LOT 823
DP 619800

254°31'20"
37.27

220°33'
12.04

129°37'
11.44

129°37'
8.19

129°37'
23.34

AREA BM
LT 622777
LAND COVENANT
(CONSENT NOTICE -
BUILDING RESTRICTION
AREA)

AREA BE
LT 622777
LAND COVENANT
(CONSENT NOTICE -
NO-BUILD AREA)

LOT 1209
LT 622777

AREA A
LT 6227
(RIGHT OF W
RIGHT TO CONVEY E
RIGHT TO CONVEY TELEC
RIGHT TO CONVE
RIGHT TO DRAIN
RIGHT TO DRAIN

LOT 1210
LT 622777
1700m²
LOT AREAS, BOUNDARY DIMENSIONS,
EASEMENT AND COVENANT AREAS ARE
PRELIMINARY AND ARE SUBJECT TO
APPROVALS FROM QUEENSTOWN LAKES
DISTRICT COUNCIL AND LAND
INFORMATION NEW ZEALAND.

167°39'
25.66

85°49'
10.12

64°13'50"
28.34

106°08'
20.44

78°34'40"
17.65

168°35'
6.00

DISK ON POST

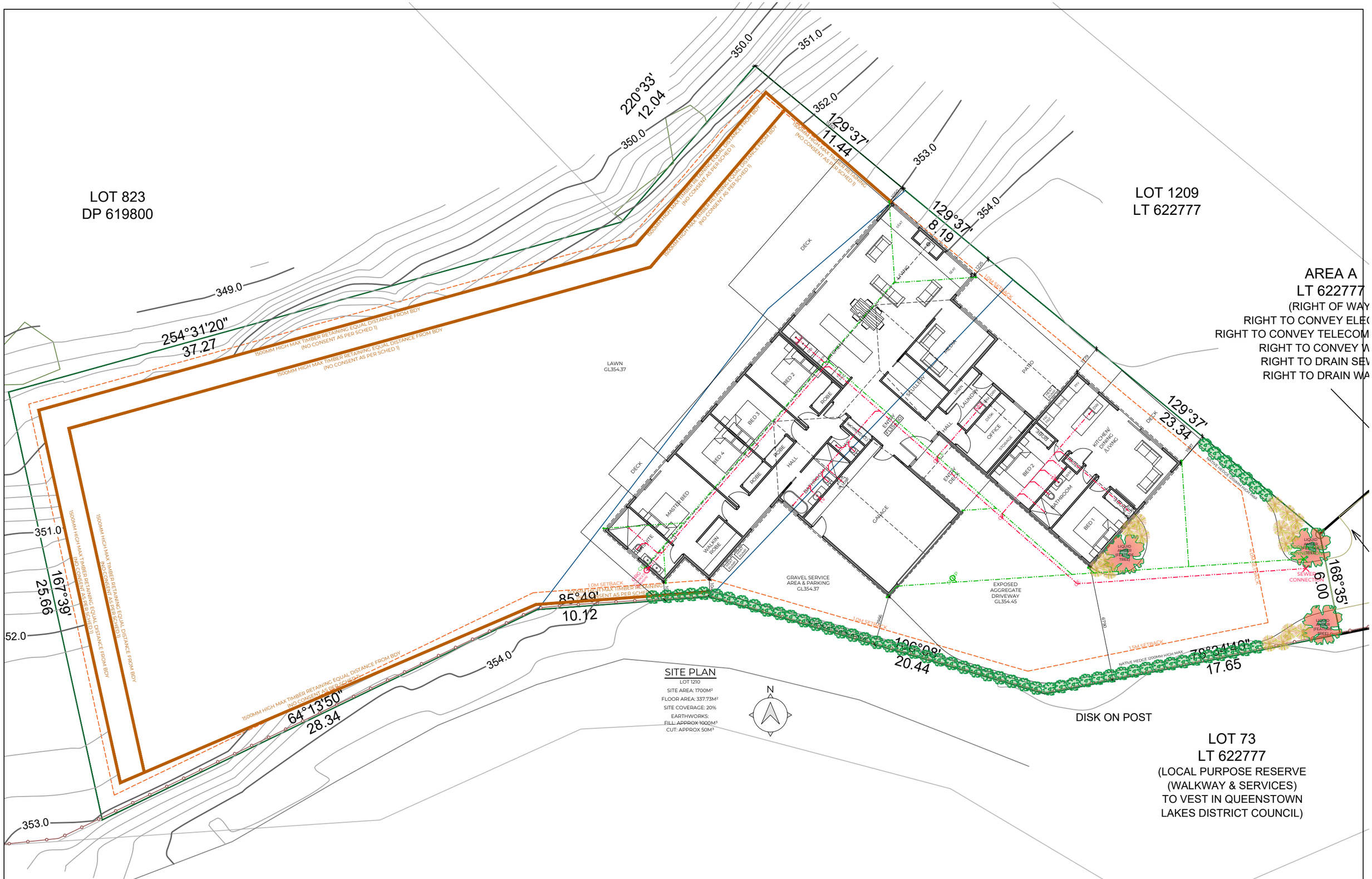
LOT 73
LT 622777
(LOCAL PURPOSE RESERVE
(WALKWAY & SERVICES)
TO VEST IN QUEENSTOWN
LAKES DISTRICT COUNCIL)

