

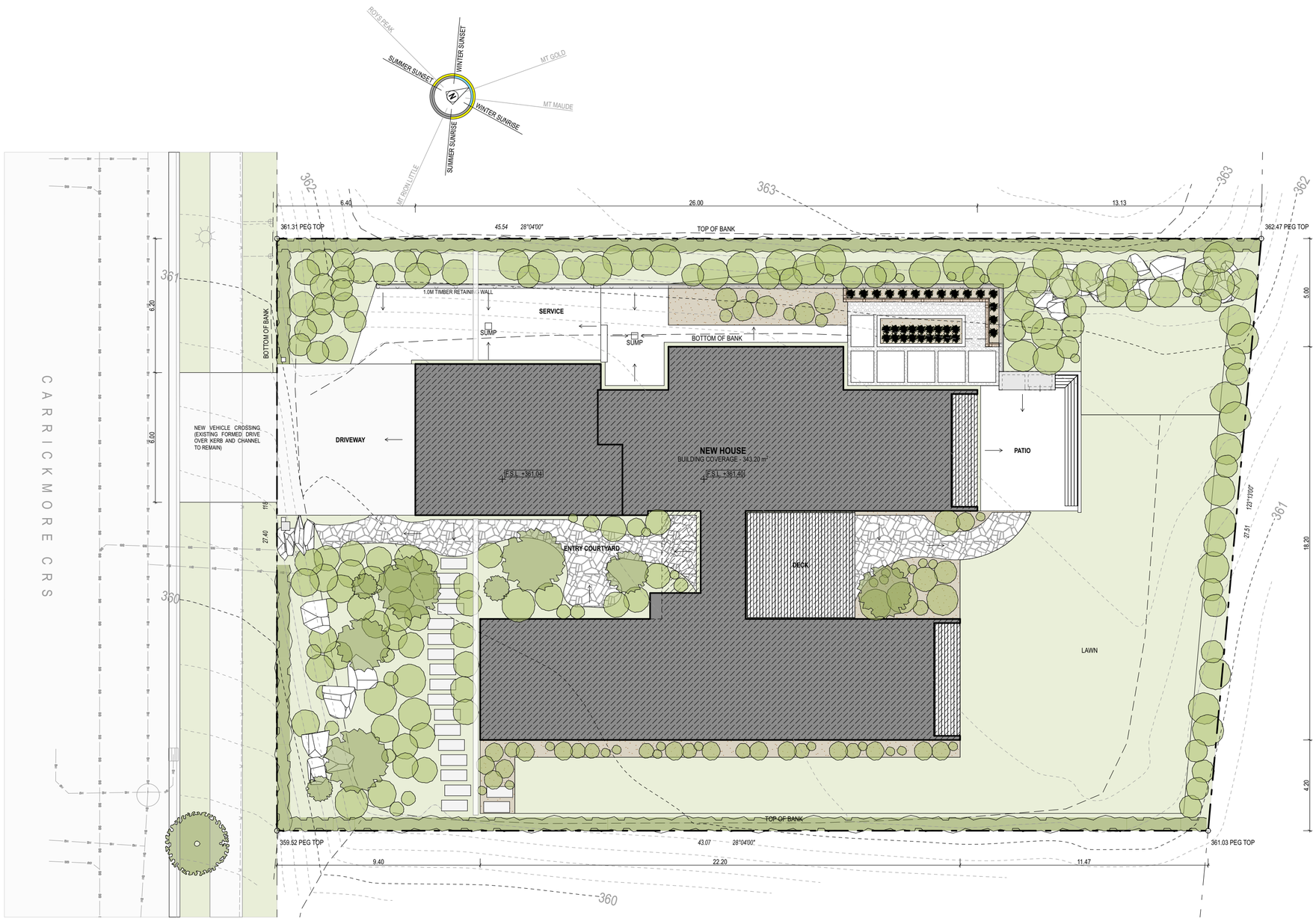
CLARKE / BRUCE HOUSE

NEW HOUSE FOR SUE CLARKE & STEPHEN BRUCE

47 CARRICKMORE CRS
NORTHLAKE
WANAKA

THREEFOLD
ARCHITECTURE

Document Set ID: 9318299
Version: 1, Version Date: 29/01/2026



PROPOSED SITE PLAN

SCALE: 1:150

SITE INFORMATION

SITE ADDRESS	47 CARRICKMORE CRS WANAKA
PROPRIETOR	SUE CLARKE & STEPHEN BRUCE
LEGAL DESCRIPTION	LOT 493 DP 600652
SITE AREA	1214 sqm
BUILDING FOOTPRINT AREA	343.20 sqm
SITE COVERAGE	28.27%
DISTRICT PLAN ZONE	NORTHLAKE SPECIAL ZONE (C1)
SNOW ZONE	N4 (2.0KPA)
WIND ZONE	VERY HIGH
EARTHQUAKE ZONE	1
DURABILITY ZONE	B
TOPOGRAPHIC CLASS	LOW
FLOOD MANAGEMENT AREA	NO
RAINFALL INTENSITY	30-40mm
CLIMATE ZONE	6

STATUS / REVISION:

ISSUE	DATE	REV
CONCEPT DESIGN	20/12/2025	A
DEVELOPED DESIGN	29/01/2026	A

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PROJECT:

