PROPOSED NEW RESIDENCE

for GREER



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

mikegreerhomes
© Mike Greer Homes NZ Ltd
(03) 354 0166 | 0800 mikegreer
Tower 2, 7 Deans Avenue, Addington, Christchurch 8011
info@mikegreerhomes.co.nz | www.mikegreerhomes.co.nz

JOB TITLE:
MIKE GREER HOMES SPEC

DRAWING TITLE:
Cover Index

LEGAL DESCRIPTION:
LOT: 7 **DP:** 558541
Lindis Road, Northlake, 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

© 2025 Mike Greer Homes NZ Limited.
All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited

REVISIONS:
V1 - Concept Issue
V2 - Timber Fascias, Rockcote frame to front elevation
V3 - Levels added, Earthworks completed

DATE OF ISSUE: 15.08.2025
AMENDMENT DATE: 26.02.2026

DESIGNER: HA
TECHNICIAN: TC
VERSION: V3
CODE: 3
SCALE: (A3)
BASE PLAN: WN728
JOB # CO1220

SHEET:
SK-01

Revision History		
Date	**Description**	**Issued by**
15/08/2025	V1 - Concept Issue	HA
18/09/2025	V2 - Timber Fascias, Rockcote frame to front elevation	HA
26/02/2026	V3 - Levels added, Earthworks completed	RE

mikegreerhomes
© Mike Greer Homes NZ Ltd
(03) 354 0166 | 0800 mikegreer
Tower 2, 7 Deans Avenue, Addington, Christchurch 8011
info@mikegreerhomes.co.nz | www.mikegreerhomes.co.nz

JOB TITLE:
MIKE GREER HOMES SPEC

DRAWING TITLE:
Revision History

LEGAL DESCRIPTION:
LOT: 7 **DP:** 558541
Lindis Road, Northlake, 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

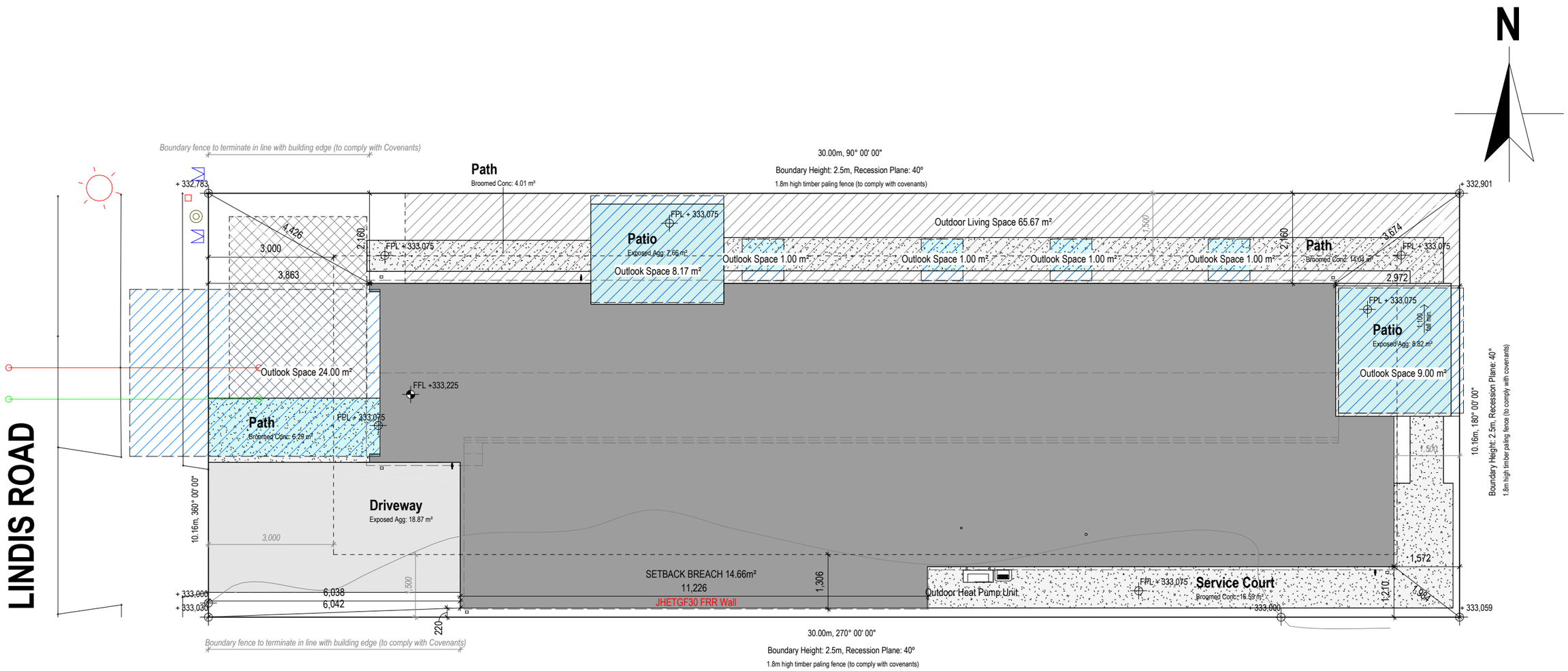
© 2025 Mike Greer Homes NZ Limited.
All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited

