# Erewhon Residence

13 Erewhon Crescent, Wanaka, Otago, 9305

| | Layout | Sheet Name | Rev | Drawing Scales |
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| | A002 | Survey Plan | | 1:200 |
| | A003 | Earthworks Plan | | 1:200 |
| | A004 | Foundation Plan | | 1:100 |
| | A005 | Drainage Plan | | 1:150 |
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| | A101 | Wall Framing and Dimension Plan | | 1:100 |
| | A102 | Roof Plan | | 1:100 |
| | A103 | Roof Framing Plan | | 1:100 |
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| RevID | Change Name | Date |
|---|---|---|
| A | Concept Issue | 07/05/2026 |
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| D | Building Consent Issue | 10/08/2026 |
| | | |
| | | |
| | | |
| | | |

Benchmark Homes

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Erewhon Residence

13 Erewhon Crescent, Wanaka,
Otago, 9305

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DRAWN NW
CHECKED DWA

JOB NO. BM1380
REVISION NO. D

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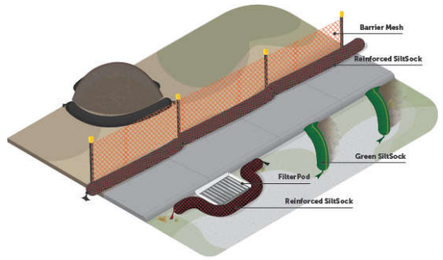
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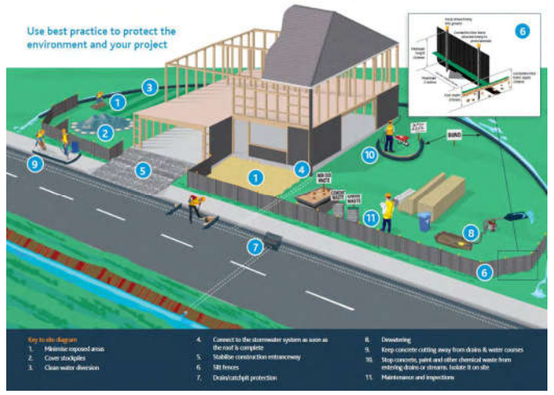
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**A000**

Document Set ID: 10213756
Version: 1, Version Date: 11/08/2026




**Example of Best Practice Construction Environmental Management:**







NORTH

SEDIMENT CONTROL FENCE:
Refer to QLDC Guidance Document Earthworks

Sediment control fence:

WORK-SITE BARRIERS

Work-site barriers to be installed in accordance with NZBC F5/AS1 Table 1, all work-site barriers to be erected prior to commencement of works.

Work-site Barrier:

Person responsible for implimentation and maintenance is Main Contractor TBC

LEGEND LEVELS:

Proposed Finished Ground / Surface Level

Existing Ground Level

**PROJECT FIGURES:**

Impervious Areas: Driveway: 139.58m²
Paths: 279.47m²
Pool: 32.80m²
Buildings over slab: 271.13m ²
Total: 722.98m² (60.15%)

Landscaping Area: 39.85%

100mm field drain wrapped in filter fabric installed in trench after foundation is formed and before the construction of the retaining wall.

Protection of the face cuts for the retaining walls while the retaining walls are being built, A19 Bidim geotextile cloth to be used

Backfilling of Service Trenches:
- All service trenches are to be backfilled with low permeability materials, including lime or cement stabilisation if loess material is used, so that excavations do not become points of entry for surface runoff. As a general guide the addition of 2-3% by weight of dry soil is an effective method of stabilising loess in conjunction with an appropriate compaction method.

PROJECT INFO:

| | |
|---|---|
| Address: | 13 Erewhon Crescent<br>Wanaka<br>Otago, 9305 |
| Legal Description: | Lot 467 DP 588650 |
| Title: | 1119941 |
| Site Area: | 1202m² (more or less) |
| Building Area: | |
| (Over Cladding) | **277.95**m² |
| (Over Framing) | 270.64m² |
| (Over soffit) | 317.27m² |
| Site Coverage: | 26.40% |
| Planning Zone: | Northlake Special Zone ODP (C1) |
| Wind Zone: | High |
| Earthquake Zone: | 3 |
| Exposure Zone: | B |
| Sea Spray Zone: | - |
| Climate Zone: | 6 |

SITE PLAN LEGEND

- Boundary Line
- Boundary setback as per QLDC ODP District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway - Exposed Aggregate - 1:100min falls as shown, typically away from dwellin g

SITE PLAN GENERAL NOTES

**Landscaping features such as decks, patios, paths, grassed areas and garden beds are shown indiciatively. Refer to landscape architect's documentation for full landscape design.**

Contractor to confirm all dimensions on site.

