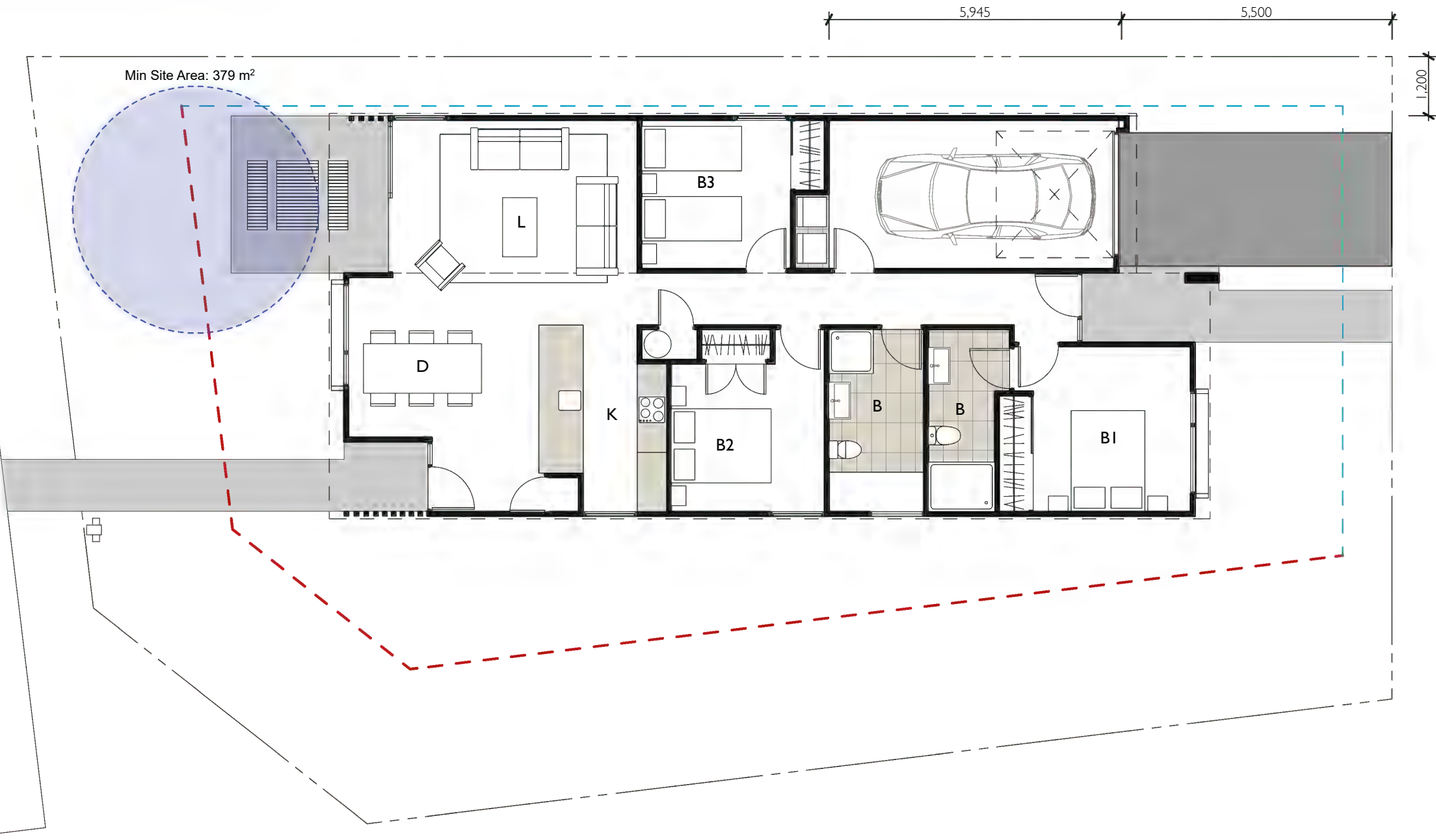
WOOLSHED RD
QUEENSTOWN LAKES DISTRICT COUNCIL

TYPE 3E FLOOR PLAN

APPROVED PLAN:
RM200615

Friday, 29 September 2023

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TYPOLOGY SUMMARY	
BEDROOMS	3
BATHROOMS	2
GARAGE	1
STOREYS	1

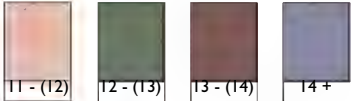
AREAS	
GROUND FLOOR	106
FIRST FLOOR	—
GARAGE	20
AREA TOTAL	126m ²

NOTE:
1. Area measured to the outside of brick cladding over both levels

BUILDING COVERAGE	
SITE WIDTH :	11.0m
SITE AREA :	286m ²
BC PROVIDED :	133m ² (46%)
SITE WIDTH :	12.00m
SITE AREA :	312m ²
BC PROVIDED :	133m ² (42%)

LEGEND	
	5mØ OUTDOOR LIVING
	3.0m FRONT YARD SETBACK
	5.5m FRONT GARAGE SETBACK
	1.0m SIDE/REAR YARD SETBACK
	LETTERBOX

SITE WIDTH
Typology designed to comply with the following site widths. Refer to masterplan for site locations



