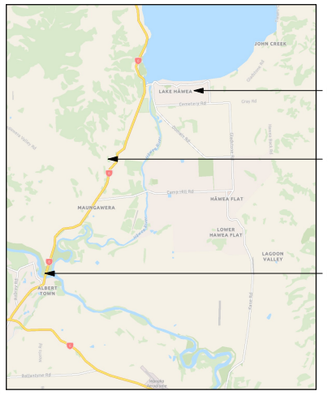



3 CONTEXT MAP
1 : 50




2 LOCATION MAP
1 : 50




## DRAWING LIST

| No. | Name | Rev |
|---|---|---|
| RC01 | RC SITE PLAN | 1 |
| RC02 | MASTER PLAN | 1 |
| RC03 | RC HOUSE FLOOR PLANS | 1 |
| RC04 | RC ELEVATIONS | 1 |

**IMPORTANT NOTE:**
DUE TO THE CLOSE PROXIMITY OF THE HOUSE TO BUILDING HEIGHT RESTRICTION, THE MAIN CONTRACTOR IS TO USE A REGISTERED SURVEYOR TO SET HOUSE OUT ON SITE.

BUILDING SETOUT IS TO THE GRID NOT WALL FRAMING. SURVEYOR TO INFORM DESIGNER IMMEDIATELY IF ANY DISCREPANCY BETWEEN DRAWINGS AND SITE SETOUT AND OR DATUMN HEIGHTS. SITE ACCESS: MAIN CONTRACTOR TO PROVIDE MIN. 2M HIGH CHAIN LINK FENCE (MIN. SIZE 50X50) TO PREVENT UNAUTHORISED ENTRY TO THE SITE TO COMPLY WITH F5 INCLUDING RELEVANT HAZARD SIGNAGE.

MAIN CONTRACTOR TO PROVIDE ON SITE A SPECIFIC HEALTH AND SAFETY POLICY FOR REVIEW BY ALL PEOPLE ENTERING THE SITE. THIS IS TO BE SIGNED BY ALL PERSONS ENTERING THE SITE. IF SEDIMENT AND EROSION CONTROL IS REQUIRED, PLEASE REFER TO DETAILS ON THIS SHEET FOR ENTRY / EXIT PAD AND SEDIMENT FENCE.

**GENERAL NOTES:**

1. DO NOT SCALE OFF THE DRAWINGS, USE FIGURED DIMENSIONS ONLY.

2. ANY DISCREPANCIES IN THE DRAWINGS SHALL BE REFERRED TO THE DESIGNER FOR CONFIRMATION BEFORE PROCEEDING WORK.

3. SCHEDULED QUANTITY MEASURES ARE INDICATIVE ONLY. VBA LIMITED TAKE NO RESPONSIBILITY FOR THE ACCURACY OF THESE MEASURES.

4. ALL CARPENTRY WORK TO COMPLY GENERALLY WITH SITE SPECIFIC NZS3604 ZONES. REFER TO SITE PLAN DRAWING.

**SITE INFORMATION:**

| | |
|---|---|
| SITE ADDRESS: | 28 MOCKFORD LANE WANAKA 9382 |
| DESCRIPTION: | Lot 1 DP 599020 |
| SITE AREA: | 13,713m² |
| TERRITORIAL AUTHORITY: | QLDC |
| PLANNING ZONE: | RURAL ZONE |

**SITE COVERAGE:**

| | |
|---|---|
| HOUSE AREA: | 240m² |
| ENTEY AREA: | 31m² |
| GARAGE AREA: | 240m² |
| APARTMENT AREA: | 58m² |

SITE COVERAGE 569/13,713 = ***4.2%***

**SITE COVERAGE:**

| | |
|---|---|
| CLIMATE ZONE: | **6** |
| EARTHQUAKE ZONE: | **ZONE 3** |
| EXPOSURE ZONE: | **ZONE B** |
| LEE ZONE: | **NO** |
| RAINFALL | **RANGE: 20 - 30** |
| WIND REGION: | **A** |
| WIND ZONE: | **EXTRA HIGH** |
| HEIGHT AMSL: | **395m** |

CONTRACTOR TO VERIFY ALL DIMENSIONS, LEVELS, SITE MEASUREMENTS AND CONDITIONS ETC BEFORE FABRICATION OR CONSTRUCTION BEGINS. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED

2434

14/03/2025 1:20:44 pm | RESOURCE CONSENT

**CRAIG WHARE STAGE 1**
**28 Mockford Lane, Wānaka 9382**
**Arna & Layton Craig**

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VBA LIMITED
2A FREDERICK STREET, WANAKA, 9382, NEW ZEALAND
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| 1 | Resource Consent Issue | 14/03/25 |

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| | |
|---|---|
| SCALE @ A1 | As indicated |
| DRAWN | LJ |
| DESIGNED | VB |

# RC SITE PLAN

NUMBER: RC01 | REV: 1

**28 MOCKFORD LANE**
**WANAKA 9382**
**LOT 1 DP 599020**

Line indicating the 100m setback from the edge of the State Highway 6 carriageway

House to be designed, constructed and maintained to achieve an indoor design noise level of 40 dB Laeq(24hr) inside all habitable spaces.

Any new fencing shall be of post and wire, and a maximum height of 1.2m.

Blue dashed line indicates the Existing Building Platform. Building Height shall be 5.5m above the existing ground level.

Proposed 240m² high performance house with deep eaves on the west elevation.

Proposed Curtilage Area in light brown

Area of Protected Trees area

Driveway shall be an unsealed gravel formation. The use of kerb and channel is prohibited.

Existing protected trees to remain, driveway to form around

Hardstand area adjacent to FENZ connection point/coupling.

FENZ connection point/coupling, tank and hardstand area must be located so that it is clearly visible and provided with appropriate signage to enable connection of a fire appliance.

Seeking permission to remvoe three European Larch trees from within Area BE identified in red to allow for FENZ and space to back a caravan behind the shed.

Install new water supply to existing road connection. Drinking Water Acceptable Solution for Spring and Bore Water Drinking Water Supplies. This acceptable solution requires treatment to be installed at the point of supply to each building. The treatment must consist at a minimum of two stage cartridge filtrating, and be installed upstream of a validated UV. The final filter before the UV must be less than 5micron nominal and must be a depth type filter.

It must also include a shut off valve which shuts the water off if the UV alarms.

To comply with the acceptable solution the source water must be suitable for cartridge filtrating and UV treatment. The source water tested is considered suitable for UV treatment without any pre-treatment

Overland Flowpath Protection area

Proposed Soak pit location, disposal design undertaken by Mt Iron Geodrill

existing trees to remain

Proposed Foul water tanke location, disposal design undertaken by Mt Iron Geodrill

Proposed 67m² self contained two bed apartment

Proposed entry / mudroom space between house and shed.

Proposed 240m² shed. Clients to confirm if sufficient turning area for some vehicles.

Structural formed mound

2 x 30,000L tanks. (45,000L shall be maintained at all times as a static firefighting reserve). If tanks are to be partially buried the top of the tank is no more than 1 metre above the ground

