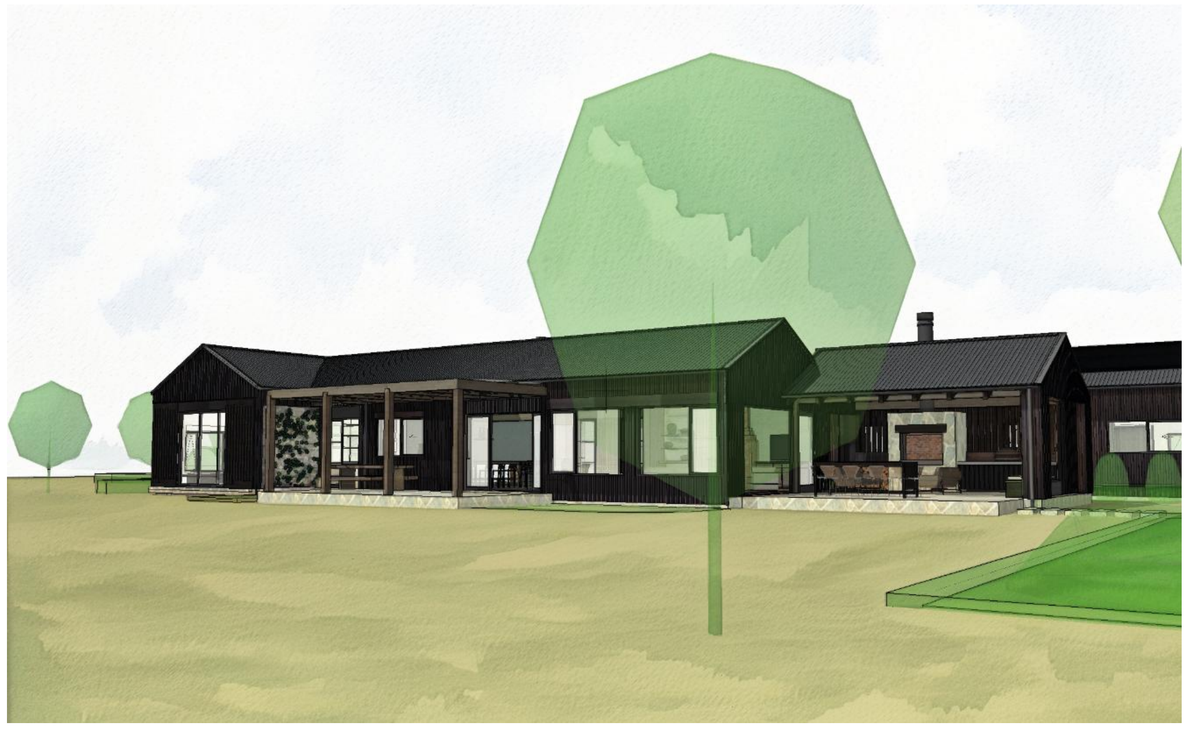


NOTT Architects

VERKERK HOUSE

35 HORSESHOE BEND DRIVE RD 2
WANAKA

RESOURCE CONSENT ISSUE

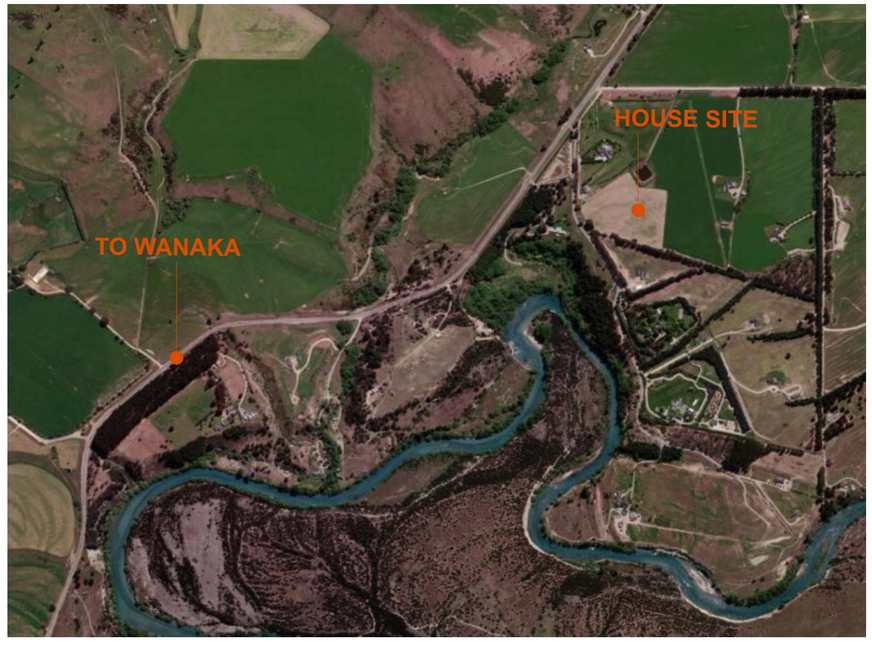
03/02/2026

SITE INFORMATION

35 Horseshoe Bend Drive
RD2
Wanaka
Lot 2 Deposited Plan 525981 held in Record of Title 843266
Area: 3.9139ha

Territorial Authority:	Queenstown Lakes District
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	B
Climate Zone:	6
Planning Zone:	ODP: Rural General (Visual Amenity Landscape) PDP: Rural (Rural Character Landscape – RCL)

