Sarges Way Residence

13 Sarges Way,
Wanaka, Central Otago

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RevID	Change Name	Date
A	Concept Issue	16/09/2025
B	BC Coordination	02/02/2026
C	Resource Consent Issue	12/02/2026

Sarges Way Residence

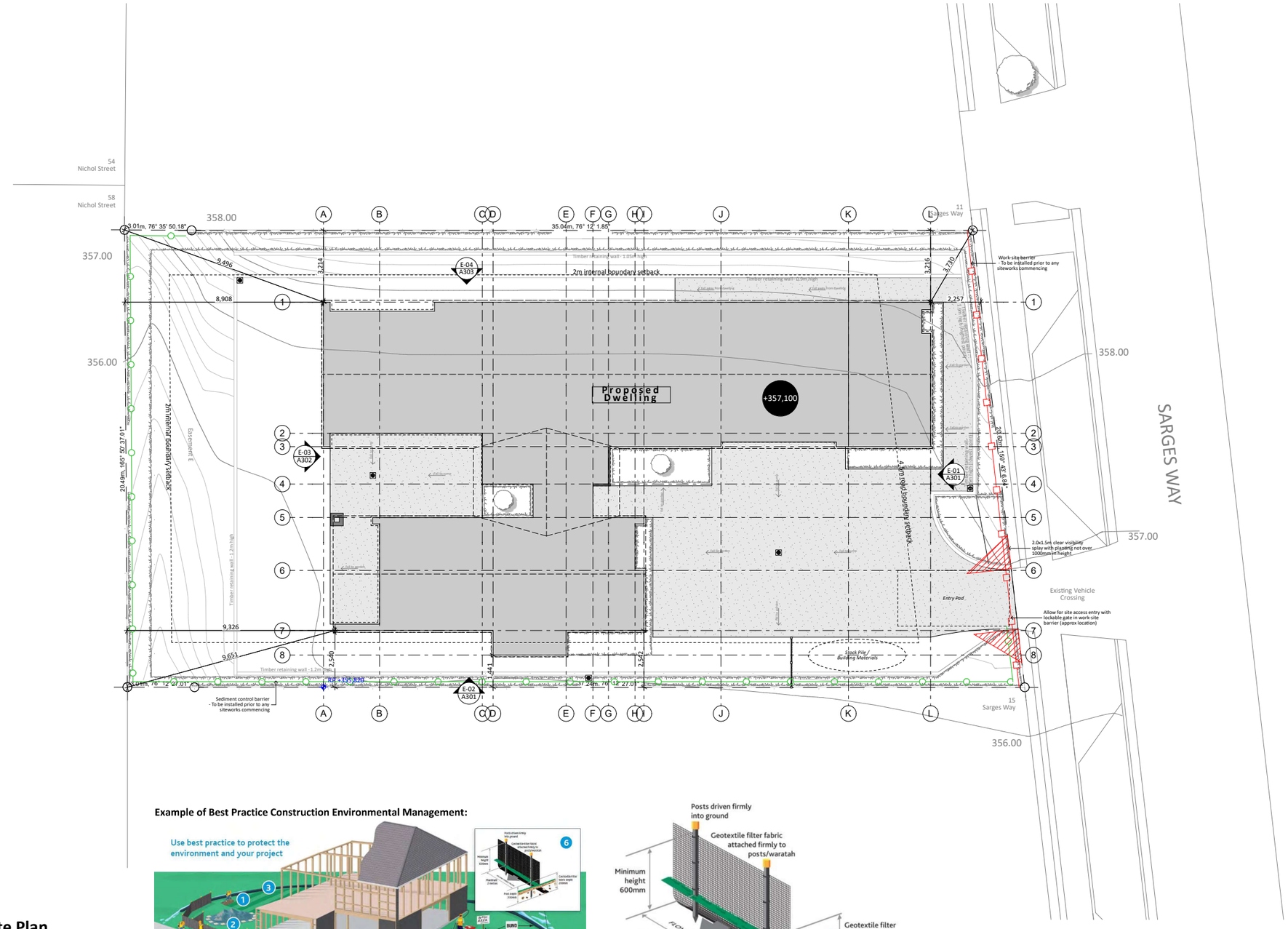
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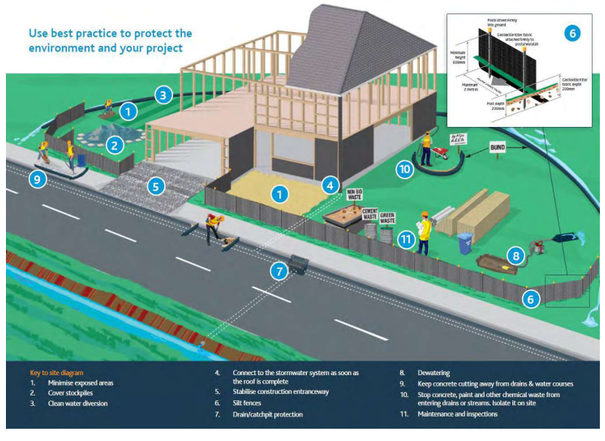
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1. Site Plan
SCALE 1:200

