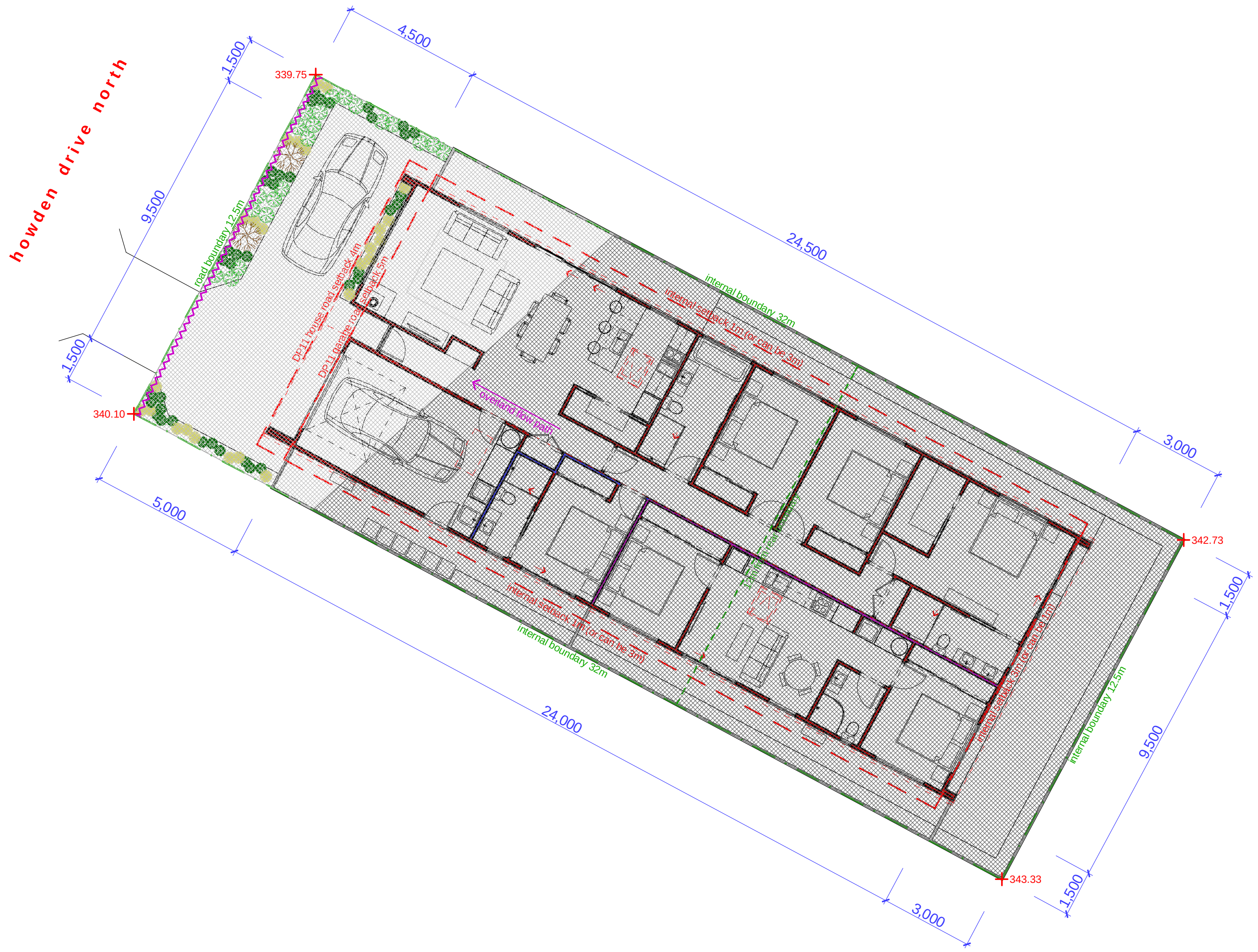
All selected plants must be from this guideline list

