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IMPORTANT NOTE: ALL LANDSCAPING, PLANTING, LIGHTING AND FENCING IS SHOWN FOR IMAGING PURPOSES ONLY. REFER TO BUILDING CONTRACT AND "FIXTURES AND FITTINGS" FOR LANDSCAPING INCLUSIONS

Proposed New Dwelling

for

Lot 24 Pembroke Heights, Wanaka



ARTIST IMPRESSION ONLY

mikegreerhomes

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JOB TITLE:
MIKE GREER HOMES Lot 24 Pembroke Heights, Wanaka

DRAWING TITLE:
Cover Sheet

LEGAL DESCRIPTION:
Lot 24 DP ???
Lot 24 Pembroke Heights, Wanaka

LEGAL NOTES:
1. Subject to council approval
2. All measurements to be confirmed on site by the contractor prior to the commencement of work

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DATE OF ISSUE: 11.04.2024
AMENDMENT DATE: 10/12/2025
DESIGNER: IT(ID)
TECHNICIAN: VF (ID)
VERSION: -V2
CODE: C3
SCALE:
BASE PLAN: N/A
JOB # CO1064
SHEET: A0.01

General Notes

LOT No:	Lot 24
D.P:	DP ???
Site Area	502m²
Total Floor Area (Over Framing):	**187.63** m²
Total Floor Area (Over Foundation):	**187.63** m²
Site Coverage Area (Over Cladding and Covered Areas)	195.04 m²
Territorial Authority	Queenstown Lake District Council
Planning Zone	Northlake Special Zone (Activity B1) RM220913
Site Coverage	38%- (40% Allowable) (over Cladding and Over hangs over 600mm)
Maximum Building Height	8m
Technical Category	TC1
Flood Management Area	N/A
Climate Zone	6
Earthquake Zone	Zone 3
Exposure Zone	Zone B
Lee Zone	No
Rainfall Range	20-30
Wind Region	A
Wind Zone	High (Confirm Wind zone with council)
Snow Zone	Zone N5 - 1.5kPa TBC with Site levels - Check
ASL (Above Sea Level)	
Coastal Hazard	N/A

General:
Concept subject to TA rules and regulations.
All dimensions to be confirmed on site
Concept may be subject to subdivision developer's approval

Foundation Type:
-INSULSLAB Engineered Slab on ground foundations system with 300mm Wide Conc footing with 50mm Poly Under footing and 100mm Conc Slab with 200mm Underslab poly.(As per Geotechnical Report)

Site Information:
Position of road crossing, services locations, street trees, lamp posts, parking bays, pedestrian islands etc is unknown/or existing - to be confirmed when information becomes available.

Boundary Information:
To be confirmed with release of Certificate of Title

Site Levels:
Site Levels as per Survey Plan

Finished floor level to be 150mm minimum above crown of road as per NZBC E1/AS1 Figure 1 or the lowest point of the boundary as per Figure 2 ,E1/AS1.

Landscaping:
This plan is indicative only. Landscaping to be confirmed by the client. All Fencing to comply with the relevant Covenants.

Non Compliances Requiring RC:
-TBC

Steps & Paths:
A Step/s or appropriate landscaping is to be provided if drop from external doors is greater than 190mm from FFL to FGL. All access routes must provide a non-slip surface in accordance to NZBC D1/AS Table 2. Convey surface water from sealed drive to an appropriate approved outfall .

Site Plan Legend

-1:100 Fall to planting or grass area

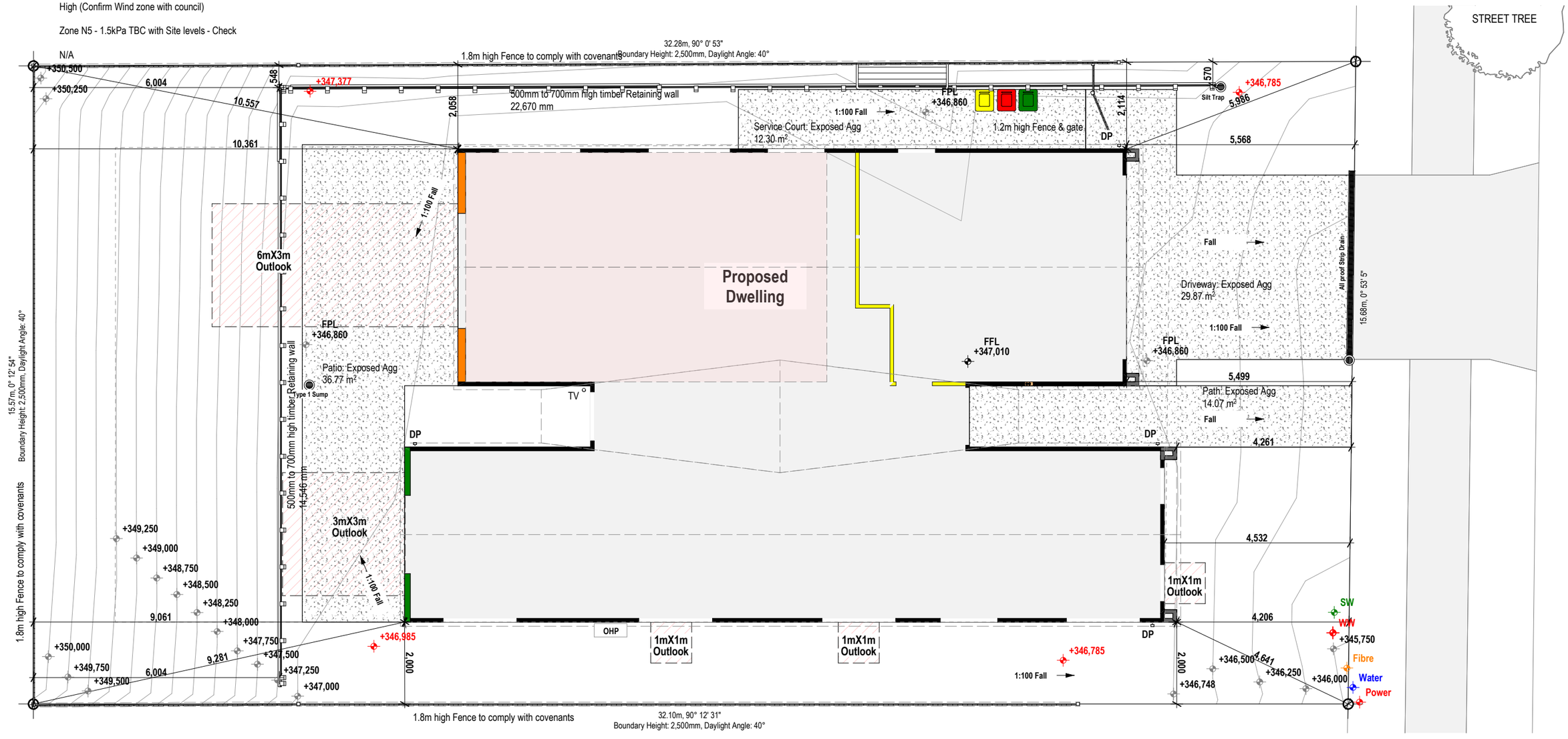
1:100 Fall →

N

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Area Over Framing: 187.63 m²
Area over Foundation: 187.63 m²
Foundation Perimeter: 75,582.27 mm
Area Over Cladding and covered area: 195.04 m²

Main Dwelling area



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JOB TITLE:
MIKE GREER HOMES Lot 24 Pembroke Heights, Wanaka