New Building Footprint Area:	
House	374m²
Outdoor Room	44m²
Garage/Carport	82m²
Total House Foot Print	500m²
New Garden Shed	73m²
Pool/Landscaping Area	89m²
Existing Implement Shed:	104m²
Total Building Coverage:	1.97%



AERIAL PHOTO



1. SITE PLAN 1000
1:1000

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35 HORSESHOE BEND DRIVE RD 2 WANAKA

LOCATION PLAN

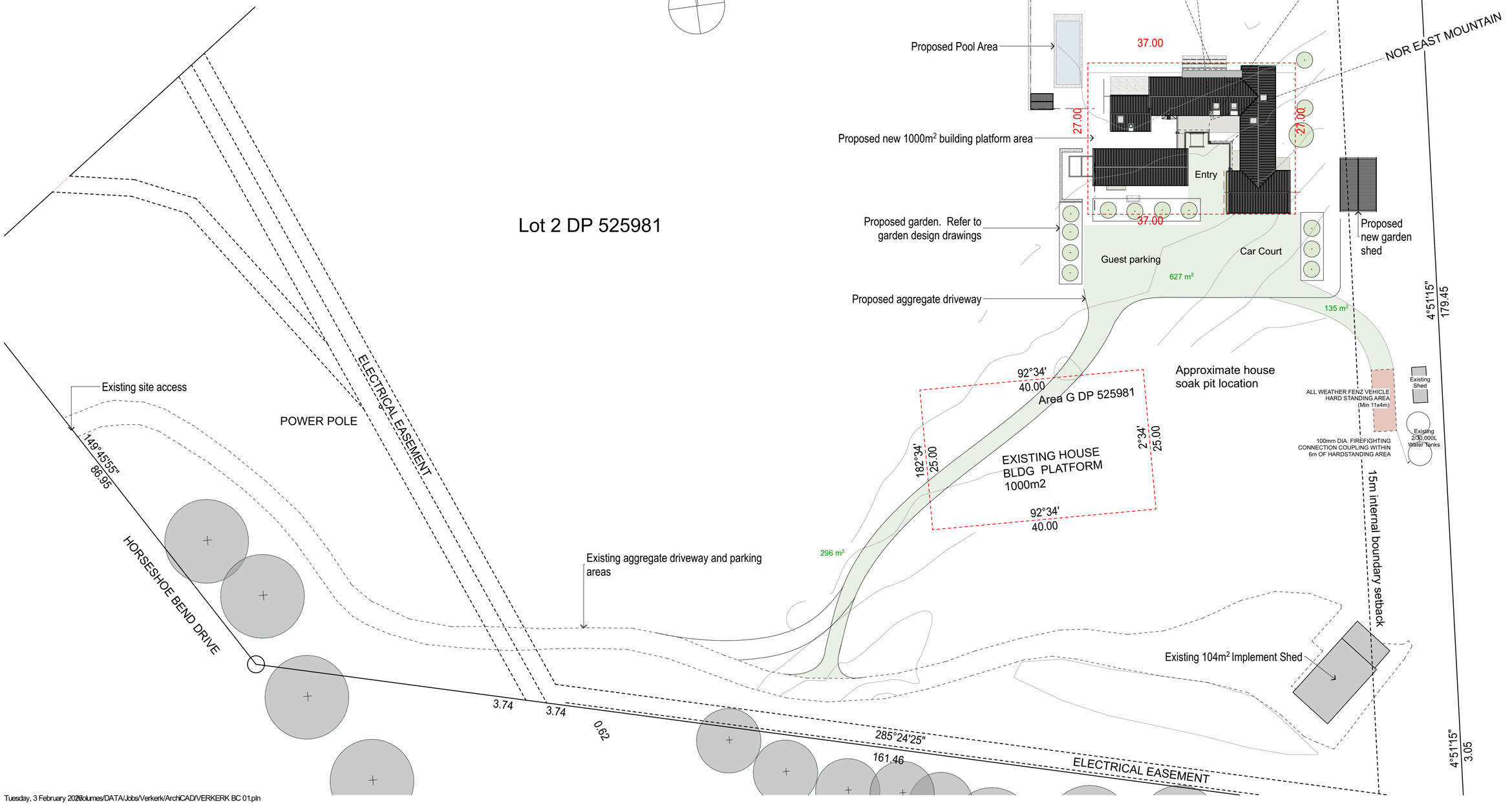
1:1000, at A2
Scale 1:500
Date 03/02/2026
A0-01