All drawings to be read in conjunction with engineering/consultants documentation.

Confirm all existing services on site.

Contractor to confirm with designer if there is a conflict between consultant documentation and accepts liability for decisions made without consultation.

All unpaved areas are to be a minimum of 225mm below Finished Floor Level. Paved areas to be a minimum of 150mm.

SEDIMENT CONTROLS

Sediment controls to be taken during the construction process. To be read in conjunction with QLDC Guidance Document Earthworks.

Provide stabilized entry pad & wash down area for contractor vehicles in accordance with Territorial Authority sediment control for small sites.

A runoff diversion bund will be included in the site access way if required.
All sediment on footpaths and roads to be removed as soon as practicable.

All sediment control measures & structures are to be installed prior to major earthworks and are to be checked and maintained daily as required.

All ground cover vegetation and trees outside the immediate building area to be preserved during the building phase.

Stockpiles (if any) to be covered with an impervious sheet.

Roof water downpipes to be connected to the permanent underground stormwater drainage system as soon as practical after the roof is laid.

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# Erewhon Residence

## 13 Erewhon Crescent, Wanaka, Otago, 9305

Benchmark Homes

| RevID | Change Name | Date |
|---|---|---|
| A | Concept Issue | 07/05/2026 |
| B | Pricing Issue | 11/05/2026 |
| C | Resource Consent Issue | 04/06/2026 |
| D | Building Consent Issue | 27/08/2026 |

SHEET NAME
Site Plan

| | | | |
|---|---|---|---|
| CLIENT | Benchmark Homes | SCALE | 1:200 |
| DATE | 27/08/2026 | DRAWN | NW |
| JOB NO. | BM1380 | CHECKED | DWA |

REVISION
**D**

DRAWING NO.
**A001**

NORTH

PROJECT INFO:

| | |
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| (Over Framing) | 270.64m² |
| (Over soffit) | 317.27m² |
| Site Coverage: | 26.40% |
| Planning Zone: | Northlake Special Zone ODP (C1) |
| Wind Zone: | High |
| Earthquake Zone: | 3 |
| Exposure Zone: | B |
| Sea Spray Zone: | - |
| Climate Zone: | 6 |

Lot 475
DP 575811
1208m²
1057769

Lot 468
DP 588650
1376m²
1119942

Lot 476
DP 588650
1238m²
1119945

Lot 466
DP 588650
1212m²
1119940

Peg Damaged

Peg Removed

Peg Removed

Peg Datum
RL:357.11

Nail
RL:355.74

233°01'00"
43.31

332°26'00"
45.67

210°10'00"
27.94

120°08'00"
39.04

60°38'00"
7.95

38°21'00"
6.18

26°56'00"
2.83

Wooden Pailing Fence

Max Building Height Point
+356.898

+357.430

No Parking Lines

FMH RL:355.43

SMH RL:355.49

Footpath

Driveway

Mountable Kerb

Erewhon Crescent
(Legal & Sealed)

