View this plan in augmented reality.
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ENGINEER SUPPORTING DOCUMENTATION

ENSURE ALL REPORTS ARE READ IN FULL AND IN CONJUNCTION WITH PLANS PRIOR TO CONSTRUCTION.

ENGINEER DESIGN
REFER TO E3 CONSULTANTS STRUCTURAL CALCULATIONS AND PLANS
JOB No. 11005
DATED OCTOBER 2026

GEOTECHNICAL REPORT
REFER TO GEOTECHNICAL ASSESSMENT REPORT REPORT BY GEOTAGO
JOB No. GL24-069 QT003
DATED 13 MAY 2024

TRUSS AND LINTEL DESIGN
REFER TO TRUSS AND LINTEL DESIGN BY FUTUREBUILD
JOB No. CBL00029
DATED 5 OCTOBER 2026

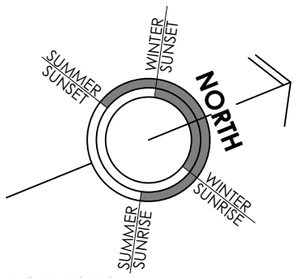
SHEET INDEX

SHEET #	LAYOUT NAME
	COVER
1.1	SITE PLAN
1.2	SITE PLAN - DWELLING SETOUT
1.3	SITE PLAN - LEVELS & RETAINING
1.4	SITE PLAN - LANDSCAPING
1.5	EARTHWORKS & RETAINING WALL
1.6	EROSION CONTROL
2.1	GROUND FLOOR PLAN
2.2	GROUND FLOOR PLAN - DIMENSIONS
3.1	FOUNDATION PLAN
3.2	ROOF FRAMING PLAN
3.3	BRACING PLAN
3.4	LINTELS & FIXINGS PLAN
3.5	PLUMBING & DRAINAGE PLAN
3.6	ELECTRICAL PLAN
3.7	GROUND FLOOR PLAN - JOINERY SCHEDULE
4.1	ELEVATIONS
4.2	ELEVATIONS
5.1	CROSS SECTION A
5.2	CROSS SECTION B
5.3	CROSS SECTION C
5.4	CROSS SECTION D
5.5	CROSS SECTION E
5.6	CROSS SECTION F
6.1.1	FOUNDATION ELEVATIONS & ISOMETRIC
6.1.2	FOUNDATION DETAILS
6.1.3	FOUNDATION DETAILS
6.1.4	FOUNDATION DETAILS
6.1.5	FOUNDATION DETAILS
6.1.6	FOUNDATION DETAILS
6.1.7	FOUNDATION DETAILS
6.2.1	MiTek CANTILEVERED OUTRIGGER DETAILS
6.2.2	ROOF DETAILS
6.2.3	ROOF DETAILS
6.2.4	ROOF DETAILS
6.3.1	CLADDING DETAILS
6.3.2	CLADDING DETAILS
6.3.3	CLADDING DETAILS
6.3.4	CLADDING DETAILS
6.3.5	CLADDING DETAILS
6.3.6	CLADDING DETAILS
6.3.7	CLADDING DETAILS
6.3.8	CLADDING DETAILS
6.3.9	CLADDING DETAILS
6.3.10	CLADDING DETAILS
6.4.1	FIREWALL DETAILS
6.4.2	FIREWALL DETAILS
6.4.3	FIREWALL DETAILS
6.4.4	FIRE WALL DETAILS
6.5.1	BRACING DETAILS
6.5.2	BRACING DETAILS - CONNECTING MEMBER CONN...
6.5.3	BRACING DETAILS - CEILING DIAPHRAGM
6.6.1	LINTEL / BEAM FIXING & CONNECTION DETAILS
6.7.1	PLUMBING & DRAINAGE - WATER SUPPLY
6.7.2	PLUMBING & DRAINAGE - FOUL & SURFACE WATER
6.8.1	WET AREA DETAILS
6.8.2	WET AREA DETAILS
6.8.3	WET AREA DETAILS
7.1	KITCHEN & BATHROOM PLAN
8.1	ENGINEERED DETAILS
9.1	WIND ZONE CALCULATION
10	TEAMING UP WITH CLASSIC BUILDERS



JIM GOULDING

PROJECT No: **QT105539** | LOT: **5053** | DP: **555055** | ADDRESS: **46 SHEPHERD ROAD, HANLEYS FARM, QUEENSTOWN** | DATE: **21/10/2026** | STATUS: **CONSENT ISSUE** | REVISION: **01**



LOT 5053
DP 555055
SITE AREA 431m²

LAND FEATURERS

WIND ZONE	= HIGH
EARTHQUAKE ZONE	= 3
EXPOSURE ZONE	= B
CLIMATE ZONE	= 6
SUBSOIL CLASS	= C
SNOW ZONE	= N5 - 1.5kPa

PLANNING ZONE
OPERATIVE = RESORT (DP5A)

PROPOSED DWELLING
HEIGHT MAX. -m
DWELLING HEIGHT = 8m

SITE COVERAGE MAX. 60%
SITE AREA = 431m²
DWELLING (O/CLADDING) = 212.42m²
= 49.2%

GEOTECH REPORT SUMMARY:
REFER TO GEOTECHNICAL REPORT
COMPILED BY 'GEOTAGO'
JOB No. GL24-069 QT003

1 EXECUTIVE SUMMARY
1.1 SUMMARY
- THE CRITERIA FOR 'GOOD GROUND' IN ACCORDANCE WITH NZS3604:2011 IS NOT MET.

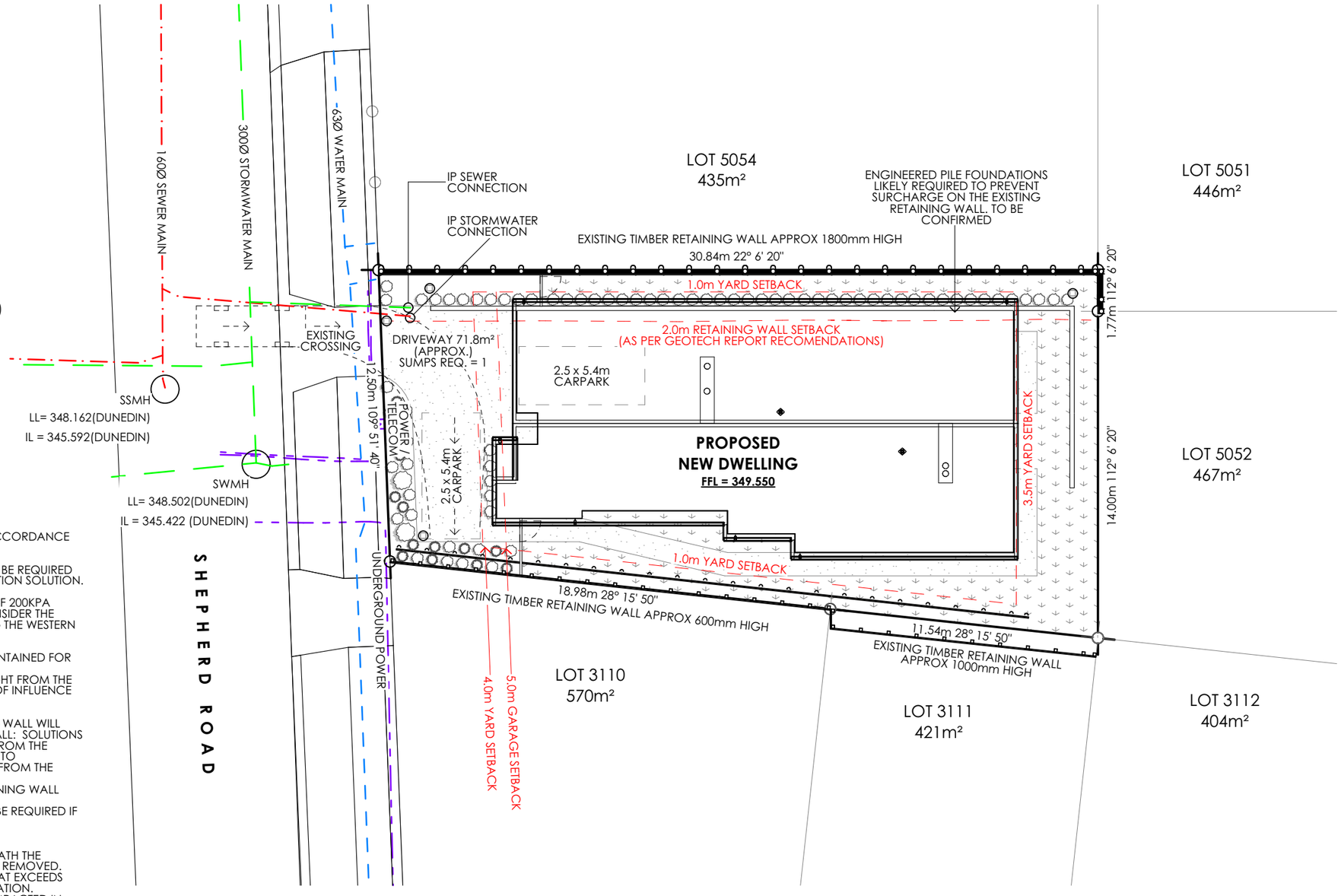
1.3 FOUNDATION SUMMARY
- SPECIFIC ENGINEERING DESIGN (SED) WILL BE REQUIRED TO DETERMINE AN APPROPRIATE FOUNDATION SOLUTION.

8 PROPOSED FOUNDATION SOLUTIONS
- REDUCED ULTIMATE BEARING CAPACITY OF 200KPA
- THE FOUNDATION ENGINEER SHOULD CONSIDER THE EXISTING RETAINING WALL DESIGN ALONG THE WESTERN BOUNDARY.

9.1 EXISTING RETAINING WALLS
- MINIMUM OFFSET OF 2.0M SHOULD BE MAINTAINED FOR BUILDINGS ABOVE THE RETAINING WALL.
- FURTHER CLARIFICATION SHOULD BE SOUGHT FROM THE STRUCTURAL ENGINEER WITHIN THE AREA OF INFLUENCE OF THE RETAINING WALL.

9.2 PROPOSED RETAINING WALLS
- SURCHARGE THAT THE EXISTING RETAINING WALL WILL IMPOSE ON THE PROPOSED RETAINING WALL: SOLUTIONS COULD INCLUDE APPROPRIATE SETBACK FROM THE EXISTING WALL OR A DESIGNED SOLUTION TO ACCOMMODATE THE SURCHARGE-LOAD FROM THE EXISTING WALL AND BUILDING UPSLOPE.
- RISK OF UNDERMINING THE EXISTING RETAINING WALL DURING CONSTRUCTION.
- SPECIFIC ENGINEERED DESIGN (SED) WILL BE REQUIRED IF THE WALL IS SUBJECT TO A SURCHARGE.

11 GEOTECHNICAL CONSIDERATIONS & RECOMMENDATIONS
- ALL TOPSOIL AND ORGANIC MATTER BENEATH THE PROPOSED BUILDING FOOTPRINT SHALL BE REMOVED.
- ANY FOUNDATIONS REQUIRING FILLING THAT EXCEEDS 600 MM IN HEIGHT WILL REQUIRE CERTIFICATION.
- ALL EARTHFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH NZS4431:2022, WITH CERTIFICATION BY A GEO-PROFESSIONAL.
- AT THE TIME OF CONSTRUCTION ALL FOUNDATION EXCAVATION SUBGRADES SHOULD BE INSPECTED, BY A GEO-PROFESSIONAL.
- SOILS ON THIS SITE ARE CONSIDERED TO FALL IN THE SITE SUBSOIL 'CLASS C
- SHALLOW SOIL SITE' IN ACCORDANCE WITH NZS 1170.5.2012.
- A STRENGTH REDUCTION FACTOR OF 0.5 OR 0.8 SHOULD BE APPLIED TO ALL RECOMMENDED GEOTECHNICAL ULTIMATE SOIL CAPACITIES



GENERAL NOTES:
CONSTRUCTION AND DEMOLITION HAZARDS TO COMPLY WITH NZBC F5/AS1.

LOCATE ALL SITE BOUNDARY PEGS PRIOR TO COMMENCEMENT OF WORKS.

LOCATE ALL SERVICES CONNECTIONS, PIPES AND MANHOLES PRIOR TO COMMENCEMENT OF WORKS.

TERRITORIAL AUTHORITIES TO INSPECT THE BUILDING PLATFORM CONSTRUCTION AND FOUNDATION AND SLAB CONSTRUCTION PRIOR TO THE CONCRETE POUR, TO ENSURE THE DESIGN CRITERIA HAS BEEN MET.

VEHICLE CROSSING MIN. CLEARANCES FROM BERM OBSTRUCTIONS;
0.5m FROM WATER METERS.
1.0m FROM EDGE OF SW CPS.
1.0m FROM STREETLIGHTS AND SIGNS.
2.0m FROM STREET TREES.

EXTERNAL ENTRY ACCESS SURFACE:
NZBC: D1/AS1 TABLE 2: SLIP RESISTANCE FOR WALKING SURFACES

MATERIALS REQUIRED TO BE TESTED AS PER NZBC D1/AS1, TABLE 2, ARE TO ACHIEVE A SRV CLASSIFICATION OF NOT LESS THAN 39.

CONCRETE - *BROOM FINISH*
ACCEPTABLE SLIP RESISTANCE WET OR DRY.
LEVEL SURFACES INCLUDING SLOPES
NO STEEPER THAN 1:50.

CONCRETE - *EXPOSED AGGREGATE*
ACCEPTABLE SLIP RESISTANCE DRY OR TESTED IF WET.
LEVEL SURFACES INCLUDING SLOPES
NO STEEPER THAN 1:50.

PAVING - *WIRE CUT*
ACCEPTABLE SLIP RESISTANCE WET OR DRY.
LEVEL SURFACES INCLUDING SLOPES
NO STEEPER THAN 1:50.

TIMBER - *ACROSS PROFILE*
ACCEPTABLE SLIP RESISTANCE WET OR DRY.
LEVEL SURFACES INCLUDING SLOPES
NO STEEPER THAN 1:50.

EXTERNAL ENTRY ACCESS STEP:
MAXIMUM STEP FROM EXTERNAL SURFACE TO FINISHED FLOOR LEVEL TO BE 190mm.

DRIVEWAY SURFACE:
DRIVEWAY AREA IS TO BE FORMED AND SEALED WITH AN ALL-WEATHER SURFACE.

PAVED GROUND CLEARANCES:
FGL = MIN. 110mm BELOW FFL TO PAVED AREAS FOR BRICK VENEER
FGL = MIN. 150mm BELOW FFL TO PAVED AREAS FOR ALL OTHER CLADDINGS

UNPAVED GROUND CLEARANCES:
FGL = MIN. 185mm BELOW FFL TO UNPAVED AREAS FOR BRICK VENEER
FGL = MIN. 225mm BELOW FFL TO UNPAVED AREAS FOR ALL OTHER CLADDINGS

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CLASSIC BUILDERS DESIGN & BUILD	
LEGAL DESCRIPTION :	LOT 5053 - DP 555055
SITE ADDRESS :	46 SHEPHERD ROAD, HANLEYS FARM
CITY :	QUEENSTOWN
COUNCIL :	QLDC

CLIENT SIGNATURE / DATE :

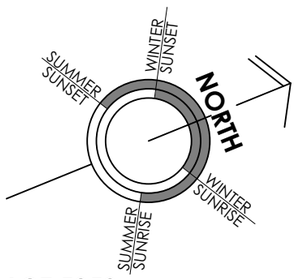
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THESE PLANS MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF **CLASSIC BUILDERS©**

DRAWN:	B. CLARK
CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

SITE PLAN

PROJECT NUMBER :	QT105539
PROJECT STATUS :	CONSENT ISSUE
DATE : 21/10/2026	REVISION : REV. 01
SCALE :	1:200 AT A3
SHEET NUMBER :	1.1



LOT 5053
DP 555055
SITE AREA 431m²

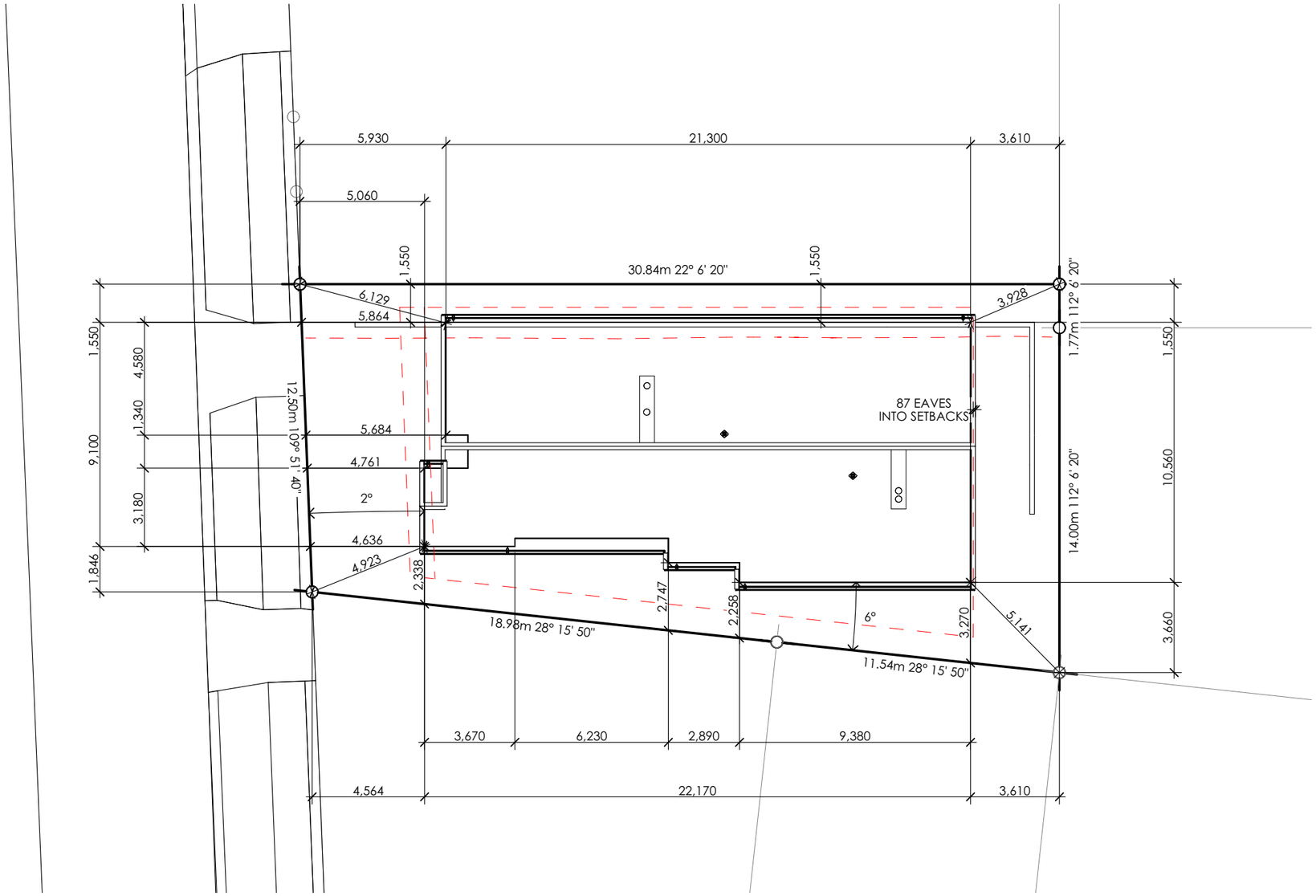
LAND FEATURERS

WIND ZONE	= HIGH
EARTHQUAKE ZONE	= 3
EXPOSURE ZONE	= B
CLIMATE ZONE	= 6
SUBSOIL CLASS	= C
SNOW ZONE	= N5 - 1.5kPa

GENERAL NOTES:
LOCATE ALL SITE BOUNDARY PEGS PRIOR TO COMMENCEMENT OF WORKS.

LOCATE ALL SERVICES CONNECTIONS, PIPES AND MANHOLES PRIOR TO COMMENCEMENT OF WORKS.

SITE DIMENSIONS ARE MEASURED FROM SLAB EDGE TO BOUNDARY.



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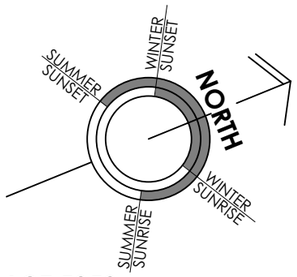
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DRAWN:	B. CLARK
CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

SITE PLAN - DWELLING SETOUT

PROJECT NUMBER :	QT105539
PROJECT STATUS :	CONSENT ISSUE
DATE : 21/10/2026	REVISION : REV. 01
SCALE :	1:200 AT A3
SHEET NUMBER :	1.2



LOT 5053
DP 555055
SITE AREA 431m²

LAND FEATURES

WIND ZONE	= HIGH
EARTHQUAKE ZONE	= 3
EXPOSURE ZONE	= B
CLIMATE ZONE	= 6
SUBSOIL CLASS	= C
SNOW ZONE	= N5 - 1.5kPa

EARTHWORKS MANAGEMENT PLAN GUIDELINES:

TEMPORARY CONSTRUCTION AREA:
SITE ACCESS TO ONE ENTRY / EXIT POINT. ENSURE ALL-WEATHER ACCESS IS PROVIDED IN A MANNER THAT PREVENTS THE ACCESS FROM BECOMING A SOURCE OF SEDIMENT.

EARLY SW DRAINAGE CONNECTION:
TO AVOID LOCALISED EROSION, CONNECT TEMPORARY OR PERMANENT DOWNPIPES TO THE STORMWATER SYSTEM AS SOON AFTER LAYING THE ROOF AS POSSIBLE.

STOCKPILES:
STOCKPILES SHOULD BE PLACED UPSLOPE OF PERIMETER CONTROLS & COVERED WHEN NOT IN USE.

INSTALL PERIMETER CONTROLS:
SILT FENCE OR OTHER BARRIER (STRAW BALE, BUND ETC.) TO INTERCEPT SEDIMENT LADEN RUNOFF. THE CONTOURS OF THE SITE WILL DETERMINE THE NUMBER & SPACING OF SILT FENCES REQUIRED.

MINIMISE DISTURBED AREAS WHEN WORKING:
PRESERVE AS MUCH GRASSED AREA AS POSSIBLE TO REDUCE SEDIMENT DISCHARGE & FILTER SEDIMENTS FROM OTHER AREAS. ONCE GRADING IS COMPLETE, STABILISE BARE SOIL AS SOON AS POSSIBLE.

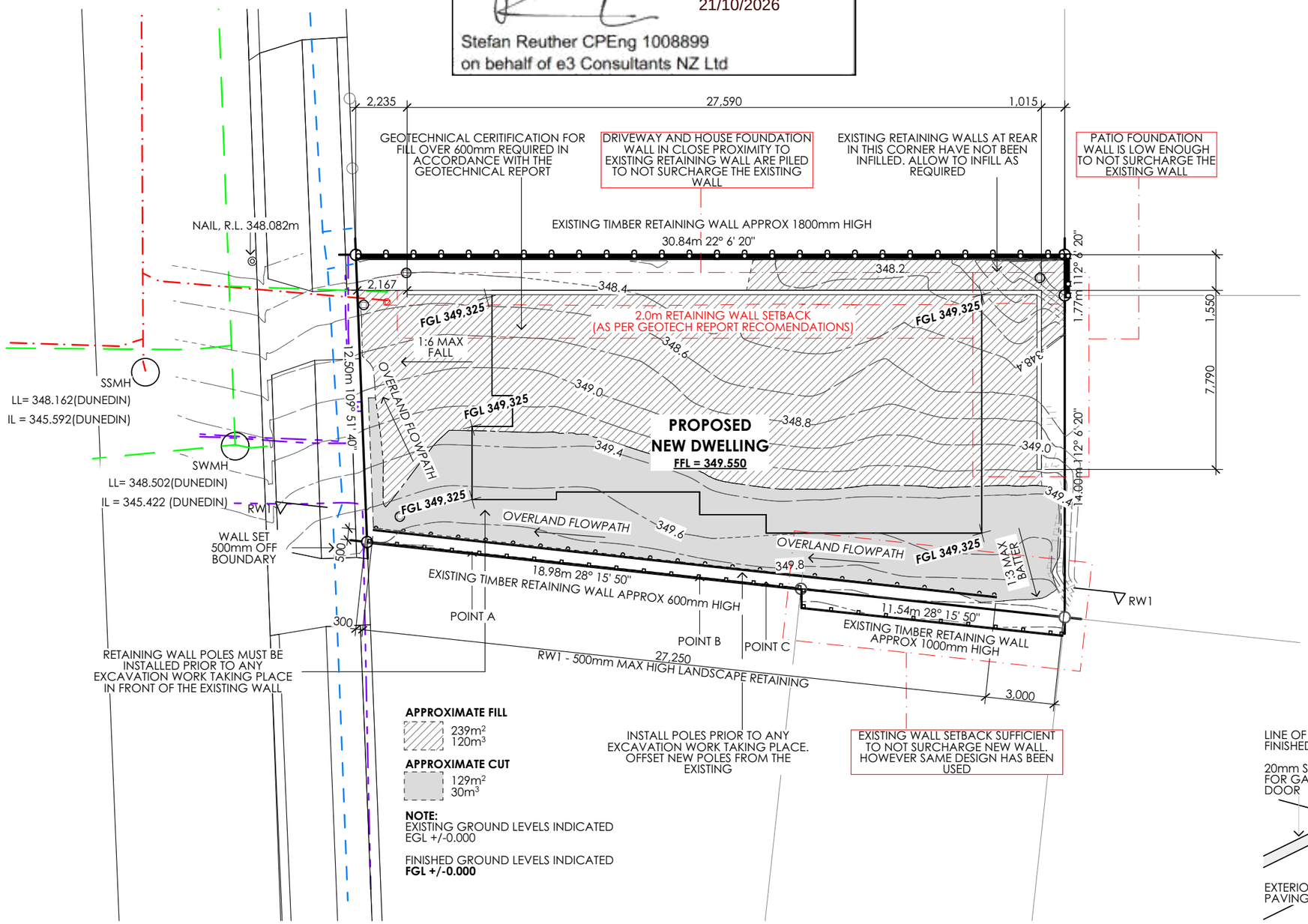
CONCRETE WASTE & WASHING:
WASTE CONCRETE & HOUSEHOLD PAINT SHOULD NOT BE ALLOWED TO WASH OFF-SITE.

DIVERT OVERLAND FLOW:
DIVERTING OVERLAND FLOW AWAY FROM THE SITE WORKS WILL REDUCE RUNOFF FROM TRAVELLING ACROSS DISTURBED LAND.

OVERLAND FLOW PATHS:
ALL OVERLAND FLOW PATHS TO BE FORMED BY A 30mm 'V' CHANNEL IN GROUND DIRECTED TO YARD SUMPS OR ROAD. GROUND TO HAVE SLIGHT FALL TO FLOW PATH CHANNEL.

WHERE OVERLAND FLOW PATH IS DIRECTED TO ROAD BOUNDARY, SITE TO HAVE AN APPROX. 100mm FALL ACROSS SITE. GROUND TO FALL AWAY FROM HOUSE, AND AWAY FROM NEIGHBOURING PROPERTIES AND DIRECTED TO 'V' CHANNELS.

e3 Professional Consulting Engineers
Specifically designed items have been checked for compliance with Clause B1 of the New Zealand Building Code
21/10/2026
Stefan Reuther CPEng 1008899
on behalf of e3 Consultants NZ Ltd



APPROXIMATE FILL
239m²
120m³

APPROXIMATE CUT
129m²
30m³

NOTE:
EXISTING GROUND LEVELS INDICATED EGL +/-0.000

FINISHED GROUND LEVELS INDICATED **FGL +/-0.000**

GENERAL NOTES:
LOCATE ALL SITE BOUNDARY PEGS PRIOR TO COMMENCEMENT OF WORKS.

LOCATE ALL SERVICES CONNECTIONS, PIPES AND MANHOLES PRIOR TO COMMENCEMENT OF WORKS.

ALL LEVELS ARE IN RELATION TO DUNEDIN 1958 DATUM

AS PER PATERSON PITTS GROUP REV A JOB NO. Q7538 DATED 10/07/2023

ALL OVERLAND FLOW PATHS ARE TO BE DIRECTED TO THE STREET OR SURFACE CATCHMENTS TO PROTECT PEOPLE AND OTHER PROPERTIES IN ACCORDANCE WITH NZBC E1.

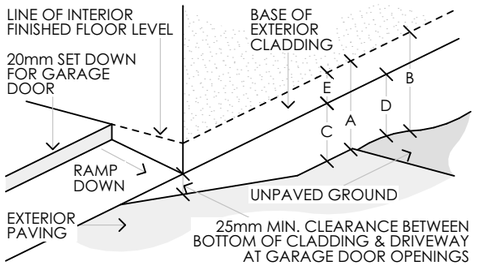
RETAINING WALLS:
RETAINING WALLS AND ANY EXCAVATION REQUIRED TO CONSTRUCT THE RETAINING WALLS ARE TO BE CONTAINED WITHIN THE SITE BOUNDARIES.

PROPOSED ENGINEER DESIGNED TIMBER RETAINING WALLS SHOWN MAY REQUIRE MODIFICATION ON SITE AND TO BE CONFIRMED WITH BY ENGINEER.

A SAFETY BARRIER - UNDER BUILDING CODE CLAUSE F4 SAFETY FROM FALLING, A BARRIER IS REQUIRED WHERE PEOPLE CAN FALL MORE THAN 1m FROM THE TOP OF THE RETAINING WALL, BUT THIS ONLY APPLIES WHERE IT CAN REASONABLY BE EXPECTED THAT THERE WILL BE PEOPLE. IF THE WALL IS LOCATED WHERE PEOPLE ARE NOT GENERALLY EXPECTED TO BE, A BARRIER IS NOT REQUIRED (DETERMINATION NO. 99/012 (12 OCTOBER 1999)).

EROSION CONTROL:
PREVENTATIVE MEASURES SHOULD BE TAKEN WHERE NECESSARY TO AVOID EROSION OF NEIGHBOURING PROPERTIES.
THIS MAY INCLUDE:
- TEMPORARY FENCING TO PREVENT ACCESS TO UPPER SIDE OF CUT
- GEOTEXTILE FABRIC PEGGED OVER THE CUT FACE
- BATTERING OF LARGER CUTS
- CONSTRUCTING RETAINING WALLS AS SOON AS PRACTICAL AFTER SITE CUTS
- LONG LENGTHS OF RETAINING TO BE CONSTRUCTED IN SHORTER SECTIONS

EARTHWORKS ARE NOT TO BE LEFT FOR ANY EXTENSIVE PERIOD OF TIME TO MINIMISE POSSIBILITY OF EROSION.



MINIMUM CLEARANCES (mm)	MASONRY VENEER		OTHER CLADDINGS				
	A	B	A	B	C	D	E
CONCRETE SLABS	100	150	150	225	100	175	50
REFERENCE: NZBC E2/AS1 TABLE 18 MINIMUM CLEARANCES							

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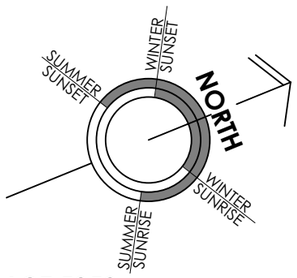
	CLASSIC BUILDERS DESIGN & BUILD
LEGAL DESCRIPTION :	LOT 5053 - DP 555055
SITE ADDRESS :	46 SHEPHERD ROAD, HANLEYS FARM
CITY :	QUEENSTOWN
COUNCIL :	QLDC

CLIENT SIGNATURE / DATE :

GOULDING

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DRAWN:	B. CLARK	PROJECT NUMBER :	QT105539
CONSULTANT:	D.TURNBULL	PROJECT STATUS :	CONSENT ISSUE
BRANCH:	QUEENSTOWN	DATE : 21/10/2026	REVISION : REV. 01
		SCALE :	1:200 AT A3
SITE PLAN - LEVELS & RETAINING		SHEET NUMBER :	1.3

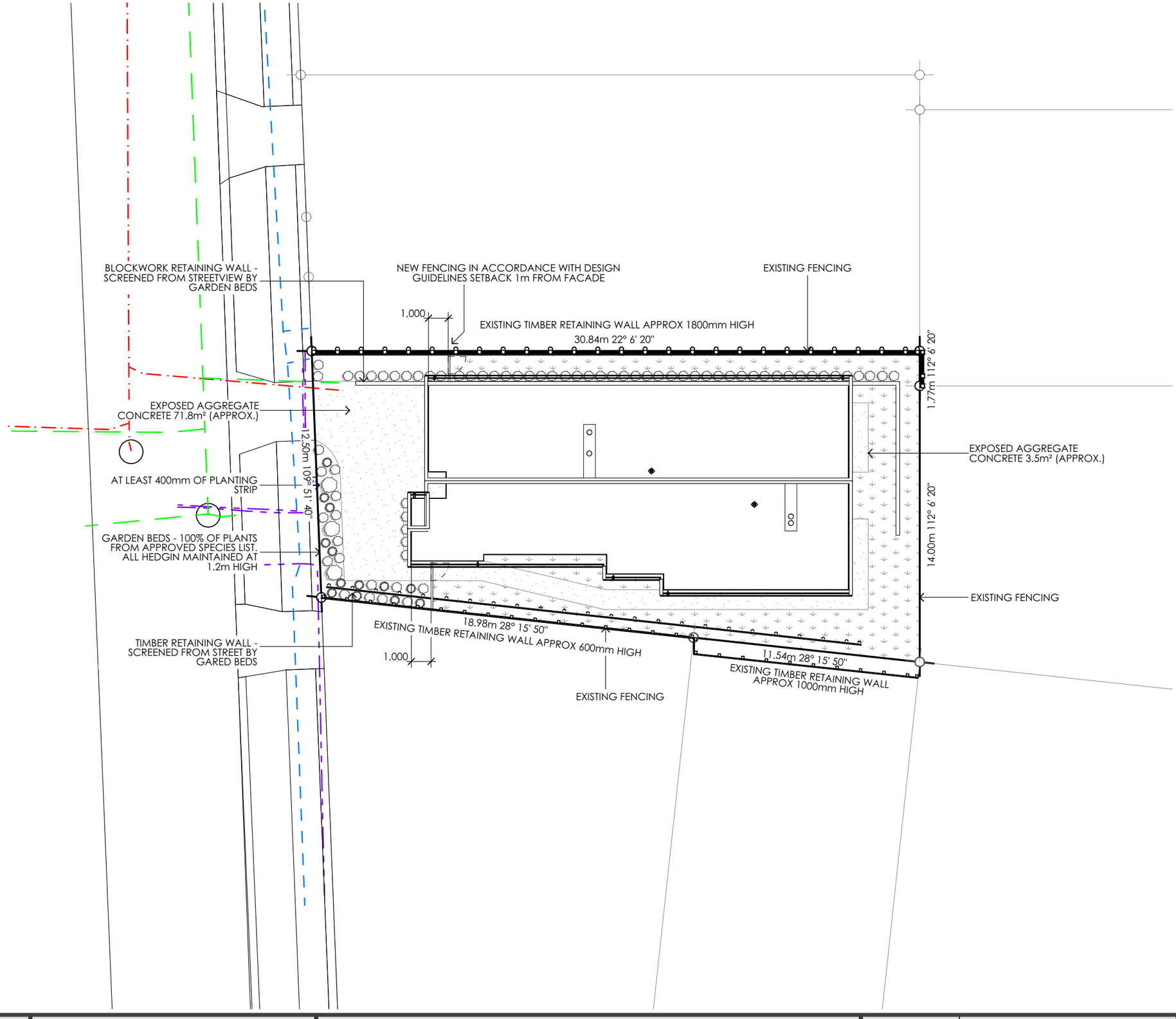


LOT 5053
DP 555055
SITE AREA 431m²

LAND FEATURERS

WIND ZONE	= HIGH
EARTHQUAKE ZONE	= 3
EXPOSURE ZONE	= B
CLIMATE ZONE	= 6
SUBSOIL CLASS	= C
SNOW ZONE	= N5 - 1.5kPa

GENERAL NOTE:
LANDSCAPING TO BE CONFIRMED WITH THE CLIENT AND CONTRACTOR ON SITE.



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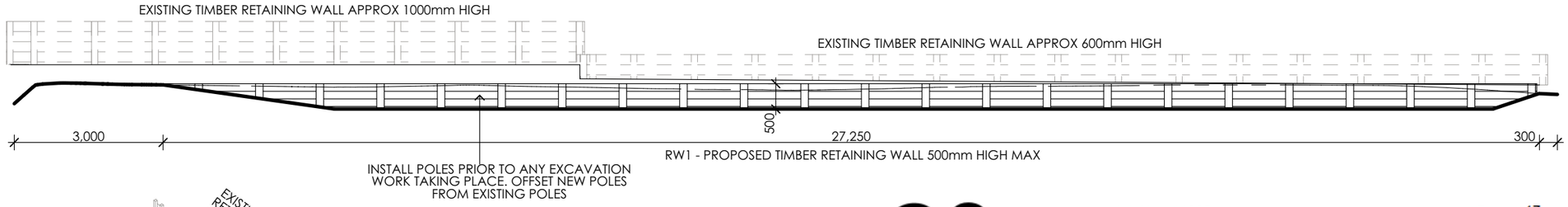
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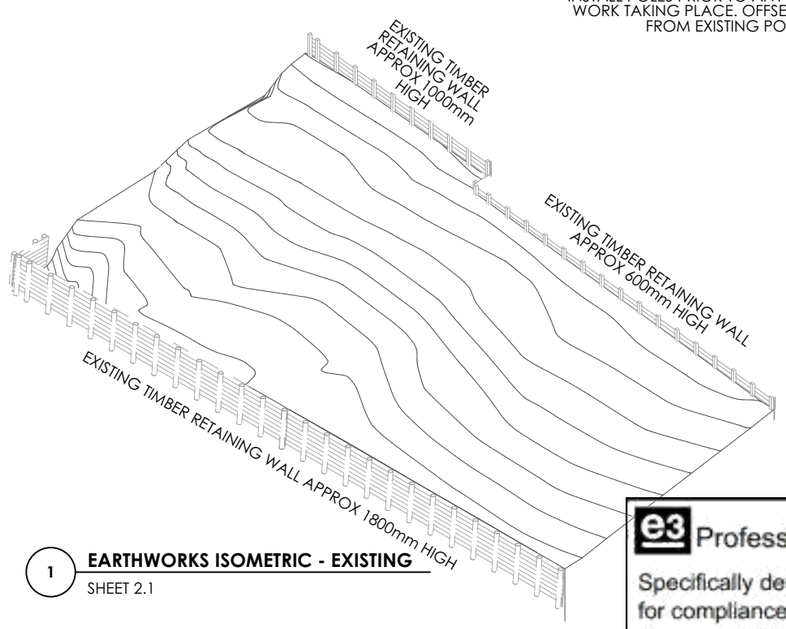
DRAWN:	B. CLARK
CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

SITE PLAN - LANDSCAPING

PROJECT NUMBER :	QT105539
PROJECT STATUS :	CONSENT ISSUE
DATE : 21/10/2026	REVISION : REV. 01
SCALE :	1:200 AT A3
SHEET NUMBER :	1.4



RW1 **TIMBER RETAINING WALL**
SHEET 2.1



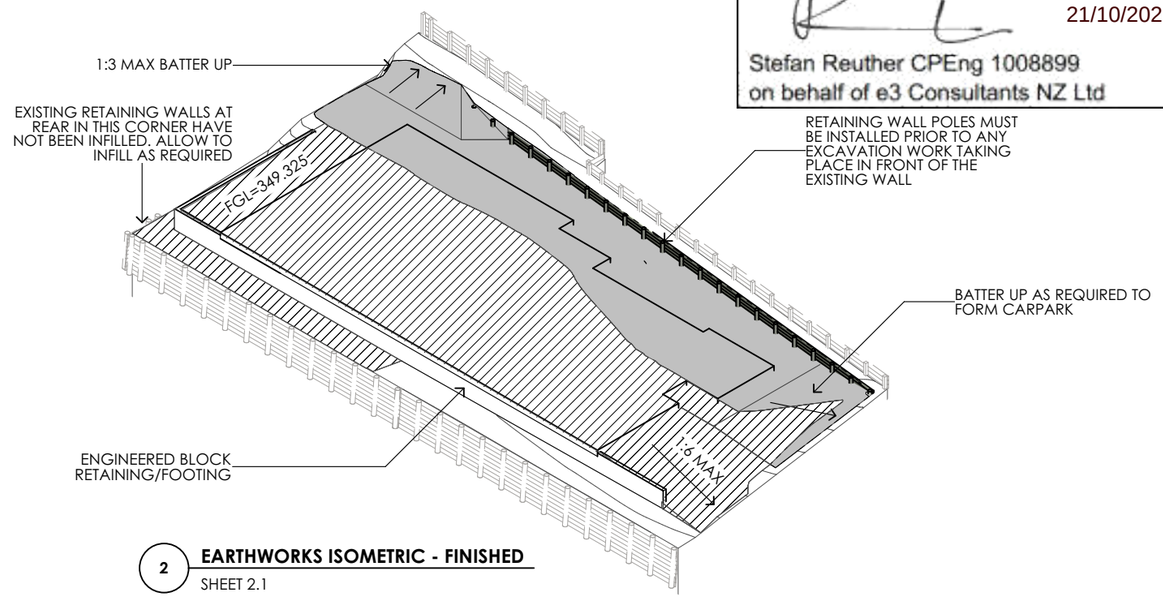
1 **EARTHWORKS ISOMETRIC - EXISTING**
SHEET 2.1

e3 Professional Consulting Engineers

Specifically designed items have been checked for compliance with Clause B1 of the New Zealand Building Code

21/10/2026

Stefan Reuther CPEng 1008899
on behalf of e3 Consultants NZ Ltd



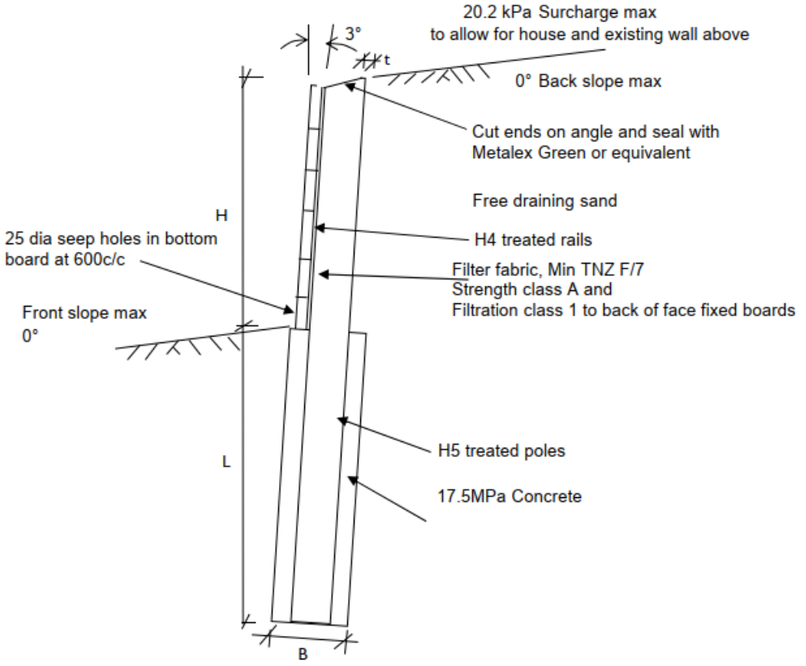
2 **EARTHWORKS ISOMETRIC - FINISHED**
SHEET 2.1

e3 Professional Consulting Engineers

Job No.: 11005
Job Name: Proposed Dwelling - QT105539
Client: Classic Builders QT
Subject: Timber retaining wall - Sketch

Page: 17
Designed: SR
Checked: MS
Date: Oct-2026

Retaining Wall: **A**



Note:
- Construction to be in accordance with the Specification
- Sawn rails to be continuous over three spans min.
- Poles to be placed with large end into embeded holes

Poles

Height Retained, H(m)	SED Pole Diameter (mm)	Hole Diameter, B (mm)	Pole Spacing	Embedment, L (m)	14g-125mm long SS screw with 25dia round washer: Height Retained, H(m)	14g-125mm long SS screw with 25dia round washer: number of screws
0.6	150	300	1.2	1.5	0.2m	2
					0.4m	2
					0.6m	2

Rails

Description	Max depth (m)
50 thick rough sawn timber (SG8 - H4)	0.6

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COUNCIL : QLDC

CLIENT SIGNATURE / DATE :

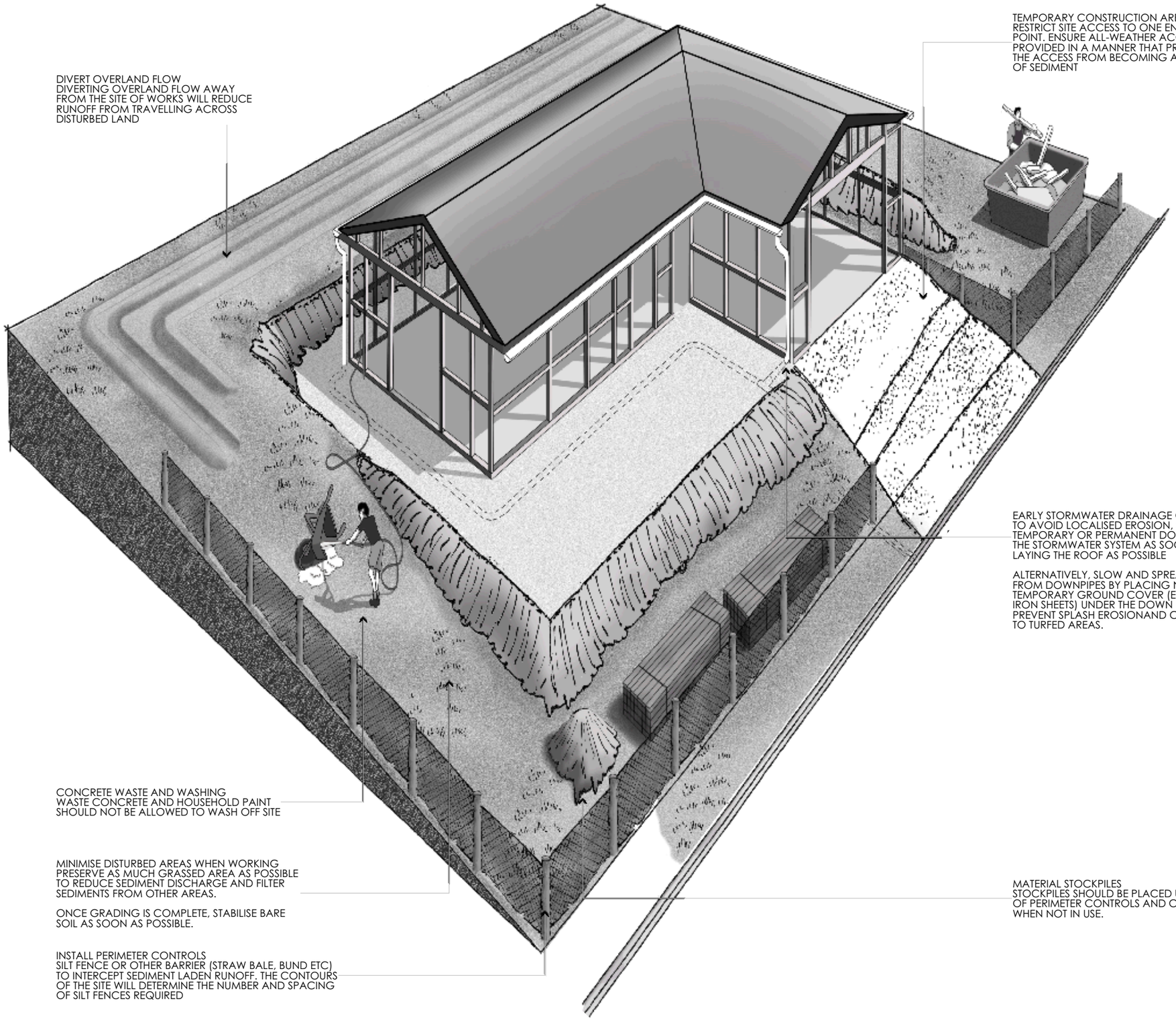
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DRAWN: B. CLARK
CONSULTANT: D.TURNBULL
BRANCH: QUEENSTOWN

EARTHWORKS & RETAINING WALL

PROJECT NUMBER : QT105539
PROJECT STATUS : CONSENT ISSUE
DATE : 21/10/2026 REVISION : REV. 01
SCALE : 1:100 AT A3
SHEET NUMBER : 1.5



DIVERT OVERLAND FLOW
DIVERTING OVERLAND FLOW AWAY FROM THE SITE OF WORKS WILL REDUCE RUNOFF FROM TRAVELLING ACROSS DISTURBED LAND

TEMPORARY CONSTRUCTION AREA
RESTRICT SITE ACCESS TO ONE ENTRY/EXIT POINT. ENSURE ALL-WEATHER ACCESS IS PROVIDED IN A MANNER THAT PREVENTS THE ACCESS FROM BECOMING A SOURCE OF SEDIMENT

EARLY STORMWATER DRAINAGE CONNECTION
TO AVOID LOCALISED EROSION, CONNECT TEMPORARY OR PERMANENT DOWNPIPES TO THE STORMWATER SYSTEM AS SOON AFTER LAYING THE ROOF AS POSSIBLE

ALTERNATIVELY, SLOW AND SPREAD THE FLOW FROM DOWNPIPES BY PLACING NON-EROSIVE, TEMPORARY GROUND COVER (EG.ROOFING IRON SHEETS) UNDER THE DOWN PIPES TO PREVENT SPLASH EROSIONAND CONVEY WATER TO TURFED AREAS.

CONCRETE WASTE AND WASHING
WASTE CONCRETE AND HOUSEHOLD PAINT SHOULD NOT BE ALLOWED TO WASH OFF SITE

MINIMISE DISTURBED AREAS WHEN WORKING
PRESERVE AS MUCH GRASSED AREA AS POSSIBLE TO REDUCE SEDIMENT DISCHARGE AND FILTER SEDIMENTS FROM OTHER AREAS.

ONCE GRADING IS COMPLETE, STABILISE BARE SOIL AS SOON AS POSSIBLE.

INSTALL PERIMETER CONTROLS
SILT FENCE OR OTHER BARRIER (STRAW BALE, BUND ETC) TO INTERCEPT SEDIMENT LADEN RUNOFF. THE CONTOURS OF THE SITE WILL DETERMINE THE NUMBER AND SPACING OF SILT FENCES REQUIRED

MATERIAL STOCKPILES
STOCKPILES SHOULD BE PLACED UPSLOPE OF PERIMETER CONTROLS AND COVERED WHEN NOT IN USE.

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	CLASSIC BUILDERS DESIGN & BUILD
LEGAL DESCRIPTION :	**LOT 5053 - DP 555055**
SITE ADDRESS :	**46 SHEPHERD ROAD, HANLEYS FARM**
CITY :	**QUEENSTOWN**
COUNCIL :	**QLDC**

CLIENT SIGNATURE / DATE :

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EROSION CONTROL

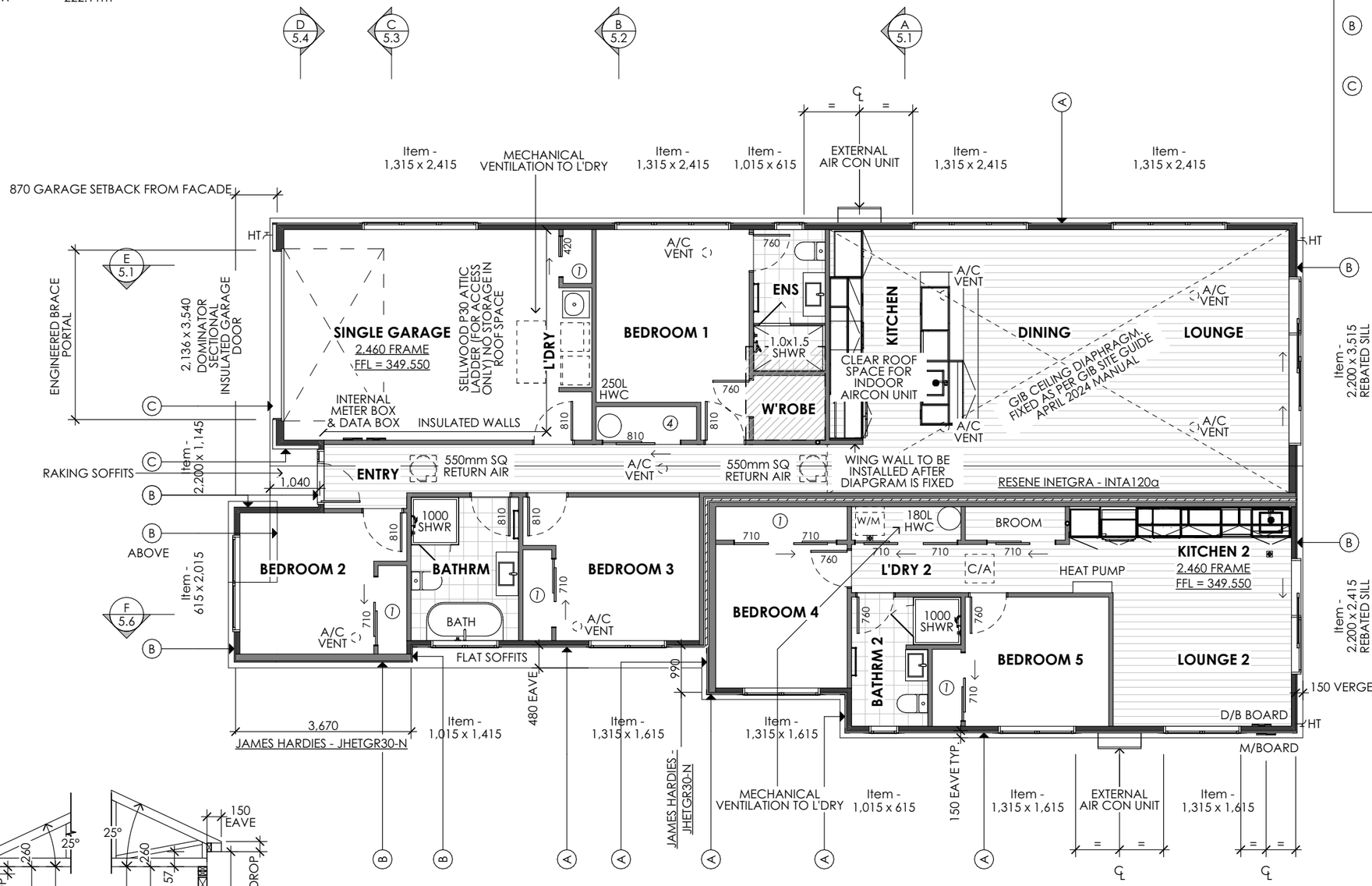
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PROJECT STATUS :	**CONSENT ISSUE**
DATE : **21/10/2026**	REVISION : **REV. 01**
SCALE :	NOT TO SCALE
SHEET NUMBER :	**1.6**

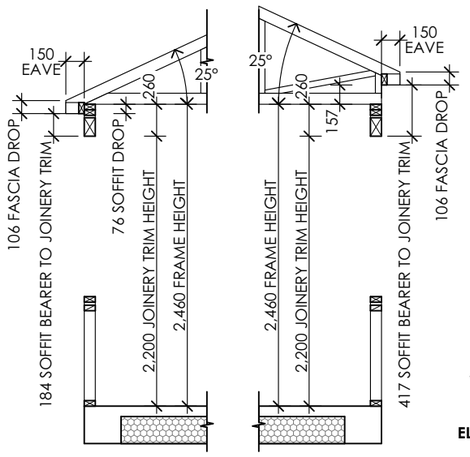
DWELLING GROUND FLOOR AREAS

OVER FRAME = 208.41m²

OVER CLADDING = 212.42m²

ROOF PLAN VIEW = 222.11m²







ELEVATION KEY

ALL FIRE RATED CLADDING MATERIALS TO BE NON COMBUSTIBLE IN ACCORDANCE WITH
NZBC: C/AS1 TABLE 5.1 REQUIREMENTS FOR EXTERNAL WALL CLADDINGS & C/AS2 TABLE 5.5 EXTERNAL CLADDING SYSTEMS

CLADDING CALCULATIONS:

(A) COLORSTEEL MAXAM TRAPEZOIDAL PROFILED METAL EXTERIOR CLADDING
115.7m² (60%)
60% MAX

(B) JAMES HARDIE AXON PANEL EXTERIOR CLADDING
32.7m² (17%)
70% MAX

(C) CAVITECLAD THERMASHELL 75mm EIFS EXTERIOR CLADDING SYSTEM
14.9m² (8%)
70% MAX

UNRENDERED BLOCKWORK
29.6m² (15%)
15% MAX

TOTAL CLADDING
192.9m² (100%)

INSULATION / H1 SUMMARY:

SLAB	ALLIED POLYPOD QUICKEDGE FOUNDATION
EDGE	QUICKEDGE INSULATION
UNDER SLAB	50mm EXPOL SLABX200
WALLS 90.	R2.8 ECOINSULATION
WALLS 140.	R3.2 ECOINSULATION
ROOF PRM.	R3.4 ECOINSULATION
ROOF FLAT.	R7.0 ECOINSULATION
WINDOWS/DOORS	R0.50 RESIDENTIAL SERIES WINDOWS AND DOORS

GARAGE EXTERNAL WALLS AND INTERNAL WALLS ARE TO BE INSULATED

BUILDING LOCATION:

WIND ZONE	HIGH
EARTHQUAKE ZONE	3
EXPOSURE ZONE	B
CLIMATE ZONE	6

GENERAL NOTES:

(4) = No. OF SHELVES IN CUPBOARDS / WARDROBES

CORROSION PROTECTION:
ALL STRUCTURAL FIXINGS/MEMBERS TO BE #STRUCTURAL FIXINGS UNLESS ENCLOSED BY BUILDING UNDERLAY OR STATED OTHERWISE.

STUD SIZE AND SPACING:
STUDS IN LOADBEARING EXTERNAL WALLS FOR 'SINGLE OR TOP STOREY' FOR STUDS;
- UP TO 2.4m 90x45 AT 600mm CRS.
- UP TO 2.4m 140x45 AT 400mm CRS.
- UP TO 2.4m 140x45 AT 600mm CRS.

STUDS IN LOADBEARING INTERNAL WALLS FOR 'SINGLE OR TOP STOREY' FOR STUDS;
- UP TO 2.4m 90x45 AT 600mm CRS.

STUDS IN NON LOADBEARING INTERNAL WALLS FOR STUDS;
- UP TO 2.4m 90x45 AT 600mm CRS.

BOTTOM PLATES:
BOTTOM PLATES OVER DPC FIXED WITH M10 THRU-BOLTS

TIMBER TREATMENT:
H1.2 EXTERNAL FRAMING
H1.2 INTERNAL FRAMING

TIMBER MOISTURE:
ENSURE A TIMBER MOISTURE CONTENT WITHIN 12-18% BEFORE FIXING OF INTERNAL LININGS AS PER NZS3602:2003, TABLE 4 & BRANZ BU585

TIMBER GRADE:
ALL STRUCTURAL TIMBER - MIN SG8 UNLESS NOTED OTHERWISE.

WALL CLADDINGS:
(A) COLORSTEEL MAXAM TRAPEZOIDAL PROFILED METAL EXTERIOR CLADDING

(B) JAMES HARDIE AXON PANEL EXTERIOR CLADDING

(C) CAVITECLAD THERMASHELL 75mm EIFS EXTERIOR CLADDING SYSTEM WITH SELECTED PLASTER FINISH

ALL CLADDINGS OVER DRAINED & VENTILATED CAVITY

UNDERLAY -
APPROVED BUILDING WRAP
FPS BUILDING WRAP

FLASHINGS:
ALL FLASHINGS ARE TO BE IN ACCORDANCE NZBC E2: EXTERNAL MOISTURE, SECTION 4.3.
- 0.75mm BMT uPVC FLASHINGS
- 0.70mm BMT ALUMINIUM FLASHINGS
- 0.55mm BMT GALVANISED STEEL FLASHINGS
- 0.55mm BMT ALUMINIUM-ZINC - MAGNESIUM (COMBINATIONS) COSTED STEEL FLASHINGS
- 0.45mm BMT STAINLESS STEEL FLASHINGS

ROOF CLADDING:
COLORSTEEL MAXAM TRAPEZOIDAL PROFILED METAL ROOFING. 0.4 BMT
- 25° PITCH , O/HANG AS SHOWN

UNDERLAY -
APPROVED R2 SELF SUPPORTING ROOF UNDERLAY
THERMAKRAFT COVERTEK 407 UNDERLAY

- FREEMAN GROUP 165mm ALPINE C/STEEL FASCIA & FREEMAN GROUP C/STEEL 125mm QUAD SPOUTING WITH SNOW STRAPS

C/STEEL 80mm ALUMINIUM ROUND DOWNPIPES

HEATING:
SELECTED WALL MOUNTED INTERNAL HEATPUMP UNITS AND DUCTED UNIT. PROJECT MANAGER IS TO CONFIRM THAT THE LOCATIONS OF THE BOTH THE INTERNAL AND EXTERNAL UNITS ARE TO THE CLIENTS PREFERENCE.

WINDOW & DOOR JOINERY:
ALL GLAZING TO COMPLY WITH *NZS 4223*. DOUBLE GLAZING TO ALL UNITS

- RESIDENTIAL SERIES WINDOWS AND DOORS
- DOMINATOR INSULATED GARAGE DOOR

WINDOW & DOOR SIZES SHOWN ARE TO TRIMMED OPENINGS.

1980mm STANDARD HIEGHT INTERNAL DOORS

WATER HEATING:
RHEEM 180L MAINS PRESSURE ELECTRIC WATER HEATER

WET AREAS:
REFER TO THE KITCHEN & BATHROOM LAYOUT FOR LININGS AND SUBSTRATES.

