A3_Pres Sheet Index		
Layout ID	**Layout Name**	**Issued**
	TITLE SHEET	☐
P.A3-101	SITE LOCATION	☐
P.A3-102	SITE PLAN	☐
P.A3-103	CONCEPT FLOOR PLAN	☐
P.A3-104	EARTHWORKS PLAN	☐
P.A3-105	LANDSCAPE PLAN	☐
P.A3-201	ELEVATIONS	☐
P.A3-202	ELEVATIONS	☐
P.A3-301	RENDERS	☐
P.A3-302	RENDERS	☐
P.A3-303	RENDERS	☐
P.A3-304	RENDERS	☐
P.A3-305	RENDERS	☐
P.A3-306	RENDERS	☐
P.A3-307	RENDERS	☐
P.A3-308	RENDER	☐
P.A3-309	RENDER	☐
P.A3-310	RENDERS	☐
P.A3-311	RENDER	☐

LOT 38 GLENBRAE CRESCENT

23 Glenbrae Crescent Wanaka 9305

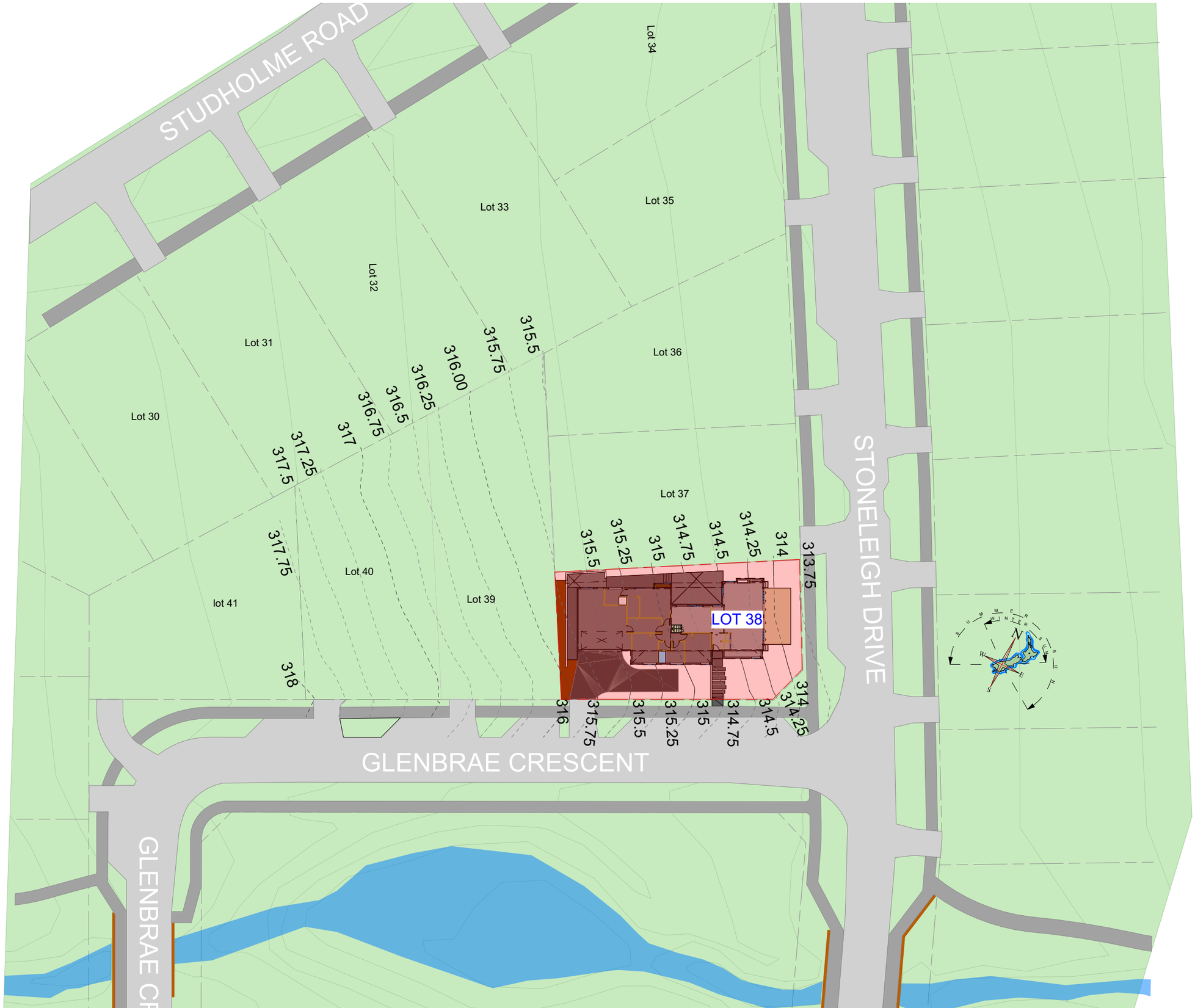


www.sortedarchitecture.co.nz | info@sortedarchitecture.co.nz
PO Box 339 Wanaka 9192 NZ | P 03 443 1661 M 0274474147

