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Dhanushika VIthana Arachchige House
Lot 1212 Lot 1212 Hanleys Farm Queenstown
For RC_Variation 1
Date: 2/06/26

Client / Address
Dhanushika VIthana Arachchige
705/10 Copper Beech Avenue
Queenstown, OTA 9300

Drawing Title:
Cover Page

Legal Description
Lot 1212
Site Area: 392m2 sqm
Address:
Lot 1212 Hanleys Farm
Queenstown

General Notes:
Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations.
Do not copy drawing without prior consent.

Scale: as shown @ A3
Drawn by: MU
Checked by: MU
Project Number: 26-xx
Revision: B Date: 2/06/26

Revision:
B - For RC_Variation 1 2/06/26

Sheet No.:

Site Information
Legal Description
Address Lot 1212 Hanleys Farm Queenstown
LOT 1212 DP: TBC

Site Area	392m2
Site Details/Project Areas	
Wind Region	A
Wind Zone	High
Exposure Zone	B
Earthquake Zone	3
Snow Zone	N5
Max. Altitud	359m
Snow Loading	2Kpa
Climate Zone	6

Proposed Floor area of building:

Ground Floor	200.42m2
Level 1	61.00m2
TOTAL	**261.40m2**
Proposed site coverage:	**51.12%**
Impervious Area:	283.00m2
Permeable Area:	109.00m2

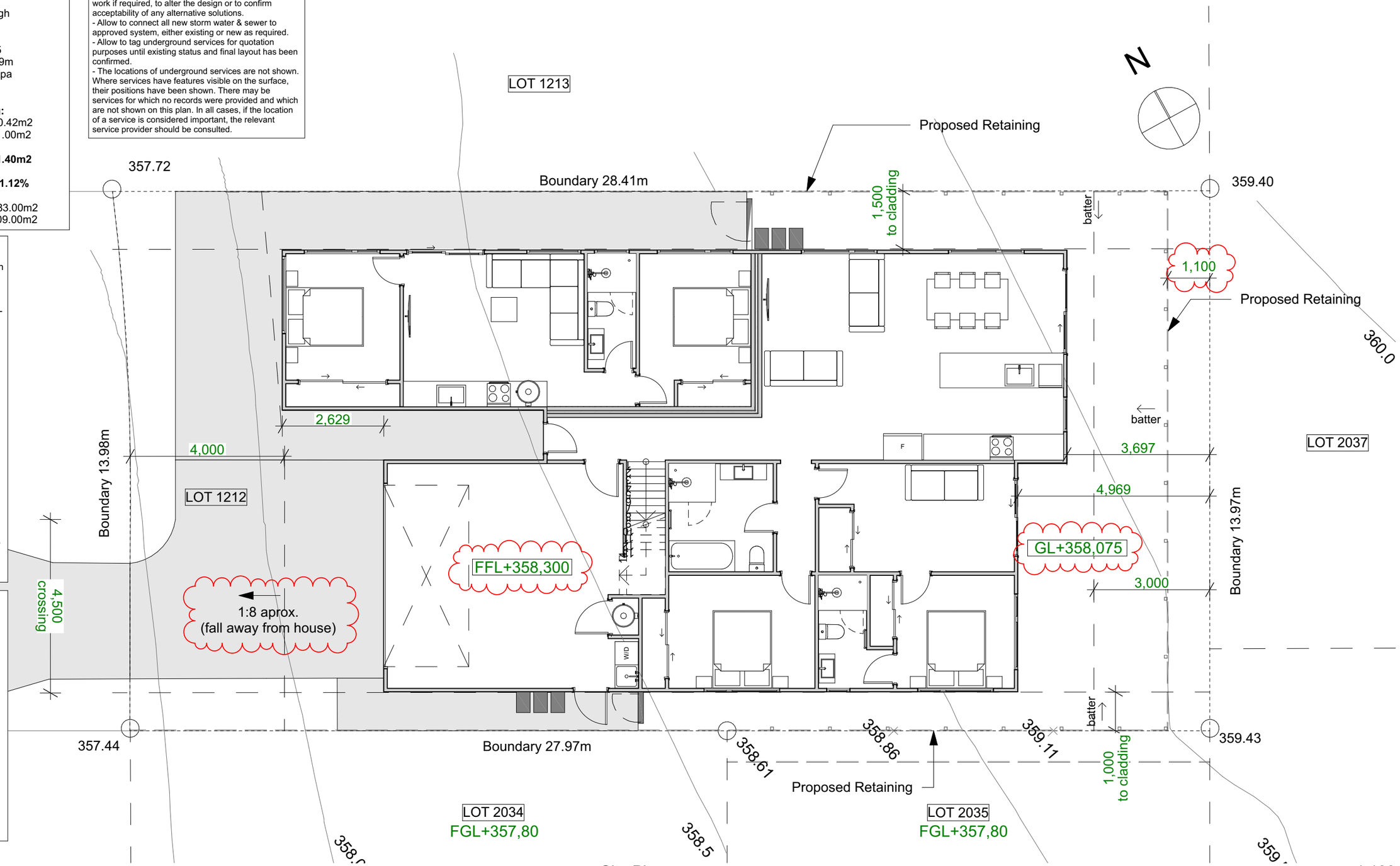
SITEWORKS NOTES:

Excavation work shall be carried out in accordance with the OSH Excavation Code of Practice and QLDC Earthworks Guidance document.
Coordinate with other trades as to set-out and timing to ensure that all cut faces are covered or finished as soon as possible after the excavation is complete.
Noisy excavation equipment shall be used only during hours which will avoid undue nuisance to the occupants of adjacent properties.
Ensure that rainwater runoff from excavated surfaces does not carry material onto adjacent properties.
Remove all surplus material from the site as soon as it is excavated, taking care to avoid damaging the footpath or streets or spilling material on to them.
Install 2m high site fence in accordance with F5/AS1. Galvanised chainlink netting having a maximum sized grid of 50 mm x 50 mm. Post spacing shall be a maximum of 2.5 m, and the gap between the bottom of the fence and ground no greater than 100 mm.

DISTRICT PLAN
Earthworks Rule 25.5.18

Earthworks greater than 0.5 metres in height or depth shall be set back from the site boundary the following minimum distances:
Earthworks not supported by retaining walls:
a. a distance at least equal to the maximum height of the fill, as measured from the toe of the fill, with a maximum batter slope angle of 1:3 (vertical: horizontal); or
b. 300mm plus a batter slope angle of a maximum of 1:3 (vertical: horizontal), as measured from the crest of the cut. Refer to Interpretive Diagrams 25.4 and 25.5 located within Schedule 25.9. Earthworks supported by retaining walls:
a. Cut or fill supported by a retaining wall must be setback a distance at least equal to the height of the retaining wall;
b. Cut and fill equal to or less than 0.5m in height is exempt from this rule.

UNDERGROUND SERVICES:
- Contractor to allow for registered plumber to confirm location and depth of all existing underground storm water and sewer services prior to commencement of any work, to ensure adequate falls can be achieved in accordance with the NZBC when connection new services to existing.
- Contact the designer prior to commencement of any work if required, to alter the design or to confirm acceptability of any alternative solutions.
- Allow to connect all new storm water & sewer to approved system, either existing or new as required.
- Allow to tag underground services for quotation purposes until existing status and final layout has been confirmed.
- The locations of underground services are not shown. Where services have features visible on the surface, their positions have been shown. There may be services for which no records were provided and which are not shown on this plan. In all cases, if the location of a service is considered important, the relevant service provider should be consulted.