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47 CARRICKMORE CRS
NORTHLAKE
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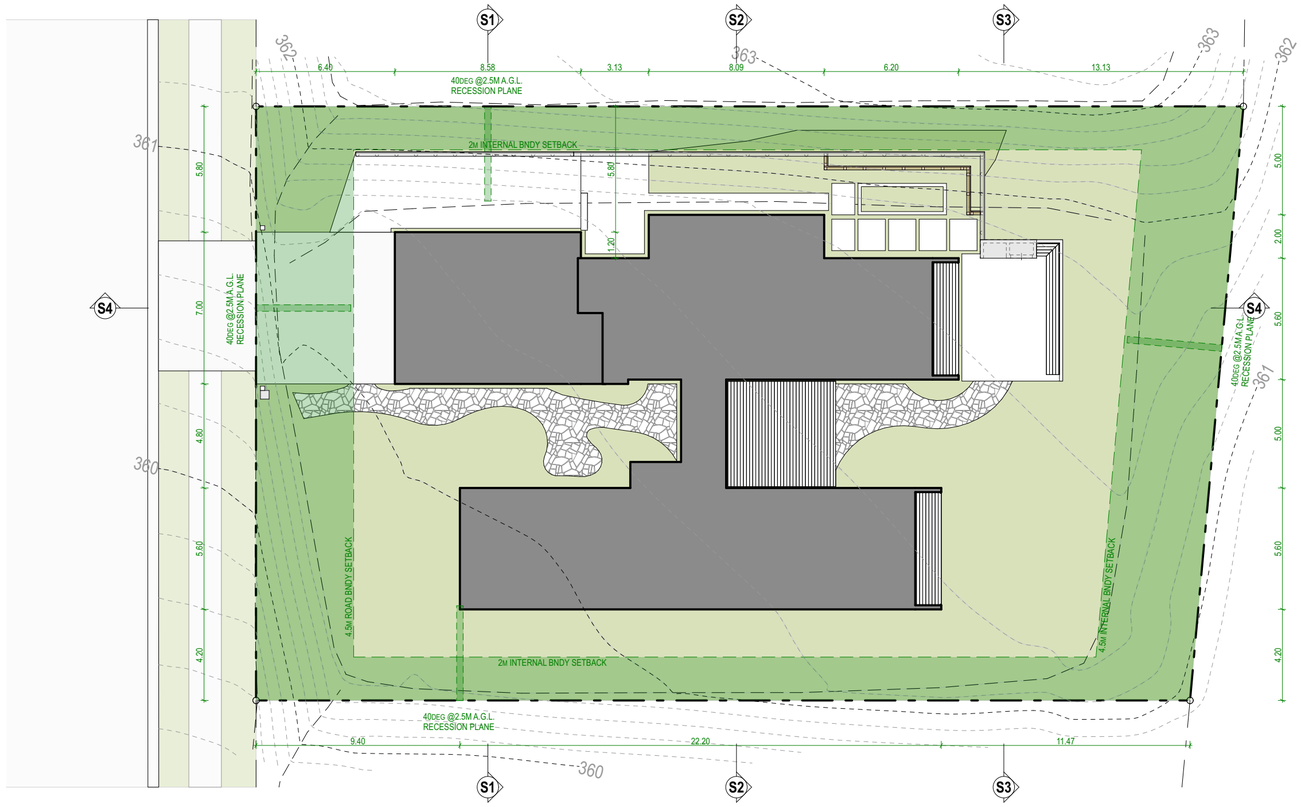
SITE PLAN

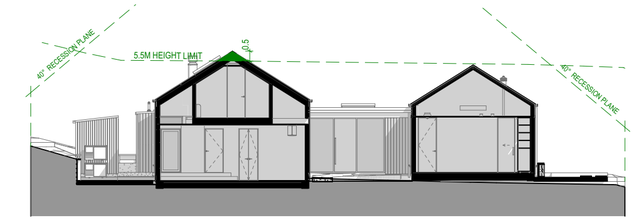
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PROPOSED SITE PLAN - PLANNING

