FOR BUILDING CONSENT

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

3

6534

125Ø PE100 Water Main

150Ø Earthenware FS Main

Kidson

Mesh Fence
Waratah and Wire

SW Swale

LOT BOUNDARY

LOT BOUNDARY

LOT BOUNDARY

LOT BOUNDARY

80Ø DP
53m²

80Ø DP
57m²

Flue

3.0°

3.0°

3.0°

Type 1
Sump

4.5m Setback

Easement

Easement

37.5°

37.5°

37.5°

37.5°

Kitchen extract

T.V

Scullery/Laundry/WC extract

2°

2°

80Ø DP
35m²

80Ø DP
38m²

80Ø DP
45m²

Ensuite 1 extract

T.V

37.5°

Ensuites 2/3 extract

37.5°

2.0m Setback

2.0m Setback

2.0m Setback

Site Setback

2.0m Setback

80Ø DP
44m²

Existing FW lateral ID413808

Existing FW lateral ID413807

Existing SW mudtank ID413773

Existing SW lateral ID413794

Existing SW manhole ID413760

Existing SW mudtank ID413774

Reinstate 100Ø uPVC SW Drain

LOT BOUNDARY

LOT BOUNDARY

LOT BOUNDARY

Bottom of Bank

50mm polyethylene pressured drain

Q-LINE 225Ø uPVC SW Drain

289

289

Lot 3

N

LOCATION MAP



PLAN ORIENTATED TO TRUE NORTH & NOT TO SCALE

SITE INFORMATION

SITE ADDRESS:	KIDSON LANE WANAKA
LOT:	LOT 4
DP:	DP 612087
LOCAL T.A:	QUEENSTOWN LAKES DISTRICT COUNCIL
ZONE:	LOWER DENSITY SUBURBAN RESIDENTIAL
SITE AREA:	714M²

SURVEY INFORMATION

SURVEYED BY: PATTERSON PITTS
DATUM: HORIZONTAL COORDINATES = XXX
VERTICAL ELEVATIONS = NEW ZEALAND VERTICAL DATUM 16

AREAS AND DIMENSIONS ARE SUBJECT TO VERIFICATION UPON SURVEY

SEPARATE CONSULTANTS

STRUCTURAL ENGINEERING:
REFER TO DOCUMENTATION PREPARED BY BATCHELAR MCDOUGALL CONSULTANTS

LANDSCAPE ARCHITECTURE:
REFER TO DOCUMENTATION PREPARED BY PLOT LANDSCAPE ARCHITECTURE (TBC)

NOTES

DRAWINGS AND SPECIFICATION
THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATION SECTIONS INCLUDING THE P&G SECTION

WORK-SITE BARRIERS
INSTALL TEMPORARY WORK SITE FENCING OR OTHER SITE SECURITY FEATURES AS REQUIRED TO COMPLY WITH NZBC F5/AS1 FOR SITE SECURITY AND PROTECTION OF THE PUBLIC

SETOUT

REFER TO SHEET 1.02 FOR BUILDING SETOUT

LAND FEATURES

EARTHQUAKE ZONE:	3	WIND ZONE:	HIGH
EXPOSURE ZONE:	B	SNOW ZONE:	N5
CLIMATE ZONE:	6	RAINFALL INTENSITY:	20-30

LEGEND - SITE INFORMATION

- EXISTING EASEMENT
- EXISTING STORMWATER DRAIN. REFER TO DRAWING A2.01 FOR NEW SW DRAINAGE
- EXISTING FOUL SEWER DRAIN. REFER TO DRAWING A2.01 FOR PLUMBING AND DRAINAGE
- SITE BOUNDARY
- BOUNDARY SETBACKS
- PROPOSED 1.0M CONTOURS
- PROPOSED 0.25M CONTOURS

ALL DIMENSIONS AND SETOUTS SHALL BE VERIFIED ON SITE PRIOR TO COMMENCING WORK. THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL THE RELEVANT CLAUSES OF THE ARCHITECTURAL Specification AND CONSULTANTS DOCUMENTATION. THE DRAWINGS AND THE DESIGN IT DESCRIBES IS COPYRIGHT MASON & WALES ARCHITECTS LIMITED © ALL MORAL RIGHTS ASSERTED.