Issue

✖ NZBC and NZS 3604 to be on site at all times and strictly adhered to
✖ Contractor to verify all dimensions on site prior to commencing work
✖ DO NOT scale drawings

EARTHWORKS ESTIMATED CALCULATIONS

Earthworks		
Location	Depth	Volume (m3)
Shed Foundation	375mm	2.4
Shed Fill	150mm	9.9
Pool	2000mm	95.5
House Foundation	270mm	21.1
House Fill	150mm	73.6
Driveway Scrape	50mm	14.8
Driveway Fill	50mm	14.8
Driveway (FENZ access) Scrape	50mm	6.8
Driveway (FENZ access) Fill	50mm	13.5
Courtyard Scrape	100mm	76.8
Courtyard Fill	100mm	76.8
		406.0 m³



Lot 2 DP 525981

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35 HORSESHOE BEND DRIVE RD 2 WANAKA

SITE PLAN 1:500

1:500, at A2 | Issue

Scale 1:1

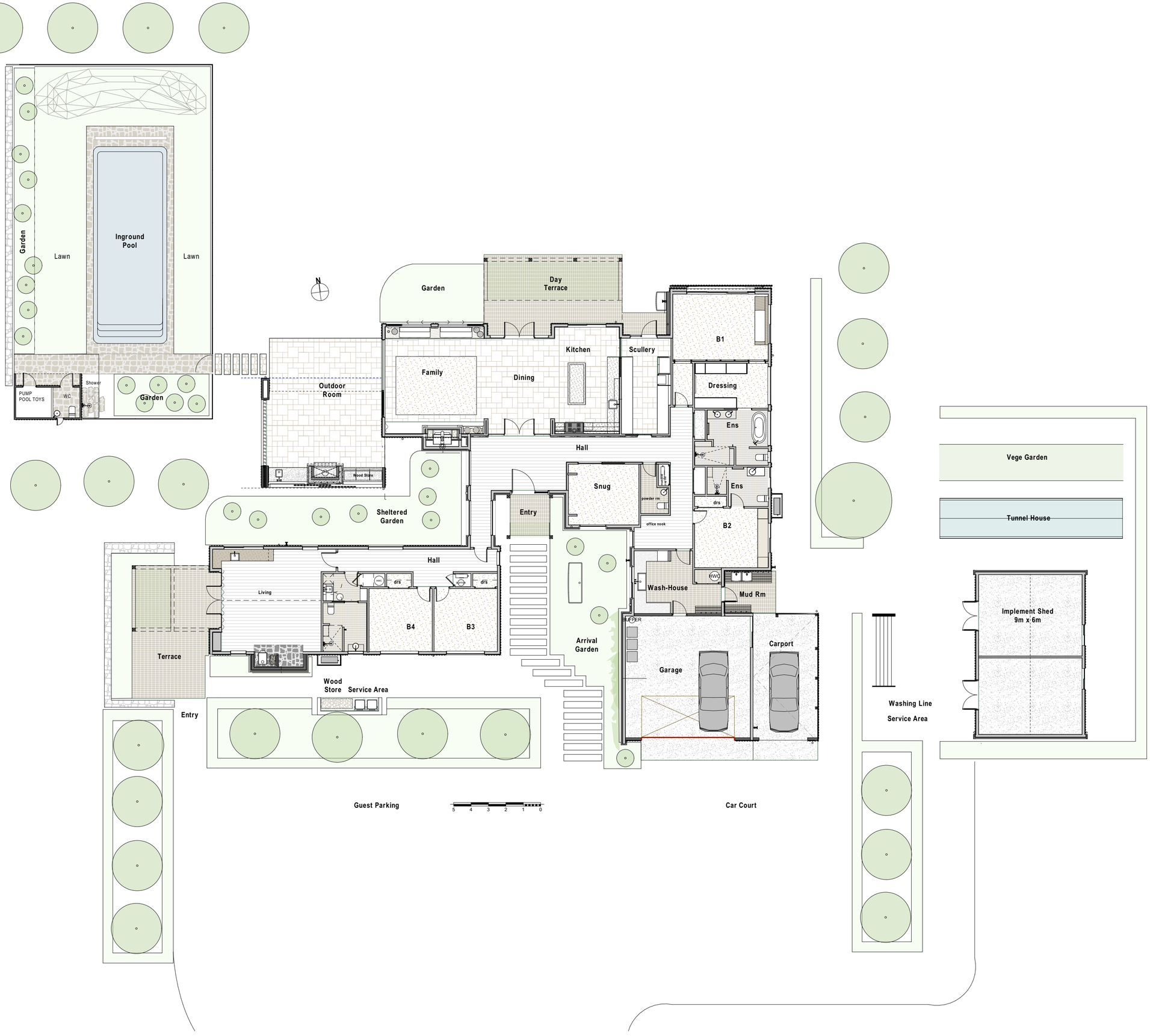
Date 03/02/2026

A0-02

✖ DO NOT scale drawings

✖ NZBC and NZS 3604 to be on site at all times and strictly adhered to

✖ Contractor to verify all dimensions on site prior to commencing work



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VERKERK HOUSE
35 HORSESHOE BEND DRIVE RD 2 WANAKA

O/A LANDSCAPING PLAN

Scale 1:150 at A2
Date 03/02/2026
A0-03
Issue

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✖ Contractor to verify all dimensions on site prior to commencing work
✖ DO NOT scale drawings
✖ NOTT

BUILDING CONTROLS
ROOF PITCH BETWEEN 25 TO 45 DEGREES. FLAT ROOFS AS CONNECTORS ONLY (MAX.20% OF AREA)
MAXIMUM BUILDING HEIGHT 6m

BUILDING HEIGHT MAX. 6m



N

NORTH
1:75



S

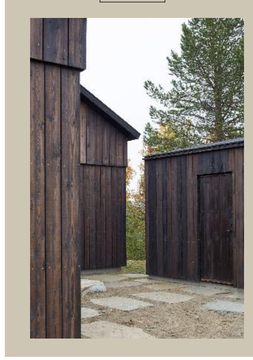
SOUTH
1:75

EXTERIOR CLADDING NOTES:

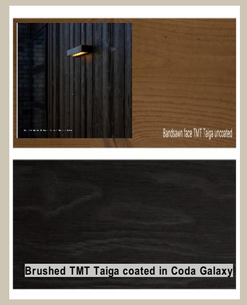
REFER TO PLANS, ELEVATIONS AND DETAILS

WB	VERTICAL BOARD & BATTEN WEATHERBOARDS WITH SELECTED FINISH ON CAVITY BATTEN SYSTEM
BBV1	BRICK VENEER WITH BAGGED PLASTER FINISH ON CAVITY SYSTEM LIGHT BRICK - 50% MAZIELA + 50% BRONSGROEN BY BRICK+CO
BBV2	BRICK VENEER ON WALL CAVITY SYSTEM BRICK VENEER TO FOUNDATION EDGE DARK BRICK - PAGUS BROWN BLACK
TS	SOLID TIMBER DETAILS, BATTEN SCREENS, POSTS & BEAMS
CONC	CONCRETE FINISHED DETAILS
SF	SELECTED TIMBER SOFFIT BOARDS
MR	METAL ROOFING, CORRGATED PROFILE, POWDER COAT FINISH TRUE OAK 17 DEEP CORRUGATE BY ROOF INDUSTRIES
M	METAL FINISHES POWDER COATED - GENERALLY BLACK

WB

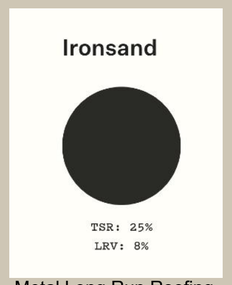


WB



JSC TMT Tiaga (or similar)

MR



Metal Long Run Roofing

BBV1



50% Marziale
50% Bronsgroen
Brick and Co.

BBV1



Pagus Brown Black
Brick and Co.

Selected brick cladding with selected heavy mortar finish to selected colour

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NO | DATE | REVISION

VERKERK HOUSE
35 HORSESHOE BEND DRIVE RD 2 WANAKA

ELEVATIONS

Issue

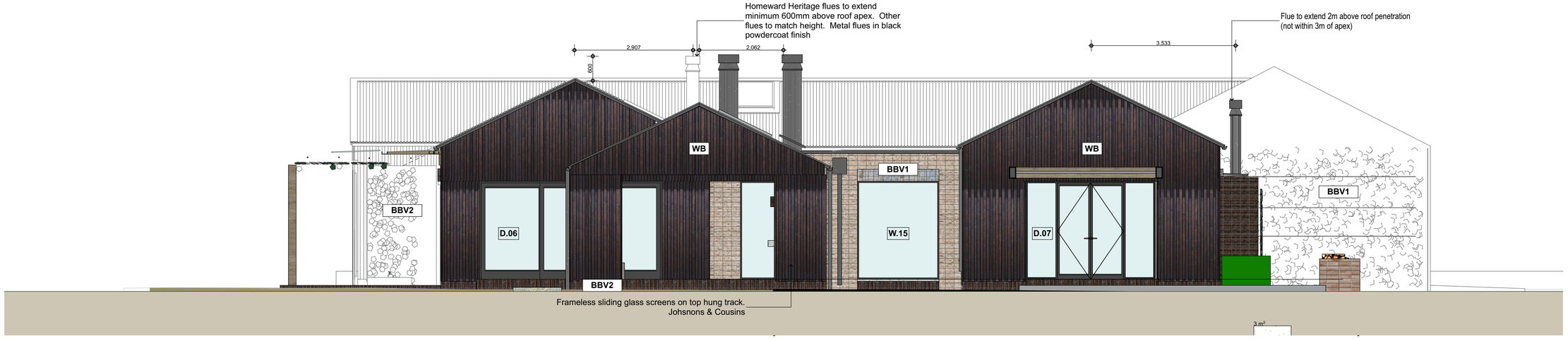
Scale 1:48.33 at A2
Date 03/02/2026
A2-01

1:75, 1:100.