SCALE: 1:200





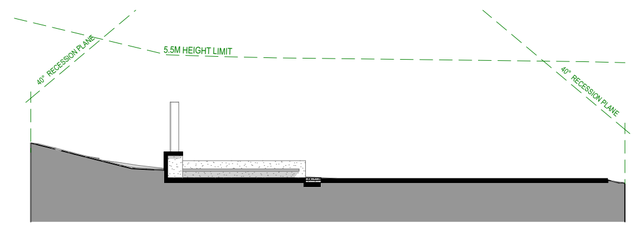
S1 SITE SECTION

SCALE 1:200



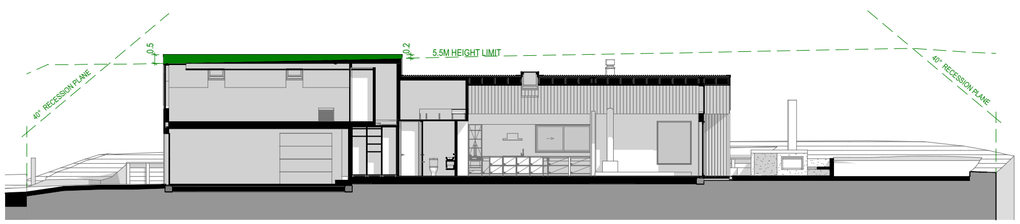
S2 SITE SECTION

SCALE 1:200



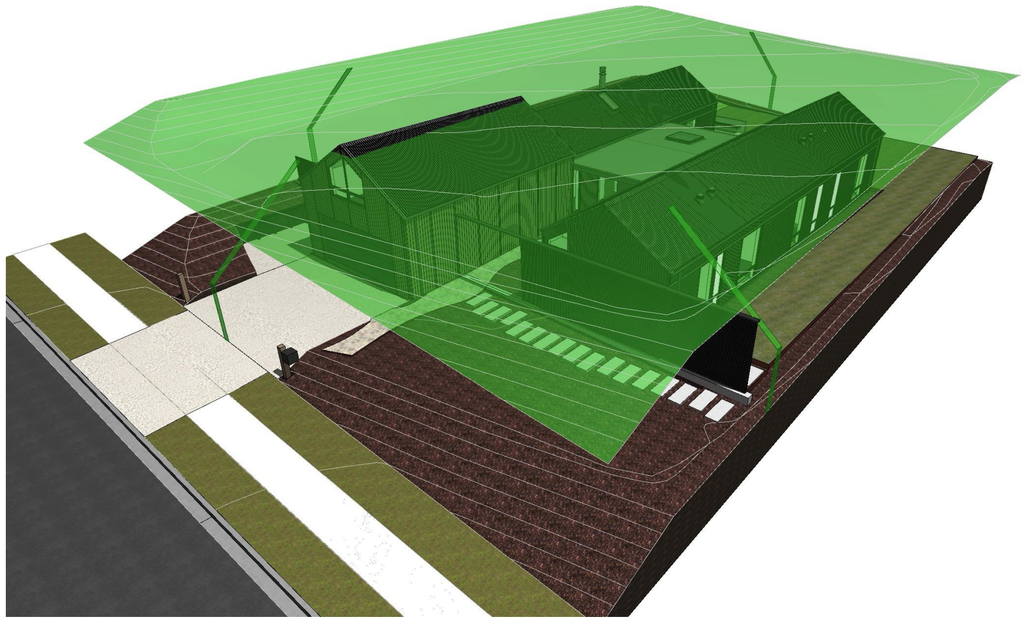
S3 SITE SECTION

SCALE 1:200

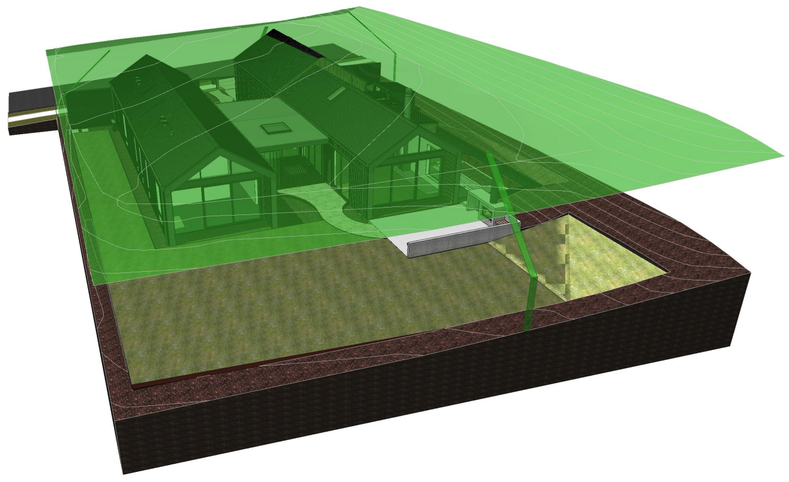


S4 SITE SECTION

SCALE 1:200



01 PLANNING DIAGRAM



02 PLANNING DIAGRAM

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SITE PLAN - PLANNING

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EXCAVATION & FILLING

THE FOLLOWING AREAS & VOLUMES ARE CALCULATED BASED ON THE SITE LEVELS INDICATED ON THE PLANS AND PROVIDED BY A THIRD PARTY SURVEYOR AT THE TIME OF THIS PLAN BEING PREPARED. AREAS & VOLUMES ARE APPROXIMATES.

CONTRACTORS ARE RECOMMENDED TO CONFIRM THESE FOR THEMSELVES.

EXCAVATION & FILLING IDENTIFIED BELOW INCLUDE AREAS RELATING TO THIS PROJECT SITE ONLY.

WHERE CUTTING OCCURS AND NO RETAINING STRUCTURES HAVE BEEN SPECIFIED, BANKS SHALL BE BATTERED AT A 1 IN 1.5 MAX SLOPE BACK TO ORIGINAL GROUND LEVEL.

ALL EXPOSED EXCAVATIONS (WHERE NOT SEALED) SHALL BE OVERLAYED WITH 100MM TOPSOIL, WEEDMAT, AND PLANTED WITH LAWN GRASS OR GRASSES/SHRUB AS EROSION CONTROL.

