

Sheet Legend

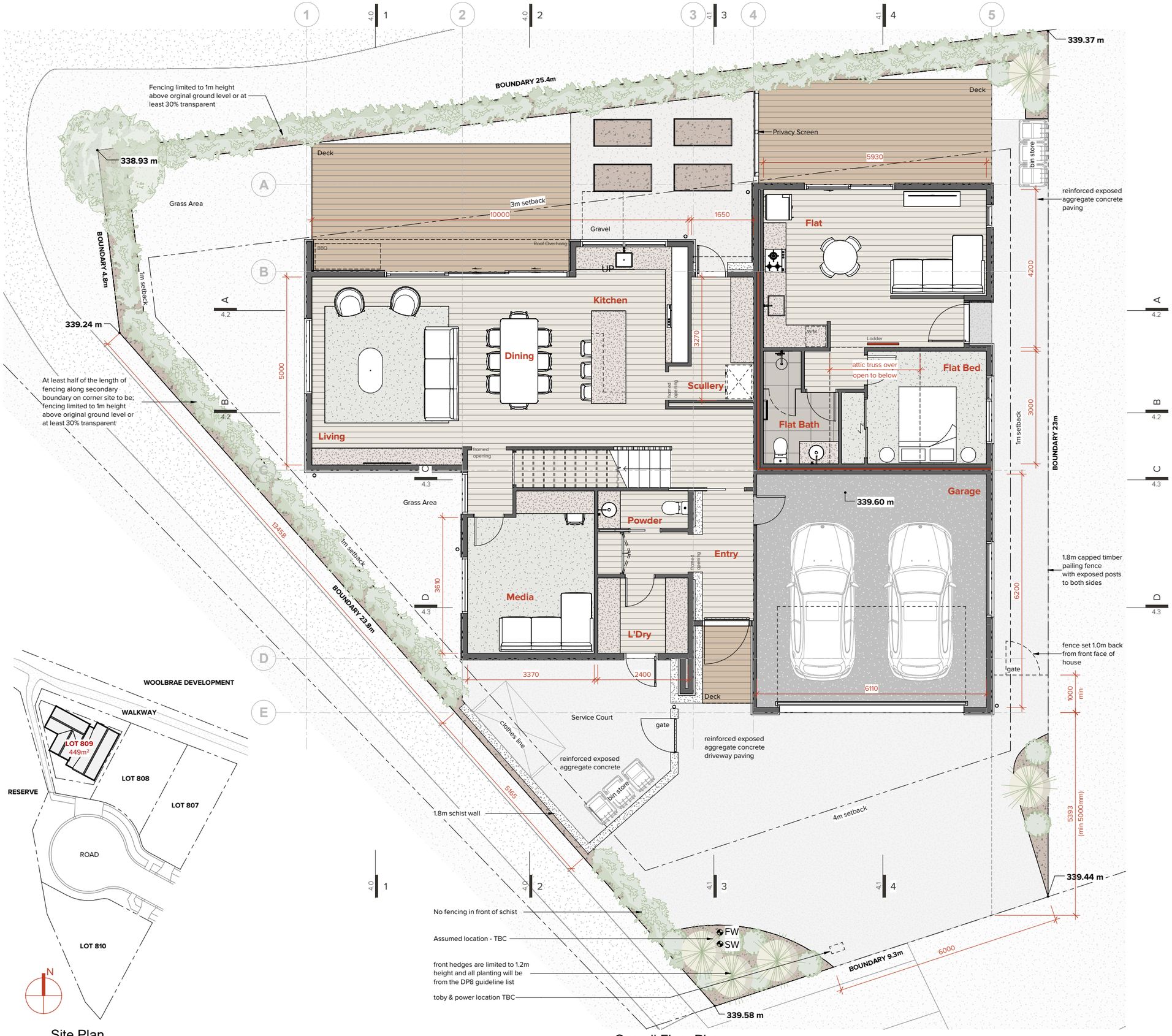
#	Drawing Register	Rev #	Issue Date
1.0	Site and Context Plan	4	18.08.2025
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Dagg Residence
Sheet 0.0
RC ISSUE

Cover Page

IMMERSION

RC ISSUE



Site Plan
Scale 1:500 @ A1, 1:1000 @ A3

Overall Floor Plan
Scale 1:50 @ A1, 1:100 @ A3

SITE INFORMATION / LEGAL DESCRIPTION

SITE ADDRESS:	LOT 809 JACKS POINT QUEENSTOWN 9371
LOT:	809
D.P:	-
LOCAL T.A:	QLDC
ZONE:	RESORT
CONSENT(S):	

SITE AREA

SITE AREA: 449m²

SITE COVERAGE

PROPOSED FOOTPRINT:	191m²
SITE COVERAGE:	43%

WIND ZONE / REGION TO NZS3604:2011

ZONE: HIGH REGION: A

EXPOSURE ZONE TO NZS3604:2011

ZONE: ZONE B

EARTHQUAKE ZONE TO NZS3604:2011

ZONE: ZONE 3

SNOW LOADING TO NZS3604:2011

ZONE: N5 340m above sea level

SITE NOTES

BEFORE COMMENCING CONSTRUCTION PROVIDE THE OWNER WITH A CERTIFICATE PREPARED BY A LICENSED CADASTRAL SURVEYOR THAT THE SET-OUT IS COMPLETE AND THAT THE BUILDING IS ACCURATELY PLACED ON THE SITE WITH ALL HEIGHT IN RELATION TO THE BOUNDARY POINT CHECKED FOR COMPLIANCE

NECESSARY ADJUSTMENTS ARE TO BE DETERMINED AND AGREED TO BY THE CONTRACTOR AND OWNER BEFORE PROCEEDING FURTHER

ALL WORKS TO COMPLY WITH THE RELEVANT CLAUSES OF THE NZBC

ALL DIMENSIONS AND LEVEL TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION

2.0m HIGH CYCLONE/HURRIANCE OR SIMILAR TYPE FENCING, WITH 'TYPICAL' SITE SAFETY SIGN TO BE PROVIDED AROUND CONSTRUCTION AREA TO PROTECT SITE FROM ALL PERSONAL



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Project Location
Lot 809 Hanleys Farm
Jacks Point 9371

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4	RC ISSUE	18.08.2025
3	DRB ISSUE	22.07.2025
2	Preliminary Design Issue	15.07.2025
1	SK1 Concept Issue	xxxx