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CITY : QUEENSTOWN

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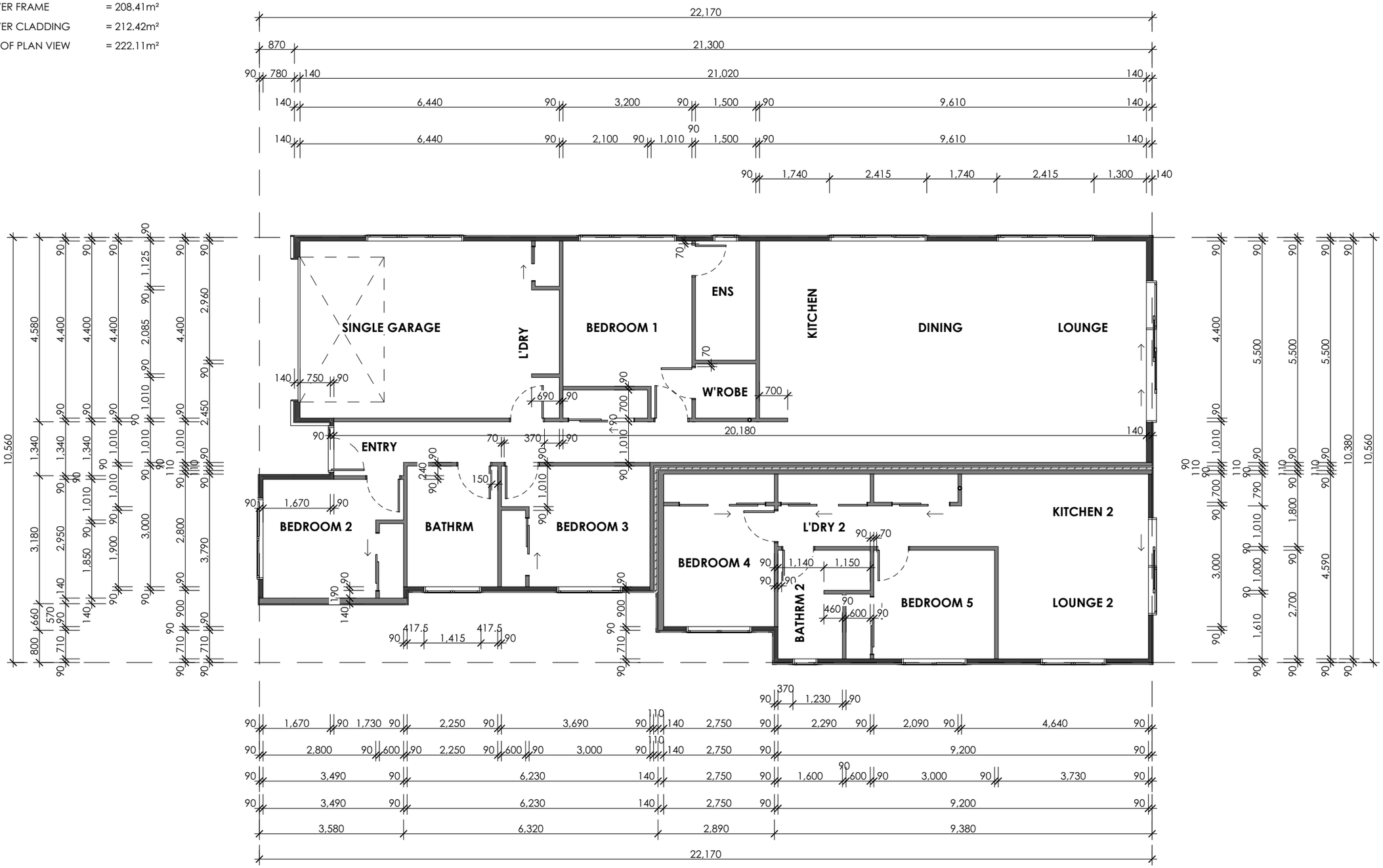
GROUND FLOOR PLAN

DWELLING GROUND FLOOR AREAS

OVER FRAME	= 208.41m²
OVER CLADDING	= 212.42m²
ROOF PLAN VIEW	= 222.11m²

BUILDING LOCATION:

WIND ZONE	HIGH
EARTHQUAKE ZONE	3
EXPOSURE ZONE	B
CLIMATE ZONE	6



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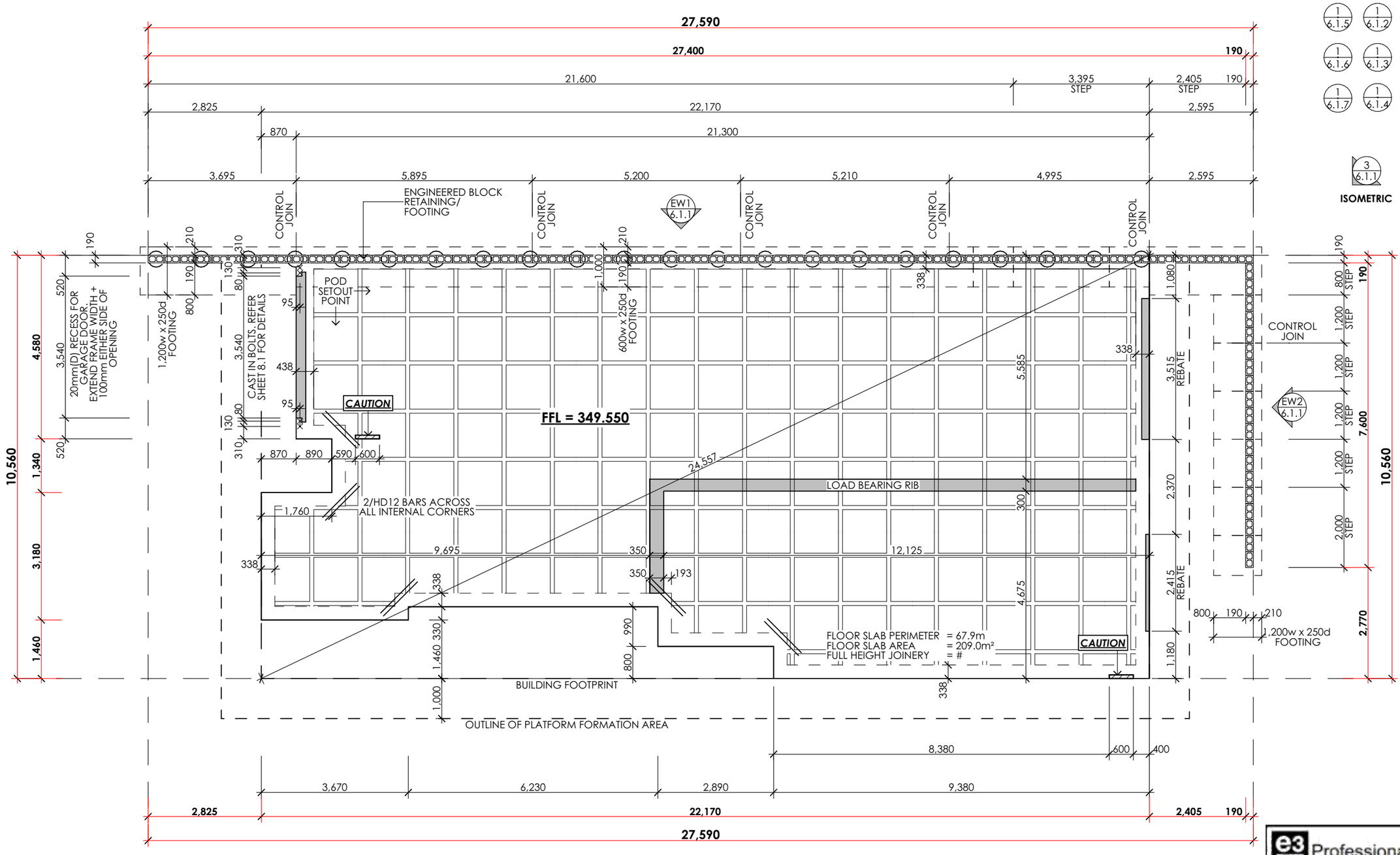
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DRAWN:	B. CLARK
CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

GROUND FLOOR PLAN - DIMENSIONS

PROJECT NUMBER :	QT105539
PROJECT STATUS :	CONSENT ISSUE
DATE : 21/10/2026	REVISION : REV. 01
SCALE :	1:100 AT A3
SHEET NUMBER :	2.2



1/6.1.5 1/6.1.2
1/6.1.6 1/6.1.3
1/6.1.7 1/6.1.4

BUILDING LOCATION:

WIND ZONE	HIGH
EARTHQUAKE ZONE	3
EXPOSURE ZONE	B
CLIMATE ZONE	6

SETTING OUT:
IMPORTANT! - IF UNSURE OF ANY SETTING OUT DIMENSIONS OR IF ANY FURTHER DIMENSIONS ARE REQUIRED TO ASSIST WITH SITE SET OUT, PLEASE CONTACT THE DESIGNER FOR FURTHER CLARIFICATION.

DO NOT SCALE FROM THIS DRAWING

THIS PLAN IS TO BE READ IN CONJUNCTION WITH SHEET 1.2 SITE PLAN - DWELLING SETOUT

3/6.1.1 ISOMETRIC

GENERAL NOTES:
THE FOUNDATION DESIGN IS BASED ON THE RECOMMENDATIONS OF THE GEOTECH REPORT.

THE MINIMUM BEARING CAPACITIES SHALL EXCEED 200kPa.

COMPACTED HARDFILL OVER 600mm TO BE CERTIFIED BY A CPENG AND A CERTIFICATE TO BE PROVIDED TO COUNCIL AT FOUNDATION INSPECTION.

FLOOR SLAB DESIGNED IN ACCORDACE WITH ALLIED TECHNICAL MANUAL AND SED DESIGN AND DETAILS .

LOADBEARING RIBS REQUIRED UNDER ALL ROOF LOADS AS INDICATED ON THE ATTACHED TRUSS LAYOUT, AND UNDER ALL WALLS SUPPORTING A SECOND FLOOR LEVEL.

REFER TO SHEET 6.1 FOR FOUNDATION CONSTRUCTION DETAILS.

FOUNDATION NOTES:

SYSTEM:	ALLIED POLYPOD QUICKEDGE FOUNDATION
TOPPING SLAB:	85mm THICK FLOOR
CONCRETE STR:	20 MPa CONCRETE
MESH:	APPROVED SE62 MESH
PODS:	1100x1100x220mm POLYSTYRENE PODS
INSULATION:	50mm EXPOL SLABX200 UNDERSLAB INSULATION QUICKEDGE INSULATION PERIMETER INSULATION
MEMBRANE:	0.25mm POLYTHENE DPC MEMBRANE

CAUTION!
MAINS POWER AND WATER SUPPLY TO PENETRATE FLOOR WITHIN THIS SHADED AREA. IF MAINS POWER OR WATER SUPPLY IS REQUIRED IN ALTERNATIVE LOCATION ENSURE NO BRACING ELEMENTS ARE TO BE INSTALLED ABOVE. REFER TO BRACING PLAN FOR BRACE LOCATIONS.

RECESS JOINERY:
CONSTRUCTION MANAGER TO CONFIRM RECESSED JOINERY REBATE WITH WINDOW MANUFACTURER.

NOTE:
REFER TO E3 CONSULTANTS ENGINEERS DESIGN REPORT REF: 11005 FOR FURTHER DETAIL ON CALCULATIONS ETC.

GEOTECH REPORT SUMMARY:
REFER TO GEOTECHNICAL REPORT COMPILED BY 'GEOTAGO'
JOB No. GL24-069 QT003

1 EXECUTIVE SUMMARY

1.1 SUMMARY
- THE CRITERIA FOR 'GOOD GROUND' IN ACCORDANCE WITH NZS3604:2011 IS NOT MET.

1.3 FOUNDATION SUMMARY
- SPECIFIC ENGINEERING DESIGN (SED) WILL BE REQUIRED TO DETERMINE AN APPROPRIATE FOUNDATION SOLUTION.

8 PROPOSED FOUNDATION SOLUTIONS
- REDUCED ULTIMATE BEARING CAPACITY OF 200KPA
- THE FOUNDATION ENGINEER SHOULD CONSIDER THE EXISTING RETAINING WALL DESIGN ALONG THE WESTERN BOUNDARY.

9.1 EXISTING RETAINING WALLS
- MINIMUM OFFSET OF 2.0M SHOULD BE MAINTAINED FOR BUILDINGS ABOVE THE RETAINING WALL.
- FURTHER CLARIFICATION SHOULD BE SOUGHT FROM THE STRUCTURAL ENGINEER WITHIN THE AREA OF INFLUENCE OF THE RETAINING WALL.

9.2 PROPOSED RETAINING WALLS
- SURCHARGE THAT THE EXISTING RETAINING WALL WILL IMPOSE ON THE PROPOSED RETAINING WALL: SOLUTIONS COULD INCLUDE APPROPRIATE SETBACK FROM THE EXISTING WALL OR A DESIGNED SOLUTION TO ACCOMMODATE THE SURCHARGE-LOAD FROM THE EXISTING WALL AND BUILDING UPSLOPE.
- RISK OF UNDERMINING THE EXISTING RETAINING WALL DURING CONSTRUCTION.
- SPECIFIC ENGINEERED DESIGN (SED) WILL BE REQUIRED IF THE WALL IS SUBJECT TO A SURCHARGE.

11 GEOTECHNICAL CONSIDERATIONS & RECOMMENDATIONS
- ALL TOPSOIL AND ORGANIC MATTER BENEATH THE PROPOSED BUILDING FOOTPRINT SHALL BE REMOVED.
- ANY FOUNDATIONS REQUIRING FILLING THAT EXCEEDS 600 MM IN HEIGHT WILL REQUIRE CERTIFICATION.
- ALL EARTHFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH NZS4431:2022, WITH CERTIFICATION BY A GEO-PROFESSIONAL.
- AT THE TIME OF CONSTRUCTION ALL FOUNDATION EXCAVATION SUBGRADES SHOULD BE INSPECTED, BY A GEO-PROFESSIONAL.
- SOILS ON THIS SITE ARE CONSIDERED TO FALL IN THE SITE SUBSOIL 'CLASS C
- SHALLOW SOIL SITE' IN ACCORDANCE WITH NZS 1170.5.2012.
- A STRENGTH REDUCTION FACTOR OF 0.5 OR 0.8 SHOULD BE APPLIED TO ALL RECOMMENDED GEOTECHNICAL ULTIMATE SOIL CAPACITIES

e3 Professional Consulting Engineers

Specifically designed items have been checked for compliance with Clause B1 of the New Zealand Building Code

21/10/2026

Stefan Reuther CPEng 1008899
on behalf of e3 Consultants NZ Ltd

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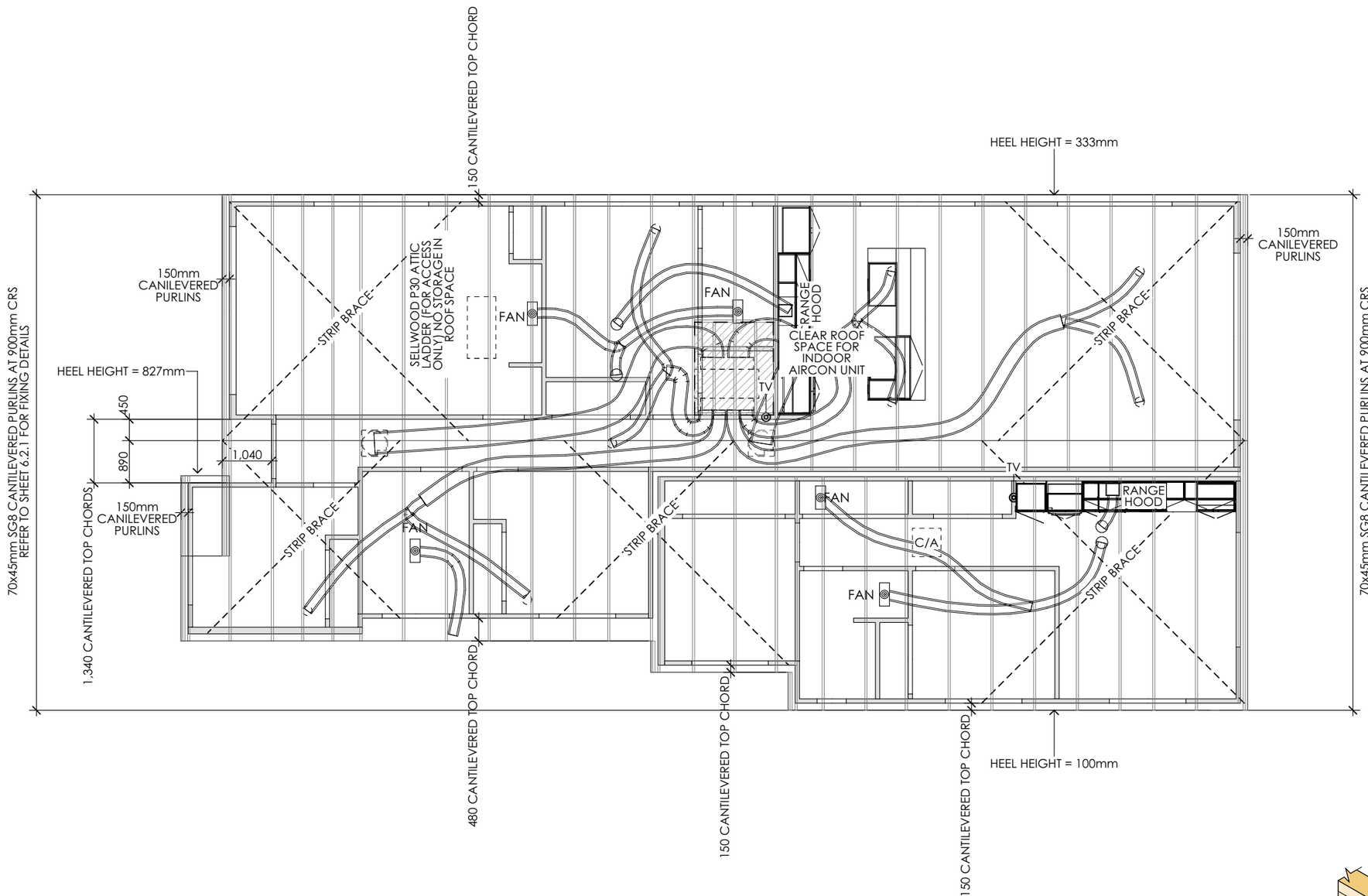
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BRANCH:	QUEENSTOWN	DATE : 21/10/2026	REVISION : REV. 01
		SCALE :	1:100 AT A3
FOUNDATION PLAN		SHEET NUMBER :	3.1



LOADBEARING WALLS

1/6.2.1 TRUSS LAYOUT IS AS PER FUTUREBUILD MANUFACTURING 'BUILDABLE CONSENT LAYOUT' JOB No. CLB00029

1/6.2.2 REFER TO THE 'BUILDABLE CONSENT LAYOUT' ABOVE FOR THE TRUSS TO TOP PLATE FIXINGS

1/6.2.3 **ROOF BRACING:**
COMPLIANCE: NZS3604:2011 - SECTION 10.3 & SECTION 10.4

1/6.2.4 ROOF BRACES ARE REQUIRED
LIGHT ROOF TYPE ONE PER 50m²
OR PART THEREOF, WITH MINIMUM OF 2 BRACES PER EACH RIDGE LINE.

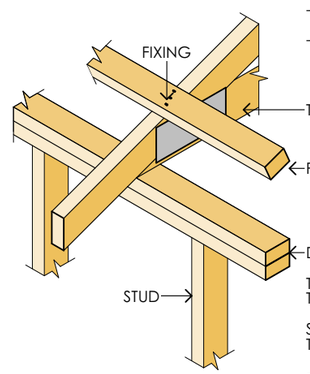
STRAP BRACES AND HIP OR VALLEY RAFTERS SHALL BE COUNTED AS ONE ROOF BRACE.

LSB = LUMBERLOK STRIP BRACE

OPENINGS IN CEILINGS:
COMPLIANCE: NZS3604:2011 - SECTION 13.3
ACCESS TO A CEILING SPACE SHALL HAVE A CLEAR OPENING NOT LESS THAN 600mm x 500mm SHALL BE PROVIDED, GIVING EASY UNOBSTRUCTED ACCESS OF AT LEAST 600mm IN HEIGHT BETWEEN THE TOP OF THE CEILING JOISTS AND OTHER ROOF MEMBERS.

OPENINGS IN CEILINGS SHALL BE COUNDED BY TRIMMERS AND TRIMMER JOISTS.

MEMBERS & FIXING:
90x45mm TRIMMER JOISTS
90x45mm CURTAILED JOISTS
3/90x3.15mm SKEW NAILS TO EACH CONNECTION



PURLINS 70x45mm AT MAX. 900mm CRS / MAX. SPAN 900mm
2.4kN FIXING:
- 1/ 10g SELF-DRILLING SCREW, 80mm LONG OR
- 3/ 80x3.15mm PASLODE PURLIN NAILS INSTALLED AS PER PASLODE PURLIN NAIL USER INSTALLATION GUIDE.

TRUSS TO TOP PLATE FIXINGS REFER TO CARTERS MANUFACTURING LAYOUT

STUD TO TOP PLATE FIXING REFER TO SHEET 4.4

PURLIN FIXING TYPE T / 2.4kN

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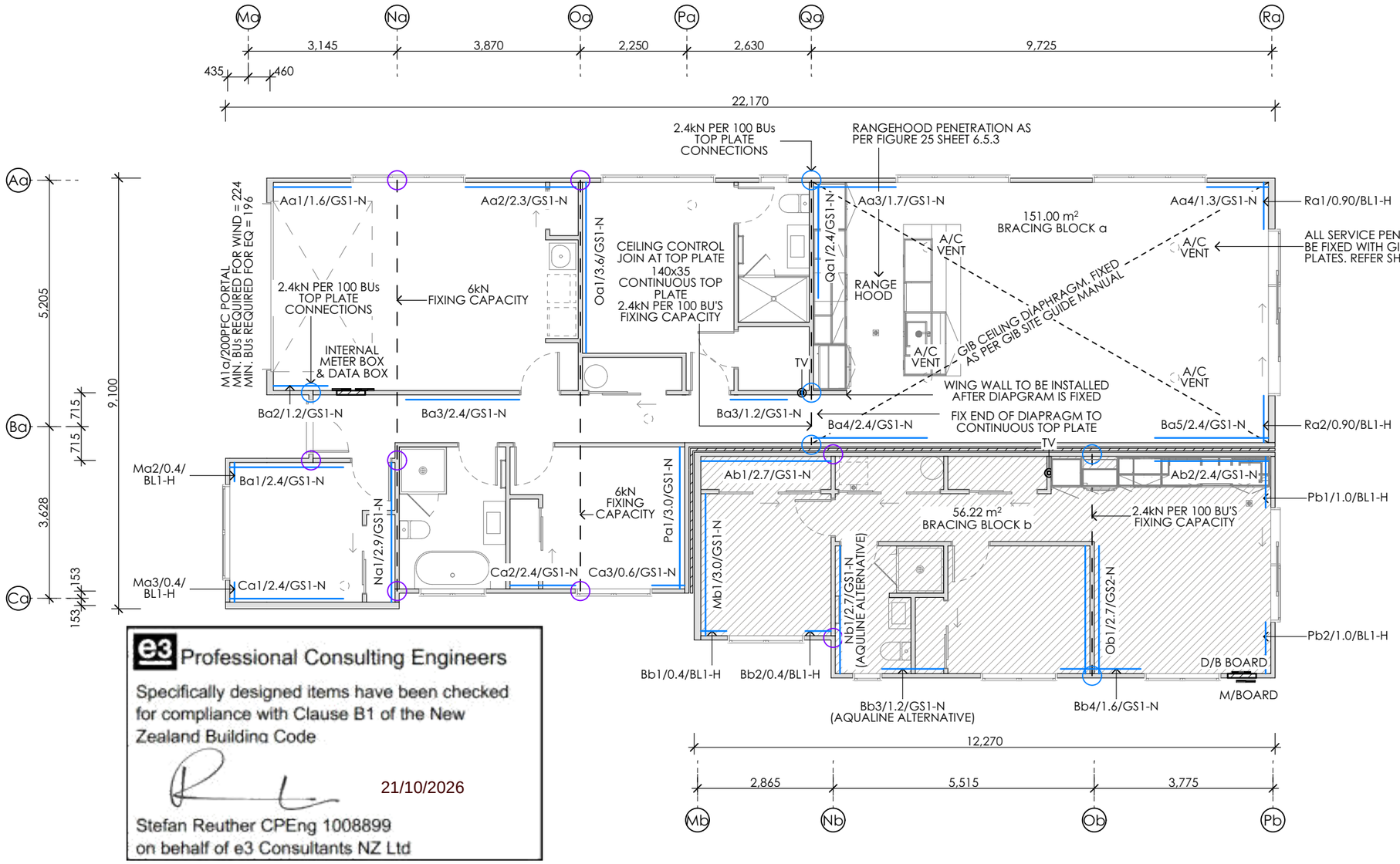
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DRAWN: B. CLARK
CONSULTANT: D.TURNBULL
BRANCH: QUEENSTOWN

ROOF FRAMING PLAN

PROJECT NUMBER : QT105539
PROJECT STATUS : CONSENT ISSUE
DATE : 21/10/2026 REVISION : REV. 01
SCALE : 1:100 AT A3
SHEET NUMBER : 3.2



BUILDING LOCATION:

WIND ZONE	HIGH
EARTHQUAKE ZONE	3
EXPOSURE ZONE	B
CLIMATE ZONE	6

(1/6.5.1) (1/6.5.2)

BRACING NOTE:

BUILDER TO ENSURE ALL SPECIFIED BRACES FIT ON-SITE AND COMPLY WITH THE RELATIVE FIXING PATTERNS AND DETAILS. IF ANY DISCREPANICES OCCUR BETWEEN ON-SITE BRACES OR INSTALLATION AND CONSENTED PLANS, PLEASE CONTACT THE DESIGNER TO RESOLVE.

BRACING CALCULATIONS IN THE SUPPORTING DOCUMENTS TO THE BUILDING CONSENT SHOW COMPLIANCE WITH NZS3604:2011, CLAUSE 5.4.

THE BRACING ELEMENTS SHOWN ON THE BRACING PLAN & CALCULATIONS DETERMINE THE USE OF EXTENDED TOP PLATES. IF BRACES ARE EXTENDED ON SITE FOR EASE OF CONSTRUCTION AND TO ACHIEVE A BETTER FINISH. THIS DOES NOT REQUIRE ADDITIONAL EXTRA TOP PLATE EXTENSIONS.

NZS3604:2011, CLAUSE 8.7.3.4 REQUIREMENTS ARE CHECKED BASED ON THE BRACING LENGTH IN THE BRACING CALCULATIONS.

- 3kN CONNECTION
- 6kN CONNECTION
- SPECIFIC kN CONNECTION

CEILING CONTROL JOINTS

CEILING CONTROL JOINTS ARE TO BE LOCATED EVERY 12m OR AS INDICTAED ON PLANS.

e3 Professional Consulting Engineers

Specifically designed items have been checked for compliance with Clause B1 of the New Zealand Building Code

21/10/2026

Stefan Reuther CPEng 1008899
on behalf of e3 Consultants NZ Ltd

TOP PLATES CONNECTIONS

TOP PLATE CONNECTIONS WITHIN WALLS NOT CONTAINING WALL BRACING ELEMENTS SHALL BE HALVED AND NAILED AT THE JOINTS OR BE BUTTED OVER BLOCKING AND NAILED

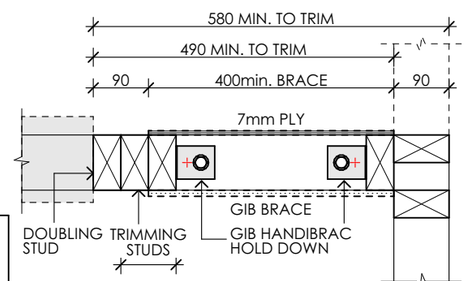
IN-LINE TOP PLATE CONNECTIONS WITHIN WALLS CONTAINING WALL BRACING ELEMENTS SHALL BE JOINTED ACCORDING TO THE BRACING CAPACITY OF THE HIGHEST-RATED INDIVIDUAL WALL BRACING ELEMENTS:

- LESS THAN 100 BUS, USE 3kN CAPACITY CONNECTIONS
- MORE THAN 100 BUS, USE 6kN CAPACITY CONNECTIONS.

TOP PLATE CONNECTIONS WITHIN WALLS CONTAINING 1 OR MORE BRACING ELEMENTS ARE REQUIRED TO CONNECT EITHER DIRECTLY, OR THROUGH A FRAMING MEMBER IN THE LINE OF THE WALL, TO PERPENDICULAR EXTERNAL WALLS:

LESS THAN - 125 BU'S	CONNECT TO 1 EXTERNAL WALL WITH A MIN. 6kN CAPACITY CONNECTION
LESS THAN - 250 BU'S	CONNECT TO 2 EXTERNAL WALLS WITH A MIN. 6kN CAPACITY CONNECTION
MORE THAN - 250 BU'S	CONNECT TO 2 EXTERNAL WALL WITH A MIN. 2.4kN CAPACITY CONNECTIONS FOR EVERY 100 BU'S

IF A DOUBLE TOP PLATE IS USED AND JOINTS IN THE TOP PLATES ARE STAGGERED, NEITHER THE 3kN OR 6kN CAPACITY CONNECTIONS ARE REQUIRED ACCORDING TO NZS 3604:2011, FIGURE 8.15, NOTE (2).



TYPICAL MIN. 400mm BRACE FROM CORNER FOR LINTEL SPANS UP TO 3.6m - EP1/EPG/BL1-H/BLP-H

CAUTION!

MAINS POWER AND WATER SUPPLY TO PENETRATE FLOOR WITHIN THIS SHADED AREA. IF MAINS POWER OR WATER SUPPLY IS REQUIRED IN ALTERNATIVE LOCATION ENSURE NO BRACING ELEMENTS ARE TO BE INSTALLED ABOVE. REFER TO BRACING PLAN FOR BRACE LOCATIONS.

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	CLASSIC BUILDERS DESIGN & BUILD
LEGAL DESCRIPTION :	LOT 5053 - DP 555055
SITE ADDRESS :	46 SHEPHERD ROAD, HANLEYS FARM
CITY :	QUEENSTOWN
COUNCIL :	QLDC

CLIENT SIGNATURE / DATE :

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DRAWN:	B. CLARK	PROJECT NUMBER :	QT105539
CONSULTANT:	D.TURNBULL	PROJECT STATUS :	CONSENT ISSUE
BRANCH:	QUEENSTOWN	DATE : 21/10/2026	REVISION : REV. 01
		SCALE :	1:100 AT A3
BRACING PLAN		SHEET NUMBER :	**3.3**



1
6.6.1

GENERAL:
THE LINTELS & FIXING TYPES HAVE BEEN SIZED USING THE FOLLOWING:

THE MITEK SAPPHIRETM LINTEL DESIGN PROGRAM HAS BEEN DEVELOPED BY MITEK NEW ZEALAND LIMITED FOR THE DESIGN OF LINTELS IN NEW ZEALAND. THE LINTEL DESIGNS COMPUTED BY MITEK SAPPHIRETM ARE PREPARED USING SOUND AND WIDELY ACCEPTED ENGINEERING PRINCIPLES, AND IN ACCORDANCE WITH COMPLIANCE DOCUMENTS ISSUED BY MBIE AND VERIFICATION METHOD B1/VM1, TO SATISFY THE REQUIREMENTS OF CLAUSES B1 AND B2 OF THE NEW ZEALAND BUILDING CODE.

ALL LINTELS ARE TO BE INSTALLED TO THE UNDERSIDE OF THE DOUBLE TOP PLATE AND FRAMED DOWN TO SUIT OPENING HEIGHT.

STUD TO TOP PLATE FIXING → TYPE B

LINTEL SIZE AND FIXING → 200x90Hy90 TYPE H

NOTE: ALL STUD TO TOP PLATE FIXINGS TO BE FIXING TYPE 'B' TO ALL LOAD BEARING WALLS

e3 Professional Consulting Engineers

Specifically designed items have been checked for compliance with Clause B1 of the New Zealand Building Code

21/10/2026

Stefan Reuther CPEng 1008899
on behalf of e3 Consultants NZ Ltd

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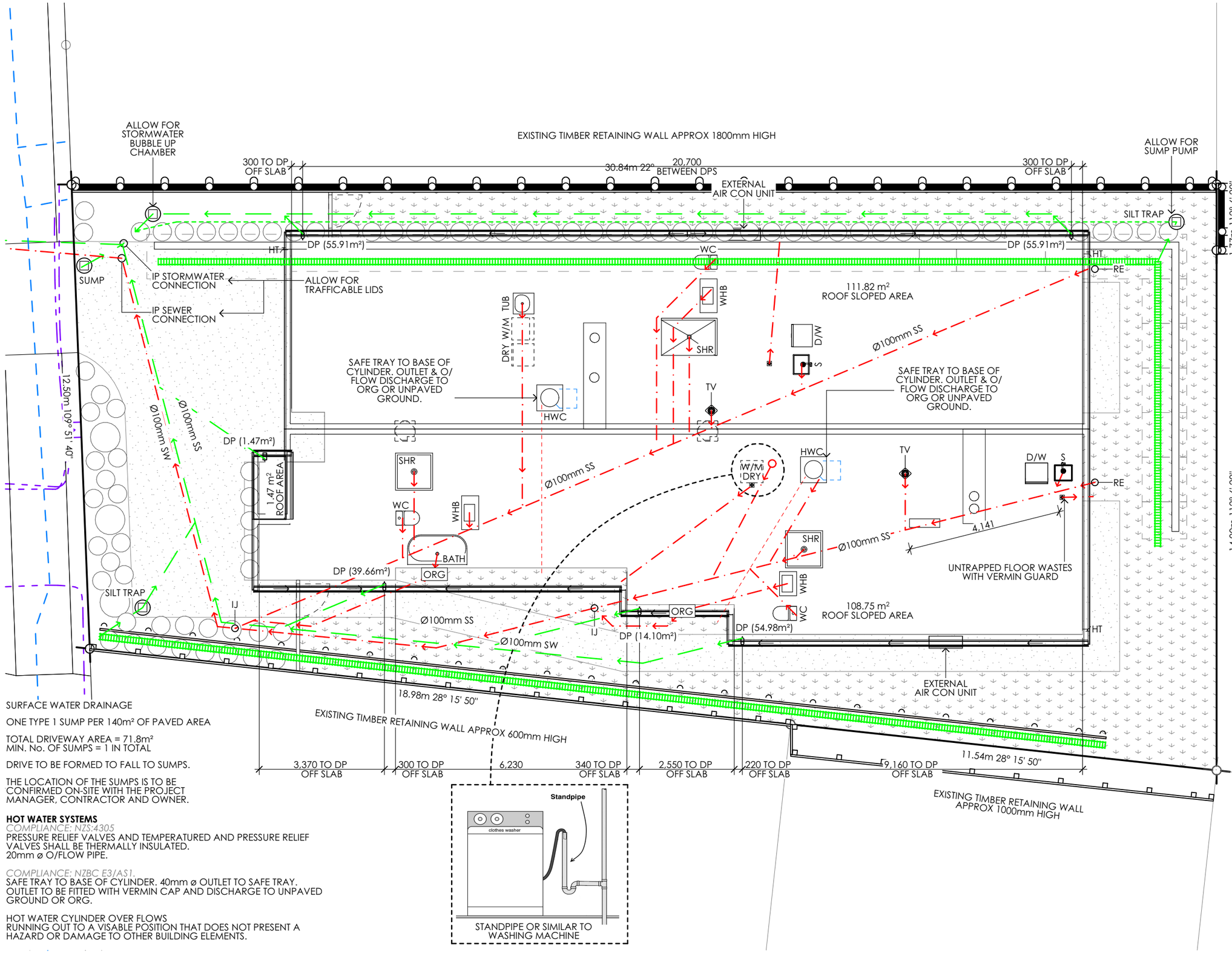
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DRAWN:	B. CLARK
CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

LINTELS & FIXINGS PLAN

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PROJECT STATUS :	CONSENT ISSUE
DATE : 21/10/2026	REVISION : REV. 01
SCALE :	1:100 AT A3
SHEET NUMBER :	3.4



SURFACE WATER DRAINAGE

ONE TYPE 1 SUMP PER 140m² OF PAVED AREA

TOTAL DRIVEWAY AREA = 71.8m²
MIN. No. OF SUMPS = 1 IN TOTAL

DRIVE TO BE FORMED TO FALL TO SUMPS.

THE LOCATION OF THE SUMPS IS TO BE CONFIRMED ON-SITE WITH THE PROJECT MANAGER, CONTRACTOR AND OWNER.

HOT WATER SYSTEMS
COMPLIANCE: NZS:4305
PRESSURE RELIEF VALVES AND TEMPERATURED AND PRESSURE RELIEF VALVES SHALL BE THERMALLY INSULATED.
20mm ø O/FLOW PIPE.

COMPLIANCE: NZBC E3/AS1.
SAFE TRAY TO BASE OF CYLINDER. 40mm ø OUTLET TO SAFE TRAY. OUTLET TO BE FITTED WITH VERMIN CAP AND DISCHARGE TO UNPAVED GROUND OR ORG.

HOT WATER CYLINDER OVER FLOWS RUNNING OUT TO A VISABLE POSITION THAT DOES NOT PRESENT A HAZARD OR DAMAGE TO OTHER BUILDING ELEMENTS.

STANDPIPE OR SIMILAR TO WASHING MACHINE

GERENAL NOTES:
1/6.7.1
1/6.7.2
TRENCHES SHOULD BE EXCAVATED TO ALLOW FOR THE SPECIFIED DEPTH OF BEDDING, THE PIPES DIAMETER AND THE MINIMUM RECOMMENDED COVER, OVERLAY PLUS BACKFILL, ABOVE THE PIPES.

MIN. COVER AS PER AS/3500.2, TABLE 3.2.7:
AS/3500.3, TABLE 6.2.5:
- ROADS & STREETS: 750mm
- DRIVEWAYS & SIMILAR AREAS: 600mm (SUBJECT TO TRAFFIC)
- FOOTPATHS & GARDENS: 300mm
- CONSTRUCTION TRAFFIC: 750mm

MINIMUM DRAIN GRADIENTS HAVE BEEN IDENTIFIED, WHERE DRAINS SHALL BE LAYED AT A MAXIMUM PRACTICAL GRADIENT.

SANITARY PLUMBING
AS/NZS 3500.2.2021 - SECTIONS 3 & 4
PIPE SIZES AND FALLS

FIXTURES:		
SHOWER	Ø65mm	1:40
BATH	Ø65mm	1:40
BASIN	Ø65mm	1:40
WHB	Ø65mm	1:40
TOILET	Ø100mm	1:60
KITCHEN SINK	Ø100mm	1:60
LAUNDRY TUB + WM	Ø65mm	1:40

SANITARY DRAINAGE		
SEWERAGE LINES	Ø100mm	1:60

VENT SIZES		
TERMINAL VENT	Ø50mm	N/A
AAV	Ø40mm	N/A

PIPE SIZES, GRADES AND LAYOUT TO BE CONFIRMED BY A REGISTERED PLUMBER / DRAINLAYER AND CONTRACTOR TO PROVIDE AN AS-BUILT LAYOUT TO COUNCIL.

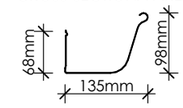
SURFACE WATER
COMPLIANCE: NZBC E1/AS1
STORMWATER DRAINAGE

STORMWATER DRAINS	100Ø
PIPE GRADIENT	1:120 MIN.

COMPLIANCE: E1/AS1 SECTION 3.0 PARAGRAPH 3.2 SIZING OF DRAINS FIGURE 3.

C/STEEL 80mm ALUMINIUM ROUND DOWNPIPES.
MAX. 1/ PER 70m² OF ROOF AREA.
COMPLIANCE: E1/AS1 TABLE 5.

FREEMAN GROUP C/STEEL 125mm QUAD SPOUTING WITH SNOW STRAPS
CROSS-SECTIONA AREA = 7163mm²



ROOF GUTTER / RAINFALL INTENSITIES CALC:
COMPLIANCE:
E1/AS1 APPENDIX A RAINFALL INTENSITIES, TABLE A - 10% AEP INTENSITY mm/HR
ABBREVIATIONS:
(CSAG) CROSS SECTIONAL AREA OF GUTTER
(RFI) RAIN FALL INTENSITY

RFI FOR QUEENSTOWN	= 34mm/HR
CSAG FOR 100mm/HR RFI	= 7163mm²
CSAG FOR 126mm/HR RFI	= 13023mm²
MAX. PLAN AREA OF ROOF	= 140m²

HOSE TAPS
HOSE TAPS CONNECTED TO POTABLE WATER SUPPLY SHALL BE INSTALLED WITH A PERMANENT ATTACHED VACUUM BREAKER.

WATER SUPPLIES NZBC
COMPLIANCE: NZS4305:1996, TABLE 5
HOT WATER PIPE

Ø10mm PIPE	(MAX. LENGTH 25m)
Ø15mm PIPE	(MAX. LENGTH 12m)
Ø20mm PIPE	(MAX. LENGTH 7m)

COLD WATER SUPPLIES TO BE LAYED UNDER FLOOR INSULATION (IF ANY) OR LAGGED TO PREVENT UNINTENTIONAL HEATING IN LOCATIONS SUBJECT TO HIGH TEMPERATURES.

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		SCALE :	1:100 AT A3
PLUMBING & DRAINAGE PLAN		SHEET NUMBER :	3.5

G4/AS1. VENTILATION

1.3 NATURAL VENTILATION OF HOUSEHOLD UNITS WITH ONE EXTERNAL WALL.

KITCHENS, BATHROOMS, TOILETS, LAUNDRIES AND HABITABLE SPACES WITH AN EXTERNAL WALL MUST BE VENTILATED TO THE OUTSIDE BY:

A) WINDOWS AND/OR OTHER OPENINGS TO THE OUTSIDE WITH A NET OPENABLE AREA OF NO LESS THAN 5% OF THE FLOOR AREA OF THE SPACE.

SPACES IN HOUSEHOLD UNITS AND ACCOMMODATION UNITS THAT CONTAIN COOKTOPS, SHOWERS AND BATHS MUST HAVE MECHANICAL EXTRACT FAN INSTALLED TO REMOVE MOISTURE GENERATED BY THESE FIXTURES. MECHANICAL EXTRACT FAN (INCLUDING ASSOCIATED DUCTING) MUST HAVE A FLOW RATE NOT LESS THAN:

A) 25 L/S FOR SHOWERS AND BATHS, AND
B) 50 L/S FOR COOKTOPS.

1.5 MECHANICAL VENTILATION

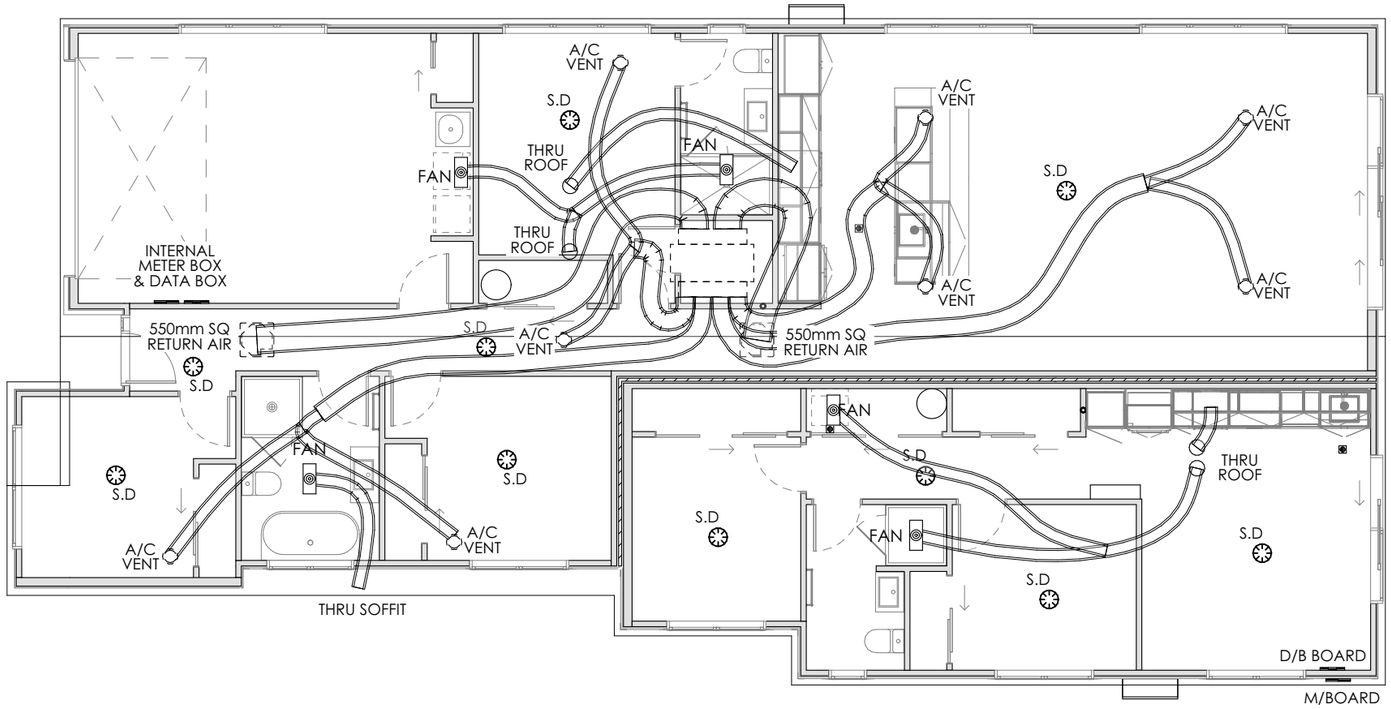
BATHROOMS:
EITHER 120mm DIAMETER, OR
AN INTERMITTENT EXHAUST CAPACITY OF AT LEAST 25 L/s, OR
A CONTINUOUS EXHAUST CAPACITY OF 10 L/s

KITCHENS:
EITHER 150mm DIAMETER, OR
AN INTERMITTENT EXHAUST CAPACITY OF AT LEAST 50 L/s, OR
A CONTINUOUS EXHAUST CAPACITY OF 12 L/s

BATHROOMS EXTRACTOR FAN:
- (25 L/s) CEILING EXTRACTION FAN DUCTED TO SOFFIT THROUGH ROOF SPACE.

LAUNDRY EXTRACTOR FAN:
- (40 L/s) CEILING EXTRACTION FAN DUCTED TO SOFFIT THROUGH ROOF SPACE.

KITCHEN EXTRACTOR FAN:
- (50 L/s) CEILING EXTRACTION FAN DUCTED TO SOFFIT THROUGH ROOF SPACE.



GENERAL

POSTITION OF ALL ELECTRICAL FITTINGS ARE INDICATIVE ONLY. CONTRACTOR TO CONFIRM EXACT POSITION WITH OWNER ON SITE PRIOR TO INSTALLATION.

ELECTRICAL CONTRACTOR IS TO ENSURE METER BOX & DATA BOX IS NOT LOCATED IN A BRACED WALL. CHECK BRACING PLAN FOR GIB BOARD BRACING.

CONTRACTOR TO CROSS CHECK BRACING PLAN TO ENSURE ELECTRICAL MAINS CABLE DOES NOT PENETRATE THROUGH BOTTOM PLATE IN LOCATION OF AN EXTERNAL OR INTERNAL WALL BRACE.

LIGHTING

ALL LIGHTING TO BE "IC RATED" TYPE LUMINAIRES IN ACCORDANCE WITH AS/NZS 60598.2.2 TO COMPLY WITH NZBC H1/AS1 ENERGY EFFICIENCY.

LIGHTING TO BE PROVIDED TO ACCESS ROUTES TO COMPLY WITH D1/AS1 & G8/AS1.

ELECTRICAL CONTRACTOR TO ENSURE SPACES WITHIN THE BUILDING HAVE ADEQUATE ARTIFICAL LIGHTING (ILLUMINANCE OF NO LESS THAN 20 LUX AT FLOOR LEVEL, TOTAL WATTAGE/m² OF FLOOR AREA AS PER TABLE 1) TO COMPLY WITH NZBC G8/AS1.

FIRE SAFETY - NZBC:C1/AS1 & NZS4514:2021

PURPOSE GROUP SH - RESIDENTIAL:

INTERCONNECTED SMOKE ALARMS SHALL BE EITHER WIRED OR WIRELESS AS PER NZS 4514:2021, FIGURE 2.2 - TYPICAL FIELD WIRING WITH INTERCONNECTIONS AND COMPLY WITH NZS 4514:2021, SECTION 2.6 - COMMISSIONING.

2.2.1 - GENERAL

a) SMOKE ALARMS SHALL BE LOCATED ON OR NEAR THE CEILING.
b) SMOKE ALARMS SHALL BE LOCATED IN BEDROOMS, LIVING SPACES, HALLWAYS AND LANDINGS WITHIN THE BUILDING. PROTECTION IN OTHER SPACES IS OPTIONAL.
c) WHERE A KITCHEN IS SEPERATED FROM THE LIVING SPACES AND HALLWAYS BY DOORS THAT CAN BE CLOSED, AN ALARM SPECIFIED BY ITS MANUFACTURER AS SUITABLE FOR A KITCHEN SHALL BE LOCATED IN THE KITCHEN. THIS MAY BE A HEAT ALARM TO AVOID NUISANCE ACTIVATIONS.
e) ALL SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT WHEN ONE ACTIVATES, ALL ALARMS WILL SOUND.

2.2.2 - SPACING

a) THE DISTANCE FROM ANY WALL TO A SMOKE ALARM SHALL NOT EXCEED 5m.
b) SMOKE ALARMS SHALL BE WITHIN 10m OF EACH OTHER IN ANY DIRECTION.

2.2.3 - CEILINGS

a) IN ROOMS WITH FLAT CEILINGS, OR WITH CEILING SLOPES LESS THAN 1 IN 10 (<5.71°): AT LEAST 200mm FROM THE WALL.
b) IN ROOMS WITH CEILING SLOPES GREATER THAN 1 IN 10 (>5.71°): ON THE HIGH SIDE OF THE CEILING, BETWEEN 200mm AND 500mm FROM THE APEX.
c) IN ROOMS WHERE A CEILING MOUNT IS NOT POSSIBLE: BETWEEN 100mm AND 300mm FROM THE CEILING.

SMOKE ARLAMS:

- ORCA WIRELESS
  10 YEAR PHOTOELECTRIC SMOKE ALARMS

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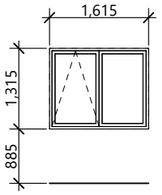
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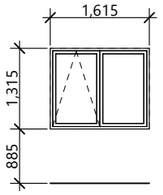
DRAWN: B. CLARK
CONSULTANT: D.TURNBULL
BRANCH: QUEENSTOWN

ELECTRICAL PLAN

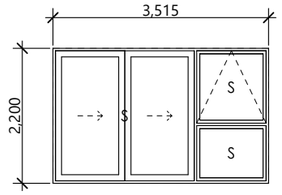
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SCALE : 1:100 AT A3
SHEET NUMBER : 3.6



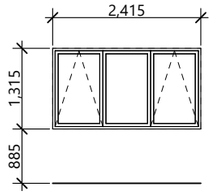
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TOTAL AREA 2.12m²
LOCATION BEDROOM 5



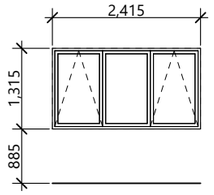
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TOTAL AREA 2.12m²
LOCATION LOUNGE 2



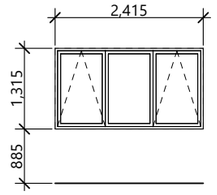
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TOTAL AREA 7.73m²
LOCATION LOUNGE



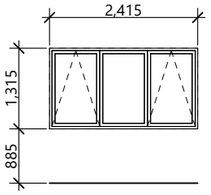
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TOTAL AREA 3.18m²
LOCATION KITCHEN



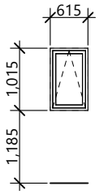
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LOCATION SINGLE GARAGE



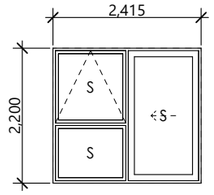
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LOCATION BEDROOM 1



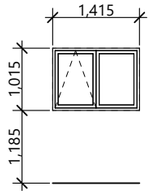
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TOTAL AREA 3.18m²
LOCATION LOUNGE



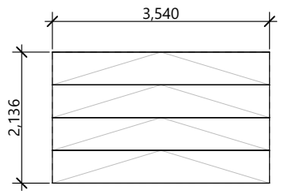
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TOTAL AREA 0.62m²
LOCATION ENS



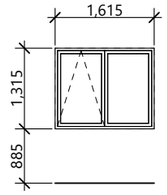
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LOCATION LOUNGE 2



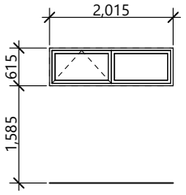
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TOTAL AREA 1.44m²
LOCATION BATHROOM



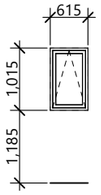
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LOCATION SINGLE GARAGE



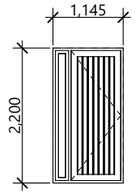
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TOTAL AREA 2.12m²
LOCATION BEDROOM 3



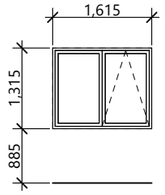
Item -
TOTAL AREA 1.24m²
LOCATION BEDROOM 2



Item -
TOTAL AREA 0.62m²
LOCATION BATHROOM 2



Item -
TOTAL AREA 2.52m²
LOCATION ENTRY



Item -
TOTAL AREA 2.12m²
LOCATION BEDROOM 4

SAFETY GLAZING:
ALL GLAZING PANELS WITHIN 800mm OF FFL AND MORE THAN 500mm WIDE. SAFETY GLASS TO ALL BATHROOM, ENS & HINGED DOORS TO COMPLY WITH NZS 4223.3.2016.

ALL SAFETY GLAZING IS CALCULATED BY 'NZ WINDOWS' AND IDENTIFIED ON THE FINAL WINDOW SCHEDULE WHICH REMAINS ON SITE.

IN THE CASE OF ANY DISCREPANCIES THE WINDOW SCHEDULE SUPPLIED IS TO TAKE PRECEDENCE

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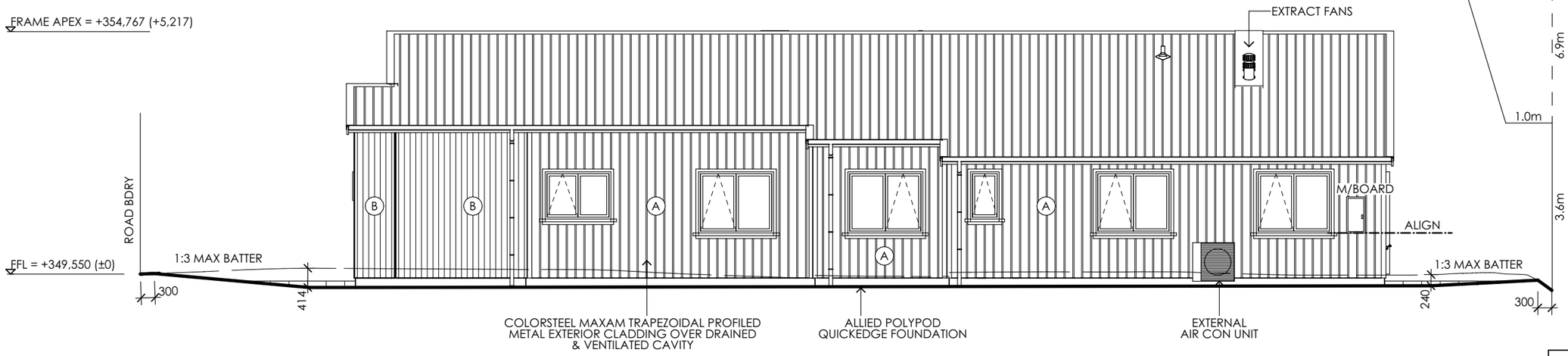
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DRAWN: B. CLARK
CONSULTANT: D.TURNBULL
BRANCH: QUEENSTOWN

GROUND FLOOR PLAN - JOINERY SCHEDULE

PROJECT NUMBER : QT105539
PROJECT STATUS : CONSENT ISSUE
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SCALE : 1:100 AT A3
SHEET NUMBER : 3.7



ELEVATION 1
(EASTERN)

EARTHWORKS:
COMPACTED HARDFILL OVER 600mm TO BE CERTIFIED BY A CPENG AND A CERTIFICATE TO BE PROVIDED TO COUNCIL AT FOUNDATION INSPECTION.

SAFETY GLAZING:
ALL GLAZING PANELS WITHIN 800mm OF FFL AND MORE THAN 500mm WIDE. SAFETY GLASS TO ALL BATHROOM, ENS & HINGED DOORS TO COMPLY WITH NZS 4223.3.2016.

ALL SAFETY GLAZING IS CALCULATED BY 'NZ WINDOWS' AND IDENTIFIED ON THE FINAL WINDOW SCHEDULE WHICH REMAINS ON SITE.

IN THE CASE OF ANY DISCREPANCIES THE WINDOW SCHEDULE SUPPLIED IS TO TAKE PRECEDENCE

RESTRICTOR STAYS
NZBC: F4/AS1, CLAUSE 2.1.1
RESTRCTOR STAYS TO WINDOWS THAT HAVE A HEIGHT LESS THAN 760mm FROM THE FLOOR LEVEL OR FIXTURE/FURNITURE ADJACENT TO THE WINDOW.
RESTRICTOR STAYS MUST BE FITTED TO LIMIT THE MAX. OPENING SO THAT A 100mm SPHERE CANNOT PASS THROUGH.

ROOF WILL COMPLY WITH CONDITION 2.3 OF THE CONSENT NOTICE.

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 1		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**5**

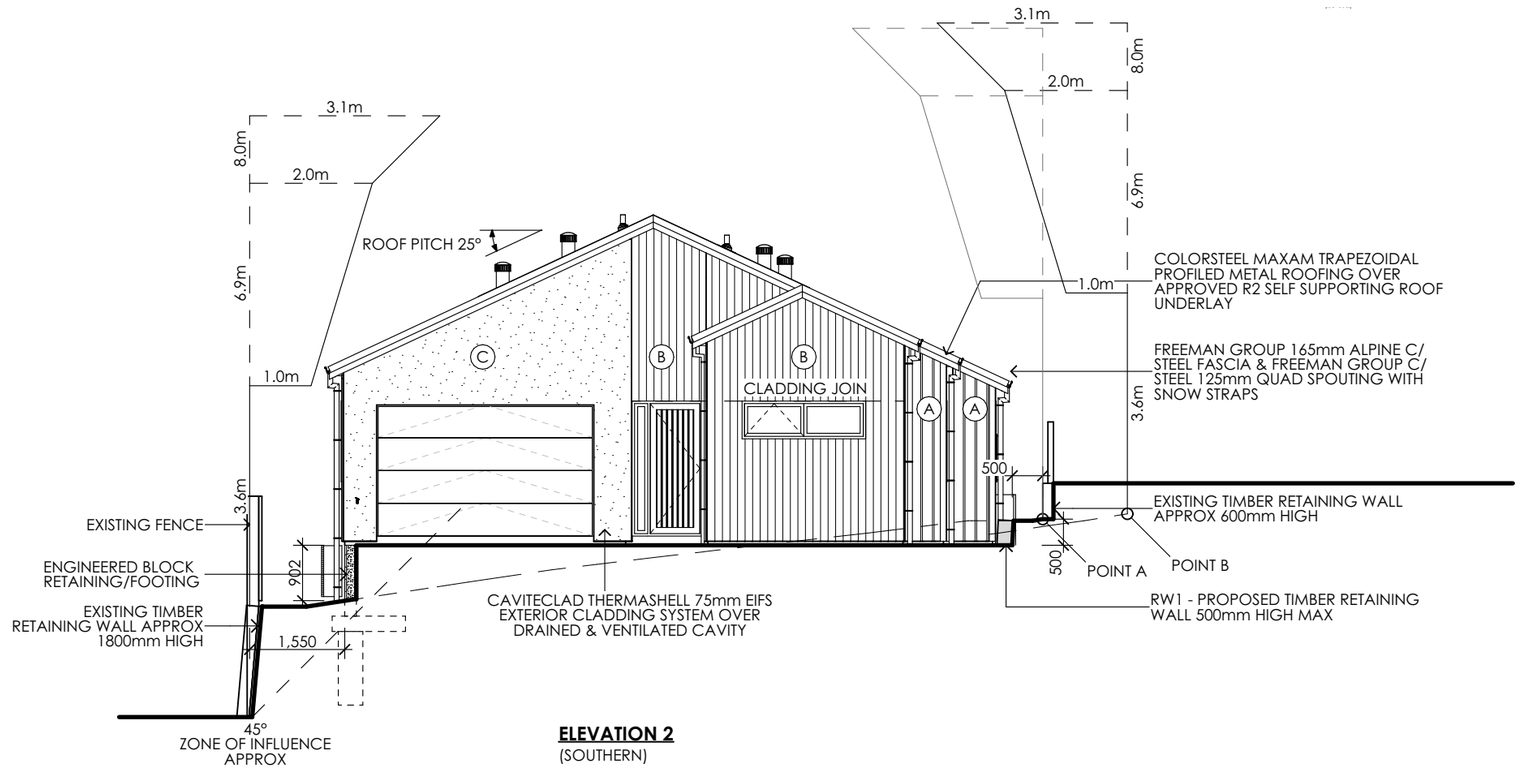
WALL CLADDINGS:
(A) COLORSTEEL MAXAM TRAPEZOIDAL PROFILED METAL EXTERIOR CLADDING

(B) JAMES HARDIE AXON PANEL EXTERIOR CLADDING

(C) CAVITECLAD THERMASHELL 75mm EIFS EXTERIOR CLADDING SYSTEM WITH SELECTED PLASTER FINISH

ALL CLADDINGS OVER DRAINED & VENTILATED CAVITY

UNDERLAY -
APPROVED BUILDING WRAP
FPS BUILDING WRAP



ELEVATION 2
(SOUTHERN)

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 2		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**11**

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CLASSIC BUILDERS DESIGN & BUILD
LEGAL DESCRIPTION : LOT 5053 - DP 555055
SITE ADDRESS : 46 SHEPHERD ROAD, HANLEYS FARM
CITY : QUEENSTOWN
COUNCIL : QLDC
CLIENT SIGNATURE / DATE :

GOULDING

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DRAWN: B. CLARK
CONSULTANT: D.TURNBULL
BRANCH: QUEENSTOWN

ELEVATIONS

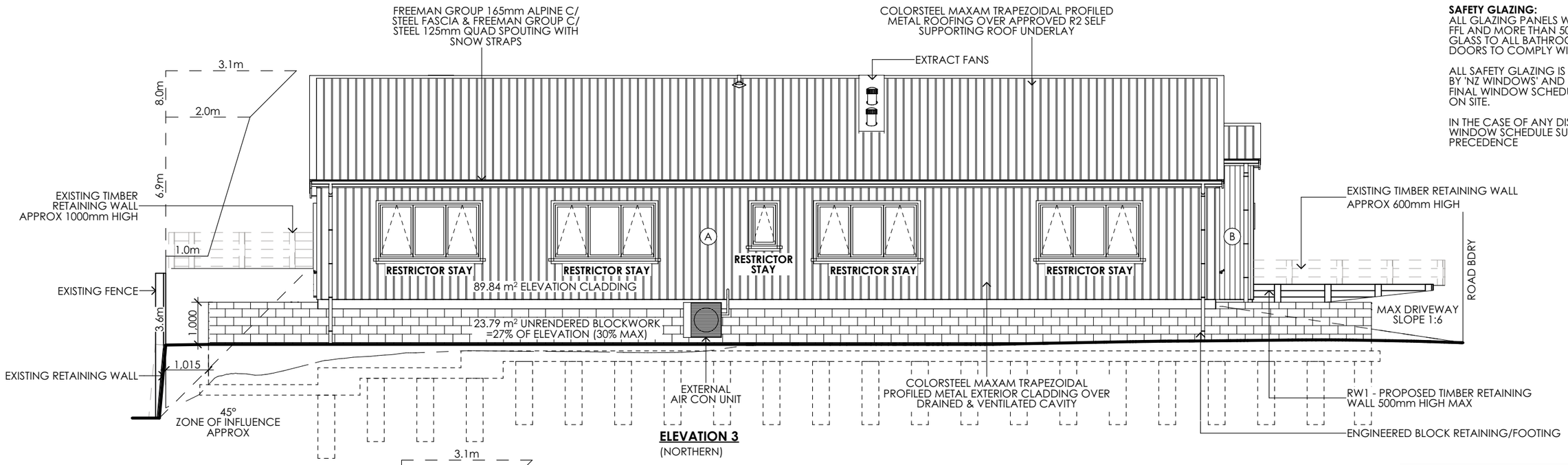
PROJECT NUMBER : QT105539
PROJECT STATUS : CONSENT ISSUE
DATE : 21/10/2026 REVISION : REV. 01
SCALE : 1:100, 1:10 AT A3
SHEET NUMBER : **4.1**

EARTHWORKS:
COMPACTED HARDFILL OVER 600mm TO BE CERTIFIED BY A CPENG AND A CERTIFICATE TO BE PROVIDED TO COUNCIL AT FOUNDATION INSPECTION.