Example of Best Practice Construction Environmental Management:





PROJECT INFO:

Address:	13 Sarges Way Lake Hawea Central Otago	
Legal Description:	Lot 6 DP 515840	
Title:	82870	
Site Area:	802m² (more or less)	
Building Area:	House (over framing)	222.62m²
	Studio (over framing)	23.46m²
	Total (over framing)	246.08m²
	(over cladding)	254.28m²
	(0.6m + eaves)	272.24m²
Site Coverage: (40% Permitted)	272.24m² / 802m² = 33.95%	
Landscaping Area:	(367.03m²) = 45.76%	
Planting Area:	(227.15m²) = 28.32%	
Impervious Area:	(176.88m² + 246.08m²) = 52.74%	
Planning Zone:	Lower Density Suburban Residential (PDP) Township Zone (ODP)	
Wind Zone:	High	
Earthquake Zone:	2	
Exposure Zone:	Zone B	
Sea Spray Zone:	-	
Climate Zone:	6	
Altitude:	359m	

SITE PLAN LEGEND

- Boundary Line
- Boundary setback as per District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway - Sealed Concrete

SITE PLAN GENERAL NOTES

Contractor to confirm all dimensions on site.

All drawings to be read in conjunction with engineering/ consultants documentation.

Confirm all existing services on site.

Contractor to confirm with designer if there is a conflict between consultant documentation and accepts liability for decisions made without consultation.

All unpaved areas are to be a minimum of 225mm below Finished Floor Level. Paved areas to be a minimum of 150mm.

SEDIMENT CONTROLS

Sediment controls to be taken during the construction process. To be read in conjunction with QLDC Guidance Document Earthworks.

Provide stabilized entry pad & wash down area for contractor vehicles in accordance with Territorial Authority sediment control for small sites.

A runoff diversion bund will be included in the site access way if required.
All sediment on footpaths and roads to be removed as soon as practicable.

All sediment control measures & structures are to be installed prior to major earthworks and are to be checked and maintained daily as required.

All ground cover vegetation and trees outside the immediate building area to be preserved during the building phase.

Stockpiles (if any) to be covered with an impervious sheet.

Roof water downpipes to be connected to the permanent underground stormwater drainage system as soon as practical after the roof is laid.

Person responsible for implimentation and maintenance is Main Contractor TBC

SEDIMENT CONTROL FENCE:
Refer to QLDC Guidance Document Earthworks

Sediment control fence:

WORK-SITE BARRIERS

Work-site barriers to be installed in accordance with NZBC F5/AS1 Table 1, all work-site barriers to be erected prior to commencement of works.

Work-site Barrier:

