

KAWARAU HEIGHTS

KH Lot 17

78 Kawarau Heights Boulevard, Queenstown

Architecture:
Sanderson Group
Ref: KH17

Structural Design:
MSC Consultant Engineers

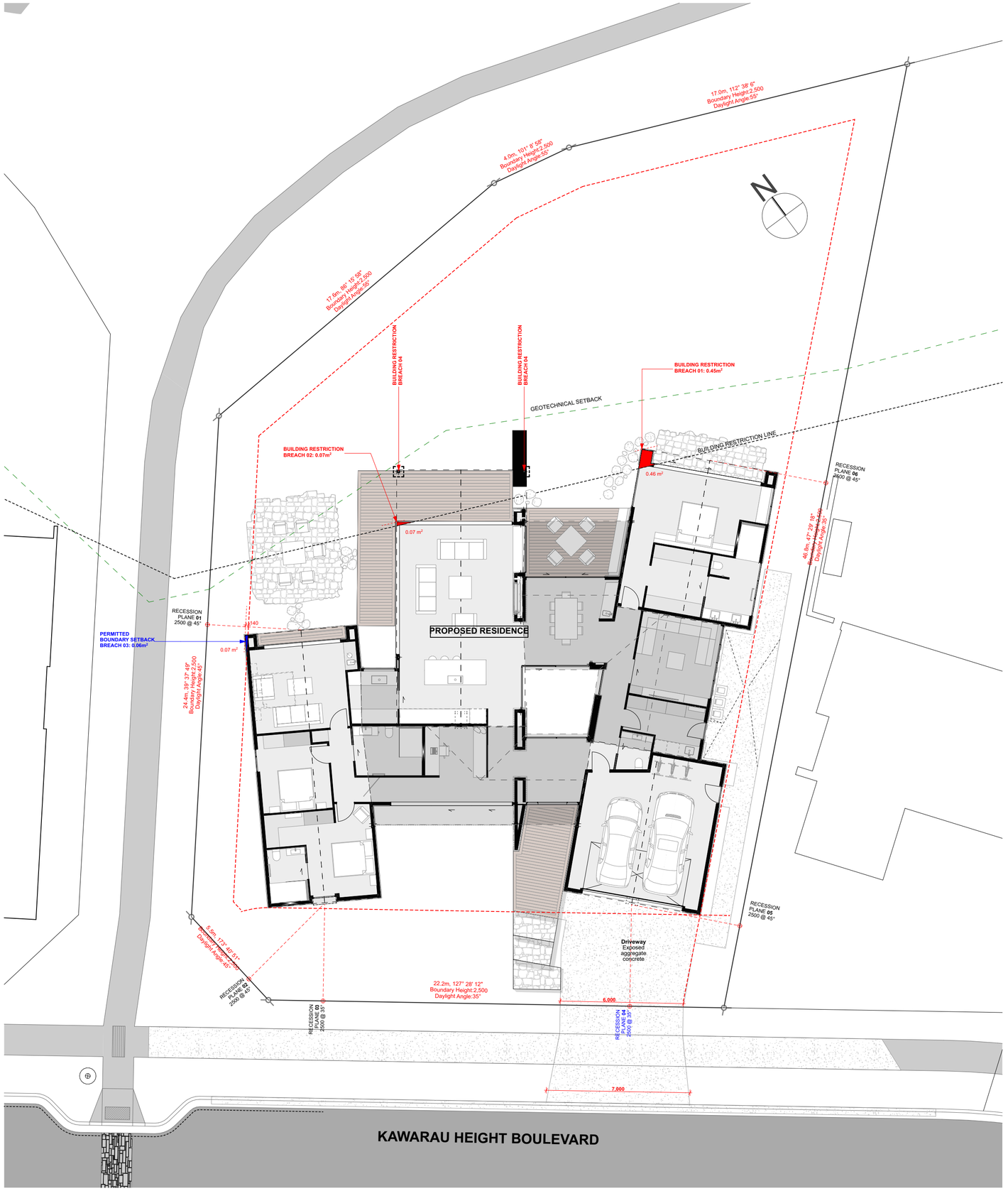
Truss Detailing:
Design 4 Detail

Geotech Engineering:
GeoSolve Ltd

Surveying:
Patterson Pitts
Ref: Q6231-S

SANDERSON

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Items Requiring RC

Maximum Building Height
Max 6m

Setbacks
4.5m from road, 4m from north, 2m all other

Recession Planes
North - 2.5m & 55°
East & West - 2.5m & 45°
South - 2.5m & 35°

Building Coverage
Max coverage - 40%
(includes eaves over 600mm)

Landscape
minimum 30% permeable surface

Areas

Site area	1140m²
Floor area (over cladding)	337m²
Floor Area (incl. eaves over 600mm)	379m²
Roof area	380m²
Building coverage	29.52%
Permeable Area	54.21% (618.04m²)

Exterior Finishes

- Cedar Shiplap Veneer
- Rusticated Cedar Weatherboards
- Natural Schist Veneer
- Sto Panel Facade - Paint finish
- Tray Roofing
- Powder coated joinery with low reflected glass

Colour Selections in accordance with Consent Notice, design controls - materials/colours

DRAWING TITLE
Site Plan

PROJECT TITLE
KH Lot 17
Kawarau Heights

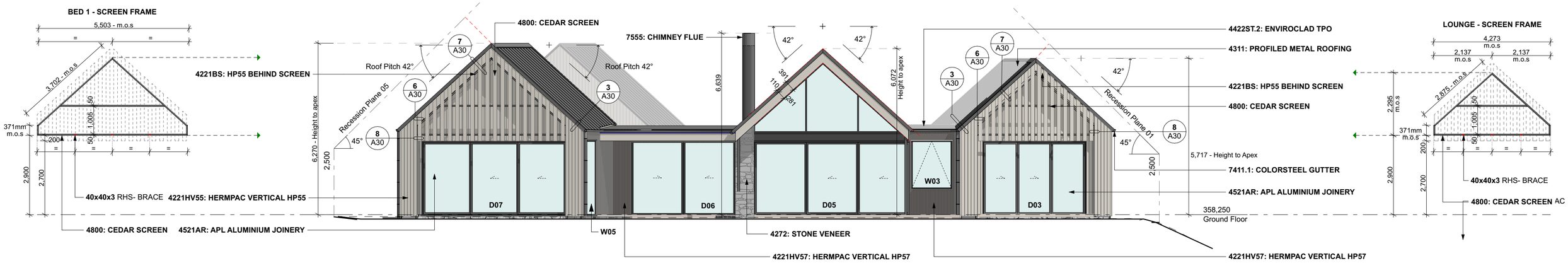
DRAWING DETAILS

Scale	1:150 @ A3
Date	26/05/2026

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N1 A07 North Elevation
Scale 1:100



E1 A07 East Elevation
Scale 1:100

S1 A07 South Elevation
Scale 1:100

W1 A07 West Elevation
Scale 1:100

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DRAWING TITLE
Elevations

PROJECT TITLE
KH Lot 17
Kawarau Heights

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