REVISIONS:
V1 - Concept Issue
V2 - Timber Fascias, Rockcote frame to front elevation
V3 - Levels added, Earthworks completed

DATE OF ISSUE: 15.08.2025
AMENDMENT DATE: 26.02.2026

DESIGNER: HA
TECHNICIAN: TC
VERSION: V3 **CODE:** 3
SCALE: (A3)
BASE PLAN: WN728
JOB # CO1220

SHEET:
SK-02



GENERAL NOTES

Site Area	304.80 m²
Site Coverage Area	179.63 m² (Over Gutters)
Site Coverage	58.93% (65% Max)
Impervious Surface Area	76.28 m² 25.37% Total Impervious Area 84.59% of site
Exposure Zone	B
Wind Zone	High
Lee Zone	N/A
Earthquake Zone	3
Snow Zone	N5, 2kPa
Climate Zone	6
Rainfall Intensity	26mm/hr 10% AEP Intensity (from Table A E1/AS1)
Acoustic Zone	N/A
Territorial Authority	Queenstown Lakes District Council
Planning Zone	Northlake D1

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: Foundation
(To be confirmed with soil report)

Site Information: Position of road crossing, services location, street trees, lamp posts, parking bays, pedestrian island ect. is unknown - to be confirmed when information becomes availble

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

Boundary Information: Confirmed with Certificate of Title

Site Levels: Levels obtained

Earthworks: Refer to Earthworks Plan

Site Services: Stormwater: Council Connection at Boundary
Sewer Connection: Council Connection at Boundary
Gas: N/A

Historical Interest: N/A
Existing Use Rights: N/A
Flood Management Area: N/A
On-site Maneuvering Assessment N/A

Non Compliance's Requiring RC:
1. Building setback to southern boundary is in breach of 1.5m setback
2. Outlook Space for principal bedroom
3. Outdoor Living Area 4m min. dimension not achieved

Covenant Non Compliance's:
1. Building setback to southern boundary is in breach of 1.5m setback
2. Parking space >40% of road frontage

Extras:
1. Broomed concrete finish to paths
2. Sumps to paved areas 10m2

KEY:
- Meter Board
- Distribution Board
- Comms Panel
- Overflow Relief Gully
- Hose Tap
- Downpipe
- External Heat Pump

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

mikegreerhomes
© Mike Greer Homes NZ Ltd
(03) 354 0166 | 0800 mikegreer
Tower 2, 7 Deans Avenue, Addington, Christchurch 8011
info@mikegreerhomes.co.nz | www.mikegreerhomes.co.nz

JOB TITLE: MIKE GREER HOMES SPEC

DRAWING TITLE: Site Plan

LEGAL DESCRIPTION:
LOT: 7 **DP:** 558541
Lindis Road, Northlake, 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