WOOLSHED RD
QUEENSTOWN LAKES DISTRICT COUNCIL

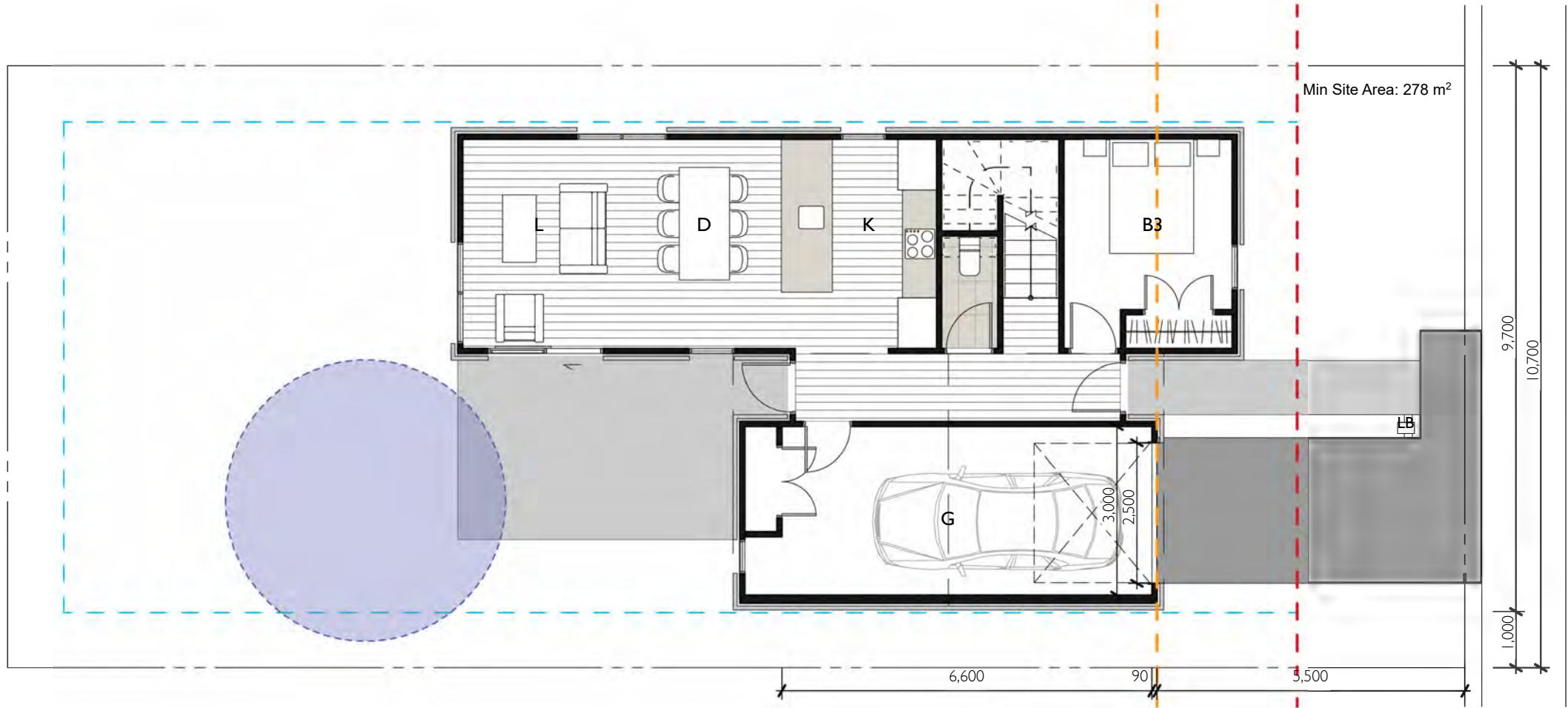
TYPE 3 FLOOR PLANS

APPROVED PLAN:
RM200615

Friday, 29 September 2023



LEVEL 1 FLOOR PLAN



GROUND FLOOR PLAN

TYPOLOGY SUMMARY	
BEDROOMS	3
BATHROOMS	2.5
GARAGE	1
STOREYS	2

AREAS	
GROUND FLOOR	65
FIRST FLOOR	59
GARAGE	28
AREA TOTAL	152m ²

NOTE:
1. Area measured to the outside of brick cladding over both levels

BUILDING COVERAGE	
Zero Lot Option:	
SITE WIDTH :	9.7m
SITE AREA :	252m ²
BC PROVIDED :	93m ² (37%)
SITE WIDTH :	11.0m
SITE AREA :	286m ²
BC PROVIDED :	93m ² (32%)
SITE WIDTH :	12.00m
SITE AREA :	312m ²
BC PROVIDED :	93m ² (30%)

LEGEND	
	5mØ OUTDOOR LIVING
	3.0m FRONT YARD SETBACK
	5.5m FRONT GARAGE SETBACK
	1.0m SIDE/REAR YARD SETBACK
	LETTERBOX

SITE WIDTH
Typology designed to comply with the following site widths. Refer to masterplan for site locations