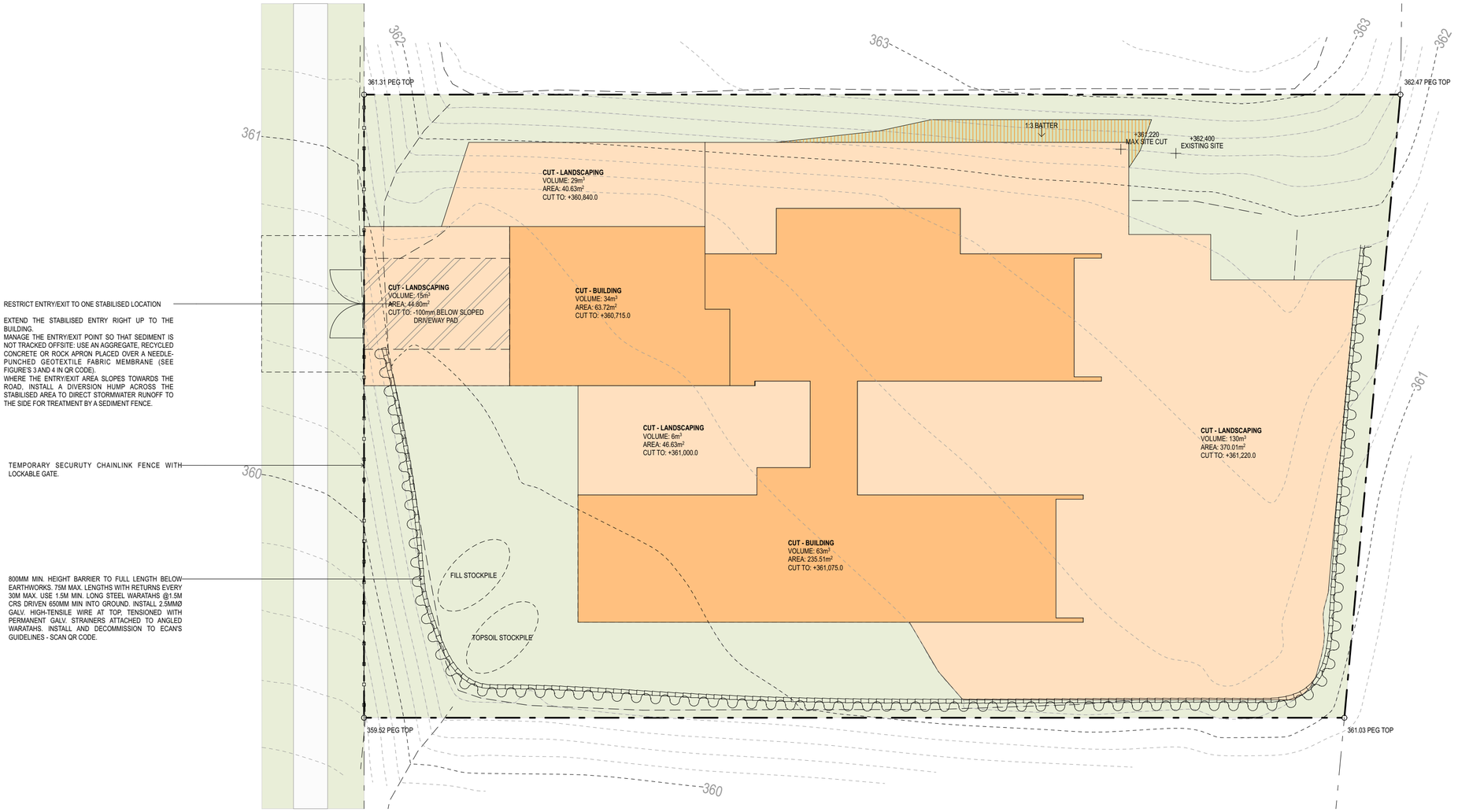
STRUCTURE

EXCAVATION AREA:	298.58 M²
EXCAVATION VOLUME:	97.00 M³
FILL VOLUME:	00.00 M³
MAX EXCAVATION CUT:	350 MM
MAX FILL:	150 MM

LANDSCAPING

EXCAVATION AREA	502.71 M²
EXCAVATION VOLUME	180.00 M³
FILL VOLUME:	00.00 M³
MAX EXCAVATION CUT:	1350 MM
MAX FILL:	150 MM

TOTAL CUT AREA:	**801.29 M²**
TOTAL CUT VOLUME:	**277.00 M³**
TOTAL FILL VOLUME:	**00.00 M³**



RESTRICT ENTRY/EXIT TO ONE STABILISED LOCATION

EXTEND THE STABILISED ENTRY RIGHT UP TO THE BUILDING.
MANAGE THE ENTRY/EXIT POINT SO THAT SEDIMENT IS NOT TRACKED OFFSITE: USE AN AGGREGATE, RECYCLED CONCRETE OR ROCK APRON PLACED OVER A NEEDLE-PUNCHED GEOTEXTILE FABRIC MEMBRANE (SEE FIGURE'S 3 AND 4 IN QR CODE).
WHERE THE ENTRY/EXIT AREA SLOPES TOWARDS THE ROAD, INSTALL A DIVERSION HUMP ACROSS THE STABILISED AREA TO DIRECT STORMWATER RUNOFF TO THE SIDE FOR TREATMENT BY A SEDIMENT FENCE.

TEMPORARY SECURUTY CHAINLINK FENCE WITH LOCKABLE GATE.

800MM MIN. HEIGHT BARRIER TO FULL LENGTH BELOW EARTHWORKS. 75M MAX. LENGTHS WITH RETURNS EVERY 30M MAX. USE 1.5M MIN. LONG STEEL WARATAHS @1.5M CRS DRIVEN 650MM MIN INTO GROUND. INSTALL 2.5MM9 GALV. HIGH-TENSILE WIRE AT TOP, TENSIONED WITH PERMANENT GALV. STRAINERS ATTACHED TO ANGLED WARATAHS. INSTALL AND DECOMMISSION TO ECAN'S GUIDELINES - SCAN QR CODE.