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PROPOSED DWELLING
FOR
ISAAC & MEGAN WILSON
LOT 1210
HANLEY'S FARM
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | EXISTING SITE PLAN
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 25/05/26
EXPOSURE | ZONE B	SCALE | 1:200

PAGE NO. \| L01A

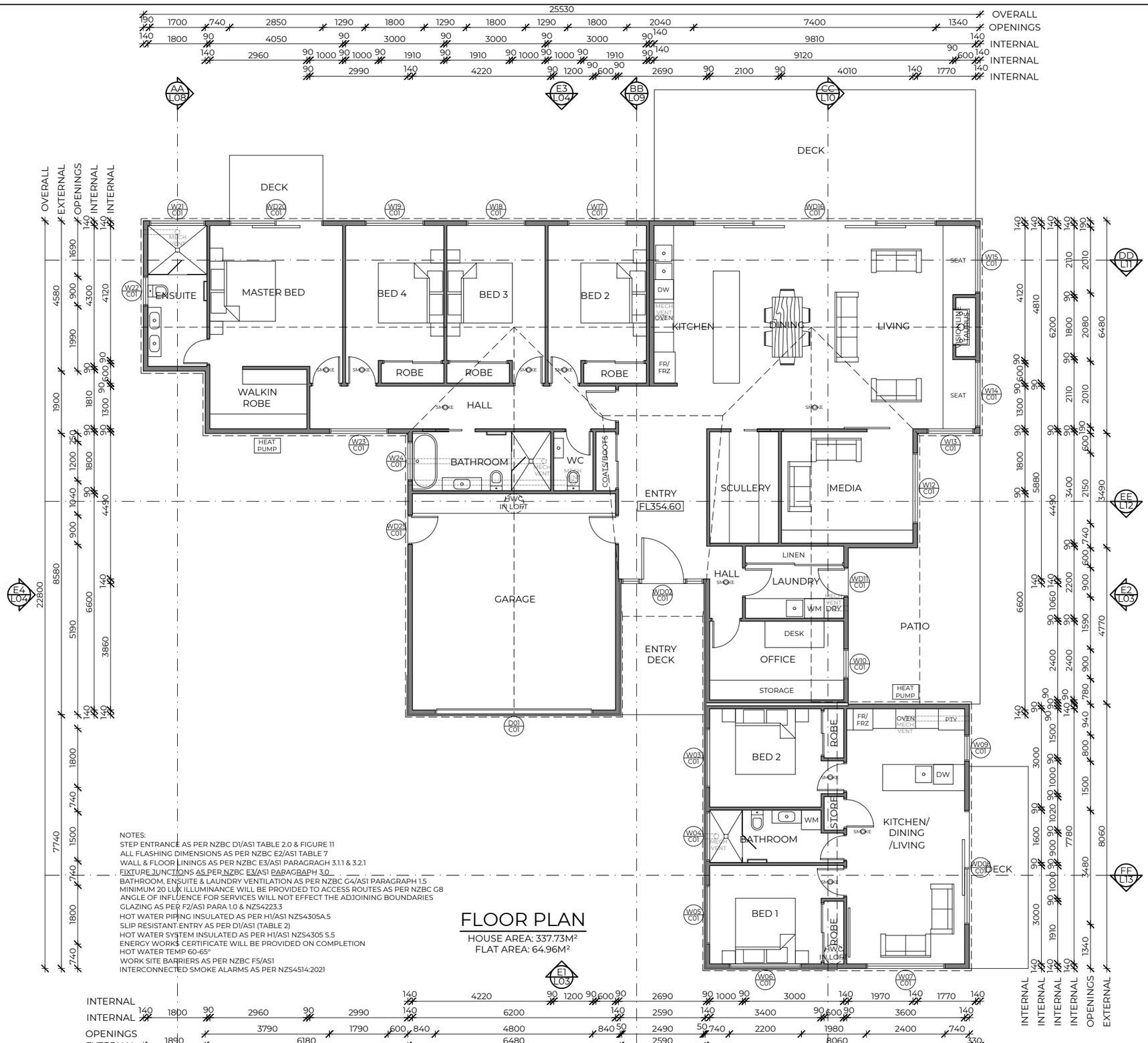


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PROPOSED DWELLING
FOR
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LOT 1210
HANLEY'S FARM
QUEENSTOWN

WIND | HIGH	PAGE CONTENT | SITE PLAN
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 25/05/26
EXPOSURE | ZONE B	SCALE | 1:200

PAGE NO. \| L01B



NOTES:
STEP ENTRANCE AS PER NZBC D1/AS1 TABLE 2.0 & FIGURE 11
ALL FLASHING DIMENSIONS AS PER NZBC E2/AS1 TABLE 7
WALL & FLOOR LININGS AS PER NZBC E3/AS1 PARAGRAGH 3.1.1 & 3.2.1