< 10	10 - (11)	11 - (12)	12 - (13)	13 - (14)	14+

WOOLSHED RD
QUEENSTOWN LAKES DISTRICT COUNCIL
PLANS

APPROVED PLAN:
RM200615

Friday, 29 September 2023

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LEVEL 1 FLOOR PLAN

TYPOLOGY SUMMARY	
BEDROOMS	3
BATHROOMS	2.5
GARAGE	1
STOREYS	2

AREAS	
GROUND FLOOR	65
FIRST FLOOR	59
GARAGE	28
AREA TOTAL	152m ²

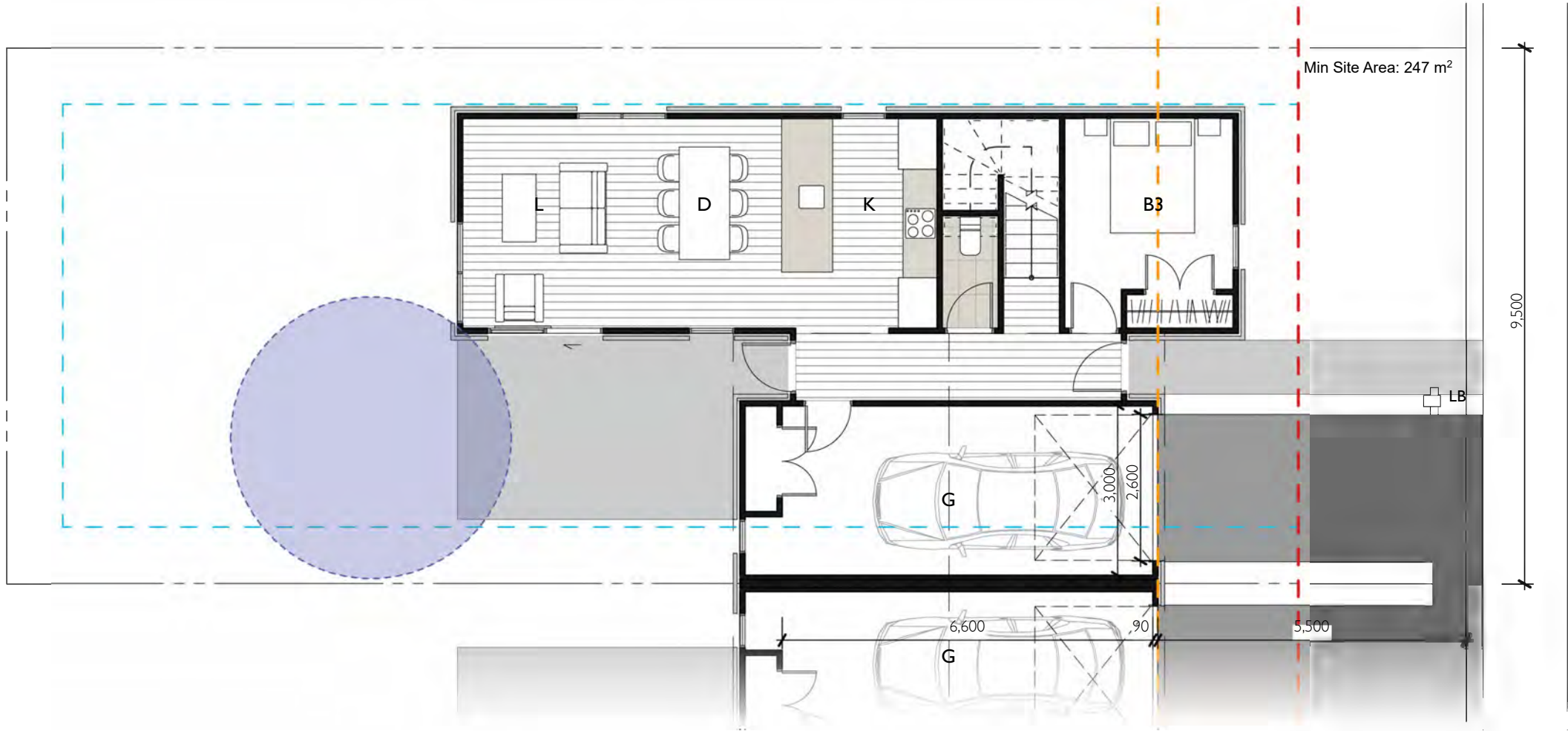
NOTE:
1. Area measured to the outside of brick cladding over both levels

BUILDING COVERAGE	
Duplexed Option:	
SITE WIDTH :	9.5m
SITE AREA :	247m ²
BC PROVIDED :	93m ² (37%)
SITE WIDTH :	11.0m
SITE AREA :	286m ²
BC PROVIDED :	93m ² (32%)

LEGEND	
	5mØ OUTDOOR LIVING
	3.0m FRONT YARD SETBACK
	5.5m FRONT GARAGE SETBACK
	1.0m SIDE/REAR YARD SETBACK
	LETTERBOX

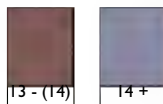
SITE WIDTH
Typology designed to comply with the following site widths. Refer to masterplan for site locations