EARTHWORKS PLAN

SCALE: 1:150

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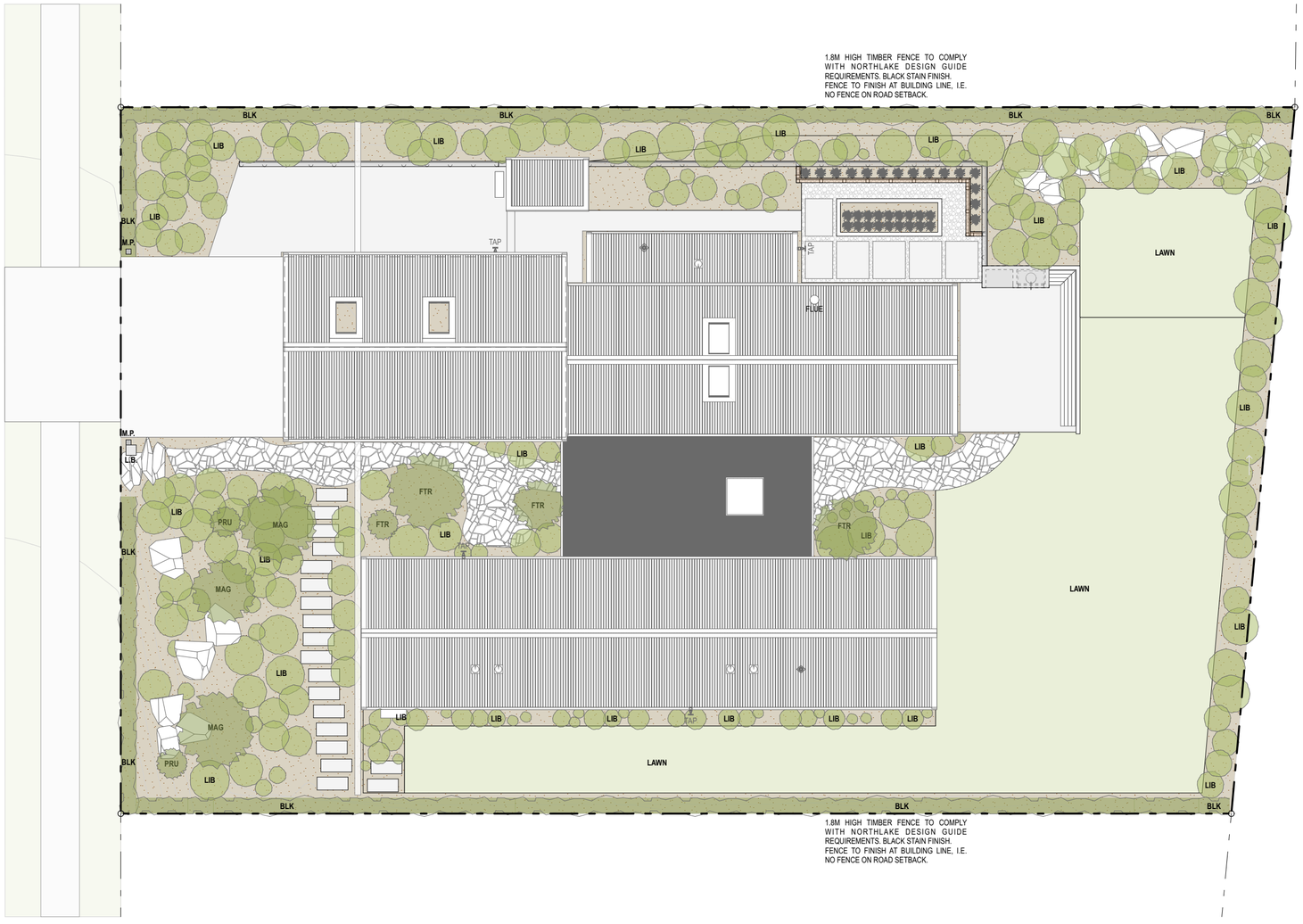
**47 CARRICKMORE CRS
NORTHLAKE
WANAKA**

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EARTHWORKS PLAN

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LANDSCAPING PLAN

SCALE: 1:150

LANDSCAPE & PLANTING

PLANTING AND LANDSCAPING IS TO MEET THE REQUIREMENTS OF THE 'NORTHLAKE DESIGN CONTROL GUIDELINES - FEBRUARY 2021'.

PLANTING DESCRIBED ON THIS PLAN IS A MINIMUM REQUIREMENT, ADDITIONAL PLANTING IS RECOMMENDED TO VARY THE LANDSCAPE DESIGN WITHIN THE SITE.

P.OAK	*PIN OAK - QUERCUS PALUSTRIS* *2.5M MIN HEIGHT AT TIME OF PLANTING, 2.2M OFFSET FROM INTERNAL BOUNDARY, 1.0M FROM ROAD BOUNDARY.*
BL.K	*BROADLEAF KAPUKA - GRISELINIA LITTORALIS* *1.0M MIN HEIGHT AT TIME OF PLANTING, 600MM APART, 250MM OFFSET FROM BOUNDARIES (OR RETAINING WALLS).*
LIB	*LIBERTIA TAUPO SUNSET* *600MM APART, 600MM MAX HEIGHT.*
MAG	*MAGNOLIA BLACK TULIP* *2.5M MIN HEIGHT AT TIME OF PLANTING, 2M OFFSET FROM INTERNAL BOUNDARY. MAX 5M SPACING TO ADJACENT TREE. 6.0M TALL AT MATURITY.*
PRU	*PRUNUS SERRULATA SHIROTAE MOUNT FUJI* *2.5M MIN HEIGHT AT TIME OF PLANTING, 2M OFFSET FROM INTERNAL BOUNDARY. MAX 5M SPACING TO ADJACENT TREE. 6.0M TALL AT MATURITY.*
FTR	*SELECTED FEATURE TREE - SPECIES TBC*
M.P	*MACROCARPA POST* *1.4M LONG 200X200MM POST, SET 400MM INTO 400X400X500MM CONCRETE FOOTING. MULSEAL WHERE SET IN CONCRETE +100MM ABOVE F.G.L 150MM OFFSET FROM ROAD BOUNDARY, 100MM FROM DRIVEWAY EDGE.*
L.B	*LETTERBOX* *400X400X400MM MIN BLACK PAINTED LETTERBOX FIXED TO SIDE OF POST.*