FIXTURE JUNCTIONS AS PER NZBC E3/AS1 PARAGRAPH 3.0
BATHROOM, ENSUITE & LAUNDRY VENTILATION AS PER NZBC G4/AS1 PARAGRAPH 1.5
MINIMUM 20 LUX ILLUMINANCE WILL BE PROVIDED TO ACCESS ROUTES AS PER NZBC G8
ANGLE OF INFLUENCE FOR SERVICES WILL NOT EFFECT THE ADJOINING BOUNDARIES
GLAZING AS PER F2/AS1 PARA 1.0 & NZS4223.3
HOT WATER PIPING INSULATED AS PER H1/AS1 NZS4305A.5
SLIP RESISTANT ENTRY AS PER D1/AS1 (TABLE 2)
HOT WATER SYSTEM INSULATED AS PER H1/AS1 NZS4305 S.5
ENERGY WORKS CERTIFICATE WILL BE PROVIDED ON COMPLETION
HOT WATER TEMP 60-65°
WORK SITE BARRIERS AS PER NZBC F5/AS1
INTERCONNECTED SMOKE ALARMS AS PER NZS4514:2021

FLOOR PLAN

HOUSE AREA: 337.73M²
FLAT AREA: 64.96M²

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WIND | HIGH	PAGE CONTENT | FLOOR PLAN
EARTHQUAKE | ZONE 3	
SNOW | N5 (2.0kPa)	DATE | 25/05/26
EXPOSURE | ZONE B	SCALE | 1:125

