PRELIMINARY
12/09/25



# New Home
## Larkins & Rillstone

21 Aubrey Road
Wanaka

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AD NZ Architectural Designers New Zealand
Professional Member

LICENSED BUILDING PRACTITIONER
BUILDING CONFIDENCE









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21 Aubrey Road
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Perspectives
Rev:
Scale:

A001



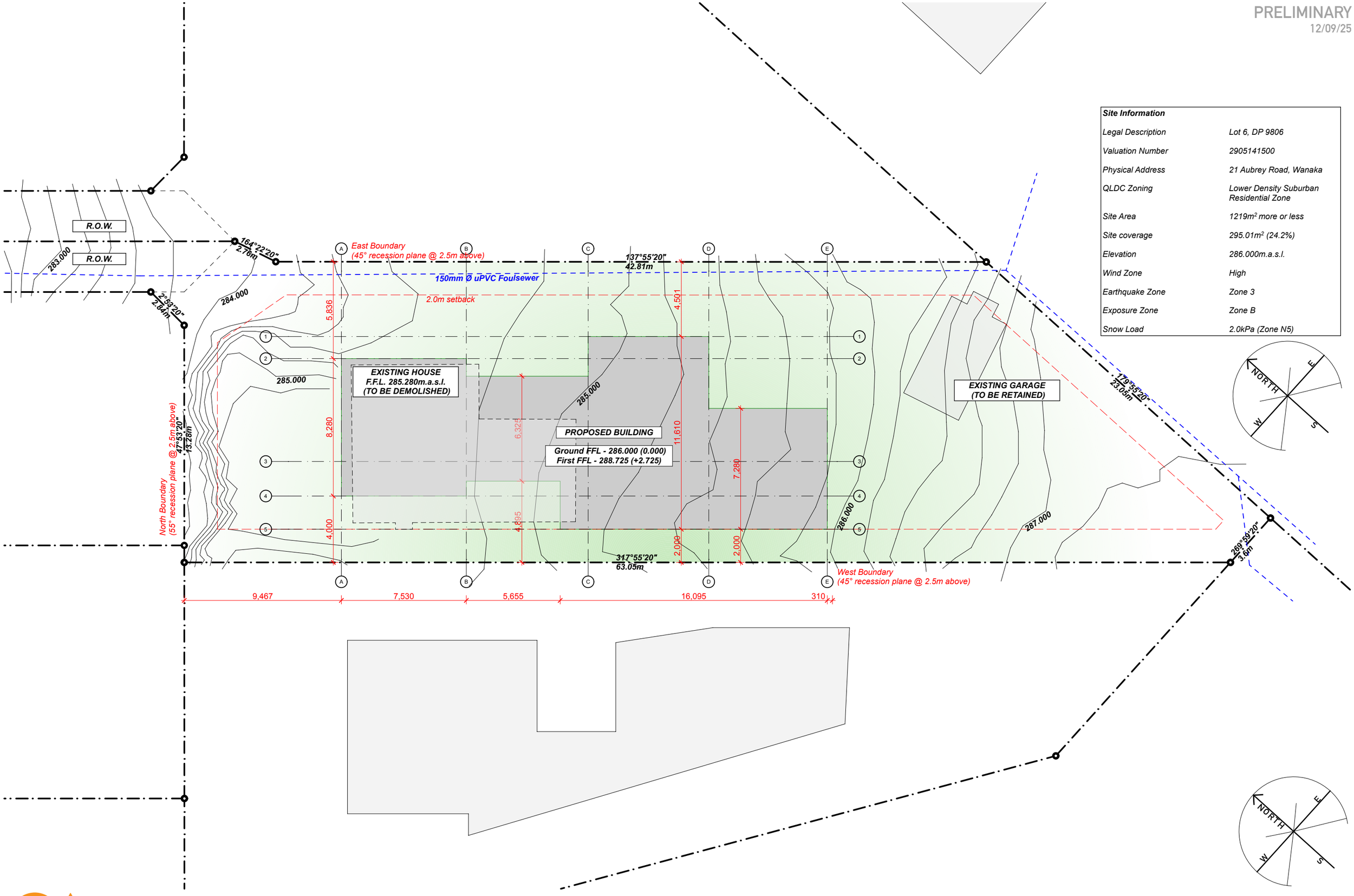






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| Site Information | |
|---|---|
| Legal Description | Lot 6, DP 9806 |
| Valuation Number | 2905141500 |
| Physical Address | 21 Aubrey Road, Wanaka |
| QLDC Zoning | Lower Density Suburban Residential Zone |
| Site Area | 1219m² more or less |
| Site coverage | 295.01m² (24.2%) |
| Elevation | 286.000m.a.s.l. |
| Wind Zone | High |
| Earthquake Zone | Zone 3 |
| Exposure Zone | Zone B |
| Snow Load | 2.0kPa (Zone N5) |




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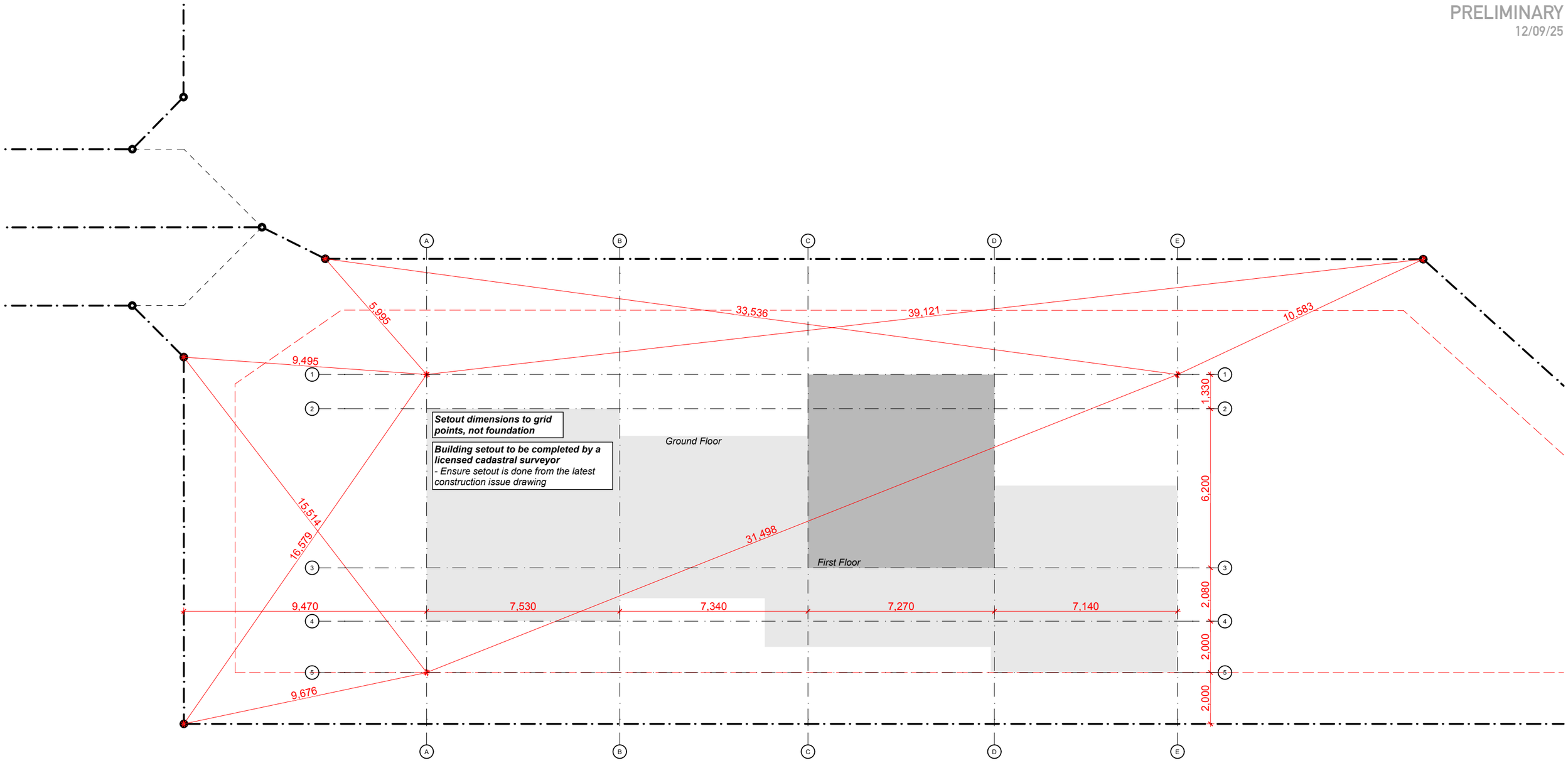
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Site Plan
Rev:
Scale: 1:200

