

SITE:
13 MCLEOD AVENUE
WANAKA 9305

Location Map

Scale 1 : 50 @A1



AUBREY ROAD

SITE

ACCESS IS VIA KINGS DRIVE

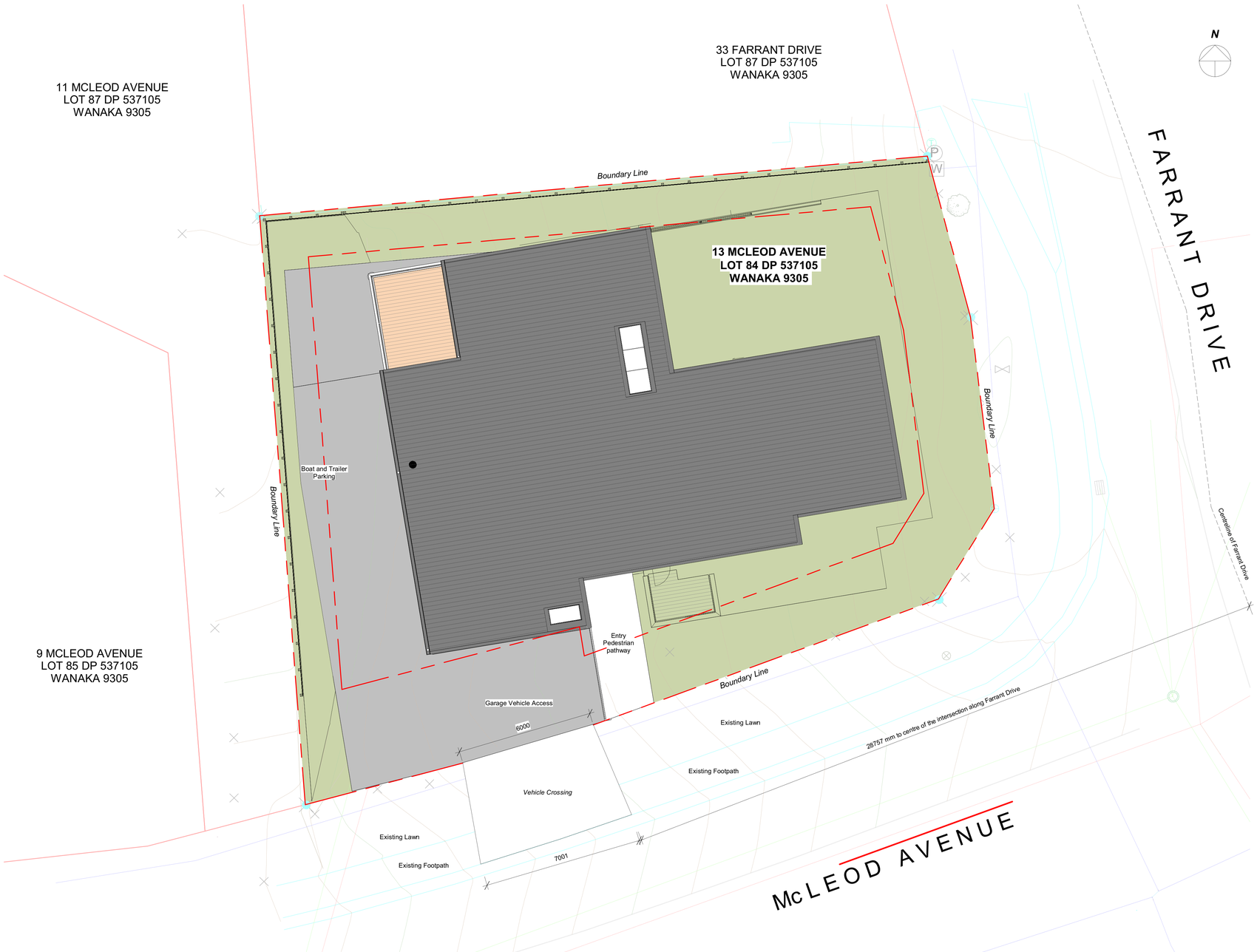
Context Map

Scale 1 : 50 @A1

11 MCLEOD AVENUE
LOT 87 DP 537105
WANAKA 9305

33 FARRANT DRIVE
LOT 87 DP 537105
WANAKA 9305

9 MCLEOD AVENUE
LOT 85 DP 537105
WANAKA 9305



Resource Consent Site Plan

Scale 1 : 100 @A1

PLANS MUST BE PRINTED IN COLOUR

IMPORTANT NOTE:
DUE TO THE CLOSE PROXIMITY OF THE PROPOSED DWELLING TO BOTH THE BUILDING SETBACK RESTRICTION LINES AND THE APPLICABLE HEIGHT PLANE RESTRICTION, THE MAIN CONTRACTOR IS REQUIRED TO ENGAGE A REGISTERED SURVEYOR TO UNDERTAKE ALL SITE SETOUT WORKS. THIS IS TO ENSURE FULL COMPLIANCE WITH PLANNING CONTROLS AND TO MITIGATE ANY RISK OF THE STRUCTURE ENCROACHING INTO RESTRICTED AREAS.

ALL BUILDING SETOUT IS TO BE TAKEN FROM THE DESIGNATED GRID LINES AS ESTABLISHED ON THE APPROVED DRAWINGS. SETOUT MUST NOT BE TAKEN FROM WALL FRAMING OR OTHER CONSTRUCTION ELEMENTS. THE SURVEYOR MUST VERIFY ALL DIMENSIONS, OFFSETS, AND DATUM HEIGHTS ON SITE. ANY DISCREPANCY IDENTIFIED BETWEEN THE CONSTRUCTION DRAWINGS, BOUNDARY POSITIONS, SURVEY DATA, OR ON-SITE CONDITIONS MUST BE REPORTED IMMEDIATELY TO THE DESIGNER FOR CLARIFICATION BEFORE ANY CONSTRUCTION PROCEEDS.

SITE ACCESS AND SAFETY:
THE MAIN CONTRACTOR IS TO INSTALL AND MAINTAIN A SECURE PERIMETER AROUND THE SITE CONSISTING OF A MINIMUM 2 M HIGH CHAIN-LINK FENCE (MINIMUM MESH SIZE 50 X 50). THIS ENCLOSURE IS REQUIRED TO PREVENT UNAUTHORISED ACCESS AND MUST COMPLY WITH CLAUSE F5 OF THE NEW ZEALAND BUILDING CODE. ALL NECESSARY HAZARD, WARNING, AND DIRECTIONAL SIGNAGE MUST BE CLEARLY DISPLAYED AT APPROPRIATE LOCATIONS ALONG THE SITE BOUNDARY.