Site Plan 1:100

Dhanushika VIthana Arachchige House

Lot 1212 Lot 1212 Hanleys Farm Queenstown
For RC_Variation 1
Date: 2/06/26

Client / Address
Dhanushika VIthana Arachchige
705/10 Copper Beech Avenue
Queenstown, OTA 9300

Drawing Title: Site Plan

Legal Description
Lot 1212
Site Area: 392m2 sqm
Address:
Lot 1212 Hanleys Farm Queenstown

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Project Number: 26-xx
Revision: B Date: 2/06/26

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B - For RC_Variation 1 2/06/26

Sheet No.:
A101

Site Information
Legal Description
Address Lot 1212 Hanleys Farm Queenstown
LOT 1212 DP: TBC

Site Area	392m2
Site Details/Project Areas	
Wind Region	A
Wind Zone	High
Exposure Zone	B
Earthquake Zone	3
Snow Zone	N5
Max. Altitud	359m
Snow Loading	2Kpa
Climate Zone	6

Proposed Floor area of building:

Ground Floor	200.42m2
Level 1	61.00m2
TOTAL	**261.40m2**
Proposed site coverage:	**51.12%**
Impervious Area:	283.00m2
Permeable Area:	109.00m2

SITEWORKS NOTES:

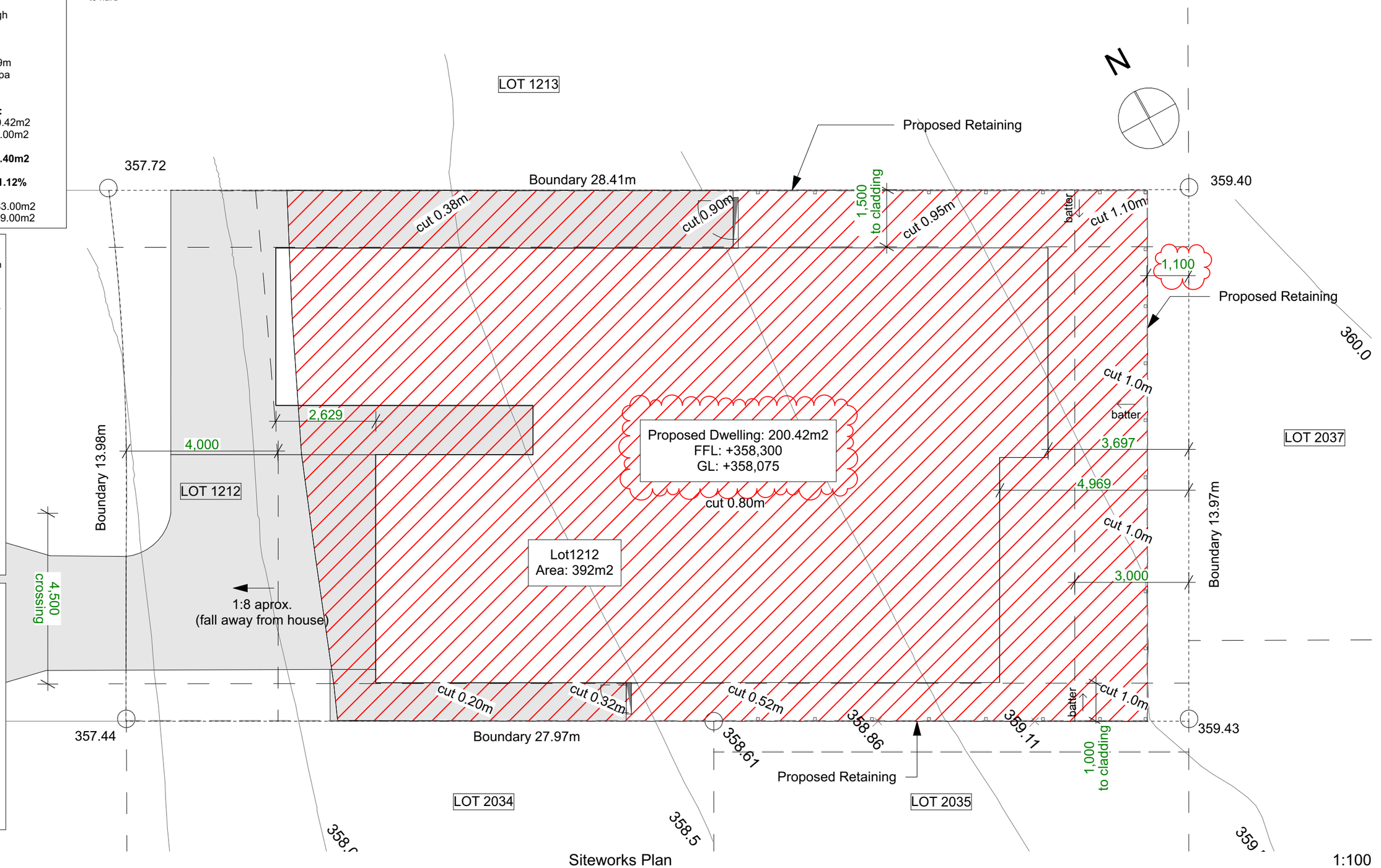
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Remove all surplus material from the site as soon as it is excavated, taking care to avoid damaging the footpath or streets or spilling material on to them.
Install 2m high site fence in accordance with F5/AS1. Galvanised chainlink netting having a maximum sized grid of 50 mm x 50 mm. Post spacing shall be a maximum of 2.5 m, and the gap between the bottom of the fence and ground no greater than 100 mm.

DISTRICT PLAN
Earthworks Rule 25.5.18

Earthworks greater than 0.5 metres in height or depth shall be set back from the site boundary the following minimum distances:
Earthworks not supported by retaining walls:
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b. 300mm plus a batter slope angle of a maximum of 1:3 (vertical: horizontal), as measured from the crest of the cut. Refer to Interpretive Diagrams 25.4 and 25.5 located within Schedule 25.9. Earthworks supported by retaining walls:
a. Cut or fill supported by a retaining wall must be setback a distance at least equal to the height of the retaining wall;
b. Cut and fill equal to or less than 0.5m in height is exempt from this rule.

EARTHWORKS
PROPOSED VOLUME OF CUT: 207m3
MAXIMUM DEPTH OF CUT: 1.1m

Ensure 225mm min. clearance from F.F.L. to F.G.L around entire perimeter of dwelling or 150 to hard



Siteworks Plan 1:100

Dhanushika VIthana Arachchige House

Lot 1212 Lot 1212 Hanleys Farm Queenstown
For RC_Variation 1
Date: 2/06/26

Client / Address
Dhanushika VIthana Arachchige
705/10 Copper Beech Avenue
Queenstown, OTA 9300

Drawing Title: Siteworks Plan

Legal Description
Lot 1212
Site Area: 392m2 sqm
Address:
Lot 1212 Hanleys Farm Queenstown

General Notes:
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Project Number: 26-xx
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Revision:
B - For RC_Variation 1 2/06/26

Sheet No.: A102

Site Information
Legal Description
Address Lot 1212 Hanleys Farm Queenstown
LOT 1212 DP: TBC

