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ORIGINAL SIZE A1

CLEARVIEW TOWNHOUSES

54 CLEARVIEW STREET • WANAKA

MCLAREN
ARCHITECTURE / DESIGN

021 160 0118 ■
STUDIO@MCLARENAD.CO.NZ ■
MCLARENAD.CO.NZ ■

RESOURCE CONSENT

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ORIGINAL SIZE A1



RESOURCE CONSENT

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CONTACT DETAILS:
- 021 160 0118
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- MCLARENAD.CO.NZ

CLIENT:
C. BAXTER

CLEARVIEW TOWNHOUSES
54 CLEARVIEW STREET • WANAKA

VIEW from NORTH EAST

JOB REF: **2506**
SCALE: at A1, HALF SCALE at A3
PRINT DATE: 16/03/2026 8:49:42 am

REVISION SCHEDULE:

D	RESOURCE CONSENT	05.12.2025
E	RESOURCE CONSENT	16.03.2026

Sheet: **01**
Revision: **E**

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- MCLARENAD.CO.NZ

CLIENT:
C. BAXTER

CLEARVIEW TOWNHOUSES
54 CLEARVIEW STREET • WANAKA

VIEW from SOUTH EAST

JOB REF: **2506**
SCALE: at A1, HALF SCALE at A3
PRINT DATE: 16/03/2026 8:49:42 am

REVISION SCHEDULE:

C	RESOURCE CONSENT	05.12.2025
D	RESOURCE CONSENT	16.03.2026

Sheet: **02**
Revision: **D**

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CLIENT:
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CLEARVIEW TOWNHOUSES
54 CLEARVIEW STREET • WANAKA

VIEW from SOUTH WEST

JOB REF: **2506**
SCALE: at A1, HALF SCALE at A3
PRINT DATE: 16/03/2026 8:49:43 am

REVISION SCHEDULE:

C	RESOURCE CONSENT	05.12.2025
D	RESOURCE CONSENT	16.03.2026

Sheet: **03**
Revision: **D**

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RESOURCE CONSENT

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CLEARVIEW TOWNHOUSES
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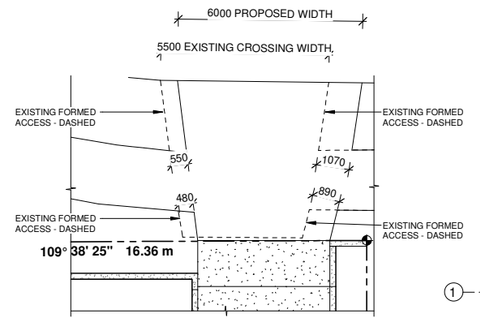
VIEW from NORTH WEST

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REVISION SCHEDULE:

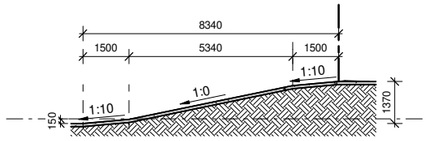
C	RESOURCE CONSENT	05.12.2025
D	RESOURCE CONSENT	16.03.2026

Sheet: **04**
Revision: **D**



PROPOSED VEHICLE CROSSING

Scale 1:100 @ A1, 1:200 @ A3



DRIVEWAY SECTION

Scale 1:100 @ A1, 1:200 @ A3

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DATE 25.11.25

ORIENTATION



LOCATION MAP



PLAN ORIENTATED TO TRUE NORTH & NOT TO SCALE

SITE INFORMATION

SITE ADDRESS:	54 CLEARVIEW STREET WANAKA
LOT: D.P:	20 560353
LOCAL T.A:	QUEENSTOWN LAKES DISTRICT COUNCIL
ZONE:	MEDIUM DENSITY RESIDENTIAL

SITE AREA

SITE AREA: TH.A 269m² + TH.B 261m² (530m² TOTAL)

SITE NOTES

ALL WORKS TO COMPLY WITH THE RELEVANT CLAUSES OF THE NZBC

ALL DIMENSIONS AND LEVEL TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION

ALL NEW AND EXISTING SERVICE ROUTES AND DRAINS ARE SHOWN INDICATIVELY ONLY. DRAINAGE CONTRACTOR TO LOCATE EXACT POSITIONS PRIOR TO CONSTRUCTION

ALL STORMWATER AND DRAINAGE TO COMPLY WITH NZBC E1

SERVICES

REFER TO PLUMBING AND DRAINAGE SCHEMATICS

SITE SPECIFIC DATA

CLIMATE ZONE
ZONE: 6

WIND REGION
ZONE: A

WIND ZONE
ZONE: HIGH

EXPOSURE ZONE
ZONE: B

EARTHQUAKE ZONE
ZONE: 3

RAINFALL RANGE
RANGE: 20 - 30

SNOW LOADING
ZONE: N5

SITE COVERAGE - TH.A

SITE AREA	**269m²**
PROPOSED BUILDING FOOTPRINT	99m²
TOTAL SITE COVERAGE - MAX 40%	**37%**
PROPOSED IMPERMEABLE SURFACES	97m²
TOTAL IMPERMEABLE COVERAGE - MAX 80% (INCLUDING BUILDING FOOT PRINT)	**73%**

SITE COVERAGE - TH.B

SITE AREA	**261m²**
PROPOSED BUILDING FOOTPRINT	104m²
TOTAL SITE COVERAGE - MAX 40%	**39%**
PROPOSED IMPERMEABLE SURFACES	91m²
TOTAL IMPERMEABLE COVERAGE - MAX 80% (INCLUDING BUILDING FOOT PRINT)	**73%**

RESOURCE CONSENT

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CLEARVIEW TOWNHOUSES
54 CLEARVIEW STREET • WANAKA
PROPOSED SITE PLAN

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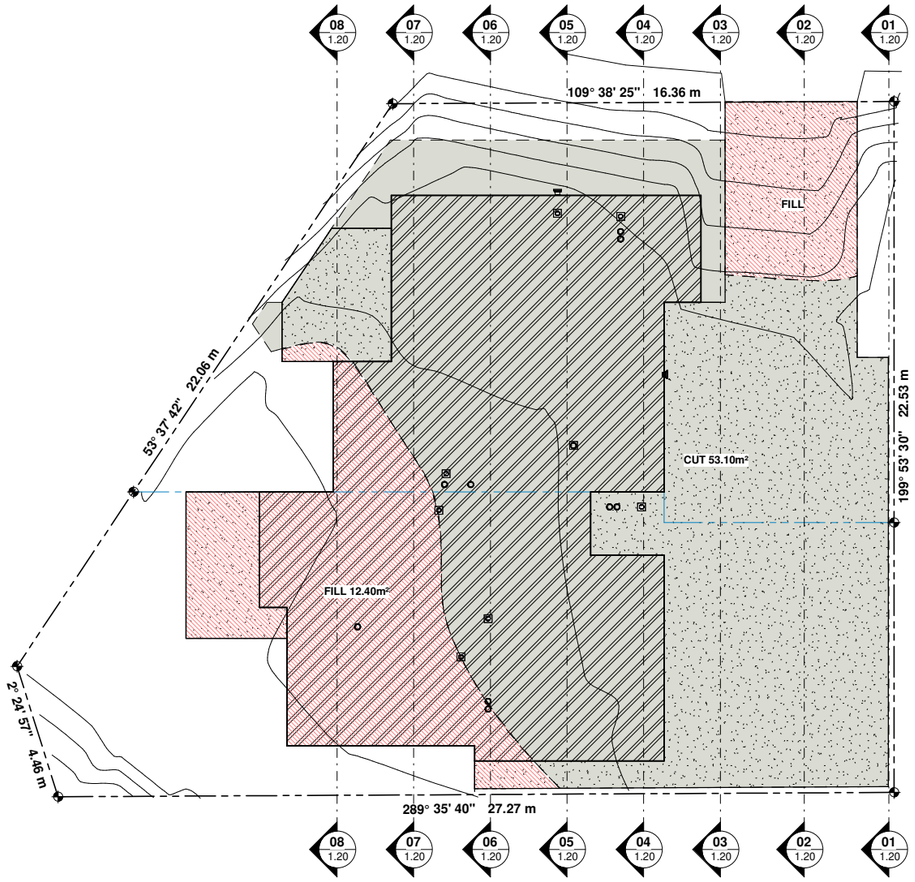
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E	RESOURCE CONSENT	16.03.2026

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PROPOSED EARTHWORKS PLAN
Scale 1:100 @ A1, 1:200 @ A3



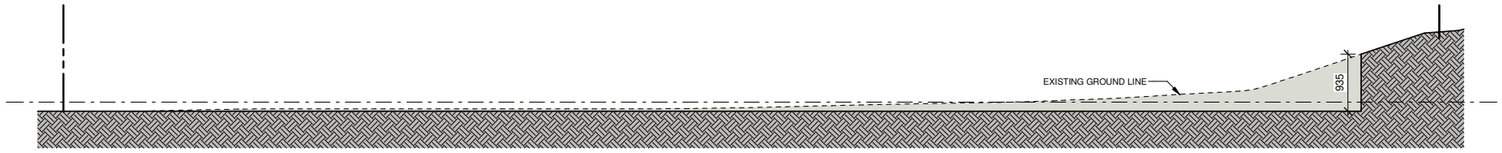
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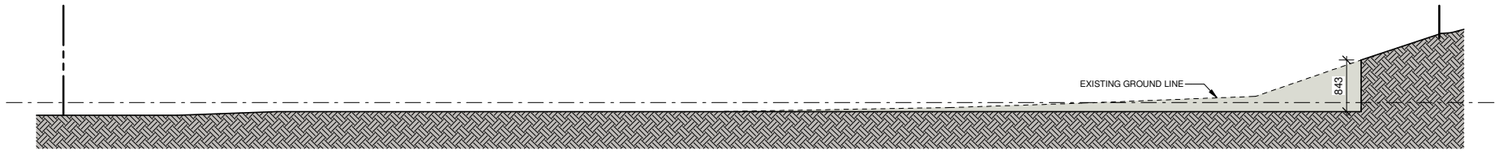
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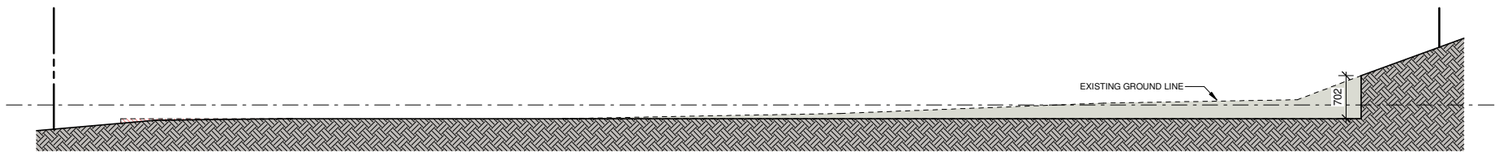
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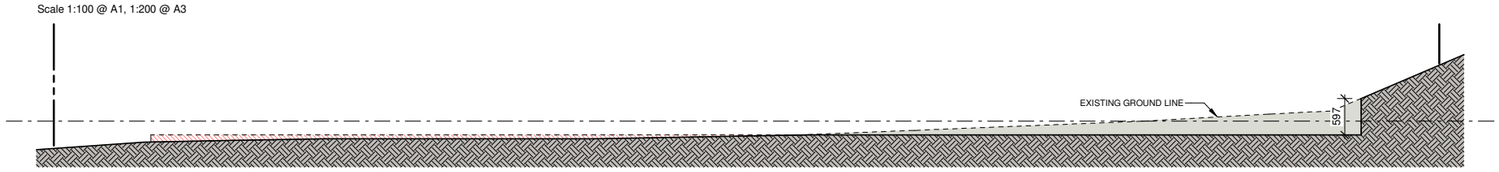
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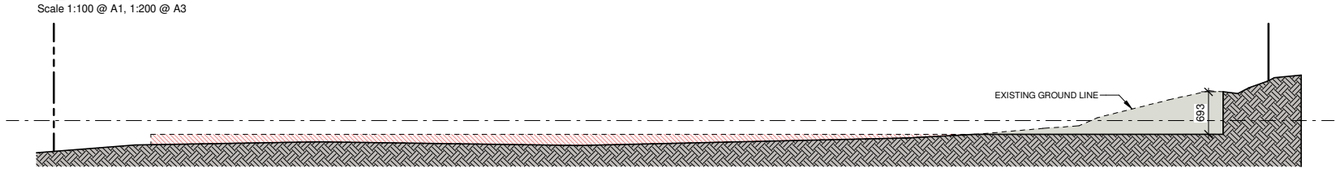
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SECTION 06
Scale 1:100 @ A1, 1:200 @ A3