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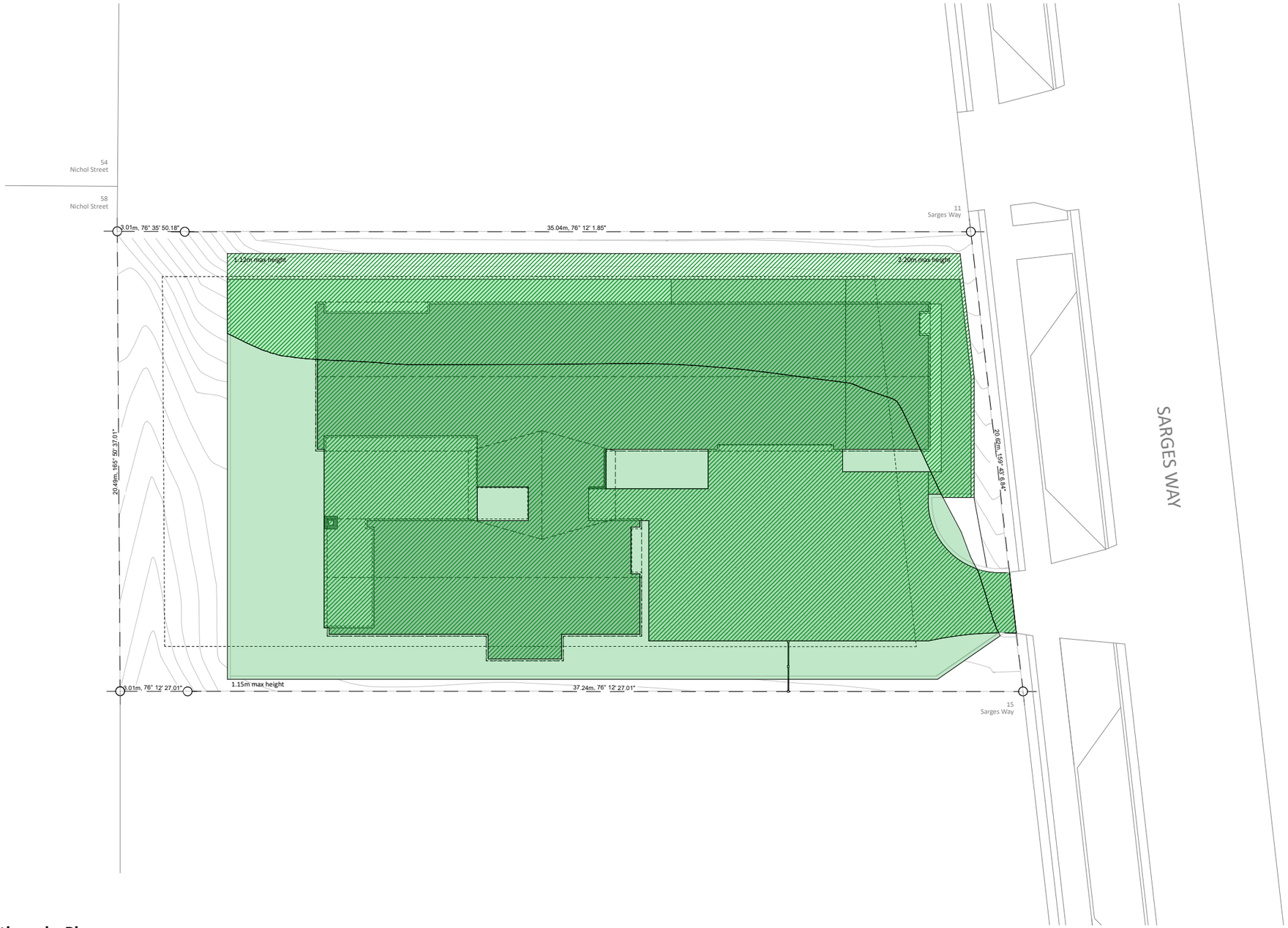
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SCALE	1:200
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Site Plan

A001



NORTH

PROJECT FIGURES:

Excavation (Cut):

Retaining Walls:	130.77m³
Foundation:	73.82m³
Driveway (x0.3):	34.64m³
Patio (x0.1):	6.14m³
Total:	245.37m³

Fill: Green

Landscaping:	266.53m³
Foundation:	73.82m³
Driveway (x0.3):	34.64m³
Patio (x0.1):	6.14m³
Total:	381.13m³

Total Volume: 626.5m³

Max Fill: 1.15m (approx)
Max Cut: 2.2m (approx)

Excavation is only taken place above Finished Ground Level, apart from Foundation, Driveway and Patios.

The majority of excavation above FGL is taken in the Northern East corner, this is for the dwelling.

1. Earthworks Plan

SCALE 1:200

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team@dwa.co.nz
03 384 3565
6/1004 Ferry Road, Ferrymead, Christchurch