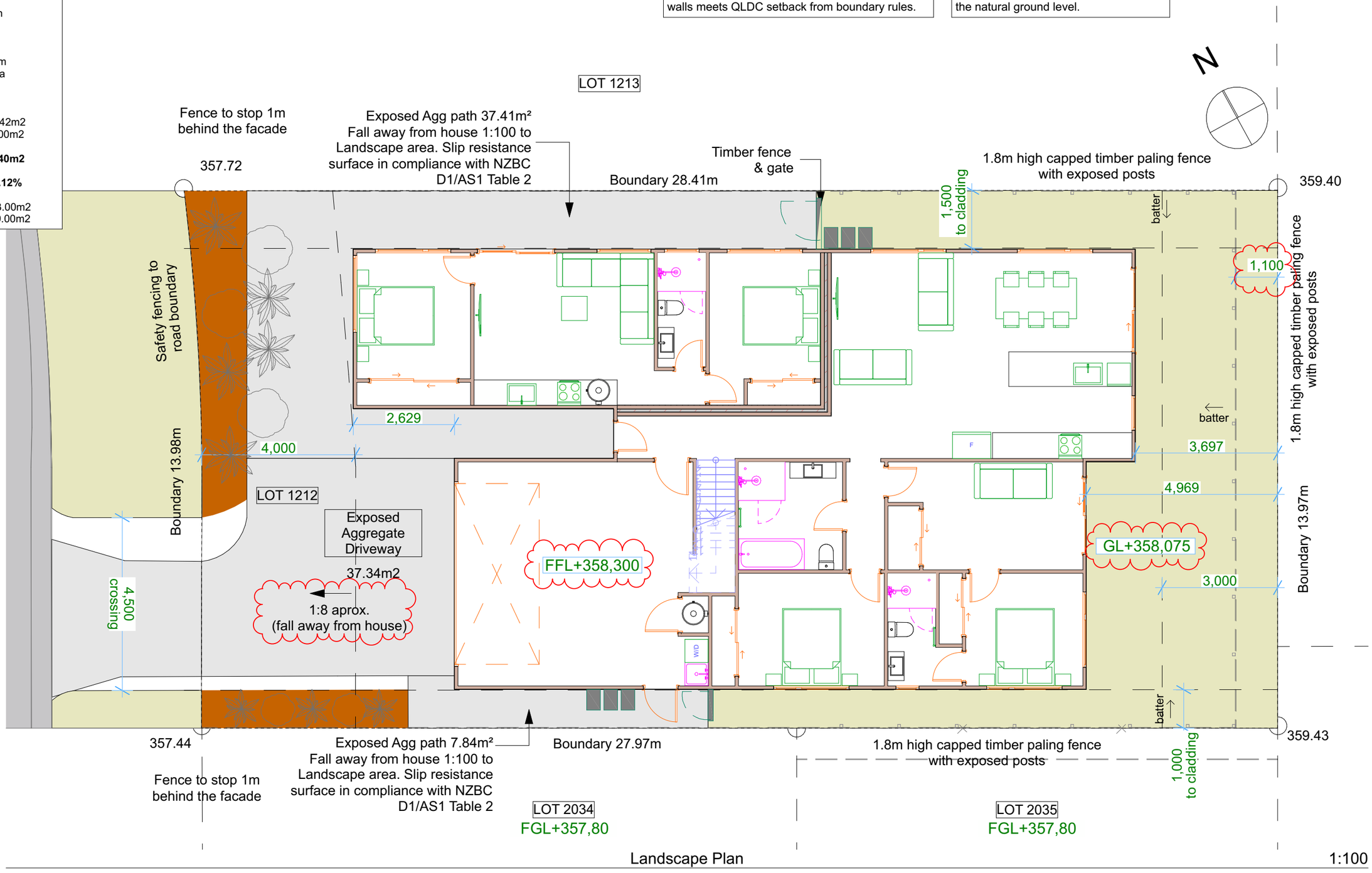
Site Area	392m2
Site Details/Project Areas	
Wind Region	A
Wind Zone	High
Exposure Zone	B
Earthquake Zone	3
Snow Zone	N5
Max. Altitud	359m
Snow Loading	2Kpa
Climate Zone	6
Proposed Floor area of building:	
Ground Floor	200.42m2
Level 1	61.00m2
TOTAL	**261.40m2**
Proposed site coverage:	**51.12%**
Impervious Area:	283.00m2
Permeable Area:	109.00m2

Planting mixture of Red Tussock, Kowhai & Ribbonwood or similar as per guidelines

BINS

NOTE:
- Fencing (including the retaining walls) cannot exceed 1.8m high from the natural ground level. Timber retaining walls and associated drainage to be constructed under Schedule 1 not part of consent shown for Planning Purposes. Retaining walls meets QLDC setback from boundary rules.

NOTE:
All plants to be selected as per Hanleys Farm Design Guidelines list.
Hedging to be maintained to a height of 1.2m.
Fencing cannot exceed 1.8m high from the natural ground level.



Landscape Plan 1:100

Dhanushika VIthana Arachchige House Lot 1212 Lot 1212 Hanleys Farm Queenstown For RC_Variation 1 Date: 2/06/26	Client / Address Dhanushika VIthana Arachchige 705/10 Copper Beech Avenue Queenstown, OTA 9300	Drawing Title: Landscape Plan	Legal Description Lot 1212 Site Area: 392m2 sqm Address: Lot 1212 Hanleys Farm Queenstown	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale: as shown @ A3 Drawn by: MU Checked by: MU Project Number: 26-xx Revision: B Date: 2/06/26	Revision: B - For RC_Variation 1 2/06/26	Sheet No.: A103

CONSTRUCTION REFERENCES

Foundation:
MAXSlab® Optimal TC1 Concrete Slabs + MAXEdge Perimeter Insulation. Smooth trowelled finish with expansion cuts as required.

Floor Framing:
20mm particle board flooring on attic trussed as per truss design with intermediate 240mm joists.

Framing:
External Walls: 90x45 H1.2 LVL8 Studs @ 600crs, (Stria: Dwangs @ 600crs 5-Rib: Dwangs @ 600crs / W/B: Dwangs @ 400crs) unless otherwise noted.
Stud Height: 2400mm Lower floor 2465mm to u/s of bottom chord)
Internal Walls: 90×45 mm SG8 studs @ 600 mm c/c with dwangs @ 800 mm crs, unless otherwise noted.
Fire wall: INTA120a Resene Integra Intertenancy Fire wall system.

Internal Linings:
Ceiling: 13mm GIB Standard Plasterboard ceiling. Level 4 paint finish, square stopped, over 35mm GIB Rondo 310 battens @450 crs. H: 2400mm
Flat Ceiling: GBUC30 fire rated ceiling, 1 layer of 16mm GIB Fyreline
Walls: 10 mm GIB Standard plasterboard wall linings.
Ply lining to Garage walls
Fire wall: INTA120a Resene Integra Intertenancy Fire wall system.
GIB Aqualine to all wet area walls and ceilings.

