ALPINE MEADOW

36 DEANS DRIVE WANAKA 9382 / LOT 133 DP 608359

QUEENSTOWN LAKES
Community
Housing Trust
Unlocking homes in our community.

DRAWING INDEX - RESOURCE CONSENT		
ID	**DRAWING NAME**	**REV ID**
	Cover Page	A
3.1	Site Plan	B
3.2	Site Landscaping Plan	A
3.3	Site sections	A
3.4	Ground Floor Plans	A
3.5	Elevations	A
3.6	Elevations	A
3.7	Colour pallet	A

Drawing Plotted: Thursday, 27 November 2025 2:15 pm

Project Team

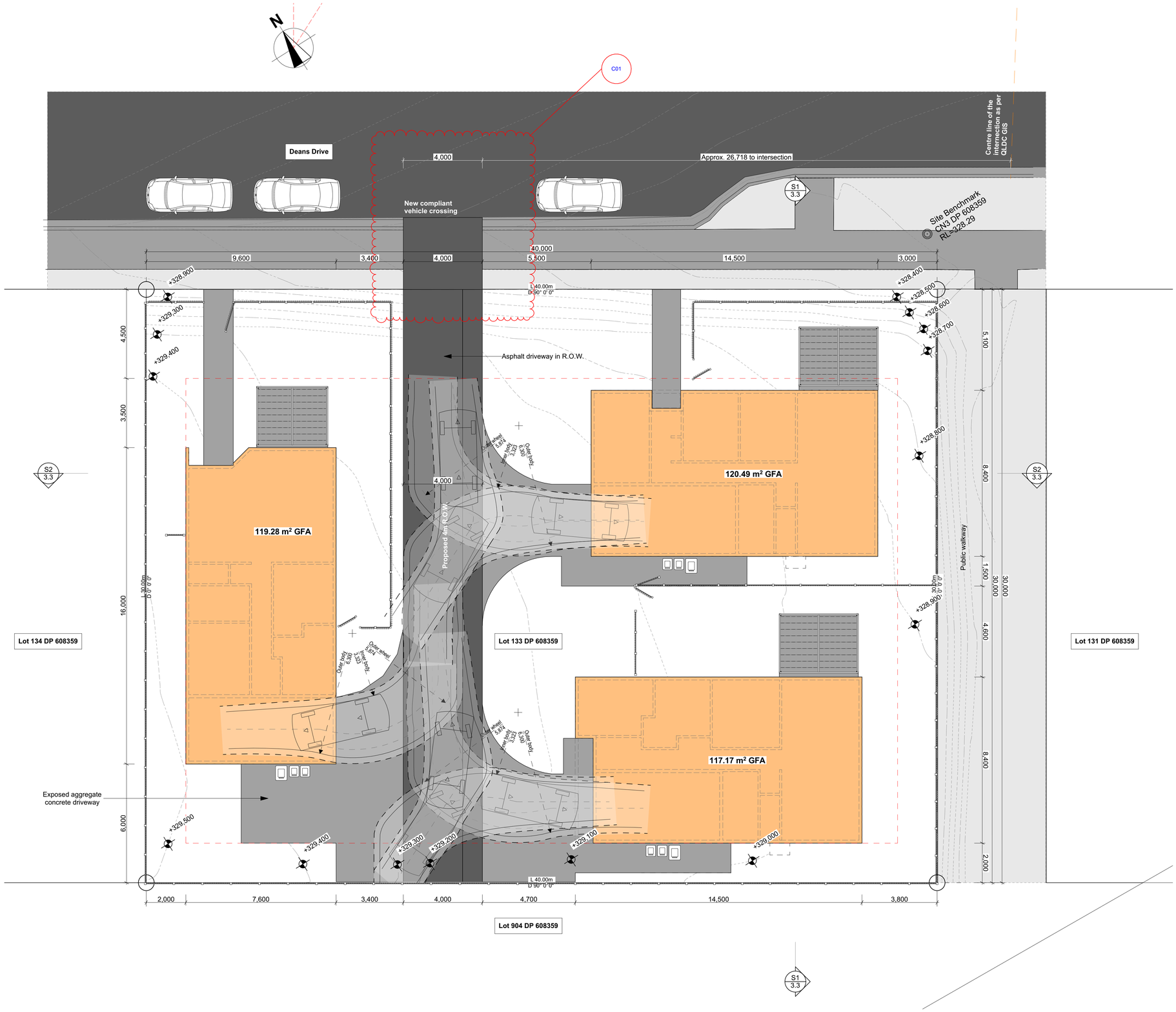
Developer:	Queenstown Lakes Community Housing Trust
Email:	arthur@qlcht.org.nz
Number:	03 450 1702
Architectural Designer:	Queenstown Lakes Community Housing Trust
Email:	arthur@qlcht.org.nz
Number:	03 450 1702
Main contractor:	TBC
Email:	TBC
Number:	TBC
Project Manger:	TBC
Email:	TBC
Number:	TBC
Town Planner:	Patersons
Email:	alana.standish@patersons.co.nz
Number:	021 068 4759
Structural Engineer:	TBC
Email:	TBC
Number:	TBC
Civil Engineer:	Patersons
Email:	mike.botting@patersons.co.nz
Number:	027 505 0664
Landscape Designer:	TBC
Email:	TBC
Number:	TBC
Topo surveyor:	Coterra (topo) & Patersons (subdivision)
Email:	wanaka@coterra.co.nz
Number:	03 443 5052