A100

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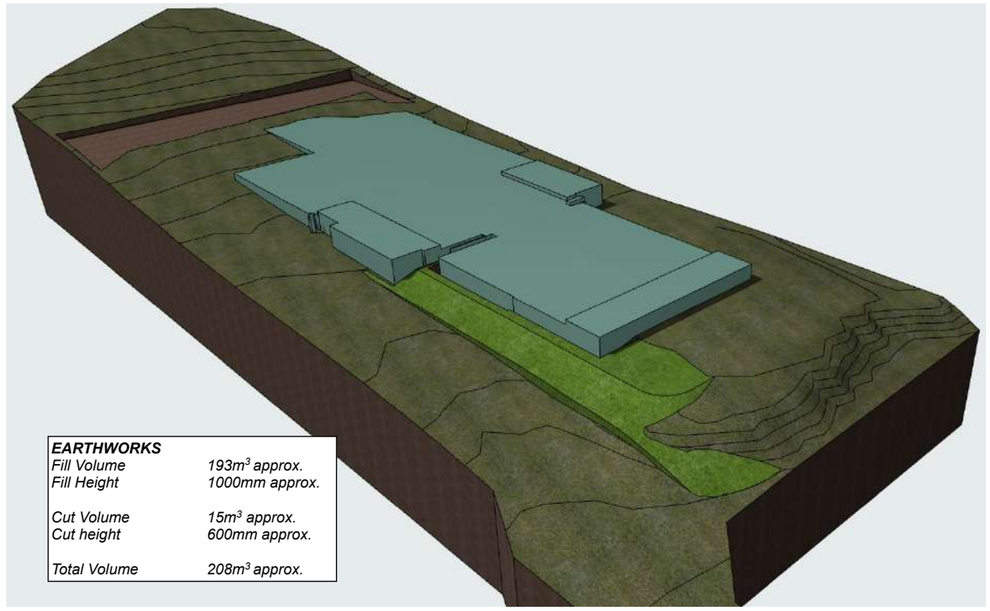

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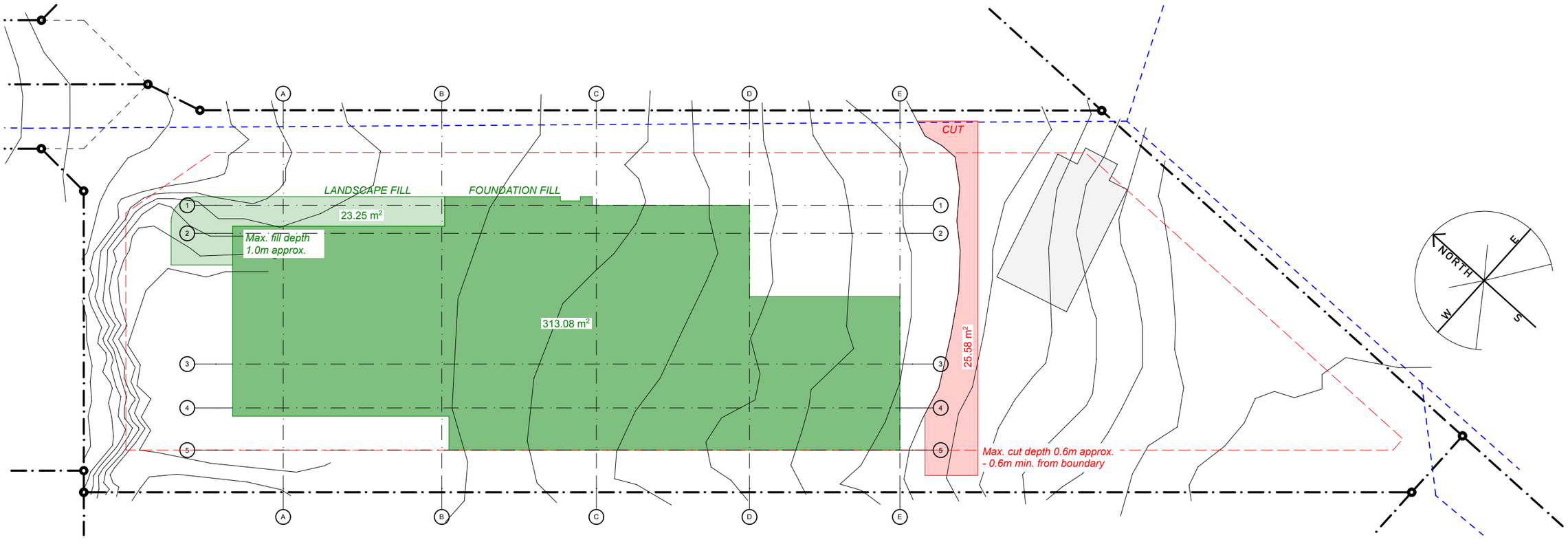
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Grid Setout Plan
Rev:
Scale: 1:150

A101




**Earthworks Perspective**




**Earthworks Plan** **1:200**

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A A400 | B A400 | C A401 | D A401 | E A402 | F A402 | G A403 | H A403 | I A404

Q A407 | P A406 | O A406 | N A405 | M A405

Gravel driveway

Planter

Stairs

(Pergola above)

THE FRONT ROOM

DINING

KITCHEN

LOUNGE/
BED 02

ENS 02

ROBE 02

PANTRY

LAUNDRY

GARAGE

Shower

Sauna
(1.35x
1.25m)

Murphy bed

Stack from
above

Books

Stairs

Hob

Fire

F/F

Vent

Shelving

Solar

HWC

-Switchboard
-Smart Meter
-Data
(Stacked)

Heat Pumps

Bins

W01 W02 W03 W04 W05 W06 W07 W08 W09 W10 W11 W12

D01 D02 D03 D04 D05 D06 D07

iD01 iD02 iD03 iD04 iD05 iD06 iD07 iD08 iD09

5,498
4,338
1,500
1,160
1,696
2,400
1,500
1,160
2,500

Proposed Ground Floor Area: 250.05 m²

Ground FFL - 286.000 (0.000)
First FFL - 288.725 (+2.725)