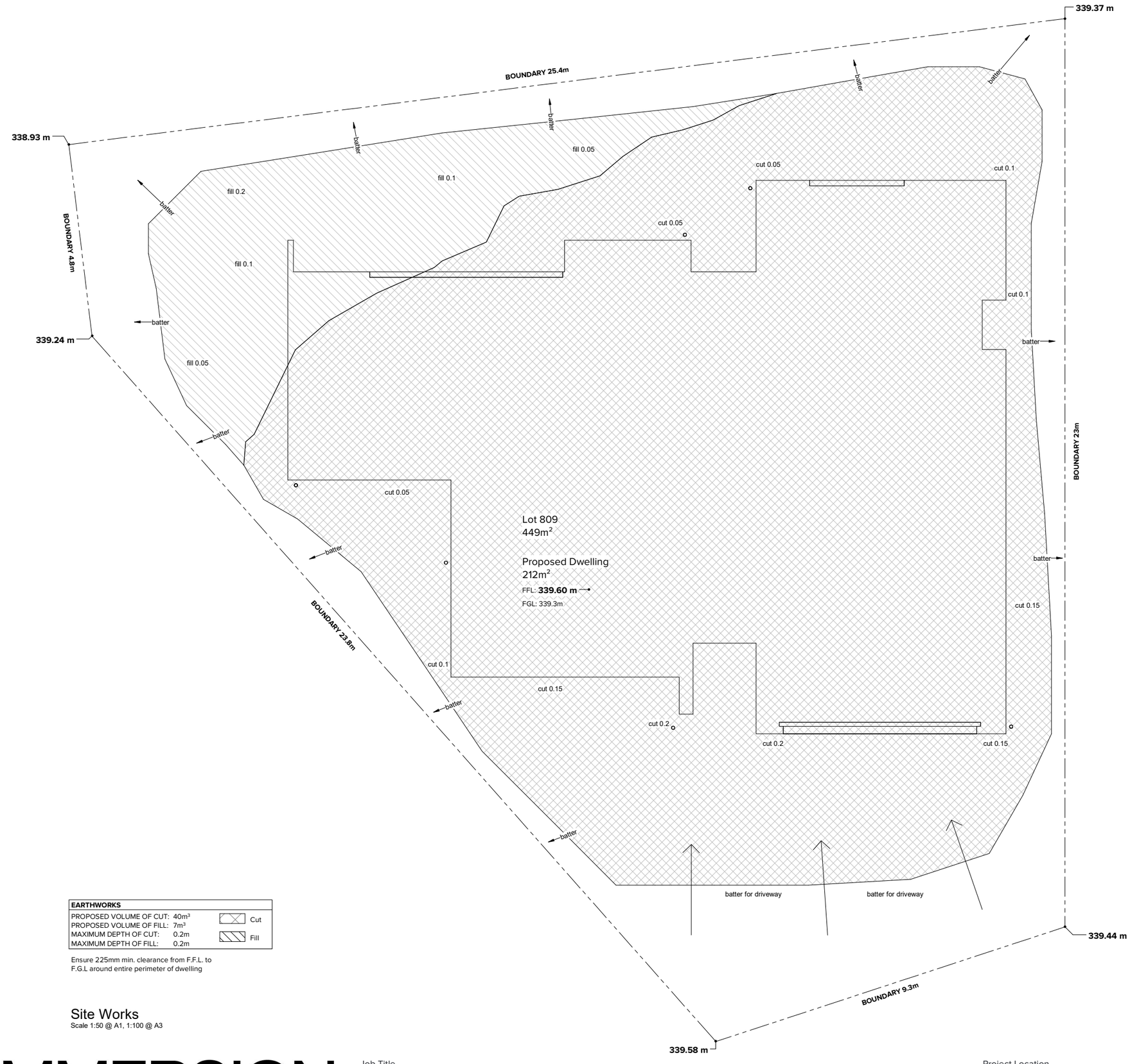
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Site and Context Plan
Sheet Title

RC ISSUE



EARTHWORKS		
PROPOSED VOLUME OF CUT:	40m³	Cut
PROPOSED VOLUME OF FILL:	7m³	Fill
MAXIMUM DEPTH OF CUT:	0.2m	
MAXIMUM DEPTH OF FILL:	0.2m	

Ensure 225mm min. clearance from F.F.L. to F.G.L around entire perimeter of dwelling

Site Works

Scale 1:50 @ A1, 1:100 @ A3

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2	RC ISSUE	18.08.2025
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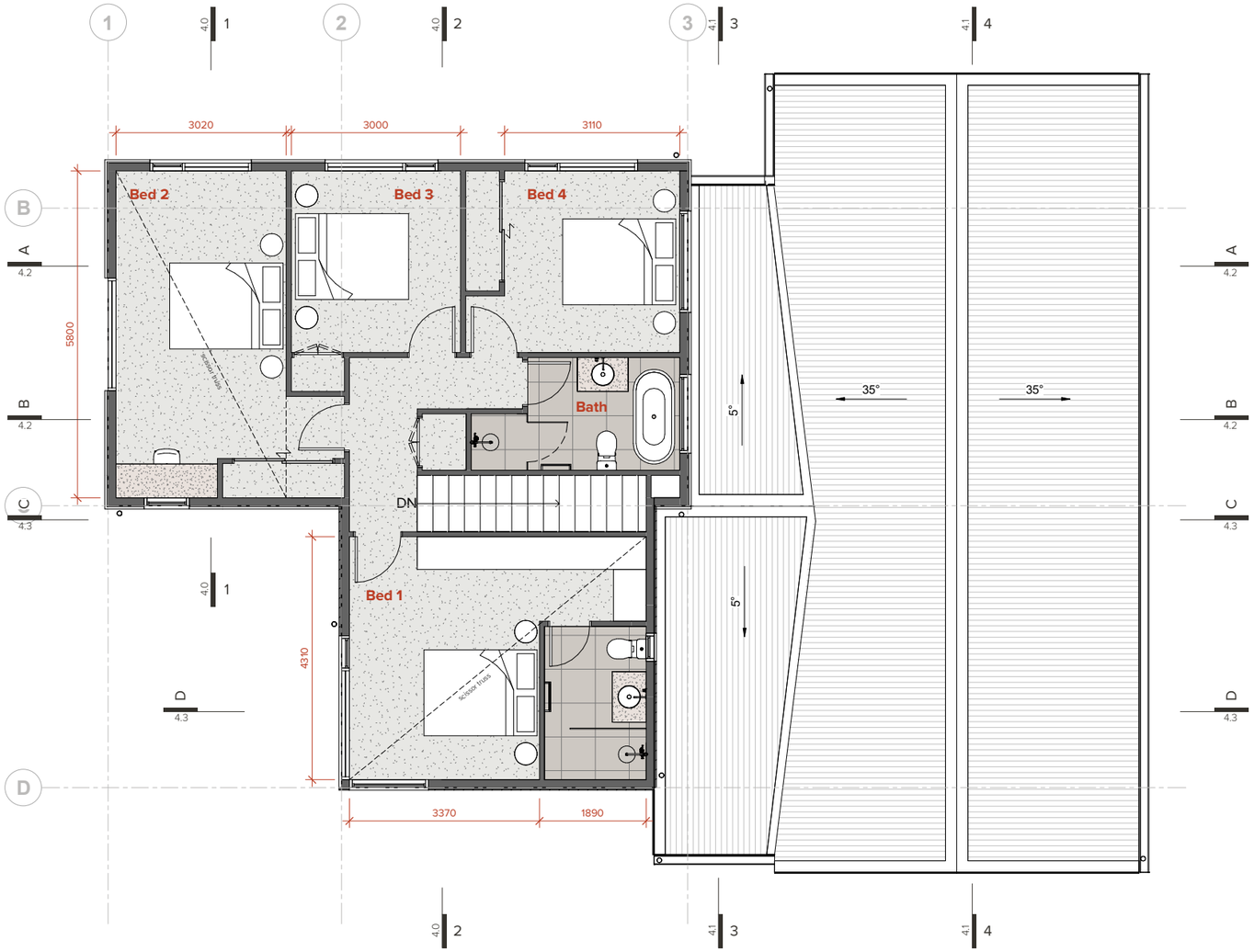
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Site Works
Sheet Title