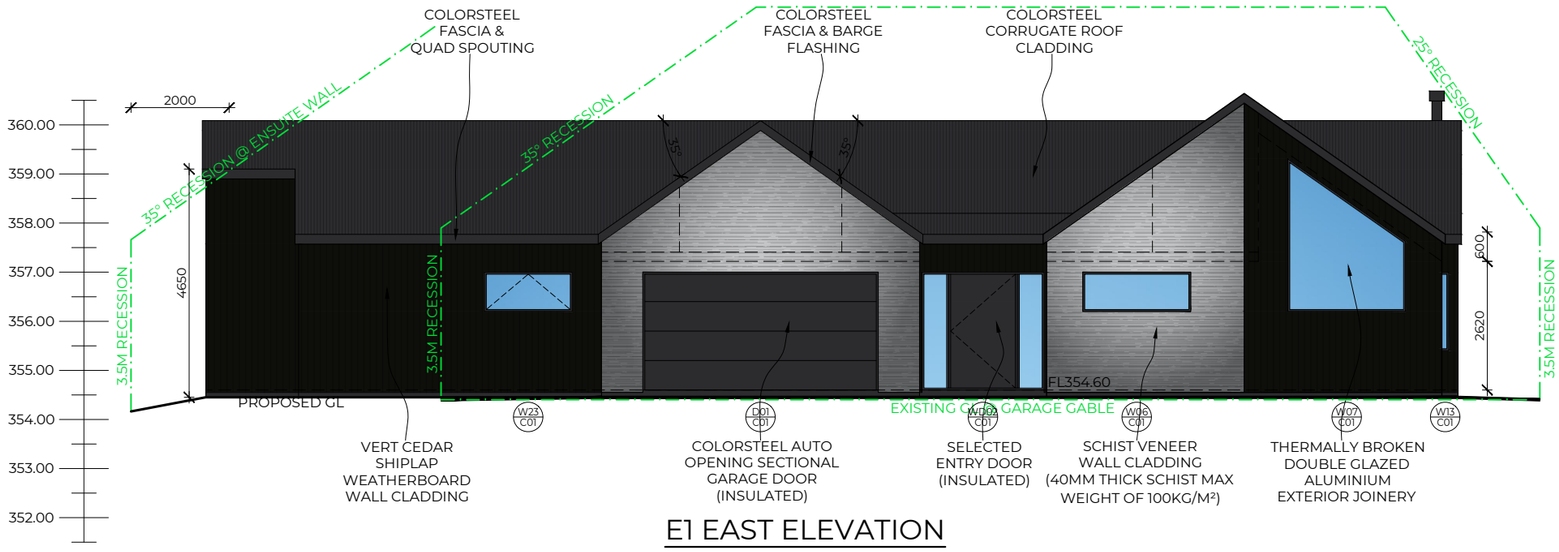
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RISK MATRIX

	RISK SEVERITY			
RISK FACTOR	LOW	MED	HIGH	V.HIGH
WIND ZONE (PER NZS 3604)	0	0	①	2
NUMBER OF STOREYS	⓪	1	2	4
ROOF/WALL INTERSECTION DESIGN	0	1	3	⑤
EAVE WIDTH	0	1	2	⑤
ENVELOPE COMPLEXITY	0	1	③	6
DECK DESIGN	⓪	2	4	6
TOTAL SCORE				14

MATERIAL	COLOUR	LRV	M² / % (276.95M²)
COLORSTEEL CORRUGATE ROOF CLADDING	FLAXPOD	7%	
VERT CEDAR WEATHERBOARD WALL CLADDING	FOUNDRY	NA	197.77M² / 71%
SCHIST VENEER WALL CLADDING	BAGGED	NA	79.18M² / 29%
DOUBLE GLAZED ALUMINIUM EXTERIOR JOINERY	FLAXPOD	7%	
COLORSTEEL SPOUTING & FASCIA	FLAXPOD	7%	
COLORSTEEL AUTO OPENING GARAGE DOOR	FLAXPOD	7%	