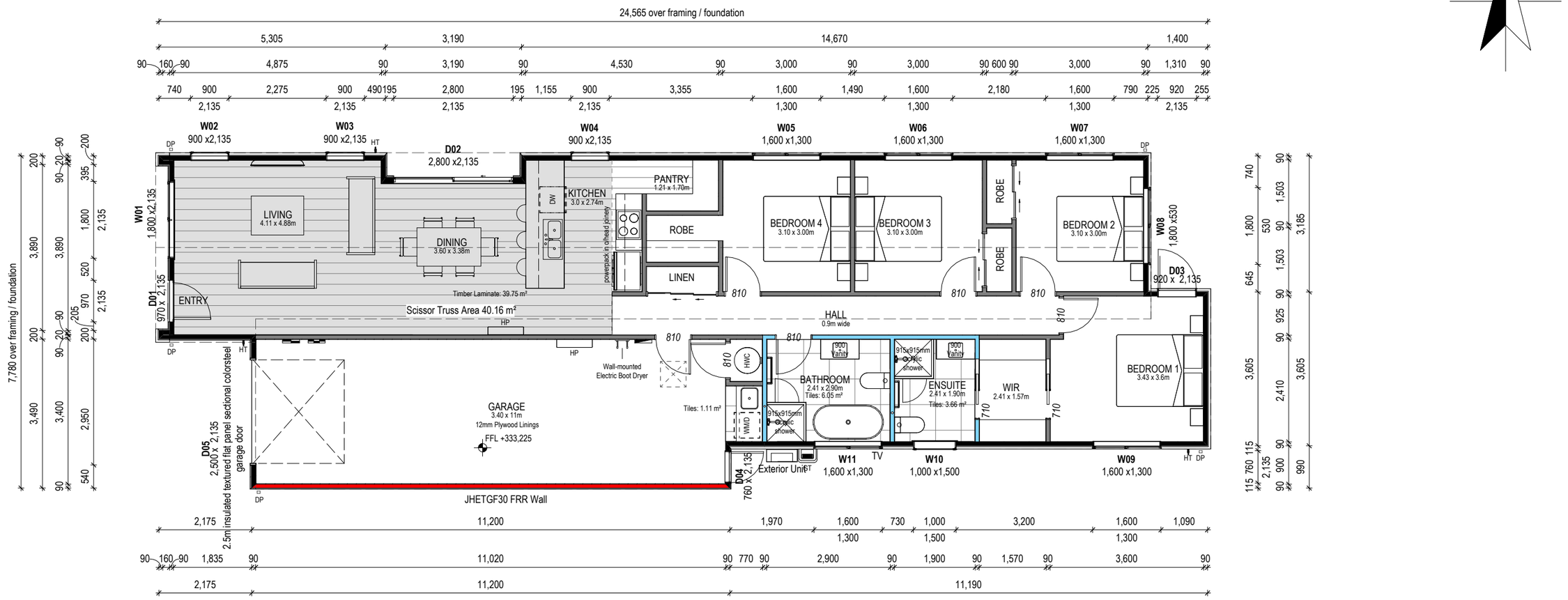
© 2025 Mike Greer Homes NZ Limited.
All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited

REVISIONS:
V1 - Concept Issue
V2 - Timber Fascias, Rockcote frame to front elevation
V3 - Levels added, Earthworks completed

DATE OF ISSUE: 15.08.2025
AMENDMENT DATE: 26.02.2026

DESIGNER: HA
TECHNICIAN: TC
VERSION: V3
CODE: 3
SCALE: (A3) 1:100
BASE PLAN: WN728
JOB # CO1220

SHEET: SK-03



GENERAL NOTES: GROUND FLOOR

Ground Floor Perimeter (Over Foundation)	66,190 mm
Ground Floor Area over Framing	165.42 m²
Ground Floor Area over Foundation	165.42 m²
Ground Floor Area over Cladding (excl. covered areas)	169.37 m²
Ground Floor Area inside Framing (excl. Garage)	118.48 m²
Roof Pitch:	35°, 5°
Eaves Width:	75mm, 130mm
Gable Width:	75mm, 130mm
Height To Underside of Truss:	2,465mm
Stub End:	190mm
Lintel Height:	2,135mm
Soffit Height:	Varies
Soffit Type:	Flat & Raking

Raised Ceiling:	N/A
Raking Ceiling:	Scissor trusses @ approx 20° to kitchen, dining & living
Internal Door Leaf Height:	Standard
Linings:	GIB
Ceiling Battens:	13mm ceiling lining, battens at 600 crs
Framing:	Timber
Wall Cladding Materials:	50mm Rockcote Integra Panel on 20mm cavity James Hardie Hardie Flex Board & Batten on 20mm cavity JSC Verticlad Cedar Weatherboards, 180mm J56 Profile, on 20mm cavity JHETGF30 FRR Wall

Roofing Materials:	Pre-painted Colorsteel Longrun Trimline
Engineering:	Foundation, Bracing
Extras:	12mm Plywood Linings to garage No sill reveal to full height doors & windows Drainage to comply with AS/NZS3500 Built-in bench with tub insert to laundry Tiled splashback to kitchen Powerpack in overhead joinery to kitchen Plumbed fridge Heatpump in garage Electric boot dryer in garage Cedar Soffits

KEY:

- Meter Board
- Distribution Board
- Comms Panel
- Overflow Relief Gully
- Hose Tap
- Downpipe
- Internal Heat Pump
- External Heat Pump

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

mikegreerhomes
© Mike Greer Homes NZ Ltd
(03) 354 0166 | 0800 mikegreer
Tower 2, 7 Deans Avenue, Addington, Christchurch 8011
info@mikegreerhomes.co.nz | www.mikegreerhomes.co.nz

JOB TITLE: MIKE GREER HOMES SPEC

DRAWING TITLE: Ground Floor Plan

LEGAL DESCRIPTION:
LOT: 7 **DP:** 558541
Lindis Road, Northlake, 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