7.3 List of approved plant species: Hedges & Screening

BOTANICAL NAME	COMMON NAME
Shrubs:	
Aristotelia fruticosa	Mountain wineberry
Carmichaelia petriei	NZ broom
Coprosma crassifolia	NZ Coprosma
Coprosma lucida	Shining Karamu
Coprosma propinqua	Mingimingi
Coprosma rugosa	Needle-leaved Mt Coprosma
Corokia cotoneaster	Korokia
Cyathodes juniperina	Mingimingi
Discaria toumatou	Matagouri
Dracophyllum longifolium	Inaka
Dracophyllum uniflorum	Turpentine shrub
Gaultheria antipoda	Tall snowberry
Hebe cupressoides	Cypress Hebe
Hebe odora	
Hebe rakaiensis	
Hebe salicifolia	South Island Koromiko
Hebe subalpina	
Leptospermum scoparium	Manuka
Melicytus alpinus	Porcupine shrub
Myrsine divaricata	Weeping mapou
Olearia arborescens	Southern Tree Daisy
Olearia avicenniifolia	Tree Daisy
Olearia bullata	
Olearia cymbifolia	
Olearia fragrantissima	
Olearia hectori	
Olearia lineata	Tree Daisy
Olearia nummulariafolia	Tree Daisy
Olearia odorata	Tree Daisy
Ozothamnus sp.	Cottonwood
Pimelea aridula	NZ daphne
Pseudopanax colensoi var. ternatus	°Mountain three finger
Grasses:	
Aciphylla aurea	Golden speargrass
Aciphylla glaucescens	Blue speargrass
Astelia fragrans	Bush lily
Astelia nervosa	Mountain Astelia
Carex coriacea	NZ swamp sedge
Carex maorica	Carex
Carex secta	Purei
Chionochloa conspicua	Bush tussock
Chionochloa rigida	Narrow-leaved snow tussock
Chionochloa rubra	Red Tussock
Cortaderia richardii	South Island Toetoe
Festuca novae zelandiae	Hard tussock
Juncus distegus	Wiwi
Juncus gregiflorus	NZ soft rush
Juncus sarophorus	Wiwi
Phormium cookianum	Mountain flax
Phormium tenax	Harakeke/swamp flax
Poa cita	Silver tussock
Schefflera digitata	Seven finger
Schoenus pauciflorus	Bog rush
Typha orientalis	Raupo / bullrush
Small/Medium Structure Trees:	
Acer campestre	Field Maple
Acer negundo	Box Elder
Acer griseum	Paperbark Maple
Acer palmatum	Japanese Maple
Alnus spp	Alder
Nyssa sylvatica	Tupelo
Sophora microphylla	Kowhai
Pseudopanax crassifolius	Lancewood
Hoheria lyallii	Mountain lacebark
Plagianthus regius subsp. regius	Lowland ribbonwood
Cordyline australis	Cabbage Tree
Viburnum plicatum	Japanese snowball
Malus (old varieties)	Crab Apple
Pyrus calleryana	Ornamental Pear
Sorbus aria 'Lutescens'	White Beam
Sorbus aucuparia	Mountain Ash, Rowan
Prunus spp	Plum, Peach, Apricot
Malus domestica	Apple
Sorbus hupehensis	Hubei rowan
Amalanchier canadensis	Shadbush Serviceberry,
Cydonia oblonga	Quince
Cornus kousa	Kousa dogwood
Cornus 'Eddies White Wonder'	Dogwood
Morus alba	Mulberry



LEGAL DESCRIPTION

LOT 1150 DP
VALUATION No
CT REF

HANLEYS FARM

SITE AREA - 400 sqm
SITE COVERAGE - 57.2%

EARTHWORKS

Volume 325m3 cut max height 2.6m
Volume 25m3 fill max height 0.9m
Total volume of earthworks 350m3
All cut earth to be removed from site
Height of cut in relation to boundaries exceeded on north/east/south sides

Site Access
Main Contractor to provide min. 2m high chain link fence (min. size 50x50) to prevent unauthorised entry to the site to comply with F5 including relevant hazard signage. Main Contractor to provide on site a specific health and safety policy for review by all people entering the site. This is to be signed by all persons entering the site
If sediment and erosion control is required please refer to details for entry / exit pad and sediment fence on sheet A04