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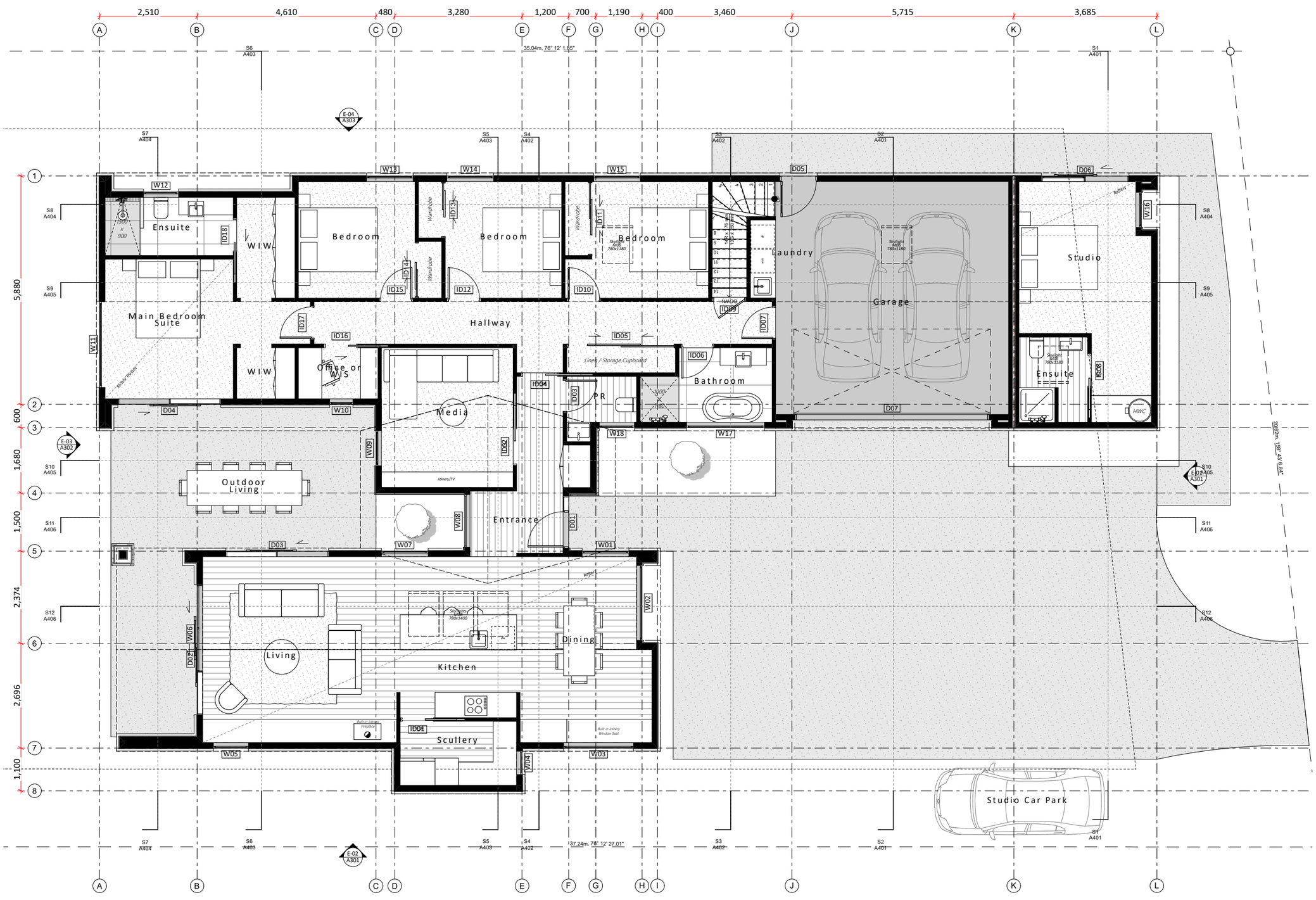
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Earthworks Plan

A002



2. Ground Floor Plan

SCALE 1:100

NORTH

GENERAL NOTES:

All entries and exits to be in accordance with NZBC D1/AS1.

Refer to Door and Window schedules for lintel sizes.

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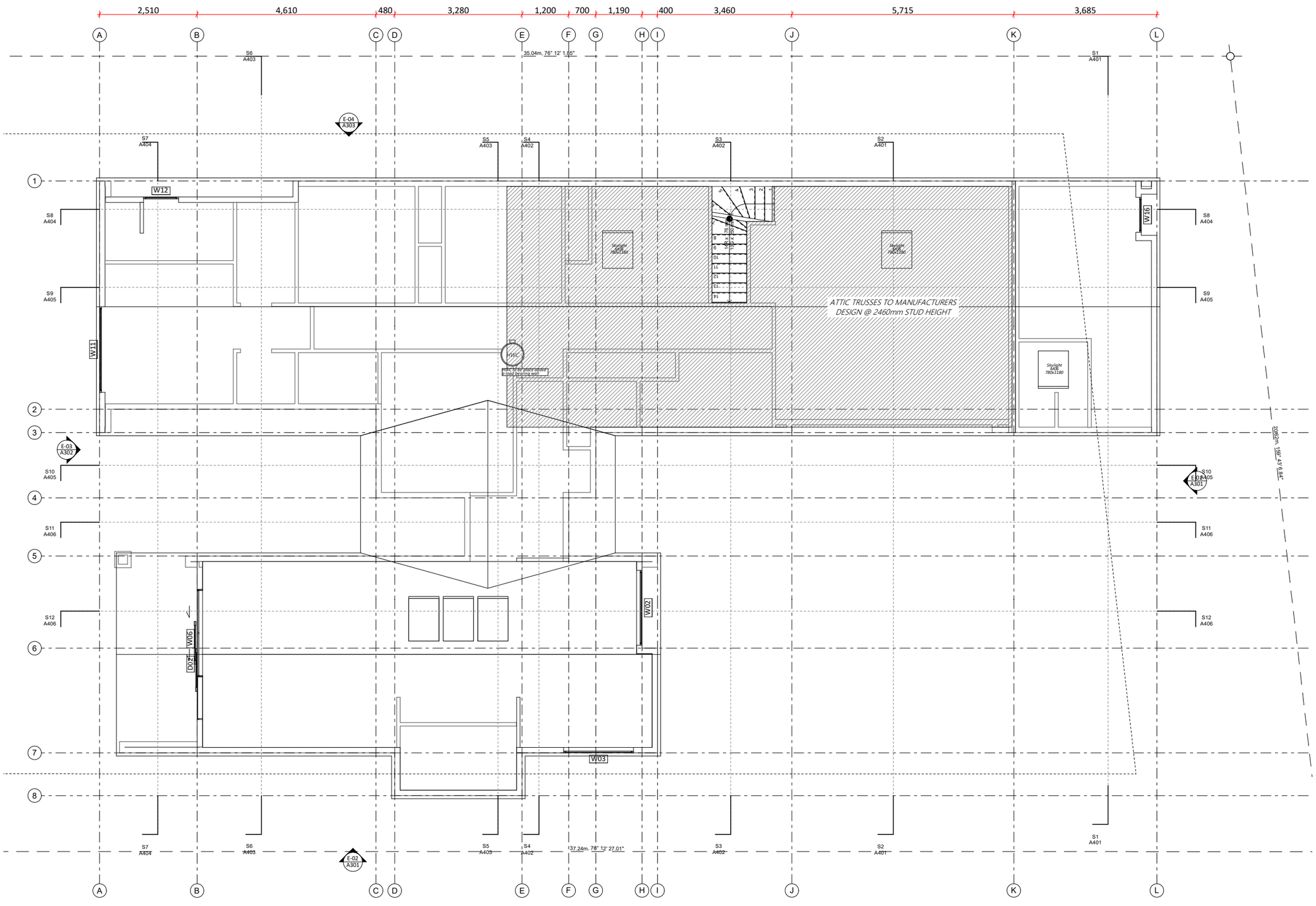
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Floor Plan