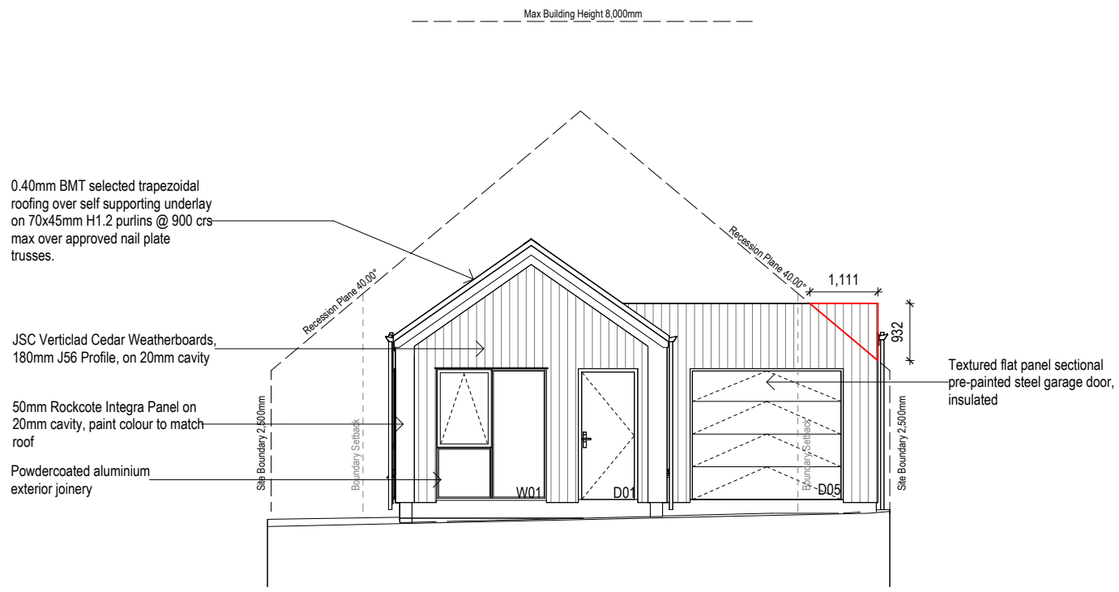
© 2025 Mike Greer Homes NZ Limited.
All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited

REVISIONS:
V1 - Concept Issue
V2 - Timber Fascias, Rockcote frame to front elevation
V3 - Levels added, Earthworks completed

DATE OF ISSUE: 15.08.2025
AMENDMENT DATE: 26.02.2026

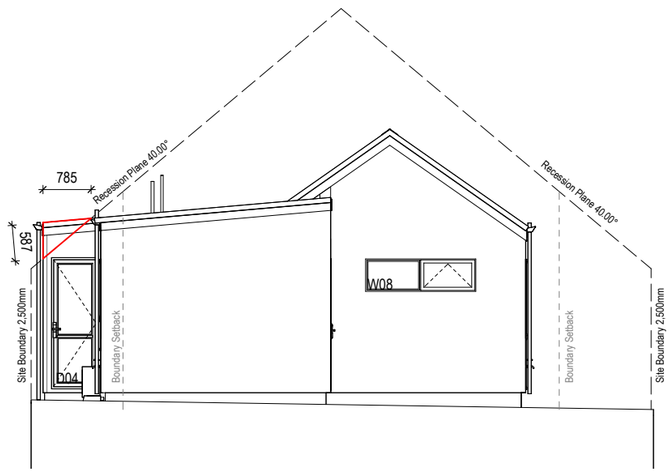
DESIGNER: HA
TECHNICIAN: TC
VERSION: V3
CODE: 3
SCALE: (A3) 1 : 100
BASE PLAN: WN728
JOB # CO1220

SHEET: SK-04



East Elevation

Scale 1 : 100



West Elevation

Scale 1 : 100

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

mikegreerhomes
© Mike Greer Homes NZ Ltd
(03) 354 0166 | 0800 mikegreer
Tower 2, 7 Deans Avenue, Addington, Christchurch 8011
info@mikegreerhomes.co.nz | www.mikegreerhomes.co.nz