10 Landscaping Evergreen trees

AREA A PLATFORM BREACH: 3.7m2

AREA B PLATFORM BREACH: 15.5m2

AREA C PLATFORM BREACH: 13m2

PROPOSED HOUSE

PROPOSED STUDIO

PROPOSED SHED

Internal Road Boundary Setback

Road Boundary Setback

Existing trees

Area of Protected Trees area

AREA BE DP 599020

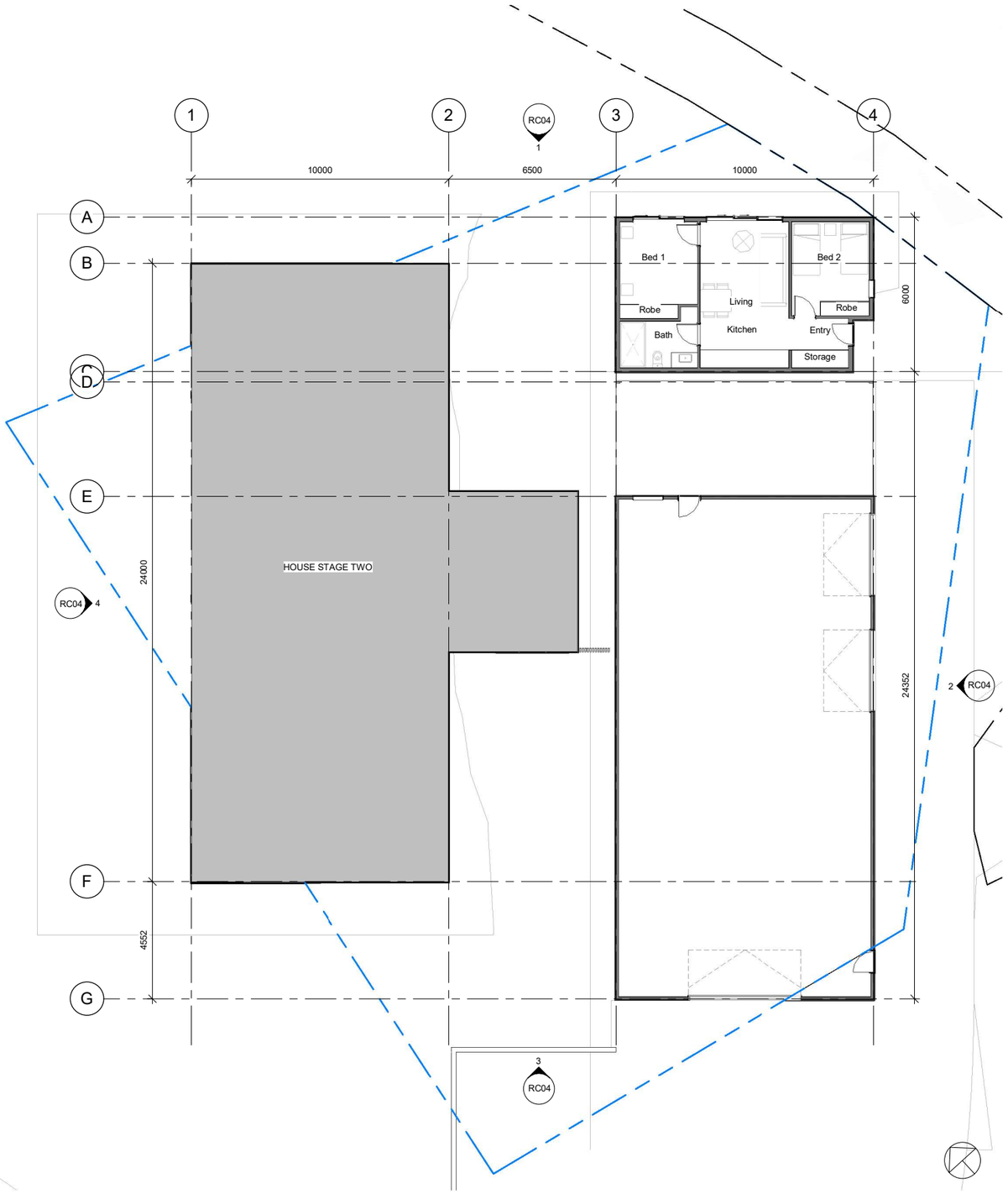
*NORTH*

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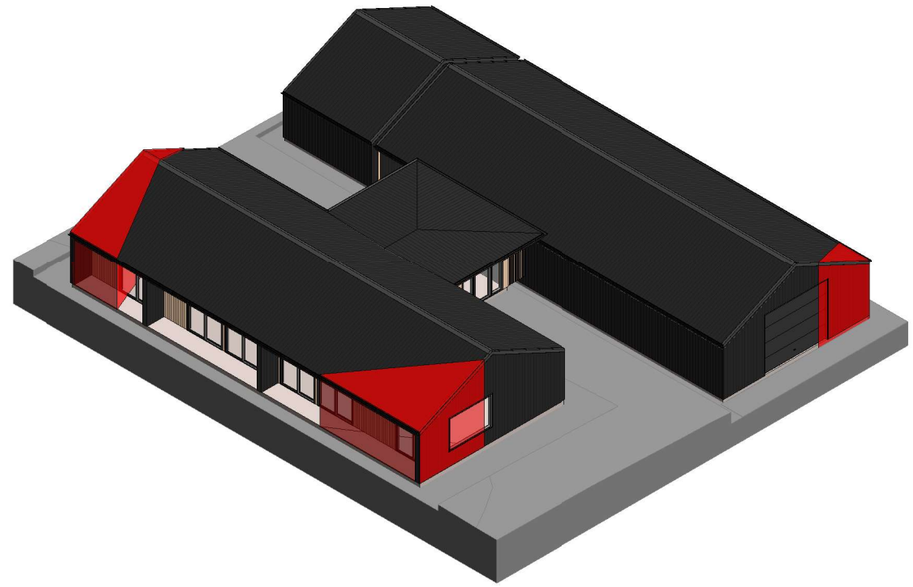
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|---|---|---|---|
| SCALE @ A1 | 1 : 150 | MASTER PLAN | RC02 1 |
| DRAWN | LJ | | |
| DESIGNED | VB | | |