DRAWING TITLE:
Site Plan

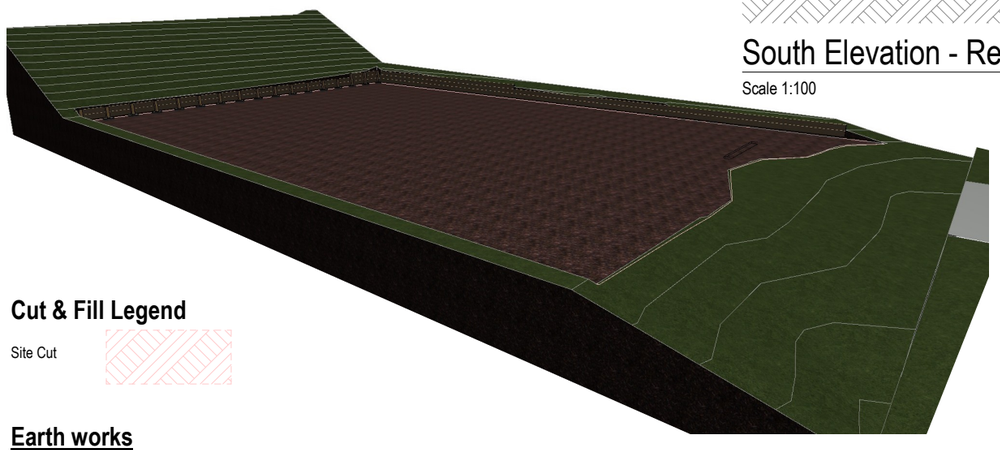
LEGAL DESCRIPTION:
Lot 24 DP ???
Lot 24 Pembroke Heights, Wanaka

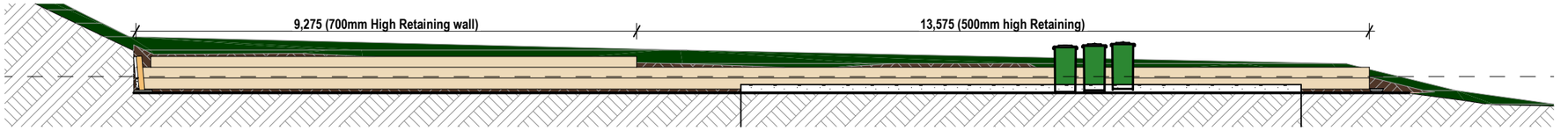
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DATE OF ISSUE: 11.04.2024	**DESIGNER:** IT(ID)		**SCALE:** 1:100
AMENDMENT DATE: 10/12/2025	**TECHNICIAN:** VF (ID)		**BASE PLAN:** N/A
	VERSION: -V2	**CODE:** C3	**JOB #** CO1064

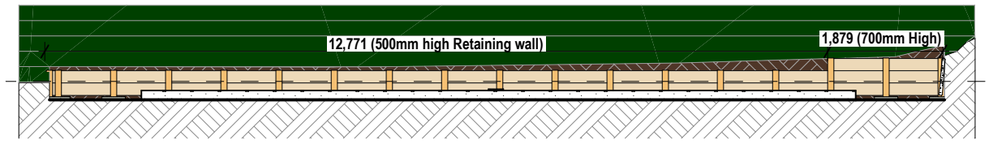
SHEET: A1.01





South Elevation - Retaining wall

Scale 1:100



East Elevation-Retaining wall

Scale 1:100

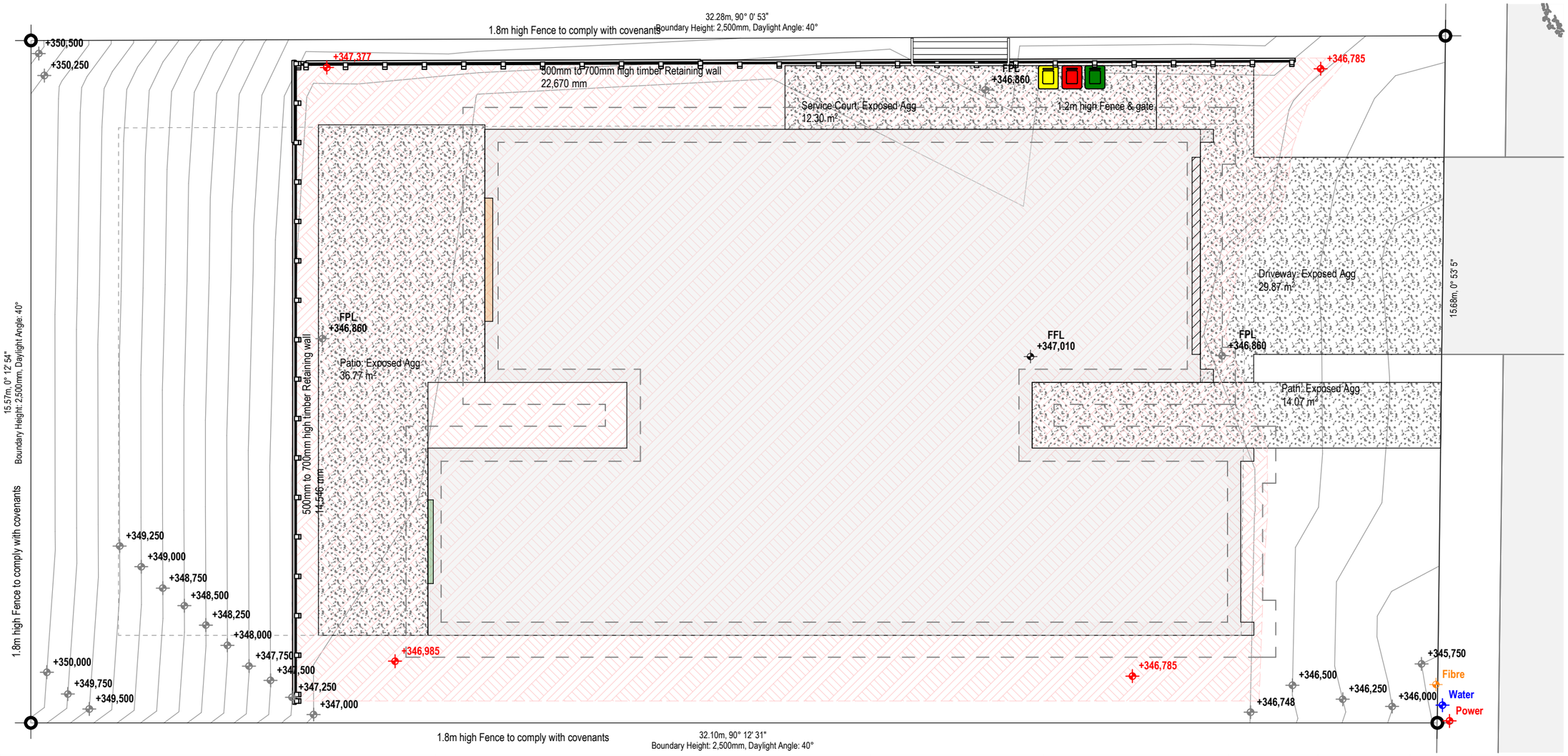
Cut & Fill Legend

Site Cut

Earth works

Total Cut m³/m2:(102.98m³ /343m²)
200m3 max Cut and 400m2 area max

max Cut height of 0.7m



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JOB TITLE:
MIKE GREER HOMES Lot 24 Pembroke Heights, Wanaka