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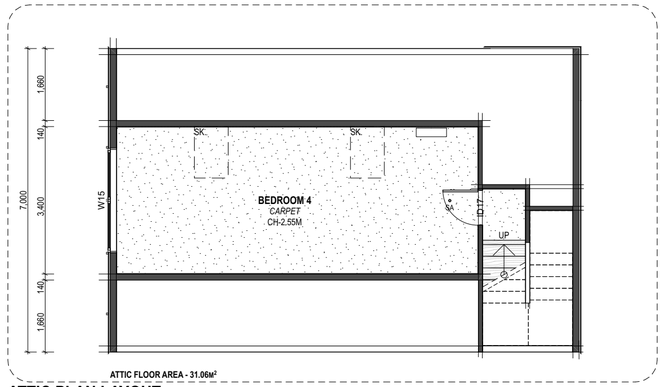
47 CARRICKMORE CRS
NORTHLAKE
WANAKA

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LANDSCAPE PLAN

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ATTIC PLAN LAYOUT



HOUSE FLOOR AREA - 236.25m²
GARAGE FLOOR AREA - 63.95m²

FLOOR PLAN LAYOUT

SCALE: 1:100

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FLOOR PLAN LAYOUT

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"New House for Sue Clarke & Stephen Bruce" - Vehicle Crossing Design - Job No: 2555 - Dated: 09.02.26.



01 3D VIEW



02 3D VIEW

LEGEND



METAL ROOFING
METALCRAFT KAHU ROOFING SYSTEM INCLUDING 0.4MM COLORSTEEL MAXAM SCREW FIXED (HIT AND MISS) OVER ROOFING UNDERLAY ON ROOF STRUCTURE, INCLUDING 0.4MM COLORSTEEL MAXAM RIDGE, APRON AND BARGE FLASHINGS
COLOUR - TIDAL DRIFT (LRV: 13%)



GUTTERS & DOWNPIPES
COLORSTEEL MAXAM 0.55MM, 125MM SQUARE EXTERNAL GUTTERS (NO SWAGES), WITH INTERNAL BRACKETS, SNOW STRAPS @600CRS, SQUARE DOWNPIPES (REFER ROOF PLAN FOR SIZES).
GUTTER COLOUR - TIDAL DRIFT (LRV: 13%)
DOWNPIPE COLOUR - TIDAL DRIFT (LRV: 13%)



FLASHINGS & FASCIAS
COLORSTEEL MAXAM 0.55MM COLORSTEEL FLASHINGS / TRIM, SEAM FIXED AS DETAILED WITH COLOUR-MATCHED FIXINGS. 5 DEG FALL TO INDICATED EDGE. NO FASCIA OR BARGES REQUIRED.
COLOUR - TIDAL DRIFT (LRV: 13%)



MEMBRANE ROOFING
1.5MM VIKING, ENVIROCLAD TPO MEMBRANE OVER 17MM H3 PLYWOOD SARKING.
COLOUR - GREY



SKY LIGHT
PROPRIETARY VELUX ALUMINIUM SKYLIGHTS. MANUAL OPENING/ FIXED/ELECTRIC. RAKING LIGHT WELL. REFER TO SECTIONS & ROOF FRAMING PLAN FOR LOCATIONS & SPECIFIC FRAMING REQUIREMENTS. THERMALLY BROKEN MIN. R VALUE R.0.5 REQUIRED.



SOFFITS - SHIPLAP
RK TIMBERS SHIPLAP CLADDING SYSTEM, STAINED VERTICAL WESTERN RED CEDAR RK55 PROFILE (110MM COVER BOARDS - 6MM NEGATIVE) FIXED VIA 60MMX12G ASSY S/S SCREWS
COLOUR - DRYDENS (PLATINUM OR SIMILAR)



METAL CLADDING
METALCRAFT KAHU CLADDING SYSTEM, INCLUDING 0.4MM COLORSTEEL MAXAM SHEETS SCREW FIXED OVER CAVIBAT BATTENS @800CRS OVER IBS RIGIDRAP (RAB) ON WALL STRUCTURE. 0.55MM COLORSTEEL MAXAM FLASHINGS. FIT LAYER B/WRAP BETWEEN ALL METAL/TIMBER JUNCTIONS
COLOUR - TIDAL DRIFT (LRV: 13%)



TIMBER CLADDING
RK TIMBERS SHIPLAP CLADDING SYSTEM, STAINED VERTICAL WESTERN RED CEDAR RK55 PROFILE (110MM COVER BOARDS - 6MM NEGATIVE) FIXED OVER 20MM H3.2 HORIZONTAL CASTELLATED CAVITY BATTENS @480CRS MAX. CRS. (+ INTERMITTANT BATTENS) FIXED OVER IBS RIGIDRAP (RAB) ON STRUCTURE VIA 90MMX12G ASSY S/S SCREWS, CLADDING FIXED VIA 60MMX12G ASSY S/S SCREWS.
COLOUR - DRYDENS (PLATINUM OR SIMILAR)



EXTERIOR JOINERY
APL METRO THERMALLY BROKEN EXTERIOR WINDOW & DOOR JOINERY, WITH POWDER-COAT FINISH.
COLOUR - FLAXPOD (LRV: 7%)



GARAGE DOOR
FLAT PANEL SECTIONAL GARAGE DOOR WITH AUTO OPENING GEAR. INSULATED PANELS WITH NEGATIVE DETAIL TO PANEL JOINTS.
COLOUR - TIDAL DRIFT (LRV: 13%)