SORTED ARCHITECTURE

LOT 38 GLENBRAE CRESCENT

Published Date: Tuesday, 17 February 2026



1 **SITE LOCATION**
#LayID
Scale 1:500

LOT 38 GLENBRAE CRESCENT

Published Date: Tuesday, 17 February 2026

P.A3-101

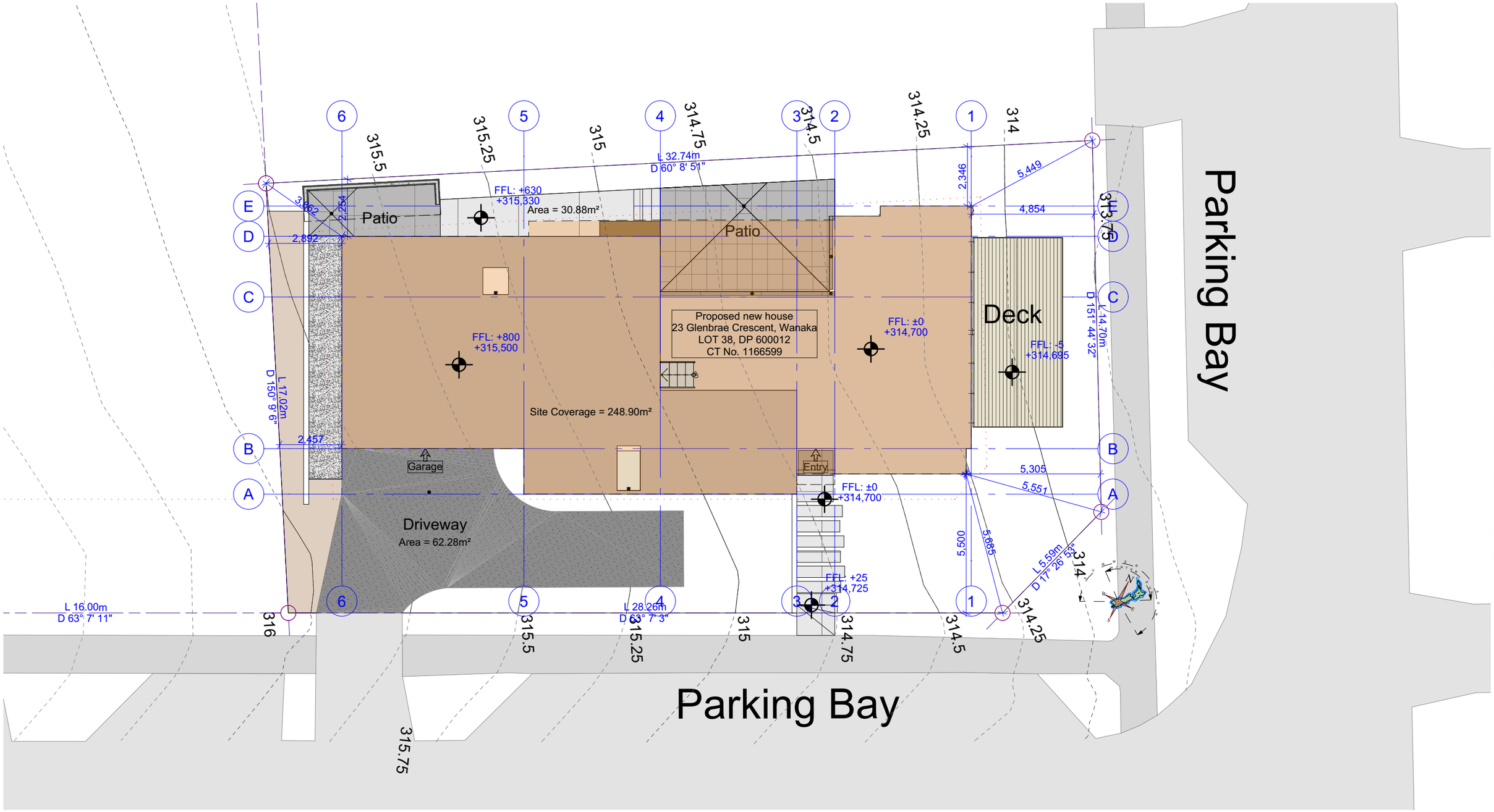
SORTED ARCHITECTURE
www.sortedarchitecture.co.nz | info@sortedarchitecture.co.nz
PO Box 339 Wanaka 9192 NZ | P 03 443 1661 M 0274474147

DESIGN INFORMATION

WIND ZONE:	High
EARTHQUAKE ZONE:	Zone 3
EXPOSURE ZONE:	Zone B
CLIMATE ZONE:	Zone 6
SNOW ZONE:	N5
PLANNING ZONE:	Lower Density Suburban Residential