General notes:

1. Do not scale of print. All dimensions to be checked on site. Written dimensions only to be used. All dimensions are in millimetres unless stated otherwise.
2. Refer to all detail dwgs, structural, mechanical & service dwgs before commencing work. Refer any discrepancies to the architectural designer.
3. All drawings to be read in conjunction with scope of works.
4. All drawings and specifications remain the copyright property of queenstown lakes community housing trust.







Project Information

Site address:	36 Deans Drive
Legal description:	LOT 133 DP 608359
Site area:	1200m2 m²
Wind zone:	Very High
Earthquake zone:	3
Rainfall intensity:	53mm/h based on 2% AEP
Exposure zone:	B
Climate zone:	6
District plan zone:	Lower Density Suburban Residential
Height Plane:	5.5m
Setback:	4m road setback, 2m side and rear setback

Max. site coverage: 40%
Proposed site coverage: 365m²/1200m² = 30.4%

Min. permeable area: 30%
Proposed permeable area: 526m²/1200m² =43.8%
Proposed LOT 1 permeable area post subdivision: 43%
Proposed LOT 2 permeable area post subdivision: 43.7%
Proposed LOT 3 permeable area post subdivision: 45.3%

Ground floor area: 120.5+117.7+119.3 =357.5m²

General notes

1. All dimensions and levels to be confirmed on site, including SW and SS lateral locations.
2. Boundary dimensions and bearings as per certificate of title and surveyors scheme plan
3. Hard paving adjacent to dwelling to have a fall of minimum 1:100 away from the building for a distance of at least 1m from the building.
4. A step/s or appropriate landscaping is to provided if drop from external doors is greater than 150mm