Insulation:
Ceiling: Pink Batts R 5.0 Ceiling Batts (225mm)
Wall: Pink Batts Ultra R2.8 Wall Batts (90mm)

Wall Cladding:
- Vertical 5-RIB Metal cladding on 20mm cavity battens system as per manufacturers specifications, nogs @ 800crs max. Colour: Ebony
- James Hardie Stria Panel cladding on 20mm cavity battens as per manufacturers specifications, nogs @ 600crs max. Finish: Resene Ebony
- Vertical Cedar Shiplap cladding on 20mm cavity battens as per manufacturers specifications, nogs @ 480crs max. Finish: Dryden WoodOil. Colour: Dune

Roof Cladding: Colorsteel 5-Rib profile or similar (fall as noted). Colour: Ebony
Gutter : Colorsteel 135mm Quad Gutter with snow straps @ 600 crs. Colour: Ebony
Downpipes : 80mm dia Colorsteel Round Downpipes. Colour: Ebony
Fascia: 180mm Metal Fascia. Colour: Ebony
Soffits: 4.5mm Hardiflex. Colour: Ebony

Roof Structure:
70x45 H1.2 purlins @ 900crs max
Trusses @ 900crs max to truss manufacturers design

Wall Underlay: Eco-ply rigid air barrier

Roof Underlay: Thermakraft Covertek 405 Fire retardant Self Supporting Roofing Underlay

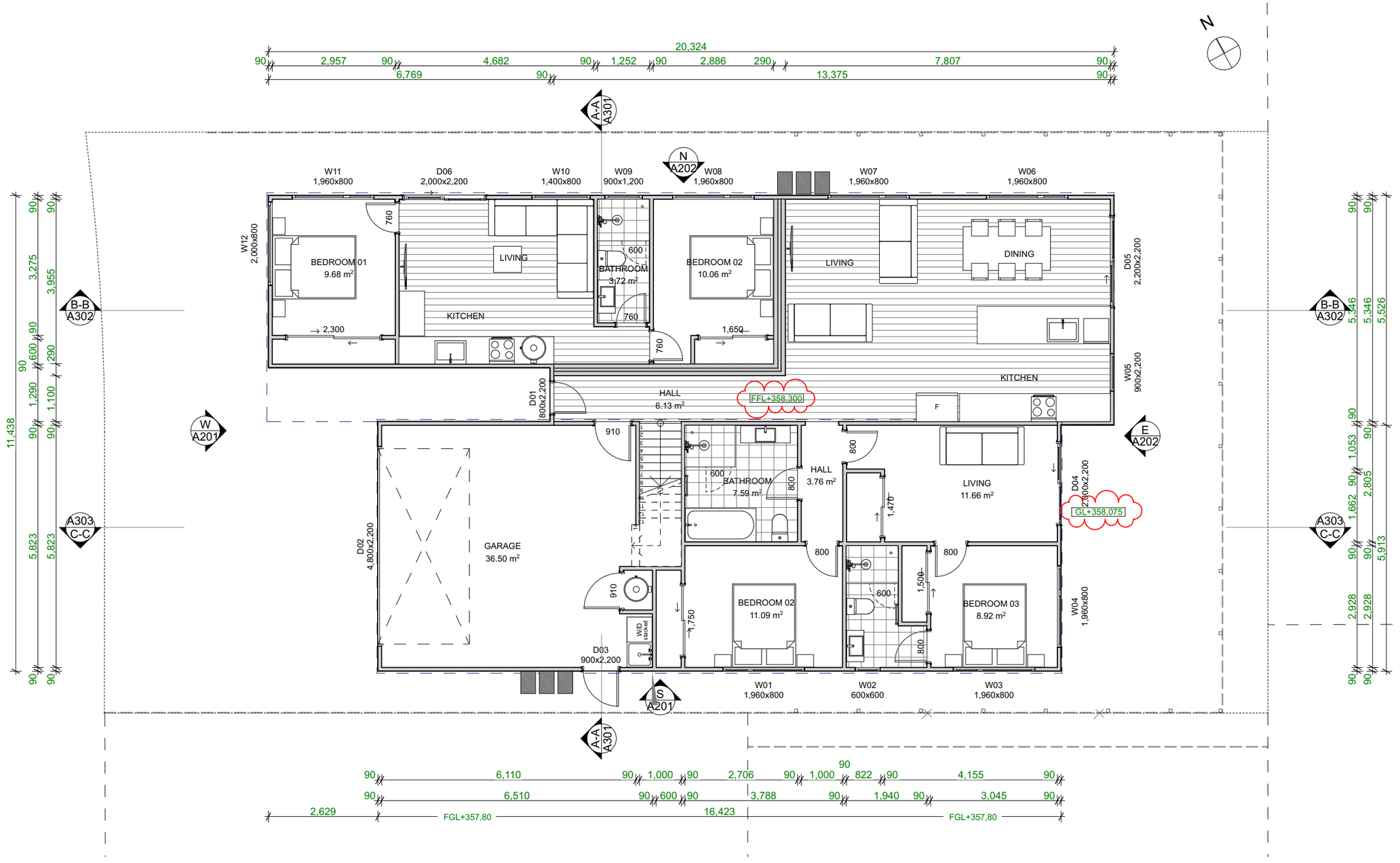
Window Joinery: Double glazed Windows Doors Aluminum Joinery System. Thermally Broken & LowE Lightbridge. All glazing to comply with NZS 4223. Colour: Ebony

Floor finishes:
Carpet in Bedrooms & loft
Tiles in Bathroom
Hardflooring in Dining/kitchen to main house, kitchen area to flat

Finishes:
Resene wet-area paint finish to walls and ceilings of bathroom to comply with NZBC Clause E3/AS1.

Lighting:
All downlights to be sealed LED fittings.

Smoke Alarms
To comply with NZS 4514:2021. Interconnected smoke alarms for new build houses.



GF Plan 1:100

Dhanushika VIthana Arachchige House Lot 1212 Lot 1212 Hanleys Farm Queenstown For RC_Variation 1 Date: 2/06/26	Client / Address Dhanushika VIthana Arachchige 705/10 Copper Beech Avenue Queenstown, OTA 9300	Drawing Title: GF Plan	Legal Description Lot 1212 Site Area: 392m2 sqm Address: Lot 1212 Hanleys Farm Queenstown	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale: as shown @ A3 Drawn by: MU Checked by: MU Project Number: 26-xx Revision: B Date: 2/06/26	Revision: B - For RC_Variation 1 2/06/26	Sheet No.: A104

CONSTRUCTION REFERENCES

Foundation:
MAXSlab® Optimal TC1 Concrete Slabs + MAXEdge Perimeter Insulation. Smooth trowelled finish with expansion cuts as required.

Floor Framing:
20mm particle board flooring on attic trussed as per truss design with intermediate 240mm joists.

Framing:
External Walls: 90x45 H1.2 LVL8 Studs @ 600crs, (Stria: Dwangs @ 600crs 5-Rib: Dwangs @ 600crs / W/B: Dwangs @ 400crs) unless otherwise noted.
Stud Height: 2400mm Lower floor 2465mm to u/s of bottom chord)
Internal Walls: 90×45 mm SG8 studs @ 600 mm c/c with dwangs @ 800 mm crs, unless otherwise noted.
Fire wall: INTA120a Resene Integra Intertenancy Fire wall system.

Internal Linings:
Ceiling: 13mm GIB Standard Plasterboard ceiling. Level 4 paint finish, square stopped, over 35mm GIB Rondo 310 battens @450 crs.
H: 2400mm
Flat Ceiling: GBUC30 fire rated ceiling, 1 layer of 16mm GIB Fyreline
Walls: 10 mm GIB Standard plasterboard wall linings.
Ply lining to Garage walls
Fire wall: INTA120a Resene Integra Intertenancy Fire wall system.
GIB Aqualine to all wet area walls and ceilings.