DRAWING TITLE:
Earthworks

LEGAL DESCRIPTION:
Lot 24 DP ???
Lot 24 Pembroke Heights, Wanaka

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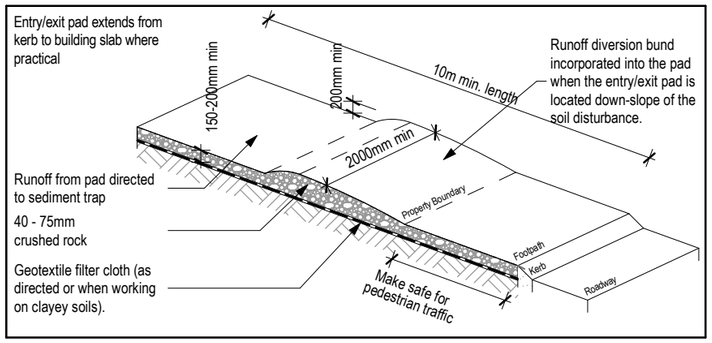
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AMENDMENT DATE: 10/12/2025	**TECHNICIAN:** VF (ID)		**BASE PLAN:** N/A
	VERSION: -V2	**CODE:** C3	**JOB #** CO1064

SHEET: **A1.02**

Sediment Control

- Rumble pad to be created at point of entry & exit on site (Removed on completion of formed driveway)
- Rumble pad to be created in accordance to guidelines provided by the local Council & maintained in good condition throughout it's period of use.
- All ground cover/vegetation outside of immediate build area to be maintained throughout period of house build. This includes grass verges on the street frontage.
- Any stockpiles of soil or excavated material are to be kept to the rear of the site & covered with imprevious sheets.
- Roof downpipes are to be connected to the installed stormwater drainage as soon as practical once roof cladding has been installed. Until this point ensure water run-off from downpipes is directed away from build area but not on to neighbouring properties.

No building work will be started on this project until the construction of an approved stormwater outfall has been completed for this proposed lot.



Stabilised Entry/Exit Pad

Legend (AS/NZS 3500)

100mm uPVC surface water drain at 1:120 gradient to existing laterals at boundary. (SW)
Discharge — inspection point

100mm uPVC foul water drain at 1:60 gradient to Eone tank then existing laterals at boundary. (FW)
Discharge — inspection point

Retaining Wall Legend

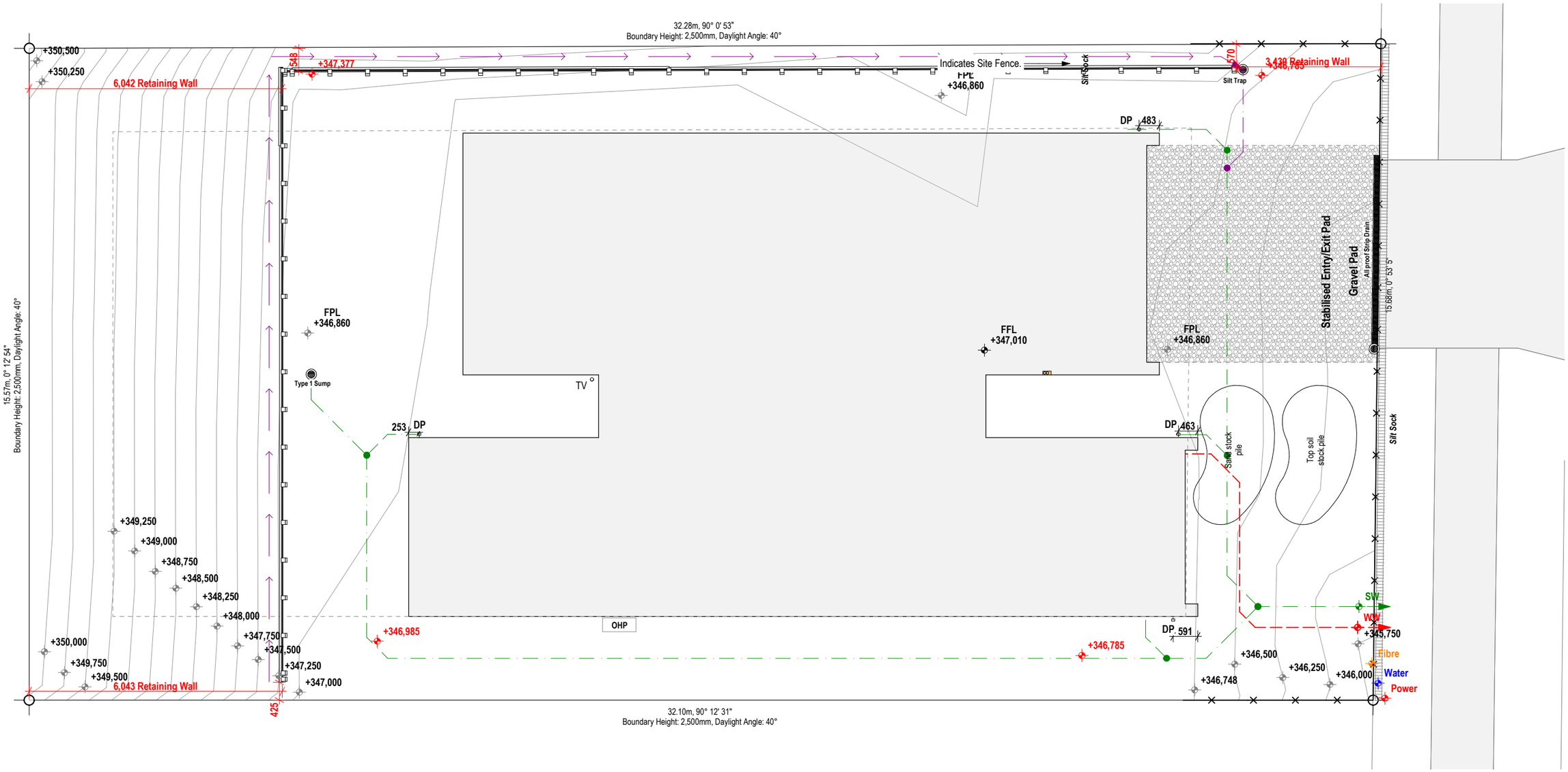
100mm Drainage Coil at 1:100 at Base of retaining wall
Discharge — Silt Trap

STORMWATER & FOULWATER DRAIN LAYOUT INDICATIVE ONLY & MAY BE SUBJECT TO CHANGE FINAL LAYOUT AS PER ON SITE AS-BUILT PLANS BY DRAINLAYER ON COMPLETION & LODGED WITH COUNCIL

Site Plan Legend

-Site fencing:

-Main contractor to provide 2m min. high chain link fence (min. size 50 x 50mm) to prevent unauthorised entry to the site. All fencing to comply with F5 including relevant hazard signage.
-Main contractor to provide on site a specific Health & Safety policy which is to be viewed & signed by all persons entering the site.



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JOB TITLE:
MIKE GREER HOMES Lot 24 Pembroke Heights, Wanaka

DRAWING TITLE:
Sediment Control & Drainage Plan

LEGAL DESCRIPTION:
Lot 24 DP ???
Lot 24 Pembroke Heights, Wanaka

LEGAL NOTES:
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DATE OF ISSUE: 11.04.2024
AMENDMENT DATE: 10/12/2025

DESIGNER:	SCALE:	SHEET:
IT(ID)	1:100	A1.03
TECHNICIAN: VF (ID)	BASE PLAN: N/A	
VERSION: -V2 / CODE: C3	JOB # CO1064	

LANDSCAPING

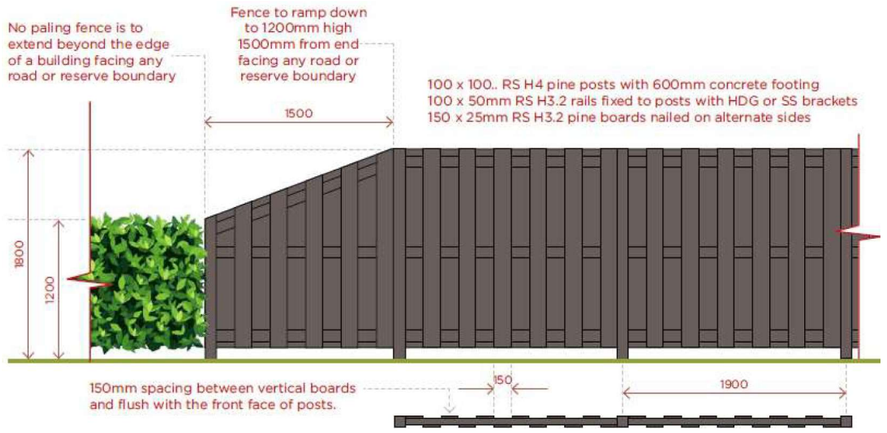
Landscaping is indicative only - these plants or trees of a similar type and size are proposed & shall comply with Pembroke Heights design guildelines