SITE / SERVICES LEGEND

Symbol	Description
	NEW PVC SEWER 100mm MIN. 1:60 GRADIENT
	NEW PVC SW 100mm MIN. 1:60 GRADIENT
	WATER RETICULATION
IP	INSPECTION POINT
352.88	PROPOSED GROUND LEVEL
	PROPERTY BOUNDARY
	BUILDING SETBACKS
	SEDIMENT FENCE
	Earthworks Cut
	Earthworks Fill

SITE AND DRAINAGE PLAN

RESOURCE 08.06.26

ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z. STANDARDS , NZS 3604 , N.Z.B.C AND LOCAL AUTHORITY BY LAWS
CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

LOT 1150 HANLEYS FARM DEVELOPMENT QUEENSTOWN

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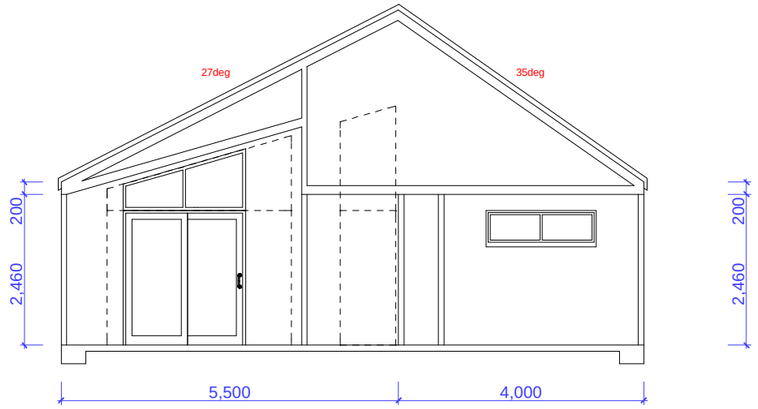
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ARCHITECTURAL DESIGN

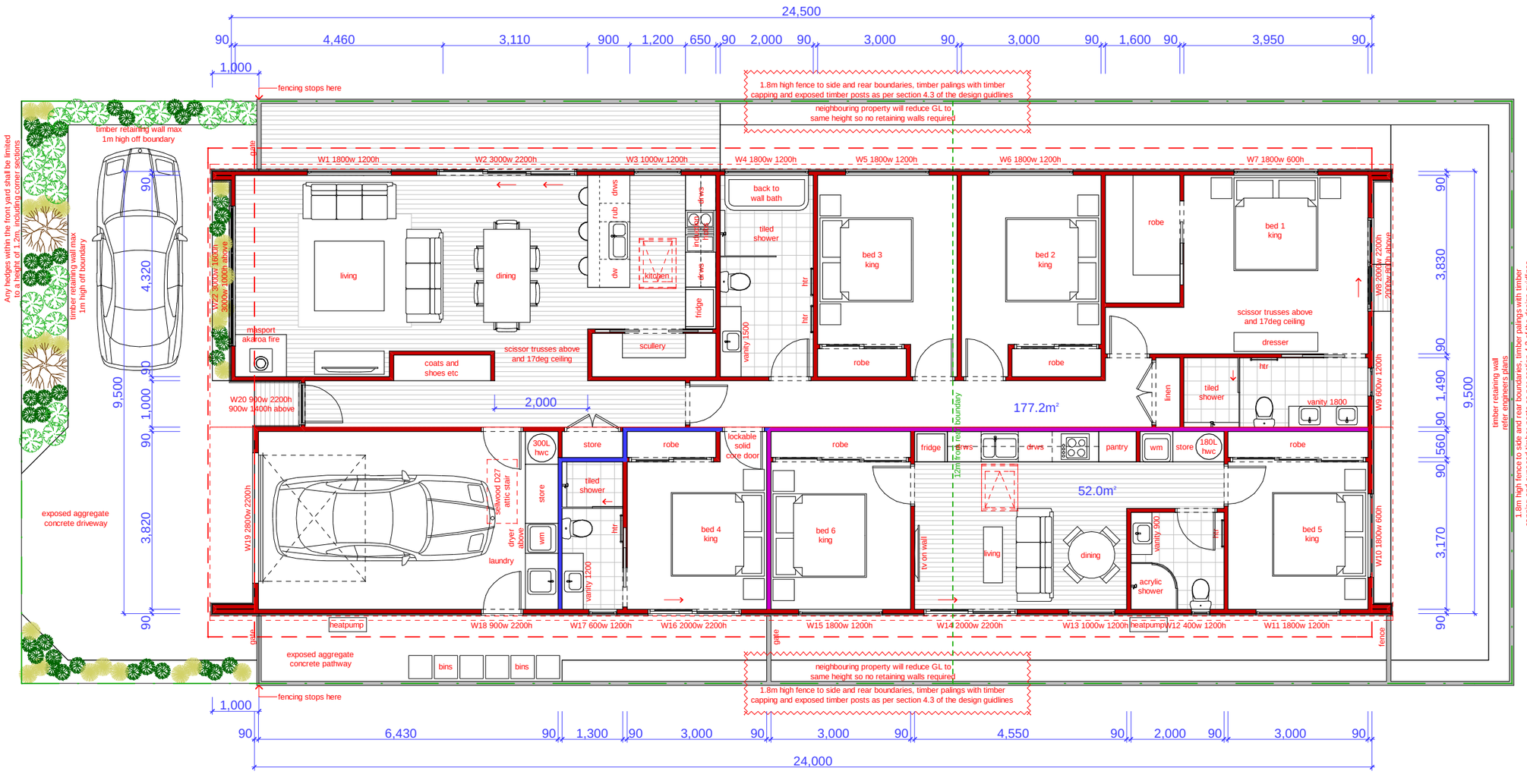
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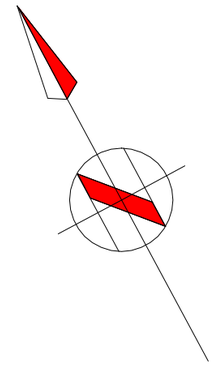
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DESIGN - TONY BENNETT
DRAWN - TONY BENNETT
SCALES - 1:100 @ A1 1:200 @ A3
JOB No. - HFD 26.877