A201





GENERAL NOTES:

All entries and exits to be in accordance with NZBC D1/AS1.

Refer to Door and Window schedules for lintel sizes.

3. Attic Floor Plan
SCALE 1:100

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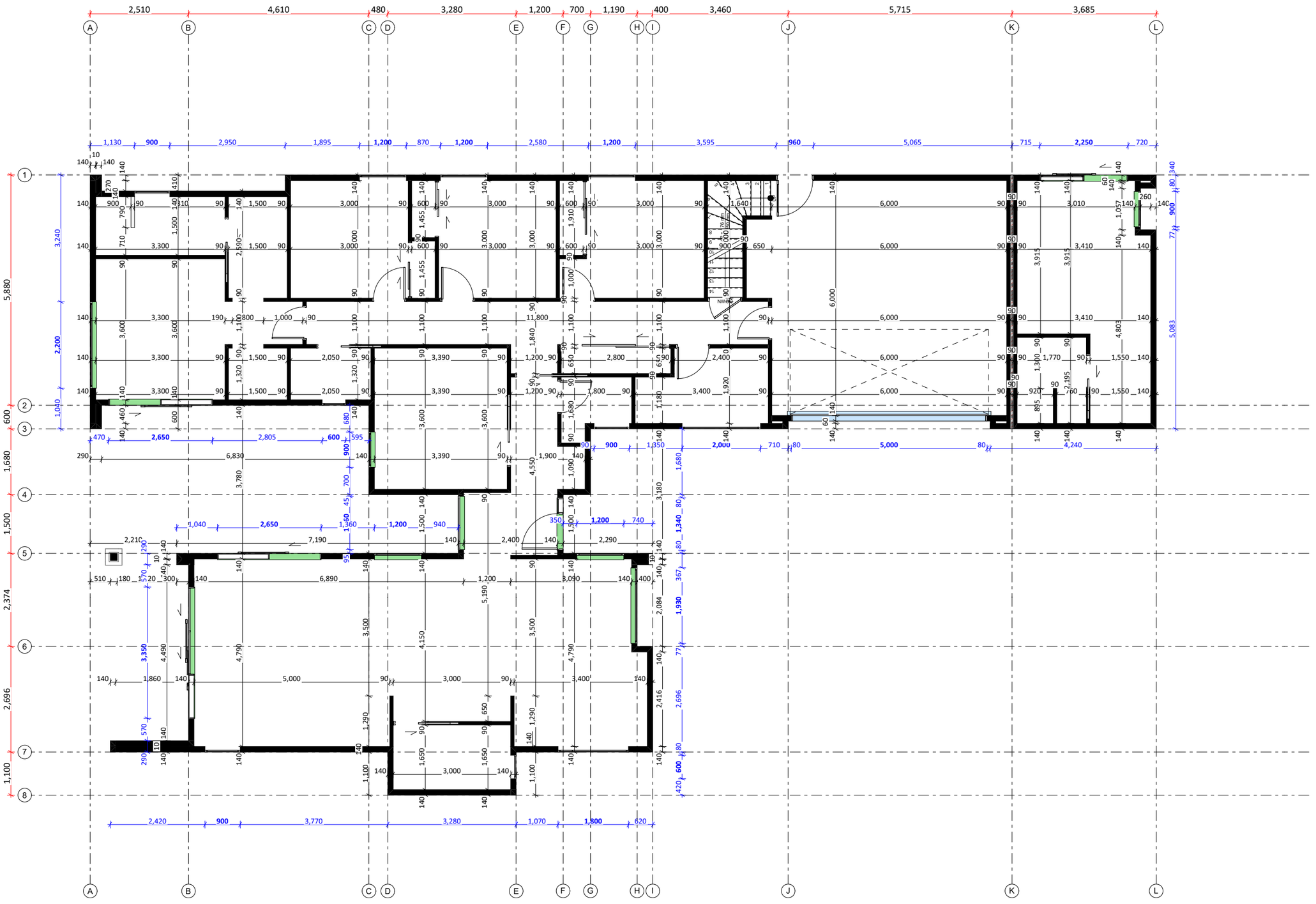
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Attic Floor Plan