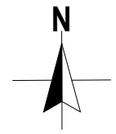
All common boundaries where a paling fence is not permitted must be planted with a hedge.
The stem of the hedge plant is to be offset 250mm inside your lot boundary.
Hedge plants are to be a minimum of 800mm high with an established root system of 5L at the time of planting and a maximum of 500mm apart (stem to stem).
Hedging is to be clipped and maintained to a height of 1200 - 1800mm and max width of 1000mm.
Hedge species are to be Griselinia littoralis or Prunus lusitanica, or similar types of dense evergreen species.

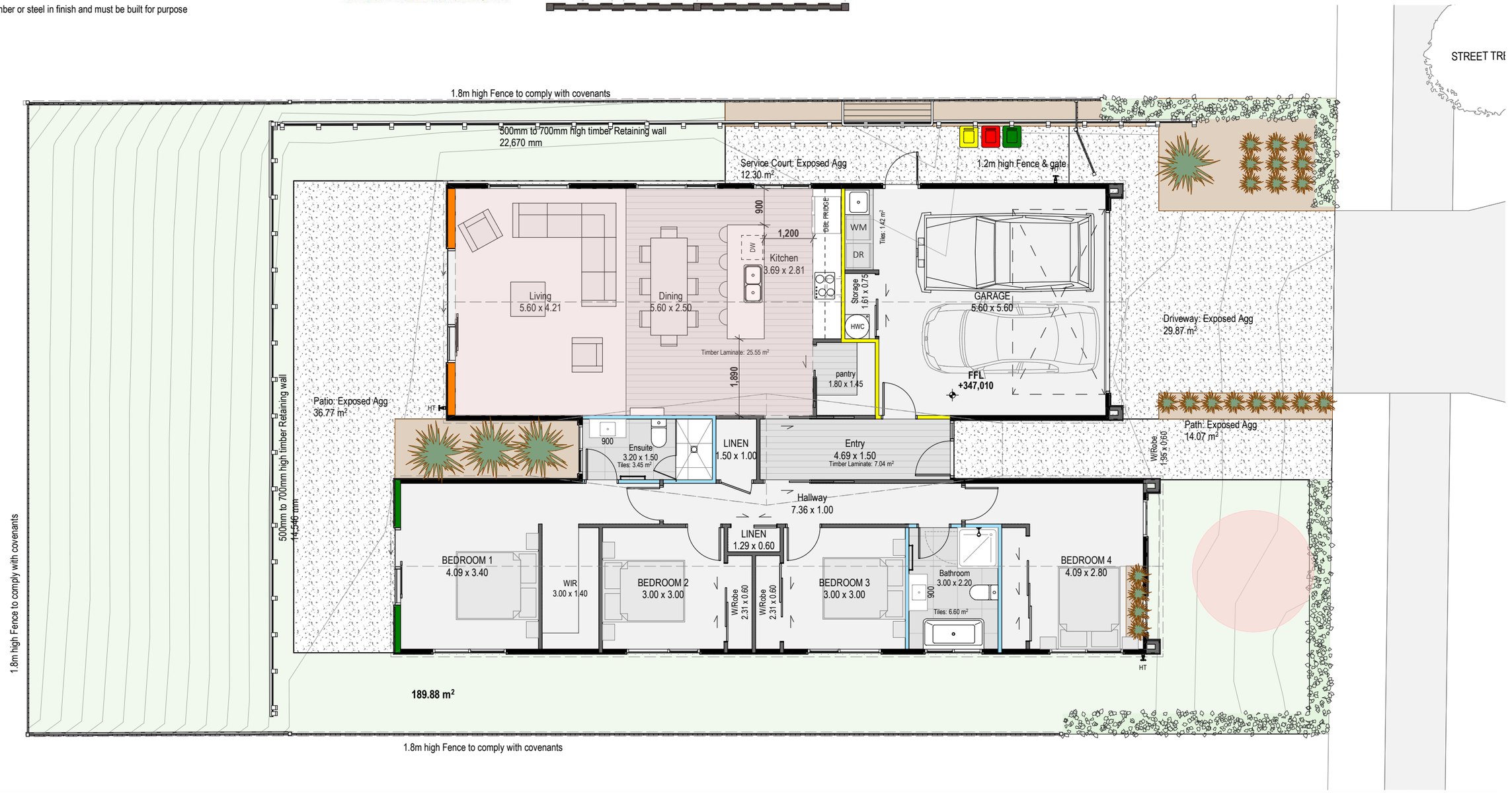
Retaining walls must be square post and horizontal rails, stained black

All Lot owners are to plant at least one tree within 2m of each road or reserve boundary.This is to be selected from the following species: Oak, Elm, Birch, Maple, Plane, European or English Beech, Walnut, Ash, Ribbonwood, or Lacebark.
Trees are to be >2.5m in height at the time of planting.
No trees over 4m high are allowed within 2m of a neighboring residential Lot.
All trees must be maintained, or replaced if they are deceased.

The letterbox is to have a maximum dimension of 500Wx500Dx1000H.
The letterbox is to be mounted on a steel or natural timber post with a minimum dimension of 125Wx125Dmm.
The letterbox is to be black, natural timber or steel in finish and must be built for purpose







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JOB TITLE:

MIKE GREER HOMES Lot 24 Pembroke Heights, Wanaka

DRAWING TITLE:

1:100 Landscaping Plan

LEGAL DESCRIPTION:

Lot 24 DP ???

Lot 24 Pembroke Heights, Wanaka

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DATE OF ISSUE: 11.04.2024	**DESIGNER:** IT(ID)		**SCALE:** 1:200, 1:100
	TECHNICIAN: VF (ID)		**BASE PLAN:** N/A
AMENDMENT DATE: 10/12/2025	**VERSION:** -V2	**CODE:** C3	**JOB #** CO1064

SHEET: A1.05

Roofing Notes
-ROOF CLADDING 1: 0.40 BMT Colorsteel Longrun Stratco Superdek Trimline on Self-supporting building underlay (Folded barge ends to gables only)

Roof Pitch	1	35°
Roof Pitch	2	5°
Roof Pitch	3	25°(Raking Ceiling)
Eaves Width	1	100mm
Eaves Width	2	50mm
Gable Width	1	150mm

Soffit Lining
-4.5mm James Hardie Soffit Lining
Spouting & Fascia
Selected colorsteel Quad spouting (5550mm²) cross sectional area fix to 185 Colorsteel fascia
Down Pipe (DP)
-75x55mm Colorsteel Downpipes

TRUSSES
-Prefabricated roof trusses @ 900mm crs max fix to top plate with 2/100 x 3.75mm skewed nails & 2/wiredogs each side in accordance to Manufacturer documents & producer statement.
Purlins
-70x45 H1.2 SG8 Purlins fixed to trusses/Rafter with 1/10g x 80mm self-drilling screw or 2/100 x 3.75mm skewed nails & 1/wiredog (Alt 2.4KN Fixing). Top & bottom purlins shall be @ 600mm crs & 900crs to body.