SECTION 07
Scale 1:100 @ A1, 1:200 @ A3



SECTION 08
Scale 1:25 @ A1, 1:50 @ A3

RESOURCE CONSENT

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PROPOSED EARTHWORKS SCHEMATICS

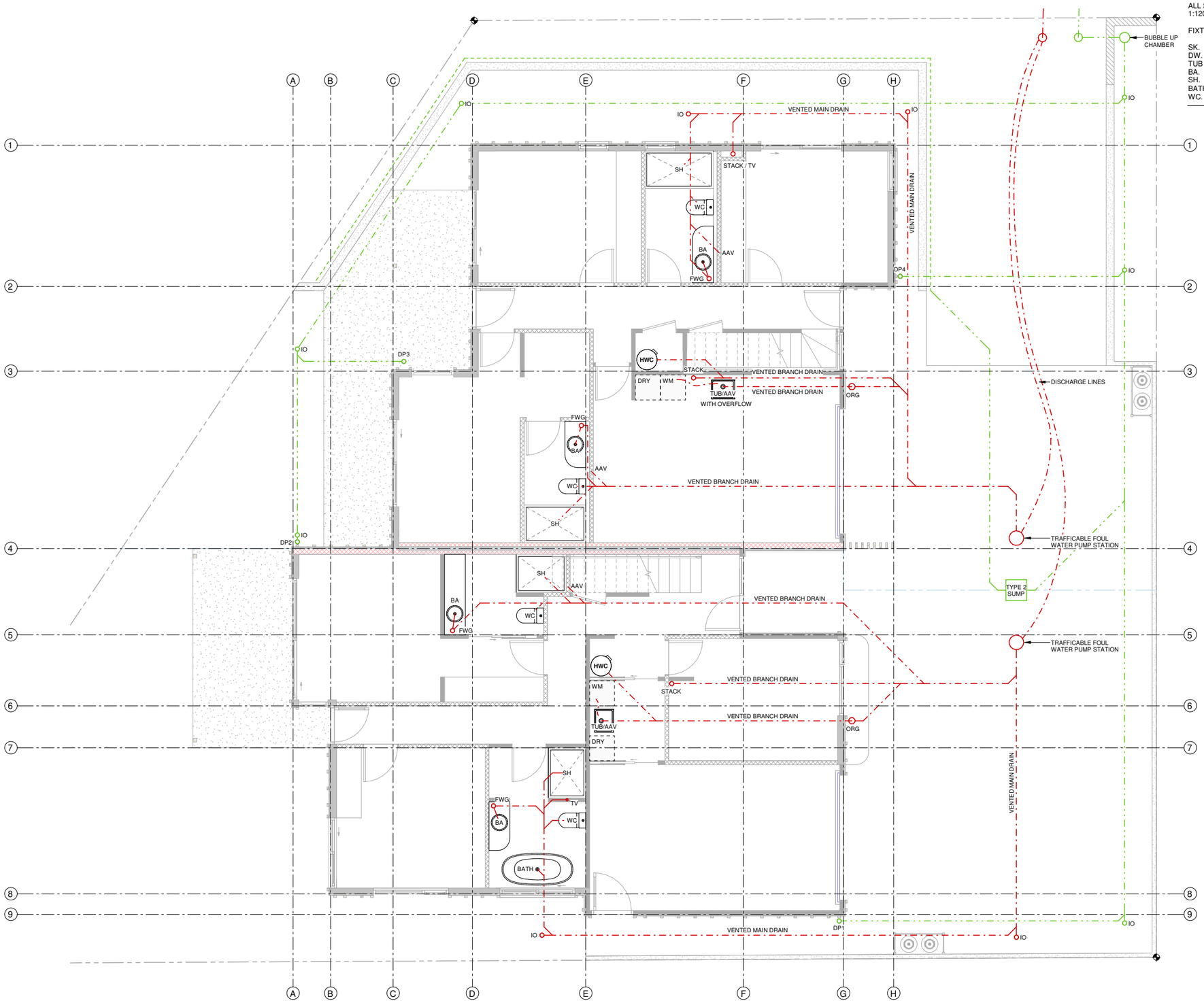
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ORIGINAL SIZE A1

DRAINAGE MINIMUM GRADIENTS

ALL SANITARY SEWER DRAINAGE
100DN 1:60 MIN FALLS

ALL STORMWATER DRAINAGE 100DN MIN
1:120 FALL

FIXTURE'S PIPE GRADIENTS

SK.	KITCHEN SINK	1:40 MIN. GRADIENT
DW.	DISHWASHER	1:40 MIN. GRADIENT
TUB	LAUNDRY TUB	1:40 MIN. GRADIENT
BA.	BASIN	1:40 MIN. GRADIENT
SH.	SHOWER	1:40 MIN. GRADIENT
BATH	BATH	1:40 MIN. GRADIENT
WC.	TOILET	1:60 MIN. GRADIENT

GENERAL NOTES - DRAINAGE

COMPLIANCE

ALL NEW PRIVATE DRAINAGE WITHIN THE BOUNDARY HAS BEEN LOCATED ACCORDING TO COUNCIL AS-BUILT DRAWINGS, ALL PUBLIC DRAINAGE HAS BEEN POSITIONED ACCORDING TO COUNCIL RECORDS.
ALL NEW AND EXISTING SERVICE ROUTES AND DRAINS ARE SHOWN INDICATIVELY ONLY. DRAINAGE CONTRACTOR TO LOCATE EXACT POSITIONS PRIOR TO CONSTRUCTION

ALL STORMWATER AND DRAINAGE TO COMPLY WITH NZBC E1

ALL PLUMBING AND DRAINAGE TO COMPLY WITH NZBC APPROVED DOCUMENTS G13 OR AS 3500-2, WHERE BOTH SOLUTIONS ARE USED IN CONJUNCTION, PIPE GRADIENTS, SIZES AND VENTING MUST COMPLY WITH THE WORST CASE REQUIREMENTS

FIELD DRAINS WITH FILTER CLOTH TO ALL RETAINING WALLS AND FOUNDATIONS AS REQUESTED. ALL SUBSOIL DRAINS TO DISCHARGE VIA A SILT TRAP TO THE STORMWATER DRAINAGE SYSTEM

ALLOW A MIN. 25MM CLEARANCE FOR ALL DRAINAGE PIPES PASSING NEAR OR UNDER CONCRETE STRIP FOOTINGS

WHERE A DRAINAGE PIPE PASSES THROUGH A WALL OR FOOTING, ENSURE 25MM CLEARANCE WITH FLEXIBLE MATERIAL AROUND THE PIPE

ALL ACCESS POINTS TO DRAINS TO COMPLY WITH NZBC G1/AS1 AND G4/AS1

LAYOUT

PLUMBING LAYOUT SHOWN IS DIAGRAMMATIC ONLY AND SHALL BE CONFIRMED ON SITE

UNDERSLAB DRAINS

ALL UNDERSLAB PIPES TO BE MIN. 100MM DIA. & TO MEET THE REQUIREMENTS OF NZBC B2 DURABILITY. PROVIDE ADEQUATE PROTECTION FROM MECHANICAL DAMAGE AND APPROPRIATE TOLERANCES FOR EXPANSION IN ACCORDANCE WITH AS/NZS3500.5

FIELD TESTING

FIELD TEST CONCEALED DRAINS AND PIPES FOR WATERTIGHTNESS (UPVC TO AS/NZS2032 OR AS/NZS2566.2 APPENDIX N) TO THE SATISFACTION OF THE TERRITORIAL AUTHORITY INSPECTOR

HOT AND COLD WATER PIPES

GENERALLY ALLOW FOR DUX PB-1 POLYBUTYLENE PIPE

LEGEND - PLUMBING & DRAINAGE

symbol	description	pipe dia.
BA	BASIN	50mm
SH	SHOWER	65mm
BATH	BATH	65mm
FWG	FLOOR WASTE GULLY	100mm
WC	TOILET PAN	100mm
TUB	LAUNDRY TUB WITH OVERFLOW	50mm
SINK	KITCHEN SINK WITH OVERFLOW	50mm
ORG	OVERFLOW RELIEF GULLY	100mm
TV	TERMINAL VENT	50mm
WM	WASHING MACHINE	
DRY	CONDENSING DRYER	
CT	COOKTOP	
OV	OVEN	
DW	DISHWASHER	
IO	INSPECTION OPENING	
AAV	AIR ADMITTANCE VALVE	
	STORMWATER	
	FIELD DRAINS	
	FOUL SEWER PIPE	
	FOUL SEWER DRAIN	
HT	COLD WATER HOSE TAP	

FIXTURE UNIT RATINGS - TH.A

symbol	description	unit rating.
BA	BASIN	1 (4 OF)
SH	SHOWER	2 (3 OF)
WC	TOILET PAN	2 (4 OF)
SINK	KITCHEN SINK	3
DW	DISHWASHER	3
WM	WASHING MACHINE	5
TUB	WASH TUB	3
TOTAL UNIT RATING OF RESIDENCE		**32**

FIXTURE UNIT RATINGS - TH.B

symbol	description	unit rating.
BA	BASIN	1 (3 OF)
SH	SHOWER	2 (3 OF)
WC	TOILET PAN	2 (3 OF)
BATH	BATH	4
SINK	KITCHEN SINK	3
DW	DISHWASHER	3
WM	WASHING MACHINE	5
TUB	WASH TUB	3
TOTAL UNIT RATING OF RESIDENCE		**33**

RESOURCE CONSENT

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CLEARVIEW TOWNHOUSES
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PLUMBING and DRAINAGE SCHEMATIC - LOWER LEVEL

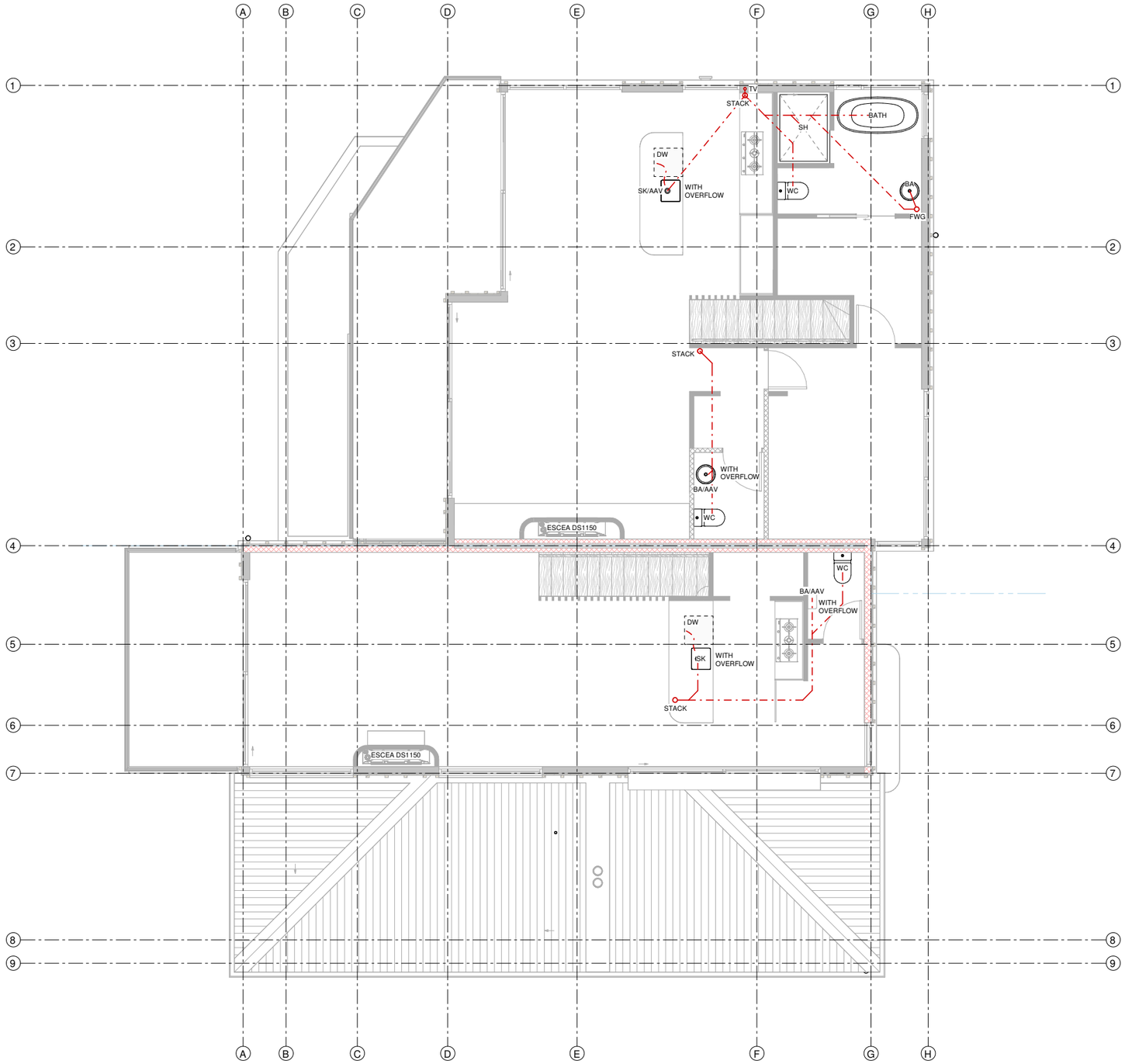
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DRAINAGE MINIMUM GRADIENTS