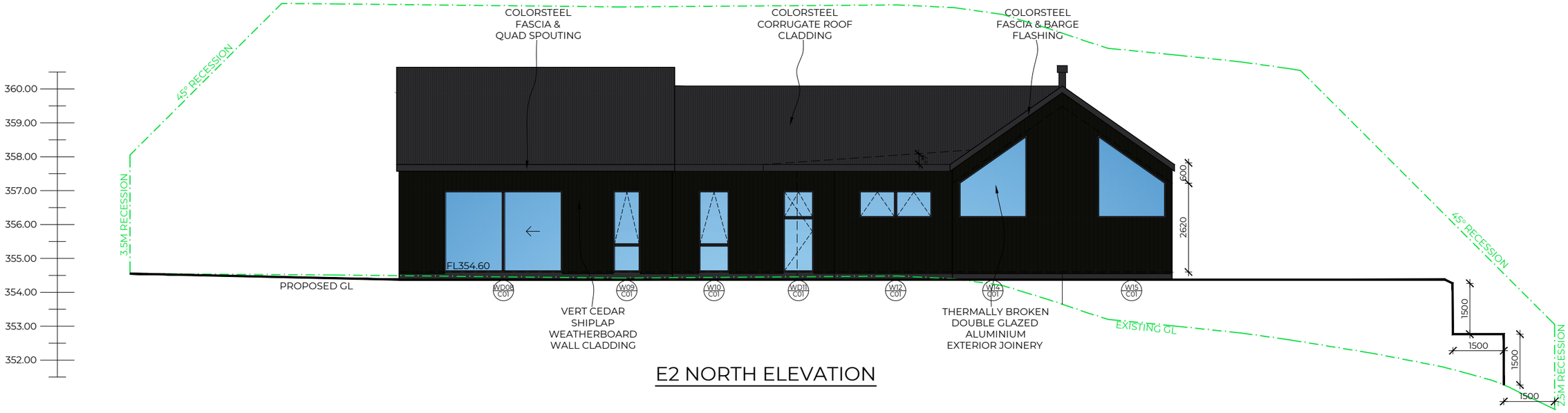




E1 EAST ELEVATION

RISK MATRIX

	RISK SEVERITY



E2 NORTH ELEVATION

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QUEENSTOWN

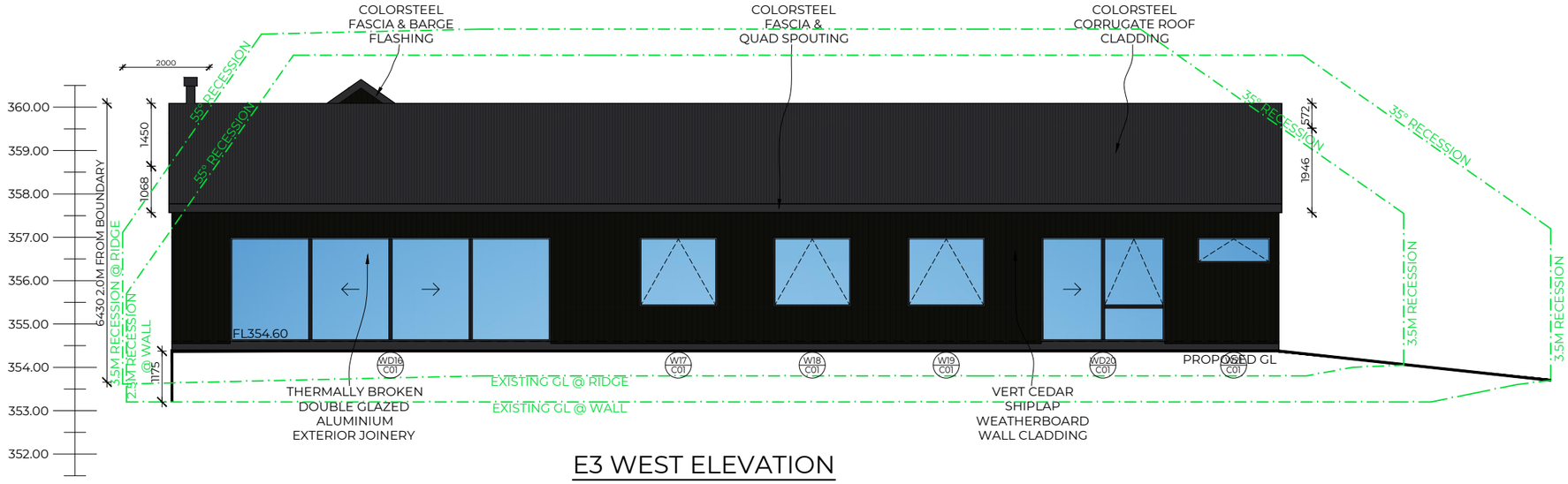
WIND | HIGH	PAGE CONTENT | ELEVATIONS	
EARTHQUAKE | ZONE 3		
SNOW | N5 (2.0kPa)	DATE | 25/05/26	PAGE NO. | L03
EXPOSURE | ZONE B	SCALE | 1:125	