SCREENS - ALUMINIUM
BESPOKE VERTICAL ALUMINIUM FIN SLIDING SCREENS/GATES, TOP HUNG WITHIN STEEL FRAME. POWDER COAT FINISH TO STEEL FRAME, 'BLACK' WOODGRAIN FINISH TO ALUMINIUM FIN SCREENS (*COLOUR TO MATCH FLAXPOD (LRV: 7%)*)
POWDER COAT COLOUR - COLOUR - FLAXPOD (LRV: 7%)



DECK
140X20MM KWILA HARDWOOD DECKING, INSTALLED OVER H3.2 SG8 PINE DECK STRUCTURE WITH S/S SCREWS.
COLOUR - NATURAL



FLUE
PROPRIETARY FIRE FLUE INCLUDING WEATHERPROOF COWL. INSTALL AS REQUIRED BY THE MANUFACTURER INCLUDING FLASHINGS. PAINT FINISH EXPOSED METAL TO MATCH ROOFING E.1.01.
COLOUR - TIDAL DRIFT (LRV: 13%)



RETAINING WALL - TIMBER
LOW LEVEL (<1.0M RETAINED HEIGHT) TIMBER RETAINING WALL. EX200X50 H4 T&G WITH EX150X150MM H5 PILES, SET IN CONCRETE FOOTINGS. REFER ALSO TO CONSTRUCTION DETAILS.



CONCRETE PAVING
100MM THICK CONCRETE PAVING EXPOSED AGGREGATE FINISH.



STONE PAVING
CRAZY PAVING STONE PATH WITH CORTEN STEEL BOARDER EDGE

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NEW HOUSE FOR SUE CLARKE & STEPHEN BRUCE

47 CARRICKMORE CRS
NORTHLAKE
WANAKA

DRAWING TITLE:
3D VIEWS

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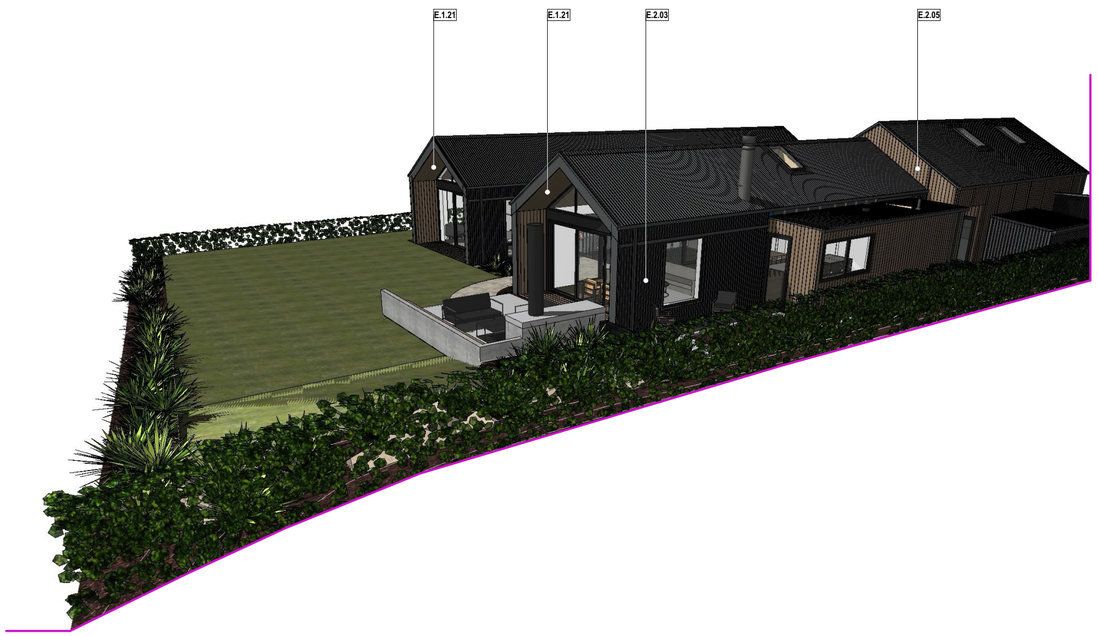
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03 3D VIEW