ALL SANITARY SEWER DRAINAGE
100DN 1:60 MIN FALLS

ALL STORMWATER DRAINAGE 100DN MIN
1:120 FALL

FIXTURE'S PIPE GRADIENTS

SK.	KITCHEN SINK	1:40 MIN. GRADIENT
DW.	DISHWASHER	1:40 MIN. GRADIENT
TUB	LAUNDRY TUB	1:40 MIN. GRADIENT
BA.	BASIN	1:40 MIN. GRADIENT
SH.	SHOWER	1:40 MIN. GRADIENT
BATH	BATH	1:40 MIN. GRADIENT
WC.	TOILET	1:60 MIN. GRADIENT

GENERAL NOTES - DRAINAGE

COMPLIANCE

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ALL STORMWATER AND DRAINAGE TO COMPLY WITH NZBC E1

ALL PLUMBING AND DRAINAGE TO COMPLY WITH NZBC APPROVED DOCUMENTS G13 OR AS 3500-2, WHERE BOTH SOLUTIONS ARE USED IN CONJUNCTION, PIPE GRADIENTS, SIZES AND VENTING MUST COMPLY WITH THE WORST CASE REQUIREMENTS

FIELD DRAINS WITH FILTER CLOTH TO ALL RETAINING WALLS AND FOUNDATIONS AS REQUESTED. ALL SUBSOIL DRAINS TO DISCHARGE VIA A SILT TRAP TO THE STORMWATER DRAINAGE SYSTEM

ALLOW A MIN. 25MM CLEARANCE FOR ALL DRAINAGE PIPES PASSING NEAR OR UNDER CONCRETE STRIP FOOTINGS

WHERE A DRAINAGE PIPE PASSES THROUGH A WALL OR FOOTING, ENSURE 25MM CLEARANCE WITH FLEXIBLE MATERIAL AROUND THE PIPE

ALL ACCESS POINTS TO DRAINS TO COMPLY WITH NZBC G1/AS1 AND G4/AS1

LAYOUT

PLUMBING LAYOUT SHOWN IS DIAGRAMMATIC ONLY AND SHALL BE CONFIRMED ON SITE

UNDERSLAB DRAINS

ALL UNDERSLAB PIPES TO BE MIN. 100MM DIA. & TO MEET THE REQUIREMENTS OF NZBC B2 DURABILITY. PROVIDE ADEQUATE PROTECTION FROM MECHANICAL DAMAGE AND APPROPRIATE TOLERANCES FOR EXPANSION IN ACCORDANCE WITH AS/NZS3500.5

FIELD TESTING

FIELD TEST CONCEALED DRAINS AND PIPES FOR WATERTIGHTNESS (UPVC TO AS/NZS2032 OR AS/NZS2566.2 APPENDIX N) TO THE SATISFACTION OF THE TERRITORIAL AUTHORITY INSPECTOR

HOT AND COLD WATER PIPES

GENERALLY ALLOW FOR DUX PB-1 POLYBUTYLENE PIPE

LEGEND - PLUMBING & DRAINAGE

symbol	description	pipe dia.
BA	BASIN	50mm
SH	SHOWER	65mm
BATH	BATH	65mm
FWG	FLOOR WASTE GULLY	100mm
WC	TOILET PAN	100mm
TUB	LAUNDRY TUB WITH OVERFLOW	50mm
SINK	KITCHEN SINK WITH OVERFLOW	50mm
ORG	OVERFLOW RELIEF GULLY	100mm
TV	TERMINAL VENT	50mm
WM	WASHING MACHINE	
DRY	CONDENSING DRYER	
CT	COOKTOP	
OV	OVEN	
DW	DISHWASHER	
IO	INSPECTION OPENING	
AAV	AIR ADMITTANCE VALVE	
	STORMWATER	
	FIELD DRAINS	
	FOUL SEWER PIPE	
	FOUL SEWER DRAIN	
HT	COLD WATER HOSE TAP	

FIXTURE UNIT RATINGS - TH.A

symbol	description	unit rating.
BA	BASIN	1 (4 OF)
SH	SHOWER	2 (3 OF)
WC	TOILET PAN	2 (4 OF)
SINK	KITCHEN SINK	3
DW	DISHWASHER	3
WM	WASHING MACHINE	5
TUB	WASH TUB	3
TOTAL UNIT RATING OF RESIDENCE		**32**

FIXTURE UNIT RATINGS - TH.B

symbol	description	unit rating.
BA	BASIN	1 (3 OF)
SH	SHOWER	2 (3 OF)
WC	TOILET PAN	2 (3 OF)
BATH	BATH	4
SINK	KITCHEN SINK	3
DW	DISHWASHER	3
WM	WASHING MACHINE	5
TUB	WASH TUB	3
TOTAL UNIT RATING OF RESIDENCE		**33**

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200 150 100 90 80 70 60 50 40 30 20 10 0

ORIGINAL SIZE A1

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CLEARVIEW TOWNHOUSES
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PLUMBING and DRAINAGE SCHEMATIC - UPPER LEVEL

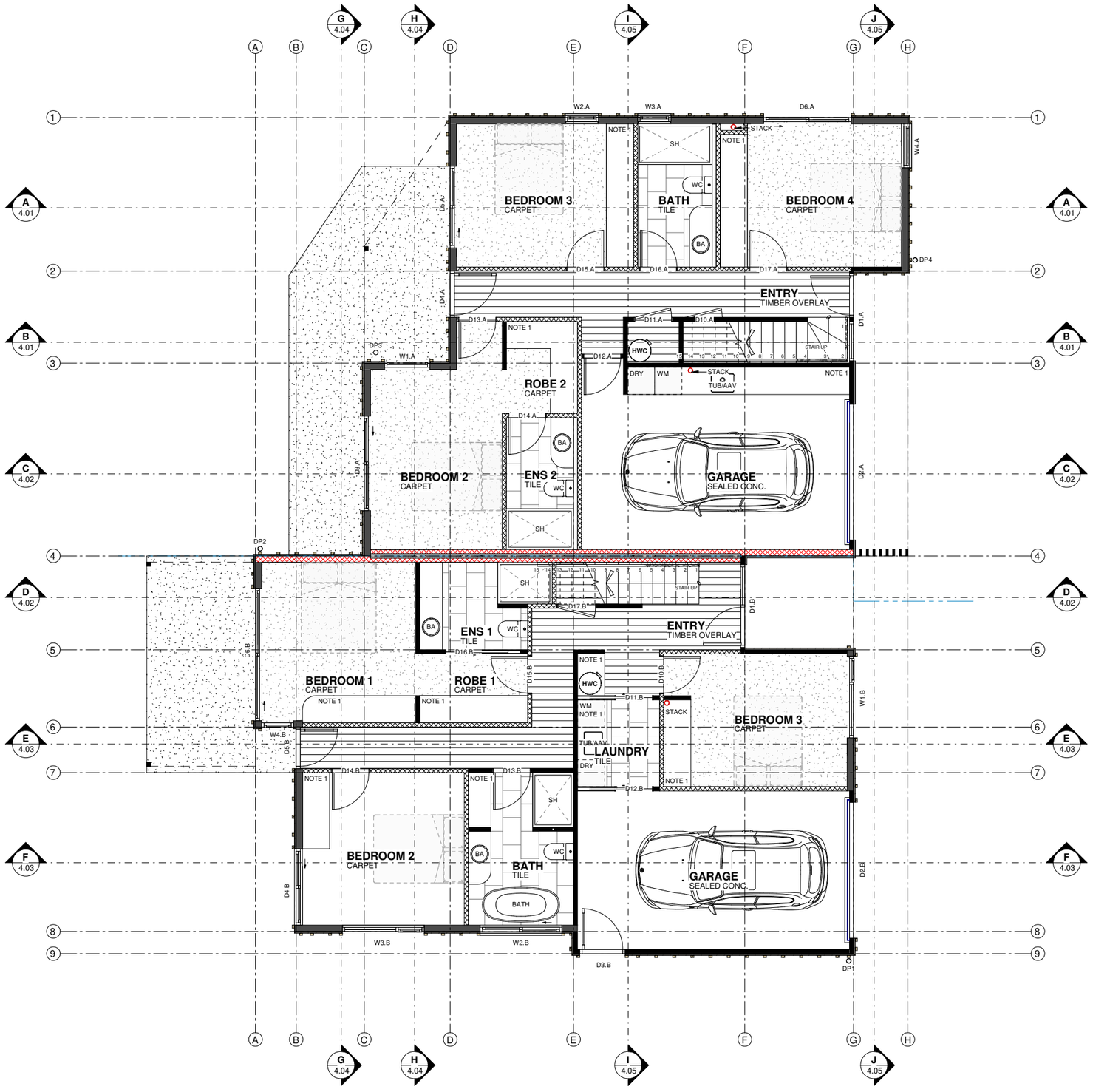
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ORIGINAL SIZE A1

ORIENTATION



GENERAL NOTES - FLOOR PLAN

TIMBER FRAMING

ALL FRAMING AND FIXINGS TO COMPLY WITH NZS 3604:2011

LAYOUT: THE FRAMING LAYOUT IS DIAGRAMMATIC ONLY. THE CONTRACTOR MUST CONFIRM THE EXACT AMOUNT OF FRAMING REQUIRED ON SITE

TREATMENT: ALL FRAMING TREATMENT TO COMPLY WITH NZBC B2/AS1, NZS 3602 SECTION 108, NZS 3640, AND HAVE FUNGICIDAL TREATMENT. IF THERE IS A CONTRADICTION BETWEEN TREATMENTS SPECIFIED BELOW AND THOSE ANNOTATED ON THE DRAWINGS, USE WHATEVER IS THE GREATER LEVEL OF PROTECTION SPECIFIED. REFER TO THE TIMBER TREATMENT SCHEDULE ON SHEET 2.15

CHECK COMPATIBILITY OF TREATMENT WITH OTHER MATERIALS IN CONTACT, CONSULT DESIGNER IF IN DOUBT

GRADING: ALL FRAMING TO COMPLY WITH NZS 3604:2011 AND TO BE MACHINE STRESS GRADE 8 (MSG8)

STUD SPACING: EXTERIOR WALL STUDS ARE GENERALLY 140x45 AT 600 CRS MAX IN ACCORDANCE WITH NZS3604:2011.