SAFETY GLAZING:
ALL GLAZING PANELS WITHIN 800mm OF FFL AND MORE THAN 500mm WIDE. SAFETY GLASS TO ALL BATHROOM, ENS & HINGED DOORS TO COMPLY WITH NZS 4223.3.2016.

ALL SAFETY GLAZING IS CALCULATED BY 'NZ WINDOWS' AND IDENTIFIED ON THE FINAL WINDOW SCHEDULE WHICH REMAINS ON SITE.

IN THE CASE OF ANY DISCREPANCIES THE WINDOW SCHEDULE SUPPLIED IS TO TAKE PRECEDENCE



ELEVATION 3
(NORTHERN)

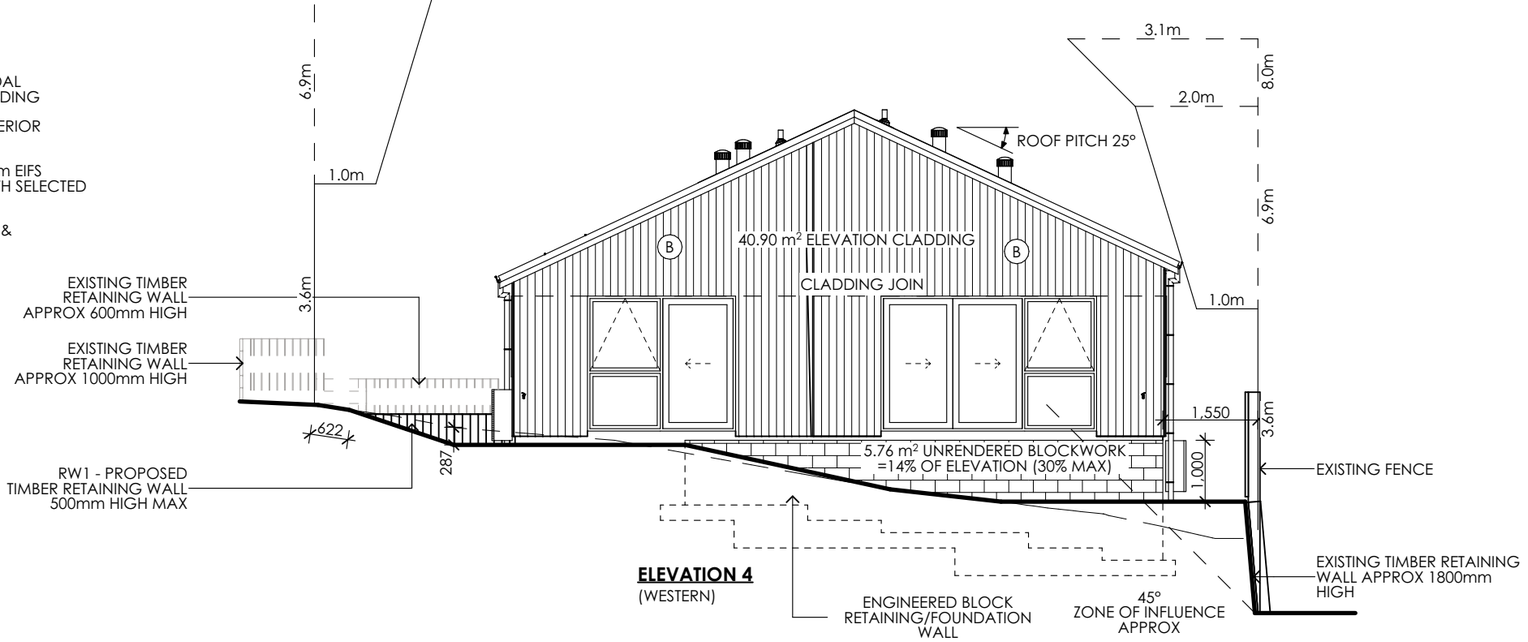
WALL CLADDINGS:
(A) COLORSTEEL MAXAM TRAPEZOIDAL PROFILED METAL EXTERIOR CLADDING

(B) JAMES HARDIE AXON PANEL EXTERIOR CLADDING

(C) CAVITECLAD THERMASHELL 75mm EIFS EXTERIOR CLADDING SYSTEM WITH SELECTED PLASTER FINISH

ALL CLADDINGS OVER DRAINED & VENTILATED CAVITY

UNDERLAY -
APPROVED BUILDING WRAP
FPS BUILDING WRAP



ELEVATION 4
(WESTERN)

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 3		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**5**

RESTRICTOR STAYS
NZBC: F4/AS1, CLAUSE 2.1.1
RESTRCTOR STAYS TO WINDOWS THAT HAVE A HEIGHT LESS THAN 760mm FROM THE FLOOR LEVEL OR FIXTURE/FURNITURE ADJACENT TO THE WINDOW.
RESTRICTOR STAYS MUST BE FITTED TO LIMIT THE MAX. OPENING SO THAT A 100mm SPHERE CANNOT PASS THROUGH.

ROOF WILL COMPLY WITH CONDITION 2.3 OF THE CONSENT NOTICE.

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 4		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		**4**

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CLIENT SIGNATURE / DATE :

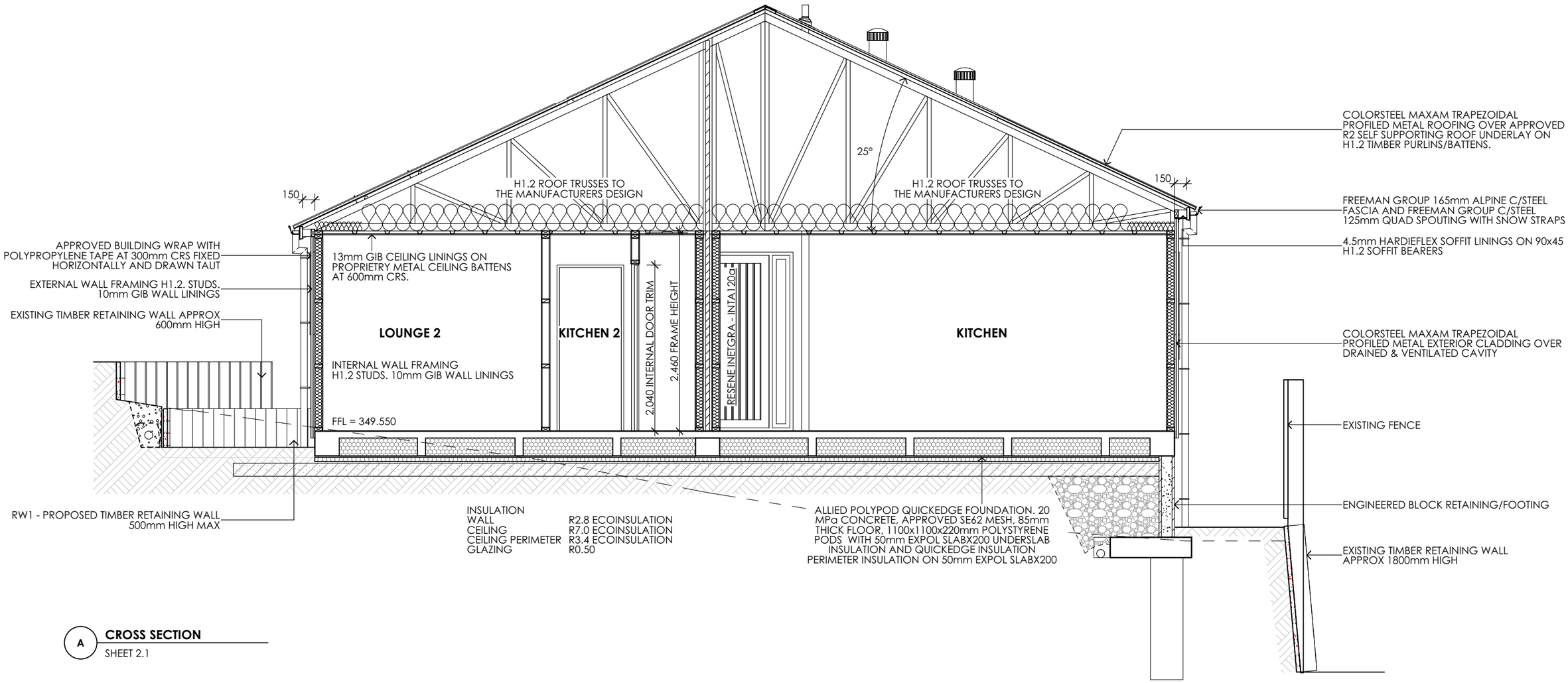
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CONSULTANT: D.TURNBULL
BRANCH: QUEENSTOWN

ELEVATIONS

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PROJECT STATUS : CONSENT ISSUE
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SCALE : 1:100 AT A3
SHEET NUMBER : 4.2



A **CROSS SECTION**
SHEET 2.1

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GOULDING

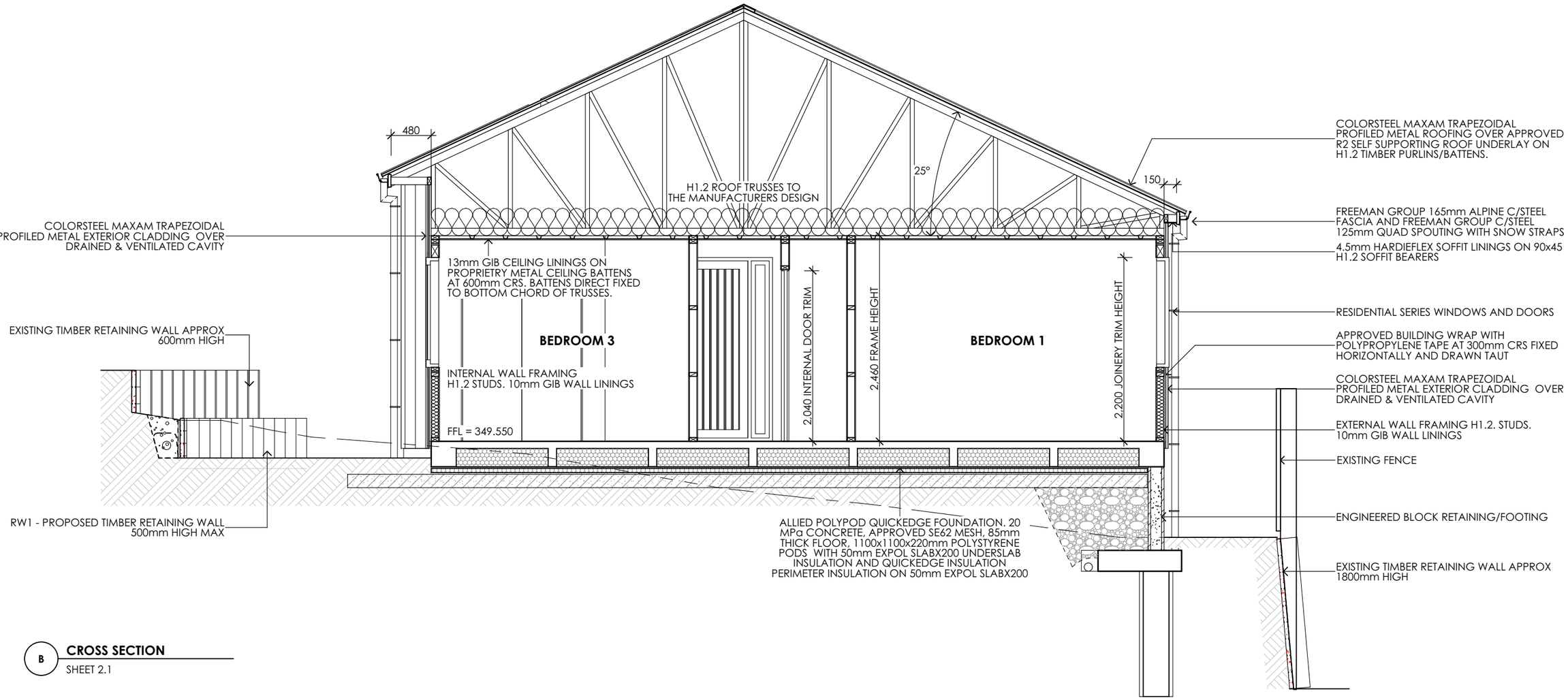
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CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

CROSS SECTION A

PROJECT NUMBER :	QT105539
PROJECT STATUS :	CONSENT ISSUE
DATE :	21/10/2026
REVISION :	REV. 01
SCALE :	1:50 AT A3
SHEET NUMBER :	5.1



B **CROSS SECTION**
SHEET 2.1

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CITY :	QUEENSTOWN
COUNCIL :	QLDC

GOULDING

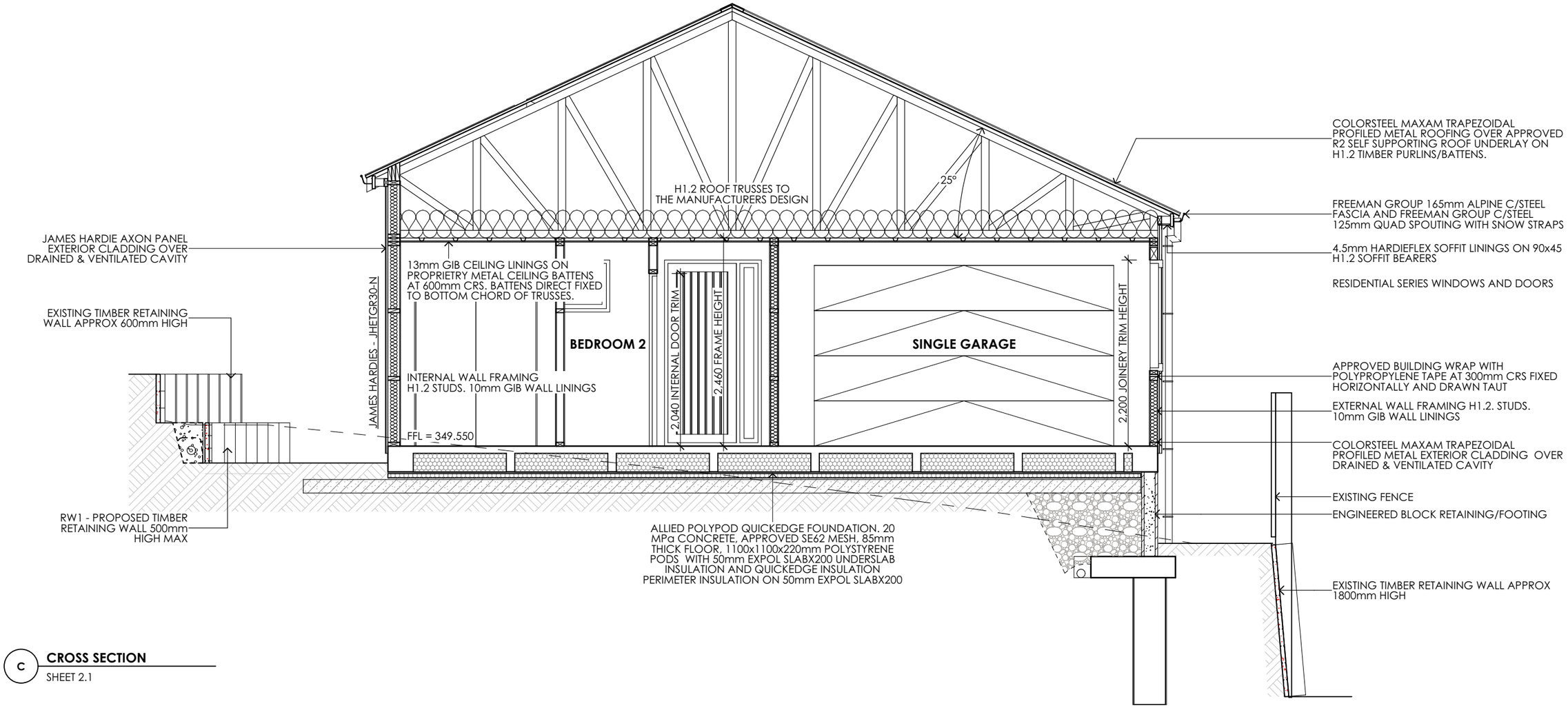
CLIENT SIGNATURE / DATE :

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CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

CROSS SECTION B

PROJECT NUMBER :	QT105539
PROJECT STATUS :	CONSENT ISSUE
DATE : 21/10/2026	REVISION : REV. 01
SCALE :	1:50 AT A3
SHEET NUMBER :	5.2



C **CROSS SECTION**
SHEET 2.1

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CITY :	**QUEENSTOWN**
COUNCIL :	**QLDC**

GOULDING

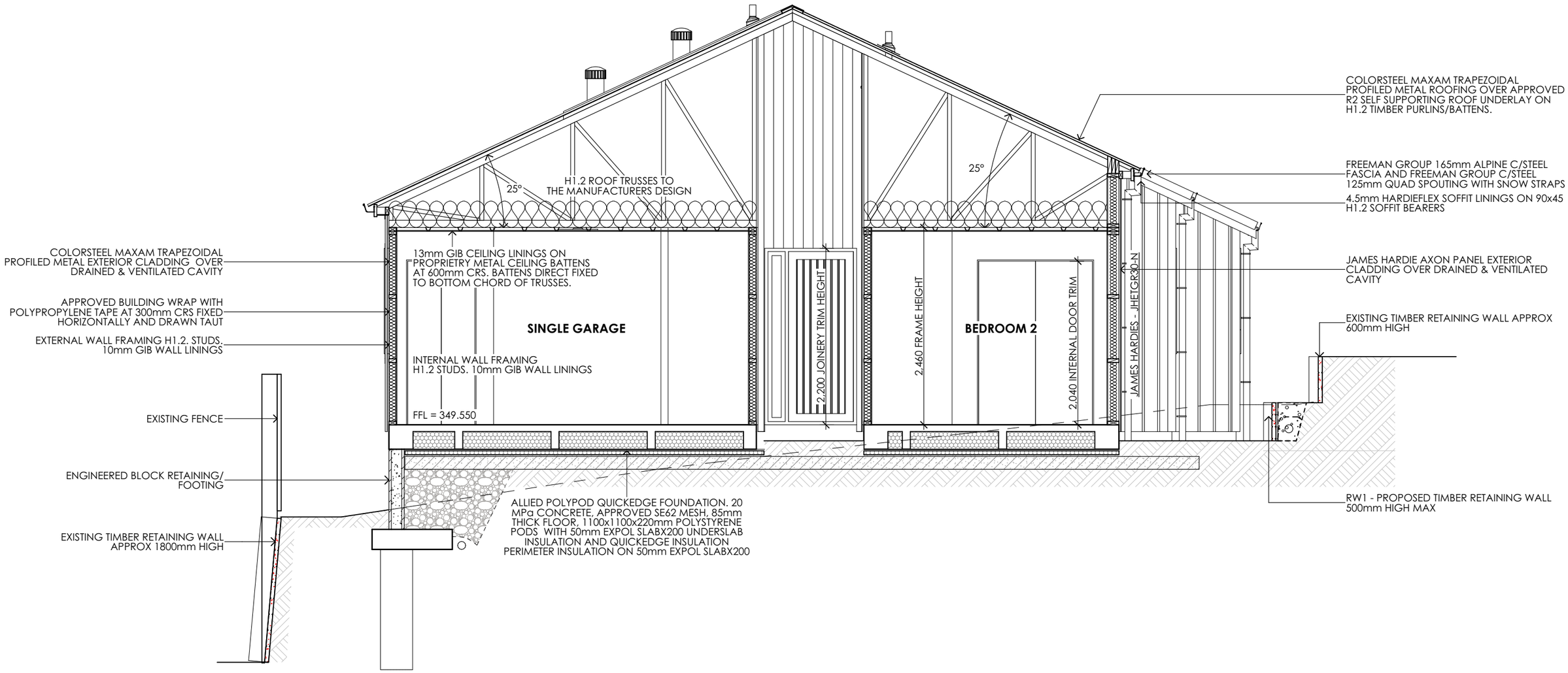
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CONSULTANT:	**D.TURNBULL**
BRANCH:	**QUEENSTOWN**

CROSS SECTION C

PROJECT NUMBER :	**QT105539**
PROJECT STATUS :	**CONSENT ISSUE**
DATE : **21/10/2026**	REVISION : **REV. 01**
SCALE :	**1:50 AT A3**
SHEET NUMBER :	**5.3**



D **CROSS SECTION**

SHEET 2.1

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SITE ADDRESS :	46 SHEPHERD ROAD, HANLEYS FARM
CITY :	QUEENSTOWN
COUNCIL :	QLDC

CLIENT SIGNATURE / DATE :

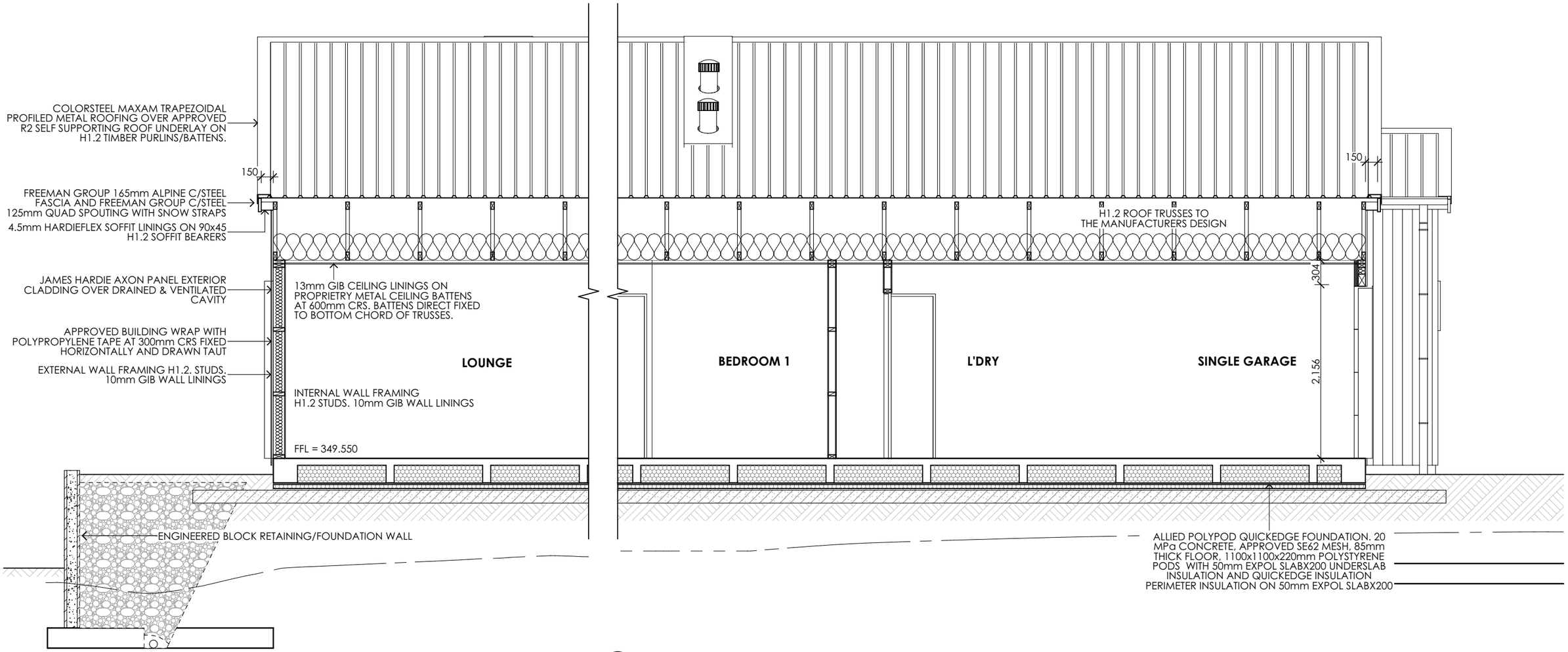
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CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

CROSS SECTION D

PROJECT NUMBER :	QT105539
PROJECT STATUS :	CONSENT ISSUE
DATE : 21/10/2026	REVISION : REV. 01
SCALE :	1:50 AT A3
SHEET NUMBER :	5.4



E **CROSS SECTION**

SHEET 2.1

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COUNCIL :	**QLDC**

CLIENT SIGNATURE / DATE :

GOULDING

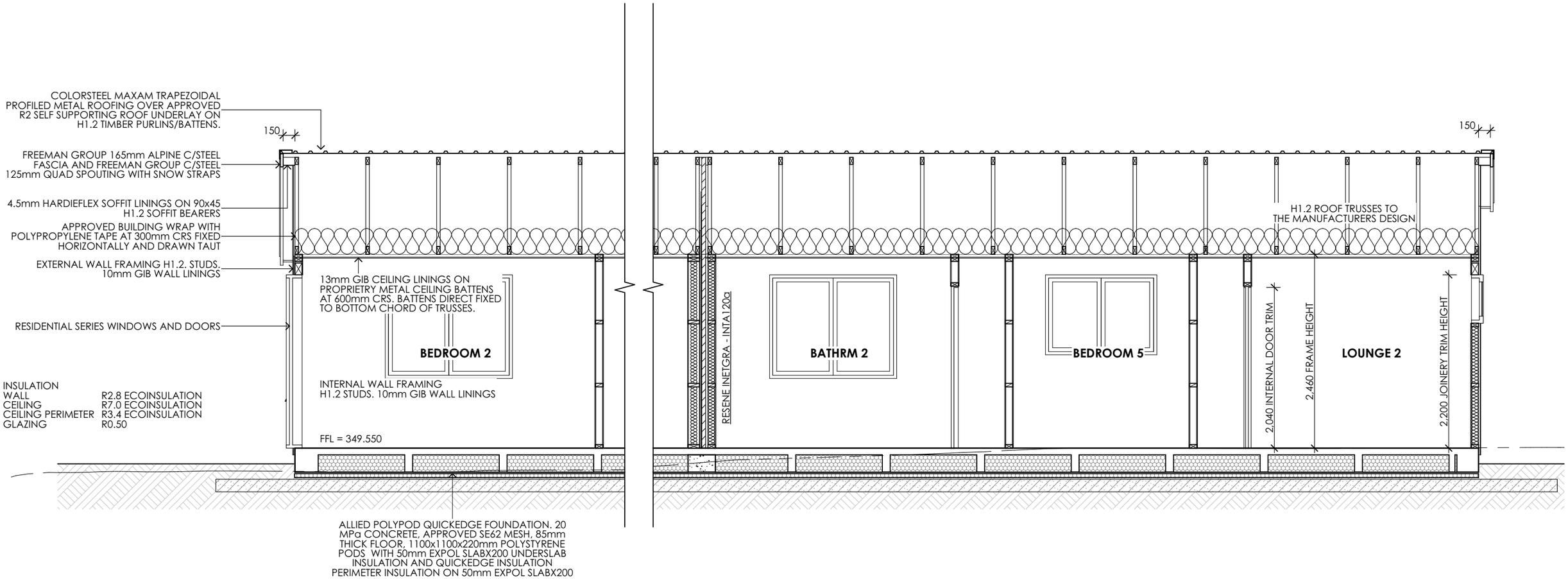
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CONSULTANT:	**D.TURNBULL**
BRANCH:	**QUEENSTOWN**

CROSS SECTION E

PROJECT NUMBER :	**QT105539**
PROJECT STATUS :	**CONSENT ISSUE**
DATE : **21/10/2026**	REVISION : **REV. 01**
SCALE :	**1:50 AT A3**
SHEET NUMBER :	**5.5**



F **CROSS SECTION**
SHEET 2.1

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LEGAL DESCRIPTION :	LOT 5053 - DP 555055
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CLIENT SIGNATURE / DATE :

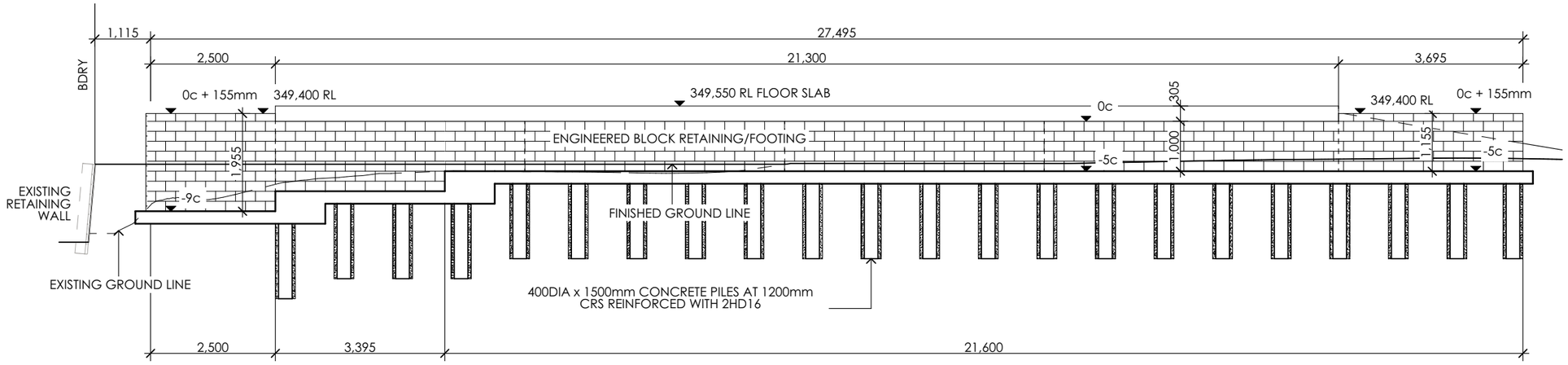
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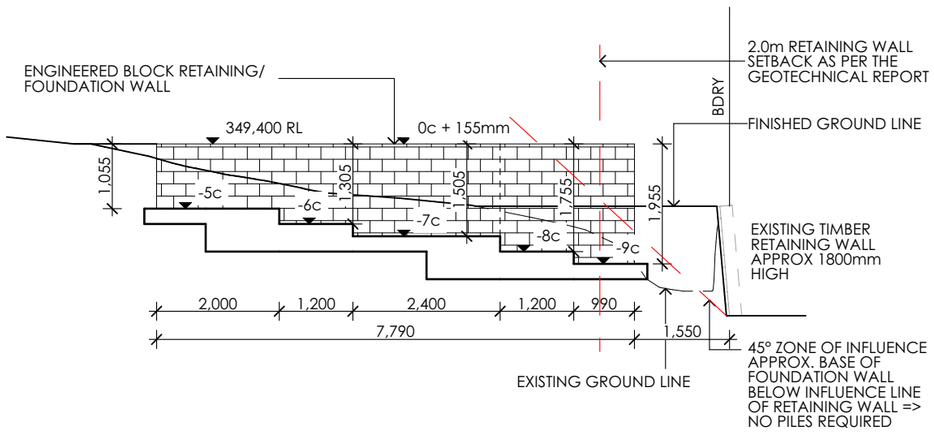
DRAWN:	B. CLARK
CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

CROSS SECTION F

PROJECT NUMBER :	QT105539
PROJECT STATUS :	CONSENT ISSUE
DATE : 21/10/2026	REVISION : REV. 01
SCALE :	1:50 AT A3
SHEET NUMBER :	5.6



EW1 **FOUNDATION WALL ELEVATION**



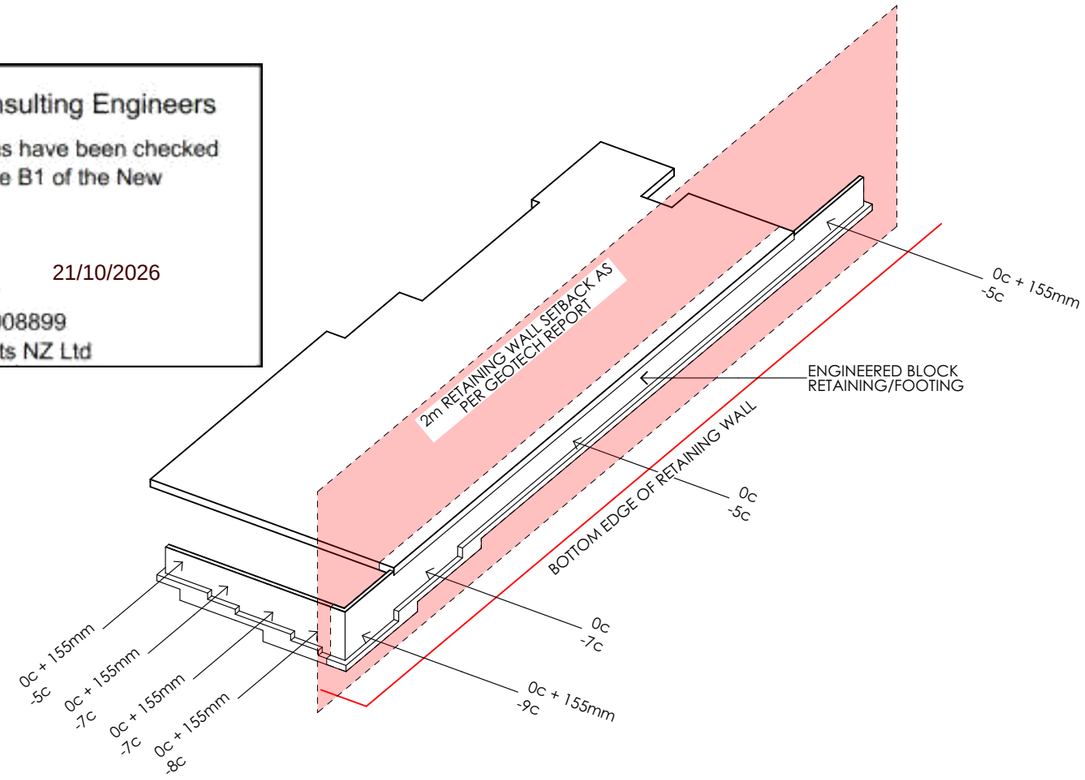
EW2 **FOUNDATION WALL ELEVATION**

e3 Professional Consulting Engineers

Specifically designed items have been checked for compliance with Clause B1 of the New Zealand Building Code

21/10/2026

Stefan Reuther CPEng 1008899
on behalf of e3 Consultants NZ Ltd



1 **ISOMETRIC VIEW**

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CLASSIC BUILDERS DESIGN & BUILD

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CITY : QUEENSTOWN

COUNCIL : QLDC

CLIENT SIGNATURE / DATE :

GOULDING

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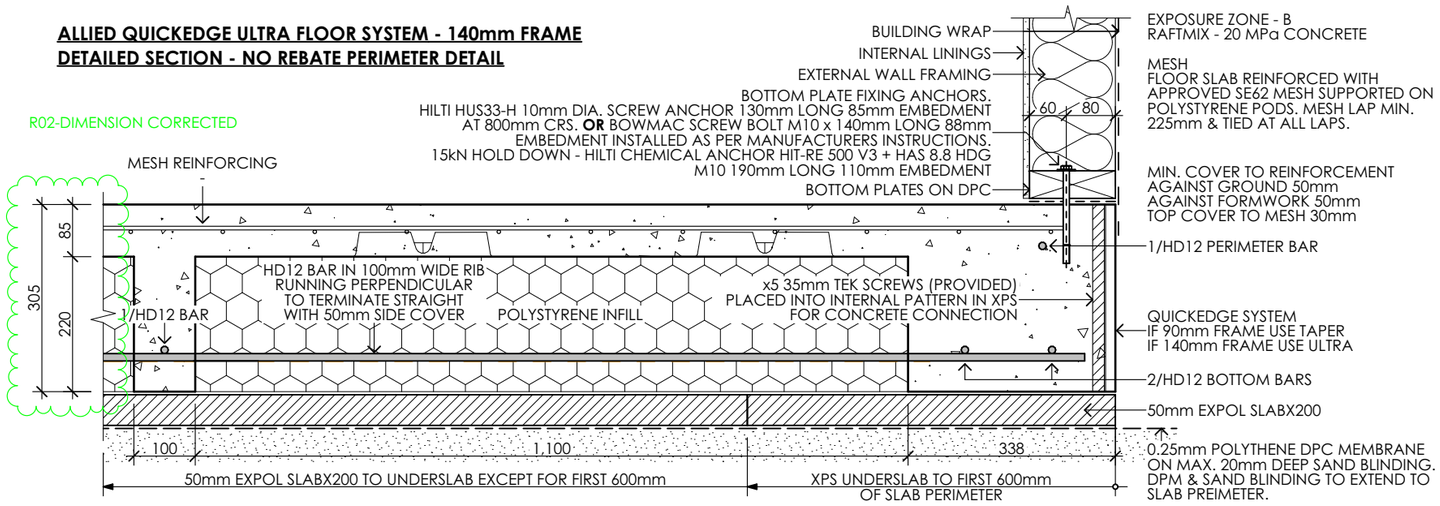
DRAWN: B. CLARK
CONSULTANT: D.TURNBULL
BRANCH: QUEENSTOWN

FOUNDATION ELEVATIONS & ISOMETRIC

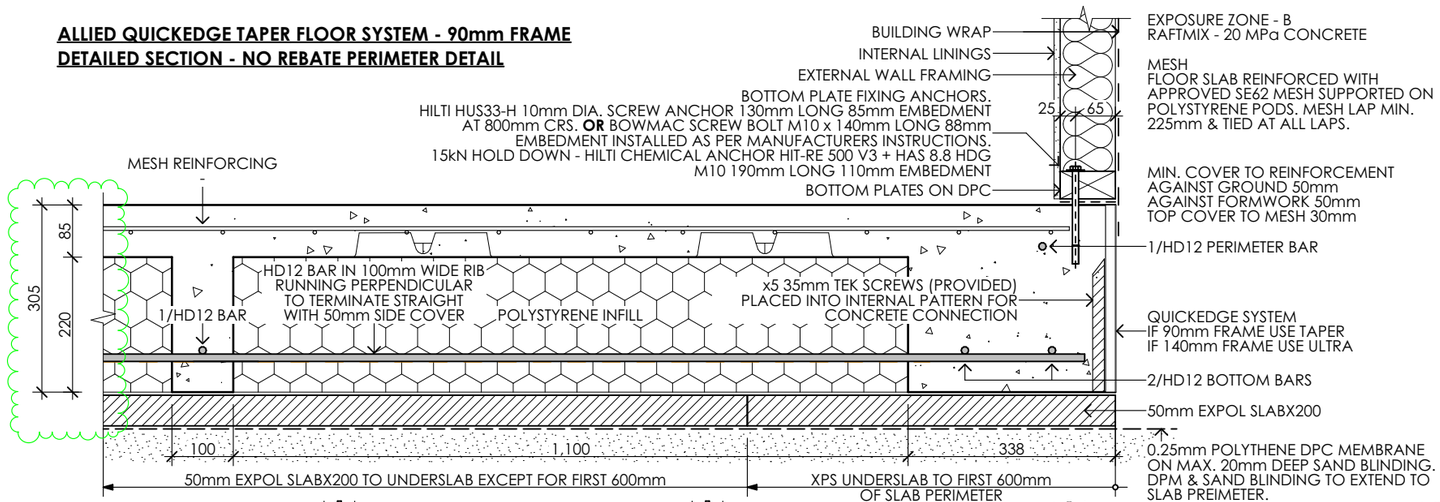
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PROJECT STATUS : CONSENT ISSUE
DATE : 21/10/2026 REVISION : REV. 01
SCALE : 1:250, 1:100 AT A3
SHEET NUMBER : 6.1.1

ALLIED QUICKEDGE ULTRA FLOOR SYSTEM - 140mm FRAME
DETAILED SECTION - NO REBATE PERIMETER DETAIL

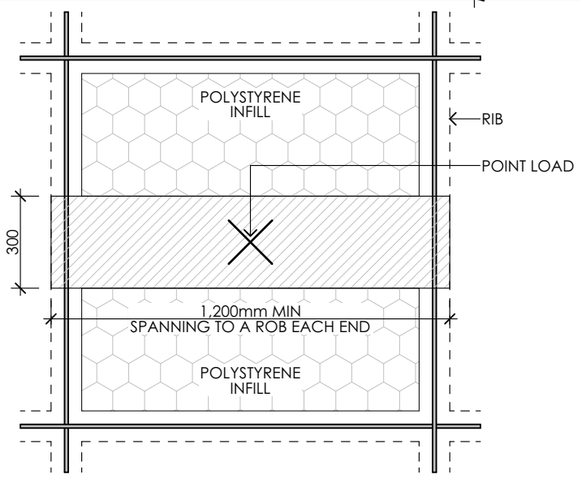
R02-DIMENSION CORRECTED



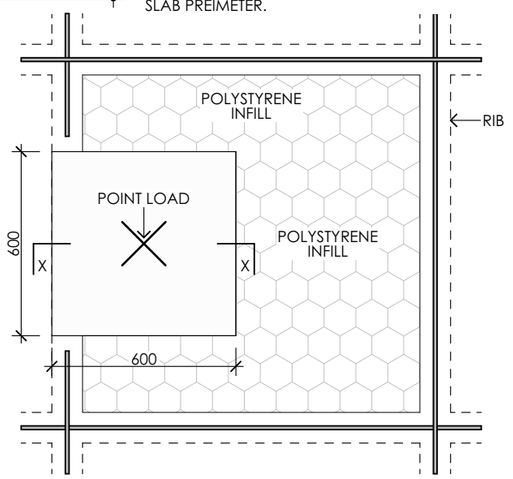
ALLIED QUICKEDGE TAPER FLOOR SYSTEM - 90mm FRAME
DETAILED SECTION - NO REBATE PERIMETER DETAIL



R02-DIMENSION CORRECTED



ALLIED SUPER SLAB FLOOR SYSTEM TYPICAL STIFFENING DETAIL



ALLIED SUPER SLAB FLOOR SYSTEM INTERNAL POINT LOADS LARGER THAN 13kN

TABLE 1

BUILDING TYPE	NUMBER OF LEVELS[1]	LEVEL 1 WALL CLADDING[2]	UPPER STORY CLADDING	ROOF TYPE[3]	MINMUM BEARING CAPACITIES AND PENETROMETER BLOWS[4]	WITHIN SCOPE OF THIS DOCUMENT
A	SINGLE	LIGHT	-	LIGHT	150 kPa	YES
B	SINGLE	HEAVY	-	LIGHT	200 kPa	YES
C	SINGLE	HEAVY	-	HEAVY	200 kPa	YES
D	TWO STOREY	LIGHT	LIGHT	LIGHT	200 kPa	YES
E	TWO STOREY	HEAVY	LIGHT	LIGHT	300 kPa	YES
F	TWO STOREY	HEAVY	LIGHT	HEAVY	300 kPa	NO, SPECIFIC DESIGN
G	TWO STOREY	HEAVY	HEAVY	HEAVY	300 kPa	NO, SPECIFIC DESIGN

NOTES AS REFERENCED IN TABLE 1 ABOVE

1. TWO STOREY EXTERNAL WALL SUPPORTING A TIMBER FLOOR WITH MAXIMUM FLOOR JOIST SPAN OF 5.0M.

2. MAXIMUM BRICK WALL CLADDING HEIGHT OF 3.0M TO LOWER LEVEL OF TWO-STOREY BUILDING. 4.5M ON A SINGLE STOREY BUILDING.

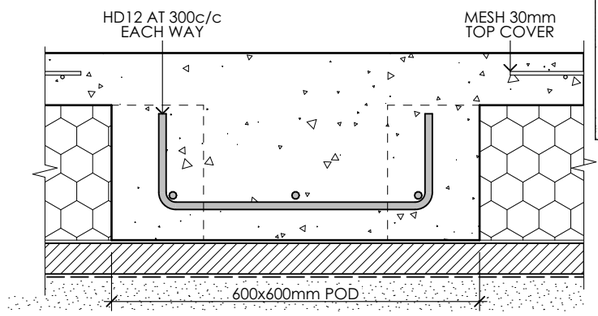
3. EXTERNAL WALL SUPPORTING A MAXIMUM 12M CLEAR SPAN OF ROOF TRUSSES.

4. THE DESIGNER SHALL CONFIRM MINIMUM BEARING CAPACITIES AS REQUIRED FOR BUILDING TYPE AS PER TABLE 1. THE BUILDING PLATFORM IS TO HAVE CONSISTENT BEARING CAPACITY ACROSS THE HOUSE FLOOR PLAN. SPECIFIC DESIGN OR GEOTECHNICAL INPUT IS REQUIRED IF BEARING CAPACITIES VARY SIGNIFICANTLY ACROSS THE BUILDING PLATFORM. PENETROMETER TESTING AND SOIL INVESTIGATIONS ARE TO BE COMPLETED AS PER NZS4402, NZBC (B1) AND NZS3604. IF THE DESIGNER ADOPTS A LESS CONSERVATIVE TESTING CRITERIA TO DETERMINE THE BEARING CAPACITY FROM PENETROMETER TESTING SUCH AS STOCKWELL 1977 OR MBIE GUIDANCE DOCUMENT FOR REPAIRING AND REBUILDING HOUSES AFFECTED BY THE CANTERBURY EARTHQUAKES (SECTION A 3.4.1), THEY SHALL BE SUITABLY QUALIFIED TO INTERPRET THE "INDEX" BEARING STRENGTHS AS DESCRIBED IN THE DOCUMENT. SUITABLY QUALIFIED AS DEFINED IN THE MBIE DOCUMENT INCLUDES SOIL TECHNICIANS OR OTHER SUITABLY TRAINED AND SUPERVISED PEOPLE. REFER TABLE 2 FOR PENETROMETER BLOW COUNT CRITERIA. COHESIVE SOILS COULD ALSO BE TESTED USING SHEAR VANES AS PENETROMETER TESTING OFTEN UNDERESTIMATES THE STRENGTH OF COHESIVE SOILS. A GEOTECHNICAL ENGINEER CAN PROVIDE THE BEARING STRENGTH TO BE ADOPTED IN THE DESIGN. GENERALLY, THE GEOTECHNICAL ULTIMATE BEARING STRENGTH CAN BE TAKEN AS 5 TIMES THE UNDRAINED SHEAR STRENGTH OF THE COHESIVE SOIL. E.G. UNDRAINED SHEAR (SU) = 60 KPA WOULD EQUATE TO 300 KPA GEOTECHNICAL ULTIMATE BEARING OR 100 KPA ALLOWABLE BEARING - "GOOD BEARING" AS PER NZS3604.

TABLE 2

NZS3604 / B1 PENETROMETER TESTING CRITERIA FOR GEOTECHNICAL ULTIMATE BEARING	NUMBER OF BLOWS PER 100mm - UPPER 600mm SUBGRADE	NUMBER OF BLOWS PER 100mm - BELOW 600mm SUBGRADE
300 kPa (GOOD GROUND)	5	3
200 kPa	3.33	2
150 kPa	2.5	1.5

MBIE / STOCKWELL PENETROMETER CRITERIA TESTING CRITERIA FOR GEOTECHNICAL ULTIMATE BEARING	NUMBER OF BLOWS PER 100mm - UPPER 600mm SUBGRADE	NUMBER OF BLOWS PER 100mm - BELOW 600mm SUBGRADE
300 kPa	3	3
200 kPa	2	2
150 kPa	1.5	1.5



SECTION X-X

e3 Professional Consulting Engineers
Specifically designed items have been checked for compliance with Clause B1 of the New Zealand Building Code
21/10/2026
Stefan Reuther CPEng 1008899
on behalf of e3 Consultants NZ Ltd

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SITE ADDRESS : 46 SHEPHERD ROAD, HANLEYS FARM
CITY : QUEENSTOWN
COUNCIL : QLDC

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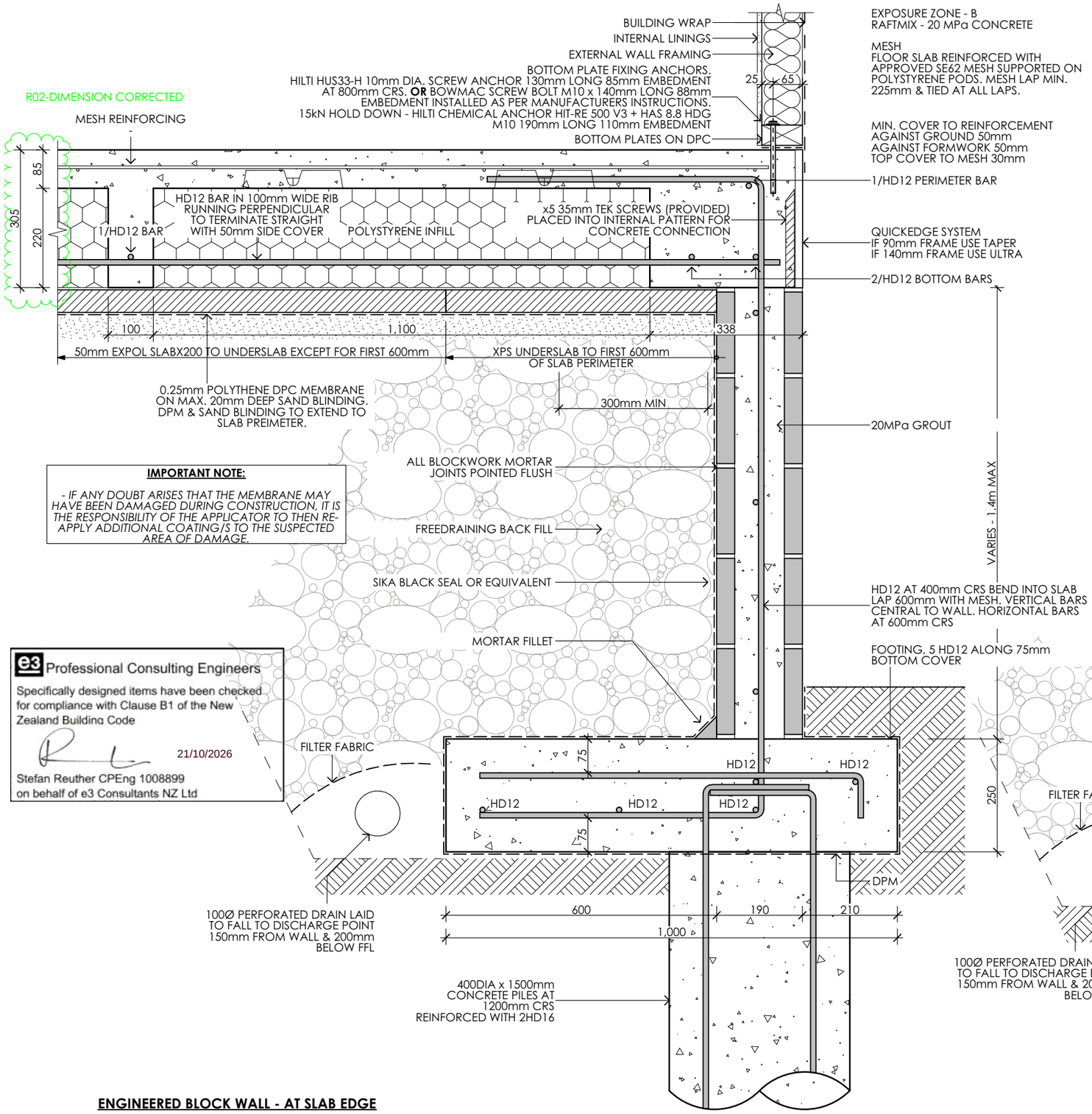
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CONSULTANT: D.TURNBULL
BRANCH: QUEENSTOWN

R02 FOUNDATION DETAILS

PROJECT NUMBER : QT105539
PROJECT STATUS : CONSENT ISSUE
DATE : 4/11/2026 REVISION : REV. 02
SCALE : 1:10 AT A3
SHEET NUMBER : 6.1.2

R02-DIMENSION CORRECTED



IMPORTANT NOTE:

- IF ANY DOUBT ARISES THAT THE MEMBRANE MAY HAVE BEEN DAMAGED DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE APPLICATOR TO THEN RE-APPLY ADDITIONAL COATING/S TO THE SUSPECTED AREA OF DAMAGE.