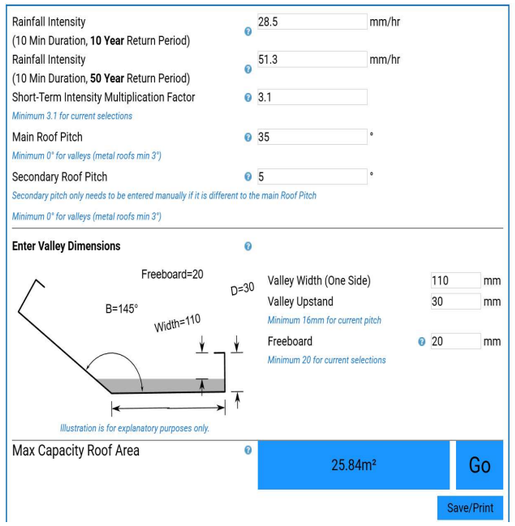
90x45mm H1.2 treated SG8 outriggers @900crs max to gable verge to allow for overhang/eave width. Outriggers to span back to next truss. Outriggers to be fixed as per NZS3604:2011 Table 10.18:
- 1/10g x 80mm self-drilling screw to wall framing.
- 3/90 x 3.15mm nails to rafters.
- 4/90 x 3.15mm skewed nails to blocking.

Roof bracing to be 8.0kN diagonally opposed intersecting steel straps fixed to top chord & top plate as per NZS3604:2011, Section 10.3, 10.4 or refer to truss manufacturer's design for positions.

All roof penetrations shall be flashed as per NZBC E2/AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 Roof Penetrations) as shown in figure 53 & 54

All Flashings to be 0.55 BMT colorsteel fixed in accordance with NZS3604:2011 and meeting the durability requirements of NZBC E2/AS1 Table 20,21,22

Add Snow Straps as per NZMRCOP and E2/AS1 .



GENERAL KEY:

Pryda Strip roof bracing as per truss design:

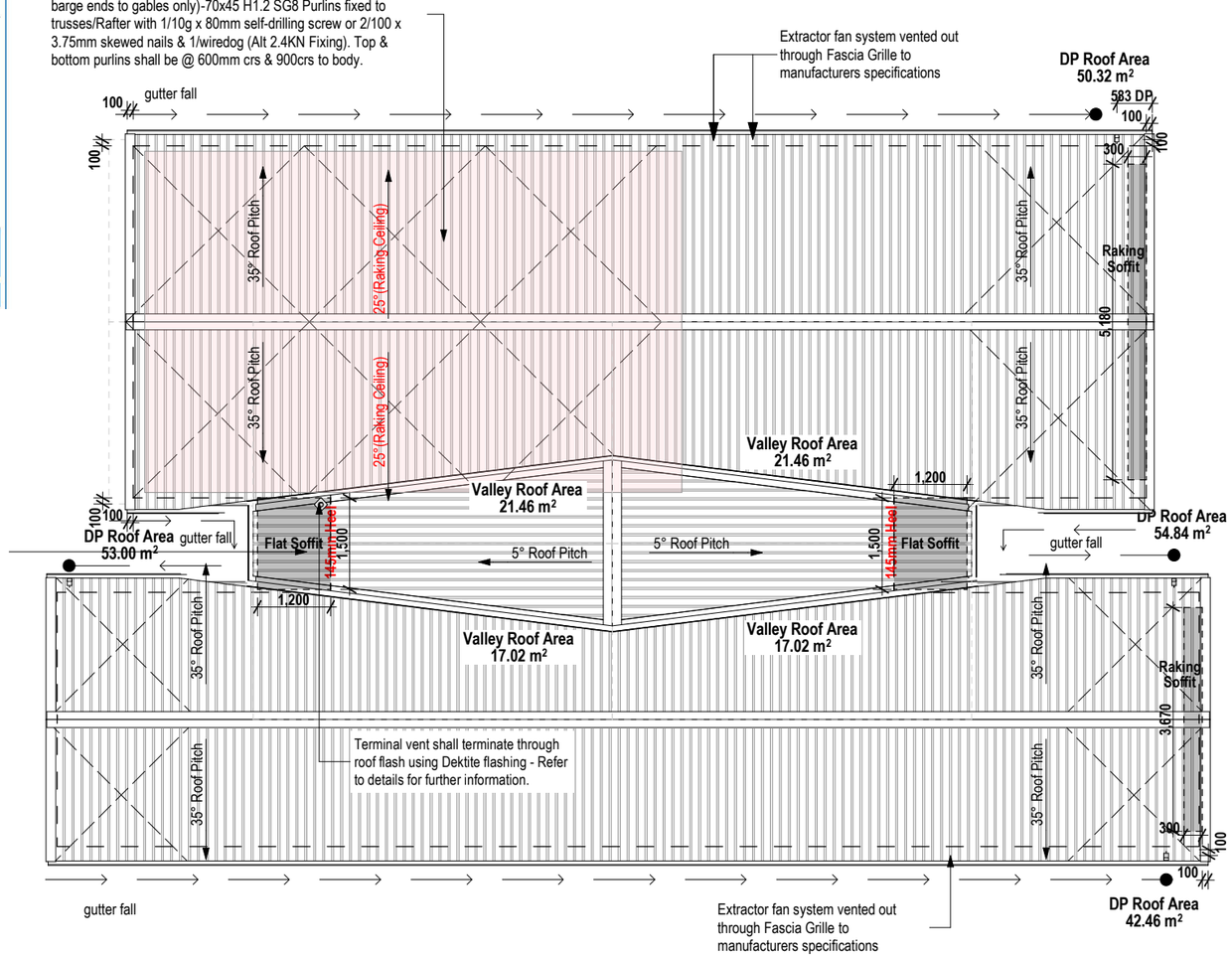
Gutter Fall:

TV	Terminal Vent	80mm
BV	Branch Vent	40mm

-Terminal & Branch vent shall terminate through roof flash using Dektite flashing

DP	Downpipe	-75x55mm Colorsteel Downpipes

ROOF CLADDING 1: 0.40 BMT Colorsteel Longrun Stratco Superdek Trimline on Self-supporting building underlay (Folded barge ends to gables only)-70x45 H1.2 SG8 Purlins fixed to trusses/Rafter with 1/10g x 80mm self-drilling screw or 2/100 x 3.75mm skewed nails & 1/wiredog (Alt 2.4KN Fixing). Top & bottom purlins shall be @ 600mm crs & 900crs to body.



Extractor fan system vented out through Fascia Grille to manufacturers specifications

Extractor fan system vented out through Fascia Grille to manufacturers specifications

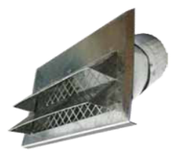
Smooth-Air

Grilles - Fascia Grille

The Fascia discharge grille is ideal for homes with no soffit and offer the following features:

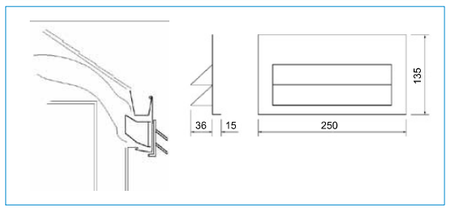
- Low profile, discreet
- Excellent air flow characteristic
- Birdmesh incorporated as standard
- Powder coated to standard colour steel colours
- Suits 150dia flexible duct

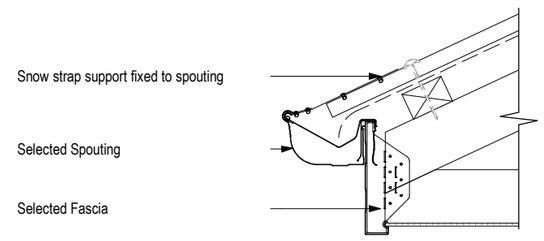




FasciaGrille
(not yet powder coated)