THE MAIN CONTRACTOR MUST PROVIDE A SITE-SPECIFIC HEALTH AND SAFETY POLICY, PREPARED IN ACCORDANCE WITH CURRENT WORKSAFE REQUIREMENTS. THIS DOCUMENT IS TO BE AVAILABLE ON SITE FOR REVIEW BY ALL PERSONNEL AND VISITORS. ALL INDIVIDUALS ENTERING THE SITE ARE REQUIRED TO READ AND SIGN THE POLICY AS ACKNOWLEDGEMENT OF THEIR OBLIGATIONS AND RESPONSIBILITIES WHILE ON SITE.

ENVIRONMENTAL PROTECTION:
IF SEDIMENT AND EROSION CONTROL MEASURES ARE REQUIRED FOR THE PROJECT, THE MAIN CONTRACTOR IS TO IMPLEMENT THESE IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS PROVIDED ON THIS SHEET. THIS INCLUDES, BUT IS NOT LIMITED TO, THE INSTALLATION OF THE STABILISED ENTRY/EXIT PAD AND THE SEDIMENT FENCE TO PREVENT DISCHARGE OF SOIL OR CONTAMINANTS BEYOND THE SITE BOUNDARY. THESE CONTROLS ARE TO BE MAINTAINED FOR THE DURATION OF EARTHWORKS AND CONSTRUCTION ACTIVITIES.

GENERAL NOTES:

1. DO NOT SCALE OFF THE DRAWINGS, USE FIGURED DIMENSIONS ONLY.

2. ANY DISCREPANCIES IN THE DRAWINGS SHALL BE REFERRED TO THE DESIGNER FOR CONFIRMATION BEFORE PROCEEDING WORK.

3. SCHEDULED QUANTITY MEASURES ARE INDICATIVE ONLY. VBA LIMITED TAKE NO RESPONSIBILITY FOR THE ACCURACY OF THESE MEASURES.

4. ALL CARPENTRY WORK TO COMPLY GENERALLY WITH SITE SPECIFIC NZS3604 ZONES. REFER TO SITE PLAN DRAWING.

SITE INFORMATION:

ADDRESS:	13 MCLEOD AVENUE WANAKA 9305
PARCEL ID:	104460
APPELLATION:	LOT 84 DP 537105
LOCATION:	LAKE HĀWEA
TLA:	QUEENSTOWN-LAKES DISTRICT
ZONE:	LOWER DENSITY SUBURBAN RES.

SITE COVERAGE:

PROPOSED HOUSE	
GROUND FLOOR	100m²
FIRST FLOOR	215m²
FIRST FLOOR DECKING	45m²
ROOF + EAVES	259m²

TOTAL COVERAGE:
259m² / 700 = 37%

SITE COVERAGE:

CLIMATE ZONE:	6
EARTHQUAKE ZONE:	ZONE 3
EXPOSURE ZONE:	ZONE B
LEE ZONE:	NO
RAINFALL RANGE:	20 - 30
WIND REGION:	A
WIND ZONE:	VERY HIGH
HEIGHT AMSL:	335M

SOURCE - BRANZMAPS PROPERTY VIEWER DATA

CONTRACTOR TO VERIFY ALL DIMENSIONS, LEVELS, SITE MEASUREMENTS AND CONDITIONS ETC BEFORE FABRICATION OR CONSTRUCTION BEGINS. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED

2608

THOMAS HOUSE
13 McLeod Avenue Wānaka 9305
Bartley & Angela Thomas

14/07/2026 9:23:03 am | **RESOURCE CONSENT**

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Virginia Barlow. 022 069 8450

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3	RC Updated set to Planner	09/07/26
2	RC Updates to Planner	19/06/26
1	RC Issue to Planner	16/06/26

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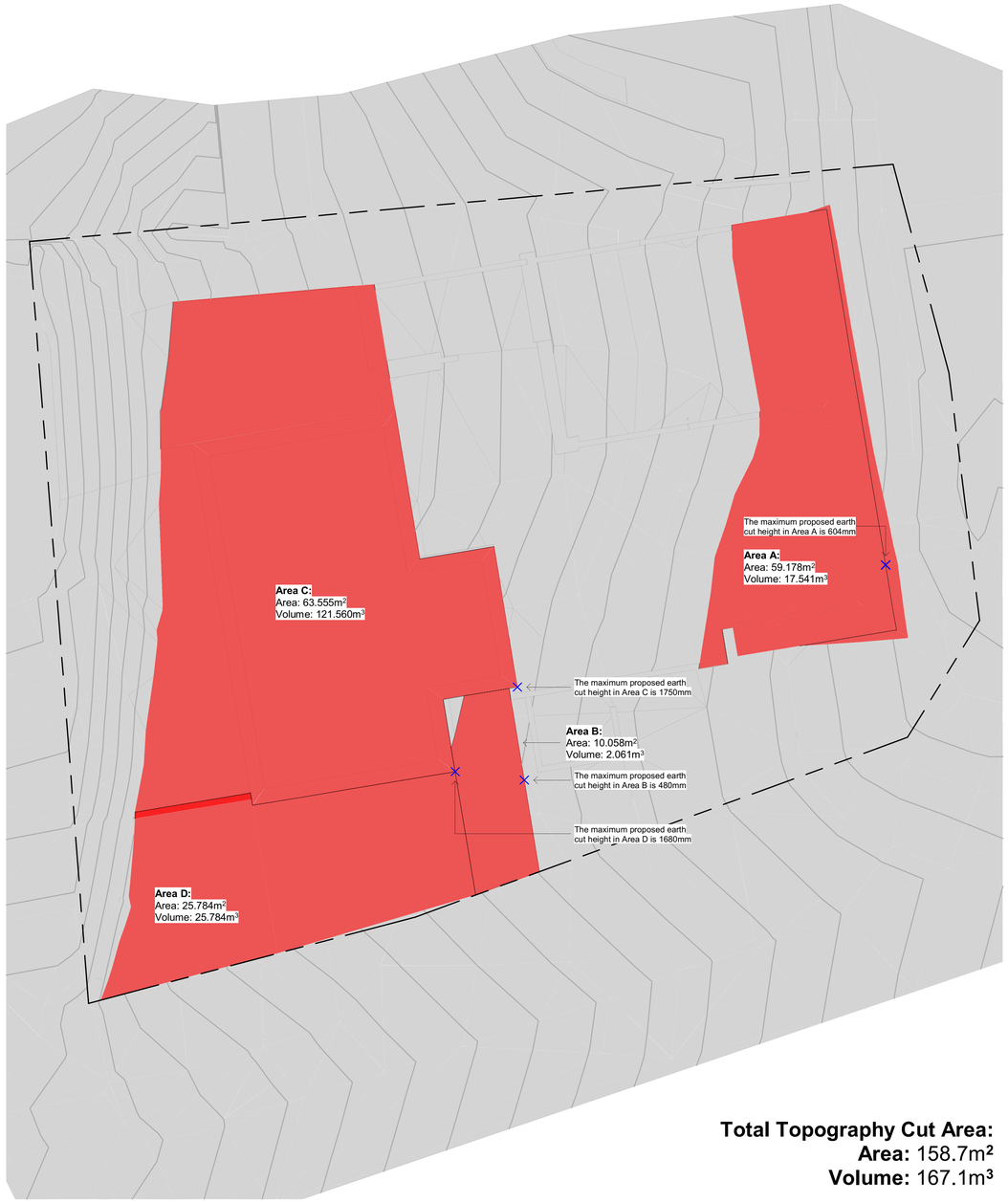
SCALE @ A1	As indicated
DRAWN	LJ
DESIGNED	VB