✖ DO NOT scale drawings ✖ Contractor to verify all dimensions on site prior to commencing work ✖ NZBC and NZS 3604 to be on site at all times and strictly adhered to



E **EAST** *1:75*



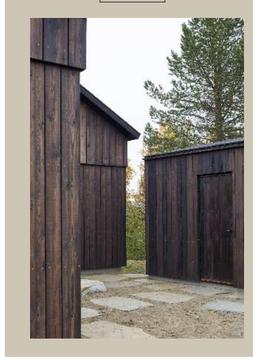
W **WEST** *1:75*

EXTERIOR CLADDING NOTES:

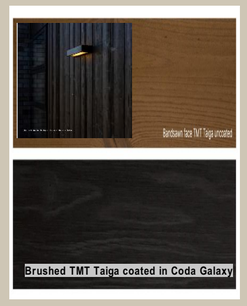
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M	METAL FINISHES POWDER COATED - GENERALLY BLACK

WB

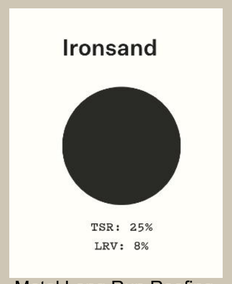


WB



JSC TMT Tiaga (or similar)

MR



Metal Long Run Roofing

BBV1



50% Marziale

50% Bronsgroen

Brick and Co.

BBV1



Pagus Brown Black

Brick and Co.

Selected brick cladding with selected heavy mortar finish to selected colour

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NO	DATE	REVISION

VERKERK HOUSE
35 HORSESHOE BEND DRIVE RD 2 WANAKA

ELEVATIONS

1:75, 1:100. at A2
Scale 1:48.33
Date 03/02/2026
A2-02

Issue

✖ NZBC and NZS 3604 to be on site at all times and strictly adhered to
✖ Contractor to verify all dimensions on site prior to commencing work
✖ DO NOT scale drawings



S1 — **SOUTH** 1:75



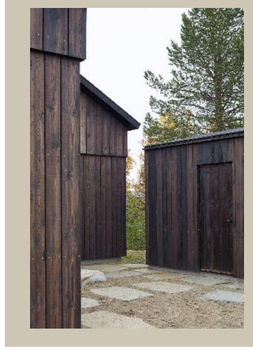
W1 — **WEST** 1:75

EXTERIOR CLADDING NOTES:

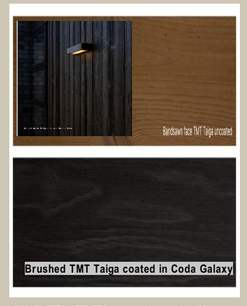
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CONC	CONCRETE FINISHED DETAILS
SF	SELECTED TIMBER SOFFIT BOARDS
MR	METAL ROOFING, CORRGATED PROFILE, POWDER COAT FINISH TRUE OAK 17 DEEP CORRUGATE BY ROOF INDUSTRIES
M	METAL FINISHES POWDER COATED - GENERALLY BLACK

WB

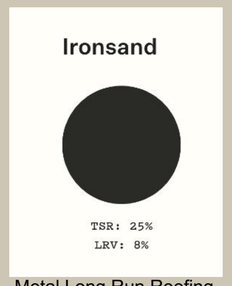


WB



JSC TMT Tiaga (or similar)

MR



Metal Long Run Roofing

BBV1



50% Marziale

50% Bronsgroen

Brick and Co.

BBV1



Pagus Brown Black

Brick and Co.