RC ISSUE



Level 2

Scale 1:50 @ A1, 1:100 @ A3

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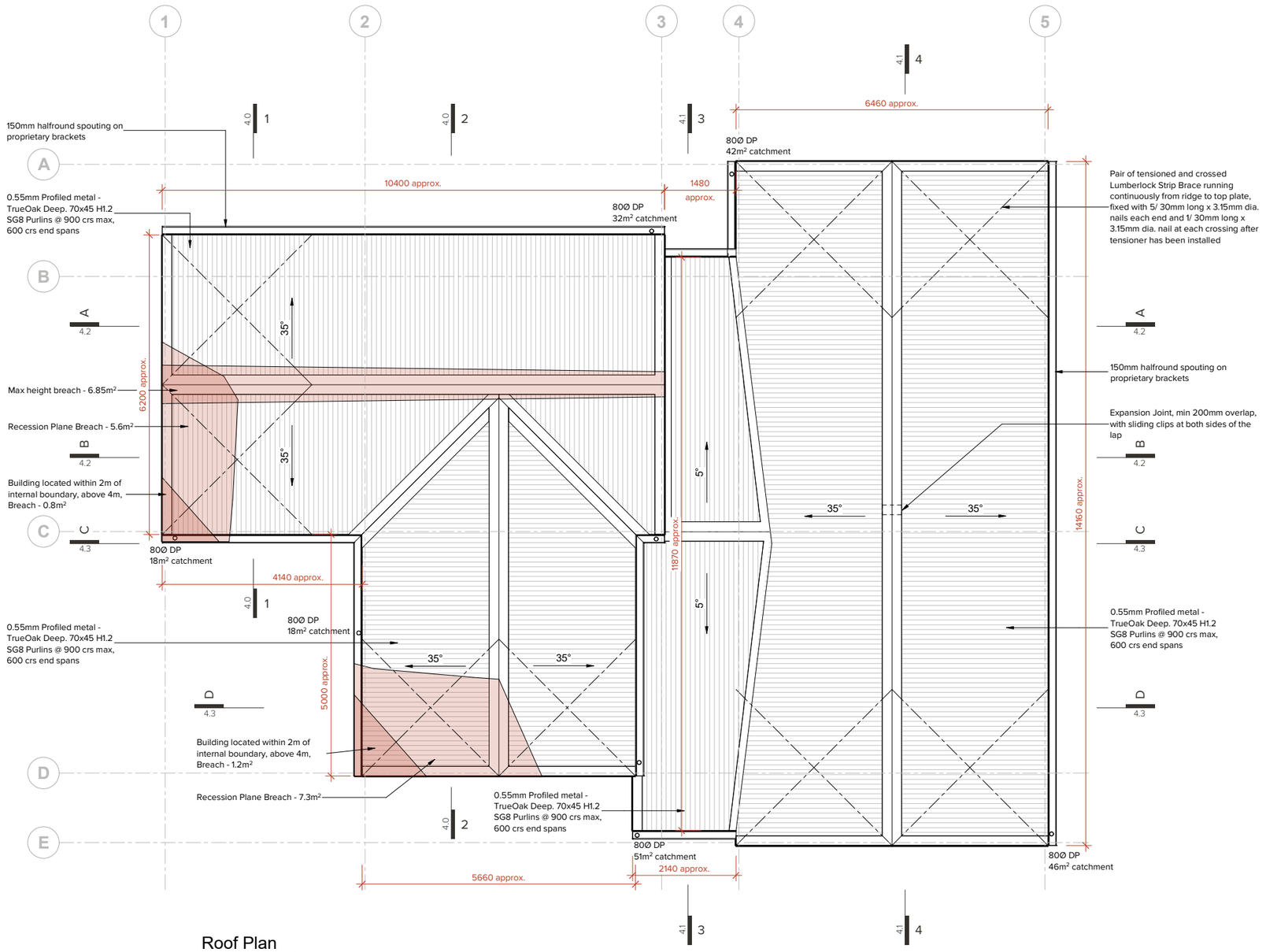
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Overall Floor Plan
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Roof Plan