< 10	10 - (11)	11 - (12)	12 - (13)	13 - (14)	14 +



GROUND FLOOR PLAN

Friday, 29 September 2023

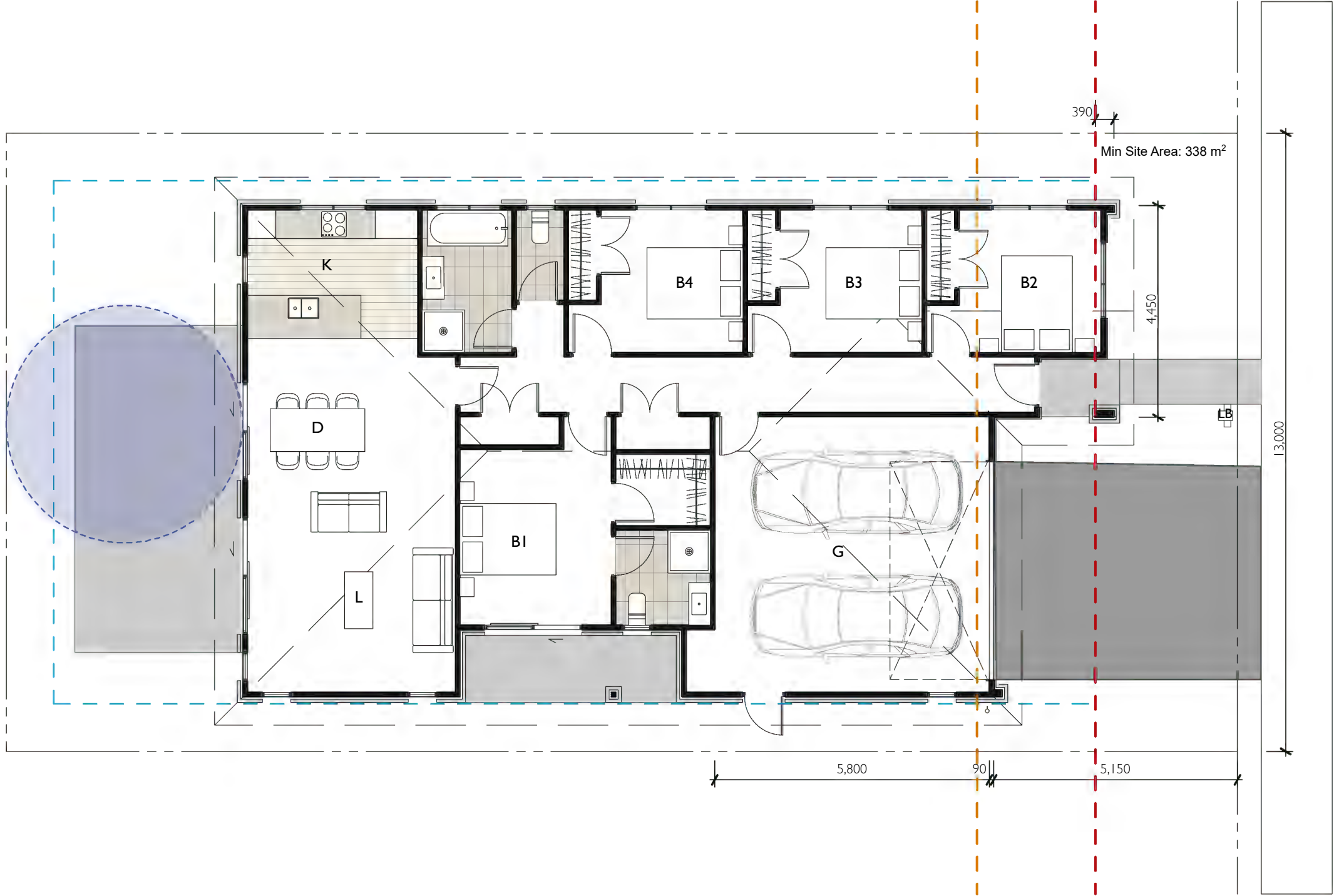


WOOLSHED RD
QUEENSTOWN LAKES DISTRICT COUNCIL

TYPE 4A FLOOR PLAN

APPROVED PLAN:
RM200615

Friday, 29 September 2023



TYPOLOGY SUMMARY	
BEDROOMS	4
BATHROOMS	2
GARAGE	2
STOREYS	1

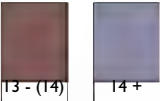
AREAS	
GROUND FLOOR	136
FIRST FLOOR	—
GARAGE	37
AREA TOTAL	175m²

NOTE:
1. Area measured to the outside of brick cladding over both levels

BUILDING COVERAGE	
SITE WIDTH :	13.0m
SITE AREA :	338m²
BC PROVIDED :	175m² (51%)
SITE WIDTH :	14.00m
SITE AREA :	364m²
BC PROVIDED :	175m² (48%)