3 Location Plan (not to scale)

Drawing Plotted:
27/11/2025
2:15 pm

ALPINE MEADOW
36 Deans Drive .
Wanaka
New Zealand

Site Plan

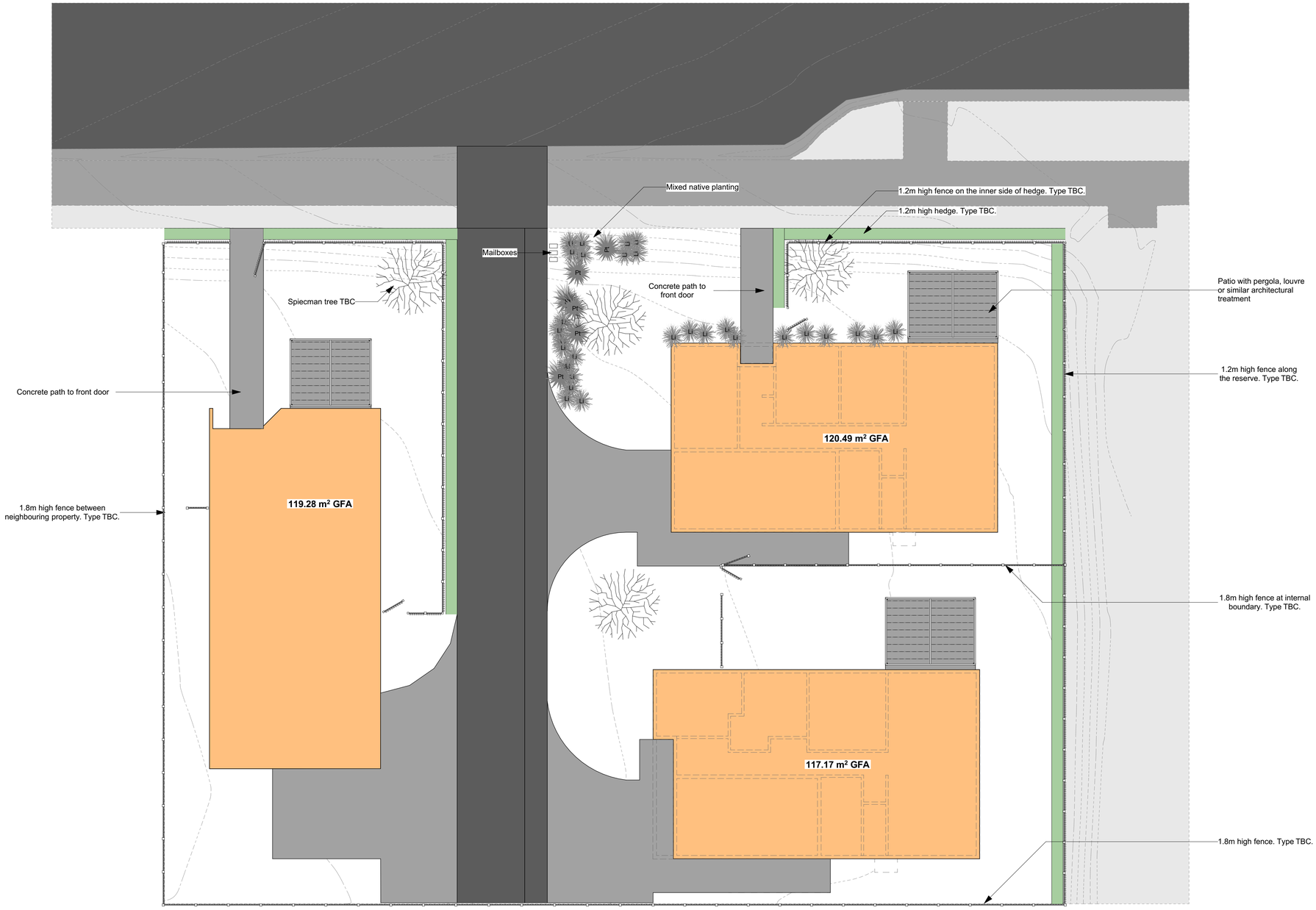
Original Scale	A1	1:100, 1:1
Reduced Scale	A3 REDUCED	(200%)
Status		RESOURCE CONSENT
Drawn		AL
Checked		QLCHT

Drawing No. 3.1
Revision B

Revision History

RevID	ChID	Revision	Date

QUEENSTOWN LAKES Community Housing Trust
Unlocking homes in our community.



Drawing Plotted:
27/11/2025
2:15 pm

ALPINE MEADOW
36 Deans Drive .
Wanaka
New Zealand

Site Landscaping Plan

Original Scale	A1		1:100
Reduced Scale	A3	REDUCED	(200%)
Status			RESOURCE CONSENT
Drawn			AL
Checked			QLCHT