INTERIOR WALL STUDS ARE GENERALLY 140x45 @ 600 CRS MAX IN ACCORDANCE WITH NZS3604:2011

DWANGS: **EXTERIOR WALLS**
NON BRACING - NO DWANGS REQUIRED
BRACING - IN ACCORDANCE WITH JAMES HARDIE BRACING MANUAL - MAX. 1200mm C/C
INTERIOR WALLS
STUD SIZED DWANGS AT 800mm C/C

FLOORING

ALL FLOORING TO COMPLY WITH AS/NZS 3661.1
SLIP RESISTANCE ON PEDESTRIAN SURFACE

INSULATION

FLOOR
ALLOW FOR 50mm XPS INSULATION UNDER FOUNDATIONS AND SLAB, 220mm EPS INFILL TO UNDERSLAB
INSULFOUND PREMIUM SLAB EDGE TO PERIMETER OF SLAB AND FOUNDATION

WALLS
PINK BATTS ULTRA R4.3, 140mm BATT
PINK BATTS ULTRA R2.8, 90mm BATT

CEILINGS / ROOF CAVITY
PINK SUPERBATTS R7.4, 275mm BATT - NOTCHED OVER TRUSS BOTTOM CHORDS
150mm XPS RIGID INSULATION TO ENCLOSED DECK CEILING VOID

LEGEND

- 140x45mm H1.2 TIMBER FRAMING
- 90x45mm H1.2 TIMBER FRAMING
- 190mm MASONRY BLOCK RETAINING WALL
- SA — INTERCONNECTED SMOKE ALARM CAVIUS MAINS POWERED PHOTOELECTRIC WITH RECESS KIT
- HD — INTERCONNECTED HEAT DETECTOR CAVIUS THERMAL HEAT ALARM

SCHEDULE OF ACCOMMODATION

TOWNHOUSE	FLOOR AREA	SITE AREA
TOWNHOUSE A - 4 BEDROOM		
LOWER LEVEL	99m²	269m²
UPPER LEVEL	93m²	
TOTAL FLOOR AREA	**192m²**	
TOWNHOUSE B - 3 BEDROOM		
LOWER LEVEL	104m²	261m²
UPPER LEVEL	60m²	
TOTAL FLOOR AREA	**164m²**	

NOTES

NOTE 1 ALL JOINERY BY OTHERS

RESOURCE CONSENT

MCLAREN
ARCHITECTURE / DESIGN

CONTACT DETAILS:
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- STUDIO@MCLARENAD.CO.NZ
- MCLARENAD.CO.NZ

CLIENT:
C. BAXTER

CLEARVIEW TOWNHOUSES
54 CLEARVIEW STREET • WANAKA
PROPOSED FLOOR PLAN - LOWER LEVEL

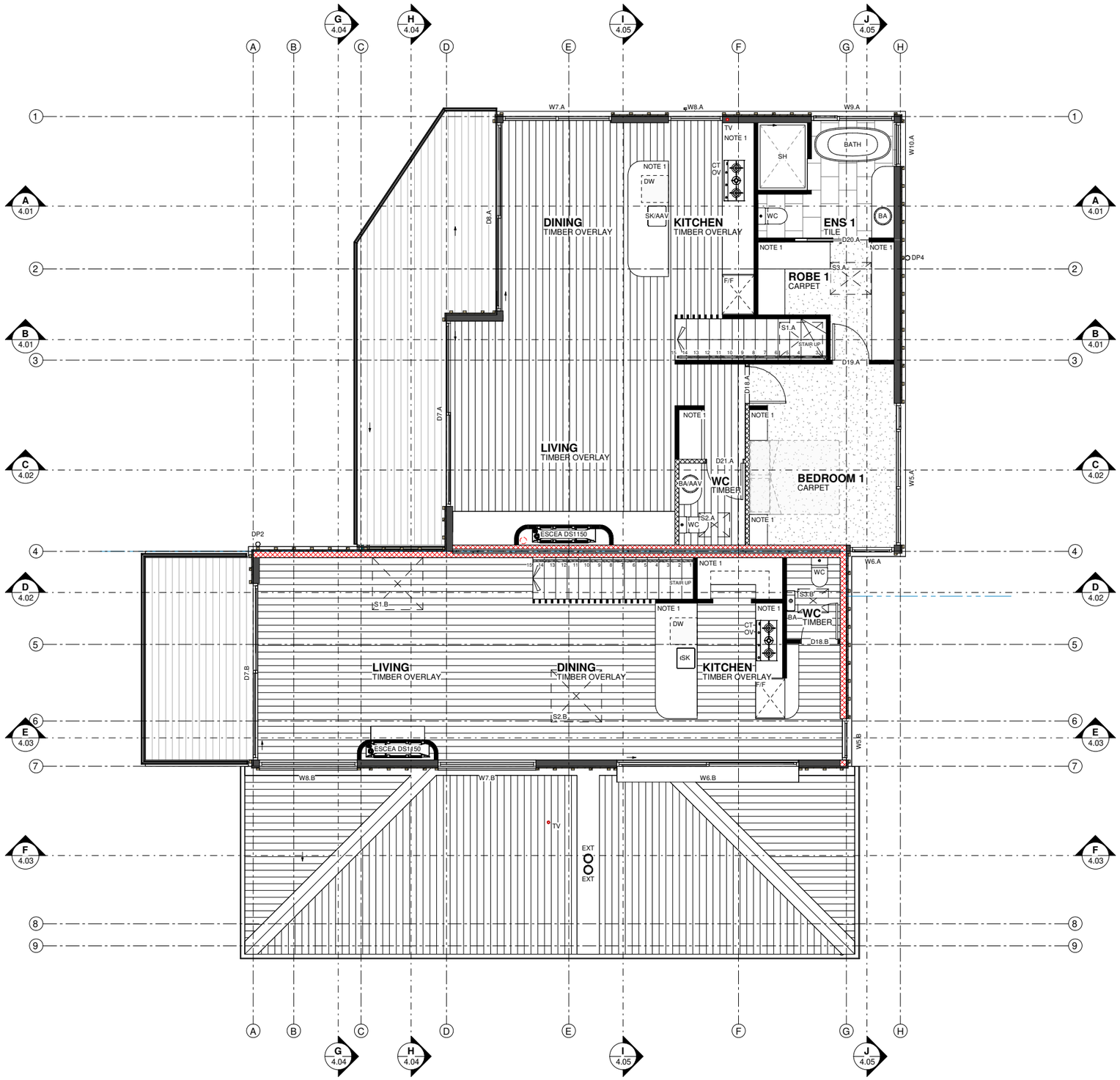
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REVISION SCHEDULE:

A	DEVELOPED DESIGN	12.02.2026
B	RESOURCE CONSENT	16.03.2026

Sheet: **2.10**
Revision: **B**

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ORIGINAL SIZE A1

ORIENTATION



GENERAL NOTES - FLOOR PLAN

TIMBER FRAMING

ALL FRAMING AND FIXINGS TO COMPLY WITH NZS 3604:2011

LAYOUT: THE FRAMING LAYOUT IS DIAGRAMMATIC ONLY. THE CONTRACTOR MUST CONFIRM THE EXACT AMOUNT OF FRAMING REQUIRED ON SITE

TREATMENT: ALL FRAMING TREATMENT TO COMPLY WITH NZBC B2/AS1, NZS 3602 SECTION 108, NZS 3640, AND HAVE FUNGICIDAL TREATMENT. IF THERE IS A CONTRADICTION BETWEEN TREATMENTS SPECIFIED BELOW AND THOSE ANNOTATED ON THE DRAWINGS, USE WHATEVER IS THE GREATER LEVEL OF PROTECTION SPECIFIED. REFER TO THE TIMBER TREATMENT SCHEDULE ON SHEET 2.15

CHECK COMPATIBILITY OF TREATMENT WITH OTHER MATERIALS IN CONTACT, CONSULT DESIGNER IF IN DOUBT

GRADING: ALL FRAMING TO COMPLY WITH NZS 3604:2011 AND TO BE MACHINE STRESS GRADE 8 (MSG8)

STUD SPACING: EXTERIOR WALL STUDS ARE GENERALLY 140x45 AT 600 CRS MAX IN ACCORDANCE WITH NZS3604:2011.

INTERIOR WALL STUDS ARE GENERALLY 140x45 @ 600 CRS MAX IN ACCORDANCE WITH NZS3604:2011

DWANGS: **EXTERIOR WALLS**
NON BRACING - NO DWANGS REQUIRED
BRACING - IN ACCORDANCE WITH JAMES HARDIE BRACING MANUAL - MAX. 1200mm C/C
INTERIOR WALLS
STUD SIZED DWANGS AT 800mm C/C

FLOORING

ALL FLOORING TO COMPLY WITH AS/NZS 3661.1
SLIP RESISTANCE ON PEDESTRIAN SURFACE

INSULATION

FLOOR
ALLOW FOR 50mm XPS INSULATION UNDER FOUNDATIONS AND SLAB, 220mm EPS INFILL TO UNDERSLAB INSULFOUND PREMIUM SLAB EDGE TO PERIMETER OF SLAB AND FOUNDATION

WALLS
PINK BATTS ULTRA R4.3, 140mm BATT
PINK BATTS ULTRA R2.8, 90mm BATT

CEILINGS / ROOF CAVITY
PINK SUPERBATTS R7.4, 275mm BATT - NOTCHED OVER TRUSS BOTTOM CHORDS
150mm XPS RIGID INSULATION TO ENCLOSED DECK CEILING VOID

LEGEND

- 140x45mm H1.2 TIMBER FRAMING
- 90x45mm H1.2 TIMBER FRAMING
- 190mm MASONRY BLOCK RETAINING WALL
- SA — INTERCONNECTED SMOKE ALARM CAVIUS MAINS POWERED PHOTOELECTRIC WITH RECESS KIT
- HD — INTERCONNECTED HEAT DETECTOR CAVIUS THERMAL HEAT ALARM

SCHEDULE OF ACCOMMODATION

TOWNHOUSE	FLOOR AREA	SITE AREA
TOWNHOUSE A - 4 BEDROOM		
LOWER LEVEL	99m²	269m²
UPPER LEVEL	93m²	
TOTAL FLOOR AREA	**192m²**	
TOWNHOUSE B - 3 BEDROOM		
LOWER LEVEL	104m²	261m²
UPPER LEVEL	60m²	
TOTAL FLOOR AREA	**164m²**	

NOTES

NOTE 1 ALL JOINERY BY OTHERS

RESOURCE CONSENT

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- MCLARENAD.CO.NZ

CLIENT:
C. BAXTER

CLEARVIEW TOWNHOUSES
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PROPOSED FLOOR PLAN - UPPER LEVEL

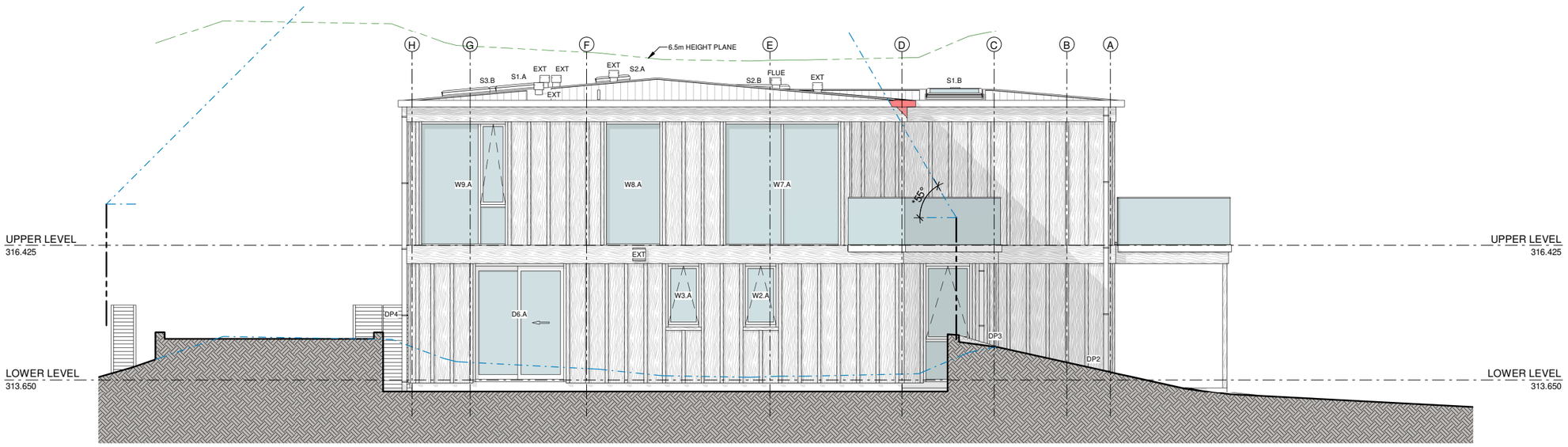
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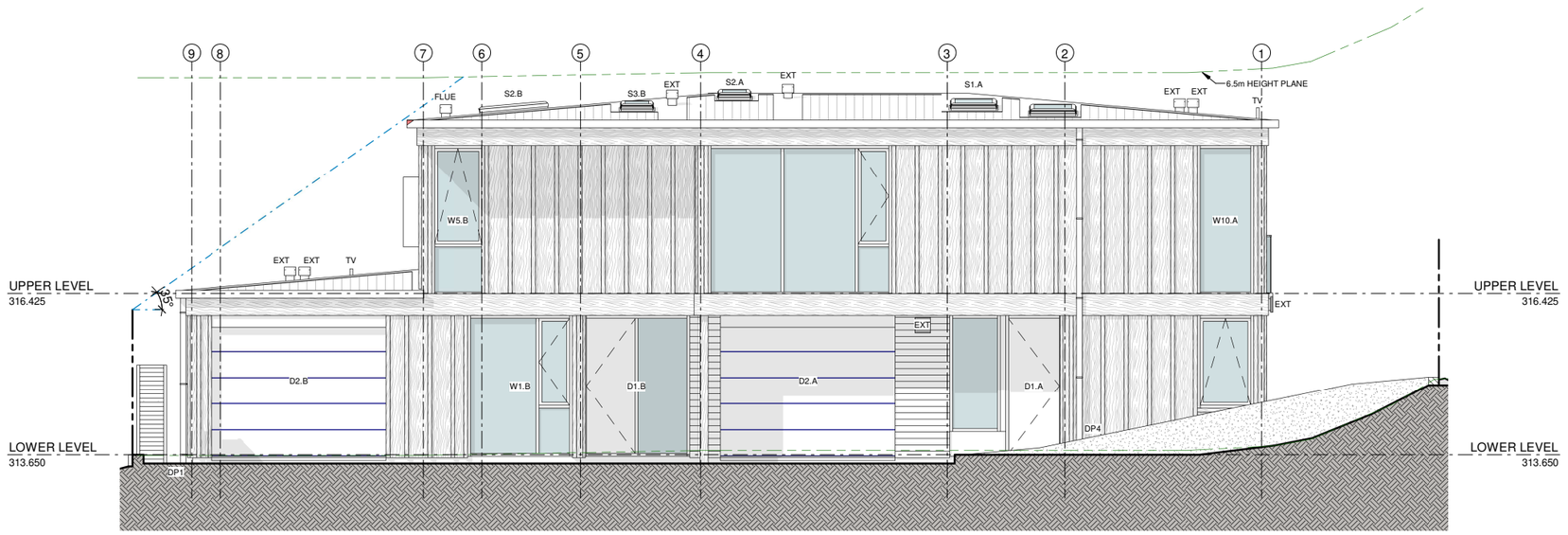
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PROPOSED NORTH ELEVATION