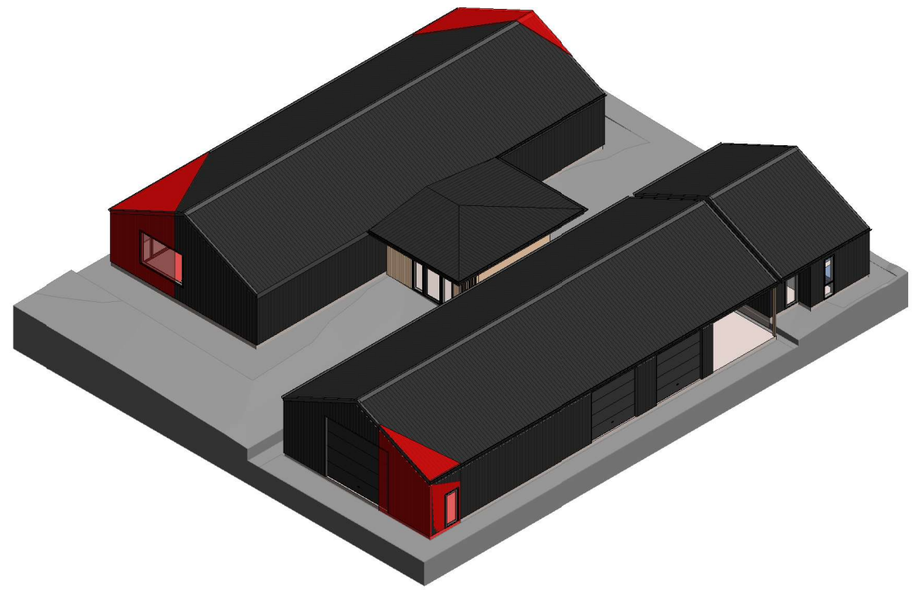



1 / A30 RC FLOOR PLAN STAGES

1 : 100



RC HOUSE 3D NORTH

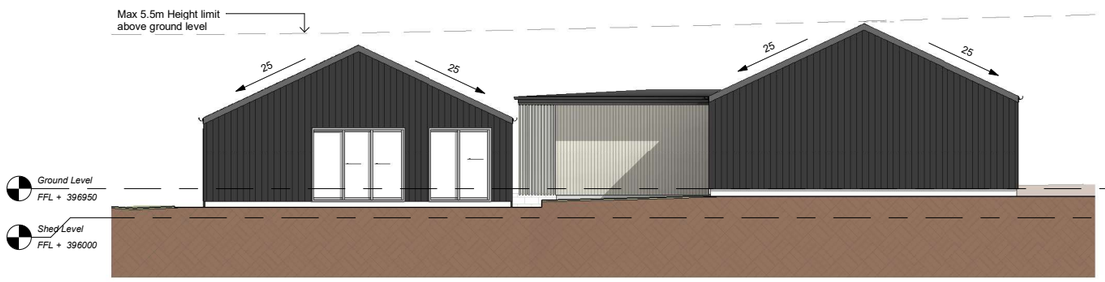


RC HOUSE 3D SOUTH

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| SCALE @ A1 1 : 100 | RC HOUSE FLOOR PLANS | RC03 | 1 |
| DRAWN LJ | | | |
| DESIGNED VB | | | |




1 A10 RC North East
1 : 100



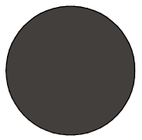

2 A10 RC South East
1 : 100




3 A10 RC South West
1 : 100




4 A10 RC North West
1 : 100



**COLORSTEEL®**
**Flaxpod**
Corrugated profile
TSR: 25%
LVR: 7%



**VERTICAL**
**CEDAR TIMBER**

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# RC ELEVATIONS

NUMBER: **RC04**
REV: **1**