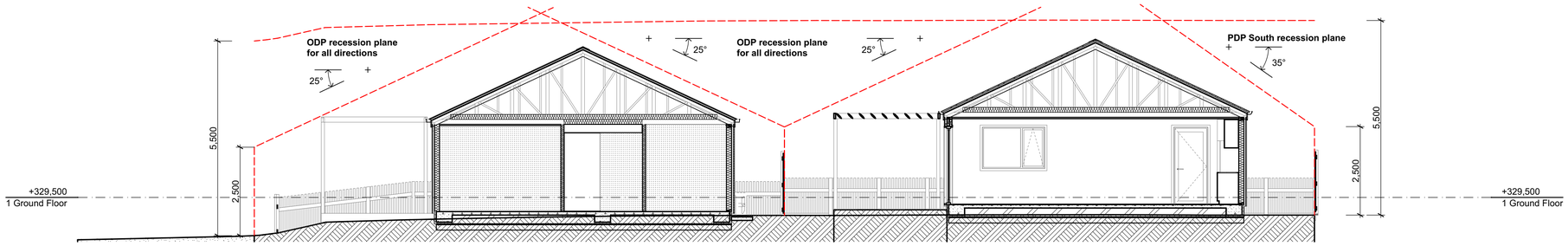
Drawing No. 3.2

Revision A

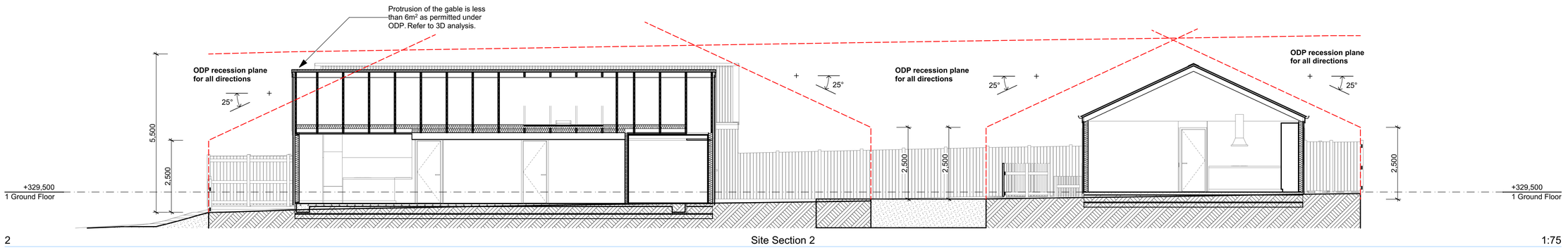
Revision History

RevID	ChID	Revision	Date

QUEENSTOWN LAKES
Community Housing Trust
Unlocking homes in our community.



1 Site Section 1 1:75



2 Site Section 2 1:75



3 District Plan 3D analysis 1:50

Drawing Plotted:
27/11/2025
2:15 pm

ALPINE MEADOW
36 Deans Drive .
Wanaka
New Zealand

Site sections

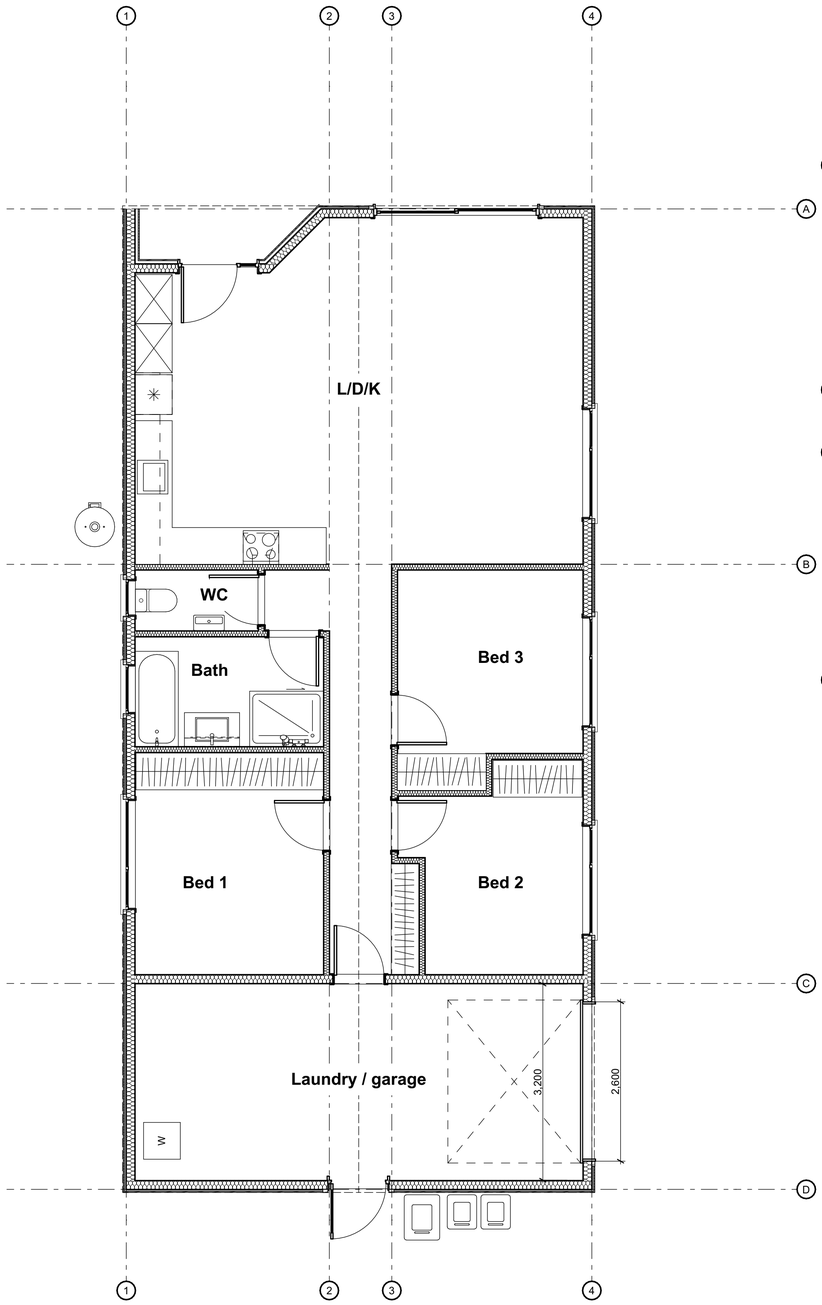
Original Scale	A1	1:75, 1:50
Reduced Scale	A3	REDUCED (200%)
Status		RESOURCE CONSENT
Drawn		AL
Checked		QLCHT