Grilles - External





Snow Strap Detail

Scale 1:10

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JOB TITLE: **MIKE GREER HOMES Lot 24 Pembroke Heights, Wanaka**

DRAWING TITLE: **Roof Plan**

LEGAL DESCRIPTION:
Lot 24 DP ???
Lot 24 Pembroke Heights, Wanaka

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AMENDMENT DATE: 10/12/2025
DESIGNER: IT(ID)
TECHNICIAN: VF (ID)
VERSION: -V2
CODE: C3
SCALE: 1:10, 1:100
BASE PLAN: N/A
JOB #: CO1064
SHEET: **A2.04**

Wall Cladding Materials
-WALL CLADDING 1:James Hardie Vertical Linea 200mm Oblique over 20mm cavity system installed as per manufacturer's specifications (Dwangs @ 600crs max)

-WALL CLADDING 2: Hermpac HP55 135mm Square Edge Vertical Shiplap Weatherboards over 20mm cavity system installed as per manufacturers specifications & E2/AS1 (Dwangs @ 400crs max)

Roofing Notes
-ROOF CLADDING 1: 0.40 BMT Colorsteel Longrun Stratco Superdek Trimline on Self-supporting building underlay (Folded barge ends to gables only)

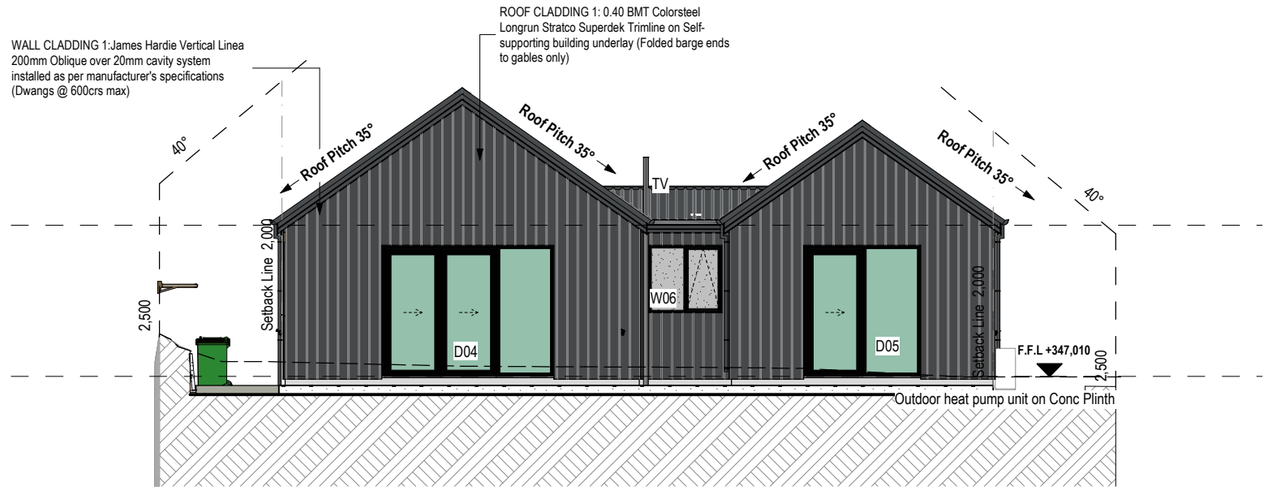
Roof Pitch 1	35°
Roof Pitch 2	5°
Roof Pitch 3	25°(Raking Ceiling)
Eaves Width 1	100mm
Eaves Width 2	50mm
Gable Width 1	150mm

Soffit Lining
-4.5mm James Hardie Soffit Lining
Spouting & Fascia
Selected colorsteel Quad spouting (5550mm²) cross sectional area fix to 185 Colorsteel fascia
Down Pipe (DP)
-75x55mm Colorsteel Downpipes

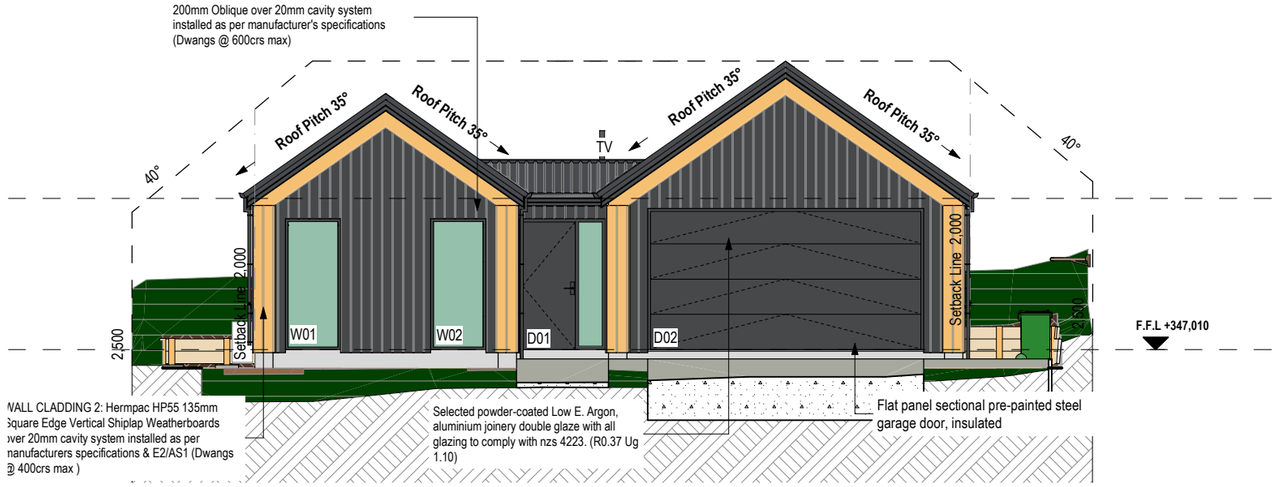
Windows & Door Joinery
Selected powder-coated Low E. Argon, aluminium joinery double glaze with all glazing to comply with nzs 4223. (R0.37 Ug 1.10)

Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for preformance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

BUILDING ENVELOPE RISK MATRIX		
All Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**9**



West Elevation.
Scale 1:100



East Elevation
Scale 1:100

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JOB TITLE:
MIKE GREER HOMES Lot 24 Pembroke Heights, Wanaka

DRAWING TITLE:
Elevations

LEGAL DESCRIPTION:
Lot 24 DP ???
Lot 24 Pembroke Heights, Wanaka

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TECHNICIAN: VF (ID)
VERSION: -V2
CODE: C3
SCALE: 1:100
BASE PLAN: N/A
JOB # CO1064
SHEET: **A3.02**

Wall Cladding Materials
-WALL CLADDING 1:James Hardie Vertical Linea 200mm Oblique over 20mm cavity system installed as per manufacturer's specifications (Dwangs @ 600crs max)

-WALL CLADDING 2: Hermpac HP55 135mm Square Edge Vertical Shiplap Weatherboards over 20mm cavity system installed as per manufacturers specifications & E2/AS1 (Dwangs @ 400crs max)