MASON & WALES ARCHITECTS LTD
46 YORK PLACE P.O. BOX 5455 DUNEDIN NEW ZEALAND 03 477 1096

REV	DESCRIPTION	DATE
A	Issue for Building Consent	20/04/2026

REVISION SCHEDULE

MASON&WALES
ARCHITECTS

BREMNER PARK HOUSES
LOT 4 • KIDSON LANE • WANAKA

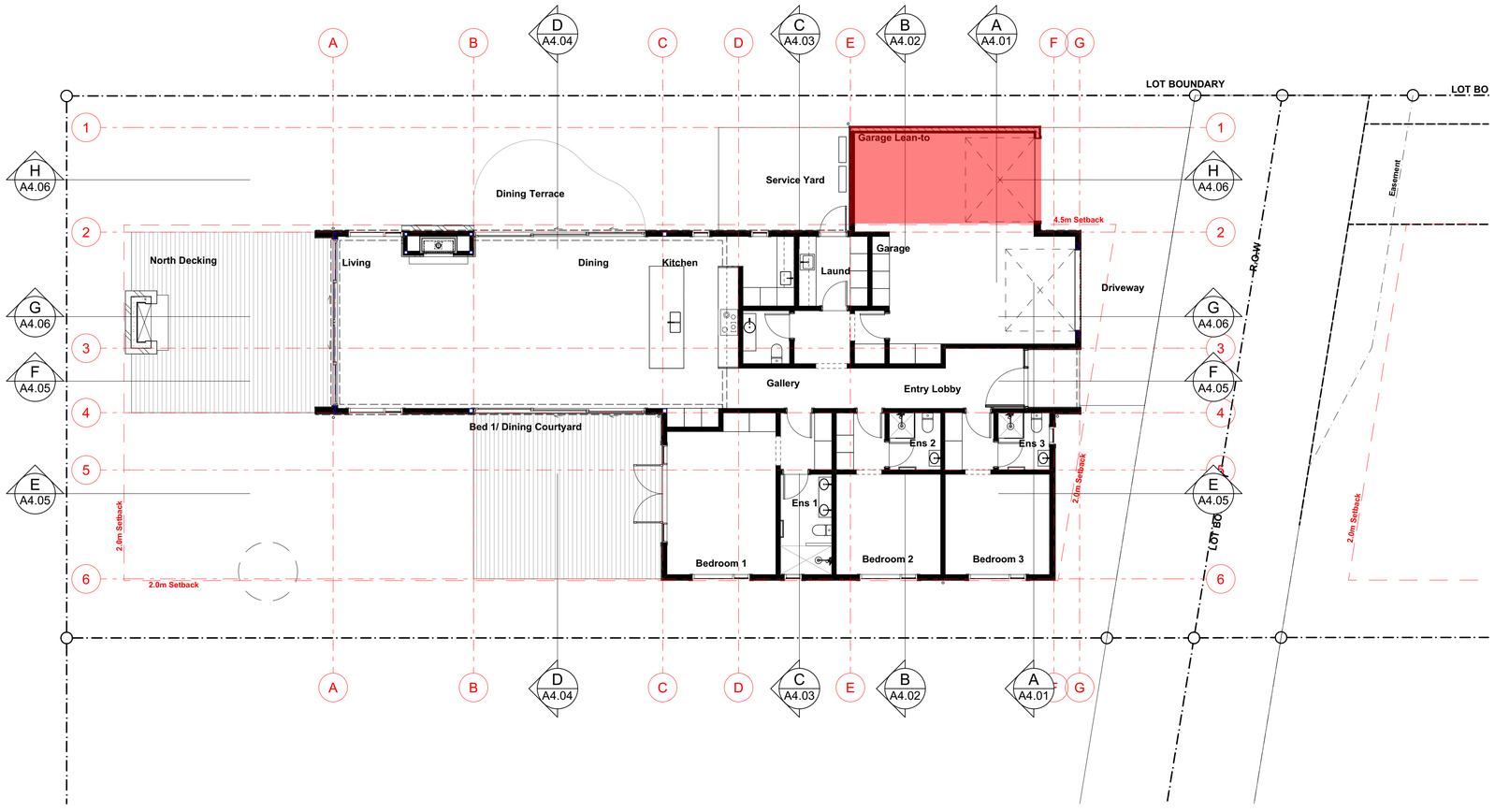
Site Plan

PROJECT No.	6633
SCALE	1:100 @ A1
DESIGN	MASON & WALES ARCHITECTS
ISSUE DATE	Monday, 20 April 2026
PRINTED	20/04/2026 5:07 pm