A202



2. Wall Framing and Dimension Plan

SCALE 1:100

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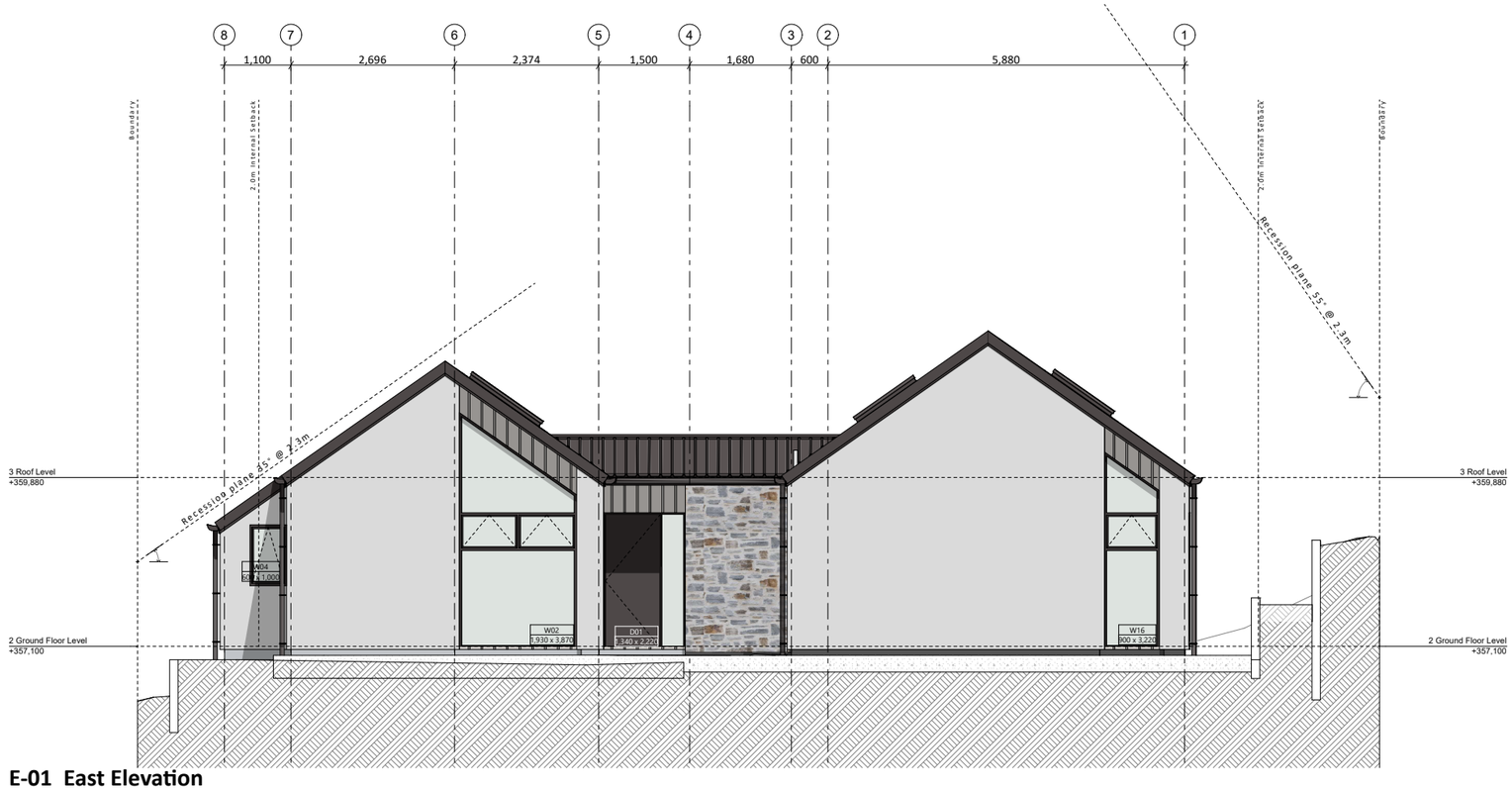
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Wall Framing and Dimension Plan