Insulation:
Ceiling: Pink Batts R 5.0 Ceiling Batts (225mm)
Wall: Pink Batts Ultra R2.8 Wall Batts (90mm)

Wall Cladding:
- Vertical 5-RIB Metal cladding on 20mm cavity battens system as per manufacturers specifications, nogs @ 800crs max. Colour: Ebony
- James Hardie Stria Panel cladding on 20mm cavity battens as per manufacturers specifications, nogs @ 600crs max. Finish: Resene Ebony
- Vertical Cedar Shiplap cladding on 20mm cavity battens as per manufacturers specifications, nogs @ 480crs max. Finish: Dryden WoodOil. Colour: Dune

Roof Cladding: Colorsteel 5-Rib profile or similar (fall as noted). Colour: Ebony
Gutter : Colorsteel 135mm Quad Gutter with snow straps @ 600 crs. Colour: Ebony
Downpipes : 80mm dia Colorsteel Round Downpipes. Colour: Ebony
Fascia: 180mm Metal Fascia. Colour: Ebony
Soffits: 4.5mm Hardiflex. Colour: Ebony

Roof Structure:
70x45 H1.2 purlins @ 900crs max
Trusses @ 900crs max to truss manufacturers design

Wall Underlay: Eco-ply rigid air barrier

Roof Underlay: Thermakraft Covertek 405 Fire retardant Self Supporting Roofing Underlay

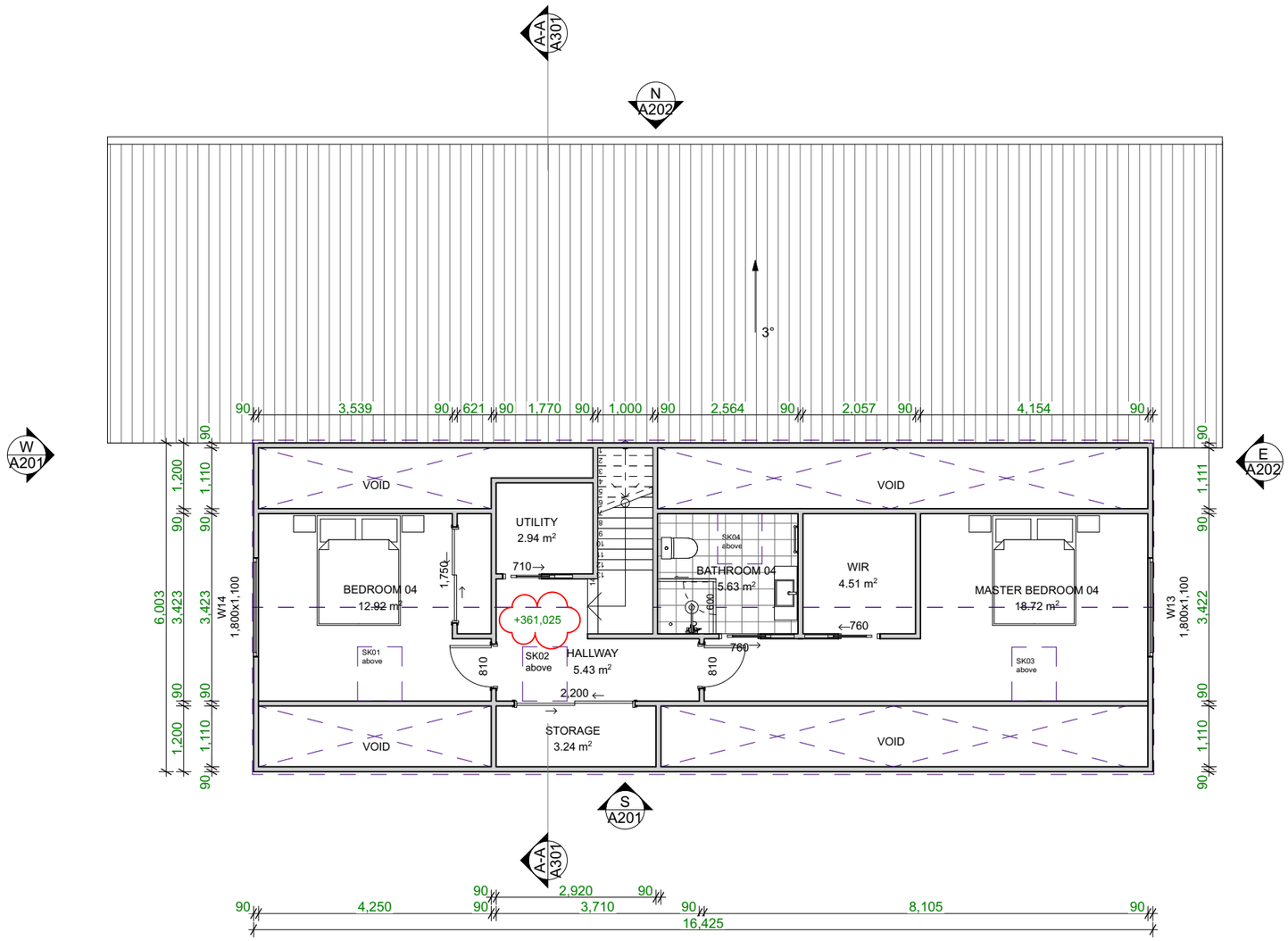
Window Joinery: Double glazed Windows Doors Aluminum Joinery System. Thermally Broken & LowE Lightbridge. All glazing to comply with NZS 4223. Colour: Ebony

Floor finishes:
Carpet in Bedrooms & loft
Tiles in Bathroom
Hardflooring in Dining/kitchen to main house, kitchen area to flat

Finishes:
Resene wet-area paint finish to walls and ceilings of bathroom to comply with NZBC Clause E3/AS1.

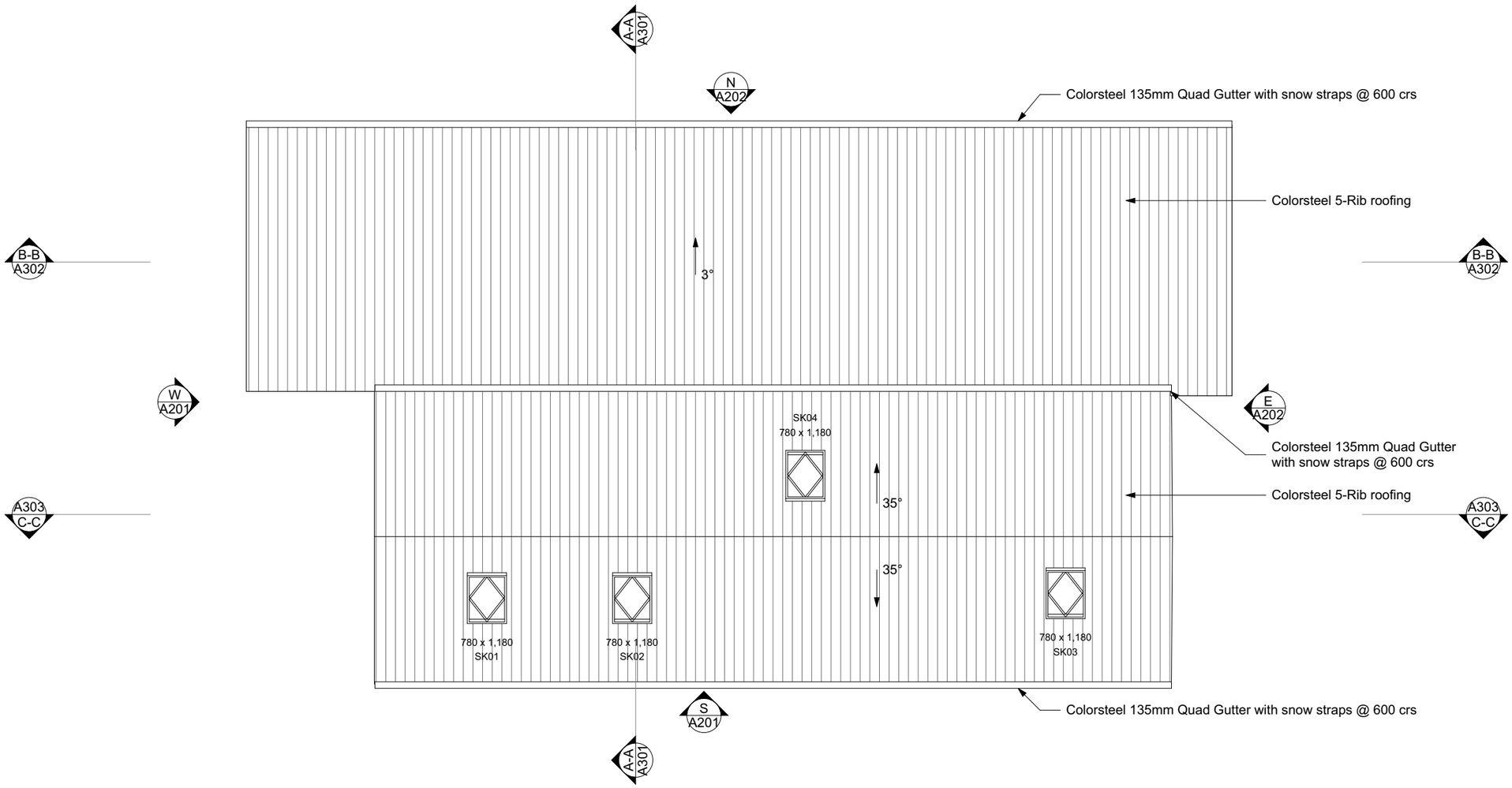
Lighting:
All downlights to be sealed LED fittings.