Scale 1:50 @ A1, 1:100 @ A3



PROPOSED EAST ELEVATION

Scale 1:50 @ A1, 1:100 @ A3

MATERIAL LEGEND

METAL ROOFING - PITCH 5°
0.4bmt PREFINISHED ZINCALUME
FREEMAN ROOFING FIVE RIB
COLORSTEEL ENDURA

PLYWOOD CLADDING
TRICLAD CLADDING SYSTEMS
ENDUROCLAD BOARD AND BATTEN SYSTEM
PAINTED H3 12.5mm PLYWOOD SHEETS
WITH PAINTED H3.1 45x20mm BATTENS

DP 100mm DIA DOWNPIPES, IN ACCORDANCE WITH NZBC E1/AS1 TABLE 5
UPVC PAINTED TO MATCH SPOUTING, FIT WITH APPROVED LEAF GRATE

TV TERMINAL VENT
PAINTED TO MATCH ROOF COLOUR

EXT EXTRACTOR FAN

HT HOSE TAP

RISK MATRIX

NORTH:

WIND ZONE:	HIGH	2
NO OF STOREYS:	HIGH	2
ROOF/WALL INTERSECTION:	MEDIUM	1
EAVES WIDTH:	VERY HIGH	5
ENVELOPE COMPLEXITY:	MEDIUM	1
DECK DESIGN:	HIGH	4
TOTAL		**15**

EAST:

WIND ZONE:	HIGH	2
NO OF STOREYS:	HIGH	2
ROOF/WALL INTERSECTION:	MEDIUM	1
EAVES WIDTH:	VERY HIGH	5
ENVELOPE COMPLEXITY:	MEDIUM	1
DECK DESIGN:	N/A	0
TOTAL		**11**

SOUTH:

WIND ZONE:	HIGH	2
NO OF STOREYS:	HIGH	2
ROOF/WALL INTERSECTION:	MEDIUM	1
EAVES WIDTH:	VERY HIGH	5
ENVELOPE COMPLEXITY:	MEDIUM	1
DECK DESIGN:	MEDIUM	2
TOTAL		**13**

WEST:

WIND ZONE:	HIGH	2
NO OF STOREYS:	HIGH	2
ROOF/WALL INTERSECTION:	MEDIUM	1
EAVES WIDTH:	VERY HIGH	5
ENVELOPE COMPLEXITY:	MEDIUM	1
DECK DESIGN:	HIGH	4
TOTAL		**15**

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

RESOURCE CONSENT

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ARCHITECTURE / DESIGN

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C. BAXTER

CLEARVIEW TOWNHOUSES
54 CLEARVIEW STREET • WANAKA
PROPOSED ELEVATIONS - NORTH and EAST

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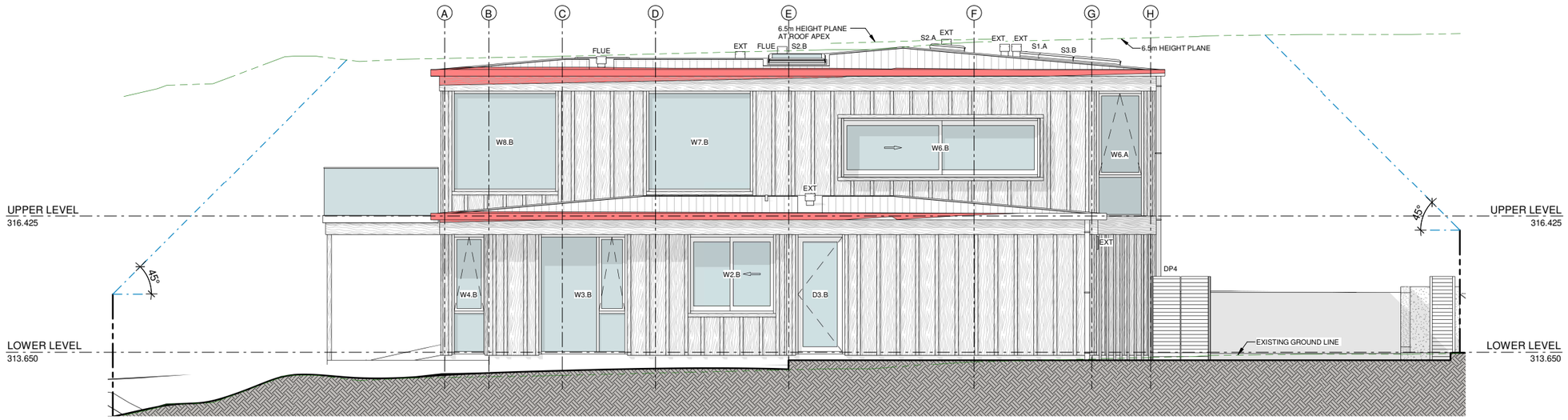
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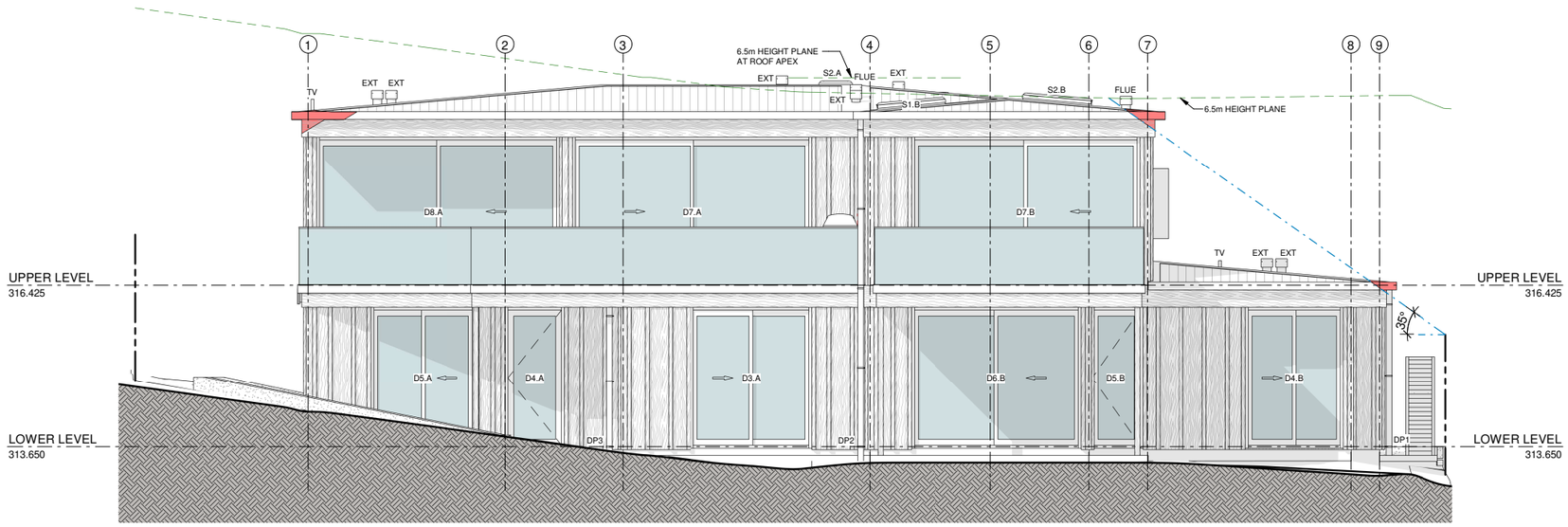
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PROPOSED SOUTH ELEVATION

Scale 1:50 @ A1, 1:100 @ A3



PROPOSED WEST ELEVATION

Scale 1:50 @ A1, 1:100 @ A3

MATERIAL LEGEND

METAL ROOFING - PITCH 5°
0.4bmt PREFINISHED ZINCALUME
FREEMAN ROOFING FIVE RIB
COLORSTEEL ENDURA

PLYWOOD CLADDING
TRICLAD CLADDING SYSTEMS
ENDUROCLAD BOARD AND BATTEN SYSTEM
PAINTED H3 12.5mm PLYWOOD SHEETS
WITH PAINTED H3.1 45x20mm BATTENS

DP 100mm DIA DOWNPIPES, IN ACCORDANCE WITH NZBC E1/AS1 TABLE 5
UPVC PAINTED TO MATCH SPOUTING, FIT WITH APPROVED LEAF GRATE

TV TERMINAL VENT
PAINTED TO MATCH ROOF COLOUR

EXT EXTRACTOR FAN

HT HOSE TAP

RISK MATRIX

NORTH:

WIND ZONE:	HIGH	2
NO OF STOREYS:	HIGH	2
ROOF/WALL INTERSECTION:	MEDIUM	1
EAVES WIDTH:	VERY HIGH	5
ENVELOPE COMPLEXITY:	MEDIUM	1
DECK DESIGN:	HIGH	4
TOTAL		**15**

EAST:

WIND ZONE:	HIGH	2
NO OF STOREYS:	HIGH	2
ROOF/WALL INTERSECTION:	MEDIUM	1
EAVES WIDTH:	VERY HIGH	5
ENVELOPE COMPLEXITY:	MEDIUM	1
DECK DESIGN:	N/A	0
TOTAL		**11**

SOUTH:

WIND ZONE:	HIGH	2
NO OF STOREYS:	HIGH	2
ROOF/WALL INTERSECTION:	MEDIUM	1
EAVES WIDTH:	VERY HIGH	5
ENVELOPE COMPLEXITY:	MEDIUM	1
DECK DESIGN:	MEDIUM	2
TOTAL		**13**

WEST:

WIND ZONE:	HIGH	2
NO OF STOREYS:	HIGH	2
ROOF/WALL INTERSECTION:	MEDIUM	1
EAVES WIDTH:	VERY HIGH	5
ENVELOPE COMPLEXITY:	MEDIUM	1
DECK DESIGN:	HIGH	4
TOTAL		**15**

RESOURCE CONSENT

MCLAREN
ARCHITECTURE / DESIGN

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- MCLARENAD.CO.NZ

CLIENT:
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CLEARVIEW TOWNHOUSES
54 CLEARVIEW STREET • WANAKA
PROPOSED ELEVATIONS - SOUTH and WEST