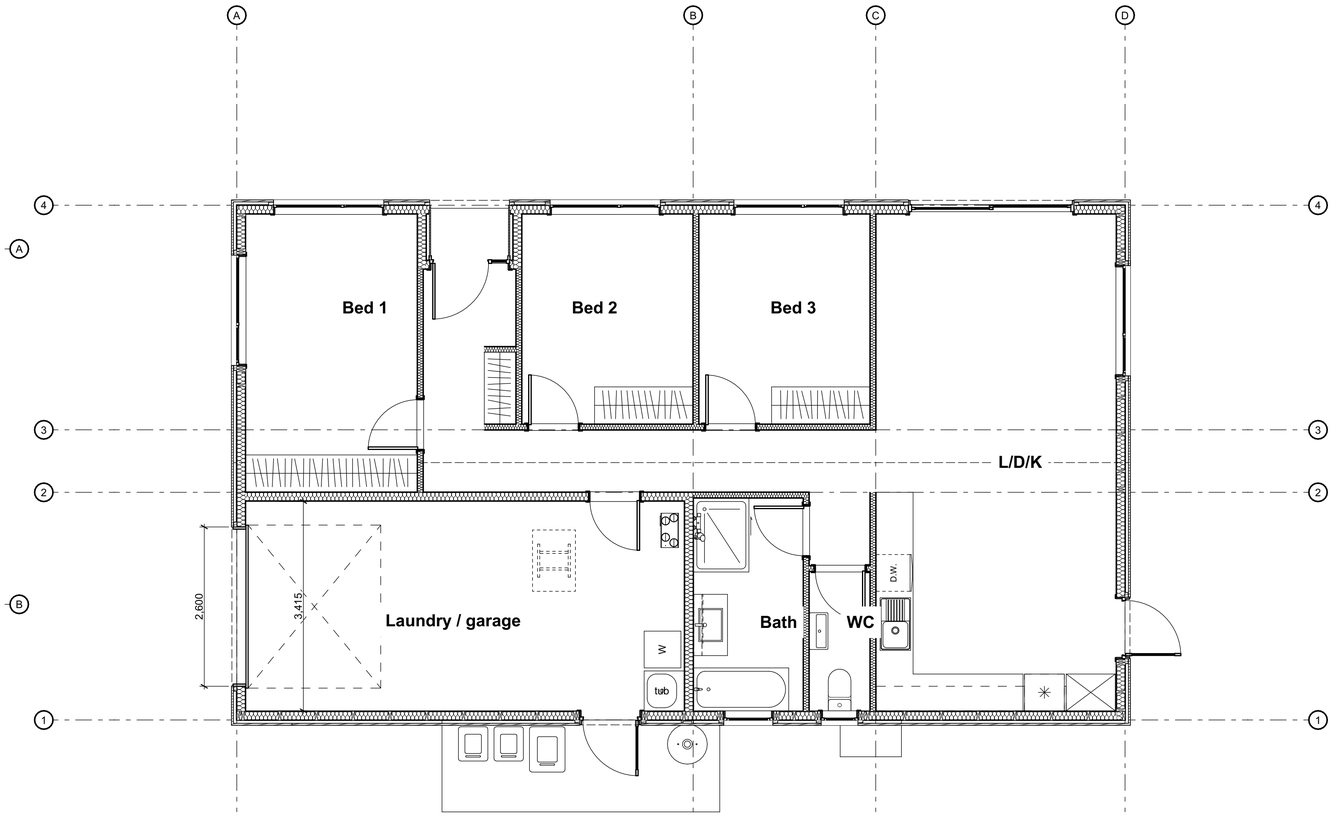
Drawing No.
3.3
Revision
A

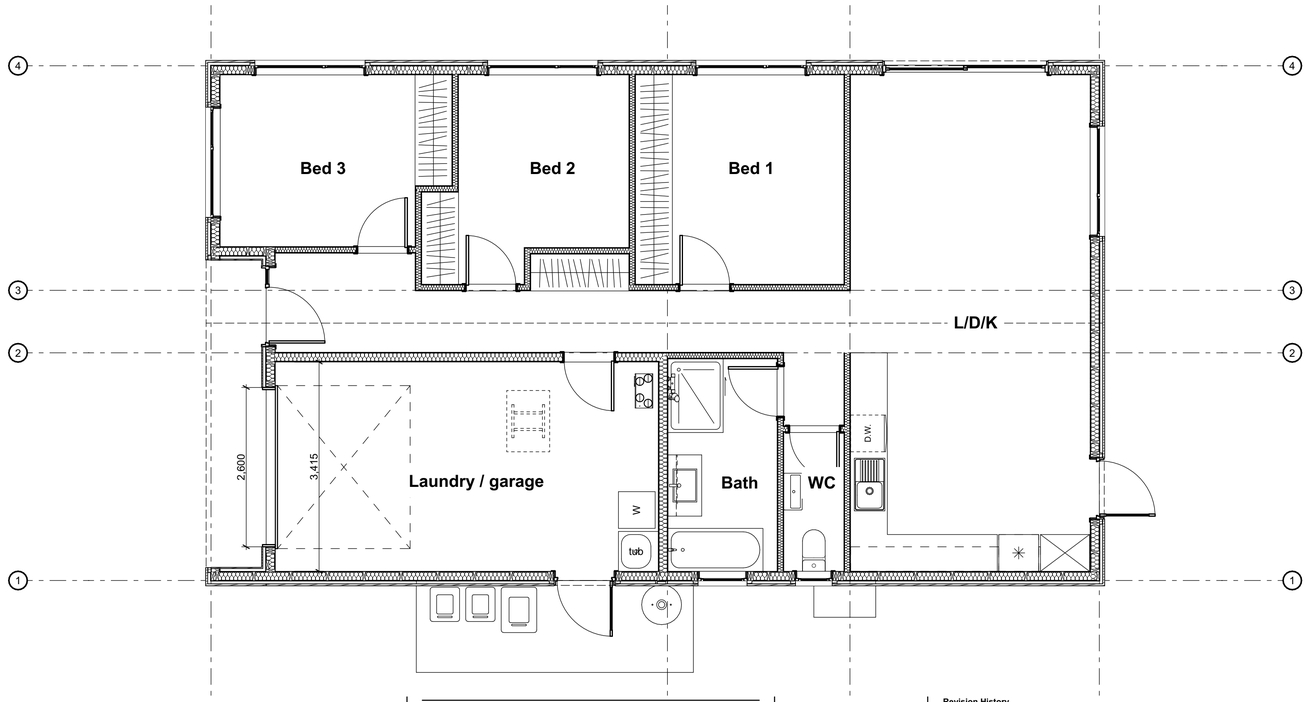
Revision History

RevID	ChID	Revision	Date

QUEENSTOWN LAKES
Community
Housing Trust
Unlocking homes in our community.







