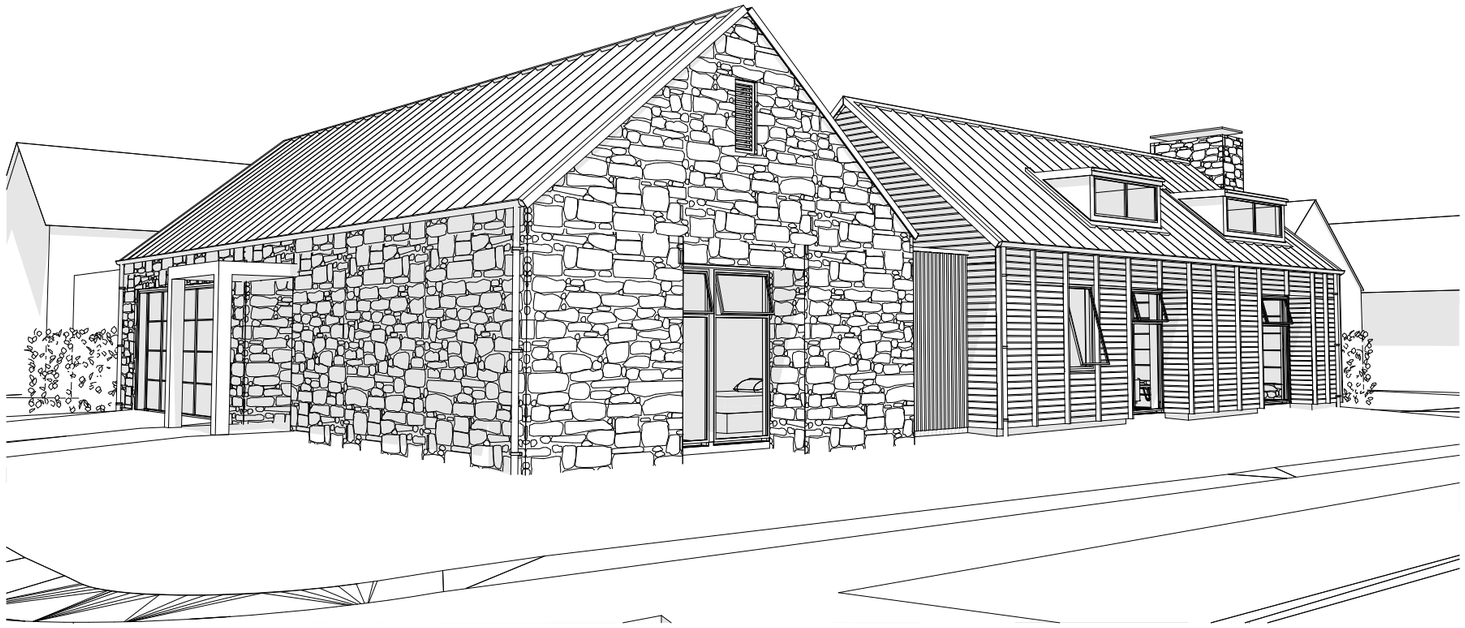


Items Requiring RC

Setbacks
4.5m from road, 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

Building Coverage:

43.76% (40% max)

Setback Intrusion:

Northern Boundary
Eastern Boundary
Southern Boundary

Areas

Site area	626m²
Floor area (over cladding)	261m²
Floor Area (incl. eaves over 600mm)	272.52m²
Roof area	274m²
Building coverage	43.76%
Permeable Area	49% (306.75m²)

Exterior Finishes

- Rusticated Cedar Weatherboards
- Natural Schist Veneer
- Tray Roofing
- Membrane Roofing
- Powder coated joinery with low reflected glass