A1.01
REV.A

FOR BUILDING CONSENT

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



SEPARATE CONSULTANTS

REFER TO DOCUMENTATION PREPARED BY EACH SEPARATE CONSULTANT AS LISTED BELOW AND WHERE NOTED ON THE DRAWINGS

STRUCTURAL ENGINEERING:
REFER TO DOCUMENTATION PREPARED BY BATCHELAR MCDOUGALL CONSULTANTS

MECHANICAL SERVICES ENGINEERING:
REFER TO DOCUMENTATION PREPARED BY XXX

LANDSCAPING:
REFER TO DOCUMENTATION PREPARED BY PLOT LANDSCAPE ARCHITECTURE (TBC)

INTERIOR:
REFER TO DOCUMENTATION PREPARED BY XXX

NOTES

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COMPLIANCE
ALL WORK IS TO COMPLY WITH THE NZBC, NZ STANDARDS, AND THE HEALTH AND SAFETY AT WORK ACT, 2015.

TIMBER FRAMING
ALL FRAMING AND FIXINGS TO COMPLY WITH NZS 3604:2011

REFER ALSO TO SEPARATE DOCUMENTATION BY STRUCTURAL ENGINEER

TREATMENT:
ALL FRAMING TREATMENT TO COMPLY WITH NZBC B2/AS1, NZS 3602 SECTION 108, AND NZS 3640. REFER TO SPECIFICATION SECTION 14.

CHECK COMPATIBILITY OF TREATMENT WITH OTHER MATERIALS IN CONTACT, CONSULT ARCHITECT 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 @ 400CRS. INTERIOR WALL STUDS ARE THE THICKNESS SHOWN ON THE DRAWINGS @ 600 CRS MAX

CONCRETE FOUNDATIONS, FOOTINGS, AND WALLS
REFER TO STRUCTURAL ENGINEER'S DOCUMENTATION FOR ALL CONCRETE WORKS, INCLUDING FOOTINGS, FOUNDATIONS, FLOOR SLAB, AND REINFORCING.

INSULATION
REFER TO SPECIFICATION SECTION 14 FOR ALL THERMAL AND ACOUSTIC INSULATION. REFER ALSO TO H1 REPORT BY OTHERS

INTERIOR LININGS
INTERIOR WALLS RECEIVING GIB BOARD OR TIMBER: DWANGS 1200MM CRS MAX AND IN ACCORDANCE WITH GIB INSTALLATION SPECIFICATION. ENSURE THE LININGS TO WALLS RECEIVING TILES ARE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS

TANKING AND WATERPROOFING
REFER TO SPECIFICATION

LEGEND - WALL TYPE

140x45MM SG8 H1.2 TIMBER FRAMING @ 600MM MAX CRS. REFER ALSO TO STRUCTURAL ENGINEER'S DOCUMENTATION

FLOOR AREA (TO OUTSIDE OF FRAMING)

GROUND FLOOR	207m²
GARAGE	30m²
GARAGE LEAN-TO	25m²
TOTAL RESIDENCE AREA	**262m²**
ENTRY PORCH	6m²
BUILDING SITE COVERAGE	**268m²** (max 285m²)

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REV	DESCRIPTION	DATE
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REVISION SCHEDULE