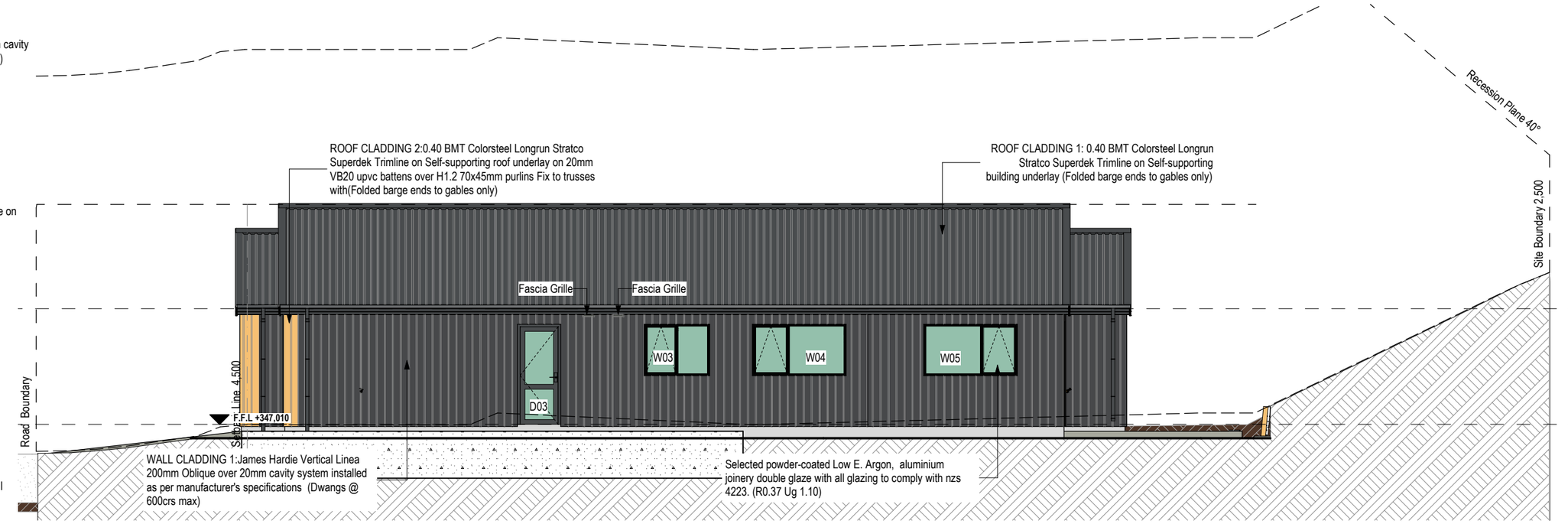
Roofing Notes
-ROOF CLADDING 1: 0.40 BMT Colorsteel Longrun Stratco Superdek Trimline on Self-supporting building underlay (Folded barge ends to gables only)

Roof Pitch	1	35°
Roof Pitch	2	5°
Roof Pitch	3	25°(Raking Ceiling)
Eaves Width	1	100mm
Eaves Width	2	50mm
Gable Width	1	150mm

Soffit Lining
-4.5mm James Hardie Soffit Lining
Spouting & Fascia
Selected colorsteel Quad spouting (5550mm²) cross sectional area fix to 185 Colorsteel fascia
Down Pipe (DP)
-75x55mm Colorsteel Downpipes

Windows & Door Joinery
Selected powder-coated Low E. Argon, aluminium joinery double glaze with all glazing to comply with nzs 4223. (R0.37 Ug 1.10)

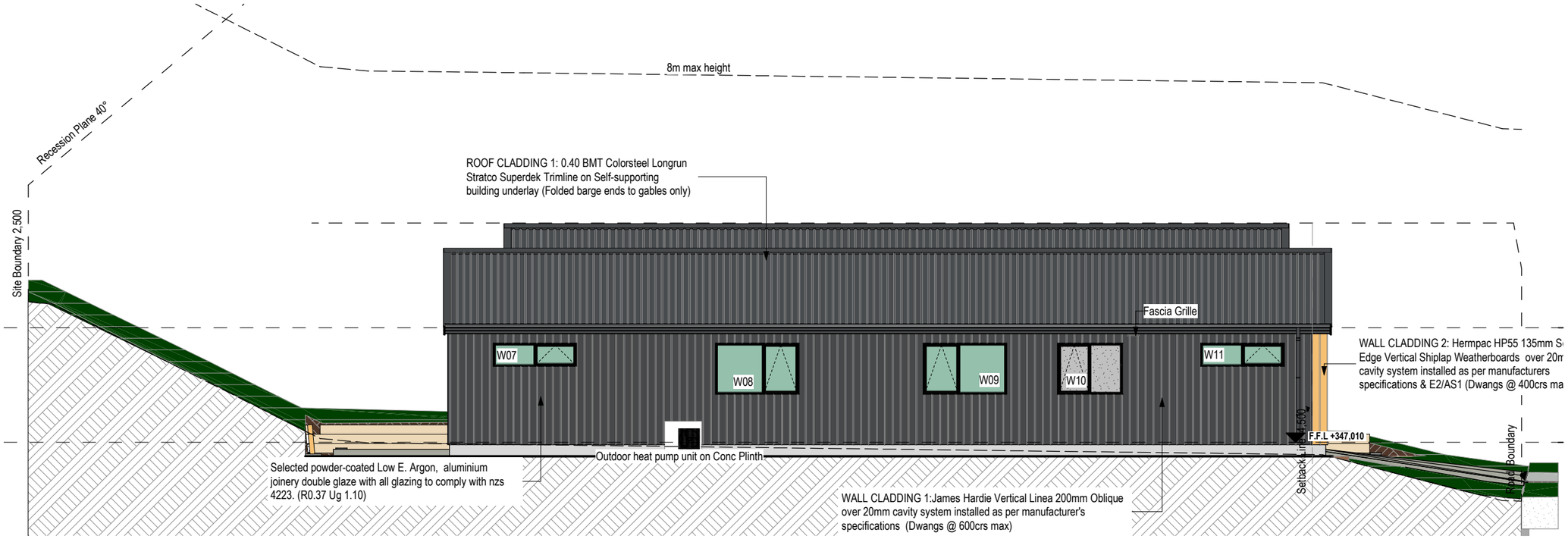
Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for preformance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.



North Elevation

Scale 1:100

BUILDING ENVELOPE RISK MATRIX		
All Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		**12**



South Elevation.

Scale 1:100

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JOB TITLE:
MIKE GREER HOMES Lot 24 Pembroke Heights, Wanaka

DRAWING TITLE:
Elevations

LEGAL DESCRIPTION:
Lot 24 DP ???
Lot 24 Pembroke Heights, Wanaka

LEGAL NOTES:
1. Subject to council approval
2. All measurements to be confirmed on site by the contractor prior to the commencement of work

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DATE OF ISSUE: 11.04.2024
AMENDMENT DATE: 10/12/2025
DESIGNER: IT(ID)
TECHNICIAN: VF (ID)
SCALE: 1:100
BASE PLAN: N/A
VERSION: -V2
CODE: C3
JOB # CO1064
SHEET: **A3.01**

Note:

- Confirm all opening sizes onsite prior to installation
- Sizes shown are rough opening sizes and & leaf sizes
- Client to confirm window & door style & finishes
- All doors & sliders are taken from External Elevation
- All windows are taken from External Elevation
- Refer to gound floor plan for accurate opening location

Internal Door Leaf Height with Contractor)	1980mm (Confirm Internal Door lintel height 2.05m
Internal Door Leaf Width	810mm standard - as noted on plans

-Joinery:
All exterior window and door joinery to be **Selected powder-coated Low E. Argon, aluminium joinery double glaze with all glazing to comply with nzs 4223. (R0.37 Ug 1.10)**and dressed timber reveals unless noted otherwise. Refer to specification for full details.