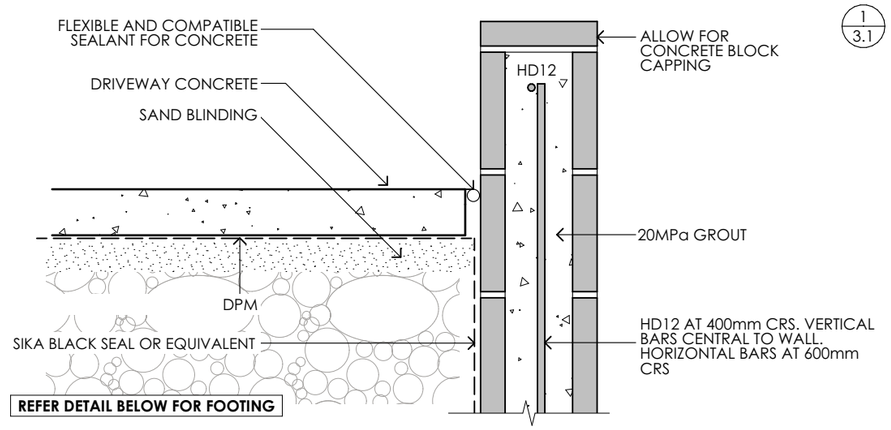
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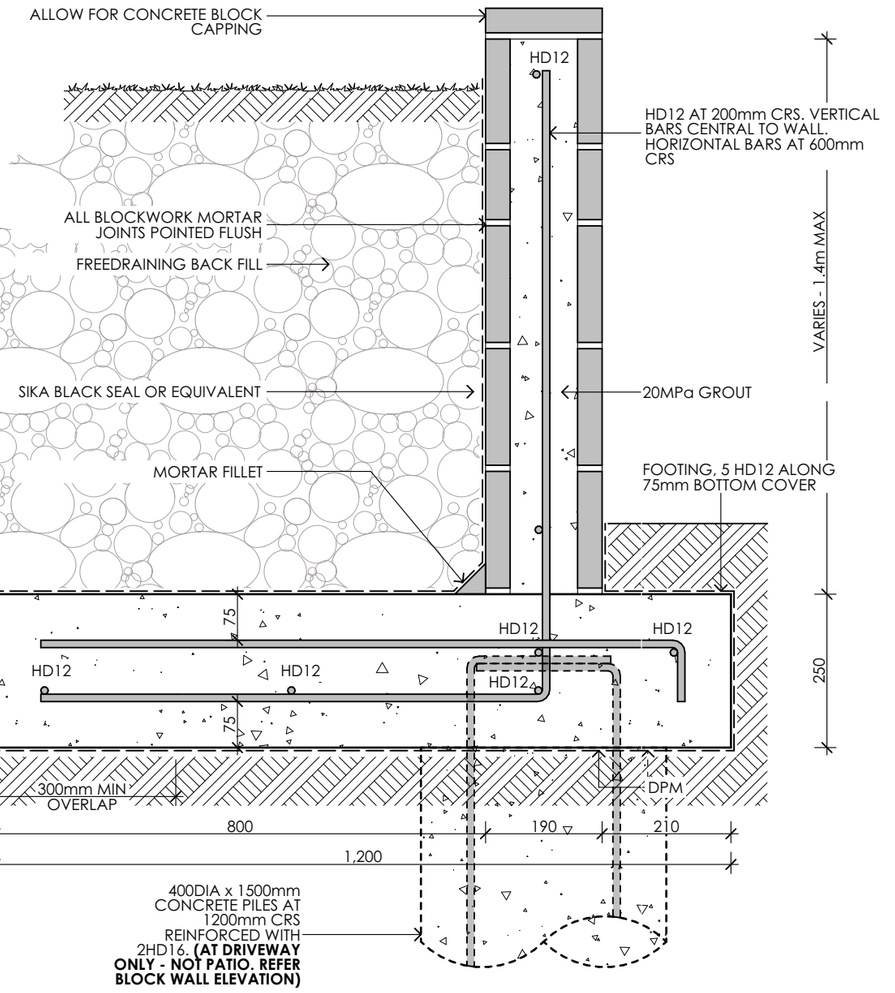
21/10/2026

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on behalf of e3 Consultants NZ Ltd

ENGINEERED BLOCK WALL - AT SLAB EDGE



ENGINEERED BLOCK WALL - AT DRIVEWAY



ENGINEERED BLOCK WALL - AT PATIO

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PROJECT NUMBER :	QT105539
PROJECT STATUS :	CONSENT ISSUE
DATE : 4/11/2026	REVISION : REV. 02
SCALE :	1:10 AT A3
SHEET NUMBER :	6.1.3

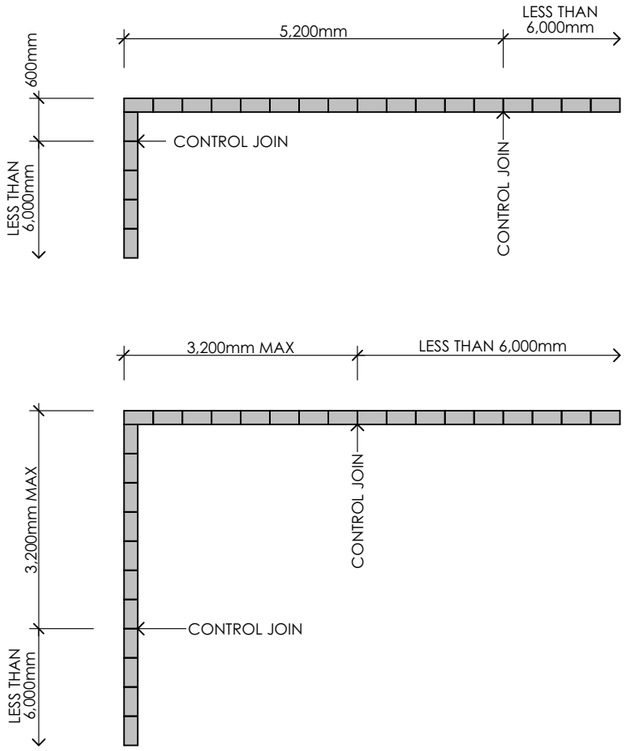
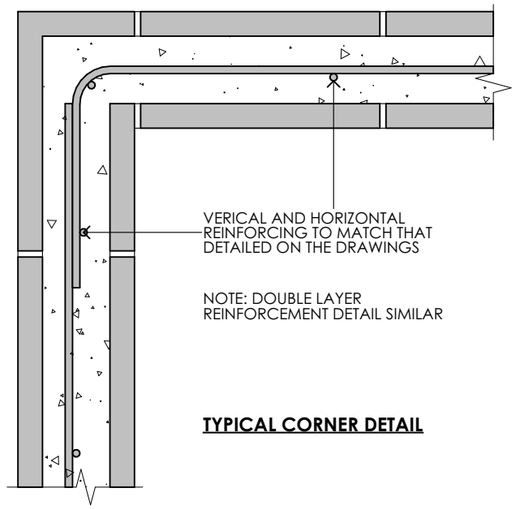
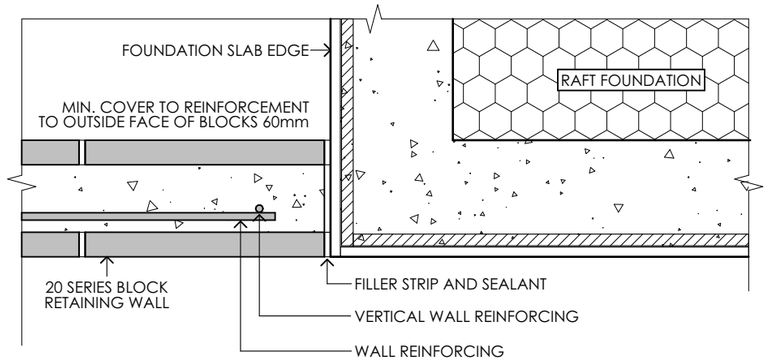


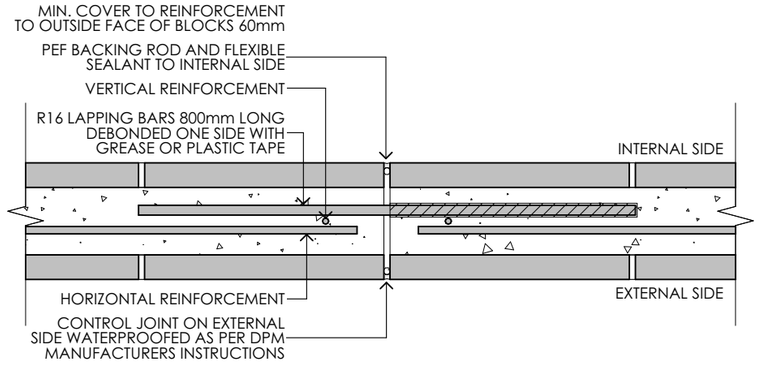
FIGURE 12.1 - LOCATION OF CONTROL JOINTS FOR SHRINKAGE
DETAIL REF: NZS4229:2013 FIGURE 13.1/ ENGINEERED DESIGN



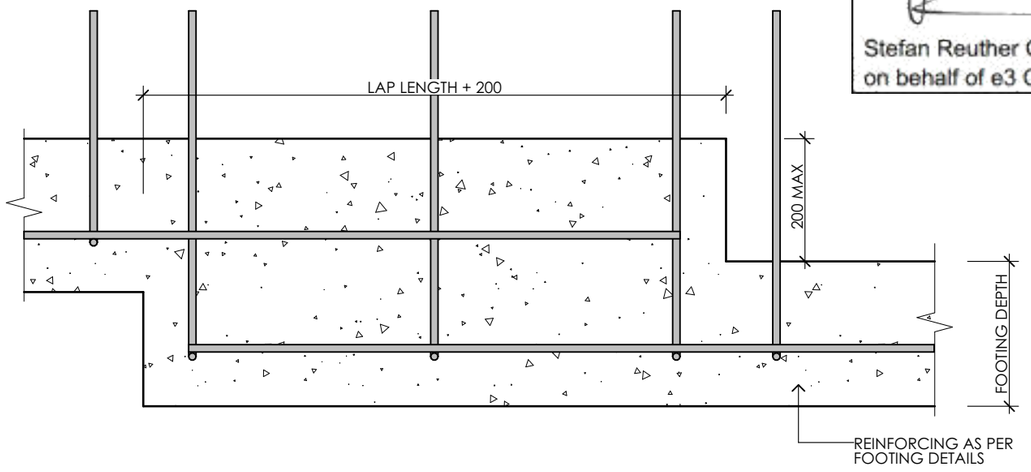
TYPICAL CORNER DETAIL



ENGINEERED CONCRETE BLOCK MASONRY FOUNDATION WALL TO CONCRETE BLOCK MASONRY RETAINING WALL JUNCTION - PLAN VIEW
ENGINEERED DESIGN



ENGINEERED CONCRETE BLOCK MASONRY WALL - VERTICAL CONTROL JOINT
DETAIL REF: NZS4229:2013 FIGURE 12.2/ ENGINEERED DESIGN



ENGINEERED CONCRETE BLOCK MASONRY WALL - UP TO 200mm STEP

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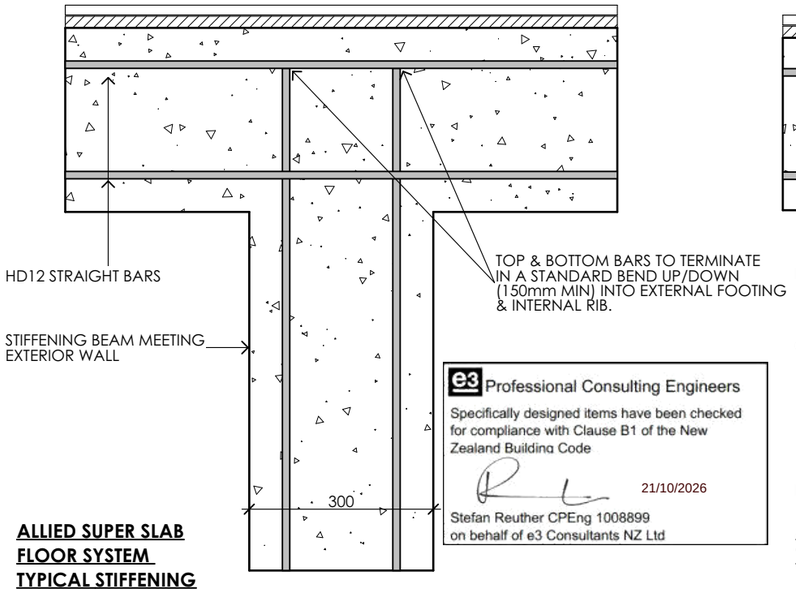
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BRANCH: QUEENSTOWN

FOUNDATION DETAILS

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PROJECT STATUS : CONSENT ISSUE
DATE : 21/10/2026 REVISION : REV. 01
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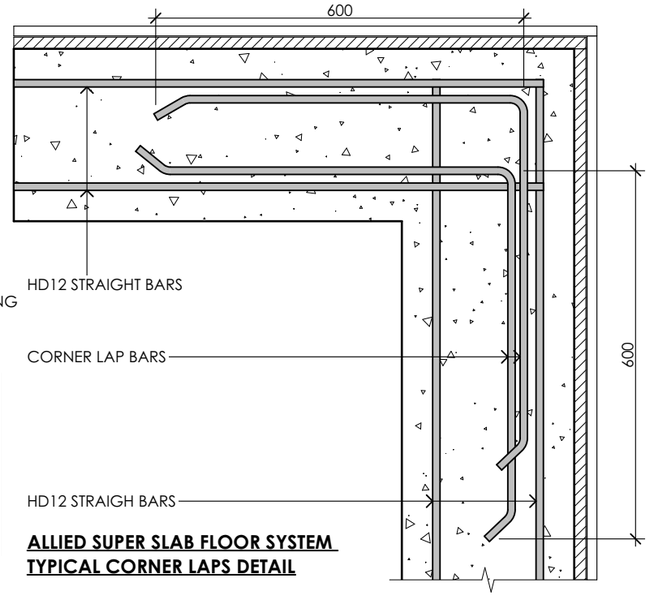
ALLIED SUPER SLAB FLOOR SYSTEM TYPICAL STIFFENING DETAIL

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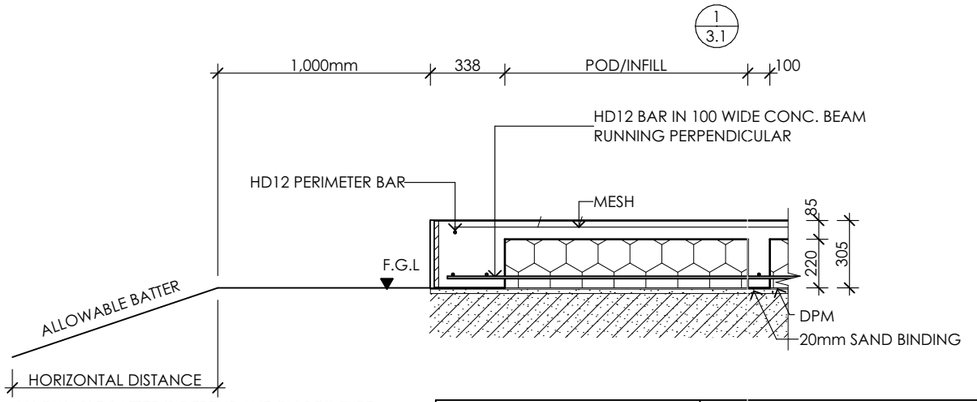
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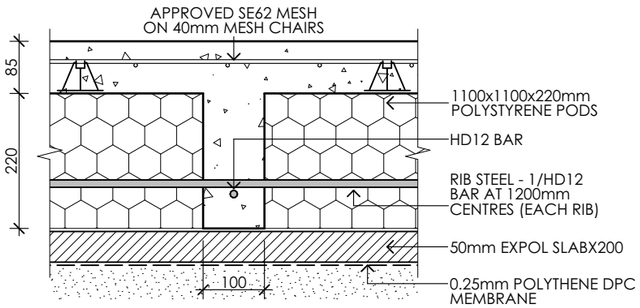
ALLIED SUPER SLAB FLOOR SYSTEM TYPICAL CORNER LAPS DETAIL



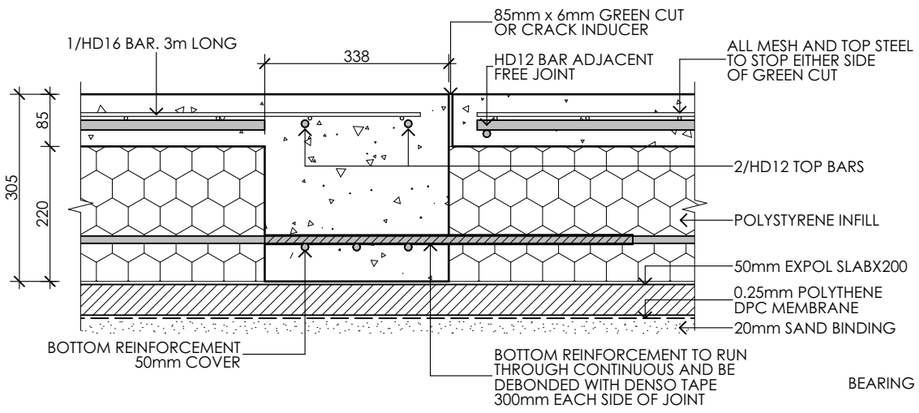
ALLOWABLE BATTER IS DEPENDANT ON SOIL TYPE OR SPECIFIC ADVICE FROM A GEOTECHNICAL ENGINEER

SOIL TYPE	VERTICAL:HORIZONTAL DISTANCE
ROCK OR COMPACTED HARDFILL	1:1
CLAY (COHESIVE SOIL)	1:2.5
SANDS (NON COHESIVE SOIL)	1:3.5

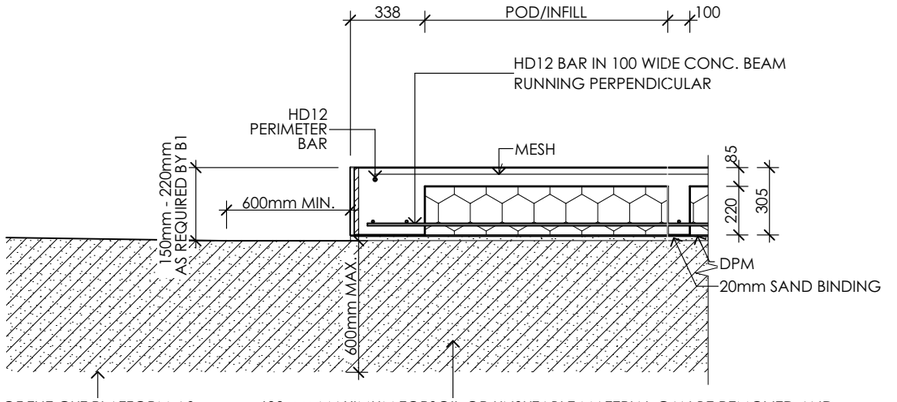
FIGURE 5
SAFE BATTERS FOR RAISED BUILDING PLATFORM
REF: FIGURE 5 SUPERSLAB TECHNICAL MANUAL



ALLIEDCONCRETE FLOOR SYSTEM - INTERNAL RIB

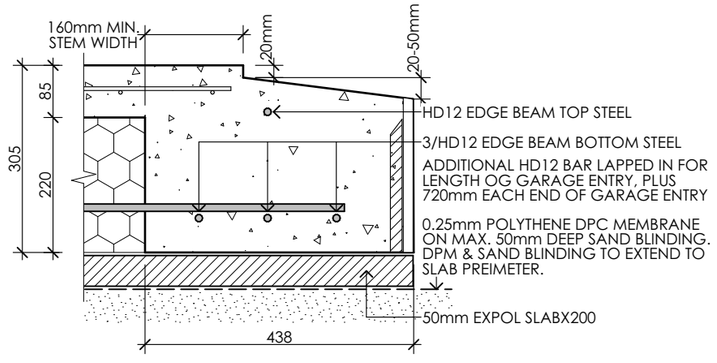


FREE JOINT DETAIL

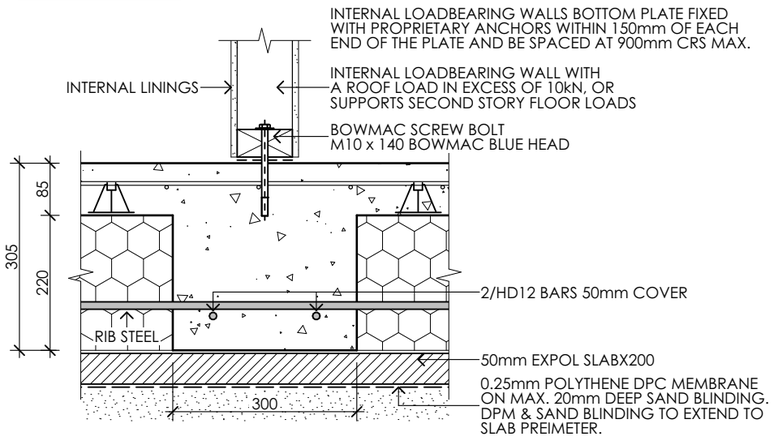


600mm MAXIMUM TOPSOIL OR UNSUTABLE MATERIAL CAN BE REMOVED AND REPLACED WITH WELL GRADED COMPACTED HARDFILL. SHOULD DEPTHS BE LARGER THE 600mm OR IF THE HARDFILL CAN NOT BE EXTENDED PASSED THE BUIDING ENVELOPE AS SHOWN, EITHER A GEOTECHNICAL ENGINEEER SHALL CERTIFY THE CUT PLATFORM AND COMPACTED SUBGRADE COMPLIES WITH 'GOOD GROUND' AS DEFINED BY THIS DOCUMENT OR SPECIFIC DESIGN CAN BE COMPLETED BY THE STRUCTURAL ENGINEER

FIGURE 6
DEEP TOP SOIL SUBGRADE LIMITATIONS
REF: FIGURE 6 SUPERSLAB TECHNICAL MANUAL



GARAGE DOOR CONSTRUCTION DETAIL



ALLIEDCONCRET FLOOR SYSTEM - INTERNAL SLAB THICKING DETAIL

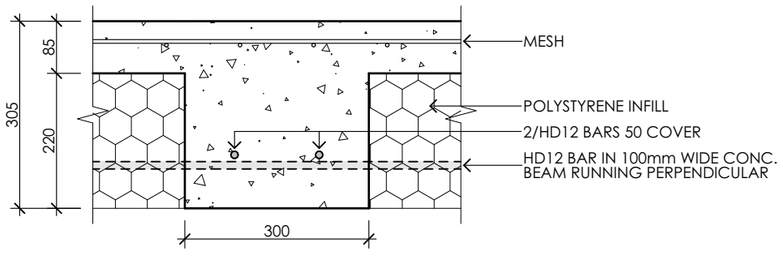


FIGURE 18 - INTERNNAL SLAB THICKENING

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CITY :	QUEENSTOWN
COUNCIL :	QLDC

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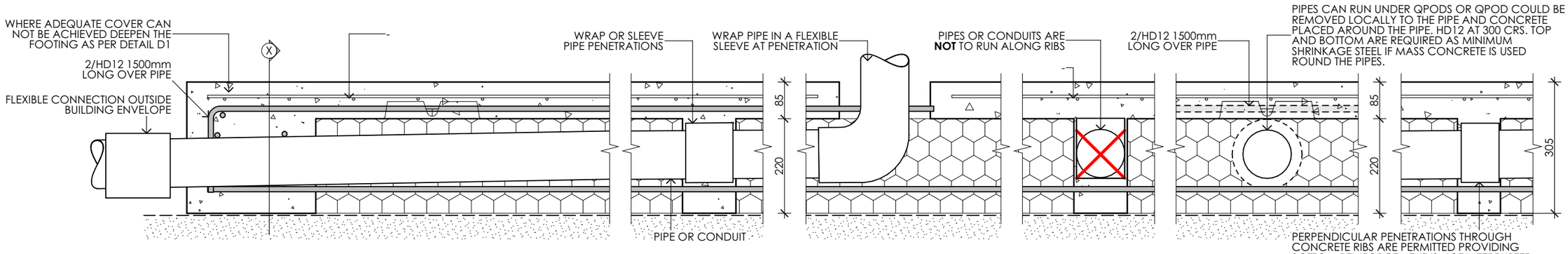
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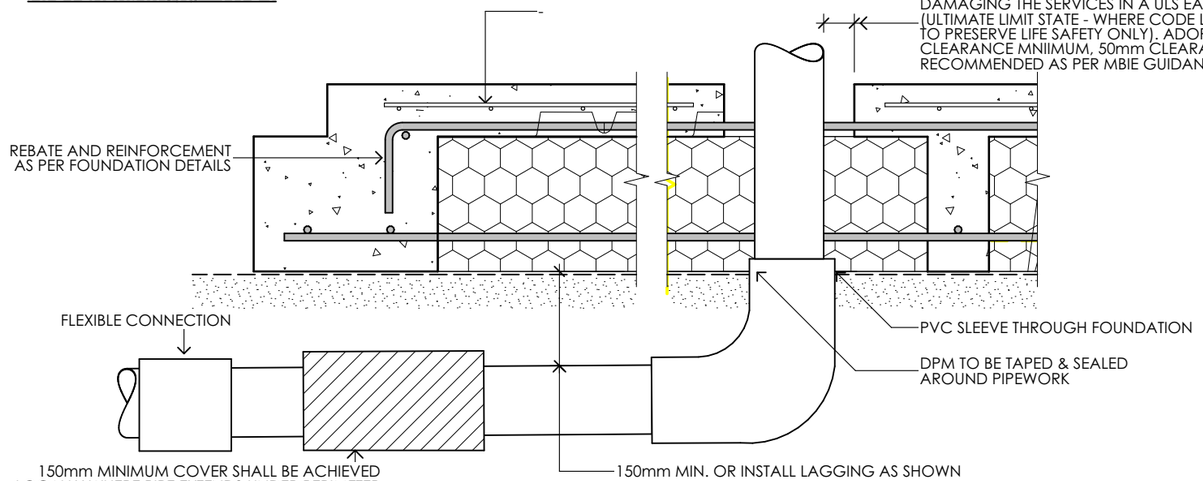
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CONSULTANT:	D.TURNBULL	PROJECT STATUS :	CONSENT ISSUE
BRANCH:	QUEENSTOWN	DATE : 21/10/2026	REVISION : REV. 01
		SCALE :	1:10 AT A3
FOUNDATION DETAILS		SHEET NUMBER :	**6.1.5**

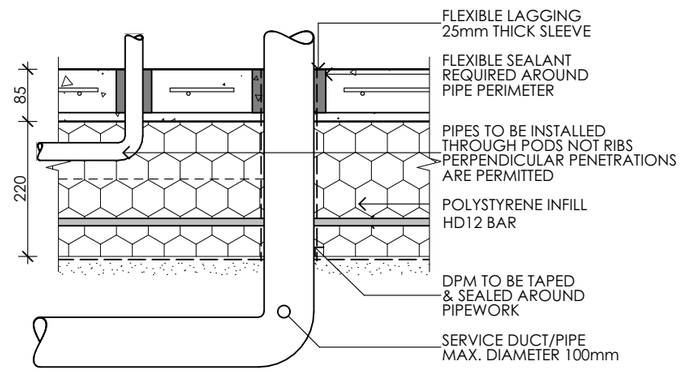
PIPE PENETRATION DETAILS FOR HIGH SEISMIC ZONES
REFER TO MBIE GUIDELINES SECTION A FIGURE S14 & S15 AND BUILDING CODE CLAUSE G13



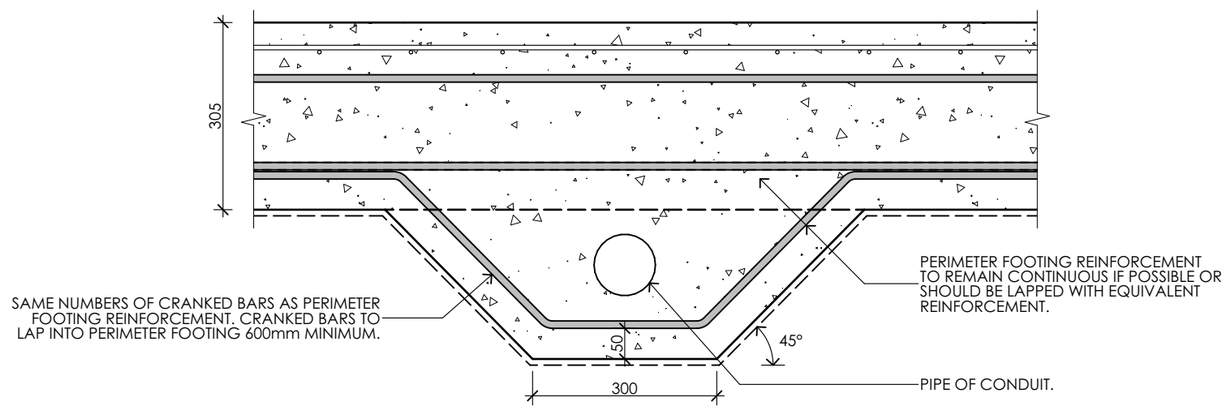
PIPE PENETRATIONS - TYPE 1



CROSS SECTION X

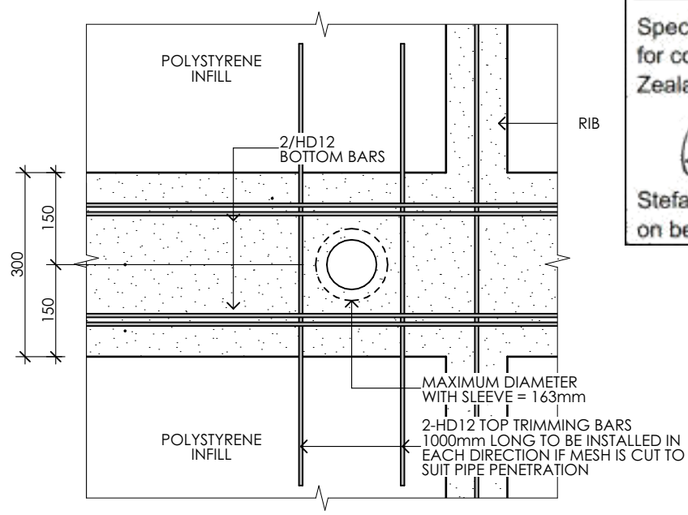


PIPE PENETRATIONS - TYPE 2



DETAIL D1 - TYPICAL DEPPEND EDGE PENETRATION DETAIL FOR TYPE 1 WHERE PIPES CLASH WITH BOTTOM REINFORCEMENT TO BE EXTENDED AS REQUIRED BACK INTO THE SLAB. (112.5mm DIAMETER MAX.)

TYPICAL SERVICES PENETRATIONS DETAIL
REF: FIGURE 11 SUPERSLAB TECHNICAL MANUAL



TYPICAL PENETRATION IN LOAD BEARING THICKENING - PIPE CENTRAL
REF: FIGURE 12 SUPERSLAB TECHNICAL MANUAL

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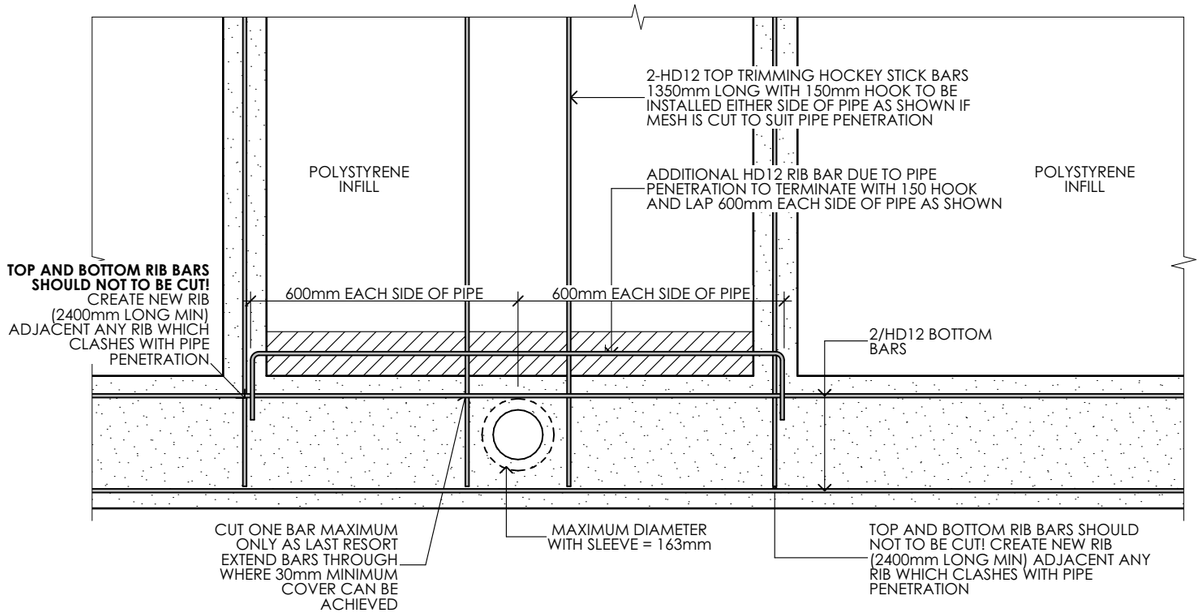
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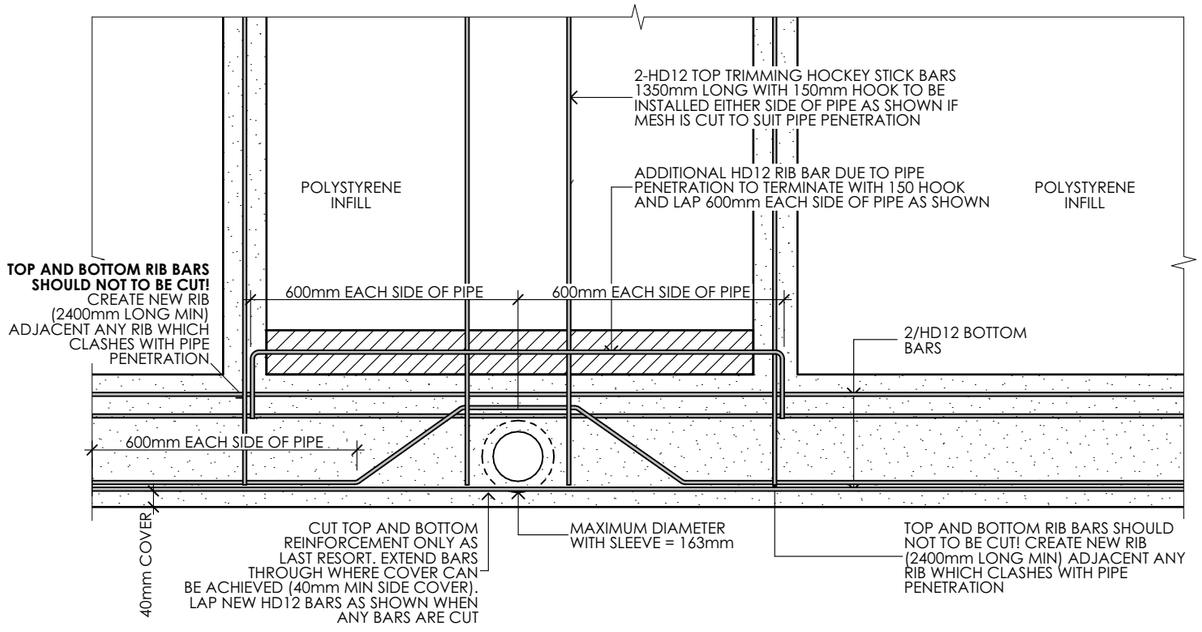
FOUNDATION DETAILS

PROJECT NUMBER :	QT105539
PROJECT STATUS :	CONSENT ISSUE
DATE : 21/10/2026	REVISION : REV. 01
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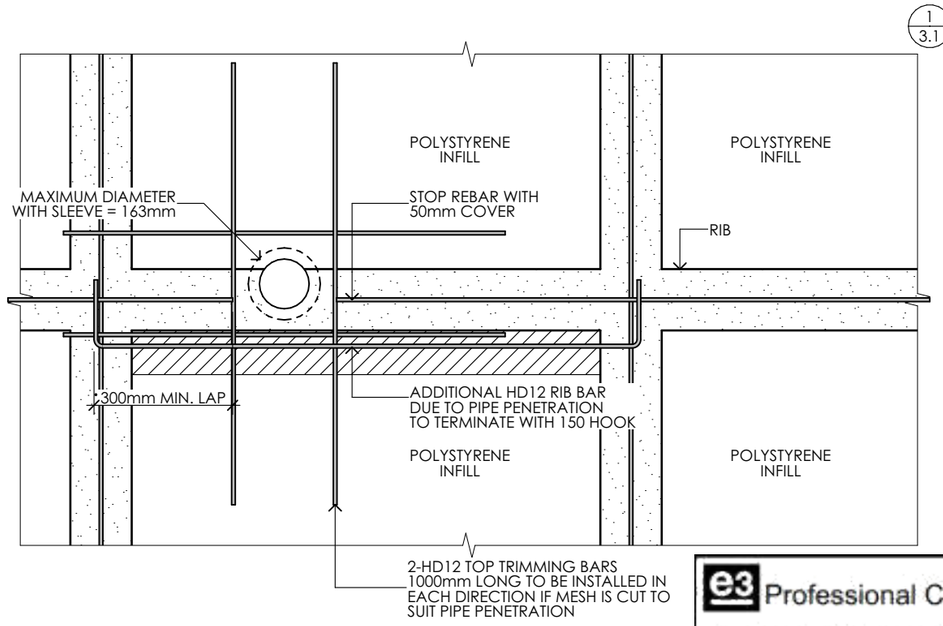


TYPICAL SERVICES THROUGH PERIMETER FOOTING
REF: FIGURE 10 SUPERSLAB TECHNICAL MANUAL

OR

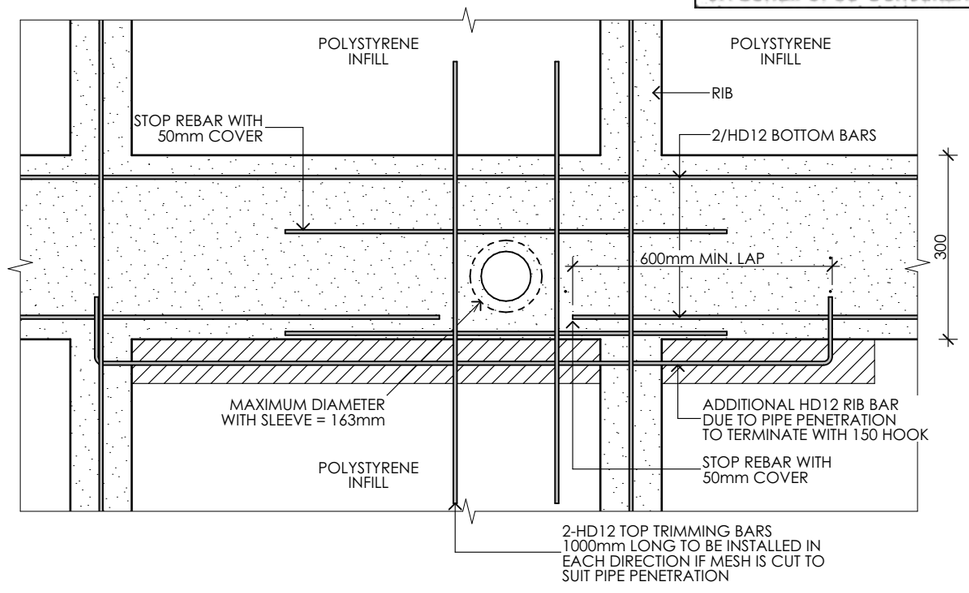


TYPICAL SERVICES THROUGH PERIMETER FOOTING
REF: FIGURE 10 SUPERSLAB TECHNICAL MANUAL



TYPICAL SERVICES THROUGH RIBS
REF: FIGURE 12 SUPERSLAB TECHNICAL MANUAL

OR



TYPICAL PENETRATION IN LOAD BEARING THICKENING - PIPE NOT CENTRAL
REF: FIGURE 12 SUPERSLAB TECHNICAL MANUAL

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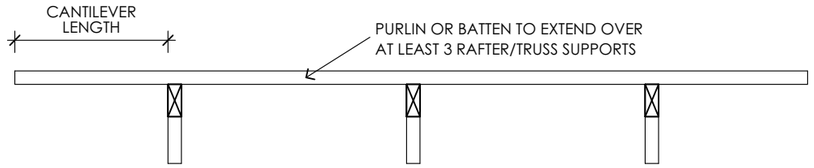
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PROJECT STATUS :	CONSENT ISSUE
DATE : 21/10/2026	REVISION : REV. 01
SCALE :	1:10 AT A3
SHEET NUMBER :	6.1.7

OVERHANG OPTIONS

ALL GABLE END LOADING PARAMETERS ARE BASED ON THE DESIGN CONSIDERATIONS USED IN NZS 3604:2011 AND COVER HEAVY ROOF WEIGHT, EXTRA HIGH WIND LOAD AND SNOW LOAD OF UP TO 1.0 kPa.
ALL LIVE LOAD CONSIDERATIONS AS PER AS/NZS 1170.
ALL TIMBER TO BE MINIMUM GRADE SG8 AS DEFINED IN NZS 3604:2011.

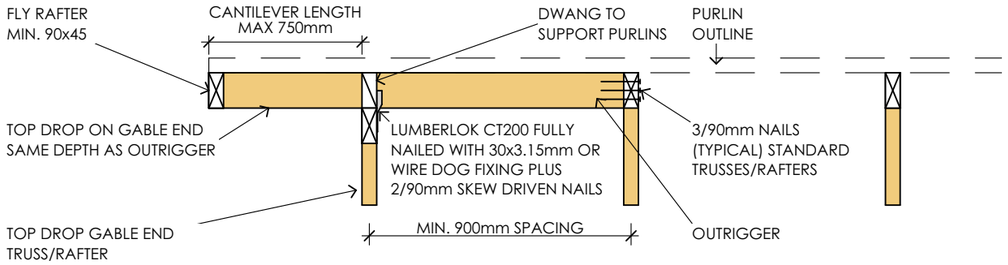
CANTILEVER PURLIN OPTION

SPANS AND CENTRES AS PER TABLE 1



CONSTRUCTION DETAILS FOR CANTILEVER OUTRIGGER OPTION

SPANS AND CENTRES AS PER TABLE 2



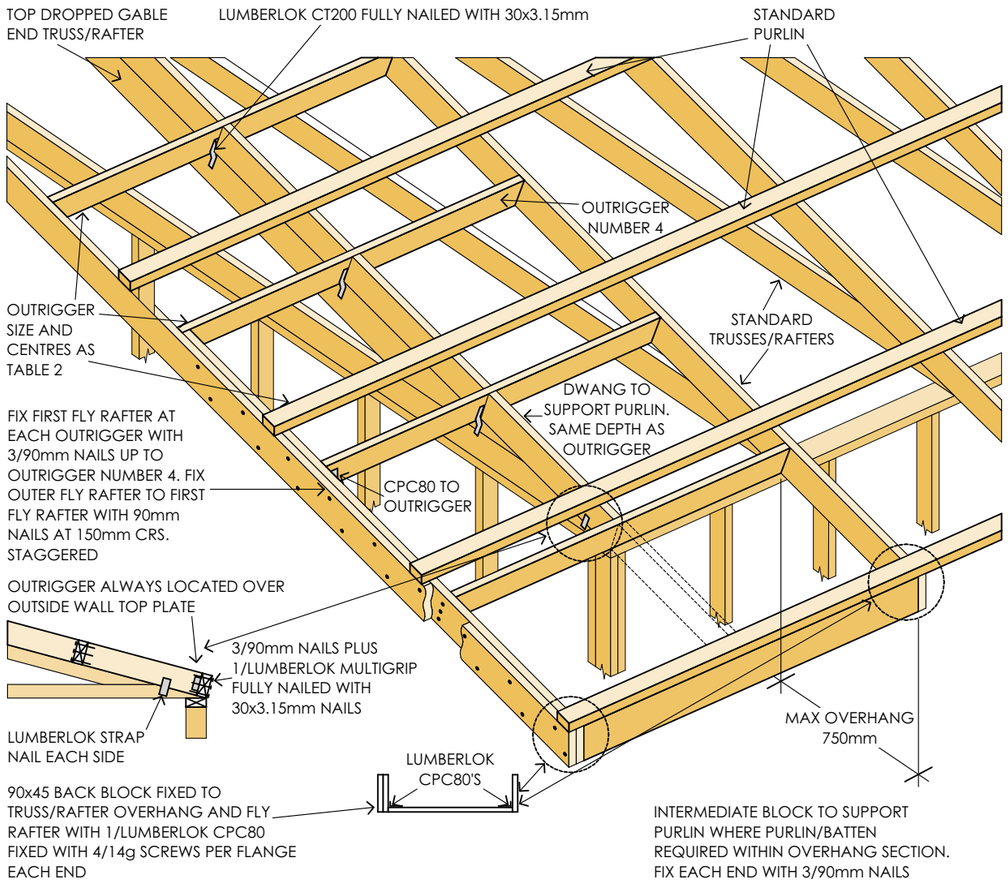


TABLE 1

PURLIN SIZE & ORIENTATION	MAX CANTILEVER LENGTH (mm)	OUTRIGGER CENTRES (mm)
45x45 ⊠	200	400
70x45 ⊠	300	900
90x45 ⊠	450	900

CANTILEVER OUTRIGGER OPTION

(NOTE: MAXIUMUM SIDEWALL OVERHANG OF 750mm
SEE DETAILS ON PAGE 3)

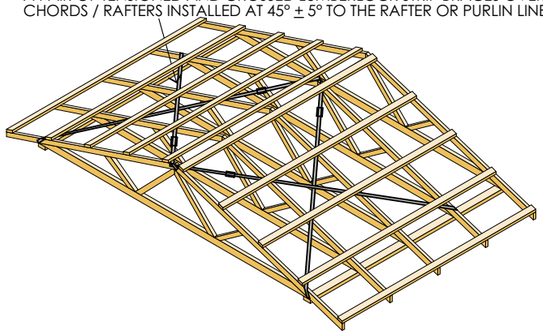
TABLE 2

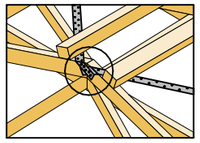
	OUTRIGGER SIZE AND ORIENTATION	MAX CANTILEVER LENGTH (mm)	OUTRIGGER CENTRES (mm)
MAX CANTILEVER LENGTH 750mm	70x45 ⊠	750	600
		600	900
	90x45 ⊠	750	900
		600	1200
	90x45 ⊠	750	400
		600	600

ROOF PLANE BRACE

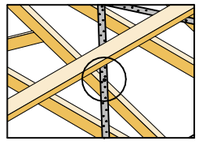
A PAIR OF TENSIONED AND CROSSED LUMBERLOCK STRIP BRACES RUNNING CONTINOUSLY FROM RIDGE TO TOP PLATE INSTALLED AS SHOWN.

A PAIR OF TENSIONED AND CROSSED LUMBERLOCK STRIP BRACES OVER TOP CHORDS / RAFTERS INSTALLED AT 45° ± 5° TO THE RAFTER OR PURLIN LINE

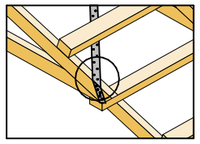




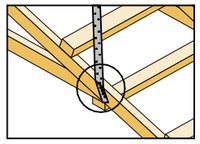
5 x 30mm x 3.15 DIA NAILS EACH END



1 x 30mm x 3.15 DIA NAILS AT CROSSING (AFTER TENSIONING)



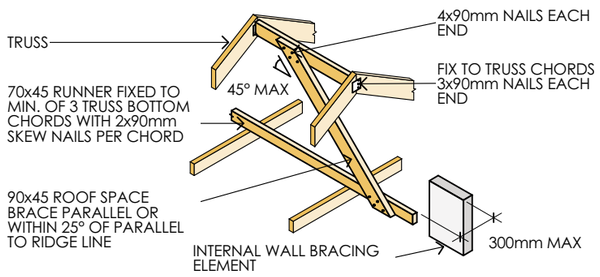
5 x 30mm x 3.15 DIA NAILS EACH END



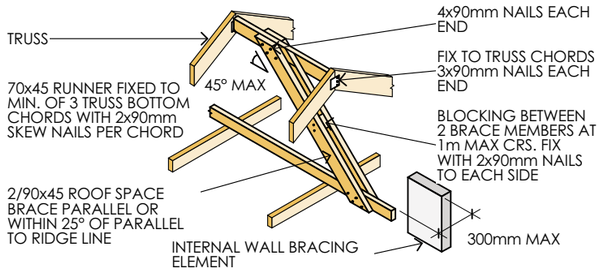
WHEN PURLIN DEPTH ABOVE TRUSS CHORD IS 50mm OR LESS, STRIP BRACES CAN BE INSTALLED OVER TOP OF PURLINS. FIX WITH 1 x 30mm x 3.15 DIA NAIL AT THE PURLIN CLOEST TO THE RAFTER / TRUSS CROSSING

ROOF SPACE BRACE

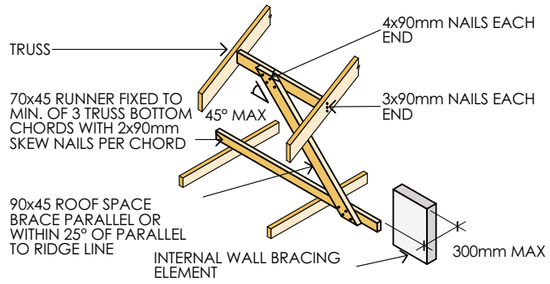
A) LESS THAN 2m LONG



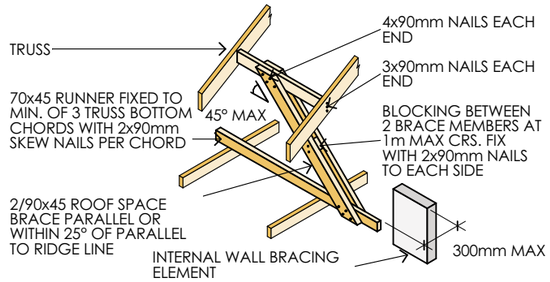
B) MORE THAN 2m LONG (MAX 4.8m)



C) NOT DIRECTLY UNDER THE RIDGE - LESS THAN 2m LONG



D) NOT DIRECTLY UNDER THE RIDGE - MORE THAN 2m LONG



MiTek® LUMBERLOK®

1 / 3.2

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LEGAL DESCRIPTION : LOT 5053 - DP 555055
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CITY : QUEENSTOWN
COUNCIL : QLDC

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BRANCH: QUEENSTOWN

MiTek CANTILEVERED OUTRIGGER DETAILS

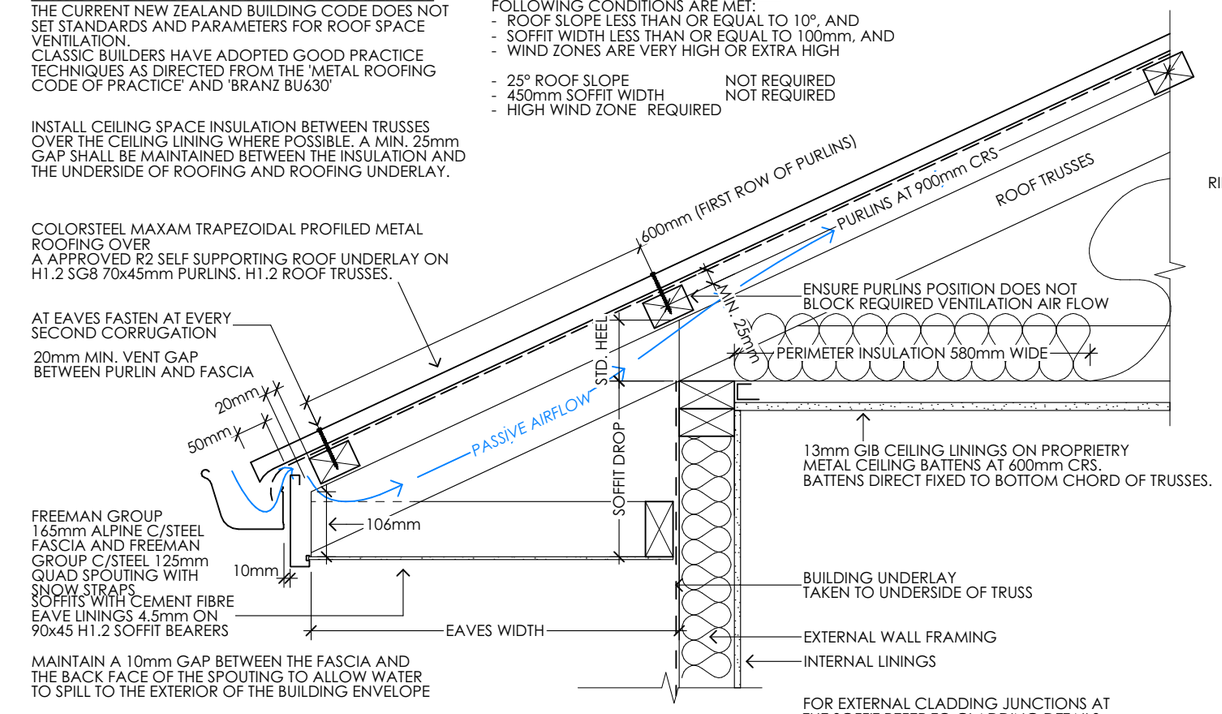
PROJECT NUMBER : QT105539
PROJECT STATUS : CONSENT ISSUE
DATE : 21/10/2026 REVISION : REV. 01
SCALE : NOT TO SCALE
SHEET NUMBER : 6.2.1

PASSIVE ROOF SPACE VENTILATION CONSIDERATIONS.
THE CURRENT NEW ZEALAND BUILDING CODE DOES NOT SET STANDARDS AND PARAMETERS FOR ROOF SPACE VENTILATION.
CLASSIC BUILDERS HAVE ADOPTED GOOD PRACTICE TECHNIQUES AS DIRECTED FROM THE 'METAL ROOFING CODE OF PRACTICE' AND 'BRANZ BU630'

INSTALL CEILING SPACE INSULATION BETWEEN TRUSSES OVER THE CEILING LINING WHERE POSSIBLE. A MIN. 25mm GAP SHALL BE MAINTAINED BETWEEN THE INSULATION AND THE UNDERSIDE OF ROOFING AND ROOFING UNDERLAY.

EAVES FLASHING REQUIRED WHERE **ALL** OF THE FOLLOWING CONDITIONS ARE MET:
- ROOF SLOPE LESS THAN OR EQUAL TO 10°, AND
- SOFFIT WIDTH LESS THAN OR EQUAL TO 100mm, AND
- WIND ZONES ARE VERY HIGH OR EXTRA HIGH

- 25° ROOF SLOPE NOT REQUIRED
- 450mm SOFFIT WIDTH NOT REQUIRED
- HIGH WIND ZONE REQUIRED

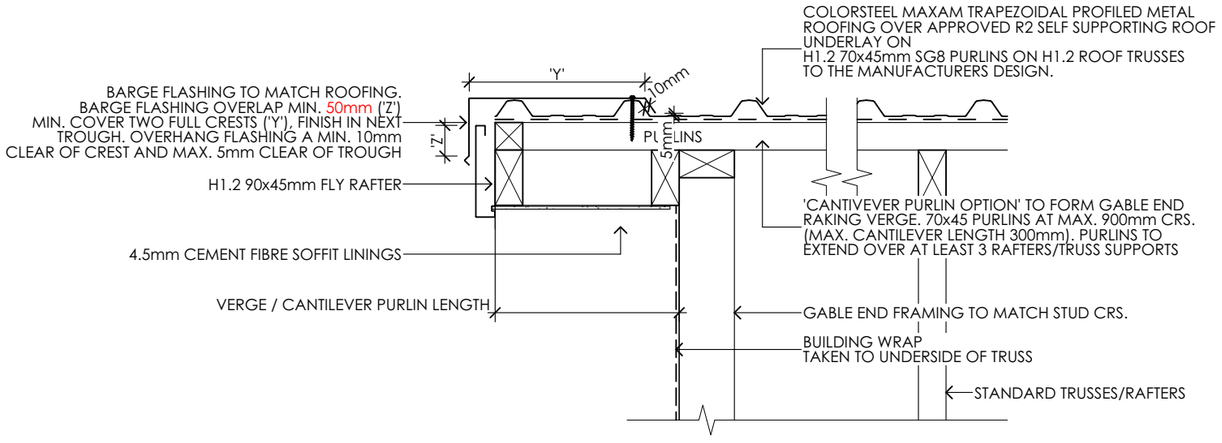


PROFILED METAL ROOFING EAVES DETAIL

E2/AS1 TABLE 4.5.1.1: BARGE FLASHINGS 'Z'

SITUATION 1: 50mm[7] / SITUATION 2: 70mm[7] / SITUATION 3: 90mm[7]

NOTES:
(1) SITUATION 1: LOW, MEDIUM, AND HIGH WIND ZONES; WHERE THE ROOF PITCH ≥ 10° (X OR Z VALUES).
(2) SITUATION 2: ALL ROOF PITCHES IN VERY HIGH WIND ZONES; OR LOW, MEDIUM, AND HIGH WIND ZONES WHERE ROOF PITCH < 10° (X OR Z VALUES).
(3) SITUATION 3: FOR ALL ROOF PITCHES IN EXTRA HIGH WIND ZONE.
(7) EXCLUDES DRIP EDGE.



PROFILED METAL ROOFING BARGE FLASHING DETAIL - CANTILEVERED PURLINS

E2/AS1 TABLE 8.4.4.2D: TRAPEZOIDAL PROFILED ROOFING - 0.40mm BMT AND 27mm MIN. PROFILE HEIGHT AND MIN. 5-RIB PROFILES, MAX. SPANS AND FIXING PATTERNS

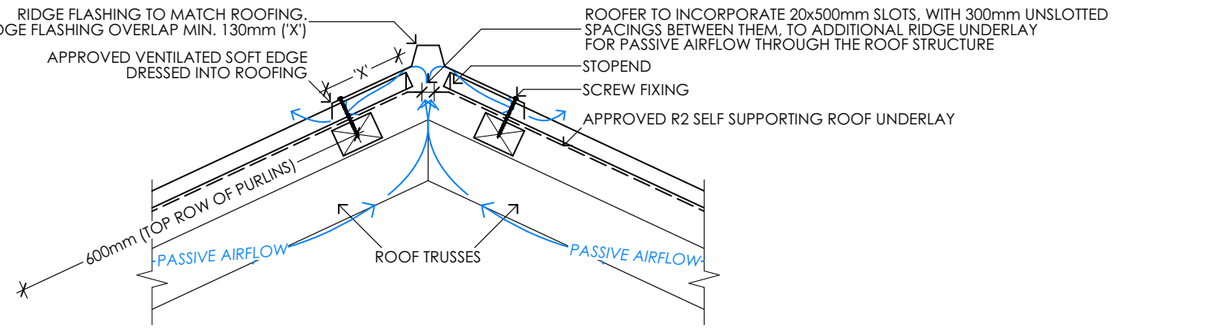
PURLIN SPACINGS (mm)
END SPAN 600 / INTERMEDIATE SPAN 900
LOW AND MEDIUM WIND ZONE FIXING PATTERN = T2
HIGH AND VERY HIGH WIND ZONE FIXING PATTERN = T1
EXTRA HIGH WIND ZONE FIXING PATTERN = T1

T1 FIXING PATTERN IS - FIX EVERY CREST ...
T2 FIXING PATTERN IS - HIT 1, MISS 1 ...

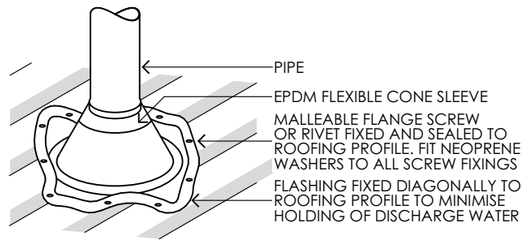
E2/AS1 TABLE 4.5.1.1: RIDGE FLASHINGS ('X')

SITUATION 1: 130mm[4] / SITUATION 2: 200mm[4] / SITUATION 3: 200mm[4]

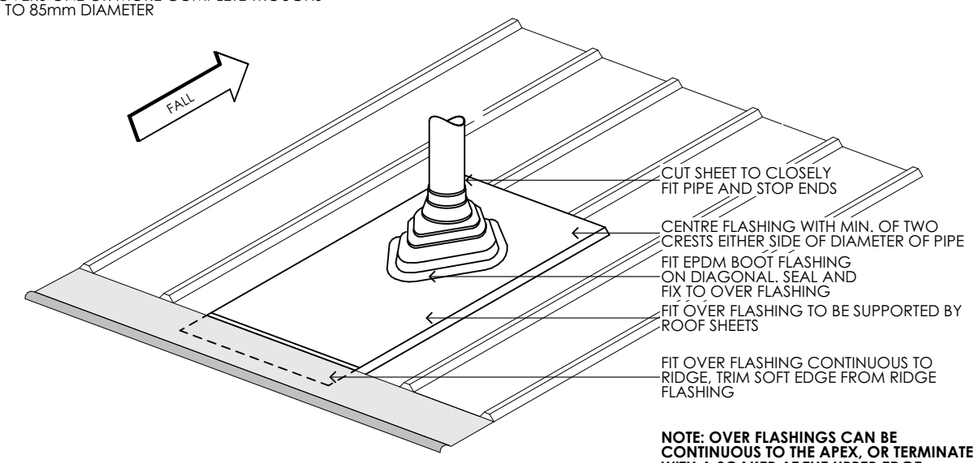
NOTES:
(1) SITUATION 1: LOW, MEDIUM, AND HIGH WIND ZONES; WHERE THE ROOF PITCH ≥ 10° (X OR Z VALUES).
(2) SITUATION 2: ALL ROOF PITCHES IN VERY HIGH WIND ZONES; OR LOW, MEDIUM, AND HIGH WIND ZONES WHERE ROOF PITCH < 10° (X OR Z VALUES).
(3) SITUATION 3: FOR ALL ROOF PITCHES IN EXTRA HIGH WIND ZONE.
(4) EXCLUDES ANY SOFT EDGE OR TURN-DOWN TO ROOFING.



PROFILED METAL ROOFING RIDGE AND HIP FLASHING DETAIL
(b) TRAPEZODIAL PROFILE



FLASHING FOR SMALL PIPES
- MAX. ROOF PITCH FOR FLASHING 45° MIN. PITCH 10° IF BASE OF FLANGE COVERS ONE OR MORE COMPLETE TROUGHS
- FOR PIPES UP TO 85mm DIAMETER



NOTE: OVER FLASHINGS CAN BE CONTINUOUS TO THE APEX, OR TERMINATE WITH A SOAKER AT THE UPPER EDGE

PIPE PENETRATION THROUGH PLUMBDEK MIN. 3° OVER-FLASHED BOOT FLASHING

DETAIL REFERENCED FROM PRECISE SPOUTING & ROOFING LTD
- PO BOX 15356 TAURANGA
PH: (07) 578 0296| FAX: (07) 578 0216 | MOBILE: (021) 475 786

CODE OF PRACTICE v26.03: PENETRATIONS; BOOT-FLASHINGS
9.5.1A - BOOT FLASHINGS
"WHERE THE BASE OF A BOOT DOES NOT OBSTRUCT A PAN IT CAN BE DIRECT-FIXED TO THE MINIMUM PITCH FOR THAT PROFILE."

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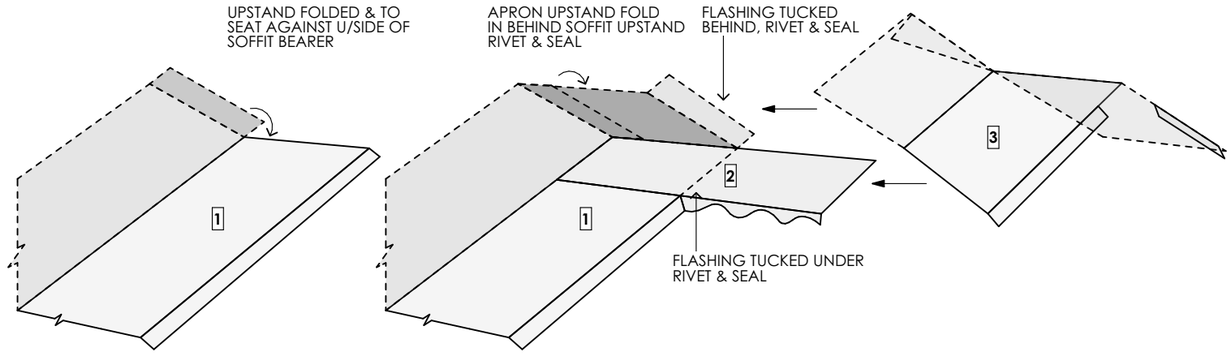
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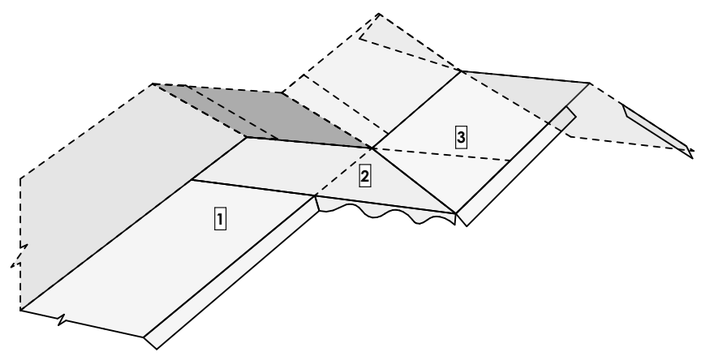
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CONSULTANT: D.TURNBULL
BRANCH: QUEENSTOWN

ROOF DETAILS

PROJECT NUMBER : QT105539
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DATE : 21/10/2026 REVISION : REV. 01
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SHEET NUMBER : 6.2.2



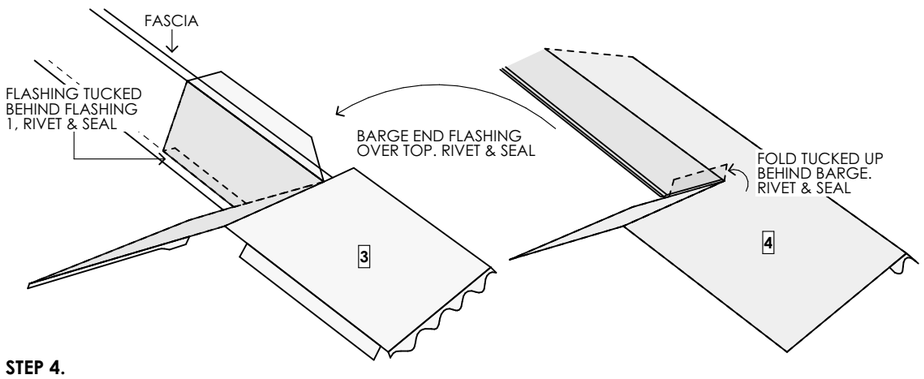
STEP 1. **STEP 2.**



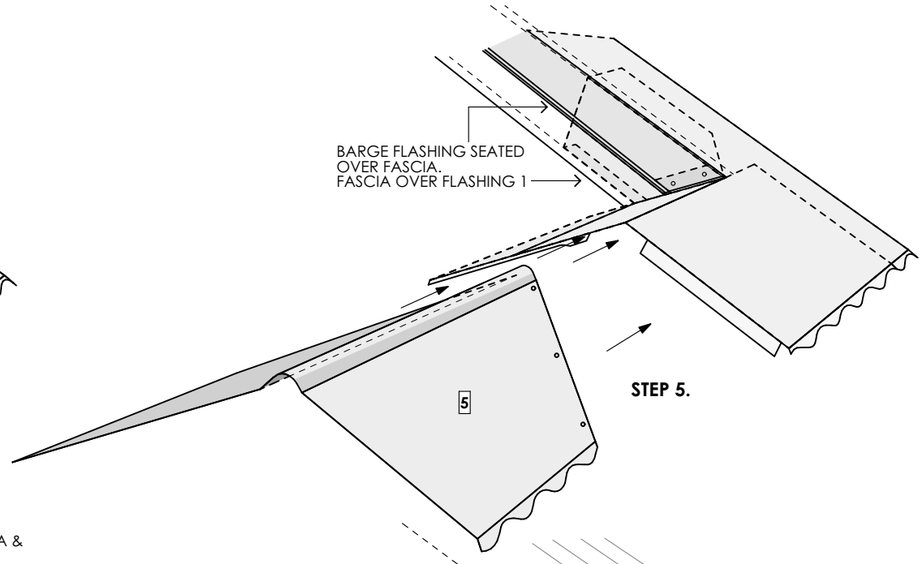
STEP 3.

CAUTIONARY NOTE:
IF ANY DOUBT OR CONFUSION EXISTS CONTACT THE DESIGNER PRIOR TO COMMENCEMENT OF ANY WORKS. NO LIABILITY SHALL BE HELD BY THE DESIGNER FOR ANY FAILURE WHATSOEVER DUE TO MIS-INTERPRETATION OR NON-TRADESMAN LIKE PRACTICE. PS1 OR PS4 SHALL BE SUPPLIED BY THE QUALIFIED ROOFER AND/OR LICENCED TRADESMAN PRIOR TO COMPLETION. OBTAINING & SHAPING THE FLASHING IS THE RESPONSIBILITY OF THE ROOFER.

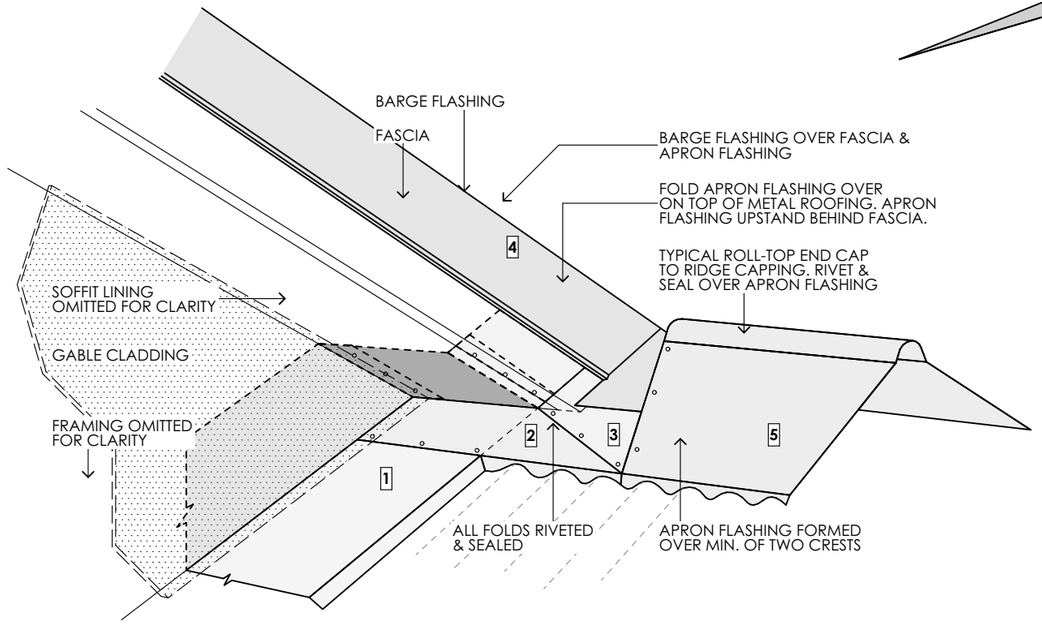
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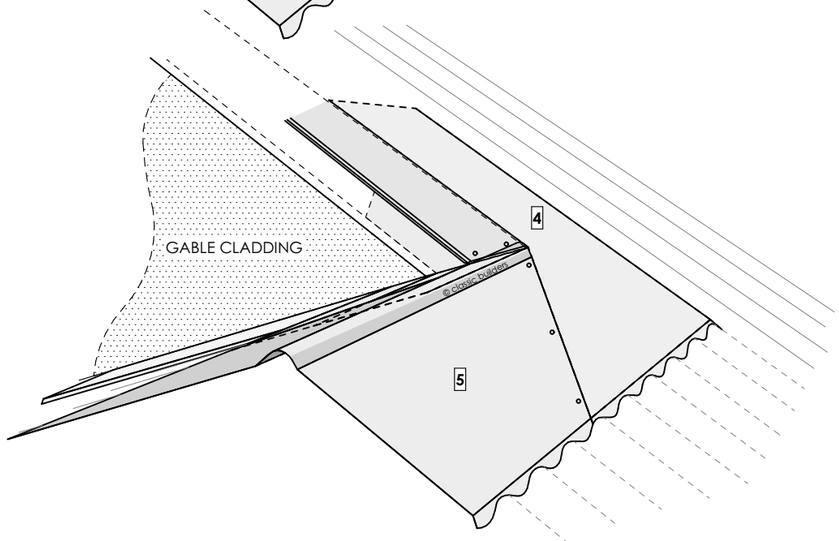
STEP 4.