Street View



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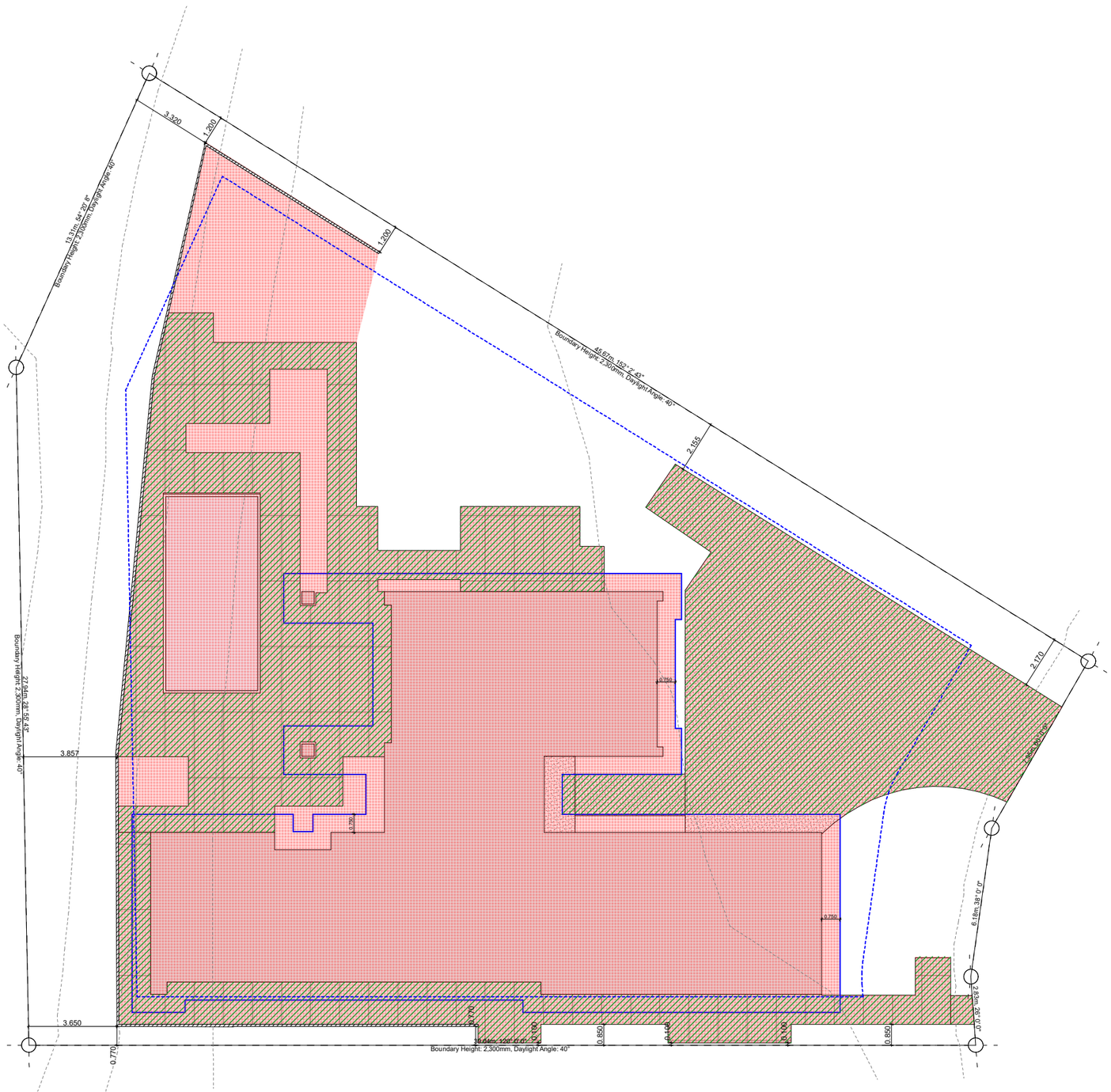
SHEET NAME
Survey Plan

| | | | |
|---|---|---|---|
| CLIENT | Benchmark Homes | SCALE | 1:200 |
| DATE | 10/08/2026 | DRAWN | NW |
| JOB NO. | BM1380 | CHECKED | DWA |

REVISION
**D**

DRAWING NO.
**A002**

Document Set ID: 10213756
Version: 1, Version Date: 11/08/2026




NORTH

PROJECT INFO:

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| Legal Description: | Lot 467 DP 588650 |
| Title: | 1119941 |
| Site Area: | 1202m² (more or less) |
| Building Area: | |
| (Over Cladding) | **277.95**m² |
| (Over Framing) | 270.64m² |
| (Over soffit) | 317.27m² |
| Site Coverage: | 26.40% |
| Planning Zone: | Northlake Special Zone ODP (C1) |
| Wind Zone: | High |
| Earthquake Zone: | 3 |
| Exposure Zone: | B |
| Sea Spray Zone: | - |
| Climate Zone: | 6 |

SITE PLAN LEGEND

- Boundary Line
- Boundary setback as per QLDC ODP District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway - Exposed Aggregate
  - 1:100min falls as shown, typically away from dwellin g

EARTHWORKS:

Excavation (Cut): Red

| | |
|---|---|
| Driveway (143.40x0.1) | 14.34m³ |
| Pathways (205.37x0.1) | 20.54m³ |
| Foundation (362.96x0.2) | 72.59m³ |
| Landscaping | 254.21m³ |
| Pool | 55.76m³ |
| Total Volume Cut: | 417.44m³ |

Fill: Green

| | |
|---|---|
| Driveway (143.40x0.2) | 28.68m³ |
| Pathways (205.37x0.2) | 41.07m³ |
| Foundation (270.63x0.45) | 121.78m³ |
| Pool | 55.76m³ |
| Total Volume Fill: | 247.29m³ |

| | |
|---|---|
| Total Earthworks: | 664.73m³ |
| Total Area of Earthworks | 757.58m² |

Max Cut:

| | |
|---|---|
| Foundations: | 0.4m Approx |
| Pool: | 1.9m Approx |
| Landscaping: | 1.9m Approx |

Max Fill:

| | |
|---|---|
| Foundations | 0.45m Approx |
| Pool: | 1.9m Approx |

Building Footprint
(0.75m Beyond foundation edge as per CGW Consulting Engineers Section 5.)