Smoke Alarms
To comply with NZS 4514:2021. Interconnected smoke alarms for new build houses.



Level 1 Floor Plan 1:100

Dhanushika VIthana Arachchige House Lot 1212 Lot 1212 Hanleys Farm Queenstown For RC_Variation 1 Date: 2/06/26	Client / Address Dhanushika VIthana Arachchige 705/10 Copper Beech Avenue Queenstown, OTA 9300	Drawing Title: L1 Floor Plan	Legal Description Lot 1212 Site Area: 392m2 sqm Address: Lot 1212 Hanleys Farm Queenstown	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale: as shown @ A3 Drawn by: MU Checked by: MU Project Number: 26-xx Revision: B Date: 2/06/26	Revision: B - For RC_Variation 1 2/06/26	Sheet No.: A105



Roof Plan 1:100

Dhanushika VIthana Arachchige House
Lot 1212 Lot 1212 Hanleys Farm Queenstown
For RC_Variation 1
Date: 2/06/26

Client / Address
Dhanushika VIthana Arachchige
705/10 Copper Beech Avenue
Queenstown, OTA 9300

Drawing Title:
Roof Plan

Legal Description
Lot 1212
Site Area: 392m2 sqm
Address:
Lot 1212 Hanleys Farm
Queenstown

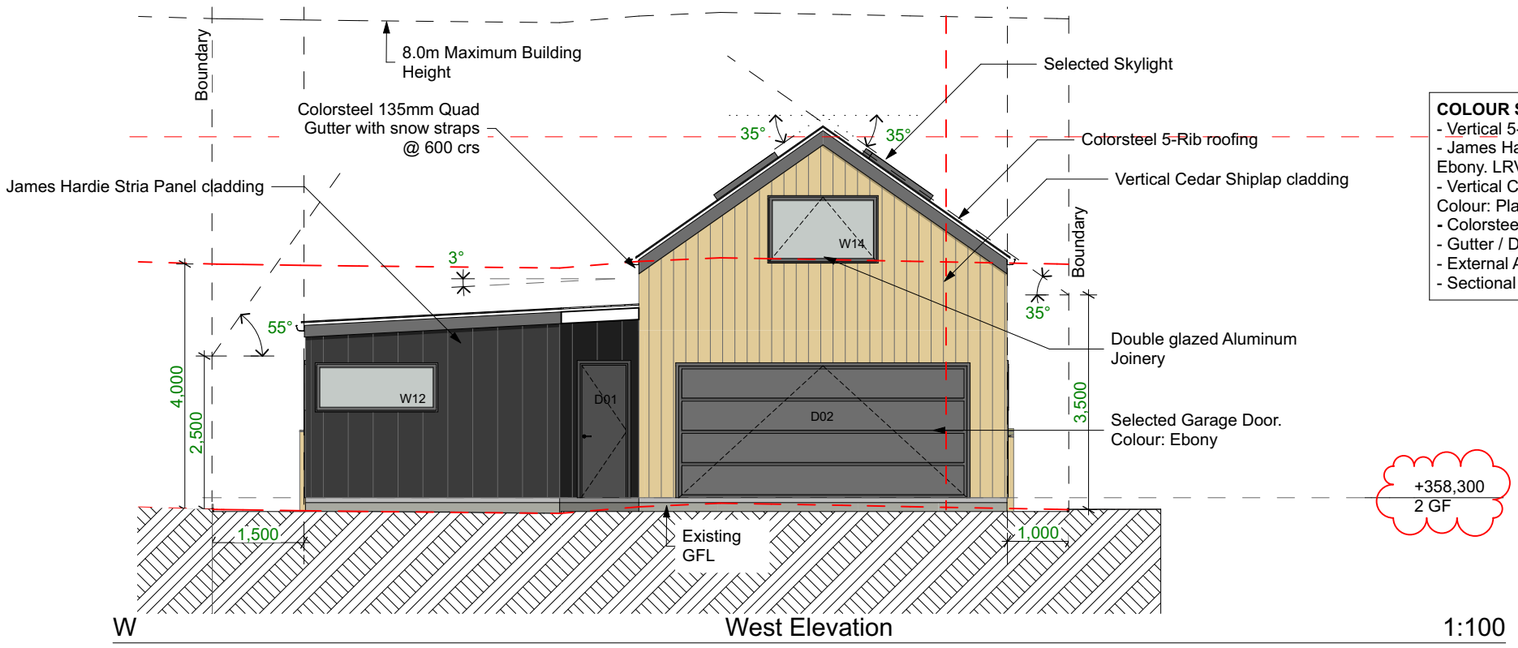
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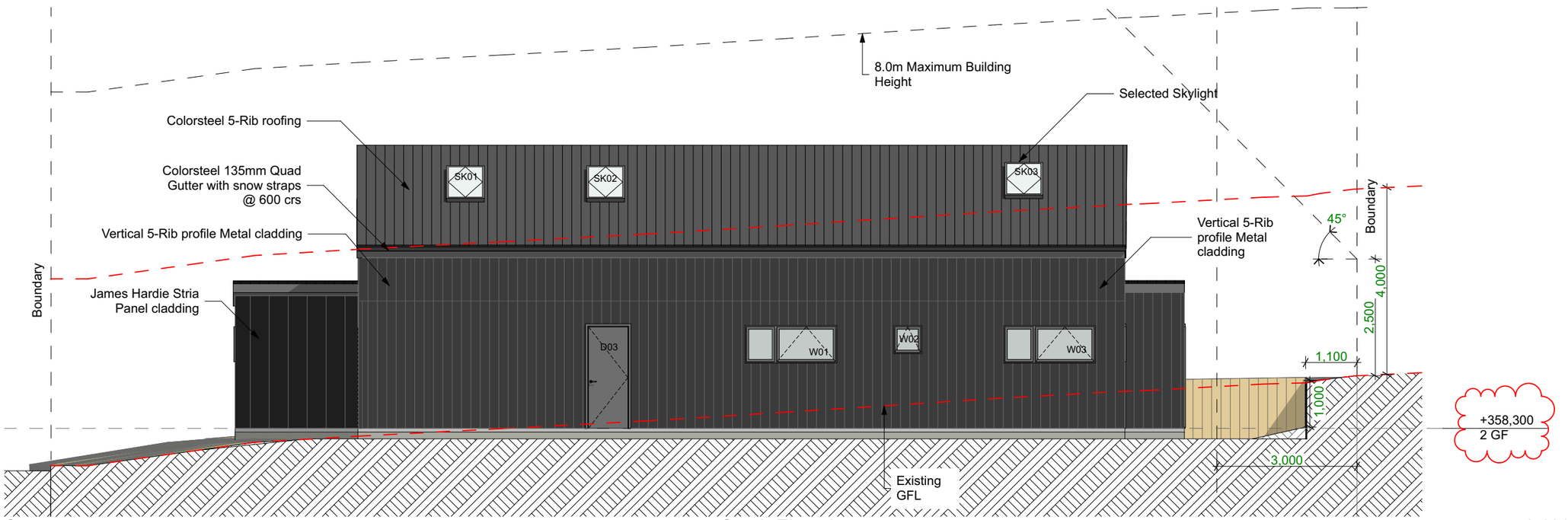
Sheet No.:
A106