STEP 5.



PROFILED METAL RIDGE TO GABLE ROOF JUNCTION DETAIL



PROFILED METAL RIDGE TO GABLE ROOF JUNCTION DETAIL

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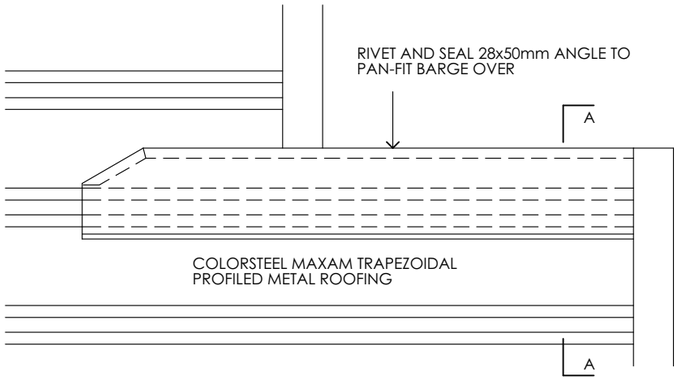
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CITY :	**QUEENSTOWN**
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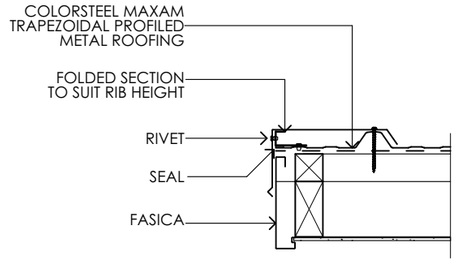
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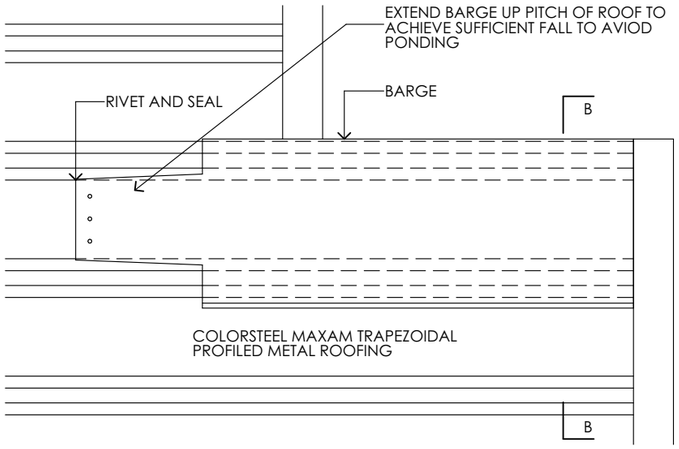
DRAWN:	**B. CLARK**	PROJECT NUMBER :	**QT105539**
CONSULTANT:	**D.TURNBULL**	PROJECT STATUS :	**CONSENT ISSUE**
BRANCH:	**QUEENSTOWN**	DATE : **21/10/2026**	REVISION : **REV. 01**
		SCALE :	NOT TO SCALE
ROOF DETAILS		SHEET NUMBER :	**6.2.3**



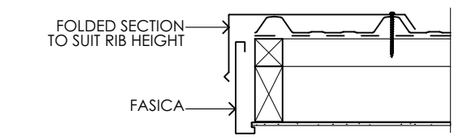
TRANSITION BARGE FOR RIB PROFILE WHERE RIB IS INLINE WITH BARGE



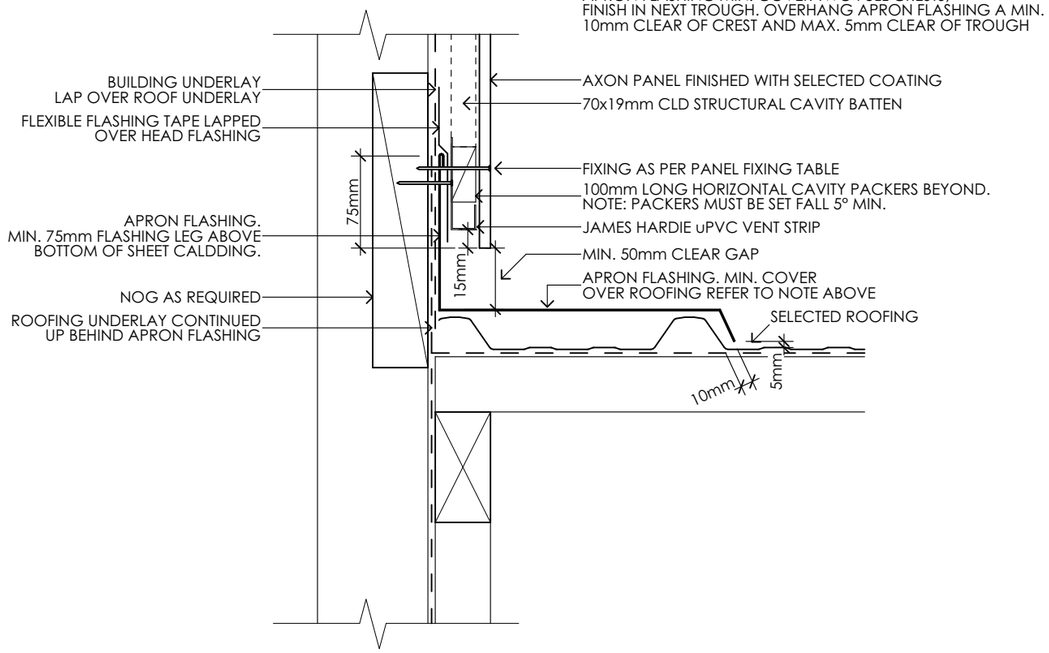
TRANSITION BARGE - SECTION A-A



TRANSITION BARGE FOR RIB PROFILE WHERE RIB IS IN LINE WITH BARGE

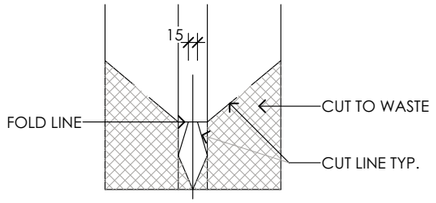


TRANSITION BARGE - SECTION B-B

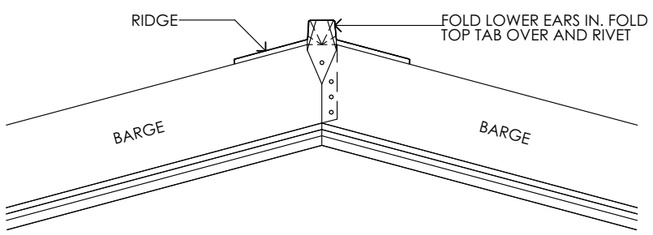


AXON PANEL HARDIE CLD BATTEN - PARALLEL APRON FLASHING

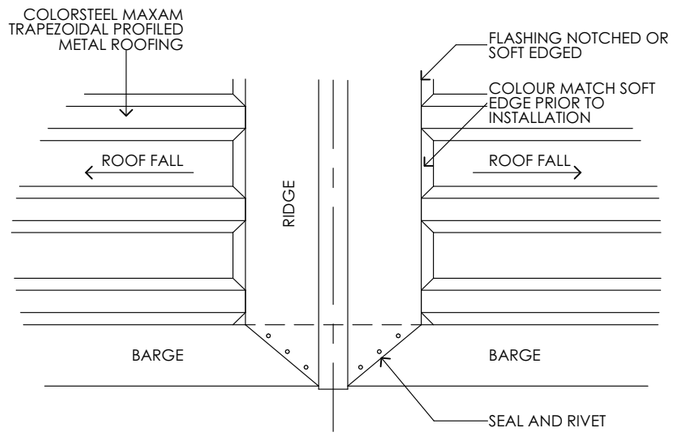
DETAIL REF: AXON PANEL HARDIE CLD BATTEN TECHNICAL SPECIFICATION MAY 2026 FIGURE 48



RIDGE END CUT



RIB PROFILE RIDGE CUT DETAIL - END VIEW



RIB PROFILE RIDGE CUT DETAIL - PLAN VIEW

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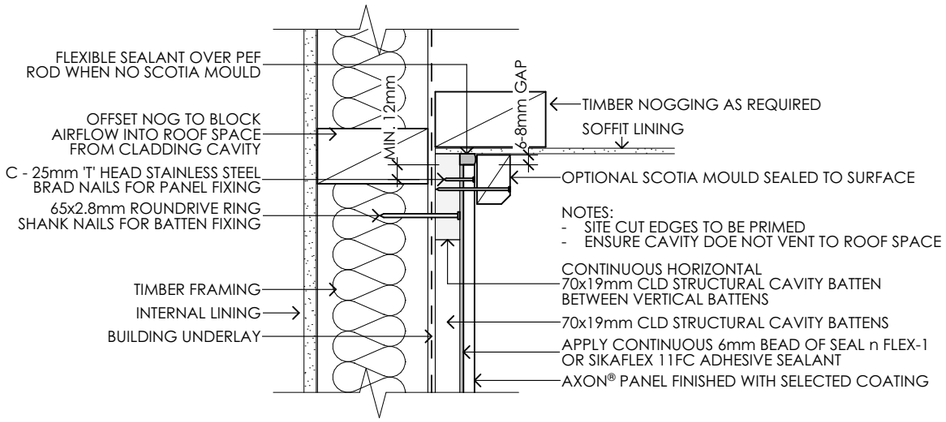
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CONSULTANT:	**D.TURNBULL**	PROJECT STATUS :	**CONSENT ISSUE**
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ROOF DETAILS		SCALE :	**1:10, 1:5 AT A3**
		SHEET NUMBER :	**6.2.4**

TABLE 4: HARDIE CLD STRUCTURAL CAVITY FIXING				
FIXING TYPE	FRAMING	BASIC WIND PRESSURE kPa (ULS)	BATTEN CENTERS MAX.(mm)	BATTEN CENTERS MAX.(mm)
65mm x 2.8mm ROUNDRIVE RING SHANK NAIL HOT DIP GALV. / S.STEEL	TIMBER	1.5 (UP TO AND INCLUDING VH WIND ZONE)	600	250
		UP TO 3.2	400	200

NOTES:
- FOR FASTENER DURABILITY REFER TO GROUND FLOOR PLAN
- HARDIE CLD STRUCTURAL CAVITY BATTENS LESS THAN 400mm IN LENGTH MUST HAVE FIXINGS AT MAXIMUM 150mm CRS
- BATTENS MUST BE FIXED OVER STUDS

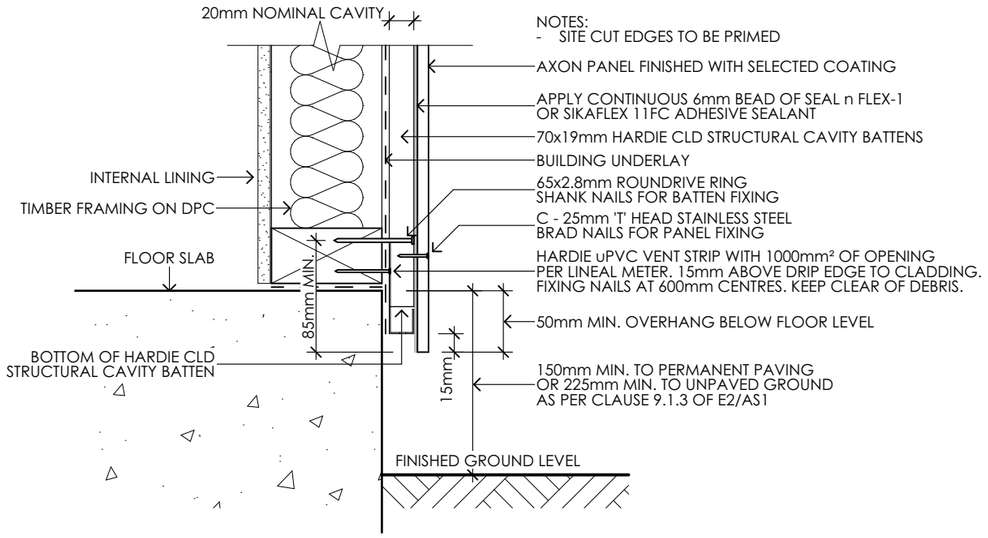
TABLE 5: AXON PANEL FIXING		
TYPES OF FIXINGS TO BE USED WITH ADHESIVE SEALANTS	SUITABLE UP TO BASIC WIND PRESSURE kPa (ULS)	FIXING TO CLD STURCTURAL CAVITY BATTENS CENTERS (mm)
C - 25mm STRAIGHT 'T' HEAD STAINLESS STEEL BRAD NAIL	UP TO 3.2kPa (UP TO AND INCLUDING VH WIND ZONE)	150

NOTES:
- FIXINGS MUST BE FLUSH FINISHED WITH THE PANEL SURFACE
- DO NOT FIX IN THE GROOVE OF AXON PANEL
- THE EDGE DISTANCE AT PANEL CORNER MUST BE MIN. 75mm VERTICALLY FROM PANEL CORNERS.



AXON PANEL HARDIE CLD BATTEN - SOFFIT DETAIL

DETAIL REF: AXON PANEL HARDIE CLD BATTEN TECHNICAL SPECIFICATION MAY 2026 FIGURE 20

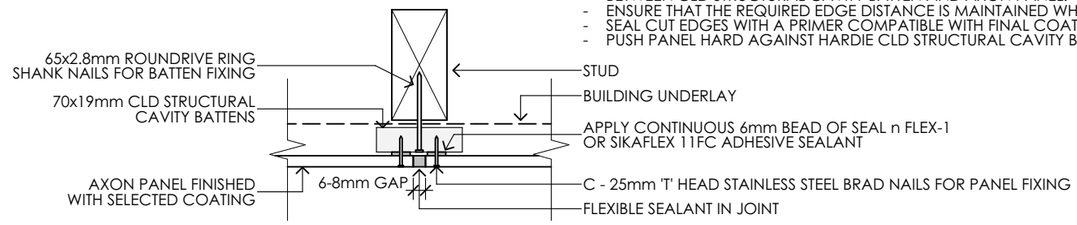


AXON PANEL HARDIE CLD BATTEN - FOUNDATION DETAIL (NOT INSULATED)

DETAIL REF: AXON PANEL HARDIE CLD BATTEN TECHNICAL SPECIFICATION MAY 2026 FIGURE 4

IMPORTANT: FOR USE ONLY WHERE MANUFACTURED EDGE JOINTING NOT POSSIBLE IE SMALL WINDOW IN FULL SHEET

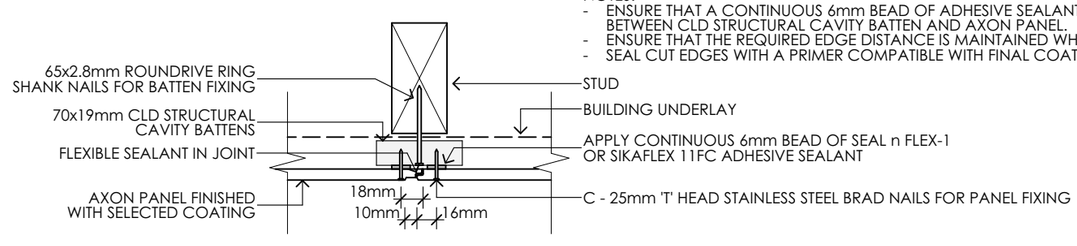
NOTES:
- ENSURE THAT A CONTINUOUS 6mm BEAD OF ADHESIVE SEALANT IS APPLIED BETWEEN CLD STRUCTURAL CAVITY BATTEN AND AXON PANEL.
- ENSURE THAT THE REQUIRED EDGE DISTANCE IS MAINTAINED WHEN FIXING.
- SEAL CUT EDGES WITH A PRIMER COMPATIBLE WITH FINAL COATING.
- PUSH PANEL HARD AGAINST HARDIE CLD STRUCTURAL CAVITY BATTEN



AXON PANEL HARDIE CLD BATTEN - VERTICAL SEALANT JOINT

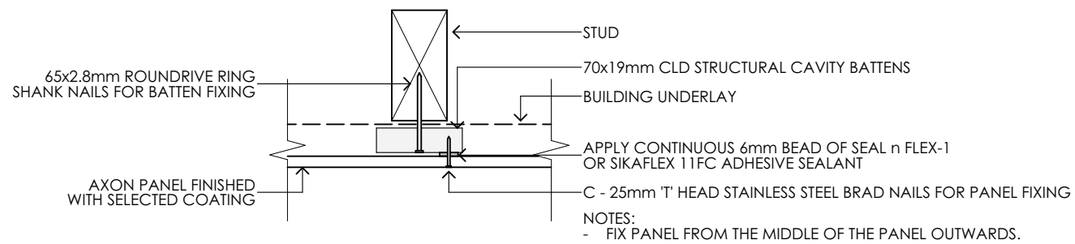
DETAIL REF: AXON PANEL HARDIE CLD BATTEN TECHNICAL SPECIFICATION MAY 2026 FIGURE 19

NOTES:
- ENSURE THAT A CONTINUOUS 6mm BEAD OF ADHESIVE SEALANT IS APPLIED BETWEEN CLD STRUCTURAL CAVITY BATTEN AND AXON PANEL.
- ENSURE THAT THE REQUIRED EDGE DISTANCE IS MAINTAINED WHEN FIXING.
- SEAL CUT EDGES WITH A PRIMER COMPATIBLE WITH FINAL COATING.



AXON PANEL HARDIE CLD BATTEN - AXON PANEL GROVED SHIPLAP JOINT

DETAIL REF: AXON PANEL HARDIE CLD BATTEN TECHNICAL SPECIFICATION MAY 2026 FIGURE 6



AXON PANEL HARDIE CLD BATTEN - INTERMEDIATE STUD FIXING

DETAIL REF: AXON PANEL HARDIE CLD BATTEN TECHNICAL SPECIFICATION MAY 2026 FIGURE 8

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CITY : QUEENSTOWN

COUNCIL : QLDC

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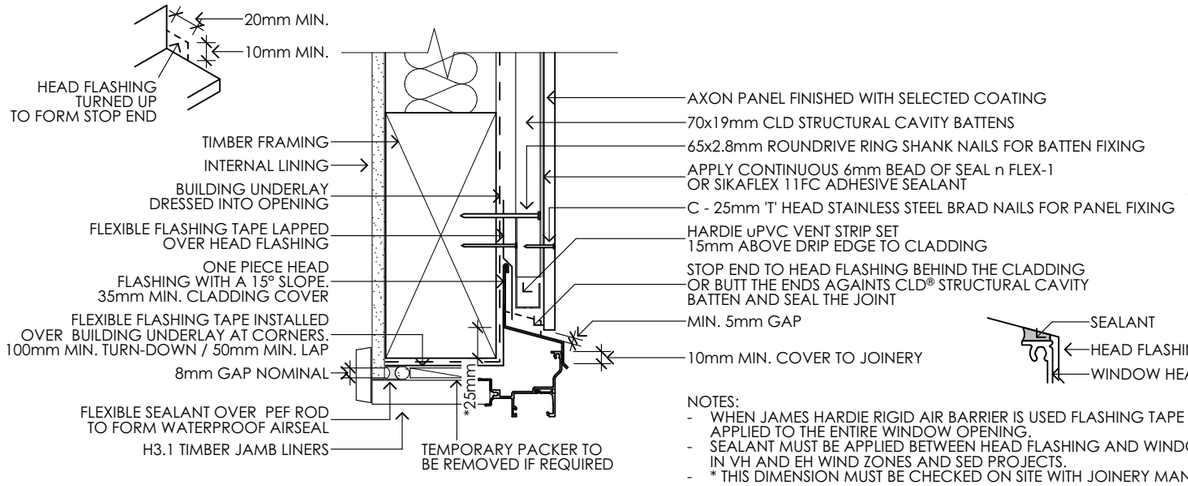
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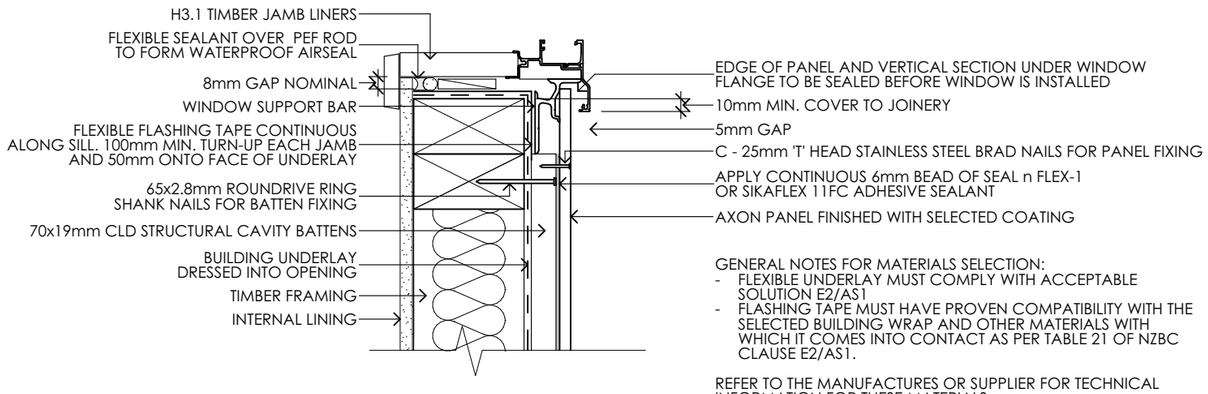
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NOTES:
- WHEN JAMES HARDIE RIGID AIR BARRIER IS USED FLASHING TAPE TO BE APPLIED TO THE ENTIRE WINDOW OPENING.
- SEALANT MUST BE APPLIED BETWEEN HEAD FLASHING AND WINDOW FLANGE IN VH AND EH WIND ZONES AND SED PROJECTS.
- * THIS DIMENSION MUST BE CHECKED ON SITE WITH JOINERY MANUFACTURE

AXON PANEL HARDIE CLD BATTEN - WINDOW/DOOR HEAD

DETAIL REF: AXON PANEL HARDIE CLD BATTEN TECHNICAL SPECIFICATION MAY 2026 FIGURE 22

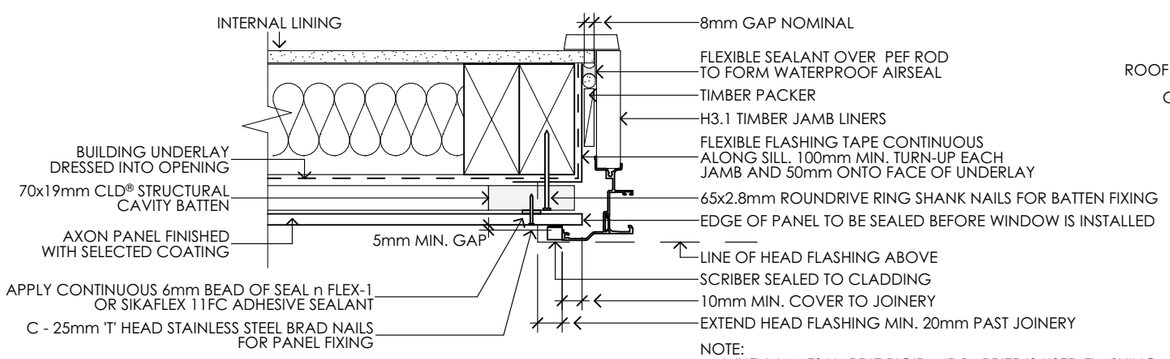


GENERAL NOTES FOR MATERIALS SELECTION:
- FLEXIBLE UNDERLAY MUST COMPLY WITH ACCEPTABLE SOLUTION E2/AS1
- FLASHING TAPE MUST HAVE PROVEN COMPATIBILITY WITH THE SELECTED BUILDING WRAP AND OTHER MATERIALS WITH WHICH IT COMES INTO CONTACT AS PER TABLE 21 OF NZBC CLAUSE E2/AS1.

REFER TO THE MANUFACTURES OR SUPPLIER FOR TECHNICAL INFORMATION FOR THESE MATERIALS

AXON PANEL HARDIE CLD BATTEN - WINDOW SILL

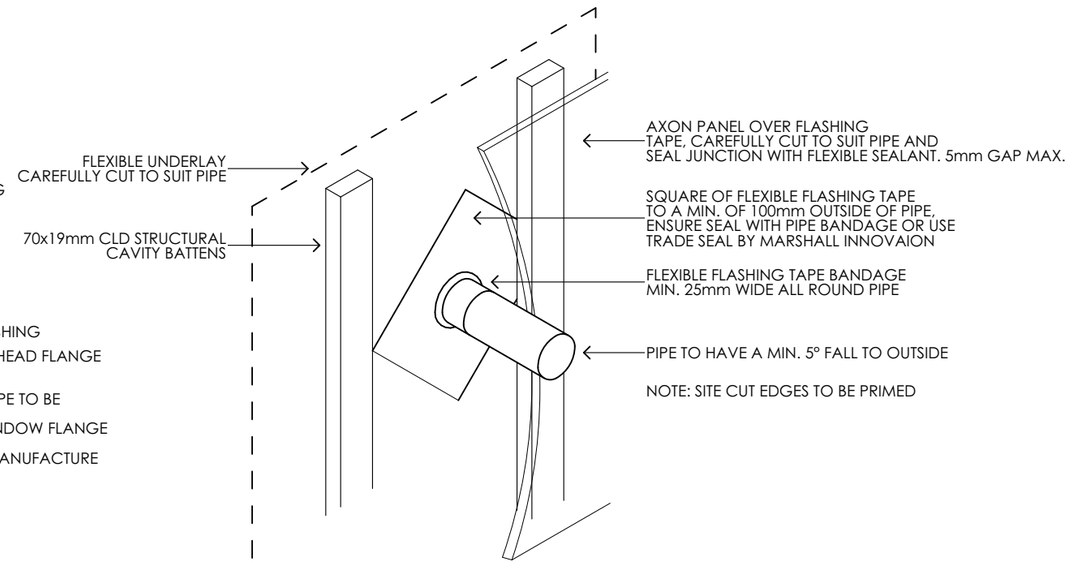
DETAIL REF: AXON PANEL HARDIE CLD BATTEN TECHNICAL SPECIFICATION MAY 2026 FIGURE 23



NOTE:
- WHEN JAMES HARDIE RIGID AIR BARRIER IS USED FLASHING TAPE TO BE APPLIED TO THE ENTIRE WINDOW OPENING.

AXON PANEL HARDIE CLD BATTEN - WINDOW/DOOR JAMB WITH SCRIBER

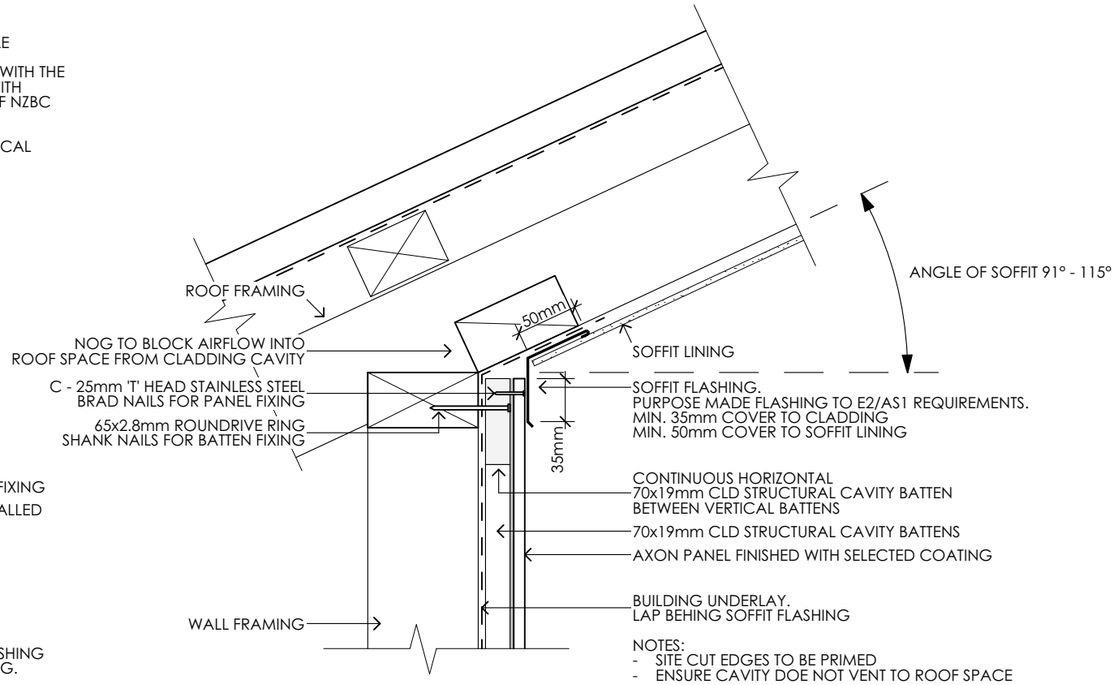
DETAIL REF: AXON PANEL HARDIE CLD BATTEN TECHNICAL SPECIFICATION MAY 2026 FIGURE 25



NOTE: SITE CUT EDGES TO BE PRIMED

AXON PANEL HARDIE CLD BATTEN - CAVITY PIPE PENETRATION

DETAIL REF: AXON PANEL HARDIE CLD BATTEN TECHNICAL SPECIFICATION MAY 2026 FIGURE 42



NOTES:
- SITE CUT EDGES TO BE PRIMED
- ENSURE CAVITY DOE NOT VENT TO ROOF SPACE

AXON PANEL - RAKING SOFFIT / WALL JUNCTION

DETAIL REF: E2/AS1 FIGURE 8A

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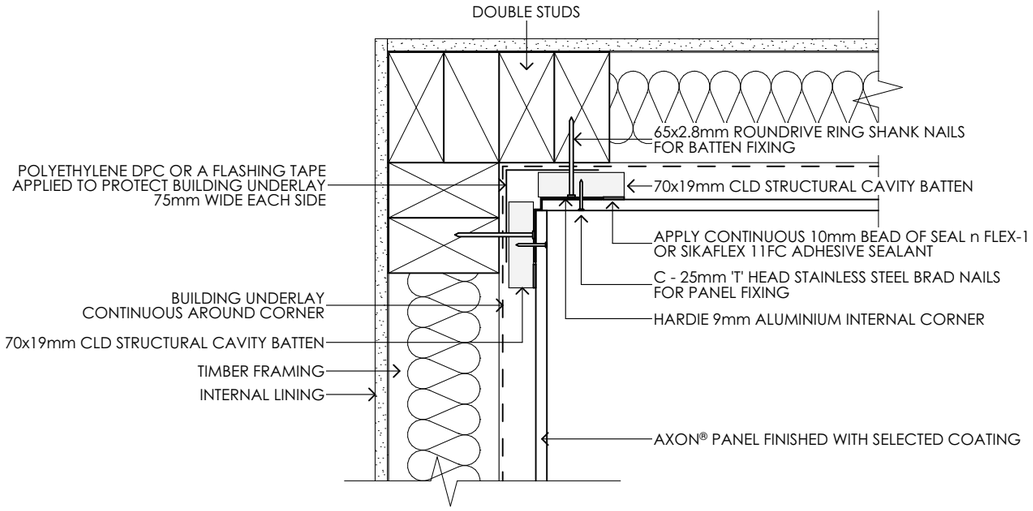
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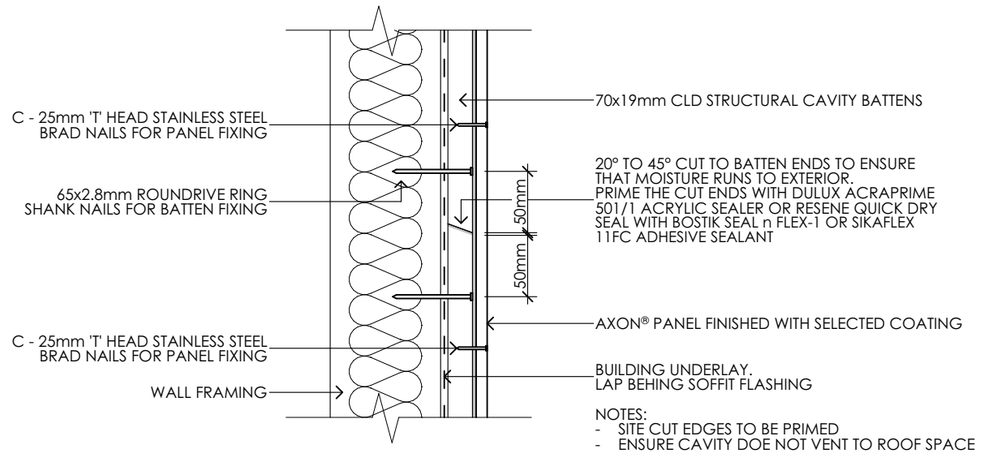
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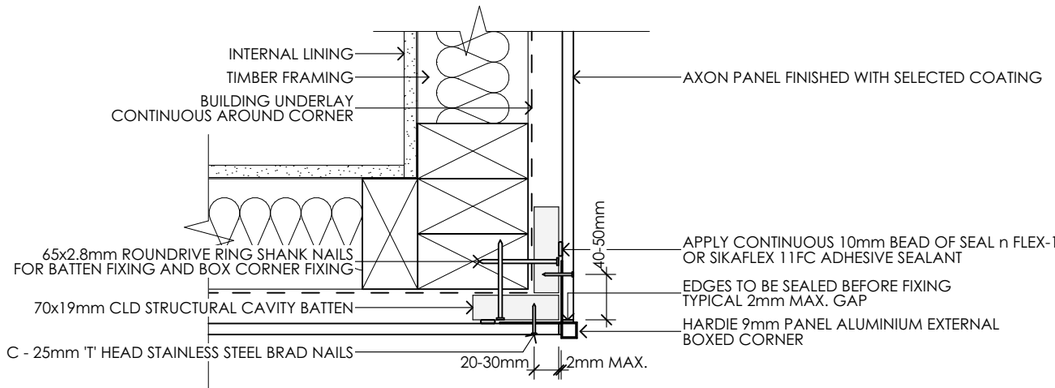
AXON PANEL HARDIE CLD BATTEN - HARDIE 9mm ALUMINIUM INTERNAL CORNER

DETAIL REF: AXON PANEL HARDIE CLD BATTEN TECHNICAL SPECIFICATION MAY 2026 FIGURE 9



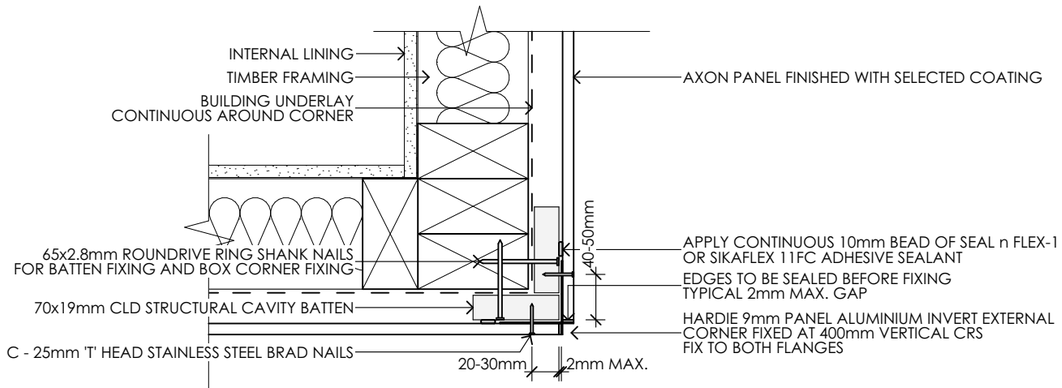
AXON PANEL HARDIE CLD BATTEN - CAVITY BATTEN JOINTING

DETAIL REF: AXON PANEL HARDIE CLD BATTEN TECHNICAL SPECIFICATION MAY 2026 FIGURE 18



AXON PANEL HARDIE CLD BATTEN - RADIUS EXTERNAL CORNER

DETAIL REF: AXON PANEL HARDIE CLD BATTEN TECHNICAL SPECIFICATION MAY 2026 FIGURE 10



AXON PANEL HARDIE CLD BATTEN - INVERT EXTERNAL CORNER

DETAIL REF: AXON PANEL HARDIE CLD BATTEN TECHNICAL SPECIFICATION MAY 2026 FIGURE 11

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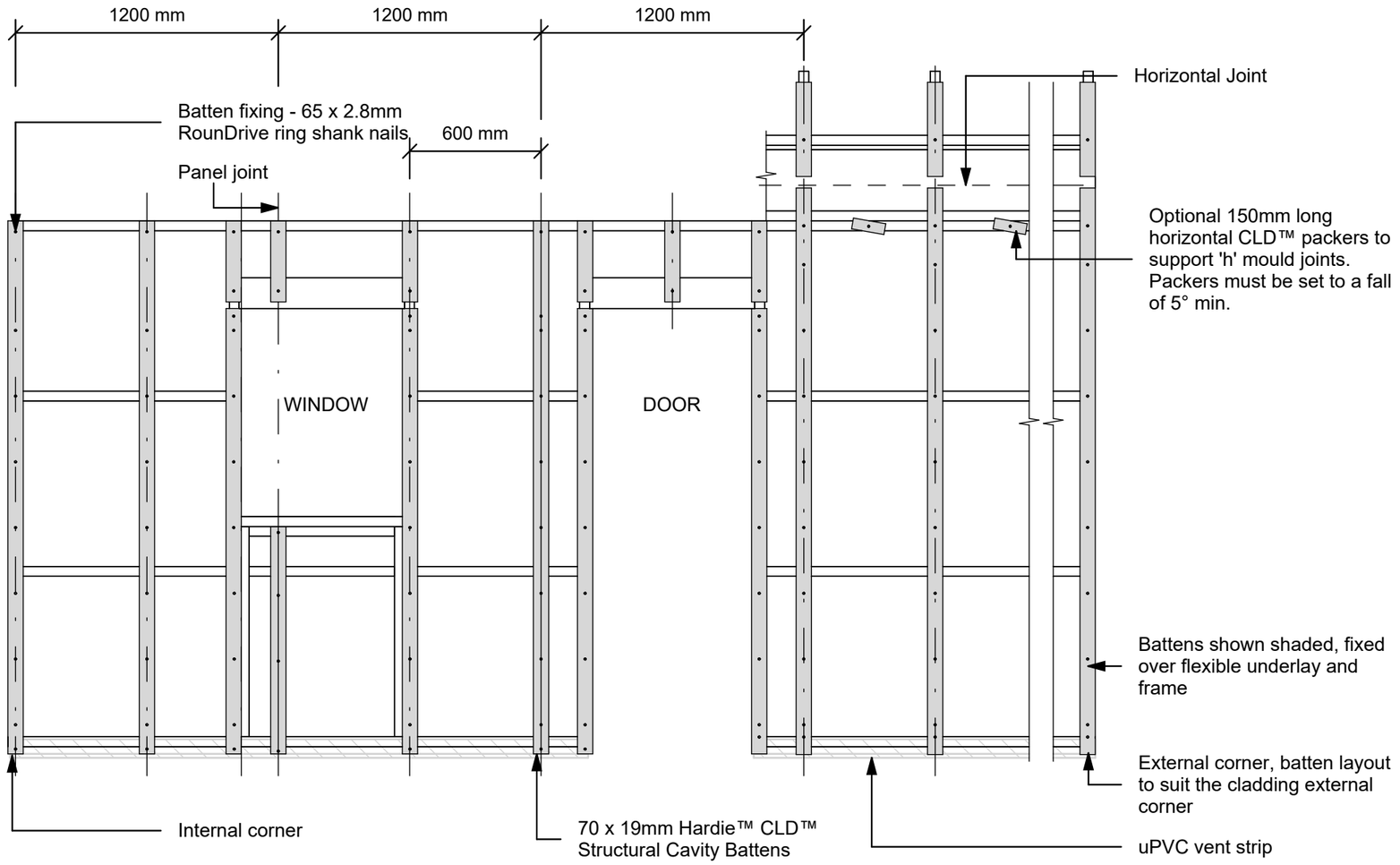
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SCALE : 1:5 AT A3

SHEET NUMBER : 6.3.3



Note:

- Maximum stud spacing 600mm centres
- Cavity must not vent into roof space
- The intermediate support for insulation between the studs could be a timber cavity batten, polypropylene tape or 75 mm galvanised wire mesh. Refer to E2/AS1 Paragraph 9.1.7.10 Polypropylene tape must be fixed horizontally and drawn taut at 300 mm centres.

AXON PANEL HARDIE CLD BATTEN - FRAMING SETOUT

DETAIL REF: AXON PANEL HARDIE CLD BATTEN TECHNICAL SPECIFICATION MAY 2026 FIGURE 1

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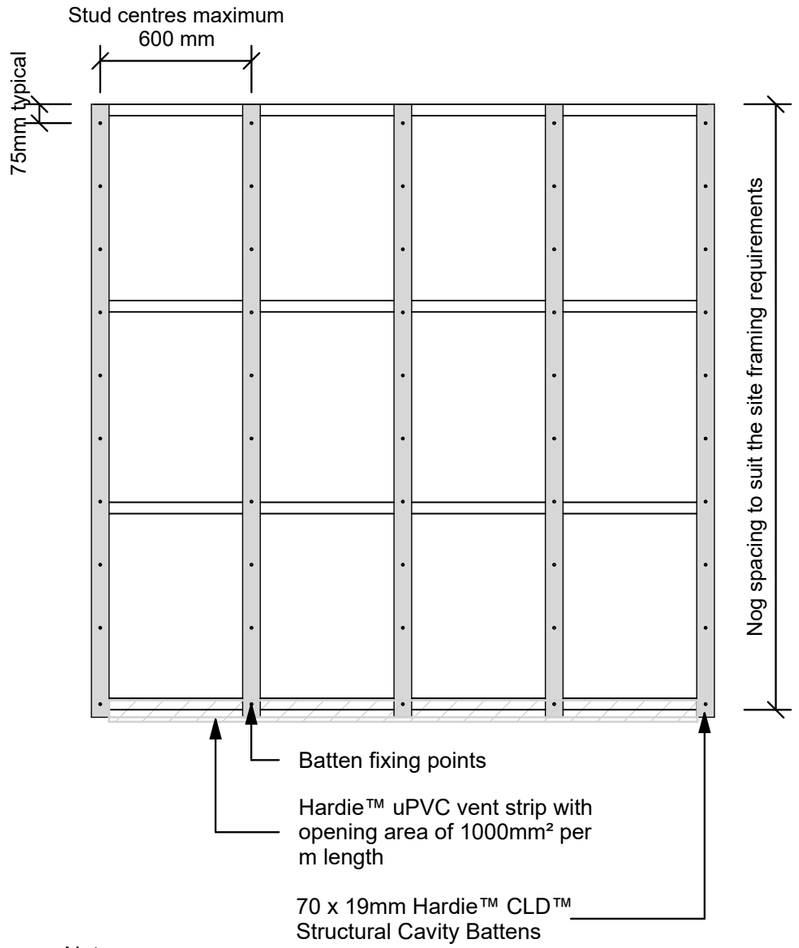
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Figure 2: Batten fixing setout



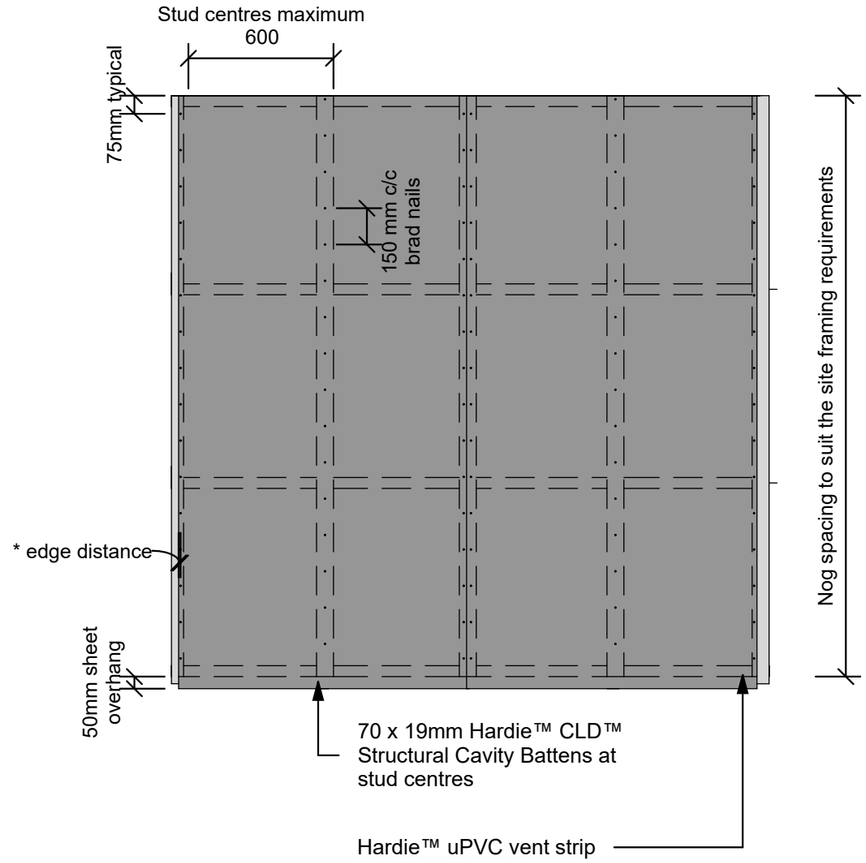
Note:

- For fire rated wall systems by James Hardie RAB Board must be used and nog spacing must be 800mm centres maximum
- The intermediate support for insulation between the studs could be a timber cavity batten, polypropylene tape or 75 mm galvanised wire mesh. Refer to E2/AS1 Paragraph 9.1.8.5 Polypropylene tape must be fixed horizontally and drawn taut at 300 mm centres.

AXON PANEL HARDIE CLD BATTEN - BATTEN FIXING SETOUT

DETAIL REF: AXON PANEL HARDIE CLD BATTEN TECHNICAL SPECIFICATION MAY 2026 FIGURE 2

Figure 3: Sheet fixing setout



* Follow edge distance as per figure 6 and 7

Note:

- When studs spaced at 400mm centres using Axon™ Panel Grooved 400, the nail fixings to intermediate studs to be offset 5mm from the groove in Panel.
- For fire rated wall systems by James Hardie RAB Board must be used and nog spacing must be 800mm centres maximum

AXON PANEL HARDIE CLD BATTEN - SHEET FIXING SETOUT

DETAIL REF: AXON PANEL HARDIE CLD BATTEN TECHNICAL SPECIFICATION MAY 2026 FIGURE 3

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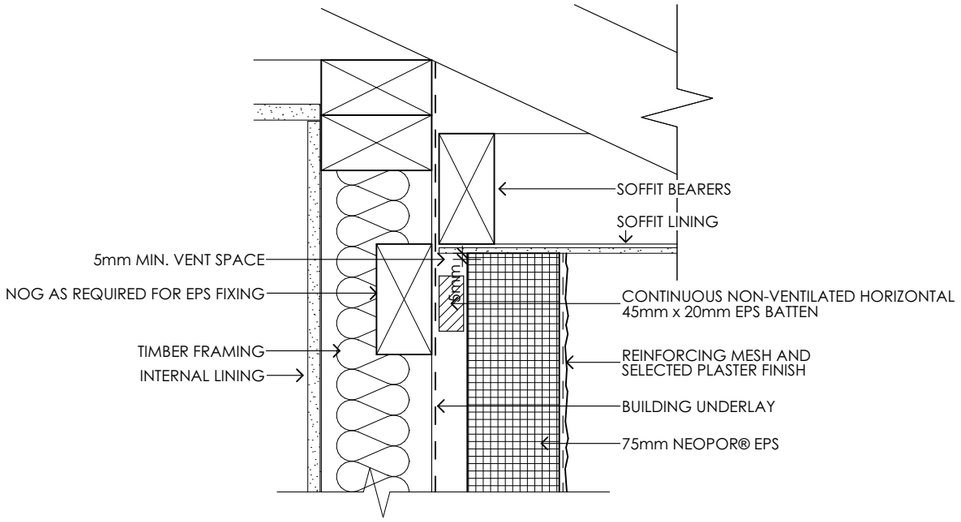
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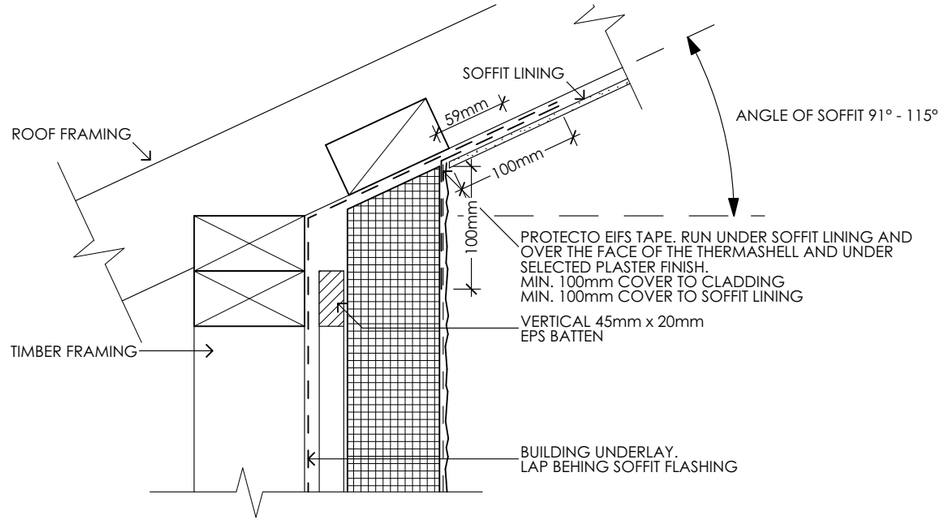
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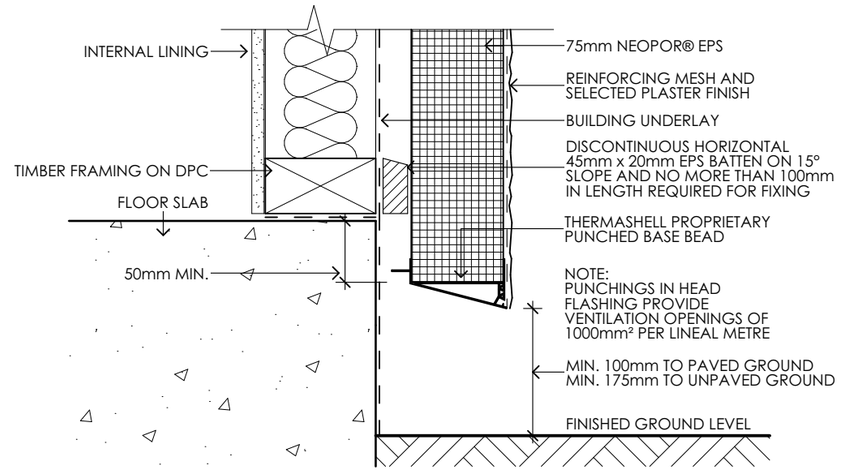


THERMASHELL - WALL TO SOFFIT JUNCTION

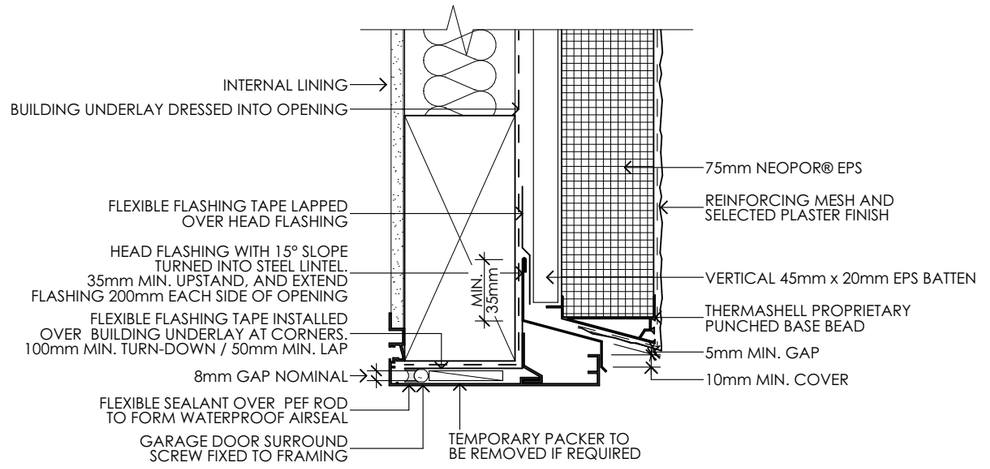
NOGS ARE TO BE FLUSH FITTED AT 800mm MAX. CRS. AS PER MAUNFACTURER'S SPECIFICATIONS



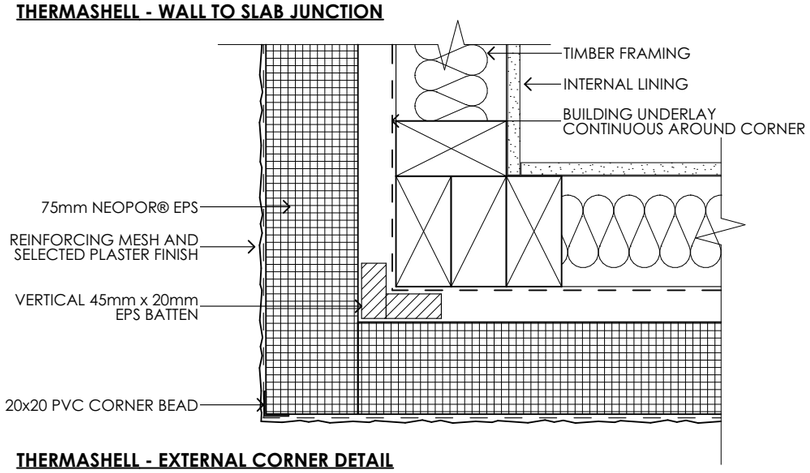
THERMASHELL - SLOPING SOFFIT TO WALL JUNCTION



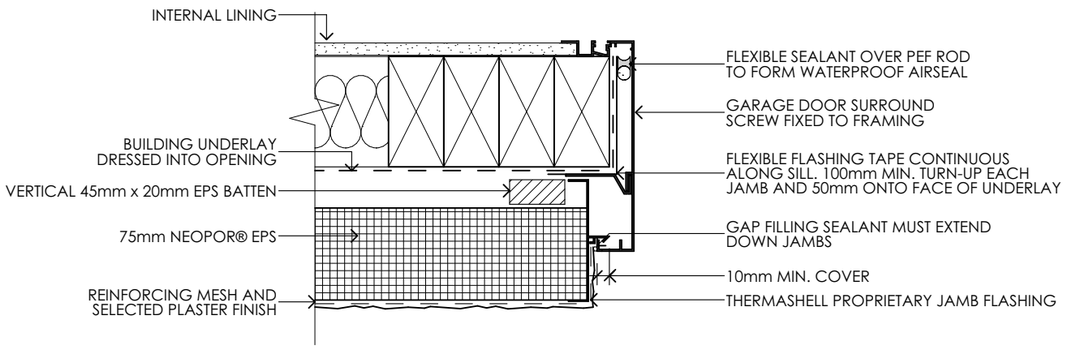
THERMASHELL - WALL TO SLAB JUNCTION



THERMASHELL - GARAGE DOOR HEAD DETAIL



THERMASHELL - EXTERNAL CORNER DETAIL



THERMASHELL - GARAGE DOOR JAMB DETAIL

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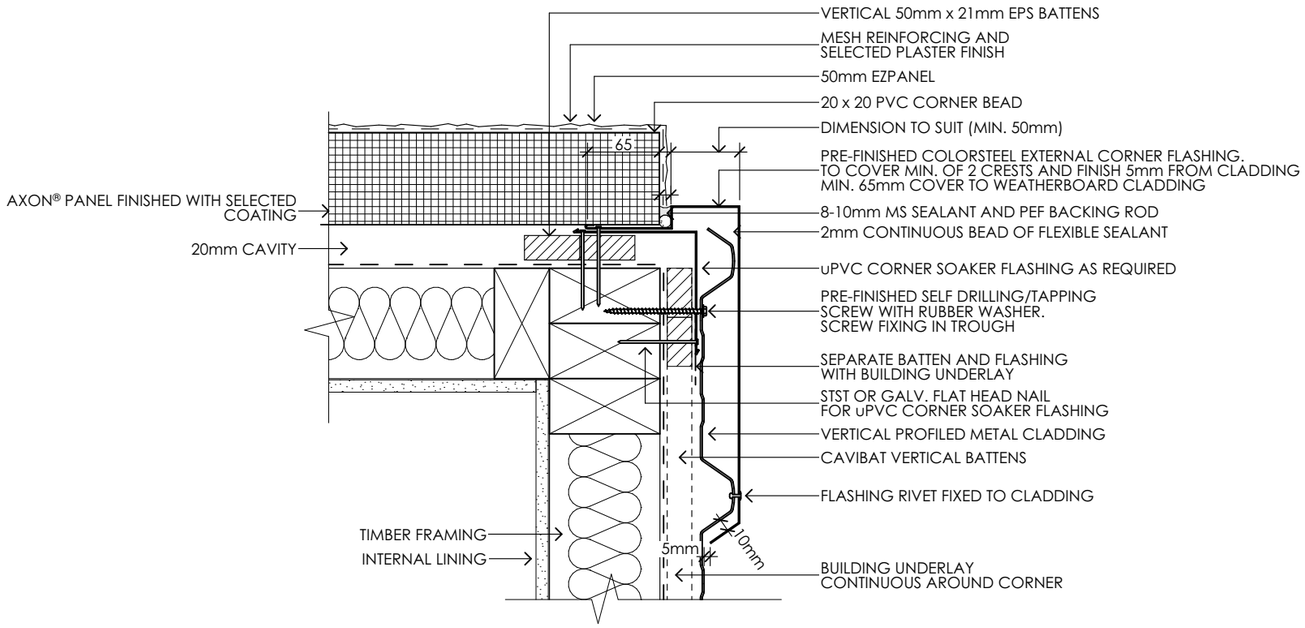
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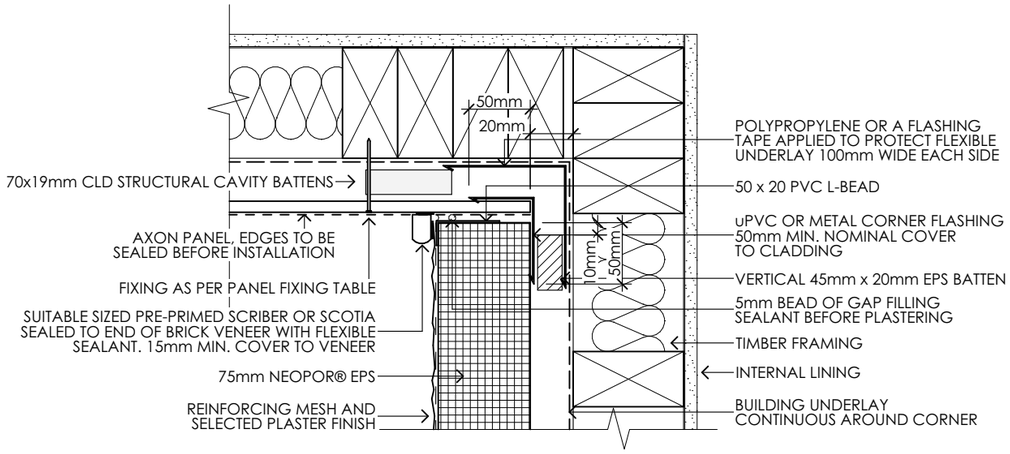
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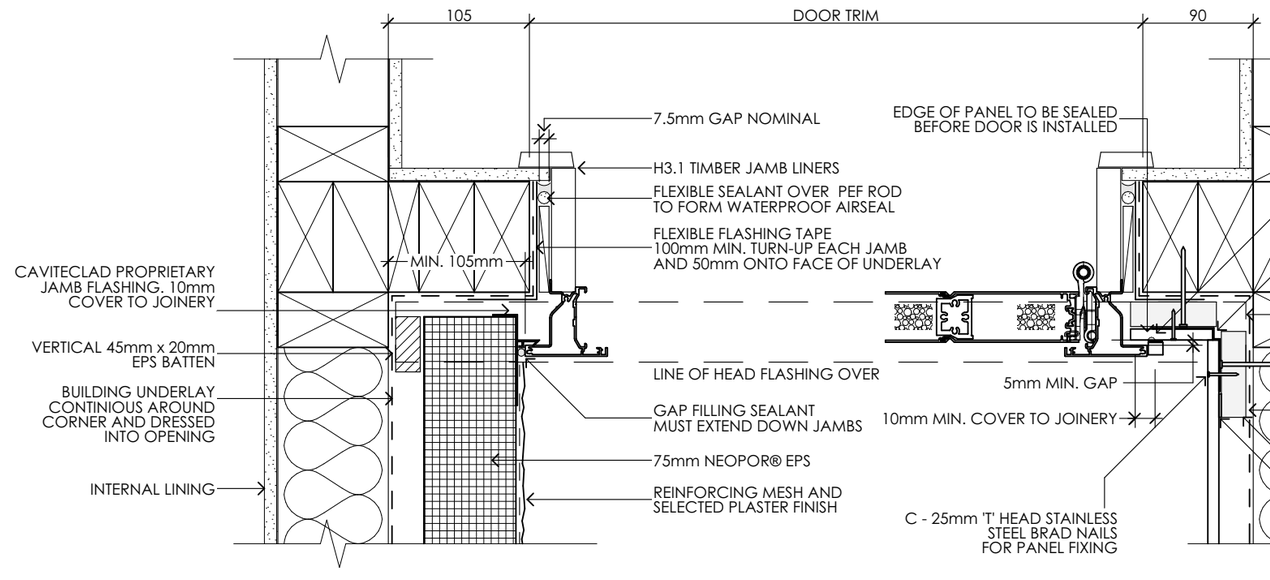
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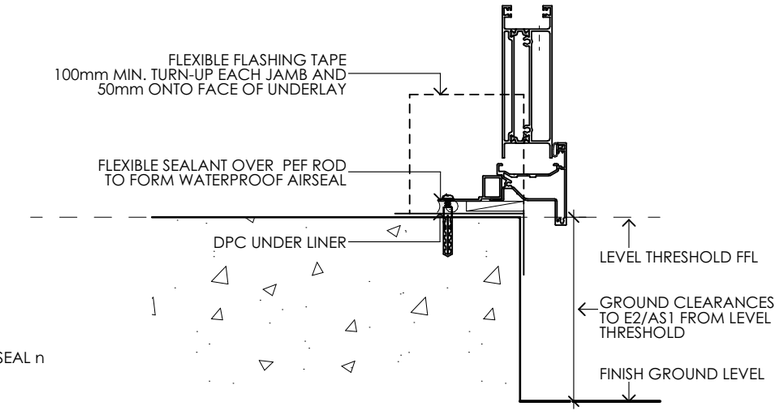
EXTERNAL CORNER FLASHING JUNCTION
- VERTICAL 5-RIB PROFILED METAL CLADDING TO THERMASHELL



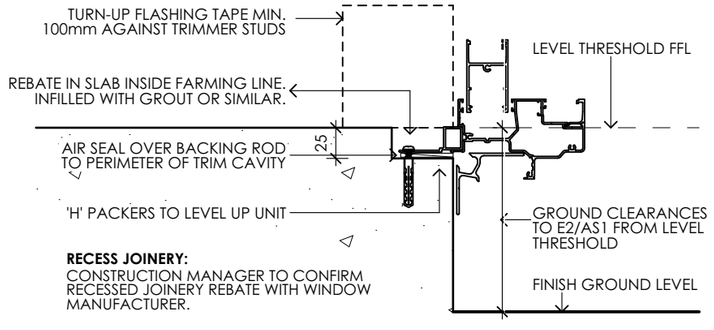
THERMASHELL - INTERNAL CORNER DETAIL TO FLAT SHEET CLADDING



ENTRY DOOR JAMB DETAIL



ENTRY DOOR SILL DETAIL



RECESS JOINERY:
CONSTRUCTION MANAGER TO CONFIRM RECESSED JOINERY REBATE WITH WINDOW MANUFACTURER.