PROJECT INFORMATION:

LOCATION:	23 Glenbrae Crescent Wanaka 9305
LEGAL DESCRIPTION:	LOT 38, DP 600012
CERT OF TITLE:	1166599
SITE AREA:	572m²
BUILDING FLOOR AREA:	224.5m²
SITE COVERAGE:	249m² = 43.5%. Max = 40%
SITE PERMEABILITY:	**Non Permeable** (248.9m² + 62.28m² + 30.88m² = 342.06m²)
	Permable = 40.1% (572m² - 342.06m² = 229.94m²)

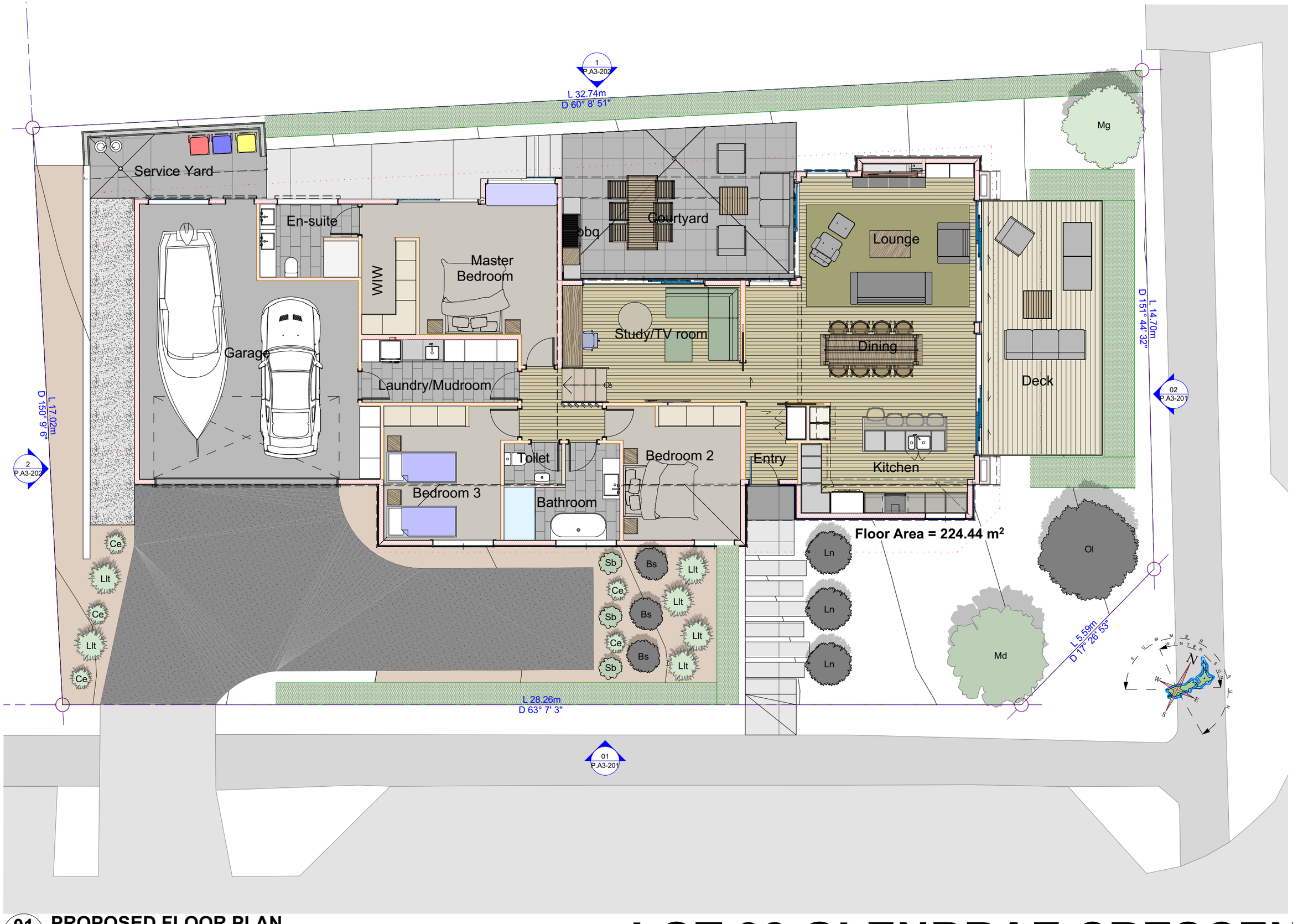


01 **SITE PLAN**
A1-102 Scale 1:150

LOT 38 GLENBRAE CRESCENT

Published Date: Tuesday, 17 February 2026 **P.A3-102**

SORTED ARCHITECTURE
www.sortedarchitecture.co.nz info@sortedarchitecture.co.nz
PO Box 339 Wanaka 9192 NZ P 03 443 1661 M 0274474147