04 3D VIEW



05 3D VIEW



06 3D VIEW

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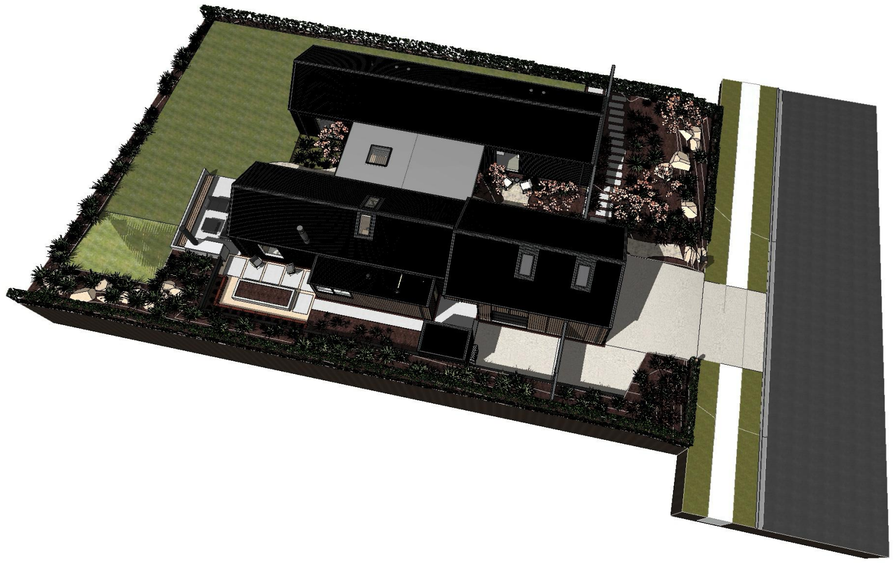
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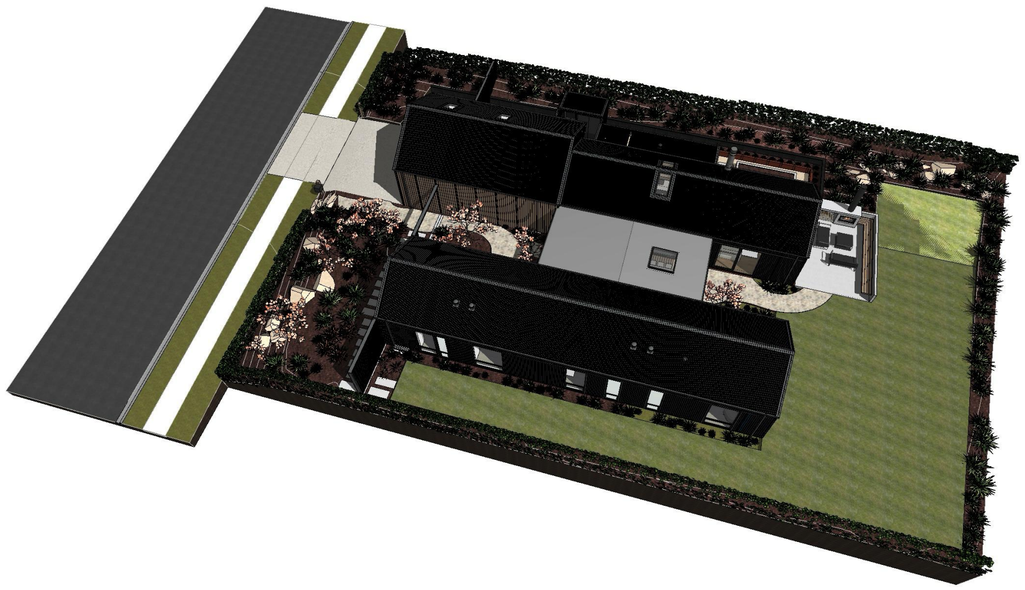
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07 3D VIEW



08 3D VIEW



09 3D VIEW



10 3D VIEW

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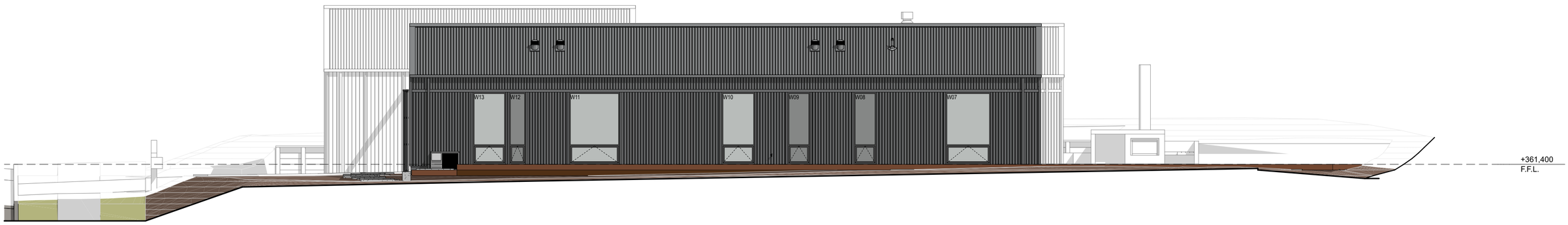
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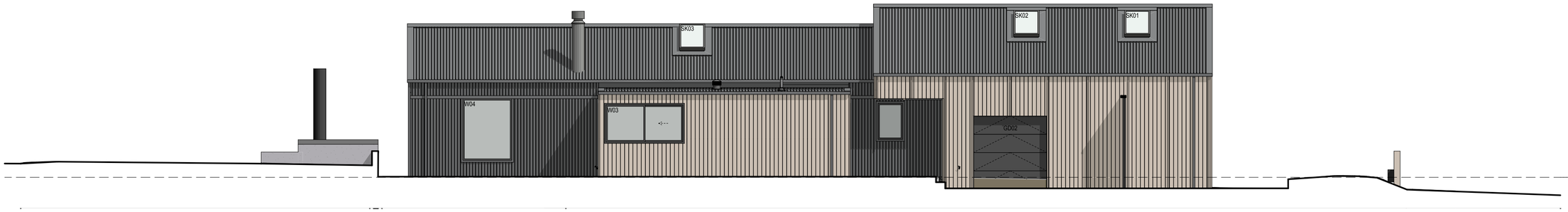
NORTH ELEVATION

SCALE: 1:100



EAST ELEVATION

SCALE: 1:100



WEST ELEVATION

SCALE: 1:100

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PROJECT:

NEW HOUSE FOR
SUE CLARKE & STEPHEN BRUCE

47 CARRICKMORE CRS
NORTHLAKE
WANAKA

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DRAWN:	JH		
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JOB NO.:	2555		

Document Set ID: 9318299
Version: 1, Version Date: 29/01/2026



01 3D SECTION VIEW



02 3D SECTION VIEW

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3D SECTIONS

PAGE SIZE:	A2	DRAWING NO.:	A-4.07
DRAWN:	JH		
CHECKED:	BM	CURRENT REVISION:	A
JOB NO.:	2555		

Document Set ID: 9318299
Version: 1, Version Date: 29/01/2026