JOB TITLE:
MIKE GREER HOMES SPEC

DRAWING TITLE:
Exterior Elevations

LEGAL DESCRIPTION:
LOT: 7 **DP:** 558541
Lindis Road, Northlake, Wanaka

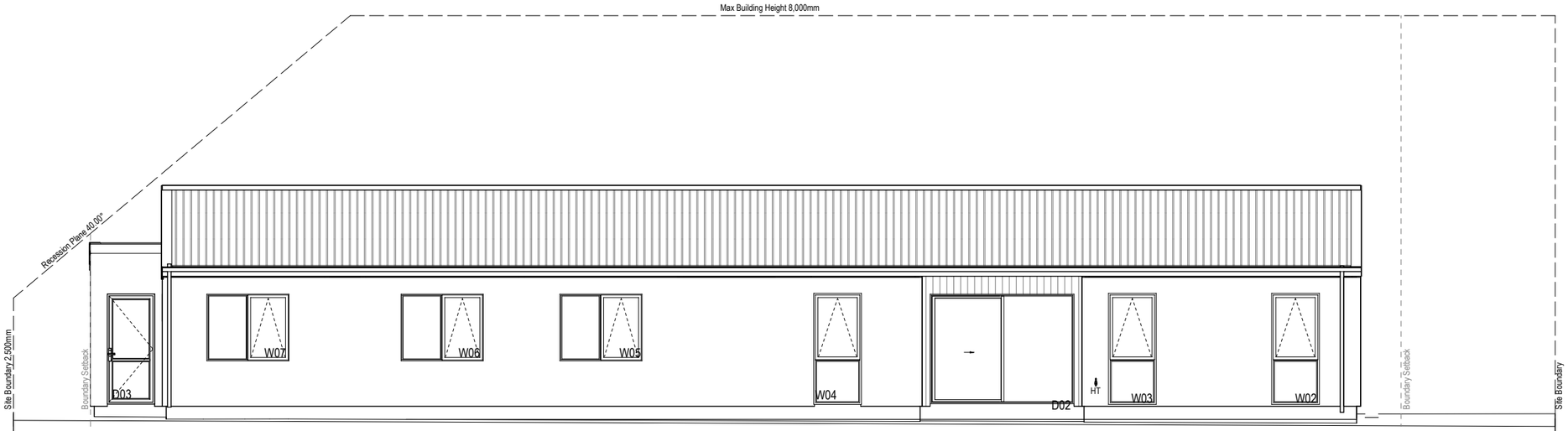
LEGAL NOTES:
1. Subject to council approval
2. All measurements to be confirmed on site by the contractor prior to the commencement of work

© 2025 Mike Greer Homes NZ Limited.
All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited

REVISIONS:
V1 - Concept Issue
V2 - Timber Fascias, Rockcote frame to front elevation
V3 - Levels added, Earthworks completed

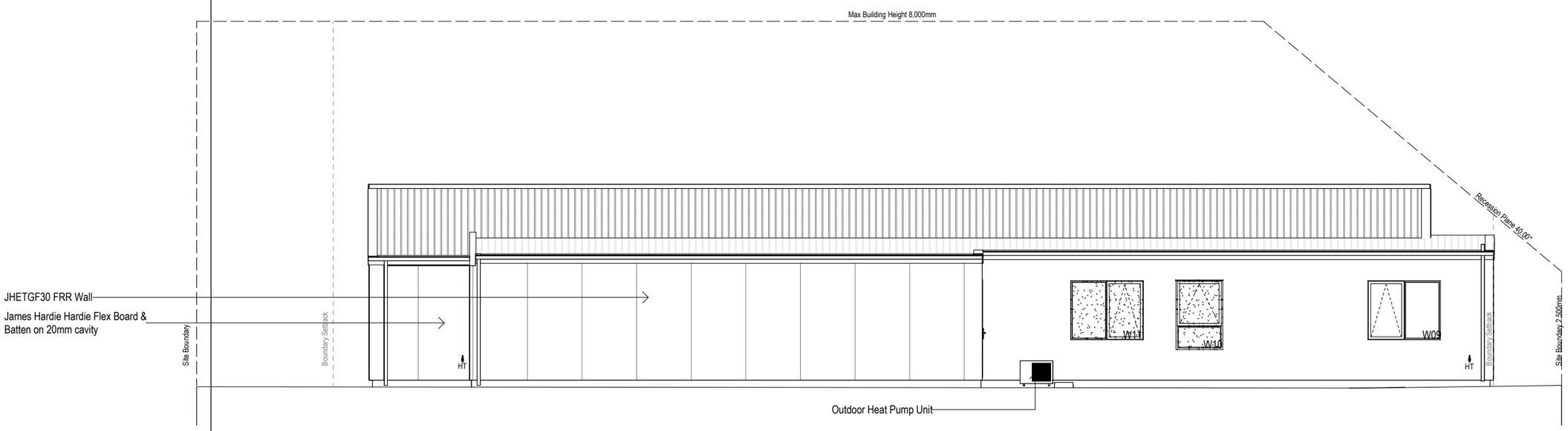
DATE OF ISSUE: 15.08.2025
AMENDMENT DATE: 26.02.2026
DESIGNER: HA
TECHNICIAN: TC
SCALE: (A3) 1 : 100
BASE PLAN: WN728
VERSION: V3
CODE: 3
JOB # CO1220