MASON&WALES
ARCHITECTS

BREMNER PARK HOUSES
LOT 4 • KIDSON LANE • WANAKA

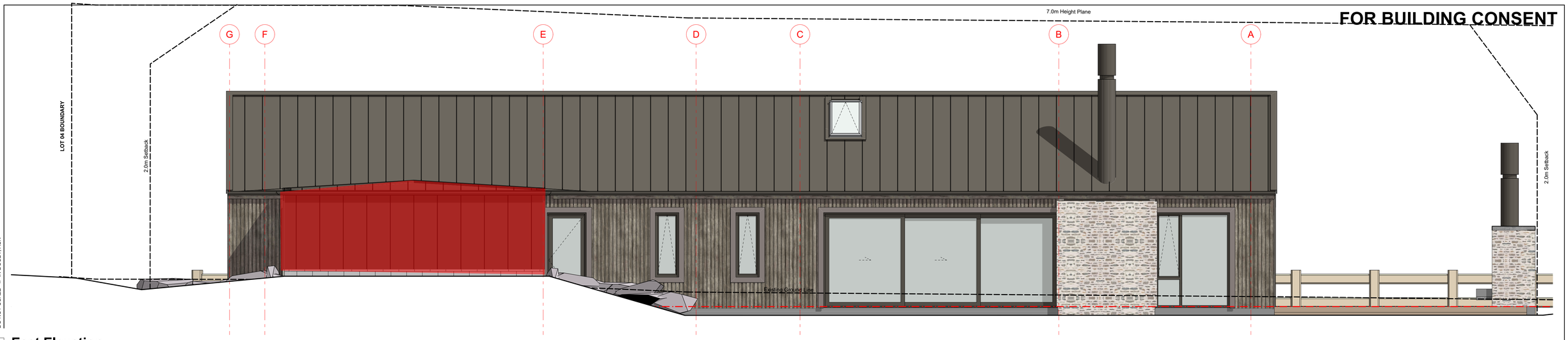
Overall Floor Plan

PROJECT No.	6633
SCALE	1:100 @ A1
DESIGN	MASON & WALES ARCHITECTS
ISSUE DATE	Monday, 20 April 2026
PRINTED	20/04/2026 5:07 pm