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# Erewhon Residence

## 13 Erewhon Crescent, Wanaka, Otago, 9305

Benchmark Homes

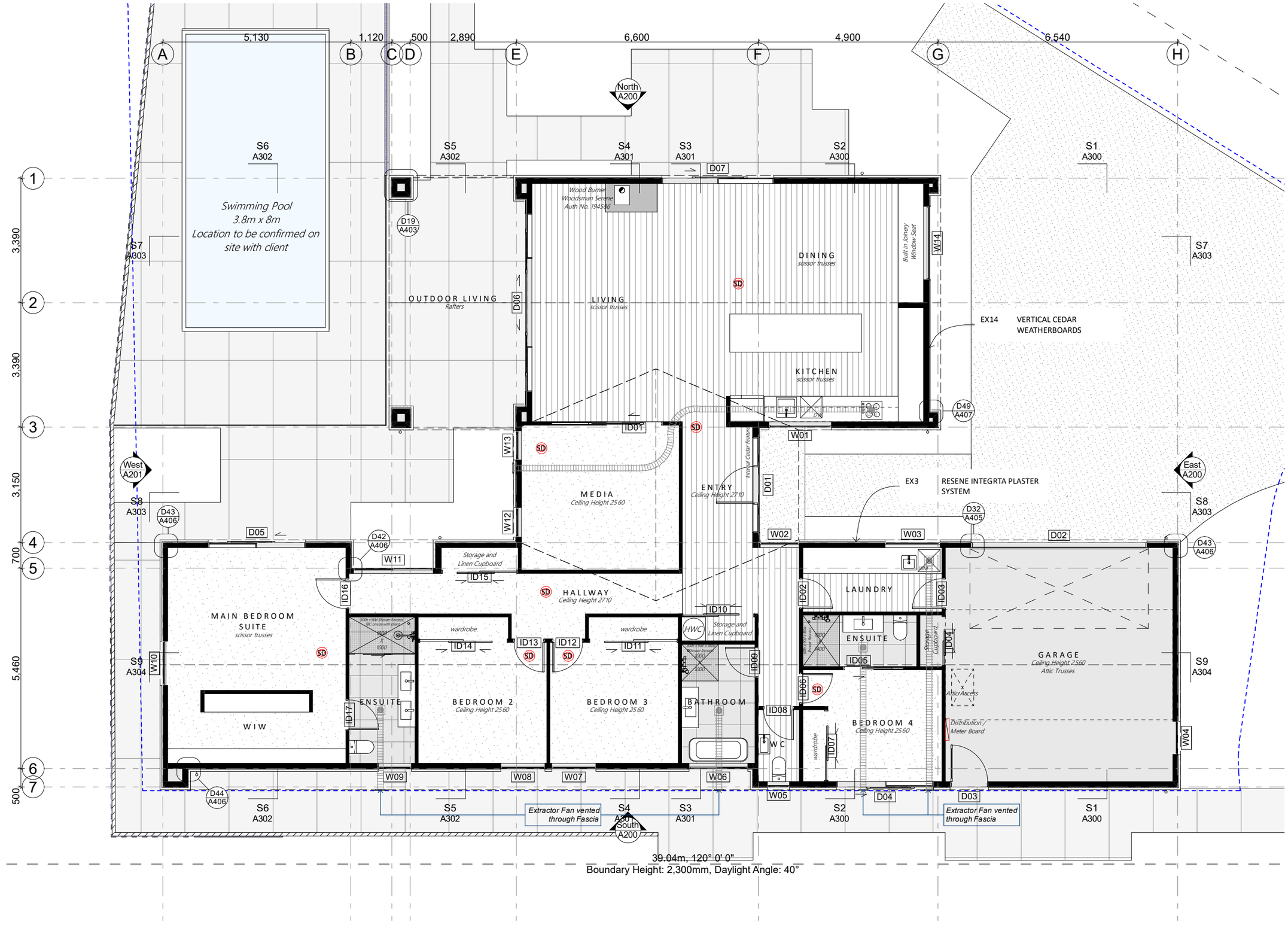
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SHEET NAME
Earthworks Plan

| | | | |
|---|---|---|---|
| CLIENT | Benchmark Homes | SCALE | 1:200 |
| DATE | 27/08/2026 | DRAWN | NW |
| JOB NO. | BM1380 | CHECKED | DWA |

REVISION
**D**

DRAWING NO.
**A003**




GENERAL NOTES:

All entries and exits to be in accordance with NZBC D1/AS1.

Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with NZBC D1/AS1/ table 2.

Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.

Kitchen bench top to comply with NZBC G3/AS1.

Refer to Door and Window schedules for lintel sizes.

Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer NZBC G4/AS1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.

Smoke alarms - Cavius Smoke Alarm, Wireless interconnected type 1 domestic alarms to be installed to NZBC F7/AS1 with hush facility

All exposed fixings to be stainless steel

Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.