SHEET:
SK-05



North Elevation

Scale 1 : 100



South Elevation

Scale 1 : 100

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

mikegreerhomes
© Mike Greer Homes NZ Ltd
(03) 354 0166 | 0800 mikegreer
Tower 2, 7 Deans Avenue, Addington, Christchurch 8011
info@mikegreerhomes.co.nz | www.mikegreerhomes.co.nz

JOB TITLE:
MIKE GREER HOMES SPEC

DRAWING TITLE:
Exterior Elevations

LEGAL DESCRIPTION:
LOT: 7 **DP:** 558541
Lindis Road, Northlake, 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

© 2025 Mike Greer Homes NZ Limited.
All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited

REVISIONS:
V1 - Concept Issue
V2 - Timber Fascias, Rockcote frame to front elevation
V3 - Levels added, Earthworks completed

DATE OF ISSUE: 15.08.2025
AMENDMENT DATE: 26.02.2026

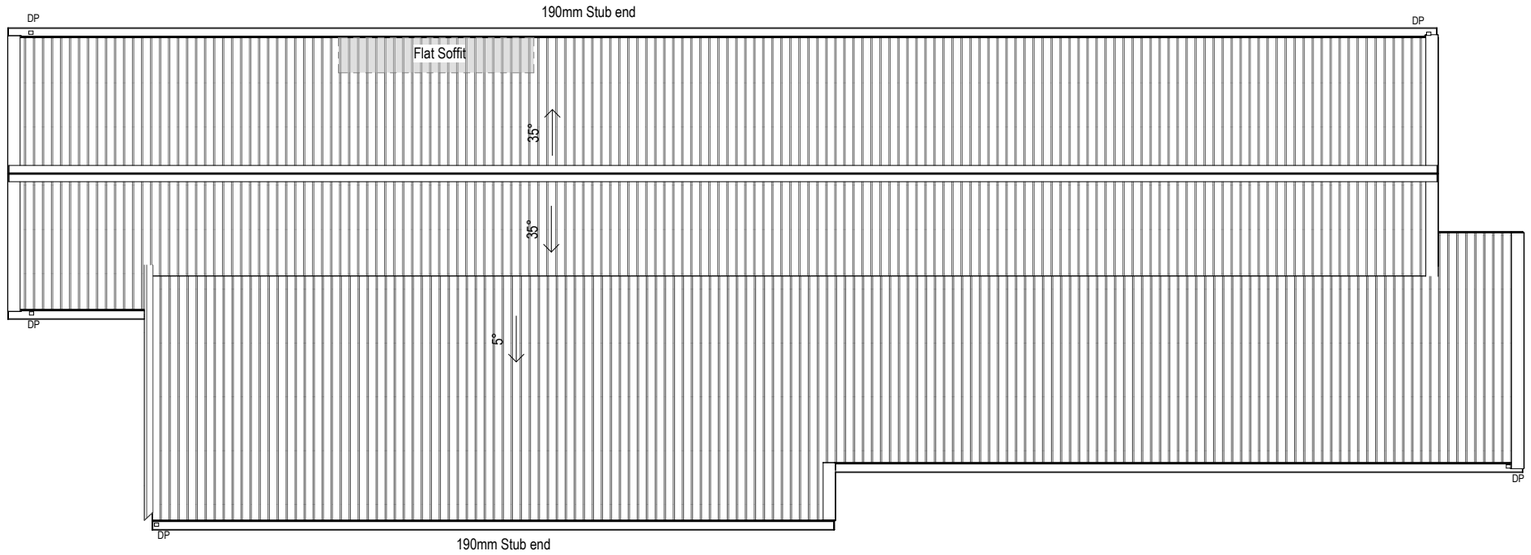
DESIGNER: HA
TECHNICIAN: TC
SCALE: (A3) 1 : 100
BASE PLAN: WN728
VERSION: V3
CODE: 3
JOB # CO1220

SHEET:
SK-06

GENERAL NOTES - ROOF

Area Over Roof (on flat):	174.95 m²
Roof Pitch	35°, 5°
Eaves Width	75mm
Gable Width	75mm
Height of Underside of Truss	2,465mm
Stub End	190mm
Soffit Type	Flat & Raking
Raised Ceiling	N/A
Raking Ceiling	Scissor trusses @ approx 20° to kitchen, dining & living
Extras:	1. Timber Fascias

N



mikegreerhomes © Mike Greer Homes NZ Ltd (03) 354 0166 | 0800 mikegreer Tower 2, 7 Deans Avenue, Addington, Christchurch 8011 info@mikegreerhomes.co.nz | www.mikegreerhomes.co.nz	**JOB TITLE:** **MIKE GREER HOMES SPEC**	**DRAWING TITLE:** **Roof Plan**	**LEGAL DESCRIPTION:** **LOT:** 7 **DP:** 558541 Lindis Road, Northlake, 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 **© 2025 Mike Greer Homes NZ Limited.** All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited	**REVISIONS:** V1 - Concept Issue V2 - Timber Fascias, Rockcote frame to front elevation V3 - Levels added, Earthworks completed	**DATE OF ISSUE:** 15.08.2025 **AMENDMENT DATE:** 26.02.2026	**DESIGNER:** HA **TECHNICIAN:** TC **VERSION:** V3 **CODE:** 3	**SCALE: (A3)** 1 : 100 **BASE PLAN:** WN728 **JOB #** CO1220	**SHEET:** **SK-07**