Selected brick cladding with selected heavy mortar finish to selected colour

Tuesday, 3 February 2026 Volumes/DATA/Jobs/Verkerk/ArchiCAD/VERKERK BC 01.pln

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NO	DATE	REVISION

VERKERK HOUSE

35 HORSESHOE BEND DRIVE RD 2 WANAKA

ELEVATIONS

1:75, 1:100, at A2

Scale 1:48.33

Date 03/02/2026

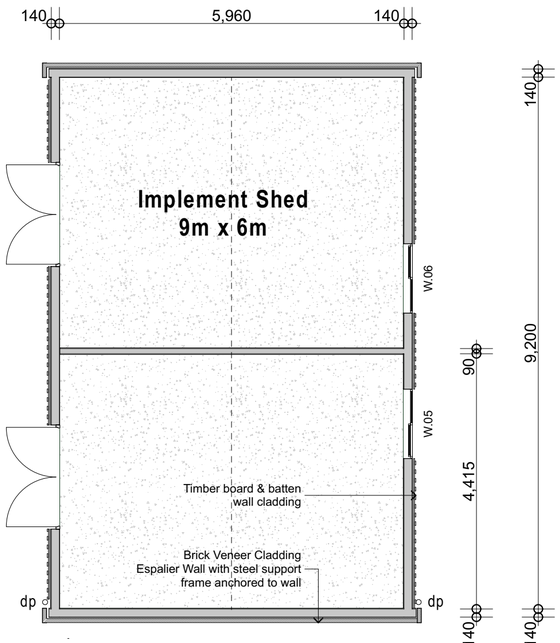
A2-03

Issue

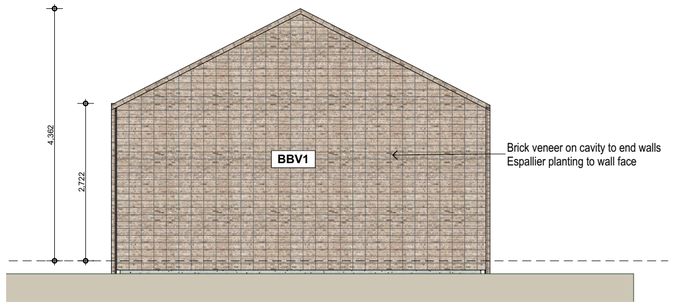
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0. **FLOOR PLAN 100**
1:75



S1 1:75



W1 1:75

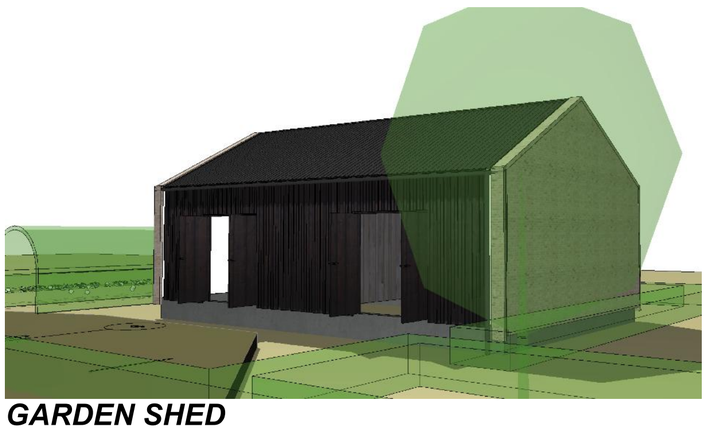


E1 1:75

EXTERIOR CLADDING NOTES:

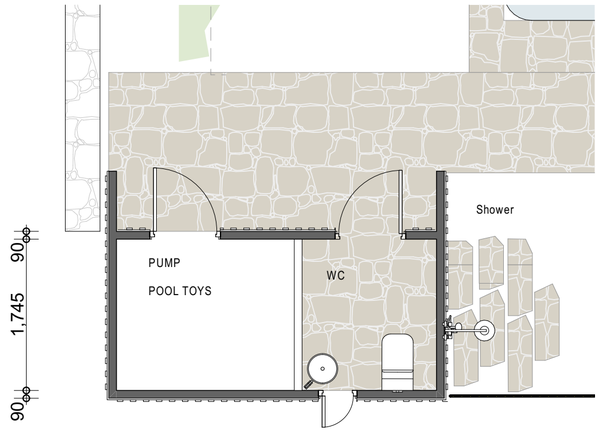
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GARDEN SHED







POOL CABIN

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VERKERK HOUSE
35 HORSESHOE BEND DRIVE RD 2 WANAKA

ELEVATIONS

1:75, 1:100, 1:50 at A2
Scale
Date 03/02/2026
A2-04
Issue

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✖ DO NOT scale drawings