**Stairs (D1/AS1)**
**Secondary private stairway**
**250mm min. tread**
**200mm max. rise**
**41° max. pitch**

**2725mm assumed total rise**
**14 risers**

NORTH

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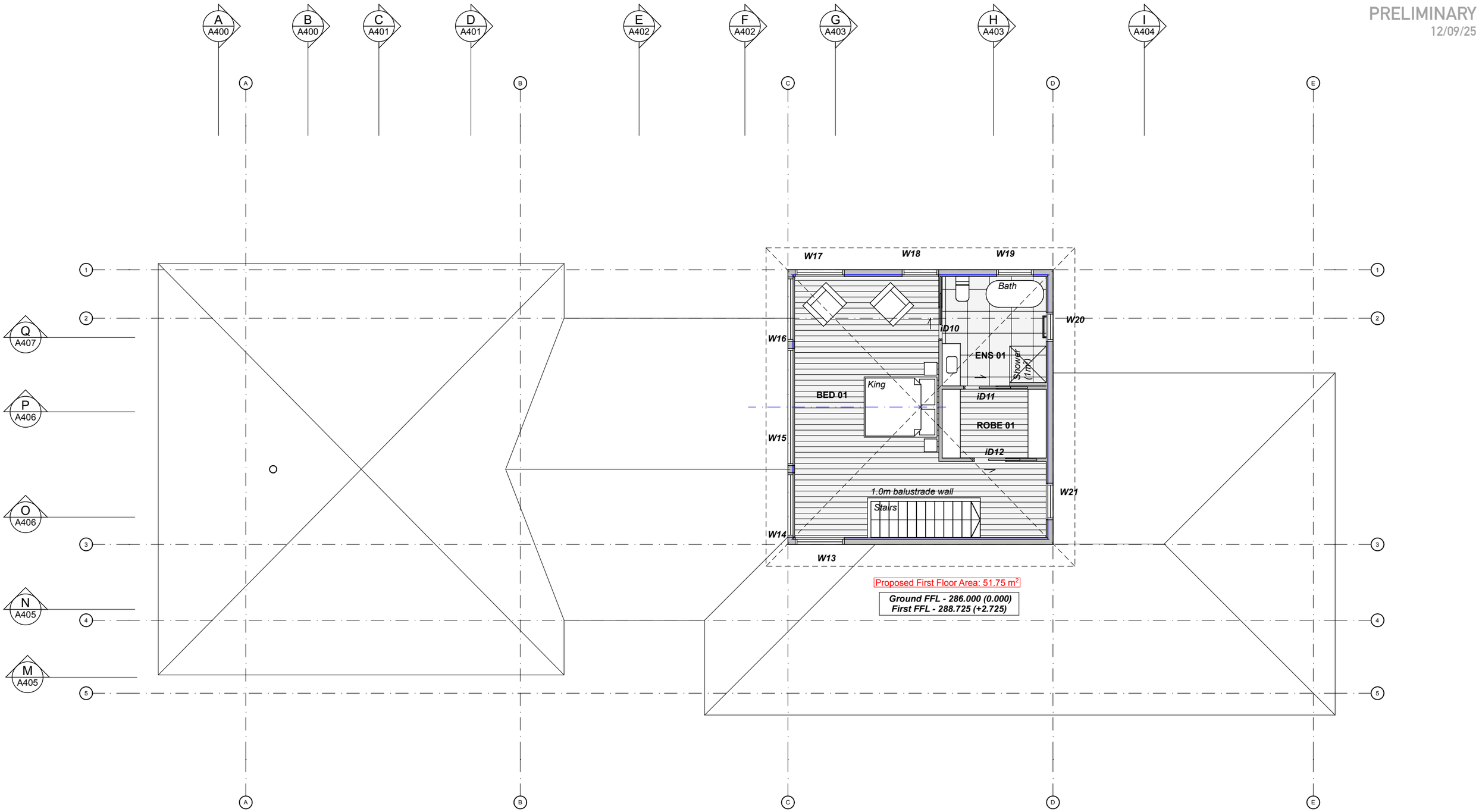
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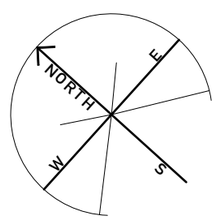
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Ground Floor Plan
Rev:
Scale: 1:100

A200

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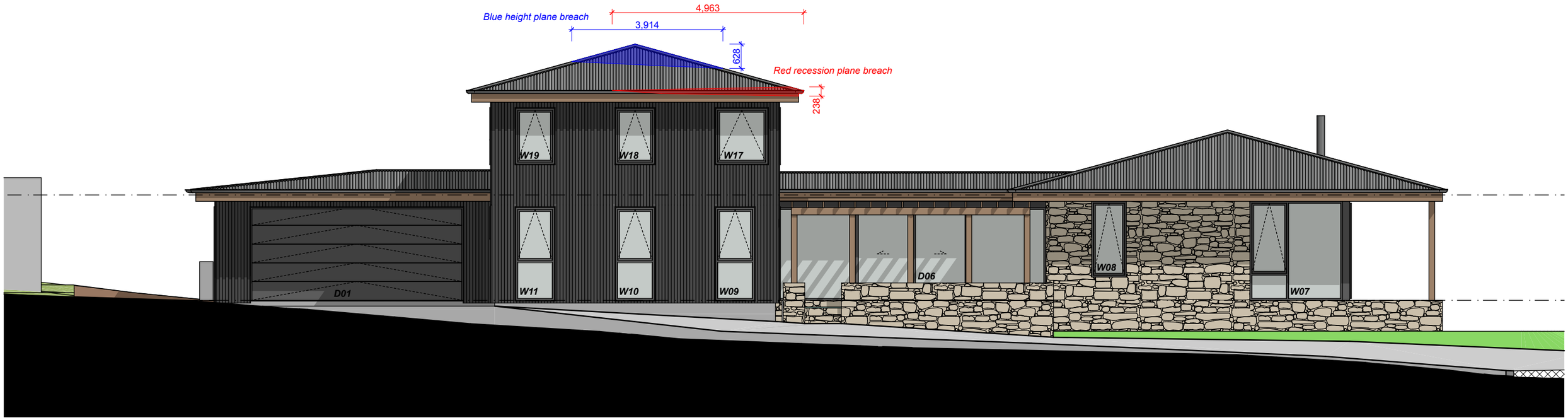
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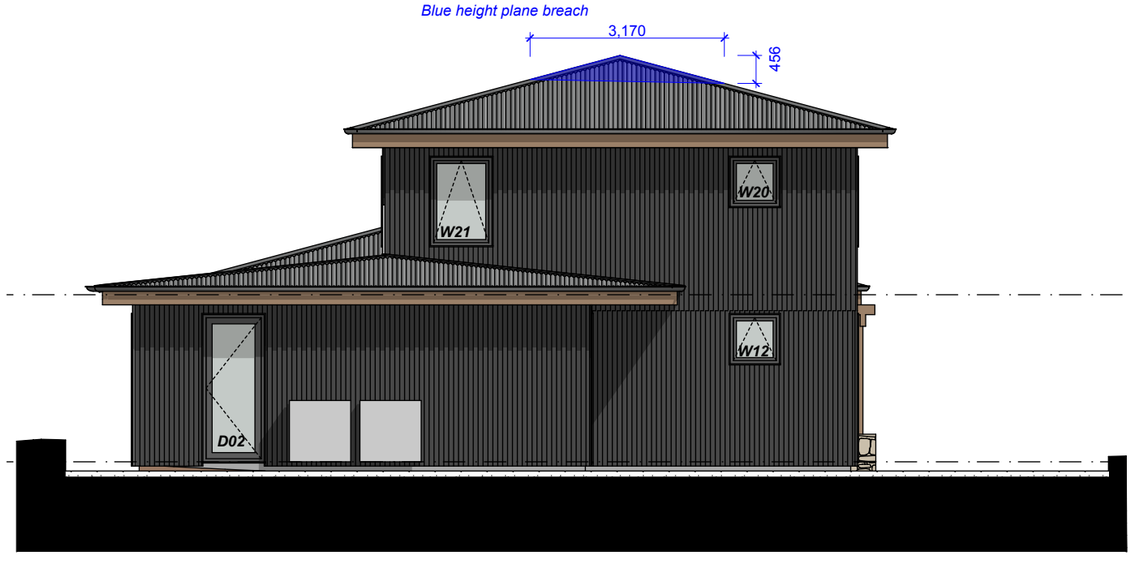
First Floor Plan
Rev:
Scale: 1:100