Scale 1:50 @ A1, 1:100 @ A3

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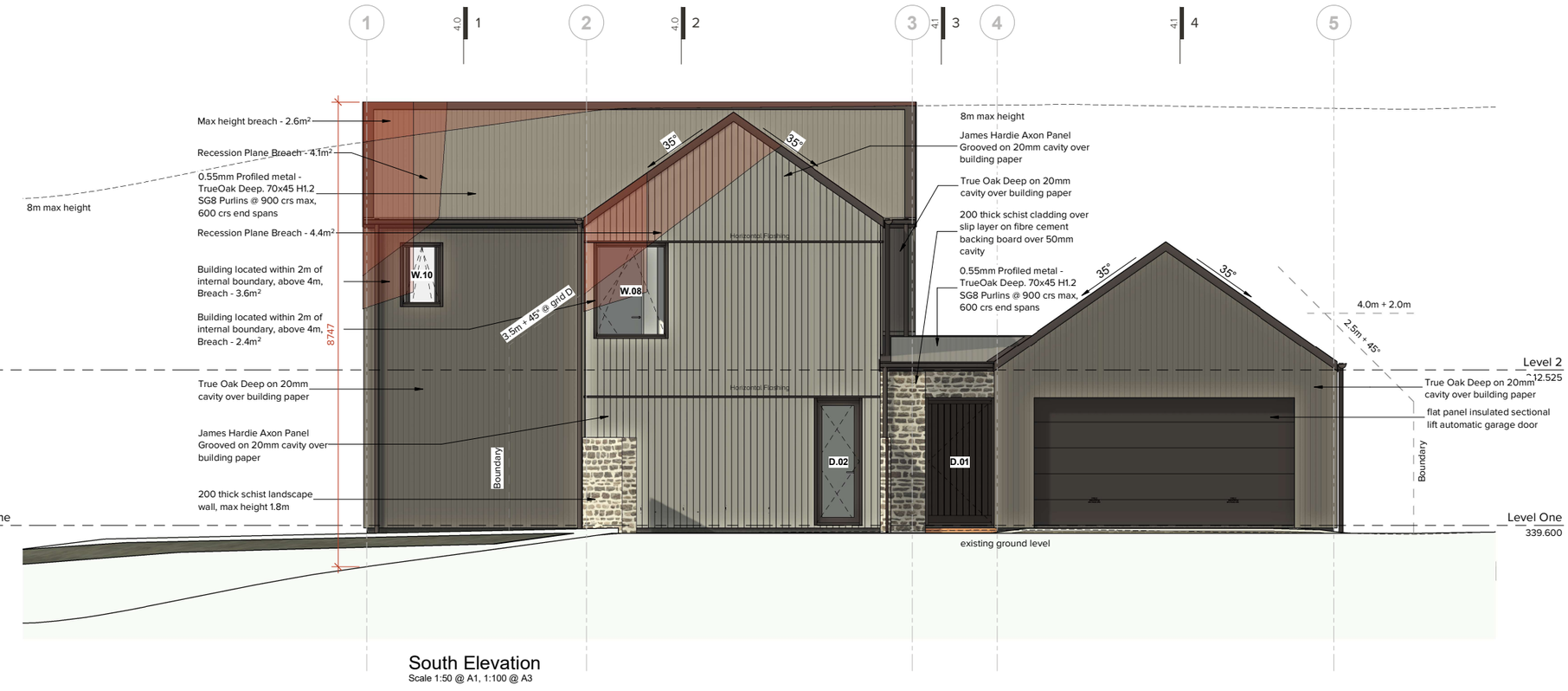
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2.2 Rev.3
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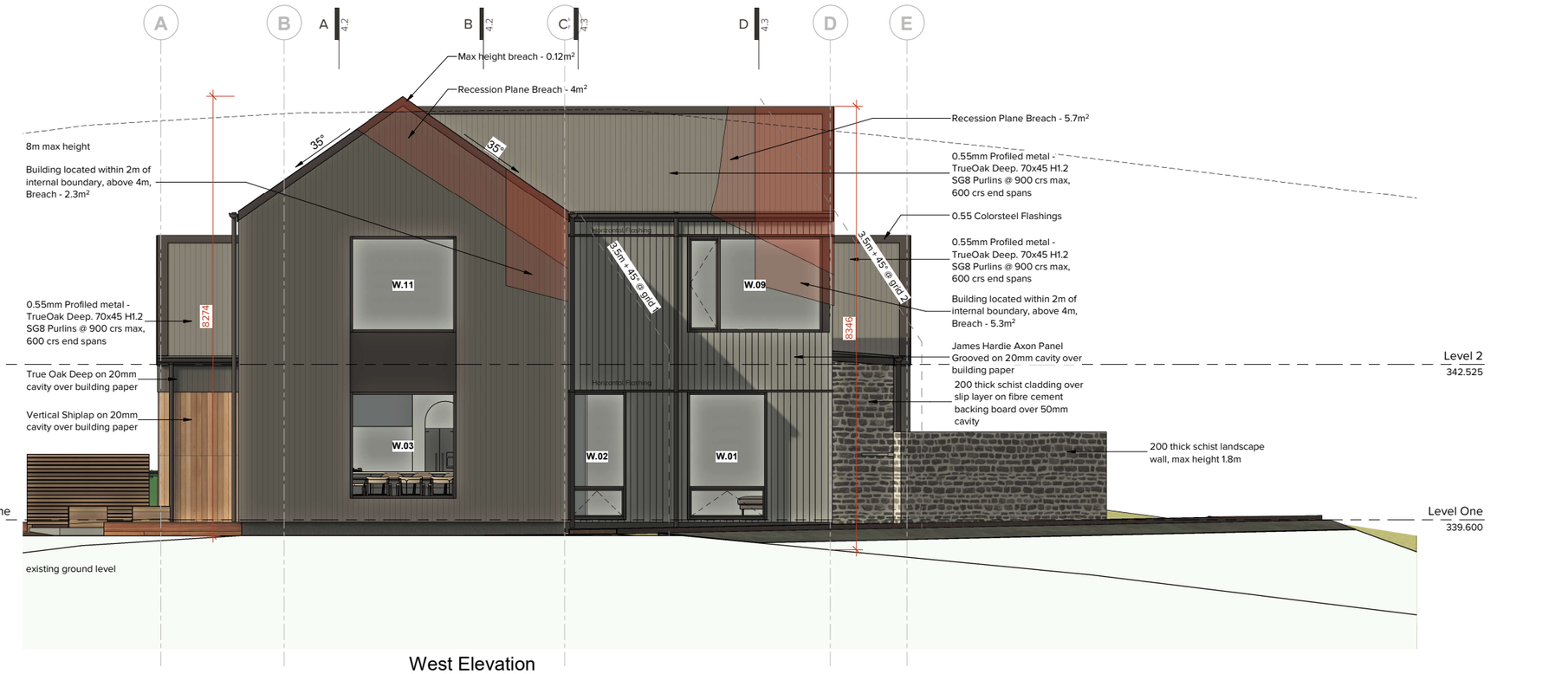
Roof Plan
Sheet Title

RC ISSUE



South Elevation

Scale 1:50 @ A1, 1:100 @ A3

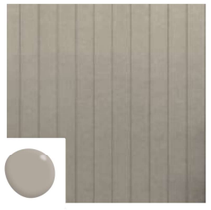


West Elevation

Scale 1:50 @ A1, 1:100 @ A3



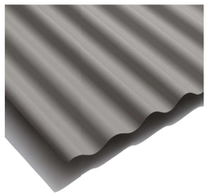
Bagged Schist Cladding



Axon Panel Cladding
Colour - Dulux Riwaka Half
Profile : Axon Panel 133mm Grooved
Approx LRV: 44



Vertical Timber Weatherboard
Colour - Wood X Damper
Profile : Hermpac



Thunder Grey



TSR: 30%
LRV: 12%

Roofing Cladding / Flashings / Joinery / Spouting
Colour - Colorsteel Thunder Grey
Profile : True Oak Deep
Approx LRV: 12