General Notes

- Grass
- Garden beds with selected planting
- Garden beds with pebbles
- Hedging to comply with Covenants - 'Griselina littoralis' or 'Prunus lustanica'

Planting Key

Grasses and Flaxes



Carex Testacea



Libertia Ixiodes



Libertia Grandiflora



Phormium Dwarf Red

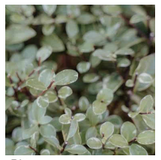
Shrubs



Eugenia



Portuguese Laurel

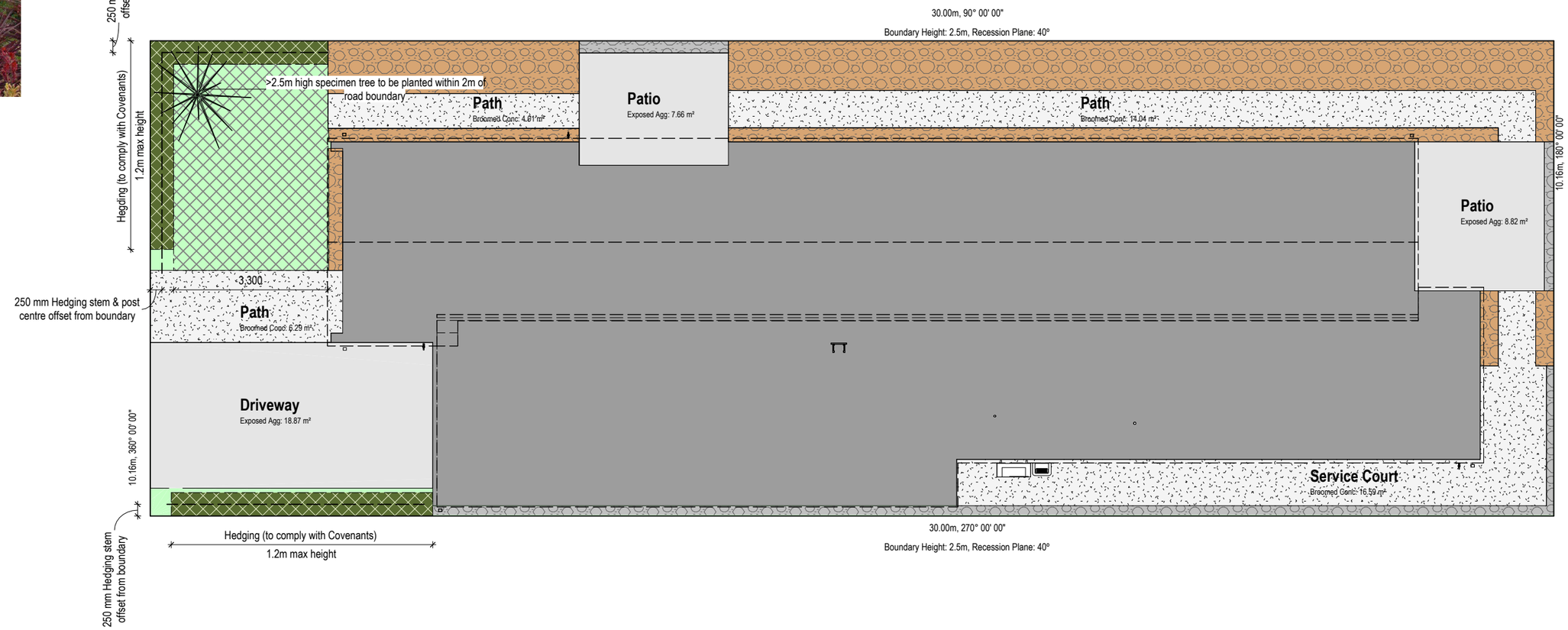


Pittosporum

Specimen Trees



Lancewood



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

mikegreerhomes

© Mike Greer Homes NZ Ltd

(03) 354 0166 | 0800 mikegreer
Tower 2, 7 Deans Avenue, Addington, Christchurch 8011
info@mikegreerhomes.co.nz | www.mikegreerhomes.co.nz

JOB TITLE:
MIKE GREER HOMES SPEC

DRAWING TITLE:
Landscaping Plan

LEGAL DESCRIPTION:
LOT: 7 **DP:** 558541
Lindis Road, Northlake, 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