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		**9**



W West Elevation 1:100

COLOUR SCHEDULE:
- Vertical 5-RIB Metal wall cladding. Colour: Ebony. LRV 8%
- James Hardie Stria wall cladding. Finish: Resene. Colour: Ebony. LRV 8%
- Vertical Cedar Shiplap wall cladding. Finish: Dryden WoodOil. Colour: Platinum
- Colorsteel 5-Rib profile roof cladding. Colour: Ebony. LRV 8%
- Gutter / Downpipes / Fascia. Colour: Ebony. LRV 8%
- External Aluminium joinery. Colour: Ebony. LRV 8%
- Sectional Garage. Colour: Ebony. LRV 8%



S South Elevation 1:100

Dhanushika VIthana Arachchige House

Lot 1212 Lot 1212 Hanleys Farm Queenstown

For RC_Variation 1

Date: 2/06/26

Client / Address

Dhanushika VIthana Arachchige

705/10 Copper Beech Avenue

Queenstown, OTA 9300

Drawing Title: Elevations - Proposed

Legal Description
Lot 1212
Site Area: 392m2 sqm
Address:
Lot 1212 Hanleys Farm Queenstown

General Notes:
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Drawn by: MU

Checked by: MU

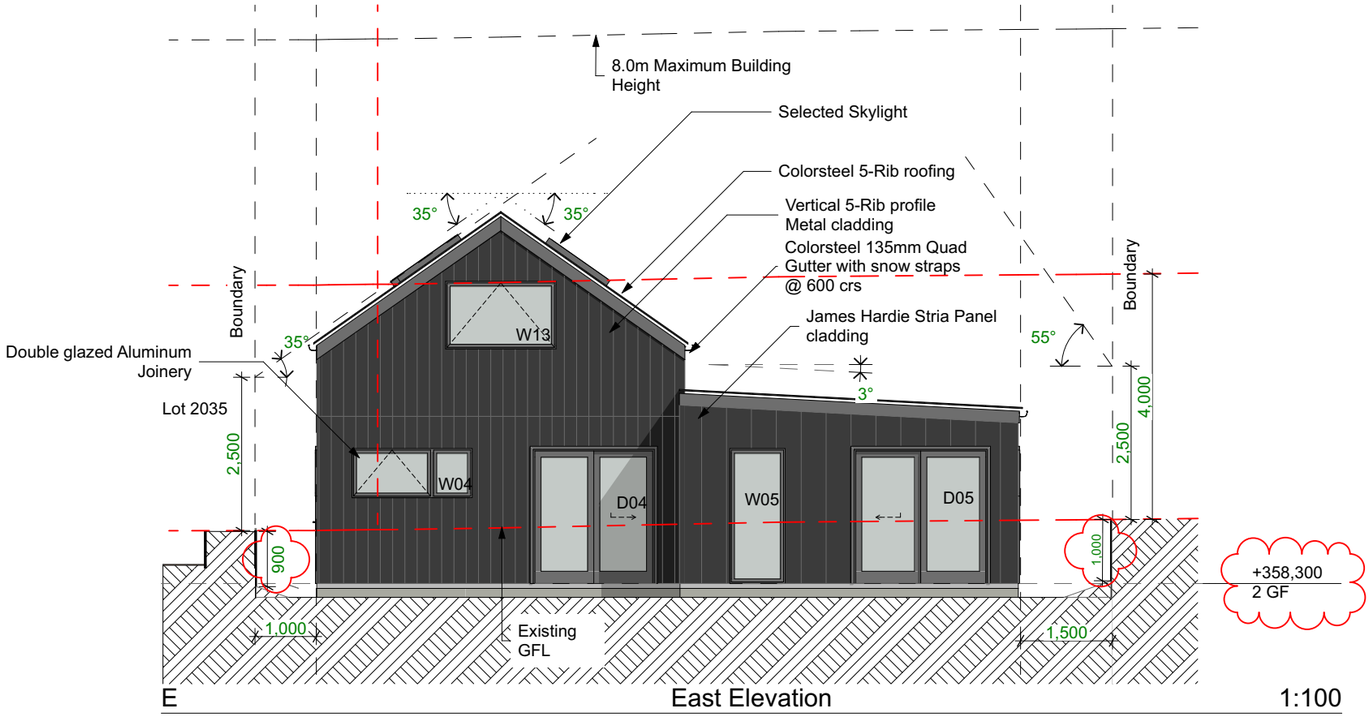
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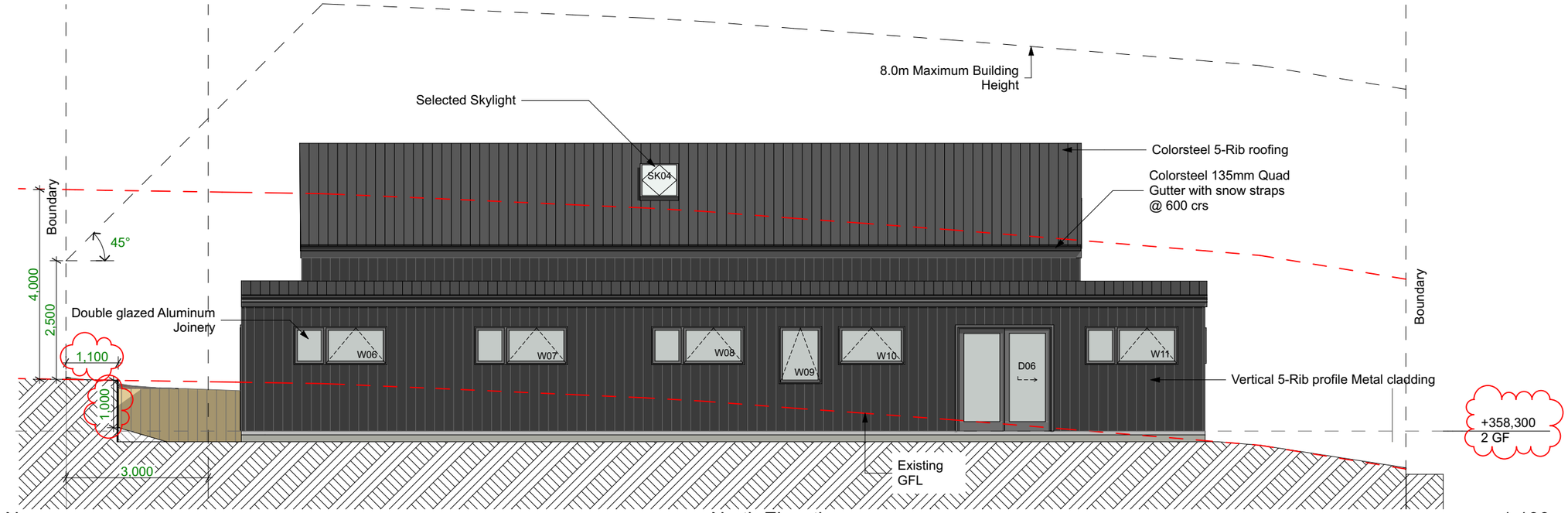
Revision: B - For RC_Variation 1 2/06/26