BUILDING ENVELOPE RISK MATRIX E2/AS1

Risk Factor	Low	Medium	High	Very High	Score
Wind Zone	0	0	[1]	2	1
No. of Storeys	0	[1]	2	4	1
Roof/wall Junctions	0	[1]	3	5	1
Eaves Width	0	1	2	[5]	5
Envelope Complexity	[0]	1	3	6	0
Deck Design	[0]	2	4	6	0
				Total Risk Score	8

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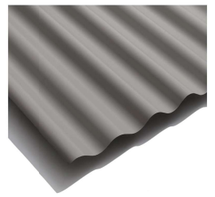
Elevations
Sheet Title



North Elevation
Scale 1:50 @ A1, 1:100 @ A3



Bagged Schist Cladding





Axon Panel Cladding
Colour - Dulux Riwaka Half
Profile : Axon Panel 133mm Grooved
Approx LRV: 44



Vertical Timber Weatherboard
Colour - Wood X Damper
Profile : Hermpac



Roofing Cladding / Flashings / Joinery / Spouting
Colour - Colorsteel Thunder Grey
Profile : True Oak Deep
Approx LRV: 12

BUILDING ENVELOPE RISK MATRIX E2/AS1

Risk Factor	Low	Medium	High	Very High	Score
Wind Zone	0	0	[1]	2	1
No. of Storeys	0	[1]	2	4	1
Roof/wall Junctions	0	[1]	3	5	1
Eaves Width	0	1	2	[5]	5
Envelope Complexity	[0]	1	3	6	0
Deck Design	[0]	2	4	6	0
			Total Risk Score		8



East Elevation
Scale 1:50 @ A1, 1:100 @ A3



East Part Elevation
Scale 1:50 @ A1, 1:100 @ A3

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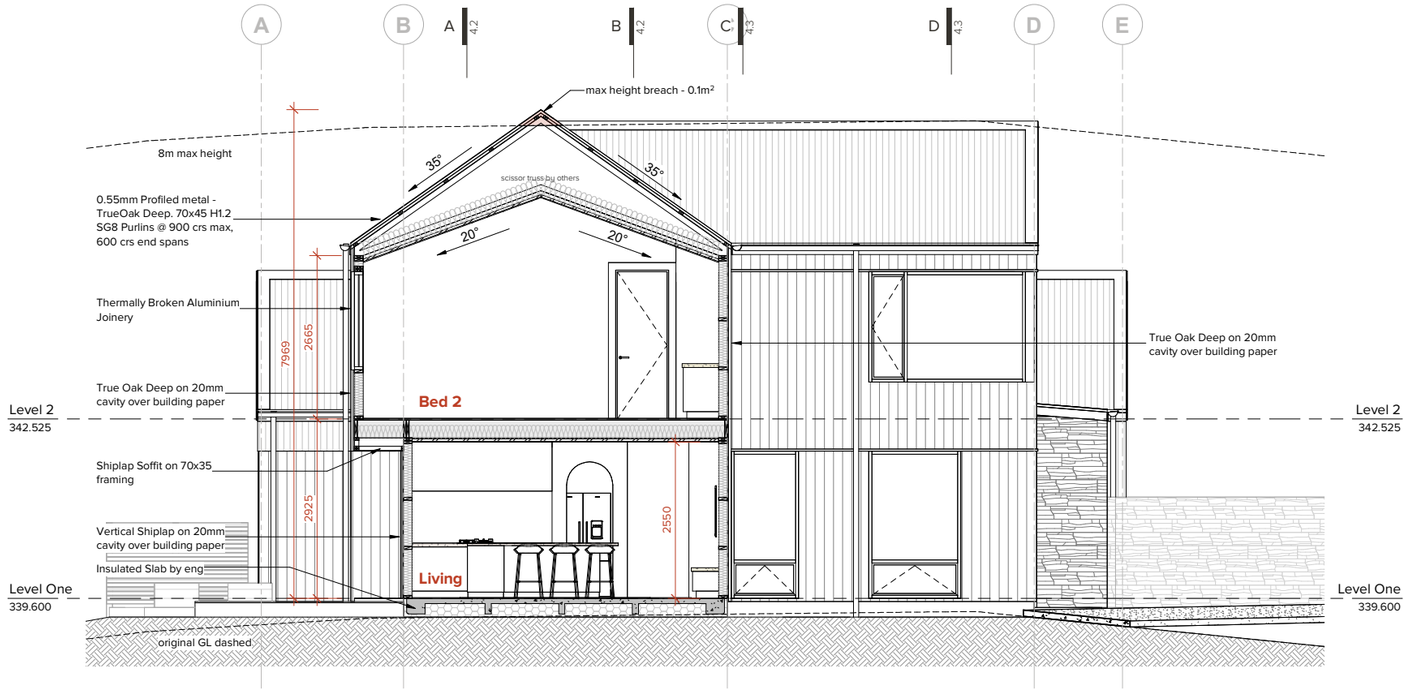
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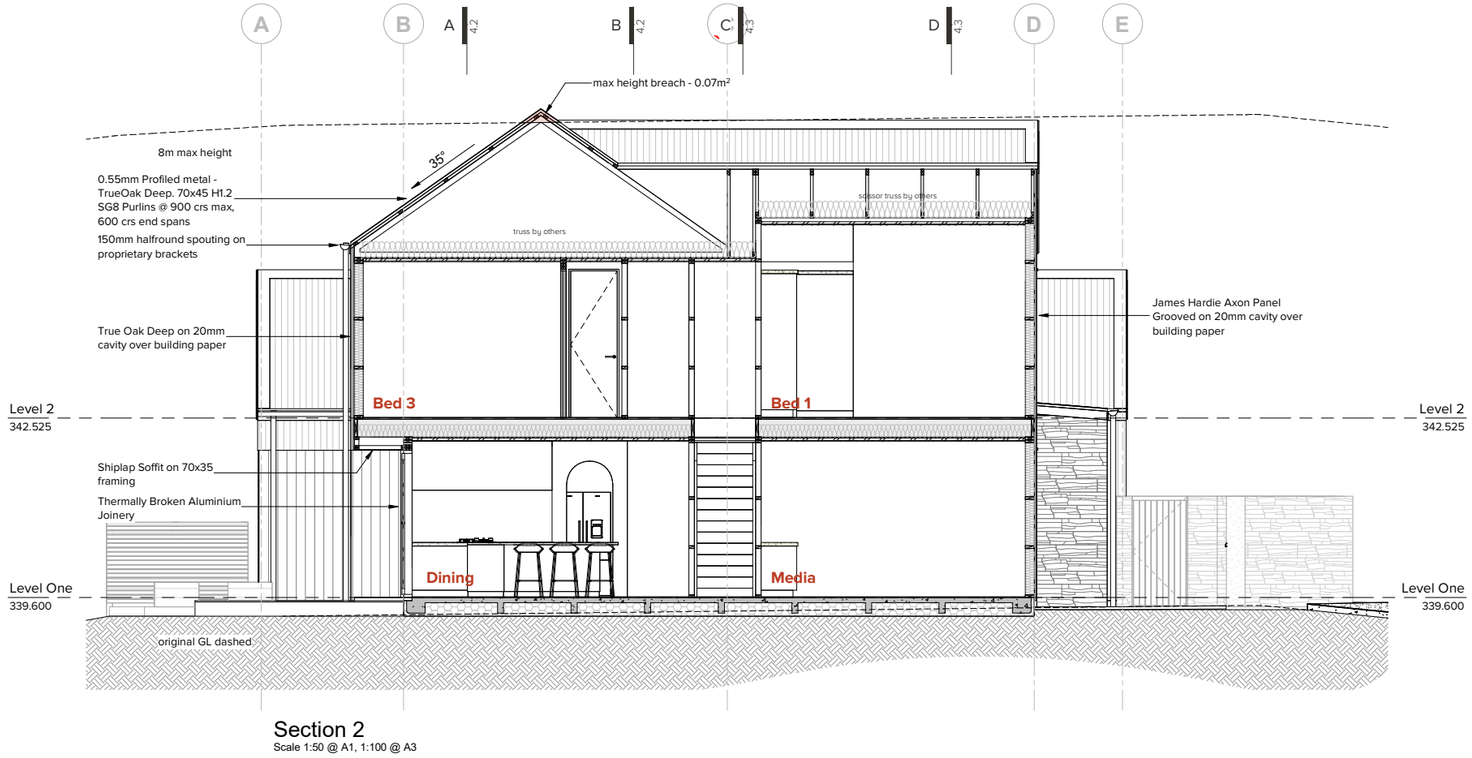
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Elevations
Sheet Title