LEGEND	
	5mØ OUTDOOR LIVING
	3.0m FRONT YARD SETBACK
	5.5m FRONT GARAGE SETBACK
	1.0m SIDE/REAR YARD SETBACK
	LETTERBOX

SITEWIDTH
Typology designed to comply with the following site widths. Refer to masterplan for site locations



WOOLSHED RD

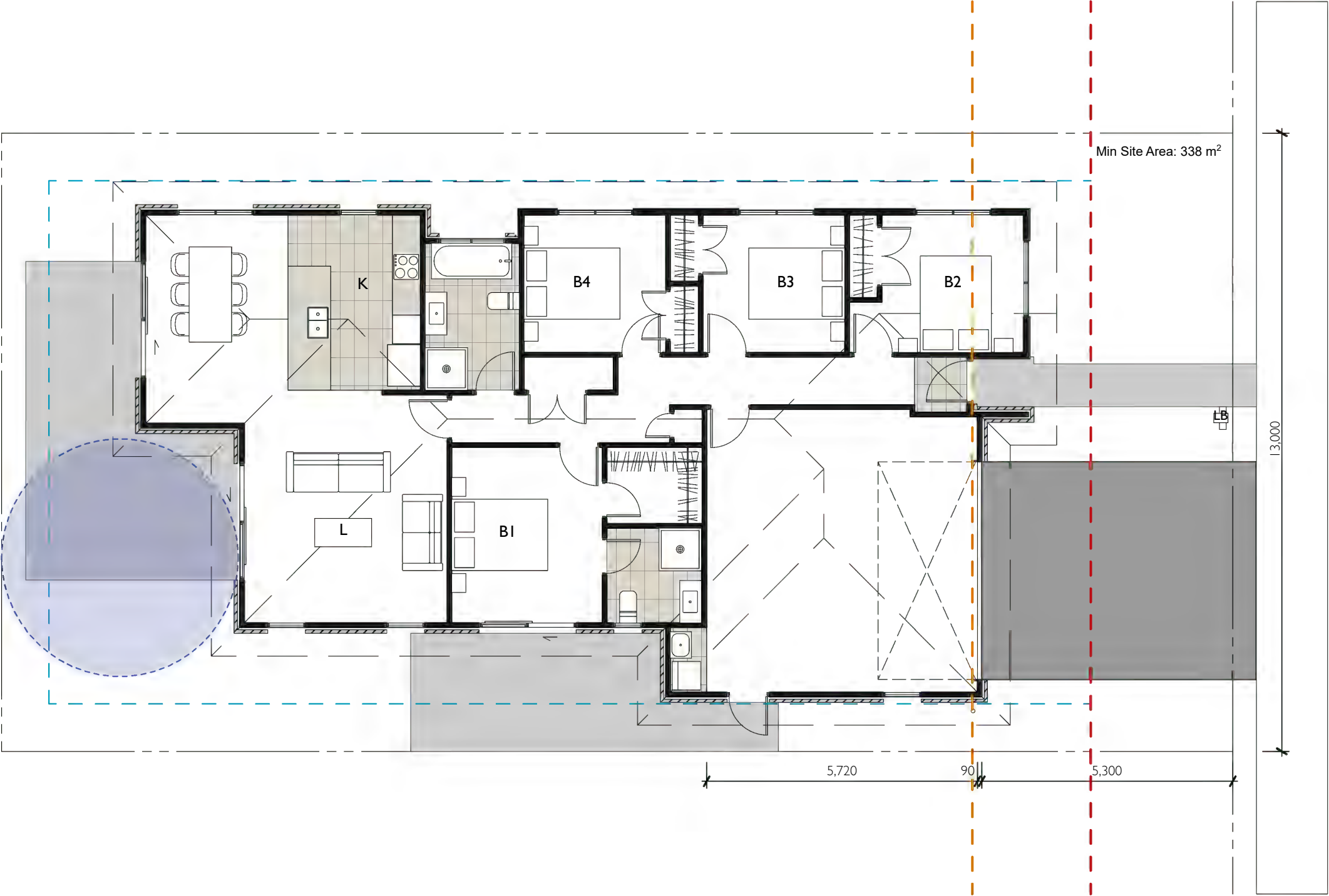
QUEENSTOWN LAKES DISTRICT COUNCIL

TYPE 4C FLOOR PLAN

APPROVED PLAN:
RM200615

Friday, 29 September 2023

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TYPOLOGY SUMMARY	
BEDROOMS	4
BATHROOMS	2
GARAGE	2
STOREYS	1

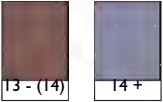
AREAS	
GROUND FLOOR	133
FIRST FLOOR	—
GARAGE	40
AREA TOTAL	173m ²

NOTE:
1. Area measured to the outside of brick cladding over both levels

BUILDING COVERAGE	
SITE WIDTH :	13.0m
SITE AREA :	338m ²
BC PROVIDED :	173m ² (50%)
SITE WIDTH :	14.00m
SITE AREA :	364m ²
BC PROVIDED :	173m ² (48%)

LEGEND	
	5mØ OUTDOOR LIVING
	3.0m FRONT YARD SETBACK
	5.0m FRONT GARAGE SETBACK