General notes

1. Read all drawings in conjunction with the project specification and all other relevant documents.
2. In the event that discrepancies or omissions are found in these drawings, the contractor must notify Queenstown Lakes Community Housing Trust immediately, before proceeding any further.
3. Contractor to check and confirm all dimensions, levels and angles on site prior to construction. Do not scale off drawings. If in doubt, ask.
4. All structural members shown are indicative only, refer to structural engineer's drawings and specifications for member sizes.
5. All timber framing not requiring specific design is to be in accordance with NZS3604.
6. Floor areas shown are "gross floor area" unless specifically noted as treated floor area or net floor area. For the avoidance of doubt, GFA includes external wall thickness but excludes light cladding. When masonry cladding is used, GFA on ground floor measures to the extremity of the concrete footing with brick rebate.
7. Refer to external and internal windows and door schedules for both leaf size, frame size, and rough opening size.
8. Exterior windows and doors dimensions on the wall framing plan are "rough opening size" unless otherwise noted.
9. Material substitution is not allowed without written confirmation from the design LBP.

Human impact safety glass requirements

- Glazing to shower screens to be toughened grade A safety glass

Stairs

- All stairs to be 'Main private" - minimum 280mm going, maximum 190mm riser
- For all stairs with three or more risers, provide a handrail to one side to comply with D1/AS1

Wall insulation

- Ensure all insulation is fitted tightly, without any gaps or folds. Ensure gaps between studs at external and internal corners are fitted with insulation. For external corners this will mean insulation must be installed prior to RAB board/underlay.
- Where structural steel members are within the exterior wall framing, install a 30mm XPS thermal break at minimum to the face of the steel to mitigate thermal bridging and comply with the requirements of E3/AS1.

Ground floor area: **120.5+117.7+ 119.3 =357.5m²**

Drawing Plotted:
27/11/2025
2:15 pm

ALPINE MEADOW
36 Deans Drive .
Wanaka
New Zealand

Ground Floor Plans

Original Scale	A1		1:50
Reduced Scale	A3	REDUCED	(200%)
Status			RESOURCE CONSENT
Drawn			AL
Checked			QLCHT