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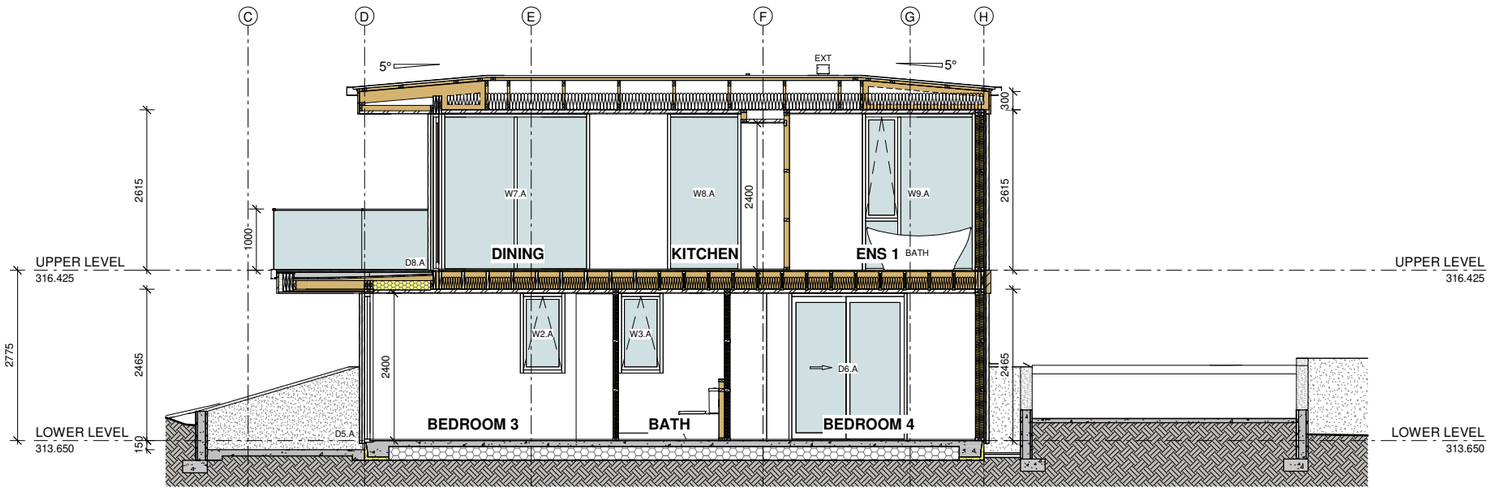
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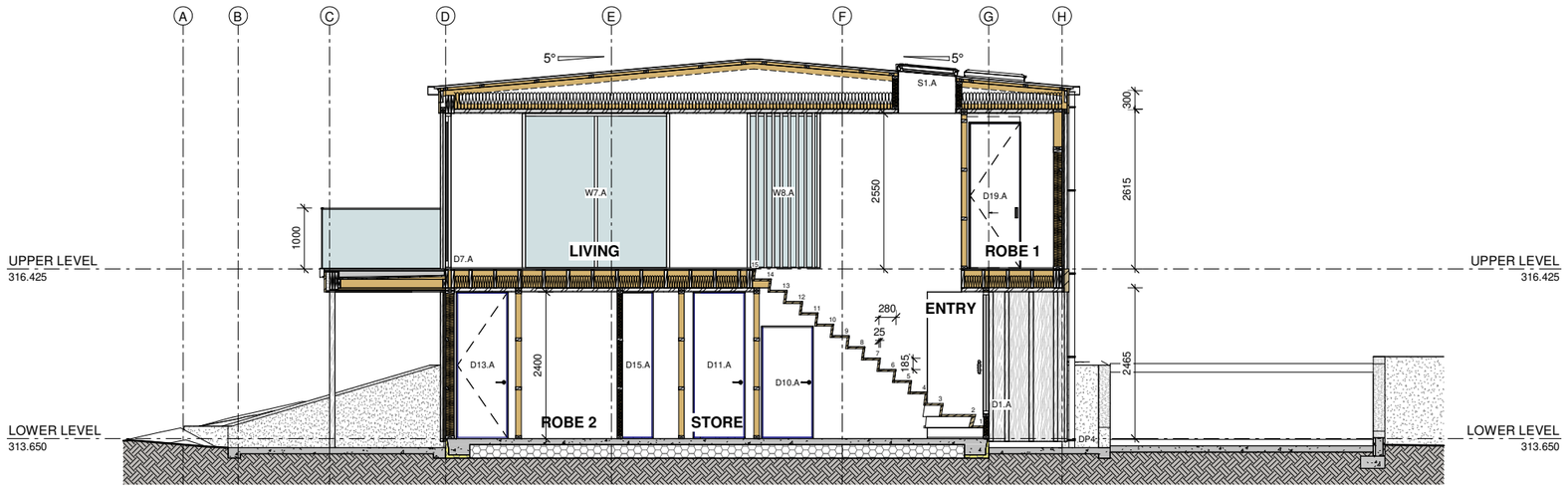
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ORIGINAL SIZE A1

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SECTION A
Scale 1:50 @ A1, 1:100 @ A3



SECTION B
Scale 1:50 @ A1, 1:100 @ A3

GENERAL NOTES - SECTIONS

FLOORS

FLOOR - SLAB: INSULATED REINFORCED CONCRETE SLAB, BY STRUCTURAL ENGINEER

FLOOR - UPPER LEVEL: 19mm T&G F8/F11 GRADE ECOPLY PLYWOOD FLOORING ON H1.2 290x45mm SG8 OR hyJOIST JOISTS AT MAX 400mm C/C

FLOOR - OPEN DECKING: 19mm GARAPA HARDWOOD DECKING ON H3.2 190x45mm SG8 TIMBER JOISTS AT MAX 400mm C/C

FLOOR - ENCLOSED DECKING: 19mm GARAPA HARDWOOD DECKING ON H3.2 70x45mm SG8 TIMBER JOISTS AT MAX 400mm C/C ON NURAJACK SUPPORTS AT 400mm MAX C/C

WALLS - EXTERIOR

PLYWOOD CLADDING
TRICLAD CLADDING SYSTEMS ENDUROCLAD BOARD AND BATTEN SYSTEM PAINTED H3 12.5mm PLYWOOD SHEETS WITH H3.1 45x20mm BATTENS ON 4.5mm JAMES HARDIE RIGID AIR BARRIER

DWANGS: EXTERIOR WALL DWANGS 45x45mm AT 800mm CRS MAX, FLUSH WITH EXTERIOR FACE OF STUD

LININGS: LININGS ARE GENERALLY 10mm GIB BOARD BATHROOMS, LAUNDRY, AND WC TO BE 10mm GIB AQUALINE.

WALLS - INTERIOR
GENERALLY 90x45mm H1.2 TIMBER WALL FRAMING WITH STUDS AT 600mm C/C MAX

DWANGS: INTERIOR WALL DWANGS SIZED TO MATCH FRAMING AT 800mm CRS MAX

LININGS: LININGS ARE GENERALLY 10mm GIB BOARD BATHROOMS, LAUNDRY, AND WC TO BE 10mm GIB AQUALINE.

CEILINGS
GIB BOARD LINED CEILINGS TO BE GIB RONDO METAL BATTENS AT 600mm C/C MAX.
CEILING LININGS ARE GENERALLY 13mm GIB BOARD, 13mm GIB AQUALINE BOARD TO BATHROOMS, LAUNDRY, AND WC

ROOFS

METAL ROOFING: 0.4bmt PREFINISHED ZINCALUME FREEMAN ROOFING FIVE RIB PREFINISHED ROOFING ON THERMAKRAFT COVERTEK 403 PLUS ROOF UNDERLAY ON MESH ON H1.2 70x45mm TIMBER PURLINS AT 900mm MAX C/C ON PROPRIETARY H1.2 TIMBER ROOF TRUSSES

MEMBRANE ROOFING: NURALITE NURAPLY TPO ON H3 21mm PLYWOOD SUBSTRATE LAID TO FALLS ON FIRRING STRIPS ON H1.2 190x45mm TIMBER JOISTS AT 400mm MAX C/C

SPOUTING TO BE PREFINISHED ZINCALUME 175mm BOX GUTTER - NO SWAGES, WITH PREFINISHED EXTERNAL BRACKETS AT 600mm C/C MAX.

DP	80mm DIA DOWNPIPES, IN ACCORDANCE WITH NZBC E1/AS1 TABLE 5 UPVC PAINTED TO MATCH SPOUTING, FIT WITH APPROVED LEAF GRATE
TV	TERMINAL VENT PAINTED TO MATCH ROOF COLOUR
EXT	EXTRACTOR FAN
HT	HOSE TAP

INSULATION

FLOOR
ALLOW FOR 50mm XPS INSULATION UNDER FOUNDATIONS AND SLAB, 220mm EPS INFILL TO UNDERSLAB
INSULFOUND PREMIUM SLAB EDGE TO PERIMETER OF SLAB AND FOUNDATION

WALLS
PINK BATTS ULTRA R4.3, 140mm BATT
PINK BATTS ULTRA R2.8, 90mm BATT

CEILINGS / ROOF CAVITY
PINK SUPERBATTS R7.4, 275mm BATT - NOTCHED OVER TRUSS BOTTOM CHORDS
150mm XPS RIGID INSULATION TO ENCLOSED DECK CEILING VOID

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

RESOURCE CONSENT

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ARCHITECTURE / DESIGN

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CLIENT:
C. BAXTER

CLEARVIEW TOWNHOUSES
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BUILDING SECTIONS - A and B

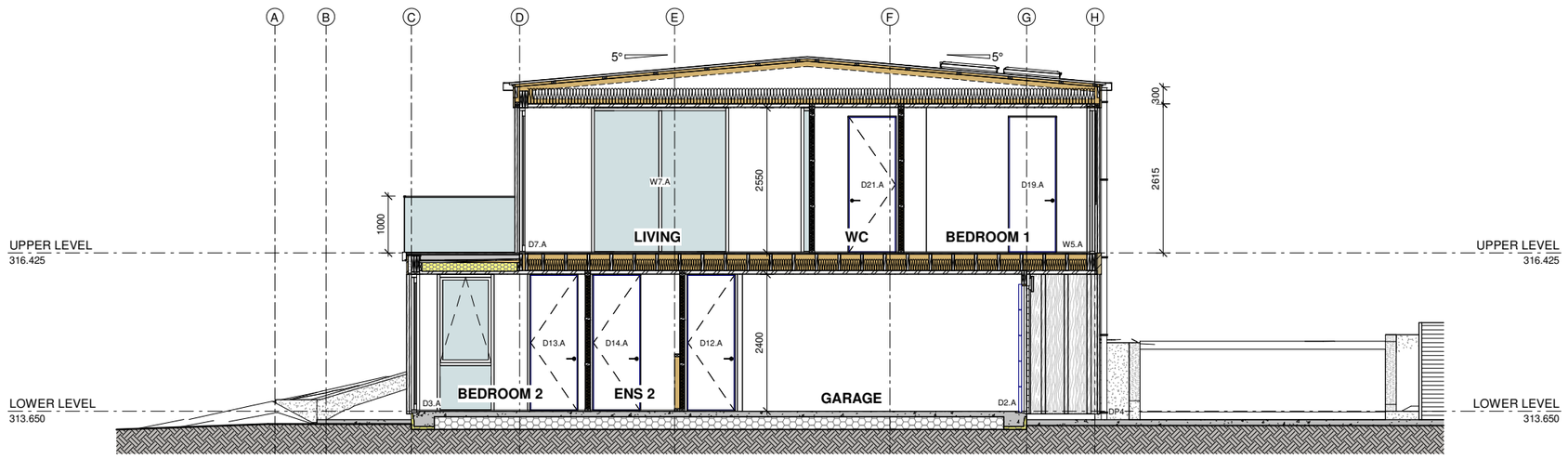
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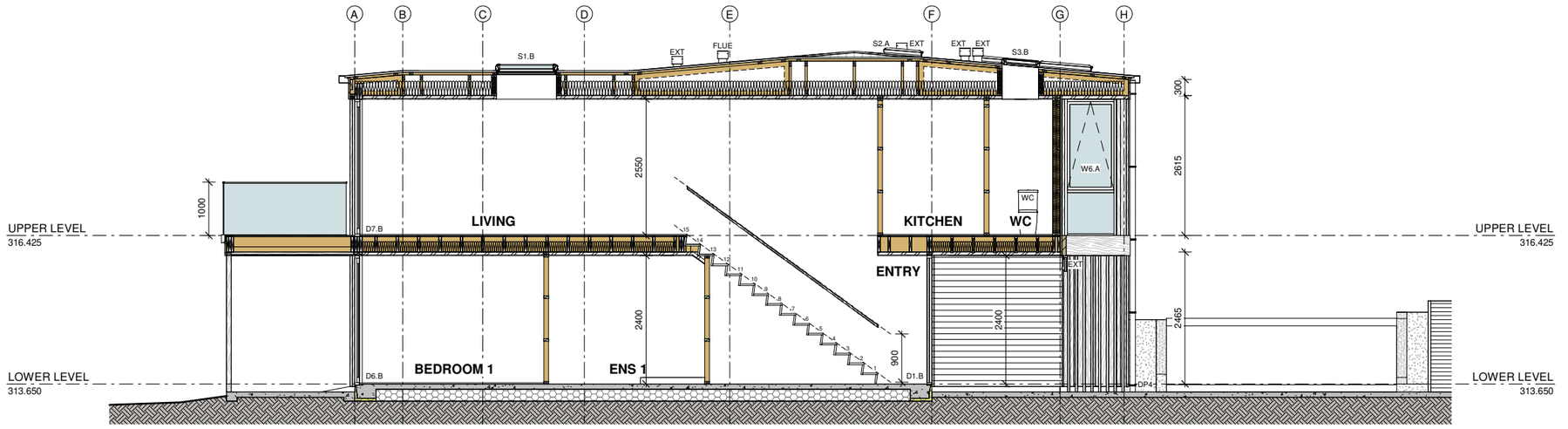
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SECTION C
Scale 1:50 @ A1, 1:100 @ A3