Contractor to furnish and install all hardware unless noted otherwise.

Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall sconce and accessory locations.

LEGEND

**3.3.8 RESENE INTEGRA PLASTER SYSTEM**
Resene Construction Systems Rockcote Facade System installed to manufacturers specifications on Integra panel on vertical cavity battens

**4.103 VERTICAL BOARD AND BATTEN WEATHERBOARD**
James Hardie Easylap Panel with 70mm Axent battens at 400 crs over 20mm cavity and building wrap

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SHEET NAME
Floor Plan

| | | | |
|---|---|---|---|
| CLIENT | Benchmark Homes | SCALE | 1:100 |
| DATE | 10/08/2026 | DRAWN | NW |
| JOB NO. | BM1380 | CHECKED | DWA |

REVISION
**D**

DRAWING NO.
**A100**

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Version: 1, Version Date: 11/08/2026




**3 East Elevation**

SCALE 1:100

LEGEND

**AL1** — **ALUMINIUM WINDOWS AND DOORS**

Thermally Broken Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/Clear (Argon) (Double) R0.5 R Value. Powdercoat Finish to aluminium color selected.
- R0.50 Value

**EX3** — **RESENE INTEGRTA PLASTER SYSTEM**

Resene Construction Systems (RCS) Rockcote Facade System installed to manufacturers specifications
- Integra Panel 50mm 20mm Cavity
- Vertical Batten supplied and installed by applicator on building wrap
- Cerano finish

**EX14** — **VERTICAL CEDAR WEATHERBOARDS**

Vertical HP51 Cedar 18.5mm weatherboards on 20mm cavity battens on building wrap

**RC4** — **PLUMBDEK ROOF CLADDING**

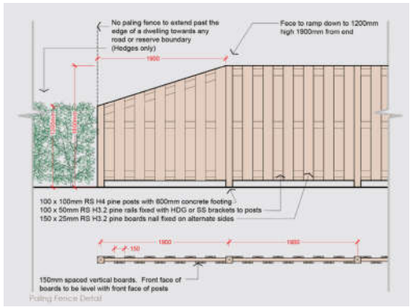
0.40mm BMT Plumbdek roofing system, on ex 75x50 H1.2 pulins at 900crs, building wrap and H1.2 rafters/ trusses. refer framing plans for sizing and spacings extents.
- Colour: Flaxpod (LRV 7%)

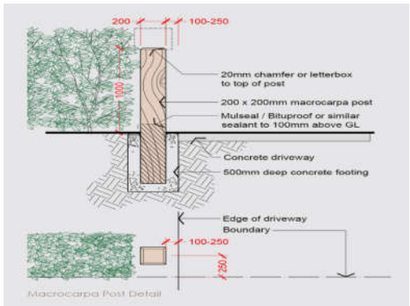
**RC12** — **COLORSTEEL FASCIA GUTTER SYSTEM**

Colorsteel Fascia Gutter system, finish & colour to match roofing

**RC13** — **DIMOND QUARTER ROUND GUTTER**

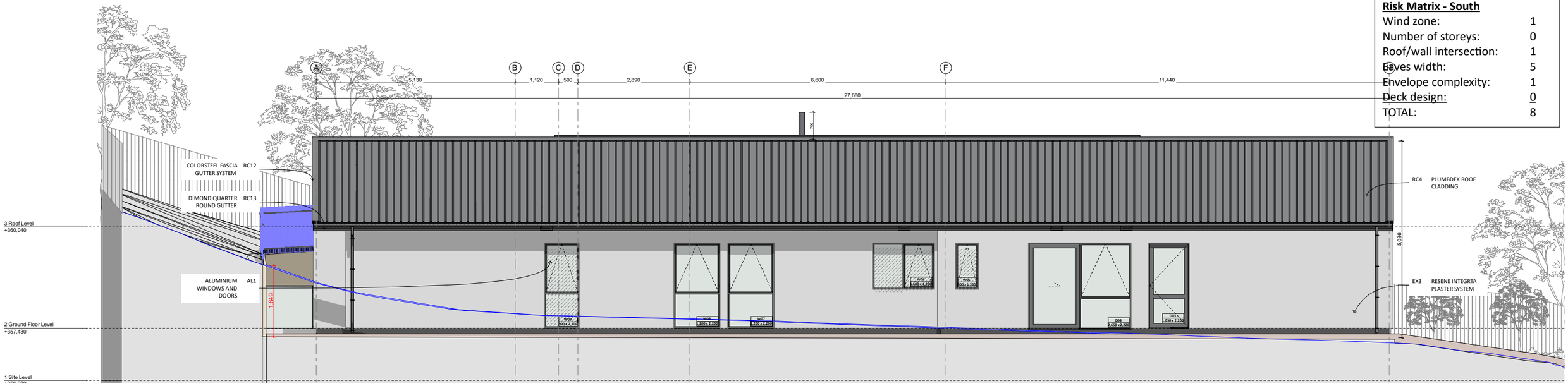
Dimond Quarter Round Gutter Profile, finish & colour to match roofing
- Snow straps required