A201

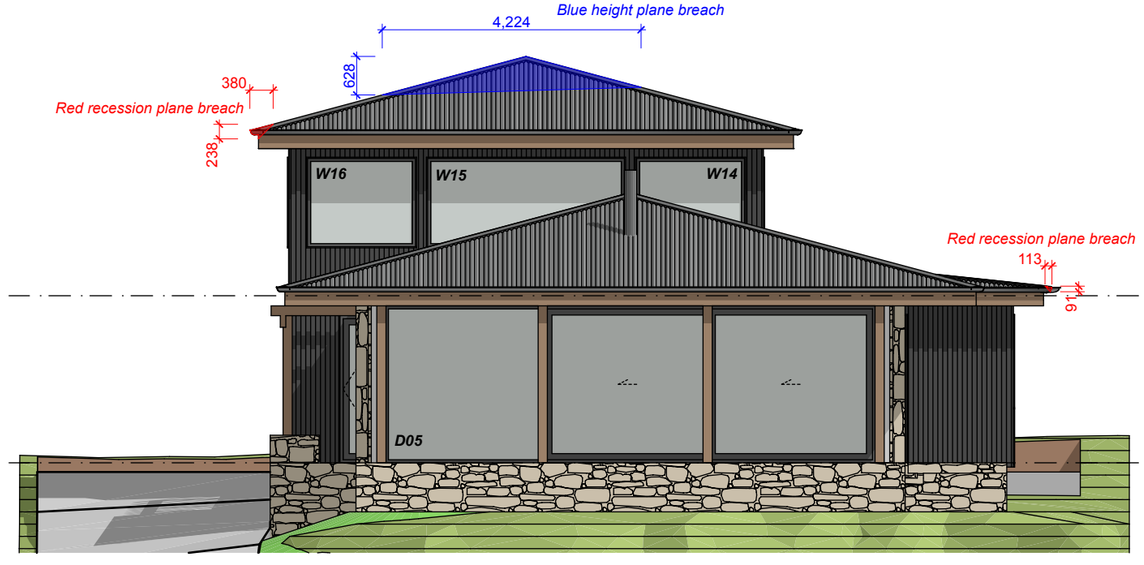
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North East Elevation 1:100




South East Elevation 1:100




North West Elevation 1:100

***CLADDING LEGEND***

- 0.4mm True Oak Corrugated Roofing over underlay
- Stained cedar board and batten cladding over 45mm H3.2 castellated timber cavity battens @ 480mm cr's
- 200mm stacked schist veneer over 4.5mm fibre cement backing over 45mm H3.2 cavity battens @ stud cr's
  *Dependent on ground conditions, client to confirm*

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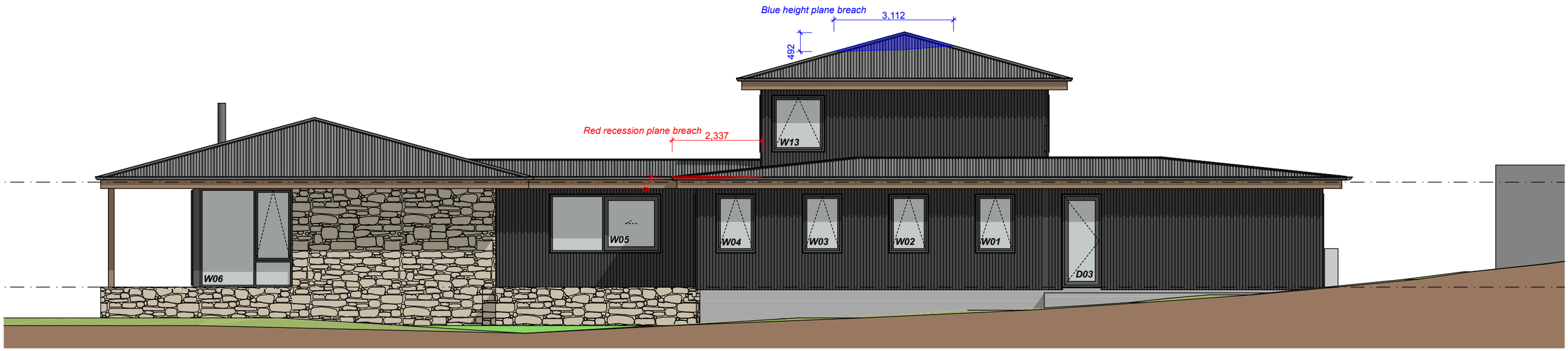
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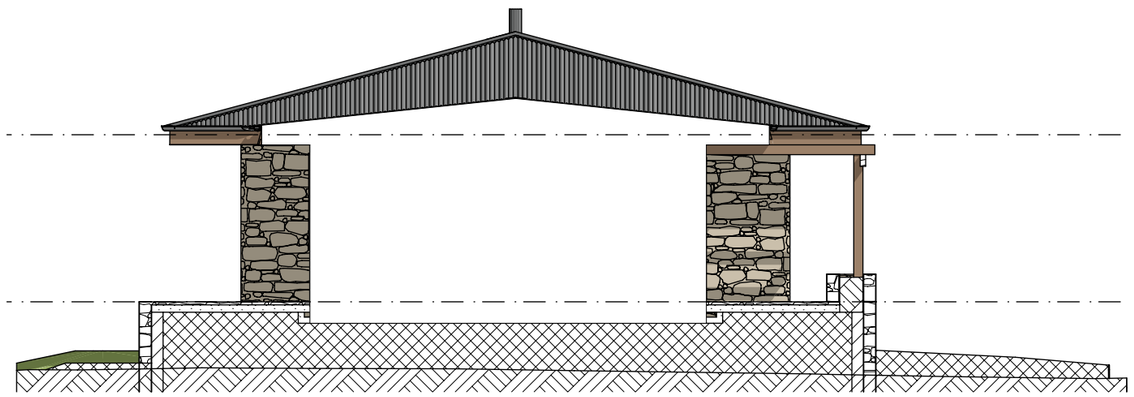
Elevations
Rev:
Scale: 1:100

A300

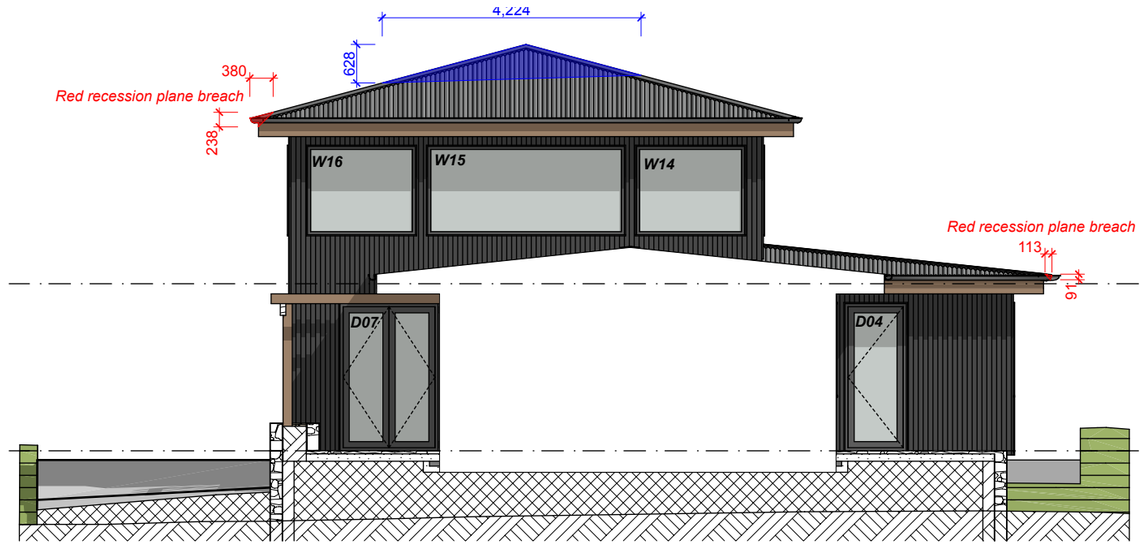
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**South West Elevation** **1:100**



**South East Elevation (Front Room)** **1:100**




**North West Elevation (Bedroom Wing)** **1:100**

***CLADDING LEGEND***

0.4mm True Oak Corrugated Roofing over underlay

Stained cedar board and batten cladding over 45mm H3.2 castellated timber cavity battens @ 480mm cr's

200mm stacked schist veneer over 4.5mm fibre cement backing over 45mm H3.2 cavity battens @ stud cr's
*Dependent on ground conditions, client to confirm*