	1.0m SIDE/REAR YARD SETBACK
	LETTERBOX

SITEWIDTH
Typology designed to comply with the following site widths. Refer to masterplan for site locations



WOOLSHED RD
QUEENSTOWN LAKES DISTRICT COUNCIL

TYPE 4D FLOOR PLAN

APPROVED PLAN:
RM200615

Friday, 29 September 2023

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TYPOLOGY SUMMARY	
BEDROOMS	4
BATHROOMS	2.5
GARAGE	1
STOREYS	1

AREAS	
GROUND FLOOR	131
FIRST FLOOR	—
GARAGE	20
AREA TOTAL	151m²

NOTE:
1. Area measured to the outside of brick cladding over both levels

BUILDING COVERAGE	
SITE WIDTH :	12.00m
SITE AREA :	312m²
BC PROVIDED :	151m² (48%)
SITE WIDTH :	13.00m
SITE AREA :	338m²
BC PROVIDED :	151m² (44%)

LEGEND	
	5mØ OUTDOOR LIVING
	3.0m FRONT YARD SETBACK
	5.5m FRONT GARAGE SETBACK
	1.0m SIDE/REAR YARD SETBACK
	LETTERBOX

SITE WIDTH
Typology designed to comply with the following site widths. Refer to masterplan for site locations