Section 1

Scale 1:50 @ A1, 1:100 @ A3



Section 2

Scale 1:50 @ A1, 1:100 @ A3

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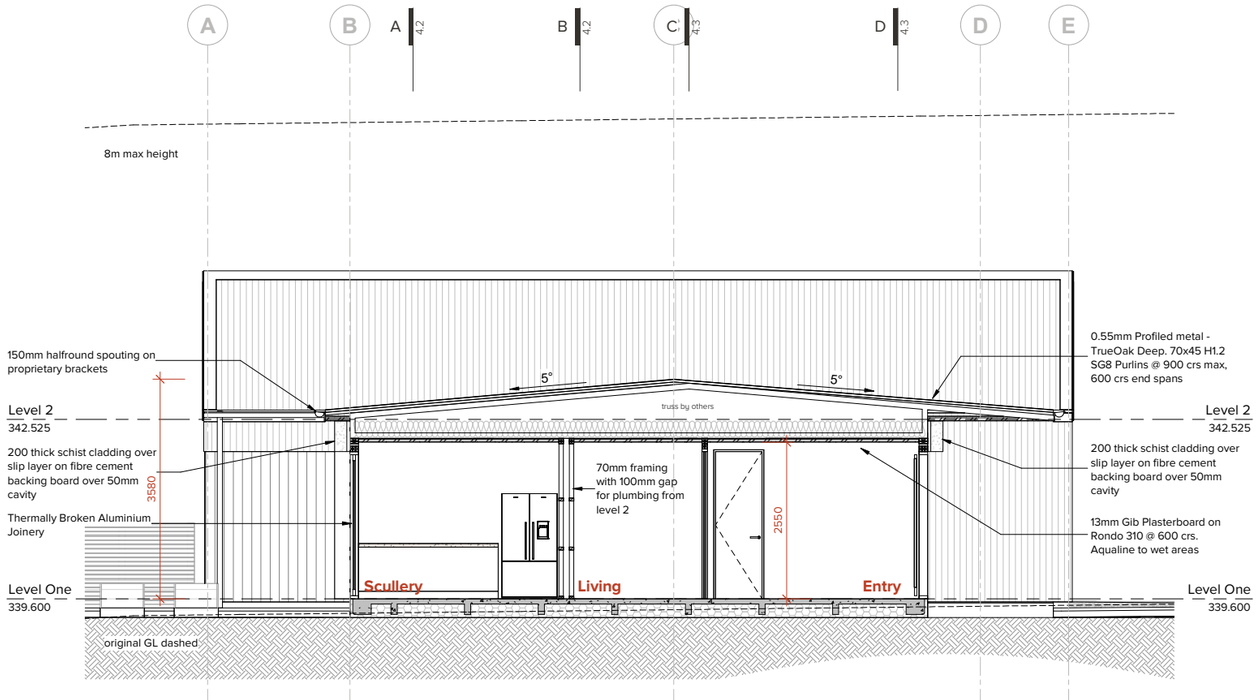
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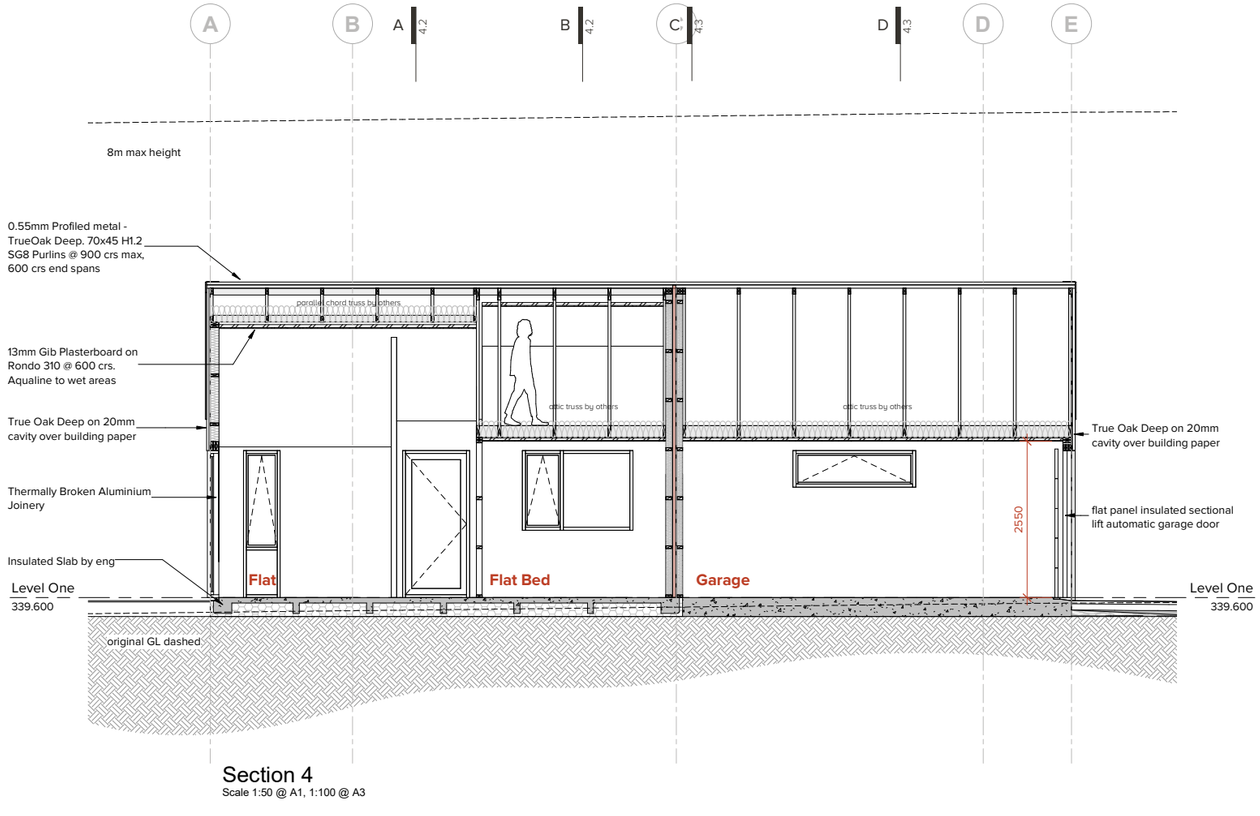
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Cross Sections
Sheet Title