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

DRAWING TITLE

Cover

PROJECT TITLE

55 KHB

Kawarau Heights

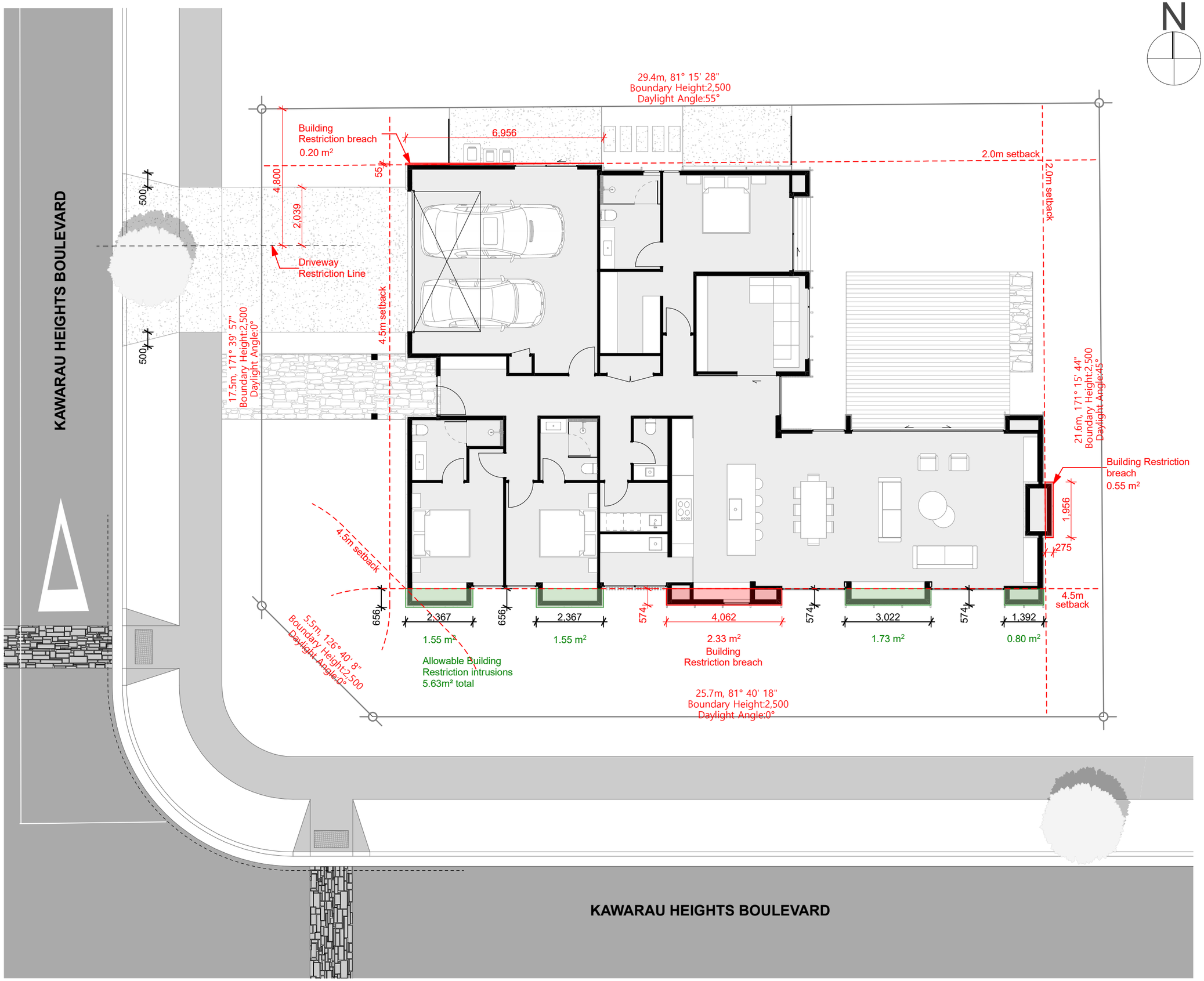
DRAWING DETAILS

Scale	1:50 @ A3
Date	9/07/2026

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N

Items Requiring RC

Setbacks
4.5m from road, 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

Building Coverage:

43.76% (40% max)

Setback Intrusion:

Northern Boundary
Eastern Boundary
Southern Boundary

Areas

Site area	626m²
Floor area (over cladding)	261m²
Floor Area (incl. eaves over 600mm)	272.52m²
Roof area	274m²
Building coverage	43.76%
Permeable Area	49% (306.75m²)

Exterior Finishes

- Rusticated Cedar Weatherboards
- Natural Schist Veneer
- Tray Roofing
- Membrane 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

55 KHB

Kawarau Heights

DRAWING DETAILS

Scale	1:125 @ A3
Date	9/07/2026

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North Elevation

Scale 1:100



East Elevation

Scale 1:100

Items Requiring RC

Setbacks
4.5m from road, 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

Building Coverage:

43.76% (40% max)

Setback Intrusion:

Northern Boundary
Eastern Boundary
Southern Boundary

Areas

Site area	626m²
Floor area (over cladding)	261m²
Floor Area (incl. eaves over 600mm)	272.52m²
Roof area	274m²
Building coverage	43.76%
Permeable Area	49% (306.75m²)

Exterior Finishes

- Rusticated Cedar Weatherboards
- Natural Schist Veneer
- Tray Roofing
- Membrane Roofing
- Powder coated joinery with low reflected glass

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

DRAWING TITLE

Elevations

PROJECT TITLE

55 KHB

Kawarau Heights

DRAWING DETAILS

Scale	1:100 @ A3
Date	9/07/2026

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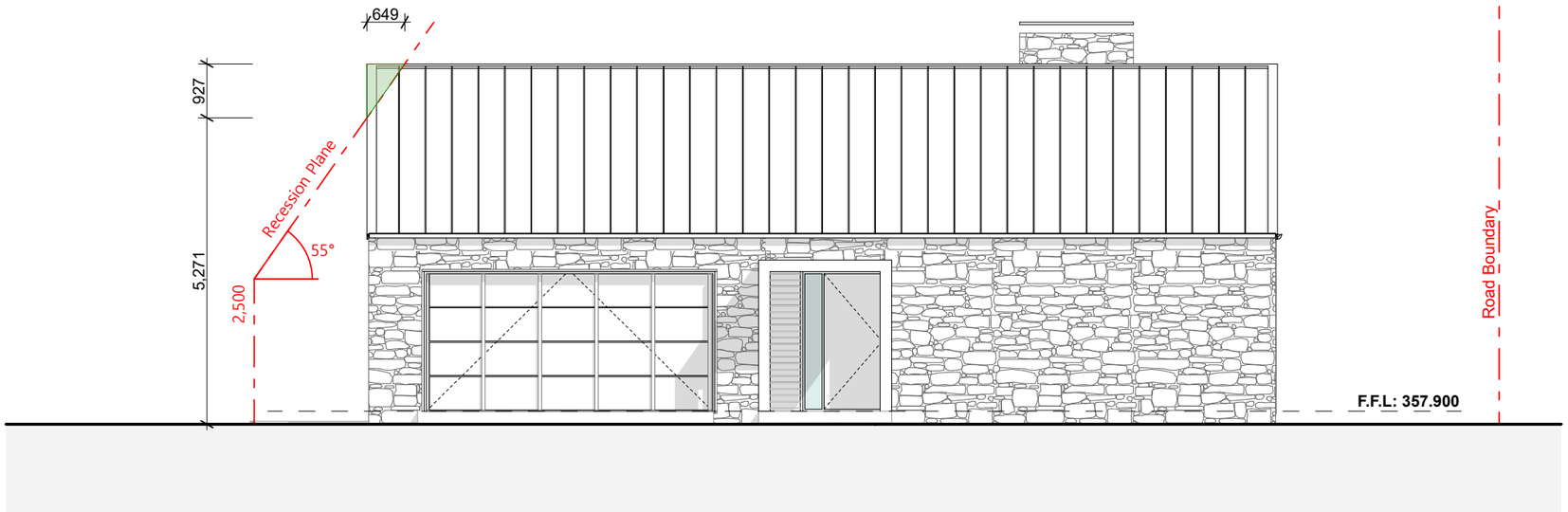
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South Elevation

Scale 1:100



West Elevation

Scale 1:100

Items Requiring RC

Setbacks
4.5m from road, 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

Building Coverage:

43.76% (40% max)

Setback Intrusion:

Northern Boundary
Eastern Boundary
Southern Boundary

Areas

Site area	626m²
Floor area (over cladding)	261m²
Floor Area (incl. eaves over 600mm)	272.52m²
Roof area	274m²
Building coverage	43.76%
Permeable Area	49% (306.75m²)

Exterior Finishes

- Rusticated Cedar Weatherboards
- Natural Schist Veneer
- Tray Roofing
- Membrane Roofing
- Powder coated joinery with low reflected glass

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

DRAWING TITLE

Elevations

PROJECT TITLE

55 KHB

Kawarau Heights

DRAWING DETAILS

Scale	1:100 @ A3
Date	9/07/2026

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