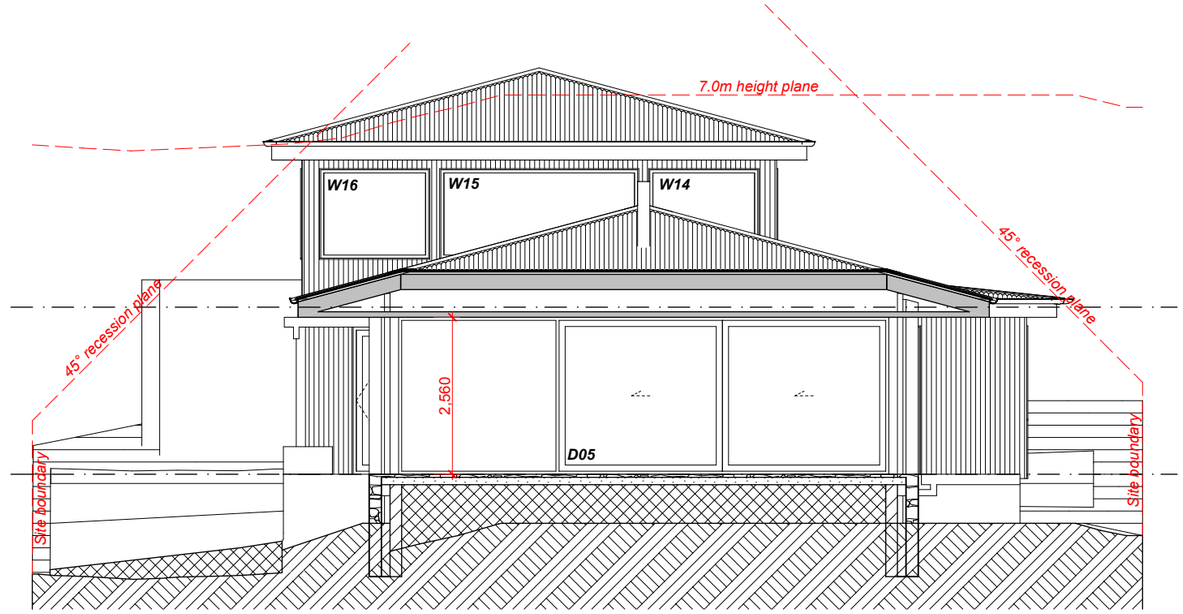
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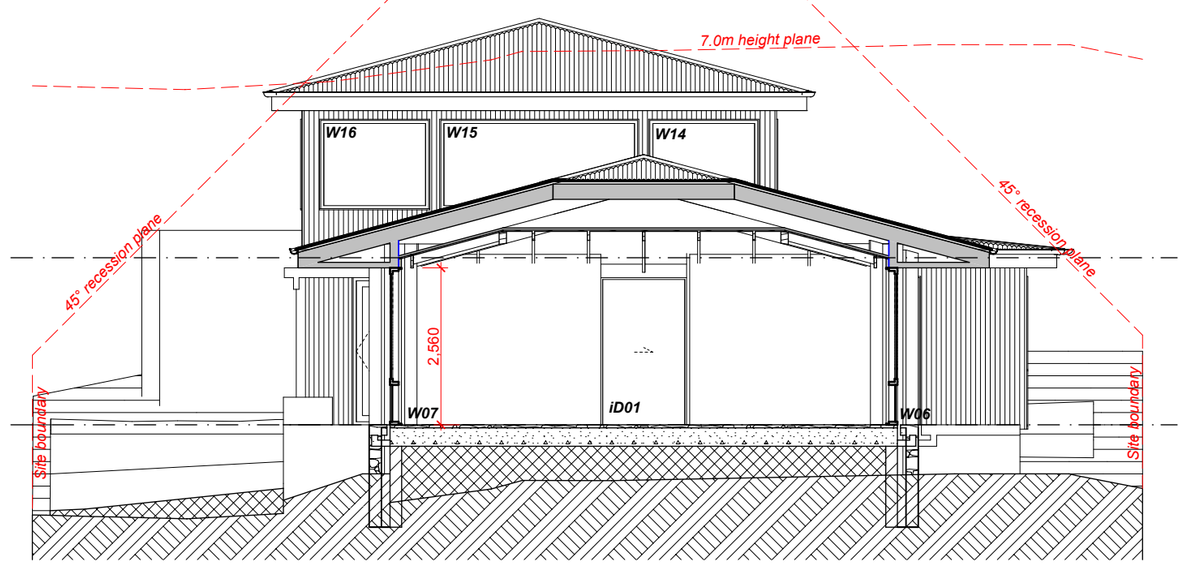
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Elevations
Rev:
Scale: 1:100