A203



E-01 East Elevation
SCALE 1:100



CL1 STOARMOUR FACADE PANEL SYSTEM
StoArmour Facade Panel System installed to manufacturers specifications with StoArmat Miral Render system on 20mm system on building wrap.
Colour: Glenbrook (LRV 9%)



CL2 VERTICAL HERMPAC CEDAR WEATHERBOARD
Selected vertical Hermpac Weatherboard cladding over 20mm cavity and building wrap



CL3 WANAKA STONE VENEER
Selected 40mm Wanaka Stone on 20mm drained cavity battens over selected wall underlay.



CL4 METALCRAFT T-RIB ROOF CLADDING
0.40mm BMT Metalcraft T-Rib Roof cladding laid over self-supporting roof underlay on ex 70x45 H1.2 purlins at 900crs over prefabrcated trusses installed as per manufacturers specifications.
Colour: Flaxpod (LRV 7%)

J1 ALUMINIUM WINDOWS AND DOORS
Thermally Broken Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/Clear (Argon) (Double) R0.5 R Value.
Powdercoat Finish to aluminium color selected.
- R0.50 Value

J2 ALUMINIUM SKYLIGHTS/ROOF WINDOWS
Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/Clear (Argon) (Double)
Powdercoat Finish to aluminium colour selected.
- SK1 Velux Skylight FS (780x1400) (M08 Code)
- SK2 Velux Skylight VSE (780x1180) (M06 Code)
- R0.62 Value

Risk Matrix - East

Wind zone:	1
Number of storeys:	0
Roof/wall intersection:	1
Eaves width:	5
Envelope complexity:	3
Deck design:	0
TOTAL:	10

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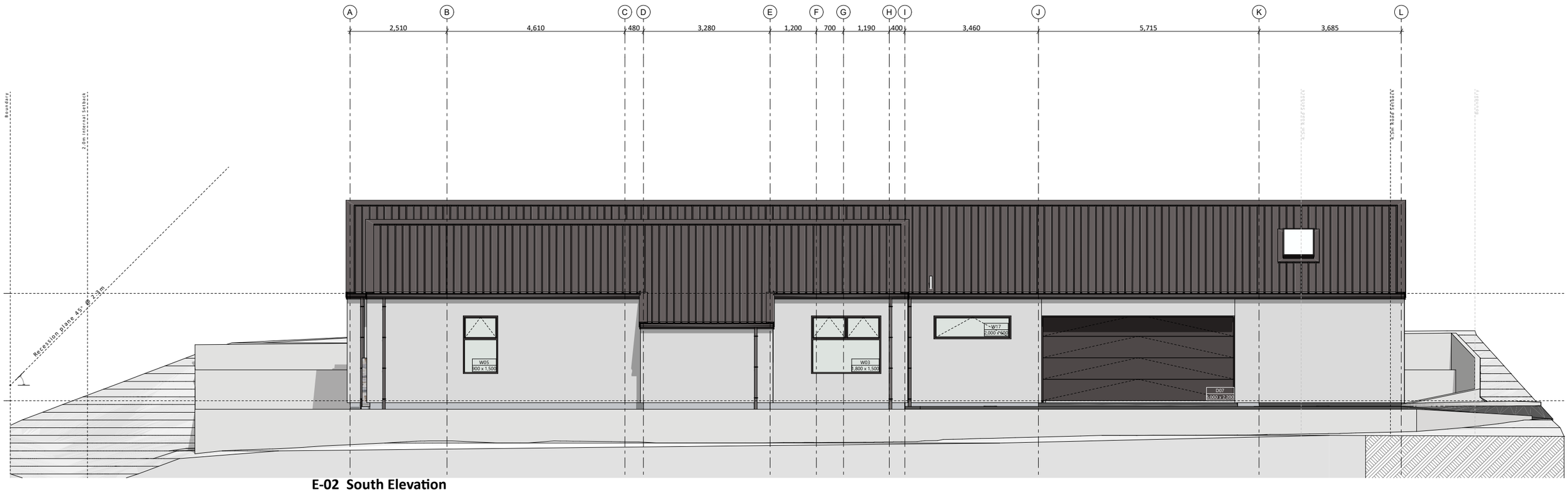
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Elevations

A301



E-02 South Elevation
SCALE 1:100



CL1 STOARMOUR FACADE PANEL SYSTEM
StoArmour Facade Panel System installed to manufacturers specifications with StoArmat Miral Render system on 20mm system on building wrap.
Colour: Glenbrook (LRV 9%)



CL2 VERTICAL HERMPAC CEDAR WEATHERBOARD
Selected vertical Hermpac Weatherboard cladding over 20mm cavity and building wrap



CL3 WANAKA STONE VENEER
Selected Wanaka Stone on 60mm drained caity battens over selected wall underlay.