Drawing No. 3.4

Revision A

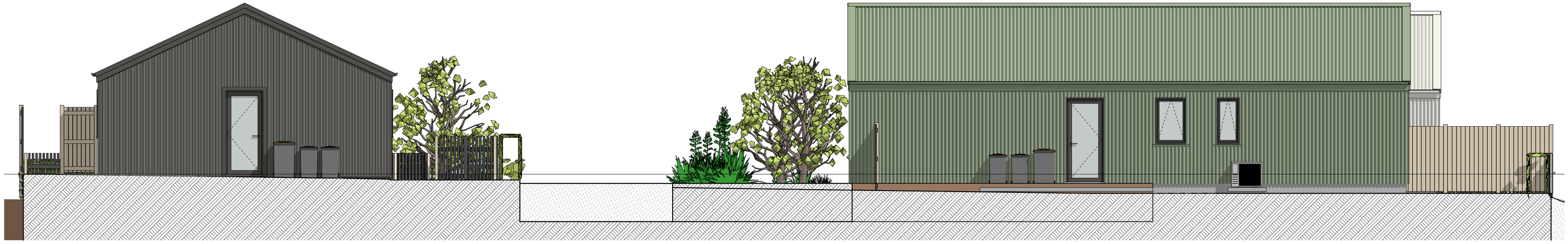
Revision History

RevID	ChID	Revision	Date

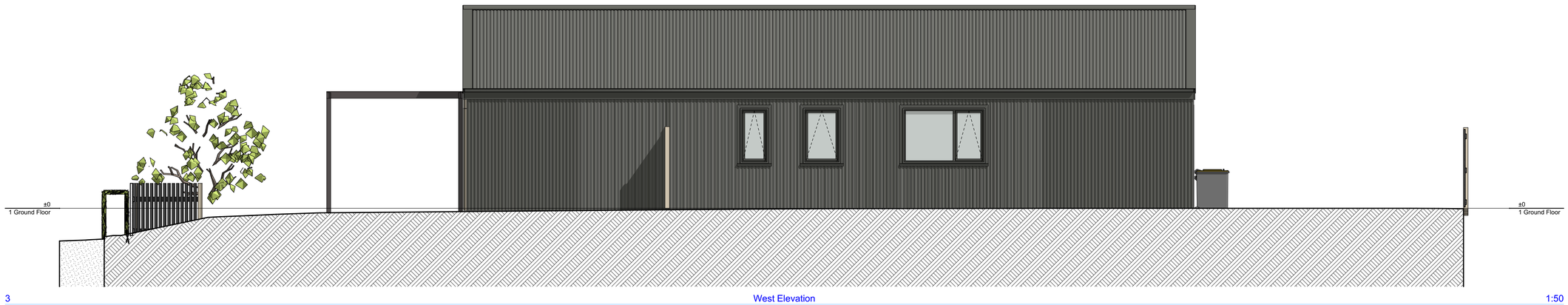
QUEENSTOWN LAKES Community Housing Trust
Unlocking homes in our community.



1 North Elevation 1:50



2 South Elevation 1:50



3 West Elevation 1:50

Drawing Plotted:
27/11/2025
2:15 pm

ALPINE MEADOW
36 Deans Drive .
Wanaka
New Zealand

Elevations

Original Scale	A1		1:50
Reduced Scale	A3	REDUCED	(200%)
Status			RESOURCE CONSENT
Drawn			AL
Checked			QLCHT

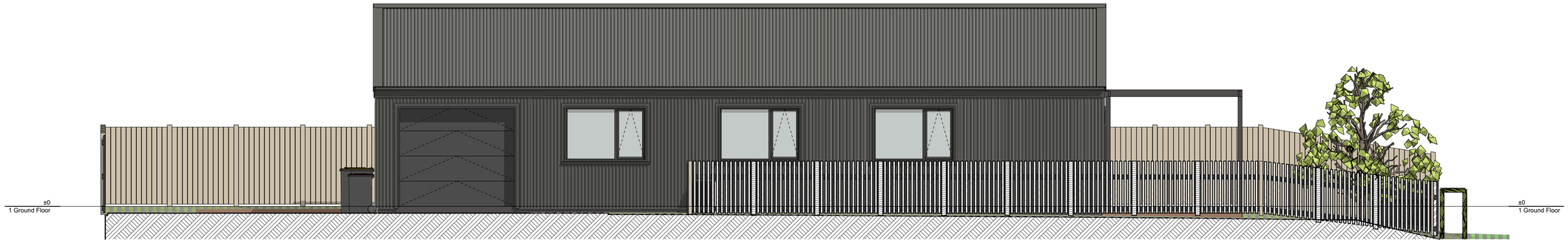
Drawing No.
3.5

Revision
A

Revision History

RevID	ChID	Revision	Date

QUEENSTOWN LAKES
Community Housing Trust
Unlocking homes in our community.



2 East Elevation 2 1:50



3 West Elevation 2 1:50



1 East Elevation 1:50

Drawing Plotted:
27/11/2025
2:15 pm

ALPINE MEADOW
36 Deans Drive .
Wanaka
New Zealand

Elevations

Original Scale	A1	1:50
Reduced Scale	A3 REDUCED	(200%)
Status		RESOURCE CONSENT
Drawn		AL
Checked		QLCHT

Drawing No.
3.6
Revision
A

Revision History

RevID	ChID	Revision	Date

QUEENSTOWN LAKES
Community Housing Trust
Unlocking homes in our community.



House 1 cladding & roofing:
-Colorsteel Titania (LRV 68%)
-Clear stain verical shiplap timber weatherboard
-White window and door frames

House 2 cladding & roofing:
-Colorsteel Ironsand (LRV 25%)
-Clear stain verical shiplap timber weatherboard
-Black window and door frames

House 3 cladding & roofing:
-Colorsteel Ironsand (LRV 8%)
-Clear stain verical shiplap timber weatherboard
-Black window and door frames

Common materials
Exposed aggregate concrete:
Driveway, patio, and entry path

QUEENSTOWN LAKES
Community Housing Trust
Unlocking homes in our community.

Colour pallet

Drawing
3.7

Date
27/11/2025

© Copyright. This drawing is under copyright and shall not be used or reproduced in any form without written approval. The copyright of this drawing and all parts thereof remains with Queenstown Lakes Community Housing Trust.