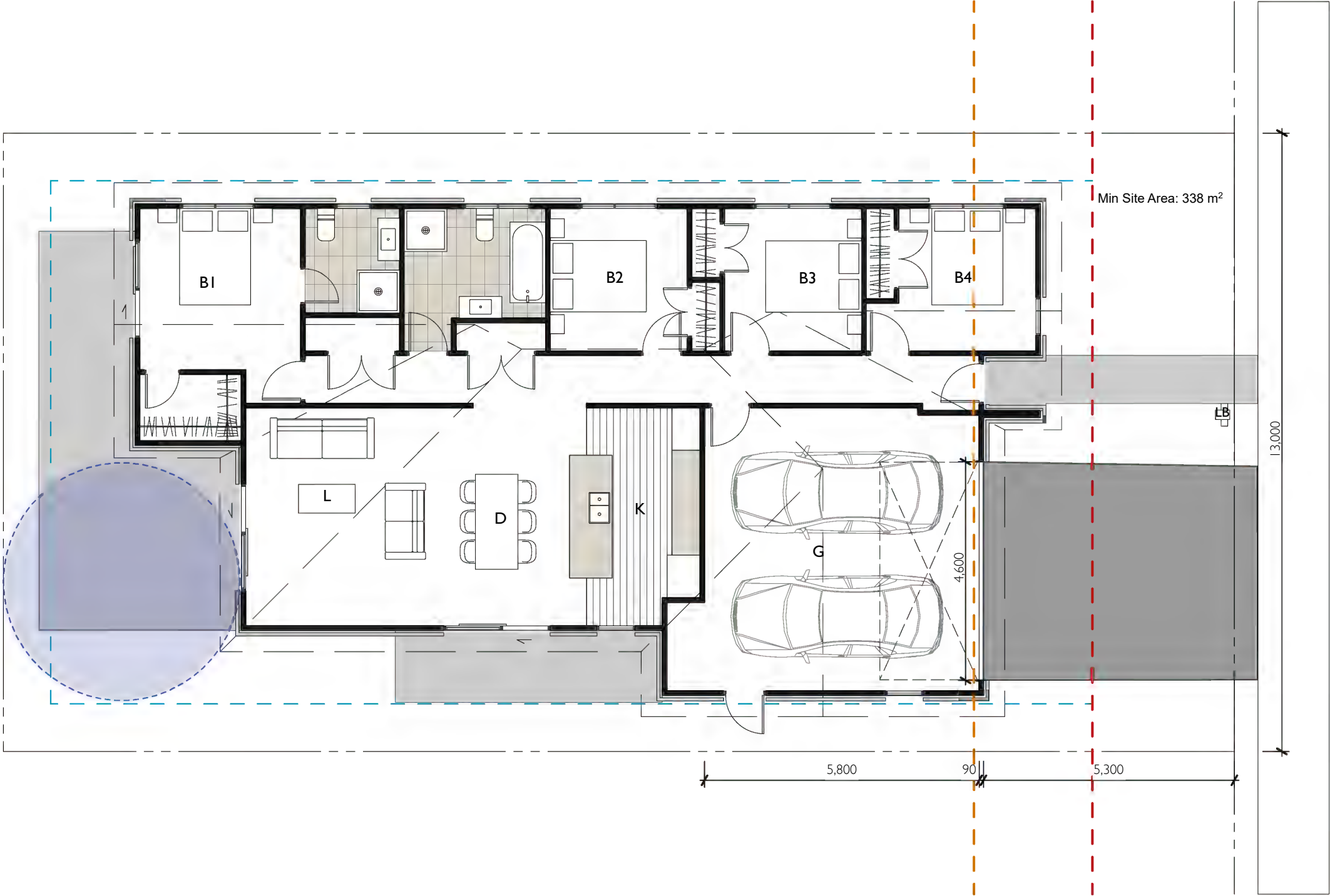
WOOLSHED RD
QUEENSTOWN LAKES DISTRICT COUNCIL

TYPE 4E FLOOR PLAN

APPROVED PLAN:
RM200615

Friday, 29 September 2023

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TYPOLOGY SUMMARY	
BEDROOMS	4
BATHROOMS	2
GARAGE	2
STOREYS	1

AREAS	
GROUND FLOOR	135
FIRST FLOOR	—
GARAGE	40
AREA TOTAL	175m²

NOTE:
1. Area measured to the outside of brick cladding over both levels

BUILDING COVERAGE	
SITE WIDTH :	12.00m
SITE AREA :	312m²
BC PROVIDED :	175m² (56%)
SITE WIDTH :	13.00m
SITE AREA :	338m²
BC PROVIDED :	175m² (51%)

LEGEND	
	5mØ OUTDOOR LIVING
	3.0m FRONT YARD SETBACK
	5.5m FRONT GARAGE SETBACK
	1.0m SIDE/REAR YARD SETBACK
	LETTERBOX

SITE WIDTH
Typology designed to comply with the following site widths. Refer to masterplan for site locations