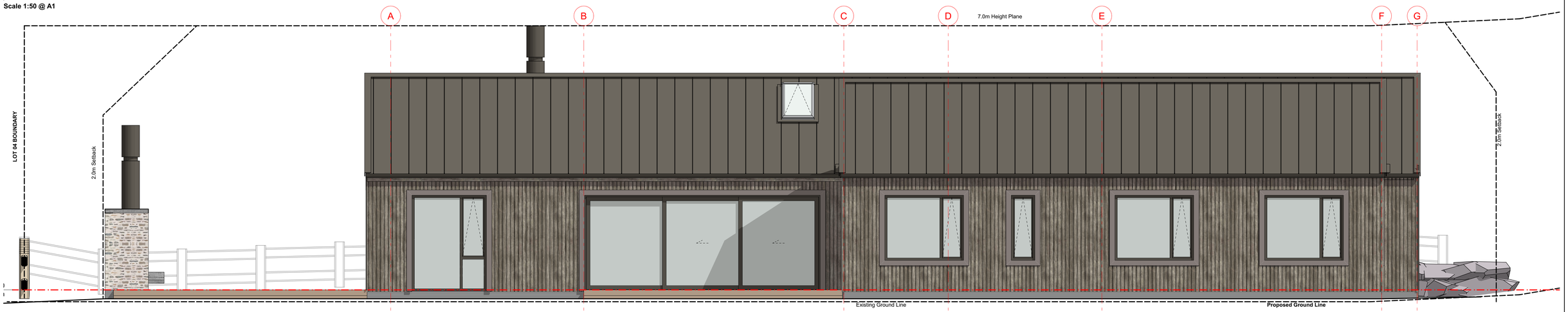
A2.10
REV.A

FOR BUILDING CONSENT

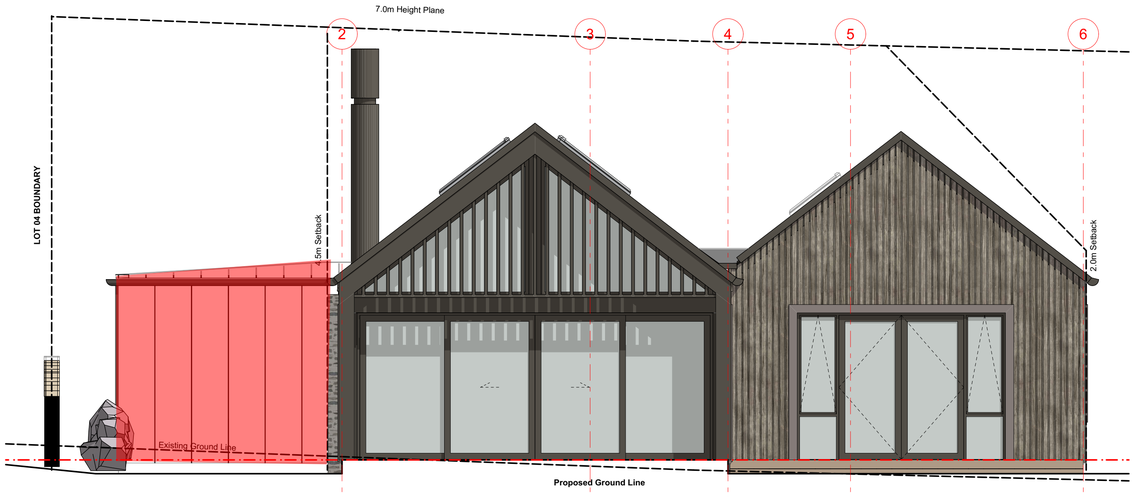
ORIGINAL SIZE A1
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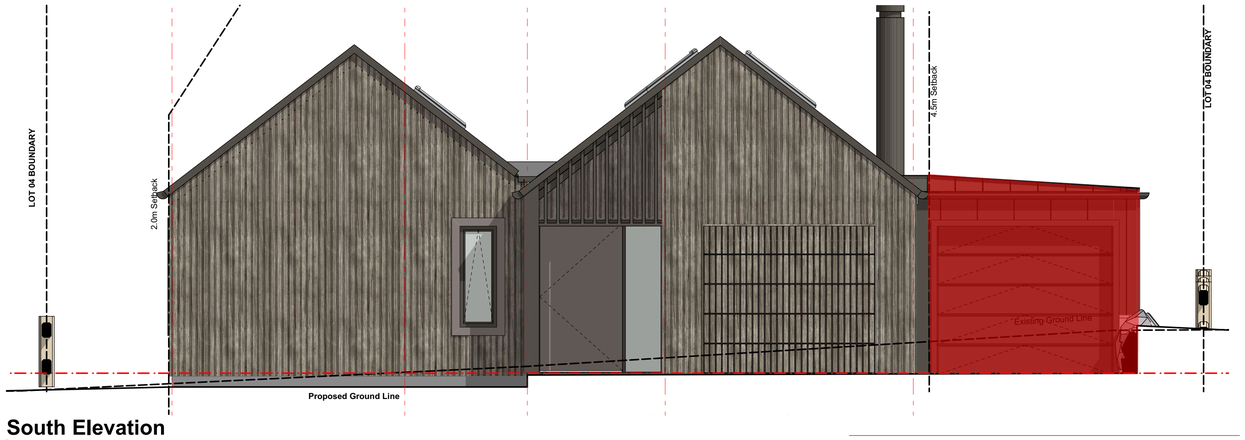
East Elevation
Scale 1:50 @ A1



West Elevation
Scale 1:50 @ A1



North Elevation
Scale 1:50 @ A1



South Elevation
Scale 1:50 @ A1

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ARCHITECTS

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LOT 4 • KIDSON LANE • WANAKA

Overall Elevations

PROJECT No.	6633
SCALE	1:50 @ A1
DESIGN	MASON & WALES ARCHITECTS
ISSUE DATE	Monday, 20 April 2026
PRINTED	20/04/2026 5:08 pm

A3.01
REV.A

Mixed native boundary planting. Plants suggested are Pittosporum 'Silver Sheen', Griselinia 'Canterbury', Olearia dartoni' and Coprosma virescens.

Either side of stepping stones natives to 1.2 metres include Astela 'Silver Spear' and Sophora 'Dragons Gold' with occasional Chionchloa conspiqua.

Existing Walnut to be retained - if possible. TBC

A mix of groundcovers Muehlenbeckia axilaris, Pimelia 'Anatoki Blue with Hebe 'Emerald Gem'.