Section 3
Scale 1:50 @ A1, 1:100 @ A3



Section 4
Scale 1:50 @ A1, 1:100 @ A3

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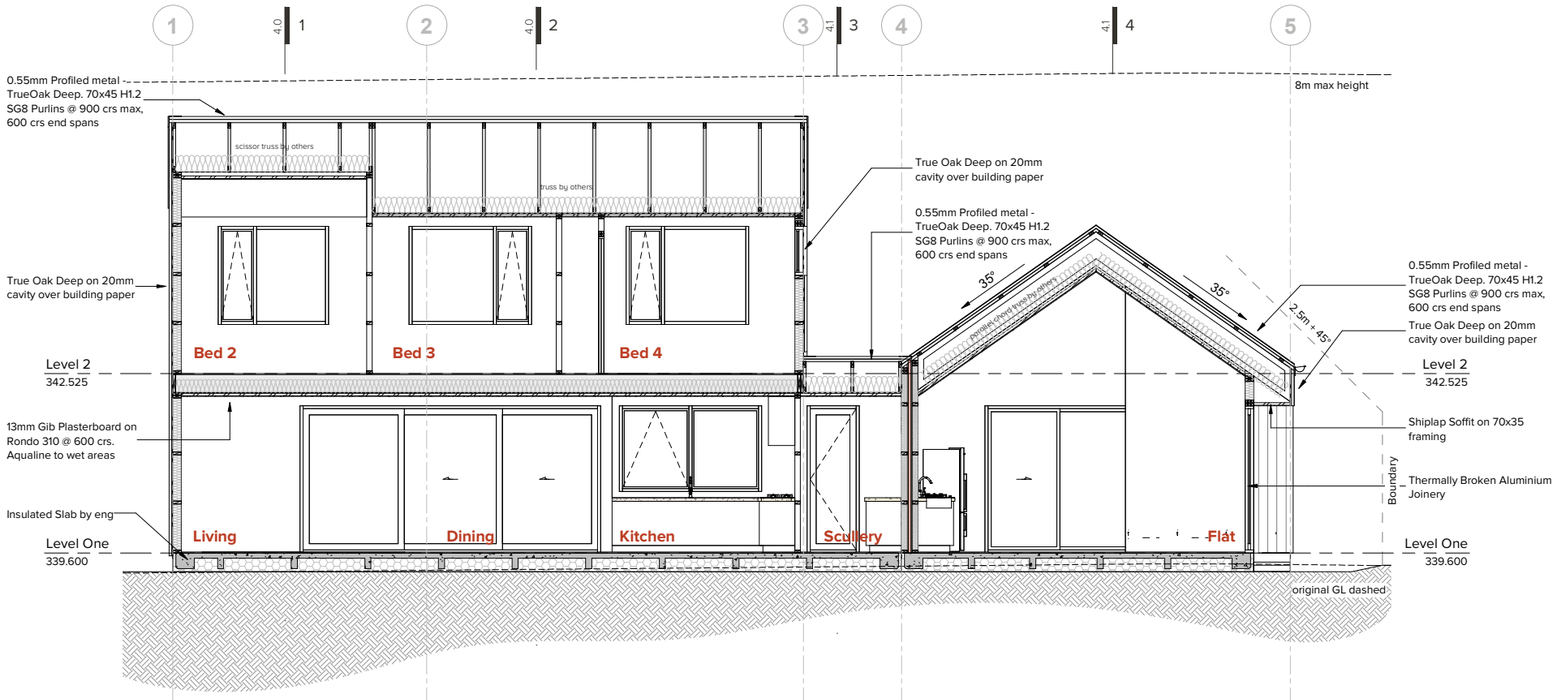
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Cross Sections
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Section A
Scale 1:50 @ A1, 1:100 @ A3