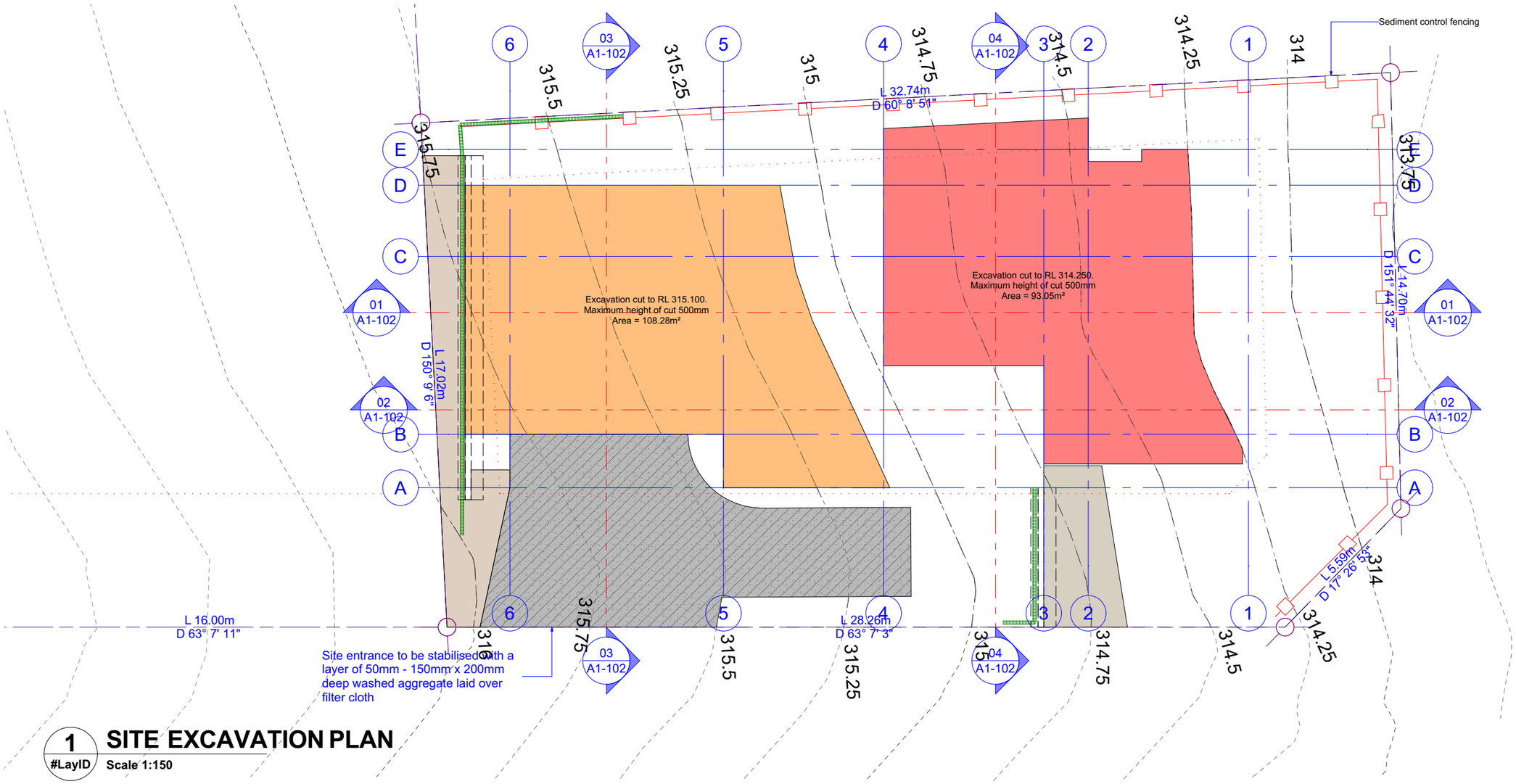
01 **PROPOSED FLOOR PLAN**
#LayID Scale 1:100

LOT 38 GLENBRAE CRESCENT

Published Date: Tuesday, 17 February 2026 **P.A3-103**

www.sortedarchitecture.co.nz | info@sortedarchitecture.co.nz
PO Box 339 Wanaka 9192 NZ | P 03 443 1661 M 027447414 7

SORTED ARCHITECTURE



1 **SITE EXCAVATION PLAN**
#LayID Scale 1:150

Site ent
layer of
deep wa
filter clo

Excavat
Maximu

Excavat
Maximu

Total Cut = 143.