CL4 METALCRAFT T-RIB ROOF CLADDING
0.40mm BMT Metalcraft T-Rib Roof cladding laid over self-supporting roof underlay on ex 70x45 H1.2 purlins at 900crs over prefabrcated trusses installed as per manufacturers specifications.
Colour: Flaxpod (LRV 7%)

J1 ALUMINIUM WINDOWS AND DOORS
Thermally Broken Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/Clear (Argon) (Double) R0.5 R Value.
Powdercoat Finish to aluminium color selected.
- R0.50 Value

J2 ALUMINIUM SKYLIGHTS/ROOF WINDOWS
Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/Clear (Argon) (Double)
Powdercoat Finish to aluminium colour selected.
- SK1 Velux Skylight FS (780x1400) (M08 Code)
- SK2 Velux Skylight VSE (780x1180) (M06 Code)
- R0.62 Value

Risk Matrix - South

Wind zone:	1
Number of storeys:	0
Roof/wall intersection:	1
Eaves width:	5
Envelope complexity:	3
Deck design:	0
TOTAL:	10

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team@dwa.co.nz
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Elevations

A301



E-03 West Elevation
SCALE 1:100



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CL2 VERTICAL HERMPAC CEDAR WEATHERBOARD
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- SK2 Velux Skylight VSE (780x1180) (M06 Code)
- R0.62 Value

Risk Matrix - West

Wind zone:	1
Number of storeys:	0
Roof/wall intersection:	1
Eaves width:	5
Envelope complexity:	3
Deck design:	0
TOTAL:	10

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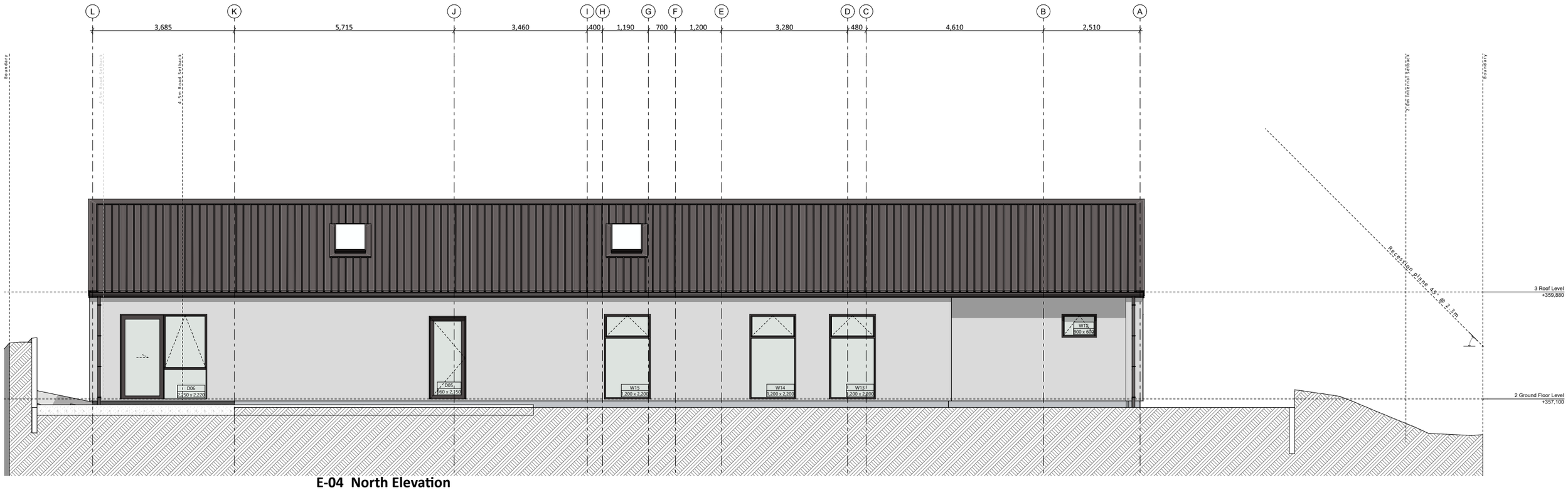
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Elevations

A302



E-04 North Elevation

SCALE 1:100



CL1 STOARMOUR FACADE PANEL SYSTEM
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- SK2 Velux Skylight VSE (780x1180) (M06 Code)
- R0.62 Value

Risk Matrix - North

Wind zone:	1
Number of storeys:	0
Roof/wall intersection:	1
Eaves width:	5
Envelope complexity:	3
Deck design:	0
TOTAL:	10

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