A00



Indicative Section





Material Legend

- 90x45mm TIMBER FRAME
- GST102 SUB-INTERTENANCY WALL
- GWTLE30 FIRE RATED WALL
- GBTLA 45r INTERTENANCY WALL
- BEAM / LINTEL ABOVE / BELOW
- TIMBER/STEEL POST
- SELECTED MEDIUM RANGE LAMINATE
- SELECTED MEDIUM RANGE CARPET
- SELECTED MEDIUM RANGE TILES

Site / Services Legend

- SA SMOKE ALARM

Notations

ALL FRAMING TO BE MIN. SG 8
SEE SECTIONS FOR TREATMENT REQUIREMENTS
STUDS @ 600mm ctrs. UNLESS STATED OTHERWISE
DWANGS @ 800mm ctrs. 5 RIB OR 480mm ctrs. CEDAR

HIGH WIND ZONE
EARTHQUAKE ZONE 3
CLIMATE ZONE 3
EXPOSURE ZONE B
2.0kPa SNOW LOADING ZONE

CONTACT OWNER FOR ALL BATHROOM, ENSUITE AND KITCHEN FITTINGS AND REQUIREMENTS

TOP PLATE HEIGHT OF ALL WALLS TO BE 2420mm UNLESS STATED OTHERWISE

ADDITIONAL 90 x 35mm TOP PLATE UNLESS STATED OTHERWISE

ALL INTERIOR DOORS TO BE 2200 x 900mm ROUGH OPENING SIZE

ALL EXTERNAL JOINERY TO BE 2200mm HIGH ROUGH OPENING SIZE

BUILDING PAPER
MAXRAFT FLOOR SLAB

GIB WALL AND CEILING LININGS EVERYWHERE
GIB RONDO CEILING BATTENS EVERYWHERE

ALLOW FOR SOLAR PANELS ON NORTH FACING ROOF

Level 1 Floor Plan

Dwelling floor area 177.2sqm
Flat floor area 52.0sqm
Gross floor area 229.2sqm
Excluding decks and porches