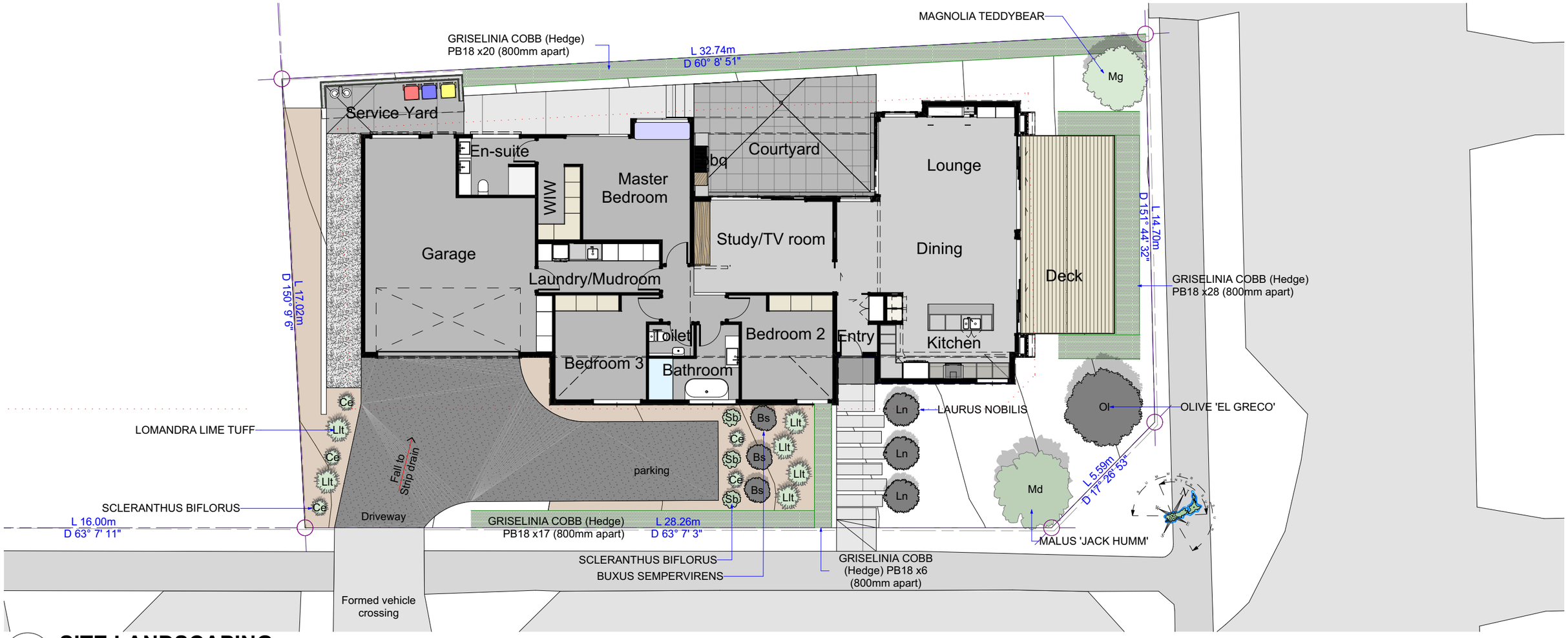
- All erosion and commencement
- All erosion and working day and
- All ground cove be preserved duri
- All erosion and commencement
- Roof water dow underground stor the roof is laid.
- The areas and shown on the pla surveyor at the ti approximate.
- Where cutting specified, banks original ground le
- Excavated mate

info@sortedarchitecture.co.nz | P 03 443 1661 M 027447147
www.sortedarchitecture.co.nz PO Box 339 Wanaka 9192 NZ

SORTED ARCHITECTURE

LOT 38 GLENBRAE CRESCENT

Published Date: Tuesday, 17 February 2026 **P.A3-104**



1
#LayID

SITE LANDSCAPING

Scale 1:150

Landscaping to be confirmed with owner

TREES



MAGNOLIA TEDDYBEAR



OLIVE EL GRECO



MALUS 'JACK HUMM'