Section B
Scale 1:50 @ A1, 1:100 @ A3

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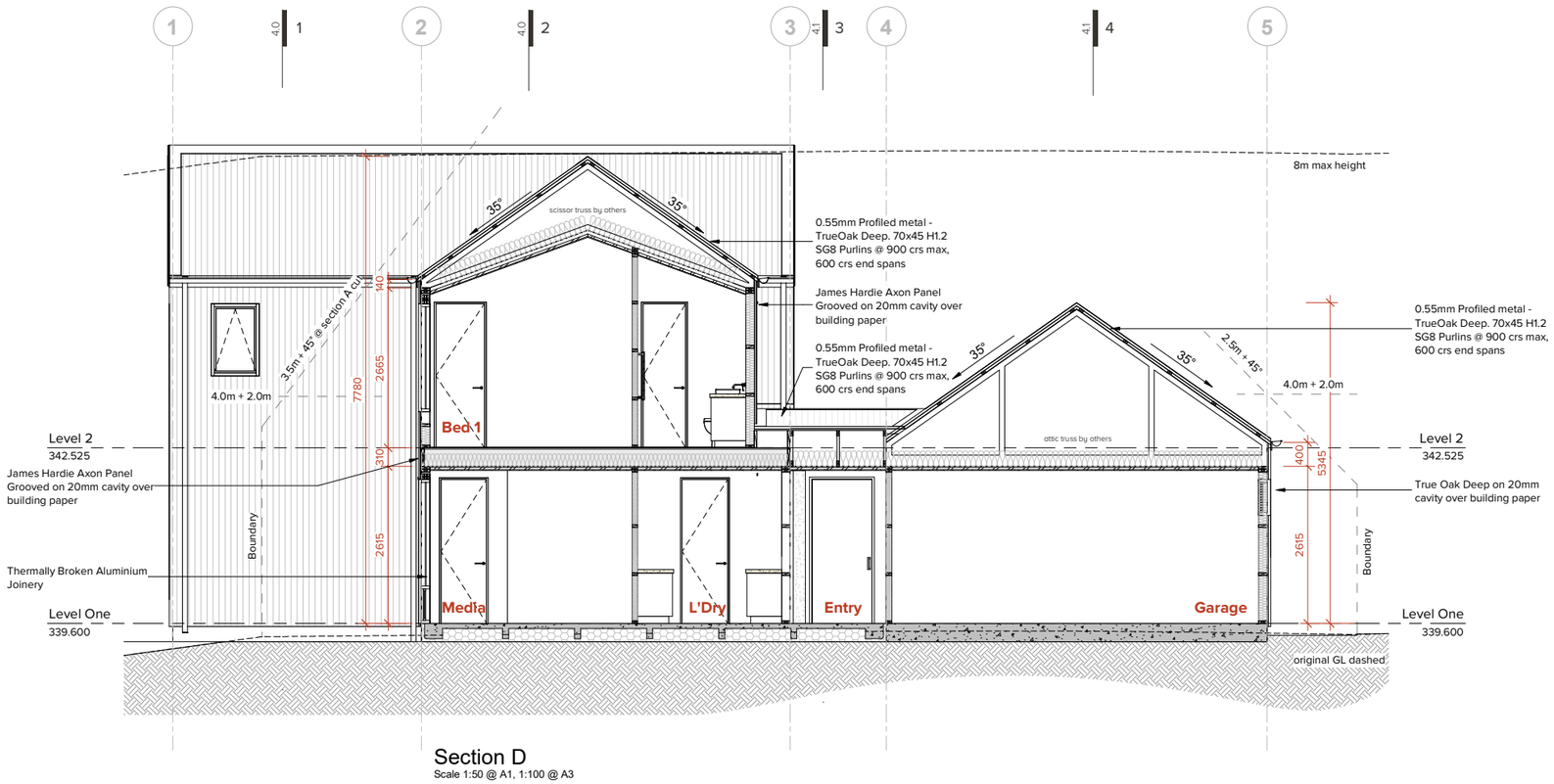
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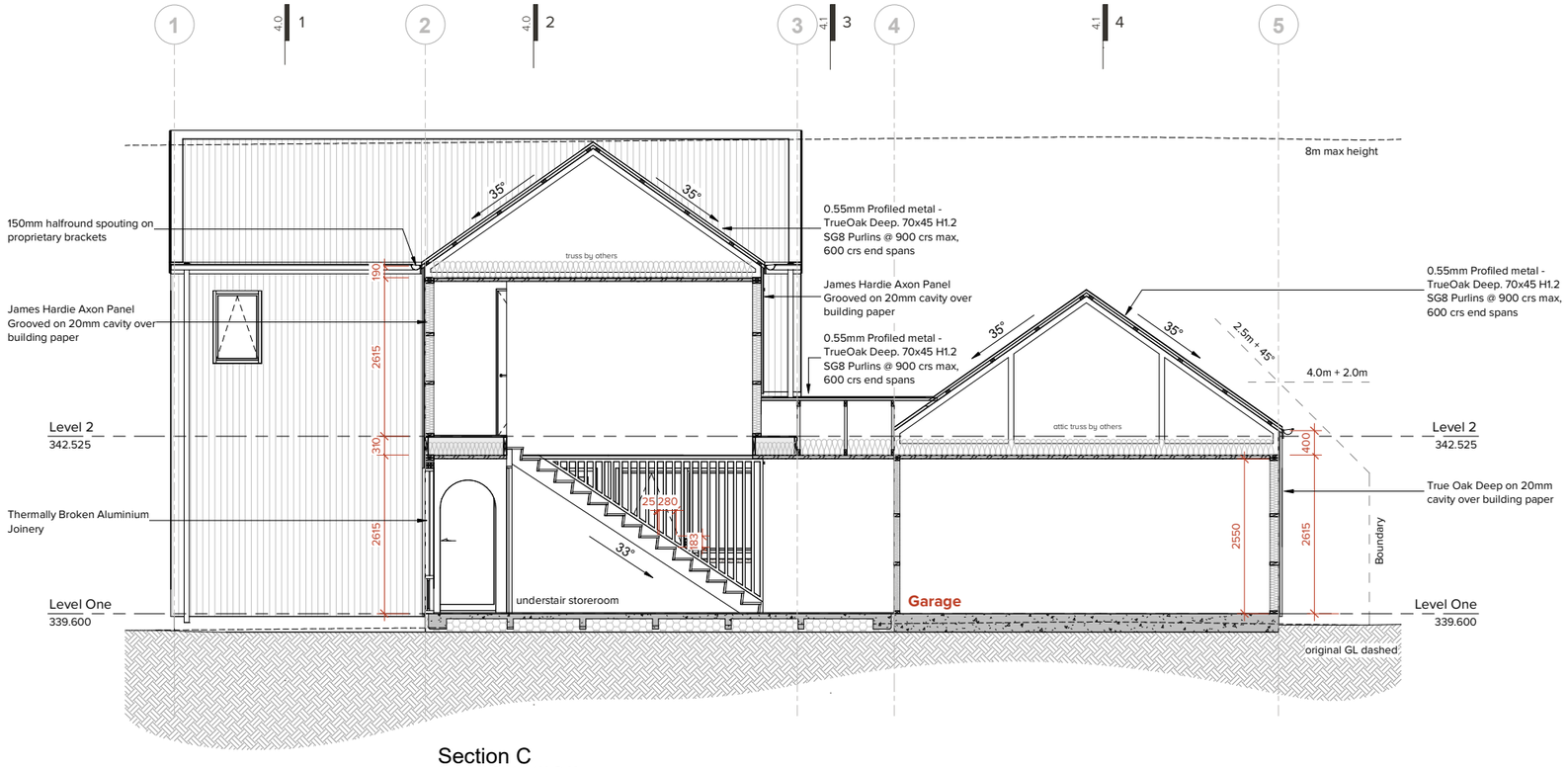
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