© 2025 Mike Greer Homes NZ Limited.
All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited

REVISIONS:
V1 - Concept Issue
V2 - Timber Fascias, Rockcote frame to front elevation
V3 - Levels added, Earthworks completed

DATE OF ISSUE: 15.08.2025
AMENDMENT DATE: 26.02.2026

DESIGNER: HA
TECHNICIAN: TC
VERSION: V3
CODE: 3
SCALE: (A3) 1 : 100
BASE PLAN: WN728
JOB # CO1220

SHEET:
SK-08

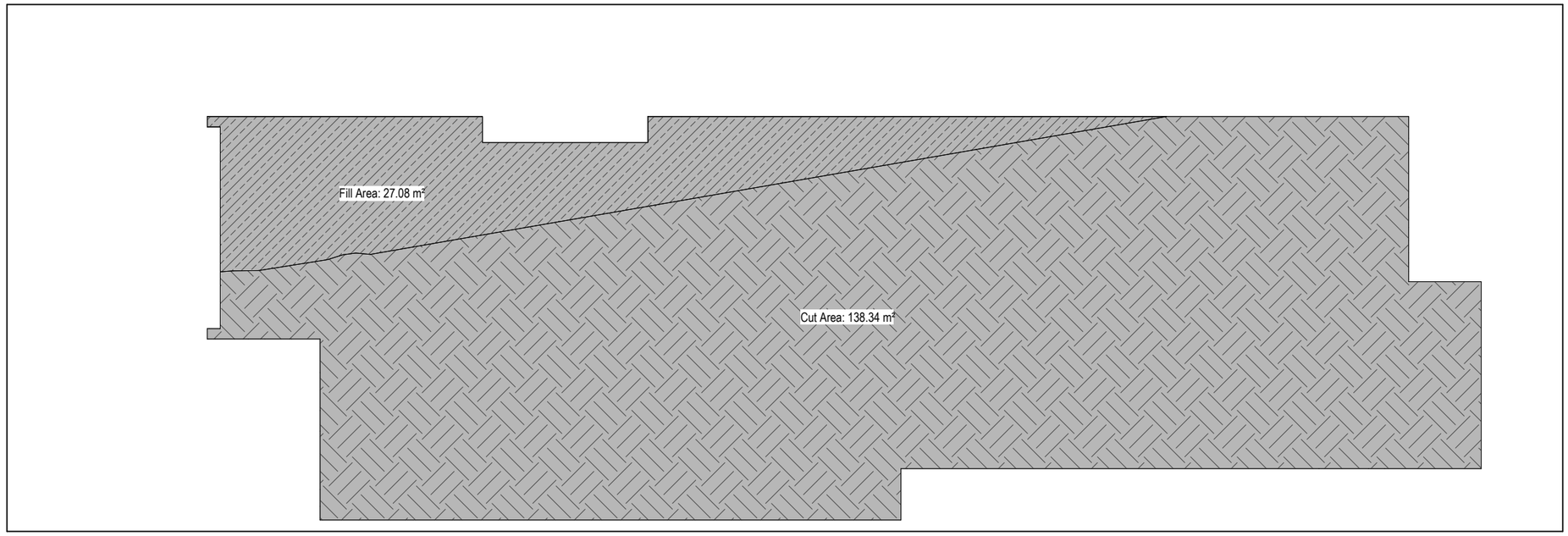
CUT AND FILL NOTES:

Cut Volume	7.25m^3
Fill Volume	0.63m^3
Total Volume	7.88m^3
Total Cut Area	138.34m^2
Total Fill Area	27.08m^2
Total Area	165.42m^2

CUT & FILL LEGEND:

Earth Cut Area

Earth Fill Area



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

mikegreerhomes

© Mike Greer Homes NZ Ltd

(03) 354 0166 | 0800 mikegreer
Tower 2, 7 Deans Avenue, Addington, Christchurch 8011
info@mikegreerhomes.co.nz | www.mikegreerhomes.co.nz

JOB TITLE:
MIKE GREER HOMES SPEC

DRAWING TITLE:
Earthworks

LEGAL DESCRIPTION:
LOT: 7 **DP:** 558541
Lindis Road, Northlake, 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

© 2025 Mike Greer Homes NZ Limited.
All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited

REVISIONS:
V1 - Concept Issue
V2 - Timber Fascias, Rockcote frame to front elevation
V3 - Levels added, Earthworks completed

DATE OF ISSUE: 15.08.2025
AMENDMENT DATE: 26.02.2026

DESIGNER: HA
TECHNICIAN: TC
VERSION: V3
CODE: 3
SCALE: (A3) 1 : 100
BASE PLAN: WN728
JOB # CO1220

SHEET:
SK-09