RC SITE PLAN

NUMBER: **RC01**

REV: **3**

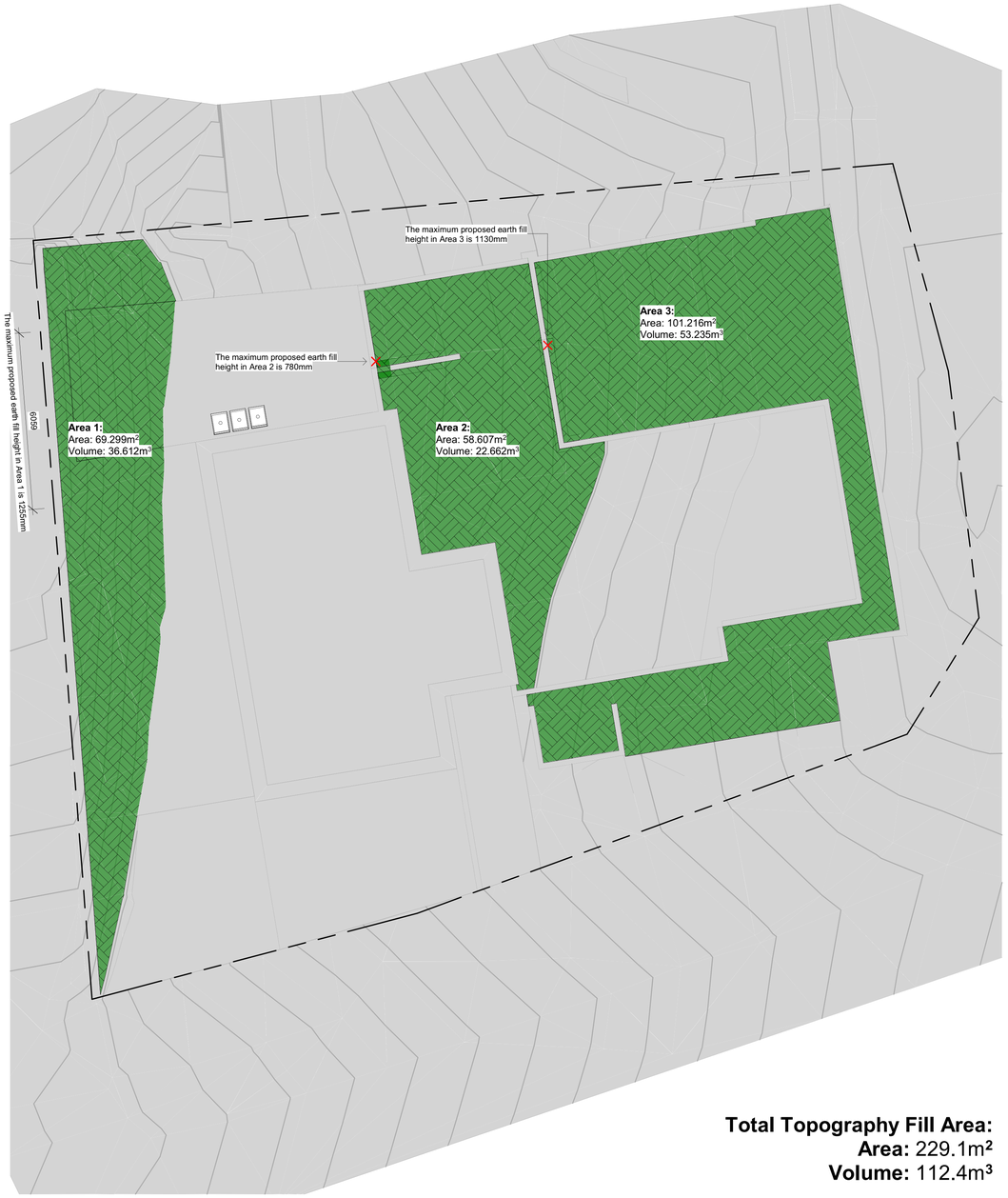
PLANS MUST BE PRINTED IN COLOUR



Total Topography Cut Area:
Area: 158.7m²
Volume: 167.1m³

Resource Consent Site Topography Cut Plan

Scale 1 : 100 @A1



Total Topography Fill Area:
Area: 229.1m²
Volume: 112.4m³

Resource Consent Site Topography Fill Plan

Scale 1 : 100 @A1

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SCALE @ A1	As indicated
DRAWN	LJ
DESIGNED	VB

RC EARTHWORKS PLAN

NUMBER: RC02
REV: 3

PLANS MUST BE PRINTED IN COLOUR

N

RC07 3

RC05 1

84°54'00"

29.59

3600

1 RC08

3 RC08

2 RC08

2000 Setback

2000 Setback

PERMEABLE GRAVEL SURFACING

Area:49 m²

ALL PERMEABLE LAWNED SURFACE AREA 299.5m2

344°59'00"

7.36

4114

2 RC07

600

RC07 1

RC06 2

355°34'00"

26.08

25699

SUBFLOOR EARTH AREA
116.7m2

2 RC05

GARAGE.