TYPICAL DOOR/WINDOW RECESS DETAIL

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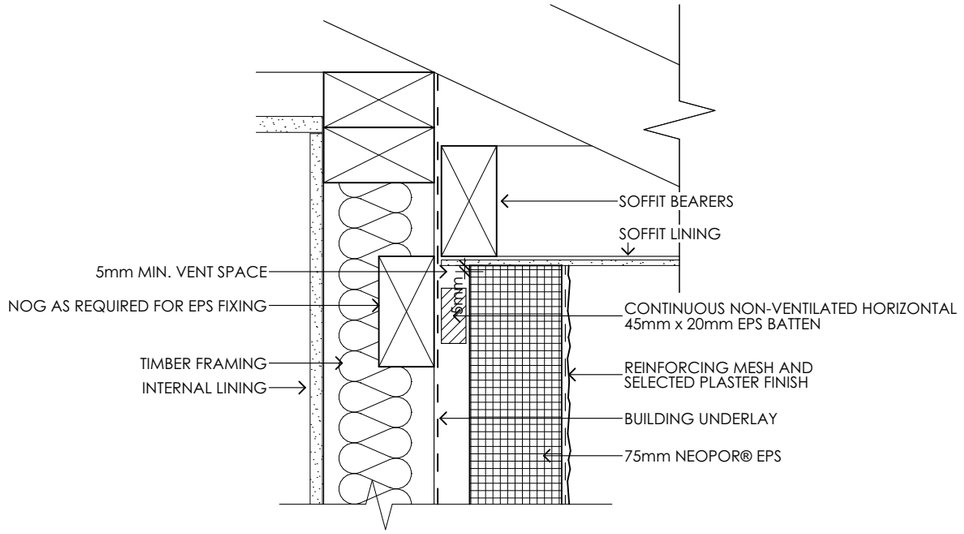
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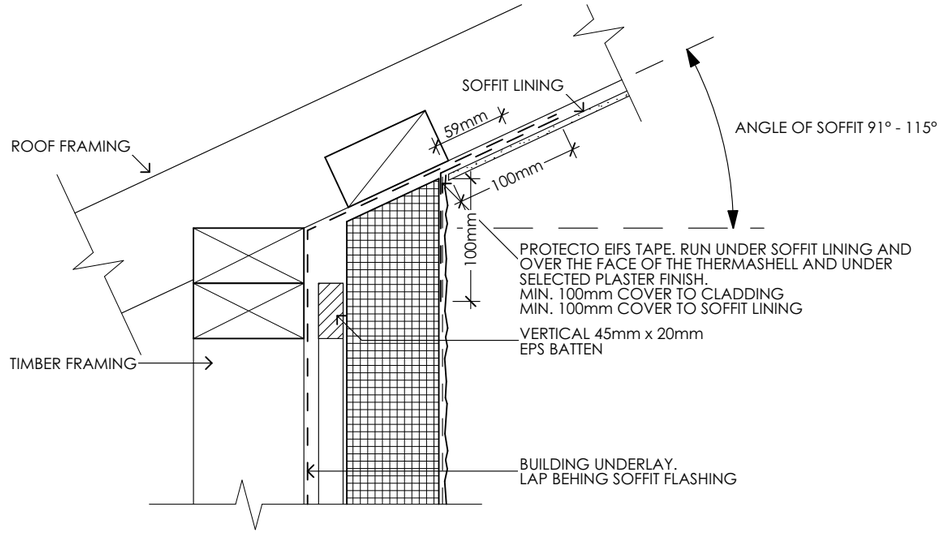
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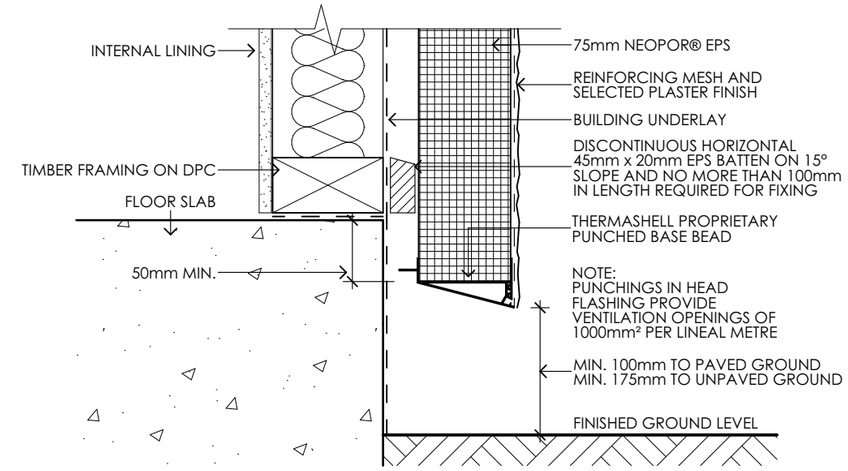


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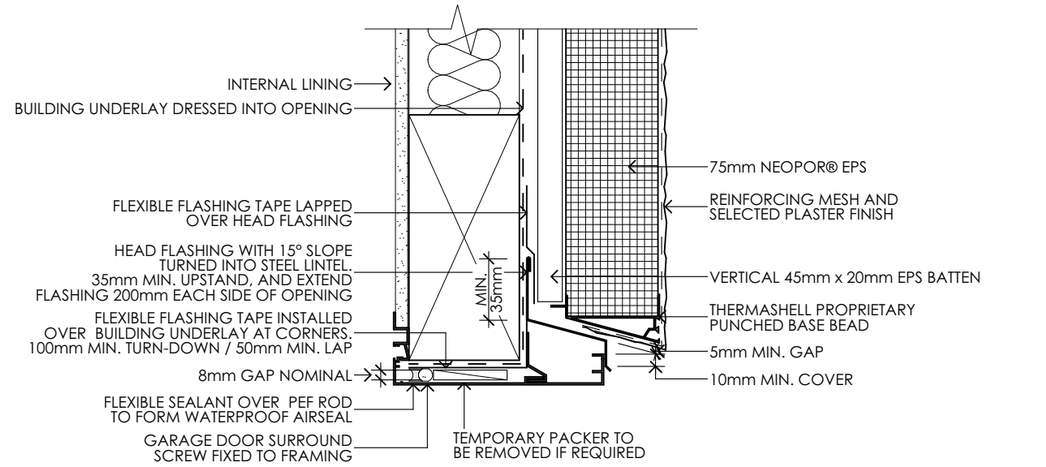
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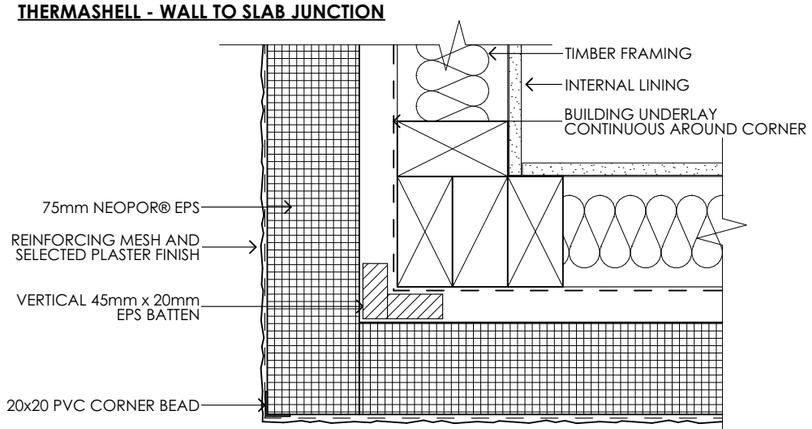
THERMASHELL - SLOPING SOFFIT TO WALL JUNCTION



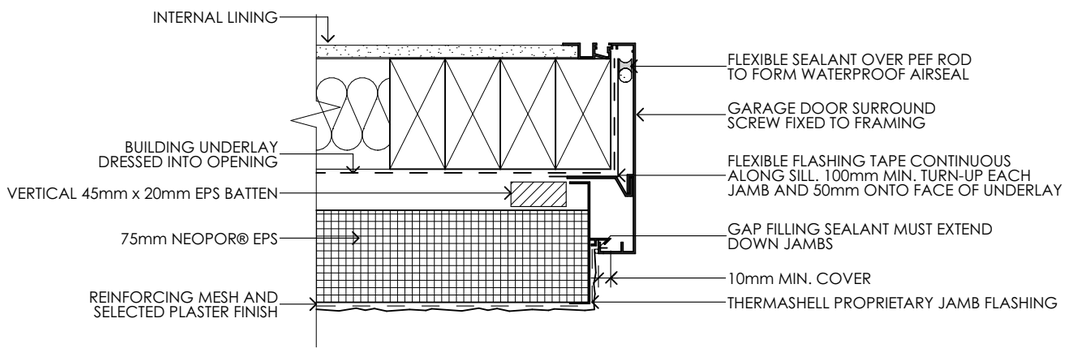
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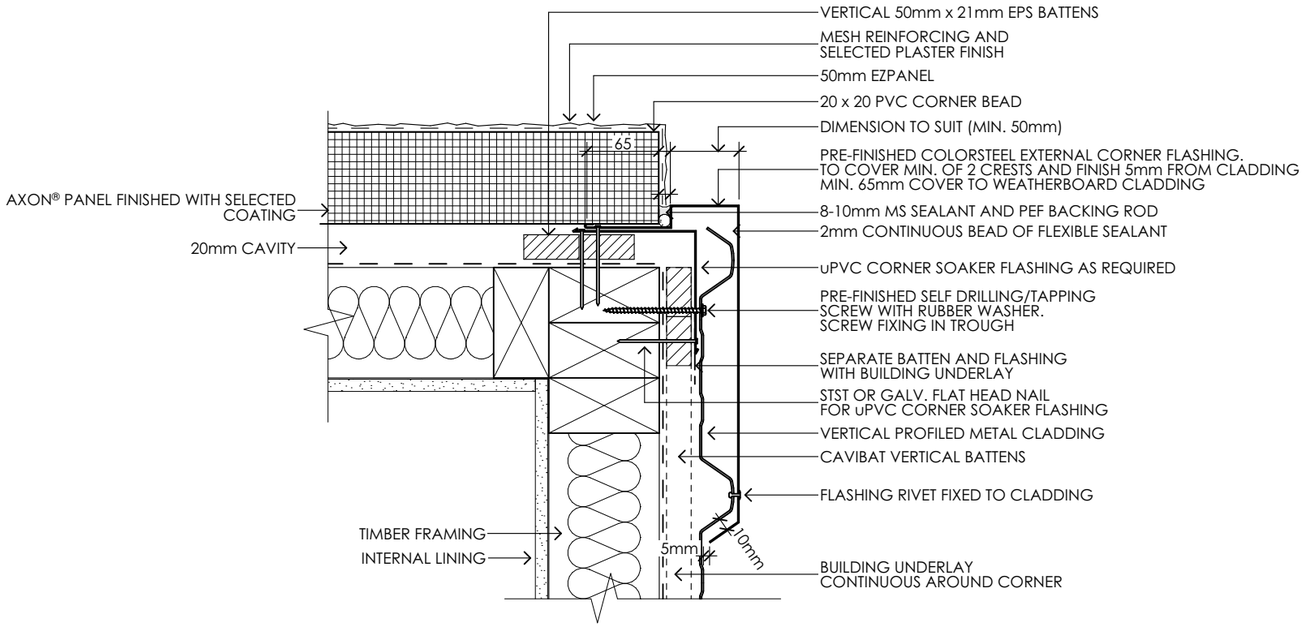
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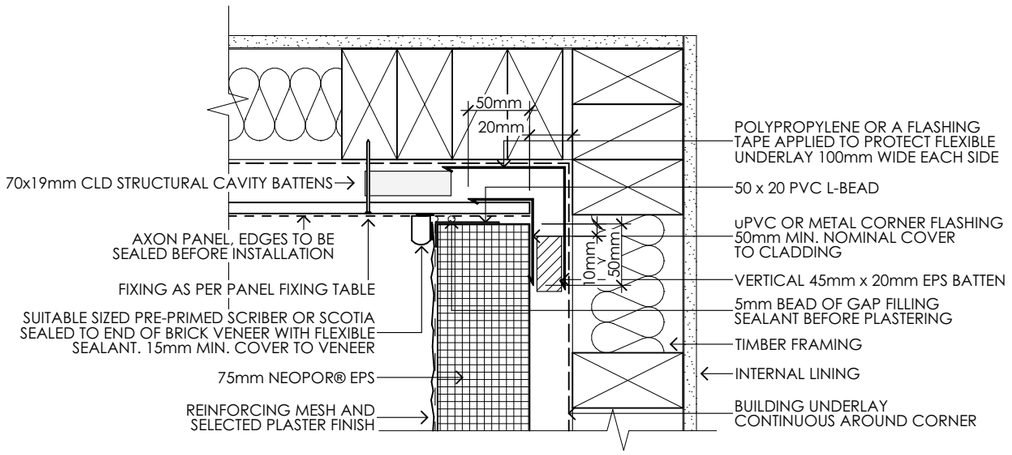
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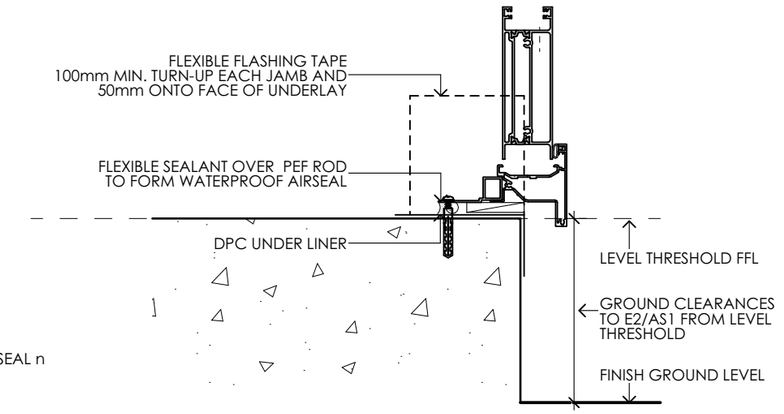
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CONSULTANT:	D.TURNBULL	PROJECT STATUS :	CONSENT ISSUE
BRANCH:	QUEENSTOWN	DATE : 21/10/2026	REVISION : REV. 01
		SCALE :	1:5 AT A3
CLADDING DETAILS		SHEET NUMBER :	6.3.8



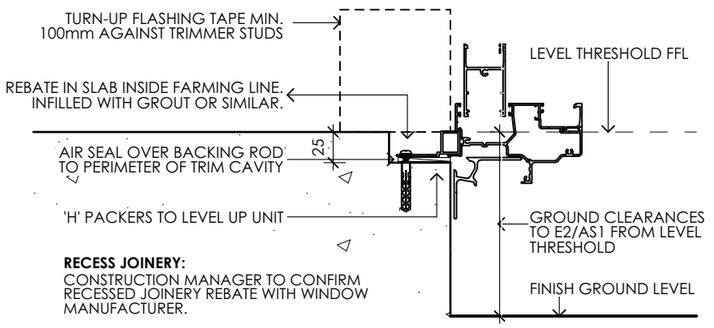
EXTERNAL CORNER FLASHING JUNCTION
- VERTICAL 5-RIB PROFILED METAL CLADDING TO THERMASHELL



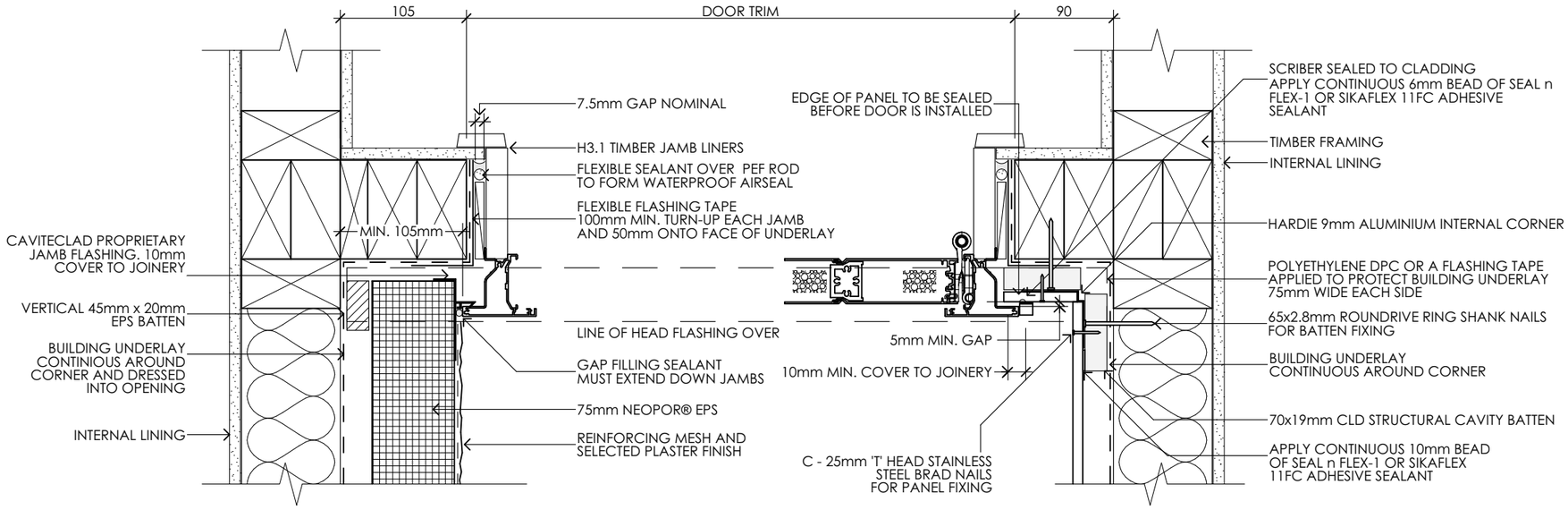
THERMASHELL - INTERNAL CORNER DETAIL TO FLAT SHEET CLADDING



ENTRY DOOR SILL DETAIL



TYPICAL DOOR/WINDOW RECESS DETAIL



ENTRY DOOR JAMB DETAIL

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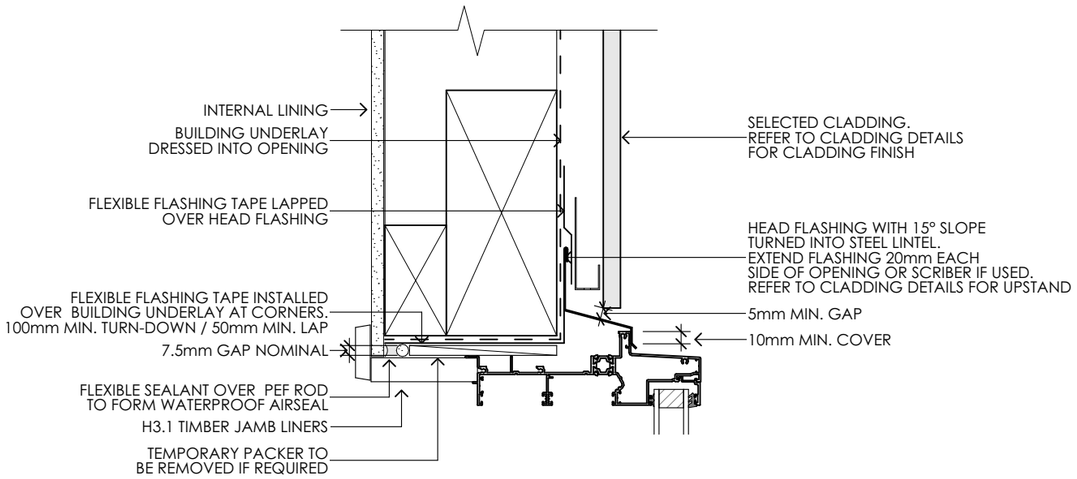
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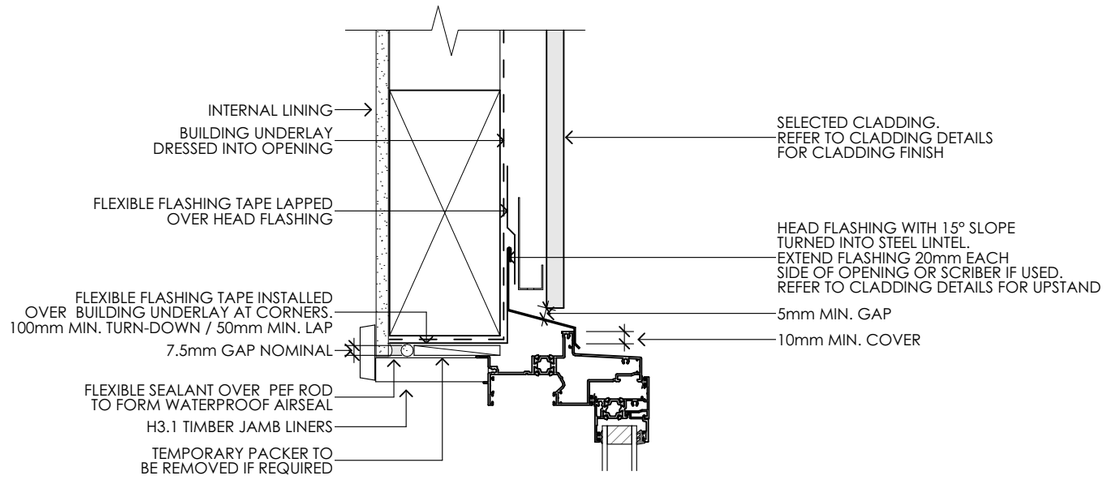
DRAWN:	B. CLARK
CONSULTANT:	D.TURNBULL
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CLADDING DETAILS

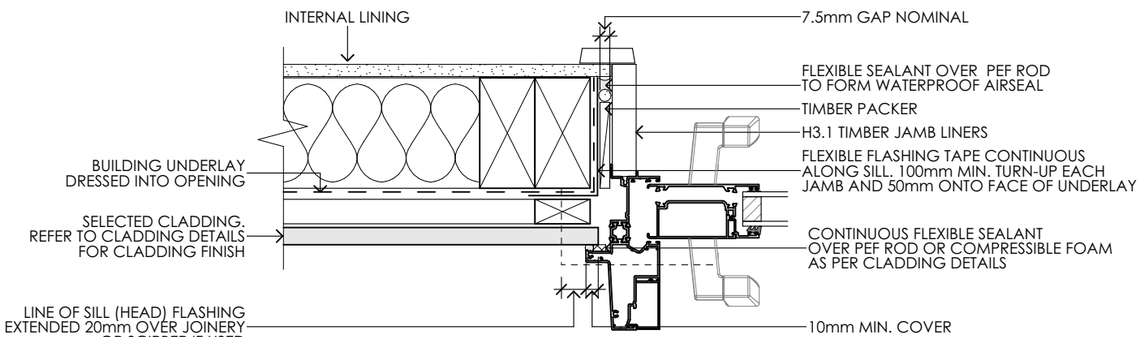
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SHEET NUMBER :	6.3.9

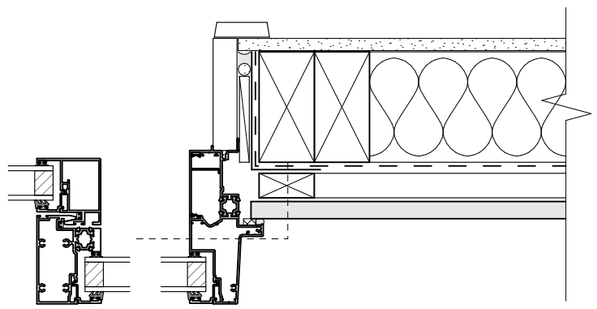


BOARD CLADDING - RESIDENTIAL THERMALHEART THREE PANEL SLIDING DOOR HEAD DETAIL

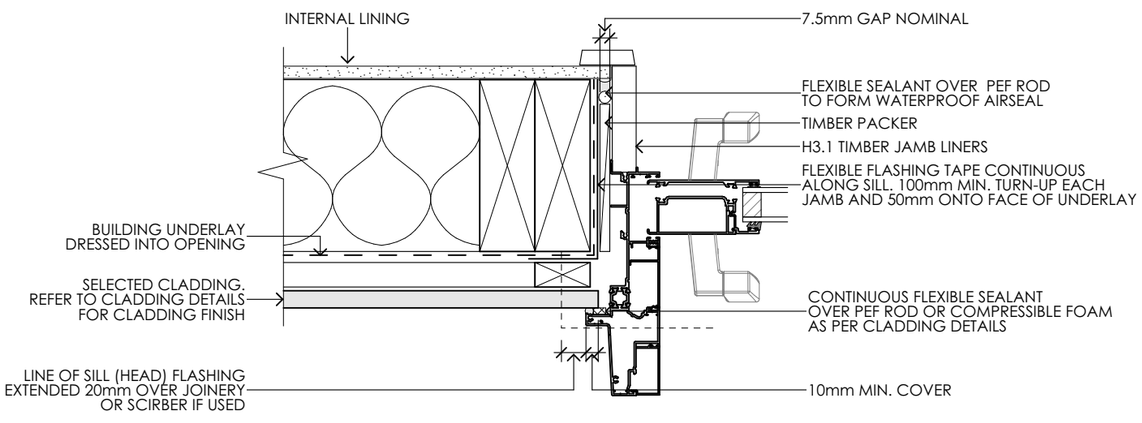


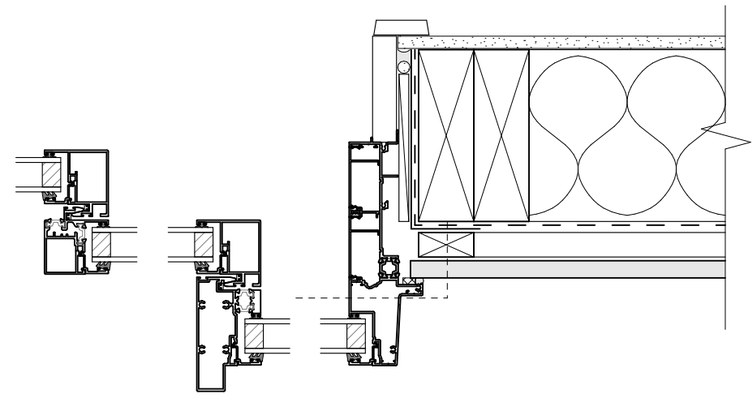
BOARD CLADDING - RESIDENTIAL THERMALHEART SLIDING DOOR HEAD DETAIL





BOARD CLADDING - RESIDENTIAL THERMALHEART SLIDING DOOR JAMB DETAIL





BOARD CLADDING - RESIDENTIAL THERMALHEART THREE PANEL SLIDING DOOR JAMB DETAIL

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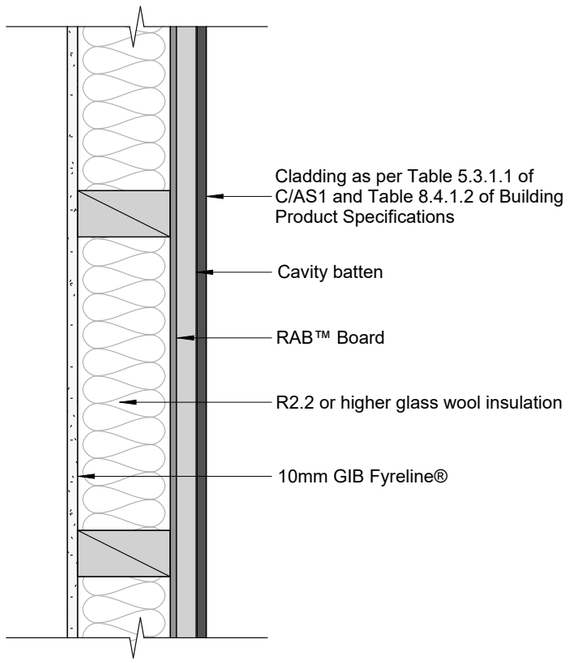
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CONSULTANT:	D.TURNBULL	PROJECT STATUS :	CONSENT ISSUE
BRANCH:	QUEENSTOWN	DATE : 21/10/2026	REVISION : REV. 01
		SCALE :	1:5 AT A3
CLADDING DETAILS		SHEET NUMBER :	6.3.10

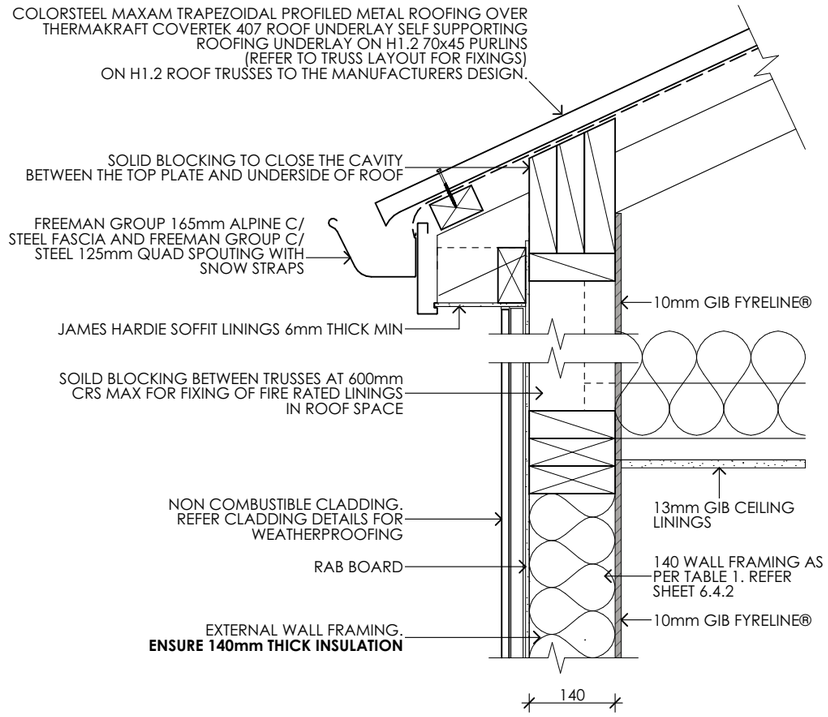
JHETGR30-N

Fire Resistance 30/30/30 **STC** 43

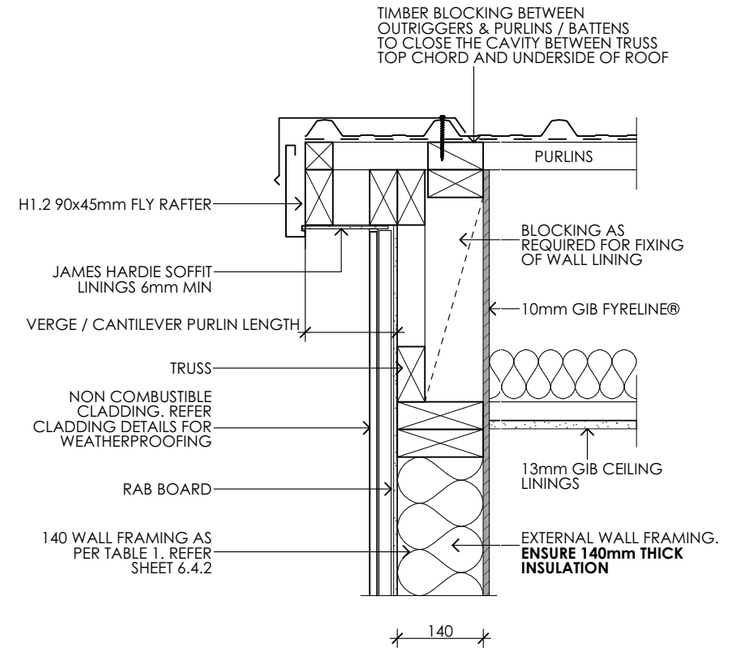
Cladding	Cladding system as per Table 5.3.1.1 of C/AS1 and Table 8.4.1.2 of Building Product Specifications	**Lining**	10mm GIB Fyreline®
Framing	Timber framing to be in accordance with NZS 3604 or SED complying with AS/NZS 1170 and NZS 3603. Framing size 90 x 45mm minimum. Studs at 600mm centres and nogs at 800mm centres maximum	**Insulation**	Glass wool insulation 90mm thick, R2.2 or higher.
Cavity Batten	As per cladding manufacturer technical specification	**Underlay**	RAB™ Board
Cladding Fixing	As per cladding manufacturer technical specification	**Lining Fixing**	Fix GIB Fyreline® with 41mm x 6g GIB® Grabber® High Thread Drywall Screws 300mm centre around the sheet perimeter and intermediate studs Fixing to be 12mm from bound sheet edges and 18mm from sheet ends
RAB™ Board Fixing	RAB™ Board 6mm: 40 x 2.8mm fibre cement nail at 150mm centres to entire framing RAB™ Board 9mm: 50 x 2.8mm fibre cement nail at 150mm centres to entire framing Fixing to be 12mm from sheet edges		

No cladding required for wall applications enclosed within the roof space.
For further information refer to HomeRAB™ Pre-Cladding and RAB™ Board Installation Manual.

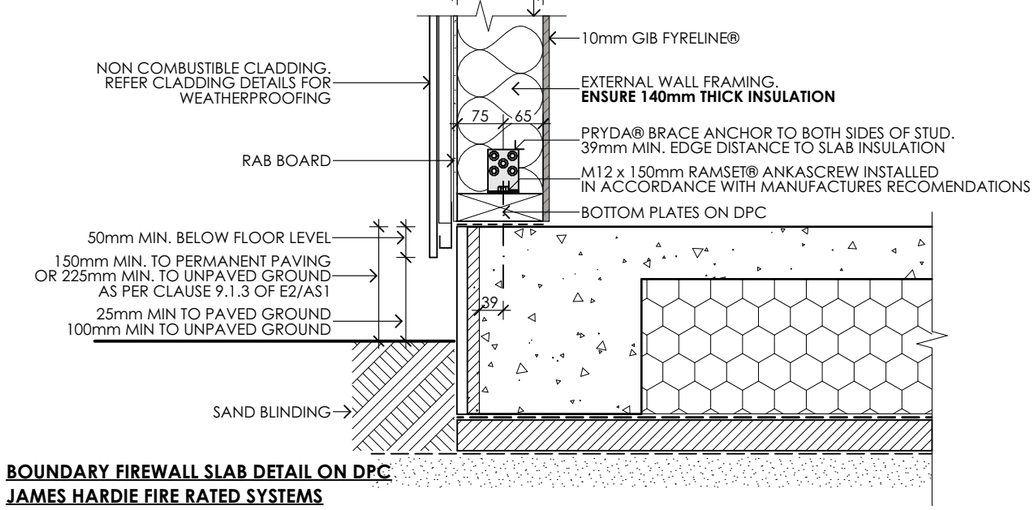




BOUNDARY FIREWALL EAVES DETAIL
JAMES HARDIE FIRE RATED SYSTEMS



FIRE RATED PROFILED METAL EAVES DETAIL



BOUNDARY FIREWALL SLAB DETAIL ON DPC
JAMES HARDIE FIRE RATED SYSTEMS

EXTERNAL 30 MINUTE TWO WAY FIRE RATED AND ACOUSTIC SYSTEM

SPECIFICATION NUMBER	LOADBEARING CAPACITY	STC	Rw	FRR	LINING REQUIREMENTS
JHETGR30-N	LB	42	40	30/30/30	- CLADDING SYSTEM AS PER TABLE 5.1 OF C/AS1 AND TABLE 5.5 OF C/AS2 - 6mm RAB BOARD ONE SIDE - 1 x 10mm GIB FYRELINE®

REFER TO GIB INTERTENANCY BARRIER SYSTEMS FOR TERRACE HOMES FOR SPECIFICATIONS AND INSTALLATION REQUIREMENTS

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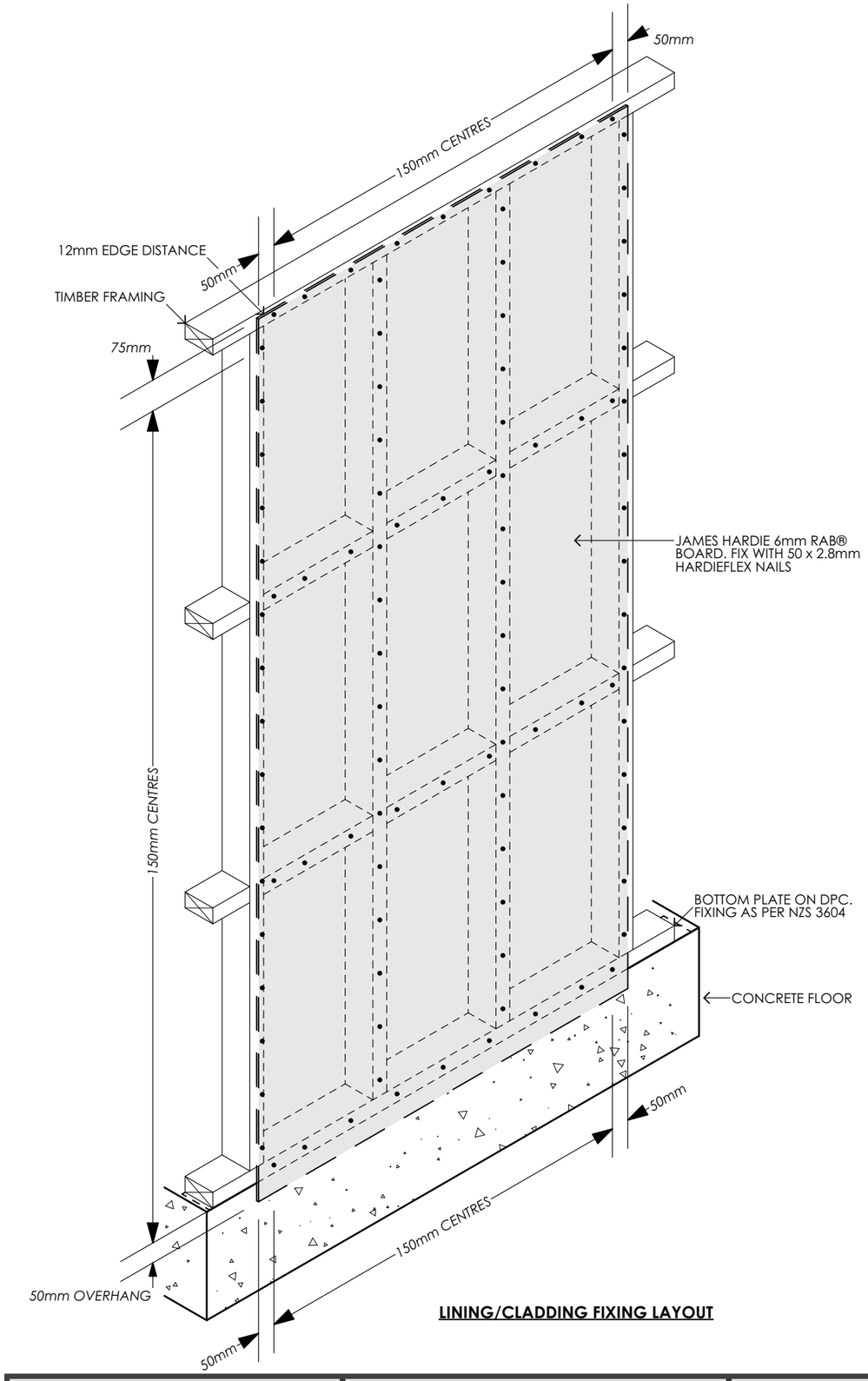
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BRANCH: QUEENSTOWN

FIREWALL DETAILS

PROJECT NUMBER : QT105539
PROJECT STATUS : CONSENT ISSUE
DATE : 21/10/2026 REVISION : REV. 01
SCALE : 1:10 AT A3
SHEET NUMBER : **6.4.1**



LINING/CLADDING FIXING LAYOUT

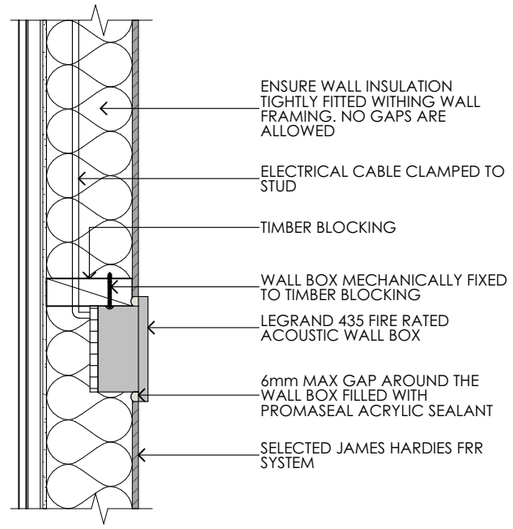


FIGURE 25: PENETRATION DETAIL - ELECTRICAL CABLE/COPPER PILE JAMES HARDIES FIRE WALL

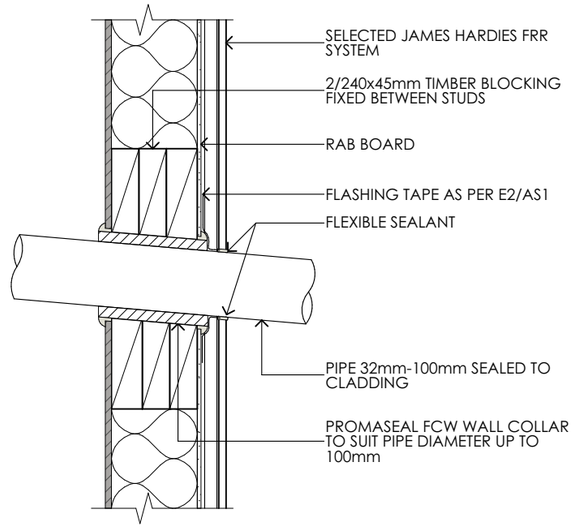
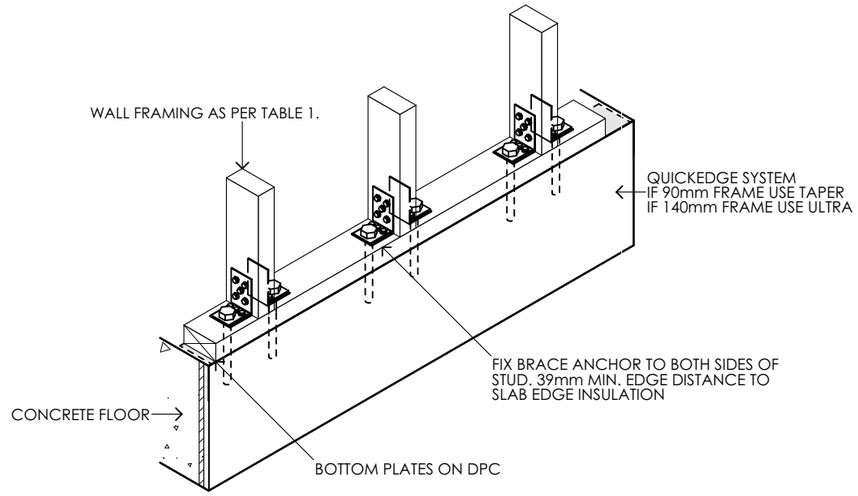


FIGURE 24: PENETRATION DETAIL - uPVC PIPE, RAB BOARD JAMES HARDIES FIRE WALL



JAMES HARDIE BOUNDARY WALL BOTTOM PLATE FIXING

TABLE 1.
EXTERNAL 30 MINUTE TWO WAY FIRE RATED AND ACOUSTIC SYSTEM
POST FIRE STABILITY - SLAB ON GROUND FOUNDATION

WALL HEIGHT MAX (mm)	2400	3000	3700
STUD BOTTOM PLATE (mm)	90 x 45	90 x 45	140 x 45
STUD SPACING MAX (mm)	400	300	400
NOG SPACING (mm)	800	800	800
HOLD DOWN BRACKETS	PRYDA BRACE / GIB HANDIBRAC ANCHOR BOTH SIDES OF STUD		

FOR HIGHER STUDS PLEASE REFER TO JAMES HARDIE

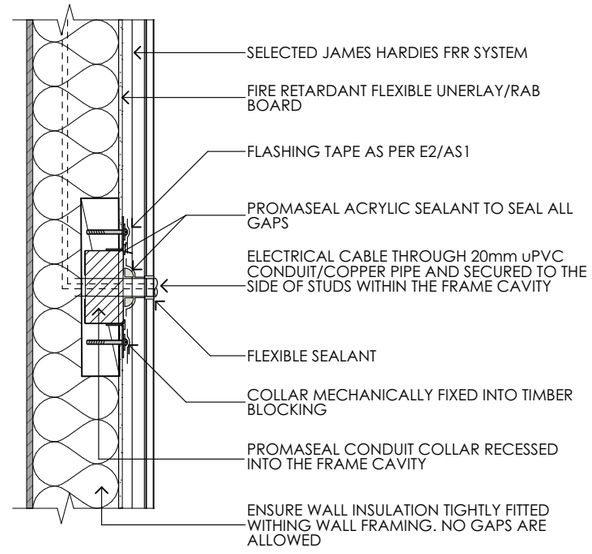


FIGURE 21: PENETRATION DETAIL - SWITCH BOX JAMES HARDIES FIRE WALL

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FIREWALL DETAILS		SHEET NUMBER :	**6.4.2**

INTA120A
TIMBER FRAME
120 MINUTE

INTEGRA Central Barrier with one layer of 10mm Standard Plasterboard to both framing lines



Framing to comply with

- NZBC B1 – Structure: AS1 Clause 3 – Timber
- (NZS 3604) or VM1 Clause 6 – Timber (NZS 3603)
- NZBC B2 – Durability: AS1 Clause 3.2 – Timber (NZS 3602)
  - Studs at 600mm centres maximum
- Framing dimensions and height as determined by NZS 3604 stud and top plate tables for loadbearing walls.

INTEGRA central barrier to comply with

- NZBC Clause B2 Durability
- NZBC Clause C1-C6 – Protection from Fire
- NZBC Clause F2 Hazardous Building Materials
- NZBC Clause G6 Airborne and Impact Sound

Insulation

- In order to achieve the stated ratings the acoustic absorption product would need to be fibrous (glass fibre, polyester fibre or wool) and would need to have a minimum thickness of 75 mm.
- Minimum R-Value of 1.8

Linings

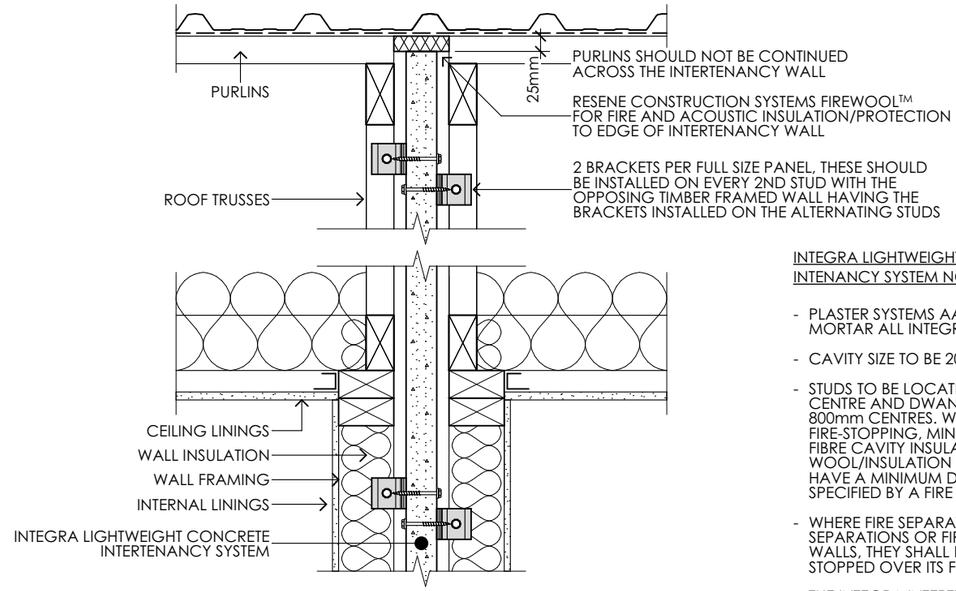
- 1 layer of 10mm Standard Plasterboard on the outside of each framing line.
- Vertical fixing permitted.
- When fixing vertically, full height sheets shall be used where possible.
- If the wall lining forms part of the structural bracing system, the lining type and fixings must comply with the published bracing system. Check requirements for specific bracing element hold down connections.
- Fastened as per plasterboard manufacturer specifications
- Where sheet end butt joints are unavoidable they must be formed over framing. When fixing horizontally all longitudinal sheet joints must be formed over nogs

Jointing

- Jointing and finishing of plasterboard is to be as per the manufacturer's instructions to meet requirements of AS/NZS 2589:2017.

Technical Info

- STC Rating – 64
- Rw Rating – 62
- FRR – 120/120/120
- Cavity width – 20-40mm cavity
- Wall Width – 290-330mm

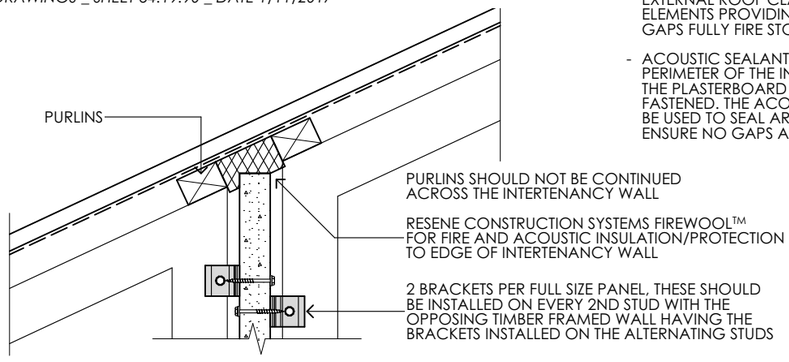


INTEGRA LIGHTWEIGHT CONCRETE INTERTENANCY SYSTEM - ROOF TRUSS SECTION

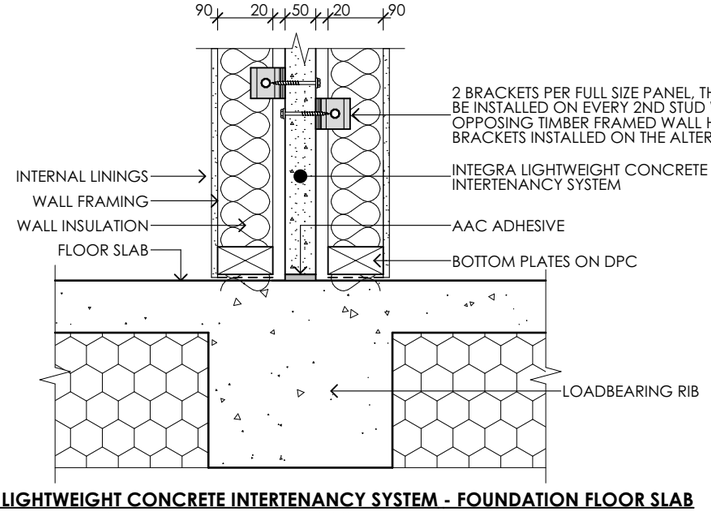
DETAIL REF: RCS DRAWINGS _ SHEET 34.19.90 _ DATE 1/11/2017

INTEGRA LIGHTWEIGHT CONCRETE
INTENANCY SYSTEM NOTE:

- PLASTER SYSTEMS AAC ADHESIVE TO BE USED TO MORTAR ALL INTEGRA PANEL JOINS.
- CAVITY SIZE TO BE 20-40mm WIDE.
- STUDS TO BE LOCATED AT A MAXIMUM OF 600mm CENTRE AND DWANGS/NOGS AT 800mm CENTRES. WHERE THERE IS A NEED FOR FIRE-STOPPING, MINERAL WOOL OR CERAMIC FIBRE CAVITY INSULATION MUST BE USED, THE WOOL/INSULATION SHOULD HAVE A MINIMUM DENSITY OF 40KG/M³, OR AS SPECIFIED BY A FIRE ENGINEER.
- WHERE FIRE SEPARATIONS MEET OTHER FIRE SEPARATIONS OR FIRE RATED PARTS OF EXTERNAL WALLS, THEY SHALL HAVE THE JUNCTION FIRE STOPPED OVER ITS FULL LENGTH.
- THE INTEGRA INTERTENANCY SYSTEM SHALL TERMINATE AS CLOSE AS POSSIBLE TO THE EXTERNAL ROOF CLADDING AND PRIMARY ELEMENTS PROVIDING ROOF SUPPORT, WITH ANY GAPS FULLY FIRE STOPPED.
- ACOUSTIC SEALANT TO BE APPLIED TO THE PERIMETER OF THE INTERTENANCY WALL TO WHICH THE PLASTERBOARD LININGS HAVE BEEN FASTENED. THE ACOUSTIC SEALANT SHOULD ALSO BE USED TO SEAL AROUND ANY PENETRATIONS TO ENSURE NO GAPS ARE LEFT



INTEGRA LIGHTWEIGHT CONCRETE INTERTENANCY SYSTEM - ROOF TRUSS SECTION



INTEGRA LIGHTWEIGHT CONCRETE INTERTENANCY SYSTEM - FOUNDATION FLOOR SLAB

DETAIL REF: RCS DRAWINGS _ SHEET 34.19.10 _ DATE 1/12/2018

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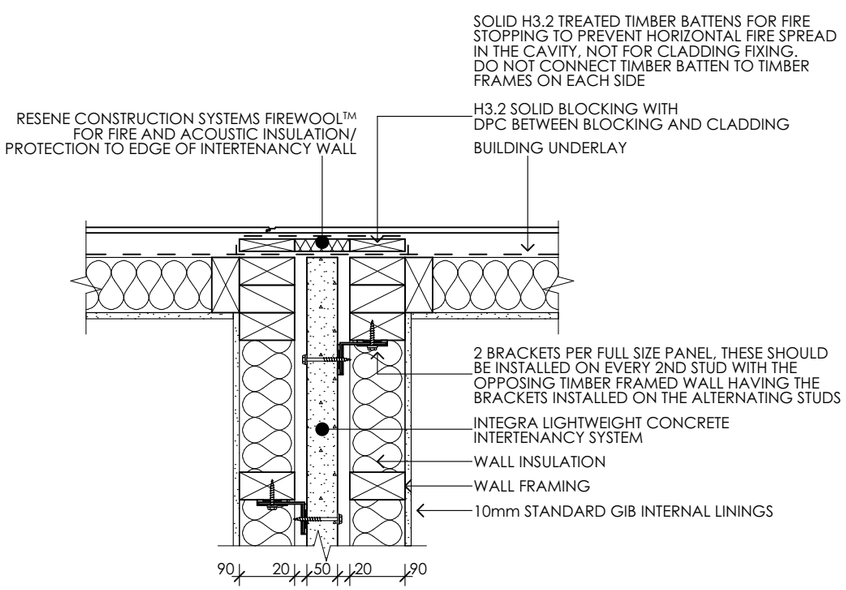
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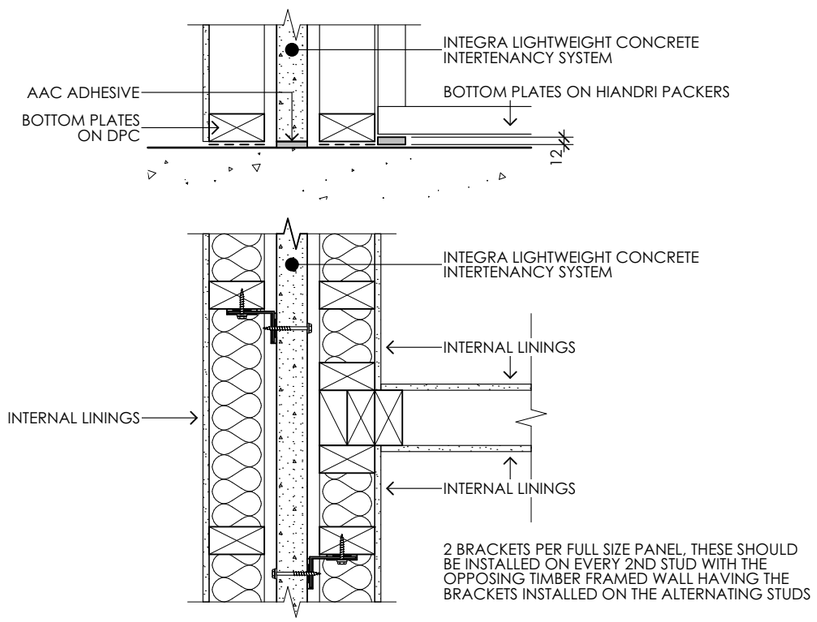
DRAWN:	B. CLARK
CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

FIREWALL DETAILS

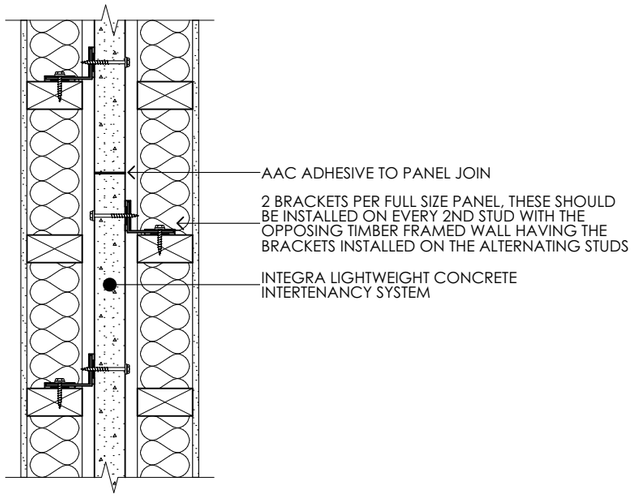
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SHEET NUMBER :	6.4.3



INTEGRA LIGHTWEIGHT CONCRETE INTERTENANCY SYSTEM
- T-JUNCTION . EXTERNAL WALL MEETING INTERTENANCY WALL
DETAIL REF: RCS DRAWINGS _ SHEET 34.19.61 _ DATE 1/12/2018



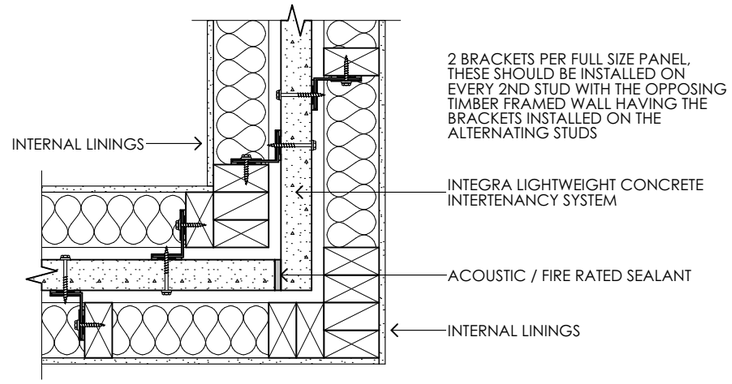
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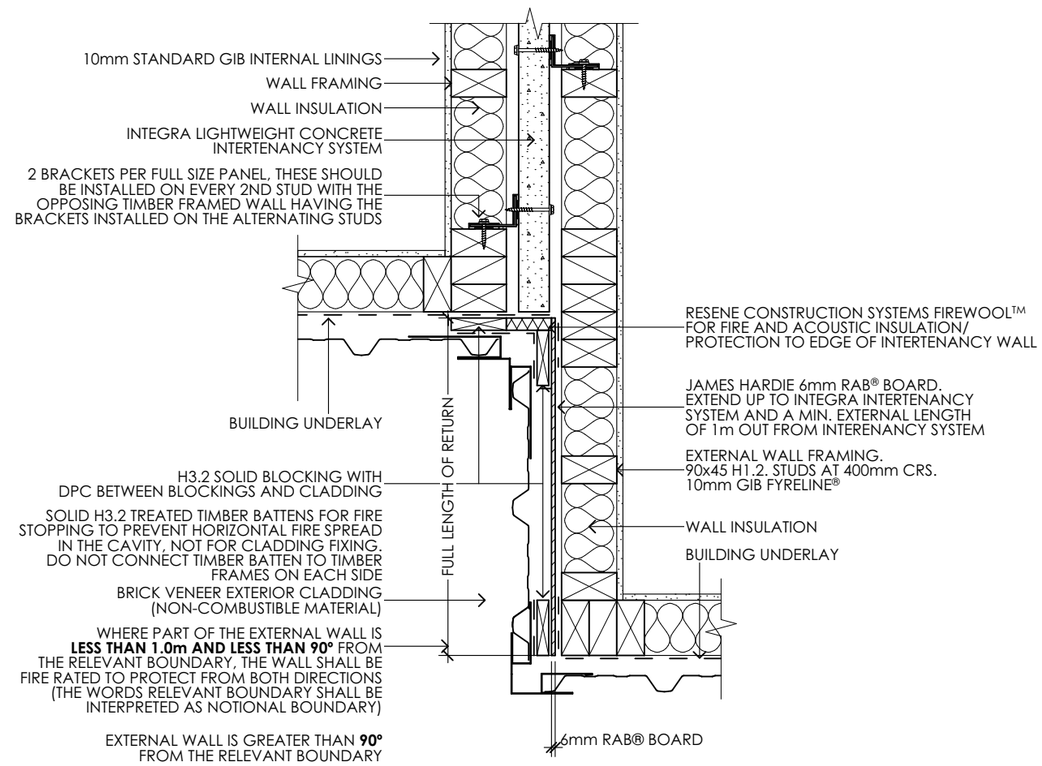
INTEGRA LIGHTWEIGHT CONCRETE INTERTENANCY SYSTEM
- WALL PLAN - PANEL JOIN
DETAIL REF: RCS DRAWINGS _ SHEET 34.19.17 _ DATE 1/12/2018