**Risk Matrix - East**

| | |
|---|---|
| Wind zone: | 1 |
| Number of storeys: | 0 |
| Roof/wall intersection: | 1 |
| Eaves width: | 5 |
| Envelope complexity: | 1 |
| Deck design: | 0 |
| TOTAL: | 8 |




**4 South Elevation**

SCALE 1:100

**Risk Matrix - South**

| | |
|---|---|
| Wind zone: | 1 |
| Number of storeys: | 0 |
| Roof/wall intersection: | 1 |
| Eaves width: | 5 |
| Envelope complexity: | 1 |
| Deck design: | 0 |
| TOTAL: | 8 |


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SHEET NAME
Elevations

| | | | |
|---|---|---|---|
| CLIENT | Benchmark Homes | SCALE | 1:50, 1:100 |
| DATE | 10/08/2026 | DRAWN | NW |
| JOB NO. | BM1380 | CHECKED | DWA |

REVISION
**D**

DRAWING NO.
**A200**


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## 2 West Elevation

SCALE 1:100

LEGEND

**AL1 ALUMINIUM WINDOWS AND DOORS**

Thermally Broken Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/Clear (Argon) (Double) R0.5 R Value. Powdercoat Finish to aluminium color selected.
- R0.50 Value

**EX3 RESENE INTEGRTA PLASTER SYSTEM**

Resene Construction Systems (RCS) Rockcote Facade System installed to manufacturers specifications
- Integra Panel 50mm 20mm Cavity
- Vertical Batten supplied and installed by applicator on building wrap
- Cerano finish

**EX14 VERTICAL CEDAR WEATHERBOARDS**

Vertical HP51 Cedar 18.5mm weatherboards on 20mm cavity battens on building wrap

**RC4 PLUMBDEK ROOF CLADDING**

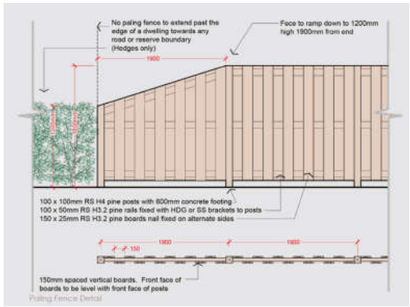
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- Colour: Flaxpod (LRV 7%)

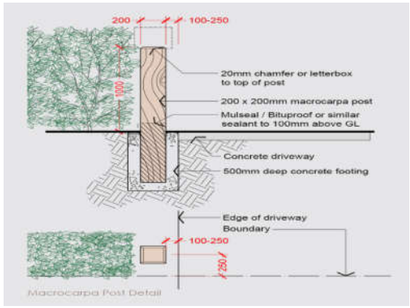
**RC12 COLORSTEEL FASCIA GUTTER SYSTEM**

Colorsteel Fascia Gutter system, finish & colour to match roofing

**RC13 DIMOND QUARTER ROUND GUTTER**

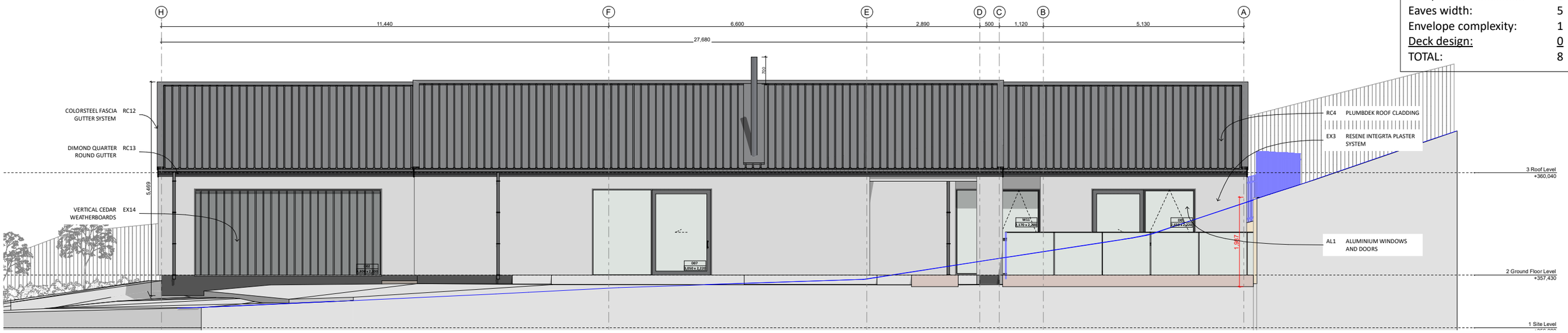
Dimond Quarter Round Gutter Profile, finish & colour to match roofing
- Snow straps required