352°56'00"

8.52

3000 Setback

STAIRS.

DN

Area:27 m²

SEALED PARKING AREA

4500

Area:15 m²

FOOTPATH ACCESS

31°39'00"

4.69

12 ° slope fall

3000 Setback

4500 mm Fence distance to boundary

4500 Setback

Area:33 m²

SEALED DRIVEWAY ACCESS

69°57'00"

17.88

1 RC06

100

75°12'00"

11.54

Resource Consent Ground Floor

Scale 1 : 50 @A1

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SCALE @ A1	1 : 50
DRAWN	LJ
DESIGNED	VB

RC GROUND FLOOR PLAN

NUMBER: **RC03**

REV: **3**

PLANS MUST BE PRINTED IN COLOUR

N

RC07 3

RC05 1

84°54'00"
29.59

1 RC08

2 RC08

6 ° existing fall

6 ° existing fall

2000 Setback

2000 Setback

SED DECKING AREA

TERRACED LAWN AREA

5 ° existing fall

344°59'00"
7.36

DINING.

KITCHEN.

LIVING.

21.68 m

MEDIA.

BED 2.

ROBE 2.

WC.

HALLWAY.

ROBE 3.

STUDY.

ALCOVE.

DN

ENTRY.

DN

PASSAGE.

LAUNDRY.

ROBE 4.

LINEN.

BED 4.

BATH.

BED 3.

BED 1.

WIR.

ENSUITE

3000 Setback

352°56'00"
8.52

RC07 1

355°34'00"
26.08

RC06 2

2 RC05

31°39'00"
4.69

FOOTPATH ACCESS

3000 Setback

8 ° slope fall

17 ° slope fall

5 ° existing fall

69°57'00"
17.88

1 RC06

6 ° existing fall

5 ° existing fall

4500 Setback

5 ° existing fall

75°12'00"
11.54

6 ° existing fall

Resource Consent First Floor

Scale 1 : 50 @A1

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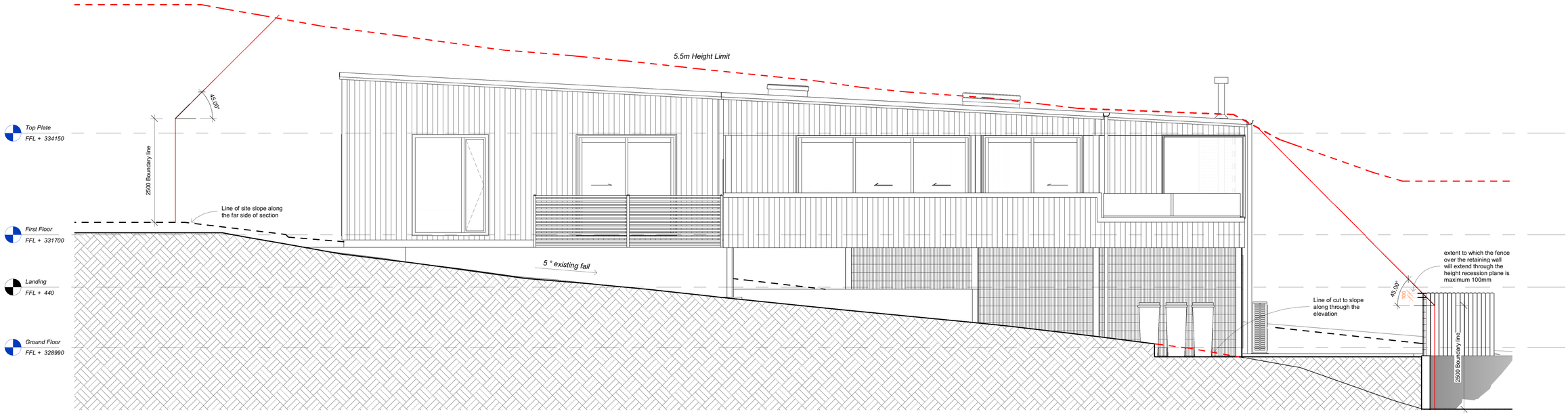
SCALE @ A1	1 : 50
DRAWN	LJ
DESIGNED	VB