SHRUBS



LAURUS NOBILUS



BUXUS SEMPERVARENS



SCLERANTHUS BIFLORUS



LOMANDRA LIME TUFF

HEDGING



GRISILINEA COBB



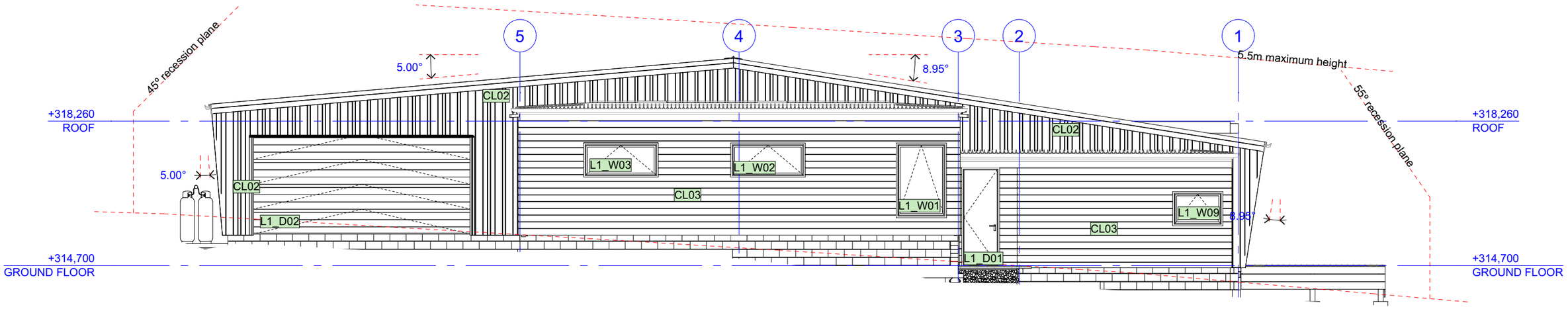
PRUNUS LUSITANICA

LOT 38 GLENBRAE CRESCENT

Published Date: Tuesday, 17 February 2026

P.A3-105

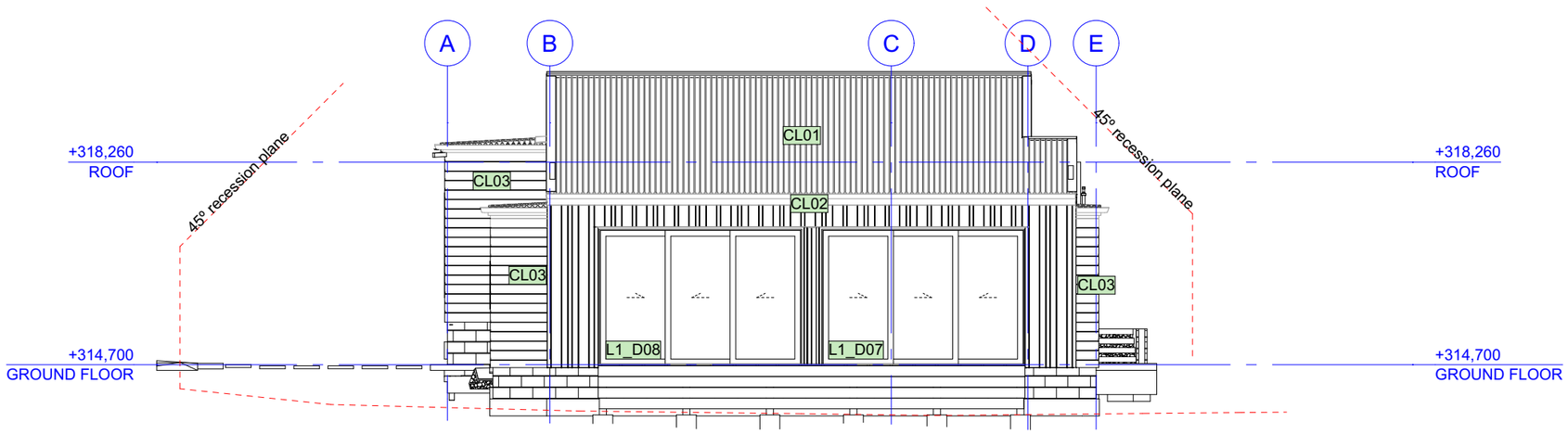
SORTED ARCHITECTURE
www.sortedarchitecture.co.nz | info@sortedarchitecture.co.nz
PO Box 339 Wanaka 9192 NZ | P 03 443 1661 M 0274474147



01 SOUTH EAST ELEVATION

#LayID

Scale 1:100



02 NORTH EAST ELEVATION

#LayID

Scale 1:100

CLADDING

CL01	4311 Profiled metal sheet roofing	Metalcraft Kahu® 0.55mm Colorsteel Maxx Roofing fix over H3.2 purlins and counter battens, over SOLITEX MENTO® 1000 Roof Underlay fixed horizontally using Pro Clima Method over wire support netting
CL02	4252 Metal panel cladding	Flashclad Refresh DB Gen 2.0 shiplap weatherboard with Dulux Duratec finish; Fastening with self-drilling H17 type, 14 gauge x 65mm long, grade 304 stainless steel screws @ maximum 800mm crs
CL03	4221 Timber solid cladding	Horizontal rusticated weatherboards with 4mm grooves installed on 20mm x 45mm vertical timber cavity battens @ 600mm centres over IBS RigidRAP® 8mm Rigid wall underlay