INTEGRA LIGHTWEIGHT CONCRETE INTENANCY SYSTEM NOTE:

- PLASTER SYSTEMS AAC ADHESIVE TO BE USED TO MORTAR ALL INTEGRA PANEL JOINS.
- CAVITY SIZE TO BE 20-40mm WIDE.
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INTEGRA LIGHTWEIGHT CONCRETE INTERTENANCY SYSTEM
- CORNER . INTERNAL LININGS BOTH SIDES
DETAIL REF: RCS DRAWINGS _ SHEET 34.19.200 _ DATE 1/12/2018



FIREWALL CORNER JUNCTION / EXTENTIONS (PLAN VIEW)

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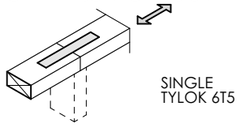
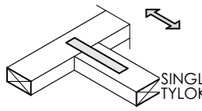
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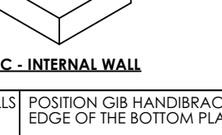
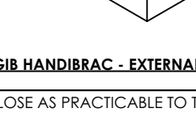
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DRAWN:	B. CLARK	PROJECT NUMBER :	QT105539
CONSULTANT:	D.TURNBULL	PROJECT STATUS :	CONSENT ISSUE
BRANCH:	QUEENSTOWN	DATE : 21/10/2026	REVISION : REV. 01
		SCALE :	1:10 AT A3
FIRE WALL DETAILS		SHEET NUMBER :	6.4.4

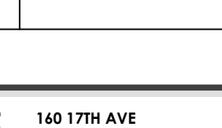
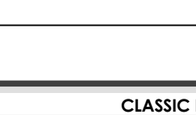
CONNECTING TOP PLATES

FIXING LOAD	CONNECTION TYPE	
	TOP PLATE JOINT OVER STUD	TOP PLATE JOINT
UP TO 3kN	 SINGLE TYLOK 6T5	 SINGLE TYLOK 6T5
	REF. FIG 8.15 NZS 3604:2011	REF. FIG 8.16 NZS 3604:2011

CONNECTING TOP PLATES - WALL CONTAINING BRACING

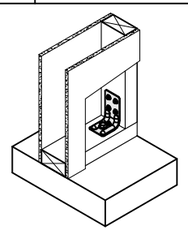
FIXING LOAD	CONNECTION TYPE	
	TOP PLATE JOINT OVER STUD	TOP PLATE JOINT
UP TO 6kN	 SINGLE TYLOK 6T10	 SINGLE TYLOK 6T10
	REF. FIG 8.15 NZS 3604:2011	REF. FIG 8.16 NZS 3604:2011

CONNECTING TOP PLATES - WALL CONTAINING BRACING OVER 250 BU'S

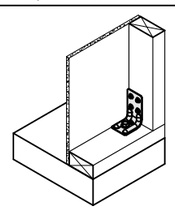
FIXING LOAD	CONNECTION TYPE	
	TOP PLATE JOINT OVER STUD	TOP PLATE JOINT
2.4kN PER 100 BU's	 PAIR OF STRIP BRACES	 PAIR OF STRIP BRACES
	REF. LUMBERLOK TOP PLATE JOINTING	REF. LUMBERLOK TOP PLATE JOINTING
	FIX STRIP BRACES TO EACH TOP PLATE WITH - 1/ 30 x 3.15 DIA. NAIL PER 1.0 kN (6 NAILS EACH END = 12 kN FIXING) - 1/ TYPE 17-14G x 35mm SCREW PER 3.0kN	
FOR BRACED WALLS EXCEEDING 500 BU'S PLEASE CONFER WITH DESIGNER		

BOTTOM PLATE FIXINGS FOR GIB BRACING ELEMENTS

BRACE TYPE	CONCRETE SLABS	
	EXTERNAL WALLS	INTERNAL WALLS
GS1-N	AS PER NZS 3604:2011. NO SPECIFIC ADDITIONAL FASTENING REQUIRED	AS PER NZS 3604:2011. ALTERNATIVELY USE 75 x 3.8mm SHOT-FIRED FASTENERS WITH 16mm DISCS, 150mm AND 300mm FROM EACH END OF THE BRACING ELEMENT AND AT 600mm THEREAFTER
GS2-N	NOT APPICABLE	
GS2-NOM		
GSP-H BL1-H BLP-H	INTERMEDIATE FASTENINGS TO COMPLY WITH NZS 3604:2011. IN ADDITION: GIB HANDIBRAC® FIXINGS OR METAL WRAP-AROUND STRAP FIXINGS AND BOLT	
BLG-H	NOT APPICABLE	AS FOR GSP-H, BL1-H, BLP-H ON CONCRETE SLAB

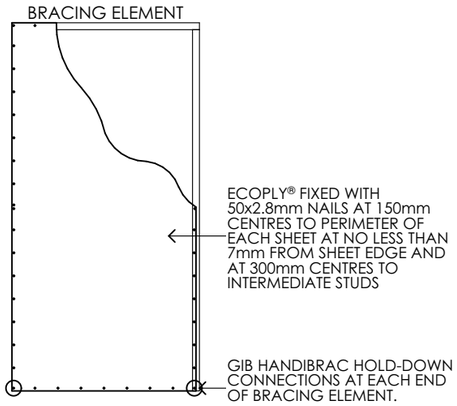


GIB HANDIBRAC - INTERNAL WALL

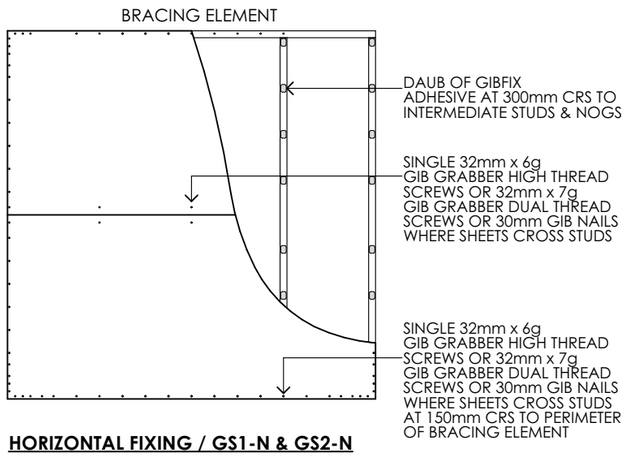


GIB HANDIBRAC - EXTERNAL WALL

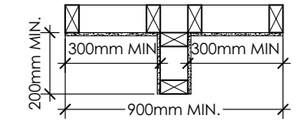
EXTERNAL WALLS	POSITION GIB HANDIBRAC® AS CLOSE AS PRACTICABLE TO THE INTERNAL EDGE OF THE BOTTOM PLATE
INTERNAL WALLS	POSITION GIB HANDIBRAC® AT THE STUD/PLATE JUNCTION AND AT MID-WIDTH OF PLATE
HOLD-DOWN FASTENER	A MECHANICAL FASTENING WITH A MINIMUM CHARACTERISTIC UPLIFT CAPACITY OF 15KN OR USE SUPPLIED BT10/140 SCREWBOLT IN GIB HANDIBRAC PACK



EP1 CONSTRUCTION DETAILS

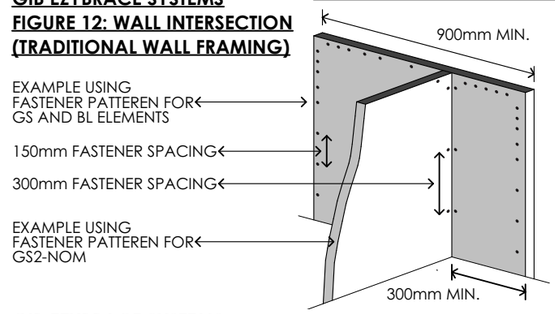


HORIZONTAL FIXING / GS1-N & GS2-N

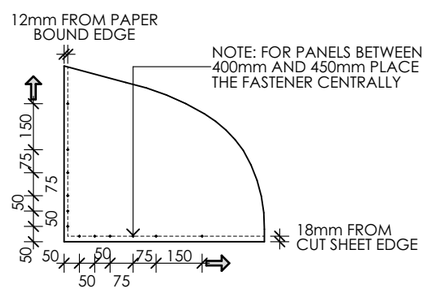


APPLICATION	PLYWOOD TREATMENT	FASTERNER MATERIAL
BRACING ON FRAMING EXPOSED TO GROUND ATMOSPHERE IN EXPOSURE ZONES' B & C	ECOPLY H3.1 LO SP/H3.2 CCA TREATED	HOT DIPPED GALVANISED OR BETTER
BRACING ON FRAMING EXPOSED TO GROUND ATMOSPHERE IN EXPOSURE ZONES' D	ECOPLY H3.1 LO SP/H3.2 CCA TREATED	STAINLESS STEEL

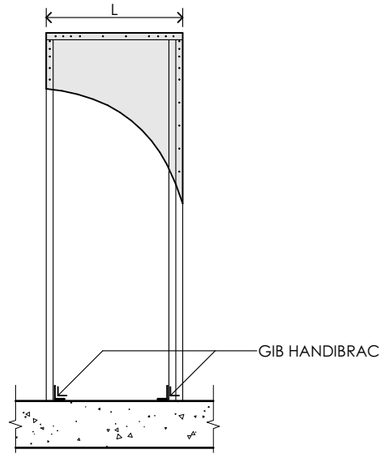
GIB EZYBRACE SYSTEMS
FIGURE 12: WALL INTERSECTION (TRADITIONAL WALL FRAMING)



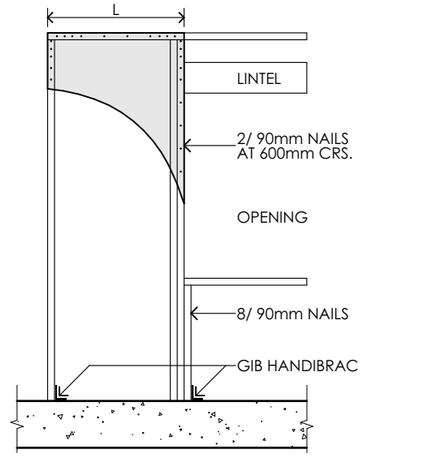
GIB EZYBRACE SYSTEMS
FIGURE 15: WALL INTERSECTION FASTENER PLACEMENT



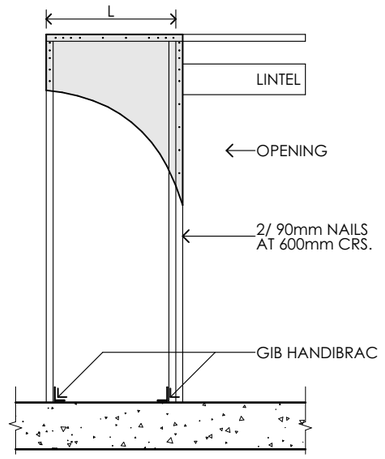
GIB® EZYBRACE FASTENER PATTERN
FOR ALL FOUR CORNERS OF BRACING ELEMENT



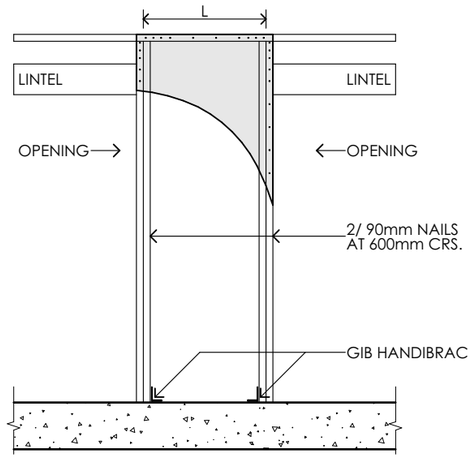
LENGTH OF GIB EZYBRACE® ELEMENTS ('H' TYPE) - OPTION A



LENGTH OF GIB EZYBRACE® ELEMENTS ('H' TYPE) - OPTION B



LENGTH OF GIB EZYBRACE® ELEMENTS ('H' TYPE) - OPTION C



LENGTH OF GIB EZYBRACE® ELEMENTS ('H' TYPE) - OPTION D

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CLASSIC BUILDERS DESIGN & BUILD
LEGAL DESCRIPTION : LOT 5053 - DP 555055
SITE ADDRESS : 46 SHEPHERD ROAD, HANLEYS FARM
CITY : QUEENSTOWN
COUNCIL : QLDC

GOULDING

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DRAWN: B. CLARK
CONSULTANT: D.TURNBULL
BRANCH: QUEENSTOWN

BRACING DETAILS

PROJECT NUMBER : QT105539
PROJECT STATUS : CONSENT ISSUE
DATE : 21/10/2026 REVISION : REV. 01
SCALE : NOT TO SCALE
SHEET NUMBER : 6.5.1

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https://www.buildmagazine.org.nz/index.php/articles/show/top-plate-connections

WALLS WITH BRACING - IN-LINE CONNECTIONS

THE CONNECTIONS MUST BE IN BOTH TENSION AND COMPRESSION ALONG THE PLATE AND REQUIRE THE FOLLOWING CAPACITIES:

- 3kN CAPACITY CONNECTIONS FOR WALLS CONTAINING UP TO 100 BRACING UNITS (BUs).
- 6kN CAPACITY CONNECTIONS FOR WALLS CONTAINING MORE THAN 100 BUs.
- 6kN CAPACITY CONNECTIONS FOR WALLS WITH A CEILING DIAPHRAGM.

FIGURES 1(A) AND (B) GIVE FURTHER DETAIL.

THE 3kN AND 6kN CONNECTIONS CAN BE MADE USING METAL CONNECTION PLATES OR NAILED JOINTS WITH FIXINGS (SEE TABLE 1). HOWEVER, IF AN EXTRA TOP PLATE IS USED AND THE JOINTS ARE NOT ALIGNED WITH THE LOWER TOP PLATE, THE 3kN OR 6kN CAPACITY CONNECTIONS ARE NOT NORMALLY REQUIRED AS LONG AS THERE IS AT LEAST A 3kN/6kN NAILED JOINT CONNECTION (AS APPROPRIATE) BETWEEN TOP PLATE PAIRS.

TABLE 1: COMMON FIXING DETAILS FOR 3kN AND 6kN CONNECTIONS.
FIXING FOR METAL CONNECTION PLATES
- UP TO 3kN 3/30x3.15mm NAILS PER SIDE
- UP TO 6kN 6/30x3.15mm NAILS PER SIDE

FIXING FOR NAILED JOINTS
- UP TO 3kN 3/100x3.75mm NAILS PER SIDE
- UP TO 6kN 6/100x3.75mm NAILS PER SIDE

EACH INTERNAL WALL MUST HAVE THE FOLLOWING CONNECTION CAPACITY. A WALL WITH:

- UP TO 125 BUs REQUIRES A 6kN CONNECTION TO AT LEAST ONE EXTERNAL WALL
- UP TO 250 BUs REQUIRES 6kN CONNECTIONS TO AT LEAST TWO EXTERNAL WALLS
- MORE THAN 250 BUs REQUIRES MINIMUM CONNECTION CAPACITIES OF 2.4kN PER 100 BUs TO AT LEAST TWO EXTERNAL WALLS.

WORKED EXAMPLE

FIGURE 3: TOP PLATE CONNECTIONS

IN-LINE CONNECTIONS IN TOP PLATES

FOR THE IN-LINE CONNECTIONS AT M2, N2, N3 AND O2 IN FIGURE 3, IF THE TOTAL BUS IN THE BRACING LINES M, N OR O ARE:

- LESS THAN 100 BUs, USE 3kN CAPACITY CONNECTIONS
- MORE THAN 100 BUs, USE 6kN CAPACITY CONNECTIONS.

IF A DOUBLE TOP PLATE IS USED AND JOINTS IN THE TOP PLATES ARE STAGGERED, NEITHER THE 3kN OR 6kN CAPACITY CONNECTIONS ARE REQUIRED ACCORDING TO NZS 3604:2011, FIGURE 8.15, NOTE 2.

RIGHT ANGLE CONNECTIONS IN TOP PLATES

FOR THE RIGHT ANGLE CONNECTIONS AT M1 AND O1 IN FIGURE 3, WHERE BRACING LINE A HAS:

- UP TO 250 BUs, 6kN CONNECTIONS ARE REQUIRED AT EACH END OF LINE A
- MORE THAN 250 BUs, CONNECTIONS AT EACH END OF LINE A MUST HAVE A CAPACITY OF AT LEAST 2.4kN PER 100 BUs.

FOR CONNECTIONS AT N1 AND N4, WHERE BRACING LINE N HAS:

- UP TO 125 BUs, 6kN CONNECTION TO AN EXTERNAL WALL IS REQUIRED
- UP TO 250 BUs, 6kN CONNECTIONS TO EACH END OF THE WALL AT BOTH EXTERNAL WALLS ARE REQUIRED
- MORE THAN 250 BUs, A FIXING CAPACITY OF 2.4kN PER 100 BUs OF THE WALL AT BOTH EXTERNAL WALLS IS REQUIRED.

RIGHT ANGLE WALLS THAT ARE LATERALLY SUPPORTED

THE CONNECTION REQUIREMENTS OF THE WALL ON BRACING LINE B TO THE EXTERNAL WALL IN FIGURE 3 DEPENDS ON THE AMOUNT OF BRACING IN WALL B:

- IF THERE IS NO BRACING IN WALL B, A 3kN CONNECTION OR A HALVED JOINT OR A BUTT JOINT OVER A STUD OR BLOCKING MAY BE USED AT B1.
- IF THE BRACING DOES NOT EXCEED 125 BUs, USE A 6kN CONNECTION AT B1.
- IF THERE ARE BETWEEN 125 AND 250 BUs, A 6kN CONNECTION IS REQUIRED AT B1 AND THE WALL MUST BE CONNECTED TO AN EXTERNAL WALL WITH THE BOTTOM CHORD OF A TRUSS OR WITH A CEILING JOIST BETWEEN B2 AND B3 USING A 6kN CONNECTION.
- IF THERE ARE MORE THAN 250 BUs, THE CONNECTION AT B1 MUST BE 2.4kN PER 100 BUs AND THE WALL MUST BE CONNECTED TO EXTERNAL WALL O WITH A CONNECTING MEMBER BETWEEN B2 AND B3 USING A CONNECTION OF 2.4kN PER 100 BUs.

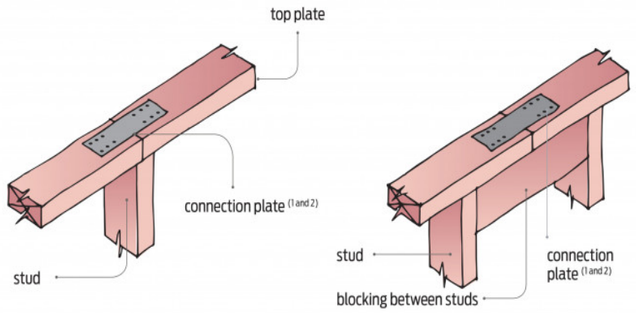
LATERAL SUPPORT FOR TOP PLATES

TOP PLATES MUST BE LATERALLY SUPPORTED BY ANY ONE OF THE FOLLOWING:

- A SHEET CEILING LINING WITH A MINIMUM DENSITY OF 600kg/m³.
- INTERSECTING BLOCKING (FIGURE 4(A)), CEILING JOISTS, RAFTERS OR TRUSSES.
- FRAMING MEMBERS AT MAXIMUM 2.5m SPACINGS.
- 70x45mm CONNECTING MEMBERS (FIGURE 4(B)).

IF THE CEILING HAS A DENSITY OF LESS THAN 600kg/m³ (SUCH AS SOFTBOARD) AND THE DISTANCE BETWEEN BRACING LINES IS BETWEEN 5-6m, A 90x45mm TOP PLATE MUST HAVE AN ADDITIONAL 140x35mm TOP PLATE.

FIGURE 1: CONNECTION TOP PLATES IN LINE WALLS CONTAINING BRACING.



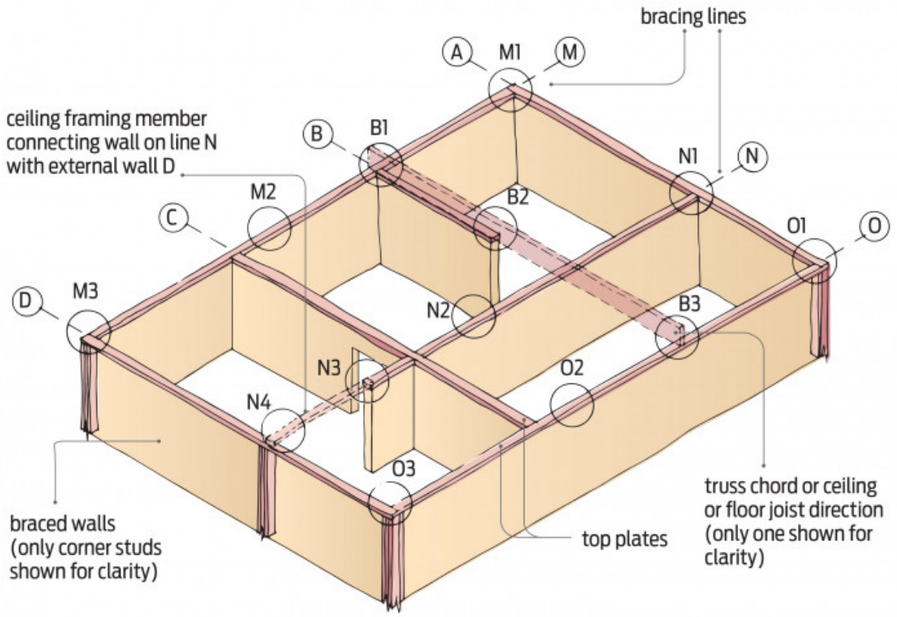
1(a) Butt joint over stud

1(b) Butt joint over blocking

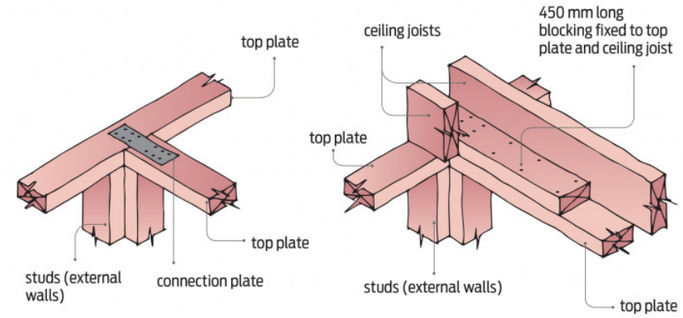
Notes:
1. Connection plate capacity = 3 kN, where bracing capacity < 100 BUs.
   Connection plate capacity = 6 kN, where bracing capacity > 100 BUs.
2. Connection plate not required when extra top plate is used and joints in plates are staggered.

Connecting top plates in line in walls containing bracing.

FIGURE 3: TOP PLATE CONNECTIONS
(FIGURE 3 DEMONSTRATES THE VARIOUS OPTIONS)



Top plate connections.



2(a) Butt joint

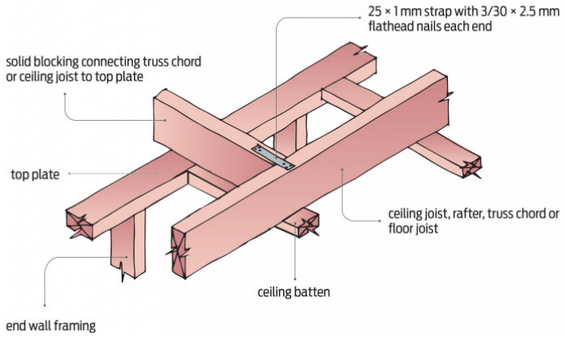
2(b) Butt joint with ceiling joist

Capacities of nailed joints:
- Up to 3 kN: 3/100 × 3.75 mm nails per side.
- Up to 6 kN: 6/100 × 3.75 mm nails per side.

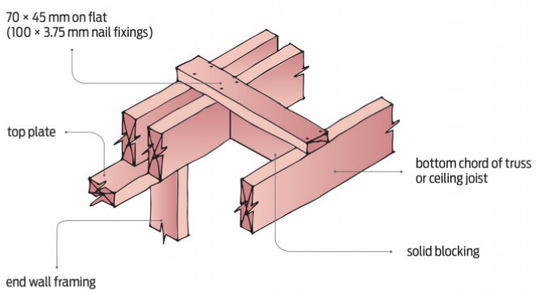
Notes:
Connection plate fixing capacity for each wall with:
- maximum 125 BUs: 6 kN to at least one external wall
- maximum 250 BUs: 6 kN to at least two external walls
- more than 250 BUs: 2.4 kN/100 BUs to at least two external walls.

Connecting top plates of external walls at right angles to other walls containing bracing.

FIGURE 4: CONNECTING MEMBERS PROVIDING LATERAL SUPPORT TO TOP PLATES



4(a) Solid blocking and ceiling batten connection



4(b) 70 × 45 mm connection to truss chords or ceiling joists

Connecting members providing lateral support to top plates.

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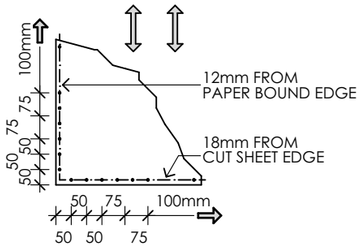
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CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN
BRACING DETAILS - CONNECTING MEMBER CONNECTIONS	

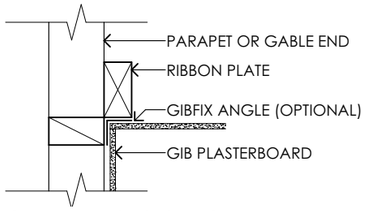
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PROJECT STATUS :	CONSENT ISSUE
DATE : 21/10/2026	REVISION : REV. 01
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SHEET NUMBER :	6.5.2

GENERAL FIXING REQUIREMENTS FOR GIB® CEILING DIAPHRAGMS:

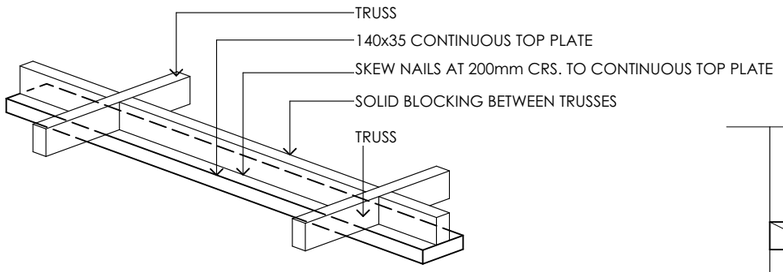
- LININGS MUST BE INSTALLED OVER THE ENTIRE AREA OF THE DIAPHRAGM.
- FASTENING MUST BE NO LESS THAN 12mm FROM SHEET EDGES AND NOT LESS THAN 18mm FROM SHEET ENDS.
- SHEETS MUST BE SUPPORTED BY FRAMING MEMBERS (E.G., CEILING BATTENS) SPACED AT NO MORE THAN 500mm CENTRES FOR 10mm GIB® PLASTERBOARD AND AT NO MORE THAN 600mm CENTRES FOR 13mm GIB® PLASTERBOARD.
- SHEETS WITHIN THE DIAPHRAGM AREA MAY BE FASTENED AND FINISHED CONVENTIONALLY IN ACCORDANCE WITH THE PUBLICATION ENTITLED, "GIB® SITE GUIDE". ALL JOINTS SHALL BE GIB® JOINT TAPE REINFORCED AND STOPPED. IT IS RECOMMENDED THAT SHEET BUTT JOINTS ARE FORMED OFF FRAMING AND BACK-BLOCKED (SEE "GIB® SITE GUIDE").
- USE FULL WIDTH SHEETS WHERE POSSIBLE. AT LEAST 900mm WIDE SHEETS WITH A LENGTH NOT LESS THAN 1800mm SHALL BE USED. SHEETS LESS THAN 900mm WIDE BUT NO LESS THAN 600mm MAY BE USED PROVIDED ALL JOINTS WITH ADJACENT SHEETS ARE BACK-BLOCKED (SEE "GIB® SITE GUIDE" AND FIGURE 22).
- FASTENERS ARE PLACED AT THE SPECIFIED CENTRES AROUND THE CEILING DIAPHRAGM WITH THE CORNERS FASTENED USING THE GIB EZYBRACE® FASTENER PATTERN



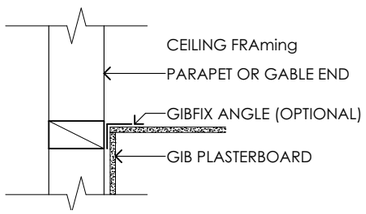
GIB EZYBRACE SYSTEMS
FIGURE 23: GIB EZYBRACE® FASTENER PATTERN



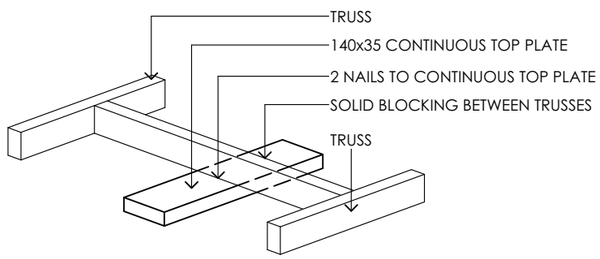
GIB EZYBRACE SYSTEMS
FIGURE 16: PARAPETS AND GABLE ENDS WITH RIBBON PLATE



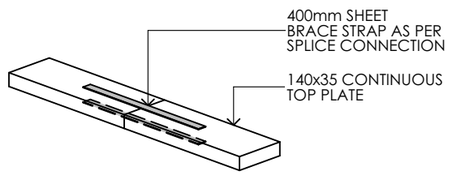
CEILING DIAPHRAGM - CONTINUOUS TOP PLATE DETAIL



GIB EZYBRACE SYSTEMS
FIGURE 17: PARAPETS AND GABLE ENDS WITH GIBFIX ANGLE



CEILING DIAPHRAGM - CONTINUOUS TOP PLATE DETAIL



CEILING DIAPHRAGM - CONTINUOUS TOP PLATE SPLICE DETAIL

OPENINGS IN CEILING DIAPHRAGMS

SMALL OPENINGS
SMALL OPENING (E.G. DOWN LIGHTS) OF 90x90mm OR LESS MAY BE PLACED NO CLOSER THAN 90mm TO THE EDGE OF THE CEILING DIAPHRAGM.

LARGE OPENINGS
OPENINGS ARE ALLOWED WITHIN THE MIDDLE THIRD OF THE DIAPHRAGMS LENGTH AND WIDTH. FIXING OF SHEET MATERIAL TO OPENING TRIMMERS SHALL BE AT 150mm CENTRES. NEITHER OPENING DIMENSION SHALL EXCEED A THIRD OF THE DIAPHRAGM WIDTH. LARGER OPENINGS OR OPENINGS IN OTHER LOCATIONS REQUIRE SPECIFIC ENGINEERING DESIGN.

SERVICES, PENETRATIONS AND RANGE HOOD OPENINGS
AS SHOWN IN FIGURE 25, PENETRATIONS THROUGH CEILING DIAPHRAGMS AND GIB EZYBRACE WALL BRACING ELEMENTS GREATER THAN 100mm IN DIAMETER REQUIRE A GALVANISED METAL BACKING SUPPORT PLATE SUCH AS THE GIB BRACING PLATE WITH A MAXIMUM HOLE DIAMETER OF 350mm.

GIB BRACING PLATES ARE AVALIBLE IN THE FOLLOWING SIZES

GIB SKU	DESCRIPTION
16097	DIMENSIONS: 320x320mm CUT OUT DIAMETER: 170mm
16096	DIMENSIONS: 500x500mm CUT OUT DIAMETER: 350mm

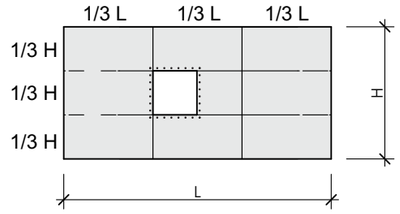


FIGURE 24: LARGE OPENINGS IN CEILING DIAPHRAGMS

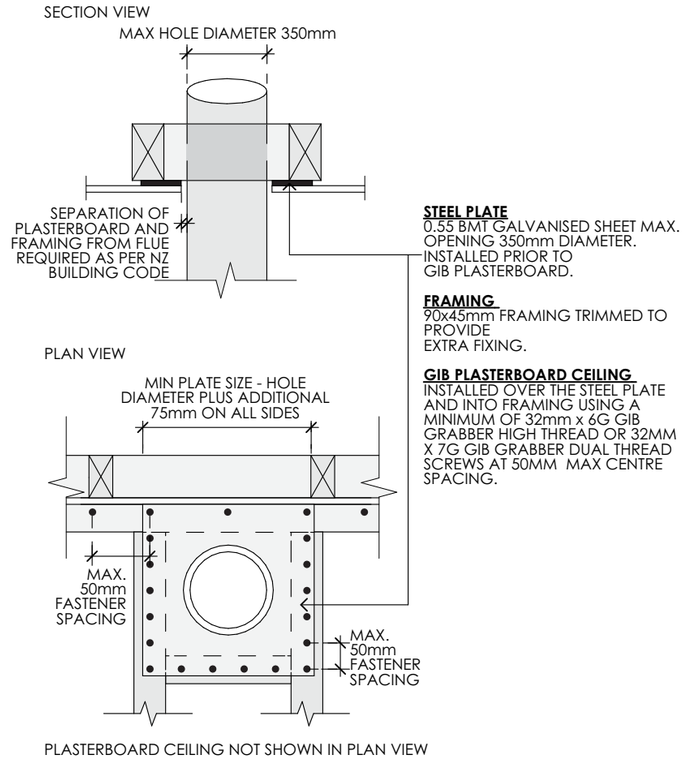


FIGURE 25: SERVICES, PENETRATIONS AND RANGE HOOD OPENINGS

160 17TH AVE
TAURANGA SOUTH,
TAURANGA
P: (07) 571 2761
F: (07) 571 6152
W: classicbuilders.co.nz

	CLASSIC BUILDERS DESIGN & BUILD
LEGAL DESCRIPTION :	LOT 5053 - DP 555055
SITE ADDRESS :	46 SHEPHERD ROAD, HANLEYS FARM
CITY :	QUEENSTOWN
COUNCIL :	QLDC

GOULDING

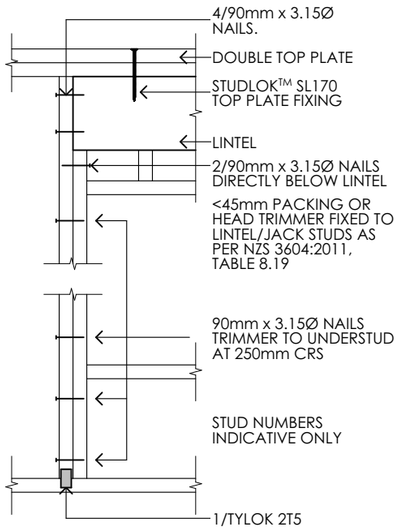
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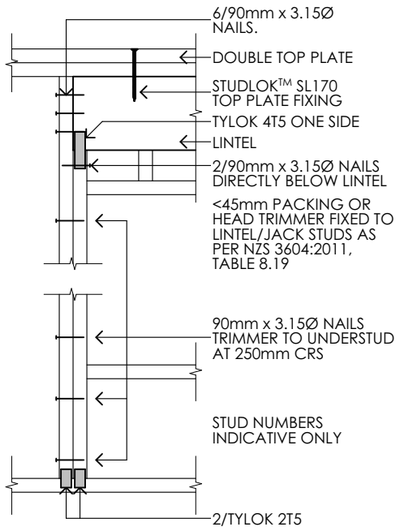
DRAWN:	B. CLARK
CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

BRACING DETAILS - CEILING DIAPHRAGM

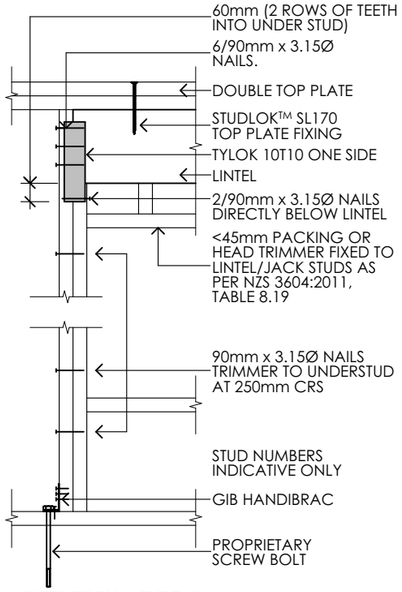
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PROJECT STATUS :	CONSENT ISSUE
DATE : 21/10/2026	REVISION : REV. 01
SCALE :	NOT TO SCALE
SHEET NUMBER :	6.5.3



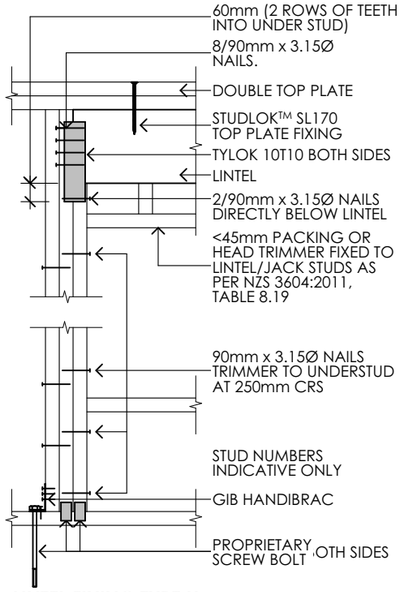
LINTEL FIXING TYPE E
(CHARACTERISTIC LOADING = 1.4kN)
(LIMIT STATE DESIGN REACTION = 1.12kN)



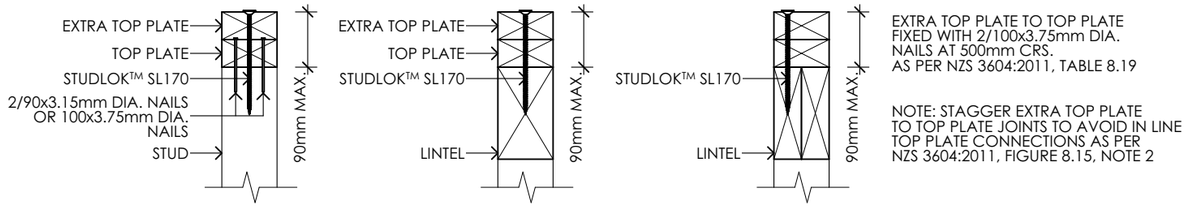
LINTEL FIXING TYPE F
(CHARACTERISTIC LOADING = 4.0kN)
(LIMIT STATE DESIGN REACTION = 3.2kN)



LINTEL FIXING TYPE G
(CHARACTERISTIC LOADING = 7.5kN)
(LIMIT STATE DESIGN REACTION = 6.0kN)



LINTEL FIXING TYPE H
(CHARACTERISTIC LOADING = 13.5kN)
(LIMIT STATE DESIGN REACTION = 10.8kN)



STUD TO DOUBLE TOP PLATE FIXING
(LOADBEARING AND BRACED WALLS)

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CLASSIC BUILDERS DESIGN & BUILD
LEGAL DESCRIPTION : LOT 5053 - DP 555055
SITE ADDRESS : 46 SHEPHERD ROAD, HANLEYS FARM
CITY : QUEENSTOWN
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DRAWN: B. CLARK
CONSULTANT: D.TURNBULL
BRANCH: QUEENSTOWN

LINTEL / BEAM FIXING & CONNECTION DETAILS

PROJECT NUMBER : QT105539
PROJECT STATUS : CONSENT ISSUE
DATE : 21/10/2026 REVISION : REV. 01
SCALE : NOT TO SCALE
SHEET NUMBER : 6.6.1

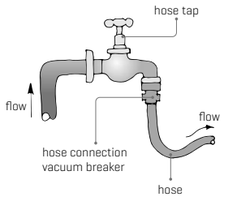


Figure 223. Typical hose connection vacuum breaker installation.

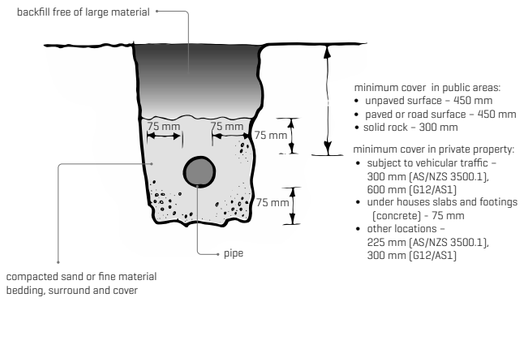


Figure 240. Underground installation of water service.

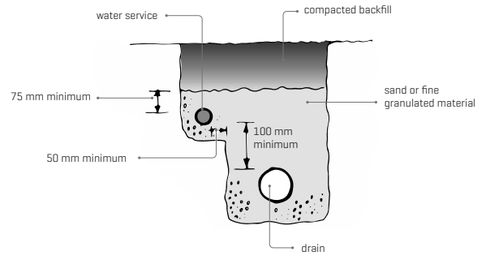


Figure 241. Method of laying water service pipe in the same trench as a drain.

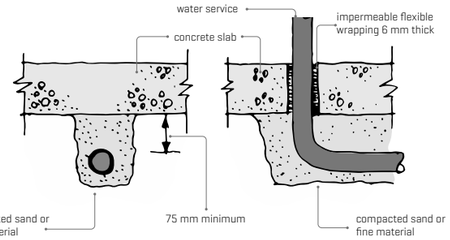


Figure 242. Water services under concrete slabs – pipes under slabs should be ducted or sleeved to allow for detection of leaks and for repair and replacement.

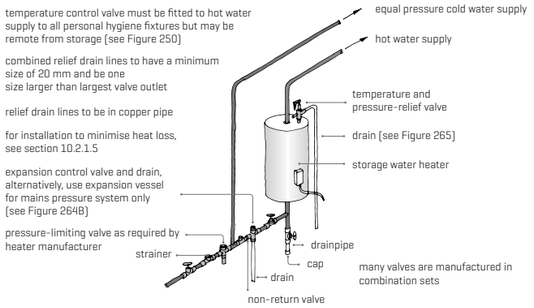


Figure 264A. Mains pressure unvented storage water heater system.

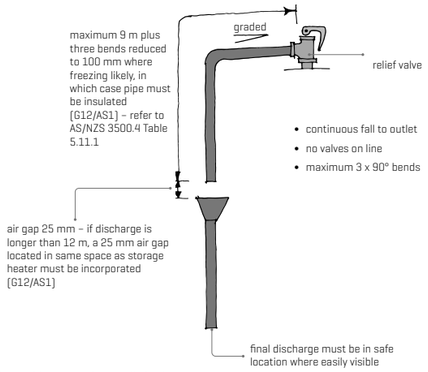


Figure 265. Drain from relief valve.

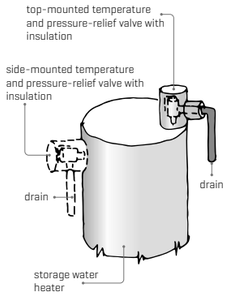


Figure 266. Insulation of temperature and pressure-relief (TPR) valve.

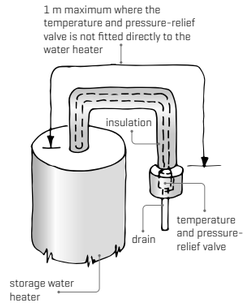


Figure 267. Insulation of temperature and pressure-relief (TPR) valve not fitted directly to the storage water heater.

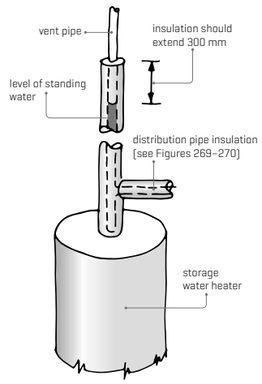


Figure 268. Insulation of vent pipes.

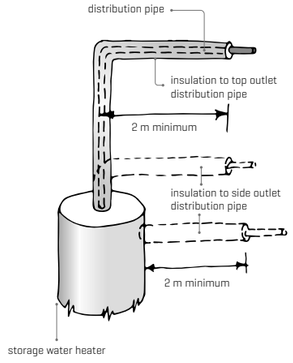


Figure 269. Insulation of hot water distribution pipes – alternatively, a heat trap may be installed (see Figure 270).

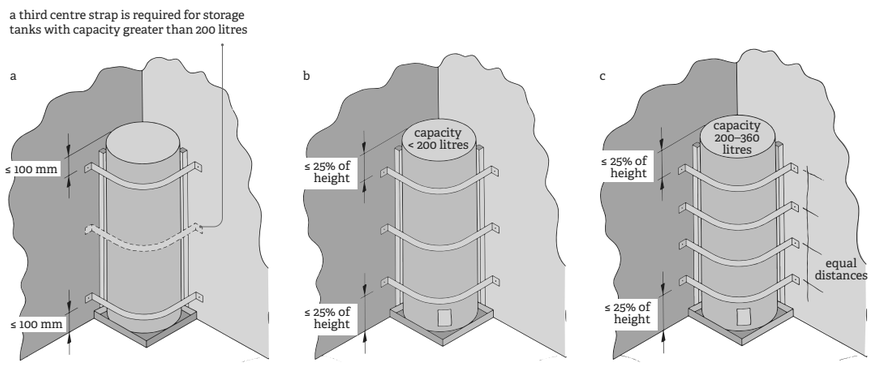


Figure 1: G12/AS1 requires water storage heaters to be restrained with up to four straps depending on the capacity of the storage tank and location of the straps.

TABLE 47.
STRAP REQUIREMENTS FOR SEISMIC RESTRAINT OF STORAGE WATER HEATERS.

STORAGE WATER HEATER CAPACITY / NUMBER AND LOCATION OF STRAPS

0 - 200 LITRES
TWO STRAPS ARE REQUIRED:
- ONE WITHIN THE TOP 100mm OF THE HEATER.
- ONE WITHIN THE BOTTOM 100mm OF THE HEATER.

IF THE BOTTOM STRAP CANNOT BE INSTALLED IN THE BOTTOM 100mm BECAUSE IT CLASHES WITH THE WATER HEATER INLET, OUTLET OR CONTROLS, THREE STRAPS ARE REQUIRED:
- ONE WITHIN THE TOP 100mm OF THE HEATER.
- ONE WITHIN THE BOTTOM 25% OF THE HEATER.
- ONE LOCATED CENTRALLY.

TABLE 47.
STRAP REQUIREMENTS FOR SEISMIC RESTRAINT OF STORAGE WATER HEATERS.

STORAGE WATER HEATER CAPACITY / NUMBER AND LOCATION OF STRAPS

200 - 300 LITRES
3 STRAPS ARE REQUIRED:
- ONE WITHIN THE TOP 100mm OF THE HEATER.
- ONE WITHIN THE BOTTOM 100mm OF THE HEATER.
- ONE LOCATED CENTRALLY.

IF THE BOTTOM STRAP CANNOT BE INSTALLED IN THE BOTTOM 100mm BECAUSE IT CLASHES WITH WATER HEATER INLET, OUTLET OR CONTROLS, FOUR STRAPS ARE REQUIRED:
- ONE WITHIN THE TOP 100mm OF THE HEATER.
- ONE WITHIN THE BOTTOM 25% OF THE HEATER.
- TWO EVENLY SPACED BETWEEN THE TOP AND BOTTOM STRAPS.

TABLE 46: BRANZ P&D GUIDE
MAX. PIPE LENGTH BETWEEN WATER HEATER AND KITCHEN SINK

PIPE SIZE (mm) / LENGTH (m) /
10mm 25m
15mm 12m
20mm 7m

TO MINIMISE HEAT LOSS FROM WATER STORAGE HEATERS, THE FOLLOWING SHOULD BE THERMALLY INSULATED:
- TEMPERATURE AND PRESSURE-RELIEF (TPR VALVES IN ACCORDANCE WITH FIGURES 266-267.
- VENT PIPES AS SHOWN IN FIGURE 268.
- HOT WATER DISTRIBUTION PIPES FROM THE STORAGE WATER HEATER IN ACCORDANCE WITH FIGURES 269-270.
- ALL PIPES OUTSIDE A BUILDING'S THERMAL ENVELOPE.
- HOT WATER PIPES UNDER A CONCRETE FLOOR.

PIPE INSULATION SHOULD HAVE AN R-VALUE (THERMAL RESISTANCE) OF NOT LESS THAN 0.3 M2°C/W.

G12/AS1. PIPE MATERIALS

TABLE 1:
MATERIALS FOR HOT & COLD WATER
- COPPER
- POLYBUTYLENE
- CROSS-LINKED POLYETHYLENE

TABLE 1: MATERIAL COLD ONLY
- PVC-U
- POLYETHYLENE

CROSS-LINKED POLYETHYLENE PIPES USED FOR HOT WATER SHALL HAVE A NOMINAL PRESSURE RATING OF PN16 OR PN20.

G12/AS1. BACKFLOW PREVENTION

HOSE TAPS CONNECTED TO THE POTABLE WATER SUPPLY SYSTEM REQUIRE BACKFLOW PROTECTION, AND THE MIN. ACCEPTABLE TYPE OF BACKFLOW PREVENTION DEVICE IS A PERMANENTLY ATTACHED HOSE CONNECTION VACUUM BREAKER.

G12/AS1. PROTECTION FROM DAMAGE

PROVIDE THE MIN. COVER FOR PROTECTING WATER SUPPLY PIPES
- 600mm FOR RESIDENTIAL DRIVEWAYS AND SIMILAR AREAS SUBJECTED TO OCCASIONAL HEAVY TRAFFIC
- 300mm FOR GARDENS, LAWNS, PATHS AND PAVING FOR PEDESTRIAN USE OR OTHER AREAS NOT SUBJECTED TO VEHICULAR TRAFFIC

G12/AS1. HOT WATER SUPPLY

WATER STORAGE HEATER TYPE:
- MAINS PRESSURE STORAGE WATER HEATER SYSTEM (UNVENTED) (G12/AS1 FIGURE 8B) (FIGURE 264A BRANZ P&D GUIDE)

STORAGE WATER HEATERS (HCW) SHALL INCLUDE A NON-RETURN VALVE TO PREVENT THE HWC EMPTING & HOT WATER FLOWING INTO THE COLD WATER SUPPLY. ELECTRIC AND GAS STORAGE WATER HEATERS SHALL HAVE THEIR TEMPERATURE CONTROLLED BY A THERMOSTAT ON EACH

VALVE VENTED (UNVENTED) SYSTEMS SHALL HAVE:
- RELIEF FROM THE EXPANSION OF HOT WATER BY EITHER:
- AN EXPANSION CONTROL VALVE (LOW PRESSURE VALVE VENTED AND MAINS PRESSURE SYSTEMS), OR AN EXPANSION VESSEL (MAINS PRESSURE SYSTEMS ONLY),
- A VACUUM RELIEF VALVE TO PREVENT COLLAPSE OF THE STORAGE WATER HEATER WHERE IT IS NOT DESIGNED TO WITHSTAND A FULL VACUUM, AND
- VALVES COMPLYING WITH TABLE 6.

WATER STORAGE HEATERS SHALL:
- BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- HAVE A SAFE TRAY BELOW THE WATER TANK.
- BE SEISMICALLY RESTRAINED VIA STRAPS.
- HAVE A MAX. TEMPERATURE AT THE OUTLET OF ANY SANITARY FIXTURE SHALL BE 50°C.
- HAVE A TEMPERING VALVE FOR LIMITING THE HOT WATER TEPMERATURE TO THE SANITARY FIXTURE.
- THE CONTROL THERMOSTAT SHALL BE SET AT A TEMPERATURE OF NOT LESS THAN 60°C TO PREVENT THE GROWTH OF LEGIONELLA BACTERIA.

MIN. NUMBER AND LOCATION OF STRAPS TO SEISMICALLY RESTRAIN THE HWC IS TO SUIT THE HWC STORAGE CAPACITY. (TABLE 47 BRANZ P&D GUIDE)

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LEGAL DESCRIPTION : LOT 5053 - DP 555055
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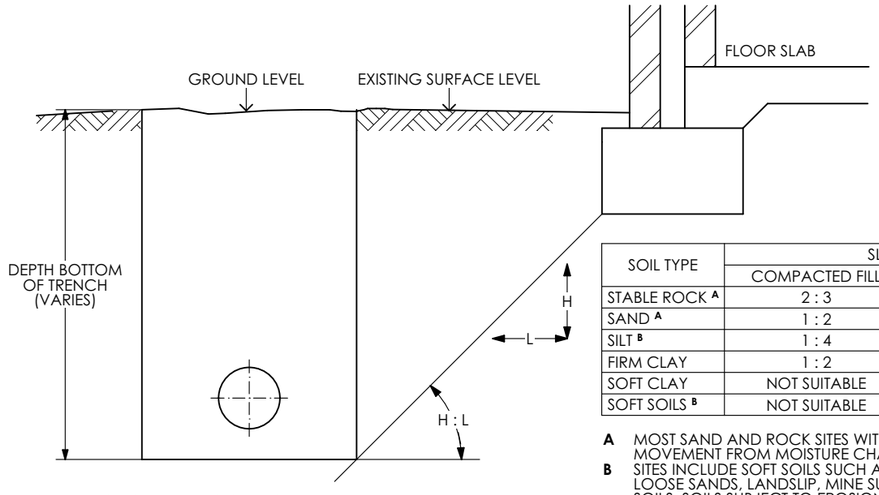
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CONSULTANT: D.TURNBULL
BRANCH: QUEENSTOWN

PLUMBING & DRAINAGE - WATER SUPPLY

PROJECT NUMBER : QT105539
PROJECT STATUS : CONSENT ISSUE
DATE : 21/10/2026 REVISION : REV. 01
SCALE : NOT TO SCALE
SHEET NUMBER : 6.7.1



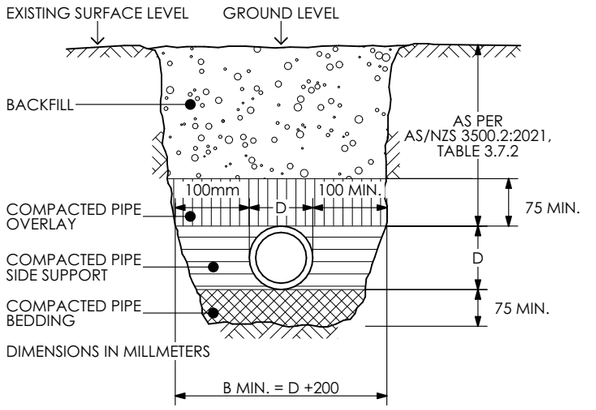
SOIL TYPE	SLOPE H : L	
	COMPACTED FILL	UNDISTURBED GROUND
STABLE ROCK [A]	2 : 3	8 : 1
SAND [A]	1 : 2	1 : 2
SILT [B]	1 : 4	1 : 4
FIRM CLAY	1 : 2	1 : 1
SOFT CLAY	NOT SUITABLE	2 : 3
SOFT SOILS [B]	NOT SUITABLE	NOT SUITABLE

A MOST SAND AND ROCK SITES WITH LITTLE OR NO GROUND MOVEMENT FROM MOISTURE CHANGES.

B SITES INCLUDE SOFT SOILS SUCH AS SOFT CLAY OR SILT OR LOOSE SANDS, LANDSLIP, MINE SUBSIDENCE, COLLAPSING SOILS, SOILS SUBJECT TO EROSION, REACTIVE SITES SUBJECT TO ABNORMAL MOISTURE CONDITIONS OR SITES THAT CANNOT BE CLASSIFIED OTHERWISE.

EXCAVATIONS NEAR FOOTING

AS/NZS 3500.2:2021 FIGURE 3.8.2

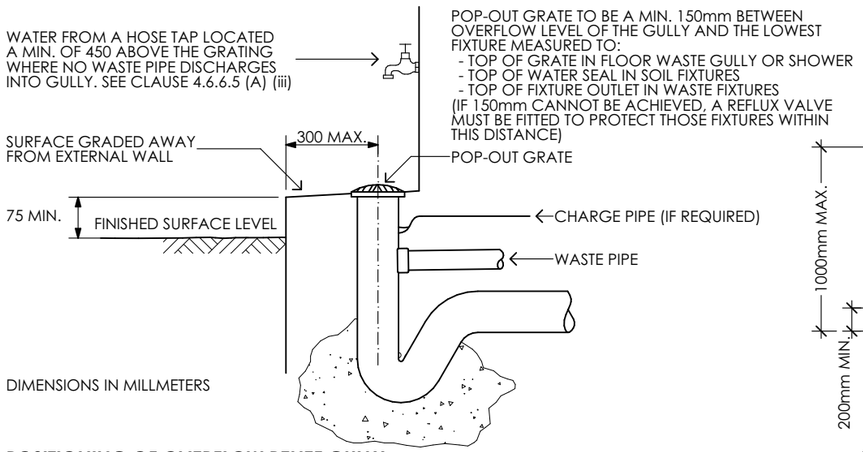


MIN. COVER FOR BURIED PIPES TABLE 3.7.2
- VEHICLE TRAFFIC: 500mm
- ALL OTHER LOCATIONS: 300mm [A]

[A] EXCEPT AS PROVIDED BELOW
DRAINS CONSTRUCTED OF MATERIALS HAVING LESS THAN THE MIN. COVER SPECIFIED IN TABLE 3.7.2 SHALL BE COVERED BY AT LEAST 50mm OF OVERLAY AND THEN PAVED WITH -
(A) 100mm MIN. THICKNESS OF REINFORCED CONCRETE, WHERE SUBJECT TO HEAVY VEHICULAR LOADING;
(B) 75mm MIN. THICKNESS OF BRICK OR CONCRETE PAVING, WHERE SUBJECT TO LIGHT VEHICULAR TRAFFIC; OR
(C) 50mm MIN. THICKNESS OF BRICK OR CONCRETE PAVING, WHERE NOT SUBJECT TO VEHICULAR TRAFFIC.

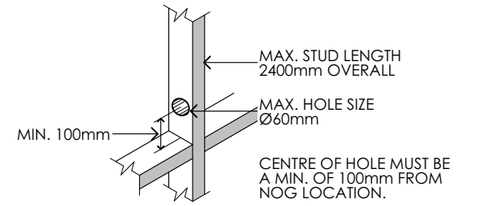
TYPICAL BEDDING OF DRAINS

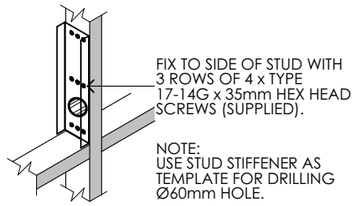
AS/NZS 3500.2:2021 FIGURE 5.4.4



POSITIONING OF OVERFLOW RELIEF GULLY

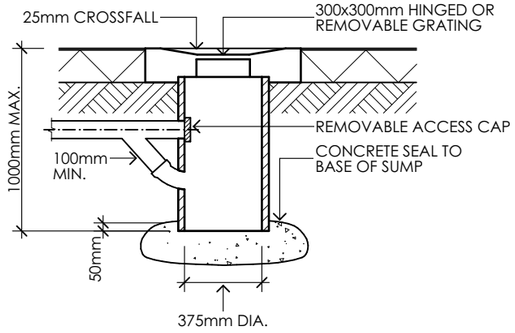
AS/NZS 3500.2:2021 FIGURE 4.6.6.5





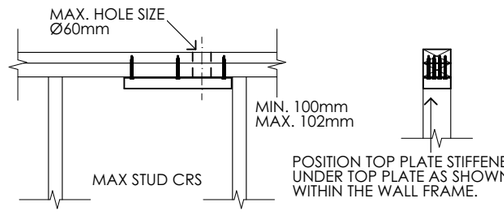
FRAMING STUD STIFFENER

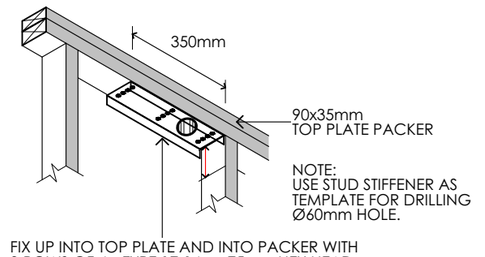
ALTERNATIVE SOLUTION TO FIGURE 8.20 NZS 3604:2011



TYPE-ONE SURFACE WATER SUMP

NZBC - E1/AS1 SURFACE WATER - FIGURE 8





FIX UP INTO TOP PLATE AND INTO PACKER WITH 3 ROWS OF 4 x TYPE 17-14g x 75mm HEX HEAD SCREWS (SUPPLIED). IT MAY BE ADVISABLE TO DRILL PILOT HOLE FOR EACH SCREW TO ASSIST INSTALLATION.

TOP PLATE STIFFENER

ALTERNATIVE SOLUTION TO FIGURE 8.20 NZS 3604:2011

FOUL WATER SANITARY PLUMBING

COMPLIANCE G13/AS3 - AS/NZS 3500.2 2021

PIPE LAYOUTS, SIZES, GARIDENTS, VENTING TO BE CONFIRMED BY A REGISTERED PLUMBER / DRAINLAYER AND PROVIDE AN AS-BUILT LAYOUT TO COUNCIL.

DRAIN SIZE & GRADE % (MIN.)