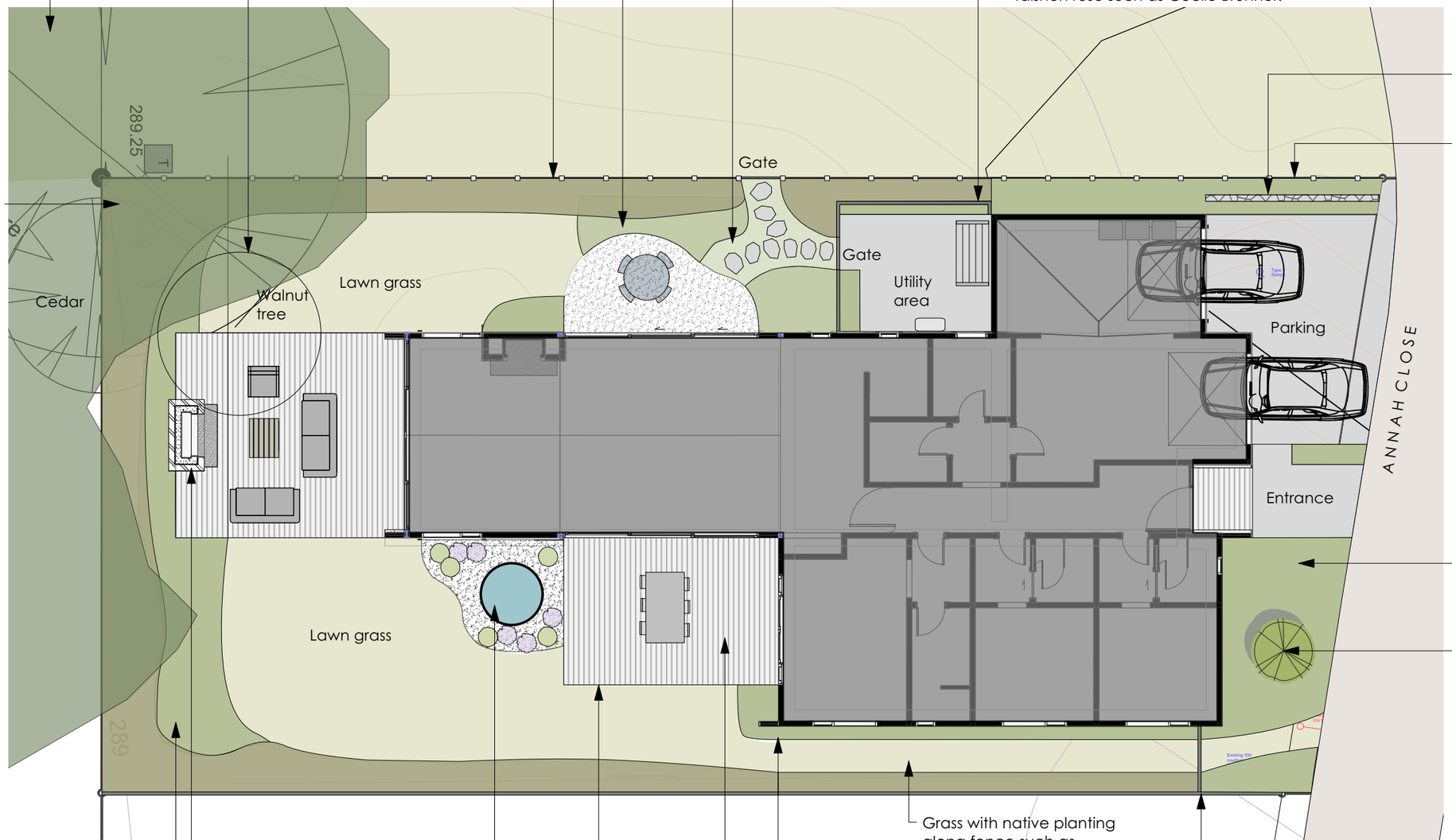
Red Cedar tree on boundary - to be removed if possible. TBC

Timber screen with climbing clematis or climbing old faishon rose such as Cecile Brunner.

Stacked bolder retaining

Existing macrocarpa fence rabbit proofed with wire netting

Mixed native boundary planting for screening. Plants suggested are Pittosporum 'Silver Sheen', Griselinia 'Canterbury', Olearia dartoni' and Coprosma virescens. Planting to 2-3 metres



Sophora Dragon's Gold, Chionchloa flavicans, Pimelia 'Anatoki Blue and Hebe 'Emerald Gem'.

Specimen tree Cornus 'Greenvale'

Grass with native planting along fence such as Corokia 'Yellow Wonder'

Gate and fence to secure property

Low planting Lavendar sp , Pimelia 'Anatoki Blue' Chionchloa flavicans

Large timber deck

Allowance for built in BBQ area as variation, not included in base design.

Outdoor fire - see Mason and Wales plans for details

Planting to 1.2 metres includes Brachyglottis 'Otari Cloud', Coprosma 'Lobster', Phormium Jester and Chionchloa rubra.

Space for spa pool. Spa not included in base design but provision for it

Key

- Building
- Concrete - aggregate
- Grass
- Gravel - crushed schist
- Groundcovers / shrubs under 1 metre
- Hardwood timber
- Planting - under 1.2 metre
- Native planting 2-3 metres
- Boundary
- Fence

DRAFT

PROJECT	Lot 4 Bremner Park		PROJECT # 390
DWG	Landscape Concept Plan	DATE # 18/04/2026	DWG # 1
		SCALE @ A3 1:150	
		DRAWN AR	
		CHKD AR	

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