Sheet No.: A201

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		**9**



E East Elevation 1:100



N North Elevation 1:100

Dhanushika VIthana Arachchige House
Lot 1212 Lot 1212 Hanleys Farm Queenstown
For RC_Variation 1
Date: 2/06/26

Client / Address
Dhanushika VIthana Arachchige
705/10 Copper Beech Avenue
Queenstown, OTA 9300

Drawing Title:
Elevations - Proposed

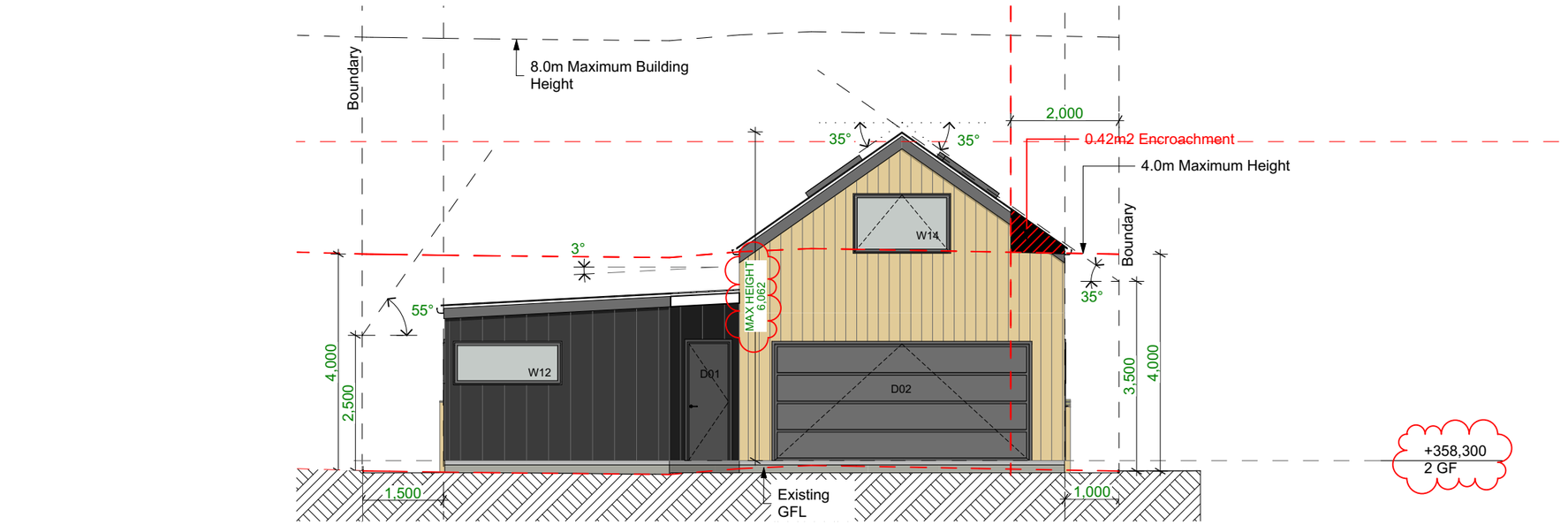
Legal Description
Lot 1212
Site Area: 392m2 sqm
Address:
Lot 1212 Hanleys Farm Queenstown

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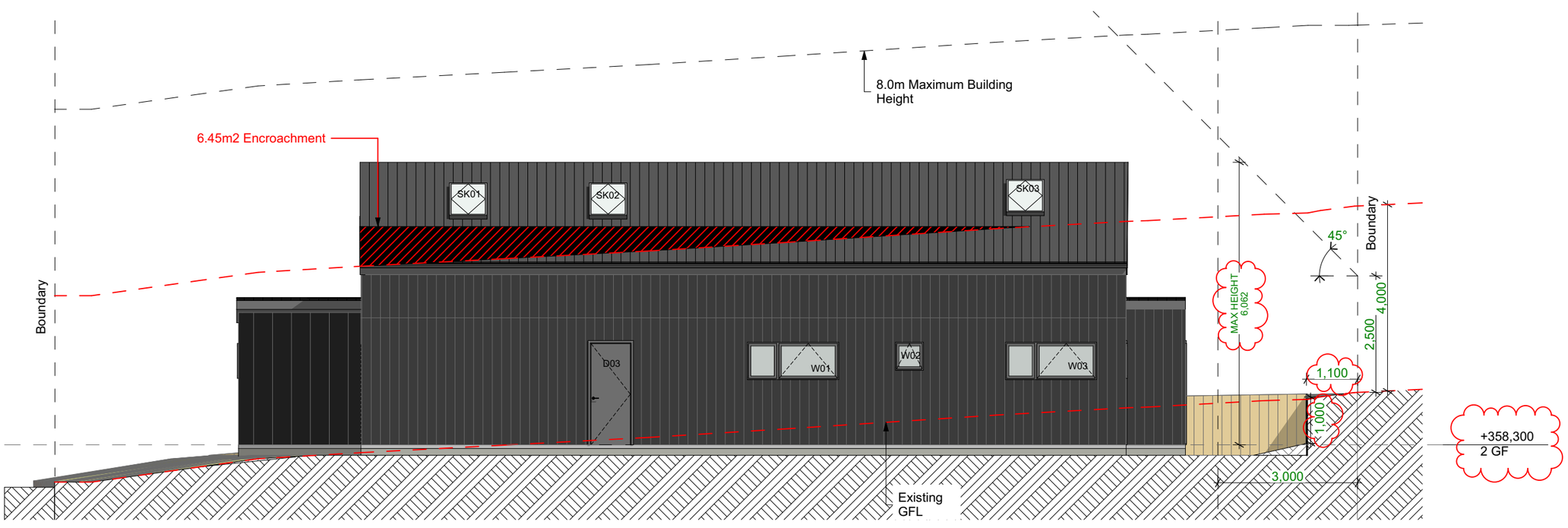
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Drawn by: MU
Checked by: MU
Project Number: 26-xx
Revision: B Date: 2/06/26

Revision:
B - For RC_Variation 1 2/06/26

Sheet No.:
A202



W West Elevation_RC 1:100



S West Elevation_RC 1:100

Dhanushika Vlthana Arachchige House

Lot 1212 Lot 1212 Hanleys Farm Queenstown

For RC_Variation 1

Date: 2/06/26

Client / Address

Dhanushika Vlthana Arachchige

705/10 Copper Beech Avenue
Queenstown, OTA 9300

Drawing Title:
Elevations - Resource Consent

Legal Description
Lot 1212
Site Area: 392m2 sqm
Address:
Lot 1212 Hanleys Farm
Queenstown

General Notes:
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Project Number: 26-xx
Revision: B Date: 2/06/26

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A203