RESOURCE 08.06.26

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LOT 1150 HANLEYS FARM DEVELOPMENT
QUEENSTOWN

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A01



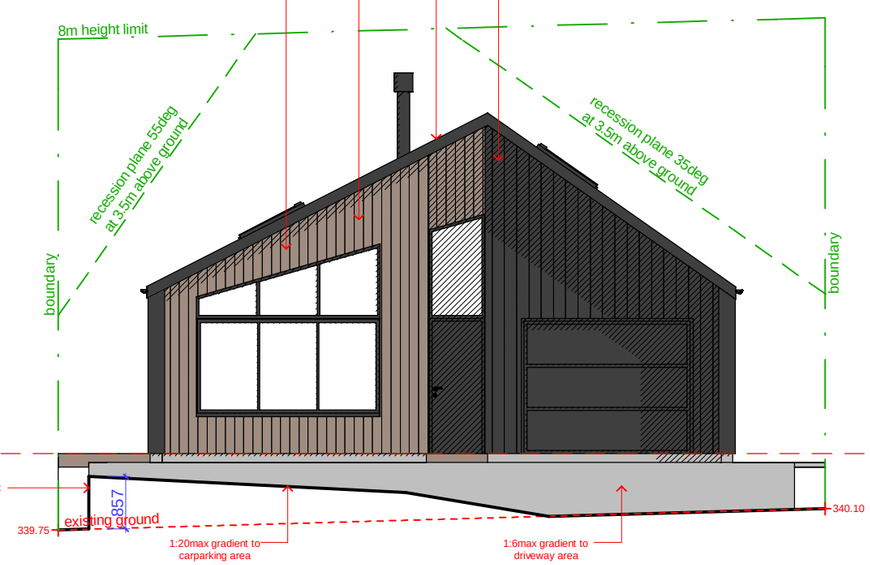
North Elevation

Wall Cladding - James Hardie Oblique colour Resene Element LRV 6%

Roof Cladding - 25 deg 5 rib profile colour Matte Flaxpod LRV 6%

Wall Cladding - Vertical cedar weatherboard colour Drydens Dune

Window Joinery - Aluminium double glazed colour Matt Black LRV 4%



West Elevation

EARTHWORKS

Volume 325m3 cut max height 2.6m
Volume 25m3 fill max height 0.9m
Total volume of earthworks 350m3
All cut earth to be removed from site
Height of cut in relation to boundaries exceeded on north/east/south sides

RESOURCE 08.06.26

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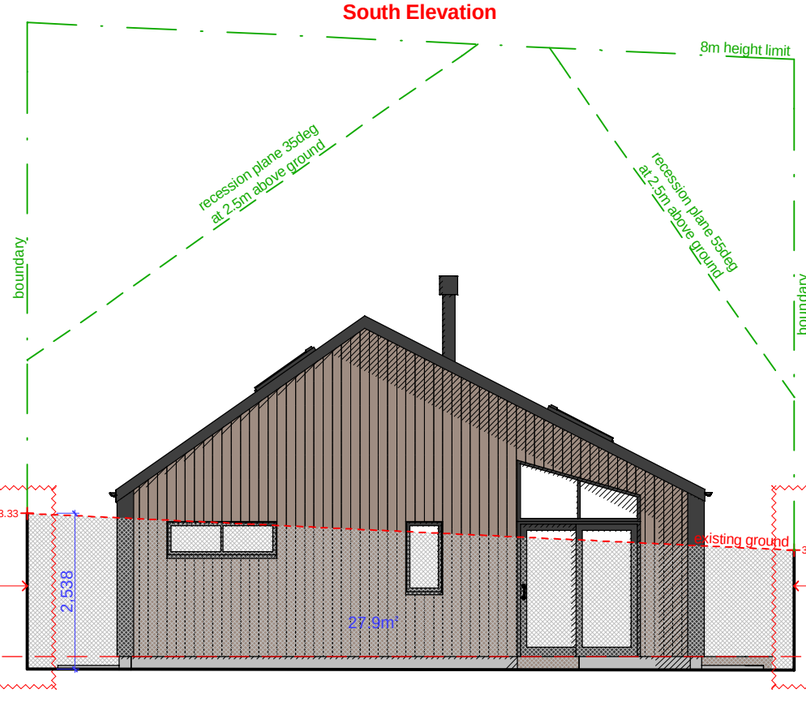
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A02