RISK MATRIX

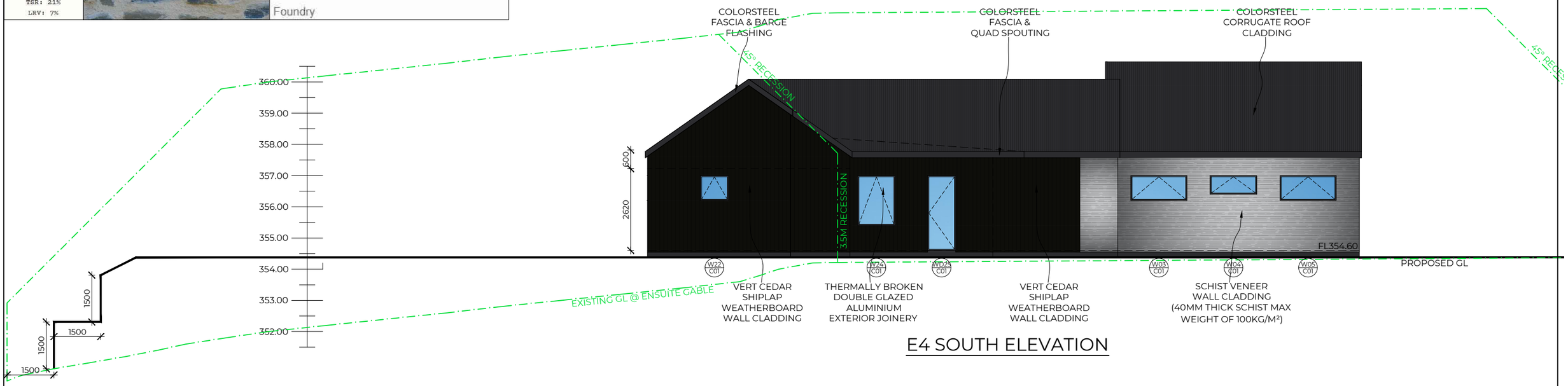
	RISK SEVERITY			
RISK FACTOR	LOW	MED	HIGH	V.HIGH
WIND ZONE (PER NZS 3604)	0	0	①	2
NUMBER OF STOREYS	⓪	1	2	4
ROOF/WALL INTERSECTION DESIGN	0	1	3	⑤
EAVE WIDTH	0	1	2	⑤
ENVELOPE COMPLEXITY	0	1	③	6
DECK DESIGN	⓪	2	4	6
TOTAL SCORE				14

MATERIAL	COLOUR	LRV	M² / % (276.95M²)
COLORSTEEL CORRUGATE ROOF CLADDING	FLAXPOD	7%	
VERT CEDAR WEATHERBOARD WALL CLADDING	FOUNDRY	NA	197.77M² / 71%
SCHIST VENEER WALL CLADDING	BAGGED	NA	79.18M² / 29%
DOUBLE GLAZED ALUMINIUM EXTERIOR JOINERY	FLAXPOD	7%	
COLORSTEEL SPOUTING & FASCIA	FLAXPOD	7%	
COLORSTEEL AUTO OPENING GARAGE DOOR	FLAXPOD	7%	





E3 WEST ELEVATION



E4 SOUTH ELEVATION

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PROPOSED DWELLING
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HANLEY'S FARM
QUEENSTOWN

WIND | HIGH
EARTHQUAKE | ZONE 3
SNOW | N5 (2.0kPa)
EXPOSURE | ZONE B

PAGE CONTENT | ELEVATIONS
DATE | 25/05/26
SCALE | 1:125
PAGE NO. | L04