RC FIRST FLOOR PLAN

NUMBER: RC04

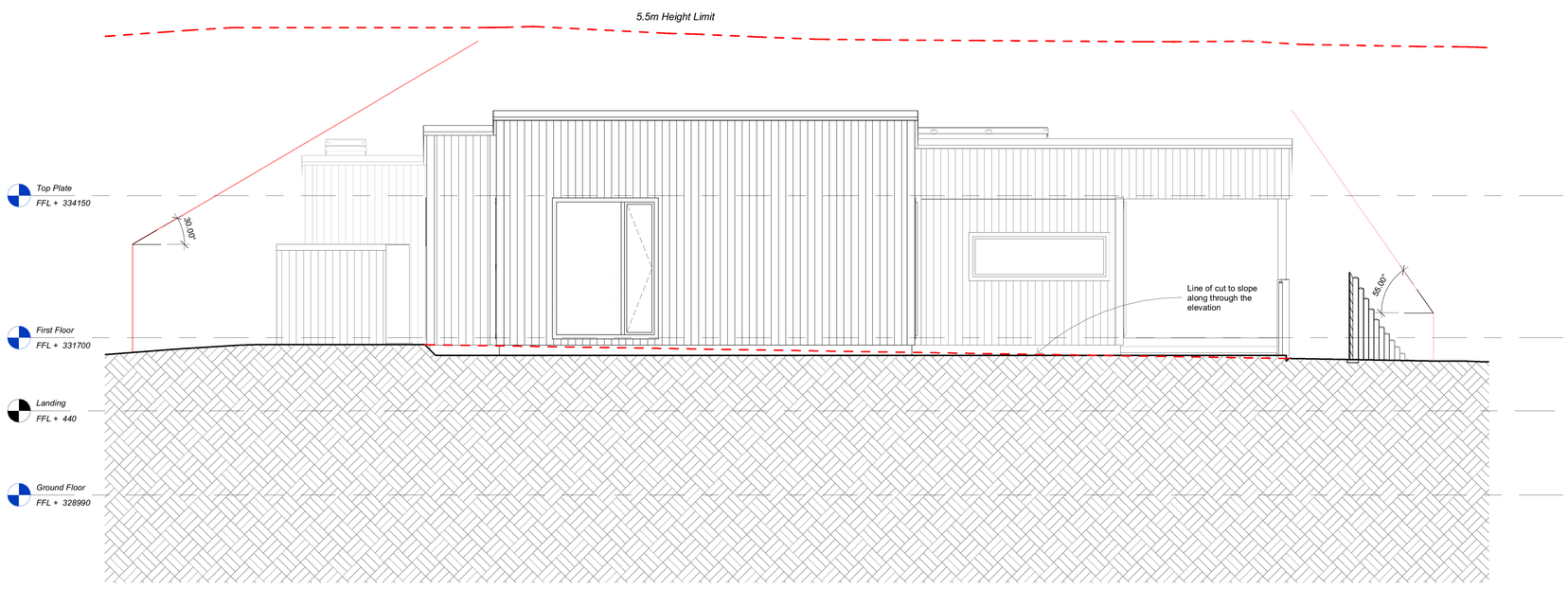
REV: 3

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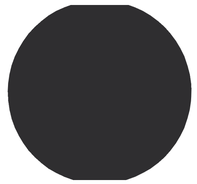
1 RC03 **North Elevation RC**

Scale 1 : 50 @A1



2 RC03 **East Elevation RC**

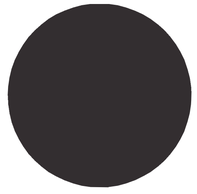
Scale 1 : 50 @A1



COLORSTEEL
FLAXPOD
LVR 6%



VIBLOCK
CHARCOAL
LVR 10%



CEDAR
RESENE STAIN
CHARRED BLACK
LVR 6-10%

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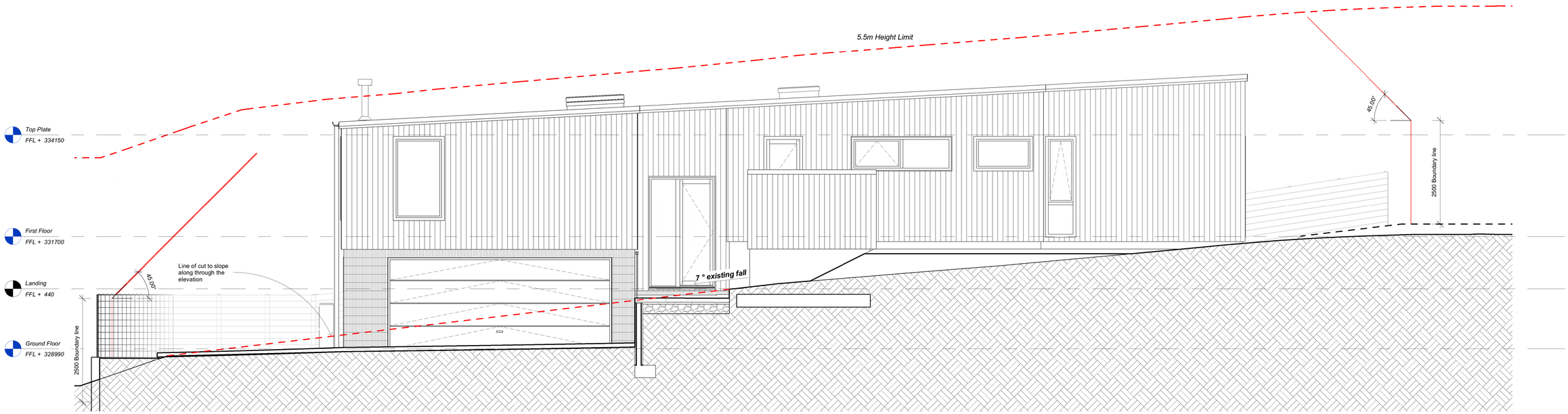
SCALE @ A1	As indicated
DRAWN	LJ
DESIGNED	VB

RC ELEVATIONS

NUMBER: **RC05**

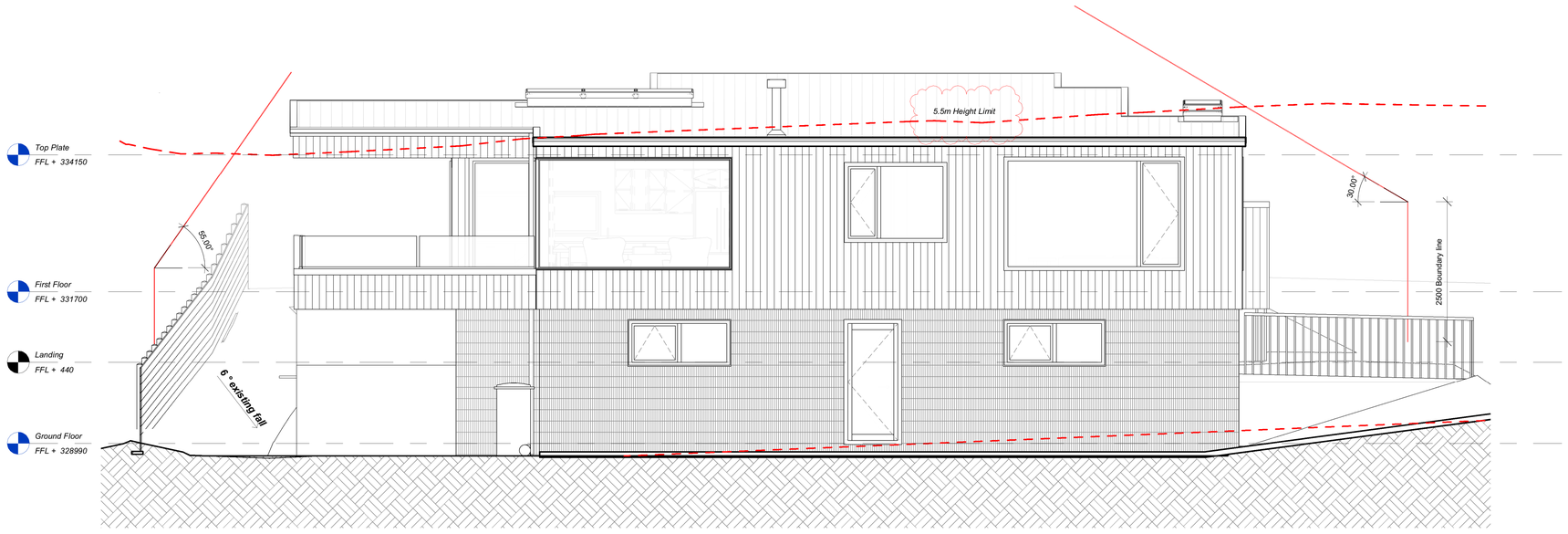
REV: **3**

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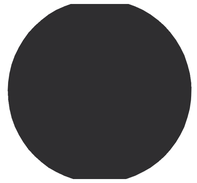
1 RC03 **South Elevation RC**