**Risk Matrix - West**

| | |
|---|---|
| Wind zone: | 1 |
| Number of storeys: | 0 |
| Roof/wall intersection: | 1 |
| Eaves width: | 5 |
| Envelope complexity: | 1 |
| Deck design: | 0 |
| TOTAL: | 8 |




## 4 North Elevation

SCALE 1:100

**Risk Matrix - North**

| | |
|---|---|
| Wind zone: | 1 |
| Number of storeys: | 0 |
| Roof/wall intersection: | 1 |
| Eaves width: | 5 |
| Envelope complexity: | 1 |
| Deck design: | 0 |
| TOTAL: | 8 |

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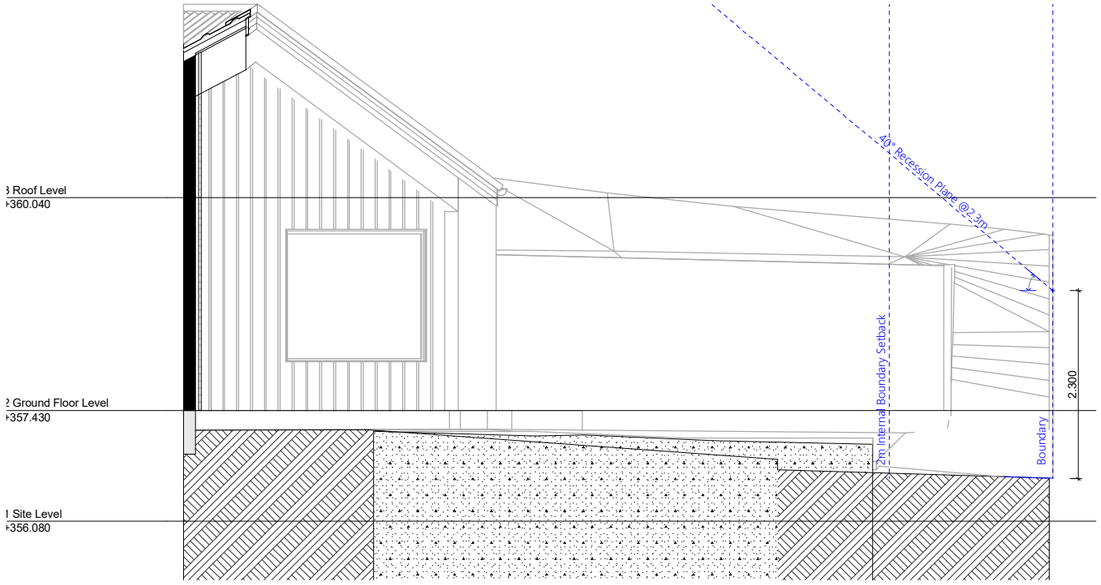
SHEET NAME
Elevations

| | | | |
|---|---|---|---|
| CLIENT | Benchmark Homes | SCALE | 1:50, 1:100 |
| DATE | 10/08/2026 | DRAWN | NW |
| JOB NO. | BM1380 | CHECKED | DWA |