SECTION D
Scale 1:50 @ A1, 1:100 @ A3

GENERAL NOTES - SECTIONS

FLOORS

FLOOR - SLAB: INSULATED REINFORCED CONCRETE SLAB, BY STRUCTURAL ENGINEER

FLOOR - UPPER LEVEL: 19mm T&G F8/F11 GRADE ECOPLY PLYWOOD FLOORING ON H1.2 290x45mm SG8 OR hyJOIST JOISTS AT MAX 400mm C/C

FLOOR - OPEN DECKING: 19mm GARAPA HARDWOOD DECKING ON H3.2 190x45mm SG8 TIMBER JOISTS AT MAX 400mm C/C

FLOOR - ENCLOSED DECKING: 19mm GARAPA HARDWOOD DECKING ON H3.2 70x45mm SG8 TIMBER JOISTS AT MAX 400mm C/C ON NURAJACK SUPPORTS AT 400mm MAX C/C

WALLS - EXTERIOR

PLYWOOD CLADDING
TRICLAD CLADDING SYSTEMS ENDUROCLAD BOARD AND BATTEN SYSTEM PAINTED H3 12.5mm PLYWOOD SHEETS WITH H3.1 45x20mm BATTENS ON 4.5mm JAMES HARDIE RIGID AIR BARRIER

DWANGS: EXTERIOR WALL DWANGS 45x45mm AT 800mm CRS MAX, FLUSH WITH EXTERIOR FACE OF STUD

LININGS: LININGS ARE GENERALLY 10mm GIB BOARD BATHROOMS, LAUNDRY, AND WC TO BE 10mm GIB AQUALINE.

WALLS - INTERIOR
GENERALLY 90x45mm H1.2 TIMBER WALL FRAMING WITH STUDS AT 600mm C/C MAX

DWANGS: INTERIOR WALL DWANGS SIZED TO MATCH FRAMING AT 800mm CRS MAX

LININGS: LININGS ARE GENERALLY 10mm GIB BOARD BATHROOMS, LAUNDRY, AND WC TO BE 10mm GIB AQUALINE.

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METAL ROOFING: 0.4bmt PREFINISHED ZINCALUME FREEMAN ROOFING FIVE RIB PREFINISHED ROOFING ON THERMAKRAFT COVERTEK 403 PLUS ROOF UNDERLAY ON MESH ON H1.2 70x45mm TIMBER PURLINS AT 900mm MAX C/C ON PROPRIETARY H1.2 TIMBER ROOF TRUSSES

MEMBRANE ROOFING: NURALITE NURAPLY TPO ON H3 21mm PLYWOOD SUBSTRATE LAID TO FALLS ON FIRRING STRIPS ON H1.2 190x45mm TIMBER JOISTS AT 400mm MAX C/C

SPOUTING TO BE PREFINISHED ZINCALUME 175mm BOX GUTTER - NO SWAGES, WITH PREFINISHED EXTERNAL BRACKETS AT 600mm C/C MAX.

DP	80mm DIA DOWNPIPES, IN ACCORDANCE WITH NZBC E1/AS1 TABLE 5 UPVC PAINTED TO MATCH SPOUTING, FIT WITH APPROVED LEAF GRATE
TV	TERMINAL VENT PAINTED TO MATCH ROOF COLOUR
EXT	EXTRACTOR FAN
HT	HOSE TAP

INSULATION

FLOOR
ALLOW FOR 50mm XPS INSULATION UNDER FOUNDATIONS AND SLAB, 220mm EPS INFILL TO UNDERSLAB
INSULFOUND PREMIUM SLAB EDGE TO PERIMETER OF SLAB AND FOUNDATION

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PINK BATTS ULTRA R4.3, 140mm BATT
PINK BATTS ULTRA R2.8, 90mm BATT

CEILINGS / ROOF CAVITY
PINK SUPERBATTS R7.4, 275mm BATT - NOTCHED OVER TRUSS BOTTOM CHORDS
150mm XPS RIGID INSULATION TO ENCLOSED DECK CEILING VOID

RESOURCE CONSENT

DO NOT SCALE - IF IN DOUBT, ASK
ORIGINAL SIZE A1

MCLAREN
ARCHITECTURE / DESIGN

CONTACT DETAILS:
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CLIENT:
C. BAXTER

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BUILDING SECTIONS - C and D

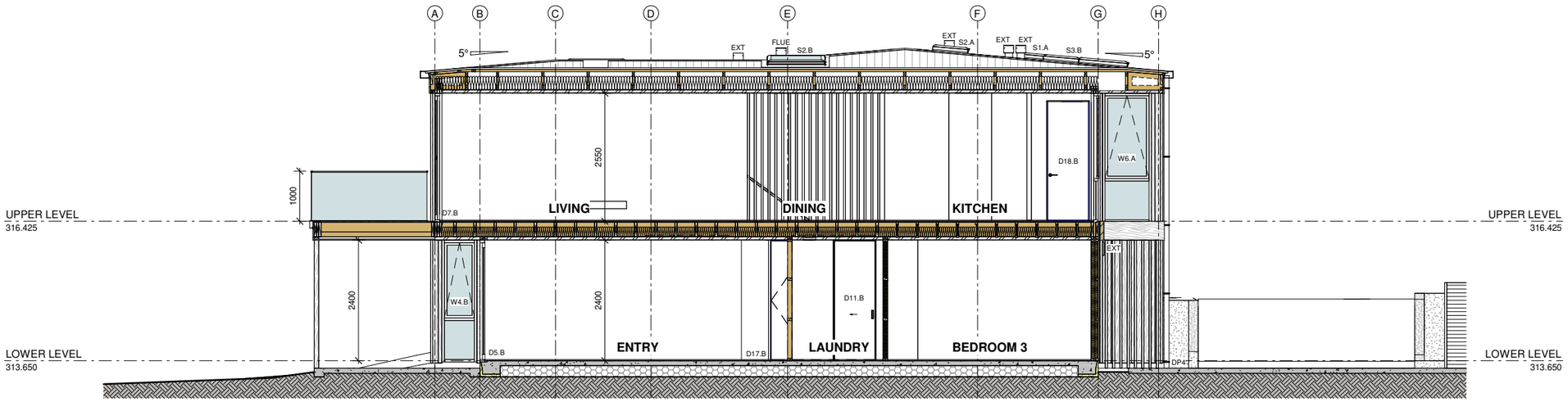
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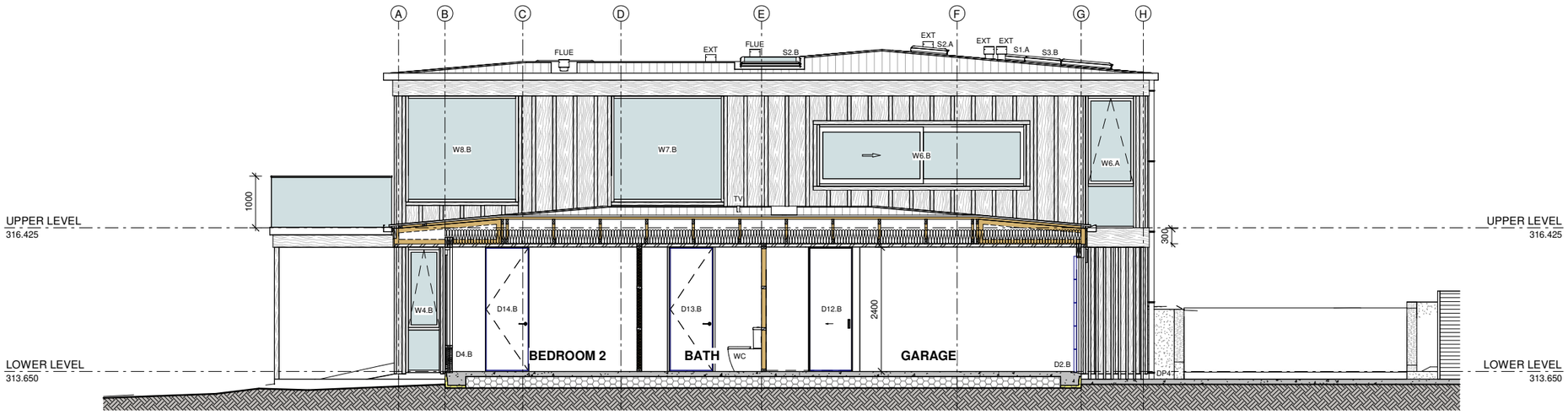
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SECTION E
Scale 1:50 @ A1, 1:100 @ A3



SECTION F
Scale 1:50 @ A1, 1:100 @ A3

GENERAL NOTES - SECTIONS

FLOORS

FLOOR - SLAB: INSULATED REINFORCED CONCRETE SLAB, BY STRUCTURAL ENGINEER

FLOOR - UPPER LEVEL: 19mm T&G F8/F11 GRADE ECOPLY PLYWOOD FLOORING ON H1.2 290x45mm SG8 OR hyJOIST JOISTS AT MAX 400mm C/C

FLOOR - OPEN DECKING: 19mm GARAPA HARDWOOD DECKING ON H3.2 190x45mm SG8 TIMBER JOISTS AT MAX 400mm C/C

FLOOR - ENCLOSED DECKING: 19mm GARAPA HARDWOOD DECKING ON H3.2 70x45mm SG8 TIMBER JOISTS AT MAX 400mm C/C ON NURAJACK SUPPORTS AT 400mm MAX C/C

WALLS - EXTERIOR

PLYWOOD CLADDING
TRICLAD CLADDING SYSTEMS ENDUROCLAD BOARD AND BATTEN SYSTEM PAINTED H3 12.5mm PLYWOOD SHEETS WITH H3.1 45x20mm BATTENS ON 4.5mm JAMES HARDIE RIGID AIR BARRIER

DWANGS: EXTERIOR WALL DWANGS 45x45mm AT 800mm CRS MAX, FLUSH WITH EXTERIOR FACE OF STUD

LININGS: LININGS ARE GENERALLY 10mm GIB BOARD BATHROOMS, LAUNDRY, AND WC TO BE 10mm GIB AQUALINE.

WALLS - INTERIOR
GENERALLY 90x45mm H1.2 TIMBER WALL FRAMING WITH STUDS AT 600mm C/C MAX

DWANGS: INTERIOR WALL DWANGS SIZED TO MATCH FRAMING AT 800mm CRS MAX

LININGS: LININGS ARE GENERALLY 10mm GIB BOARD BATHROOMS, LAUNDRY, AND WC TO BE 10mm GIB AQUALINE.

CEILINGS
GIB BOARD LINED CEILINGS TO BE GIB RONDO METAL BATTENS AT 600mm C/C MAX.
CEILING LININGS ARE GENERALLY 13mm GIB BOARD, 13mm GIB AQUALINE BOARD TO BATHROOMS, LAUNDRY, AND WC

ROOFS

METAL ROOFING: 0.4bmt PREFINISHED ZINCALUME FREEMAN ROOFING FIVE RIB PREFINISHED ROOFING ON THERMAKRAFT COVERTEK 403 PLUS ROOF UNDERLAY ON MESH ON H1.2 70x45mm TIMBER PURLINS AT 900mm MAX C/C ON PROPRIETARY H1.2 TIMBER ROOF TRUSSES

MEMBRANE ROOFING: NURALITE NURAPLY TPO ON H3 21mm PLYWOOD SUBSTRATE LAID TO FALLS ON FIRRING STRIPS ON H1.2 190x45mm TIMBER JOISTS AT 400mm MAX C/C

SPOUTING TO BE PREFINISHED ZINCALUME 175mm BOX GUTTER - NO SWAGES, WITH PREFINISHED EXTERNAL BRACKETS AT 600mm C/C MAX.