Scale 1 : 50 @A1



2 RC03 **West Elevation RC**

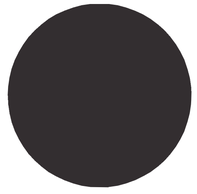
Scale 1 : 50 @A1



COLORSTEEL
FLAXPOD
LVR 6%



VIBLOCK
CHARCOAL
LVR 10%



CEDAR
RESENE STAIN
CHARRED BLACK
LVR 6-10%

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			A	Planning RFI 00/09/26
			REV	NOTE DATE

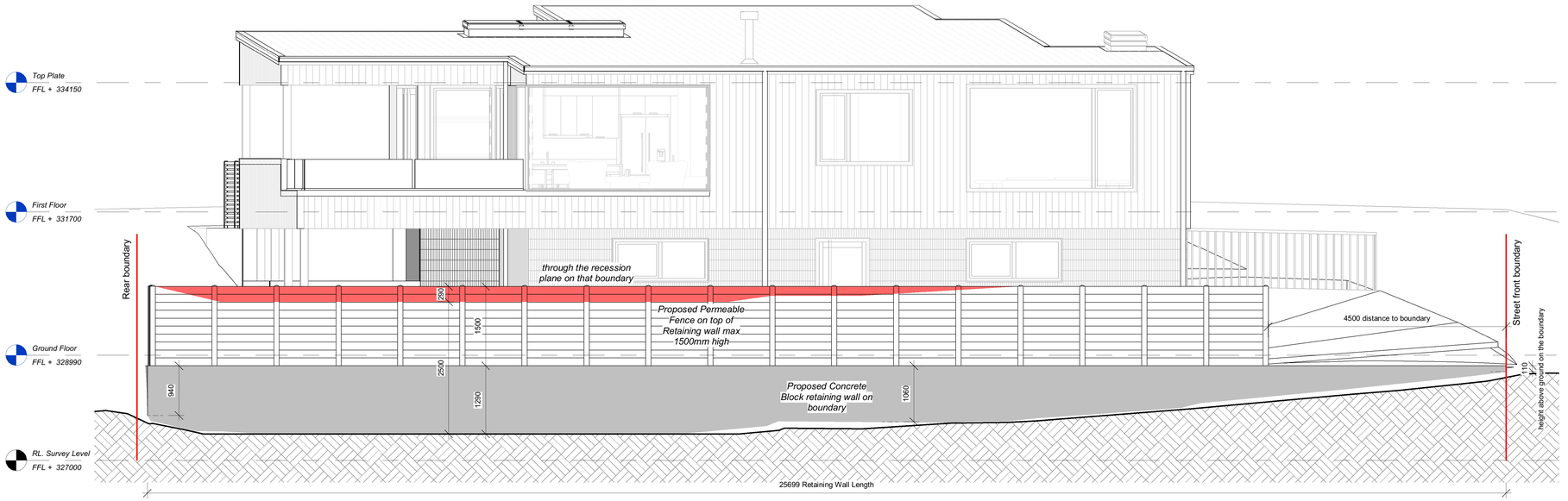
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SCALE @ A1	As indicated
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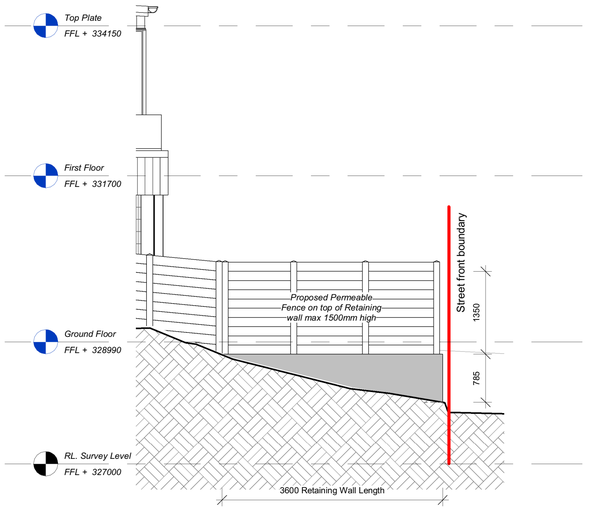
RC ELEVATIONS