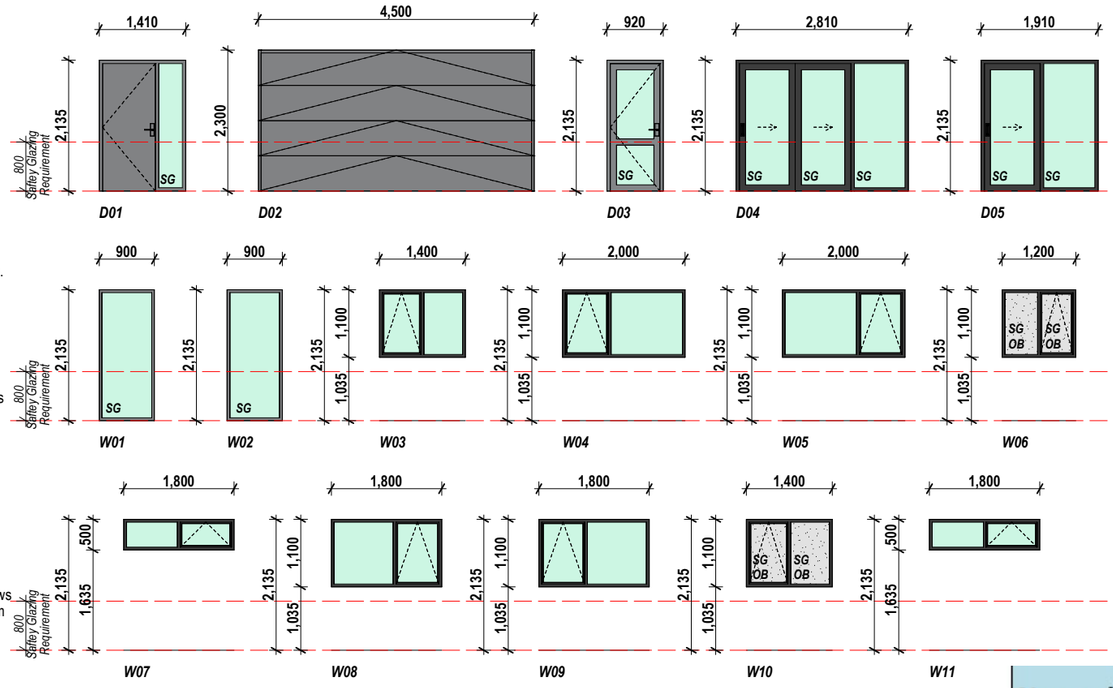
-Internal Door Leaf Height:	-1980mm (Confirm Internal Door lintel height 2.05m with Contractor)
-Internal Door Leaf Width:	-810mm standard - as noted on plans(unless noted on plan).
-Garage Door:	-Coloursteel sectional.
-Lintels:	-Refer to the Floor Plan/Truss Design for lintel sizes.
-Safety Glazing (**SG**):	-To all windows less than 800mm above FFL, unless a transom is less than 1.0m from FL. -To all windows in wet areas less than 2.0m above FFL. -To all doors (bottom pane only where a transom is used.)
-Obscure Glazing (**OB**):	-To Bathroom, WC and Ensuite
-Safety Glazing or Annealed Glass (**SG or A)**	-Safety Glazing or Annealed Glass as per NZS 4223.3:2016
-Restrictor Stay (**RS**):	-Restrictor stays fixed to window openings

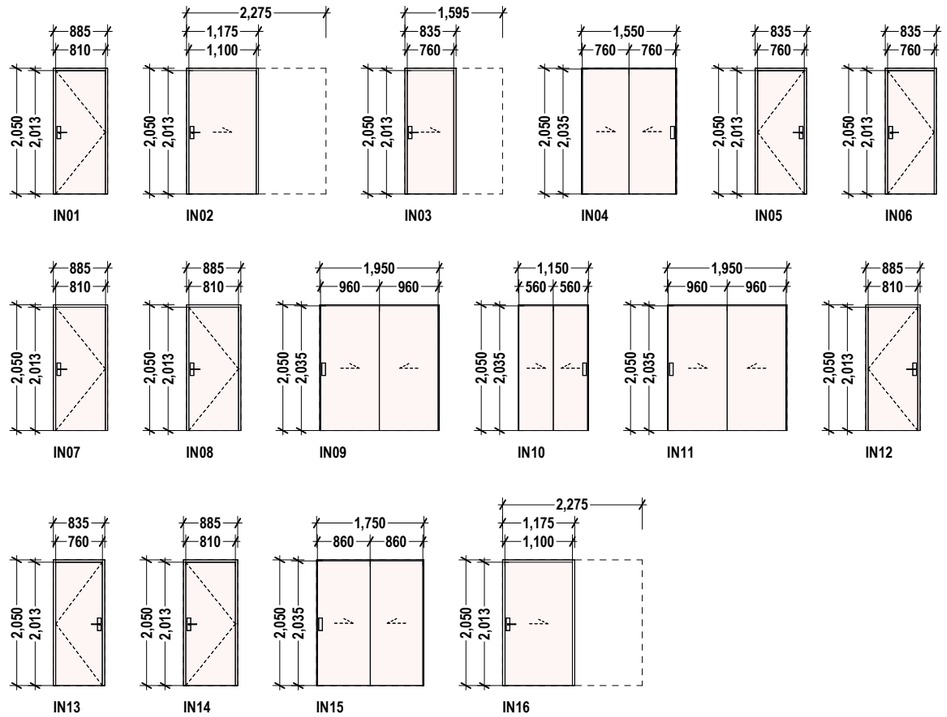
Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for preformance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling

Standard glazing units used:

All Double Glazed Units
Comply with Table G2, table E1.1.1 in H1/AS1

Standard Unit - TBC window manufacture
4mm Glass / 12mm Air Gap / 4mm Glass
Slider Unit -TBC window manufacture
5mm Glass / 8mm Air Gap / 5mm Glass
Safety Panel -TBC window manufacture
4mm Toughened / 8mm Air Gap / 6.38mm Laminate





Insulation Requirements to meet H1 -Climate Zone 6

Foundations:

-INSULSLAB Engineered Slab on ground foundations system with 300mm Wide Conc footing with 50mm Poly Under footing and 100mm Conc Slab with 200mm Underslab poly.

Wall Insulation:
-R2.6 Eco Insulation
-R3.2 (140mm thick) Eco Insulation

Window:
-Selected powder-coated Low E. Argon, aluminium joinery double glaze with all glazing to comply with nzs 4223. (R0.37 Ug 1.10)

Ceiling Insulation:
-R7 - Eco Insulation
-R4.1 140mm Thick Knauf Insulation Perimeter
-R7.4 -265mm Skillion Eco Insulation

Confirm all door Leaf sizes and opening direction on the floor plan

Natural Light:	Window Area/Room Area (Minimum 10%)		
Rooms	Window Area (Glazed)	Room Area	Total
Living / Dining / Kit	6.47	51.99	12%
Bedroom 1	2.31	16.9	14%
ensuite	1	4.8	21%
bedroom 2	1.6	9	18%
Bedrom 3	1.6	8.99	18%
Bedroom 4	3.94	13.04	30%
Bathroom	1.2	6.6	18%
Ventilation:	**Vented Area/Room Area (Minimum 5 %)**		
Rooms	Window Area (Vented)	Room Area	Total
Living / Dining / Kit	5.85	51.99	11%
Bedroom 1	2.23	16.9	13%
ensuite	0.54	4.8	11%
bedroom 2	0.71	9	8%
Bedrom 3	0.71	8.99	8%
Bedroom 4	0.34	13.04	3%
Bathroom	0.64	6.6	10%

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JOB TITLE:
MIKE GREER HOMES Lot 24 Pembroke Heights, Wanaka

DRAWING TITLE:
Door & Window Schedule

LEGAL DESCRIPTION:
Lot 24 DP ???
Lot 24 Pembroke Heights, Wanaka

LEGAL NOTES:
1. Subject to council approval
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DATE OF ISSUE: 11.04.2024	DESIGNER: IT(ID)		SCALE: 1:100	SHEET: A3.03
AMENDMENT DATE: 10/12/2025	TECHNICIAN: VF (ID)		BASE PLAN: N/A	
	VERSION: -V2	CODE: C3	JOB # CO1064	