CLADDING MATERIALS AND COLOURS

CL01 Roof Cladding



Profile : Metalcraft Kāhu®



Colour : Colorsteel® Maxx® Flaxpod
LRV = 6

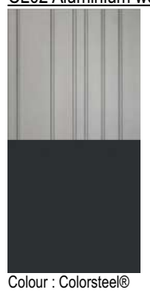
Aluminium Joinery



Colour : Duratec Eternity Coal Dust Kinetic® - Matt
LRV = 6



CL02 Aluminium weatherboards



Colour : Colorsteel® Maxx® Flaxpod
LRV = 6

CL03 Horizontal rusticated



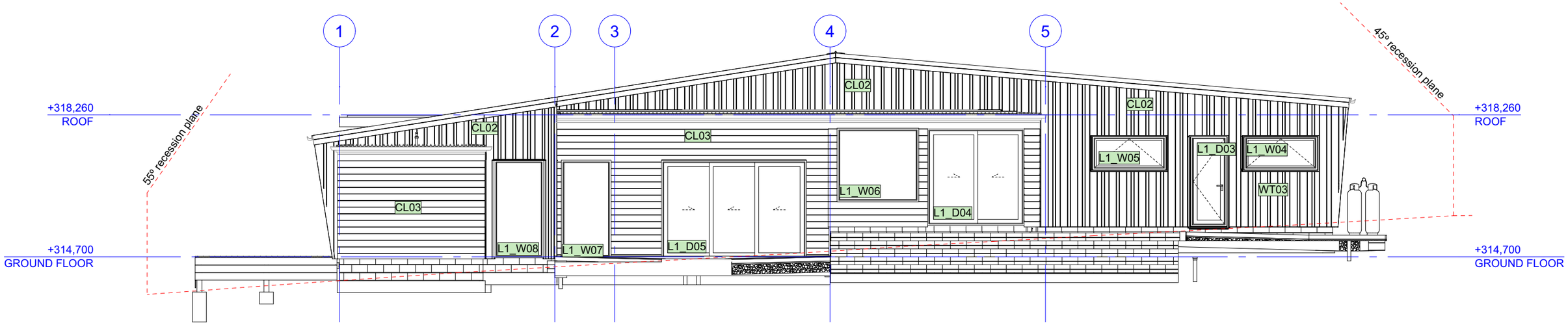
Vertical shiplap - western red cedar with Drydens wood oil finish in either Dune, Lite Oak or Dryhills

LOT 38 GLENBRAE CRESCENT

Published Date: Tuesday, 17 February 2026

P.A3-201

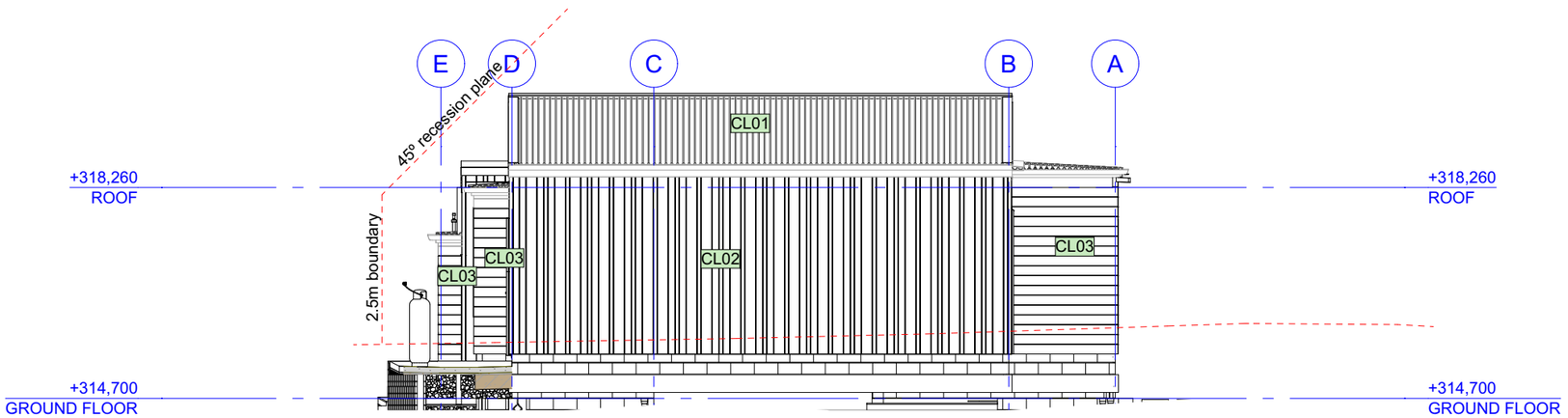
SORTED ARCHITECTURE
www.sortedarchitecture.co.nz
PO Box 339 Wanaka 9192 NZ
info@sortedarchitecture.co.nz
P 03 443 1661 M 027474147



1 NORTH WEST ELEVATION

#LayID

Scale 1:100



2 SOUTH WEST ELEVATION

#LayID

Scale 1:100

CLADDING

CL01	4311 Profiled metal sheet roofing	Metalcraft Kahu® 0.55mm Colorsteel Maxx Roofing fix over H3.2 purlins and counter battens, over SOLITEX MENTO® 1000 Roof Underlay fixed horizontally using Pro Clima Method over wire support netting
CL02	4252 Metal panel cladding	Flashclad Refresh DB Gen 2.0 shiplap weatherboard with Dulux Duratec finish; Fastening with self-drilling H17 type, 14 gauge x 65mm long, grade 304 stainless steel screws @ maximum 800mm crs
CL03	4221 Timber solid cladding	Horizontal rusticated weatherboards with 4mm grooves installed on 20mm x 45mm vertical timber cavity battens @ 600mm centres over IBS RigidRAP® 8mm Rigid wall underlay