NUMBER **RC06** REV **A**

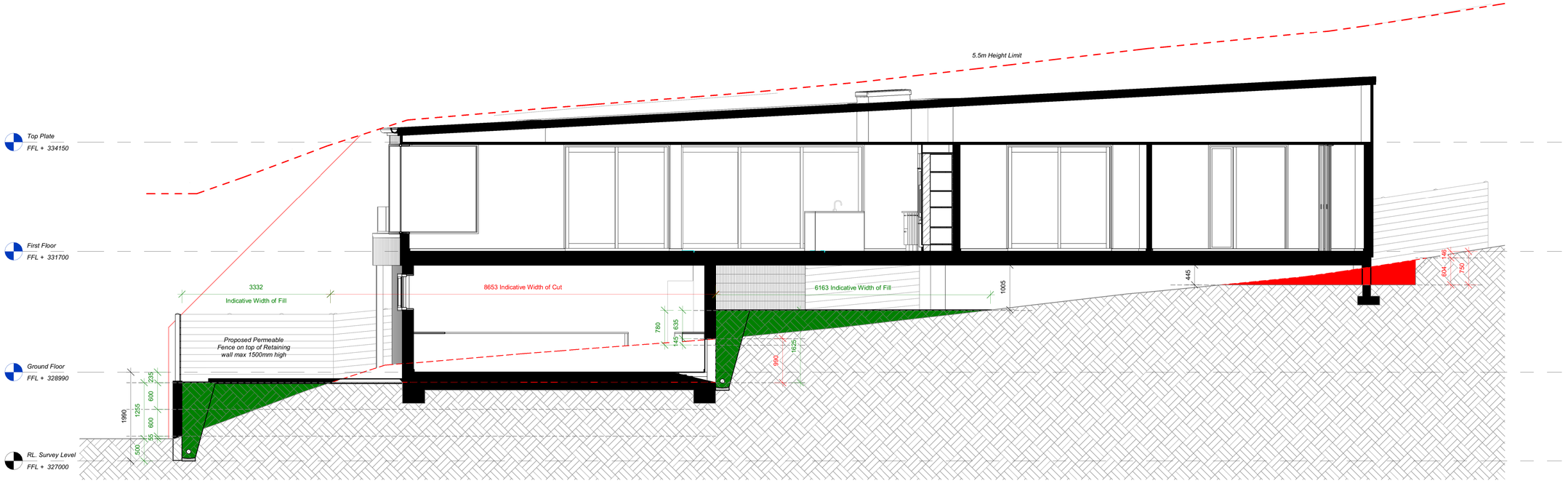
PLANS MUST BE PRINTED IN COLOUR



1 RC03 **Retaining Wall Elevation 01**
Scale 1 : 50 @A1



3 A20 **Retaining Wall Elevation 02**
Scale 1 : 50 @A1



2 RC03 **Site Topograhy Cut and Fill Section**
Scale 1 : 50 @A1

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SCALE @ A1	1 : 50
DRAWN	LJ
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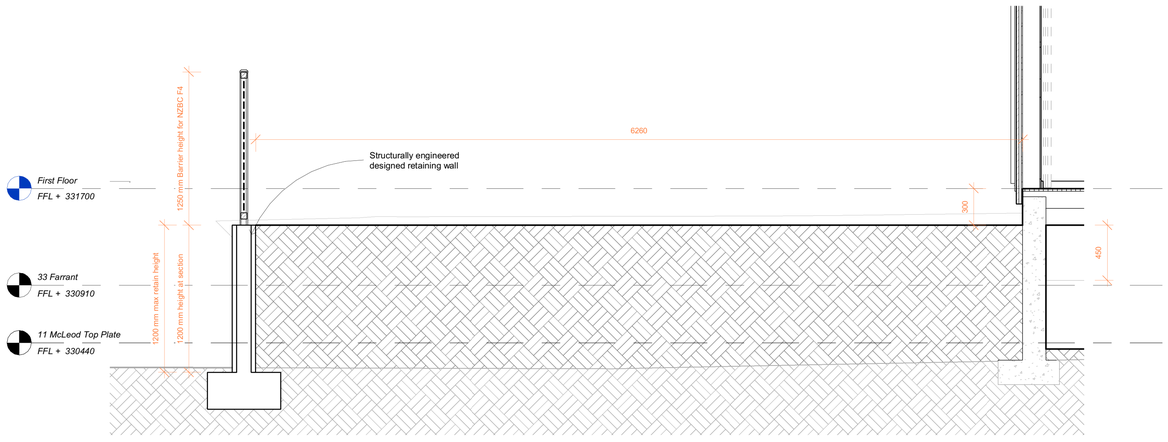
RC TOPOGRAPHY FILL SECTION