MAIN DRAINS	= Ø100mm
GRADE %	= 1.65% (1 in 60)
BRANCH DRAINS	= Ø65mm
GRADE %	= 2.50% (1 in 40)

VENT PIPE SIZE & RATING

VENT PIPE	= Ø50mm
FIXURE UNIT RATING	= < 10 ≤30
RATING	= 1

FIXTURE UNIT RATINGS

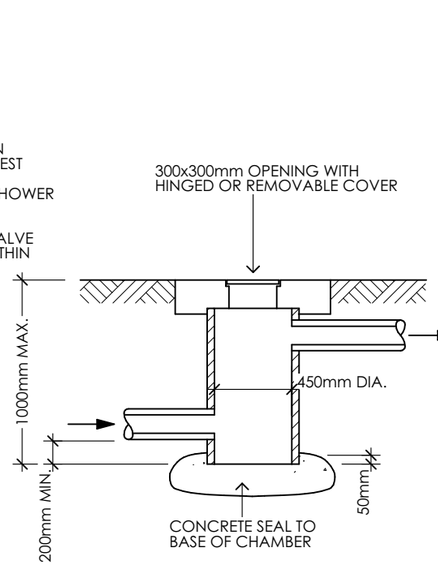
BASIN	
MIN. DISCHARGE PIPE SIZE	= Ø32mm
UNIT RATING	= 1
BATH	
MIN. DISCHARGE PIPE SIZE	= Ø40mm
UNIT RATING	= 4
CLOTHS W/M	
MIN. DISCHARGE PIPE SIZE	= Ø40mm
UNIT RATING	= 5
DISHWASHER	
MIN. DISCHARGE PIPE SIZE	= Ø40mm
UNIT RATING	= 3
FLOOR WASTE GULLY	
MIN. DISCHARGE PIPE SIZE	= 50mm
UNIT RATING	= 0
SHOWER	
MIN. DISCHARGE PIPE SIZE	= Ø50mm
UNIT RATING	= 2
SINK	
MIN. DISCHARGE PIPE SIZE	= Ø50mm
UNIT RATING	= 4
WC PAN	
MIN. DISCHARGE PIPE SIZE	= Ø100mm
UNIT RATING	= 6

GRADED DISCHGARGE PIPES

PIPE SIZE	= Ø32mm
MIN. GRADE	= 5.00% (1 in 20)
PIPE SIZE	= Ø40mm
MIN. GRADE	= 2.50% (1 in 40)
PIPE SIZE	= Ø50mm
MIN. GRADE	= 2.50% (1 in 40)
PIPE SIZE	= Ø65mm
MIN. GRADE	= 2.50% (1 in 40)
PIPE SIZE	= Ø100mm
MIN. GRADE	= 1.65% (1 in 60)

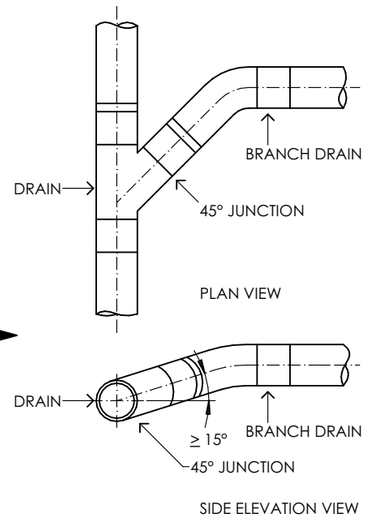
DWELLING FIXTURE UNITS

FIXTURE	No.	RATING
BATH	1	= 4
BASIN	3	= 3
WC	3	= 12
SHOWER	3	= 4
CLOTHS W/M	2	= 10
SINK	3	= 4
TOTAL UNIT RATING (BATH NOT GROUPED)		= 37

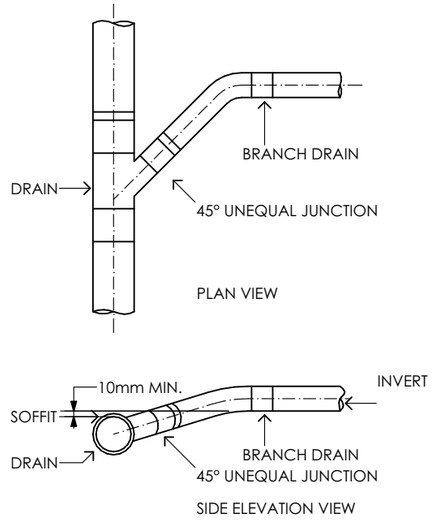


BUBBLE-UP CHAMBER

NZBC - E1/AS1 SURFACE WATER - FIGURE 6



(a) 45° JUNCTION AT GRADE



(B) UNEQUAL JUNCTION WITH BRANCH DRAIN INSTALLED AT GRADE

TYPICAL ARRANGEMENT FOR A GRADED BRANCH DRAIN ENTERING ANOTHER DRAIN

AS/NZS 3500.2:2021 FIGURE 4.9.1

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W: classicbuilders.co.nz

CLASSIC BUILDERS DESIGN & BUILD

LEGAL DESCRIPTION : LOT 5053 - DP 555055

SITE ADDRESS : 46 SHEPHERD ROAD, HANLEYS FARM

CITY : QUEENSTOWN

COUNCIL : QLDC

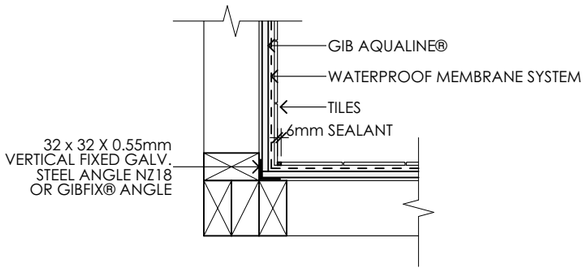
CLIENT SIGNATURE / DATE :

GOULDING

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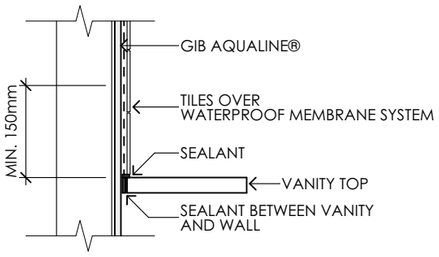
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DRAWN:	B. CLARK	PROJECT NUMBER :	QT105539
CONSULTANT:	D.TURNBULL	PROJECT STATUS :	CONSENT ISSUE
BRANCH:	QUEENSTOWN	DATE : 21/10/2026	REVISION : REV. 01
		SCALE :	NOT TO SCALE
PLUMBING & DRAINAGE - FOUL & SURFACE WATER		SHEET NUMBER :	6.7.2



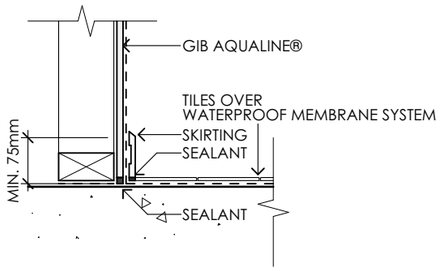
TILED WALL DETAIL - TILED INTERNAL CORNER (PLAN VIEW)

DETAIL REF: GIB® WET-AREA SYSTEMS INSTALLATION MANUAL. FEB 2021



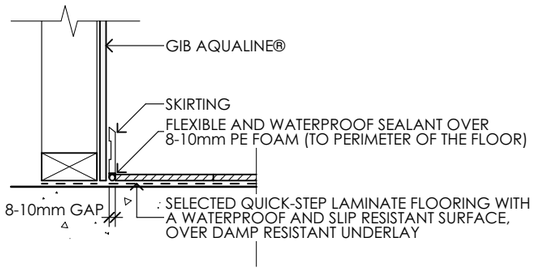
TILED WALL DETAIL - VANITY TOP LINING JUNCTION

DETAIL REF: GIB® WET-AREA SYSTEMS INSTALLATION MANUAL. FEB 2021

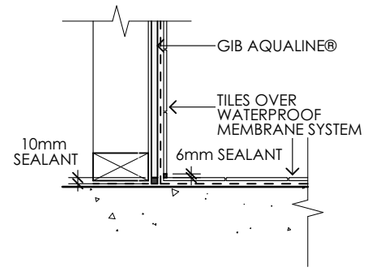


WALL DETAIL - CERAMIC FLOOR SKIRTING LINING JUNCTION

DETAIL REF: GIB® WET-AREA SYSTEMS INSTALLATION MANUAL. FEB 2021

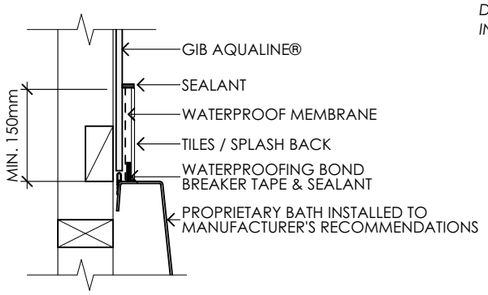


WET AREA DETAIL - QUICKSTEP LAMINATE FLOOR TO WALL LINING JUNCTION



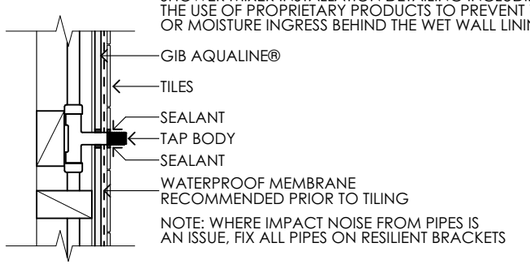
TILED WALL DETAIL - CERAMIC FLOOR LINING JUNCTION

DETAIL REF: GIB® WET-AREA SYSTEMS INSTALLATION MANUAL. FEB 2021



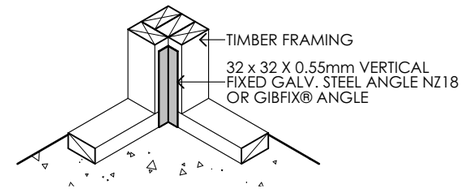
TILED WALL DETAIL - BATH SPLASH BACK LINING JUNCTION

DETAIL REF: MANUFACTURER'S BATH INSTALLATION INSTRUCTIONS &
GIB® WET-AREA SYSTEMS INSTALLATION MANUAL. FEB 2021



TILED WALL DETAIL - SEALING WET AREA PENETRATION

DETAIL REF: GIB® WET-AREA SYSTEMS INSTALLATION MANUAL. FEB 2021



TILED WALL DETAIL - TILED INTERNAL CORNER METAL ANGLE

DETAIL REF: GIB® WET-AREA SYSTEMS INSTALLATION MANUAL. FEB 2021

TABLE 2: RECOMMENDED MAXIMUM TILE WEIGHTS FOR GIB AQUALINE® / GIB TOUGHLINE AQUA® / GIB WEATHERLINE®

STUD CENTRES	FASTENERS CENTRES	LINING THICKNESS	TILE WEIGHT
600mm MAX.	150mm MAX.	10mm	26kg/m²
		13mm	40kg/m²

METAL ANGLE AND MAXIMUM TILE WEIGHTS

METAL ANGLES FOR TILED INTERNAL CORNERS
- PRIOR TO LINING IN TILED AREAS (SHOWER CUBICLES AND SHOWER OVER BATH ONLY) THE INTERNAL CORNERS SHALL BE REINFORCED WITH A MINIMUM
32 x 32 x 0.55mm GALVANISED METAL ANGLE.
- SUITABLE GIB® METAL ANGLE OPTIONS INCLUDE:
  - GIB® RONDO® NZ18 METAL ANGLE, AVAILABLE LENGTH: 3.0m
  - GIBFIX® ANGLE METAL ANGLE, AVAILABLE LENGTHS: 2.4m AND 2.7m
- EACH SIDE OF THE ANGLE IS SECURED TO THE FRAMING WITH AT 600mm CENTRES
- MINIMUM HEIGHT OF THE METAL ANGLE IS 1800mm

WATERPROOF MEMBRANE SYSTEMS

A WATERPROOF MEMBRANE SYSTEM MUST BE APPLIED TO ALL LINING MATERIALS USED AS A SUBSTRATE FOR CERAMIC TILES IN A SHOWER OR SHOWER OVER A BATH APPLICATION, OR ANY OTHER TILED APPLICATION EXPOSED TO FREQUENT WATER SPLASH.

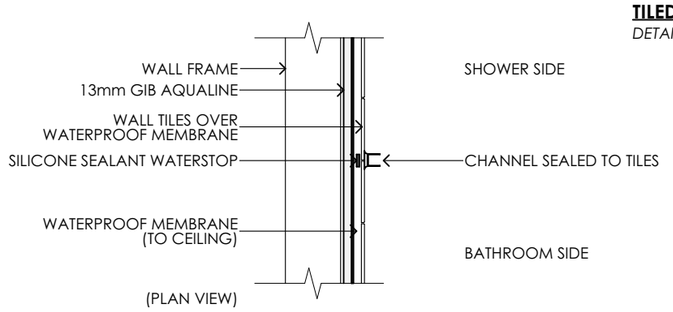
TILES AND TILE WEIGHTS

IN AREAS LIKELY TO BE DIRECTLY EXPOSED TO WATER, TILES MAY BE CERAMIC, PORCELAIN OR STONE MUST COMPLY WITH THE OVER-SURFACE FINISH REQUIREMENTS OF THE IWAM CODE OF PRACTICE AND BE BEDDED WITH A SUITABLE TILE ADHESIVE ON THE WATERPROOF MEMBRANE SYSTEM. SEE FOR THE MINIMUM EXTENT OF WALL SURFACES REQUIRING IMPERVIOUS SHEET MATERIALS OR WATERPROOF MEMBRANE SYSTEMS PRIOR TO TILING.

SMALLER MOSAIC TILES ARE OFTEN LIGHTER, BUT THE INTEGRITY OF GROUT JOINTS MIGHT BE MORE PRONE TO IMPACT, WHILST HEAVIER TILES ARE LARGER AND HAVE LESS AND DEEPER GROUT AND SEALANT JOINTS. FOR MORE INFORMATION ALSO SEE AS 3958:2007 CERAMIC TILES - GUIDE TO THE INSTALLATION OF CERAMIC TILES.

ADHESIVE AND GROUT WEIGHTS

THE WEIGHT OF ADHESIVE AND GROUT CAN VARY DEPENDING ON THE TYPE OF TILE AND THE INSTALLATION PROCESS USED. THE MAXIMUM TILE WEIGHTS STATED IN TABLE 2 ARE CONSERVATIVE AND REFER TO THE TILE WEIGHT EXCLUDING GROUT AND ADHESIVE USED. AN ADDITIONAL 3kg/m² HAS BEEN FACTORED INTO TILE ADHESION TESTING ON TOP OF THE ABOVE STATED TILE WEIGHTS TO ACCOUNT FOR ADHESIVE AND GROUT WEIGHT USED DURING THE INSTALLATION OF THE TILE.



TILED SHOWER - SHOWER THRESHOLD, WALL SECTION

DETAIL REF: BEST TRADE PRATICE

WATERPROOFING BY TILER

2 COATS OF WATERPROOFING MEMBRANE WITH A MIN. 24 HOURS OF DRTING BETWEEN COAST

WATERSTOPS PHOTO EVIDENCE AND COMPLIANCE CHECKLIST TO BE SUPPLIED BY TILER TO CLASSIC BUILDERS

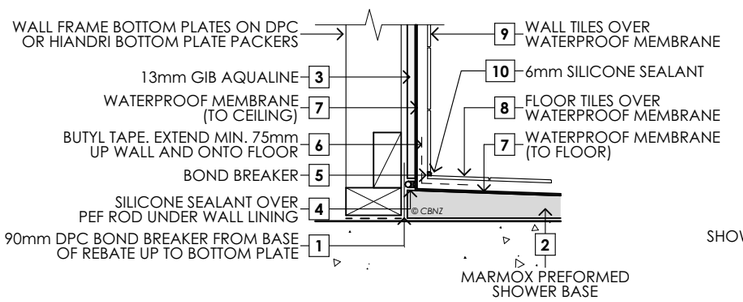
PROTECT ALL WATERPROOFING MATERIAL FROM DAMAGE BEFORE LAYING TILES.

ALL PRODUCTS, METHODS, DRYING AND TESTING MUST COMPLY WITH
AS/NZS 4858:2004 WET AREA MEMBRANES
NZBC E3/AS1

0 = CONSTRUCTION ORDER

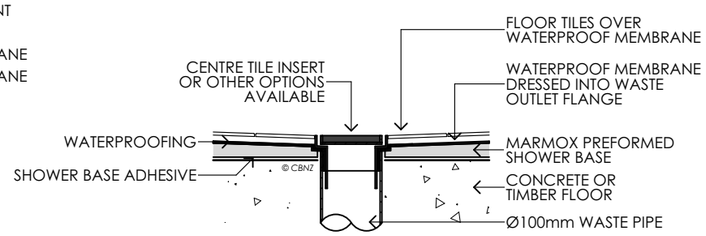
ALL APPLICATIONS OF WATERPROOFING PRODUCTS MUST BE STRICTLY APPLIED AND ALLOWED TO DRY FULLY AS PER MANUFACTURERS SPECIFICATIONS.

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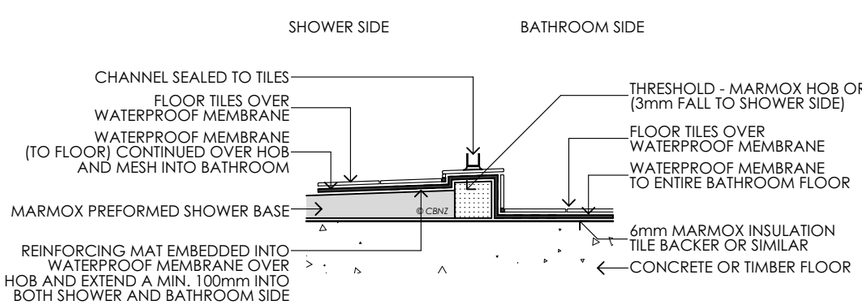
MARMOX TILED SHOWER - WALL AND FLOOR JUNCTION

DETAIL REF: MARMOX M03 14.01.2025



MARMOX HOB TILED SHOWER - SHOWER WASTE JUNCTION

DETAIL REF: MARMOX M03 14.01.2025



MARMOX TILED SHOWER - SHOWER THRESHOLD, HOB JUNCTION

DETAIL REF: MARMOX M03 14.01.2025

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DRAWN: B. CLARK
CONSULTANT: D.TURNBULL
BRANCH: QUEENSTOWN

WET AREA DETAILS

PROJECT NUMBER : QT105539
PROJECT STATUS : CONSENT ISSUE
DATE : 21/10/2026 REVISION : REV. 01
SCALE : 1:10 AT A3
SHEET NUMBER : 6.8.1

NON-TILED WALLS – TIMBER FRAMING

TIMBER WALL FRAMING
FRAMING DIMENSIONS MUST COMPLY WITH THE REQUIREMENTS OF NZS 3604:2011.
- THE MOISTURE CONTENT OF TIMBER FRAMING SHALL BE 18% OR LESS AT THE TIME OF LINING
- STUDS SHALL BE SPACED AT 600mm CENTRES MAXIMUM FOR BOTH 10mm AND 13mm GIB® PLASTERBOARD
- NOGS TO BE EVENLY SPACED WITH A MAXIMUM SPACING OF 1350mm. ALTERNATIVELY, NOGS MAY BE STAGGERED 150mm MAXIMUM EITHER SIDE OF A HORIZONTAL JOINT LINE
- NOGS ARE NOT REQUIRED BEHIND HORIZONTAL JOINTS EXCEPT IN SHOWER SITUATIONS OR SPECIFIC FIRE OR NOISE CONTROL SYSTEMS

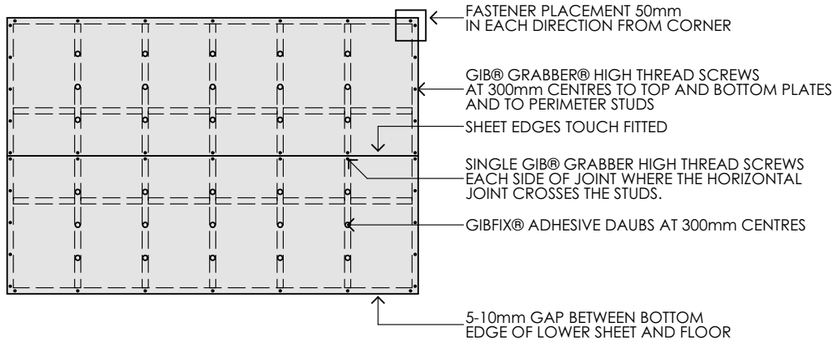
FASTENERS
- MINIMUM 32mm x 6G GIB® GRABBER® HIGH THREAD SCREWS.

FASTENER CENTRES
- 300mm CENTRES TO TOP AND BOTTOM PLATES AND TO PERIMETER STUDS
- SINGLE FASTENERS TO EACH STUD WHERE THE HORIZONTAL JOINT CROSSES THE STUDS
- PLACE FASTENERS 12mm FROM SHEET EDGES AND 18mm FROM SHEET ENDS
- DAUBS OF GIBFIX® ADHESIVE AT 300mm CENTRES TO INTERMEDIATE STUDS
- DO NOT PLACE ADHESIVE AT SHEET EDGES OR UNDER FASTENERS. SHEET EDGES AT DOOR OR WINDOW OPENINGS CAN BE ADHESIVE FIXED UNLESS FORMING PART OF THE PERIMETER OF A BRACING ELEMENT

FOR BRACING, NOISE CONTROL OR FIRE RATING APPLICATIONS INCLUDING FASTENER LENGTHS CONSULT THE RELEVANT GIB® TECHNICAL PUBLICATION.

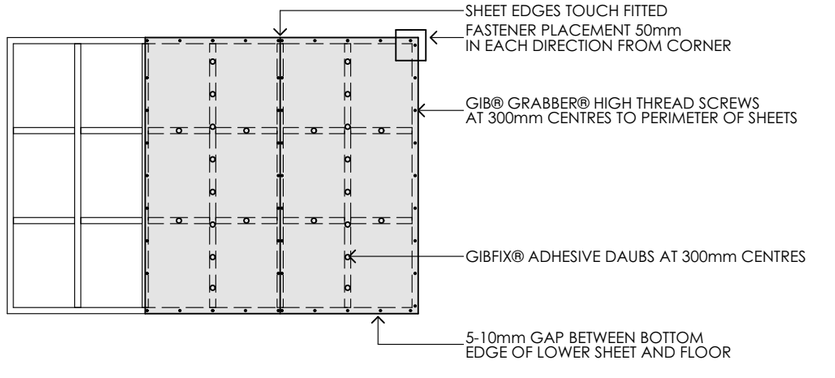
LINING
- USE MINIMUM 10mm GIB® PLASTERBOARD
- INSTALL THE SHEETS LEAVING A 5-10mm GAP AT THE FLOOR LINE TO ALLOW FOR MOVEMENT OF THE FRAMING MEMBERS AND TO ALLOW FOR CLEANING DIRT AND RUBBISH BEFORE SEALING
- SHEETS TO BE TOUCH FITTED.

JOINTING
- JOINTING SHALL BE CARRIED OUT IN ACCORDANCE WITH THE INSTRUCTIONS IN THE GIB® SITE GUIDE.



FASTENING THE LININGS HORIZONTAL FIXINGS ONLY

DETAIL REF: GIB WET AREA SYSTEMS SPECIFICATION & INSTALLATION MANUAL FEB 2021.



FASTENING THE LININGS VERTICAL FIXINGS ONLY

DETAIL REF: GIB WET AREA SYSTEMS SPECIFICATION & INSTALLATION MANUAL FEB 2021.

TILED WALLS - TIMBER FRAMING

TIMBER WALL FRAMING
FRAMING DIMENSIONS AND SPACING MUST BE APPROPRIATE FOR THE TILE WEIGHT AND COMPLY WITH THE REQUIREMENTS OF NZS 3604:2011 TIMBER FRAMED BUILDINGS, OR RELEVANT SPECIFIC DESIGN STANDARD.

NOGS
FOR IMPACT PROTECTION IN SHOWER CUBICLES OR SHOWER OVER BATH SITUATIONS IT IS IMPORTANT THAT ALL SHEET JOINTS ARE MADE ON SOLID FRAMING. THIS MAY REQUIRE VERTICAL FIXING OR THE INSTALLATION OF ADDITIONAL NOGS. ALSO PROVIDE NOGS:
- ADJACENT TO EACH PIPE PENETRATION AND BEHIND SINK AND TUB FLASHINGS
- BETWEEN ALL STUDS ABOVE BATH FLANGES AND PREFORMED SHOWER BASES CORNER REINFORCING
- PRIOR TO LINING IN TILED AREAS (SHOWER CUBICLES AND SHOWER OVER BATH ONLY) THE INTERNAL CORNERS SHALL BE REINFORCED WITH A MINIMUM
- 32 x 32 x 0.55mm NZ18 OR 45 x 45 x 0.55mm GIBFIX® ANGLE. EACH LEG SHALL BE FASTENED TO THE FRAMING AT 300mm CENTRES

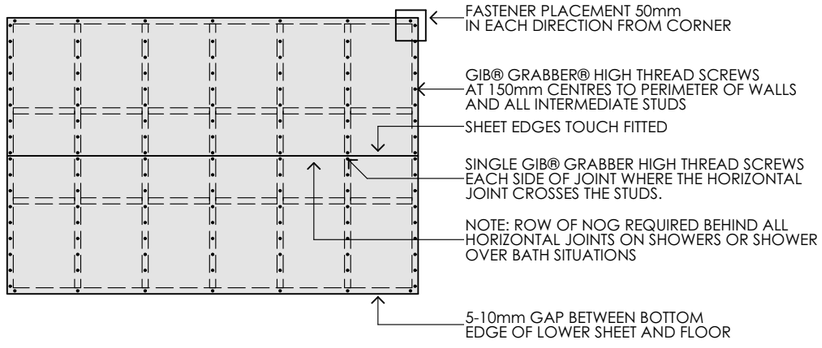
FASTENERS
- MINIMUM 32mm x 6G GIB® GRABBER® HIGH THREAD SCREWS

FASTENER CENTRES
- 150mm CENTRES TO PERIMETER OF WALL AND ALL INTERMEDIATE STUDS
- ADHESIVE IS NOT TO BE USED IN PLACE OF MECHANICAL FASTENERS
- PLACE FASTENERS 12mm FROM SHEET EDGES AND 18mm FROM SHEET ENDS
- SINGLE FASTENERS TO EACH STUD WHERE THE HORIZONTAL JOINT CROSSES THE STUDS
- WHERE RELEVANT, FASTENER LENGTHS MUST COMPLY WITH THE REQUIREMENTS OF GIB® FIRE RATED SYSTEMS OR GIB® NOISE CONTROL SYSTEMS

FOR BRACING, NOISE CONTROL OR FIRE RATING APPLICATIONS INCLUDING FASTENER LENGTHS CONSULT THE RELEVANT GIB® TECHNICAL PUBLICATION.

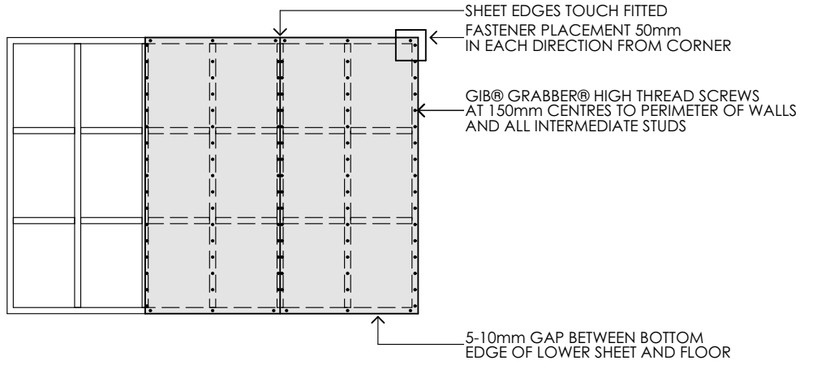
LINING AND TILE WEIGHTS
- USE MINIMUM 10mm GIB® PLASTERBOARD
- FOR MAXIMUM PERMITTED TILE WEIGHTS REFER TO PG 16 OF THIS MANUAL
- GIB® WET AREA LININGS MAY BE FIXED VERTICALLY OR HORIZONTALLY
- SHEETS ARE TOUCH FITTED
- PROVIDE A 5-10mm GAP AT THE WALL/FLOOR JUNCTION AND BETWEEN THE BOTTOM EDGE OF THE LINING AND ANY BATH RIM OR PREFORMED SHOWER BASE TO ALLOW FOR PLACEMENT OF SEALANT
- DO NOT TILE ON THE RESILIENT SIDE OF GIB RAIL® OR STWC ACOUSTIC CLIP (ST001) AND CHANNEL NOISE CONTROL SYSTEM
- GIB® WET AREA LININGS ARE SUITABLE FOR TILING FULL HEIGHT OF WALLS, BUT IF A WALL IS TO BE PARTIALLY TILED (E.G. HALF HIGH), ONLY THE AREA OF WALL UNDER THE TILES NEEDS TO BE FIXED AS REQUIRED FOR TILED AREAS. THE REMAINDER OF THE WALL MAY BE FIXED AS FOR NON-TILED AREAS

JOINTING
- JOINTING SHALL BE CARRIED OUT IN ACCORDANCE WITH THE INSTRUCTIONS OF THE GIB® SITE GUIDE



FASTENING THE LININGS HORIZONTAL FIXINGS ONLY

DETAIL REF: GIB WET AREA SYSTEMS SPECIFICATION & INSTALLATION MANUAL FEB 2021.



FASTENING THE LININGS VERTICAL FIXINGS ONLY

DETAIL REF: GIB WET AREA SYSTEMS SPECIFICATION & INSTALLATION MANUAL FEB 2021.

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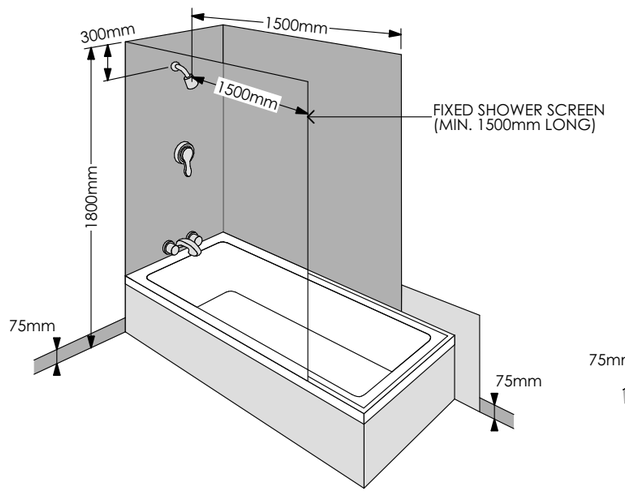
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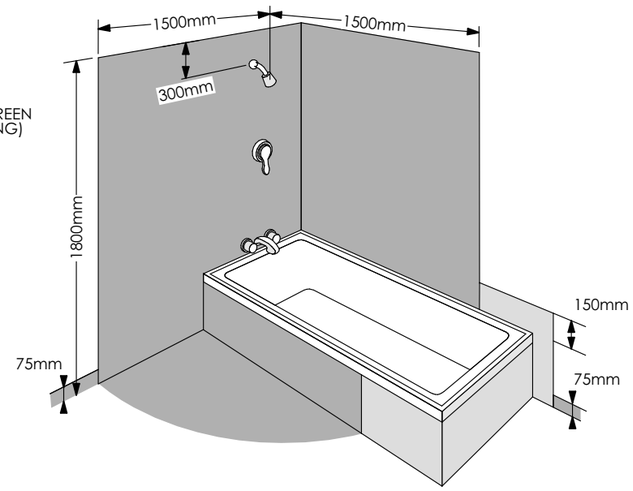
SHADED AREAS IN THE DIAGRAMS BELOW REPRESENT THE MINIMUM EXTENT OF WALL SURFACES REQUIRING IMPERVIOUS SHEET MATERIALS OR WATERPROOF MEMBRANE SYSTEMS PRIOR TO TILING.

DETAIL REF: GIB WET AREA SYSTEMS SPECIFICATION & INSTALLATION MANUAL FEB 2021.

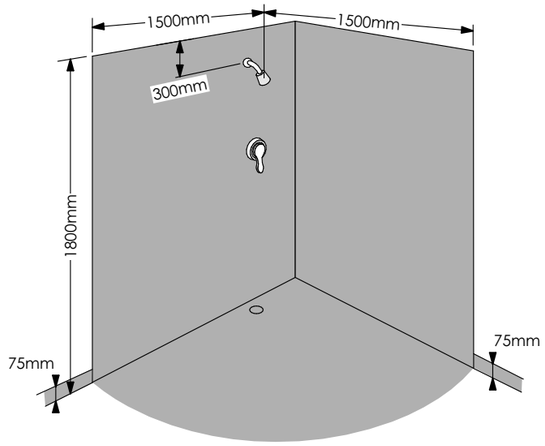
ENCLOSED SHOWER OVER BATH



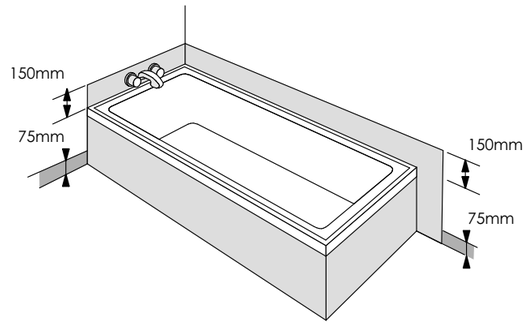
UNENCLOSED SHOWER OVER BATH



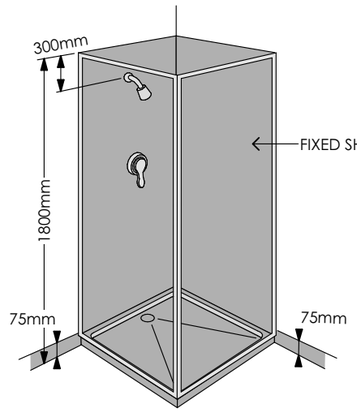
UNENCLOSED SHOWER

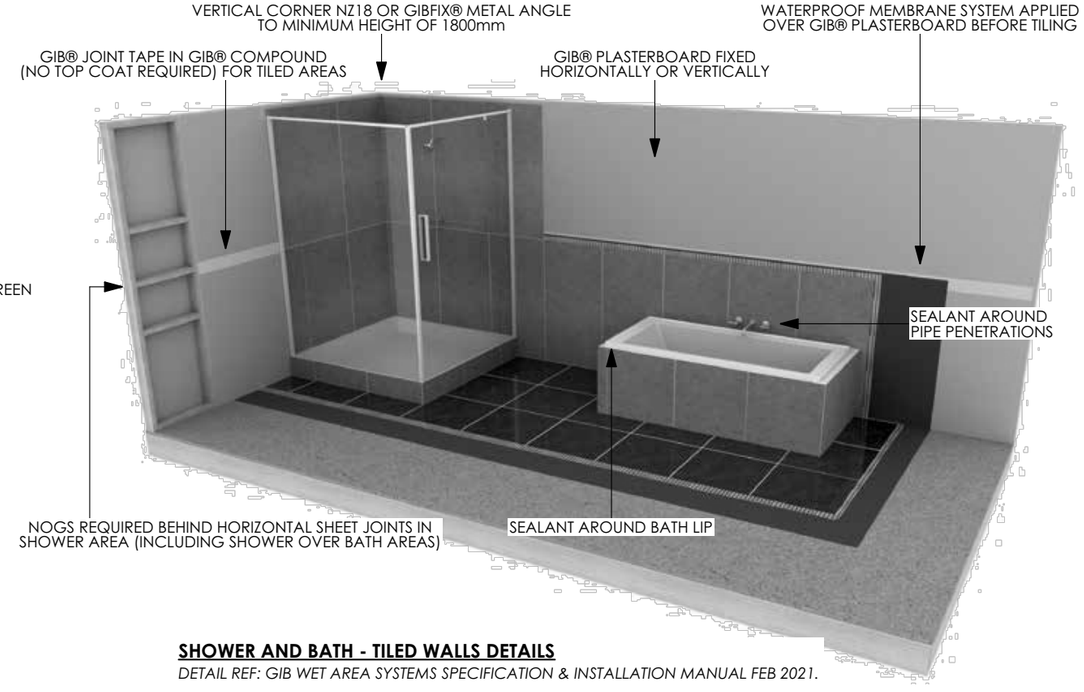


BATH



ENCLOSED SHOWER





SHOWER AND BATH - TILED WALLS DETAILS

DETAIL REF: GIB WET AREA SYSTEMS SPECIFICATION & INSTALLATION MANUAL FEB 2021.

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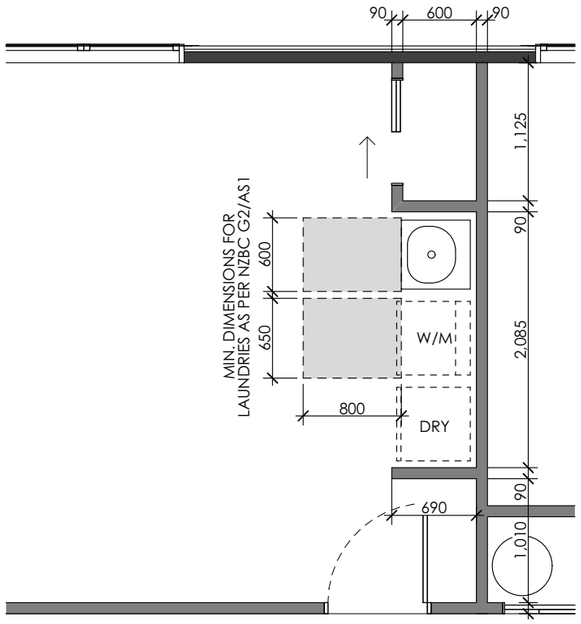
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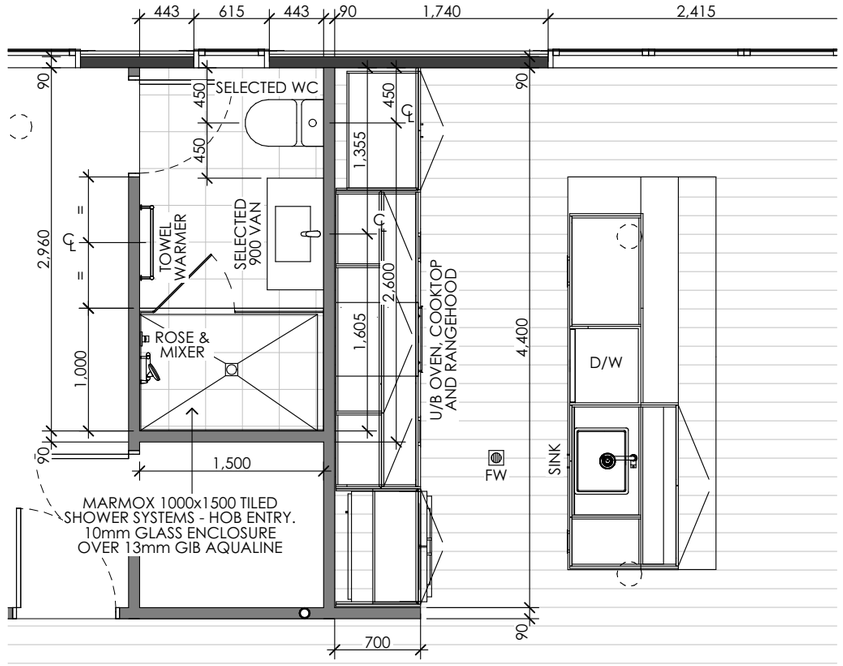
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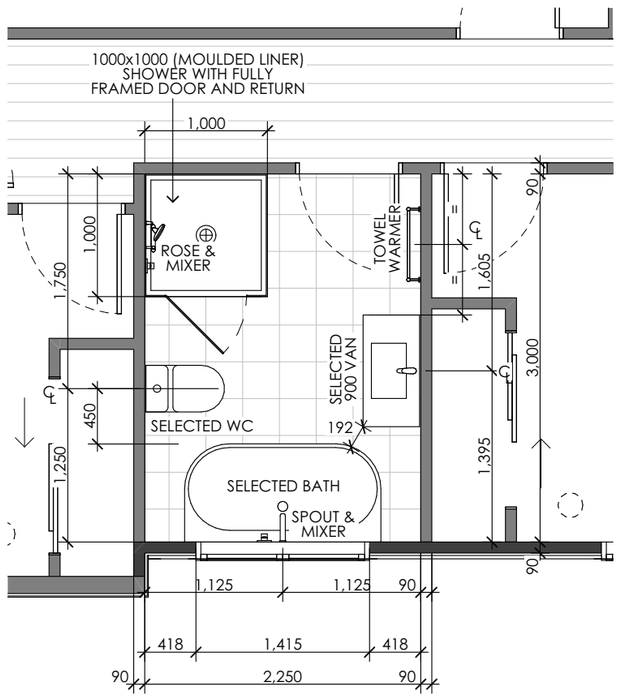
DRAWN:	B. CLARK
CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

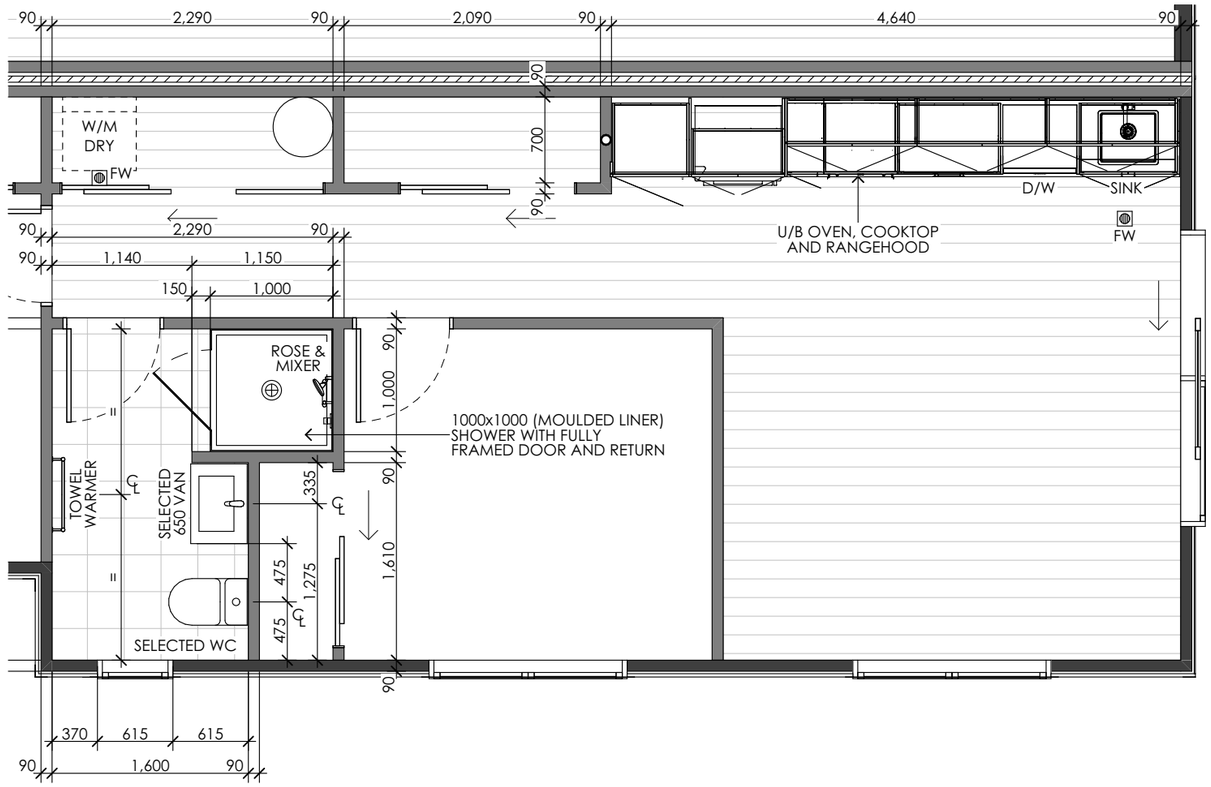
WET AREA DETAILS

PROJECT NUMBER :	QT105539
PROJECT STATUS :	CONSENT ISSUE
DATE :	21/10/2026
REVISION :	REV. 01
SCALE :	NOT TO SCALE
SHEET NUMBER :	6.8.3









FOOD PREPERATION SURFACES:

COMPLIANCE: G3/AS1

FOOD PREPERATION SURFACES SHALL BE EASILY MAINTAINED IN A HYGENIC CONDITION. STAINLESS STEEL, DECORATIVE HIGH PRESSURE LAMINATE, AND TILES ARE EXAMPLES OF SUITABLE MATERIALS FOR THESE SURFACES.

FOOD PREPERATION SURFACE
- HIGH PRESSURE LAMINATE

KITCHEN LAYOUT IS AS PER LAYOUT BY NORDZCO HOSTESS GROUP LIMITED
JOB No. 26722 / VERSION 2
- ALL DIMENSIONS ARE SUBJECT TO VERIFICATION ON JOB SITE

WET AREAS:

KITCHEN & BATHROOM, FLOOR AND WALL LININGS TO COMPLY WITH NZBC ACCEPTABLE SOLUTION E3/AS1

FLOOR FINISH TO HAVE A MIN. SLIP RESISTANCE TO COMPLY WITH NZBC ACCEPTABLE SOLUTION D1/AS1 TABLE 2

A CONCRETE FLOOR HAVING A STEEL TROWEL OR POLISHED FINISH, SEALED AT EDGES WHERE WATERSPLASH MAY OCCUR

WATERPROOFING MEMBRANE
ARDEX WPM 001

WALL FINISH TO HAVE
SHEET LININGS FINISHED WITH A SEMI-GLOSS OR GLOSS COATING OR A HARD-WEARING LOW-SHEEN LATEX PAINT CONTAINING MOULD INHIBITORS.

FLOOR FINISHES LEGEND:

TILES

HYBRID VINYL FLOORING

LININGS:

GIB AQUALINE WALL & CEILING LININGS TO ALL BATHROOMS, WC AND ENSUITES. WALL TILES 25KG/M2 OR MORE TO BE FIXED OVER 13mm GIB.

SHOWERS:

ALL SHOWERS ARE TO BE ACRYLIC UNLESS SPECIFIED.

LAUNDRY:

IT IS GOOD PRACTICE TO VENT ANY DRYERS INSTALLED TO ATMOSPHERE.

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	CLASSIC BUILDERS DESIGN & BUILD
LEGAL DESCRIPTION :	**LOT 5053 - DP 555055**
SITE ADDRESS :	**46 SHEPHERD ROAD, HANLEYS FARM**
CITY :	**QUEENSTOWN**
COUNCIL :	**QLDC**

CLIENT SIGNATURE / DATE :

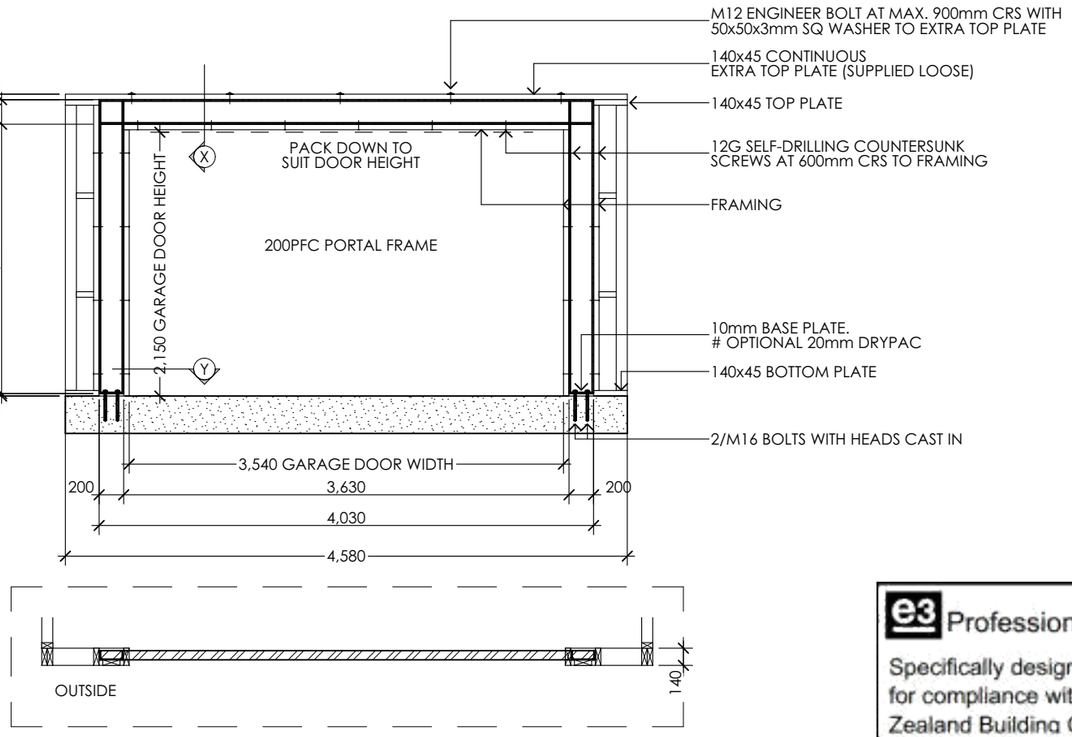
GOULDING

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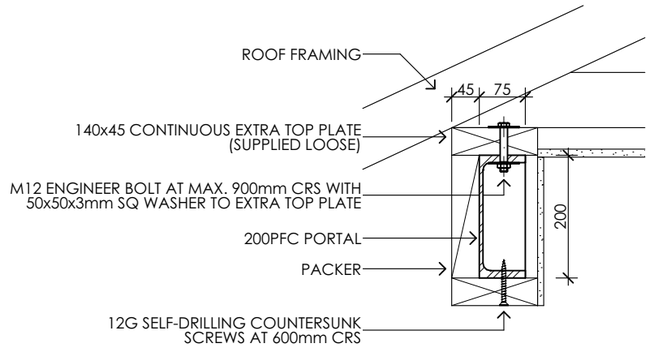
DRAWN:	**B. CLARK**
CONSULTANT:	**D.TURNBULL**
BRANCH:	**QUEENSTOWN**

KITCHEN & BATHROOM PLAN

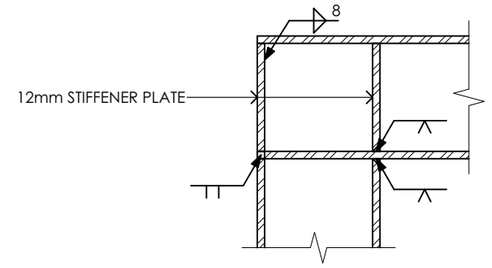
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PROJECT STATUS :	**CONSENT ISSUE**
DATE : **21/10/2026**	REVISION : **REV. 01**
SCALE :	**1:50 AT A3**
SHEET NUMBER :	**7.1**



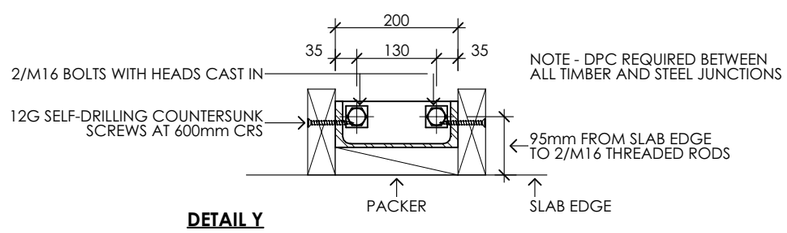
1 **PORTAL FRAME ELEVATION**



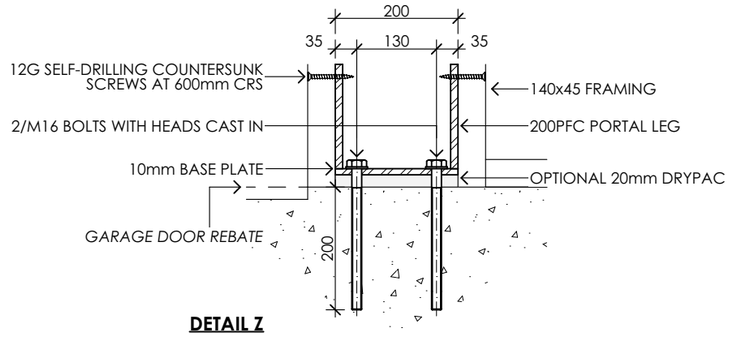
DETAIL X



WELD DETAILS



DETAIL Y



DETAIL Z

NOTE:
REFER TO E3 CONSULTANTS ENGINEERS DESIGN REPORT REF: 11005 FOR FURTHER DETAIL ON CALCULATIONS ETC.

e3 Professional Consulting Engineers

Specifically designed items have been checked for compliance with Clause B1 of the New Zealand Building Code

21/10/2026

Stefan Reuther CPEng 1008899
on behalf of e3 Consultants NZ Ltd

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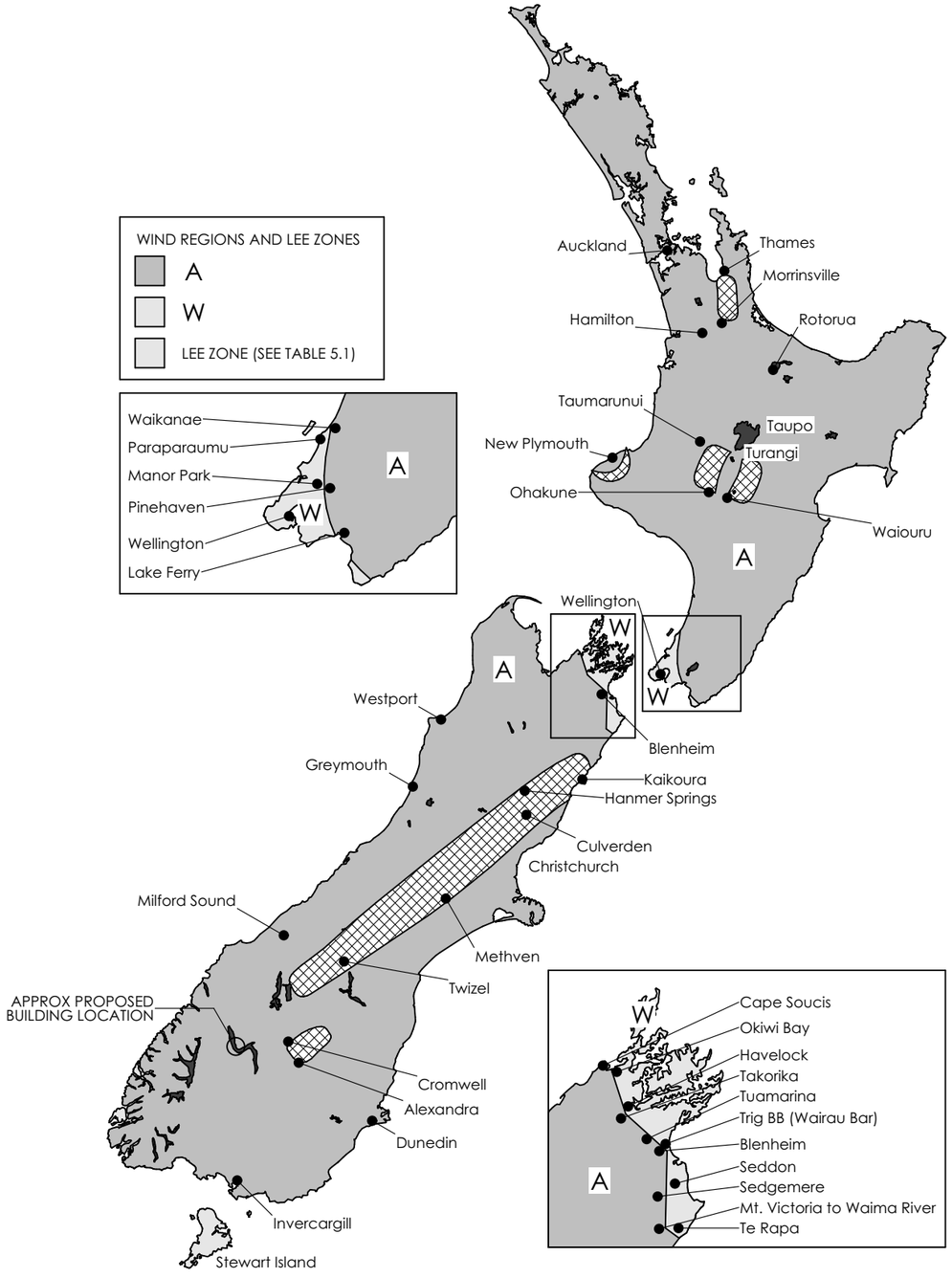
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DRAWN:	B. CLARK
CONSULTANT:	D.TURNBULL
BRANCH:	QUEENSTOWN

ENGINEERED DETAILS

PROJECT NUMBER :	QT105539
PROJECT STATUS :	CONSENT ISSUE
DATE :	21/10/2026
REVISION :	REV. 01
SCALE :	1:50, 1:10 AT A3
SHEET NUMBER :	8.1



WIND ZONE CALCULATIONS TABLES TAKEN FROM LATEST EDITION OF NZS.3604 - TIMBER FRAMED BUILDINGS

TABLE 5.2 - PROCEDURE FOR DETERMINATION OF TOPOGRAPHIC CLASS, T1-T4

STEPS	ACTION			REFERENCE	VALUES AVAILABLE
1	DETERMINE HILL HEIGHT AND FORMATION			FIGURE 5.2	HILL, ESCARPMENT
2	DETERMINE SMOOTHED GRADIENT VALUE AND CLASS			FIGURE 5.2	LOW TO STEEP
3	DETERMINE TOPOGRAPHY			FIGURE 5.2	CREST / OUTER
4	DETERMINE SITE EXPOSURE			5.2.4	SHELTERED / EXPOSED
5	DETERMINE TOPOGRAPHIC CLASS			5.2.5, TABLE 5.3	-
IN THIS TABLE	GENTLE =	GRADIENT	< 0.05	i.e. SLOPE MAX.	1:20
	LOW =	GRADIENT	0.05 < 0.1	i.e. SLOPE MAX.	1:10
	MILD =	GRADIENT	0.1 < 0.15	i.e. SLOPE MAX.	1:6.7
	MODERATE =	GRADIENT	0.15 < 0.2	i.e. SLOPE MAX.	1:5
	STEEP =	GRADIENT	> 0.2	i.e. SLOPE MAX.	1:5

TABLE 5.3 - DETERMINATION OF TOPOGRAPHIC CLASS

TOPOGRAPHY	GENTLE	LOW	MILD	MODERATE	STEEP
CREST	T1	T2	T3	T4	T4
OUTER	T1	T1	T2	T2	T3

NOTE - ALL SITES OUTSIDE THE OUTER AND CREST ZONES ARE TOPOGRAPHIC CLASS T1 EXCEPT THAT:

1) SITES WITHIN VALLEYS WHICH ARE KNOWN TO HAVE ACCELERATED WIND FLOWS WITHIN THEM BECAUSE OF THEIR SHAPE AND EXPOSED MOUTHS SHALL BE CLASSED AS T4.

2) SITES IN AREAS WITH UNDULATIONS OF LESS THAN 10m IN HEIGHT, AND GRADIENTS LESS THAN 1:20 SHALL BE CLASSED AS T1.

TABLE 5.3 - DETERMINATION OF WIND ZONE

REGION	GROUND ROUGHNESS	TOPOGRAPHIC CLASS AND SITE EXPOSURE							
		T1		T2		T3		T4	
		SHELTERED	EXPOSED	SHELTERED	EXPOSED	SHELTERED	EXPOSED	SHELTERED	EXPOSED
A	URBAN	L	M	M	H	H	H	H	VH
	OPEN	M	H	H	VH	H	VH	VH	EH
W	URBAN	M	H	H	VH	H	VH	EH	EH
	OPEN	H	VH	VH	EH	VH	EH	SED	SED

NOTE - WIND SPEEDS BELOW ARE THE MAXIMUM ULTIMATE LIMIT STATE WIND SPEED FOR EACH WIND ZONE.

L = LOW WIND SPEED OF 32 m/s
M = MEDIUM WIND SPEED OF 37 m/s
H = HIGH WIND SPEED OF 44 m/s
VH = VERY HIGH WIND SPEED OF 50 m/s
EH = EXTRA HIGH WIND SPEED OF 55 m/s
SED = SPECIFIC ENGINEERING DESIGN

WINDS IN LEE ZONES SHALL BE INCREASED AS FOLLOWS:
- LOW WIND BECOMES HIGH
- MEDIUM WIND BECOMES VERY HIGH
- HIGH WIND, AND ABOVE BECOMES SED

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BRANCH: QUEENSTOWN

WIND ZONE CALCULATION

PROJECT NUMBER : QT105539
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SHEET NUMBER : 9.1

TEAMING UP WITH CLASSIC BUILDERS

Finding a builder who can interpret the way you want to live inside and outside the walls you intend to build is important. Having confidence in their capability to deliver your vision into a real-life home is absolutely vital. To save you having to ask lots of questions, here's what you need to know about the Classic Builders client experience.

20+ YEARS OF HOME BUILDING EXPERIENCE

- We have a team of talented designers at Classic Builders HQ – no out-sourcing here. We use all our experience to perfect and polish your plan – eliminating wasted space, considering daily life and style in your home.
- We have built thousands of homes for Kiwi's throughout New Zealand, and the plan is to build thousands more.

QUALITY STICKLERS

- Our standards are high and every home we build undergoes at least 12 quality checks throughout the process.
- We are fully accountable for our work. If something isn't good enough the team comes running to rectify it.
- Even after your home is complete, we continue to back our workmanship and products with an After Care service and 10-year warranty!

LIKE CLOCKWORK

- Complicated, stressful, so much to do... not with us. We love building homes, so why can't you? The building experience we provide you with is designed to achieve this.
- We listen: you have plenty of opportunity to communicate with us and we listen – this is your future home after all.
- We educate: we give you as much or as little information as you need so that you feel in control of what is happening.
- We inform: you hear from someone, a specialist who knows what they're talking about, at least once a week.

THE ACCOUNTABILITY CONTINUES

- We'll stick around beyond your building being completed. We stay in touch, we fix, we touch up, and we send you maintenance reminders. We have an After Care service on call for you... for ten years.
- We have our work backed by what we think is the best warranty on the market! Our 10-year warranty has an edge on other warranties because it covers all defects for the first two years and major structural defects (including weather-tightness) for a further eight years.
- Covering defects in design, materials or workmanship means that any potential major problem is likely to be covered, giving you full confidence in your decision to build with us.

NO REST FOR THE DARING

- We are always improving, innovating and perfecting. Whether it's process, product, or people related, we are very comfortable working in a continuous state of problem-solving and change, always improving the Classic Builders client experience.

FOSTERING COMMUNITY

- We work with local suppliers and installers who love their work and growing their community as much as us.

VOLUME MEANS SAVINGS FOR YOU

- To meet our high quality standards, we team up with the most reliable and trusted national suppliers, manufacturers and brands out there.
- The number of homes we build for Kiwis throughout New Zealand puts us in the privileged position of being able to pass on our very competitive rates directly to you.

NEW ZEALAND THROUGH AND THROUGH

- We're proudly owned and operated by Kiwis.
- Being privately owned, Classic Builders' values and standards shine through wherever you are in New Zealand. A journey with Classic Builders in the North Island will be the same as one down south!

IT'S OUR PLEASURE TO BE A PART OF THE INITIAL STAGES OF BRINGING YOUR NEW HOME TO LIFE. WE LOOK FORWARD TO PROGRESSING THIS JOURNEY WITH YOU.



BUILDING DREAMS, CREATING FUTURES.