REVISION
D

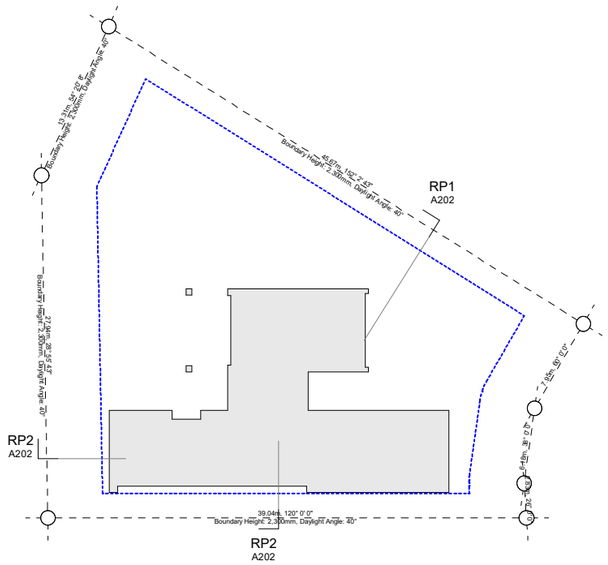
DRAWING NO.
A201

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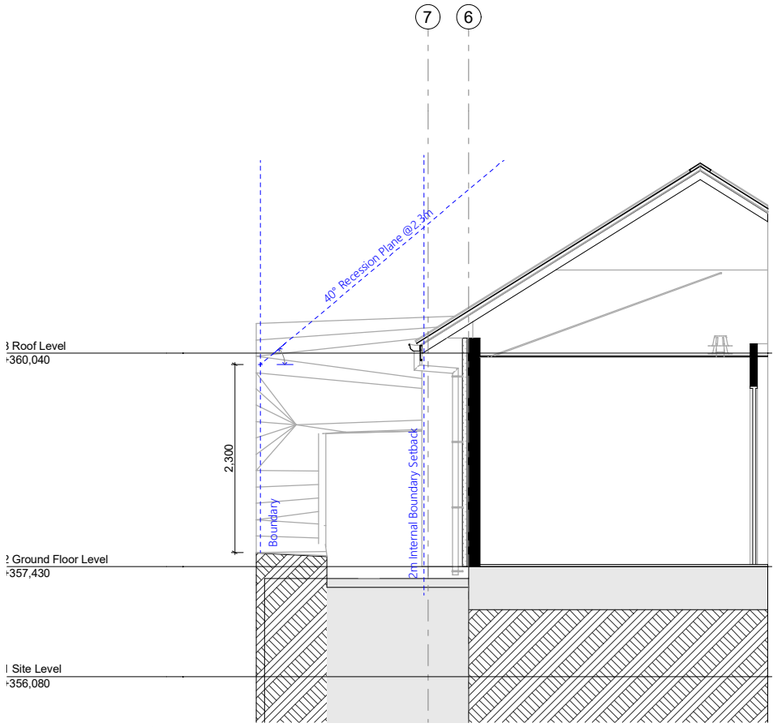

## 1 Recession Plane 1

SCALE 1:75



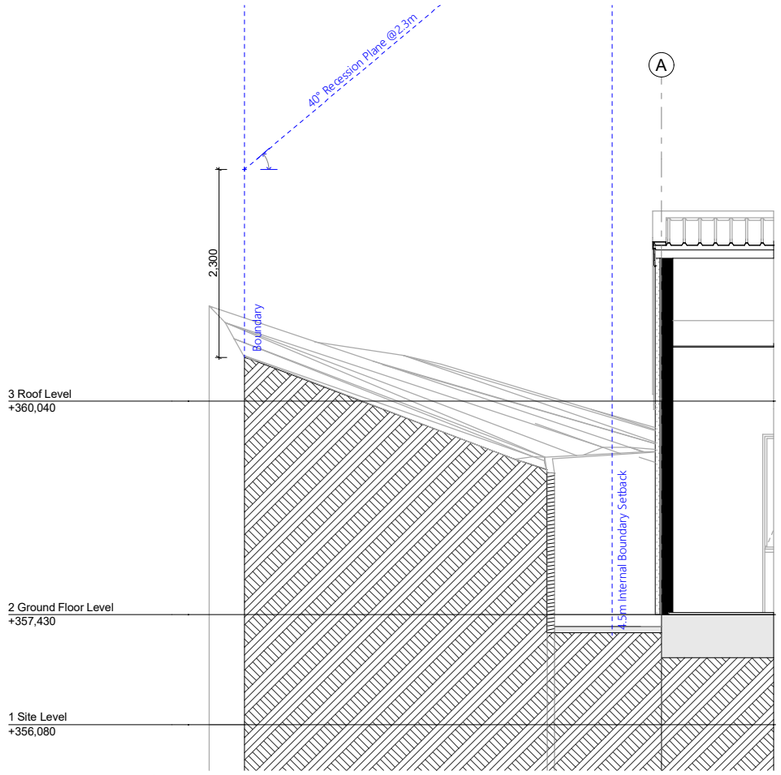

## 5 RECESSION PLANE PLAN

SCALE 1:500




## 2 Recession Plane 2

SCALE 1:75




## 3 Recession Plane 3

SCALE 1:75

Design Workshop Architecture.
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# Erewhon Residence

**13 Erewhon Crescent, Wanaka, Otago, 9305**

Benchmark Homes

| RevID | Change Name | Date |
|---|---|---|
| A | Concept Issue | 07/05/2026 |
| B | Pricing Issue | 11/05/2026 |
| C | Resource Consent Issue | 04/06/2026 |
| D | Building Consent Issue | 10/08/2026 |

SHEET NAME

Recession Planes

Plan

| | | | |
|---|---|---|---|
| CLIENT | Benchmark Homes | SCALE | 1:75, 1:100, 1:500 |
| DATE | 10/08/2026 | DRAWN | NW |
| JOB NO. | BM1380 | CHECKED | DWA |

REVISION

**D**

DRAWING NO.

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