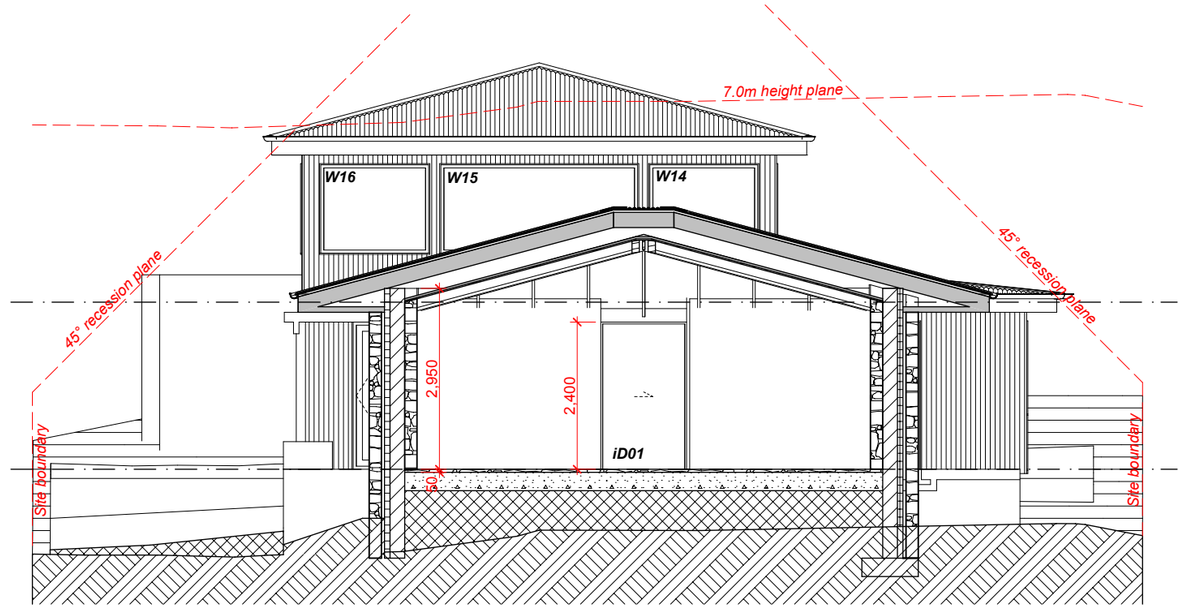
A301



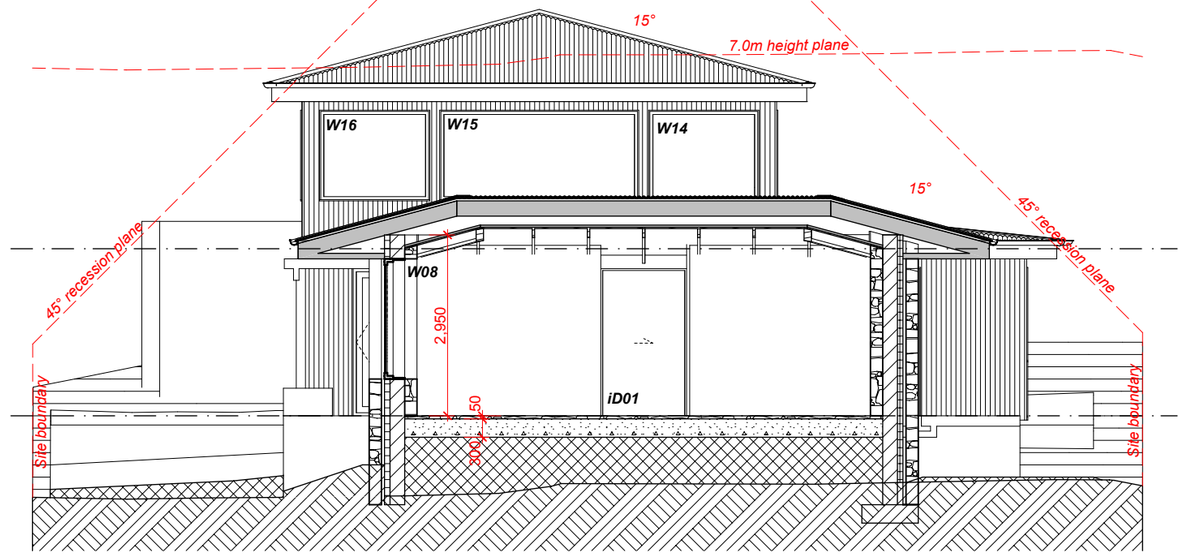

**Section A** **1:100**



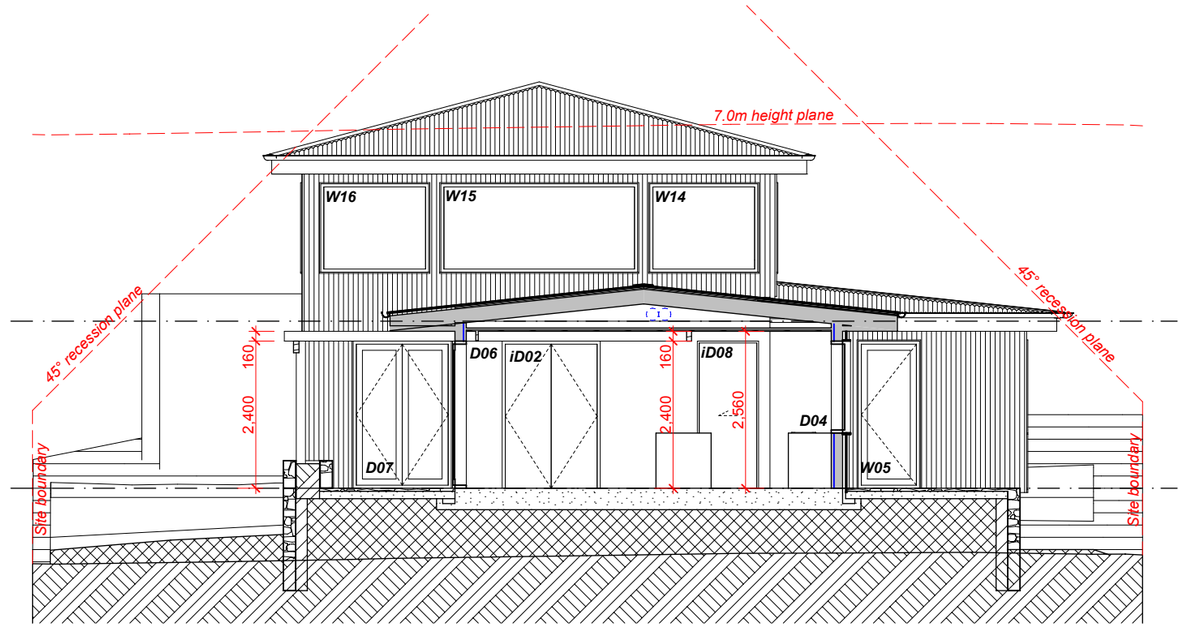

**Section B** **1:100**



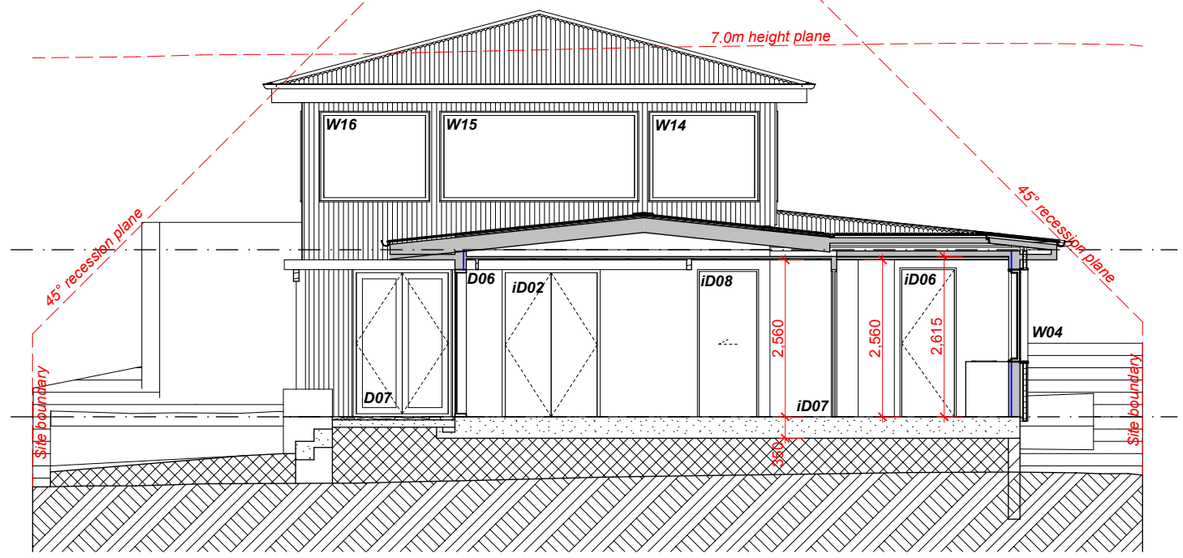

**Section C** **1:100**



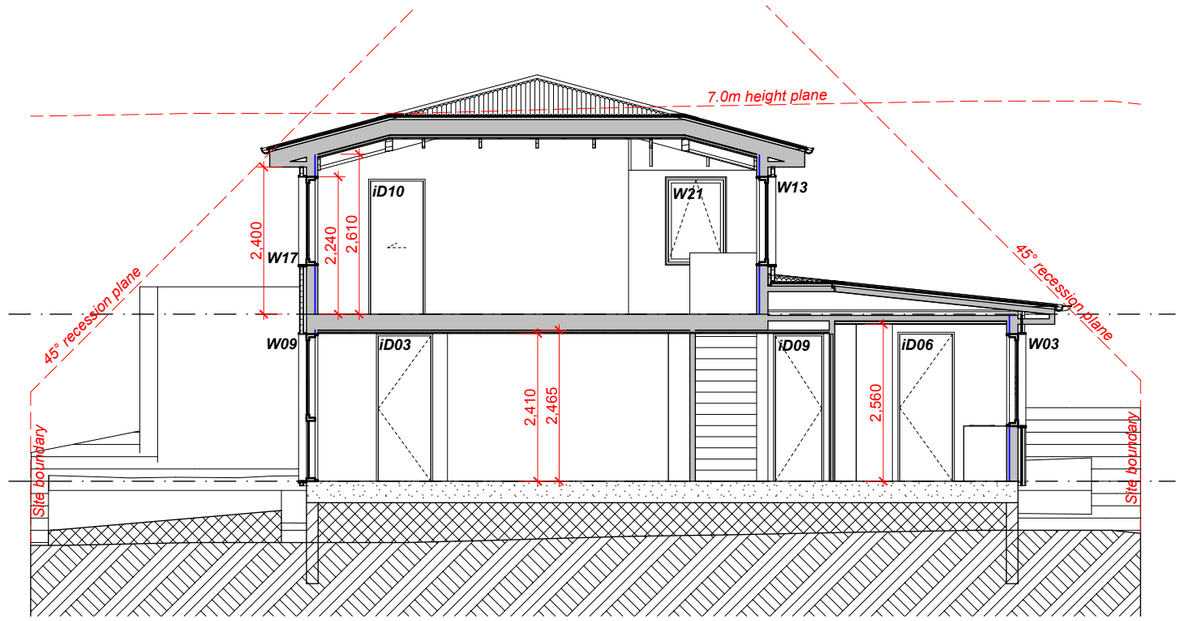

**Section D** **1:100**



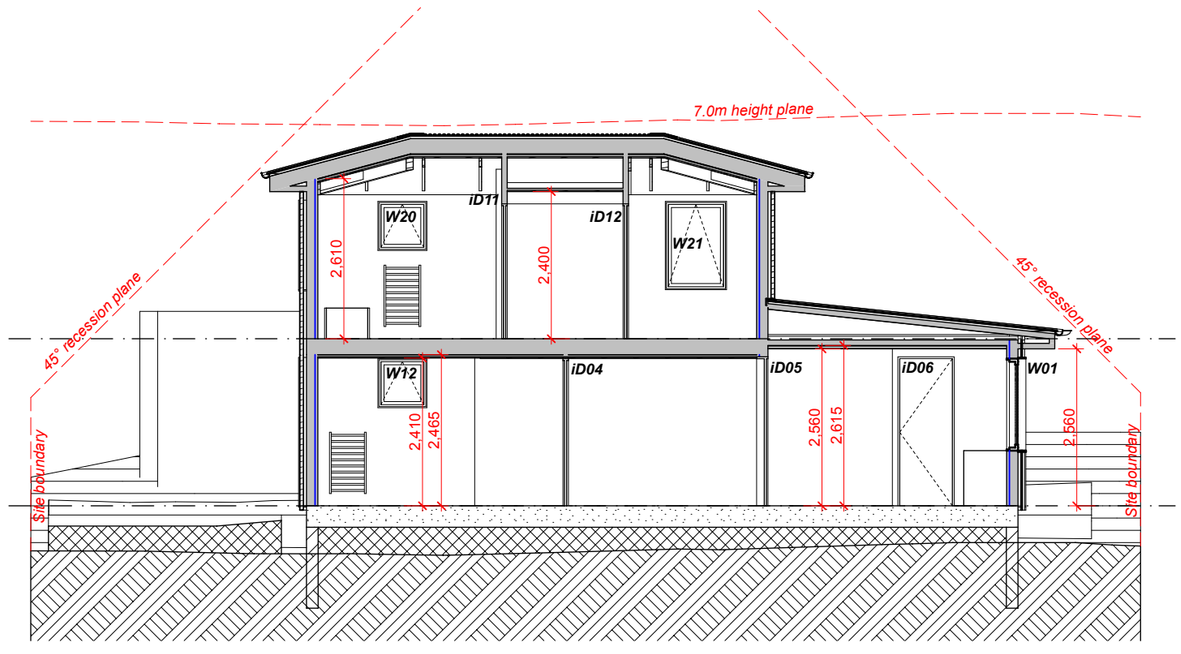

**Section E** **1:100**



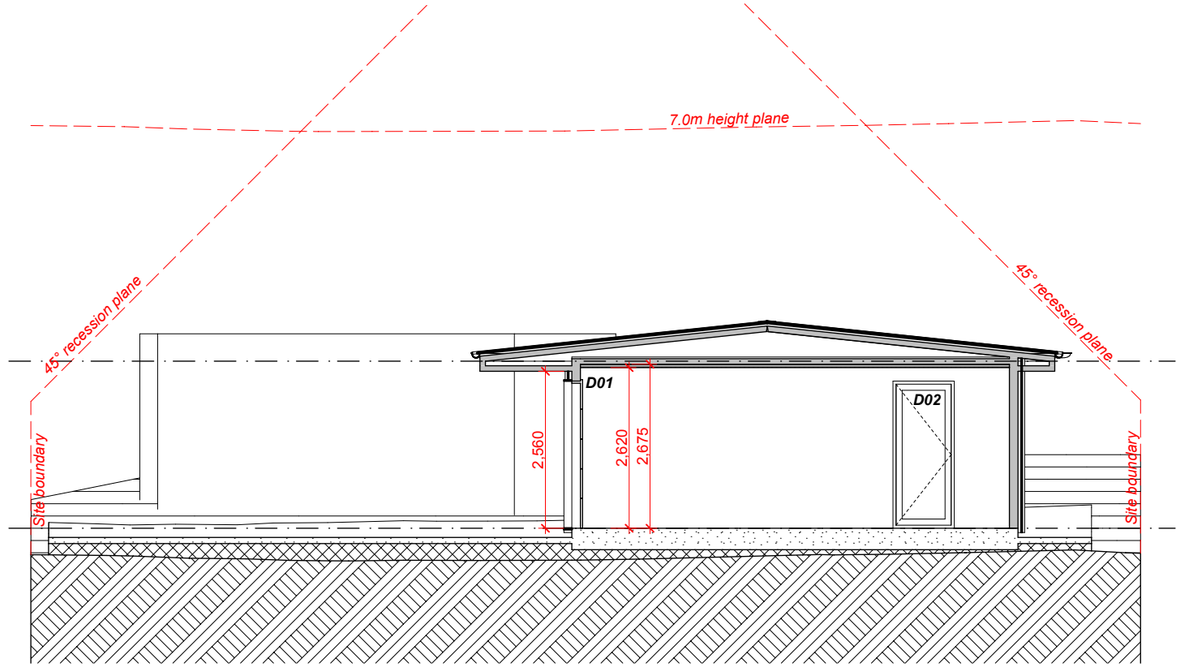