NUMBER: **RC07**
REV: **3**

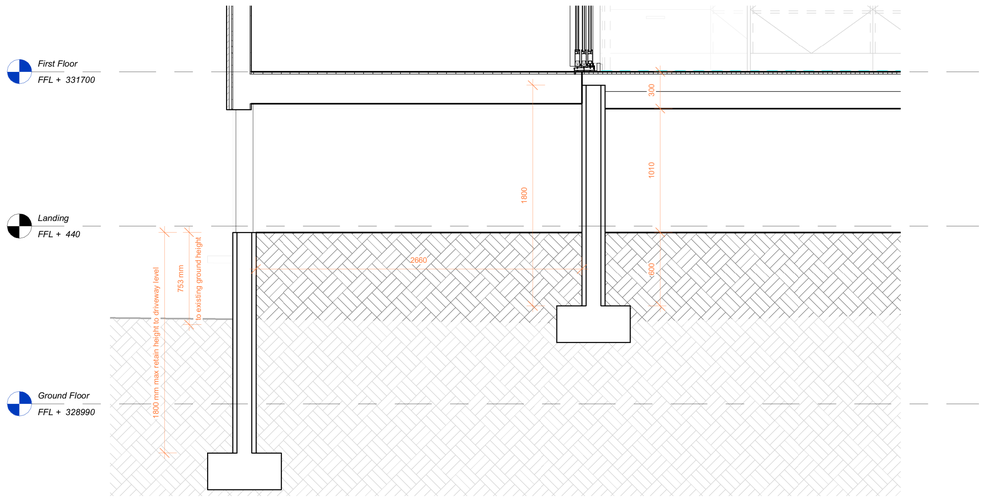
PLANS MUST BE PRINTED IN COLOUR



1 RC03 **Site Driveway Long Section**
Scale 1 : 25 @A1



2 A20 **Site North Retained Section**
Scale 1 : 25 @A1



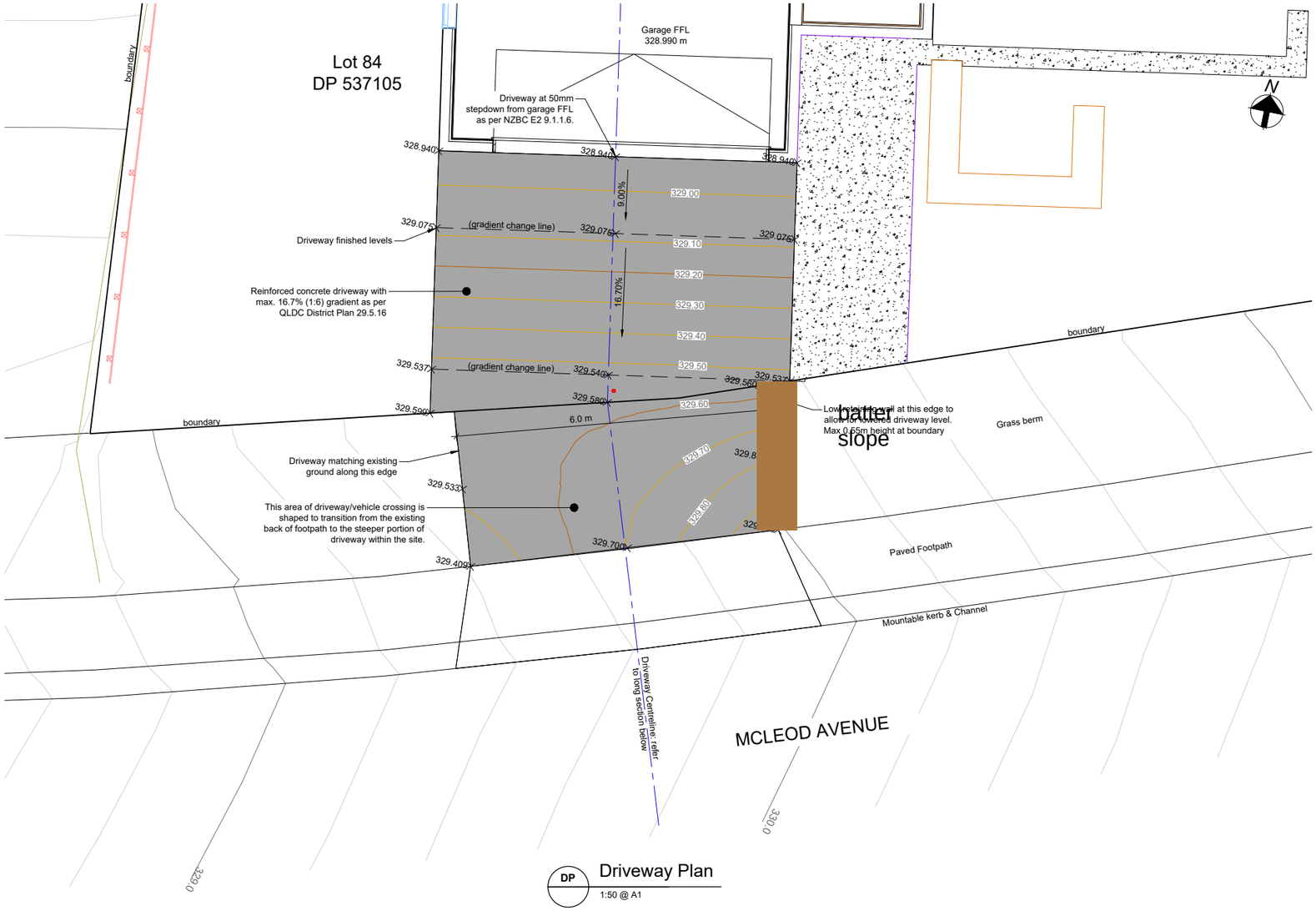
3 A20 **Site North Retained Section1**
Scale 1 : 25 @A1

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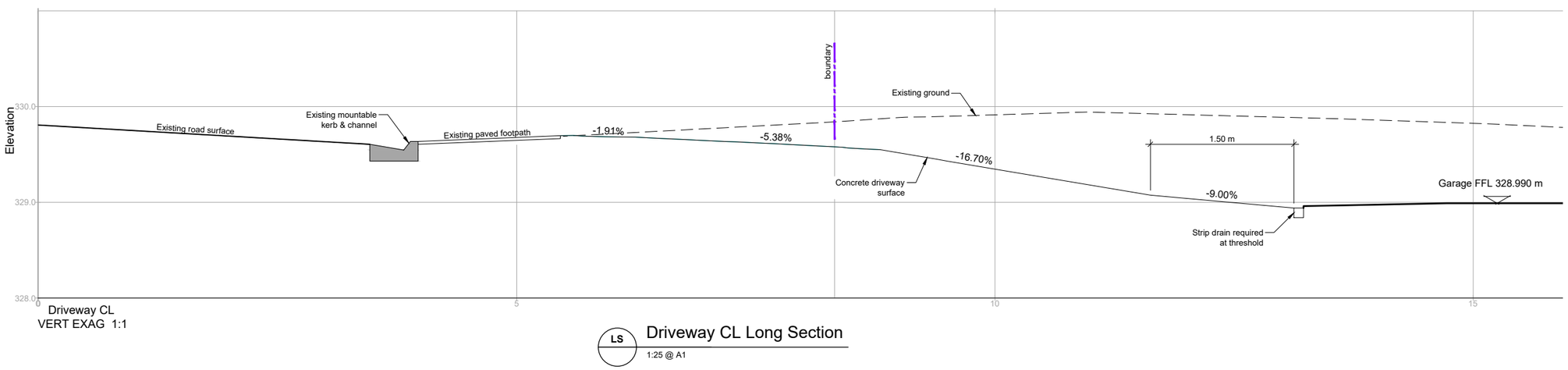
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SCALE @ A1	As indicated	RC DRIVEWAY & N. RETAINING SECTION	NUMBER: RC08
DRAWN	LJ		REV: 3
DESIGNED	VB		



DP Driveway Plan

1:50 @ A1



LS Driveway CL Long Section

1:25 @ A1

PLAN NOTES:

1. Existing ground levels and site boundaries have been provided by Southern Land from a March 2026 survey, with a vertical datum of NZVD2016 and coordinates in terms of Lindis Peak 2000.
2. Existing site levels shall be checked prior to construction to ensure future buildings will meet minimum step-down requirements as per NZBC E2,
3. Building plan shown has been sourced from VBA Architects.
4. Existing services shall be located prior to construction and protected during the works.
5. Drainage, retaining, earthworks and landscaping by others.

REV	DATE	REASON
P1	14/08/2026	For Consent

PROJECT NAME & ADDRESS

Thomas House
13 McLeod Avenue, Wanaka

SHEET TITLE

Driveway Plan and Long Section

BMC BATCHELAR McDOUGALL CONSULTING
STRUCTURAL & CIVIL ENGINEERS
2 Sir Tim Wallis Drive, Wanaka, 9343, Tel : (03) 443 4531
Email : contact@bmconsult.co.nz Web : http://www.bmconsult.co.nz

OFFICE	SCALE @ A1	SCALE @ A3
Wanaka	1:100	1:200
DRAWN BY	DESIGNED BY	CHECKED BY
HMW	HMW	JHH
PROJECT NUMBER	SHEET NUMBER	REVISION
2605-4828	C1-01	P1

STATUS

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