DP	80mm DIA DOWNPIPES, IN ACCORDANCE WITH NZBC E1/AS1 TABLE 5 UPVC PAINTED TO MATCH SPOUTING, FIT WITH APPROVED LEAF GRATE
TV	TERMINAL VENT PAINTED TO MATCH ROOF COLOUR
EXT	EXTRACTOR FAN
HT	HOSE TAP

INSULATION

FLOOR
ALLOW FOR 50mm XPS INSULATION UNDER FOUNDATIONS AND SLAB, 220mm EPS INFILL TO UNDERSLAB
INSULFOUND PREMIUM SLAB EDGE TO PERIMETER OF SLAB AND FOUNDATION

WALLS
PINK BATTS ULTRA R4.3, 140mm BATT
PINK BATTS ULTRA R2.8, 90mm BATT

CEILINGS / ROOF CAVITY
PINK SUPERBATTS R7.4, 275mm BATT - NOTCHED OVER TRUSS BOTTOM CHORDS
150mm XPS RIGID INSULATION TO ENCLOSED DECK CEILING VOID

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

RESOURCE CONSENT

MCLAREN
ARCHITECTURE / DESIGN

CONTACT DETAILS:
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- STUDIO@MCLARENAD.CO.NZ
- MCLARENAD.CO.NZ

CLIENT:
C. BAXTER

CLEARVIEW TOWNHOUSES
54 CLEARVIEW STREET • WANAKA
BUILDING SECTIONS - E and F

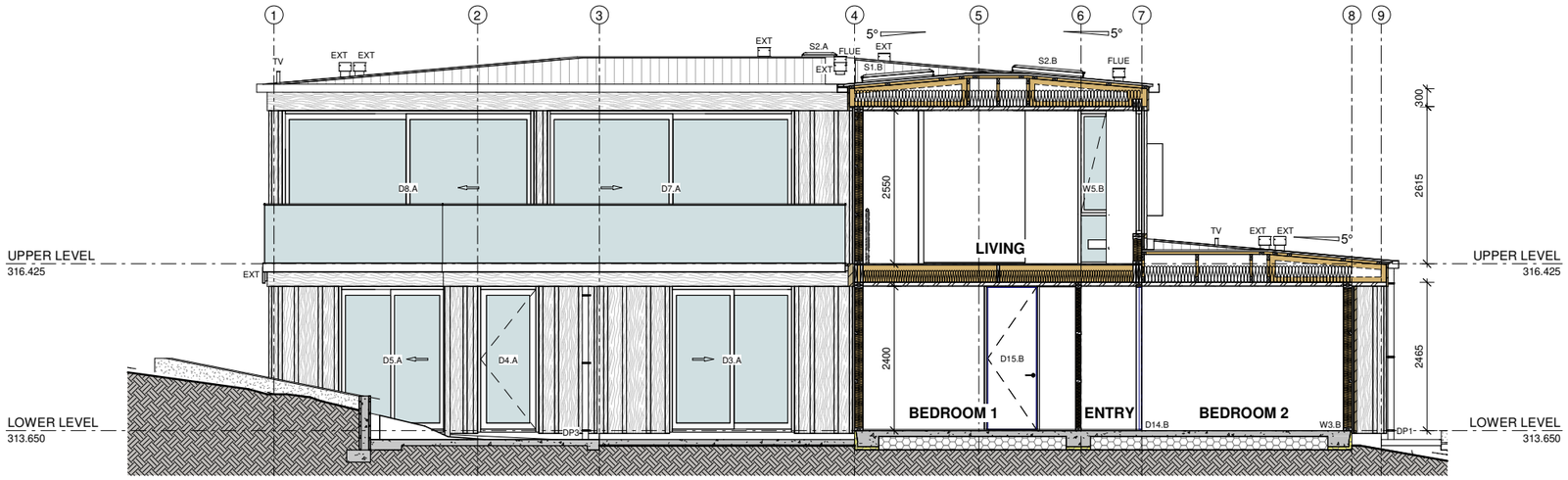
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PRINT DATE:	16/03/2026 8:49:55 am

REVISION SCHEDULE:

A	DEVELOPED DESIGN	12.02.2026
B	RESOURCE CONSENT	16.03.2026

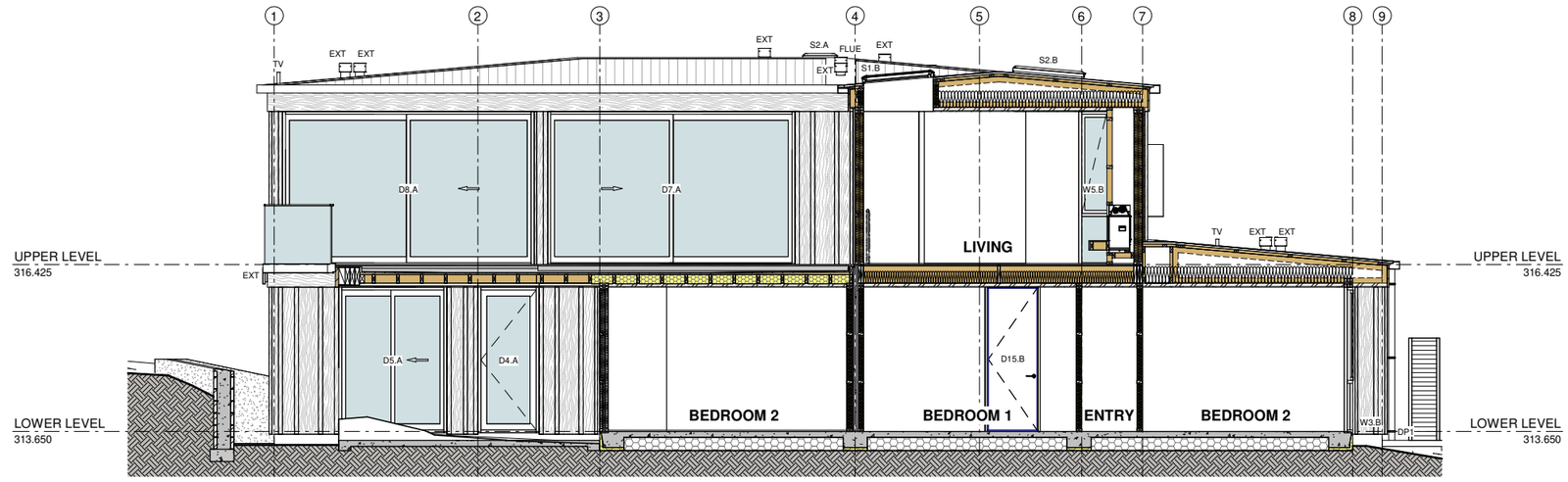
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SECTION G

Scale 1:50 @ A1, 1:100 @ A3



SECTION H

Scale 1:50 @ A1, 1:100 @ A3

GENERAL NOTES - SECTIONS

FLOORS

FLOOR - SLAB: INSULATED REINFORCED CONCRETE SLAB, BY STRUCTURAL ENGINEER

FLOOR - UPPER LEVEL: 19mm T&G F8/F11 GRADE ECOPLY PLYWOOD FLOORING ON H1.2 290x45mm SG8 OR hyJOIST JOISTS AT MAX 400mm C/C

FLOOR - OPEN DECKING: 19mm GARAPA HARDWOOD DECKING ON H3.2 190x45mm SG8 TIMBER JOISTS AT MAX 400mm C/C

FLOOR - ENCLOSED DECKING: 19mm GARAPA HARDWOOD DECKING ON H3.2 70x45mm SG8 TIMBER JOISTS AT MAX 400mm C/C ON NURAJACK SUPPORTS AT 400mm MAX C/C

WALLS - EXTERIOR

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RESOURCE CONSENT

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ORIGINAL SIZE A1

MCLAREN
ARCHITECTURE / DESIGN

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BUILDING SECTIONS - G and H

JOB REF:	2506
SCALE:	1 : 50 at A1, HALF SCALE at A3
PRINT DATE:	16/03/2026 8:49:55 am

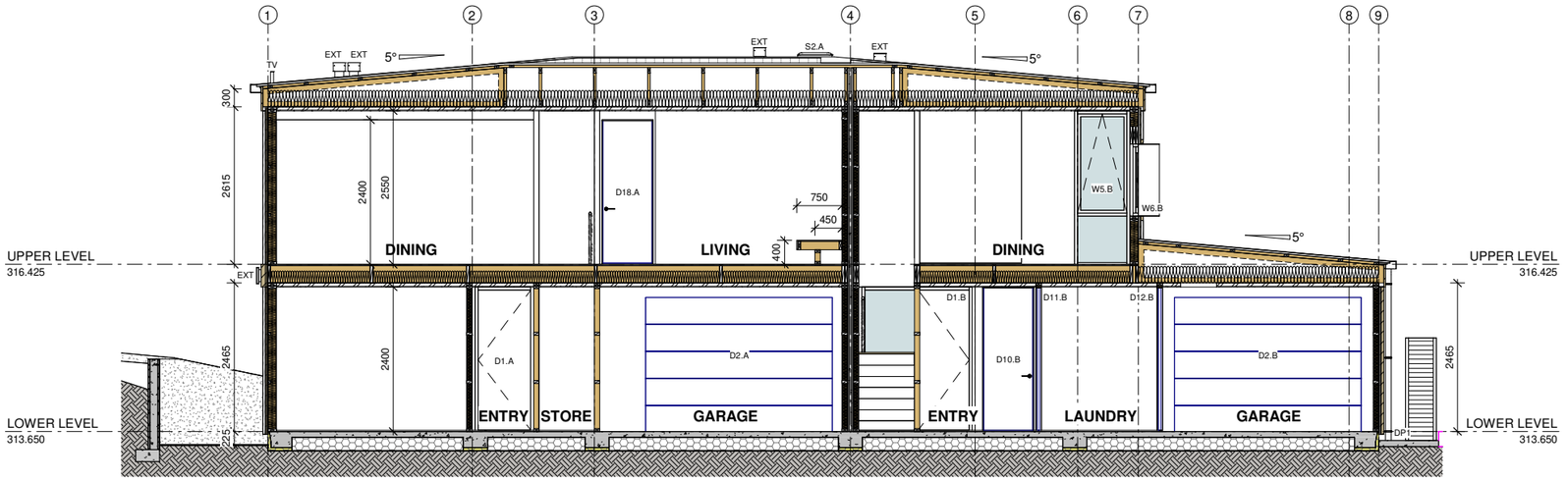
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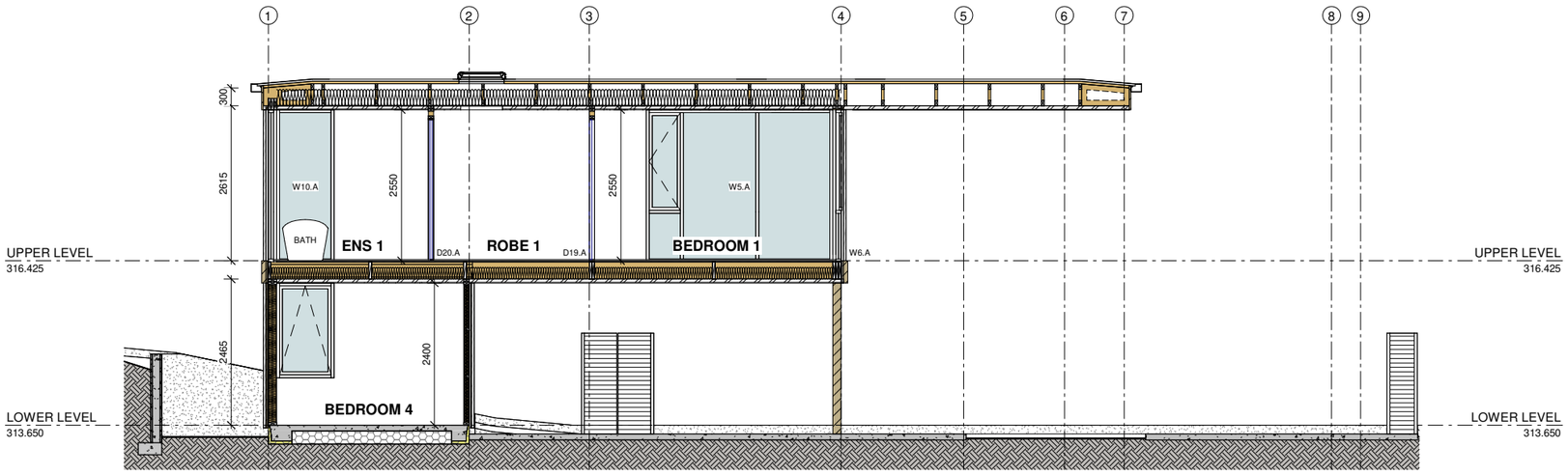
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ORIGINAL SIZE A1



SECTION I
Scale 1:50 @ A1, 1:100 @ A3



SECTION J
Scale 1:50 @ A1, 1:100 @ A3

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CLEARVIEW TOWNHOUSES
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BUILDING SECTIONS - I and J

JOB REF: 2506
SCALE: 1 : 50 at A1, HALF SCALE at A3
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