**Section F** **1:100**




**Section G** **1:100**

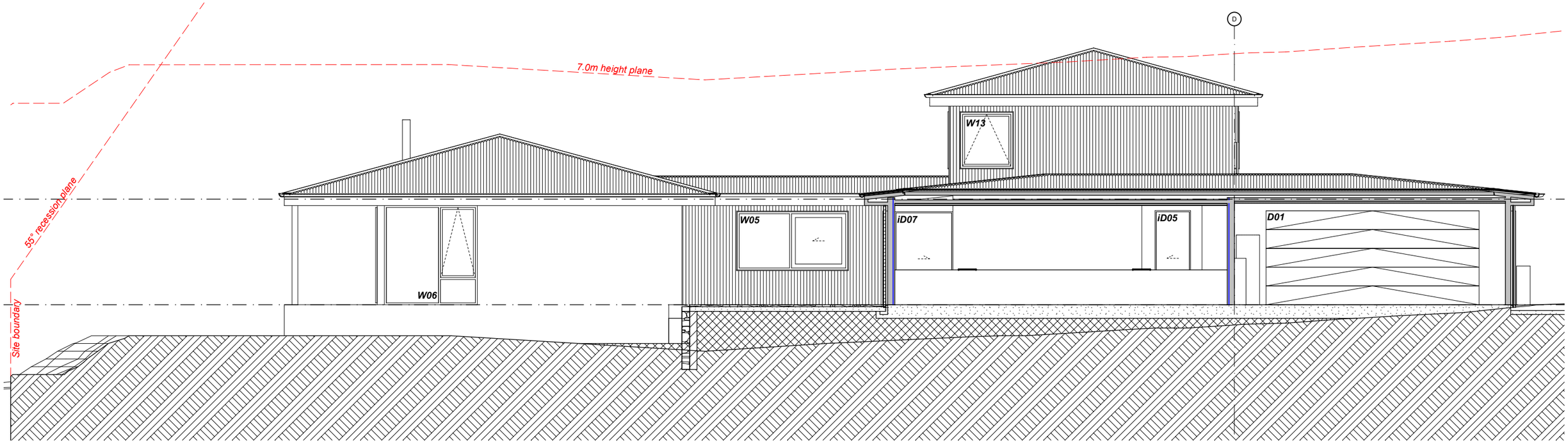



**Section H** **1:100**

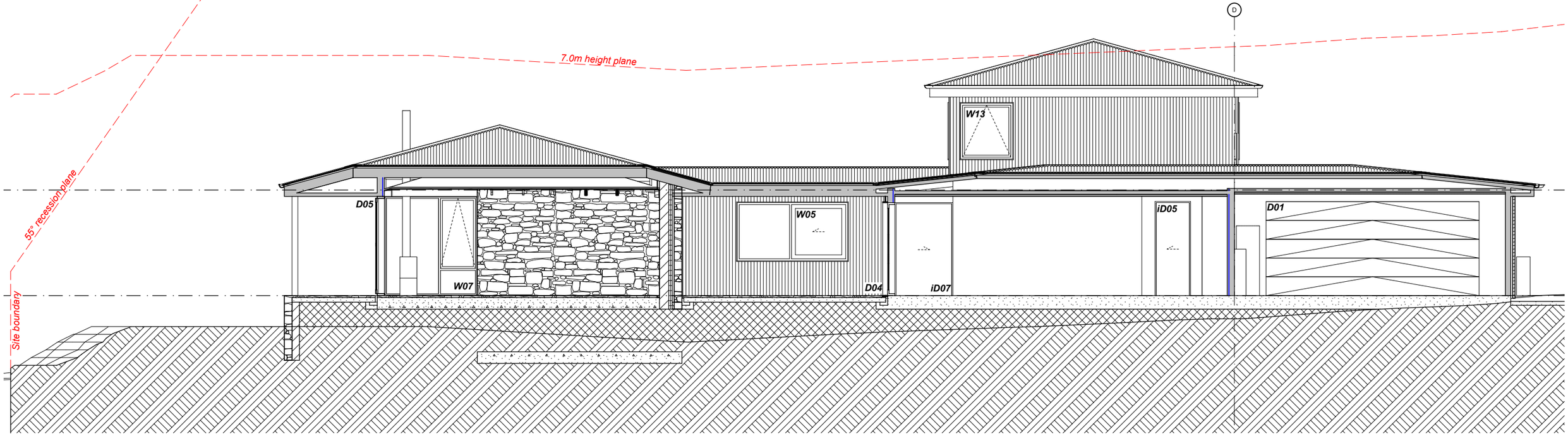



**Section I** **1:100**

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Section M 1:100




Section N 1:100

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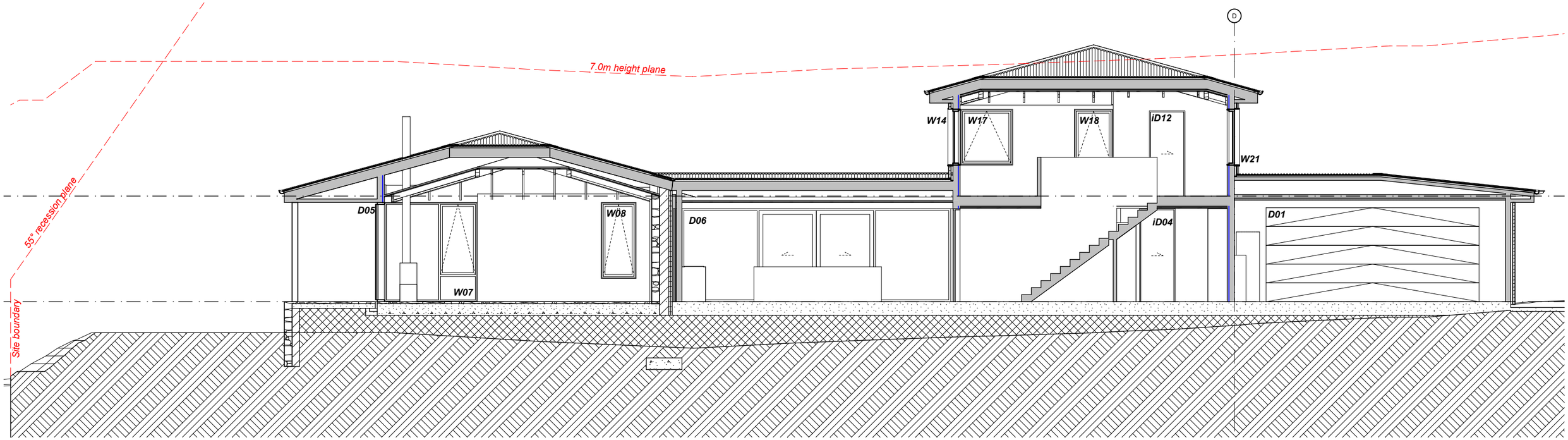
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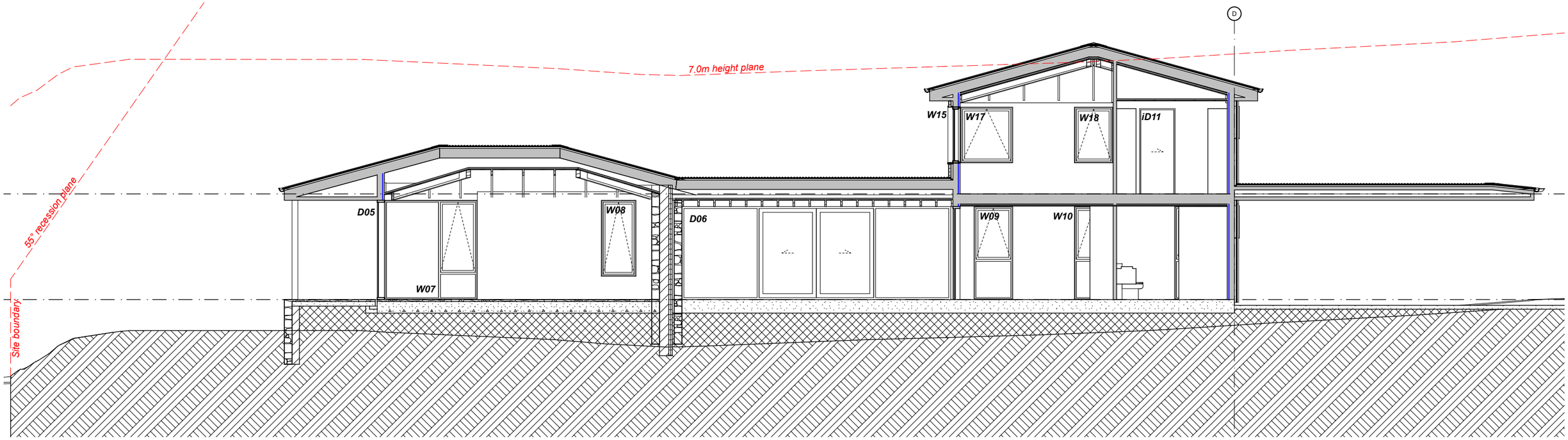
Sections M & N
Rev:
Scale: 1:100

A405

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Section O 1:100




Section P 1:100

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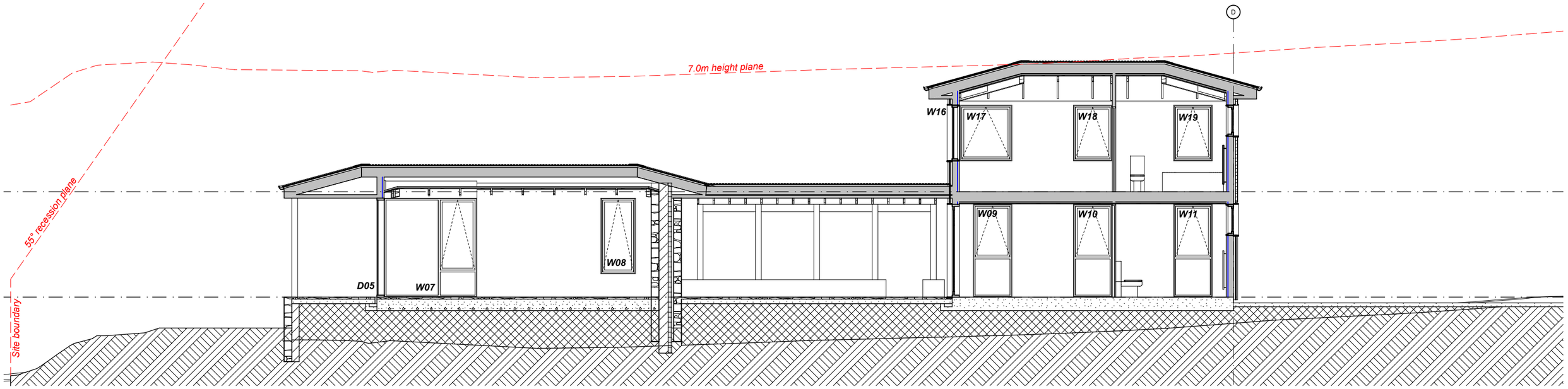
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Sections O & P
Rev:
Scale: 1:100

A406

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**Section Q** **1:100**

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Section Q
Rev:
Scale: 1:100

A407