CLADDING MATERIALS AND COLOURS

CL01 Roof Cladding

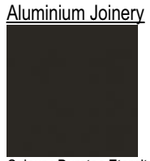


Profile : Metalcraft Kāhu®



Colour : Colorsteel® Maxx® Flaxpod
LRV = 6

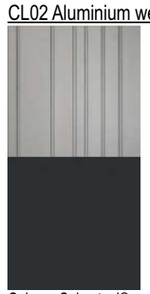
Aluminium Joinery



Colour : Duratec Eternity Coal Dust Kinetic® - Matt
LRV = 6



CL02 Aluminium weatherboards



Colour : Colorsteel® Maxx® Flaxpod
LRV = 6

CL03 Horizontal rusticated



Vertical shiplap - western red cedar with Drydens wood oil finish in either Dune, Lite Oak or Dryhills

LOT 38 GLENBRAE CRESCENT

Published Date: Tuesday, 17 February 2026

P.A3-202

SORTED ARCHITECTURE
www.sortedarchitecture.co.nz | info@sortedarchitecture.co.nz
PO Box 339 Wanaka 9192 NZ | P 03 443 1661 M 0274474147



LOT 38 GLENBRAE CRESCENT

Published Date: Tuesday, 17 February 2026

P.A3-301

SORTED ARCHITECTURE
www.sortedarchitecture.co.nz | info@sortedarchitecture.co.nz
PO Box 339 Wanaka 9192 NZ | P 03 443 1661 M 0274474147



LOT 38 GLENBRAE CRESCENT

Published Date: Tuesday, 17 February 2026

P.A3-302

SORTED ARCHITECTURE
www.sortedarchitecture.co.nz | info@sortedarchitecture.co.nz
PO Box 339 Wanaka 9192 NZ | P 03 443 1661 M 0274474147



LOT 38 GLENBRAE CRESCENT

Published Date: Tuesday, 17 February 2026

P.A3-303

SORTED ARCHITECTURE
www.sortedarchitecture.co.nz | info@sortedarchitecture.co.nz
PO Box 339 Wanaka 9192 NZ | P 03 443 1661 M 0274474147



LOT 38 GLENBRAE CRESCENT

Published Date: Tuesday, 17 February 2026 **P.A3-304**

SORTED ARCHITECTURE
www.sortedarchitecture.co.nz | info@sortedarchitecture.co.nz
PO Box 339 Wanaka 9192 NZ | P 03 443 1661 M 0274474147



LOT 38 GLENBRAE CRESCENT

Published Date: Tuesday, 17 February 2026 **P.A3-305**

SORTED ARCHITECTURE
www.sortedarchitecture.co.nz | info@sortedarchitecture.co.nz
PO Box 339 Wanaka 9192 NZ | P 03 443 1661 M 0274474147



LOT 38 GLENBRAE CRESCENT

Published Date: Tuesday, 17 February 2026 **P.A3-306**

SORTED ARCHITECTURE
www.sortedarchitecture.co.nz | info@sortedarchitecture.co.nz
PO Box 339 Wanaka 9192 NZ | P 03 443 1661 M 0274474147



LOT 38 GLENBRAE CRESCENT

Published Date: Tuesday, 17 February 2026 **P.A3-307**

SORTED ARCHITECTURE
www.sortedarchitecture.co.nz | info@sortedarchitecture.co.nz
PO Box 339 Wanaka 9192 NZ | P 03 443 1661 M 0274474147



LOT 38 GLENBRAE CRESCENT

Published Date: Tuesday, 17 February 2026

P.A3-308

SORTED ARCHITECTURE
www.sortedarchitecture.co.nz
PO Box 339 Wanaka 9192 NZ
info@sortedarchitecture.co.nz
P 03 443 1661 M 0274474147



LOT 38 GLENBRAE CRESCENT

Published Date: Tuesday, 17 February 2026 **P.A3-309**

SORTED ARCHITECTURE
www.sortedarchitecture.co.nz | info@sortedarchitecture.co.nz
PO Box 339 Wanaka 9192 NZ | P 03 443 1661 M 0274474147



LOT 38 GLENBRAE CRESCENT

Published Date: Tuesday, 17 February 2026

P.A3-310

SORTED ARCHITECTURE
www.sortedarchitecture.co.nz | info@sortedarchitecture.co.nz
PO Box 339 Wanaka 9192 NZ | P 03 443 1661 M 0274474147



LOT 38 GLENBRAE CRESCENT

Published Date: Tuesday, 17 February 2026

P.A3-311

SORTED ARCHITECTURE
www.sortedarchitecture.co.nz | info@sortedarchitecture.co.nz
PO Box 339 Wanaka 9192 NZ | P 03 443 1661 M 0274474147