South Elevation



East Elevation

EARTHWORKS

Volume 325m3 cut max height 2.6m
Volume 25m3 fill max height 0.9m
Total volume of earthworks 350m3
All cut earth to be removed from site
Height of cut in relation to boundaries
exceeded on north/east/south sides

RESOURCE 08.06.26

ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z. STANDARDS , NZS 3604 , N.Z.B.C AND LOCAL AUTHORITY BY LAWS
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LOT 1150 HANLEYS FARM DEVELOPMENT QUEENSTOWN

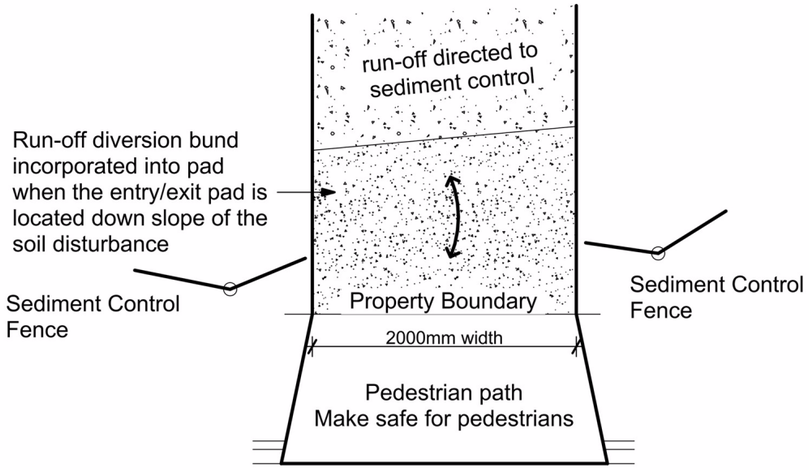
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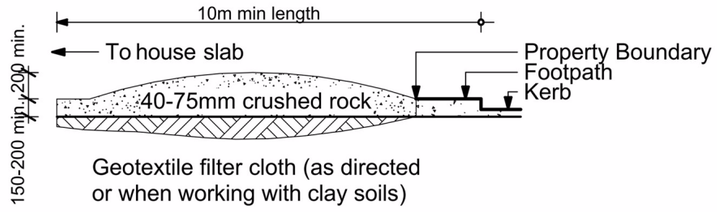
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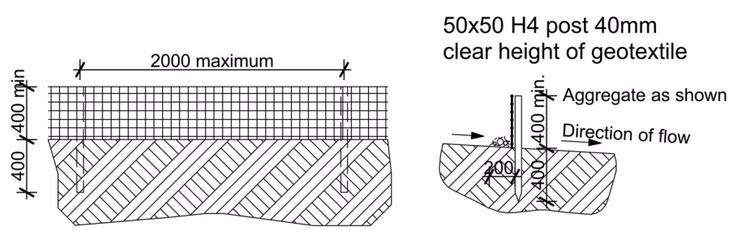
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A03





STABILISED ENTRY/EXIT PAD

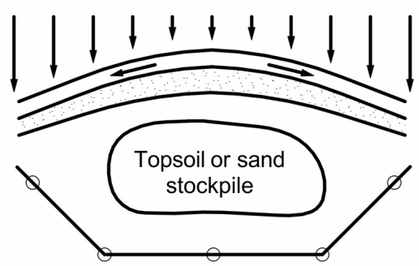


SEDIMENT FENCE CONSTRUCTION



SEDIMENT CONTROL ZONE. REQUIRED TO
DIVERT UPPER FLOWS (SLOPING SITES)

300mm deep stormwater diversion channel



STOCKPILE CONTROL

RESOURCE 08.06.26

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A04